



Z O N I N G
A D J U S T M E N T S
B O A R D

M E M O R A N D U M

FOR BOARD ACTION

APRIL 27, 2023

2439 Durant Avenue

Use Permit #ZP2021-0192 to demolish a 10,554 square foot, two-story (25 feet) commercial building, and construct a 36,529 square-foot, 7-story (75 feet) mixed-use building with 22 dwelling units, a restaurant, bar, and an entertainment establishment.

Error in Condition of Approval 15

There is an error in Condition of Approval 15, on page 7 of the Findings and Conditions. Staff recommends revising as follows:

COA 15. Final Floor Plan. Update the floor plans to ~~only show the allowed food service establishment in the commercial area, and remove bike parking from the laundry room.~~

Staff Planner: Allison Riemer, ariemer@cityofberkeley.info, (510) 981-7433

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Letter of Support - Item #8 2439 Durant Ave. - 4/27 ZAB Mtg.

From: Alex Knox <alex@telegraphberkeley.org>
Sent: Monday, April 24, 2023 1:58 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Cc: Riemer, Allison <ARiemer@cityofberkeley.info>
Subject: Letter of Support - Item #8 2439 Durant Ave. - 4/27 ZAB Mtg.

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Dear Zoning Adjustment Board members:

On behalf of the Telegraph Business Improvement District, I write to urge your support for the proposed development at 2439 Durant Avenue. The project will significantly advance our community and economic development goals with the addition of new residential units and a restaurant/entertainment establishment to house Kip's Bar & Grill which has been a staple of the Telegraph District for nearly 70 years.

On February 14, 2023 our board of directors received a presentation by the development team and offered their unanimous support for the Kip's redevelopment project. Our district has a vibrant night-life scene but growth and expansion has long been a challenge. The Kip's project is part of a re-energizing effort to support the Telegraph District as a nightlife destination by expanding our offerings and amenities.

The TBID is excited to see this move forward and we will continue to partner with the City, community and the development team throughout the process to ensure the project's successful completion. We ask that you approve this item and thank you for your commitment to promoting greater equity, inclusion, and sustainability in Berkeley and the Telegraph district.

Sincerely,

Alex Knox

Executive Director

Telegraph Business Improvement District

2437 Durant Ave. Ste. 206

Berkeley, CA 94704

(o) (510) 486-2366

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