



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, March 12, 2026 - 7:03 PM

Preliminary Matters:

1. Roll Call:

Commissioners Present: Kimberly Gaffney (Chairperson, District 2), Benjamin Nash (Alternate, District 3), Shannon Allen (District 5), Brandon Yung (Vice Chairperson, District 7), Debra Sanderson (District 8)

Vacant: (Mayor Appointee)

Leave of Absence: Michael Thompson (District 3)

Unexcused Absence: Yes Duffy (District 1), Sadie Mae Palmatier (District 4), Peter Choi (District 6)

Staff Present: Sarah Price (Secretary), Samella Stover (Clerk), Victoria Schlepp, Nilu Karimzadegan

2. Ex Parte Communications: None

3. Land Acknowledgement

4. Public Comment on Non-Agenda Items:

Speakers – 2 (2425 Durant Avenue)

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 February 26, 2026

Recommendation: APPROVE

Motion / Second: K. Gaffney / S. Allen

Vote: 5-0-0-3-0

Action: APPROVED

B. Use Permit #ZP2024-0067 2276 Shattuck Avenue: To construct a 15-story addition to Morse Block, a three-story, commercial City of Berkeley Landmark building, while preserving the east facade. The proposed building would result in an 18-story (205'-9"-foot-tall), approximately 138,842 square-foot mixed-use building containing 134 dwelling units, including 11 VLI units, 11 MI units, as well as a 4,750 square feet ground floor commercial space and 105 bike parking spaces.

Zoning:	Downtown Mixed-Use District (C-DMU)
CEQA Determination:	Categorically exempt pursuant to Section 15332 ("In-Fill Development Projects") of the CEQA Guidelines.
Applicant:	Rhoades Planning Group, Berkeley, CA. 94704
Owner:	Pasand Courtyard, LLC, Sacramento, CA.95833
Staff Planner:	Niloufar Karimzadefgan, NKarimzadegam@berkeleyca.gov , 510-981-7430
Recommendation:	APPROVE Use Permit #ZP2024-0067 pursuant to Section 23.406.040(E) "Findings for Approval"
Motion / Second:	K. Gaffney / S. Allen
Vote:	5-0-0-3-0
Action:	Approved

7. Action Calendar

A. Use Permit #ZP2025-0064 600 Gilman Street: To establish a public drive-in vehicle wash, incidental food service with a service window, and allow a 30-foot-wide driveway. The proposed project would establish three primary uses: a public drive-in vehicle wash, electric vehicle charging, continued vehicle rentals, and allow incidental food service with a service window.

Zoning:	Manufacturing (M) District
CEQA Determination:	Categorically exempt pursuant to Section 15303 (“New construction or Conversion of Small Structures”) of the CEQA Guidelines.
Applicant:	Tim Southwick Jr., and Tim Southwick Sr., Berkeley, CA. 94704
Owner:	Greg Hoff & Chris Hoff, Oakland, CA. 94611
Staff Planner:	Victoria Schlepp, VSchlepp@berkeleyca.gov , 510-981-7422
Recommendation:	DENY Use Permit #ZP2025-0064 pursuant to Section 23.406.050(C) Variances Not Allowed and 23.406.050(F) “Findings for Approval” and APPROVE Use Permit #ZP2025-0064 pursuant to Section 23.406.040(E) “Findings for Approval”
Motion / Second:	S. Allen / D. Sanderson
Vote:	5-0-0-3-0
Action:	Denied Variance for a drive-in vehicle wash and Approved AUPs for food service and a driveway over 20-feet in width abutting a street.

8. Subcommittee Reports:

A. Design Review Committee (DRC):

- i. Nothing to report, February 2026 DRC meeting was cancelled.

9. Correspondence

10. ZAB Announcements

11. Staff Announcements:

Staff made Commissioners aware of the Planning Commission meeting on 04/15/2026

12. Next Meeting: April 9, 2026

13. Adjourn: 8:00 PM; Motion / Second: K. Gaffney / S. Allen; Vote: 5-0-0-3-0

Members of the Public:

Present: 19

Speakers: 3

