

**ANNOTATED AGENDA
SPECIAL MEETING OF THE
BERKELEY CITY COUNCIL**

**Monday, February 23, 2026
6:00 PM**

SCHOOL DISTRICT BOARD ROOM - 1231 ADDISON STREET, BERKELEY, CA 94702

ADENA ISHII, MAYOR

Councilmembers:

DISTRICT 1 – RASHI KESARWANI
DISTRICT 2 – TERRY TAPLIN
DISTRICT 3 – BEN BARTLETT
DISTRICT 4 – IGOR TREGUB

DISTRICT 5 – SHOSHANA O’KEEFE
DISTRICT 6 – BRENT BLACKABY
DISTRICT 7 – CECILIA LUNAPARRA
DISTRICT 8 – MARK HUMBERT

*This meeting will be conducted in a hybrid model with both in-person and virtual attendance. Attend this meeting remotely using [Zoom](#). To request to speak, use the “raise hand” function in Zoom. To join by phone: Dial **1-669-254-5252** or **1-833-568-8864 (Toll Free)** and enter **Meeting ID: 160 227 1983**. To provide public comment, Press *9 and wait to be recognized by the Chair. To submit a written communication for the public record, email council@berkeleyca.gov.*

Live captioned broadcasts of Council meetings are available on B-TV (Channel 33) and via [internet video stream](#). All Council meetings are recorded.

This meeting will be conducted in accordance with the Brown Act, Government Code Section 54953. Any member of the public may attend this meeting, however, if you are feeling sick, please do not attend the meeting in person. The City Council may take action related to any subject listed on the Agenda.

Pursuant to the City Council Rules of Procedure and State Law, the presiding officer may remove, or cause the removal of, an individual for disrupting the meeting. Prior to removing an individual, the presiding officer shall warn the individual that their behavior is disrupting the meeting and that their failure to cease their behavior may result in their removal. The presiding officer may then remove the individual if they do not promptly cease their disruptive behavior. “Disrupting” means engaging in behavior during a meeting of a legislative body that actually disrupts, disturbs, impedes, or renders infeasible the orderly conduct of the meeting and includes, but is not limited to, a failure to comply with reasonable and lawful regulations adopted by a legislative body, or engaging in behavior that constitutes use of force or a true threat of force.

Government Code Section 84308 (Levine Act) - *Parties to a proceeding involving a license, permit, or other entitlement for use are required to disclose if they made contributions over \$500 within the prior 12 months to any City employee or officer. Parties and participants with a financial interest are prohibited from making more than \$500 in contributions to a decisionmaker for the 12 months after the final decision is rendered on the proceeding. The above contribution disclosures and restrictions do not apply when the proceeding is competitively bid, or involves a personnel or labor contract. For more information, see Government Code Section 84308.*

Preliminary Matters

Roll Call: 6:07 p.m.

Present: Kesarwani, Taplin, Tregub, O’Keefe, Blackaby, Lunaparra, Humbert, Ishii

Absent: Bartlett

Councilmember Bartlett present at 6:07 p.m.

Report from Closed Session:

The Mayor and Council met in closed session and formed an ad hoc subcommittee consisting of Mayor Ishii, Vice Mayor Lunaparra and Councilmember Humbert, to assist with the recruitment of the next Permanent Director of Police Accountability.

Action Calendar – Public Hearings

1. **Zoning Adjustments Board Appeal: 2298 Durant, Use Permit Application #ZP2024-0126**

From: City Manager

Recommendation: Conduct a public hearing and upon conclusion adopt a Resolution denying the appeal and affirming the Zoning Adjustments Board (ZAB) decision to approve Use Permit #ZP2024-0126 to demolish an existing commercial building, a residential building with 7 rent-controlled dwelling units, and associated parking; merge two lots; and construct an eight story (92 foot), 80,000 square-foot residential building, with 65 units (5 very low-income, 2 low-income), utilizing a State Density Bonus.

