

Jacob, Melinda

Subject: FW: 2800 Telegraph

From: Vincent Casalaina <proberk@aol.com>
Sent: Monday, April 24, 2023 6:13 PM
To: Lapira, Katrina <KLapira@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.

Dear Ms. Lapira,

This letter is in support of the neighbor's challenge to the application for 2800 Telegraph Avenue. I share the neighbors' concern related to the roof deck. In order to reduce potential conflicts between the residents of this building and neighbors living in the mostly single family homes near by, the neighbors request that three conditions be included in the current building plan.

- 1) That approval of this project include a requirement that the roof deck be closed and made inaccessible at 10 PM each night.
- 2) That residents of this building be prohibited from registering cars and other motorized vehicles at this address since there is no on site parking provided. This prohibition needs to remain in place in the event that future City ordinances and/or policies change to permit it.
- 3) Residents and neighbors need to know who to contact in an emergency. Since the number of units in this building do not require a resident manager, add the requirement that current and subsequent building owners maintain a website with current phone numbers and email addresses for emergency contact.

I am writing this letter on my own behalf having lived less than a block from the proposed multi-family dwelling for more than 20 years. I support of the City's plan to add more housing. As this housing is added to existing neighborhoods, permits for each new housing development need to be tailored to include conditions that are designed to prevent foreseeable problems. These three conditions are designed to do that for this project.

Sincerely,

Vincent Casalaina
former owner of 2418 Stuart St.

Jacob, Melinda

Subject: FW: 2800 Telegraph Avenue Concern

From: Mary Oram <mary@erihomes.com>
Sent: Monday, April 24, 2023 2:47 PM
To: Lapira, Katrina <KLapira@cityofberkeley.info>
Subject: 2800 Telegraph Avenue Concern

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4/24/2023

Dear Ms. Lapira,

This letter is in support of the neighbor's challenge to the application for 2800 Telegraph Avenue. The neighbor's concern is related to the roof deck. In order to prevent conflicts between the residents of this building and neighbors living in the surrounding homes, the neighbors request that three conditions be included in the current building plan.

1. That approval of this project include a requirement that the roof deck be closed and made inaccessible at 10 PM each night, that residents in this building be prevented from registering vehicles at this address.
2. That residents of this building be prohibited from registering cars and other vehicles at this address since there is no on site parking provided. This prohibition needs to remain in place in the event that future City ordinances and/or policies change to permit it.
3. Residents and neighbors need to know who to contact in an emergency. Since the number of units in this building do not require a resident manager, add the requirement that current and subsequent building owners maintain a website with current phone numbers and email addresses for emergency contact.

I am writing this letter on behalf of the Willard Neighborhood Association. We are in support of the City's plan to add more housing. As this housing is added to existing neighborhoods, permits for each new housing development need to be tailored to include conditions that are designed to prevent foreseeable problems. These three conditions are designed to do that for this project.

Sincerely,

Mary Oram, Secretary, Willard Neighborhood Association

Jacob, Melinda

Subject: FW: Communication for ZAB Meeting, April 27, 2023: 2800 Telegraph Avenue

From: Carla Woodworth <carla@tennypress.com>

Sent: Monday, April 24, 2023 2:03 PM

To: Lapira, Katrina <KLapira@cityofberkeley.info>

Subject: Communication for ZAB Meeting, April 27, 2023: 2800 Telegraph Avenue

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BY EMAIL: klapira@CityofBerkeley.info

April 24, 2023

Ms. Katrina Lapira
Associate Planner
City of Berkeley Planning and Development Office
1947 Center Street
Berkeley, CA 94704

Subject: 2800 Telegraph Avenue, Permit #: ZP2022-0107, Roof Deck and Parking

Dear Ms. Lapira,

I live in the LeConte neighborhood and I am neighbor of the 2800 Telegraph Avenue multi-family housing project (located at the Karim Cycle location).

I would like to request that the Zoning Adjustment Board (ZAB) take the following actions as part of any approval for the 2800 Telegraph Avenue project:

1. That the ZAB establish a permit condition that the developer record an enforceable covenant on the 2800 Telegraph Avenue property that commits to the closure of the roof deck for all building residents at 10:00 PM, seven nights a week.
2. Establish a permit condition requiring that the 2800 Telegraph Avenue developer record an enforceable covenant and for subsequent owners of this property so that tenants are not permitted to register cars/passenger vehicles at this property. Although Berkeley's current Residential Parking Program (RPP) excludes new buildings, a permanent covenant would not be subject to future changes if the City decides to make changes/modifications in the future.
3. Require the developer/owner to publish and maintain an up-to-date contact email address as well as a telephone number on a website so that problems can be reported to the property owner.

Requiring these very reasonable conditions will help establish conditions so that new residents will be welcomed as good neighbors.

Sincerely,

Carla Woodworth
2335 Parker Street #2
Berkeley, CA 94704
Email: carla@tennypress.com