

## Burns, Anne M

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**From:** Maulin Chokshi <uaaberkeley@yahoo.com>  
**Sent:** Friday, April 14, 2023 2:56 PM  
**To:** Burns, Anne M; David Ushijima  
**Cc:** Harrison, Kate; Berkeley Mayor's Office  
**Subject:** Re: Comments for 1598 University Ave. project at Apr. 20th DRC (Design Review Committee) meeting

**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.

David,

I am not able to speak to what you have written but I am concerned with the on site parking. If there are 207 units, parking 39 spaces for the whole building- where are the tenants going to park? Concern is that the tenants will park their cars in the streets which are already narrow and congested with existing parked cars. Parking for the building should be increased to accommodate the tenants and the ground floor commercial. If there is no plan to increase the parking then tenants should be required to not have any cars and that should be enforced.

Thank you.

Maulin

On Tuesday, April 11, 2023 at 01:57:53 PM PDT, David Ushijima <davushijima@gmail.com> wrote:

Dear Anne,

I have attached my comments for inclusion in the 1598 University Ave. project packet at the Apr. 20th Design Review Committee meeting.

Thank you,

David Ushijima  
Neighborhood D4 Resident  
[davushijima@gmail.com](mailto:davushijima@gmail.com)

## Burns, Anne M

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**From:** Maha Parameswaran <mahaparam@gmail.com>  
**Sent:** Monday, April 17, 2023 11:23 AM  
**To:** Burns, Anne M  
**Subject:** NO to 8 story, 200+ unit tower at 1598 University

**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 live at 1535 University Avenue adjoining the proposed development on the south side and **strongly oppose the 8 story building** at this location. I urge the City of Berkeley to **REJECT** this development proposal and **mandate a 5 story maximum limit**. I am **in favor of housing relief by supporting a 4-5 story residential unit building** that is right sized and in alignment with the character of this neighborhood. We welcome new neighbors, but not external developers building giant towers and destroying the Berkeley neighborhood and our lives.

The proposed 8 story monstrosity is a blatant disregard for the residential neighborhood that has existed here for several decades. Several single and multi-family residents have served the community as educators, contractors, craftsmen and professionals in various fields. The construction of this monstrosity will **significantly disrupt the lives of the neighbors** during and after construction. The quality of life will be significantly affected with this **building towering over single and two story homes** completely blocking any view of the sky. All the windows of my two story building will have a giant facade wall 6 -8 stories high to stare at and completely block any sunlight.

There are already **several vacant retail locations in the same block** and vicinity. This proposed building with additional retail fronts serves no purpose. As far as the housing relief this provides, **more than 90% of the units are market rate**. This is simply an exercise by the developers **taking advantage of the current housing situation** and applying **state density bonus** completely out of context in a residential area to maximize their profit.

Thanks  
Maha Parameswaran  
1535 Addison St., Berkeley

## Burns, Anne M

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**From:** Toni Mester <healthyparks@comcast.net>  
**Sent:** Monday, April 17, 2023 1:19 PM  
**To:** Burns, Anne M  
**Subject:** 1598 University Avenue

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 Ms. Burns and the Design Review Committee,

Regarding 1598 University Avenue, the building is U shaped with two wings, an east wing adjacent to California Street, and a west wing in the interior block. According to depiction A3.13 and other elevations, the east wing is stepped down once, while the west wing is stepped down twice. The east wing should also be stepped down twice for the following reasons:

1. symmetry. The difference in step-downs is unbalanced in an otherwise symmetrical layout and does not harmonize with the aesthetics of the building.
2. brutality. The sheer high wall created by a single step-down along California Street brutalizes the streetscape on a major thoroughfare and interrupts the perspective view on California Street looking north. Too many of these high walls have been created, which are ruining the beloved and beautiful view corridors of Berkeley streets. Another example is the wall of the Higby on San Pablo and Ashby Avenue, which brutalizes the streetscape on Ashby Avenue to the west. Design review should not be restricted to the design of a building but the impact of a building on the design of the City as a whole.

Sincerely,  
Toni Mester

Design Review Commission

4/18/23

Re: 1598 University Avenue

The sidewalks on University Avenue are narrow and the Design Review Commission needs to ask the Developer to retain the existing zoning rule of a two-foot setback on the ground floor. The distance from the property line to the street is 9.6 feet and the distance to the edge of a tree well is 5 feet. Sidewalks are a community meeting place. With an estimated 250 residents this will not be possible.

There are not enough bike parking spaces.

Larger commercial spaces are easier to lease. There should be one less space and the others enlarged. The café on the corner is the anchor tenant and serves the immediate community and should be as large as possible.

The mural is great. I hope the community can have some input on the design (I vote for a Ukrainian flag).

Richard Graham

1529 Addison St.