



Planning and Development Department  
Land Use Planning Division  
1947 Center Street  
Berkeley CA 94704

## Community Advisory Group (CAG) Meeting #5 Summary

### Ashby + North Berkeley BART Zoning and Development Parameters

**Date + Time:** March 22, 2021 at 6 pm

**Location:** Online via Zoom Webinar virtual meeting

### Agenda

1. Welcome and Introductions
2. Updates and Process Overview
3. Summary of Feedback and Updates to the Joint Vision
4. Draft Zoning for North Berkeley and Ashby Stations
5. Next Steps
6. Public Comment

### Attendance

There were 13 out of 15 CAG members in attendance as well as over 50 members from the public. The following members of the project team (City, BART and consultants) made presentations or helped answer questions during the meeting:

#### City

- Alisa Shen - Principal Planner

#### BART

- Abby Thorne-Lyman - TOD Director
- Rachel Factor – Principal Planner
- Shannon Dodge – Principal Property Development Officer

#### Consultants

- Karen Murray and John Doyle - Van Meter Williams Pollack (VMWP)
- Dave Javid - Plan to Place
- Rick Jacobus - Street Level Advisor
- Aaron Welch - AWP



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## MEETING SUMMARY

The purpose of CAG Meeting #5 was to provide a summary of the feedback received on the Joint Vision and Priority Statements from CAG and the public, discuss updates and specific topics of debate, and discuss a draft of the zoning for the stations. The following notes summarize the main agenda items, presentations and discussions.

### Updates and Process Overview

Alisa Shen provided an overview of the project timeline and activities to date and next steps and future planned meetings through the end of the year. She also reviewed the preliminary planning efforts related to affordable housing (e.g., the City's Affordable Housing Fund). Lastly, Alisa identified key phases and milestones of the overall planning process for both stations, and the anticipated community engagement opportunities. Members of the CAG did not have any comments or questions related to this overview.

### Summary of Feedback and Updates to the Joint Vision and Priority Statements

Karen Murray presented an overview of the feedback received from CAG meeting #4 and Community Workshop #2 related to the Joint Vision and Priority Statements. Next, Rick Jacobus led a discussion with CAG about the Affordable Housing Vision and Priorities, followed by an overview of key themes from the Public + Civic Space, Land Use and Building Form related feedback received. The following are key questions and comments that CAG raised related to the Affordable Housing topic discussion.

### **Affordable Housing**

The project team presented a question to the CAG regarding the percentage of Affordable Housing that should be included at each station. Members of the CAG made comments related to the following themes:

- Acknowledge that two key voices, from the African American community and South Berkeley, are not in attendance and that their input would be important to consider for this topic
- Find innovative ways to finance the project at different affordability levels, but mostly how to finance 100% affordable housing
- Support more housing units, in general, over 100% affordability
- Implement the Ashby and North Berkeley Joint Vision Statements that emphasize a minimum percentage of affordable housing and the community's desire for affordable housing
- Ensure that developers have a longstanding relationship with future residents to make sure they are welcome



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- Provide a distinct message in the Request for Qualifications (RFQ) for developers that communicates the desire for 100% affordable housing
- Discuss the location of market rate housing in the sites

### **Draft Zoning for North Berkeley and Ashby**

Karen Murray presented an overview of the Draft Zoning for both North Berkeley BART and Ashby BART stations, providing details on AB2923, land use, and the relationship to Objective Design Standards. The following are key themes from the CAG discussion that followed:

- Clarify the language, requirements, and use of the document
- Clarify how the zoning provisions would differ from Objective Design Standards
- Ensure that the language is flexible and could change over time (e.g., the amount of required parking)
- Incorporate inclusivity into design of homes, specifically for families and disabled
- Consider the livability of units with specific design decisions, like shadow impacts
- Incorporate market rate housing in the city that is close to transit
- Elaborate on common and community amenities
- Provide tradeoff scenarios for increased parking allotments and parking fees
- Consider the impact on residents (e.g., providing existing/future homeowners the ability to build Accessory Dwelling Units (ADUs))
- Provide examples that offer varying circulation and open space alternatives

### **Next Steps**

Prior to public comment, the project team discussed future engagement opportunities including an opportunity to email or mail additional comments through April 5, 2021, and announced office hours sessions on March 29<sup>th</sup> and March 31<sup>st</sup>. The next CAG meetings are planned for April 29<sup>th</sup> and May 24<sup>th</sup>, with Planning Commission and City Council meetings potentially in early Summer and Fall 2021.

### **Public Comments**

The following are notes from the public comments received from the approximately 17 meeting participants who provided comments.

- Reduce or limit building heights to a maximum of 7 stories, and maximum of 75 units per acre in the North Berkeley Bart Station, and maximum 4.2 floor area ratio (FAR)
- Eliminate minimums to maximize affordable housing and keep current North Berkeley zoning designation
- Create wide or street-specific setbacks and step-downs for accessibility and mobility



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- Consider integrating the Opticos visioning design for North Berkeley
- Increase the density and area median income (AMI) ranges at both Ashby and North Berkeley
- Provide community amenities like rooftop gardens
- Create distinct Objective Design Standards for each station
- Support the Adaptive Recreation Facility proposed for Ed Roberts Campus
- Zone for non-residential on the insides of the lot so traffic circulation can keep moving on the outskirts
- Clarify BART's ridership forecasts and the impact of reduced parking
- Create more open space that's not concrete
- Create equal affordable housing percentages
- Think creatively about funding, including Home funding and Measure A1
- Clarify home ownership opportunities

## Adjournment

The meetings adjourned at 8:50pm. Additional comments are accepted through April 5th<sup>th</sup> by email and mail.

Via email:  
bartplanning@cityofberkeley.info

Or via mail:  
City of Berkeley Planning and Building Department  
1947 Center Street 2nd Floor,  
Berkeley CA, 94704 (Attn: Justin Horner)

For more information, please visit: [www.cityofberkeley.info/bartplanning](http://www.cityofberkeley.info/bartplanning).



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## Email Received

The following summarizes the contents of the bulk of the approximately 120 emails received between February 23rd, 2021 and April 7<sup>th</sup>, 2021 at the [bartplanning@berkeley.info](mailto:bartplanning@berkeley.info) inbox (emails attached).

- Around a third of the emails were nearly identical emails expressing support for the position that the minimum development standards set forth in AB 2923 should be the maximum development standards for the BART stations.
- Around 17% of the emails consisted of form emails that supported either allowing 8 stories of development at both BART stations or allowing *at least* 8 stories of development at each of the BART stations.
- Around 13% of the emails consisted of form emails expressing support for the following:
  - Maximizing the total number of units on the BART sites;
  - Completing the BART developments within 10 years;
  - Commit the funds necessary to achieve affordable housing goals, including at least 50% affordable units at Ashby BART;
  - Reducing traffic lanes on Adeline Street to give a permanent home to the Berkeley Flea Market; and
  - Provide funding for an Adeline Greenway Park and the two-lane option on the northern part of Adeline Street.
- Around 10% of the emails expressed support for the plan presented in an [April 6, 2021 Berkeleyside Opinion piece](#), which includes a project that averages 4 stories in height.

## Horner, Justin

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**From:** Elgstrand, Stefan  
**Sent:** Thursday, April 08, 2021 2:29 PM  
**To:** bartplanning  
**Subject:** Fw: North Berkeley BART Housing Project

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**From:** Adam Davis <adamjdavis@gmail.com>  
**Sent:** Wednesday, April 7, 2021 3:59 PM  
**To:** All Council <council@cityofberkeley.info>  
**Subject:** North Berkeley BART Housing Project

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.

Dear Council Members,

I'm writing to ask for your help in ensuring the new North Berkeley BART housing development is a win-win for new and existing residents of the neighborhood. Please do all you can to preserve the character of North Berkeley by (1) keeping the height of the buildings low and (2) limiting the total number of units.

My family moved to Berkeley more than a decade ago precisely to be in a blended/suburban setting, without the big city. We support the project and wish for it to create more—and more affordable—housing in Berkeley. We also want to maintain the excellent quality of life that makes North Berkeley such a great place to live. This neighborhood was not designed to be a “downtown,” and there is a limit to how much population density it can support.

Thank you for helping to keep Berkeley the best place to live for new and current residents.

Sincerely,  
Adam Davis  
1415 Keoncrest Dr  
tel: 415-786-6301

## Horner, Justin

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**From:** Elgstrand, Stefan  
**Sent:** Thursday, April 08, 2021 2:29 PM  
**To:** bartplanning  
**Subject:** Fw: Housing at N Berkeley BART station

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**From:** Burr Tyler <btyler@wested.org>  
**Sent:** Wednesday, April 7, 2021 4:31 PM  
**To:** All Council <council@cityofberkeley.info>  
**Subject:** Housing at N Berkeley BART station

**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.

Dear Berkeley City Council,

I am in favor of the vision for housing at the North Berkeley BART station provided in the April 6 Berkeleyside article.

Thank you,  
Burr Tyler  
1432 Carleton Street  
Berkeley, CA 94702

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Burr Tyler, M.Ed.  
Pronouns: she/her/hers  
Research Associate  
WestEd Science and Engineering  
(510) 684-6406 (cell)



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## Horner, Justin

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**From:** Elgstrand, Stefan  
**Sent:** Thursday, April 08, 2021 2:28 PM  
**To:** bartplanning  
**Subject:** Fw: affordable housing at BART

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**From:** D Dorenz <ddorenz@gmail.com>  
**Sent:** Wednesday, April 7, 2021 9:20 PM  
**To:** Berkeley Mayor's Office <mayor@cityofberkeley.info>; All Council <council@cityofberkeley.info>; Rebecca.Saltzman@bart.gov <Rebecca.Saltzman@bart.gov>  
**Cc:** Monica Hazlewood <monica@robjohnson.net>; David Trejo <david@dtrejo.com>  
**Subject:** re: affordable housing at BART

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I agree with this plan and hope that you will take this approach very seriously instead of inflicting high rise building at the N. Berkeley BART which will not even be affordable housing.

## Our vision for the North Berkeley BART station

We think BART and the city of Berkeley can do better for the residents of this neighborhood and those who wish to live here. We support an alternative vision that provides more units of affordable housing at a lower cost to tenants, is more financially feasible, potentially faster to build and better meets our global warming mitigation goals.

The following design was created by Berkeley design firm Opticos for the 2018 BART visioning event at which the city requested Berkeley residents to share ideas about what housing at the site might look like. Our understanding is that this approach is compliant or close to compliant with AB2923. It was well-received at the event and we think it sits very naturally in its setting.





The vision of Opticos, a Berkeley design firm, for the North Berkeley BART station. Image: Opticos

Averaging about four stories, with lower buildings at the street and higher buildings in the interior of the site, this project costs less to construct per unit and could be built quicker than a project dependent upon a large market-rate component. This vision creates 450 affordable units, more than the larger project currently being discussed by BART and city staff (only 280-400 units). A smaller project built by local affordable housing developers is more competitive for local, state and federal affordable housing grants. We realize that this level of affordability requires funding beyond what is available at the moment, and urge the city to seek out innovative means of obtaining those funds.

Thank you for considering my point of view

Dorothea Dorenz  
 1200 Neilson St  
 Berkeley, Ca. 94706

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Dorothea Dorenz

## Horner, Justin

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**From:** Elgstrand, Stefan  
**Sent:** Thursday, April 08, 2021 2:27 PM  
**To:** bartplanning  
**Subject:** Fw: north Berkeley BART project

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**From:** Judith Brown <judithbrown2020@gmail.com>  
**Sent:** Thursday, April 8, 2021 7:45 AM  
**To:** Berkeley Mayor's Office <mayor@cityofberkeley.info>; All Council <council@cityofberkeley.info>; Rebecca.Saltzman@bart.gov <Rebecca.Saltzman@bart.gov>  
**Subject:** north Berkeley BART project

**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.

The recent article by the Opticos firm for the kind of project that should be built at the North Berkeley BART station describes a design that meets the need for increased affordable housing in Berkeley while fitting in with the character of the neighborhood. I hope that you will give this type of project full consideration and avoid some of the ugly, expensive, and intrusive constructions that we've seen go up in recent years in too many of our East Bay cities.

Sincerely,

Judith C. Brown  
2808 Woolsey St.  
Berkeley, CA 94705

## Horner, Justin

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**From:** Elgstrand, Stefan  
**Sent:** Wednesday, April 07, 2021 10:14 AM  
**To:** bartplanning  
**Subject:** Fw: BART housing

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**From:** Diane Mintz <diane.mintz@gmail.com>  
**Sent:** Tuesday, April 6, 2021 5:39 PM  
**To:** Kesarwani, Rashi <RKesarwani@cityofberkeley.info>; Gerstein, Beth <BGerstein@cityofberkeley.info>; Berkeley Mayor's Office <mayor@cityofberkeley.info>; rebecca.saltzman@bart.gov <rebecca.saltzman@bart.gov>  
**Subject:** BART housing

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I'm sure you've all seen this proposal. I would like to add my vote because of the design--i.e., the fact that it is in keeping with the existing neighborhood--and because of the number of affordable units. Please let's build something which serves those in greatest need in a way which is compatible with the current surroundings.

**And**, this proposal would cost less to build than the 7-story structures also proposed.

Diane Mintz

Berkeley citizen since 1962

## Horner, Justin

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**From:** Elgstrand, Stefan  
**Sent:** Wednesday, April 07, 2021 10:04 AM  
**To:** bartplanning  
**Subject:** Fw: STOP CROWDING BERKELEY

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**From:** Anne Boersma <aaabbbnnn99@gmail.com>  
**Sent:** Tuesday, April 6, 2021 8:15 PM  
**To:** All Council <council@cityofberkeley.info>  
**Subject:** STOP CROWDING BERKELEY

**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.

Stop over developing Berkeley. Stop cramming more and more people into this small, beautiful city. You are spoiling what makes Berkeley unique worldwide.

You are causing more CROWDING, POLLUTION, CONGESTION, DUST, TRAFFIC, and CRIME. Do you even realize how the quality of life in Berkeley has degenerated since 2005?

Berkeley should be a smarter city, not a more crowded one.

Berkeley should improve the infrastructure to support all futures forms of transport.

Berkeley should develop BART as a smart transportation hub rather than eliminating parking for people who want to use public transport.

Berkeley should support the infrastructure for the people who are living here now. The roads here are an embarrassment, broadband should be citywide.

And stop punishing drivers by taking away parking. This is not Amsterdam.

You're fouling your own nest. You're fouling all our nests. If people want to live in Emeryville, let them live in Emeryville instead of trying to turn Berkeley into an Emeryville-look-alike.

Dr. A. Boersma

☹️☹️wash, MASKS, distance☹️☹️

## Horner, Justin

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**From:** Elgstrand, Stefan  
**Sent:** Wednesday, April 07, 2021 10:02 AM  
**To:** bartplanning  
**Subject:** Fw: North Berkeley BART Housing

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**From:** John Hagopian <jhagopian@fastmail.fm>  
**Sent:** Tuesday, April 6, 2021 8:35 PM  
**To:** Berkeley Mayor's Office <mayor@cityofberkeley.info>; All Council <council@cityofberkeley.info>; Rebecca.Saltzman@bart.gov <Rebecca.Saltzman@bart.gov>  
**Subject:** North Berkeley BART Housing

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 would like to express my support for the housing vision described in today's Berkeleyside op-ed. Specifically, the housing built should be compatible with the neighborhood and, to the extent possible, should be 100% affordable.

Sincerely,  
John Hagopian  
1405 Blake St.  
Berkeley

--

John Hagopian  
jhagopian@fastmail.fm

## Horner, Justin

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**From:** Elgstrand, Stefan  
**Sent:** Wednesday, April 07, 2021 10:02 AM  
**To:** bartplanning  
**Subject:** Fw: North Berkeley BART construction of homes

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**From:** Linda Press Wulf <lindapwulf@gmail.com>  
**Sent:** Tuesday, April 6, 2021 9:21 PM  
**To:** All Council <council@cityofberkeley.info>  
**Subject:** North Berkeley BART construction of homes

**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.

Dear City Council,

What we need in Berkeley is truly affordable housing (and more drug treatment centers and halfway houses). Please support the four-storey-high design of 100% affordable housing that has recently been proposed. The giant building with a mix of affordable and market rate housing does not solve the problem, is nowhere near stores, would not have enough parking space, and is inappropriate for the surrounding neighborhood.

Thank you for all your work.  
Linda Press Wulf  
(BART user)  
1016 Cragmont Ave  
Berkeley  
CA 94708

## Horner, Justin

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**From:** Elgstrand, Stefan  
**Sent:** Wednesday, April 07, 2021 9:56 AM  
**To:** bartplanning  
**Subject:** Fw: Berkeleyside article on North Berkeley BART

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**From:** Laura Magnani <friendlauramagnani@gmail.com>  
**Sent:** Wednesday, April 7, 2021 9:53 AM  
**To:** All Council <council@cityofberkeley.info>  
**Subject:** Berkeleyside article on North Berkeley BART

**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.

Dear Councilmembers: Today I read the article in Berkeleyside about the development at the North Berkeley BART station. I live on Virginia St, across from the station. I strongly support the Opticos model for this station. We do not need 65% market rate housing, when so much market rate is staying vacant. Berkeley needs affordable housing. It also needs to contextualize development. This should not be a cash cow for BART but serve the community as a whole. I know about the history of the neighborhood and agree that we have to take steps to mitigate the injustices of the past. But I would not do that by saturating the neighborhood with high rises, but by prioritizing affordable, liveable housing. You know this neighborhood is not commercial, as the zoning decision seems to think it is. Please do all you can to move in the direction of Opticos. Thank you, Laura Magnani

## Horner, Justin

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**From:** North Berkeley Now! <northberkeleynow@gmail.com>  
**Sent:** Tuesday, April 06, 2021 4:01 PM  
**To:** bartplanning  
**Subject:** North Berkeley Now! comments on zoning  
**Attachments:** NBNow Letter - BART Zoning.pdf

**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, please find attached North Berkeley Now!'s comments on the zoning draft for Ashby and North Berkeley BART stations.

