



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, July 24, 2025 - 7:00 PM

Preliminary Matters:

1. Roll Call:

Commissioners Present: Ali Kashani (Mayor Appointee), Alison Simon (District 1 Alternate), Kimberly Gaffney (Chairperson, District 2), Michael Thompson (District 3), Sadie Mae Palmatier (District 4), Shannon Allen (District 5), Peter Choi (District 6), Debra Sanderson (District 8)

Leave of Absence: Yes Duffy (District 1)

Unexcused Absence: Brandon Yung (Vice-Chairperson, District 7)

Staff Present: Sharon Gong (Secretary), Sarah Price, Boshi Fu (Clerk), Samella Stover (Clerk), Singeh Saliki, Joshua Muller, Caroline Johnson

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.

Chairperson Gaffney:

- A. Continued Item 6A, the July 10, 2025 draft Action Minutes to the next ZAB meeting. No vote was taken.
- B. Removed Item 7A, Use Permit #ZP2024-0066 for 2109 Virginia Street, from the Action Calendar and to be rescheduled to a future ZAB hearing at the applicant's request. Staff will follow standard noticing requirements when the item is rescheduled.
- C. Removed Item 7B, the Appeal of #ZP2024-0032 for 920 Oxford Street, from the Action Calendar due to the withdrawal of the appeal.

6. Consent Calendar

A. Approval of Action Minutes from July 10, 2025

Recommendation: APPROVE

Motion / Second: N/A

Action: No action. Continued to the August 14, 2025 ZAB Meeting.

B. 2442 Haste Street: Use Permit #ZP2024-0070 to demolish an existing three-story residential building (including four rent-controlled units), and construct an eight-story (85 feet) 39,646-square-foot residential building with 38 units (including 1 Extremely Low-income unit, 1 Very Low-Income unit and 2 Low Income Density Bonus qualifying/replacement units).

Zoning:	Telegraph Avenue Commercial (C-T District)
CEQA Recommendation:	Categorically exempt pursuant to Section 15332 (“In-Fill Development Projects”) of the CEQA Guidelines
Applicant:	Jason Andre, Studio KDA, 1810 6th Street, Berkeley, CA 94710
Owner:	2442 Haste Street, LLC, 3483 Ironwood Dr. San Ramon, CA 94582
Staff Planner:	Joshua Muller, JMuller@berkeleyca.gov , 510-981-7488
Recommendation:	APPROVE Use Permit #ZP2024-0077 pursuant to Section 23.406.040 (E) “Findings for Approval”
Motion / Second:	Gaffney / Allen
Vote:	8-0-0-1-0 (Absent: Yung)
Action:	APPROVED

C. 2309 Parker Street: Use Permit #ZP2025-0015 to modify the Use Permit originally approved under #ZP2023-0141 to construct a 45-square-foot, one-story residential addition with a roof balcony at the rear of the duplex, above 14 feet in average height (15 feet, 2 inches) on a lot non-conforming for density. The modified project proposes to construct a 64-square-foot upper floor addition above 14 feet in average height (22 feet, 2 inches) and revise the rear roof design.

Zoning:	Restricted Multiple-Family Residential (R-2A District)
CEQA Determination:	Categorically exempt pursuant to pursuant to Section 15301 (“Existing Facilities”) of the CEQA Guidelines.
Applicant:	Stephen Swearngen, 490 Lake Park Ave #10657, Oakland CA
Owner:	Kevin Kaatz and Doug McCulloch, 2309 Parker Street, Berkeley
Staff Planner:	Singeh Saliki, SSaliki@berkeleyca.gov , (510) 981-7412
Recommendation:	APPROVE Use Permit #ZP2025-0015 pursuant to Section 23.406.040(E) “Findings for Approval”
Motion / Second:	Gaffney / Allen
Vote:	8-0-0-1-0 (Absent: Yung)
Action:	APPROVED

7. Action Calendar

A. 2109 Virginia Street: Use Permit #ZP2024-0066 to demolish a 2-story commercial non-landmarked building (9,208 square feet) and surface parking lot, and construct an approximately 116,000 square-foot, 8-story, mixed-use building (89 feet in maximum height), with approximately 113,000 square feet of residential floor area, and 690 square feet of commercial space. The mixed-use building would consist of 110 units (including 9 very-low-income, and 109 off-street vehicle parking spots on a split-zoned lot. The subject site is .52 acres.

Zoning:	North Shattuck Commercial (C-NS District)
CEQA Determination:	Exempt pursuant to pursuant to Section 15183.3 (“Streamlining for Infill Projects”) of the CEQA Guidelines.
Applicant:	Isaiah Stackhouse, 2421 Fourth St., Berkeley, CA 94710
Owner:	American Commonwealth Associates, 1683 Shattuck Avenue, Berkeley, CA 94709
Staff Planner:	Cecelia Mariscal, cmariscal@berkeleyca.gov , (510) 981-7439
Recommendation:	APPROVE Use Permit #ZP2024-0066 pursuant to Section 23.406.040(E) “Findings for Approval”
Action:	Item removed to be rescheduled to a future meeting.

B. 920 Oxford Street: Appeal of Administrative Use Permit #ZP2024-0032 to convert 616 square feet of existing crawl space, construction of a 65-foot square-foot addition on the west side of the dwelling, a 260 square-foot balcony, and 78 square-foot enclosed sunroom, on the southern elevation at the second level. The proposal also includes a 325-square-foot deck and a 220-square-foot addition on the third floor, which exceeds the average height of 14 feet and a maximum height of 20 feet.

Zoning:	Single Family Residential District, Hillside Overlay (R-1H)
CEQA Determination:	Categorically exempt pursuant to pursuant to Section 15332 (“In-Fill Development”) of the CEQA Guidelines.
Applicant/Owner:	Mark Smedley
Appellant:	Laura Strazzo for Monica Rohrer
Staff Planner:	Cecelia Mariscal, CMariscal@berkeleyca.gov , 510-981-7439
Recommendation:	DISMISS THE APPEAL and affirm the Zoning Officer’s decision to APPROVE Administrative Use Permit #ZP2024-0032 pursuant to Section 23.406.030 (F) “Findings for Approval.”
Action:	Item removed due to the withdrawal of the appeal.

8. Subcommittee Reports:

A. Design Review Committee (DRC):

The DRC conducted a Preliminary Design Review for a mixed-use building at 1899 Oxford Street (at Hearst) and issued a favorable recommendation to ZAB with direction for Final Design Review. Recommendations focused on refining building details, landscaping, and material and color options, and improving storefront windows to better reflect the office space on Hearst.

9. Correspondence

10. ZAB Announcements

11. Staff Announcements

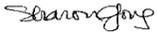
- A. The Housing Element Annual Progress Report will be forwarded to ZAB for reference.
- B. Staff will work on providing a presentation regarding the Middle Housing zoning updates to the ZAB at a future meeting.

12. Next Meeting: August 14, 2025

13. Adjourn: 7:27 PM; Motion / Second: Gaffney / Kashani; Vote: 8-0-0-1-0 (Absent: Yung)

Members of the Public:

Present: 18
Speakers: 2



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