

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: ZAB agenda item for October 26

From: Paul Randall <randalizer@yahoo.com>
Sent: Tuesday, October 24, 2023 8:02 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>
Cc: Roger Studley <roger@urbanmoshav.org>
Subject: ZAB agenda item for October 26

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

This email is regarding an appeal to the Zoning Adjustments Board meeting on October 26 for address (2403-2407 San Pablo). Berkeley Moshav is appealing to the ZAB to include 5 more parking spaces (from 19 to 24). The current design has room for the additional spaces, which would improve parking for the residents and reduce parking congestion in the neighborhood.

I live at 1108 Channing Way and am a direct neighbor to the property owned by Berkeley Moshav. We already are competing for parking spaces with current residents on Channing Way as well as adjacent businesses on San Pablo Ave. We are in favor of allowing as many parking spaces as possible for any new construction projects to minimize parking issues on our street in the future.

I highly recommend you approve for the zoning adjustment to allow total of 24 spaces for Berkeley Moshav.

Thank you for your consideration

Paul Randall
1108 Channing Way
Berkeley

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Berkeley Moshav Parking Concern

From: Etosha Cave <etosha.cave@gmail.com>
Sent: Tuesday, October 24, 2023 7:46 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>
Subject: Berkeley Moshav Parking Concern

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Dear Zoning Adjustments Board,

My name is Etosha Cave, I am a long-term resident of Berkeley and a Co-Founder and Chief Scientific Officer at Twelve, located in Berkeley. I am writing in support of granting a parking modification of the residential project proposed at 2403-2407 San Pablo Avenue with permit modification # ZP2023-0103.

I understand the desire to encourage public transportation and reduce reliance on cars. However, the current parking regulation seems more fitting for student housing or entry-level rentals rather than owner-occupied condominiums.

Many of our residents will need cars, including families with children, senior citizens over 70, adults aged 50-70 and some may be physically challenged. This is not a transient student population where public transit alone is sufficient. We aim to encourage sustainability such as car-sharing, while also meeting the needs of our residents. The current ordinance is too restrictive, given the situation.

With all the new construction along San Pablo Avenue, street parking will become even more scarce. Granting five additional spaces will alleviate pressure on current and future neighborhood residents. This project offers many benefits to the community, and the extra parking is necessary to serve our diverse population.

I appreciate your consideration of this critical issue at the October 26th meeting. Thank you for your time.

Sincerely,

Etosha Cave

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
To: Olga Reznick; Zoning Adjustments Board (ZAB)
Subject: RE: 10/26/23 Review of Use Permit Modification ZP2023-0103 for 2403-2407 San Pablo Ave

From: Olga Reznick <ogrinstead@gmail.com>
Sent: Tuesday, October 24, 2023 5:52 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>
Subject: 10/26/23 Review of Use Permit Modification ZP2023-0103 for 2403-2407 San Pablo Ave

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Gentlepersons:

I am writing in support of this applicant's request to allow 5 additional parking spaces for this project. Many new buildings in Berkeley are intended for rental by University students, most of whom can easily walk, bicycle and use public transportation to get from home to campus. 2403-2407 San Pablo's homeowners will include seniors, persons with limited mobility and parents of young children whose transportation needs are more complicated. These homeowners need dedicated parking spaces at their residence. Allowing the additional parking spaces in the building will also decrease pressure on street parking in the adjoining neighborhood.

Although I currently live in Albany, I am very familiar with the applicant's neighborhood as I lived near the corner of Bonar and Channing in Berkeley for over 20 years! Poet's Corner is a great place to live, and this project will be a wonderful addition.

Thank you for your consideration,
Olga Reznick
ogrinstead@gmail.com
415 608 4764

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Project Address: 2403-2407 San Pablo/Use Permit Modification #2P2023-0103

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

From: Nancy Kron <danra2468@yahoo.com>
Sent: Saturday, October 21, 2023 5:03 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>
Cc: Studley Roger <roger@urbanmoshav.org>
Subject: RE: Project Address: 2403-2407 San Pablo/Use Permit Modification #2P2023-0103

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TO: Berkeley Zoning Board
FR: Nancy Kron

Please consider adding a few more parking spaces for the Berkeley Moshav. I will be 85 years old and expect to be in good health (knock on wood) by the time the building opens. I'll need my car primarily for grocery shopping and for medical appointments.

