

Supplemental Communications (2)

(The following are communications received
September 14, 12pm - September 15, 5pm.)

September 15, 2020

From: Chris Schildt

To: Members of the Planning Commission

Subject: Comments on the Adeline Corridor Specific Plan

First, I want to say thank you to my fellow Planning Commission Adeline Corridor Specific Plan Subcommittee members, community members, and city planning staff. For over a year, we've had 12 subcommittee meetings, discussing every aspect of the plan and every comment raised. I have been so impressed with members of our community who have spoken passionately about the need to not just acknowledge but proactively repair the harm of past and ongoing structural racism that has caused disinvestment and displacement in my community of South Berkeley. For me, this is the guiding purpose of this plan, and while I don't think the plan alone will solve these problems, this revised plan with the subcommittee recommendations will substantially improve our community.

In particular, one of the most important things that this plan does is set a bold goal for half of all new development in the corridor to be affordable for people who make lower incomes. This is a truly groundbreaking and admirable goal. Even more importantly, the plan establishes a framework for how to achieve this goal so that it's not yet another empty promise to our community, but will actually be realized.

That framework is twofold: First, it creates a new zoning district that requires up to 25% on-site affordable housing for buildings that are above a certain height. This will ensure affordable units (both low-income and very-low income) are included in these projects and created in our community, where we need them.

Second, it sets a goal of 100% affordable housing at the Ashby BART site, along with a guaranteed future for the flea market. This 100% goal is essential to make sure the overall goal for the entire corridor is achievable. Beyond the plan area, the City of Berkeley overall has only produced 13% of the affordable housing we need to build by 2022, compared to 128% of above-moderate housing, according to the 2020 City Housing Pipeline report. Public land is the best opportunity we have to build the affordable housing we need; much of the affordable housing built in this city is built on public land because it is easier for nonprofit developers to compete and public entities will often provide the land at a discount (BART has a policy to do so with the land it owns).

Considering how important this goal of 100% affordable is to the success of this plan, I am disappointed to see both the city staff and BART staff recommend language that would weaken the city's commitment to achieving this goal. As the Planning Commission representative to the BART Community Advisory Group (CAG), I would like to clarify that the Memorandum of Understanding (MOU) that

established the CAG is explicit about the role of the Adeline corridor specific plan in setting the vision, policies, and objectives for the Ashby BART Station Area, including on affordable housing:

“The Draft Adeline Corridor Specific Plan (published in May 2019) sets forth a vision, policies and objectives for the Ashby BART Station area. Specifically, Policy 3.7 of the Plan, shown in Exhibit 1, includes seven objectives relating to affordable housing, public space, development parameters, public art, pedestrian and bicycle connections, transportation and demand management and community engagement.” (MOU Section 1. B)

In approving this MOU, the Berkeley City Council noted that the Adeline Plan was still a draft, and that the MOU will need to be updated with final language of the Adeline Corridor Specific Plan once it is adopted by Council. I believe all three versions of the language regarding the Ashby BART site provided in the packet (on p. 86) are within the scope of what the MOU describes as the role of the Adeline plan.

For the past five years, the city and the South Berkeley community have been working on developing this plan for the Adeline corridor. The community has been clear in its desire for affordable housing and a guaranteed future for the Berkeley community flea market. This plan should reflect these goals, and I believe it does.

I encourage my fellow commissioners to adopt the Adeline Corridor Specific Plan with all the recommendations put forward by the Adeline Corridor Specific Plan Subcommittee.



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September 15, 2020

Planning Commission
City of Berkeley
Sent via Email

RE: Including Turning Point Property in Adeline Corridor Plan

Dear Planning Commission Members,

I write to request that the city include the property at 3404 King Street, where Fred Finch Youth & Family Services currently operates a transitional housing program for young adults, in the Adeline Corridor Plan. Including the site in the Adeline Corridor Plan would increase the flexibility for use of the property in the future to meet community needs.

Additionally, we are in support of inviting as many resources as are available to the community through the plan, including the Ephesians Church site at Alcatraz and King for senior affordable housing and the Ashby BART site for affordable housing and a permanent location of the Ashby flea market, an important cultural and economic institution, especially for the Black community.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas N. Alexander".

