Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board
Thursday, March 13, 2025 - 7:00 PM

Preliminary Matters:

Roll Call:
Commissioners Present: Ali Kashani (Mayor Appointee), Yes Duffy (District 1), Kimberly Gaffney (Chairperson, District 2), Michael Thompson (District 3), Sadie Mae Palmatier (District 4), Shannon Allen (District 5), Brandon Yung (Vice Chairperson District 7), Debra Sanderson (District 8)

New Appointee pending Oath of Office (not present): Peter Choi (District 6)

Staff Present: Sharon Gong (Secretary), Vicky Schlepp (Clerk), Nilu Karimzadegan, Cecelia Mariscal

Ex Parte Communication Disclosures: None

Public Comment on Non-Agenda Items: None

Agenda Changes: No changes made.

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

Consent Calendar

1. **Approval of Action Minutes from February 27, 2025**

   Recommendation: APPROVE

   Motion / Second: Y. Duffy / K. Gaffney
   Vote: 8-0-0-0-0
   Action: APPROVED

2. **1520 Grant Street – New Public Hearing**

Application:	Use Permit #ZP2024-0055 for a major residential addition, including the conversion of two garage spaces on the ground floor of a rear dwelling into habitable space, and the construction of an interior stair within the nonconforming side and rear setback, on a lot that is nonconforming for lot coverage and density.
Zoning:	R-2 – Restricted Two-Family Residential District
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15301 (“Existing Facilities”) of the CEQA Guidelines.
Applicant:	Marguerite Lonegran, Urban Building Workshop, 775 East Blithedale Avenue, Mill Valley, CA
Owner:	Jody Sanford Shrank, 1520 Grant Street, Berkeley, CA
Staff Planner:	Cecelia Mariscal, cmariscal@berkeleyca.gov, 510-981-7439
Recommendation:	**APPROVE** Use Permit #ZP2024-0055 pursuant to Section 23.406.040(D)
Motion / Second:	**Y. Duffy / K. Gaffney**
Vote:	**8-0-0-0-0**
Action:	**APPROVED**

3. Pursuant to Commissioners’ Manual (2019, page 28):
   a. Leave of Absence from the March 19, 2025 DRC meeting for Commissioner Thompson
   b. Leave of Absence from the March 19, 2025 and June 19, 2025 DRC Meeting for Commissioner Tam

Motion / Second:	**Y. Duffy / K. Gaffney**
Vote:	**8-0-0-0-0**
Action:	**Leaves of Absence Granted**

Action Calendar

4. 2655 Shattuck Avenue – New Public Hearing	
Application:	Use Permit #ZP2024-0057 to demolish a one-story, 8,185-square-foot, non-residential building and construct an eight-story (85-feet), 84,399-square-foot mixed use building containing 97 dwelling units (including 10 Very Low-Income units Density Bonus qualifying units) and 2,117 square feet of commercial space.
Zoning:	C-AC – Adeline Corridor Commercial District
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15332 ("In-Fill Development Projects") of the CEQA Guidelines.
Applicant:	Studio KDA, Till Houtermans, 1810 Sixth Street, Berkeley, CA 94710
Owner:	S.H. Kay, LLC, 1442A Walnut Street #349, Berkeley, CA 94709
Staff Planner:	Sharon Gong, sgong@berkeleyca.gov, (510) 981-7429 Consultant Planner: Lisa Gordon, lgordon@rinconconsultants.com, (951) 202-9230
Recommendation:	**APPROVE** Use Permit # ZP2024-0057 pursuant to Section 23.406.040(D)
Motion / Second:	**S. Allen / D. Sanderson**
Vote:	**7-0-1-0-0 (Abstain: M. Thompson)**
Action:	**APPROVED with added Condition of Approval:** Subject to review by the City's Transportation Engineer including the Transportation Mitigation Measures in the Adeline Corridor Plan Environmental Impact Report and MMRP, autos exiting the garage onto Derby Street should be restricted to right turn only.

Subcommittee Reports:
DRC – No DRC meeting since the last ZAB meeting. Chair Gaffney will provide a report at the next ZAB meeting.

Staff Communications: None

Adjourn: 9:32 PM; Motion / Second: K. Gaffney / Y. Duffy ; Vote: 8-0-0-0-0

<u>Members of the Public</u>
Present: 30
Speakers: 14

Sharon Gong, Principal Planner
Co-Secretary of the Zoning Adjustments Board