-Libby Lee-Egan for North Berkeley Now!

**North Berkeley Now!**

[Visit our Website](#)

[Like us on Facebook](#)

[Follow us on Twitter](#)





April 6, 2021

*North Berkeley Now! is a group of citizens who want to change our neighborhood BART station from an underutilized patch of car storage into a people-oriented paradise with as many homes as possible. We chose to live here because we wanted a verdant and walkable environment and we formed North Berkeley Now! because we want more people to have the opportunity to live here. We're not afraid of shadows nor looking to preserve our views or street parking; apartment buildings and the people who live in them belong here too.*

It's very important to make sure the zoning gets us a visionary and successful project: utilizing this large piece of land to its fullest potential, using public resources efficiently, and reducing confusion between city officials, BART, and developers. That is the intent of our critique. Please find below North Berkeley Now!'s comments on the [Ashby and North Berkeley BART Zoning draft](#) in dark teal below.

Re: TABLE 23.202.150-2: R-BMU DEVELOPMENT STANDARDS

Floor Area Ratio (FAR), Maximum	4.2
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**In order to reduce future headaches, clarify that FAR applies to gross acreage, not net or developable land.**

Main Building Height, Maximum	80 ft. and 7 stories
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**Please align with California Building Code for Type III-S construction ([per Table 504.3](#)) and make this 85 ft and 8 stories. One more story allows for more flexibility, especially if we want the design to step down at the edges.**

Residential Parking	None required  Maximum of 0.5 spaces per dwelling unit
Non-residential Parking (new construction)	No minimum, 1.5 spaces per 1,000 sf maximum

**The amount of residential parking here is good. However, the amount of non-residential parking seems high. Consider making the non-residential parking maximum 1 space per 1,000 non-residential square feet. More cars in the neighborhood = more pollution and traffic.**

Private Usable Open Space, Minimum <sup>1,2</sup>	
Per Dwelling Unit	40 sf/DU
Per Group Living Accommodation Resident	20 sf/resident

**As written, the amount of private usable space for group living is much higher than non-group living. This requirement could discourage group living and we should encourage all kinds of living configurations to accommodate all kinds of people.**

Public Space, Minimum	
Per Dwelling Unit	35 sf/unit
Per Group Living Accommodation Resident	18 sf/resident

**Public space is good! If the zone of influence counts (since structures can't be built on it, it's a natural place for a public plaza or other publicly-accessible space), these numbers are fine. If the zone of influence doesn't count toward those numbers then these need to be lower so we are best able to house as many people here as possible.**

#### 4. **Front Setbacks.**

- a. All buildings shall provide a front lot line setback within a range of 5 feet (minimum) to 15 feet (maximum) from the front lot line for at least 80 percent of any building's linear street frontage.

**The width of the setbacks should relate heavily to the street and sidewalk widths. For example, Sacramento is a very wide street so 0 setback is appropriate there.**

5. **Front Upper-Story Step-backs.** Any street-facing building frontage above 45 feet in height that is not within 100 linear feet of Sacramento Street, Adeline Street, Ashby Avenue, or Martin Luther King Jr. Way, shall step back 15 feet from the front property line for portions of the building above 45 feet.

**Like setbacks, step backs should depend on context and this needs to exclude parapets. Also clarity is needed as to whether the step backs occur at the plane or floor level.**

#### 10. **Massing and Articulation.**

- a. **Major Massing Breaks.** Any building with frontage over 125 feet in length along a front lot line shall provide a massing break with a minimum width of 20 feet and minimum depth of 20 feet for the full height of the building, at least every 125 feet along the building length.

**We understand the intent of the massing breaks but this amounts to a lot of space that could be usable interior space. Even a depth as low as 3 feet will get the same visual effect without taking away living space.**

14. **Parking Design and Access.**

- a. **Structured Parking Required.** All new off-street parking shall be located within an enclosed structure, with the exception of curb-side pickup and drop-off, curb-side metered parking, ADA parking, or small-scale surface parking for security and station operations and maintenance purposes.

**Surface parking is an inefficient use of space and should be limited; we recommend adding the word “only” after “maintenance purposes.”**

- c. **Vehicular Entry.** At-grade entries facing the street shall be no more than 20 feet wide.

**Also, please add an additional section under the Parking Design and Access header, in the same spirit as “Vehicular Entry” to guard against creating long “sterile” spaces if several non-pedestrian accessible uses (like trash and transformer vaults) end up right next to each other. Active ground floors are very important for street life and safety.**

Thank you for your consideration, we look forward to seeing the next draft.

-Volunteers for North Berkeley Now!

## Horner, Justin

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**From:** Elgstrand, Stefan  
**Sent:** Tuesday, April 06, 2021 3:30 PM  
**To:** bartplanning  
**Subject:** Fw: I'm a Constituent and I support the NBNA's Proposal for North Berkeley Bart

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**From:** Valerie Blair McDermott <blair.valerie@gmail.com>  
**Sent:** Tuesday, April 6, 2021 1:38 PM  
**To:** All Council <council@cityofberkeley.info>; Rebecca.Saltzman@bart.gov <Rebecca.Saltzman@bart.gov>; Berkeley Mayor's Office <mayor@cityofberkeley.info>  
**Subject:** I'm a Constituent and I support the NBNA's Proposal for North Berkeley Bart

**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.

Dear Mayor, Members of the City Counsel, and Representative Saltzman,

I am a taxpaying Berkeley resident and voter and, during nonpandemic times, a daily BART commuter. I am writing to express my support for North Berkeley Neighborhood Alliance's vision for the development of North Berkeley Bart as a 100% affordable project that is compatible with our funky neighborhood. It would break my bleeding and heavy taxpaying heart for a number of reasons to see NB Bart handed over to profiteers and developed into a monstrosity of majority market-rate housing.

One big question I would like you to address is this: How can you ensure that the people living in the new development will actually use BART and other public transportation options, and that our thrashed and dangerous roads will not be further jammed with Uber and Lyft drivers (or even corporate busses) shuttling the new occupants to and from work, groceries, etc?

And, if BART ridership does eventually increase to accommodate new users/ residents, how will the BART system accommodate all those bodies? In pre-pandemic times, there was a serious and unhealthy crush of far too many people in each train car during rush hour which made the commute pretty awful for everyone, especially the elderly, pregnant, and disabled. As someone who had to commute daily until I was 9 months pregnant, I know this first hand. Please advise.

Humans: Please keep the long game in mind here. Many of us Berkeleyfolk want to be here for the long term and not just until the end of our elected terms. Thank you in advance for your good faith consideration.

Sincerely,  
Valerie McDermott  
Curtis St.

## Horner, Justin

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**From:** Elgstrand, Stefan  
**Sent:** Tuesday, April 06, 2021 3:26 PM  
**To:** bartplanning  
**Subject:** Fw: North Berkeley BART Housing Project

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**From:** Laura Enriquez <enriquez@berkeley.edu>  
**Sent:** Tuesday, April 6, 2021 10:29 AM  
**To:** Berkeley Mayor's Office <mayor@cityofberkeley.info>  
**Cc:** Rebecca.Saltzman@bart.gov <Rebecca.Saltzman@bart.gov>; All Council <council@cityofberkeley.info>  
**Subject:** North Berkeley BART Housing Project

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.

Dear Mayor Arreguin, City Council Members, and Ms. Saltzman,

I am writing to express my support for the housing being planned at the North Berkeley BART site to be 100% affordable. Since the goal is to expand housing in the region, and since affordable housing is in terribly short supply, I think the only reasonable approach is to prioritize affordable housing in this project. The North Berkeley Neighborhood Alliance has developed what appears to be a feasible plan that blends in with the surrounding community and would offer 100% affordable housing. I would urge all of you to carefully consider this proposal.

Thank you in advance for your consideration.

Sincerely,  
Laura Enriquez  
1706 Chestnut St.  
Berkeley, CA 94702

## Horner, Justin

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**From:** Elgstrand, Stefan  
**Sent:** Tuesday, April 06, 2021 3:26 PM  
**To:** bartplanning  
**Subject:** Fw: North Berkeley BART developement

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**From:** Ednah Friedman <edmal@aol.com>  
**Sent:** Tuesday, April 6, 2021 10:57 AM  
**To:** Berkeley Mayor's Office <mayor@cityofberkeley.info>; All Council <council@cityofberkeley.info>  
**Subject:** North Berkeley BART developement

**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.

Dear Mr. Mayor and City Council Persons,

In 1977, I purchased my first home in Berkeley just one-half block east of North Berkeley BART (Francisco Street at the corner of Eola Street). I know that neighborhood well, though I no longer live in that house. Several times a week I walk to BART, walk to my volunteer duties at the Berkeley Food Pantry (Sacrament/Cedar), and walk to my synagogue (University/Acton). Defining the North Berkeley BART site as "urban city center" is absurd. Developing this property as 100% affordable and with the buildings compatible with the neighborhood (two to four stories) is the best use of this precious resource. I am, with some anxiety, watching the discussions and roll-out of this project.

Sincerely,  
Ednah Beth Friedman  
1205 Spruce Street  
Berkeley, CA 94709

## Horner, Justin

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**From:** Elgstrand, Stefan  
**Sent:** Tuesday, April 06, 2021 3:26 PM  
**To:** bartplanning  
**Subject:** Fw: North Berkeley BART housing project

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**From:** Barbara Anscher <barbaraanscher@gmail.com>  
**Sent:** Tuesday, April 6, 2021 11:16 AM  
**To:** Berkeley Mayor's Office <mayor@cityofberkeley.info>; All Council <council@cityofberkeley.info>; Rebecca.Saltzman@bart.gov <Rebecca.Saltzman@bart.gov>  
**Subject:** North Berkeley BART housing project

**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.

Dear Mayor Arreguin, City Council Members, and Ms. Rebecca Saltzman:

I just read the op-ed in Berkeleyside about the North Berkeley BART project. I was appalled to find out that your current plan for development of that area includes only 35% affordable housing. As a mediator, I work with tenants who earn nowhere near area median income and have to spend 80% or more of their income on housing, while their landlords reap the tremendous windfalls of market rate rents. I see clearly what this is doing to the SF Bay Area, and it is shameful. Creating a project which only allows for 35% "affordable" housing is a joke -- it is a gift to developers and an insult to those of us in the community who think that socio-economic diversity is important. I wonder what you see as "affordable". I have seen working people who earn \$40,000 a year apply for these so-called "affordable" units and be turned down as not earning enough. What do we do about people who earn too much for Section 8 or other subsidized housing and not enough for your so-called "affordable" housing? Are they not worthy of living in our community?

Please re-think this project so that it enriches our community, not the developers.

Thank you for your consideration.

Regards,

Barbara Anscher

30-year Berkeley Resident



## Horner, Justin

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**From:** Elgstrand, Stefan  
**Sent:** Tuesday, April 06, 2021 3:25 PM  
**To:** bartplanning  
**Subject:** Fw: proposal in Berkelyside for the N.Berkeley Bart.

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**From:** Lynda Caesara <lcaesara@hotmail.com>  
**Sent:** Tuesday, April 6, 2021 11:28 AM  
**To:** All Council <council@cityofberkeley.info>  
**Subject:** Fw: proposal in Berkelyside for the N.Berkeley Bart.

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Dear Berkeley city council members,

I support the proposal referenced in the Berkelyside article (<https://www.berkeleyside.com/2021/04/06/opinion-a-vision-for-housing-at-north-berkeley-bart-station>) for the North Berkeley Bart.

It is contextual to the neighborhood; supports affordable housing and I believe that is what we must build. I have been attending the zoom meetings and believe that nothing like this has been addressed even though many of us have been asking for it. Please consider this proposal.

Thanks,  
Lynda Caesara  
1619 Virginia St.  
Berkeley



Opinion: North Berkeley BART development should fit in with the neighborhood.

BART and the city of Berkeley are planning major housing projects at the Ashby and North Berkeley BART stations. The process is governed by Assembly Bill 2923, prescribing how the city must zone ...

[www.berkeleyside.com](http://www.berkeleyside.com)

## Horner, Justin

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**From:** Elgstrand, Stefan  
**Sent:** Tuesday, April 06, 2021 3:22 PM  
**To:** bartplanning  
**Subject:** Fw: Housing at North Berkeley BART

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**From:** Carol Hirth <chirth@mac.com>  
**Sent:** Tuesday, April 6, 2021 2:42 PM  
**To:** Berkeley Mayor's Office <mayor@cityofberkeley.info>; All Council <council@cityofberkeley.info>; Rebecca.Saltzman@bart.gov <Rebecca.Saltzman@bart.gov>  
**Subject:** Housing at North Berkeley BART

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 support the design created by Opticos for building at the North Berkeley BART site, as presented by the North Berkeley Neighborhood Alliance.

It fits the neighborhood, includes truly affordable units, is financially workable and likely can be built more quickly and to meet global warming goals than other inappropriate proposals.

Berkeley can and should meet housing goals without destroying the integrity of neighborhoods and by including citizen input.

Thank you for supporting this design and listening to people who live in this neighborhood.

Carol Hirth  
1309 Cornell. 94702

## Horner, Justin

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**From:** Stephen Shiboski <shiboski@gmail.com>  
**Sent:** Tuesday, April 06, 2021 9:31 AM  
**To:** Rebecca.Saltzman@bart.gov; bartplanning; All Council; Shen, Alisa; Berkeley Mayor's Office  
**Subject:** Re: North Berkeley BART zoning proposal

I'm writing as a homeowner in the neighborhood of the North Berkeley BART station in support of the proposed design outlined in the opinion piece published in Berkeleyside on April 6, 2021:

<https://www.berkeleyside.com/2021/04/06/opinion-a-vision-for-housing-at-north-berkeley-bart-station>

Please do not destroy the character of our neighborhood by constructing a massive 7-10 story housing project! Given the recent proposed zoning changes by the city, the housing density in this area of Berkeley will increase naturally over time. Developing the N Berkeley BART property to blend in to the neighborhood rather than constructing a giant building that will overshadow the entire area makes more sense from an urban planning perspective. Further, local infrastructure (schools, busing, parking, stores) are clearly not ready for the increase in residents that would follow from 1200 new residences. Ask yourselves what you would prefer if you lived in the neighborhood!

Respectfully,

-S Shiboski  
Lincoln Street  
Berkeley, 94702

PS we have lived in this neighborhood for 30 years, we work for UC and our children attended Berkeley public schools. We support the recent zoning changes but want to preserve the character of our part of Berkeley!

On Jan 5, 2021, at 12:50 PM, bartplanning <[bartplanning@cityofberkeley.info](mailto:bartplanning@cityofberkeley.info)> wrote:

Thank you, Stephen, for your email. My apologies for our delay in acknowledging its receipt.

If you haven't already, please sign up for the [Ashby and North Berkeley BART Station Planning email list](#) to receive project updates and meeting/event announcements.

**Justin Horner, Associate Planner**

City of Berkeley Department of Planning and Development  
Land Use Planning Division  
1947 Center Street, 2<sup>nd</sup> Floor  
Berkeley, CA 94704  
510-981-7476  
[Jhorner@cityofberkeley.info](mailto:Jhorner@cityofberkeley.info)

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**From:** Stephen Shiboski [<mailto:shiboski@gmail.com>]  
**Sent:** Monday, December 14, 2020 5:03 PM

## Horner, Justin

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**From:** David Brandon <davidbrandon@comcast.net>  
**Sent:** Monday, April 05, 2021 10:27 AM  
**To:** bartplanning  
**Cc:** Berkeley Mayor's Office; All Council  
**Subject:** Berkeley BART TOD - CAG5 comments—Respect North Berkeley context, zone at AB2923 minimums, and reject AB2923 “original sins.”

**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.

With respect for the extensive time and effort expended by the City and its consultants and citizenry, my condensed comments are

**1. ZONE AT AB2923-REQUIRED MINIMUM LEVELS.** I urge the adoption of a truly contextual design for North Berkeley TOD of the kind that was presented to the citizens of Berkeley by the City at the Special City Council meeting that launched the planning process. *One essential step is to zone at the required height and floor area ratio (FAR) minimums.*

### **2. RESPECT CONTEXTUAL DESIGN AND SCALE RATHER THAN THE “ORIGINAL SINS” THAT IMPERIL TOD AT NORTH BERKELEY BART:**

(a) “Contextual” with respect to North Berkeley BART has referred to a design and scale of new housing that is compatible with the surrounding neighborhood—beginning with the visioning sessions (2018-19) attended by hundreds of citizens. At CAG5 office hours, a City official simply dismissed the concept, noting that there were other priorities and other contexts to consider such as climate change. Without rejecting other priorities, *it is important to understand the specific use, meaning, and importance of the term “contextual” in this manner.*

*“Contextual” with respect to North Berkeley BART TOD was used in the MOU and referred to in multiple later CAG documents and presentations. “North Berkeley Objectives,” for example, refer to:*

- **Neighborhood Orientation.** Create a visual and physical connection with the neighborhood through architectural design, height, and scale.
- **Desire for Step-Downs.** Step down in height around the perimeter of the station, with consideration of varying street widths around the station.
- **Site Design.** Include spacing between buildings, setbacks, and plantings at the perimeter of the site.