Thomas N. Alexander, LCSW
President & CEO

Lapira, Katrina

From: Charis Baz <charisbaz@gmail.com>
Sent: Monday, September 14, 2020 9:29 PM
To: Pearson, Alene
Subject: Adeline corridor plan

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Hi - I can't attend the meeting but I want my voice heard that I support building as much housing as possible at Ashby Bart, a block from my apartment. We need tall buildings with lots of units for a range of people/prices, including a significant number for extremely low income folks as well as a good number for low income. This is the perfect place to add new neighbors in our community! Let's not lose the chance to build it fast and big!

Thank you,
Charis Baz
2909 1/2 MLK

Lapira, Katrina

From: Larisa Cummings <pidicummings@gmail.com>
Sent: Tuesday, September 15, 2020 7:10 AM
To: Pearson, Alene
Cc: Berkeley Mayor's Office; All Council
Subject: Re: Adeline Corridor plans - September 16, 2020 Planning Commission Meeting

WARNING: This email originated outside of City of Berkeley.
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Hello, I write again as a concerned South Berkeley resident - see below. My concerns about disaster planning and infrastructure planning are greatly heightened now, for obvious reasons. In the 1.5 years since I last wrote, I have seen little attention to these concerns in the Adeline Corridor planning process. I repeat all of the questions in my email below.

Further, I write in support of Friends of Adeline's demands:

What we demand:

1. All housing on publicly-owned land MUST be dedicated for 100% low-income housing that our community can actually afford, as well as a guaranteed future for the Ashby community flea market and its vendors.
2. At least half of all housing in our community, both new and old, must be affordable for low-income people, including family-sized units. Developers should not be allowed to pay a fee to get out of building the low-income housing we need.
3. One-third of our housing trust fund must go to South Berkeley, with at least a minimum of \$50 million over 10 years.

Thanks for your thoughtful consideration and response,
Larisa Cummings
2913 Newbury Street

On Tue, Mar 5, 2019 at 3:45 PM Larisa Cummings <pidicummings@gmail.com> wrote:
Hello,

I have been a South Berkeley resident for nearly 25 years within one block of Russell and Adeline. I have numerous concerns about the plans as I've seen them evolve over the last few years at the same time displacement of the most vulnerable members of this community - African Americans - has accelerated and market rate housing has been developed and approved, lacking affordable housing units.

I know that there are many people interested in maximum housing development especially on this side of town. Very singularly focused, as if this is how to carry out urban planning. I know that the city has caved to those interests in various projects recently. I am very alarmed that there might be an actual plan to put a very large number of units in this corridor area which this community cannot sustain - especially if they are mostly market rate. I say Yes to some, and mostly affordable only.

What growth is the city trying to plan for and at what cost in toto - what are you factoring in?

Perhaps I have missed discussions and plans and input including earnest contemplation of *infrastructure support* that would be needed to allow for a significant number of new housing units in this area. I have heard a member of ZAB say 1,000 units should be put in this corridor, without addressing any corresponding considerations except street safety! Perhaps I have missed discussions about disaster planning that account for major influx of housing; we all know this is a city that is earthquake and wildfire prone. All things considered, the city does not have systems in place to support a large increase in housing in this area. Even if plans were made to address infrastructure needs and disasters we still have the reality of the geographical confinement of this town limiting everything. There really is a limit to how much housing this city can provide.

Please demonstrate that you are serious about the interrelationships of disaster planning, infrastructure planning, affordable housing planning, displacement and homelessness planning, all of which should be prioritized over market rate housing and fully factored in. And please quit the single-minded trickle down theorizing - we have heard enough about that. Check your sources please. We are seeing this town being rapidly replaced by people of means. This cannot be debated nor should it be tolerated or supported anymore.

What are you going to do to address this community's longstanding policy priorities of affordable housing and preservation of diversity? Diversity which you know has already taken a huge hit. It's appalling what has happened to this community since I have been here. The increasing inequities are astounding.

Below are questions that I know the group Friends of Adeline is posing to you. I endorse those questions and urge all of you to address them - we want complete answers, who will respond?

How will the city reverse the displacement of low-income and people of color from our neighborhood? How will permanently affordable, low-income housing be prioritized in the plan, on both publicly- and privately-owned land? How will the city ensure new investments in the community serve existing low-income residents and people of color, and unhoused people in our community? How will these policies be implemented and enforced -- as in, actually make a difference in people's lives?

