



Planning & Development Department  
Land Use Planning Division

# Action Minutes

## Zoning Adjustments Board Thursday, December 11, 2025 - 7:04 PM

### Preliminary Matters:

#### 1. Roll Call:

**Commissioners Present:** Yes Duffy (District 1), Kimberly Gaffney (Chairperson, District 2), Michael Thompson (District 3), Janis Ching (District 4), Shannon Allen (District 5), Peter Choi (District 6), Brandon Yung (Vice Chairperson District 7), Debra Sanderson (District 8)

**Vacant:** (Mayor Appointee)

**Leave of Absence:** Sadie Mae Palmatier

**Unexcused Absence:** N/A

**Staff Present:** Sarah Price (Secretary), Karen Hernandez (Clerk), Joshua Muller, Vicky Schlepp, Singeh Saliki

#### 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.

*Items #7A and #7B, previously #6E and #6F, were moved from the consent calendar to the action calendar for a public hearing.*

**6. Consent Calendar**

**A. Approval of Action Minutes from November 13, 2025**

**Recommendation: APPROVE**

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

**Vote: 8-0-0-0-0**

**Action: Approved**

**B. Adoption of 2026 Zoning Adjustments Board Meeting Schedule**

**Recommendation: APPROVE**

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

**Vote: 8-0-0-0-0**

**Action: Approved**

**C. Leave of Absence for Design Review Committee**

**Grant DRC Committee Member Muszynski a Leave of Absence from the January 15, 2026 Design Review Committee Meeting, in accordance with the Commissioners' Manual (2025)**

**Recommendation: APPROVE**

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

**Vote: 8-0-0-0-0**

**Action: Approved**

**D. Use Permit #ZP2025-0054 2709 San Pablo Avenue: The applicant is seeking approval to modify Use Permit #ZP2021-0112 which established a veterinary clinic in the C-W Zoning District, by expanding the floor area into the adjacent tenant space.**

<b>Zoning:</b>	West Berkeley Commercial Zoning District (C-W)
<b>CEQA Determination:</b>	Categorically exempt pursuant to pursuant to Section 15303 (“New Construction or Conversion of Small Structures”) of the CEQA Guidelines.
<b>Applicant:</b>	Katherine Orloff Wells Construction Inc., 10648 Industrial Avenue, Roseville, CA
<b>Owner</b>	Dr. Shikher Singla, 2709 San Pablo Avenue, Berkeley, CA
<b>Staff Planner:</b>	Vicky Schlepp, <a href="mailto:vschlepp@berkeleyca.gov">vschlepp@berkeleyca.gov</a> , 510-981-7422
<b>Recommendation:</b>	<b>APPROVE</b> Use Permit #ZP2025-0054 pursuant to Section 23.406.040(E) “Findings for Approval”
<b>Motion / Second:</b>	<b>K. Gaffney / D. Sanderson</b>
<b>Vote:</b>	<b>8-0-0-0-0</b>
<b>Action:</b>	<b>Approved</b>

**7. Action Calendar**

- A. Use Permit #ZP2024-0183 1890 Alcatraz Avenue: The applicant is seeking approval to demolish a 1-story commercial building (4,425 square feet) and construct a 2-story (39 feet and 4 inches) 6,016 square-foot community center with three off-street vehicle parking spaces and five bicycle parking spaces.**

<b>Zoning:</b>	Adeline Corridor Commercial District (C-AC)
<b>CEQA Determination:</b>	Categorically exempt pursuant to pursuant to Section 15303 (“New Construction or Conversion of Small Structures”) of the CEQA Guidelines.
<b>Applicant:</b>	Canhui Li, City of Berkeley Department of Parks, Recreation, and Waterfront
<b>Owner:</b>	City of Berkeley
<b>Staff Planner:</b>	Singeh Saliki, <a href="mailto:ssaliki@berkeleyca.gov">ssaliki@berkeleyca.gov</a> , 510-981-7412
<b>Recommendation:</b>	<b>APPROVE</b> Use Permit #ZP2024-0183 pursuant to Section 23.406.040(E) “Findings for Approval”
<b>Motion / Second:</b>	<b>K. Gaffney / Y. Duffy</b>
<b>Vote:</b>	<b>8-0-0-0-0</b>
<b>Action:</b>	<b>Approved</b>

- B. Use Permit #ZP2025-0040 2061 Allston Way: The applicant is seeking approval to establish and operate a commercial recreation outdoor pickle ball court by removing 35 parking spaces and replacing with three pickle ball courts to the top level of an existing parking garage.**

<b>Zoning:</b>	Downtown Mixed-Use Zoning District (C-DMU Core)
<b>CEQA Determination:</b>	Categorically exempt pursuant to pursuant to Section 15301 (“Existing Facilities”) of the CEQA Guidelines.
<b>Applicant:</b>	Jim Jenkins, Neighborhood Pickleball, PO Box 235, Berkeley, CA
<b>Owner:</b>	First Shattuck LLC., 2150 Shattuck Avenue, Suite B100, 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 #ZP2025-0040 pursuant to Section 23.406.040(E) “Findings for Approval”
<b>Motion / Second:</b>	<b>K. Gaffney / P. Choi</b>
<b>Vote:</b>	<b>8-0-0-0-0</b>
<b>Action:</b>	<b>Approved</b>

**8. Subcommittee Reports:**

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

2612 Telegraph was discussed at the November meeting – contemporary in style 5-story residential building with commercial space on the ground floor on an L-shaped lot. Density bonus is the 5<sup>th</sup> floor with a student housing layout. The applicant is requesting a waiver for the public art fee. Committee members liked the finishes and materials, with suggestions to fit the street level better. Concerns over the lack of natural lighting into the units in the long corridors. Overall, an attractive building that would be a great addition to the neighborhood.

**9. Correspondence: N/A**

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

**11. Staff Announcements:**

Staff informed the commissioners the 2026 ZAB Calendar will switch to meetings once a month, unless a second meeting is necessary due to an impacted agenda.

**12. Next Meeting: January 22, 2026**

**13. Adjourn: 10:10 PM; Motion / Second: K. Gaffney / Y. Duffy; Vote: 8-0-0-0-0**

**Members of the Public:**

**Present: 39**

**Speakers: 20**

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