Frankly, riding a bike, using a scooter, or schlepping groceries using a cart just won't work for me.

Thanks for your consideration.
Nancy Kron
Sent from my iPad

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Comment re item on ZAB Agenda Oct. 26

From: Douglas Smith <douglasfredericsmith@yahoo.com>
Sent: Friday, October 20, 2023 8:46 AM
To: Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>
Subject: Comment re item on ZAB Agenda Oct. 26

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Dear ZAB members,

This is a message in support of Berkeley Moshav's request for a small number of additional off-street parking spaces for their cohousing project at 2421 San Pablo Ave., #6 on your Oct. 26 agenda

As residents of an adjoining property, we are pleased this project was approved, and to see a diversity of different housing types being proposed along the San Pablo corridor. Berkeley Moshav's project will specifically offer homes for families and seniors. A handful more parking spots in the structure for those residents would be something that makes their building, and the surrounding area, more hospitable and accommodating to everyone. Please approve this Permit Modification.

Thank you for considering this suggestion from a neighbor,

Douglas Smith
Kate Kordich

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: #ZP2023-0103

From: Joshua Abrams <doshwa@gmail.com>
Sent: Thursday, October 19, 2023 2:24 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>
Subject: re: #ZP2023-0103

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Hi ZAB,

I have wanted to live in co-housing for years. I am super excited to have the opportunity to move there. But to make this project work, particularly with families, we need more parking spots. The location is far from BART and the zoning code did not contemplate a situation like ours.

Thank you

Josh Abrams

2635 Benvenue Ave, Berkeley, CA 94704

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: use permit modification #ZP2023-0103

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

From: Mlehrmsw <mlehrmsw@gmail.com>
Sent: Wednesday, October 18, 2023 7:05 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>
Subject: use permit modification #ZP2023-0103

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To whom it may concern:

Berkeley Moshav is on the ZAB agenda for October 26 and I'm writing to support the request to increase the number of parking spaces. I love the idea of community-oriented housing and will be moving to Berkeley Moshav from NY when the project is completed.

We want to increase our number of parking spaces for several reasons:

- It is very difficult to sell condos at our price point (\$800K- \$1.9M) that don't include parking for each home. Even with increasing the number of spaces, we will only have 2 spaces for every 3 homes.
- We are not young adults or student groups with limited transportation needs that can be readily met with buses, bicycles or walking. Our community includes families with children, people aged 70 and above (45% of our adult members), and adults with disabilities. Public transportation is not a viable option for them.
- Having 5 more spaces will decrease the number of cars parked on the street, which will help the important goal of reducing the parking pressure on our neighbors.

We support sustainability and responsible use of cars, but the parking ordinance doesn't consider our situation. It is too restrictive for us. 5 additional spaces will make a big difference.

Thank you for your kind consideration.

Sincerely,
Maura Lehr

Sent from my iPad

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: ZP2023-0103

From: Mir lam <chigals@gmail.com>
Sent: Wednesday, October 18, 2023 5:41 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>
Subject: ZP2023-0103

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October 17, 2023

I am writing in regards to the project address 2403-2407 San Pablo Ave., use permit modification ZP-2023-0103. We're on the ZAB agenda for October 26.

I've been a resident of the West Contra Costa for 29 years, I'm a retired Kaiser employee. I'm interested in moving to Berkeley to live in this co-housing community.

I'm a senior citizen with some mobility problems, and can't rely only on public transportation. I'm concerned that with all the residential construction going on in the area, street parking will be very difficult to find.

Granting us 5 more spaces would help reduce the parking pressure on current and new residential residents.

Sincerely,

Miriam Seglin

El Cerrito