(b) The North Berkeley BART area is clearly a Neighborhood Center and *is totally misclassified in this TOD process* as an Urban Center.

(c) A City consultant stated that projects defined by AB2923 “don’t pencil” until one reaches 6 or 8 stories. Many think that 4 or 5 stories would be a feasible project that would bring well deserved recognition and respect to the City and faithfully address the important societal goals of TOD. *Do not sacrifice Berkeley just so BART can try to balance its books!* The skewing of the possible project scope—height, massing, floor area ratio, public spaces, etc.—is a major defect in the poorly vetted law that merits full-on challenge in the coming months.

**3. THE COMMUNITY SURVEY WAS A DISASTER:** Though valiantly reviewed at CAG5, the results

were obscured by the many arcane and/or misleading questions that could not be rationally answered with predictable interpretation. The complexities of dealing with two very different TOD sites also confused matters. *The survey was one of the low points in the TOD process so far, and it should be redone if valid meaning is to be extracted.*

David Brandon

District 1 Resident

**Horner, Justin**

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**From:** Evans, Donna <donna@alumni.caltech.edu>  
**Sent:** Saturday, April 03, 2021 11:47 AM  
**To:** bartplanning  
**Subject:** Housing at BART station

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.

My earlier email may have been less specific than necessary. I support at least 8 stories for the new housing at the BART station.

I have been in the senior co-op on Dana St., which is 9 stories. Above the 4th floor, all windows have excellent views of the bay or the hills. In the new building at the BART station, the premium market rate rents for floors 5-8+, due to the view, would go a long way toward subsidizing affordable apartments on floors 2-4 without as much government assistance required.

-Donna Evans  
2324 Sacramento St.

## Horner, Justin

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**From:** Aviv Schifrin <info@email.actionnetwork.org>  
**Sent:** Wednesday, March 31, 2021 7:53 PM  
**To:** bartplanning  
**Subject:** I support a minimum zoning of 8 stories at North Berkeley BART Station!

**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.

Berkeley/BART Planning,

BART and the City of Berkeley,

As a Berkeley resident, I'm writing to express my strong support for zoning for at least eight stories at North Berkeley BART station. Some of the many reasons include:

1. Zoning for a minimum of eight stories at North Berkeley BART offers the most flexibility for land use later in the process, including adding a higher number of affordable homes.
2. Zoning for a minimum of eight stories helps reach our climate goals by locating homes near transit and getting more residents out of their cars. Encouraging people to use public transit instead of driving is one of the most effective strategies toward reducing carbon emissions.
3. The City of Berkeley needs to zone for nearly 9,000 new homes to meet its RHNA goals and North Berkeley must do its part to create these well-designed, well-located new homes such as those at North Berkeley BART.

For these reasons and many others, I urge you to support zoning for a minimum of eight stories.

Thank you very much!

Aviv Schifrin  
asmusic39@gmail.com  
2235 Browning Street  
Berkeley , California 94702

## Horner, Justin

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**From:** Maureen Sedonaen <info@email.actionnetwork.org>  
**Sent:** Wednesday, March 31, 2021 7:14 PM  
**To:** bartplanning  
**Subject:** I support a minimum zoning of 8 stories at North Berkeley BART Station!

**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.

Berkeley/BART Planning,

BART and the City of Berkeley,

As a Berkeley resident, I'm writing to express my strong support for zoning for at least eight stories at North Berkeley BART station. Some of the many reasons include:

1. Zoning for a minimum of eight stories at North Berkeley BART offers the most flexibility for land use later in the process, including adding a higher number of affordable homes.
2. Zoning for a minimum of eight stories helps reach our climate goals by locating homes near transit and getting more residents out of their cars. Encouraging people to use public transit instead of driving is one of the most effective strategies toward reducing carbon emissions.
3. The City of Berkeley needs to zone for nearly 9,000 new homes to meet its RHNA goals and North Berkeley must do its part to create these well-designed, well-located new homes such as those at North Berkeley BART.

For these reasons and many others, I urge you to support zoning for a minimum of eight stories.

Thank you very much!

Maureen Sedonaen  
msedonaen@gmail.com  
1714 Martin Luther King Jr. Wa, Suite 250  
Berkeley, California 94709



## Horner, Justin

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**From:** Naomi Rubalcava Levinthal <info@email.actionnetwork.org>  
**Sent:** Wednesday, March 31, 2021 5:39 PM  
**To:** bartplanning  
**Subject:** I support a minimum zoning of 8 stories at North Berkeley BART Station!

**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.

Berkeley/BART Planning,

BART and the City of Berkeley,

As a Berkeley resident, I'm writing to express my strong support for zoning for at least eight stories at North Berkeley BART station. Some of the many reasons include:

1. Zoning for a minimum of eight stories at North Berkeley BART offers the most flexibility for land use later in the process, including adding a higher number of affordable homes.
2. Zoning for a minimum of eight stories helps reach our climate goals by locating homes near transit and getting more residents out of their cars. Encouraging people to use public transit instead of driving is one of the most effective strategies toward reducing carbon emissions.
3. The City of Berkeley needs to zone for nearly 9,000 new homes to meet its RHNA goals and North Berkeley must do its part to create these well-designed, well-located new homes such as those at North Berkeley BART.

For these reasons and many others, I urge you to support zoning for a minimum of eight stories.

Thank you very much!

Naomi Rubalcava Levinthal  
naomipilar@icloud.com  
765 San Diego Road  
Berkeley , California 94707

## Horner, Justin

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**From:** Jessica Gorovitz <info@email.actionnetwork.org>  
**Sent:** Wednesday, March 31, 2021 5:36 PM  
**To:** bartplanning  
**Subject:** I support a minimum zoning of 8 stories at North Berkeley BART Station!

**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.

Berkeley/BART Planning,

BART and the City of Berkeley,

As a Berkeley resident, I'm writing to express my strong support for zoning for at least eight stories at North Berkeley BART station. Some of the many reasons include:

1. Zoning for a minimum of eight stories at North Berkeley BART offers the most flexibility for land use later in the process, including adding a higher number of affordable homes.
2. Zoning for a minimum of eight stories helps reach our climate goals by locating homes near transit and getting more residents out of their cars. Encouraging people to use public transit instead of driving is one of the most effective strategies toward reducing carbon emissions.
3. The City of Berkeley needs to zone for nearly 9,000 new homes to meet its RHNA goals and North Berkeley must do its part to create these well-designed, well-located new homes such as those at North Berkeley BART.

For these reasons and many others, I urge you to support zoning for a minimum of eight stories.

Thank you very much!

Jessica Gorovitz  
jessica.gorovitz@gmail.com  
927 Mendocino Ave  
Berkeley, California 94707

## Horner, Justin

---

**From:** GREGORY FISCHER <info@email.actionnetwork.org>  
**Sent:** Wednesday, March 31, 2021 5:29 PM  
**To:** bartplanning  
**Subject:** I support a minimum zoning of 8 stories at North Berkeley BART Station!

**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.

Berkeley/BART Planning,

BART and the City of Berkeley,

I just became aware a few moments ago of the possibility of pushback I'm allowing it stories on the North Berkeley BART Station. I am dictating this to Siri as I drive to visit my ailing parents so please forgive any weird typos or grammar. Thankfully The East Bay HAC has provided a template letter for me which you should please consider as 100% my

The East Bay HAC has provided a template letter for me which you should please consider as 100% my own. I would also like to add the following:

The shortage of housing in Berkeley and it's in equitable distribution is a serious crisis we absolutely must address now. There is no more time to pussyfoot around political gamesmanship and kowtowing to A loud and self interested minority. There is no better project to break the ice then the North Berkeley BART Station. An example must be set and you are in a position to set it.

Every single one of us lives, works, and plays in environments that owe their existence to change. The growth and development of cities not be possible had we permanently wedded ourselves to their current state at any moment in time. All of this was constructed based on individual and collective visions that answered to needs, hopes, and desires.

We have new needs hopes and desires that fuel in new vision. Do not shackle them.

The 'character' of these neighborhoods we live in is not a physical manifestation of buildings: it is the dynamic collection of brilliant, radical, weird, diverse people who live here. Lock them out and you strangle all that is wonderful about Berkeley.

I moved here 2 years ago after 20+ years in LA. I think I am and will continue to be a positive contribution to this community. It was exceptionally difficult to find a home here and we now live well outside our means. This can't continue.

And now, here is East Bay HAC's far more articulate note, which I completely agree with:

As a Berkeley resident, I'm writing to express my strong support for zoning for at least eight stories at North Berkeley BART station. Some of the many reasons include:

1. Zoning for a minimum of eight stories at North Berkeley BART offers the most flexibility for land use later in the process, including adding a higher number of affordable homes.
2. Zoning for a minimum of eight stories helps reach our climate goals by locating homes near transit and getting more residents out of their cars. Encouraging people to use public transit instead of driving is one of the most effective strategies toward reducing carbon emissions.
3. The City of Berkeley needs to zone for nearly 9,000 new homes to meet its RHNA goals and North Berkeley must do its part to create these well-designed, well-located new homes such as those at North Berkeley BART.

For these reasons and many others, I urge you to support zoning for a minimum of eight stories.

Thank you very much!

GREGORY FISCHER  
gpescador@gmail.com  
2812 Martin Luther King Jr Way  
Berkeley, California 94703

## Horner, Justin

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**From:** Mariana Almeida <info@email.actionnetwork.org>  
**Sent:** Wednesday, March 31, 2021 5:08 PM  
**To:** bartplanning  
**Subject:** 8 stories at NB BART Station is perfectly fine

**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.

Berkeley/BART Planning,

Dear BART and the City of Berkeley,

I'm writing to express my unequivocal support for zoning for 8 stories minimum at North Berkeley BART station. Here are my reasons:

1. FLEXIBILITY ! Zoning for a minimum of eight stories at North Berkeley BART offers the most flexibility for land use later in the process, including adding a higher number of affordable homes.
2. IT'S THE CLIMATE, silly! Zoning for a minimum of eight stories helps reach our climate goals by locating homes near transit and getting more residents out of their cars. Encouraging people to use public transit instead of driving is one of the most effective strategies toward reducing carbon emissions.
3. MO' PEOPLE MO' HOUSING The City of Berkeley needs to zone for nearly 9,000 new homes to meet its RHNA goals and North Berkeley must do its part to create these well-designed, well-located new homes such as those at North Berkeley BART.

These are a few of my reasons! Take the plunge! It's the right thing to do.

Yours sincerely,

Mariana

Berkeley resident since 2004

Mariana Almeida

missmgrrl@yahoo.com

## Horner, Justin

---

**From:** Christopher Kaplan <info@email.actionnetwork.org>  
**Sent:** Wednesday, March 31, 2021 5:07 PM  
**To:** bartplanning  
**Subject:** I support a minimum zoning of 8 stories at North Berkeley BART Station!

**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.

Berkeley/BART Planning,

BART and the City of Berkeley,

As an Oakland resident, I'm writing to express my strong support for zoning for at least eight stories at North Berkeley BART station. Some of the many reasons include:

1. Zoning for a minimum of eight stories at North Berkeley BART offers the most flexibility for land use later in the process, including adding a higher number of affordable homes.
2. Zoning for a minimum of eight stories helps reach our climate goals by locating homes near transit and getting more residents out of their cars. Encouraging people to use public transit instead of driving is one of the most effective strategies toward reducing carbon emissions.
3. The City of Berkeley needs to zone for nearly 9,000 new homes to meet its RHNA goals and North Berkeley must do its part to create these well-designed, well-located new homes such as those at North Berkeley BART.

For these reasons and many others, I urge you to support zoning for a minimum of eight stories.

Thank you very much!

Christopher Kaplan  
ckap35@gmail.com  
578 Forest Street  
Oakland, California 94618

## Horner, Justin

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**From:** Andrew Davis <andy@adada.com>  
**Sent:** Wednesday, March 31, 2021 5:02 PM  
**To:** bartplanning  
**Subject:** I support a minimum zoning of 8 stories at North Berkeley BART Station!

**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.

Berkeley/BART Planning,

BART and the City of Berkeley,

As a Berkeley resident, I'm writing to express my strong support for zoning for at least eight stories at North Berkeley BART station. Some of the many reasons include:

1. Zoning for a minimum of eight stories at North Berkeley BART offers the most flexibility for land use later in the process, including adding a higher number of affordable homes.
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3. The City of Berkeley needs to zone for nearly 9,000 new homes to meet its RHNA goals and North Berkeley must do its part to create these well-designed, well-located new homes such as those at North Berkeley BART.

For these reasons and many others, I urge you to support zoning for a minimum of eight stories.

Thank you very much!

Andrew Davis  
andy@adada.com  
1400 JOSEPHINE ST  
BERKELEY, California 947031116

## Horner, Justin

---

**From:** Alex Brouwer <info@email.actionnetwork.org>  
**Sent:** Wednesday, March 31, 2021 5:02 PM  
**To:** bartplanning  
**Subject:** I support a minimum zoning of 8 stories at North Berkeley BART Station!

**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.

Berkeley/BART Planning,

BART and the City of Berkeley,

As a Berkeley resident, I'm writing to express my strong support for zoning for at least eight stories at North Berkeley BART station. Some of the many reasons include:

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3. The City of Berkeley needs to zone for nearly 9,000 new homes to meet its RHNA goals and North Berkeley must do its part to create these well-designed, well-located new homes such as those at North Berkeley BART.

For these reasons and many others, I urge you to support zoning for a minimum of eight stories.

Thank you very much!

Alex Brouwer

Alex Brouwer  
alextbrouwer@gmail.com  
2942 Harper St  
Berkeley, California 94703



## Horner, Justin

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**From:** David Mendelsohn <info@email.actionnetwork.org>  
**Sent:** Wednesday, March 31, 2021 5:02 PM  
**To:** bartplanning  
**Subject:** I support a minimum zoning of 8 stories at North Berkeley BART Station!

**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.

Berkeley/BART Planning,

BART and the City of Berkeley,

As a Berkeley resident, I'm writing to express my strong support for zoning for at least eight stories at North Berkeley BART station. Some of the many reasons include:

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3. The City of Berkeley needs to zone for nearly 9,000 new homes to meet its RHNA goals and North Berkeley must do its part to create these well-designed, well-located new homes such as those at North Berkeley BART.

For these reasons and many others, I urge you to support zoning for a minimum of eight stories.

Thank you very much!

David Mendelsohn  
dwmendelsohn@gmail.com  
2732 MLK Jr Way Apt 5  
Berkeley, California 94703

## Horner, Justin

---

**From:** Michael Ho <info@email.actionnetwork.org>  
**Sent:** Wednesday, March 31, 2021 5:02 PM  
**To:** bartplanning  
**Subject:** I support a minimum zoning of 8 stories at North Berkeley BART Station!

**WARNING:** This email originated outside of City of Berkeley.  
**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Berkeley/BART Planning,

BART and the City of Berkeley,

As a Berkeley resident, I'm writing to express my strong support for zoning for at least eight stories at North Berkeley BART station. Some of the many reasons include:

1. Zoning for a minimum of eight stories at North Berkeley BART offers the most flexibility for land use later in the process, including adding a higher number of affordable homes.
2. Zoning for a minimum of eight stories helps reach our climate goals by locating homes near transit and getting more residents out of their cars. Encouraging people to use public transit instead of driving is one of the most effective strategies toward reducing carbon emissions.
3. The City of Berkeley needs to zone for nearly 9,000 new homes to meet its RHNA goals and North Berkeley must do its part to create these well-designed, well-located new homes such as those at North Berkeley BART.

For these reasons and many others, I urge you to support zoning for a minimum of eight stories.

Thank you very much!

Michael Ho  
tempesttenor@gmail.com

## Horner, Justin

---

**From:** Lily Good <lily\_good@gensler.com>  
**Sent:** Wednesday, March 31, 2021 5:02 PM  
**To:** bartplanning  
**Subject:** I support a minimum zoning of 8 stories at North Berkeley BART Station!

**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.

Berkeley/BART Planning,

BART and the City of Berkeley,

As a Berkeley resident, I'm writing to express my strong support for zoning for at least eight stories at North Berkeley BART station. Some of the many reasons include:

1. Zoning for a minimum of eight stories at North Berkeley BART offers the most flexibility for land use later in the process, including adding a higher number of affordable homes.
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3. The City of Berkeley needs to zone for nearly 9,000 new homes to meet its RHNA goals and North Berkeley must do its part to create these well-designed, well-located new homes such as those at North Berkeley BART.

For these reasons and many others, I urge you to support zoning for a minimum of eight stories.

Thank you very much!

Lily Good  
lily\_good@gensler.com  
242 Cambridge Ave  
Berkeley, California 94708

## Horner, Justin

---

**From:** Annie Preston <info@email.actionnetwork.org>  
**Sent:** Wednesday, March 31, 2021 5:01 PM  
**To:** bartplanning  
**Subject:** I support a minimum zoning of 8 stories at North Berkeley BART Station!

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Berkeley/BART Planning,

BART and the City of Berkeley,

As a Berkeley resident, I'm writing to express my strong support for zoning for at least eight stories at North Berkeley BART station. Some of the many reasons include:

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3. The City of Berkeley needs to zone for nearly 9,000 new homes to meet its RHNA goals and North Berkeley must do its part to create these well-designed, well-located new homes such as those at North Berkeley BART.

