

2327 Prince St. Apt. 5
Berkeley, CA 94705

June 6, 2023.

Zoning Adjustments Board
Planning and Development
1947 Center Street, 2nd Floor
Berkeley, CA 94704

[REDACTED]
To Whom It May Concern:

I only learned about the proposed five story building on the corner of Telegraph and Webster when I received the notice from the Zoning Adjustments Board last week. I am very concerned about the parking issue that will arise from the construction of this proposed building. What, if any accommodations are being made for parking cars or bicycles. There is an AC Transit #6 bus stop on the corner. Will they be issued a Clipper Card instead of an M sticker. Developers state that residents will ride bikes and take public transit but the reality is they probably have more than one car.

Our neighborhood has been inundated with parking problems that have gotten notably worse in the last three years. Many of us, myself included, do not have a driveway and must share the fewer and fewer parking places on the street. Half of Halcyon Commons, north of the park could be changed to diagonal parking, but that would not be a huge improvement. We absorb Alta Bates workers, Whole Foods, The Model School and more.

I have been a lifelong bike rider until the last two years after I got hit by a car while I was riding my bike. Now I have a cane and have to use a car for errands that involve carrying stuff.

Sincerely,

Ann Strong

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 3030 Telegraph User Permit #ZP2022--0170

From: Bruce Wicinas <bwicinas@pacbell.net>
Sent: Tuesday, June 6, 2023 3:15 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>
Subject: 3030 Telegraph User Permit #ZP2022--0170

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We may comment on the cosmetic aspects of design. Regarding the elements of consequence, we have no say.

This project has been imposed upon us by our city. The future character of Berkeley is being shaped by the authorizing of projects like this. Hopefully these fare better than the era of dingbat construction of the 70's (for pertinent history see for example darrellowens.substack.com/p/the-history-of-gentrification-in-111.)

What will be the effect of suddenly dropping 400 to 500 new residents upon this geographic coordinate, the 3000 block of Telegraph (which includes both 3030 and 3031)? It is an increase in local population density by 500 to 1000%, depending upon the radius of radius of measure.

The R2+ neighborhood west of Telegraph is mostly two-story but among the densest in Berkeley. But for tiny "Halcyon Commons" (conceived and executed by citizen not by city initiative) there is negligible open space. Most lots are overbuilt, including many grandfathered second units constructed without zoning authorization. This neighborhood has been doing "density duty" for decades, unlike other Berkeley zip codes I can name.

How will the 500 new working-age residents (of 3030 and 3031) get to work? Are they expected to walk to BART - about eight blocks away, take busses or bicycle? The planners I assume expect most of this new population to forego car ownership, a break with Californians of the present and past. If autos are assumed, the project is hard to reconcile. Telegraph and Ashby are unfriendly to traffic and already suffer congestion. Moreover, the city currently sponsors an initiative to pinch Telegraph to two lanes and to slow it, dubbed "Putting Telegraph on a Diet." Do planners assume that basic patterns of residential activity such as commuting, shopping and emergency services will survive this earthquake and work themselves out benignly? Might density above some threshold be a virus with hidden variants?

As a very long-time resident I have concern about the average tenure of the populations of these buildings. Will these be residences in which inhabitants remain for years? Or will they be places of high transience and rapid turnover as are most of the other absentee-landlord-owned units in my neighborhood?

A provision for new public open space to relieve the stress of higher density has zero probability of occurrence. The city owns no underutilized property in these neighborhoods.

I acknowledge that Bay Area neighborhoods need to increase density since the amount of land is fixed. For ten years we have been observing Berkeley's response. The city has built hundreds of 5-6 story cuboids all containing units of fairly uniform description. Most are still in the pipeline. History has yet to observe their consequence. Towers are a completely different building type though the units they contain largely resemble those in the cuboids. The city of Berkeley has close to zero prior experience with residential towers; none if you overlook a few in downtown or at the campus. Dropping two such towers upon a neighborhood far off the corridors of density is a grand social experiment.

The city appears to have zero vision of other density-enhancing configurations. Cuboids and towers - this is the limit of imagination of the city and its developer pals?

"Categorically exempt to CEQA Guidelines" probably means that no one is charged with looking into any of these questions, right?

Bruce Wicinas
2311 Prince St 94705

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 3030 Telegraph Avenue, Use Permit #ZP2022-0170: Approve Only with Conditions

From: Julien Phalip <jphalip@gmail.com>
Sent: Tuesday, June 6, 2023 1:01 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>
Cc: Riemer, Allison <ARiemer@berkeleyca.gov>; Humbert, Mark <MHumbert@berkeleyca.gov>; Nancy Carleton <nancy94705@gmail.com>; John Steere <john@johnsteere.com>; Shael Barger <dakotahdog@gmail.com>; Stephanie Adrianse Phalip <sadrianse@gmail.com>; Igor Tregub <itregub@gmail.com>
Subject: 3030 Telegraph Avenue, Use Permit #ZP2022-0170: Approve Only with Conditions

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Honorable Chair Tregub and Members of the Zoning Adjustments Board:

We are writing to you as owners and residents at 2326 Webster St, directly adjacent to the 3030 Telegraph project. Of note, we have co-signed with other neighbors a separate letter titled "*3030 Telegraph Project: Design Ideas and Recommendations*", which contains a number of shared ideas. **We also support the recommendations of the Design Review Committee** pertaining to this project as expressed in their minutes from the May 18th, 2023 hearing, as well as the comments submitted by our fellow neighbors Nancy Carleton, John Steere, and Shael Barger.

We are also submitting this particular letter to address topics that are relevant specifically to our own property: privacy, shading, and noise.

