



PLANNING AND DEVELOPMENT DEPARTMENT
LAND USE PLANNING DIVISION

ZONING ADJUSTMENTS BOARD

MEETING AGENDA

Date: September 11, 2025

Time: 7 pm

Location: 1231 Addison St., Berkeley, CA
Berkeley Unified School District Board Room

The Zoning Adjustments Board meeting packet is available for review on the City's website, and linked here:

<https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board>

Live captioned broadcasts of ZAB meetings are available on Cable B-TV (Channel 33) and via internet accessible video live stream at:

http://berkeley.granicus.com/mediaplayer.php?publish_id=1244

The Board currently consists of nine members appointed by City Council:

Yes Duffy, District 1

Kimberly Gaffney (Chairperson), District 2

Michael Thompson, District 3

Sadie Mae Palmatier, District 4

Shannon Allen, District 5

Peter Choi, District 6

Brandon Yung (Vice Chairperson), District 7

Debra Sanderson, District 8

Vacant, Mayor Appointee



ACCESSIBILITY INFORMATION / ADA DISCLAIMER

This material is available in alternative formats upon request. Alternative formats include audio-format, braille, large print, electronic text, etc. To request alternative formats, please contact the Disability Services Specialist at: Email: ADA@berkeleyca.gov; Phone: 1-510-981-6418; TTY: 1-510-981-6347, and allow 7-10 days for production of the material in an alternative format.

This meeting is being held in a wheelchair accessible location. To request a disability-related accommodation(s) to participate in the meeting, including auxiliary aids or services, please contact the Disability Services Specialist at: Email: ADA@berkeleyca.gov; Phone: 1-510-981-6418; TTY: 1-510-981-6347, at least three business days before the meeting date.

PUBLIC ADVISORY: This meeting will be conducted in a hybrid model with both in-person and virtual participation.

The teleconference will be recorded as any ZAB meeting is recorded, and all other rules of procedure and decorum will apply for ZAB meetings conducted by teleconference or videoconference.

VIRTUAL PARTICIPATION

To access the meeting remotely: Join from a PC, Mac, iPad, iPhone, or Android device: Please use this URL <https://us06web.zoom.us/j/89060877816>. If you do not wish for your name to appear on the screen, then use the drop-down menu and click on "rename" to rename yourself to be anonymous. To request to speak, use the "raise hand" icon by rolling over the bottom of the screen

To join by phone: Dial +1 669 444 9171 US or +1 669 900 6833 US (San Jose) and enter Webinar ID 890 6087 7816. If you wish to comment during the public comment portion of the agenda, Press *9 and wait to be recognized by the Chair.

Written Comments, Supplemental Communications, and Reports

Written comments must be directed to the ZAB Secretary at the Land Use Planning Division (Attn: ZAB Secretary), 1947 Center Street, Second Floor, Berkeley CA 94704, or via e-mail to: zab@berkeleyca.gov

All materials will be made available via the Zoning Adjustments Board agenda page online at this address: <https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board>

Correspondence received by 5:00 PM eight days before this public hearing will be provided with the agenda materials provided to the Board. Note that if you submit a hard copy document of more than 10 pages, in color, or with photos, you must provide 15 copies. Correspondence received after this deadline will be conveyed to the Board in the following manner:

- **Correspondence received by 5:00 PM two days before** this public hearing will be conveyed to the Board in a Supplemental Communications and Reports #1, which is released around noon one day before the public hearing.
- **Correspondence received by 12:00 PM the day of** this public hearing, will be conveyed to the Board in a Supplemental Communications and Reports #2, which is released around noon the day of the public hearing.
- **Correspondence received after 12:00 PM the day of** this public hearing will be saved in the project administrative record.

Notice of Decision Requests

A request for a Notice of Decision should be directed to the Zoning Adjustments Board Secretary at zab@berkeleyca.gov.

Contact:

Sharon Gong, Zoning Adjustments Board Secretary
(510) 981-7410 | | 1947 Center Street, Berkeley CA 94704

PUBLIC TESTIMONY GUIDELINES: To speak at a public hearing, **please submit a speaker card to Planning Staff prior to the start of the meeting.** This meeting will be conducted in accordance with the Brown Act, Government Code Section 54953. Any member of the public may attend this meeting. The Chair may limit the number of speakers and the length of time allowed to each speaker.

