Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board
Thursday, October 8, 2026 - 7:00 PM

Preliminary Matters:

1. **Roll Call:**

   Commissioners Present: Yes Duffy (District 1), Kimberly Gaffney (Chairperson, District 2), Michael Thompson (District 3), Steven Cramer (District 4), Shannon Allen (District 5), Peter Choi (District 6), Brandon Yung (Vice Chairperson District 7), Debra Sanderson (District 8), Rebecca Hutman (Mayor Appointee)

   Staff Present: Sarah Price (Secretary), Marytonae Sanchez (Clerk), Jackson Dobronyi, Allison Riemer, Singeh Saliki, Nilu Karimzadegan, Karen Hernandez-Gonzalez

2. **Ex Parte Communications:** Vice Chairperson Yung discussed with the applicant of 2900-2920 Shattuck Avenue regarding base density.

3. **Land Acknowledgement**

4. **Public Comment on Non-Agenda Items:**

   Speakers – 1

5. **Order of Agenda:**

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

   No changes made.

6. **Consent Calendar**

   A. Approval of Action Minutes from September 10, 2026

   Recommendation: APPROVE

   Motion / Second: K. Gaffney / D. Sanderson
   Vote: 8-0-1-0-0 (Abstain: M. Thompson)
   (Yes-No-Abstain-Absent-Recused)
   Action: APPROVED

B. Leave of Absence for Design Review Committee

Grant DRC Committee Member Thompson a Leave of Absence from the October 15, 2026, Design Review Committee Meeting, in accordance with the Commissioners' Manual (2025)

Recommendation: APPROVE

Motion / Second: K. Gaffney / D. Sanderson
Vote: 9-0-0-0-0
(Yes-No-Abstain-Absent-Recused)
Action: APPROVED

C. Use Permit #ZP2026-0031 – 3048-3050 Shattuck Avenue: To change the use of an existing three-story commercial building containing two units, most recently used for office, to a single-family residence. The project would remove one commercial tenant space and establish one dwelling unit with no changes to the existing building envelope. The project will result in a four-bedroom and three-bathroom single-family residence (2,142 square feet) in the C-SA zoning district.

Zoning:	South Area Commercial (C-SA) District
CEQA Determination:	Categorically exempt pursuant to Section 15301 ("Existing Facilities") of the CEQA Guidelines.
Applicant/Owner:	Samuel Lee, Hayward, CA
Staff Planner:	Karen C. Hernandez, khernandez-gonzalez@berkeleyca.gov, 510-981-7426
Recommendation:	**CONTINUE** Use Permit #ZP2026-0031 pursuant to Section 23.406.040(D) to a date not certain.
Motion / Second:	**K. Gaffney / D. Sanderson**
Vote:	**9-0-0-0-0** (Yes-No-Abstain-Absent-Recused)
Action:	**CONTINUED to a date not certain**

D. Use Permit #ZP2026-0053 – 742 Grayson Street: To modify Condition of Approval #23 of Use Permit #ZP2021-0161 to allow demolition of the existing site without submitting an application for a replacement building.

Zoning:	Mixed Manufacturing (MM) District
CEQA Determination:	Categorically exempt pursuant to Section 15332 ("In-Fill Development Projects") of the CEQA Guidelines.
Applicant/Owner:	Jason Fresise, Redco Development, San Francisco, CA
Staff Planner:	Allison Riemer, ariemer@berkeleyca.gov, 510-981-7426
Recommendation:	**APPROVE** Use Permit #ZP2026-0053 pursuant to Section 23.406.040(E) "Findings for Approval"
Motion / Second:	**K. Gaffney / D. Sanderson**
Vote:	**9-0-0-0-0** (Yes-No-Abstain-Absent-Recused)
Action:	**APPROVED**

7. Action Calendar

A. Use Permit #ZP2022-0116 – 2900-2920 Shattuck Avenue: To demolish a commercial building and construct an 11-story (125 feet, 2 inches), 131,583-square-foot, mixed-use building with 242 dwelling units (including 22 Very Low-Income and 8 Moderate Income Density Bonus qualifying units), 3,720 square feet of commercial space, 13 vehicle parking spaces, and 68 bicycle parking spaces. Continued from April 27, 2023.

Zoning:	South Area Commercial (C-SA) District
CEQA Determination:	Initial Study/Mitigated Negative Declaration (IS/MND) and Mitigation, Monitoring, and Reporting Program (MMRP) prepared pursuant to Public Resources Code (PRC) Section 21080.1(b)
Applicant:	Isaiah Stackhouse, Berkeley, CA
Owner:	2900 Shattuck Avenue, LLC, Berkeley, CA
Staff Planner:	Singeh Saliki, ssaliki@berkeleyca.gov, 510-981-7412
Recommendation:	**APPROVE** Use Permit #ZP2022-0116 pursuant to Section 23.406.040(E) "Findings for Approval"
Motion / Second:	Y. Duffy / D. Sanderson
Vote:	**8-0-1-0-0 (Abstain: M. Thompson)** (Yes-No-Abstain-Absent-Recused)
Action:	**APPROVED**

B. Use Permit #ZP2026-0060 – 701 University Avenue: To demolish a single-story, 1,600-square-foot commercial building on a 99,410-square-foot parking lot located

above the Landmarked West Berkeley Shellmound.

Zoning:	West Berkeley Commercial (C-W) District
CEQA Determination:	Categorically exempt pursuant to Section 15301 ("Existing Facilities") and 15332 ("In-Fill Development Projects") of the CEQA Guidelines.
Applicant:	Shah Noor Broomand, Manteca, CA
Owner:	Sogorea Te Land Trust, Oakland, CA
Staff Planner:	Nilu Karimzadegan, nkarimzadegan@berkeleyca.gov, 510-981-7430
Recommendation:	**APPROVE** Use Permit #ZP2026-0060 pursuant to Section 23.406.040(E) "Findings for Approval"
Motion / Second:	Y. Duffy / D. Sanderson
Vote:	**9-0-0-0-0** (Yes-No-Abstain-Absent-Recused)
Action:	**APPROVED**

8. **Subcommittee Reports:**

   A. **Design Review Committee (DRC).** Commissioner Thompson and Chair Gaffney reported on the September 17, 2026, DRC meeting. The DRC conducted a Design Review Referral of the pole cover design of a digital billboard at 1285 Eastshore Highway adjacent to Interstate 80 (I-80). DRC provided comments to be incorporated into a formal billboard relocation agreement that will be considered by City Council.

9. **Correspondence**

10. **ZAB Announcements:** Commissioner Sanderson attended Planning Commission on October 7, 2026, as an alternative commission member. The Planning Commission discussed the initial research and development project and development agreement at 600 Bancroft Way. Commissioner Allen attended the 2026 American Planning Association conference and discussed circulating materials presented at the event. Vice Chairperson Yung discussed a 2021 memorandum to ZAB explaining density bonus.

11. **Staff Announcements:** Staff announced the tentative special meeting planned for October 22, 2026, will not be scheduled. Secretary Price introduced new associate planner, Jackson Dobronyi. Staff announced the City Council has adopted the San Pablo Specific Plan and retired the West Berkeley Plan.

12. **Next Meeting**: **November 5, 2026**

13. **Adjourn: 9:41 PM; Motion / Second: K. Gaffney / Y. Duffy; Vote: 9-0-0-0-0** (Yes-No-Abstain-Absent-Recused)

Members of the Public:

Present: 46
Speakers: 24