

TO: Members of the Zoning Adjustment Board

FROM: Housing Advisory Commission

SUBMITTED BY: Marian Wolfe, Chairperson, Housing Advisory Commission

DATE: December 5, 2014

RE: Proposed Community Benefits for the Residences at Berkeley Plaza

The Housing Advisory Commission is very interested in the entitlement process for the three planned high rises in the Downtown. A document, prepared by the developer's consultant for one of these (the Residences at Berkeley Plaza), recently came to our attention. This document is entitled *The Residences at Berkeley Plaza - Documentation of Project Significant Community Benefits for the City of Berkeley* (October 20, 2014). This document can be accessed at

<http://www.berkeleyside.com/wp-content/uploads/2014/10/benefits.pdf>

While there are many good community benefits listed in this document, there is no mention of increasing the affordable housing requirements beyond those required under the current Affordable Housing Mitigation Fee outlined in Section 22.20.065 of Berkeley's Municipal Code. Assuming that this project is a rental project, this requirement requires the developer to either (1) Provide 10% of the units to very low-income households or (2) Pay a housing mitigation fee (currently assessed at the rate of \$20,000 per unit).

Given the shortage of affordable housing and the importance of a downtown location, the HAC strongly believes that new high rises in the Downtown must also provide additional affordable housing benefits, in addition to the other proposed community benefits such as the plaza, as part of the negotiated community benefits required for high rises under the Downtown Area Plan.

Members of the HAC are available to work with the developer (and city staff) to assist in this effort which is not only relevant to the Residences at Berkeley Plaza but to the other planned high rises as well.

These comments were approved by the Housing Advisory Commission at its December 4, 2014 meeting (M/S/C: Skjerping/Casalaina. Ayes: Casalaina, Darrow, Skjerping, Soto-Vigil, and Wolfe. Noes: Magofna. Abstain: None. Recused: Tregub. Absent: Drake (excused)).

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW:

From: robin [<mailto:binski@gmail.com>]
Sent: Friday, December 05, 2014 9:28 AM
To: Zoning Adjustments Board (ZAB)
Subject:

To Whom it May Concern,

I am a Berkeley resident, and a user and supporter of Habitot Children's Museum. My child has benefited greatly from this resource and visits Habitot weekly, learning and playing in this amazing child-centered environment! I urge you to do everything you can to make sure that Habitot receives significant community benefit funds to help them relocate if the Residences at Berkeley Plaza development is approved.

Habitot is an important community resource -- too important to lose!! Habitot needs and deserves your support to stay in Berkeley.

Regards,

Robin Fulmer
2129A Byron Street
Berkeley, CA 94702

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Community benefits for Habitot

From: slhindman [<mailto:slhindman@aol.com>]

Sent: Friday, December 05, 2014 6:57 PM

To: Zoning Adjustments Board (ZAB)

Subject: Community benefits for Habitot

Hi :

We are long-time Berkeley residents and fans of Habitot Children's Museum. Our child spent years at Habitot and we consider it an utter community treasure. We are writing to urge that if the Plaza Development goes through and Habitot is forced to move that they be generously compensated so they can make the transition to a new space!! We are concerned that this sort of change could really put Habitot in jeopardy.

Thank you for considering this important matter.

Sincerely,

Sally Hindman and Dan Sawislak
3129 Ellis Street
Berkeley, CA 94703

Sent from my T-Mobile 4G LTE Device

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: help habitot continue

From: Samantha Beth S [<mailto:samanthabethbs@gmail.com>]

Sent: Friday, December 05, 2014 10:47 PM

To: Zoning Adjustments Board (ZAB)

Subject: help habitot continue

Hello Zoning Board Members,

I am a Berkeley resident, and a former user and current supporter of Habitot Children's Museum. I urge you to do everything you can to make sure that Habitot receives significant community benefit funds to help them relocate if the Residences at Berkeley Plaza development is approved.

Habitot is an important community resource -- too important to lose!! Many, many children have a safe, interesting, amazing space to play close to the library and public transportation. Habitot needs and deserves your support to stay in Berkeley.

Thank you,

Samantha Swor
1430 Hawthorne Ter,
Berkeley, CA 94708

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Community Benefits for Habitot Children's Museum!

From: Kate Gentry [<mailto:gentry.katek@gmail.com>]
Sent: Saturday, December 06, 2014 5:53 PM
To: Zoning Adjustments Board (ZAB)
Subject: Community Benefits for Habitot Children's Museum!

