



Planning & Development Department  
Land Use Planning Division

# Action Minutes

## Zoning Adjustments Board Thursday, November 13, 2025 - 7:03 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), Debra Sanderson (District 8)

**Vacant:** (Mayor Appointee)

**Leave of Absence: Vice Chairperson Yung**

**Unexcused Absence: Commissioner Choi**

**Staff Present:** Sharon Gong (Secretary), Samella Stover (Clerk), Victoria Schlepp, Niloufar Karimzadegan, Robert Riveria

#### 2. Ex Parte Communications: None

#### 3. Land Acknowledgement

#### 4. Public Comment on Non-Agenda Items:

Speakers – 0

#### 5. Staff Announcements: HARDHATS Concession correction for the October 9, 2025, meeting.

#### 6. Order of Agenda:

The Board Chairperson may reorder the agenda at the beginning of the meeting.

Chairperson Gaffney:

A. Moved Item 6B and 6C, 2029 University Avenue, from the Consent Calendar to the Action Calendar

B. Moved Item 7, Planning Department Overview Presentation by Jordan Klein, Director of Planning and Development, to after Action Calendar

**7. Consent Calendar**

**A. Approval of Action Minutes from October 30, 2025**

**Recommendation: APPROVE**

**Motion / Second: K. Gaffney / D. Sanderson**

**Vote:** 6-0-0-2-0 (Absent: Yung, Choi)

**Action:** Approved

**B. 3035 Colby Street: Use Permit #ZP2024-0112:** Demolish a 1,249-square-foot, non-conforming two-family dwelling and construct a 1,636-square-foot, two-family dwelling with variances for the front, side, and rear setback as well as lot coverage, open space and density standard.

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|----------------------------|---|
| <b>Zoning:</b>             | Single-Family Residential (R-1) District  |
| <b>CEQA Determination:</b> | Categorically exempt pursuant to Section 15332 (“In-Fill Development Projects”) of the CEQA Guidelines. |
| <b>Applicant:</b>          | Joanne Koch, Koch Architect, Inc., Berkeley, CA   |
| <b>Owner:</b>              | Cari Cheney and Donald Delacruz, Berkeley, CA   |
| <b>Staff Planner:</b>      | Robert Rivera, <a href="mailto:RRivera@berkeleyca.gov">RRivera@berkeleyca.gov</a> , 510-981-7480        |
| <b>Recommendation:</b>     | <b>APPROVE</b> Use Permit #ZP2024-0182 PURSUANT TO Section 23.406.040(E) “Findings for Approval”        |
| <b>Motion / Second:</b>    | <b>K. Gaffney / D. Sanderson</b>  |
| <b>Vote:</b>               | <b>6-0-0-2-0 (Absent: Yung, Choi)</b>   |
| <b>Action:</b>             | Approved  |

**8. ACTION CALENDAR**

**A. 2029 University Avenue (Multi-family): Use Permit #ZP2024-0181, 2029 University Avenue (Multi-family):** Demolish an existing two-story commercial building and a ten-car garage structure on a 12,385-square-foot lot and to construct a 23-story (256-foot-tall plus a 5-foot parapet), approximately 190,830-square-foot residential building containing 240 dwelling units, including 18 Very Low-Income (VLI), and 18 Moderate Income (MI) units for a 100% density bonus. The proposed project provides 29 off-street parking spaces, 167 Long-term and 8 Short-Term bike parking spaces.

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| <b>Zoning:</b>             | Downtown Mixed-Use (C-DMU) District  |
| <b>CEQA Determination:</b> | Categorically exempt pursuant to Section 15332 (“In-Fill Development Projects”) of the CEQA Guidelines.              |
| <b>Applicant:</b>          | Rhoades Planning Group, Berkeley, CA   |
| <b>Owner:</b>              | Mohammad Talai & Kokab Talai, San Francisco, CA  |
| <b>Staff Planner:</b>      | Niloufar Karimzadegan, <a href="mailto:NKarimzadegan@berkeleyca.gov">NKarimzadegan@berkeleyca.gov</a> , 510-981-7430 |
| <b>Recommendation:</b>     | <b>APPROVE</b> Use Permit #ZP2024-0181 PURSUANT TO Section 23.406.040(E) “Findings for Approval”                     |
| <b>Motion / Second:</b>    | <b>D. Sanderson / S. Palmatier</b>   |
| <b>Vote:</b>               | <b>5-1-0-2-0 (Absent: Yung, Choi)</b>  |
| <b>Action:</b>             | Approved   |

**B. ADDRESS: Use Permit #ZP2024-0182, 2029 University Avenue (Student-Oriented Housing):** Demolish an existing two-story commercial building and a ten-car garage structure on a 12,385-square-foot lot and to construct a 23-story (256-foot-tall plus a 5-foot parapet) approximately 191,922-square-foot residential building containing 160 dwelling units including 12 Very Low-Income (VLI), and 12 Moderate Income (MI) units for a 100% density bonus. The proposed project provides 29 off-street parking spaces, 167 Long-term and 10 Short-Term bike parking spaces.

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| <b>Zoning:</b>             | Downtown Mixed-Use (C-DMU) District  |
| <b>CEQA Determination:</b> | Categorically exempt pursuant to Section 15332 (“In-Fill Development Projects”) of the CEQA Guidelines.              |
| <b>Applicant:</b>          | Rhoades Planning Group, Berkeley, CA   |
| <b>Owner:</b>              | Mohammad Talai & Kokab Talai, San Francisco, CA  |
| <b>Staff Planner:</b>      | Niloufar Karimzadegan, <a href="mailto:NKarimzadegan@berkeleyca.gov">NKarimzadegan@berkeleyca.gov</a> , 510-981-7430 |
| <b>Recommendation:</b>     | <b>APPROVE</b> Use Permit #ZP2024-0182 PURSUANT TO Section 23.406.040(E) “Findings for Approval”                     |
| <b>Motion / Second:</b>    | <b>D. Sanderson / S. Palmatier</b>   |
| <b>Vote:</b>               | <b>5-1-0-2-0 (Absent: Yung, Choi)</b>  |
| <b>Action:</b>             | Approved   |

**9. INFORMATIONAL ITEM:**

**Planning Department Overview Presentation** by Jordan Klein, Director of Planning and Development

**10. Subcommittee Reports:**

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

**11. Correspondence: N/A**

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

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

**14. Adjourn: 9:08 PM; Motion / Second: K. Gaffney / D. Sanderson; Vote: 6-0-0-2-0**

**Members of the Public:**

**Present: 25**

**Speakers: 5**

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