



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, April 10, 2025 - 7:00 PM

Preliminary Matters:

Roll Call:

Commissioners Present: Yes Duffy (District 1), Kimberly Gaffney (Chairperson, District 2), Michael Thompson (District 3), Sadie Mae Palmatier (District 4), Peter Choi (District 6), Debra Sanderson (District 8)

Leave of Absence: Shannon Allen (District 5), Brandon Yung (Vice Chairperson District 7)

Unexcused Absence: Ali Kashani (Mayor Appointee)

Staff Present: Sharon Gong (Secretary), Vicky Schlepp (Clerk), Marytonae Sanchez (Co-Clerk), Boshi Fu, Waqar Shah

Ex Parte Communication Disclosures: None

Land Acknowledgement

Public Comment on Non-Agenda Items:

Speakers – 0

Agenda Changes:

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

Chairperson Gaffney moved 2367 Shattuck Avenue from the Consent Calendar to the Action Calendar due to public comment.

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1. Approval of Action Minutes from March 27, 2025

Recommendation: APPROVE

Motion / Second: D. Sanderson / K. Gaffney

Vote: 4-0-2-3-0 (Abstain: M. Thompson, S. Palmatier; Absent: A. Kashani, S. Allen, B. Yung)

Action: NOT APPROVED (No Majority Vote)

Action Calendar

2. 2367 Shattuck Avenue – New Public Hearing

Application:	Use Permit Modification #ZP2024-0154 to modify a previously approved Use Permit Modification (#ZP2015-0109), which permitted the conversion of a billiard room into a full-service restaurant and bar with an outdoor seating area and live entertainment. The proposed modification would convert approximately 1,086 square feet of mezzanine space from a storage area into circulation and a customer dining area, adding seating and tables for 20 patrons.
Zoning:	C-DMU, Downtown Mixed-Use, Corridor Sub-Area
CEQA Recommendation:	Categorically exempt pursuant to Section 15301 (“Existing Facilities”) of the CEQA Guidelines.
Applicant:	Alex Popov, 2367 Shattuck Avenue, Berkeley, CA
Owner:	Chris Hoff, 6266 La Salle Avenue, Oakland, CA
Staff Planner:	Waqar Shah, WShah@berkeleyca.gov , (510) 981-7469
Recommendation:	APPROVE Use Permit Modification #ZP2024-0154 pursuant to Section 23.406.040(D)
Motion / Second:	K. Gaffney / Y. Duffy
Vote:	6-0-0-3-0 (Absent: A. Kashani, S. Allen, B. Yung)
Action:	APPROVED

Subcommittee Reports:

DRC – Chairperson Gaffney reported that no DRC meeting was held since the last ZAB meeting.

Staff Communications: None

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Adjourn: 7:40 PM; Motion / Second: K. Gaffney / Y. Duffy; Vote: 6-0-0-3-0 (Absent: A. Kashani, S. Allen, B. Yung)

Members of the Public:

Present: 4

Speakers: 1