Dear Zoning Board Members,

I am a Berkeley resident, and a supporter of Habitot Children's Museum. I urge you to do everything you can to make sure that Habitot receives significant community benefit funds to help them relocate if the Residences at Berkeley Plaza development is approved.

Habitot is an important community resource -- too important to lose!! Habitot needs and deserves your support to stay in Berkeley.

Regards,

Kate Gentry
2 Woodmont Court
Berkeley, CA 94708

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Support For Habitot Children's Museum Community Benefit Funds

From: T.L. Lipner [<mailto:tl@lipner.org>]
Sent: Saturday, December 06, 2014 9:54 AM
To: Zoning Adjustments Board (ZAB)
Subject: Support For Habitot Children's Museum Community Benefit Funds

I am a Berkeley resident, and a user/supporter of Habitot Children's Museum. I urge you to do everything you can to make sure that Habitot receives significant community benefit funds to help them relocate if the Residences at Berkeley Plaza development is approved.

Habitot is an important community resource -- too important to lose!! Habitot needs and deserves your support to stay in Berkeley.

Many Thanks,

T.L. McMillian Lipner

1412 8th Street Berkeley 94710

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Habitot

From: Rachel Melone [<mailto:rachel.melone@gmail.com>]

Sent: Saturday, December 06, 2014 9:09 PM

To: Zoning Adjustments Board (ZAB)

Subject: Habitot

Dear _____

I am a Berkeley resident, and a user/supporter of Habitot Children's Museum. I urge you to do everything you can to make sure that Habitot receives significant community benefit funds to help them relocate if the Residences at Berkeley Plaza development is approved.

Habitot is an important community resource -- too important to lose!! Habitot needs and deserves your support to stay in Berkeley.

Regards,

Rachel Melone

1621 Chestnut Street

Berkeley, CA 94702

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: support of Habitot

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

From: Mari Aizawa [<mailto:mavenmari@gmail.com>]
Sent: Sunday, December 07, 2014 1:33 PM
To: Zoning Adjustments Board (ZAB)
Subject: support of Habitot

To Whom it May Concern:

I am a Berkeley resident, and a user/supporter of Habitot Children's Museum. I urge you to do everything you can to make sure that Habitot receives significant community benefit funds to help them relocate if the Residences at Berkeley Plaza development is approved.

Habitot is an important community resource -- too important to lose!!

- it offers educational and interactive experience in a play-based form, and is one of the few places to take small children (under 3)
- the services benefit a great age range of children
- its downtown location makes it more accessible/affordable to families who need it most

Habitot needs and deserves your support to stay in Berkeley. While other well-funded museum (LHS, Sausalito's Children's Discovery Museum) have similar services, their locations and costs are not as convenient or accessible to draw the rage of families Habitot serves.

Regards,

Mari Burns

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Support for Habitot

From: Katy Dreyfuss [<mailto:knasitka@gmail.com>]

Sent: Sunday, December 07, 2014 11:13 PM

To: Zoning Adjustments Board (ZAB)

Subject: Support for Habitot

Dear Zoning Board,

I am a Berkeley resident and a user of Habitot Children's Museum. My two kids and I have enjoyed Habitot for 5 years. It's a refuge for families, a place where exhausted parents can take a break and give their kids a safe fun educational experience. I urge you to do everything you can to make sure that Habitot receives significant community benefit funds to help them relocate if the Residences at Berkeley Plaza development is approved.

We don't go to Habitot often because it's expensive. Please don't put Habitot in a situation where rate increases would be required.

Just today I recommended Habitot to a friend from San Francisco. She is considering visiting Berkeley in order to check out Habitot. Habitot attracts visitors (and their dollars) to Berkeley and deserves your support to stay in Berkeley.

Regards,

Katy Nasitka
2703 Fulton St.
Berkeley, SF 94705

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Habitot Childrens Museum

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

From: Ann Einstein [<mailto:anneinstein@sbcglobal.net>]

Sent: Sunday, December 07, 2014 5:44 PM

To: Zoning Adjustments Board (ZAB)

Subject: Habitot Childrens Museum

Dear Board,

I live in Berkeley and have taken my grandchildren to the Habitot Children's Museum. I am now a supporter of Habitot. This huge community service must receive enough community benefit funds to help them to relocate if the Berkeley Plaza development is approved.

