

**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 1201 San Pablo Building proposal

-----Original Message-----

From: Elizabeth Obolensky <eobolensky@me.com>  
Sent: Tuesday, April 26, 2022 10:19 PM  
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
Subject: 1201 San Pablo Building proposal

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

I have lived on 1116 Harrison Street since 2005 and have grown to love my neighborhood. In that time, I met my partner and we had a son. The neighborhood is filled with relatively small homes, many of which are over 100 years old (mine was built in 1917). Others in my neighborhood have lived in their homes for many more years than I. My son plays catch, whiffle ball, and other games on the sidewalk outside our house. Harrison street dead ends at Stannage and is quiet enough for him safely play without cars frequently whizzing by.

I would like to see the lot on the corner of San Pablo and Harrison developed with a structure that helps increase housing. I think it can be done without sacrificing the surrounding quiet neighborhood we all love. I also think that a structure that is thoughtfully designed to blend in with the neighborhood and to mitigate traffic and parking issues will be a structure that can stand the test of time.

Please, consider ideas to reduce the dwarfing of the homes on Harrison and Kains. Ask for the maximum allowed parking spaces for the structure to minimize overflow parking and traffic in the neighborhood. Consider having the entrance/exit on San Pablo rather than Harrison to reduce the inevitable increase of cars whizzing through Harrison, Kains, and Stannage.

These seemingly small decisions can make a big impact. Please help make the building at 1201 San Pablo become a positive and integral part of the existing neighborhood rather than an overpowering eyesore.

Regards,  
Elise Obolensky

**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 1201-1205 San Pablo

**From:** Mary Wyand <marytwyand@gmail.com>  
**Sent:** Tuesday, April 26, 2022 8:50 PM  
**To:** Gong, Sharon <SGong@cityofberkeley.info>  
**Cc:** Deirdre O'Regan <dedeoregan@gmail.com>; Gerstein, Beth <BGerstein@cityofberkeley.info>; dan.hayes@yahoo.com Hayes <dan.hayes@yahoo.com>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** Re: 1201-1205 San Pablo

Thank you for the clarification, Sharon. Bummer for our neighborhood that it wasn't exercised.

Have a good evening.  
Mary

On Tue, Apr 26, 2022 at 5:27 PM Gong, Sharon <[SGong@cityofberkeley.info](mailto:SGong@cityofberkeley.info)> wrote:

Hi Mary,

The last permit did stay with the property. However, it was never exercised – no one actually constructed the building that was approved with the permit. A new use permit can be approved to build a different project on the site. That is what is being considered now. If approved, the new permit can be exercised with the construction of the building on the site.

Sharon



**Sharon Gong** (she/her/hers)

Senior Planner

Planning and Development, Land Use Division

1947 Center St., 2<sup>nd</sup> Floor, Berkeley, CA 94704

**From:** Mary Wyand <[marytwyand@gmail.com](mailto:marytwyand@gmail.com)>  
**Sent:** Saturday, April 23, 2022 9:03 AM  
**To:** Gong, Sharon <[SGong@cityofberkeley.info](mailto:SGong@cityofberkeley.info)>  
**Cc:** Deirdre O'Regan <[dedeoregan@gmail.com](mailto:dedeoregan@gmail.com)>; Gerstein, Beth <[BGerstein@cityofberkeley.info](mailto:BGerstein@cityofberkeley.info)>; [dan.hayes@yahoo.com](mailto:dan.hayes@yahoo.com) Hayes <[dan.hayes@yahoo.com](mailto:dan.hayes@yahoo.com)>; Zoning Adjustments Board (ZAB) <[Planningzab@cityofberkeley.info](mailto:Planningzab@cityofberkeley.info)>  
**Subject:** Re: 1201-1205 San Pablo

That's interesting, Sharon. Why didn't USE PERMIT #05-1000029 stay with the property when Jim Hart sold it? And, if it did, why is the base case for the proposed building so much greater?

On Fri, Apr 22, 2022 at 6:30 PM Gong, Sharon <[SGong@cityofberkeley.info](mailto:SGong@cityofberkeley.info)> wrote:

Hi Deidre, staff does not consider that aspect of the project for the permit review. We only require that the applicant is also the owner or is authorized by the owner to obtain the permit. An approved land use permit would stay with the property.

Sharon

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**From:** Deirdre O'Regan <[dedeoregan@gmail.com](mailto:dedeoregan@gmail.com)>  
**Sent:** Thursday, April 21, 2022 6:25 PM  
**To:** Gong, Sharon <[SGong@cityofberkeley.info](mailto:SGong@cityofberkeley.info)>  
**Cc:** Gerstein, Beth <[BGerstein@cityofberkeley.info](mailto:BGerstein@cityofberkeley.info)>; Mary Wyand <[marytwyand@gmail.com](mailto:marytwyand@gmail.com)>; [dan.hayes@yahoo.com](mailto:dan.hayes@yahoo.com) Hayes <[dan.hayes@yahoo.com](mailto:dan.hayes@yahoo.com)>; Zoning Adjustments Board (ZAB) <[Planningzab@cityofberkeley.info](mailto:Planningzab@cityofberkeley.info)>  
**Subject:** 1201-1205 San Pablo

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Hi Sharon, I'm not sure what to do with this information so I have included Beth and the ZAB secretary as well, but the above mentioned property is for sale and has been for almost a year. Is this pertinent information for the city as it relates to approving the development proposal?

Thanks

**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 1201-1205 San Pablo proposed development.

**From:** Amit Bhatia <amit.bhatia@gmail.com>  
**Sent:** Tuesday, April 26, 2022 7:20 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Cc:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** RE: 1201-1205 San Pablo proposed development.

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear Madam/Sir,

I am a resident of 1131 Kains Ave, Berkeley, CA 94706. I am reaching out to express my concerns regarding the proposed development of 6 storey 66 unit 17 parking spaces building at 1201-1205 San Pablo. I am seriously concerned regarding the severe adverse impact this will have on the wellness of the neighborhood - this will be detrimental to the health, safety, peace, comfort and general well being of the residents in the neighborhood.

I kindly request to re-evaluate the planned development and consider revising it so that it results in a harmonious and mutually beneficial environment for the community and existing dwellers in the neighborhood. Specifically, a building with less density, fewer stories and more onsite parking spaces (e.g., 50% maximum of the City of Berkeley recommendation = 33 parking spaces) will help reduce the likelihood and the intensity of adverse impact resulting from the proposed development to the health, safety, peace and well being of the neighborhood.

Kind regards,  
Amit Bhatia  
1131 Kains Ave, Albany, 94706, CA.

**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 6-story, 66 unit, 17 parking spaces development 1201-1205 San Pablo Ave.

**From:** Kelley McCain <kmccain9907@gmail.com>  
**Sent:** Tuesday, April 26, 2022 5:38 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** 6-story, 66 unit, 17 parking spaces development 1201-1205 San Pablo Ave.

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

As a resident of the Kains, Stannage, Harrison neighborhood, I have concerns about this development. A building with less density, less stories and more parking spaces would be much preferred. The residents will have cars and their visitors will have cars. This will lead to more traffic as well as people parking on our already congested streets. In addition, taller buildings will hijack our afternoon sunshine. There is more to be said and the conversation needs to continue.

Thank you,  
Kelley McCain

**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 1201-1205 San Pablo

**From:** Gong, Sharon  
**Sent:** Tuesday, April 26, 2022 5:27 PM  
**To:** Mary Wyand <marytwyand@gmail.com>  
**Cc:** Deirdre O'Regan <dedeoregan@gmail.com>; Gerstein, Beth <BGerstein@cityofberkeley.info>; dan.hayes@yahoo.com Hayes <dan.hayes@yahoo.com>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** RE: 1201-1205 San Pablo

Hi Mary,

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Sharon



**Sharon Gong** (she/her/hers)  
Senior Planner  
Planning and Development, Land Use Division  
1947 Center St., 2<sup>nd</sup> Floor, Berkeley, CA 94704

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**Subject:** Re: 1201-1205 San Pablo

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Sharon

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**Sent:** Thursday, April 21, 2022 6:25 PM  
**To:** Gong, Sharon <[SGong@cityofberkeley.info](mailto:SGong@cityofberkeley.info)>  
**Cc:** Gerstein, Beth <[BGerstein@cityofberkeley.info](mailto:BGerstein@cityofberkeley.info)>; Mary Wyand <[marytwyand@gmail.com](mailto:marytwyand@gmail.com)>; [dan.hayes@yahoo.com](mailto:dan.hayes@yahoo.com)  
Hayes <[dan.hayes@yahoo.com](mailto:dan.hayes@yahoo.com)>; Zoning Adjustments Board (ZAB) <[Planningzab@cityofberkeley.info](mailto:Planningzab@cityofberkeley.info)>  
**Subject:** 1201-1205 San Pablo

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Hi Sharon, I'm not sure what to do with this information so I have included Beth and the ZAB secretary as well, but the above mentioned property is for sale and has been for almost a year. Is this pertinent information for the city as it relates to approving the development proposal?

Thanks

**Jacob, Melinda**

---

**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 1201-1205 San Pablo Proposed Development

**From:** April Lee <aprlee8@gmail.com>  
**Sent:** Tuesday, April 26, 2022 5:03 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Cc:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** 1201-1205 San Pablo Proposed Development

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear ZAB Members,

My daughter and I live at 1232 Kains Ave. We will be impacted by the proposed development and have serious concerns about our safety and that of our neighbors, especially young children and the elderly of which there are many. A 6-story, 66 unit building with only 17 parking spaces will increase the amount of traffic on our narrow street, as well as deplete the supply of available street parking. Many homes along our street do not have driveways and many residents will be forced to park several blocks away. This is a safety concern especially at night after dark. There are many children who play in the neighborhood and walk to school and the increased traffic will put them at greater risk. We do not want our street turned in to a superhighway. We are requesting that the developers design a building with less density and fewer stories, and increase the number of parking spaces at the development to the 50% maximum the City of Berkeley recommends. Please consider requiring a fact-based traffic study before allowing this project to continue. If the proposed project proceeds as currently planned, it will have a detrimental effect - essentially taking away the health, safety, peace, and general welfare of the residents in this neighborhood.

Sincerely,  
April Lee  
1232 Kains Ave



**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 1201-1205 San Pablo Development

**From:** Medina, Enrico (HSA) <enrico.medina@sfgov.org>  
**Sent:** Tuesday, April 26, 2022 4:59 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** 1201-1205 San Pablo Development

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

To Whom It May Concern:

I'd like to echo my neighbors issues raised about this development. I am concerned about inadequate parking for this development which curtails our ability to park in front of our homes. Please mitigate the situation by providing more parking spaces or limiting the size of this development. Thank you.

**Enrico Medina**  
**1210 Kains Ave.**  
**Berkeley, CA 94706**

CCSF-HSA - All outbound HSA email is automatically scanned for PII and PHI by Zix Email Encryption

**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 1201 San Pablo

**From:** dan.hayes@yahoo.com <dan.hayes@yahoo.com>  
**Sent:** Tuesday, April 26, 2022 4:56 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** 1201 San Pablo

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear ZAB Members

From the BMC

*Section 23B.32.040 Findings for Issuance and Denial and Conditions*

1. *The Board may approve an application for a Use Permit, either as submitted or as modified, only upon finding that the establishment, maintenance or operation of the use, or the construction of a building, structure or addition thereto, under the circumstances of the particular case existing at the time at which the application is granted, will not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the area or neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood or to the general welfare of the City.*

How can any of can any of these conditions be considered met when you will have major construction going on several yards away from existing homes and the impact on traffic and parking(from this development and the one at 1200 San Pablo) has not been studied under current conditions.

Please at least require mitigations to the abutting homes (especially Yevette's) for the impact during construction. Also require the developer to provide the potential 28 parking spaces they have been mentioning in their effort to get the city's approval.

Thank You  
Dan Hayes

**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 1201-1205 San Pablo proposed development

-----Original Message-----

From: Maura Whelehan <maurawhelehan@gmail.com>  
Sent: Tuesday, April 26, 2022 4:53 PM  
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
Subject: 1201-1205 San Pablo proposed development

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Greetings,

As a resident of Stannage Avenue, very near the proposed site, I feel a 66 unit, 17 parking space development across the street from an already approved 6 story building with 104 units and 44 parking spaces.

I believe this will most certainly be detrimental to the health, safety, peace, morals, comfort and general welfare to the residents of this neighborhood.

Thank you for receiving my concerns.

Best,  
Maura Whelehan 1117 Stannage Ave

**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: Proposed Development at SE corner of San Pablo & Monroe

-----Original Message-----

From: Janice Hitchcock <jeh.paix@gmail.com>  
Sent: Tuesday, April 26, 2022 4:53 PM  
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
Cc: jbond@albanyca.org  
Subject: Proposed Development at SE corner of San Pablo & Monroe

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear Sir or Madam,

I live nearby, and have two main concerns: 1) the height of the east side of the building is excessive, and 2) the lack of parking for residents in that complex is completely unacceptable. Please understand: I'm in agreement about the need of housing in the Bay Area, and support changes that will free up reasonable development. I'm NOT in agreement with allowing inappropriate or poorly designed housing that pays big dividends to investors and developers while devastating nearby neighborhoods. And there are two problems with the current design of this building.

1) THE EASTERN ELEVATION:

Please consider reasonable accommodation in order NOT to deprive neighboring homes of ANY sun in the afternoon and evening. One possibility is to consider adding another story or two to the WEST/SAN PABLO elevation, then staggering the building toward the east so that it's only TWO stories at the eastern elevation of the proposed building. It would feel far less oppressive, and provide much needed sun and breezes.

