



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, April 9, 2026 - 7:02 PM

Preliminary Matters:

1. Roll Call:

Commissioners Present: Yes Duffy (District 1), Michael Thompson (District 3), Steven Cramer (District 4), Shannon Allen (District 5), Peter Choi (District 6), Brandon Yung (Vice Chairperson, District 7), Kera Binns (Alternate, District 8)

Vacant: (Mayor Appointee)

Leave of Absence: Kimberly Gaffney (Chairperson, District 2), Debra Sanderson (District 8),

Unexcused Absence: None

Staff Present: Sharon Gong (Secretary), Karen Hernandez (Clerk), Victoria Schlepp, Joshua Muller

2. Ex Parte Communications: 2

A. Commissioner Cramer – email communication with the 830 Bancroft Way applicant, Mark Rhoades (project timeline, bicycles)

B. Commissioner Yung – email communication with the 830 Bancroft Way applicant, Mark Rhoades (Commissioner attendance)

3. Land Acknowledgement: N/A

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 March 12, 2026

Recommendation: CONTINUE (to correct an error)

Motion / Second: S. Allen / B. Yung

Vote: 7-0-0-1-0

Action: CONTINUED

B. Leave of Absence for Design Review Committee

Grant DRC Committee Member Mitchell a Leave of Absence from the April 16, 2026, Design Review Committee Meeting, in accordance with the Commissioner’s Manual (2025)

Recommendation: Approve

Motion / Second: S. Allen / B. Yung

Vote: 7-0-0-1-0

Action: APPROVED

C. Permit Modification #ZP2025-0113 2128 Oxford Street: To modify a State Density Bonus project originally approved under Use Permit #ZP2022-0135 to construct a 26-story (286 feet, 4 inches; plus 6-foot parapet), 711,081-square-foot, mixed-use building with 433 dwelling units (including 6 Extremely Low-Income and 30 Very Low-Income Density Bonus qualifying / replacement units), 10,068 square feet of commercial space, and 1 parking space.

Zoning:	Downtown Mixed-Use District (C-DMU)
CEQA Determination:	Staff recommends that ZAB determine the project is consistent with the previously adopted Environmental Impact Report and Mitigation, Monitoring, and Reporting Program associated with the original application and approve ZP2025-0113 pursuant to BMC Section 23.406.040 (E) (1-5) “Findings for Approval” and subject to the attached Findings and Conditions of Approval.
Applicant:	Core Berkeley Oxford, LLC. Chicago, IL
Owner:	Core Berkeley Oxford, LLC. Chicago, IL
Staff Planner:	Joshua Muller, JMuller@berkeleyca.gov , 510-981-7488
Recommendation:	APPROVE Use Permit #ZP2025-0113 pursuant to Section 23.406.040(E) “Findings for Approval”
Motion / Second:	S. Allen / B. Yung
Vote:	7-0-0-1-0
Action:	APPROVED

D. Use Permit Modification #ZP2025-0105 2712 Telegraph Avenue: To modify Use Permit ZP2022-0179 to construct a six-story (70 feet, 7 inches), 43,525 square-foot mixed use building with 50 dwelling units (including 5 Very Low-Income Density Bonus qualifying units), 616 square feet of commercial space, 3 automobile parking spaces.

Zoning:	Corridor Commercial District (C-C)
CEQA Determination:	Categorically exempt pursuant to Section 15332 (“Infill Development Projects”) of the CEQA Guidelines.
Applicant:	Austin Springer, Studio KDA, Berkeley, CA
Owner:	2712 Telegraph LLC, Berkeley, CA
Staff Planner:	Victoria Schlepp, VSchlepp@berkeleyca.gov , 510-981-7422
Recommendation:	APPROVE Use Permit #ZP2025-0105 pursuant to Section 23.406.040(E) “Findings for Approval”
Motion / Second:	S. Allen / B. Yung
Vote:	7-0-0-1-0
Action:	APPROVED

7. Action Calendar

A. Use Permit Modification #ZP2025-0096 830 Bancroft Way: To modify Use Permit #A1463 (established non-conforming Vocational Training Center use) and Administrative Use Permit AUP#98-2000035 (established non-conforming medical office use), for the expansion of the existing facility’s operational hours to accommodate an increase of classroom area and practitioner offices for rent.

Zoning:	Residential Multi-Unit 2 District (R-2)
CEQA Determination:	Categorically exempt pursuant to Section 15301 (“Existing Facilities”) of the CEQA Guidelines.
Applicant:	Rachel Berry, Rhoades Planning Group, Berkeley, CA
Owner:	Root and Bloom Institute, LLC, Nevada City, NV
Staff Planner:	Karen C. Hernandez, KHernandez-Gonzalez@berkeleyca.gov , 510-981-7426
Recommendation:	APPROVE Use Permit #ZP2025-0096 pursuant to Section 23.406.040(E) “Findings for Approval”
Motion / Second:	Y. Duffy / S. Allen
Vote:	7-0-0-1-0
Action:	APPROVED with Added Condition of Approval: <i>At the time of building permit submittal, the applicant shall include a bicycle parking plan that identifies 5 secure indoor bicycle parking spaces and 8 outdoor bicycle parking spaces. This plan shall be verified by Land Use Planning staff as part of the plan check review.</i>

8. Subcommittee Reports:

A. Design Review Committee (DRC):

- i. No update to report – both DRC Commissioners were absent from the March 18, 2026 DRC Meeting.

9. Correspondence: N/A

10. ZAB Announcements:

- A. Commissioner Allen – reminder to Commissioners to request Leaves of Absence from their Councilmembers ahead of meetings to obtain an excused absence and an Alternate Commissioner if possible.
- B. Commissioner Duffy – request staff to make the full 2026 ZAB Meeting schedule easily accessible on the City website.

11. Staff Announcements: N/A

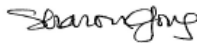
12. Next Meeting: May 14, 2026

13. Adjourn: 8:19 PM; Motion / Second: K. Binns / Y. Duffy; Vote: 7-0-0-1-0

Members of the Public:

Present: 37

Speakers: 10


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