For these reasons and many others, I urge you to support zoning for a minimum of eight stories.

Thank you very much!

Annie Preston  
anniepreston7@gmail.com  
1466 Hopkins St. Apt. 2  
Berkeley, California 94702

## Horner, Justin

---

**From:** Nico Nagle <nico@sfhac.org>  
**Sent:** Wednesday, March 31, 2021 4:46 PM  
**To:** bartplanning  
**Subject:** I support a minimum zoning of 8 stories at North Berkeley BART Station!

**WARNING:** This email originated outside of City of Berkeley.  
**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Berkeley/BART Planning,

BART and the City of Berkeley,

As an East Bay resident, I'm writing to express my strong support for zoning for at least eight stories at North Berkeley BART station. Some of the many reasons include:

1. Zoning for a minimum of eight stories at North Berkeley BART offers the most flexibility for land use later in the process, including adding a higher number of affordable homes.
2. Zoning for a minimum of eight stories helps reach our climate goals by locating homes near transit and getting more residents out of their cars. Encouraging people to use public transit instead of driving is one of the most effective strategies toward reducing carbon emissions.
3. The City of Berkeley needs to zone for nearly 9,000 new homes to meet its RHNA goals and North Berkeley must do its part to create these well-designed, well-located new homes such as those at North Berkeley BART.

For these reasons and many others, I urge you to support zoning for eight stories.  
Thank you very much!

Nico Nagle  
nico@sfhac.org  
585 9th Street  
Oakland, California 94607

**Horner, Justin**

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**From:** Jenny Johnston <jjpulga71@gmail.com>  
**Sent:** Wednesday, March 31, 2021 1:29 PM  
**To:** bartplanning  
**Subject:** North Berkeley BART

WARNING: This email originated outside of City of Berkeley.  
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

To Whom It May Concern,

I am writing to express support for the work and position of the North Berkeley Now! group, in regards to development at the North Berkeley BART station.

As a 20-year resident of North Berkeley, first on Walnut Street near Peet's Coffee and now on Martin Luther King Jr Way across from Mr. Mopp's, I appreciate my neighborhood because of its walk- and bike-ability. As a student, then professional, in architecture and urban planning, I firmly believe in densifying existing urban areas and improving their connectivity, as a means to confining urban footprints, controlling climate-change, and fostering vibrant cities.

I hope you are able to gather a broad perspective from across the affected community, and not be swayed by the loudest voices at meetings (or even just those lucky enough to be able to attend though many others are chasing work, schools, and children at the moment).

Many thanks for your consideration,

Jennifer Johnston  
1414 Martin Luther King Jr Way  
Berkeley, California

## Horner, Justin

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**From:** Libby Lee-Egan <libbyco@gmail.com>  
**Sent:** Tuesday, March 30, 2021 1:31 PM  
**To:** bartplanning; Berkeley Mayor's Office; Kesarwani, Rashi; Bartlett, Ben  
**Cc:** North Berkeley Now!  
**Subject:** 8 is great

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Hi there, I wanted to send a quick note voicing my support for 8 stories in the zoning both BART stations (but North Berkeley BART is my station), my views closely align with [North Berkeley Now!](#) in that I want us to make full use of these large pieces of public land and make sure we don't waste this opportunity. We need transit-oriented homes as soon as possible, 17+ years is too long to wait.

While I'm here I also wanted to point out a similar neighborhood whose BART station is already turning out much different from North Berkeley's so far. This is what they're building at West Oakland BART:



Until recently West Oakland only had 1-2 story houses, warehouses, and parking lots. Now it's becoming a vibrant and people-filled patch of urbanism. I did a little digging and found out that North Berkeley and West Oakland have a lot in common. [Both used to be redlined](#) (NB was "definitely declining" and both neighborhoods were considered "hazardous" in parts), both have been transit-accessible since the Key Route days, both are a quick jaunt to their respective downtowns, both have similar proportions of renters and homeowners. Both have the exact same very good walk score (81) and similar proximity to retail and grocery stores. The area around North Berkeley BART is actually already more dense than West Oakland (almost twice as many homes within a 1/2 mile), even considering the newer apartments\* across from the West Oakland station.

The biggest difference between West Oakland and North Berkeley? The skin color of the people living in the surrounding neighborhoods. That's not to say this is the only difference, this is all tied up in environmental justice, racist land use, generational wealth, and the enduring effects of redlining and overbuilding freeways. Why are we talking about 7 stories or less at NBB when West Oakland gets to have a 30 story tower?

All the future inhabitants of both North Berkeley and West Oakland will be living less carbon-intensive lifestyles and we should strive to take as many cars off the road with transit-oriented homes. I'm not seriously advocating for 30 stories at NBB (I'm aware of limitations around building code) and frankly 8 stories is also small potatoes, but I want y'all to be more ambitious. Please don't give in to the small number of my neighbors who say they want housing nearby but only if they can't see it. They are happy to keep our parking lot a parking lot and they'll say anything to maintain the status quo.

-Libby Lee-Egan

\*-this comparison was actually pointed out to me by a friend who lives in one of those newer apartments



**Horner, Justin**

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**From:** Elie Hassenfeld <ehassenfeld@gmail.com>  
**Sent:** Tuesday, March 30, 2021 8:58 AM  
**To:** All Council; bartplanning  
**Subject:** Supporting North Berkeley BART development

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Hello,

I'm writing to register my support for the North Berkeley BART development project.

I've lived on Hearst Ave. right near the North Berkeley BART for nearly 4 years, and I'm excited about the progress being made to build substantial additional housing on the BART parking lot.

I hope that this process will continue and this project will provide much needed additional housing in our neighborhood.

-Elie

## Horner, Justin

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**From:** Robin Henke <rhenke1114@yahoo.com>  
**Sent:** Monday, March 29, 2021 5:48 PM  
**To:** bartplanning; All Council  
**Subject:** Build 8 stories worth of housing on North Berkeley BART parking lot!

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

1. Your name, how long you've lived in North Berkeley, and whereabouts you live (especially if you are very close to NBB)
2. Your hopes and desires for height/density/more neighbors/affordable homes/safe streets or just say you align with North Berkeley Now!
3. Your hopes and desires for a public process that values all voices, not just the loudest ones

Hello,

My name is Robin Henke, and I have lived in north Berkeley for 30 years. My house is about a 7-minute walk from the North Berkeley BART station, and before the pandemic I used BART most weekdays to get to my downtown Berkeley office.

I agree with North Berkeley Now that the housing development proposed for the North Berkeley BART station parking lot should be eight stories tall to provide more affordable housing in Berkeley. The opportunities for infill development at scale are limited in Berkeley: we must capitalize on the potential capacity of this site. North Berkeley is a bastion of privilege, so let's also capitalize on this opportunity to diversify our neighborhood with low-income neighbors, neighbors of color, and younger adults and families with children. Cedar Rose Park, Ruth Acty Elementary School, Totland on Virginia—all of these resources are available to be shared with more Berkeleyans.

I realize that many in the neighborhood want to limit this development because of their fears regarding property values, density, traffic, etc. Those neighbors are far from all of us, however—it's time for north Berkeley to share its wealth with so many in our city and in outlying areas who need affordable homes close to their workplaces.

Many thanks for your attention,

Robin Henke  
510-593-7981  
1500 Chestnut Street, 94702

**Horner, Justin**

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**From:** stephen dalton <stephen.esi.edu@gmail.com>  
**Sent:** Monday, March 29, 2021 11:59 AM  
**To:** All Council  
**Cc:** bartplanning  
**Subject:** In favor of North Berkeley Now

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Dear City Councilors and Bart Planners:

I have lived in North Berkeley since 2005 near the intersection of Rose and Shattuck. Before the pandemic, I regularly used both the downtown and North Berkeley BART stations.

I've followed with interest the initial proposals for zoning for housing at the NB BART station, and I urge the council and BART to allow eight stories to provide more desperately needed density. Density (as opposed to crowding) near Mass transit is key to protecting the environment and allowing Berkeley to grow into a diverse place for people of all ages.

Please allow the ongoing process to hear all voices, not merely the loudest. We cannot afford to let Berkeley become an architectural jewel-box. What has made Berkeley special is its people. Let's make room for them.

Thank you,

Stephen Dalton

**Horner, Justin**

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**From:** Becca Schonberg <becca.schonberg@gmail.com>  
**Sent:** Monday, March 29, 2021 10:51 AM  
**To:** bartplanning  
**Subject:** #8isgreat

**WARNING:** This email originated outside of City of Berkeley.  
**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Hi,

I am a West Berkeley home-owner and I am writing to express my strong support for zoning the North Berkeley BART to allow for eight-story buildings. If there is one thing we all agree on, it is that housing in the Bay Area -- especially housing that is close to public transportation -- is desperately needed. To prioritize "neighborhood character" over the housing crisis is another way of saying that ambience is more important than the health and well-being of actual people, that we care more about image than anything else. We can no longer allow the wealthy few to distort our housing policy and the need for development commensurate with our population. We are better than that! Moreover, eight stories is not so high and is entirely compatible with a lovely, walkable, green, sustainable, and inclusive community for all.

#8isgreat!

Thanks,  
Becca Schonberg

## Horner, Justin

---

**From:** Lee Bishop <bishoplm@gmail.com>  
**Sent:** Monday, March 29, 2021 10:12 AM  
**To:** bartplanning; All Council  
**Subject:** Comment on BART zoning draft - more density please

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**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Hello,

I reviewed this [draft zoning](#) for Ashby and N Berkeley BART stations. I used to live near Ashby but now live within a half mile of N Berkeley BART, where I plan to stay for a long time. I am very excited for the chance to welcome a lot of new neighbors in the area. There are so many storefronts along University and San Pablo Aves that could really benefit from more customers.

In particular from the zoning I was disappointed to see a maximum story limit set at 7. I think that does not allow nearly enough opportunity for density and some creative design possibilities. Can we at least add another story or two, so limit it at 8 or 9?

I was also disappointed in the 5 foot setback limit. I think especially along Sacramento Ave we should consider 0 foot setbacks, given that there is interest in having some commercial space.

I was glad to see no parking minimums, but think the parking maximum of 0.5 spots per unit is far too high. I would like to see a maximum of something closer to 0.25 spots. This will become a central focus of our neighborhood for decades, so we should plan for a future where we're not so reliant on cars and can get around more easily via walking, mass transit, and bicycling.

Finally, I am a very busy parent of two very energetic and exhausting young children, and I hope we can make room for and value all voices in this community input process -- even those like mine who can rarely attend meetings. I'm trying to speak up for future residents of Berkeley when I say we need way more homes for people.

Thank you,  
Lee Bishop  
District 1

## Horner, Justin

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**From:** Nathan Landau <landorf1@gmail.com>  
**Sent:** Monday, March 29, 2021 9:20 AM  
**To:** Shen, Alisa  
**Subject:** Fwd: Delivery Status Notification (Delay)

**WARNING:** This email originated outside of City of Berkeley.  
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----- Forwarded message -----

**From:** Mail Delivery Subsystem <[mailer-daemon@googlemail.com](mailto:mailer-daemon@googlemail.com)>  
**Date:** Thu, Mar 25, 2021 at 9:00 PM  
**Subject:** Delivery Status Notification (Delay)  
**To:** <[landorf1@gmail.com](mailto:landorf1@gmail.com)>



### Delivery incomplete

There was a temporary problem delivering your message to **ashen@berkeley.info**. Gmail will retry for 47 more hours. You'll be notified if the delivery fails permanently.

The response was:

DNS Error: 5680157 DNS type 'mx' lookup of [berkeley.info](https://www.berkeley.info) responded with code SERVFAIL

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

**From:** Nathan Landau <[landorf1@gmail.com](mailto:landorf1@gmail.com)>  
**To:** [mayor@cityofberkeley.info](mailto:mayor@cityofberkeley.info), [rkesarwani@cityofberkeley.info](mailto:rkesarwani@cityofberkeley.info), [bbartlett@cityofberkeley.info](mailto:bbartlett@cityofberkeley.info)  
**Cc:** [ashen@berkeley.info](mailto:ashen@berkeley.info)

Bcc:

Date: Wed, 24 Mar 2021 20:09:51 -0700

Subject: Zoning for the BART stations

Mayor Arreguin, Councilmembers Keserwani and Bartlett: As you consider zoning for the BART stations, I am writing you as an immediate neighbor of North Berkeley BART. I live at the corner of Delaware and Acton, across the street from the station. As such, it is likely that development on the BART station would be close to me.

Nevertheless, I urge you to develop zoning which allows the possibility for the maximum number of homes on the BART stations. North Berkeley and Ashby BART are unique development opportunities within our built up city, full use should be made of this opportunity. The greatest number of units will also support the greatest number of affordable units. A mix of affordable and market rate units will not only be needed for feasibility, but is beneficial to avoid an economically segregated project. We are a community that prides itself on responding to the neediest, we should enact that principle here.

Seven story zoning will allow an appropriate mix of building types throughout the stations. There could, for example, be taller buildings in the center of the site, stepping down to face the houses across from the site. This could be done while still achieving a significant number of units, which could not be done with a lower height limit. Maintaining seven story zoning would allow the site to be shaped into a pleasing and interesting community.

Please know that are people here at North Berkeley BART who want a substantial development there,

Nathan Landau  
1400 Delaware St.  
Berkeley, Ca. 94702

--

<https://www.wildernesspress.com/product.php?productid=17006&cat=0&page=1>

## Horner, Justin

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**From:** Eric Johnson <johnsoew@gmail.com>  
**Sent:** Monday, March 29, 2021 12:10 AM  
**To:** bartplanning; All Council  
**Subject:** North Berkeley Bart Zoning - more height is sustainable and good for Berkeley

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Hi - I live close to North Berkeley Bart on Grant St. I am writing in support of more housing, more retail, and whatever height is necessary to achieve that. We have an opportunity with both NBB and Ashby to serve two very important Berkeley values of inclusiveness and environmental responsibility by building dense and building for the future. 4 stories is good, but more is better, and would not be out of context with the wider neighborhood. I have young kids in Berkeley schools and will be here for a very long time. I look forward to welcoming many new neighbors to our wonderful city, and very much hope that my children can one day also afford to live here.

Thanks,

Eric Johnson



## Horner, Justin

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**From:** Randy Shaw <randy@thclinic.org>  
**Sent:** Sunday, March 28, 2021 5:38 PM  
**To:** bartplanning  
**Cc:** All Council  
**Subject:** 8 stories at BART

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Dear BART and City Councilmembers,

I am writing to support an 8-story height limit on the North Berkeley and Ashby BART stations. I may have a rare perspective on this as I have worked in San Francisco's Tenderloin since 1980. We won an historic downzoning of the neighborhood in 1985 and our recommended height limit for most of the neighborhood was 8 stories (13 on the borders). So I have lived with 8 story height limits for over 40 years. I don't know any Tenderloin residents who regret that a lower height limit was not pursued; if you walk through the neighborhood the 8 stories fits just right. Given the demands for maximizing affordability, this is easier achieved through 8 stories rather than 4; imposing a 4-story limit, as some suggest, would squander a great housing resource for no sound policy reason.

Thanks for your consideration.

Randy Shaw, Director  
Tenderloin Housing Clinic

Editor, BeyondChron <http://www.beyondchron.org/>

Author, Generation Priced Out: Who Gets to Live in the New Urban America, <https://generationpricedout.com/>

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## Horner, Justin

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**From:** Jenna Fahle <jennafahle@gmail.com>  
**Sent:** Sunday, March 28, 2021 5:18 PM  
**To:** +council@cityofberkeley.info; bartplanning  
**Subject:** 8 stories at NBB!

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Hello,

My name is Jenna, and I live in District 8, but I used to live 5 minutes from North Berkeley Bart. I am a non-profit professional, and I support more housing in Berkeley now! 8 stories is great for North Berkeley BART. Berkeley needs more housing so neighbors like me can afford to stay here.

Jenna

## Horner, Justin

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**From:** Janet Byron <janetlesliebyron@gmail.com>  
**Sent:** Sunday, March 28, 2021 5:13 PM  
**To:** bartplanning; All Council  
**Subject:** 8 is GREAT!

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Hello,

My name is Janet Byron. I am a homeowner at 1435 Allston Way, at Sacramento Street, since 1997. I'm also a former board member of Greenbelt Alliance, current board member of Berkeley Path Wanderers Association, and co-author of *Berkeley Walks*, a book of self-guided walking tours.

I have walked, biked and commuted from North Berkeley BART for many years, and have always thought it was a shame that the station is surrounded by a sea of cars rather than apartments, retail and the Ohlone Greenway. In keeping with North Berkeley Now!'s views, I would be very happy to see 8-story buildings at the station, to house as many BART-users as possible in a mix of beautiful market-rate and affordable homes. I look forward to welcoming these new residents to the neighborhood!

I understand that you've heard lots of opposition to a plan that includes 8-story buildings. I do hope that the public input process values all voices, not just the loudest ones.

Sincerely,  
Janet Byron

Janet Byron  
1435 Allston Way  
Berkeley, CA 94702  
510-495-4999

The second edition of [Berkeley Walks](#) is here!

## Horner, Justin

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**From:** Tom Athanasiou <tomathanasiou@gmail.com>  
**Sent:** Sunday, March 28, 2021 5:08 PM  
**To:** bartplanning; All Council  
**Subject:** North Berkeley BART

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Hi all;

I'm not sure you guys care what we think because we are on Beverly Place (1514) just over the line in Albany. But it's only two houses to Berkeley and we have lived in it in the past and are definitely part of the community, and North Berkeley *\*is\** our station, so what the hell.

