To: Berkeley City Council

From: Concerned neighbors of 1201-1205 San Pablo Avenue Project

Date: May 18, 2022

Re: Formal appeal of the 1201-1205 San Pablo Ave. development project
(Use Permit #ZP2021-0070)

This letter is a formal appeal to the Berkeley City Council of the Berkeley Zoning Adjustment Board's approval for the development at 1201-1205 San Pablo Ave. We ask that you add the following as conditions of approval for the project. Each of these requests has been made previously and directly to the developer of the project, to the City of Berkeley planning staff, to City Council member Rashi Kesarwani, and to the Zoning Adjustment Board.

We have been in discussion with the developer about a number of these issues and if we are able to come to an agreement, we ask that those items be included as conditions of approval.

1. Relocate the parking garage entrance/exit of the project to San Pablo Avenue as a condition of approval for the project. We ask that the Berkeley City Council require the developer to work with CalTrans to formally move the garage entrance to San Pablo Ave. This will significantly improve traffic patterns within the adjacent neighborhood and will help mitigate the impact on neighbors directly affected by the project on surrounding streets, and prevent the neighbor at 1110 Harrison St (12 feet from project) from being subjected to 24/7 garage door noise.

2. Require the developer to complete an updated traffic study (including peak commute hour traffic), and for traffic mitigation measures to be implemented before completion of the project as a condition of approval for the project. We believe that the previous traffic study in the developer's previous application from 2017 is outdated and inadequate. As a condition of approval of the project, an updated traffic and parking study should be completed. Also, all necessary traffic mitigation measures should be implemented in advance of completion of construction (such as the installation of traffic barriers and traffic lights to reduce the impact of increased car traffic in the neighborhood).

3. Require the developer to compensate directly the adjacent neighbor at 1110 Harrison for impacts on their property as a condition for approval of the project. This includes compensating neighbor for the loss of natural light and privacy in home and in yard; explicitly committing to compensation for potential damage to existing home foundation, walls, and driveway during construction; and compensation for disruption of work in home office during construction (resident works from home as a writer.)
4. Require the developer to compensate directly adjacent neighbor at 1206 Kains Avenue for loss of ability to generate solar power as a condition of approval for the project. The proposed project will significantly impact the ability of the residents of 1206 Kains Avenue to capture and draw power from their solar panels. As a condition of approval we ask that the developer compensate the owners of 1206 Kains Avenue for this loss (e.g., to pay for installation of updated solar panels that capture more power with less hours of light).

5. Institute a parking permit program in the neighborhood as a condition of approval of the project. As part of the approval for the project, the City of Berkeley should implement a residential parking permit program for the surrounding neighborhood in advance of completion of construction.

6. Require the higher number of 28 parking spaces proposed in the existing plan as a condition of approval of the project. The developer has proposed installing either 17 or 28 parking spaces as part of the project. Requiring the higher number of 28 parking spaces will help mitigate the impact of parking on the surrounding community.

7. Correct the planted tree box size as a condition of approval of the project. A correction to item #16 in the "Finding and Conditions" section of ZAB's Notice of Decision. The planted tree box size should be amended to read (48" box minimum) instead of 24".

Finally, it should be known that there was no initial outreach to us, the neighbors, at the outset of the project proposal, as is mandated by the City of Berkeley, and all communication between the neighbors and the architect and the developer were initiated by individual neighbors.

During the subsequent ZAB hearings and Design Review Committee hearings, there was only very limited engagement with the neighbors and consideration of our concerns. At several points during these hearings, ZAB members simply threw up their hands and stated that they were powerless to address any of our concerns.

Together, it is clear that the process as it currently stands leaves no meaningful way for neighbors to have a voice. Had this not been the case, this appeal might not have been necessary, as these issues may have been resolved.

Yvette Bozziini
1110 Harrison St

Dan Hayes
1116 Harrison St
We the undersigned support the appeal of ZAB approval of the 1201-1205 San Pablo Ave. development project.

Libby Black  
1208 Kains Ave  
Mary Mulvehill  
1205 Kains Ave  
David A Smith  
1205 Kains Ave  
Matthew Hardy  
1206 Kains Ave.

Kate O'Hara  
1206 Kains Ave  
Guy Cash  
1224 Kains  
Renee Gentler  
1217 Kains Ave  
BERKELEY, CA 94706

Daniel Aronza  
1214 Kains Ave  
BERKELEY, CA 94706  
Kazumi Taniguchi  
1214 Kains Ave.  
Berkeley, CA 94706
We the undersigned support the appeal of ZAB approval of the 1201-1205 San Pablo Ave. development project.