Habitot is an important community resource and I want to see it remain in Berkeley!

Sincerely,

Ann Einstein

2914 Lorina Street

Berkeley, CA. 94705

Sent from my iPad

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Oh no! Not Habitot!

From: heatherflett@gmail.com [<mailto:heatherflett@gmail.com>] **On Behalf Of** Heather Flett

Sent: Sunday, December 07, 2014 4:43 PM

To: Zoning Adjustments Board (ZAB)

Subject: Oh no! Not Habitot!

Dear Zoning Board,

I am a Berkeley resident, a parent, and a supporter of Habitot Children's Museum. I urge you to do everything you can to make sure that Habitot receives significant community benefit funds to help them relocate if the Residences at Berkeley Plaza development is approved.

Habitot is an important community resource -- too important to lose!! Habitot needs and deserves your support to stay in Berkeley.

Cheers,

Heather Flett

2808 MLK Jr Way

.....
Heather Gibbs Flett

Publisher, 510Families.com and RookieMoms.com

books: [Stuff Every Mom Should Know](#) and [The Rookie Mom's Handbook](#)

twitter: [@rookieheather](#), [@rookiemoms](#), & [@510families](#)

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pinterest: <http://www.pinterest.com/rookiemoms>
.....

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Habitot's future

From: Lorien Fono [<mailto:lorienjf@gmail.com>]

Sent: Sunday, December 07, 2014 1:13 PM

To: Zoning Adjustments Board (ZAB)

Subject: Habitot's future

I am a Berkeley resident, and a user/supporter of Habitot Children's Museum. I urge you to do everything you can to make sure that Habitot receives significant community benefit funds to help them relocate if the Residences at Berkeley Plaza development is approved.

Habitot is an important community resource -- too important to lose!! The downtown area need Habitot and other kid-friendly features to help attract families to the downtown area. Habitot needs and deserves your support to stay in Berkeley.

Regards,

Lorien Fono
1717 Rose St., Berkeley

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Residences at Berkeley Plaza

From: Beth Goldstein [<mailto:elisabeth.goldstein@gmail.com>]

Sent: Sunday, December 07, 2014 4:11 PM

To: Zoning Adjustments Board (ZAB)

Subject: Residences at Berkeley Plaza

Dear Berkeley ZAB:

I am very supportive of the Berkeley Plaza development project --downtown Berkeley needs more housing! I also love Habitot, and I hope that it receives significant community benefit funds to help them relocate if the Residences at Berkeley Plaza development is approved.

Regards,
Elisabeth Goldstein
1812 McGee Avenue

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Habittot

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

From: Chunsheng [<mailto:chunsheng.huang@gmail.com>]
Sent: Sunday, December 07, 2014 12:47 PM
To: Zoning Adjustments Board (ZAB)
Subject: Habittot

I am a Berkeley resident, and a user/supporter of Habitot Children's Museum. I urge you to do everything you can to make sure that Habitot receives significant community benefit funds to help them relocate if the Residences at Berkeley Plaza development is approved.

Habitot is an important community resource -- too important to lose!! Habitot needs and deserves your support to stay in Berkeley.

Regards,
Chunsheng Huang

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Habitot is an undervalued Berkeley asset! Keep it in Berkeley!

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

From: Keslie Stewart [<mailto:keslie@earthlink.net>]
Sent: Sunday, December 07, 2014 7:34 PM
To: Zoning Adjustments Board (ZAB)
Subject: Habitot is an undervalued Berkeley asset! Keep it in Berkeley!

Dear Zoning Board Members,

I have lived in Berkeley most of my adult life. Since my daughter was born in 2006, we have relied on Habitot as a place of exploration and development for our children. Our son, now 2, still goes to Habitot. We have taken our kids to other discovery museums in San Francisco and Marin, and although the location in Berkeley feels grungy (entering through Shattuck) Habitot itself continues to be our favorite in terms of speaking to the toddler set's interests and abilities with the wind tunnel and climbing wall and the rotating exhibits -- fire truck is a favorite. I have long thought that the City does not appreciate what Habitot offers to our community. It provides exceptional child development classes and support to the entire community and offers free admission days and parenting classes in several languages -- all close to public transportation. Habitot is an amazing family resource and I wish the City would permit it to sell food and refreshments both for the patrons' convenience and the museum's benefit.