2) THE ALMOST NONEXISTENT OFFSTREET PARKING:

Off street parking requirements are suddenly null and void. I get it. BUT... Consider that THESE STREETS - Stannage and Kains, which will end up with the cars from these apartments, are a MERE 30 FEET 3 INCHES WIDE - WITHOUT PARKED CARS. The only way two-way driving works even now is for one car to pull over into an open space at the curb and let the other car pass. The streets will be undrivable if the current number of parking places remains at only 17. It's already dangerous, with racing cars trying to beat the traffic on the major streets around us (San Pablo, Gilman, Marin, etc), exacerbated by increasing, desirable retail in the area (Whole Foods, Sprouts and the Monroe development, Westbrae development).

The fact is, people will drive because there is no alternative. Do any of us walk to the grocery store for our weekly shopping and then walk or bus home with all of that? My husband and I do walk to and from Sprouts a few times a week, but we live nearby and have the time - AND MY HUSBAND HAS BEEN HIT BY A CAR TWICE WHILE EN ROUTE BECAUSE PEOPLE RUN THE STOPLIGHT AT SAN PABLO AND DARTMOUTH. Fortunately the only casualty so far is one raw egg.

And how about public transportation? How many of us take the bus to work, stores, anywhere? Until the Bay Area gives us good, workable public transportation we'll have to drive, even if we'd rather not. And that includes me. When I

worked in San Francisco I always took the commute bus or BART and was grateful to have it. And our 11 yr-old car only has around 100K miles. BUT WE STILL HAVE TO HAVE A CAR.

Lastly, let's talk livability. This is a surprisingly young, vibrant community. Dartmouth has a child care business, a very popular tot park, lots of walkers, runners, babies in strollers, and bikes with cargo trailers and child carriers. We even have quite a few seniors come here from the new senior apartments at the foot of Dartmouth to have a nice walk - some even in wheelchairs and walkers. Dozens of young families have moved here, and there are more children than ever before (and we moved here in '83). And it's all because of this livable, friendly, walkable, safe, cooperative neighborhood.

Please help us keep this neighborhood the likable and livable place it is - just fix these couple of things. It can be done. Investors are going to make a lot of money, and Berkeley will increase its tax base. And you'll have done your part in sustaining a lot of happiness in a functional, urban community, not to mention have a lot of grateful renters who can go home and relax, not roam around burning gasoline while they look for that parking space.

Thank you, Jan Hitchcock

1102 Stannage Ave  
Albany, CA

**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: Comments about 1201-1205 San Pablo Ave Housing Development

**From:** Matt Lee <mattshlee@gmail.com>  
**Sent:** Tuesday, April 26, 2022 4:27 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; planningzab@cityofberkeley.info  
**Subject:** Comments about 1201-1205 San Pablo Ave Housing Development

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hi,

As a resident of the immediate neighborhood, I'm writing to express my strong concerns about the development, especially the parking situation. I believe 17 parking spaces for 66 units is unreasonably low. This in addition to the other 106-unit development across the street will create a lot of parking problems in the neighborhood.

The plan as it is will be detrimental to the health, safety, peace, and general welfare of the residents in the area. We strongly believe that there should be a lot more parking spaces (33 spaces or 50% maximum recommended by City of Berkeley) with such a dense development.

Sincerely,  
Matt Lee  
1114 Kains Ave, Albany, CA 94706

**Jacob, Melinda**

---

**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 1201-1205 San Pablo proposed Development

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**From:** k drink <kd2d@comcast.net>  
**Sent:** Tuesday, April 26, 2022 4:00 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** 1201-1205 San Pablo proposed Development

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I feel that a 6-story, 66 unit, with only 17 parking space development across the street from an already approved 6-story, 104 unit development will be detrimental to the health, safety, peace, comfort and general welfare of residents in our neighborhood. It will greatly increase auto traffic on our street between the development and Gilman Street. This will create a dangerous situation, especially with cars speeding through. Also the parking is already very difficult on our street. (I've seen people park in front of my house all day in order to walk to the express bus stop.)

I am not opposed to development, but instead prefer a development that will be more compatible with our neighborhood. A building will less density and fewer stories. To help mitigate parking concerns I would like to see more parking spaces included in the development -- at least 33 spaces that is 50% maximum the City recommends. I would also greatly appreciate annual parking permits for residents on our streets that will help with the parking difficulties.

Thank you for your consideration.

K. Drinkhouse  
1234 Stannage Avenue

## Jacob, Melinda

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 1201-1205 San Pablo Proposed Building - ZAB mtg 4/28/22  
**Attachments:** 1201 San pablo Permit 2006 (1) (1).pdf

**From:** Mary Wyand <mary@encorerenewableenergy.com>  
**Sent:** Tuesday, April 26, 2022 3:47 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; zab@cityofberkeley.info; Gong, Sharon <SGong@cityofberkeley.info>  
**Cc:** Jean Molesky-Poz <moleskypoz@me.com>; Deirdre O'Regan <dedeoregan@gmail.com>; Mary Wyand <marytwyand@gmail.com>; Kesarwani, Rashi <RKesarwani@cityofberkeley.info>; Berkeley Mayor's Office <mayor@cityofberkeley.info>  
**Subject:** Re: 1201-1205 San Pablo Proposed Building - ZAB mtg 4/28/22

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with attachment....

On Tue, Apr 26, 2022 at 3:44 PM Mary Wyand <[mary@encorerenewableenergy.com](mailto:mary@encorerenewableenergy.com)> wrote:

**Dear ZAB Members -**

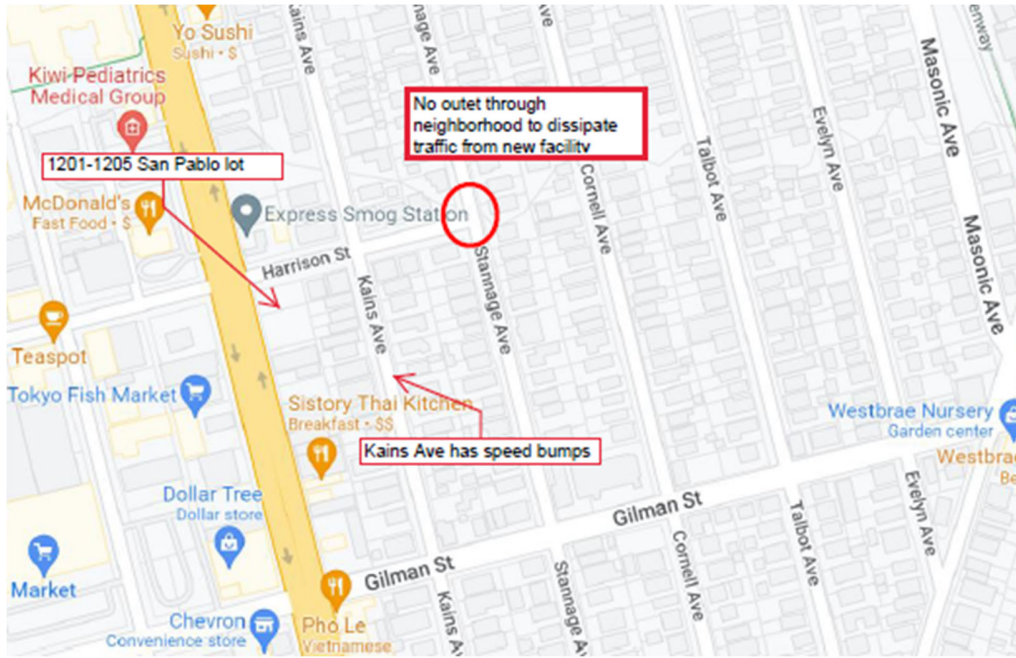
**My ask of you this coming Thursday, April 28, 2022: Please reconsider this project as a whole within the context of its location. Please do NOT approve the Use Permit #ZP2021-0070 for 1201-1205 San Pablo Avenue based on the significant traffic and safety issues resulting from a building of this density.**

**Reasonable growth** has to start somewhere within the City. Please recommend that the architect revise their design starting with the negotiated base case of 27 units. If 10% of those units are affordable to very low-income households, then the total number of units with the density bonus could be 38 units, with the building stepping down into the neighborhood as originally agreed upon (and currently recommended).

My reasonings and reiterating some of the points in my more detailed email sent to you last Wednesday, 4/20/22 follow:

1. The **density of the currently proposed building is far too great for the layout of the neighborhood** and poses a **significant safety risk**. The minimum in/out access unique to our neighborhood will not allow our narrow streets to absorb the population and cars associated with this 6-story, 66 unit building.





Imagine another 50 -100 folks/cars coming down this narrow, neighborhood street on a regular basis! And then there's the parking...



2. The size of the **currently proposed building** is far out of scale relative to the neighborhood context.





Below is a picture of the proposed design based on Use Permit #05-1000029 (attached) previously issued for this lot and including the negotiated parameters between the developer, architect and neighbors in 2006.



Using the **above design as a base case** to apply the density bonus requirements of the state is far **more reasonable, attractive and within the context of the neighborhood** than the currently proposed building.

While the Housing Accountability Act has good intentions, it is not a "one size fits all" solution and **requires local entities to consider its intent and, specifically its impact, on locations where it is being imposed.**

**Thank you for your service** - it really does not go unnoticed.

Kind regards.  
Mary Wyand  
1206 Stannage Ave

--



Mary Wyand, PE,  
LEED 2.1AP  
*Sr. Project*

*Manager -  
Development*

tel 802.713.1085

cell 510.289.2466

[Encore.eco](http://Encore.eco)



**Mary Wyand, PE,**

**LEED 2.1AP**

*Sr. Project*

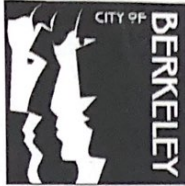
*Manager -*

*Development*

tel 802.713.1085

cell 510.289.2466

[Encore.eco](http://Encore.eco)



Planning and Development Department  
Land Use Planning

# U S E P E R M I T

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CITY OF BERKELEY ZONING ORDINANCE  
Berkeley Municipal Code Title 23

**USE PERMIT #05-10000029**

Property Address: **1201 SAN PABLO / 1100 HARRISON STREET**

Permittee Name: **JIM HART**

Use and/or Construction Permitted:

Use Permit under Sections 23E.64.030 and 23E.64.050.B.3 of the Zoning Ordinance to construct a mixed-use building greater than 20,000 square feet gross floor area.

RESOLUTION, FINDINGS, CONDITIONS AND APPROVED PLANS ATTACHED

The Use Permit herein described has been duly granted by the City Council and is in effect on October 25, 2006.

Document 1

RESOLUTION NO. 63,468-N.S.

APPROVING USE PERMIT NO. 05-1000029 FOR THE PROJECT LOCATED AT 1201  
SAN PABLO AVENUE AND DISMISSING THE APPEAL

WHEREAS, on March 4, 2005, Mr. Jim Hart submitted a use permit application to construct a mixed-use building containing 30 residential units (6 Inclusionary), ground floor commercial units and 38 parking spaces on a 13,000 square foot parcel; and

WHEREAS, in August, October, November and December 2005, the Design Review Committee conducted meetings to review the design and to take testimony from the public; and

WHEREAS, on January 19, 2006, after several redesigns of the project, the Design Review Committee forwarded a positive recommendation (6-Y, 0-N, 0-abstain) to the Zoning Adjustments Board; and

WHEREAS, on April 6, 2006, the Zoning Adjustments Board held a public hearing; reviewed a staff report that provided analysis on design, Inclusionary ordinance and State Density Bonus; and received testimony from 32 speakers; and

WHEREAS, on April 6, 2006, the Zoning Adjustments Board, approved Use Permit #05-1000029; and

WHEREAS, the Zoning Adjustment Board Notice of Decision was released on April 14, 2006, and the appeal period ended on May 1, 2006; and

WHEREAS, on May 1, 2006, the City received an appeal submitted by Susan Pinto on the behalf of 12 neighbors; and

WHEREAS, on July 18, 2006, the Council set the matter for a hearing; and

WHEREAS, on September 12, 2006, the Applicant submitted revised plans to relocate floor area away from the residences to the east; and

WHEREAS, on September 19, 2006, the Council held a hearing, considered the revised plans, received testimony from 17 speakers and continued the matter to September 26, 2006; and

WHEREAS, on September 26, 2006, the City Council discussed the project and continued the matter to October 10, 2006; and

WHEREAS, on September 29, 2006, the Applicant submitted revised plans to reduce the floor area and to revise the distribution of the Inclusionary Units; and

WHEREAS, on October 10, 2006, the City Council discussed the applicant's October 10, 2006 letter regarding California Government Code Section 65589.5; and

WHEREAS, the applicant's October 10, 2006 letter was later withdrawn; and

WHEREAS, on October 16, 2006, the City Council reviewed a compromise between the neighbors and the applicant that involved a change in the plans and an offer to fund specific traffic related measures; and

WHEREAS, on October 19, 2006, the applicant submitted revised plans that increased the horizontal separation between the project and the residences to the east, reduced the number of dwellings units from 30 to 27, reduced the gross floor area from 29,665 to 28,655, increased the number of off street parking spaces from 38 to 44-56, decreased the number of Inclusionary units from six to five (or three units plus an in-lieu payment equivalent to two units); and

WHEREAS, on October 24, 2006, the City Council considered the record of the proceedings before the City Council, staff reports and correspondence presented to the City Council, and, in the opinion of this Council, the facts stated in, or ascertainable from this information, warrant approving the subject Use Permit, based on the revised plan submitted on October 19, 2006 and dismissing the appeal; and

WHEREAS, attached hereto are the findings and conditions of approval applicable to this permit (Exhibit A) that are included by reference as though fully incorporated herein; and

WHEREAS, attached hereto is a reduced copy of the approved plan (dated October 19, 2006 and marked as Exhibit B) that is included by reference as though fully incorporated herein; and

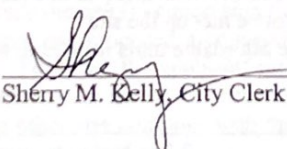
NOW THEREFORE, BE IT RESOLVED the Council of the City of Berkeley hereby approves Use Permit No. 05-1000029 as reflected in the October 19, 2006 design, based on the findings, and subject to the conditions of approval contained in Exhibit A, and dismisses the appeal.

