



Planning & Development Department  
Land Use Planning Division

# Action Minutes

## Zoning Adjustments Board Thursday, March 28, 2024 - 7:02 PM

### Preliminary Matters:

#### **Roll Call:**

**Commissioners Present:** Yes Duffy (Chairperson, District 1), Michael Thompson (District 3), Todd Jersey (District 4), Shoshana O'Keefe (District 5), Brandon Yung (District 7), Debra Sanderson (District 8)

**Absent:** Igor Tregub (appointed by Mayor Arreguin), Kimberly Gaffney (Vice Chairperson, District 2), Charles Kahn (District 6)

**Staff Present:** Claudia Garcia (Secretary), Karen Hernandez (Clerk), Sharon Gong

**Ex Parte Communication Disclosures:** Brandon Yung was included in an email that was responded to by staff, Sharon Gong.

#### **Public Comment on Non-Agenda Items:**

Speakers – 4

#### **Agenda Changes:**

The Board Chairperson may reorder the agenda at the beginning of the meeting.  
No changes made.

**ACTION MINUTES - Zoning Adjustments Board**  
 Thursday, March 28, 2024  
 Page 2 of 2

**1. Approval of Action Minutes from March 14, 2024**

**Recommendation: APPROVE**

**Motion / Second: Y. Duffy / B. Yung**

**Vote: 5-0-1-3-0 (Abstain: M. Thompson; Absent: I. Tregub, K. Gaffney, C. Kahn)**

**Action: Approved**

**Consent Calendar**

**Action Calendar**

**2. 2136-2154 San Pablo Avenue – New Public Hearing**

<b>Application:</b>	<b>Use Permit #ZP2021-0046</b> to demolish an existing one-story, non-residential building and construct a six-story (69 feet, 6 inches), 82,824-square-foot, mixed-use building with 122 dwelling units (including 10 Very Low-Income, Density Bonus qualifying units) and three live/work units (2,490 square feet of commercial space) and a ground-floor parking garage with 50 spaces.
<b>Zoning:</b>	West Berkeley Commercial (C-W)
<b>CEQA Recommendation:</b>	Certify the Final Environmental Impact Report and adopt the Mitigation, Monitoring, and Reporting Program prepared pursuant to Article 7 of the California Environmental Quality Act Guidelines
<b>Applicant/Owner:</b>	San Pablo Investors Two LLC, 200 Spectrum Center Drive, Suite 1450, Irvine, CA 92618
<b>Staff Planner:</b>	Sharon Gong, <a href="mailto:sgong@berkeleyca.gov">sgong@berkeleyca.gov</a> , (510) 981-7429
<b>Recommendation:</b>	<b>APPROVE</b> Use Permit # ZP2021-0046 pursuant to Section 23.406.040(D)
<b>Motion / Second:</b>	<b>B. Yung / Y. Duffy</b>
<b>Vote:</b>	<b>6-0-0-3-0</b>
<b>Action:</b>	<b>ZAB certified the Final Environmental Impact Report and adopted the Mitigation, Monitoring, and Reporting Program; and Approved Use Permit #ZP2021-0046 with a recommendation that the applicant consider incorporating bird safe glass.</b>

**Subcommittee Reports:**  
 DRC – N/A

**Staff Communications: N/A**

**Adjourn: 10:07 PM;**  
**Motion / Second: S. O’Keefe / D. Sanderson;**  
**Vote: 6-0-0-3-0**

**Members of the Public:**  
**Present: 22**  
**Speakers: 10**