

Nawfal, Layal

Subject: FW: 3000 Shattuck #ZP2015-0229

From: Larisa Cummings [<mailto:pidicummings@gmail.com>]
Sent: Tuesday, June 12, 2018 9:27 PM
To: Burroughs, Timothy <TBurroughs@cityofberkeley.info>
Cc: Berkeley Mayor's Office <mayor@cityofberkeley.info>; Bartlett, Ben <BBartlett@cityofberkeley.info>; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>
Subject: Re: 3000 Shattuck #ZP2015-0229

Dear Planning Director Burroughs,

With what I understand are largely shared goals of equity and inclusion I write to you.

In several emails below, I have reached out to various representatives about the proposed development at 3000 Shattuck, right down my street. I have received no response except from the mayor who stated that he must remain neutral in the event of an appeal but will take my comments into consideration. For that I am thankful and hopeful.

I ask you now to respond to my stated concerns. I want to know whether the planning department is currently taking another look at this project or might. I also urge you to ensure that this city doesn't get overrun with housing development that overlooks our neighborhood, as this project does in nearly every way possible.

Thank you for your attention and response.
Larisa Cummings
2913 Newbury Street

----- Forwarded message -----

From: Larisa Cummings <pidicummings@gmail.com>
Date: Tue, May 15, 2018 at 2:56 PM
Subject: Re: 3000 Shattuck #ZP2015-0229
To: "zab@cityofberkeley.info" <zab@cityofberkeley.info>
Cc: Berkeley Mayor's Office <mayor@cityofberkeley.info>, bbartlett@cityofberkeley.info

Dear ZAB Representatives, I attended the hearing the other night re 3000 Shattuck and spoke mainly about the lack of affordable housing in the plans and expressed serious concerns about a crisis of gentrification and the ongoing obvious displacement of low and moderate income people out of South Berkeley, where these projects do nothing to help by not including affordable housing. I explained that I have lived in South Berkeley since 1994.

I was met with unexpected responses from several ZAB members - which I have had a chance to review on video - stating among other things that gentrification is not happening in South Berkeley and essentially that my concerns are illogical and "off the rails" and it's only happening in North Berkeley. Excuse me?

This on top of other statements that it will take years to use the Housing Trust fund to build affordable

housing. We heard several of you say that building affordable housing is not imminent. It may not concern all of you, but it is largely a segregated model, which at least ZAB member John Selawsky agreed is concerning.

What should happen in the meantime to help people in this community? Let these projects build only market rate?

See/listen 3:13-17 hours/minutes in, "getting a few [affordable] units in a larger project [inclusionary housing] is nothing"; [re gentrification furthered by market rate housing development] "that whole logic train is off the rails, it doesn't make any sense ... I am shocked that people have absolutely no logic to their thinking in our city. If we don't build more housing, we are going to have more and more encampments on our street."

How does ZAB believe that market rate housing projects will get people off the street and provide housing to low and moderate members of this community?

See/listen also: 3:22, where gentrification was dismissed again as not happening here but in North Berkeley, which is the least dense and "they are not building a lot of anything."

Please forgive my ignorance, but let me be clear, my concern is that gentrification is indeed happening in South Berkeley and new market rate housing in this community does not help solve the problem, especially anytime soon including under the circumstances ZAB acknowledged above.

I am more perplexed and alarmed after attending the hearing. See:
<http://www.dailycal.org/2017/11/21/maps-by-uc-berkeley-researchers-show-advanced-gentrification-in-berkeley-northern-california/>

We also learned that by reconfiguring the units to a smaller number, practically half but adding more beds and more people to the project, the developer is leaving \$745,000 out of the Housing Trust fund for affordable housing. The ZAB engaged in laughter over this "loophole". Perhaps it was uncomfortable laughter. See/listen 3:24 and elsewhere as that discussion was sprinkled throughout the hearing.

There were also ZAB responses re need to look a hundred years ahead to carry out due diligence here. I must ask what you think allowing this project with numerous use permits and no affordable housing will do for the trends in further project development, so very focused on this side of town? Excused here, not next time, everywhere? What ground will you stand on?