First up, I am a full time climate and climate justice researcher. And second, I want a beautiful and ambitious development. My wife and I very much support the maximum height, which as I understand is eight stories. We are totally aligned with the North Berkeley Now vision and want this very, very well done.

Also, and I guess this is what I really want to say, I hope you guys understand how important this is. By mid century, there are going to be about 7 billion people on this planet that live in cities. We absolutely need to work out how to make these cities both dense and livable. Berkeley has many times in the past been a pacesetter, adopting new policies and practices that have had outsized impacts all over the country, and who knows, maybe even the world.

Given this, I very much hope that you guys rise to the occasion here. We need a lot of housing in this state, and it's super important that it be built in ways that demonstrate that HIGH DENSITY CAN REALLY WORK.

We need eight stories and we need to it be a truly model development. Please don't just listen to the people who are afraid of change. Obviously, change can be frightening, but that's can't be an excuse for not doing the right thing.

Hope this makes sense.

Tom Athanasiou -- and Rachel Sommerville.

## Horner, Justin

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**From:** Lee Townsend <ltown@songtone.com>  
**Sent:** Thursday, March 25, 2021 10:12 PM  
**To:** Shen, Alisa  
**Subject:** North Berkeley BART Development

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Dear Ms. Ashen,

I want housing at the North Berkeley BART station to be contextual, affordable, and green. Zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't shattered by out-of-scale, high rise towers. The current approach will result in a market-rate monolith that dominates the neighborhood and does nothing to alleviate the cost of housing in the city. I want to see a design that fits the area, can be built by a non-profit developer, and is predominantly affordable.

\*\*\*\*\*

Lee Townsend  
1402 Hearst Ave.  
Berkeley, CA 94702  
510.528.1191  
[ltown@songtone.com](mailto:ltown@songtone.com)

## Horner, Justin

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**From:** phyllis.oyama@songtone.com  
**Sent:** Thursday, March 25, 2021 9:44 PM  
**To:** Shen, Alisa  
**Subject:** Housing At North Berkeley BART Station

**WARNING:** This email originated outside of City of Berkeley.  
**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Hello!

I want housing at the North Berkeley BART station to be contextual, affordable, and green. Zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't shattered by out-of-scale, high rise towers. The current approach will result in a market-rate monolith that dominates the neighborhood and does nothing to alleviate the cost of housing in the city. I want to see a design that fits the area, can be built by a non-profit developer, and is 100% affordable.

Phyllis Oyama  
1402 Hearst Ave.  
Berkeley, CA 94702

\*\*\*\*\*

Phyllis Oyama  
e: [phyllis.oyama@songtone.com](mailto:phyllis.oyama@songtone.com)  
skype: phyllisoyama  
p: 510.528.1191  
[www.songtone.com](http://www.songtone.com)  
[www.billfrisell.com](http://www.billfrisell.com) / [www.carrierodriguez.com](http://www.carrierodriguez.com)

## Horner, Justin

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**From:** Lawrence Viles <lawrenceviles@berkeley.net>  
**Sent:** Tuesday, March 23, 2021 5:32 PM  
**To:** Shen, Alisa  
**Subject:** Housing North Berkeley BART: From Larry Viles 1819 Short

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

I want housing at the North Berkeley BART station to be contextual, affordable, and green. Zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't shattered by out-of-scale, high rise towers. The current approach will result in a market-rate monolith that dominates the neighborhood and does nothing to alleviate the cost of housing in the city. I want to see a design that fits the area, can be built by a non-profit developer, and is 100% affordable.

## Horner, Justin

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**From:** Donna Evans <donna@evansverma.com>  
**Sent:** Thursday, March 25, 2021 3:54 PM  
**To:** bartplanning  
**Subject:** North Berkeley BART meeting comment

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

When I started working at Alta Bates, I hoped to buy a nice condo within walking distance. However, such a thing doesn't exist in Berkeley.

I ended up in a Craftsman bungalow on Sacramento a few minutes' walk from the BART station, and I bike to work. However, most of my co-workers can't afford to live nearby. They commute from Brentwood and Livermore and Petaluma.

My children won't be able to afford to live here either.

Let's build as much housing as possible so that people who work here don't have to drive so far. Neighborhood character is people who live here, not the buildings they live in.

-Donna Evans  
2324 Sacramento St



**Horner, Justin**

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**From:** marciaschwartz410 <marciaschwartz410@gmail.com>  
**Sent:** Thursday, March 25, 2021 3:12 PM  
**To:** Shen, Alisa  
**Subject:** Housing proposals

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Hello.

I want housing at the North Berkeley BART station to be contextual, affordable, and green. Zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't shattered by out-of-scale, high rise towers. The current approach will result in a market-rate monolith that dominates the neighborhood and does nothing to alleviate the cost of housing in the city. I want to see a design that fits the area, can be built by a non-profit developer, and is 100% affordable.

Marcia Schwartz  
1435 Hearst Avenue  
Berkeley CA. 94702

Sent from my Verizon, Samsung Galaxy smartphone

**Horner, Justin**

---

**From:** Gloria Pass <glpass@sbcglobal.net>  
**Sent:** Thursday, March 25, 2021 2:15 PM  
**To:** Shen, Alisa; All Council; Berkeley Mayor's Office  
**Subject:** housing at North Berkeley BART

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

I want housing at the North Berkeley BART station to be contextual, affordable, and green. Zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't shattered by out-of-scale, high rise towers. The current approach will result in a market-rate monolith that dominates the neighborhood and does nothing to alleviate the cost of housing in the city. I want to see a design that fits the area, can be built by a non-profit developer, and is 100% affordable.

Thank you!

Gloria Pass  
2223 Acton St.  
Berkeley, CA 94702

**Horner, Justin**

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**From:** ml hicks <mlhicks2003@yahoo.com>  
**Sent:** Thursday, March 25, 2021 2:12 PM  
**To:** Shen, Alisa  
**Subject:** North Berkeley BART Housing plan

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

I want housing at the North Berkeley BART station to be contextual, affordable, and green. Zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't shattered by out-of-scale, high rise towers. The current approach will result in a market-rate monolith that dominates the neighborhood without alleviating the cost of housing in the city. I want to see a design that fits the area, can be built by a non-profit developer, and is 100% affordable.

Thank you!  
Mary Lawrence Hicks  
1426 Delaware St  
Berkeley, CA 94702

## Horner, Justin

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**From:** Fran Smith <smithlfran@gmail.com>  
**Sent:** Thursday, March 25, 2021 11:55 AM  
**To:** Shen, Alisa  
**Subject:** CAG meeting follow-up

**WARNING:** This email originated outside of City of Berkeley.

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I want housing at the North Berkeley BART station to be contextual, affordable, and green. Zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't shattered by out-of-scale, high rise towers. The current approach will result in a market-rate monolith that dominates the neighborhood and does nothing to alleviate the cost of housing in the city. I want to see a design that fits the area, can be built by a non-profit developer, and is 100% affordable.

Lois F Smith  
1732 Acton St.  
Berkeley, 94702

## Horner, Justin

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**From:** Phyllis Orrick <poberkeley@gmail.com>  
**Sent:** Thursday, March 25, 2021 11:34 AM  
**To:** Berkeley Mayor's Office; Droste, Lori; East Bay for Everyone; North Berkeley Now!;  
Kesarwani, Rashi; South Berkeley Now!; Shen, Alisa; bartplanning; Bartlett, Ben  
**Subject:** Maximize the housing at BART stations

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Hello,

Thanks for starting to take action to correct the nearly five decades of destructive anti-housing policies in Berkeley.

A crucial step on what will be a long road is making the best use of the onetime opportunity represented by the land at North Berkeley BART and Ashby BART. To that end, it is incumbent on our elected officials to do everything they can to ensure the greatest possible amount of housing on both sites. This is a once-in-a-century chance to start to put Berkeley on a course for making it a sustainable and livable place.

That means not limiting the height to the lowest permissible level. It means, instead, reaching for the greatest number of units possible.

Thanks for your consideration.

Phyllis Orrick  
Adult School Neighbor

**Horner, Justin**

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**From:** Victoria Eisen <victoria@eisenletunic.com>  
**Sent:** Thursday, March 25, 2021 8:26 AM  
**To:** Berkeley Mayor's Office; Kesarwani, Rashi; Bartlett, Ben; Shen, Alisa  
**Subject:** North Berkeley BART housing

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Dear Mayor Arreguín, Councilmembers Kesarwani and Bartlett, and Alisa,

I have lived within easy walking distance of the North Berkeley BART station for over 25 years. I am writing to express my support for the difficult but terrific work you all are doing to create new housing on the station parking lot, according to the requirements of AB 2923.

There is an urgent need for new homes in North Berkeley, affordable to current and future residents of all income levels. Over the past two years, countless professionals--including volunteers and those on the City's exemplary team of planners--have shown the ability for good design to allow a variety of heights to blend well into the neighborhood, and the need for a mix of affordable and market rate units to make the project affordable for low- and very low-income people, be financially feasible, and pay for critical community benefits like filling the gap in Berkeley's treasured Ohlone Greenway.

Thank you for your continued hard work at the North Berkeley and Ashby stations.

Sincerely,

Victoria Eisen  
1516 McGee Avenue

## Horner, Justin

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**From:** A Ceder <acederstav@gmail.com>  
**Sent:** Wednesday, March 24, 2021 11:23 PM  
**To:** Shen, Alisa; All Council; Berkeley Mayor's Office  
**Subject:** North Berkeley BART development

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

To whom it may concern.

The Berkeley BART stations should be transit hubs that facilitate green transportation throughout the Bay Area and serve the entire community, not just people living within walking distance. These sites were meant for a public purpose and not to be housing developments. To the extent building housing on these sites is absolutely necessary, I want housing at the North Berkeley BART station to be contextual, affordable, and green. Zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't shattered by out-of-scale structures. The current approach will result in a market-rate monolith that dominates the neighborhood and does nothing to alleviate the cost of housing in the city. I want to see a design that fits the area, can be built by a non-profit developer, and is 100% affordable.

Thank you.

Anna Cederstav  
1609 Virginia Street  
Berkeley, CA 94703

**Horner, Justin**

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**From:** philoxenia@earthlink.net  
**Sent:** Wednesday, March 24, 2021 6:40 PM  
**To:** Shen, Alisa  
**Subject:** Up Zoning of Berkeley

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

I want housing at the North Berkeley BART station to be contextual, affordable, and green. Zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't shattered by out-of-scale, high rise towers. The current approach will result in a market-rate monolith that dominates the neighborhood and does nothing to alleviate the cost of housing in the city. I want to see a design that fits the area, can be built by a non-profit developer, and is 100% affordable.

Norman McKnight  
1533 Francisco Street  
Berkeley 94703



## Horner, Justin

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**From:** WILL TRAVIS <willtravis@sbcglobal.net>  
**Sent:** Wednesday, March 24, 2021 5:12 PM  
**To:** Berkeley Mayor's Office; Councilmember Rashi Kesarwani; Bartlett, Ben  
**Cc:** Shen, Alisa  
**Subject:** Housing at the North Berkeley BART Station

WARNING: This email originated outside of City of Berkeley.  
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Based on my informal observations I am concerned that the public comments at Monday's CAG meeting were largely from people who believe that every new structure built on the North Berkeley BART parking lots should be limited to a maximum height of four stories. While these personal preferences deserve your consideration, I do not believe these biases provide a sound foundation for wise and informed public policy. Moreover, an arbitrary four-story height limit would seem to be inconsistent with the provisions of AB 2923. Protest is a celebrated part of Berkeley's character. Simply ignoring state law is thoughtless.

I have lived within walking distance of the North Berkeley BART station for the past 44 years. I fully agree with my neighbors and fellow design and planning professionals who have documented that there is an urgent need for new homes in North Berkeley, who have described how buildings with a variety of heights can blend well into the character of our neighborhood, and who have explained why a mix of affordable and market rate units is needed both to make an attractive development project economically feasible and to pay for the community benefits that existing and new residents want and deserve. These facts deserve your utmost consideration.

Thank you for the considerable time, thoughtful analysis and creative energy you are devoting to this important issue.

Will Travis  
1704 Vine Street  
Berkeley, CA 94703  
willtravis@sbcglobal.net  
415-601-7140

## Horner, Justin

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**From:** Julieta Pisani McCarthy <pisanimcc@gmail.com>  
**Sent:** Wednesday, March 24, 2021 4:54 PM  
**To:** Shen, Alisa; All Council; Berkeley Mayor's Office  
**Subject:** North Berkeley BART Station Development

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

I want housing at the North Berkeley BART station to be contextual, affordable and green. Please, zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't shattered by out-of-scale, high-rise towers. The current approach will result in a market-rate monolith that dominates the neighborhood and does nothing to alleviate the cost of housing in the city. I want to see a design that fits the area, can be built by a non-profit developer, and is 100% affordable.

Julieta Pisani McCarthy  
1377 Francisco St, Berkeley, CA 94702

**Horner, Justin**

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**From:** Todd Jailer <todd.jailer@sbcglobal.net>  
**Sent:** Wednesday, March 24, 2021 4:33 PM  
**To:** Shen, Alisa  
**Subject:** Berkeley BART development

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Please: Housing at the North Berkeley BART station must be contextual, affordable, and green. The site must be zoned so the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't destroyed by out-of-scale, high rise towers. The options shown so far will result in a an unaffordable market-rate monolith that looms over the neighborhood and does nothing to lower the cost of housing in the city. It is nothing but a bonanza for developers. I want a design that fits the area, is built by a non-profit developer, is 100% affordable and recognizes the direction we must move in: the housing is a right, not commodity.

Thanks for listening,

Todd Jailer  
1612 Virginia St

**Horner, Justin**

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**From:** The-Anh Cao <theanh0413@gmail.com>  
**Sent:** Wednesday, March 24, 2021 3:52 PM  
**To:** Shen, Alisa; All Council; Berkeley Mayor's Office  
**Cc:** THEANH0413  
**Subject:** NORTH BERKELEY BART STATION HOUSING PROJECT

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

I want housing at the North Berkeley BART station to be contextual, affordable, and green. Zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't shattered by out-of-scale, high rise towers. The current approach will result in a market-rate monolith that dominates the neighborhood and does nothing to alleviate the cost of housing in the city. I want to see a design that fits the area, can be built by a non-profit developer, and is 100% affordable.

Mrs The-Anh Cao  
1481 Virginia St.  
Berkeley , CA 94702

## Horner, Justin

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**From:** negeene mosaed <ngmosaed@yahoo.com>  
**Sent:** Wednesday, March 24, 2021 3:01 PM  
**To:** Shen, Alisa; Berkeley Mayor's Office  
**Subject:** North Berkeley BART development

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

- I want housing at the North Berkeley BART station to be contextual, affordable, and green. Zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't shattered by out-of-scale, high rise towers. The current approach will result in a market-rate monolith that dominates the neighborhood and does nothing to alleviate the cost of housing in the city. I want to see a design that fits the area, can be built by a non-profit developer, and is 100% affordable.

Sincerely,

- Negeene Mosaed

## Horner, Justin

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**From:** Sean Kennedy <sean@studiosk.net>  
**Sent:** Wednesday, March 24, 2021 12:10 PM  
**To:** Berkeley Mayor's Office; Bartlett, Ben; Kesarwani, Rashi; Shen, Alisa  
**Cc:** Maxine Skaggs Kennedy  
**Subject:** BART Stations zoning

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Mayor Arreguin, Council members Bartlett and Kesarwani, and Principal Planner Shen -

As a nearby neighbor of the North Berkeley BART station and as a business owner who is near the Ashby BART station I wanted to reach out and support the process so far for creating vibrant centers of housing, community uses and open space at both BART locations.

Critical to these being vibrant neighborhoods is to have density and height, not only to maximize the number of affordable homes to make the project viable but also to contribute in a positive way to carbon reduction, less commuting and to growing equity in our city.

Please keep up the positive and well conceived work to make both BART sites into more substantive projects coupling density and height with equity and ecology !

Thank you in advance

Sean Kennedy & Maxine Skaggs Kennedy  
Parents with kids in BUSD  
Neighbors of North Berkeley BART  
Business owners near Ashby BART

## Horner, Justin

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**From:** Naor Deleanu <42apples@gmail.com>  
**Sent:** Wednesday, March 24, 2021 11:49 AM  
**To:** Shen, Alisa; Kesarwani, Rashi; bbartlet@cityofberkeley.info; Berkeley Mayor's Office  
**Subject:** North Berkeley BART development plans

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Dear City Councilmembers, Mayor, and Planners,

As the CAG nears completion of its proposals for the BART stations, I urge the city to maximize the housing potential of the zoning plans: the need for more housing has only increased and the delays and lack of production have set us back decades. The city should set a height limit of eight stories or more at North Berkeley BART. While the neighborhood is currently mostly low-density residential, an artificial height limit to constrain development would only limit the potential to reimagine North Berkeley BART as a model for the future. As a resident near North Berkeley, I would love to see more housing options nearby and for North Berkeley to become a more progressive, vibrant, multicultural, and multigenerational community.

Thank you,  
Naor Deleanu

## Horner, Justin

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**From:** Anne Torney <annemtorney@gmail.com>  
**Sent:** Wednesday, March 24, 2021 10:57 AM  
**To:** Berkeley Mayor's Office; Bartlett, Ben; Shen, Alisa; Kesarwani, Rashi  
**Subject:** Support for height and mixed-income at North Berkeley BART

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Dear North Berkeley BART crew,

I am a north berkeley resident and a **strong supporter of height and density at the North Berkeley Station TOD.**

I also **support a mixed-income project**, to ensure that 1. The development can afford not only housing but a robust approach to communitiy benefits, foremost among them a beautiful perforative open space along the Ohlone Greenway and 2. That housing is built sooner rather than later.

