Planning & Development Department
Land Use Planning Division

Action Minutes

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

Preliminary Matters:

Roll Call:
Commissioners Present: Ali Kashani (Mayor Appointee), Yes Duffy (District 1), Kimberly Gaffney (Chairperson, District 2), Shannon Allen (District 5), Peter Choi (District 6), Brandon Yung (Vice Chairperson District 7), Debra Sanderson (District 8)

Leave of Absence: Michael Thompson (District 3), Sadie Mae Palmatier (District 4)

Staff Present: Nilu Karimzadegan (Secretary), Karen Hernandez (Clerk), Marytonae Sanchez (Clerk), Vicky Schlepp, Allison Riemer

Ex Parte Communication Disclosures: None

Land Acknowledgement

Public Comment on Non-Agenda Items:

Speakers – 0

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 March 13, 2025**

   Recommendation: APPROVE

   Motion / Second: K. Gaffney / Y. Duffy
   Vote: 7-0-0-2-0
   Action: APPROVED

2. 2700 Ninth Street– New Public Hearing

Application:	**Use Permit #ZP2024-0161** to modify the Use Permit originally approved under #UP2013-0055 to demolish the existing 16,538 square-foot two-story animal shelter building and construct a two-story, 13,211 square-foot replacement building. The modified project proposes to construct a 6,026 square-foot one-story building, a 2,845 square foot outdoor courtyard and 3,262 square foot one-story dog pavilion.
Zoning:	Mixed – Use Residential District (MU-R)
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15183.3 (“Streamlining for Infill Projects”) of the CEQA Guidelines.
Applicant:	David Marks, 201 Moffett Blvd., Mountain View, CA 94043
Owner:	Berkeley East Bay Humane Society, 2700 Ninth Street, Berkeley, CA 94710
Staff Planner:	Vicky Schlepp, vschlepp@berkeleyca.gov, (510) 981-7422
Recommendation:	**APPROVE** Use Permit #ZP2024-0161 pursuant to Section 23.406.040(D)
Motion / Second:	K. Gaffney / Y. Duffy
Vote:	**7-0-0-2-0**
Action:	**APPROVED**

Action Calendar

3. 0/1117 Virginia Street – New Public Hearing

Application:	**Variance #ZP2024-0015** to construct a two-story (28 foot) residential building, including a two-story 1,900 square-foot single-family dwelling, and an attached 800 square-foot accessory dwelling unit (ADU) on the first floor, on a 2,694 square-foot lot. The proposed building has a front setback of 0 feet and a rear setback of 8 feet, where 20 feet is required, and 63 percent lot coverage, where 40 percent is the maximum allowed.
Zoning:	Restricted Two-Family Residential District (R-2)
CEQA Recommendation:	Categorically exempt pursuant to pursuant to Section 15303 ("New Construction or Conversion of Small Structures") of the CEQA Guidelines
Applicant:	Robert Nebolon, 801 Camelia Street, Suite E, Berkeley, CA 94710
Owner:	Wang Brothers Investments, 2417 Mariner Square Loop, Suite 247, Alameda, CA 94501
Staff Planner:	Allison Reimer, ariemer@berkeleyca.gov, (510) 981-7433
Recommendation:	**APPROVE** Variance #ZP2024-0015 pursuant to Section 23.406.050(D)
Motion / Second:	K. Gaffney / D. Sanderson
Vote:	**6-0-1-2-0**
Action:	**APPROVED**

Subcommittee Reports:
DRC – The DRC conducted a Preliminary Design Review for an eight-story mixed-use residential building at 2100 Milvia Street with favorable recommendations to ZAB for the Final Design Review.

Staff Communications: None

Adjourn: 8:09 PM; Motion / Second: K. Gaffney / Y. Duffy ; Vote: 7-0-0-2-0

<u>Members of the Public</u>:
Present: 11
Speakers: 0

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