Thanks for your consideration and response,
Larisa Cummings

Lapira, Katrina

From: Ann Finkelstein <akfinkel7@gmail.com>
Sent: Tuesday, September 15, 2020 10:23 AM
To: Pearson, Alene; Shen, Alisa; Klein, Jordan
Subject: Adeline corridor plan

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Dear Berkeley Staff members,

I am writing in support of our neighbors, the Fred Finch center for housing youth in transition. As a resident of South Berkeley, I am keenly aware of the ongoing change in our neighborhood, as well as the housing crisis afflicting the Bay. Fred Finch provides a needed service to the community, and I very much support their work.

Any plan for the Adeline Corridor that does not include significant additional affordable housing and transitional housing is not adequate to the needs of South Berkeley. Fred Finch's existing zoning should be reaffirmed by the Corridor proposal. Ephesians' Church proposal for housing should be included. And the Ashby BART parking lot site should be dedicated to providing housing for the many, many people that have been unhoused by the ongoing economic calamities affecting low-income people.

We have the collective wealth as a community to provide housing for all those who need it, and I hope Berkeley will take seriously our responsibility to do so.

Sincerely,
Ann Finkelstein

2926 Otis Street

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Ann Finkelstein, MD, MPH
La Clínica de la Raza
Transitions Clinic Coordinator
707-641-1900 (office)
323-632-8916 (cell)
Pronouns: she/her/hers

Lapira, Katrina

From: Andrew Fox <ajfox61@gmail.com>
Sent: Tuesday, September 15, 2020 12:41 PM
To: City Clerk
Cc: Pearson, Alene
Subject: Comment on Draft Adeline Corridor Plan

WARNING: This email originated outside of City of Berkeley.
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Hi there - I'm a Berkeley homeowner who lives a short walk from the Ashby BART station, and I'm writing to express my strong objection to the Draft Adeline Corridor Plan. The zoning rules that have been included in the plan's latest iteration are pretty clearly a downzoning (illegal under current state law) that would unnecessarily reduce the number of housing units built in this critically important transit corridor. I hope the Planning Commission sends this ill-considered proposal back to the drawing board and comes up with a plan that meets our neighborhood's urgent need for more housing by removing height restrictions, open space requirements, and other impediments to high-density development.

Respectfully,
Andrew Fox

Lapira, Katrina

From: Chris Hess <chris.alan.hess@gmail.com>
Sent: Tuesday, September 15, 2020 3:02 PM
To: Pearson, Alene; Shen, Alisa; Klein, Jordan
Subject: support for fred finch site at 62nd and king st.

WARNING: This email originated outside of City of Berkeley.
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Hello all,

As you are considering the Adeline corridor rezoning plan, I would like to express my support for continuation and expansion of youth services at Fred Finch's Turning Point program at 62nd and King. I would like to see services for homeless youth incorporated into the Adeline corridor plan, with the maximum level of flexibility for the Turning Point site, **including zoning that allows for a youth homeless shelter.**

The Turning Point program has been an excellent neighbor throughout my 7 years on the block. I have met many residents and staff and found everyone wonderful and responsive. We must have more services for homeless youth in Berkeley, at this site and beyond.

Thank you for your consideration,
Chris Hess
1622A 62nd St.

Lapira, Katrina

From: George Porter <georgeporter@sonic.net>
Sent: Monday, September 14, 2020 5:00 PM
To: Pearson, Alene
Subject: Home Occupation Ordinance - R-1H? For this week's meeting.

WARNING: This email originated outside of City of Berkeley.
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Ms. Pearson,

I'm confused about some of the language in the Home Occupation Ordinance. To be specific:

"Affected districts include all residential districts R-1, R-1A, ES-R, R-2, R-2A, R-3, R-4, R-5, R-S, R-SMU, C-1, C-N, C-E, C-NS, C-SA, C-T, C-SO, C-W, C-DMU, and MU-R."

Where is R-1H in all this? - I checked the zoning map and all the residential districts listed above are clearly labeled. In addition to these are the also clearly labeled R-1H areas. Were they left out of the ordinance for some reason or is R-1H simply considered part of R-1 for the ordinance's purposes?