Recently, I have read that the building may be purchased and developed into a hotel. I support the development but urge the Zoning Board to ensure that Habitot is appropriately compensated for its loss and that the City keeps Habitot in Berkeley and close to public transportation. A few years ago, before the recession, I know Habitot had plans to relocate to Emeryville. I hope that Berkeley does everything it can to keep this amazing resource for families of all income levels IN BERKELEY.

Sincerely,
Keslie Stewart

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Habitot

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

From: Jeremy Stout [<mailto:jgstout@me.com>]
Sent: Sunday, December 07, 2014 8:22 PM
To: Zoning Adjustments Board (ZAB)
Subject: Habitot

I am a Berkeley resident, and a user/supporter of Habitot Children's Museum. I urge you to do everything you can to make sure that Habitot receives significant community benefit funds to help them relocate if the Residences at Berkeley Plaza development is approved.

Habitot is an important community resource -- too important to lose!! Habitot needs and deserves your support to stay in Berkeley.

Regards,
Jeremy stout

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Habitot

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

From: Jeremy Stout [<mailto:jeremystout@sbcglobal.net>]
Sent: Sunday, December 07, 2014 8:23 PM
To: Zoning Adjustments Board (ZAB)
Subject: Habitot

I am a Berkeley resident, and a user/supporter of Habitot Children's Museum. I urge you to do everything you can to make sure that Habitot receives significant community benefit funds to help them relocate if the Residences at Berkeley Plaza development is approved.

Habitot is an important community resource -- too important to lose!! Habitot needs and deserves your support to stay in Berkeley.

Regards,
Gladys stout

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Please save Habitot

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

From: Donna White [<mailto:donnamw14@gmail.com>]
Sent: Sunday, December 07, 2014 7:30 PM
To: Zoning Adjustments Board (ZAB)
Subject: Please save Habitot

I work for an agency that serves children in Berkeley, and I a user/supporter of Habitot Children's Museum. I urge you to do everything you can to make sure that Habitot receives significant community benefit funds to help them relocate if the Residences at Berkeley Plaza development is approved.

Habitot is an important community resource -- too important to lose!! Habitot needs and deserves your support to stay in Berkeley.

Regards,

Donna White

Sent from my iPhone

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Save Habitot

From: Daniel Boyarin [<mailto:boyarin@gmail.com>]

Sent: Monday, December 08, 2014 6:19 AM

To: Zoning Adjustments Board (ZAB)

Subject: Save Habitot

I am a Berkeley resident, and a user/supporter of Habitot Children's Museum. I urge you to do everything you can to make sure that Habitot receives significant community benefit funds to help them relocate if the Residences at Berkeley Plaza development is approved (which I hope will not happen in any case).

Just last summer, our grand daughter spent two lovely weeks at a Day Camp sponsored by Habitot and enjoyed it thoroughly.

Habitot is an important community resource -- too important to lose!! Habitot needs and deserves your support to stay in Berkeley.

Regards,

Prof. Daniel Boyarin
2128 Jefferson Ave. 94703

--

“The less people take thought seriously, the more they think in conformity with what the State wants” Deleuze

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: SAVE HABITOT

From: Helen Choi [<mailto:helenohchoi@gmail.com>]

Sent: Monday, December 08, 2014 8:49 PM

To: Zoning Adjustments Board (ZAB)

Subject: SAVE HABITOT

I am a Berkeley resident, and a user/supporter of Habitot Children's Museum. I urge you to do everything you can to make sure that Habitot receives significant community benefit funds to help them relocate if the Residences at Berkeley Plaza development is approved.

My daughter attended Habitot summer camp, and continues to talk about her experience and what she learned there. Working families residing in Berkeley need Habitot, not only as a children's museum, but for the full array of services that Habitot provides.

Habitot is an important community resource -- too important to lose!! Habitot needs and deserves your support to stay in Berkeley.

Regards,

Helen Choi
1897 Harmon Street, Berkeley, CA 94703

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Habitot Children's Museum

From: Pam Johann [<mailto:pamjohann@gmail.com>]

Sent: Monday, December 08, 2014 11:42 AM

To: Zoning Adjustments Board (ZAB)

Subject: Habitot Children's Museum

To the members of the Zoning Board:

I am a Berkeley resident, and I am a supporter of Habitot Children's Museum. Habitot is an important community resource. I urge you to do everything you can to make sure that Habitot receives significant community benefit funds to help them relocate if the Residences at Berkeley Plaza development is approved.

