

September 14, 2022

To:

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Anne Burns
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Design Review Committee
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Re: Proposed 1752 Shattuck Mixed-Use Project

We the below signed residents of North Berkeley have several concerns related to the proposed project at 1752 Shattuck Avenue.

Fundamentally while in favor of additional housing - especially affordable units - in North Berkeley, we believe that the size of the project is incompatible with the neighborhood.

Our particular points and issues include:

- The height of the building is significantly greater than anything past Hearst on Shattuck. The building between Hearst and Delaware is 4 stories and nothing north of there is more than 3 stories. The Zoning District is Corridor Commercial. A tenet of that district according to the Planning Code is to "Promote development compatible with adjacent commercial and residential areas." A building nearly twice as tall as any other building on the west side of Shattuck does not fit into the neighborhood and is incompatible with that tenet.
- The height of the building will significantly degrade the light levels for the abutting pre-school and the houses on Francisco close to Shattuck
- The height of the building will significantly degrade the views for residences east of Shattuck.
- Street parking in the neighborhood is already difficult on some days. The lack of parking spaces planned in the building will significantly exacerbate that situation. Even if tenants do not qualify for parking permits, some will register cars with family or friends elsewhere in Parking Area E and gain rights to parking. Those permits coupled with increased short-term and weekend (no permit is required for that use) parking will make parking on the street untenable.

- The Cost Reduction Concession to reduce the number of Long-term Bicycle spaces is incompatible with the lack of parking spaces planned for the project. If anything, we'd suggest a requirement of a minimum of 1 bicycle space per bedroom be imposed.
- The Cost Reduction Concession to reduce open space along with setback requirement reductions in the plan, along with the proposed building height will lead that section of Shattuck to having a quite cavernous feel.
- The full environmental impact on hazardous waste removal (since the site was a gas station), air quality and traffic, and noise must be better addressed. Any toxic runoff to the pre-school or other neighboring properties must be considered.
- Given a plan for 68 units, 15% of that would be 10 or 11 units, yet the project is being granted credit with only seven very-low-income units.
- There are no plans for any Community Benefits to the neighborhood.

We hope that our concerns and those of our neighbors are seriously taken into account and that a project more appropriate to the neighborhood can proceed.

Yours,

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