

Allen, Shannon

From: john fordice <otherfish@comcast.net>
Sent: Wednesday, November 30, 2016 9:41 AM
To: Allen, Shannon; Zoning Adjustments Board (ZAB); Crane, Fatema
Cc: Vincent Medina; Corrina Gould; Malcolm Margolin; Perry Matlock; Cricketsher; Carrie Olson; Wendy Kenin; Leila H. Moncharsh; The Archaeological Conservancy; Suzanne Fischer; Stephanie Manning
Subject: West Berkeley Shellmound and 1900 Forth Street Project EIR

Ms Shannon Allen, AICP ,
Berkeley Landmarks Commission c/o Fatema Crane, Secretary
Berkeley Zoning Adjustments Board,
and Interested Parties,

Regarding 1900 Fourth Street / Use Permit #ZP2015-0068 / City Landmark #227, West Berkeley Shellmound

In review of the 1900 Fourth Street Draft EIR I have discovered an issue which apparently has been ignored in the EIR.

This is the issue of **Aesthetics** in the form of **publicly accessible Open Space**.

The ERI page 5, Project Under Review, states:

EXISTING, The project site is 2.21 acres.

This equals **96,267 square feet of open space which is freely and visibly accessible to the public**.

PROPOSED,

The proposed developed project will include **13,032 square feet of open space** as Ground Floor, Second Floor, and Roof Top.

Per Item #3 on page 55 of the EIR, this open space will consist of:

Private Second Floor and Roof Top = **6450 square feet with NO PUBLIC ACCESS**

Public Ground Floor = **6852 square feet with public access**

Please note that the proposed development project will cause a **86.5% (83,235.6 s.f.) loss of freely accessible visible open space**. It is important to realize that the **current Spenger's Parking lot is entirely open to the sky** and allows **open distance views in all directions**. While the **proposed project's severely reduced open space** consists only of **six small areas** (1 public & 5 private) with adjacent walls of one to four stories in height which will provide almost **zero open distance views to the public**, and **very restricted private open distance views to project residents**.

The current open to the sky quality of the Spenger's parking lot is a valuable aesthetic asset of the area. To fill this site with the proposed building will rob Spenger's, Fourth Street, the surrounding area, and all who use it and pass through it of the visual freedom which the site now provides. Open space which allows all people, (public and private) to see and enjoy wide views of the distance and the sky is precious and deserves to be preserved. This is a valuable Aesthetic issue and needs to be added to the EIR. This open area and the sky it contains deserves to be preserved. **Based on the Aesthetic damage it will cause to the Fourth Street Area, the proposed development project is unacceptable and should not be approved!**

Thank you,
john fordice
1828 fifth street