



Planning & Development Department  
Land Use Planning Division

# Action Minutes

## Zoning Adjustments Board Thursday, March 27, 2025 - 7:00 PM

### Preliminary Matters:

#### **Roll Call:**

**Commissioners Present:** Ali Kashani (Mayor Appointee), Yes Duffy (District 1), Kimberly Gaffney (Chairperson, District 2), Shannon Allen (District 5), Peter Choi (District 6), Brandon Yung (Vice Chairperson District 7), Debra Sanderson (District 8)

**Leave of Absence:** Michael Thompson (District 3), Sadie Mae Palmatier (District 4)

**Staff Present:** Nilu Karimzadegan (Secretary), Karen Hernandez (Clerk), Marytonae Sanchez (Clerk), Vicky Schlepp, Allison Riemer

**Ex Parte Communication Disclosures:** None

#### **Land Acknowledgement**

#### **Public Comment on Non-Agenda Items:**

Speakers – 0

**Agenda Changes:** No changes made.

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

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**Consent Calendar**

**1. Approval of Action Minutes from March 13, 2025**

**Recommendation: APPROVE**

**Motion / Second:** K. Gaffney / Y. Duffy

**Vote:** 7-0-0-2-0

**Action:** APPROVED

**2. 2700 Ninth Street– New Public Hearing**

<b>Application:</b>	<b>Use Permit #ZP2024-0161</b> to modify the Use Permit originally approved under #UP2013-0055 to demolish the existing 16,538 square-foot two-story animal shelter building and construct a two-story, 13,211 square-foot replacement building. The modified project proposes to construct a 6,026 square-foot one-story building, a 2,845 square foot outdoor courtyard and 3,262 square foot one-story dog pavilion.
<b>Zoning:</b>	Mixed – Use Residential District (MU-R)
<b>CEQA Recommendation:</b>	Categorically exempt pursuant to pursuant to Section 15183.3 (“Streamlining for Infill Projects”) of the CEQA Guidelines.
<b>Applicant:</b>	David Marks, 201 Moffett Blvd., Mountain View, CA 94043
<b>Owner:</b>	Berkeley East Bay Humane Society, 2700 Ninth Street, Berkeley, CA 94710
<b>Staff Planner:</b>	Vicky Schlepp, <a href="mailto:vschlepp@berkeleyca.gov">vschlepp@berkeleyca.gov</a> , (510) 981-7422
<b>Recommendation:</b>	<b>APPROVE</b> Use Permit #ZP2024-0161 pursuant to Section 23.406.040(D)
<b>Motion / Second:</b>	K. Gaffney / Y. Duffy
<b>Vote:</b>	<b>7-0-0-2-0</b>
<b>Action:</b>	<b>APPROVED</b>

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**Action Calendar**

**3. 0/1117 Virginia Street – New Public Hearing**

<b>Application:</b>	<b>Variance #ZP2024-0015</b> to construct a two-story (28 foot) residential building, including a two-story 1,900 square-foot single-family dwelling, and an attached 800 square-foot accessory dwelling unit (ADU) on the first floor, on a 2,694 square-foot lot. The proposed building has a front setback of 0 feet and a rear setback of 8 feet, where 20 feet is required, and 63 percent lot coverage, where 40 percent is the maximum allowed.
<b>Zoning:</b>	Restricted Two-Family Residential District (R-2)
<b>CEQA Recommendation:</b>	Categorically exempt pursuant to pursuant to Section 15303 (“New Construction or Conversion of Small Structures”) of the CEQA Guidelines
<b>Applicant:</b>	Robert Nebolon, 801 Camelia Street, Suite E, Berkeley, CA 94710
<b>Owner:</b>	Wang Brothers Investments, 2417 Mariner Square Loop, Suite 247, Alameda, CA 94501
<b>Staff Planner:</b>	Allison Reimer, <a href="mailto:ariemer@berkeleyca.gov">ariemer@berkeleyca.gov</a> , (510) 981-7433
<b>Recommendation:</b>	<b>APPROVE</b> Variance #ZP2024-0015 pursuant to Section 23.406.050(D)
<b>Motion / Second:</b>	K. Gaffney / D. Sanderson
<b>Vote:</b>	<b>6-0-1-2-0</b>
<b>Action:</b>	<b>APPROVED</b>

**Subcommittee Reports:**

**DRC** – The DRC conducted a Preliminary Design Review for an eight-story mixed-use residential building at 2100 Milvia Street with favorable recommendations to ZAB for the Final Design Review.

**Staff Communications: None**

**Adjourn: 8:09 PM; Motion / Second: K. Gaffney / Y. Duffy ; Vote: 7-0-0-2-0**

**Members of the Public:**

**Present: 11**

**Speakers: 0**

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