



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, August 14, 2025 - 7:00 PM

Preliminary Matters:

1. Roll Call:

Commissioners Present: Yes Duffy (District 1), Michael Thompson (District 3), Sadie Mae Palmatier (District 4), Shannon Allen (District 5), Peter Choi (District 6), Brandon Yung (Vice Chairperson District 7)

Leave of Absence: Ali Kashani (Mayor Appointee), Kimberly Gaffney (Chairperson, District 2)

Unexcused Absence: Debra Sanderson (District 8)

Staff Present: Nilu Karimzadegan (Secretary), Marytonae Sanchez (Clerk), Samella Stover (Clerk), Sarah Price, Allison Riemer

2. Ex Parte Communications: None

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.

Vice-Chair Yung moved 2942 College Avenue from the Consent Calendar to the Action Calendar due to public comment.

6. Consent Calendar

A. Approval of Action Minutes from July 24, 2025

Recommendation: APPROVE

Motion / Second: B. Yung / S. Allen

Vote: 6-0-0-3-0 (Absent: A. Kashani, K. Gaffney, D. Sanderson)

Action: APPROVED

B. Approval of Action Minutes from July 10, 2025

Recommendation: APPROVE

Motion / Second: B. Yung / S. Allen

Vote: 6-0-0-3-0 (Absent: A. Kashani, K. Gaffney, D. Sanderson)

Action: APPROVED

C. 2201 Blake Street: Use Permit #ZP2024-0060 to subdivide an existing 13,500 square-foot lot that includes two existing Landmarked duplexes to two lots; add a three-story (31 feet), 3,600 square-foot duplex with a two-car garage and one off-street parking space in the upper lot; and convert the existing one-story (15 feet) 430 square-foot stable building to a single-family dwelling and relocate it to the lower lot.

Zoning:	Restricted Multiple-Family Residential (R-2A District)
CEQA Determination:	Categorically exempt pursuant to Section 15303 ("New Construction or Conversion of Small Structures") of the CEQA Guidelines.
Applicant:	Studio KDA, 1810 Sixth Street, Berkeley, CA
Owner:	Nathan George, 9101 Burning Tree Road, Bethesda, MD
Staff Planner:	Allison Riemer, ariemer@berkeleyca.gov , (510) 981-7433
Recommendation:	APPROVE Use Permit #ZP2024-0060 pursuant to Section 23.406.040(D)
Motion / Second:	B. Yung / S. Allen
Vote:	6-0-0-3-0 (Absent: A. Kashani, K. Gaffney, D. Sanderson)
Action:	APPROVED

7. Action Calendar

A. 2942 College Avenue: Use Permit #ZP2022-0136 to demolish a one-story (20 feet), 2,273 square-foot commercial building and construct a 6,288 square-foot mixed-use project that includes: 1) a two-story (26 feet) building at the front of the lot including a 1,481 square-foot food service on the ground floor and two dwelling units on the upper floor and 2) a two-story (26 feet, 7 inches) building at the rear of the lot containing four dwelling units.

Zoning:	Elmwood Commercial (C-E District)
CEQA Determination:	Adopt the Initial Study and the proposed Mitigated Negative Declaration (IS/MND) and Mitigation, Monitoring, and Reporting Program (MMRP) prepared pursuant to Article 6 of the CEQA Guidelines.
Applicant:	Studio KDA, 1810 Sixth Street, Berkeley, CA
Owner:	SRUE and MAR/DAN Corporation. 2437 Durant Avenue, Unit 204, Berkeley, CA 94704
Staff Planner:	Niloufar Karimzadegan, nkarimzadegan@berkeleyca.gov , (510)981-7430 & Consultant Planner: Lisa Gordon, lgordan@rinconconsultants.com , (951) 202-9230
Recommendation:	APPROVE Use Permit #ZP2022-0136 pursuant to Section 23.406.040(D)
Motion / Second:	S. Allen/S. Palmatier
Vote:	6-0-0-3-0 (Absent: A. Kashani, K. Gaffney, D. Sanderson)
Action:	APPROVED

8. Subcommittee Reports:

A. Design Review Committee (DRC) – Commissioner Thompson reported that there were no updates since the last ZAB meeting.

9. Correspondence

10. ZAB Announcements: No ZAB meeting on August 28, 2025 – Scheduled Recess

11. Staff Announcements:

- Middle Housing Presentation by staff (Justin Horner) will be conducted at the September 11, 2025 ZAB meeting.
- Introducing Sarah Price as a new ZAB Secretary starting September 25, 2025.

12. Next Meeting: September 11, 2025

Adjourn: 8:08 PM; Motion / Second: B. Yung / Y. Duffy; Vote: 6-0-0-3-0 (Absent: A. Kashani, K. Gaffney, D. Sanderson)

Members of the Public:

Present: 9

Speakers: 5



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