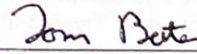
The foregoing Resolution was adopted by the Berkeley City Council on October 24, 2006 by the following vote:

Ayes: Councilmembers Anderson, Capitelli, Maio, Moore, Olds, Spring, Worthington, Wozniak and Mayor Bates.

Noes: None.

Absent: None.

Attest:   
Sherry M. Kelly, City Clerk

  
Tom Bates, Mayor

**Jacob, Melinda**

---

**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 1201-1205 San Pablo Development

**From:** David Curran <dcurranalbany@gmail.com>  
**Sent:** Tuesday, April 26, 2022 3:41 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** 1201-1205 San Pablo Development

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear ZAB,

I am writing about the proposed development for 1201-1205 San Pablo Avenue. My concerns are many but today I shall address the lack of allotted parking which will have an outsize effect on the surrounding area.

In brief, allowing 66 units with only 17 parking spaces means dozens more cars will be looking for parking in an already impacted neighborhood. Add to this the 104 unit building with only 44 spaces across the street and we have a huge problem for the neighborhood. People living here will be forced to park far from their homes and this becomes a safety and health issue for the many seniors, as well as children, in the area.

And, let's face it, people who move in will have cars and no amount of magical thinking is going to change that. So while a development is good, either scale back its size to be more in line with the neighborhood it will directly abut, or significantly add the number of spaces for the development,

Thanks,  
David Curran  
Concerned resident of Stannage Avenue

**Jacob, Melinda**

---

**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: Development at 1201-1205 San Pablo Ave

-----Original Message-----

From: Norman Bonney <norman@normanbonney.com>  
Sent: Tuesday, April 26, 2022 3:23 PM  
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
Cc: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
Subject: Development at 1201-1205 San Pablo Ave

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear City of Berkeley planners,

I have recently been made aware of the building at 1201 San Pablo Ave happening in our neighborhood. I am one among many residents here who are gravely concerned about the traffic and parking issues that will likely arise from this construction.

I'd like to see more parking spaces included in the development as well as the garage exit moved to San Pablo rather than Harrison St.

I hope you'll consider these concerns and address them with the developer.

Thankyou,

Norman Bonney  
1232 Stannage Ave.  
Berkeley, CA 94706



Jacob, Melinda

**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: Update to :Addendum to Previous E-mail about 1201-1205 San Pablo.

**From:** Margaret <margaretpritt@sbcglobal.net>  
**Sent:** Tuesday, April 26, 2022 3:22 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** Update to :Addendum to Previous E-mail about 1201-1205 San Pablo.

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

ZAB members,

I forgot to attach this data: please add to my Addendum.

Lani Su  
 July 2, 2021  
 Page 3 of 10

**Table 1: Automobile Trip Generation**

Land Use	Size <sup>1</sup>	Daily <sup>2</sup>	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Apartments <sup>3</sup>	66 DU	360	6	18	24	18	11	29
Non-Auto Reductions (-37%) <sup>4</sup>		-130	-2	-7	-9	-7	-4	-11
Adjusted Apartment Trips		230	4	11	15	11	7	18
Commercial <sup>5</sup>	1.72 KSF	60	1	1	2	3	4	7
<b>Total Net New Automobile Trips</b>		<b>290</b>	<b>5</b>	<b>12</b>	<b>17</b>	<b>14</b>	<b>11</b>	<b>25</b>

Notes: **1200 San Pablo** → 267

- DU = dwelling unit; KSF = 1,000 square feet
- All daily trip generation numbers rounded to nearest 10.
- ITE Trip Generation Manual (10th Edition) land use category 221 (Multi-Family Housing [Mid-Rise]) in general urban/suburban settings.  
 Daily = 4.44 trips per DU  
 AM Peak Hour Average Rate = 0.36 trips per DU (26% in, 74% out)  
 PM Peak Hour Average Rate = 0.44 trips per DU (61% in, 39% out)
- Reduction based on mode share estimates (Table B08006) as compiled in the American Community Survey 2019 five-year estimate for Project census tract (4219) compared to national data (see attachment B for details).
- ITE Trip Generation (10th Edition) land use category 820 (Shopping Center) in general urban/suburban settings.  
 Daily = 37.75 trips per KSF  
 AM Peak Hour Average Rate = 0.94 trips per KSF (62% in, 38% out)  
 PM Peak Hour Average Rate = 3.81 trips per KSF (48% in, 52% out)

Source: Fehr & Peers, 2021.

The Project is estimated to generate 25 or fewer peak hour automobile trips. Typically, peak hour traffic volumes have a five to ten percent fluctuation on a day-to-day basis. Thus, the peak hour trips generated by the Project would not be noticeable nor change traffic operations.

In addition, the San Pablo Avenue/Harrison Street intersection, which is adjacent to the Project site and most likely to be affected by Project-generated traffic, is currently side-street stop-controlled with stop signs on the eastbound and westbound Harrison Street approaches. Based on traffic data collected in December 2017 for the 1200 San Pablo Avenue Mixed Use Project Transportation Impact Analysis Report (dated July 2018), the peak hour volume on the westbound Harrison Street approach is about 53 vehicles during the AM peak hour. Assuming that all outbound vehicle trips generated by the Project would use the westbound Harrison Street approach, the Project would add about 12 peak hour trips to this approach, which would result in a total of 65 vehicles per hour on the westbound Harrison Street approach at the intersection. This is below the minimum threshold of 100 peak hour vehicles on a stop-controlled approach that would meet the peak hour signal warrant in the *California Manual on Uniform Traffic Control Devices* (MUTCD). The Project would also add fewer than ten peak hour vehicles to the other

Sincerely,  
 Margaret Pritt  
 1231 Kains

Sent from my iPhone

Begin forwarded message:

**From:** Dan Hayes <[dan.hayes@yahoo.com](mailto:dan.hayes@yahoo.com)>  
**Date:** April 26, 2022 at 1:48:26 PM PDT  
**To:** Margaret Pritt <[margaretpritt@sbcglobal.net](mailto:margaretpritt@sbcglobal.net)>  
**Subject:** Re: Addendum to Previous E-mail about 1201-1205 San Pablo.

A fantastic job on this Margaret! Thank you.

On Apr 26, 2022, at 12:47 PM, Margaret Pritt <[margaretpritt@sbcglobal.net](mailto:margaretpritt@sbcglobal.net)> wrote:

ZAB members,

I have spent much time reading the studies submitted for both 1200 San Pablo (apparently approved) and 1201-1205 San Pablo. I have found fault with certain aspects of the Traffic Impact Study (TIS) for 1200 San Pablo and the Transportation Assessment for 1201-1205 San Pablo.

First, TIS for 1200 San Pablo lists distance to N. Berkeley BART as less than a mile, when it is actually 1.2 miles by bike and 1.4 miles by auto.

Then comparing the Automobile Trip Generation of both studios it shows that 1200 San Pablo (104 units) will generate fewer or equal trips in all categories than the proposed 66 units at 1201-1205 San Pablo. This seems to be due to the Non-Auto Reduction adjustments and the Institute of Transportation Engineers (ITE) rates.

Since the impact on our area will be REAL and not Theoretical, I did more research. I looked up State of California Department of Transportation California Smart-Growth Trip Generation Rates Study performed by UC Davis. In the study, with sites from around California, it does show many sites that had lower trips generated than the ITE rates predicted, BUT there were still sites, such as The Terraces at Emery Station that had actual vehicle trips higher than ITE estimated vehicle trips. In the case of The Terraces, 100 Actual Trips versus 30 ITE Estimated Trips.

So, saying you can take reductions off the ITE estimate (which could be grossly inadequate) based on American Community Survey is like saying you can compare this site to a building with fewer units that is less than 1/2 mile from BART and 1/4 mile from UC Berkeley Campus when comparing parking space necessity. Actual similar sites show parking usage at 50% OR HIGHER and 100% IMPACTED ON-STREET PARKING in surrounding areas. This is substantiated by City of Berkeley Residential Parking Capacity Study of 2019.

The City of Berkeley has a duty to its citizens to look at specifics in published studies and not apply "averages" to all projects.

Furthermore, the Transportation Assessment for 1201-1205 San Pablo based their findings on the Dec. 2017 study conducted for 1200 San Pablo. This was shortly

after the Belmont Senior Living Village in Albany and businesses like Starbucks, Habit Burger, Pet Food Express and Banfield Pet Hospital had just opened and not well known yet. Sprouts on Monroe opened a little earlier that same year and had not reached its now-existing popularity. All of these businesses are just a block away in Albany. The Belmont Senior Living only has Emergency Vehicle access on San Pablo.

Because these businesses are now reaching full capacity, the study done in 2017 is not valid.

This 1201-1205 San Pablo project should either be denied on the basis of an invalid Transportation Assessment and faulty Shadow Study, or at a minimum be delayed until the project at 1200 San Pablo is built and a Real World Study can be done to assess the impact to the San Pablo/Harrison intersection and surrounding neighborhoods. Our intersection is NOT functional 4-way. Traffic headed Eastbound is forced to use Kains or Stannage. Berkeley has an obligation, to both its own residents and those Albany residents affected, to provide safe streets.

Yesterday I spoke with the owners of Gilman Auto and Express Smog at the NorthEast corner of San Pablo/Harrison. Both of them expressed grave concern over the safety at that intersection. (You should talk to them.). I just checked TIMS (Transportation Injury Mapping System) and since 2017 the INJURY accidents at his intersection have slowly increased. I could not find statistics on Non-injury accidents.

Residents of Berkeley and those nearby Albany residents who will be affected by these projects deserve safe streets! After the projects are built it WILL BE TOO LATE to provide us with safety!

The City of Berkeley should use published data, such as City of Berkeley Residential Parking Capacity Study of 2019, and State of California Department of Transportation California Smart-Growth Trip Generation Rates Study and APPLY ONLY THE DATA THAT IS SPECIFIC TO THIS SITE. That should give you grounds to deny this project as submitted.

Sincerely,  
Margaret Pritt  
1231 Kains

"Intelligence and capability are not enough. There must be the joy of doing something beautiful." Dr. Govindappa Venkataswamy

**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: Regarding 1201-1205 San Pablo Avenue Proposed Development, #ZP2021-0070

**From:** bettyyu@mac.com <bettyyu@mac.com>  
**Sent:** Tuesday, April 26, 2022 2:48 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** Regarding 1201-1205 San Pablo Avenue Proposed Development, #ZP2021-0070

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hello Members of the Zoning Adjustment Board,

As a family currently in the process of purchasing the house at 1235 Kains Avenue, we're probably one of the newest homeowners in the neighborhood. We have, however, been renting this house for the last 2 years and had gotten to know and care very much about our neighborhood and neighbors.

We're writing to echo our neighbors' concerns about the proposed development at 1201-1205 San Pablo Avenue. We are happy to see that the space will be developed, but have significant concerns about key aspects of the project that will affect the traffic, safety, and livability of our neighborhood. We are advocating for:

- Increasing the number of parking spaces, up to 33 as allowed by law
- Adding a traffic light at Harrison and San Pablo to make turns from Harrison on to San Pablo safer and more attractive to the future residents of the development. This is important for reducing traffic on the residential streets at Kains and Stannage.
- Granting street parking permits for the neighbors on Kains, Harrison, and Stannage. Although that is a limited solution and would not help with overnight parking needs.
- Maintaining space of at least 10 feet between the proposed structure and the fence with the immediate neighbor at 1110 Harrison. Plant and maintain trees between the proposed development and their house to protect their privacy.

Thank you,  
Betty Yu & Colin Felton  
1235 Kains Avenue  
Berkeley, CA 94706

**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: Revised Concerns about 1201 - 1205 San Pablo Ave Proposed Development

**From:** M j <mbjeb@yahoo.com>  
**Sent:** Tuesday, April 26, 2022 2:37 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** Revised Concerns about 1201 - 1205 San Pablo Ave Proposed Development

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

RE: 1201 - 1205 San Pablo Ave Proposed Development

To Whom It May Concern,

My name is Mikail Jebrial, and I reside with my mother and sister at 1115 Harrison Street in Berkeley -- across the street from the proposed site. I am the primary care giver for my 89 year-old mother, Guzel (who struggles with chronic heart problems, asthma, poor eyesight, and mobility challenges), and my 59 year-old sister, Hacer (who has intellectual and developmental disabilities as well as mobility challenges). The three of us are collectively opposed to this project for several reasons:

1. A 6-story building will change and destroy the structure and culture of the neighborhood. As most multi-family units in the neighborhood are less than three stories, this project should also be no larger than three stories.
2. The building is planned to contain six stories with 66 units and only 17-28 parking spaces, meaning less than half of all units are provided parking spaces. As this is being proposed on a street on which there is already very limited parking, this project will lead to a massive parking space shortage and traffic congestion on Harrison Street. In order to avoid contributing to the existing parking shortage in the neighborhood, the building must provide more parking spaces for tenants. In addition, the proposed commercial space on the ground floor will attract more traffic and worsen the congestion problem. (Please see attached photos of the congestion taken on 4/25/22.)
3. Construction from this project will lead to air pollution. My mother and sister, both of whom struggle with chronic illnesses (including asthma), enjoy being able to spend time in the backyard as they are not well enough to go for walks. To prevent further physical and mental health challenges, it is imperative that their only source of fresh air not be compromised by this construction project.
4. A project of this size will contribute to significant noise pollution in our otherwise quiet neighborhood for at least a year, if not longer.
5. We ask that you take into consideration the complex needs of the residents of our neighborhood. We also ask that you propose solutions for these issues listed above, including but not limited to providing temporary living accommodations for our elderly residents who will need to relocate.