If the later, I'm sincerely troubled. Various materials or operations or some combination thereof that might be perfectly reasonable near, say, Franklin and Virginia could present a public safety issue just about anywhere on Vistamont and these sort of possibilities need to be clearly addressed in the ordinance.

I'd appreciate it if get back to me on this. Also, since during the school year I teach Wednesday nights and cannot attend the Planning Commission to make public comment, if R-1H is effected by the ordinance, please consider this email public comment and bring it to the Commission's attention.

Thanks and stay healthy and safe,

George Porter
722 Santa Barbara Rd.

Lapira, Katrina

From: CathBettsonline Betts <cathbettsonline@gmail.com>
Sent: Monday, September 14, 2020 7:16 PM
To: All Council; Pearson, Alene
Cc: CathBettsonline Betts
Subject: Draft Adeline Corridor Plan - please DO NOT downzone

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Dear Council,

I am writing to ask you to vote against the illegal downzoning of South Berkeley that is proposed in the Draft Adeline Corridor Plan.

The Plan's proposed new zoning decreases FAR, height and number of stories and increases the open space requirement from current allowable zoning. As many Berkeley citizens have pointed out over the course of this process, such downzoning is illegal under state law and likely to subject the City of Berkeley to yet another expensive lawsuit.

Instead, I request that the Plan be revised so that it **significantly increases** the housing capacity along the transit-rich Adeline Corridor. Considering our housing and climate emergencies, I am astonished that the Plan has utterly lost sight of one of the main goals of a transit-oriented planning process.

Please do NOT finalize the plan as currently drafted. Instead, send it back to the subcommittee with the requirement that they propose a plan that will result in significant housing construction along the Adeline Corridor.

Thanks for your consideration

Catherine Betts

Lapira, Katrina

From: Paul Bickmore <paulbickmore@gmail.com>
Sent: Monday, September 14, 2020 1:54 PM
To: City Clerk
Cc: Pearson, Alene
Subject: Reject the Draft Adeline Corridor Plan!

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Dear Planning Commissioners and City Council:

Reject the illegal downzoning of South Berkeley that is proposed in the Draft Adeline Corridor Plan!

The Plan's proposed new zoning decreases allowed density and height. This is a slap in the face to all of us struggling with paying the rent or breathing in the smoky consequences of global warming. This downzoning is illegal under state law and likely to subject the City of Berkeley to yet another expensive lawsuit.

Reject the plan as currently drafted. Revise it so that it significantly increases the housing capacity along the transit-rich Adeline Corridor. Send it back to the subcommittee with the requirement that they propose a plan that will result in significant housing construction instead.

Sincerely yours,

Paul Bickmore

Lapira, Katrina

From: Tony Corman <anthonyjaycorman@gmail.com>
Sent: Monday, September 14, 2020 1:21 PM
To: City Clerk
Cc: Pearson, Alene
Subject: Comment on Draft Adeline Corridor Plan

WARNING: This email originated outside of City of Berkeley.
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Dear Planning Commissioners and City Council:

As a Berkeley voter, I am writing to support the Draft Adeline Corridor Plan. I think neighborhood-appropriate density is essential for a livable city.

Sincerely,

Tony Corman

Lapira, Katrina

From: Pablo Diaz Gutierrez <ihaveajob@gmail.com>
Sent: Monday, September 14, 2020 3:37 PM
To: adeline corridor
Cc: Pearson, Alene
Subject: Illegal Downzoning of Adeline Corridor

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Dear Planning Commissioners and City Council,

As a Berkeley voter and homeowner, I am writing to object to the downzoning of South Berkeley that is proposed in the Draft Adeline Corridor Plan. The City of Berkeley has lost tax money to frivolous efforts against housing density, and I'm afraid this is going down the same path.

The Plan's proposed new zoning decreases FAR, height and number of stories and increases the open space requirement from current allowable zoning. As other citizens have pointed out over the course of this process, such downzoning is illegal under state law and likely to subject the City of Berkeley to yet another expensive lawsuit.

Instead, I request that the Plan be revised so that it significantly increases the housing capacity along the transit-rich Adeline Corridor. With a housing and climate emergency, I am astounded that the Plan has utterly lost sight of one of the main goals of a transit-oriented planning process.

