

# 2740 Telegraph Avenue – The Marshall

DEC 04 2019

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## THE MARSHALL

Restoration of two designated Berkeley landmarks

Restoration of historic gardens

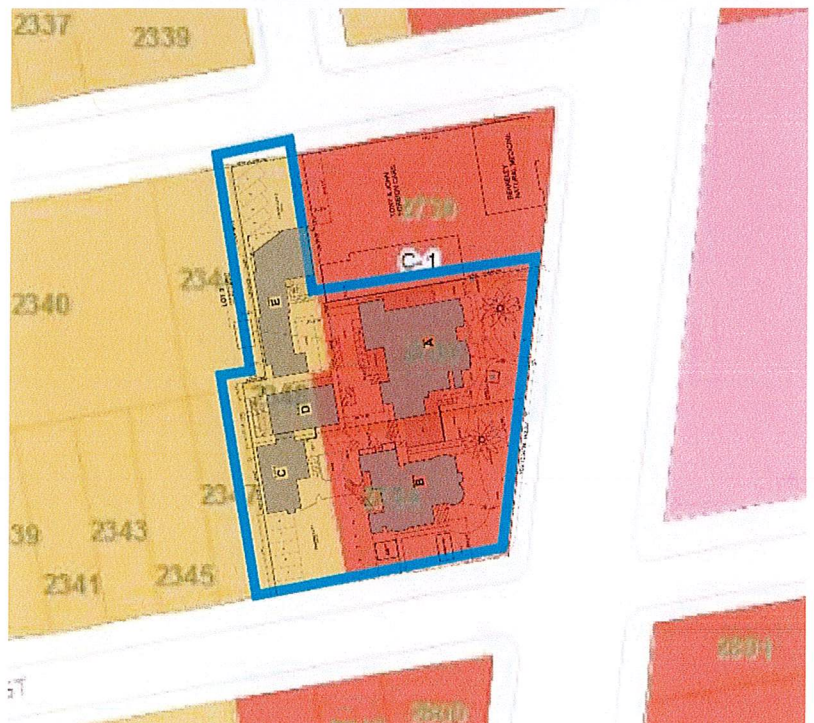
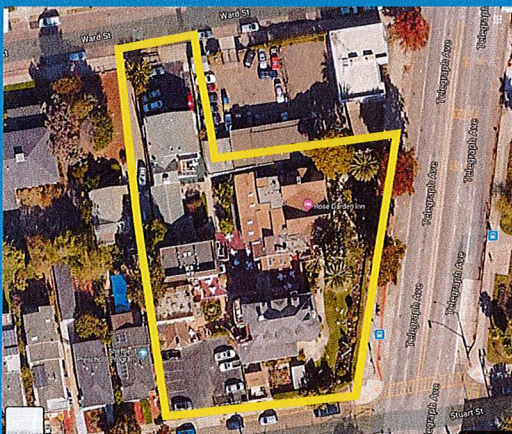
Unified architectural design on entire site and upgraded, ADA compliant courtyards and walkways

Increased Transient Occupancy Tax from \$234,000 in 2017 to \$502,000 by 2022

Increased gross receipts and property tax based on property valuation increase

Unifying three split-zoned parcels into one zoning district

The Marshall is a proposal for a zone change and general plan amendment to unify the zoning and land use designation of three split-zoned parcels into the General Commercial (C-1) zoning district. Contingent on the zone change approval, the proposed project would rehabilitate and restore the Marshall Houses, designated Berkeley landmarks, as well as to update and unify the other structures that currently constitute the Rose Garden Inn. The historic gardens would also be restored and maintained.







# SHEFFIELD PRESCHOOL PROGRAM



Late Communications  
Planning Commission

December 3, 2019

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To Whom It May Concern:

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I have lived next door to the Rose Garden Inn since 1987. I have been sad to see it fall apart in the past fifteen years. There is a lot of work to be done to just bring the property up to its initial glory, let alone create it into a destination boutique hotel. I love his plan to call the property The Marshall in honor of the original owners. (I have run a preschool program in my home in Berkeley for children 3—5 years old with a family daycare license since 1983.)

I am very hopeful that Amish Patel will improve and save the two main buildings of the Rose Garden Inn, and improve the grounds overall. He has promised to replace the failing fence between our properties and remove a dying pine tree that drops debris all over my roof and property. I am looking forward to the remodel that will include removing the rear stairs that overlook my backyard.

The entire neighborhood will welcome his plan of valet parking, including his guests whose cars have been broken into over the past year. Lately, car break-ins seem to be on the rise at the top of Stuart Street, and valet parking will remove the thieves' incentive.

Sincerely,

*M. June Sheffield*

Late Communications  
Planning Commission

M. June Sheffield  
Director

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