Thank you,  
Mikail Jebrial











**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 1201 San Pablo

**From:** Kit Cullinane <kitzeec@yahoo.com>  
**Sent:** Tuesday, April 26, 2022 2:08 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Cc:** Mary Wyand <marytwyand@gmail.com>  
**Subject:** 1201 San Pablo

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

To Berkeley ZAB,

I am a resident of Berkeley, living at 1211 Stannage Ave. In regard to the proposed building project at 1201 San Pablo I agree with most in our neighborhood that it is too large and will have a negative impact on our quality of life.

I am not opposed to shops and housing on that lot, however, the scale of the building and the fact that there are not enough parking spaces for tenants is quite disturbing. We already get cars avoiding San Pablo every afternoon zooming down the street.

Please insist that the builders/architects and or other people involved come out and imagine what this will do to our small home neighborhood. Many children and older folks live here and walk and ride bikes on our streets. Please consider a 4 story building in place of the proposed 6 story multi unit Monstrosity!

Katherine Cullinane  
1211 Stannage Ave.  
Berkeley

**Jacob, Melinda**

---

**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: re 1201-1205 San Pablo proposed Development

**From:** Haiganoush Preisler <haiganoush@gmail.com>  
**Sent:** Tuesday, April 26, 2022 1:24 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** re 1201-1205 San Pablo proposed Development

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

I am going to address only one of the issues. PARKING!  
I live on Kains between Harrison and Dartmouth. Most of this block is in Albany.  
We already have a low-income housing apartment unit on this block. These apartments have already impacted the parking on this block.  
We also get parking from the Belmont village employees.  
THERE IS NO CAPACITY FOR MORE CARS.  
To say that most people renting the proposed apartments on San Pablo will not have cars is wishful thinking. When the affordable housing units on Kains were built, we were told that residents will barely have one car each. Most have more than one car.  
THE DEVELOPERS NEED TO INCREASE PARKING SPACES. Maybe underground.  
EVEN WITH THE MAXIMUM of 50%, KAINS and STANNAGE WILL BE HIGHLY IMPACTED  
We also need to keep space for the homeless red van already parking on Kains!!  
While you might find some partial fixes for the other issues with this development, THE ONLY FIX FOR THE PARKING PROBLEM IS MORE PARKING SPACES AT THE SITE.  
Regards  
Haiganoush Preisler  
1125 Kains Ave, Albany

**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 1201 San Pablo: Proposal to Ignore Municipal Code BMC 23B.32.040 - Health, Safety, Peace  
**Attachments:** Screenshot (10452).png

**From:** Matt Cullinane <nurse matt77@yahoo.com>  
**Sent:** Tuesday, April 26, 2022 1:23 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** 1201 San Pablo: Proposal to Ignore Municipal Code BMC 23B.32.040 - Health, Safety, Peace

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Members,

Imagine my exasperation in feeling the need to attach a PDF copy of a section of the Berkeley Municipal Code concerned with use permits, as I write Berkeley City Employees whose job it is to issue, or not issue, use permits.

Please place your attention on Chapter 23B.32: Use Permits (attached screenshot) Section 040 in particular, is relevant.

As you know from so many of my neighbors emails, notes, & letters, our neighborhood is NOT opposed to development of this corner.

However, we are VERY opposed to a project that will negatively alter the neighborhood, as this one in it's present configuration so obviously will. To quote the code attached, the project in it's current state will be:

"detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing" in the area.

PLEASE follow your own regulations and deny a permit until the project is downsized and the cars/traffic impact is significantly lessened.

Sincerely,  
Matt Cullinane  
1211 Stannage Ave

**Chapter 23B.32: Use Permits**

1. Neighborhood and community organizations listed in the registry of neighborhood/community organizations within whose expressed area of interest the project falls;
  2. The owners of properties and residents in the affected area; and
  3. The Main Library.
- E. For purposes of Paragraph 2 above, the affected area shall consist of, at the minimum, the owners and residents of the abutting and confronting properties, and any other person who has filed a written request for notice, except that when the proposed project or use may have effects to a larger area, the Zoning Officer may include a larger area beyond abutting and confronting properties; and, that in the case of the construction or demolition of one or more Dwelling Units, such area shall include all owners of properties, and residents within 300 feet on the same street or streets, including the abutting properties to the rear or within a 300 foot radius of the subject property, whichever will provide adequate coverage in a given case. In cases of relocated buildings, notice shall be given to property owners and residents within a 300 foot radius of both the Source and Receiving Lots. The Board or Council may enlarge the area of notice when it deems it appropriate.
- F. The time period for mailing the notice may be for a longer time period when required by state law or extended by the Zoning Officer and/or Board for applications of major significance, except that the Zoning Officer or Board may only extend it to a maximum of 30 days.
- G. The validity of the proceedings, however, shall not be affected by the failure of any property owner, resident or neighborhood or community organization to receive such mailed notice. (Ord. 6478-NS § 4 (part), 1999)

**Section 23B.32.030 Public Hearing and Action**

Each hearing shall be open to the public, which shall be given the opportunity to present their views and to be heard in accordance with established procedures. A quorum of the Board as defined in Section 23B.04.020.A must be present to take an action. Any public hearing may be continued from time to time, but not beyond the time limits for reviewing applications established by State law. After the Board has conducted a public hearing, it shall either approve, modify, deny the application or refer it to a mediation or conflict resolution service. If the application is referred to mediation, it must return to the Board for action. (Ord. 6478-NS § 4 (part), 1999)

**Section 23B.32.040 Findings for Issuance and Denial and Conditions**

- A. The Board may approve an application for a Use Permit, either as submitted or as modified, only upon finding that the establishment, maintenance or operation of the use, or the construction of a building, structure or addition thereto, under the circumstances of the particular case existing at the time at which the application is granted, will not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the area or neighborhood of such proposed use or be detrimental or injurious to property and improvements of the adjacent properties, the surrounding area or neighborhood or to the general welfare of the City.
- B. Prior to approving any Use Permit the Board must also make any other findings required by either the general or District regulations applicable to that particular Use Permit.
- C. The Board shall deny an application for a Use Permit if it determines that it is unable to make any of the required findings, in which case it shall state the reasons for that determination.

**Jacob, Melinda**

---

**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: FEEDBACK, 1201-1205 San Pablo Ave. RESIDENTS OF KAINS, STANNAGE, HARRISON ST.

**From:** j new <newell.jocelyn@gmail.com>  
**Sent:** Tuesday, April 26, 2022 1:21 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** FEEDBACK, 1201-1205 San Pablo Ave. RESIDENTS OF KAINS, STANNAGE, HARRISON ST.

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

I live on Kains between Harrison and Dartmouth. Most of this block is in Albany.

1. THERE IS NO MORE CAPACITY FOR CARS in this residential area.

**We already have INCREASED DAILY STREET PARKING FROM EMPLOYEES of Belmont Village Senior Center -**

who are supposed to "not drive to work".

**2. IT IS TOO TALL, 6 STORIES DWARFS the neighboring houses next to it.**

3. THE IMPACT TO DAYLIGHT, from the shadow of this too tall building, has not been considered.

4. THE IMPACT TO CAR TRAFFIC has not been considered. It is UNREALISTIC TO THINK 11 SPACES FOR THE ENTIRE BUILDING is adequate.

**We already have a low-income housing apartment unit on this block.** These apartments have already impacted the parking on this block.

5. THERE IS NO CAPACITY FOR MORE CARS.

To say that most people renting the proposed apartments on San Pablo will not have cars is wishful thinking. When the affordable housing units on Kains were built, we were told that residents will barely have one car each. Most have more than one car.

EVEN WITH THE MAXIMUM of 50%, KAINS and STANNAGE WILL BE HIGHLY IMPACTED.

DO NOT INCREASE THE CAPACITY OF THE UNITS OF THIS BUILDING BEFORE INCREASING THE NUMBER OF AVAILABLE CAR PARKING INSIDE. NOT ON THE STREET.

Thank you.

J. Newell  
Kains Avenue, Albany Resident

**Jacob, Melinda**

---

**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: Concerned comments re: 1201 San Pablo Ave.

**From:** chandini stanley <chandini.stanley@gmail.com>  
**Sent:** Tuesday, April 26, 2022 1:20 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** Concerned comments re: 1201 San Pablo Ave.

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

To the Planning Commission, City of Berkeley,

I live at 1230 Kains Avenue, and will be directly impacted by this proposed project.

I believe the neighborhood will benefit from having a structure that is compatible with the existing residential neighborhood that is adjacent to this lot. The proposed building is much larger than anything around it and will loom over the existing homes, reducing lighting and privacy for many neighbors.

I am concerned about my personal safety due to the inevitable large increase of traffic on Harrison and Kains. Due to the density of the proposed building traffic in on Kains will increase to an unmanageable level. The families on Kains, Stannage and the cross streets have young children and the increase in traffic will be a hazard to child safety and quality of life.

Further, the impact on parking in our immediate vicinity will mean that we may no longer be able to park within a safe walking distance of our homes. I am frankly quite concerned at the prospect of parking several blocks away from home on a dark, rainy night. Please consider requiring the developers to include 33 parking spaces, and please require a thorough and fact-based traffic study, including Kains Avenue from Gilman Ave. to Marin Ave., before allowing this project to proceed.

Sincerely,

**Chandini Stanley**  
**1230 Kains Ave.**  
**Berkeley, CA 94706**

**Jacob, Melinda**

---

**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: Parking problems San Pablo

-----Original Message-----

From: Cindy krikorian <lalimegirl2@yahoo.com>  
Sent: Tuesday, April 26, 2022 12:59 PM  
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
Subject: Parking problems San Pablo

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear Zoning Board

I am concerned about parking on the Kains, Stannage & Harrison streets with the new buildings going up at 1201-1205 San Pablo as well as westward across the street.

As an ex- business owner in Berkeley I have been aware of parking requirements for just businesses which will be at the ground floor of this new building. Will there be accommodations for enough parking with so many units of residences and businesses.

I don't see enough consideration of these problems as San Pablo is already a congested street and also Gilman. Can there be underground parking on a large scale or the next lot available make it city owned parking building which would bring the city income?

The Gilman district is fast becoming developed and congested which spills to Harrison Kains Stannage.

Surely now there will be a displacement of the homeless on Harrison. Is that part of this project?

Think about the impact please.

Cindy Lalime Krikorian

Sent from my iPhone



**Jacob, Melinda**

---

**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: Addendum to Previous E-mail about 1201-1205 San Pablo.

**From:** Margaret Pritt <margaretpritt@sbcglobal.net>  
**Sent:** Tuesday, April 26, 2022 12:43 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** Addendum to Previous E-mail about 1201-1205 San Pablo.

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

ZAB members,

I have spent much time reading the studies submitted for both 1200 San Pablo (apparently approved) and 1201-1205 San Pablo. I have found fault with certain aspects of the Traffic Impact Study (TIS) for 1200 San Pablo and the Transportation Assessment for 1201-1205 San Pablo.

First, TIS for 1200 San Pablo lists distance to N. Berkeley BART as less than a mile, when it is actually 1.2 miles by bike and 1.4 miles by auto.

Then comparing the Automobile Trip Generation of both studios it shows that 1200 San Pablo (104 units) will generate fewer or equal trips in all categories than the proposed 66 units at 1201-1205 San Pablo. This seems to be due to the Non-Auto Reduction adjustments and the Institute of Transportation Engineers (ITE) rates.

Since the impact on our area will be REAL and not Theoretical, I did more research. I looked up State of California Department of Transportation California Smart-Growth Trip Generation Rates Study performed by UC Davis. In the study, with sites from around California, it does show many sites that had lower trips generated than the ITE rates predicted, BUT there were still sites, such as The Terraces at Emery Station that had actual vehicle trips higher than ITE estimated vehicle trips. In the case of The Terraces, 100 Actual Trips versus 30 ITE Estimated Trips.

So, saying you can take reductions off the ITE estimate (which could be grossly inadequate) based on American Community Survey is like saying you can compare this site to a building with fewer units that is less than 1/2 mile from BART and 1/4 mile from UC Berkeley Campus when comparing parking space necessity. Actual similar sites show parking usage at 50% OR HIGHER and 100% IMPACTED ON-STREET PARKING in surrounding areas. This is substantiated by City of Berkeley Residential Parking Capacity Study of 2019.

The City of Berkeley has a duty to its citizens to look at specifics in published studies and not apply "averages" to all projects.

Furthermore, the Transportation Assessment for 1201-1205 San Pablo based their findings on the Dec. 2017 study conducted for 1200 San Pablo. This was shortly after the Belmont Senior Living Village in Albany and businesses like Starbucks, Habit Burger, Pet Food Express and Banfield Pet Hospital had just opened and not well known yet. Sprouts on Monroe opened a little earlier that same year and had not reached its now-existing popularity. All of these businesses are just a block away in Albany. The Belmont Senior Living only has Emergency Vehicle access on San Pablo.

Because these businesses are now reaching full capacity, the study done in 2017 is not valid.