I'm aware that some of the immediate neighbors are putting their preference for lower height density ahead of our obligations and aspirations as a City to address the housing crisis. Berkeley, and the design guidelines for this development, should serve as a model for other cities for bold, effective action in our region for sustainable, equitable growth.

Anne Torney  
1932 Thousand Oaks Blvd



## Horner, Justin

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**From:** Grace Do <xgrace@gmail.com>  
**Sent:** Tuesday, March 23, 2021 10:40 AM  
**To:** Shen, Alisa; All Council; Berkeley Mayor's Office  
**Subject:** North Berkeley BART Development

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

I want housing at the North Berkeley BART station to be contextual, affordable, and green. Zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't shattered by out-of-scale, high rise towers. The current approach will result in a market-rate monolith that dominates the neighborhood and does nothing to alleviate the cost of housing in the city. Show us a design that fits the area, can be built by a non-profit developer, and is 100% affordable.

--

Grace Do  
1479 Lincoln St, Berkeley CA 94702

## Horner, Justin

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**From:** Noah Budnick <noahbudnick@gmail.com>  
**Sent:** Tuesday, March 23, 2021 9:33 AM  
**To:** bartplanning; All Council  
**Subject:** No parking + more housing ASAP at Ashby and North Berkeley BART

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

To the Berkeley City Council and BART Community Advisory Group -

As the Community Advisory Group nears completion of its proposals for the BART stations, I urge the the city to do three things:

- 1) Maximize the housing potential of the zoning plans: the need for more housing has only increased and the delays and lack of production have set us back decades.
- 2) Build the housing NOW! Complete the BART developments without delay. People continue to be displaced from our older homes and rent controlled apartments. No new housing means no affordable housing for our homeless and low income families.
- 3) Fund affordable housing. Commit future funds necessary to keep development proceeding with urgency and achieve affordable housing goals at both stations. Both stations should include affordable below market rate options at 80-120 AMI for working families.

Sincerely,  
Noah Budnick  
2320 Curtis Street, Berkeley

## Horner, Justin

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**From:** chimey lee <chimey2@yahoo.com>  
**Sent:** Monday, March 22, 2021 8:16 PM  
**To:** Shen, Alisa  
**Subject:** re: community input on BART designers and contractors??

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Hello Alisa,

Please remind me if there was or will be community input regarding the selection of building designers or contractors.  
So much info-will take time to absorb!  
Thanks for all you do! stay well and safe!  
chimey lee

## Horner, Justin

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**From:** Serena Lim <sernecat@gmail.com>  
**Sent:** Monday, March 22, 2021 7:32 PM  
**To:** All Council  
**Cc:** Shen, Alisa  
**Subject:** BART Development priorities and goals

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Dear City Council and Community Advisory Group-

I support the South Berkeley Now! KEY PRIORITIES FOR BART DEVELOPMENT as described below:

- Maximize the housing potential of the zoning plans. The need for more housing has only increased and the delays and lack of production have set us back decades.
- Build the housing NOW!: Complete the BART developments within 10 years. People continue to be displaced from our older homes and rent controlled apartments. No new housing means no affordable housing for our homeless and low income families.
- Fund affordable housing now: Commit future funds necessary to keep development proceeding with urgency and to achieve affordable housing goals at both stations, including a minimum of 50% affordable housing at Ashby BART. At both stations include affordable below market rate options at 80-120 AMI for working families.
- Reduce the traffic lanes on Adeline Street as part of the Ashby BART development and give a permanent home to the Berkeley Flea Market.
- Provide funding for an Adeline Greenway Park and the two-lane option on the northern part of Adeline Street: South Berkeley should have equal access to parks and recreation, and a safe and walkable neighborhood.

Sincerely,  
Serena Lim & Family  
Berkeley residents

## Horner, Justin

---

**From:** Susan MATHEWS <smathews@berkeley.edu>  
**Sent:** Monday, March 22, 2021 7:26 PM  
**To:** Shen, Alisa; Berkeley Mayor's Office; All Council  
**Subject:** North Berkeley BART development

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

*I want housing at the North Berkeley BART station to be contextual, affordable, and green. Zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't shattered by out-of-scale, high rise towers. The current approach will result in a market-rate monolith that dominates the neighborhood and does nothing to alleviate the cost of housing in the city. Show us a design that fits the area, can be built by a non-profit developer, and is 100% affordable.*

## Horner, Justin

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**From:** mariko nobori <marikoeno@yahoo.com>  
**Sent:** Monday, March 22, 2021 7:13 PM  
**To:** Shen, Alisa; All Council; Berkeley Mayor's Office  
**Subject:** Preserve our North Berkeley BART housing: MINIMUM = MAXIMUM

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Please preserve our beautiful neighborhood! I am a third generation resident of my wonderful, cozy home one block from the North Berkeley BART station. I want housing at the North Berkeley BART station to be contextual, affordable, and green. Zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't shattered by out-of-scale, high rise towers. The current approach will result in a market-rate monolith that dominates the neighborhood and does nothing to alleviate the cost of housing in the city. Show us a design that fits the area, can be built by a non-profit developer, and is 100% affordable.

Thank you for listening to those of us most directly impacted by the housing.

Sincerely,  
Mariko Nobori  
1670 Short St

## Horner, Justin

---

**From:** Eileen Hughes <jnyahsgrandma@gmail.com>  
**Sent:** Monday, March 22, 2021 6:25 PM  
**To:** Shen, Alisa; All Council; Berkeley Mayor's Office  
**Subject:** North Berkeley BART development

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

*I want housing at the North Berkeley BART station to be contextual, affordable, and green. Zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't shattered by out-of-scale, high rise towers. The current approach will result in a market-rate monolith that dominates the neighborhood and does nothing to alleviate the cost of housing in the city. Show us a design that fits the area, can be built by a non-profit developer, and is 100% affordable.*

Eileen Hughes  
1721 Sacramento Street

## Horner, Justin

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**From:** Albert Buixadé Farré <albertbuixade@gmail.com>  
**Sent:** Monday, March 22, 2021 5:55 PM  
**To:** Shen, Alisa; All Council; Berkeley Mayor's Office  
**Subject:** North Berkeley BART: maintain the low-rise residential character

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Dear staff and representatives of the City of Berkeley,

First of all, thank you for your public service.

Secondly, I wanted to share my view and that of many of our community members in North Berkeley.

I strongly support housing at the North Berkeley BART station to be contextual, affordable, and green.

Zone the site so that the minimums required by AB2923 are also the maximums, to **ensure that the low-rise residential character** of the neighborhood isn't shattered by out-of-scale, high rise towers.

Thank you and kind regards,  
Albert Buixade Farre  
1734 Lincoln St,  
Berkeley, CA 94703



**Horner, Justin**

---

**From:** David Brandon <davidbrandon@comcast.net>  
**Sent:** Monday, March 22, 2021 5:55 PM  
**To:** Berkeley Mayor's Office; All Council; bartplanning  
**Subject:** Housing development at North Berkeley BART must be contextual and zoning must use minimum allowed AB2923 parameters

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

**Dear Mr. Mayor, City Council members, and Principal Planner Shen,**

The City is moving very quickly to zone the North Berkeley BART site, and I ask for a housing development that is contextual, affordable, and green. A design along the lines of the Opticos concept offered to the citizens in 2018 seems to offer those possibilities--4 stories, with step-down at the edges. I attended that meeting and was pleased that the concept was incorporated into the MOU with BART.

Specifically, I ask that zoning set the maximums in line with the minimums allowable under AB2923: 7 stories, 75 units per acre, and a 4.2 floor area ratio. The 7-story limit is too high for a low-rise neighborhood like North Berkeley, of course. The area was MISCLASSIFIED as an "urban city center," and it is ESSENTIAL to mitigate the resulting damage.

If the City accomplishes this with emphasis on affordable housing and ecological design, I believe Berkeley will have a project of which it can be proud.

Thank you very much.

David Brandon

District 1 resident

## Horner, Justin

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**From:** chimey lee <chimey2@yahoo.com>  
**Sent:** Monday, March 22, 2021 5:42 PM  
**To:** All Council; Taplin, Terry; City Clerk; Kesarwani, Rashi; Bartlett, Ben; Harrison, Kate; Hahn, Sophie; Wengraf, Susan; Robinson, Rigel; Droste, Lori; Wong, Jenny  
**Cc:** Shen, Alisa  
**Subject:** BART Development priorities and goals

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Dear Mayor Arreguin, City Councilmembers, and Community Advisory Group-

I support the South Berkeley Now! KEY PRIORITIES FOR BART DEVELOPMENT as described below: 1) Maximize the housing potential of the zoning plans. The need for more housing has only increased and the delays and lack of production have set us back decades. 2) Build the housing NOW!: Complete the BART developments within 10 years. People continue to be displaced from our older homes and rent controlled apartments. No new housing means no affordable housing for our homeless and low income families. 3) Fund affordable housing now: Commit future funds necessary to keep development proceeding with urgency and to achieve affordable housing goals at both stations, including a minimum of 50% affordable housing at Ashby BART. At both stations include affordable below market rate options at 80-120 AMI for working families. 4) Reduce the traffic lanes on Adeline Street as part of the Ashby BART development and give a permanent home to the Berkeley Flea Market. 5) Provide funding for an Adeline Greenway Park and the two-lane option on the northern part of Adeline Street: South Berkeley should have equal access to parks and recreation, and a safe and walkable neighborhood.

Sincerely,

Chimey Lee  
Berkeley resident

## Horner, Justin

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**From:** Lynda Caesara <lcaesara@hotmail.com>  
**Sent:** Monday, March 22, 2021 5:39 PM  
**To:** Shen, Alisa  
**Subject:** North Berkeley Bart

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Hi ,

I live near North Berkeley Bart as do my children. They have a house SW of the Bart station. My house is East.

*I want housing at the North Berkeley BART station to be contextual, affordable, and green. Zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't shattered by out-of-scale, high rise towers. The current approach will result in a market-rate monolith that dominates the neighborhood and does nothing to alleviate the cost of housing in the city. Show us a design that fits the area, can be built by a non-profit developer, and is 100% affordable.*

Thanks for your consideration,  
Lynda Caesara  
1619 Virginia St. Berkeley

## Horner, Justin

---

**From:** chimey5 <chimey3@gmail.com>  
**Sent:** Monday, March 22, 2021 5:28 PM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; ttrabin@acbhcs.org; Bartlett, Ben; Harrison, Kate; Hahn, Sophie; Wengraf, Susan; Robinson, Rigel; Droste, Lori; Wong, Jenny; City Clerk  
**Cc:** Shen, Alisa  
**Subject:** BART Development priorities and goals

**WARNING:** This email originated outside of City of Berkeley.  
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Dear City Council and Community Advisory Group-

I support the South Berkeley Now! KEY PRIORITIES FOR BART DEVELOPMENT as described below:

- 1) Maximize the housing potential of the zoning plans. The need for more housing has only increased and the delays and lack of production have set us back decades.
- 2) Build the housing NOW!: Complete the BART developments within 10 years. People continue to be displaced from our older homes and rent controlled apartments. No new housing means no affordable housing for our homeless and low income families.
- 3) Fund affordable housing now: Commit future funds necessary to keep development proceeding with urgency and to achieve affordable housing goals at both stations, including a minimum of 50% affordable housing at Ashby BART. At both stations include affordable below market rate options at 80-120 AMI for working families.
- 4) Reduce the traffic lanes on Adeline Street as part of the Ashby BART development and give a permanent home to the Berkeley Flea Market.
- 5) Provide funding for an Adeline Greenway Park and the two-lane option on the northern part of Adeline Street: South Berkeley should have equal access to parks and recreation, and a safe and walkable neighborhood.

Sincerely,

Chimey Lee

Berkeley resident

**Horner, Justin**

---

**From:** Claudia <chava52@gmail.com>  
**Sent:** Monday, March 22, 2021 4:07 PM  
**To:** Shen, Alisa; Berkeley Mayor's Office; All Council  
**Subject:** North Berkeley Bart Development

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

I want housing at the North Berkeley BART station to be contextual, affordable, and green. Zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't shattered by out-of-scale, high rise towers. The current approach will result in a market-rate monolith that dominates the neighborhood and does nothing to alleviate the cost of housing in the city. Show us a design that fits the area, can be built by a non-profit developer, and is 100% affordable.

Thank-you,

Claudia Valas

1818 Short St, Berkeley, CA 94702

## Horner, Justin

---

**From:** Leslie Valas <vffam5@gmail.com>  
**Sent:** Monday, March 22, 2021 3:47 PM  
**To:** Shen, Alisa; All Council; Berkeley Mayor's Office  
**Subject:** North Berkeley Bart Development

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

*I want housing at the North Berkeley BART station to be contextual, affordable, and green. Zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't shattered by out-of-scale, high rise towers. The current approach will result in a market-rate monolith that dominates the neighborhood and does nothing to alleviate the cost of housing in the city. Show us a design that fits the area, can be built by a non-profit developer, and is 100% affordable.*

*I have lived across the street from the Bart Station for almost 40 years. I recognize the need for housing; I would also like to have a neighborhood that is reflective of the needs of long term residents like myself.*

*Leslie Valas  
1685 Short St.  
Berkeley*

## Horner, Justin

---

**From:** cafred1@juno.com  
**Sent:** Monday, March 22, 2021 3:39 PM  
**To:** Shen, Alisa  
**Subject:** COMMENTS FOR NORTH BERKELEY BART COMMUNITY ADVISORY BOARD

WARNING: This email originated outside of City of Berkeley.  
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

3-22-2021  
To Alisa Shen  
Principal Planner  
City of Berkeley,

### COMMENTS FOR NORTH BERKELEY BART COMMUNITY ADVISORY BOARD

Hello Ms. Shen,  
As I won't be able to participate in the on-line meeting of the North Berkeley BART Community Advisory Board meeting this evening, I would like the following comments acknowledged and included in the meeting discussion.

#### NORTH BERKELEY BART PLANNING:

I believe that any parking lot space that BART deems to not be necessary for parking at the North Berkeley BART station should be made into public open space.

Berkeley is far too dense already. We are already the third most densely populated city in California north of Los Angeles. Berkeley already has far too little open space for the people who live here.

There will be many thousands more people living in Berkeley in the next few years, based on all the ongoing construction and new apartment buildings in the permit pipeline, and due to the University of California massive expansion plans in Berkeley.

Cedar Rose Park is already much too crowded. On sunny days on weekends, there is simply no space to recreate or to get away from other people. Northwest Berkeley needs more open space, not massive development.

There should be a differentiation between what state law might require in regard to zoning on the BART site, and what sort of land use would be of the most benefit to Berkeley.

#### COVID PANDEMIC:

The Covid pandemic and its offshoots are going to be with us for sometime. People need more space to recreate and to social distance, not less, due to the Pandemic. Building more high rise and dense housing in an already densely developed city like Berkeley will result in Covid and its offshoots spreading faster & to more people.

The BART board of Directors needs to be told that any parking lot space at the North Berkeley BART station that's no longer needed should be converted to public open space.

Please refer to the North Berkeley BART EIR scoping comments that I sent to the Planning Department in late December.

THE DRAFT EIR:

The Draft EIR should have a minimum 75 day comment period. Because of the ongoing Covid pandemic, people have less time to devote to reading the Draft EIR and preparing comments. There should be at least two Public Hearings on the Draft EIR, both being held toward the end of the comment period.

**REQUEST FOR SECOND ROUND OF ENVIRONMENTAL REVIEW:**

Because this project is so big and controversial, and because it would have massive permanent impacts on northwest Berkeley, the city planners should agree to allow a second round of environmental review after the Draft environmental impact report – EIR for the project is made available.

After the comment period ends and public hearing(s) on the project have been held, a Revised Draft EIR should be prepared, in which everyone's comments are responded to and in which changes to the project and the various project alternatives are made. A Revised Draft EIR is needed so that people can see the responses to their comments and any changes made to the project and project alternatives, and thus make further comments as appropriate. The Revised Draft EIR should have a minimum 60 day comment period.

Please confirm receipt of this email.

thank you,  
Clifford Fred  
Berkeley Calif.

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Dr. Oz Kicks Off Jeopardy! Guest-Host Gig, to Uproar

<http://thirdpartyoffers.juno.com/TGL3141/60591cfa399111cfa4e01st03vuc1>

If Filibuster Goes, Trump Has Advice for Republicans

<http://thirdpartyoffers.juno.com/TGL3141/60591cfa5cd8a1cfa4e01st03vuc2>

Son of Spa Victim: 'I Have No Time to Grieve'

<http://thirdpartyoffers.juno.com/TGL3141/60591cfa805591cfa4e01st03vuc3>



## Horner, Justin

---

**From:** Igor Tregub <itregub@gmail.com>  
**Sent:** Monday, March 22, 2021 3:28 PM  
**To:** Shen, Alisa  
**Cc:** All Council  
**Subject:** Comments for CAG: Design Form and Context at North Berkeley BART

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Dear Members of the CAG,

As you hopefully know, I fully support as much affordable housing as would be feasible at the North Berkeley BART site. I also support its being contextual and green. Though I am aware of the possibility of tradeoffs between the different goals, I urge you to recommend to the City Council the zoning of the site such that the minimums required by AB2923 are also the maximums, so that they fit contextually with the neighborhood. This is no more or less of an ask than what is already being allowed in most areas of Berkeley except for the downtown area. Seven stories (inclusive of a density bonus) is probably the tallest building that could comfortably fit on that site given the context of the surrounding area. Such a building form would also more comfortably accommodate the bidding on a project by a non-profit developer, which can increase opportunities for the level of housing to be affordable to moderate- or lower-income renters or homeowners.

