

# **Supplemental Communications**

(Received before 3pm April 18)

## Communications

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**From:** rachel bradley <rachelbradleywood@hotmail.com>

**Sent:** Monday, April 17, 2023 7:25 PM

**To:**

**Subject:** Comments for Planning Commission re Proposed ReZoning of Southside

**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 Planning Commission,

I have heard that you are considering re-zoning southside for development of taller buildings, and I have some concerns that I hope you will take into consideration.

Please include a plan for the new development to help pay for Berkeley parks and open space which will be used by the new residents.

Please require the developers to help pay for fire protection, which may include extra costs attributable to fighting fires in taller structures.

Please require that developers pay in-lieu property taxes for any newly developed properties that are master-leased to UC Berkeley to avoid losing property tax revenue.

Without these protections, developers will walk away with big profits, leaving the citizens of Berkeley to pay for the added costs of their development. This is not fair.

Thank you for your attention to these issues,  
Rachel Bradley

## Communications

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**From:** Paul Skilbeck <pskilbeck@gmail.com>

**Sent:** Monday, April 17, 2023 6:40 PM

**To:** Planning Commission <PlanningPC@cityofberkeley.info>

**Cc:** Lesley Emmington <lesleyemington@gmail.com>; David Shiver <dshiver@bae1.com>; kapj483@gmail.com; Carla Woodworth <carla@tennypress.com>; Gale Garcia <galeg@berkeley.edu>; mklacey@comcast.net; giannara@comcast.net

**Subject:** Written comment for Apr.16 Planning Commission Meeting

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Please distribute the attached PDF to the commission members and enter into The Record.

I have attached an audio recording of myself reading the letter. If possible you could play this during public comments in Agenda Item 10.

Alternatively, Chase Fenton will present this letter.

Reading time is approximately 3 minutes.

Sincerely,

Paul Skilbeck  
2309 Blake St, Apt. 100  
Berkeley 94704

Comment by Paul Skilbeck, 2309 Blake St, Apt. 100, Berkeley, CA 94704  
To the City of Berkeley Planning Commission  
For Wednesday, April 19, 2023

To be presented in absentia by Chase Fenton, who will attempt to present using a voice recording, otherwise will read.

## **SOUTHSIDE ZONING MODIFICATION PROJECT**

At a 2020 meeting of this commission, during public comment members of the resident population aired misgivings about your Southside neighborhood plans on the grounds they will diminish the environmental quality, sidewalk safety, and the community structure.

Berkeley doesn't need an ugly rash of environmentally-**unfriendly** hi-rise buildings that disrupt environmentally-**friendly** garden suburbs redolent with trees, flowers, vegetable gardens, honey bees and maybe most important: community spirit. The university housing crisis is resolved by reducing the resident student body.

Since 2020 this committee has not moved toward the position expressed in community opposition, yet in terms of *meaningful actions* those expressed positions of localization, community gardens and self-grown organic produce are more aligned with the *ancestral history* of this land than are the planned glass and concrete air conditioned apartment buildings, *without gardens*, made with windows that don't open.

I ask commission members: Since you seem insensitive to nor representative of the interests of the Southside resident population, whose interests do you represent? Those of wealthy developers and construction companies, and UC Berkeley itself, it seems. Residents of Berkeley, and the students too, need better representation than this.

Let's be clear: Berkeley's housing emergency is perverse.

- a. The UC Berkeley student expansion is predicated on questionable thinking. In his August 2022 discussion in KQED's Forum program, UCB Vice Chancellor Dan Mogulof stated (QUOTE) "*The size of the system hasn't tracked with the growing population of the state of California. In recent years, we've been required to take more students than we had housing for, exacerbating a preexisting crisis.*"

- b. Yet according to US Census Office data, we see:
  - i. From 2005-2021 the population of California has grown by 11 percent, from about 35mm to 39mm
  - ii. From 2005-2021 the UC Berkeley student population has grown by 45 percent, from 31k to 45k students.
- c. UCB student growth has exceeded state population growth by 400 percent!
- d. Among the UC Regents are some with financial interests in construction companies and the property development market.

If the UC system as a whole isn't tracking, and Berkeley is being ruined to pick up the slack, then where is the push-back from the city supervisors and managers?

