



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, September 15, 2026 - 7:00 PM

Preliminary Matters:

1. Roll Call:

Commissioners Present: Yes Duffy (District 1), Kimberly Gaffney (Chairperson, District 2), Steven Cramer (District 4), Peter Choi (District 6), Brandon Yung (Vice Chairperson District 7),

Vacant: (Mayor Appointee) Michael Thompson (District 3), Shannon Allen (District 5), Debra Sanderson (District 8)

Leave of Absence: Michael Thompson, Shannon Allen

Unexcused Absence: Debra Sanderson

Staff Present: Sarah Price (Secretary), Karen C. Hernandez (Clerk), Nilu Karimzadegan, Joshua Muller, Vicky Schlepp, Russell Roe

2. Ex Parte Communications: None

3. Land Acknowledgement

4. Public Comment on Non-Agenda Items:

Speakers – 3

5. Order of Agenda:

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

Consent Item #6C (#ZP2024-0071) was moved from the Consent Calendar to the Action Calendar as #7A.

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6. Consent Calendar

A. Approval of Action Minutes from August 13, 2026

Recommendation: APPROVE

Motion / Second: K. Gaffney / S. Cramer

Vote: 5-0-0-3-0

Action: Approved

- B. 2455 Telegraph Avenue:** Use Permit #ZP2026-0015 to renovate the non-residential building at 2455 Telegraph Avenue and demolish the non-residential building at 2506 Haste Street and construct an 85,000 square-foot, 8 story mixed-use building, including ground-floor record store and 68 units (7 VLI units), while maintaining the historic mural and public-facing facades of 2455 Telegraph.

Zoning:	Telegraph Avenue Commercial District (C-T)
CEQA Determination:	Categorically exempt pursuant to Section 15331 ("Historical Resources and Restoration") of the CEQA Guidelines.
Applicant/Owner:	David Prinz, Point Reyes Station, CA
Staff Planner:	Joshua Muller, JMuller@berkeleyca.gov , 510-981-7488
Recommendation:	APPROVE Use Permit #ZP2026-0015 pursuant to Section 23.406.040(E) "Findings for Approval"
Motion / Second:	K. Gaffney / S. Cramer
Vote:	5-0-0-3-0
Action:	Approved

- C. 1500 University Avenue:** Use Permit #ZP2026-0015 to add retail sales of beer, wine and distilled spirits to existing gas station market and permit a food truck to operate on private property

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Zoning:	University Commercial District (C-U)
CEQA Determination:	Categorically exempt pursuant to pursuant to Section 15301 ("Existing Facilities") of the CEQA Guidelines.
Applicant/Owner:	Minesh Mehta, 1500 University Avenue, Berkeley, CA
Staff Planner:	Russell Roe, RRoe@berkeleyca.gov , 510-981-7548
Recommendation:	APPROVE Use Permit #ZP2026-0016 pursuant to Section 23.406.040(E) "Findings for Approval"
Motion / Second:	K. Gaffney / S. Cramer
Vote:	5-0-0-3-0
Action:	Approved

7. Action Calendar

- A. 2955 Shattuck Avenue:** Use Permit #ZP2024-0071 to demolish three commercial buildings, merge two parcels and construct an approximately 78,000 square- foot, 8-story (84 feet, 9 inches), mixed-use building, with 74 units (4 Very-Low Income), a 1,465 square-foot ground floor commercial space, and 24 parking spaces, utilizing a State Density Bonus.

Zoning:	South Area Commercial District (C-SA)
CEQA Determination:	Categorically exempt pursuant to pursuant to government code ("AB 130").
Applicant:	Erik Waterman, Studio KDA, 1810 Sixth Street, Berkeley, CA
Owner:	Greg Hoff, Evans Property Company, 6266 La Salle Avenue, Oakland, CA
Staff Planner:	Nilu Karimzadegan, NKarimzadegan@berkeleyca.gov , 510-981-7430
Recommendation:	APPROVE Use Permit #ZP2024-0071 pursuant to Section 23.406.040(E) "Findings for Approval"
Motion / Second:	K. Gaffney / S. Cramer
Vote:	5-0-0-3-0
Action:	Approved

- B. 1201 Second Street:** Use Permit #ZP2021-0215 Public comment period for the Draft Environmental Impact Report (EIR) and Project Preview for Use Permit #ZP2021-0215 to demolish the existing City of Berkeley Solid Waste Transfer Station and Materials

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Recovery Facility (MRF), including 15 non-residential main buildings/structures, accessory structures, and equipment; and construct and install buildings, structures, and equipment for a new solid waste transfer station and MRF. The project consists of two main building clusters with accessory structures, totaling approximately 114,380 square feet of gross floor area, approximately 195,500 square feet of unenclosed and paved area, and approximately 31,900 square feet of landscaped area.

Zoning:	Manufacturing District (M)
CEQA Determination:	Draft Environmental Impact Report Comment Period August 3, 2026 to September 17, 2026.
Applicant/Owner:	City of Berkeley Public Works Department, Zero Waste Division, 1201 Second Street, Berkeley, CA
Staff Planner:	Victoria Schlepp, VSchlepp@berkeleyca.gov , 510-981-7422
Recommendation:	1) Provide interested parties, public agencies, and members of the public with an opportunity to comment on the scope and content of the Draft EIR (comments should focus on the scope and content of the environmental information of the Draft EIR for the project; all comments on environmental issues received during the public comment period will be considered when preparing the Final EIR); 2) Provide advisory comments and direction regarding project design and compatibility with the neighborhood; 3) Provide advisory comments regarding additional issues and analysis the next staff report should address.
Action:	No action required.

8. Subcommittee Reports:

A. Design Review Committee (DRC):

- i. 2955 Shattuck Avenue was the only project in the previous Design Review meeting. No changes were made to the design per tonight's presentation from the applicant, but they will meet once more for Final Design Review at a later date.

9. Correspondence: N/A

10. ZAB Announcements: N/A

- 11. Staff Announcements** Staff announced two schedule changes for the ZAB meeting schedule. Additional ZAB meeting is planned for October 22, 2026 for project #ZP2026-0056 at 1130 Oxford Street utilizing AB 130 and currently in tribal consultation and action shall be taken within 30 days of tribal consultation concluding. There is a schedule change planned for the ZAB meeting scheduled for November 12, 2026 to be switched to November 5, 2026 in order to accommodate a special City Council meeting on November 12th. Both meeting changes are pending City Council approval.

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12. Next Meeting: October 8, 2026

13. Adjourn: 9:16 PM; Motion / Second: K. Gaffney / P. Choi; Vote: 5-0-0-3-0

Members of the Public:

Present: 34
Speakers: 15