This 1201-1205 San Pablo project should either be denied on the basis of an invalid Transportation Assessment and faulty Shadow Study, or at a minimum be delayed until the project at 1200 San Pablo is built and a Real World Study can be done to assess the impact to the San Pablo/Harrison intersection and surrounding neighborhoods. Our intersection is NOT functional 4-way. Traffic headed Eastbound is forced to use Kains or Stannage. Berkeley has an obligation, to both its own residents and those Albany residents affected, to provide safe streets.

Yesterday I spoke with the owners of Gilman Auto and Express Smog at the NorthEast corner of San Pablo/Harrison. Both of them expressed grave concern over the safety at that intersection. (You should talk to them). I just checked TIMS (Transportation Injury Mapping System) and since 2017 the INJURY accidents at his intersection have slowly increased. I could not find statistics on Non-injury accidents.

Residents of Berkeley and those nearby Albany residents who will be affected by these projects deserve safe streets! After the projects are built it WILL BE TOO LATE to provide us with safety!

The City of Berkeley should use published data, such as City of Berkeley Residential Parking Capacity Study of 2019, and State of California Department of Transportation California Smart-Growth Trip Generation Rates Study and APPLY ONLY THE DATA THAT IS SPECIFIC TO THIS SITE. That should give you grounds to deny this project as submitted.

Sincerely,  
Margaret Pritt  
1231 Kains

"Intelligence and capability are not enough. There must be the joy of doing something beautiful." Dr. Govindappa Venkataswamy

**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: Proposed building ,1201 San Pablo Avenue

**From:** Kelly Lehet <kellyleh3@gmail.com>  
**Sent:** Tuesday, April 26, 2022 12:42 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** Proposed building ,1201 San Pablo Avenue

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hello,

My name is Kelly Lehet and I live at 1228 Stannage.  
I am writing regarding the proposed building for 1201 San Pablo Ave in Berkeley.

I have lived at my address since 2005 and while I agree the empty lot at 1201 San Pablo Ave needs a building, I request the plans to be reconsidered and that a more compatible structure with the neighborhood be considered.

The Proposed Building is too large; reducing privacy and light for many residents in close proximity and it brings many safety risks.

The neighborhood cannot handle the increased traffic due to the fact that Harrison St dead ends at Stannage Ave and there is no outlet to the east. Additionally, these minimally accessible streets have numerous active children and seniors on them.

The parking proposal is 17-28 parking spaces, requires the residents to pay an additional amount for parking, and does not adequately provide enough parking for a 66 unit building.

Please consider relocating the parking garage entrance/exit on San Pablo to help minimize noise and traffic on Harrison.

Also, a traffic barricade at Kains and Harrison is imperative to keep traffic off of Kains Ave and Stannage Ave and to ensure the safety of our streets and our residents.

I appreciate your time and consideration of this matter.

Sincerely,  
Kelly Lehet  
1228 Stannage Ave

**Jacob, Melinda**

---

**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 1201 - 1205 San Pablo

**From:** Elizabeth Rastatter <elizar20022002@yahoo.com>  
**Sent:** Tuesday, April 26, 2022 12:41 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** 1201 - 1205 San Pablo

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

I am writing to object to the size and lack of parking for the new apartment building going up at the above address.

In an already congested city I was disappointed to see that this new Apartment was designed To be 6 floors. This is larger than all the Buildings in the area. I think this building would fit in to the neighborhood much better if it was only 3-4 floors.

I am also very concerned about the lack of parking that there is right now in the neighborhood, let alone adding a whole another apartment with not parking wind a parking spaces Into the mix. There is not enough parking spaces for thee apartment you plan to build

Please add me to your list of citizens that live near San Pablo new apartments that I am not satisfied.

Sincerely,

Elizabeth RastatterRastatter  
1205 Stannage Ave.  
Berkeley California 94706

**Jacob, Melinda**

---

**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: Concerns about 1201 San Pablo development.

**From:** Nick Shapiro <sfgeek@gmail.com>  
**Sent:** Tuesday, April 26, 2022 12:00 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** Concerns about 1201 San Pablo development.

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hello,

As a resident and parent of an active child at Kains and Harrison I am concerned about the new development being proposed.

This proposal is far too large, a smaller development would be better in many ways.

Light, privacy, neighborhood, etc, there are many concerns.

Development just across San Pablo on the west side where it won't be as disruptive to existing houses would be safer.

Parking will be a significant problem for the neighborhood. Traffic will be worse.  
This will create danger for the children playing in the neighborhood of Kains.

There should be a larger parking garage and it must RELOCATE THE ENTRANCE AND EXIT TO SAN PABLO aiming traffic away from the children playing on Kains.

Thank you  
Nick Shapiro

**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: residents of Kains, Stannage and harrison  
**Attachments:** Gilman and harrison.odt

**From:** haig krikorian <ouresya@yahoo.com>  
**Sent:** Tuesday, April 26, 2022 11:49 AM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** residents of Kains, Stannage and harrison

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

To The Zoning Adjustment Board of Berkeley in Regards to 1201-1205 San Pablo Ave.

Sent to [ZAB@cityofberkeley.info](mailto:ZAB@cityofberkeley.info)& [planningzab@cityofberkeley.info](mailto:planningzab@cityofberkeley.info)

As a resident of 40 years on Kains ave. at Harrison, I am very concerned about the 6 Story building going up on 1201-1205 San Pablo Ave. We all know there is a need for more housing but six floors is

really high for buildings on the east side of San Pablo with so little parking. With the rent that will be charged for these units it is highly likely they they will all each have a car unless it is written into the agreement . Maybe some units will be low income housing and people will not have cars and use mass transportation?

How is it legal to have 66 units and only 17 parking spaces? Also with a new building going across the street, directly across the street , on the west side of San Pablo another 104 units with only 44 parking spaces. Is this allowed in the State or Berkeley laws?

This density built all at once will impact our residential neighborhood immensely. The 1200 block of Kains has a large population of young children who play on the street. Already when there is a back up on San Pablo, so much traffic reroutes to Kains and even Stannage Ave. Already there is not enough street parking now for residents especially since not all people have a driveway.

Please reconsider either the number of stories or the off street parking of 1201-1205 San Pablo.

Concerned Citizen,

Haig Krikorian  
1123 Kains Ave.



**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: Residents of Kains, Stagnate and Harrison

**From:** haig krikorian <ouresya@yahoo.com>  
**Sent:** Tuesday, April 26, 2022 11:34 AM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Cc:** Cindy Krikorian <lalimegirl2@yahoo.com>; haig krikorian <ouresya@yahoo.com>  
**Subject:** Residents of Kains, Stagnate and Harrison

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hello

My name is Haig Krikorian, I'm a ski technician at California Ski Company in Berkeley California. I read about your shop in Perisher on line and was wondering if I could spend a few weeks working in your shop in July. I don't need to be compensated, I can assist in any duties needed for the duration of my stay. At the shop in Berkeley my duties are to manage the tech shop where we mount, tune and test ski and maintain a fleet of over 700 rental skis.

My goal is to ski in Australia for the month of July when our store is closed for the summer. (Last year I spend a few weeks with the Fischer race ski group prepping skis for young racer and skied the Mt. Hood glacier).

If this is at all possible I would very much appreciate spending a few weeks with you in Perisher helping and skiing.

Many thanks in advance,

Haig Krikorian  
510-710-6602

**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: Proposed development at 1201-1205 San Pablo

**From:** Becky Dalton <beckydalton@gmail.com>  
**Sent:** Tuesday, April 26, 2022 11:27 AM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** Proposed development at 1201-1205 San Pablo

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

I'd like to express my strong concerns regarding this proposed six-story development. The already approved development of 104 units directly across the street from this location backs up to a commercial area. The proposed development at 1201-1205 San Pablo backs up to a large swath of residential housing. The approved development across the street will already negatively impact this residential area. Approving another building of SIX stories will compound this negative impact tremendously.

I do understand that this lot will be developed. However, I believe you owe it to the existing residents and homeowners to consider the size of the proposed development. At six-stories with minimal parking, there will be a loss of privacy, sunlight, street parking, and the ability to peacefully enjoy our homes and neighborhood in the way we do now. A six-story development that looks down into, and literally shadows, commercial areas is very different from a six-story development that looks down into yards and windows of current residents. And the loss of privacy and sunlight, in addition to the other negative effects, is a tremendous loss for those of us who will be so negatively impacted.

At 66 units, combined with the already approved 104 units across the street, the density of future residents will be detrimental to the quality of life of existing residents and homeowners. In general, more people tends to mean more noise, more potential for conflict (such as arguing over parking), stress, anxiety, increased traffic which increases health impacts, etc. For example, there are currently issues with rats in the area. Having the dumpsters necessary to accommodate these additional 66 units will exponentially increase this problem.

I believe a much lower building with the maximum possible number of parking spaces is much more compatible with our residential area.

There are two other apartment buildings on the west side of San Pablo in close proximity to this proposed development. Both back up to our large residential area. Both fit into a residential neighborhood at two stories. There are several other apartment buildings in the area on Kains, Stannage, etc. These are also two stories. I strongly encourage you to consider the possibility of restricting the height of the proposed building to align with them.

It should be in the interests of Berkeley to consider the quality of life of Berkeley residents. The current residents of our area did not choose to live in an area of Berkeley with high-rise high density housing. We very intentionally did not choose to live in an area of six-story buildings with an inner city feel. We moved here specifically expecting to live in a safe, peaceful, comfortable residential neighborhood. This project, in its current configuration, will be detrimental to this.

The property owner is considering only their financial best interests in having this development approved so that they can sell this property making the most financial gain. PLEASE do not prioritize the financial interests of the property owners at the expense of residents and homeowners. Looking towards the future, this residential area should not become the next area of high-density high rise growth. Please allow our neighborhood to remain a neighborhood. In its current configuration, the feel of remaining a neighborhood will be lost. The people who actually live in Berkeley should be more important to the future of Berkeley than big money interests looking to make a profit at our expense.

Respectfully,

Becky Dalton and Don Burns  
1225 Kains Ave, Berkeley, CA 9470

**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: Concerns about 1201-1205 San Pablo proposed development

**From:** Anjali Gupta <anggupta@gmail.com>  
**Sent:** Tuesday, April 26, 2022 11:13 AM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** Concerns about 1201-1205 San Pablo proposed development

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear zoning adjustments board,

I am very concerned about the proposed building at 1201-1205 San Pablo. Our neighborhood is becoming more and more dense, with very little available parking for residents. I would like to urge the zoning adjustments board to consider a less dense building with fewer stories and more parking spaces. We feel strongly that there should be a minimum of 50% of the maximum the City of Berkeley recommends (for a 66 unit building, at least 33 parking spaces).

Thank you kindly for considering these requests,

Anjali Gupta  
1113 Kains Ave. Albany, CA 94706

**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 1201-1205 San Pablo Proposed Building - ZAB meeting 4/28/22

**From:** Brett H <bnharvey00@gmail.com>  
**Sent:** Tuesday, April 26, 2022 10:01 AM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** 1201-1205 San Pablo Proposed Building - ZAB meeting 4/28/22

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear Zoning Board,

Besides the many important points made by my fellow community members in their letters regarding the loss of privacy, sunlight, and general sense of well-being for direct neighbors caused by the presence of a looming four storey building 5-10 feet off the property line, I would like to highlight for the record on an overarching issue of concern regarding SB330, which I realize is not within the ZAB's power to address for this particular development, and second issue of concern which I believe the ZAB could influence.

First, SB 330 has forced zoning code to be applied in a manner that is not consistent with the understanding of how it would be applied at the time it was enacted. I equate this to a law that suddenly requires all people sentenced to a crime to receive the maximum sentence despite extenuating circumstances. If zoning commissions had been aware that zoning boards would lose discretion to apply zoning code in a thoughtful and fair manner, then zoning codes would have been written to include more objective and quantifiable provisions that would prevent developers from destroying the character of neighborhoods, especially near the borders between zoning districts. By allowing developers to maximize building size without these considerations, the state has essentially declared eminent domain for developers, especially over directly adjacent properties which will be greatly devalued by this and similar projects. The only difference is that eminent domain laws usually include just compensation for the loss of property, but not SB 330. So in essence the state created a law that allows developers to rob property value from neighbors to line their own pockets. Although the ZAB cannot address this issue in this instance, the city could possibly advocate for a state fund, or set up its own fund to compensate immediately adjacent homeowners that are so obviously and negatively affected by an SB 330 development.

Secondly, on top of the impacts imposed by the building size, I am concerned that the parking exit with a beeping alert signal, which the current design has facing the residential neighborhood, will cause continuous and everlasting annoyance and loss of tranquility to the neighborhood. It is certain that the alert signal will be sounding day and night, will be audible for blocks -- especially at night and early morning, and will frankly drive the neighborhood insane. The alert signal will be a constant reminder to the immediately adjacent neighbors of the financial and personal loss they have suffered, and how much they have been screwed by SB 330.

Thankfully, for this there is an easy fix: **require/convince the developers to locate the parking exit on San Pablo Avenue.** In addition to directing the sounding alarm away from the residential neighborhood, this fix will reduce substantially the amount of cars speeding through the neighborhood and help with the safety issue for all the kids that currently play catch, frisby, and other games that frequently put them onto the streets, and for adults that spend a lot of time walking through our neighborhoods and cross the street often. Making Harrison St one-way toward the west will even further help protect the safety of residents on the adjoining streets. If the exit is on San Pablo, the excessive mass of the building will actually serve a useful purpose by blocking the sound and directing it toward the commercial area. It will also improve the view of adjacent neighbors by replacing the ugly maw of a parking lot opening with more visually pleasing, like a building pedestrian entrance, or a business like a bakery or ice cream shop, which could actually enhance the neighborhood.