Please do NOT finalize the plan as currently drafted. Instead, send it back to the subcommittee with the requirement that they propose a plan that will result in significant housing construction along the Adeline Corridor.

Sincerely yours,

Pablo Diaz-Gutierrez
94703 resident

Lapira, Katrina

From: Shilpa Jain <shilpa@yesworld.org>
Sent: Monday, September 14, 2020 6:02 PM
To: Pearson, Alene; Shen, Alisa; Klein, Jordan
Subject: Adeline Corridor Plan - please include Fred Finch transitional housing site

WARNING: This email originated outside of City of Berkeley.
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Dear City of Berkeley -

I am a resident of 3240 King St, in south Berkeley. I want to include my support for the inclusion of a transitional housing facility for homeless youth in the upcoming Adeline Corridor plan. The Fred Finch site met this need and is now being pushed out of our neighborhood. I hope you will prioritize putting a new facility in place for youth in our community in the plan.

Thank you for your support!

Warmly,
Shilpa Jain

Lapira, Katrina

From: Forest Kaser <forestkaser@gmail.com>
Sent: Monday, September 14, 2020 2:12 PM
To: City Clerk
Cc: Pearson, Alene
Subject: Comment on Draft Adeline Corridor Plan

WARNING: This email originated outside of City of Berkeley.
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Dear Planning Commissioners and City Council:

As a Berkeley voter, I am writing to object to the illegal downzoning of South Berkeley that is proposed in the Draft Adeline Corridor Plan.

The Plan's proposed new zoning decreases FAR, height and number of stories and increases the open space requirement from current allowable zoning. As many Berkeley citizens have pointed out over the course of this process, such downzoning is illegal under state law and likely to subject the City of Berkeley to yet another expensive lawsuit.

Instead, I request that the Plan be revised so that it significantly increases the housing capacity along the transit-rich Adeline Corridor. Considering our housing and climate emergencies, I am astonished that the Plan has utterly lost sight of one of the main goals of a transit-oriented planning process.

Please do NOT finalize the plan as currently drafted. Instead, send it back to the subcommittee with the requirement that they propose a plan that will result in significant housing construction along the Adeline Corridor.

Sincerely yours,

Lapira, Katrina

From: Michael Katz <mqkatz@gmail.com>
Sent: Monday, September 14, 2020 1:58 PM
To: City Clerk; All Council
Cc: Pearson, Alene
Subject: Adeline Corridor zoning proposals

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Dear Planning Commissioners, Mayor Arreguin, and City Councilmembers,
As a Berkeley resident and nonmotorist commuter, I support the South Berkeley zoning changes proposed in the Draft Adeline Corridor Plan. At the zoning level, the Subcommittee is proposing a judicious compromise among housing expansion, economic vitality, equity, and livability.

I reiterate my caution against recommending or even studying any plan that relies upon reconfiguring Adeline Street in any way. The downtown fiasco of the last 3+ years demonstrates that the City's Transportation management lacks the capacity or skill to manage even small street reconfiguration projects.

The reconfiguration notions proposed for Adeline are exponentially more complex. Any attempt to implement them would assuredly mean absurd delays before any housing got built. Worse, for perhaps a decade, construction hell would severely endanger, inconvenience, and delay pedestrians, cyclists and transit riders – the very populations who would notionally benefit from changing Adeline's configuration.

Given the realities of 2020, I urge the Subcommittee and all Berkeley decisionmakers to firmly and finally break with the colonialist legacy in which high-income, highly educated, white Anglo professionals dream up grand redevelopment schemes like this. Wealthy developers and contractors, reap any rewards, while the detriments inevitably fall on lower-income, less-educated people of color – who receive either no benefits, or only minor benefits years later.

Let's not repeat the sad mistakes of the misguided Urban Redevelopment era, in which idealism was abused to serve greed and displacement – creating bland, planner-designed urban spaces that people don't want to occupy or visit.

Thank you for considering this perspective

Respectfully yours,
Michael Katz
Berkeley 94709

Lapira, Katrina

From: David Kellogg <david.kellogg@gmail.com>
Sent: Monday, September 14, 2020 1:10 PM
To: City Clerk
Cc: Pearson, Alene; City Attorney's Office
Subject: Comment on Draft Adeline Corridor Plan

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Dear Planning Commissioners and City Council:

As a member of the California attorney bar, I am writing to object to the illegal downzoning of South Berkeley that is proposed in the Draft Adeline Corridor Plan.