My take away is that ZAB has discretion to stick with some laws/regulations and ignore others while speaking to various "community values" and blithely dismissing concerns such as mine. And the "trends" of concerns are changing:

See ZAB sharing my concerns re very similar proposed project just a few blocks away, less than one year ago:

"At the meeting, ZAB members expressed their reluctance to allow the additional two stories if the complex only allows two units of affordable housing, as Dinar proposed at the meeting. ZAB member John Selawsky [not only Selawsky] said he would like to see as many as 10 units of affordable housing in the complex, adding that two seemed "like an insult" to the community."
<http://www.dailycal.org/2017/06/11/zoning-adjustments-board-critiques-proposed-development-near-ashby-bart/>

I never received any response to my emails below. Once more, I request a response, this time addressing all of my concerns stated above, especially explaining how the ZAB does not see gentrification happening in South Berkeley and why now there is no expressed reluctance to allow the project without any units of affordable

housing. Perhaps, if given a response, I will be more suitably informed before the next hearing and not berated.

Thank you for your attention and the courtesy of a response.
Larisa Cummings

On Tue, May 1, 2018 at 2:37 PM, Larisa Cummings <pidicummings@gmail.com> wrote:

Dear representatives, please see below for several efforts I've made to reach out to you with my concerns about the proposed development that is coming soon before the zoning adjustment board. How are my concerns being taken into consideration? I am certainly not alone in this effort.

Sincerely,
Larisa Cummings

----- Forwarded message -----

From: Larisa Cummings <pidicummings@gmail.com>

Date: Sun, Mar 4, 2018 at 11:07 AM

Subject: Re: 3000 Shattuck #ZP2015-0229

To: bbartlett@cityofberkeley.info <bbartlett@cityofberkeley.info>, mayor@cityofberkeley.info <mayor@cityofberkeley.info>, zab@cityofberkeley.info <zab@cityofberkeley.info>

CC: berkeley.southside.housing@gmail.com <berkeley.southside.housing@gmail.com>

Dear representatives and civil servants, I am re-sending an email I sent last summer because I understand that the development in question may be heard by ZAB this month and I did not receive any response. Once again, please respond.

Thank you,
Larisa Cummings

On Wed, Aug 23, 2017 at 2:57 PM, Larisa Cummings <pidicummings@gmail.com> wrote:

Dear representatives and civil servants,

I have lived on the southside of town on Newbury Street since 1994. This community has a very diverse and inclusive history but unfortunately many people are being driven out by the ever increasing high cost of housing. There can be no doubt that there is a crisis of homelessness too.

I look around me and see numerous major housing developments proposed and being built, more than anywhere else in the city. I am writing to express my concerns about the disproportionate focus on South Berkeley and the failure of the city to ensure that new housing includes adequate affordable or below market housing.

I ask you why the city is not taking all steps necessary to ensure adequate affordable housing and why the southside is getting targeted as it is by new extra high-rise high-end development.

The proposed project at 3000 Shattuck is a good example of what is wrong with the city's focus or lack thereof. No provision for affordable or below market housing is included.

To add insult to injury, it is my understanding that the developer wants an exception to build two extra stories as other developers have done and will likely seek to do without considering impacts on us who live here.

My neighbors and I will not stand by in the face of these inequities. We will not look the other way as developers gentrify the most diverse part of town. We need your priorities to match ours in order for you to carry out your civic duty to protect our vulnerable community. Please take our concerns very seriously. I would appreciate a response that addresses how you are focused on these concerns.

Thank you for your attention.

Larisa Cummings
2913 Newbury Street
Berkeley, CA. 94703

Nawfal, Layal

Subject: FW: 3000 Shattuck Ave June 27 2018

From: ATHAN MAGGANAS [<mailto:magganas@prodigy.net>]

Sent: Saturday, June 09, 2018 7:48 PM

To: Info@rhoadesplanninggroup.com; Zoning Adjustments Board (ZAB) <Planningzab@cityofberkeley.info>; Nawfal, Layal <LNawfal@cityofberkeley.info>

Subject: 3000 Shattuck Ave June 27 2018

We are your neighbors to the west.

As a result of this building coming about , we will end up losing all of the light on our entire series of windows on the east side of our property.

You erroneously represented to the board in the last hearing that you voluntarily set back the portion of your western side facing our windows some seven feet. The seven feet are IN FACT only on the half of the 35 foot section facing our 30 windows, and you have conveniently elected to do so, so that you could make possible the exiting of the 2 ground floor units, and had nothing to do with concerns we have raised.

Will you please set back the entire 35 foot section at least 10 feet?

This will be less than 100 square feet of footprint, which you can readily regain elsewhere in the building, but which at least will make our daily lives more livable.

Athan Magganas 510 223 4431 FAX
2076 Ashby Ave

510 520 1482 mobile