

From: [Steve Kosach](#)
To: [Burns, Anne M](#)
Subject: Ugly monstrosity being approved for 1201 San Pablo Ave
Date: Tuesday, January 18, 2022 10:17:49 AM

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

To whom it may concern:

I live at 1209 Kains Ave, and was just emailed the plans for the building going up at 1201 San Pablo Ave. As a 20yr Berkeley resident I appreciate the need for more housing all across the Bay Area, but smashing a 6 story building onto the corner of San Pablo and Harrison is not the way to do it. Not only are they shoving this building down our throats, but now it seems like they're picking the ugliest design possible. No charming landscaping. No charming architectural features. Just a six story featureless building that nobody but the neighbors will notice.

Not only will the SIX story building seriously degrade the value, aesthetic, and feel of our charming and diverse street, but I have to wake up every morning to stare at the backside of it. With no other buildings over 3 stories within sight of this piece of junk, I'll get the sense that the city of Berkeley and the Council members who approved this thing are giving me the finger.

Sincerely,

Steve Kosach

Burns, Anne M

From: Yvette Bozzini <ybozzini@earthlink.net>
Sent: Tuesday, January 18, 2022 12:21 PM
To: Burns, Anne M
Cc: dan.hayes@yahoo.com Hayes
Subject: 1201 San Pablo Development

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

I am Yvette Bozzini, the owner of the home directly adjacent the proposed project.

I have lived at 1110 Harrison Street since 2005. I live and work there as a self-employed writer (and sometime child- and elder caregiver.)

This is my approximately 650 sq. foot single-story house.



I understand that the project under review is considered to be in a Commercial District. But no matter what waivers, it is also a longtime residential neighborhood, filled with neighbors I was thrilled to find when I bought this, my first house. It is a neighborhood, a community, in which we know and care about each other. The owners of the small businesses adjacent my home have become 9-5 neighbors who have never infringed on my well-being, quite the opposite.

To address the particulars of your current meeting --

I don't see my house in the architects drawings!

(2) Orientation and Protection of Sunlight and Views.

a. Buildings should be oriented to take advantage of the sun or outdoor private/public open space areas. Year-round solar access for adjacent buildings is encouraged.

Year-round solar access encouraged. Why not required? I will have ZERO solar access under this plan.

b. Views out from public areas and from existing buildings should be retained whenever possible by the use of setbacks, orientation and height limitations. The natural topography should be used to achieve these ends.

I will have a view of only a block of building.

(1) Harmony with Surroundings. The proposed design should be in harmony with its surroundings through the coordination of such design elements as cornice lines, eaves, and setbacks with those of existing neighborhood buildings. This is especially important when the architectural style of the proposed design is in strong contrast to that of adjacent structures. Form, color, materials and texture of existing buildings should be considered in design of new structures. Landscaping should also be compatible with surroundings.

Hello! How on earth does the proposal conform to "adjacent structures" -- my home.

(8) Neighborhood Pattern. It is not the intent of this section that neighborhood pattern, or characteristics of adjacent buildings, be necessarily copied literally, particularly if they have little or no architectural merit. Diversity and innovation are positive values, and are encouraged where they do not disrupt the harmony of the overall urban setting.

My home may have "little or no architectural merit" but it is my home and I do not see the "architectural merit" in 6-story blocks. And the six-story 'diversity and innovation' is "encouraged where they do not disrupt the harmony of the overall urban setting." ? Well, it does or will.

Finally, there is a housing shortage. Got it. but as i wrote earlier in this project approval process

"It seems a given that San Pablo Ave. will now be given over to ugly six story buildings but please consider:

The idea that these huge monstrosities are green and afford housing in a housing shortage are nonsense. How many vacancies exist in all the existing monoliths on San Pablo? How many low-income renters live there? Please!

C'mon, these buildings are only a boon for the landowners, the architects, and the City, NOT for the people.

Berkeley should be the epicenter of ecologically and environmentally sound tiny home communities that serve low-income renters, the elderly wanting to down-size out of their homes, and anyone seeking a smaller footprint.

Why not use these plots of land to do that? Many don't want to live in ugly high-rise boxes. Detached tiny homes -- with all current solar, etc. -- and, perhaps, small communal areas for gardening and such, would be so much more in keeping with the Berkeley ethic AND be much more equitable and environmentally sound than what is being proposed.

Please, please consider not only the selfish concerns of this homeowner and property tax payer (how am i supposed to work/write with months of construction noise, dust and traffic?) but also the ugly, nonsensical, path your are setting forward.

Yvette Bozzini
1110 Harrison Street
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510.219.5126

From: [Segen Ketema](#)
To: [Burns, Anne M](#)
Cc: dan.hayes@yahoo.com; [Michael KETEMA](#); sdmsrt@aol.com; [Tehan Ketema](#)
Subject: 1201 San Pablo Development
Date: Tuesday, January 18, 2022 5:00:07 PM

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Hello,

I am Segen Ketema, the eldest daughter of Michael Ketema and Semainsh Debrezion, the homeowners of 1204 Kains Ave, the property directly behind the proposed 1201 San Pablo Development.

My parents bought this home in 1994 and have raised all 4 of their children in this neighborhood. As one of the families that has lived on our block the longest, we have always appreciated and enjoyed the community and camaraderie amongst our neighbors. We have also seen the many changes occur in our greater neighborhood area that has impacted traffic and an increase in people over the years.

This leads to our concerns of the proposal:

1. "66 dwelling units – 22 studios, 34 one-bedroom, and 10 two-bedroom; 17 to 28 vehicle parking spaces in ground-level garage."
 1. There are already issues at this time finding parking on Kains Avenue and on Harrison Street and with the amount of units to potential parking spaces ratio, this will become significantly worse.
2. "Massing/Building Design This 6-story structure steps down at the 5th and 6th floors to the East to respond to the adjacent residential district. The east facing podium level courtyard further reduces the scale of the project with a majority of the massing located along San Pablo and Harrison."
 1. We have concerns about the courtyard facing east- there is a portion that will look directly into our 2nd floor and impact our privacy. Privacy is very important to us and having people able to look into our home is worrisome.
3. "Setbacks The building meets the property line at the North, West, and South sides. There is a 5' setback at the East side where the project abuts the R-2 residential district."
 1. With the sides of the building extending all the way to Harrison Street, we are concerned about the view and amount of light this will block from our home.
4. The timeline of the proposed project is a huge concern for us. We know other mixed use buildings in Berkeley, which have taken years to complete. The amount of construction and noise that will impact our family on a day to day basis, and for an extended period of time, for what should be a quiet, residential neighborhood is not something we are looking forward to. Although we are not against the space being of better use, it is concerning that this will impact the community and residential aspects of our neighborhood that drew us to this house from the beginning.

Thank you for taking our concerns into consideration.

Segen

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Segen Ketema, MPH

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