Habitot needs and deserves your support to stay in Berkeley. We as a community will be poorer if this resource is not available to future families and children in Berkeley.

Best Regards,

Pam Johann
59 Roble Road
Berkeley

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Habitot and the Residences at Berkeley Plaza

From: jill johnson [mailto:jill_r_johnson@sbcglobal.net]
Sent: Monday, December 08, 2014 11:37 AM
To: Zoning Adjustments Board (ZAB)
Cc: lauren@habitot.org
Subject: Habitot and the Residences at Berkeley Plaza

I am a Berkeley resident and supporter of Habitot Children's Museum. I urge you to do everything you can to make sure that Habitot receives significant community benefit funds to help them relocate if the Residences at Berkeley Plaza development is approved.

Habitot is an important community resource -- too important to lose!! Habitot needs and deserves your support to stay in Berkeley.

Regards,

Jill Johnson

Jill Johnson
2234 Russell Street
Berkeley, CA 94705
510.848.9006

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Habitot

From: Pat Kirkpatrick [<mailto:patkirkpatrick14@gmail.com>]
Sent: Tuesday, December 09, 2014 10:22 AM
To: Zoning Adjustments Board (ZAB)
Subject: Habitot

Dear Zoning Board:

I am a Berkeley resident, and a user/supporter of Habitot Children's Museum. I urge you to do everything you can to make sure that Habitot receives significant community benefit funds to help them relocate if the Residences at Berkeley Plaza development is approved.

Habitot is an important community resource -- too important to lose!! Habitot needs and deserves your support to stay in Berkeley.

Regards,

Pat Kirkpatrick

3 Woodmont Court

Berkeley, CA. 94708

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Habitot

From: Liz Schultz [<mailto:fotoliz@rocketmail.com>]
Sent: Wednesday, December 10, 2014 4:59 PM
To: Zoning Adjustments Board (ZAB)
Subject: Habitot

I am a Berkeley resident, and a user of Habitot Children's Museum. I urge you to do everything you can to make sure that Habitot receives significant community benefit funds to help them relocate if the Residences at Berkeley Plaza development is approved.

Habitot is a lifeline for at-home parents and caregivers, and its importance to young Berkeley residents should not be underestimated!

Regards,
Liz Schultz

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Habitot

From: Helisa Katz [<mailto:Helisa@ceid.org>]
Sent: Wednesday, December 10, 2014 4:55 PM
To: Zoning Adjustments Board (ZAB)
Subject: Habitot

Dear City of Berkeley,

My name is Helisa Katz and I am a teacher at The Center for Early Intervention on Deafness in Berkeley. Our program has a partnership with Habitot and we often use their play space for community fieldtrips. During those field trips deaf and hard of children with and without additional disabilities have the opportunity to explore and meet other deaf and hard of hearing children in a fun and inviting safe place. It also serves as a venue for parents who are in our home visit program to meet other parents with deaf and hard of hearing children and see other children and parents using and practicing sign language in public. Our in school program incorporates the Habitot exhibits into our curriculum and we prepare the children to go by talking about fire trucks, rocket ships, ambulances, veterinarians office or whatever the exhibit might be.

As Community Partners with Habitot Children's Museum, we urge you to do everything you can to make sure that Habitot receives significant community benefit funds to help them relocate if the Residences at Berkeley Plaza development is approved.

Habitot is an important community resource -- too important to lose!! Habitot needs and deserves your support to stay in Berkeley.

Regards,

Helisa Katz

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: helping Habitot stay in Berkeley!

From: Hilary Winters [<mailto:hilaryshmilary@gmail.com>]

Sent: Wednesday, December 10, 2014 4:57 PM

To: Zoning Adjustments Board (ZAB)

Subject: helping Habitot stay in Berkeley!

I am a Berkeley resident, a user/supporter of Habitot Children's Museum, and a long-time employee. I urge you to do everything you can to make sure that Habitot receives significant community benefit funds to help us relocate if the Residences at Berkeley Plaza development is approved.

Habitot is an important community resource -- too important to lose!! I have given so much of my professional and personal life to Habitot for over seven years, and depend on Habitot as a resource for the children and families in my life, as well as for my livelihood. Habitot needs and deserves your support to stay in Berkeley. I am so grateful that you will consider Habitot in this process. It makes me feel good about choosing Berkeley as my home for nearly 8 years.

Regards,

Hilary Winters
3360 King Street
Berkeley, CA 94703