Planning & Development Department
Land Use Planning Division

# Action Minutes

## Zoning Adjustments Board
**Thursday, April 24, 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), Brandon Yung (Vice Chairperson District 7), Debra Sanderson (District 8)

**Leave of Absence:** Shannon Allen (District 5)

**Unexcused Absence:** Peter Choi (District 6)

**Staff Present:** Nilu Karimzadegan (Secretary), Marytonae Sanchez (Clerk), Vicky Schlepp, Boshi Fu

**Ex Parte Communication Disclosures:** None

**Land Acknowledgement**

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

Speakers – 1

**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 April 10, 2025**

**Recommendation: APPROVE**

**Motion / Second: D. Sanderson / K. Gaffney**
**Vote: 6-0-1-2-0 (Abstain: A. Kashani; Absent: S. Allen, P. Choi)**
**Action: APPROVED**

**1a. Approval of Action Minutes from March 27, 2025**

**Recommendation: APPROVE**

**Motion / Second: D. Sanderson / K. Gaffney**
**Vote: 5-0-2-2-0 (Abstain: M. Thompson, S. Palmatier; Absent: S. Allen, P. Choi)**
**Action: APPROVED**

**2. 1627 Jaynes Street – New Public Hearing**

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|---|---|
| **Application:** | **Use Permit Modification #ZP2024-0129** to demolish a 1,476 square foot, two-story (15-feet), 3-bedroom, single family dwelling and construct a 2,234 square foot, two-tory (27-feet, 6-inches), 5-bedroom, single family dwelling on a 4,684 square foot lot. The proposed project improves the rear and side (west) non-conforming setbacks by moving the new dwelling in a more centralized location on the lot. |
| **Zoning:** | Restricted Two-Family Residential District (R-2) |
| **CEQA Recommendation:** | Categorically exempt pursuant to Section 15303 ("New Construction or Conversion of Small Structures") of the CEQA Guidelines. |
| **Applicant:** | Lori Bockholt, Sogno Design Group<br>1496-C Solano Avenue, Albany, CA 94706 |
| **Owner:** | Shoana Humphries<br>1627 Jaynes Street, Berkeley, CA 94703 |
| **Staff Planner:** | Vicky Schlepp, vschlepp@berkeleyca.gov, (510) 981-7422 |
| **Recommendation:** | **APPROVE** Use Permit # ZP2024-0129 pursuant to Section 23.406.040(D) |
| **Motion / Second:** | **D. Sanderson / K. Gaffney** |
| **Vote:** | **7-0-0-2-0 (Absent: S. Allen, P. Choi)** |
| **Action:** | **APPROVED** |

3. **Pursuant to Commissioners' Manual (2019, page 28):**
   - Leave of Absence from the May 15, 2025 DRC meeting for Commissioner Muszynski

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|---|---|
| **Motion / Second:** | **D. Sanderson / K. Gaffney** |
| **Vote:** | **7-0-0-2-0 (Absent: S. Allen, P. Choi)** |
| **Action:** | **APPROVED** |

## Action Calendar: No items

**Subcommittee Reports:**
**DRC –**

- The DRC conducted a Preliminary Design Review for two-story mixed-use building at 2492 College Avenue. The item was continued to return to DRC with directions to refine the design for greater compatibility with adjacent commercial buildings.
- The DRC conducted a Preliminary Design Review for a proposed eight-story multifamily building at an existing parking lot located at 2660 Bancroft Way; and for conversion of Bancroft Hotel at the abutting lot at 2680 Bancroft Way to offices, with favorable recommendations to ZAB and direction for Final Design Review.

**Staff Communications:** None

**Adjourn: 7:21 PM; Motion / Second: K. Gaffney / B. Yung; Vote: 7-0-0-2-0 (Absent: S. Allen, P. Choi)**

**Members of the Public:**
**Present: 7**
**Speakers: 1**

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