



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, May 14, 2026 - 7:00 PM

Preliminary Matters:

1. Roll Call:

Commissioners Present: Laurie Capitelli (Alternate, District 1), Kimberly Gaffney (Chairperson, District 2), Benjamin Nash (Alternate, District 3), Steven Cramer (District 4), Shannon Allen (District 5), Brandon Yung (Vice Chairperson District 7), Debra Sanderson (District 8)

Vacant: (Mayor Appointee)

Leave of Absence: Yes Duffy (District 1), Michael Thompson (District 3), Peter Choi (District 6)

Unexcused Absence: None.

Staff Present: Sarah Price (Secretary), Marytonae Sanchez (Clerk), Selestee Richardson (Co-Clerk), Boshi Fu, Niloufar Karimzadegan

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.

No changes made.

6. Consent Calendar

A. Approval of Action Minutes from March 12, 2026

Recommendation: APPROVE

Motion / Second: K. Gaffney / S. Allen

Vote: 7-0-0-1-0 (Absent: P. Choi)

(Yes – No – Abstain – Absent – Recused)

Action: APPROVE

B. Approval of Action Minutes from April 9, 2026

Recommendation: APPROVE

Motion / Second: K. Gaffney / S. Allen

Vote: 7-0-0-1-0 (Absent: P. Choi)

(Yes – No – Abstain – Absent – Recused)

Action: APPROVE

C. Leave of Absence for Design Review Committee

Grant DRC Committee Member Gaffney a Leave of Absence from May 28, 2026 Design Review Committee Meeting, in accordance with the Commissioners' Manual (2025)

Recommendation: APPROVE

Motion / Second: K. Gaffney / S. Allen

Vote: 7-0-0-1-0 (Absent: P. Choi)

(Yes – No – Abstain – Absent – Recused)

Action: APPROVE

D. Use Permit #ZP2025-0103 1101 University Avenue: To change the use of 5,516 square feet of an existing vacant unit, last approved for a cannabis retailer, to a Vehicle Parts Store (O'Reilly), on a 13,100 square foot lot within a Designated Node of the C-W zoning district.

Zoning:	West Berkeley Commercial District (C-W), Node 3
CEQA Determination:	Categorically exempt pursuant to Section 15301 (“Existing Facilities”) of the CEQA Guidelines.
Applicant:	Steven Appel, Rancho Santa Margarita, CA
Owner:	AZ DV Real Estate, LLC, Berkeley, CA
Staff Planner:	Boshi Fu, BFu@berkeleyca.gov , 510-981-7544
Recommendation:	APPROVE Use Permit #ZP2025-0103 pursuant to Section 23.406.040(E) “Findings for Approval”
Motion / Second:	K. Gaffney / S. Allen
Vote:	7-0-0-1-0 (Absent: P. Choi) (Yes – No – Abstain – Absent – Recused)
Action:	APPROVE

E. Use Permit #ZP2025-0014 1522 Josephine Street: To demolish 1,451 square feet, two-story (21 feet, 4 inches) Single-Family dwelling and construct a new 2,574 square feet, two-story (23 feet, 1 inch) Single-Family dwelling with an attached two-car garage and 553 square feet rear deck.

Zoning:	Residential Multi-Unit 2 District (R-2)
CEQA Determination:	Categorically exempt pursuant to Section 15303 (“New Construction or Conversion of Small Structures”) of the CEQA Guidelines.
Applicant:	Al Dram, Emeryville, CA
Owner:	Sharon Li, Berkeley, CA
Staff Planner:	Niloufar Karmizadegan, NKarmizadegan@berkeleyca.gov , 510-981-7430
Recommendation:	APPROVE Use Permit #ZP2025-0014 pursuant to Section 23.406.040(E) “Findings for Approval”
Motion / Second:	K. Gaffney / S. Allen
Vote:	7-0-0-1-0 (Absent: P. Choi) (Yes – No – Abstain – Absent – Recused)
Action:	APPROVE

7. Action Calendar: No Items.

8. Subcommittee Reports:

A. Design Review Committee (DRC). Chairperson Gaffney reported on the April 26, 2026, DRC meeting. The DRC conducted Final Design Review of the following projects:

- To demolish a four-unit residential building and construct an eight-story residential building at 2138 Kittredge Street (near Oxford). DRC approved with a condition and design recommendations.
- To partially demolish a mixed-use building and construct an eight-story mixed-use building at 2449 Dwight Way (at Telegraph). DRC approved with design recommendations.

9. Correspondence

- Email from Steven Schuyler, received April 21, 2026
- Email from Steven Schuyler, received April 25, 2026

10. ZAB Announcements: N/A

11. Staff Announcements: N/A

12. Next Meeting: June 11, 2026

13. Adjourn: 7:16 PM

Motion / Second: K. Gaffney / D. Sanderson

Vote: 7-0-0-1-0 (Absent: P. Choi)

(Yes – No – Abstain – Absent – Recused)

Members of the Public:

Present: 12

Speakers: 1



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