Government Code section 66300(b)(1) states that "an affected city **shall not** enact a development policy" that changes the zoning to a "less intensive use" including but "not limited to, reductions to height, density, or floor area ratio, new or increased open space or lot size requirements, or new or increased setback requirements, minimum frontage requirements, or maximum lot coverage limitations, or anything that would lessen the intensity of housing."

The Plan's proposed new zoning decreases FAR, height and number of stories and increases the open space requirement from current allowable zoning. As many Berkeley citizens have pointed out over the course of this process, such downzoning is illegal under state law and likely to subject the City of Berkeley to yet another expensive lawsuit. As the City has been made aware of the illegality of their attempted downzoning, any further efforts by the City to proceed without explanation will be presented to the courts as evidence of bad faith.

At a minimum, the City Attorney office is requested to issue a comprehensive analysis of the interactions of the proposed downzonings and SB330.

I also request that the Plan be revised so that it significantly increases the housing capacity along the transit-rich Adeline Corridor. Considering our housing and climate emergencies, I am astonished that the Plan has utterly lost sight of one of the main goals of a transit-oriented planning process.

Please do NOT finalize the plan as currently drafted, as parties will be forced to obtain an injunction against the City. Instead, send it back to the subcommittee with the requirement that they propose a plan that will result in significant housing construction along the Adeline Corridor as well as a requirement that any Plan be compliant with state housing law.

Sincerely yours,

David Kellogg

Lapira, Katrina

From: Niloufar Khonsari <nkhonsari@gmail.com>
Sent: Monday, September 14, 2020 2:50 PM
To: City Clerk
Cc: Pearson, Alene
Subject: Comment on Draft Adeline Corridor Plan

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Dear Planning Commissioners and City Council:

As a Berkeley voter, I am writing to object to the downzoning of South Berkeley that is proposed in the Draft Adeline Corridor Plan.

The Plan's proposed new zoning decreases FAR, height and number of stories and increases the open space requirement from current allowable zoning. This negatively impacts my strong desire for and interest in having new housing built in South Berkeley. Additionally, as many Berkeley citizens have pointed out over the course of this process, such downzoning is illegal under state law and likely to subject the City of Berkeley to legal action.

Instead, I request that the Plan be revised so that it significantly increases the housing capacity along the transit-rich Adeline Corridor.

Please do NOT finalize the plan as currently drafted. Instead, send it back to the subcommittee with the requirement that they propose a plan that will result in significant housing construction along the Adeline Corridor.

Sincerely yours,
Niloufar Khonsari (2943 Otis St, Berkeley)

Lapira, Katrina

From: Thalia Leng <thaliah@gmail.com>
Sent: Monday, September 14, 2020 3:35 PM
To: City Clerk
Cc: Pearson, Alene
Subject: Comment on Draft Adeline Corridor Plan

WARNING: This email originated outside of City of Berkeley.
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Dear Planning Commissioners and City Council:

As a Berkeley voter, I am writing to object to the illegal downzoning of South Berkeley that is proposed in the Draft Adeline Corridor Plan.

The Plan's proposed new zoning decreases FAR, height and number of stories and increases the open space requirement from current allowable zoning. As many Berkeley citizens have pointed out over the course of this process, such downzoning is illegal under state law and likely to subject the City of Berkeley to yet another expensive lawsuit.

Instead, I request that the Plan be revised so that it significantly increases the housing capacity along the transit-rich Adeline Corridor. Considering our housing and climate emergencies, I am astonished that the Plan has utterly lost sight of one of the main goals of a transit-oriented planning process.

Please do NOT finalize the plan as currently drafted. Instead, send it back to the subcommittee with the requirement that they propose a plan that will result in significant housing construction along the Adeline Corridor.