Thank you for your consideration!  
Igor Tregub

## Horner, Justin

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**From:** Vicki <vickisommer@gmail.com>  
**Sent:** Monday, March 22, 2021 3:21 PM  
**To:** Shen, Alisa; All Council; Berkeley Mayor's Office  
**Subject:** Zoning for the BART Station Developments

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Dear Civic Leaders,

I'm looking at page 6 of the Zoning Concepts for 2023-2031 Housing Element Update that is on the city council calendar for March 25th.

I read with interest the section headed, "Design, Neighborhood Context, and Historic Preservation".

The sentiments expressed there (copied below) should be applied to any and all zoning now being considered for the BART station projects. Especially for North Berkeley, given that it is embedded within a low rise residential neighborhood. Thank you,  
V.Sommer

**Design, Neighborhood Context, and Historic Preservation.**

**With any zoning changes, it is important to consider scale and adopt thoughtful development standards in the zoning code in order to manage maximum building height, building spacing, open space, and privacy, such as through form-based codes and to harmonize with the existing neighborhood. To the greatest extent possible, zoning changes should seek to connect with the existing look and feel of the area or corridor. Adaptive reuse and contextual addition should be incentivized. The zoning changes should consider specifications to ensure appropriate transitions between a transit-rich area or corridor and an abutting residential street or between adjacent residential parcels by, for example, requiring a stepped-down height or other form-based design features to connect with the look and feel of residential streets.**

## Horner, Justin

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**From:** Leah Levy, The Jay DeFeo Foundation <leahlevy@jaydefeo.org>  
**Sent:** Monday, March 22, 2021 3:04 PM  
**To:** Shen, Alisa  
**Subject:** North Berkeley Bart Development - re: AB2923

**WARNING:** This email originated outside of City of Berkeley.  
**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Dear Alicia Shen,

I am a long-time resident of Berkeley and have raised my family here. While I support providing more affordable, energy-efficient and accessible housing in Berkeley, I am very concerned that the plans for the North Berkeley BART will not meet the promises made of creating a structure that will respect the nature and context of this residential neighborhood.

We are a neighborhood that will speak our minds and oppose a developer that doesn't respect the history of this community. I support a four-story building with a two-story perimeter and oppose anything more that will constitute inappropriate high-rise housing.

I was welcomed by this very diverse neighborhood when I moved here in 1984, have welcomed new neighbors as the generations have changed, and intend to welcome the new BART residents as well. I strongly urge you to provide a foundation that will make those new residents part of our friendly and active residential community.

Leah Levy  
1451 Lincoln Street  
Berkeley, CA 94702

**Horner, Justin**

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**From:** Elana Naftalin-Kelman <elanank@gmail.com>  
**Sent:** Monday, March 22, 2021 1:57 PM  
**To:** Shen, Alisa; All Council; Berkeley Mayor's Office; Kesarwani, Rashi  
**Subject:** Housing - North Berkeley BART

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

*To the city of Berkeley Mayor, Councilmember Rashi and the planning team,*

*I want housing at the North Berkeley BART station to be contextual, affordable, and green. Zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't shattered by out-of-scale, high rise towers. The current approach will result in a market-rate monolith that dominates the neighborhood and does nothing to alleviate the cost of housing in the city. Show us a design that fits the area, can be built by a non-profit developer, and is 100% affordable.*

*Thank you in advance,  
Elana Naftalin-Kelman (1680 Short St.)*

**Horner, Justin**

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**From:** ntorcolett@aol.com  
**Sent:** Monday, March 22, 2021 12:41 PM  
**To:** Shen, Alisa; All Council; Berkeley Mayor's Office  
**Subject:** Sane Housing Development for North Berkeley Bart!!!

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

*I want housing at the North Berkeley BART station to be contextual, affordable, and green. Zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't shattered by out-of-scale, high rise towers. The current approach will result in a market-rate monolith that dominates the neighborhood and does nothing to alleviate the cost of housing in the city. Show us a design that fits the area, can be built by a non-profit developer, and is 100% affordable.*

*Nina Torcoletti  
1370 Delaware Street  
Berkeley, CA94702*

**Horner, Justin**

---

**From:** Sylvia Soriano <sylviana286@gmail.com>  
**Sent:** Monday, March 22, 2021 12:34 PM  
**To:** Shen, Alisa; All Council; Berkeley Mayor's Office  
**Subject:** Housing at North Berkeley BART

**WARNING:** This email originated outside of City of Berkeley.  
**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

*Dear City of Berkeley Officials,*

*Please make housing at the North Berkeley BART station contextual, affordable, and green. Zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't shattered by out-of-scale, high rise towers. The current approach will result in a market-rate monolith that dominates the neighborhood and does nothing to alleviate the cost of housing in the city. Show us a design that fits the area, can be built by a non-profit developer, and is 100% affordable.*

*Thank you,  
Sylvia Soriano*

## Horner, Justin

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**From:** Irene Rice <ir07441@gmail.com>  
**Sent:** Monday, March 22, 2021 12:12 PM  
**To:** Shen, Alisa; All Council; Berkeley Mayor's Office  
**Subject:** North Berkeley BART Housing Development

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Dear City Staff,

Please only consider housing planning at the North Berkeley BART station to be contextual, affordable, and green.

Please zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't shattered by out-of-scale, high rise towers.

The current approach under discussion will result in a market-rate monolith that dominates the neighborhood and does nothing to alleviate the cost of housing in the city. Please show us a design that fits the area, can be built by a non-profit developer, and is 100% affordable. Consider the community and the integrity of City staff who care about Berkeley.

Thank you,  
Irene Rice, North Berkeley Resident

## Horner, Justin

---

**From:** Jordan Burns <jordanpburns13@gmail.com>  
**Sent:** Monday, March 22, 2021 11:44 AM  
**To:** bartplanning; All Council  
**Subject:** Ashby and North Berkeley BART development plans

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

To the Berkeley City Council and BART Community Advisory Group -

As the CAG nears completion of its proposals for the BART stations, I urge the the city to

- 1) Maximize the housing potential of the zoning plans: the need for more housing has only increased and the delays and lack of production have set us back decades.
- 2) Build the housing NOW! Complete the BART developments without delay. People continue to be displaced from our older homes and rent controlled apartments. No new housing means no affordable housing for our homeless and low income families.
- 3) Fund affordable housing. Commit future funds necessary to keep development proceeding with urgency and achieve affordable housing goals at both stations. Both stations should include affordable below market rate options at 80-120 AMI for working families.

Yours,

Jordan Burns



## Horner, Justin

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**From:** mrose1126@aol.com  
**Sent:** Monday, March 22, 2021 11:32 AM  
**To:** Shen, Alisa; All Council; Berkeley Mayor's Office  
**Subject:** Public comment re: TONIGHT'S CAG meeting 3/22 and Zoning/Housing at North Berkeley BART

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

To all concerned,

I am writing to express my comments regarding housing at the North Berkeley BART station since I am unable to join tonight's CAG meeting.

The housing should be contextual, affordable and green. The site should be zoned so that the minimums required by AB2923 are also the maximums to ensure that the low-rise residential character of the neighborhood isn't shattered by any buildings that are out-of-scale with the neighborhood.

GIVE US AN ALTERNATE VISION to the sole approach we've been shown—the 7-11 story market-rate monolith that will dominate the neighborhood and does nothing to alleviate the cost of housing. I support and want a design that fits the area, such as the design developed by Opticos for the City's 2018 Visioning Event, and that can be built by a non-profit developer and is 100% affordable.

Thank you,

Mary Rose  
1370 Delaware Street  
Berkeley, CA 94702

## Horner, Justin

---

**From:** Margaret Elms <melms1536@comcast.net>  
**Sent:** Monday, March 22, 2021 10:52 AM  
**To:** Shen, Alisa  
**Subject:** North Berkeley Bart

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

*I want housing at the North Berkeley BART station to be contextual, affordable, and green. Zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't shattered by out-of-scale, high rise towers. The current approach will result in a market-rate monolith that dominates the neighborhood and does nothing to alleviate the cost of housing in the city. Show us a design that fits the area, can be built by a non-profit developer, and is 100% affordable.*

*Lorna Brand  
1531 Lincoln Street  
Berkeley, Ca 94703*

## Horner, Justin

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**From:** Margaret Elms <melms1536@comcast.net>  
**Sent:** Monday, March 22, 2021 10:43 AM  
**To:** Shen, Alisa  
**Subject:** North Berkeley Bart

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

I want housing at the North Berkeley BART station to be contextual, affordable, and green. Zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't shattered by out-of-scale, high rise towers. The current approach will result in a market-rate monolith that dominates the neighborhood and does nothing to alleviate the cost of housing in the city. Show us a design that fits the area, can be built by a non-profit developer, and is 100% affordable.

Margaret M Elms  
1536 Lincoln Street  
Berkeley, CA 94703

## Horner, Justin

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**From:** Carol Hirth <chirth@mac.com>  
**Sent:** Monday, March 22, 2021 10:07 AM  
**To:** Shen, Alisa; All Council; Berkeley Mayor's Office  
**Subject:** Building at N. Berkeley BART

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

*I want housing at the North Berkeley BART station to be contextual, affordable, and green.*

*Zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't shattered by out-of-scale, high rise towers.*

*The current approach will result in a market-rate monolith that dominates the neighborhood and does nothing to alleviate the cost of housing in the city.*

*Show us a design that fits the area, can be built by a non-profit developer, and is 100% affordable.*

*Thank you,*

*Carol Hirth  
1309 Cornell. 94702*

**Horner, Justin**

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**From:** Vicki <vickisommer@gmail.com>  
**Sent:** Monday, March 22, 2021 10:05 AM  
**To:** Shen, Alisa; All Council; Berkeley Mayor's Office  
**Subject:** BART Zoning R-BMU DEVELOPMENT STANDARDS

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Dear Civic Leaders,

North Berkeley and Ashby are exceedingly dissimilar with regards to surrounding building heights, street widths and commercial use.

It makes no sense to zone them identically.

I urge you to create an Ashby BART Mixed-Use (R- BMU) district and a North Berkeley BART Mixed-Use (R- BMU) district.

Sincerely,

Vicki Sommer

94703

TABLE 23.202.150-2:R-BMUDEVELOPMENT STANDARDS

## Horner, Justin

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**From:** alan baer <alanbaer2@gmail.com>  
**Sent:** Monday, March 22, 2021 9:42 AM  
**To:** bartplanning; All Council  
**Subject:** Ashby and North Berkeley BART development plans

WARNING: This email originated outside of City of Berkeley.  
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

To the Berkeley City Council and BART Community Advisory Group -

As the CAG nears completion of its proposals for the BART stations, I urge the the city to

- 1) Maximize the housing potential of the zoning plans: the need for more housing has only increased and the delays and lack of production have set us back decades.
- 2) Build the housing NOW! Complete the BART developments without delay. People continue to be displaced from our older homes and rent controlled apartments. No new housing means no affordable housing for our homeless and low income families.
- 3) Fund affordable housing. Commit future funds necessary to keep development proceeding with urgency and achieve affordable housing goals at both stations. Both stations should include affordable below market rate options at 80-120 AMI for working families.

Yours,

Alan Baer  
1386 Euclid, Berkeley.

## Horner, Justin

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**From:** Donna Graves <donnagraves01@gmail.com>  
**Sent:** Monday, March 22, 2021 9:38 AM  
**To:** bartplanning; All Council  
**Subject:** Ashby and North Berkeley BART development plans

WARNING: This email originated outside of City of Berkeley.  
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

To the Berkeley City Council and BART Community Advisory Group -

As a long-time Berkeley resident, I am distressed by the unaffordability of our housing for all but a small segment of the population. The Community Advisory Group is nearing completion of its proposals for the BART stations, I urge the the city to

- 1) Maximize the housing potential of the zoning plans: the need for more housing has only increased and the delays and lack of production have set us back decades.
- 2) Build the housing NOW! Complete the BART developments without delay. People continue to be displaced from our older homes and rent controlled apartments. No new housing means no affordable housing for our homeless and low income families.
- 3) Fund affordable housing. Commit future funds necessary to keep development proceeding with urgency and achieve affordable housing goals at both stations. Both stations should include affordable below market rate options at 80-120 AMI for working families.

Yours,  
Donna Graves  
1204 Carleton Street

A Berkeley resident

**Horner, Justin**

---

**From:** Eric Johnson <johnsoew@gmail.com>  
**Sent:** Monday, March 22, 2021 9:32 AM  
**To:** bartplanning; All Council  
**Subject:** Ashby and North Berkeley BART development plans

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

To the Berkeley City Council and BART Community Advisory Group -

As a Berkeley resident who hopes that one day my two young children can afford to live in our wonderful city, I urge you to maximize the housing potential of the Ashby and N Berkeley BART zoning plans, accelerate construction, and fully fund affordable housing. Resistance to new housing construction in Berkeley results in higher prices and displacement every single day - this is the status quo that has been so devastating to our low income residents. Let's take the chance now to do better.

Thanks,

Eric Johnson



## Horner, Justin

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**From:** Steve Sperber <sperberstein@comcast.net>  
**Sent:** Sunday, March 21, 2021 10:44 PM  
**To:** Shen, Alisa  
**Subject:** North Berkeley BART development

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Dear Head of City Planning:

My wife and I want housing at the North Berkeley BART station to be contextual, affordable, and green. Zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't shattered by out-of-scale, high rise towers. The current approach will result in a market-rate monolith that dominates the neighborhood and does nothing to alleviate the cost of housing in the city. Show us a design that fits the area, can be built by a non-profit developer, and is 100% affordable.

Thank you for your attention to our request,  
Stephen Sperber and Roberta Silverstein  
1516 Lincoln Street  
Berkeley

**Horner, Justin**

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**From:** Preet Dhillon <preet.kaur.dhillon@gmail.com>  
**Sent:** Sunday, March 21, 2021 10:18 PM  
**To:** Shen, Alisa  
**Subject:** Housing at the North Berkeley BART

**WARNING:** This email originated outside of City of Berkeley.  
**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

*Dear Head of Planning*

*I want housing at the North Berkeley BART station to be contextual, affordable, and green. Zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't shattered by out-of-scale, high rise towers. The current approach will result in a market-rate monolith that dominates the neighborhood and does nothing to alleviate the cost of housing in the city. Show us a design that fits the area, can be built by a non-profit developer, and is 100% affordable.*

*Preet Dhillon  
1543 Delaware Street Berkeley, CA 94703*

## Horner, Justin

---

**From:** The-Anh Cao <theanh0413@gmail.com>  
**Sent:** Sunday, March 21, 2021 9:52 PM  
**To:** Shen, Alisa; All Council; Berkeley Mayor's Office  
**Subject:** HOUSING DEVELOPMENT AT NORTH BERKELEY BART STATION

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

*I want housing at the North Berkeley BART station to be contextual, affordable, and green. Zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't shattered by out-of-scale, high rise towers. The current approach will result in a market-rate monolith that dominates the neighborhood and does nothing to alleviate the cost of housing in the city. Show us a design that fits the area, can be built by a non-profit developer, and is 100% affordable.*

*Mrs The-Anh Cao  
1481 Virginia St.  
Berkeley , CA 94702*

## Horner, Justin

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**From:** Jason Warriner <jason.jaywar@gmail.com>  
**Sent:** Sunday, March 21, 2021 9:46 PM  
**To:** Shen, Alisa  
**Subject:** North Berkeley BART Development

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

I want housing at the North Berkeley BART station to be contextual, affordable, and green. Zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't shattered by out-of-scale, high rise towers. The current approach will result in a market-rate monolith that dominates the neighborhood and does nothing to alleviate the cost of housing in the city. Show us a design that fits the area, can be built by a non-profit developer, and is 100% affordable.

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Jason

## Horner, Justin

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**From:** Sean Bouvet <seanzak@yahoo.com>  
**Sent:** Sunday, March 21, 2021 9:34 PM  
**To:** Shen, Alisa; All Council; Berkeley Mayor's Office  
**Subject:** North Berkeley BART

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

*I want housing at the North Berkeley BART station to be contextual, affordable, and green. Zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't shattered by out-of-scale, high rise towers. The current approach will result in a market-rate monolith that dominates the neighborhood and does nothing to alleviate the cost of housing in the city. Show us a design that fits the area, can be built by a non-profit developer, and is 100% affordable.*

Sean Bouvet  
1617 Delaware St.  
Berkeley, CA 94703  
(510) 647-9337

## Horner, Justin

---

**From:** Vicki <vickisommer@gmail.com>  
**Sent:** Sunday, March 21, 2021 9:20 PM  
**To:** Shen, Alisa  
**Subject:** North Berkeley BART Zoning and development

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Dear Ms. Shen,

I want to see an alternative vision to the 7-11 story market rate approach that is the sole approach we've been shown. I want a proposal that is contextual, affordable, and green, like the design developed by Opticos for the City's 2018 Visioning Event.

I want you to recommend that the North Berkeley site be zoned so that the required minimums are also the maximums. Zoning **maximums** should be : 7 stories, 75 units per acre, and 4.2 floor area ratio. The law (AB2923) mis-classified North Berkeley as an Urban City Center. This is a Neighborhood. The developments on the nearby transit corridors are built to only five stories. How can you possibly imagine building higher in the middle of a low rise residential neighborhood?

