



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, June 12, 2025 - 7:00 PM

Preliminary Matters:

1. 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), Peter Choi (District 6), Brandon Yung (Vice Chairperson District 7), Debra Sanderson (District 8)

Staff Present: Sharon Gong (Secretary), Boshi Fu (Clerk), Samella Stover (Clerk), Cecelia Mariscal, Joshua Muller

2. Ex Parte Communications: None

3. Land Acknowledgement

4. Public Comment on Non-Agenda Items:

Speakers – 1

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 22, 2025

Recommendation: APPROVE

Motion / Second: S. Allen / Y. Duffy

Vote: 8-0-1-0-0 (Abstain: M. Thompson)

Action: APPROVED

B. 811 Cedar Avenue: Use Permit #ZP2024-0116 to demolish a single-family dwelling and construct a 2-story (34 feet in maximum height) mixed-use residential building (3,709 square feet), with an 8-foot fence within the front (south) setback.

Zoning:	Mixed Use-Residential District (MU-R District)
CEQA Determination:	Categorically exempt pursuant to pursuant to Section 15332 (“In-fill Development Exemption”) of the CEQA Guidelines.
Applicant:	David Trachtenberg; Stackhouse De La Pena Trachtenberg Architects, 2421 Fourth Street, Berkeley 94710
Owner:	Tom Hale, Backroads Inc; 810 Cedar Street, Berkeley 94710
Staff Planner:	Cecelia Mariscal, cmariscal@berkeleyca.gov , 510-981-7439
Recommendation:	APPROVE Use Permit #ZP2024-0116 pursuant to Section 23.406.040(D)
Motion / Second:	S. Allen / Y. Duffy
Vote:	9-0-0-0-0
Action:	APPROVED with amendment to add Shadow Study sheets (1 through 9) to the Attachment 3, Plan Set.

C. 2100 and 2108 Milvia Street: Use Permit #ZP2023-0163 to demolish an existing three-story non-residential building; construct an eight story (90-foot tall including the parapet) 196,059 square-foot mixed-use building with 201 dwelling units and four live-work units (including 11 Very Low-Income Density Bonus qualifying units), 3,713 square feet of ground floor commercial space and eight off-street parking spaces.

Zoning:	Downtown Mixed-Use District (C-DMU District)
CEQA Determination:	Exempt pursuant to pursuant to Section 15183.3 (“Streamlining for Infill Projects”) of the CEQA Guidelines.
Applicant:	Amir Massih, 4Terra Investments; 95 Federal St, Ste D, San Francisco, CA 94107
Owner:	First Milvia LLC; 1030 Marina Village Pkwy, Alameda, CA 94501
Staff Planner:	Nilu Karimzadegan, NKarimzadegan@berkeleyca.gov , 510-981-7430 and Joshua Muller, JMuller@berkeleyca.gov , 510-981-7488
Recommendation:	APPROVE Use Permit #ZP2024-0116 pursuant to Section 23.406.040(D)
Motion / Second:	S. Allen / Y. Duffy
Vote:	9-0-0-0-0
Action:	APPROVED with amendment to remove Condition #9 from Attachment 2, Conditions of Approval.

7. Action Calendar

- A. **1153-1173 Hearst Avenue:** Use Permit Modification #ZP2024-0157 to modify conditions of approval for a residential project originally approved under #ZP2016-0028. The modification revises Conditions of Approval #16 and #58 in #ZP2016-0028 to allow a condominium conversion application to convert units from rent-controlled apartments into for-sale condominium units.

Zoning:	Restricted Multiple-Family Residential District (R-2A District)
CEQA Determination:	Categorically exempt pursuant to pursuant to Section 15301 (“Existing Facilities”) of the CEQA Guidelines.
Applicant:	Hearst Avenue Cottages, LLC, c/o Rhoades Planning Group, 2140 Shattuck Avenue, Suite 705, Berkeley, CA 94704
Owner:	Hearst Avenue Cottages, LLC, 2140 Shattuck Avenue, Suite 705, Berkeley, CA 94704
Staff Planner:	Sharon Gong, SGong@berkeleyca.gov , 510-981-7429 and Lisa Gordon lgordon@rinconconsultants.com , (805) 324-7207
Recommendation:	APPROVE Use Permit #ZP2024-0157 pursuant to Section 23.406.040(D)
Motion / Second:	Y. Duffy / D. Sanderson
Vote:	8-0-0-0-1 (Recused: A. Kashani)
Action:	APPROVED

8. Subcommittee Reports:

- A. **Design Review Committee (DRC)** – Chairperson Gaffney reported that no DRC meeting was held since the last ZAB meeting.

9. Correspondence

10. ZAB Announcements

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

12. Next Meeting: July 10, 2025

13. Adjourn: 7:59 PM; Motion / Second: K. Gaffney / Yes Duffy; Vote: 9-0-0-0-0

Members of the Public:

Present: 17

Speakers: 3



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