

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 3031 Adeline St.

From: Joe Starkey [mailto:starkeyjoe@gmail.com]
Sent: Wednesday, June 07, 2017 4:37 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: 3031 Adeline St.

To whom it may concern,

I am a lifelong East Bay resident. I currently reside in Oakland but have been looking to move to Berkeley for a long time. I have an urban planning masters degree and have been very keen on moving to a commuter corridor or transit-friendly neighborhood.

I understand that there is a proposed development across from Ashby Bart at 3031 Adeline Street where Flaco's currently is. I'm very familiar with the area and have generally been finding a lack of decent housing in that area, I would greatly support and hope that the City of Berkeley would also support the building of a high-density project in that prime, transit-friendly location. There is a terrible lack of such projects, despite the overwhelming data and numbers supporting such development, but it is my hope that this project would go through in order to help alleviate the extremely high rental prices and general lack of decent housing in Berkeley.

I would love to live in that area someday, and I believe this is exactly the type of transit oriented project that this neighborhood needs. Please support this project for the good of the city and people of the area.

Thank you,

Joe Starkey

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Housing near Ashby Bart

From: Joseph Flannery [mailto:joseph.h.flannery@gmail.com]
Sent: Wednesday, June 07, 2017 3:56 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: Housing near Ashby Bart

Hi! I'm a lifelong Bay Area resident and have recently looked at renting near Ashby Bart. After an extensive search, I am very disappointed with the housing options.

I am writing to you because I understand there is proposed development at 3031 Adeline. This is an exciting location and I would be interested in moving there now should it be developed.

I strongly urge you to consider allowing development for 3031 Adeline and area surrounding Ashby Bart for residents like myself.

Thank you in advance for your consideration,

Joseph Flannery
415-722-7741

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: RE. Proposed Construction by Athan Magganas-3051 Adeline St.

From: Emil Borgir [mailto:acousticsoul123@gmail.com]
Sent: Wednesday, June 07, 2017 10:44 AM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: RE. Proposed Construction by Athan Magganas-3051 Adeline St.

Hello City of Berkeley,

I am a grateful participant in Mr. Magganas' building, and would like to draw attention to the benefit that Athan provides here.

Before Mr Magganas arrived as owner, the building was degrading rapidly, there were a great number of ongoing problems, entropy was having her way with one Berkeley's great landmark buildings.

Since Athan started caring for this property, these problems are being progressively addressed and the general condition and safety of the building have been greatly enhanced.

I am writing here in support of Mr Magganas' need to be supported in the progress that he is endeavoring to provide with this property, which has been a complex undertaking in both recourses and energy to bring what was once a beautiful, proud and historic relic, back to its former glory.

Please, if you can help Athan in his efforts here, I urge you to do so. In doing so, you would be supporting Berkeley residents, as well the city itself.

Thank you, Emil Borgir

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Use Permit Approval Recommendation for 3031 Adeline

From: Chris Calott [mailto:calott@berkeley.edu]
Sent: Monday, June 05, 2017 8:58 AM
To: Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: Use Permit Approval Recommendation for 3031 Adeline

Dear Zoning Adjustment Board,

I am writing to lend my strong support for the application for 3031 Adeline Street for a Use Permit along with the State Density Bonus, and for all such future projects proposed in the City of Berkeley which propose residential density near transit.

Many faculty now at UC Berkeley are firmly committed to teaching our Architecture and Planning students that infill residential densities near transit and along major vehicular corridors in our cities across the nation is the most sustainable and socially equitable form of growth for our increasingly urban future. Opportunities to promote such densities on sites which are obviously meant for this must no longer ever be missed. The site at 3031 Adeline, directly across the street from the Ashby BART stop along the busy Adeline corridor is a signature site to add residential density without adversely impacting neighboring structures while enhancing pedestrian activities and commercial viability in this area.

In reading the Staff report for this project I noticed that the developer has already made a concession from 6 stories to 5 stories as a response to neighborhood feedback, this is a significant gesture toward appeasing local politics. However, it has been local politics and an accompanying lack of "political will" to approve projects like 3031 Adeline in municipalities throughout the Country which has resulted in the low-grade, transit-deficient sprawl and soaring housing and rental costs we are experiencing acutely here in the Bay Area. This is more than a physical planning problem, it is a housing, affordable housing, and social equity problem, which can most easily be addressed by providing more appropriate mixed-use residential development near transit.

I must often use actions by the City of Berkeley as Case Studies for my students to demonstrate which way the pendulum is swinging with respect to certain planning and policy issues deeply affecting the Bay Area, and I have been heartened by recent decisions to support more, dense, affordable and market-rate housing in recent project approvals in the City. I encourage the City Staff, ZAB and City Council to continue to demonstrate the political will to support well-conceived infill projects like 3031 Adeline, and similar projects which will come after it, and become an example for other municipalities in the Region in its championing of residential densities and affordable housing near transit.

Thank You and Very Best,

Chris

Christopher Calott, AIA, ULI, LF '12
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