Re the Joint Vision and Priorities document. I hope it was not based on the "Survey" we all filled out. The questions were leading (to a pre-desired outcome) and there was no opportunity to give "none of the above" as an answer - requiring one to express a falsehood in order to get to the next question. I would be interested to see a transcription of ALL the written comments.

Sincerely,  
V.Sommer  
94703

**Horner, Justin**

---

**From:** Maud Engel <engel1883@gmail.com>  
**Sent:** Sunday, March 21, 2021 9:09 PM  
**To:** Shen, Alisa; All Council; Berkeley Mayor's Office  
**Subject:** Planned housing construction at the North Berkeley BART Station

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

*I want housing at the North Berkeley BART station to be contextual, affordable, and green. Zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't shattered by out-of-scale, high rise towers. The current approach will result in a market-rate monolith that dominates the neighborhood and does nothing to alleviate the cost of housing in the city. Show us a design that fits the area, can be built by a non-profit developer, and is 100% affordable.*

*Maud Engel, Berkeley resident in the North Berkeley BART neighborhood for over 34 years*

## Horner, Justin

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**From:** karen sumner <kjsumner@gmail.com>  
**Sent:** Sunday, March 21, 2021 9:01 PM  
**To:** Shen, Alisa  
**Subject:** N Berkely Bart

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

*Hi,  
I want housing at the North Berkeley BART station to be contextual, affordable, and green. Zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't shattered by out-of-scale, high rise towers. The current approach will result in a market-rate monolith that dominates the neighborhood and does nothing to alleviate the cost of housing in the city. Show us a design that fits the area, can be built by a non-profit developer, and is 100% affordable.*

Thank you  
Karen Sumner  
1659 Short St, Berkeley, CA 94702



## Horner, Justin

---

**From:** desmid <desmid@gmail.com>  
**Sent:** Sunday, March 21, 2021 9:00 PM  
**To:** Shen, Alisa  
**Subject:** North Berkeley BART Housing Project

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Dear Planning Department,

*I want housing at the North Berkeley BART station to be contextual, affordable, and green. Zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't shattered by out-of-scale, high rise towers. The current approach will result in a market-rate monolith that dominates the neighborhood and does nothing to alleviate the cost of housing in the city. Show us a design that fits the area, can be built by a non-profit developer, and is 100% affordable.*

*Thank you,*

Desmid Lyon  
1808 Sacramento St  
Berkeley CA 94702

**Horner, Justin**

---

**From:** Kathy Tuttle <kathy.tuttle@comcast.net>  
**Sent:** Sunday, March 21, 2021 8:56 PM  
**To:** Shen, Alisa  
**Subject:** Housing at North Berkeley BART

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

*I want housing at the North Berkeley BART station to be contextual, affordable, and green. Zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't shattered by out-of-scale, high rise towers. The current approach will result in a market-rate monolith that dominates the neighborhood and does nothing to alleviate the cost of housing in the city. Show us a design that fits the area, can be built by a non-profit developer, and is 100% affordable.*

*Sincerely,*

*Kathleen Tuttle  
1415 Virginia Street*

## Horner, Justin

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**From:** Charis Baz <charisbaz@gmail.com>  
**Sent:** Sunday, March 21, 2021 8:54 PM  
**To:** All Council  
**Cc:** Shen, Alisa  
**Subject:** BART Development priorities and goals

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Dear City Council and Community Advisory Group-

I'm a renter a block away from Ashby Bart near the library, and I'm solidly in favor of more housing of all types ASAP.

Please see my key priorities for BART development:

- 1) Maximize the housing potential of the zoning plans in our neighborhood. The need for more housing has only increased and the delays and lack of production have set us back decades. Even approved projects are languishing with empty lots now playgrounds for rats and no places for people to live being constructed.
- 2) Please do whatever you can to build ASAP - even if it means modular construction, etc. We need to complete the BART developments within 10 years.
- 3) Fund affordable housing now: Commit future funds necessary to keep development proceeding with urgency and to achieve affordable housing goals at both stations, including a minimum of 50% affordable housing at Ashby BART. At both stations include affordable below market rate options at 80-120 AMI for working families. These can coexist with market rate units.
- 4) Eliminate car traffic on Adeline Street between Ashby and MLK as part of the Ashby BART development and give a permanent home to the Berkeley Flea Market.
- 5) Provide funding for an Adeline Greenway Park and the two-lane option on the northern part of Adeline Street: South Berkeley should have equal access to parks and recreation, and a safe and walkable neighborhood.

Sincerely,

Charis Baz - public health professional and single mom  
2909 1/2 Martin Luther King, Berkeley

**Horner, Justin**

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**From:** Toni Casal <tonic59@gmail.com>  
**Sent:** Sunday, March 21, 2021 8:52 PM  
**To:** Berkeley Mayor's Office; All Council; Shen, Alisa; Kesarwani, Rashi  
**Subject:** North Berkeley BART Housing---Zoning

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Dear Community Leaders,

**I want housing at the North Berkeley BART station to be contextual, affordable, and green. Zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't shattered by out-of-scale, high rise towers.** Show us a design that fits the area, can be built by a non-profit developer, and is 100% affordable.

If we are really serious about affordable housing in Berkeley, that must begin with non-profit developers. For-profit developers have no track record for prioritizing low income housing. What drives for-profit developers, and BART, is more units, more rents and more profits.

Is there a reason we would expect a different outcome or behavior from for-profit developers? Let's look at their track record. They say whatever they need to say in order to win the contract, and then they contribute little or nothing to low income housing (paying fines instead). That is not what we need. Let's begin with an affordable and low income housing priority, and let that guide our work. I hope you will make this commitment.

Trickle down low-income housing? This is a YIMBY myth. In what desirable, large urban setting is this happening? Have you seen

the density in Vancouver? It's not easy for moderate income people to live there. Building MORE units does not mean moderate and low income people will be served. More likely, more high income people will be living in the BART tower. That would be an outcome that would pain city council members for a long time. Please do the right thing.

Thanks for your attention.  
Toni Casal

## Horner, Justin

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**From:** Dmitriy Shirchenko <caldima@gmail.com>  
**Sent:** Sunday, March 21, 2021 8:17 PM  
**To:** Shen, Alisa; All Council; Berkeley Mayor's Office  
**Subject:** North Berkeley BART Development

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

I want housing at the North Berkeley BART station to be contextual, affordable, and green. Zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't shattered by out-of-scale, high rise towers. The current approach will result in a market-rate monolith that dominates the neighborhood and does nothing to alleviate the cost of housing in the city. Show us a design that fits the area, can be built by a non-profit developer, and is 100% affordable.

Dmitriy Shirchenko  
1479 Lincoln St, Berkeley, CA 94702

## Horner, Justin

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**From:** Barry Horwitz <bdhorwitz@gmail.com>  
**Sent:** Sunday, March 21, 2021 8:08 PM  
**To:** Shen, Alisa; All Council; Berkeley Mayor's Office  
**Subject:** North Berkeley Bart Station neighborhood development plan >>

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

City of Berkeley:

*I want housing at the North Berkeley BART station to be contextual, affordable, and green. Zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the neighborhood isn't shattered by out-of-scale, high rise towers. The current approach will result in a market-rate monolith that dominates the neighborhood and does nothing to alleviate the cost of housing in the city. Show us a design that fits the area, can be built by a non-profit developer, and is 100% affordable.*

--

Barry David Horwitz, Editor

1711 Eola Street  
Berkeley 94703

[bdhorwitz@gmail.com](mailto:bdhorwitz@gmail.com)

@Theatrius.com

## Horner, Justin

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**From:** Laura Klein <lauraanneklein@gmail.com>  
**Sent:** Sunday, March 21, 2021 8:04 PM  
**To:** Shen, Alisa; Berkeley Mayor's Office; All Council  
**Subject:** Draft zoning proposal

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Dear Mayor and City Councilmembers,

I want housing at the North Berkeley BART station to be contextual, affordable, and green.

Zone the site so that the minimums required by AB2923 are also the maximums, to ensure that the low-rise residential character of the surroundings isn't shattered by out-of-scale, high rise towers. This is in accordance with the language in the MOU that calls for respecting the context of the neighborhood.

The current approach will result in a market-rate monolith that dominates the neighborhood, and does nothing to alleviate the cost of housing in the city. Show us a design that fits the area, can be built by a non-profit developer, and is 100% affordable!

Sincerely,  
Laura Klein  
1519 Virginia Street  
Berkeley 94703



## Horner, Justin

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**From:** Donna Graves <donnagraves01@gmail.com>  
**Sent:** Sunday, March 21, 2021 3:51 PM  
**To:** All Council  
**Cc:** Shen, Alisa  
**Subject:** BART Development priorities and goals

WARNING: This email originated outside of City of Berkeley.  
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Dear City Council and Community Advisory Group-

I support the South Berkeley Now! KEY PRIORITIES FOR BART DEVELOPMENT as described below:

- 1) Maximize the housing potential of the zoning plans. The need for more housing has only increased and the delays and lack of production have set us back decades.
- 2) Build the housing NOW!: Complete the BART developments within 10 years. People continue to be displaced from our older homes and rent controlled apartments. No new housing means no affordable housing for our homeless and low income families.
- 3) Fund affordable housing now: Commit future funds necessary to keep development proceeding with urgency and to achieve affordable housing goals at both stations, including a minimum of 50% affordable housing at Ashby BART. At both stations include affordable below market rate options at 80-120 AMI for working families.
- 4) Reduce the traffic lanes on Adeline Street as part of the Ashby BART development and give a permanent home to the Berkeley Flea Market.
- 5) Provide funding for an Adeline Greenway Park and the two-lane option on the northern part of Adeline Street: South Berkeley should have equal access to parks and recreation, and a safe and walkable neighborhood.

Sincerely,  
Donna Graves  
1204 Carleton Street  
Berkeley resident

## Horner, Justin

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**From:** Clarke Teresa <tkclarke2@yahoo.com>  
**Sent:** Sunday, March 21, 2021 10:44 AM  
**To:** All Council  
**Cc:** Shen, Alisa  
**Subject:** BART Development priorities and goals

**WARNING:** This email originated outside of City of Berkeley.

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Dear City Council and Community Advisory Group-

I support the South Berkeley Now! KEY PRIORITIES FOR BART DEVELOPMENT as described below:

- 1) Maximize the housing potential of the zoning plans. The need for more housing has only increased and the delays and lack of production have set us back decades.
- 2) Build the housing NOW!: Complete the BART developments within 10 years. People continue to be displaced from our older homes and rent controlled apartments. No new housing means no affordable housing for our homeless and low income families.
- 3) Fund affordable housing now: Commit future funds necessary to keep development proceeding with urgency and to achieve affordable housing goals at both stations, including a minimum of 50% affordable housing at Ashby BART. At both stations include affordable below market rate options at 80-120 AMI for working families.
- 4) Reduce the traffic lanes on Adeline Street as part of the Ashby BART development and give a permanent home to the Berkeley Flea Market.
- 5) Provide funding for an Adeline Greenway Park and the two-lane option on the northern part of Adeline Street: South Berkeley should have equal access to parks and recreation, and a safe and walkable neighborhood.

Sincerely,

Teresa Clarke  
Berkeley resident D3

## Horner, Justin

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**From:** Jane Scantlebury <jscantlebury@lmi.net>  
**Sent:** Sunday, March 21, 2021 7:00 AM  
**To:** All Council  
**Cc:** Shen, Alisa  
**Subject:** BART Development priorities and goals

WARNING: This email originated outside of City of Berkeley.  
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Dear City Council and Community Advisory Group-

I support the South Berkeley Now! KEY PRIORITIES FOR BART DEVELOPMENT as described below:

- 1) Maximize the housing potential of the zoning plans. The need for more housing has only increased and the delays and lack of production have set us back decades.
- 2) Build the housing NOW!: Complete the BART developments within 10 years. People continue to be displaced from our older homes and rent controlled apartments. No new housing means no affordable housing for our homeless and low income families.
- 3) Fund affordable housing now: Commit future funds necessary to keep development proceeding with urgency and to achieve affordable housing goals at both stations, including a minimum of 50% affordable housing at Ashby BART. At both stations include affordable below market rate options at 80-120 AMI for working families.
- 4) Reduce the traffic lanes on Adeline Street as part of the Ashby BART development and give a permanent home to the Berkeley Flea Market.
- 5) Provide funding for an Adeline Greenway Park and the two-lane option on the northern part of Adeline Street: South Berkeley should have equal access to parks and recreation, and a safe and walkable neighborhood.

Sincerely, Jane Scantlebury

Berkeley resident

## Horner, Justin

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**From:** scott peterson <scott6peterson@gmail.com>  
**Sent:** Saturday, March 20, 2021 2:57 PM  
**To:** All Council  
**Cc:** Shen, Alisa  
**Subject:** BART Development priorities and goals

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Dear City Council and Community Advisory Group-

I support the South Berkeley Now! KEY PRIORITIES FOR BART DEVELOPMENT as described below:

- 1) Maximize the housing potential of the zoning plans. The need for more housing has only increased and the delays and lack of production have set us back decades.
- 2) Build the housing NOW!: Complete the BART developments within 10 years. People continue to be displaced from our older homes and rent controlled apartments. No new housing means no affordable housing for our homeless and low income families.
- 3) Fund affordable housing now: Commit future funds necessary to keep development proceeding with urgency and to achieve affordable housing goals at both stations, including a minimum of 50% affordable housing at Ashby BART. At both stations include affordable below market rate options at 80-120 AMI for working families.
- 4) Reduce the traffic lanes on Adeline Street as part of the Ashby BART development and give a permanent home to the Berkeley Flea Market.
- 5) Provide funding for an Adeline Greenway Park and the two-lane option on the northern part of Adeline Street: South Berkeley should have equal access to parks and recreation, and a safe and walkable neighborhood.

Sincerely,

Scott Peterson  
Russell Street  
Berkeley

## Horner, Justin

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**From:** Nat Kane <nathaniel.kane@gmail.com>  
**Sent:** Saturday, March 20, 2021 9:38 AM  
**To:** All Council  
**Cc:** Shen, Alisa  
**Subject:** BART Development priorities and goals

**WARNING:** This email originated outside of City of Berkeley.  
**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Dear City Council and Community Advisory Group-

I support the following priorities as described below:

- 1) Maximize the housing potential of the zoning plans. The need for more housing has only increased and the delays and lack of production have set us back decades.
- 2) Build the housing NOW!: Complete the BART developments within 10 years. People continue to be displaced from our older homes and rent controlled apartments. No new housing means no affordable housing for our homeless and low income families.
- 3) include housing for low and very low income families and individuals.
- 4) Reduce the traffic lanes on Adeline Street as part of the Ashby BART development and give a permanent home to the Berkeley Flea Market.
- 5) Provide funding for an Adeline Greenway Park and the two-lane option on the northern part of Adeline Street: South Berkeley should have equal access to parks and recreation, and a safe and walkable neighborhood.

Sincerely,

Nat Kane  
3025 Harper St, Berkeley, CA 94703

Sent from Android

## Horner, Justin

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**From:** Forest Kaser <forestkaser@gmail.com>  
**Sent:** Saturday, March 20, 2021 8:14 AM  
**To:** All Council  
**Cc:** Shen, Alisa  
**Subject:** BART Development priorities and goals

**WARNING:** This email originated outside of City of Berkeley.

**DO NOT CLICK ON** links or attachments unless you trust the sender and know the content is safe.

Dear City Council and Community Advisory Group,

I support the South Berkeley Now! KEY PRIORITIES FOR BART DEVELOPMENT as described below: 1) Maximize the housing potential of the zoning plans. The need for more housing has only increased and the delays and lack of production have set us back decades. 2) Build the housing NOW!: Complete the BART developments within 10 years. People continue to be displaced from our older homes and rent controlled apartments. No new housing means no affordable housing for our homeless and low income families. 3) Fund the goal of 50% affordable housing: Commit future funds as necessary to keep the developments proceeding with urgency. At a minimum, 35% should be affordable to the homeless, very low and low income (up to 60% AMI). Include affordable below market rate (BMR) options for moderately low and moderate income working families (60-120% AMI). See SBN! Proposal-  
<https://static1.squarespace.com/static/5bdcc237372b962af7866b47/t/5e45f5bc53c62466ee2b580a/1581643197970/Ashby+BART-+affordable+homes+for+all.pdf> 4) Reduce the traffic lanes on Adeline Street as part of the Ashby BART development and give a permanent home to the Berkeley Flea Market. 5) Provide funding for an Adeline Greenway Park and the two-lane option on the northern part of Adeline Street: South Berkeley should have equal access to parks and recreation, and a safe and walkable neighborhood.

Sincerely,  
Forest Kaser  
South Berkeley resident

**Horner, Justin**

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**From:** Laura Stevens <laura4300@comcast.net>  
**Sent:** Friday, March 19, 2021 11:06 PM  
**To:** All Council  
**Cc:** Shen, Alisa  
**Subject:** BART Development priorities and goals

WARNING: This email originated outside of City of Berkeley.  
DO NOT CLICK ON links or attachments unless you trust the sender and know the content is safe.

Dear City Council and Community Advisory Group-

Along with most of my neighbors,  
I support the South Berkeley Now! KEY PRIORITIES FOR BART DEVELOPMENT. You have received many letters detailing this position and I will not repeat them here. The urgency of this matter cannot be overstated!

Sincerely,  
Laura Stevens  
South Berkeley resident