

## Jacob, Melinda

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: Opposition to 2539 Telegraph Ave  
**Attachments:** 2014-07-08 Opposition to the CIL Building.pdf

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**From:** George Beier [<mailto:georgebeierjr@hotmail.com>]  
**Sent:** Tuesday, July 08, 2014 10:34 AM  
**To:** Zoning Adjustments Board (ZAB)  
**Subject:** Opposition to 2539 Telegraph Ave

To the members of the Zoning Adjustments Board,

Attached please find the Willard Neighborhood's response to the proposed building at 2539 Telegraph. As we've written in the attached letter, it's out of scale for the neighborhood, particularly its Regent St side. Also, a building that size with only 1 parking space is simply untenable at that location.

**George Beier**  
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# The Willard Neighborhood Association

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To: The Zoning Adjustments Board [[ZAB@CityofBerkeley.info](mailto:ZAB@CityofBerkeley.info)]  
From: George Beier  
President, Willard Neighborhood Association  
Re: 2539 Telegraph Avenue

Date: July 8, 2014

Dear members of the Zoning Adjustments Board,

I am writing to you to urge you to offer a strong recommendation to modify the building proposed at 2539 Telegraph Ave. It is a very narrow block, and the building will actually front both the front side of the block (Telegraph) and the parallel, rear side of the block (Regent St).

## **We Need Some Kind of Step Down to Protect Neighboring Buildings**

Please allow me to draw your attention to the Regent St side of the building:



As you can see, there is a 2 story, history brown shingle home immediately adjacent to the property. It is unfathomable to me and to many of my neighbors that such a large building would be permitted it was is a smaller-scale residential neighborhood.



# The Willard Neighborhood Association

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There are many examples of appropriate scale buildings in the neighborhood. For example, the "copper kettle" across the street and down the block:



This building is smaller scale and it also steps down as it approaches its neighbors (it actually steps down even more in the back as it approaches its western neighbor, a single family home.)

We need some type of step down in this building to protect the homes around it.

### **There Is No Parking In this Building**

There is only 1 parking space slated for this building. I thought this was a joke when I first read it in the application. It is assumed that students won't drive cars but of course this is untrue. There is almost no parking available in Southside. Clearly many, many students have cars. This has been proven definitively by the "Go Berkeley" study currently underway. We simply cannot have a building with one parking space and so many units.

Sincerely,

George Beier

President, the Willard Neighborhood Association, [georgebeierjr@hotmail.com](mailto:georgebeierjr@hotmail.com)

## Jacob, Melinda

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: Concern regarding proposed project at 2539 Telegraph

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**From:** Johnson, Mallory [<mailto:Mallory.Johnson@ucsf.edu>]  
**Sent:** Monday, July 07, 2014 7:06 PM  
**To:** Zoning Adjustments Board (ZAB)  
**Subject:** Concern regarding proposed project at 2539 Telegraph

Dear ZAB members,

I am writing out of serious concern over the proposed large-scale development at 2539 Telegraph. We own the property at 2526, 2528, 2530 Regent st, which is directly next door to the proposed site. We have been living at 2828 Regent Street for the past 9 years and are raising our two children there. We have spent years fixing up our home, which is a two story brown shingle triplex that we love.

The proposed development would tower over our home and would be substantially taller than any other building on the block. Such a large-scale development would increase the density of the area and would create increases in noise, traffic, and overall nuisance.

I urge the ZAB to deny this new project. A smaller scale building with 3 or floor stories would be much more in line with the neighborhood. Further, designing the building with families in mind rather than micro student apartments would attract longer term tenants who would make a contribution to the surrounding community. Finally, I understand that there are plans for a roof top terrace, which I strongly oppose. That would add to the noise problems already promised by the new development.

I am not opposed to the lot being developed, but I fear that such an unattractive, eye-sore designed to cram as many tenants into as small a space as possible is the wrong direction.

Families such as ours, whose children attend BUSD schools, will be pushed out of the area. I cannot imagine our living next door to such an overbearing structure that would loom over us.

Please deny this project and protect this part of Berkeley. It has such potential. Once one building like this goes in, others are sure to follow and the rest of the neighborhood is doomed.

I appreciate your taking my concerns with the gravity and helpfulness in which they are based.

Thank you.

Mallory Johnson  
510-390-4937

## Jacob, Melinda

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**From:** Zoning Adjustments Board (ZAB)  
**Subject:** FW: 2539 telegraph ave - former CIL site

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

From: Bruce Rizzo [<mailto:bruce@brucerizzo.com>]  
Sent: Monday, July 07, 2014 8:09 PM  
To: Zoning Adjustments Board (ZAB)  
Subject: 2539 telegraph ave - former CIL site

Dear ZAB,

My name is Bruce Rizzo resident of the triplex 2530 Regent street next to the 2539 telegraph lot. We are a family of 4 with 2 children in Berkeley elementary school.

I am against the 2539 Telegraph Ave project as presented. The height is too tall, the building is too big, and the plans to use the entire parcel and lose the Regent St pocket park is a terrible project for this neighborhood.

The height of this building should not exceed 3 stories. Anything taller would not fit into the architectural landscape of regent street. Our 2-story house is south to the parcel and there is a 3-story apartment complex to the north.

Panoramic Interests' plans illustrate 6 stories. This is 2 to 3 times the height of most of the buildings on regent street.

It is important that the current pocket park on regent street should remain as is.

I am hopeful that my concerns are heard. Thank you, Bruce Rizzo

Sorry for shortness of response. Sent from iPhone.