Alan Westcott 1119 Harrison

Dori M. Burleson
1125 Harrison St

Adrian Shore 1192 Kains Ave Apt 4

Terry Reader 1213 San Pablo 105

Terry J. Reader

Terence Ketchford 1213 San Pablo 207

Eric Danysz 1212 Stannage

Eric Danysz

Ano Charney-Danysh 1212 Stannage Ave.
We the undersigned support the appeal of ZAB approval of the 1201-1205 San Pablo Ave. development project.

Rebecca M. Delton
1225 Kains

and

Donald C. Burns
1225 Kains

Margaret Pruitt
1231 Kains

Mariko de Montville
1226 Kains Ave, 94706

Elise Obolensky
Elidy
1116 Harrison Street

Terry Walters
78 Wa
1223 Kains Ave

Fiona Rhea

Holly Turner
1223 Kains Ave

Susan Abney
1209 Kains Ave

STEVE KOSACH
1209 KAINS AVE
We the undersigned support the appeal of ZAB approval of the 1201-1205 San Pablo Ave.
development project.

Terri Fashing  
1112 Harrison St.  
5/18/2022

Gabriel Winer  
1112 Harrison St.  
5/18/2022

Manuela Del Nino  
1219 Kains Ave.  
5/18/2022

Dani Rozman  
1219 Kains Ave  
5/18/2022

Juliette Ammer  
1219 Kains Ave.  
5/18/2022

Michael Kofman  
1201 Kains Ave.  
Michael Lee Kofman 5/19/2022
We the undersigned support the appeal of ZAB approval of the 1201-1205 San Pablo Ave. development project.

Asahiko Kikuchi

5/19/22

1175 Kains Ave., Berkeley, CA 94706

Nick Shapiro

11/4 Harrison

Richard Stechel
1208 Stanneagh Rd
Berkeley, CA 94706
We the undersigned support the appeal of ZAB approval of the 1201-1205 San Pablo Ave. development project.

<table>
<thead>
<tr>
<th>Signature</th>
<th>Printed Name</th>
<th>Street Address</th>
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<tbody>
<tr>
<td>Deidre O'Regan</td>
<td>Deidre O'Regan</td>
<td>1134 Stannage Ave</td>
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<tr>
<td>Beth J. Smahi</td>
<td>Sarah Allen</td>
<td>1229 Stannage Ave</td>
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<tr>
<td>Betty Yu</td>
<td>Doris Irali</td>
<td>1123 Harrison St.</td>
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<td>Linda Siorcin</td>
<td>Betty Yu</td>
<td>1235 Kains Ave.</td>
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<td>Diana E. Wood</td>
<td>Linda Sikorski</td>
<td>1223 Stannage</td>
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<td></td>
<td>Terrence Dillon</td>
<td>1223 Stannage &amp;</td>
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<tr>
<td></td>
<td>Diana E. Wood</td>
<td>1139 Gilman St.</td>
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We the undersigned support the appeal of ZAB approval of the 1201-1205 San Pablo Ave. development project.

Erika Lamm
1209 Stannage
Eva O'Connell
1217 Stannage
Ajit Mascarrenhas
1235 Stannage
Gail Kurtz
1232 Stannage
Jill Churchman
1141 Stannage
Haigamoush Preisler
1125 Kains Ave
Sue Cynthia Kickmant
1123 Kains Ave
Jocelyn Newell
1123 Kains Ave
Jean Malesky-Poz
1220 Stannage Ave
Mallory Pence
1220 Stannage Ave
We, the undersigned, support the formal appeal of 1201-1205 San Pablo Development project Use Permit # 2P2021-0070.

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
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<tbody>
<tr>
<td>Mary Wyand</td>
<td>1206 Stannage Ave</td>
<td>Mary Wyand</td>
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<tr>
<td>Paul Vellutini</td>
<td>1206 Stannage Ave</td>
<td>D. Vellutini</td>
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<tr>
<td>Leslie Barbarette</td>
<td>1200 Stannage Ave</td>
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<tr>
<td>Jason Morgan</td>
<td>8000 Stannage Ave</td>
<td>Jan Morgan</td>
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<tr>
<td>Carlos Blanco</td>
<td>1203 Stannage</td>
<td></td>
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<tr>
<td>Melissa Blanco</td>
<td>1203 Stannage</td>
<td>Melissa Blanco</td>
</tr>
<tr>
<td>Susan Cohen</td>
<td>1214 Stannage</td>
<td>Susan Cohen</td>
</tr>
</tbody>
</table>

* address within 300' of proposed project
1115 Harrison St
Berkeley, CA 94706
Mikhail Gubaidul

Sasun H. Babikhan
1187 San Pablo Ave

MFARSHI FAROOD
1189 San Pablo Ave