SB 330 has removed most of the power of the ZAB to lessen the impact of this out of proportion development on our community. This makes it especially incumbent on the ZAB to do what little they can to mitigate the impact of the

development on the quality and character of the surrounding neighborhood. Moving the parking lot entrance to San Pablo Avenue seems like a reasonable compromise that could be required or requested of the developer.

Thank you for your attention,

Brett Harvey  
1134 Stannage Ave

**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 1201-1205 San Pablo proposed development

**From:** Eve Donovan <ivydono@gmail.com>  
**Sent:** Tuesday, April 26, 2022 9:27 AM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; planngzab@cityofberkeley.info  
**Subject:** 1201-1205 San Pablo proposed development

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hello,

As a long time resident on Stannage near Harrison I am writing to ask you to be a good neighbor, and carefully reconsider the effects of the proposed development at 1201-1205 San Pablo.

Development on this site should be compatible with the existing neighborhood, both in terms of size and number of parking spaces provided for new units.

**SIZE**

A building with less density and fewer stories than the current 6 story, 66 unit proposal will be compatible with our neighborhood of small apartment complexes and single family homes, and have less impact on parking issues.

**PARKING**

While 0 cars per resident is a worthy goal, it is not currently realistic. By not providing adequate parking for residents who have cars for commutes to locations not easily served, or not served at all by public transit; for trips of any kind outside of the immediate bay area; for local trips that require space to bring items home, for instance, you will be pushing these residents into nearby neighborhood streets east of San Pablo Ave., where there is already no extra street parking. This is the most likely area to park because it doesn't require crossing San Pablo Ave., and looks and feels safer than the streets to the west.

The final development should have the 50% maximum the city of Berkeley recommends for new developments.

Thank you,  
Eve Donovan

**Jacob, Melinda**

---

**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 1201-1205 San Pablo Avenue proposed project

-----Original Message-----

From: David A Smith <dasmem@mindspring.com>  
Sent: Tuesday, April 26, 2022 9:26 AM  
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
Subject: 1201-1205 San Pablo Avenue proposed project

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear ZAB Members,

My husband and I live at 1205 Kains Avenue. We will be directly impacted by this proposed project. As seniors (ages 70 and 72) we have serious concerns about our personal safety due to the inevitable large increase of traffic on Harrison and Kains. Further, the impact on parking in our immediate vicinity will mean that we and other seniors may no longer be able to park within a safe walking distance of our homes. I am frankly quite concerned at the prospect of parking several blocks away from home on a dark, rainy night. Please consider requiring the developers to include 33 parking spaces, and please require a thorough and fact-based traffic study before allowing this project to proceed.

Best Regards,  
Mary Mulvehill  
1205 Kains Avenue

**Jacob, Melinda**

---

**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW:

-----Original Message-----

From: Terri Lambert <terrilamb48@gmail.com>  
Sent: Tuesday, April 26, 2022 8:21 AM  
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
Subject:

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

To whom this may concern:

I reside at 1237 Kains Ave, Berkeley, and am aware that a building is going up on the corner of Harrison and SanPablo. I've read much of the information about this project and I'm very concerned about the impact this will have on our charming neighborhood.

Parking is already a challenge as people going to restaurants/ stores close by park on Kains. It's obvious that parking/ traffic will have to increase with that many units, without parking provided for them. It's a fantasy that the prospective tenets will not have cars...

Please consider limiting the size of the building and requiring appropriate parking for said tenets.

Sincerely,  
Terri Lambert

Sent from my iPhone



**Jacob, Melinda**

---

**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 1201-1205 San Pablo Ave Proposed Development

**From:** Ali Schneider <alifschneider@gmail.com>  
**Sent:** Tuesday, April 26, 2022 7:08 AM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** Re: 1201-1205 San Pablo Ave Proposed Development

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

To Whom it May Concern:

My family lives at 1133 Stannage Ave, Albany. Our family has lived here for 36 years and in this neighborhood for 40 years.

We are concerned about the proposed development at 1201-1205 San Pablo Ave. We are not opposed to development. We would like to encourage a partnership between the city and the community members.

We would like to request a building with less density and fewer stories, especially up against the existing one story homes that have existed here for a long time. This is a serious financial and emotional burden to the existing residents adjacent to the project. These community members matter. They should be considered and compensated for any property devaluation.

Additionally, more parking is necessary to mitigate the already taxed parking in the area. The maximum 33 spaces that the city recommends would be a start. There is already a large 6 story, 104 unit, 17 parking space development approved across the street. It is not reasonable to expect so many folks to use public transportation when the public transportation system in our area is not robust.

I would also like to request that Harrison street at San Pablo be closed to cars and some speed bumps be put on Stannage. There are over 40 kids currently living in the adjacent 4 blocks between Gilman and Dartmouth. Speeding overflow traffic from San Pablo is already a threat. A dead end at Harrison and San Pablo and some speed bumps would go a long way to keep our community safe from the additional traffic.

Another suggestion that we would like to offer is to consider putting commercial units on the bottom floor for local businesses. Some local businesses spaces would promote community.

Again, we are not opposed to densification or development. We do, however, desire that our established, thriving community be considered with care and partnered with to create harmony as the community evolves and expands.

Thank you for your attention,

Ali Schneider and Isaac Narell

**Jacob, Melinda**

---

**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 1201 - 1205 San Pablo Ave Proposed Development

**From:** M j <mbjeb@yahoo.com>  
**Sent:** Monday, April 25, 2022 11:28 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** RE: 1201 - 1205 San Pablo Ave Proposed Development

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

RE: 1201 - 1205 San Pablo Ave Proposed Development

To Whom It May Concern,

My name is Mikail Jebrial, I reside with my mother and sister at 1115 Harrison Street in Berkeley -- across the street from the proposed site. I am the primary care giver for my 89 year-old mother, Guzel (who struggles with chronic heart problems, asthma, poor eyesight, and mobility challenges), and my 59 year-old sister, Hacer (who has intellectual and developmental disabilities as well as mobility challenges). The three of us are collectively opposed to this project for several reasons:

1. The building is planned to contain six stories with 66 units and only 33 parking spaces. As this is being proposed on a street on which there is already very limited parking, this project will lead to a massive parking space shortage and traffic congestion on Harrison Street. (Please see attached photos of the congestion due to a PG&E road closure on 4/25/22 3pm.)
2. Construction from this project will lead to air pollution. My mother and sister, both of whom struggle with chronic illnesses (including asthma), enjoy being able to spend time in the backyard as they are not well enough to go for walks. To prevent further physical and mental health challenges, it is imperative that their only source of fresh air not be compromised by this construction project.
3. A project of this size will contribute to significant noise pollution in our otherwise quiet neighborhood for at least a year, if not longer.

The project should be revised to incorporate fewer floors, fewer units, and more parking for tenants.

We ask that you take into consideration the complex needs of the residents of our neighborhood. We also ask that you propose solutions for these issues listed above, including but not limited to providing temporary living accommodations for our elderly residents who will need to relocate.

Thank you,  
Mikail Jebrial  
1115 Harrison st  
Berkeley, CA 94706  
510 207.5652









**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 1201-1205 San Pablo proposed development

**From:** Michael Ohara <albany357@yahoo.com>  
**Sent:** Monday, April 25, 2022 11:03 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** 1201-1205 San Pablo proposed development

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear Zoning Adjustments Board,

I am concerned about the 6 story building proposed for 1201-1205 San Pablo.

A building with fewer stories and less units would be much more acceptable.

66 units with only 17 parking spaces is a major concern.

It will cause an increase in traffic and also the number of cars parked on our already narrow streets.

It seems unrealistic to expect all the tenants of the proposed development not to own a car and rely solely on public transportation.

They say that when parking spaces are provided, they are under used.

However, this is often because tenants do not want to pay for on site parking and instead park for free on public streets.

As proposed, the development will cause stress, create an unsafe environment and negatively affect the general welfare of our community.

Thank you very much.

Michael and Keiko Ohara  
1123 Stannage Avenue

**Jacob, Melinda**

---

**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 1201 San Pablo proposed building

**From:** Kazumi Taniguchi <taniguchi.kazumi@gmail.com>  
**Sent:** Monday, April 25, 2022 9:37 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** 1201 San Pablo proposed building

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear Zoning Adjustment Board Members -

I am writing to you about my concerns about the proposed building on the corner lot of San Pablo and Harrison Street. My family and I live at 1214 Kains Avenue, which I believe is within a 300 feet radius of the proposed building.

We bought our 1071 sq foot bungalow 20 years ago in 2002. Our house was built in 1913 and we love the historical details that remain and have been making many improvements to the property, including adding solar panels and an EV charger with the intention of doing our part to help avoid the effects of climate change.

In the 20 years that we have been here, we've seen the neighborhood change into a community, one in which many of us help each other, keep an eye out for safety on our street and let our kids play together outside. We have an incredibly diverse community that we are very much proud to be a part of.

The empty lot has been an eyesore for many years and my husband and I have always looked forward to welcoming a building that would fit well into our community.

However, we were astonished to learn about the size and density of the proposed building. When I imagine what it would be like to be a tenant, it takes me back to the days of looking for a place to rent in San Francisco; My one unnegotiable requirement was that I'd be able to park close enough to my apartment so I won't have to walk several blocks in the dark to get home. I fear that the proposed property will put me right back to those days., even if I now own my home. Without a garage or a driveway wide enough for a car, we are forced to park on the street. We have been fortunate enough to be able to park right in front of our house almost all the time. If the project goes without any adjustments and all 66 units are filled, where will the 49 to 38 tenants park their cars? It is unrealistic to expect these tenants to solely rely on public transportation in Berkeley. Having lived in Tokyo where the public transportation runs like clockwork and there are no safety concerns, I know what reliable public transportation looks like. Unfortunately in Berkeley and in the Bay Area, taking public transportation means doubling or tripling the travel time when compared to traveling in a car, and it is an easy choice to make when we are all short on time. I've also been informed that our street does not qualify for permit parking, which is also disconcerting. I do not want to go back to the days when I had to circle the blocks multiple times to find parking and end up walking several blocks to my own home.

I also question the feasibility of filling 66 units with tenants that are willing to rent a unit without a designated parking space. Why not consider a smaller density building that can accommodate parking for more of the tenants?

I welcome change and thrive on improvements. I just can't fathom how this proposed building is an improvement to the city or to our neighborhood. It will likely drive out the very people who made Berkeley unique and special.



I urge the ZAB members to reconsider this proposal. Please help us preserve our neighborhood and community which I believe is a representation of the desirable city that Berkeley is and has become to the rest of the world.

Kazumi Taniguchi  
1214 Kains Ave.

**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 6 story bldg with no parking.....

-----Original Message-----

From: Florenzo Van Hook <flokeyv@yahoo.com>  
Sent: Monday, April 25, 2022 7:55 PM  
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
Cc: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
Subject: 6 story bldg with no parking.....

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

A 6 story building with 66 unit and only 17 parking spaces is totally unreal thinking.

1. The home owners who will have the view from their yard turn into a 6 story building will suffer a gross violation and no doubt lower the property value in the entire neighborhood. (AWFULL)
2. Would you accept or approve such a plan next to your home or in your neighborhood? (HELL NO)
3. Where do you think the occupants of this place is going to park? (ON THESE NARROW & ALREDY CONGESTED STREETS)
4. How much more traffic will the neighborhood have on these narrow streets where you must pull to the side on order to allow an on-coming car to pass? (LIKE A FREEWAY)
5. How can you claim to represent the neighborhood with such thinking? (NO WAY)
6. The 104 unit building across the street is as ridiculous and should not be allowed unless there is ample parking.
7. A 2 story bldg would be a lot and should not be allowed without ample parking.
8. PLEASE SHOW THE NEIGHBORHOOD THE CARE AND RESPECT WE DESERVE.....

THANKS FROM A CONCERNED RESIDENT.

F VAN HOOK

**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: Neighbor Commets to ZAB for proposed construction at 1202 San Pablo Ave

**From:** gail kurtz <gaildkurtz@gmail.com>  
**Sent:** Monday, April 25, 2022 6:11 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** Neighbor Commets to ZAB for proposed construction at 1202 San Pablo Ave

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear ZAB and all concerned parties:

I live at 1232 Stannage Avenue, roughly two blocks away from the site at 1201 San Pablo Avenue. I am extremely concerned about the current building plan, as I believe it will have significant negative impacts on both the livability of this neighborhood and traffic safety in the area.

1. **PARKING:** There are not nearly enough parking spaces provided for at the proposed building site. We are already suffering from inadequate street parking on the 1200 block of Stannage Avenue. It is often difficult to find parking near our home and with each passing month it is getting worse. It will become exponentially more difficult when the apartments at 1201 are filled and those residents need to look for street parking.
2. **TRAFFIC SAFETY:** Stannage Avenue is a thoroughfare for many cars bypassing congestion on San Pablo, as it is the only nearby street without speed bumps. We are inundated with commuters who drive dangerously fast and endanger the lives of the many seniors and children who live on the street, not to mention able-bodied adults. Because Harrison Street dead ends at Stannage with no egress to the east, we will be hampered by congestion and dangerously fast-moving cars if 1201 is constructed with its current occupancy levels.
3. **NEIGHBOR IMPACTS:** I am told that the neighbors living near the building site will lose privacy and light. These considerations should be taken into account by what I hope is a humane and thoughtful planning board. Because of the parking and traffic concerns, it makes sense to consider the nearby neighbors and reduce the building size.

