



Planning & Development Department  
Land Use Planning Division

# Action Minutes

## Zoning Adjustments Board Thursday, May 22, 2025 - 7:00 PM

### Preliminary Matters:

#### 1. Roll Call:

**Commissioners Present:** Ali Kashani (Mayor Appointee), Sarah Bell (District 1), Kimberly Gaffney (Chairperson, District 2), Sadie Mae Palmatier (District 4), Shannon Allen (District 5), Peter Choi (District 6), Brandon Yung (Vice Chairperson, District 7), Debra Sanderson (District 8)

**Leave of Absence:** Yes Duffy (District 1)

**Unexcused Absence:** Michael Thompson (District 3)

**Staff Present:** Nilu Karimzadegan (Secretary), Marytonae Sanchez (Clerk), Boshi Fu (Co-Clerk), Cecelia Mariscal

#### 2. Ex Parte Communications

#### 3. Land Acknowledgement

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

Speakers – 0

#### 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 May 8, 2025**

**Recommendation: APPROVE**

**Motion / Second: K. Gaffney / D. Sanderson**

**Vote: 8-0-0-1-0 (Absent: M. Thompson)**

**Action: APPROVED**

**B. 2660-2680 Bancroft-Way:** Use Permit #ZP2024-0029 to demolish the parking lot ancillary to the Bancroft Hotel at 2680 Bancroft Way to construct a 32,241 square-foot, 8-story (88 feet) multifamily building with 79 dwelling units (including 9 Very Low-Income units); and convert the City Landmark Bancroft Hotel (16,216 square feet) on the abutting lot at 2680 Bancroft Way to commercial offices, resulting in a 48,457 square-foot mixed-use project.

<b>Zoning:</b>	R-SMU Residential Southside Mixed-Use District
<b>CEQA Determination:</b>	Categorically exempt pursuant to pursuant to Section 15332 ("In-Fill Development Projects") of the CEQA Guidelines.
<b>Applicant/Owner:</b>	AMI, LLC, 2300 College Avenue, Berkeley, CA
<b>Staff Planner:</b>	Cecelia Mariscal, <a href="mailto:CMariscal@berkeleyca.gov">CMariscal@berkeleyca.gov</a> , 510-981-7439
<b>Recommendation:</b>	<b>APPROVE</b> Use Permit #ZP2024-0029 pursuant to Section 23.406.040(D)
<b>Motion / Second:</b>	K. Gaffney / D. Sanderson
<b>Vote:</b>	<b>8-0-0-1-0 (Absent: M. Thompson)</b>
<b>Action:</b>	<b>APPROVED</b> with the memorandum provided by staff in order to correct errors on Staff Report, Findings and Conditions for:  1) Concession eliminated in error for the exemption from the Percentage for Public Art on Private Projects in-lieu fee; and  2) Correction to the Density Bonus Base and Proposed projects average unit size.

**7. Action Calendar:** None.

**8. Subcommittee Reports:**

**A. Design Review Committee (DRC):**

- i. The DRC conducted a Preliminary Design Review for the construction of an eight-story mixed-use building at 2109 Virginia Street (at Shattuck); and for the demolition of an

existing two-story commercial structure, with favorable recommendations to ZAB with direction for Final Design Review.

9. **Correspondence**: None.

10. **ZAB Announcements**: None.

11. **Staff Announcements**: June 26, 2025 ZAB meeting is canceled due to conflict with a Council meeting at the same location.

12. **Next Meeting: June 12, 2025**

13. **Adjourn**: 7:24 PM; Motion / Second: K. Gaffney / S. Allen; Vote: 8-0-0-1-0 (Absent: M. Thompson)

**Members of the Public:**

**Present: 5**

**Speakers: 0**

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