



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, August 14, 2025 - 7:00 PM

Preliminary Matters:

1. Roll Call:

Commissioners Present: Yes Duffy (District 1), Michael Thompson (District 3), Sadie Mae Palmatier (District 4), Shannon Allen (District 5), Peter Choi (District 6), Brandon Yung (Vice Chairperson District 7)

Leave of Absence: Ali Kashani (Mayor Appointee), Kimberly Gaffney (Chairperson, District 2)

Unexcused Absence: Debra Sanderson (District 8)

Staff Present: Nilu Karimzadegan (Secretary), Marytonae Sanchez (Clerk), Samella Stover (Clerk), Sarah Price, Allison Riemer

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.

Vice-Chair Yung moved 2942 College Avenue from the Consent Calendar to the Action Calendar due to public comment.

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6. Consent Calendar

A. Approval of Action Minutes from July 24, 2025

Recommendation: APPROVE

Motion / Second: B. Yung / S. Allen

Vote: 6-0-0-3-0 (Absent: A. Kashani, K. Gaffney, D. Sanderson)

Action: APPROVED

B. Approval of Action Minutes from July 10, 2025

Recommendation: APPROVE

Motion / Second: B. Yung / S. Allen

Vote: 6-0-0-3-0 (Absent: A. Kashani, K. Gaffney, D. Sanderson)

Action: APPROVED

- C. 2201 Blake Street:** Use Permit #ZP2024-0060 to subdivide an existing 13,500 square-foot lot that includes two existing Landmarked duplexes to two lots; add a three-story (31 feet), 3,600 square-foot duplex with a two-car garage and one off-street parking space in the upper lot; and convert the existing one-story (15 feet) 430 square-foot stable building to a single-family dwelling and relocate it to the lower lot.

Zoning:	Restricted Multiple-Family Residential (R-2A District)
CEQA Determination:	Categorically exempt pursuant to Section 15303 ("New Construction or Conversion of Small Structures") of the CEQA Guidelines.
Applicant:	Studio KDA, 1810 Sixth Street, Berkeley, CA
Owner:	Nathan George, 9101 Burning Tree Road, Bethesda, MD
Staff Planner:	Allison Riemer, ariemer@berkeleyca.gov , (510) 981-7433
Recommendation:	APPROVE Use Permit #ZP2024-0060 pursuant to Section 23.406.040(D)
Motion / Second:	B. Yung / S. Allen
Vote:	6-0-0-3-0 (Absent: A. Kashani, K. Gaffney, D. Sanderson)
Action:	APPROVED

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7. Action Calendar

- A. 2942 College Avenue:** Use Permit #ZP2022-0136 to demolish a one-story (20 feet), 2,273 square-foot commercial building and construct a 6,288 square-foot mixed-use project that includes: 1) a two-story (26 feet) building at the front of the lot including a 1,481 square-foot food service on the ground floor and two dwelling units on the upper floor and 2) a two-story (26 feet, 7 inches) building at the rear of the lot containing four dwelling units.

Zoning:	Elmwood Commercial (C-E District)
CEQA Determination:	Adopt the Initial Study and the proposed Mitigated Negative Declaration (IS/MND) and Mitigation, Monitoring, and Reporting Program (MMRP) prepared pursuant to Article 6 of the CEQA Guidelines.
Applicant:	Studio KDA, 1810 Sixth Street, Berkeley, CA
Owner:	SRUE and MAR/DAN Corporation. 2437 Durant Avenue, Unit 204, Berkeley, CA 94704
Staff Planner:	Niloufar Karimzadegan, nkarimzadegan@berkeleyca.gov , (510)981-7430 & Consultant Planner: Lisa Gordon, lgordan@rinconconsultants.com , (951) 202-9230
Recommendation:	APPROVE Use Permit #ZP2022-0136 pursuant to Section 23.406.040(D)
Motion / Second:	S. Allen/S. Palmatier
Vote:	6-0-0-3-0 (Absent: A. Kashani, K. Gaffney, D. Sanderson)
Action:	APPROVED

8. Subcommittee Reports:

- A. Design Review Committee (DRC) –** Commissioner Thompson reported that there were no updates since the last ZAB meeting.

9. Correspondence

10. ZAB Announcements: No ZAB meeting on August 28, 2025 – Scheduled Recess

11. Staff Announcements:

- Middle Housing Presentation by staff (Justin Horner) will be conducted at the September 11, 2025 ZAB meeting.
- Introducing Sarah Price as a new ZAB Secretary starting September 25, 2025.

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12. Next Meeting: September 11, 2025

Adjourn: 8:08 PM; Motion / Second: B. Yung / Y. Duffy; Vote: 6-0-0-3-0 (Absent: A. Kashani, K. Gaffney, D. Sanderson)

Members of the Public:

Present: 9

Speakers: 5
