



Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board Thursday, July 9, 2026 - 7:00 PM

Preliminary Matters:

1. Roll Call:

Commissioners Present: Kimberly Gaffney (Chairperson, District 2), Michael Thompson (District 3), Steven Cramer (District 4), Shannon Allen (District 5), Peter Choi (District 6), Debra Sanderson (District 8)

Vacant: (Mayor Appointee)

Leave of Absence: Brandon Yung (Vice Chairperson, District 7)

Unexcused Absence: Yes Duffy (District 1)

Staff Present: Sarah Price (Secretary), Samella Stover (Clerk), Boshi Fu, Victoria Schlepp, Singeh Saliki

2. Ex Parte Communications: None

3. Land Acknowledgment

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 June 11, 2026****Recommendation: APPROVE****Motion / Second: Gaffney/Allen****Vote: 6-0-0-1-0 (Yes – No – Abstain – Absent – Recused)****Action: APPROVED**

B. Use Permit #ZP2025-0056 841 Folger Avenue: To demolish a 5,903 square foot primary commercial building, last used for office, with a maximum height of 19 feet 10 inches, to establish a parking lot with 18 spaces for exclusive use within the MU-LI District.

Zoning:	Mixed Use-Light Industrial (MU-LI) District
CEQA Determination:	Categorically exempt pursuant to Section 15301 ("Existing Facilities") of the CEQA Guidelines.
Applicant:	Joe Regoli & Crista Meckler (Siteworks Construction Inc.), Lafayette, CA
Owner:	Ashby Lumber, Concord, CA
Staff Planner:	Boshi Fu, BFu@berkeleyca.gov, 510-981-7544
Recommendation:	APPROVE Use Permit #ZP2025-0056 pursuant to Section 23.406.040(E) "Findings for Approval"
Motion / Second:	Gaffney/Allen
Vote:	6-0-0-1-0 (Leave of Absence: B. Yung; Absent: Y. Duffy) (Yes – No – Abstain – Absent – Recused)
Action:	Approved

C. Use Permit #ZP2024-0027 2614 Telegraph Avenue: To demolish a residential building (2614 Telegraph Avenue) and a commercial building (2417 Carleton Street), merge the two lots, and construct a 39,009 square foot, 5-story (60 feet, 6 inches) mixed-use residential building containing 32 dwelling units (3 Very Low-Income and 2 Low-Income) and 605 square foot commercial space, with no automobile parking

spaces and 40 bicycle parking spaces, utilizing State Density Bonus.

Zoning:	Corridor Commercial (C-C) District
CEQA Determination:	Categorically exempt pursuant to Section 15332 ("Infill Development Projects") of the CEQA Guidelines.
Applicant:	Gunkel Architecture, Leila Ghaz, Emeryville, CA
Owner:	Avenue T Property, LLC, Sacramento, CA
Staff Planner:	Vicky Schlepp, VSchlepp@berkeleyca.gov , 510-981-7422
Recommendation:	APPROVE Use Permit #ZP2025-0056 pursuant to Section 23.406.040(E) "Findings for Approval"
Motion / Second:	Gaffney/Allen
Vote:	6-0-0-1-0 (Leave of Absence: B. Yung; Absent: Y. Duffy) (Yes – No – Abstain – Absent – Recused)
Action:	Approved

7. Action Calendar

- A. Use Permit #ZP2024-0058 2700 Shattuck Avenue: To demolish single-story commercial structures (22,273 square feet) and construct an 8-story (90 feet and 4 inches) 281,960 square-foot mixed-use residential development with 359 dwelling units (including 38 Very Low Income units), 5,136 square feet of ground floor commercial space, 141 off-street vehicle parking spaces, and 158 bicycle parking spaces, utilizing a Tier 2 local density bonus.

Zoning:	Adeline Corridor Commercial (C-AC) District
CEQA Determination:	Statutorily exempt pursuant to Section 21080.66 (Assembly Bill 130).
Applicant:	Isaiah Stackhouse, Trachtenberg Architects, Berkeley, CA
Owner:	2700 Shattuck LLC, Berkeley, CA
Staff Planner:	Singeh Saliki, SSaliki@berkeleyca.gov
Recommendation:	APPROVE Use Permit #ZP2024-0058 pursuant to Section 23.406.040(E) "Findings for Approval"
Motion / Second:	Sanderson/Gaffney
Vote:	2-4-0-1-0 (Leave of Absence: B. Yung; Absent: Y. Duffy) (Yes – No – Abstain – Absent – Recused)
Action:	Motion Failed
Motion / Second:	Allen/Cramer
Vote:	3-2-1-1-0 (Leave of Absence: B. Yung; Absent: Y. Duffy) (Yes – No – Abstain – Absent – Recused)
Action:	Motion Failed
Motion / Second:	Gaffney/Sanderson
Vote:	6-0-0-1-0 (Leave of Absence: B. Yung; Absent: Y. Duffy) (Yes – No – Abstain – Absent – Recused)
Action:	Approved

8. Subcommittee Reports:

- A. Design Review Committee (DRC).** DRC discussed the final design review for 2128 Oxford, there were a significant number of recommendations from the committee, while noting the applicant were scaling back on commercial space for more residential units.

9. Correspondence: N/A

10. ZAB Announcements: N/A

11. Staff Announcements: N/A

12. Next Meeting: August 13, 2026

13. Adjourn:

Motion / Second: Gaffney/Sanderson

Vote: 6-0-0-1-0 (Leave of Absence: B. Yung)
(Yes – No – Abstain – Absent – Recused)

Members of the Public:

Present: 14

Speakers: 3

A handwritten signature in black ink, appearing to read 'Sarah Price', enclosed within a red rectangular border.

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