



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, August 13, 2026 - 7:00 PM

Preliminary Matters:

1. Roll Call:

Commissioners Present: Yes Duffy (District 1), Michael Thompson (District 3), Steven Cramer (District 4), Shannon Allen (District 5), Jamie Ruth (Alternate, District 6), Brandon Yung (Vice Chairperson District 7)

Vacant: (Mayor Appointee)

Leave of Absence: Kimberly Gaffney (Chairperson, District 2), Peter Choi (District 6)

Unexcused Absence: Debra Sanderson (District 8)

Staff Present: Sharon Gong (Secretary), Marytonae Sanchez (Clerk), Vicky Schlepp, Allison Riemer, Samella Stover

2. Ex Parte Communications: None

3. Land Acknowledgement

4. Public Comment on Non-Agenda Items:

Speakers – 0

5. Order of Agenda:

The Board Chairperson may reorder the agenda at the beginning of the meeting.

No changes made.

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6. Consent Calendar

A. Approval of Action Minutes from July 14, 2026

Recommendation: APPROVE

Motion / Second: S. Allen / B. Yung

Vote: 6-0-0-2-0 (Absent: K. Gaffney, D. Sanderson)

(Yes – No – Abstain – Absent – Recused)

Action: APPROVE

B. Use Permit #ZP2025-0069 at 3101 Sacramento Street: To convert an existing 6,300 square foot, 2-story commercial building into a mixed-use building with ground floor commercial and three residential units at the second floor.

Zoning:	South Area Commercial (C-SA) District
CEQA Determination:	Categorically exempt pursuant to Section 15332 ("In-Fill Development Projects") of the CEQA Guidelines.
Applicant:	Mike Tran, Richmond, CA
Owner:	Suheil Khoury Inc., Belmont, CA
Staff Planner:	Vicky Schlepp, VSchlepp@berkeleyca.gov , 510-981-7422
Recommendation:	APPROVE Use Permit #ZP2025-0069 pursuant to Section 23.406.040(E) "Findings for Approval"
Motion / Second:	S. Allen / B. Yung
Vote:	6-0-0-2-0 (Absent: K. Gaffney, D. Sanderson) (Yes – No – Abstain – Absent – Recused)
Action:	APPROVED

C. Use Permit #ZP2026-0039 at 2298 Durant Avenue: To demolish a commercial building and construct a seven-story, 85-foot, 49,970-square-foot, multifamily building containing 45 dwelling units, including 2 Very-Low Income units, utilizing a State Density Bonus.

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Zoning:	Residential Southside Mixed Use (R-SMU) District
CEQA Determination:	Statutorily exempt pursuant to Public Resources Code Section 21080.66 (AB 130)
Applicant:	Austin Springer, Studio KDA, Berkeley, CA
Owner:	2298 Durant LP, Berkeley, CA
Staff Planner:	Allison Riemer, ARiemer@berkeleyca.gov , 510-981-7433
Recommendation:	APPROVE Use Permit #ZP2026-0039 pursuant to Section 23.406.040(E) "Findings for Approval"
Motion / Second:	S. Allen / B. Yung
Vote:	6-0-0-2-0 (Absent: K. Gaffney, D. Sanderson) (Yes – No – Abstain – Absent – Recused)
Action:	APPROVED with the revisions to Condition of Approval XI.1 as per Supplemental Staff Memo dated August 13, 2026

D. Leave of Absence for Design Review Committee

Grant DRC Committee Member Muszynski a Leave of Absence from August 20, 2026, Design Review Committee Meeting, in accordance with the Commissioners' Manual (2025)

Recommendation: APPROVE

Motion / Second: S. Allen / B. Yung

Vote: 6-0-0-2-0 (Absent: K. Gaffney, D. Sanderson)
(Yes – No – Abstain – Absent – Recused)

Action: APPROVE

7. Action Calendar

- A. Use Permit #ZP2026-0025 at 2974 Sacramento Street: To allow the processing of live poultry within an existing warehouse located in the Multiple-Family Residential (R-3) District. The proposal would intensify an existing lawful nonconforming commercial use associated with Sacramento Market.**

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Zoning:	South Area Commercial (C-SA) District and Multiple-Family Residential (R-3) District
CEQA Determination:	Categorically exempt pursuant to Section 15301 ("Existing Facilities") of the CEQA Guidelines.
Applicant:	Galal Alhadhrami, Berkeley, CA
Owner:	Jimmy Lei, Berkeley, CA
Staff Planner:	Samella Stover, SStover@berkeleyca.gov , 510-981-7425
Recommendation:	APPROVE Use Permit #ZP2026-0025 pursuant to Section 23.406.040(E) "Findings for Approval"
Motion / Second:	S. Allen / Y. Duffy
Vote:	6-0-1-2-0 (Abstain: M. Thompson) (Absent: K. Gaffney, D. Sanderson) (Yes – No – Abstain – Absent – Recused)
Action:	APPROVED

8. Subcommittee Reports:

- A. Design Review Committee (DRC).** Commissioner Thompson reported on the July 16, 2026, DRC meeting. The DRC conducted a Preliminary Design Review to demolish three main buildings, including a church, school and vacant commercial building, and construct a four-story multi-family building at 2330 Prince Street (at Telegraph). DRC issued favorable recommendation to ZAB with direction for Final Design Review.

9. Correspondence

- Email from Steven Schuyler, received July 23, 2026.

10. ZAB Announcements: None.

11. Staff Announcements

- City Council is considering scheduling a special meeting on November 12, 2026 (same day as ZAB scheduled meeting). Poll ZAB member attendance for a November 5 meeting (reschedule from November 12) to accommodate possible City Council special meeting.
 - i. Informal poll results were: 5 board members (meets quorum) able to attend a November 5 meeting.

12. Next Meeting: September 10, 2026

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13. Adjourn: 7:53 PM; Motion / Second: B. Yung / S. Cramer; Vote: 6-0-2-0 (Absent: K. Gaffney, D. Sanderson)

Members of the Public:

Present: 23 (11 in-person, 12 on-line)

Speakers: 6