Sincerely yours,
Thalia Leng

Lapira, Katrina

From: Jason Martens [mailto:me@jasonmartens.com]
Sent: Monday, September 14, 2020 12:26 PM
To: City Clerk <clerk@cityofberkeley.info>
Cc: Pearson, Alene <apearson@cityofberkeley.info>
Subject: Comment on Draft Adeline Corridor Plan

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Hello Planning Commissioners and City Council,

I'm a Berkeley voter who current lives near North Bart, and I'm in the process of moving near the Ashby Bart station. I have struggled to find housing for my family of 5 here, which is why I'm alarmed by the downzoning of South Berkeley that is proposed in the Draft Adeline Corridor Plan. Not only because the open space requirement changes and height and story allowances will reduce the amount of housing we can build, but also because these changes are likely illegal under state law and will cost Berkeley taxpayers in expensive lawsuits.

We desperately need to increase the housing in our transit rich neighborhoods. In my opinion, rejecting significant changes to protect a neighborhood's "feel" is racist and classist, and does not live up to the values that Berkeley aspires to embody.

Please revise the plan to maximize affordable and available housing for all of our community, including those that have been forced to move away despite working here and being connected to Berkeley.

Thanks,
Jason Martens

Lapira, Katrina

From: Gary Miguel <garymm@gmail.com>
Sent: Monday, September 14, 2020 5:18 PM
To: City Clerk
Cc: Pearson, Alene
Subject: Comment on Draft Adeline Corridor Plan

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Dear Planning Commissioners and City Council:

As a Berkeley voter and resident of South Berkeley, I am writing to object to the illegal downzoning of South Berkeley that is proposed in the Draft Adeline Corridor Plan.

The Plan's proposed new zoning decreases FAR, height and number of stories and increases the open space requirement from current allowable zoning. This downzoning is illegal under state law and likely to subject the City of Berkeley to an expensive lawsuit.

Instead, I request that the Plan be revised so that it significantly increases the housing capacity along the transit-rich Adeline Corridor. Considering our housing and climate emergencies, I am astonished that the Plan has utterly lost sight of one of the main goals of a transit-oriented planning process.

Please do NOT finalize the plan as currently drafted. Instead, send it back to the subcommittee with the requirement that they propose a plan that will result in significant housing construction along the Adeline Corridor.

Sincerely,
Gary Miguel

Lapira, Katrina

From: Curtis Nickel <nickelanddimer@gmail.com>
Sent: Monday, September 14, 2020 4:13 PM
To: City Clerk
Cc: Pearson, Alene
Subject: Comment on Draft Adeline Corridor Plan

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Dear Planning Commissioners and City Council:

As a Berkeley voter and District 8 resident, I am writing to object to the illegal downzoning of South Berkeley that is proposed in the Draft Adeline Corridor Plan.

The Plan's proposed new zoning decreases FAR, height and number of stories and increases the open space requirement from current allowable zoning. As many Berkeley citizens have pointed out over the course of this process, such downzoning is illegal under state law and likely to subject the City of Berkeley to yet another expensive lawsuit.

Instead, I request that the Plan be revised so that it significantly increases the housing capacity along the transit-rich Adeline Corridor. Considering our housing and climate emergencies, I am astonished that the Plan has utterly lost sight of one of the main goals of a transit-oriented planning process.

Please do NOT finalize the plan as currently drafted. Instead, send it back to the subcommittee with the requirement that they propose a plan that will result in significant housing construction along the Adeline Corridor.

Sincerely yours,
Curtis Nickel
District 8

Lapira, Katrina

From: Jonathan Packman <jdpackman@gmail.com>
Sent: Monday, September 14, 2020 1:16 PM
To: City Clerk
Cc: Pearson, Alene
Subject: Comment on Draft Adeline Corridor Plan

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Dear Planning Commissioners and City Council:

As a Berkeley voter, I am writing to object to the illegal downzoning of South Berkeley that is proposed in the Draft Adeline Corridor Plan.

The Plan's proposed new zoning decreases FAR, height and number of stories and increases the open space requirement from current allowable zoning. As many Berkeley citizens have pointed out over the course of this process, such downzoning is illegal under state law and likely to subject the City of Berkeley to yet another expensive lawsuit.

