



Planning & Development Department  
Land Use Planning Division

# Action Minutes

## Zoning Adjustments Board Thursday, October 30, 2025 - 7:08 PM

### Preliminary Matters:

#### 1. Roll Call:

**Commissioners Present:** Yes Duffy (District 1), Kimberly Gaffney (Chairperson, District 2), Michael Thompson (District 3), Sadie Mae Palmatier (District 4), Shannon Allen (District 5), Jamie Ruth (District 6), Brandon Yung (Vice Chairperson District 7), Debra Sanderson (District 8)

**Vacant:** (Mayor Appointee)

**Leave of Absence:** Commissioner Choi

**Unexcused Absence:** Commissioner Sanderson

**Staff Present:** Sarah Price (Secretary), Karen C. Hernandez (Clerk), Joshua Muller, Allison Riemer

#### 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 October 9, 2025**

**Recommendation: APPROVE**

**Motion / Second: K. Gaffney / S. Allen**

**Vote: 5-0-2-1-0**

**Action: Approved**

**B. ADDRESS: Use Permit #ZP2024-0169 2372 Ellsworth Street:** To demolish one existing one-story commercial building and surface parking lot, and construct a 7-story (approximately 85 feet) 49,900 square feet residential building with 49-dwelling units with ground floor amenities and common outdoor roof-top deck.

<b>Zoning:</b>	Residential Southside Mixed Use District (R-SMU)
<b>CEQA Determination:</b>	Categorically exempt pursuant to pursuant to Section 15332 ("In-Fill Development Projects") of the CEQA Guidelines.
<b>Applicant:</b>	Brian Carter, Studio KDA, Berkeley, CA
<b>Owner:</b>	Srihari & Jyothi Vegesna, Berkeley, CA
<b>Staff Planner:</b>	Joshua Muller, <a href="mailto:JMuller@berkeleyca.gov">JMuller@berkeleyca.gov</a> , 510-981-7488
<b>Recommendation:</b>	<b>APPROVE</b> Use Permit #ZP2024-0169 pursuant to Section 23.406.040(E) "Findings for Approval"
<b>Motion / Second:</b>	<b>K. Gaffney / S. Allen</b>
<b>Vote:</b>	<b>7-0-0-1-0</b>
<b>Action:</b>	Approved

**C. ADDRESS: Use Permit #ZP2024-0126 2298 Durant Avenue and 2360 Ellsworth Street:** To demolish a commercial building, a residential building with 7 dwelling units, and associated parking; merge two lots; and build an eight-story (92 foot), 80,000 square-foot residential building, with 65 units (5 Very-Low Income, 2 Low-Income), utilizing a State Density Bonus.

<b>Zoning:</b>	Residential Southside Mixed Use District (R-SMU)
<b>CEQA Determination:</b>	Categorically exempt pursuant to pursuant to Section 15332 (“In-Fill Development Projects”) of the CEQA Guidelines.
<b>Applicant:</b>	Austin Springer, Studio KDA, Berkeley, CA
<b>Owner:</b>	Valiance Capital, LLC, Berkeley, CA
<b>Staff Planner:</b>	Allison Riemer, <a href="mailto:ARiemer@berkeleyca.gov">ARiemer@berkeleyca.gov</a> , 510-981-7433
<b>Recommendation:</b>	<b>APPROVE</b> Use Permit #ZP2024-0126 pursuant to Section 23.406.040(E) “Findings for Approval”
<b>Motion / Second:</b>	<b>K. Gaffney / S. Allen</b>
<b>Vote:</b>	<b>7-0-0-1-0</b>
<b>Action:</b>	Approved

**7. Subcommittee Reports:**

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

- i. The project is at 1890 Alcatraz between Adeline and Dover, south side of the street, consisting of a 1-story commercial building (4,000 square feet) proposed to be demolished and construct 3-story, 6,000 square-foot community center with 3 parking spaces. The project was met with a lot of support, energy and enthusiasm from the community and DRC. The project was recommended for final Design Review.
- ii. The second project discussed is located at 2029 University Avenue, between Shattuck and Milvia, north side of the street, consisting of a 2-story commercial building with a 10-parking space garage proposed to be demolished to build a 23-story residential building, with a variation of student housing and multi-family units. Both scenarios had similarities in color and design, and there was a lot of discussion. There were issues with the concessions, specifically bird safe glass. Will be discussed further at a later hearing.

**8. Correspondence: N/A**

**9. ZAB Announcements: N/A**

**10. Staff Announcements: N/A**

**11. Next Meeting: November 13, 2025**

**12. Adjourn: 7:33 PM; Motion / Second: K. Gaffney / S. Allen; Vote: 7-0-1-0-0**

**Members of the Public:**

**Present: 11**

**Speakers: 2**

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Sarah Price, Principal Planner  
Co-Secretary of the Zoning Adjustments Board