Planning & Development Department
Land Use Planning Division

Action Minutes

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

Preliminary Matters:

Roll Call:
Commissioners Present: Ali Kashani (Mayor Appointee), Yes Duffy (Chairperson, District 1), Kimberly Gaffney (Vice Chairperson, District 2), Michael Thompson (District 3), Shannon Allen (District 5), Brandon Yung (District 7), Debra Sanderson (District 8)

Vacant: District 4, District 6

Staff Present: Niloufar Karimzadegan (Secretary), Vicky Schlepp (Clerk), Marytonae Sanchez (Co-Clerk), Anne Hersch, Sharon Gong

Ex Parte Communication Disclosures: N/A

Land Acknowledgement

Public Comment on Non-Agenda Items:

Speakers – 2

Agenda Changes:

The Board Chairperson may reorder the agenda at the beginning of the meeting.
No changes made.

Consent Calendar

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

   Recommendation: **APPROVE**

   Motion / Second: Y. Duffy / K. Gaffney
   Vote: 4-0-3-0-0 (Abstain: A. Kashani, Y. Duffy, S. Allen)
   Action: Approved

2. 2587 Telegraph Avenue – New Public Hearing

Application:	**Use Permit Modification #ZP2024-**0170 to modify a State Density Bonus project originally approved under Use Permit #ZP2023-0068 to request a concession to allow an exemption from the Percentage for Public Art in-lieu fee. The Use Permit Modification project is to construct an eight-story (89-feet, 1-inches) 112,242 square-foot mixed-use residential building with 53 dwelling units, including eight (8) Very Low-Income (VLI) units where the original Use Permit was approved to construct an eight-story (90-feet, 3-inches), 112,562 square-foot mixed-use residential building with 52 dwelling units, including six (6) Very Low-Income (VLI) units.
Zoning:	Telegraph Avenue Commercial District (C-T)
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15332 ("Infill Development Projects") of the CEQA Guidelines.
Applicant/Owner:	Christian Cerria, Gilbane Development Company, 7 Jackson Walkway Providence, RI 02903 C/O Rhoades Planning Group, 2140 Shattuck Avenue, Ste. 705, Berkeley
Staff Planner:	Niloufar Karimzadegan, NKarimzadegan@berkeleyca.gov, 510-981-7430
Recommendation:	**APPROVE** Use Permit # ZP2024-0170 pursuant to Section 23.406.040(D)
Motion / Second:	**Y. Duffy / K. Gaffney**
Vote:	**5-0-2-0-0 (Abstain: A. Kashani, S. Allen)**
Action:	**Approved**

Action Calendar

3. 1950-98 Shattuck Avenue – New Public Hearing

Application:	**Use Permit #ZP2023-0040** to demolish five commercial buildings; merge four lots; and construct a 28-story (312-foot tall, plus 5-foot parapet), 411,610-square-foot, mixed-use building with 599 dwelling units (including 58 Very Low-Income Density Bonus qualifying units), 16,142 square feet of commercial area, and 154 auto parking spaces.
Zoning:	Downtown Mixed-Use Commercial District (C-DMU, Outer Core)
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15332 ("Infill Development Projects") of the CEQA Guidelines.
Applicant:	Isaiah Stackhouse, Trachtenberg Architects, 2421 Fourth Street, Berkeley
Owner:	1974 Shattuck Avenue, LLC, 2140 Shattuck Avenue, Ste. 705, Berkeley
Staff Planner:	Sharon Gong, SGong@berkeleyca.gov, 510-981-7429
Recommendation:	**APPROVE** Use Permit # ZP2023-0040 pursuant to Section 23.406.040(D)
Motion / Second:	**S. Allen / A. Kashani**
Vote:	**7-0-0-0-0**
Action:	**Approved** with the added Condition of Approval that prior to the first event that includes amplified music, the property owner shall conduct ongoing noise monitoring as specified by the Environmental Health Department, to demonstrate compliance with the Noise Ordinance. The property owner shall submit the monitoring quarterly to the environmental health department for the first year of restaurant operation.

Subcommittee Reports:
DRC –

- Commissioner Thompson has been elected as the new ZAB representative to the DRC.
- The DRC has elected Commissioner Gaffney as the Chair, and Commissioner Muszynski as the Vice-Chair.
- The DRC conducted a Preliminary Design Review with favorable recommendations to ZAB on the Use Permit Modification for the Berkeley Humane project at 2700 Ninth Street. The facility has been redesigned and on-site parking has been removed in this modification.
- The DRC conducted a Preliminary Design Review with favorable recommendations to ZAB on the Use Permit Modification for 2147 San Pablo Avenue. The modification is to increase Group Living Accommodation, increase the number of Very Low-Income units, increase height, remove parking spaces and make minor design changes.
- The DRC conducted a Preliminary Design Review for an eight-story mixed-use residential building at 2655 Shattuck Avenue with favorable recommendations to ZAB with a condition and recommendations for the Final Design Review.

Staff Communications:
ZAB approved the nominations of Commissioner Gaffney as Chair and Commissioner Yung as Vice Chair for the following year.

1. Election of Commissioner Gaffney for Chairperson

Motion / Second:	**S. Allen / A. Kashani**
Vote:	**7-0-0-0-0**
Action:	**Approved**

2. Election of Commissioner Yung for Vice Chairperson

Motion / Second:	**K. Gaffney / D. Sanderson**
Vote:	**7-0-0-0-0**
Action:	**Approved**

Adjourn: 9:24 PM; Motion / Second: Y. Duffy / D. Sanderson; Vote: 7-0-0-0-0

Members of the Public:
Present: 19
Speakers: 4

Nilu Karimzadegan, Senior Planner
Co-Secretary of the Zoning Adjustments Board