Financial Implications: None

Contact: Jordan Klein, Planning and Development, (510) 981-7400

Action: Item removed from the agenda due to project being withdrawn by the Applicant. (Supplemental material in Supp 2 from Planning & Development Department.)

Action Calendar – Public Hearings

2. Zoning Adjustments Board Appeal: 2425 Durant Avenue, Use Permit Application #ZP2024-0162

From: City Manager

Recommendation: Conduct a public hearing and upon conclusion adopt a Resolution denying the appeal and affirming the Zoning Adjustments Board (ZAB) decision to approve Use Permit #ZP2024-0162, to demolish three existing two-story residential buildings, including 19 rent-controlled dwelling units, and construct a 20-story (208 feet), approximately 148,940-square-foot residential building containing 169 dwelling units, including 6 Extremely Low-Income (ELI), 7 Very Low-Income (VLI), 6 Low-Income (LI), and 13 Moderate Income (MI) units, on a 9,750-square-foot lot.

Financial Implications: None

Contact: Jordan Klein, Planning and Development, (510) 981-7400

Public Testimony: The Mayor opened the public hearing. 24 speakers.

M/S/C (Tregub/Humbert) to close the public hearing.

Vote: All Ayes.

Action: M/S/C (Kesarwani/Lunaparra) to adopt Resolution No. 72,129–N.S. denying the appeal and affirming the Zoning Adjustments Board (ZAB) decision to approve Use Permit #ZP2024-0162, with amendments to include the correct language for condition #65 and to properly number conditions #66 - #70.

Vote: Ayes – Kesarwani, Blackaby, Lunaparra, Humbert, Ishii; Noes – None; Abstain – Taplin, Bartlett, Tregub, O’Keefe.

3a. Zoning Adjustments Board Appeal: 2029 University Avenue, Use Permit Application #ZP2024-0182 (Student Housing-Oriented)

From: City Manager

Recommendation: Conduct a public hearing, and upon conclusion adopt a Resolution denying the appeal and affirming the Zoning Adjustments Board (ZAB) decision to approve Use Permit #ZP2024-0182, to demolish an existing two-story commercial building and a ten-car garage structure on a 12,385-square-foot lot and to construct a 23-story (256-foot-tall plus a 5-foot parapet) approximately 191,922-square-foot residential building, containing 160 dwelling units including 12 Very Low-Income (VLI), and 12 Moderate Income (MI) units. The proposed project provides 29 off-street parking spaces, 167 Long-term and 10 Short-Term bike parking spaces.

Financial Implications: None

Contact: Jordan Klein, Planning and Development, (510) 981-7400

Action: See action for Item 3b.

Action Calendar – Public Hearings

3b. Zoning Adjustments Board Appeal: 2029 University Avenue, Use Permit Application #ZP2024-0181 (Multi-Family)

From: City Manager

Recommendation: Conduct a public hearing and upon conclusion adopt a Resolution denying the appeal and affirming the Zoning Adjustments Board (ZAB) decision to approve Use Permit #ZP2024-0181 to demolish an existing two-story commercial building and a ten-car garage structure on a 12,385-square-foot lot, and to construct a 23-story (256-foot-tall plus a 5-foot parapet) approximately 190,830-square-foot residential building containing 240 dwelling units, including 18 Very Low-Income (VLI), and 18 Moderate Income (MI) units. The proposed project provides 29 off-street parking spaces, 167 Long-term and 8 Short-Term bike parking spaces.

Financial Implications: None

Contact: Jordan Klein, Planning and Development, (510) 981-7400

Public Testimony: The Mayor opened the public hearing. 9 speakers. M/S/C (Taplin/Tregub) to close the public hearing.

Vote: All Ayes.

Action: M/S/Failed (Kesarwani/Humbert) to deny the appeal and approve Use Permit #ZP2024-0181 and Permit #ZP2024-0182.

Vote: Ayes – Kesarwani, Lunaparra, Humbert, Ishii; Noes – None; Abstain – Taplin, Bartlett, Tregub, O’Keefe, Blackaby.