Does anybody here actually care about the environmental quality and residents of this city? And let's face it, sardine-packing thousands of students into high-rise tower blocks is hardly ideal for them either. Cheap hi-rise housing breeds social problems as well as being ecologically unfriendly.

Berkeley's manufactured housing crisis has become a cash cow for the super-wealthy. In acquiescing to their interests, the members of this committee are ruining an environmentally friendly neighborhood with hostile glass and concrete skyscrapers, while the benefit goes to the rich.

Again I have to wonder: What good are you, the members of this commission, to the residents of Berkeley?

## Communications

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**From:** Cecilia Lunaparra <president@caldems.com>

**Sent:** Monday, April 17, 2023 9:51 PM

**To:** Planning Commission <PlanningPC@cityofberkeley.info>

**Cc:** telegraphforpeople@gmail.com; info@eastbayforeveryone.org; leads@eastbayyimby.org

**Subject:** Southside Rezoning

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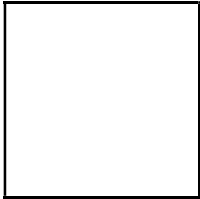
On behalf of the Cal Berkeley Democrats, Telegraph for People, East Bay for Everyone, and East Bay YIMBY, we would like to express our strong support of the revised draft Southside zoning standards proposed by the Planning Department.

Attached is our letter to the Planning Commission. Please forward it to your commissioners and add it to your agenda on Wednesday.

Thank you.

Best,  
Cecilia Lunaparra

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**Cecilia Lunaparra (she/they)**  
**President**  
**Cal Berkeley Democrats**  
[caldems.com](http://caldems.com) | [president@caldems.com](mailto:president@caldems.com)  
Cell: (650) 888-4027



1947 Center Street, 2nd Floor  
Berkeley, CA 94704  
April 18, 2023

Dear Honorable Berkeley Planning Commissioners,

We write today in strong support of the revised draft Southside zoning standards proposed by the Planning Department.

Rezoning Southside for higher densities and improved predictability for developers and neighbors is an important component of the City of Berkeley's 2023 Housing Element Update. Modifying Southside zoning to encourage housing development is listed in Program 27 and, as proposed, "could facilitate an additional 1,000 units compared to existing zoning and sites inventory capacity."<sup>1</sup>

Southside is already a highly walkable neighborhood that provides residents with easy access to public transportation, restaurants, and — most importantly — UC Berkeley. Concentrating new development in Southside is important not only for meeting Berkeley's RHNA allocation, but also for supporting sustainable, transit-oriented, walkable development. Berkeley's Climate Action Plan aims to reduce emissions to 20 percent of 2000 levels by 2050.<sup>2</sup> Berkeley is required by state law to build 8,934 new residential units by 2031, and it is important that these units are concentrated near transit corridors that allow residents to live car-free or car-light.

Southside is currently slated for transit-only lanes, cycle tracks, and pedestrian improvements through the Southside Complete Streets Project and the Quick-Build Durant Transit Lane Project that will make the neighborhood one of the most walkable, bikeable, and transit-accessible in the region — precisely a neighborhood where new, high-density housing development should be planned. Concentrating student-oriented housing in Southside will help the City meet its housing and climate goals, and will allow students to live close to the amenities and destinations they frequent — a laudable quality of life improvement itself. Additionally, providing more housing in a student-heavy neighborhood prevents displacement of long-term residents elsewhere in the city.

We thank Planning Department staff for their extensive outreach to community organizations on this important zoning update, and we strongly support the updated draft Southside rezoning plan.

Sincerely,  
The 2500 members of East Bay for Everyone  
Cal Berkeley Democrats  
Telegraph for People  
East Bay YIMBY

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<sup>1</sup> [https://berkeleyca.gov/sites/default/files/documents/Berkeley\\_2023-2031%20Housing%20Element\\_02-17-2023v2\\_0.pdf](https://berkeleyca.gov/sites/default/files/documents/Berkeley_2023-2031%20Housing%20Element_02-17-2023v2_0.pdf)

<sup>2</sup> <https://berkeleyca.gov/sites/default/files/2022-01/Berkeley-Climate-Action-Plan.pdf>