I STRONGLY URGE YOU TO REDUCE THE BUILDING SIZE AND INCREASE THE NUMBER OF PARKING SPACES.

Berkeley will no longer be a livable city if the city planners do not take into consideration the impacts on traffic as all this building takes place. Many people are not able to rely only on bikes. Please reduce the size of this building and also turn your attention to seriously-needed mass transportation options within the City of Berkeley.

Thank you,  
Gail Kurtz  
1232 Stannage Avenue  
Berkeley, CA 94706  
510-220-8873

**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 1201 San Pablo proposed building

**From:** Richard Steckel <richard.steckel@gmail.com>  
**Sent:** Monday, April 25, 2022 5:02 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** 1201 San Pablo proposed building

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Berkeley Planning Board an Zoning Board of Berkeley

I am writing to express my grave concerns regarding the proposed **6 story 66 unit (!)** building on the corner of Harrison and San Pablo.

Traffic and Safety

- The project as proposed is simply too dense and the increased traffic and congestion it will cause poses serious safety and wellbeing issues.
  - The proposed parking garage exit onto Harrison with no outlet to the East will increase already high levels of traffic on Kains and Stannage Ave.
  - Kains has speedbumps which does aid in slowing traffic, however Stannage has no such speed bumps and the result is cars frequently flying down the street well in excess of posted 25 miles/hr limit.
  - Consider relocating the parking entrance/exit to San Pablo, a larger street equipped to deal with increased traffic
  - Currently residents park their cars on both sides of the street on Kains and Stannage - making these narrow streets even more narrow and dangerous - so much so that it is unsafe for 2 cars to pass each other. This has resulted in numerous scratched cars and knocked off mirrors from drivers doors of both parked cars and those passing.
    - Increasing the density in the neighborhood will only exacerbate these safety issues
  - Both Kains and Stannage Ave are home to a number of children and pets who are at increased risk of injury with increased traffic
- Proposed number of onsite parking is inadequate and the requirement that parking will be a separate cost for residents of the proposed development will result in even more cars being parked on the already congested streets - again with negative consequences to safety of property (parked cars) and people.

I strongly urge the Planning and Zoning boards to reconsider the span/scope of the development on 1201 San Pablo with the safety and wellbeing of current neighborhood residents as well as any future residents in the development to considerably limit the number of units and increase onsite parking - which should be assigned and part of the units, not a separate cost.

Thank you for your consideration

Richard Steckel  
1208 Stannage Ave  
Berkeley 94706

**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 1201-1205 San Pablo Project

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**From:** Christina Tunnah <christina.tunnah@gmail.com>  
**Sent:** Monday, April 25, 2022 12:28 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** RE: 1201-1205 San Pablo Project

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

To the ZAB Committee

I am a resident of Berkeley living in the 7th District at 1196 Kains Ave. I am writing to express my deep concerns over the multi-unit project on the SE corner of San Pablo Avenue and Harrison streets (1201-1205 San Pablo Avenue). I have attended previous zoning and permit meetings that relate to this proposed project so my views have been shared with the City before and have further evolved as I learn new information.

1. Building size: I absolutely embrace that there will be a new building in this empty lot but 6 stories is an unprecedented size for this area. It simply doesn't fit in with the character of the neighborhood. What sustainable materials, energy and other USGBC standards will be used? What safety and pollution standards will be required during the construction to ensure our air quality isn't impacted by chemicals, dust and noise?
2. Parking. The proposed parking is woefully inadequate for the number of units. As aspirational as it is for the City of Berkeley to promote and support the use of public transportation, this is naive. Unfortunately, the reality is people cleave to their cars. On the current tally of spots to units, we're already in the negative. Add in the likelihood of dual occupancy of a unit, and the situation gets more grim. Where do these cars park? I understand that a permit program has been discussed but it does nothing to solve for the inevitable competition for overnight parking.
3. Public safety. The additional cars driving on these streets will impact pedestrian and resident safety. Drivers already speed on Kains and the numbers of fast drivers will inevitably increase with more drivers on the streets. There are seniors and children who live and play on these streets. I do not have a driveway so I fear having to park streets away and haul my shopping on foot. I will not feel safe leaving my car in an unknown neighborhood and walking at night to my home.
4. Air quality. I did not see a traffic and air quality impact study. Is one planned as a condition of granting the permit? One that reflects usage and impact across all hours for the projected number of cars? I am surprised that these reports are not a requirement of the green sustainable environmental standards that a city like Berkeley professes to uphold.
5. Waste. I live next to a four unit apartment building and across from another apartment building. When tenants move out, invariably there is trash, broken furniture and other detritus dumped on the sidewalk in front of the creek. This invites others to do the same and it is a perpetual dumping ground. This will become exacerbated with close to 170 units that this project plus the other apartment

building on the SW corner of San Pablo and Harrison adding to the number of violators. The streets are strewn with litter from non-resident car owners who park on Kains and dump their car trash and fast food wrappers; this too will worsen with simply more residents and cars parked on the streets.

6. Quality of life and community wellbeing. Neighbors on the west side of 1200 Kains block will have their sunlight egregiously impacted. As a community, what impacts them impacts the community's overall wellbeing and sustainability. Consider further that there will be an expected high turnover in a rent-only apartment building, so renters will have no skin in the community with little incentive to care about trash, air pollution, or the neighbors' quality of life. The developers aren't local and so they too have no skin in the game or incentive to preserve the neighborhood's character, sustainability and wellbeing.

7. Home values. The project will have a negative impact on all of our home values, not just those homes bordering the site due to the increased density, lack of parking and ratcheted up noise and declining air quality. The developer will profit and benefit from the project without heed for the externalities they create, yet the surrounding home owners will pay the price on all fronts.

This project is not what I would expect from the City of Berkeley and its mission to "promote an accessible, safe, healthy, environmentally sound and culturally rich city". The current proposal fails on most of these counts and I encourage more scrutiny on what we expect of the developer.

Sincerely

Christina Tunnah  
1196 Kains Ave, Berkeley, CA 94706

**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: Project Proposal for 1201 San Pablo

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**From:** Karen L. Gosling <karengosling@yahoo.com>  
**Sent:** Monday, April 25, 2022 10:32 AM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** Project Proposal for 1201 San Pablo

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear City of Berkeley Folks,

I live on Kains Avenue and am very concerned about the proposed project for 1201 San Pablo. I understand that we need affordable housing in Berkeley, but San Pablo is getting its share all up and down the street. This project is way too big for the lot and this neighborhood, and there is another huge apartment complex going in across the street. My main concern is traffic. We have seen a major uptick in traffic and parking since Whole Foods went in on Gilman. I fear that this project will increase these factors dramatically and become unbearable for us living on Kains, Stannage and Harrison.

Please please please do not go ahead with this project and come up with proposals for tiny houses or something else that is compatible with this neighborhood.

Thank you.

Sincereley,  
Karen L. Gosling  
1228 Kains Avenue  
Berkeley

**Jacob, Melinda**

---

**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 1201-1205 San Pablo project

**From:** Leslie Barbazette <lesliebarbazette@gmail.com>  
**Sent:** Monday, April 25, 2022 8:52 AM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** 1201-1205 San Pablo project

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hi,

I live at 1200 Stannage Ave, 2 blocks from the proposed project and I'm very concerned about the density of this project and the traffic it will push down to stannage. I live on the corner and I do believe it will be a huge safety issues with having a lot more cars coming down Harrison and stannage to loop back to gilman. Kains, is the closer street to go down, but has speed bumps, so I think Stannage will be the preferred route which will make this small road very busy and unsafe. The parking will also become a huge issue.

This project is causing the whole neighborhood a lot of stress due to how dense and tall the building is, the light privacy reduction for the immediate neighbors is unfair.

I also understand that the lot is currently for sale and the owners are foreign investors. I would appreciate for the planning commission to relook at the density of this project and how many parking spaces the building will provide and adjust to a more reasonable amount that will impact the neighborhood less.

thank you for your consideration.

Leslie Barbazette



**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 1201 San Pablo proposed building

-----Original Message-----

From: Jill Churchman <jill\_churchman@yahoo.com>  
Sent: Monday, April 25, 2022 8:03 AM  
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
Subject: 1201 San Pablo proposed building

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Greetings to Zab members,  
I am a neighbor of the proposed 6 story building at 1201 that is being reviewed by your committee this week.

I live at the intersection of Harrison and Stannage. I see the site from my front window.

My concern is-  
Parking and traffic.  
The building needs more realistic parking. Enough said on that!

The exit from garage needs to be left-turn only, out of garage on Harrison, with BARRIER totally across Harrison to prevent more traffic onto neighborhood streets.

In case you don't know our neighborhood streets, Kains and Cornell have speed bumps, making Stannage the preferred speedway to avoid San Pablo. AND Harrison is the easy exit from this neighborhood for the thieves that have plagued our family neighborhood during the past 2 years-bikes, catalytic converters, cars, and in my case, the wheels off my 2 year old Honda!

This is a FAMILY neighborhood, not a speedway and not the candy store for newly minted thieves. And hopefully, not a parking lot for 1201 SP!

Sincerely,  
Jill Churchman  
1141 Stannage Avenue

Sent from my iPhone

**Jacob, Melinda**

---

**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 1201-1205 San Pablo Proposal.

-----Original Message-----

From: Margaret <margaretpritt@sbcglobal.net>  
Sent: Sunday, April 24, 2022 9:09 PM  
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
Subject: 1201-1205 San Pablo Proposal.

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Members of ZAB,

As a resident homeowner on the block of Kains Avenue directly behind the proposed development I have serious concerns about the impact that will be forced upon our neighborhood.

The City of Berkeley has already approved a 104 unit, 6-story, 44 parking space development at 1200 San Pablo. That location is surrounded by commercial real estate. The location at 1201-1205 San Pablo should not be subject to the same concessions granted to 1200 San Pablo SINCE IT DIRECTLY ABUTS SINGLE FAMILY HOUSES.

Approving both developments will add potentially 170 automobiles to the area, and only 61 parking spaces will be provided. That leaves potentially 109 cars that will need overnight parking. (Are you going to allow the parking lots of Dollar Tree & Whole Foods to be used as Overnight Parking for these developments? If not, why allow our streets to be the Overnight Parking!)

Homeowners in our neighborhood bought houses based on the "good faith" of the City of Berkeley that any potential development on San Pablo abutting our single-family zoned neighborhood would be limited to 4 stories. We have all been faithfully paying our City and County taxes based on that "promise".

Because of the increased traffic & related safety issues, excess parking difficulties, loss of sunlight & solar capabilities for abutting houses, the quality of life and housing prices in this area will be negatively impacted. Every homeowner in the area will suffer a direct monetary loss upon sale of their home.

This block of Kains Avenue has more than 20 children, 2 music teachers who teach students in their homes and already have had speed bumps installed due to traffic that tries to circumnavigate San Pablo. The increased traffic from potentially 100 autos driving & then seeking overnight parking will be detrimental to the health, safety, peace, comfort & general welfare of the residents of our neighborhood.

This street is one of those where 2 cars have difficulty passing at the same time, and my car and others have been hit by passing cars. I have had a car stolen from in front of my house and the neighbor across the street had her catalytic converter stolen. We are already suffering tragic consequences of life in Berkeley, and don't want our problems compounded.

Sincerely,  
Richard Pritt  
1231 Kains



**Jacob, Melinda**

---

**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: Supplemental comment re 1201-05 San Pablo

**From:** Deirdre O'Regan <dedeoregan@gmail.com>  
**Sent:** Sunday, April 24, 2022 7:23 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** Supplemental comment re 1201-05 San Pablo

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hello -

I already sent in an email last week but I would like to add another point:

Please require the developer to relocate the parking garage door to San Pablo. San Pablo is the "transit corridor" after all. Keeping it on Harrison will exacerbate the detrimental impact on the neighborhood for obvious reasons (noise & traffic).

Sincerely,  
Deirdre O'Regan  
Stannage Ave

**Jacob, Melinda**

---

**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: Building Proposal corner of San Pablo & Harrison, Berkeley/Heinz/Stannage Neighborhood Group

---

**From:** Keeyla Meadows <keeylameadows@gmail.com>  
**Sent:** Sunday, April 24, 2022 7:05 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** Building Proposal corner of San Pablo & Harrison, Berkeley/Heinz/Stannage Neighborhood Group

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Following our meeting today I would like your committee to take the following concerns into consideration:

1. In accordance with city guidelines that new construction to take into account and respond to safety and health needs of neighborhoods.'300'ft radius

we propose:

- \* The garage door be placed on San Pablo and NOT Harrison
- \* Reduction of the building mass..4 to 5 stories with 5 to 10 foot set backs (Explore redesigning square footage of residences to make this possible
- \* Traffic mitigation to direct traffic onto San Pablo and away from Kaines and Stannage.
- \* 28 Parking spaces
- \* Note that there are about 28 children living in the adjacent neighborhood. 4 music teachers that I'm aware of with a steady flow daily of students adding additional children and vehicles parked on our streets.

I think it is very important and timely to have a building built on the empty corner lot.

We would like to feel that the building is compatible with a highly functional community as ours.

Thank you, Keeyla Meadows Stannage St. resident.

**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 1201-1205 San Pablo

**From:** Mary Wyand <marytwyand@gmail.com>  
**Sent:** Saturday, April 23, 2022 9:03 AM  
**To:** Gong, Sharon <SGong@cityofberkeley.info>  
**Cc:** Deirdre O'Regan <dedeoregan@gmail.com>; Gerstein, Beth <BGerstein@cityofberkeley.info>; dan.hayes@yahoo.com Hayes <dan.hayes@yahoo.com>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** Re: 1201-1205 San Pablo

That's interesting, Sharon. Why didn't USE PERMIT #05-10000029 stay with the property when Jim Hart sold it? And, if it did, why is the base case for the proposed building so much greater?

