

Planning & Development Department  
Land Use Planning Division

# Action Minutes

## Zoning Adjustments Board Thursday, October 9, 2025 - 7:00 PM

### Preliminary Matters:

#### 1. Roll Call:

**Commissioners Present:** Michael Thompson (District 3), Sadie Mae Palmatier (District 4), Shannon Allen (District 5), Brandon Yung (Vice Chairperson District 7), Debra Sanderson (District 8)

**Vacant:** (Mayor Appointee)

**Leave of Absence:** Yes Duffy (District 1), Kimberly Gaffney (Chairperson, District 2), Peter Choi (District 6)

**Unexcused Absence:** N/A

**Staff Present:** Sharon Gong (Secretary), Marytonae Sanchez (Clerk), Samella Stover, Nilu Karimzadegan

#### 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.

*Vice-Chair Yung moved 2425 Durant Avenue from the Consent Calendar to the Action Calendar due to public comment.*

**6. Consent Calendar**

**A. Approval of Action Minutes from September 25, 2025**

**Recommendation: APPROVE**

**Motion / Second: Yung / Sanderson**

**Vote: 5-0-0-3-0 (Absent: Duffy, Gaffney, Choi)**

**Action: APPROVED**

**B. 3333 Martin Luther King Jr. Way:** Use Permit #ZP2024-0164 to establish a school use (administrative offices) in a vacant, 3,523-square-foot, non-residential building as an extension of the existing Montessori school on the south adjacent lot.

<b>Zoning:</b>	Adeline Corridor Commercial (C-AC) District
<b>CEQA Determination:</b>	Categorically exempt pursuant to Section 15301 (“Existing Facilities”) of the CEQA Guidelines
<b>Applicant:</b>	Daniel Hoy, 314 Pacific Avenue, Alameda, CA
<b>Owner:</b>	Ernie Mahr, 3339 Martin Luther King Jr. Way, Berkeley, CA
<b>Staff Planner:</b>	Samella Stover, <a href="mailto:SStover@berkeleyca.gov">SStover@berkeleyca.gov</a> , 510-981-7425
<b>Recommendation:</b>	<b>APPROVE</b> Use Permit #ZP2024-0164 pursuant to Section 23.406.040(E) “Findings for Approval”
<b>Motion / Second:</b>	<b>Yung / Sanderson</b>
<b>Vote:</b>	<b>5-0-0-3-0 (Absent: Duffy, Gaffney, Choi)</b>
<b>Action:</b>	<b>APPROVED</b>

**7. Action Calendar**

**A. 2425 Durant Avenue:** Use Permit #ZP2024-0162 to demolish three existing two-story residential buildings, including 19 rent-controlled dwelling units, and construct a 20-story (208 feet), approximately 148,940-square-foot residential building containing 169 dwelling units, including 6 Extremely Low-Income (ELI), 7 Very Low-Income (VLI), 6 Low-Income (LI), and 13 Moderate Income (MI) units, on a 9,750-square-foot lot.

<b>Zoning:</b>	Residential Southside Mixed Use (R-SMU) District
<b>CEQA Determination:</b>	Categorically exempt pursuant to Section 15332 (“In-Fill Development Projects”) of the CEQA Guidelines
<b>Applicant:</b>	Yes Duffy Architects, 1250 Addison Street #105, Berkeley, CA
<b>Owner:</b>	2425 Durant Avenue LLC, 29 Orinda Way #2060, Orinda, CA
<b>Staff Planner:</b>	Nilu Karimzadegan, <a href="mailto:NKarimzadegan@berkeleyca.gov">NKarimzadegan@berkeleyca.gov</a> , 510-981-7430
<b>Recommendation:</b>	<b>APPROVE</b> Use Permit #ZP2024-0162 pursuant to Section 23.406.040(E) “Findings for Approval”
<b>Motion / Second:</b>	<b>Allen / Yung</b>
<b>Vote:</b>	<b>4-0-1-3-0 (Abstain: Thompson; Absent: Duffy, Gaffney, Choi)</b>
<b>Action:</b>	<b>APPROVED</b>

**8. Subcommittee Reports:**

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

Commissioner Thompson reported on the September 18, 2025 DRC meeting. The DRC conducted a Preliminary Design Review to partially demolish an existing mixed-use building and construct an eight-story mixed-use building at 2449 Dwight Way (at Telegraph). DRC issued a favorable recommendation to ZAB with direction Final Design Review.

**9. Correspondence:** None.

**10. ZAB Announcements:** None.

**11. Staff Announcements:** None.

**12. Next Meeting:** October 30, 2025

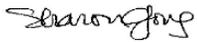
**13. Adjourn: 8:15 PM; Motion / Second: Yung / Palmatier; Vote: 5-0-0-3-0 (Absent: Duffy, Gaffney, Choi)**

**Members of the Public:**

**Present: 15**

**Speakers: 10**

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