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Sincerely yours,

Jonathan Packman
Berkeley District 3 Resident
510-504-5636

Lapira, Katrina

From: Elliot Parrish <ElliotSig96@outlook.com>
Sent: Monday, September 14, 2020 1:09 PM
To: City Clerk
Cc: Pearson, Alene
Subject: Comment on Draft Adeline Corridor Plan

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☺ Dear Planning Commissioners and City Council:

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Sincerely yours,
Get [Outlook for iOS](#)

Lapira, Katrina

From: scott peterson <scott6peterson@gmail.com>
Sent: Monday, September 14, 2020 1:08 PM
To: City Clerk
Cc: Pearson, Alene
Subject: Comment on Draft Adeline Corridor Plan

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Sincerely yours,

Scott Peterson
Russell Street
Berkeley

Lapira, Katrina

From: Ellen Richmond <ellenmrichmond@gmail.com>
Sent: Monday, September 14, 2020 2:34 PM
To: City Clerk
Cc: Pearson, Alene
Subject: Comment re Adeline Corridor - Stop Downzoning!

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Dear Planning Commissioners and City Council:

As a South Berkeley resident, I write to object to the downzoning of South Berkeley that is proposed in the Draft Adeline Corridor Plan. I live near Berkeley Bowl, off Russell Street, and hope for richer, denser surroundings. I would welcome more neighbors into the area. The downzoning proposal would do the opposite. Please reject it.

The Plan's proposed new zoning decreases FAR, height and number of stories and increases the open space requirement from current allowable zoning. As many Berkeley citizens have pointed out over the course of this process, such downzoning is illegal under state law and likely to subject the City of Berkeley to yet another expensive lawsuit.

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Sincerely yours,
Ellen Richmond
2919 Lorina St., Berkeley, CA 94705

Lapira, Katrina

From: Jane Scantlebury <jscantlebury@lmi.net>
Sent: Monday, September 14, 2020 3:14 PM
To: City Clerk
Cc: Pearson, Alene
Subject: Comment on Draft Adeline Corridor Plan

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Dear Planning Commissioners and City Council:

We are all so excited about the future of South Berkeley. Please do not reduce the potential to have a more diverse and vibrant community. Don't keep people out who want to live here. We have room and fantastic transit. This should be made available to all.

As a Berkeley voter, I am writing to object to the illegal downzoning of South Berkeley that is proposed in the Draft Adeline Corridor Plan.

The Plan's proposed new zoning decreases FAR, height and number of stories and increases the open space requirement from current allowable zoning. As many Berkeley citizens have pointed out over the course of this process, such downzoning is illegal under state law and likely to subject the City of Berkeley to yet another expensive lawsuit.

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Sincerely yours,

Jane Scantlebury
2927 Otis Street (half a block from Ashby BART)

Lapira, Katrina

From: Charles Siegel <siegel@preservenet.com>
Sent: Monday, September 14, 2020 1:23 PM
To: Pearson, Alene
Subject: Build More Housing In Adeline Corridor

WARNING: This email originated outside of City of Berkeley.
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

To: Planning Commission
Re: Adeline Corridor Plan: agenda of Sept 16

Planning Commissioners:

I urge you to modify the proposed Adeline Corridor Plan so it deals with climate change and the regional housing shortage by allowing more housing in this corridor.

This corridor includes Priority Development Zones, where the city should concentrate dense housing, pursuant to the state law SB375. Instead, the proposed Adeline Corridor Plan actually downzones the corridor by reducing allowable Floor Ratio Area and Height.

In addition, the plan calls for a phased development of housing at Ashby BART rather than immediate development, which would delay the development of urgently needed affordable housing. It also ignores the state law that gives BART the right to develop this land, despite any objections from the city of Berkeley. If we try to drag our feet and delay development, BART will build what it wants there, but if we work with BART to develop this land, we can get a better result.

Thanks,
Charles Siegel

Lapira, Katrina

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

From: Laura Stevens [mailto:laura4300@comcast.net]
Sent: Monday, September 14, 2020 12:22 PM
To: City Clerk <clerk@cityofberkeley.info>
Cc: Pearson, Alene <apearson@cityofberkeley.info>
Subject: Comment on Draft Adeline Corridor Plan

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Dear Planning Commissioners and City Council:

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Sincerely yours,

Laura Stevens

Lapira, Katrina

From: Jeffrey Wescott <jeffrey.wescott@gmail.com>
Sent: Monday, September 14, 2020 8:48 PM
To: City Clerk
Cc: Pearson, Alene
Subject: Comment on Draft Adeline Corridor Plan

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