1. ROLL CALL

2. EX-PARTE COMMUNICATIONS: In the context of adjudicative matters that come before the LPC, ex-parte communications are those which occur outside of the formal hearing process. LPC members should avoid ex-parte contacts on matters pending before the LPC as much as possible, as they may represent, or be perceived to represent, the receipt of evidence that can unfairly influence a decision on a matter before the Commission. If such contacts do occur, they must be placed in the record and disclosed to all interested parties sufficiently in advance of the decision to allow rebuttal.

3. LAND ACKNOWLEDGEMENT STATEMENT: The Commission recognizes that the community we live in was built on the territory of xučyun (Huchiun (Hooch-yoon)), the ancestral and unceded land of the Chochenyo (Cho-chen-yo)-speaking Ohlone (Oh-low-nee) people, the ancestors and descendants of the sovereign Verona Band of Alameda County. This land was and continues to be of great importance to all of the Ohlone Tribes and descendants of the Verona Band. As we begin our meeting tonight, we acknowledge and honor the original inhabitants of Berkeley, the documented 5,000-year history of a vibrant community at the West Berkeley Shellmound, and the Ohlone people who continue to reside in the East Bay. We recognize that Berkeley's residents have and continue to benefit from the use and occupation of this unceded stolen land since the City of Berkeley's incorporation in 1878. As stewards of the laws regulating the City of Berkeley, it is not only vital that we recognize the history of this land, but also recognize that the Ohlone people are present members of Berkeley and other East Bay communities today. The City of Berkeley will continue to build relationships with the Lisjan Tribe and to create meaningful actions that uphold the intention of this land acknowledgement.

4. PUBLIC COMMENT on Non-Agenda and Information Items (Three minutes per person; five minutes per organization, or at the discretion of the Chairperson)

5. ORDER OF AGENDA

The Zoning Adjustments Board has the right to rearrange the order of the agenda in order to accommodate projects that will not require significant time.

6. CONSENT CALENDAR

Consent Calendar items are considered routine, non-controversial and will be enacted by one motion. By approval of the Consent Calendar, the staff recommendations will be adopted unless otherwise modified by the Board. There will be no separate discussion on these items unless a member of the Board or a member of the public requests removal of the items from the Consent Calendar. Examples of consent calendar items include but are not limited to modifications of existing Use Permits, continuances, and items noticed for public hearing which the Board decides to move to the Consent Calendar. Anyone present who wishes to speak against one of these items should advise the Chairperson if they request the item be pulled from the Consent Calendar.

A. Approval of Meeting Minutes: August 14, 2025

Recommendation: APPROVE

- B. Use Permit #ZP2024-0096 2147 at San Pablo Avenue:** To modify approved Use Permit #ZP2022-0113, to increase the number of Group Living Accommodation (GLA) units from 127 to 140, increase the height from 70 feet to 75 feet, reduce the ground-level commercial space from 1,873 square feet to 1,804 square feet, remove the 14 parking spaces, and increase the number of Very Low Income (VLI) units from 12 to 15, utilizing a State Density Bonus.

Zoning:	West Berkeley Commercial (C-W District)
CEQA Determination:	Categorically exempt pursuant to pursuant to Section 15332 (“In-Fill Development Projects”) of the CEQA Guidelines.
Applicant:	Lowney Architecture, 360 17 th Street, Suite 200, Oakland, CA
Owner:	Wang Brothers Investments, LLC, 2417 Mariner Square Loop, Suite 247, Alameda, CA
Staff Planner:	Allison Riemer, ARiemer@berkeleyca.gov , 510-981-7433
Recommendation:	APPROVE Use Permit #ZP2024-0096 pursuant to Section 23.406.040(E) “Findings for Approval”

- C. Use Permit #ZP2025-0027 2105 Los Angeles Avenue:** To create a new recreation room (sixth bedroom), bathroom and left side entry hall through excavation of 550 square feet of existing unconditioned basement space, accessed through the west interior setback measured at 2’-5”, while the required setback is 4’. This will result in a six bedroom, four bathroom dwelling, 3,159 square feet in area on a 6,590 square foot lot.