On Fri, Apr 22, 2022 at 6:30 PM Gong, Sharon <[SGong@cityofberkeley.info](mailto:SGong@cityofberkeley.info)> wrote:

Hi Deidre, staff does not consider that aspect of the project for the permit review. We only require that the applicant is also the owner or is authorized by the owner to obtain the permit. An approved land use permit would stay with the property.

Sharon

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**From:** Deirdre O'Regan <[dedeoregan@gmail.com](mailto:dedeoregan@gmail.com)>  
**Sent:** Thursday, April 21, 2022 6:25 PM  
**To:** Gong, Sharon <[SGong@cityofberkeley.info](mailto:SGong@cityofberkeley.info)>  
**Cc:** Gerstein, Beth <[BGerstein@cityofberkeley.info](mailto:BGerstein@cityofberkeley.info)>; Mary Wyand <[marytwyand@gmail.com](mailto:marytwyand@gmail.com)>; dan.hayes@yahoo.com Hayes <[dan.hayes@yahoo.com](mailto:dan.hayes@yahoo.com)>; Zoning Adjustments Board (ZAB) <[Planningzab@cityofberkeley.info](mailto:Planningzab@cityofberkeley.info)>  
**Subject:** 1201-1205 San Pablo

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hi Sharon, I'm not sure what to do with this information so I have included Beth and the ZAB secretary as well, but the above mentioned property is for sale and has been for almost a year. Is this pertinent information for the city as it relates to approving the development proposal?

Thanks

**Jacob, Melinda**

---

**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 1201-1205 San Pablo

**From:** Gong, Sharon  
**Sent:** Friday, April 22, 2022 6:30 PM  
**To:** Deirdre O'Regan <dedeoregan@gmail.com>  
**Cc:** Gerstein, Beth <BGerstein@cityofberkeley.info>; Mary Wyand <marytwyand@gmail.com>; dan.hayes@yahoo.com  
Hayes <dan.hayes@yahoo.com>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** RE: 1201-1205 San Pablo

Hi Deidre, staff does not consider that aspect of the project for the permit review. We only require that the applicant is also the owner or is authorized by the owner to obtain the permit. An approved land use permit would stay with the property.

Sharon

---

**From:** Deirdre O'Regan <[dedeoregan@gmail.com](mailto:dedeoregan@gmail.com)>  
**Sent:** Thursday, April 21, 2022 6:25 PM  
**To:** Gong, Sharon <[SGong@cityofberkeley.info](mailto:SGong@cityofberkeley.info)>  
**Cc:** Gerstein, Beth <[BGerstein@cityofberkeley.info](mailto:BGerstein@cityofberkeley.info)>; Mary Wyand <[marytwyand@gmail.com](mailto:marytwyand@gmail.com)>; [dan.hayes@yahoo.com](mailto:dan.hayes@yahoo.com)  
Hayes <[dan.hayes@yahoo.com](mailto:dan.hayes@yahoo.com)>; Zoning Adjustments Board (ZAB) <[Planningzab@cityofberkeley.info](mailto:Planningzab@cityofberkeley.info)>  
**Subject:** 1201-1205 San Pablo

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hi Sharon, I'm not sure what to do with this information so I have included Beth and the ZAB secretary as well, but the above mentioned property is for sale and has been for almost a year. Is this pertinent information for the city as it relates to approving the development proposal?

Thanks

**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 1201 San Pablo Ave

**From:** Dei and Peter <dei.peter@prodigy.net>  
**Sent:** Friday, April 22, 2022 2:41 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** 1201 San Pablo Ave

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

I live at 1123 Harrison Street and join my neighbors in asking consideration of the development at 1201 San Pablo to include input from those living close to and most affected by this project.

I refer you to the notes and recommendations made by our Councilmember, Rashi Kesarwani , resulting from her recent neighborhood meeting with concerned citizens.

Doris Iaroli



**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: high rise project san pablo ave and harrison street

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**From:** jennifer holland <jennyholland@sbcglobal.net>  
**Sent:** Friday, April 22, 2022 1:15 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** high rise project san pablo ave and harrison street

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

hello, city of berkeley -

as a long time resident of this neighborhood, i join my fellow citizens in requesting that our concerns over the impact of this development be given the weight they deserve.

traffic and safety is one huge issue, as is the impact on light and solar energy.

i know i shouldn't have to say this, but we believe that the city government's role is to protect and serve the citizens, and that this is the covenant between city officials and the people they serve. in this case, it really looks like the covenant is between the city and foreign investors. it just stinks.

for what it's worth, i am on the side of increasing housing supply. we really need it. and we need to be smart all around about it. we also need to improve public transportation and not pretend that it's working the way it needs to.

jenny holland  
1133 stannage ave  
albany ca

**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 1201-1205 San Pablo Avenue project development

**From:** Diana Wood <wooddiana973@gmail.com>  
**Sent:** Thursday, April 21, 2022 11:19 AM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Diana Wood <wooddiana973@gmail.com>; Linda Sikorski <ljsikorski@aol.com>; Mary Wyand <marytwyand@gmail.com>; Jean Molesky-Poz <moleskypoz@me.com>; ybozzini@earthlink.net  
**Subject:** 1201-1205 San Pablo Avenue project development

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hello,

I am a Berkeley homeowner whose life and property will be negatively affected by the proposed 1201-1205 development on San Pablo Avenue.

It is difficult to understand why ZAB is donating its time, resources, and Berkeley tax dollars to help a foreign direct investment company construct housing units for affluent people when the company's property is listed for sale.

Is it the mission of ZAB to donate taxpayer money to help foreign direct investors sell their Berkeley property holdings to harvest increased profits through the cooperation of ZAB, in approving permits?

My strong recommendation is that ZAB 1) not upgrade permitting for any property developer whose property already is listed for sale, 2) buy out the residential property of Yvette Bozzini whose home is located 8 feet from the project's property line, and 3) not approve any development plans that would invalidate federal, state, and local climate change policies, for example, by casting shadows over adjacent residential roof-top solar panels.

It is my firm conviction that ZAB should consider its clients to be Berkeley residents, not foreign direct property investors selling housing to affluent customers. Doing so, suggests a strong conflict of interest.

Sincerely,  
Diana Wood  
1139 Gilman Street  
94706-2251

**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 1201-1205 San Pablo proposal neighbor comment re:traffic

**From:** Gabe and Terri <carnivalwine@gmail.com>  
**Sent:** Thursday, April 21, 2022 11:44 AM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** 1201-1205 San Pablo proposal neighbor comment re:traffic

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Dear Zoning Board,

As immediate neighbors, we 100% support increased density, more affordable housing, and policies that support environmentally sustainable transportation. We also understand that state laws are fixed.

However, we are very concerned about the traffic safety hazards that will result from the increased car flow from this project without an structural redirection of cars driving in and out from the new building and surrounding blocks. It should not take a lengthy and expensive traffic study to figure this out - we can all see it out our front doors. The way our streets are set up, it's literally impossible at most times to turn left onto San Pablo from Harrison. There are more than 40 children on the adjoining blocks of Kains and Stannage who will be seriously endangered by more cars zooming down our blocks to Gilman. Because Harrison is only 2 blocks long, the only ways out from this corner to the East or South are down our two blocks with narrow streets full of kids on foot, bikes, and roller skates and elders with limited mobility, not to mention dogs, cats, chickens, and turkeys.

As our neighbor pointed out, despite best laid plans to motivate increased use of other transit, it is simply unrealistic in the foreseeable future to expect that someone paying \$5000 for a 2-bedroom unit a mile away from BART will wait 30-45 minutes for the 52 bus to run an errand. They will still have a car they park on the street if they don't get one of the very few garage stalls. Those without cars will be taking Uber/Lyft with the same traffic impacts.

Please don't trade the life and health of our families for developer profits.

Please do not approve this proposal without requiring the city to install the following 3 safety features:

- 1) a physical barrier outside the Harrison parking garage door like the one outside Trader Joe's on Berkeley Way to force cars to turn left out of the garage. If there is only a sign telling them to turn left, I guarantee that everyone heading south or east will turn right anyway to avoid going several blocks around.
- 2) a light at Harrison and San Pablo so cars can turn left and pedestrians/bikes can cross safely
- 3) at both Stannage and Kains, north of Gilman, install the concrete barriers accessible only to bikes and emergency vehicles like on Ashby near Telegraph.



Thank you for your consideration.

--

Gabriel Winer  
1112 Harrison St, Berkeley, CA 94706  
510-388-7324

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Sent from Gmail Mobile

**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 1201-1205 San Pablo

**From:** Deirdre O'Regan <dedeoregan@gmail.com>  
**Sent:** Thursday, April 21, 2022 6:25 PM  
**To:** Gong, Sharon <SGong@cityofberkeley.info>  
**Cc:** Gerstein, Beth <BGerstein@cityofberkeley.info>; Mary Wyand <marytwyand@gmail.com>; dan.hayes@yahoo.com  
Hayes <dan.hayes@yahoo.com>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Subject:** 1201-1205 San Pablo

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hi Sharon, I'm not sure what to do with this information so I have included Beth and the ZAB secretary as well, but the above mentioned property is for sale and has been for almost a year. Is this pertinent information for the city as it relates to approving the development proposal?

Thanks

**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 1201 San Pablo Project Concerns

**From:** Hillary Curtis <hlclandesign@yahoo.com>  
**Sent:** Thursday, April 21, 2022 7:35 PM  
**To:** Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
**Cc:** Kesarwani, Rashi <RKesarwani@cityofberkeley.info>  
**Subject:** 1201 San Pablo Project Concerns

**WARNING:** This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Greetings Berkeley Zoning Board-

As longtime residents of the Berkeley neighborhood surrounding the proposed project at 1201 San Pablo, we need you to hear some major concerns we have about it. Our home is on the block of Stannage between Harrison and Gilman.

For many years now, our block of Stannage Ave. has been negatively impacted by the cars driving too fast when trying to bypass traffic on San Pablo Ave, as well as trying to avoid the speed bumps on Kains Ave. We have two children and it is unsafe to let them play outside because of this. We also do not feel safe with them walking or biking streets in the neighborhood because of the speeding cars using our block as a bypass. The planned building at 1201 San Pablo is *undoubtedly* going to worsen traffic issues in our neighborhood, and we urge you to take the necessary steps to correct this issue.

That said, we wholeheartedly agree that increased housing is a necessity in Berkeley, and we would welcome a well-planned, low-impact, ecologically intelligent building with multiple housing units and adequate parking on this particular empty lot, especially one with rental units which are affordable for the average worker.

We also want you to know that we second all of the other concerns that neighbors have been writing to you about. We have been meeting and discussing the impacts this project will have on our neighborhood, and they are mostly negative. We are aware of the letters of our neighbors, and rather than rehash all of the same comments here in my letter, please just know that we echo *all* of them.

Zoning board members, we know you are aware of the power you wield in shaping our city. As such, we urge you to consider very carefully your decisions on this project, and how they will impact the future of *existing Berkeley residents in this small, diverse neighborhood*. You probably believe, as we do, that the needs of the citizens who have been living here and paying city taxes should take precedence over the desires of outside investment groups to make money off of our neighborhood.

The investment group applying for a permit for the building at 1201 San Pablo is not interested in bettering the city, their interest is likely just the amount of revenue they can gain from it, and it will be off the backs of the people who currently live around this project. Once it is approved and built, the investment group will be gone, and this neighborhood will be left to suffer the effects of this building forever - congestion, pollution, noise, lack of

sunlight, decreased property values, decreased safety, lack of adequate parking, etc. etc. This outcome is *irreversible* once they get approval for their investment project and build it such as it is currently proposed. Let this awareness shape your decision on this project (and all of the similarly oversized projects being proposed in Berkeley).

There are many people and families living their lives in this neighborhood who do not want this project to be built as it is currently planned. We understand that it meets currently accepted planning and zoning guidelines, but the project as it currently stands will still have a grave, negative impact on our neighborhood and reduce the quality of living for us.

The main needs we have as a neighborhood are:

- 1) a lower building profile
- 2) increased setbacks from property lines adjacent to neighbors, and
- 3) adequate parking within the building envelope to accommodate the cars for *all* of the rental units.

As much as you'd hope that not providing adequate parking inside a building will "incentivize" people to not own cars, we all know that it just doesn't really work that way, and that new residents mostly own cars anyway. Thus, parking becomes a major issue and congested streets then plague the existing neighborhoods where these extra large buildings are constructed.

We feel our needs as *existing residents* should be more important to the City of Berkeley than those of an outside investor. Think of us, rather than profits for investors, as you make your final decisions on the project at 1201 San Pablo.

Thank you,  
Hillary Curtis and Brian Fenske  
1231 Stannage Ave.



**Jacob, Melinda**

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 1201-1205 San Pablo.

-----Original Message-----

From: Margaret <margaretpritt@sbcglobal.net>  
Sent: Thursday, April 21, 2022 8:20 PM  
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>  
Subject: 1201-1205 San Pablo.

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Hi,

I would like to know how a specific calculation was obtained in the July 13, 2021 Transportation Assessment Report submitted for the 1201-1205 San Pablo Avenue  
#ZP2021-0070

On page 2 , bullet item #2 Project Trip Generation... Paragraph 2 states they reduce the trip generation by 37% to account for non-automobile trips. How did they derive that %?  
They state 57% from ACS study versus 87% for the US as a whole. How did they use these 2 numbers to derive the 37% reduction?

Margaret Pritt  
1231 Kains Avenue

Sent from my iPhone