Planning & Development Department
Land Use Planning Division

Action Minutes

Zoning Adjustments Board
Thursday, May 30, 2024 - 7:03 PM

Preliminary Matters:

Roll Call:
Commissioners Present: Yes Duffy (Chairperson, District 1), Kimberly Gaffney (Vice Chairperson, District 2), Michael Thompson (District 3), Vacant (District 4), Shoshana O'Keefe (District 5), Allison Plese (District 7), Deborah Sanderson (District 8)

Leave of Absence: Igor Tregub (Mayor Appointee), Brandon Yung (District 7)
Absent: Charles Kahn (District 6)

Staff Present: Claudia Garcia (Secretary), Karen Hernandez (Clerk), Russell Roe, Katrina Lapira, Sharon Gong

Ex Parte Communication Disclosures: Commissioner Gaffney had a meeting to discuss Design Review Committee items for 2128-2130 Oxford/2132-2168 Center with the applicant.

Land Acknowledgement

Public Comment on Non-Agenda Items:

Speakers – 0

Agenda Changes:

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

Consent Calendar

1. **Approval of Action Minutes from May 9, 2024**

   Recommendation: **APPROVE**

   Motion / Second: D. Sanderson/ K.Gaffney
   Vote: 6-0-0-2-0 (Absent: I.Tregub, C. Kahn)
   Action: Approved

2. 1499 University Avenue– New Public Hearing

Application:	**Use Permit # ZP2023-0164** to initiate the sale of beer and wine to hotel guests under a Type 70 Alcohol Beverage Control (ABC) permit.
Zoning:	University Commercial (C-U)
CEQA Recommendation:	Categorically exempt pursuant to Section 15301("Existing Facilities") of the CEQA Guidelines.
Applicant:	Jiten Jadav, 1499 University Avenue, Berkeley, CA
Owner:	Berkeley Hospitality LLC, 109 John Street, Salinas, CA
Staff Planner:	Russell Roe, rroe@berkeleyca.gov, (510) 981-7548
Recommendation:	**APPROVE** Use Permit # ZP2023-0164 pursuant to Section 23.406.040(D)
Motion / Second:	**D. Sanderson/ K.Gaffney**
Vote:	**6-0-0-2-0 (Absent: I.Tregub, C. Kahn)**
Action:	**Approved**

3. 2462 Bancroft Way– New Public Hearing

Application:	**Use Permit # ZP2023-0107** to demolish an existing non-residential structure and construct at 40,086 square foot, eight-story (88 feet 6 inches) mixed use residential building containing 66 dwelling units (3 Very Low-Income units Density Bonus qualifying units), 1,312 square feet of commercial space, and 28 bicycle parking spaces.
Zoning:	Telegraph Avenue Commercial (C-T)
CEQA Recommendation:	Categorically exempt pursuant to Section 15332 ("Infill Development") of the CEQA Guidelines.
Applicant:	Isaiah Stackhouse, Trachtenberg Architects, Berkeley CA
Owner:	Zengs Berkeley LLC, San Leandro CA
Staff Planner:	Katrina Lapira, klapira@berkeleyca.gov, (510) 981-7488
Recommendation:	**APPROVE** Use Permit # ZP2023-0107 pursuant to Section 23.406.040(D)
Motion / Second:	**D. Sanderson/ K.Gaffney**
Vote:	**6-0-0-2-0 (Absent: I.Tregub, C. Kahn)**
Action:	**Approved**

Action Calendar

5. 2128-2130 Oxford Street/2132-2168 Center Street – New Public Hearing

Application:	**Public comment period** for the Draft Environmental Impact Report (EIR) and Project Preview for **Use Permit #ZP2022-0135** to demolish two buildings (one mixed-use with 16 rent-controlled units, one commercial) and construct a 26-story (285 feet-4 inches, plus a 12-foot parapet), 694,778-square-foot, mixed-use building with 456 dwelling units (including 40 Very Low-Income Density Bonus qualifying units), 14,961 square feet of commercial space, and 36 vehicle parking spaces.
Zoning:	Downtown Mixed-Use District, Core Sub-Area (C-DMU Core)
CEQA Recommendation:	Public review of Draft Environmental Impact Report pursuant to Article 7 of the CEQA Guidelines
Applicant/Owner:	Core Berkeley Oxford, LLC, 1643 N. Milwaukee Ave, 5th Floor, Chicago, IL 60647
Staff Planner:	Sharon Gong, sgong@berkeleyca.gov, (510) 981-7429
Recommendation:	Conduct a public hearing to 1) provide interested parties, public agencies, and members of the public with an opportunity to comment on the scope and content of the Draft EIR; 2) provide advisory comments and direction regarding project design and compatibility with the neighborhood; and 3) provide advisory comments regarding additional issues and analysis the next staff report should address.
Action:	**The ZAB held a public hearing to receive comments on the merits of the proposed project and the Draft EIR.**

Subcommittee Reports:
DRC –
3030 Telegraph: Final review by DRC approved to include two murals, adjusted building colors, and will have a more residential look where it previously had a more commercial look to the building.

1598 University Avenue: Preliminary design review. DRC recommended the applicant to revise their plans and provide DRC with a clear proposal and larger samples, as they are proposing a design that is different from what is shown in the plans. Specifically, the new proposal would remove windows that make the building look significantly different than what was originally proposed.

Staff Communications: N/A

Adjourn: 8:40 PM; Motion / Second: Y. Duffy / K. Gaffney; Vote: 6-0-0-2-0

Members of the Public:
Present: 17
Speakers: 3

Claudia Garcia, Principal Planner
Co-Secretary of the Zoning Adjustments Board