Adjournment

Action: M/S/C (Tregub/Humbert) to adjourn the meeting.

Vote: All Ayes.

Adjourned at 8:49 p.m.

Communications

Item #2: Zoning Adjustments Board Appeal: 2425 Durant Avenue, Use Permit Application #ZP2024-0162

14. Jesse Arreguin

15. Mark Rhoades on behalf of Applicant 2425 Durant LLC

Item #3a: Zoning Adjustments Board Appeal: 2029 University Avenue, Use Permit Application #ZP2024-0182 (Student Housing-Oriented)

Item #3b: Zoning Adjustments Board Appeal: 2029 University Avenue, Use Permit Application #ZP2024-0181 (Multi-Family)

16. Mark Rhoades on behalf of Laconia Development, LLC

Supplemental Communications and Reports 1

Item #1: Zoning Adjustments Board Appeal: 2298 Durant, Use Permit Application #ZP2024-0126

17. Jack Farrell on behalf of YIMBY Law

18. Jolene Kramer

Item #2: Zoning Adjustments Board Appeal: 2425 Durant Avenue, Use Permit Application #ZP2024-0162

- 19. Jack Farrell on behalf of YIMBY Law
- 20. Jolene Kramer

Item #3a: Zoning Adjustments Board Appeal: 2029 University Avenue, Use Permit Application #ZP2024-0182 (Student Housing-Oriented)

Item #3b: Zoning Adjustments Board Appeal: 2029 University Avenue, Use Permit Application #ZP2024-0181 (Multi-Family)

- 21. Paul Menzies on behalf of Laconia Development, LLC
- 22. Jolene Kramer
- 23. Jack Farrell on behalf of YIMBY Law
- 24. Mark Rhoades on behalf of Laconia Development, LLC

Supplemental Communications and Reports 2

Item #1: Zoning Adjustments Board Appeal: 2298 Durant, Use Permit Application #ZP2024-0126

- 25. Supplemental agenda material submitted by the Planning & Development Department

Item #1: Zoning Adjustments Board Appeal: 2298 Durant, Use Permit Application #ZP2024-0126

Item #2: Zoning Adjustments Board Appeal: 2425 Durant Avenue, Use Permit Application #ZP2024-0162

Item #3a: Zoning Adjustments Board Appeal: 2029 University Avenue, Use Permit Application #ZP2024-0182 (Student Housing-Oriented)

Item #3b: Zoning Adjustments Board Appeal: 2029 University Avenue, Use Permit Application #ZP2024-0181 (Multi-Family)

- 26. James Lloyd on behalf of the California Housing Defense Fund
- 27. Mark Rhoades

Item #3a: Zoning Adjustments Board Appeal: 2029 University Avenue, Use Permit Application #ZP2024-0182 (Student Housing-Oriented)

Item #3b: Zoning Adjustments Board Appeal: 2029 University Avenue, Use Permit Application #ZP2024-0181 (Multi-Family)

- 15. Ruhama Tereda on behalf of the North Coast States Carpenters Union

Supplemental Communications and Reports 3

Item #1: Zoning Adjustments Board Appeal: 2298 Durant, Use Permit Application #ZP2024-0126

- 16. Gregory Kalkanis

Item #2: Zoning Adjustments Board Appeal: 2425 Durant Avenue, Use Permit Application #ZP2024-0162

- 17. Presentation submitted by the Planning Department
- 18. Bonnie Zhu (2)

Item #3a: Zoning Adjustments Board Appeal: 2029 University Avenue, Use Permit Application #ZP2024-0182 (Student Housing-Oriented)

Item #3b: Zoning Adjustments Board Appeal: 2029 University Avenue, Use Permit Application #ZP2024-0181 (Multi-Family)

19. Presentation submitted by the Planning Department

20. Gregory Kalkanis

21. Kelly Hammargren

22. Scott Littlehale