Zoning:	Single Family Residential – Hillside (R-1H District)
CEQA Determination:	Categorically exempt pursuant to pursuant to Section 15303 (“New Construction or Conversion of Small Structures”) of the CEQA Guidelines.
Applicant:	Peter Alexander, 226 Delfino Avenue, Point Richmond, CA
Owner:	Ulrike Hodges, 2105 Los Angeles Avenue, Berkeley, CA
Staff Planner:	Samella Stover, SStover@berkeleyca.gov , 510-981-7425
Recommendation:	APPROVE Use Permit #ZP2025-0027 pursuant to Section 23.406.040(E) “Findings for Approval”

7. PUBLIC HEARING AND POSSIBLE ACTION ON MATTERS RELATED TO THE FOLLOWING ITEMS:

A. [Use Permit #ZP2024-0066 2109 Virginia Street](#): To demolish a 2-story commercial building (4,604 square feet) and surface parking lot, and construct an 8-story (89 feet and 4 inches) 112,969 square-foot mixed-use residential development with 110 dwelling units (including 9 Very Low-Income and 9 Moderate Income units), 690 square feet of ground floor commercial space, 109 off-street vehicle parking spaces and 64 bicycle parking spaces.

Zoning:	Commercial North Shattuck Commercial (C-NS), Restricted Multiple-Family Residential District (R-2A) Multi-Family Residential District (R-4)
CEQA Determination:	Categorically exempt pursuant to pursuant to Section 15183.3 (“Streaming for Infill Projects”) of the CEQA Guidelines.
Applicant:	Isaiah Stackhouse. Stackhouse, De La Pena, Trachtenberg, 2421 Fourth Street, Berkeley, CA
Owner:	American Commonwealth Associates, 1683 Shattuck Ave, Berkeley CA
Staff Planner:	Singeh Saliki, SSaliki@berkeleyca.gov , (510) 981-7412
Recommendation:	APPROVE Use Permit #ZP2024-0066 pursuant to Section 23.406.040(E) “Findings for Approval”

8. INFORMATIONAL ITEM:

Staff Presentation on Middle Housing Zoning Amendments. Justin Horner, Principal Planner.

9. SUBCOMMITTEE REPORTS

A. Design Review Committee (DRC)

<https://berkeleyca.gov/your-government/boards-commissions/design-review-committee>

10. CORRESPONDENCE

11. ZAB ANNOUNCEMENTS

12. STAFF ANNOUNCEMENTS

Sarah Price, Principal Planner, will be the ZAB Secretary for the September 25 meeting and will serve as Co-ZAB Secretary moving forward.

13. NEXT MEETING: September 25, 2025

14. ADJOURN

NOTICE CONCERNING LEGAL RIGHTS

If you object to a decision by the Zoning Adjustments Board regarding a land use permit project, the following requirements and restrictions apply:

1. If you challenge the decision of the City in the court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice.
2. You must appeal to the City Council within fourteen (14) days after the Notice of Decision of the action of the Zoning Adjustments Board is mailed. It is your obligation to notify the Land Use Planning Division in writing of your desire to receive a Notice of Decision when it is completed.
3. Pursuant to Code of Civil Procedure Section 1094.6(b) and Government Code Section 65009(c)(1), no lawsuit challenging a City Council decision, as defined by Code of Civil Procedure Section 1094.6(e), regarding a use permit, variance or other permit may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure Section 1094.6(b). Any lawsuit not filed within that ninety (90) day period will be barred.
4. Pursuant to Government Code Section 66020(d)(1), notice is hereby given to the applicant that the 90-day protest period for any fees, dedications, reservations, or other exactions included in any permit approval begins upon final action by the City, and that any challenge must be filed within this 90-day period.
5. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a "taking" of property for public use without just compensation under the California or United States Constitutions, the following requirements apply:
 - A. That this belief is a basis of your appeal.
 - B. Why you believe that the decision or condition constitutes a "taking" of property as set forth above.
 - C. All evidence and argument in support of your belief that the decision or condition constitutes a "taking" as set forth above.

If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.