Privacy

We would like to reiterate our **concerns about privacy issues** inherent to a 5-story building that will be significantly higher than all surrounding buildings, including those that are being replaced by the project which are only 1-2 stories with greater setbacks.

Fixed louver screens and window casings are two ways to help address this issue and would also contribute to a more neighborhood friendly design aesthetic than the stark industrial one currently being proposed. Please see the separate letter titled "*3030 Telegraph Project: Design Ideas and Recommendations*" for further details on feedback and suggestions.

Shading

One of the most important considerations that we would like to address is the **significant impact of shading** on our house by the proposed design. As evidenced by the shadow studies, the current design would cast an excessive amount of shading on our property along with neighboring properties on Halcyon Court and Webster St. This will have the effect of **completely eliminating direct sunlight during the morning hours year round** on our property, resulting in higher energy consumption and negative impacts on quality of life.

While we understand that the developer is faced with space constraints in trying to accommodate the desired number of units, we strongly urge them to take measures to limit the amount of shading produced by the building.

We believe that **increasing setbacks and adding setbacks on the West side** of the building would make a substantial difference in minimizing the impact on neighboring properties. If possible, we would encourage the developer to consider options such as **reducing the size of some of the larger units** to achieve this goal.

Noise

We have concerns regarding potential **noise levels in the courtyard and from West-facing windows**. We believe that adding trees and bushes by the fence could be a potential solution that would not only provide a natural barrier, but also enhance the aesthetics of the area.

Covering the fence with **sheets of Mass Loaded Vinyl or other sound-absorbing materials** could also be a viable solution that would effectively reduce noise levels in the courtyard.

Increasing the setbacks of the west side of the building would help address the noise as well as help address privacy issues.

We appreciate you taking our concerns into consideration as you review this project.

Sincerely,

Julien and Stephanie Phalip

2326 Webster St, Berkeley.

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 3030 Telegraph Avenue, Use Permit #ZP2022-0170: Only Approve with conditions
Importance: High

From: John Steere <john.steere@pw.cccounty.us>
Sent: Tuesday, June 6, 2023 12:39 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>
Cc: Riemer, Allison <ARiemer@berkeleyca.gov>; Humbert, Mark <MHumbert@berkeleyca.gov>; itregub@gmail.com; Nancy Carleton <nancy94705@gmail.com>; Julien Phalip <jphalip@gmail.com>; John Steere <john@johnsteere.com>
Subject: 3030 Telegraph Avenue, Use Permit #ZP2022-0170: Only Approve with conditions
Importance: High

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Re: 3030 Telegraph Avenue, Use Permit #ZP2022-0170

Honorable Chair Tregub and Members of the Zoning Adjustments Board:

Although I am the lead author of the letter from the Halcyon Neighborhood Association (HNA) in your current packet that was submitted to the Design Review Committee by Co-Chair Nancy Carleton and me on behalf of HNA regarding the application for 3030 Telegraph Avenue, I am furnishing these additional comments as a longtime resident of Webster Street across the street from the proposed 3030 Telegraph Avenue and as cofounder of Livable Berkeley (the first NGO supporting “smart growth” in Berkeley).

I would like to echo Nancy Carleton in her June 5 letter to the ZAB, to endorse the recommendations of the Design Review Committee pertaining to this project as provided in their minutes from its May 18, 2023, hearing, as well as the recommendations from our own HNA letter that is included in your packet. From the perspective of those living on the north side of Webster Street near/across from the proposed new building, the blocklike, undifferentiated façade 3030 Telegraph will have a looming and massive presence in this vicinity of the Halcyon Neighborhood, and right at the “gateway” to it. This represents a jarring visual and neighborhood character impact, magnified by the demolition of the 3 existing structures along the south side of Webster Street that it will replace. HNA residents have spent over 30 years creating the neighborhood character that is enjoyed by residents and passersby: building a landscaped barrier on Webster Street that represents the gateway to the neighborhood; designing and planting Halcyon Commons (see photos of both from the 5/8 HNA letter); and planting over 120 street trees throughout the neighborhood. As submitted to the City, this TOD project proposal appears to turn its back on the neighborhood into which it is being built. This is why affected neighbors met early this year with the developer’s architects to propose “Design Ideas and Recommendations,” which were memorialized in the document of the same title in your packet. I also met with and shared them with Mark Rhoades (whose firm is coordinating its entitlement process) a few months ago. He also agreed in principle with these “neighborhood-friendly design guidelines,” as a prototype for guiding façade design for this and other TOD projects in Berkeley and as a means to soften their significant visual/neighborhood character impacts.

I would like to highlight 3 recommendations made in our guidance document for the northern frontage of the building on Webster Street:

- Require that the standard sidewalk width of 5-6 feet be required for the neighborhood portion of the project that begins opposite the existing landscaped barrier.
- Use the additional 7 feet of sidewalk strip on either side for planting additional trees and shrubs, and for relocating its raingardens/LID (which are currently proposed for the southern side).

- Use warm or earth tone colors and mixed textures on the northern façade.

These visual mitigations will benefit both existing neighbors and new residents of 3030 Telegraph alike.

In addition, since the proposed development will not be providing on-site parking, and as an inducement for residents to use bicycles, additional garage-based bicycle parking should be provided, i.e., at least 80 stalls, or twice what is currently proposed, so that that more resident cyclists will have a safe place to park their bicycles.

Finally, I would like reinforce Nancy Carleton's conclusion that good design elements of the building that acknowledge and honor the neighborhood context are among the best ways to mitigate the negative effects of large buildings on the adjacent neighborhoods. And as this massive project request concessions from Berkeley's Zoning code, I also urge you to issue the permit *only* if you include conditions to mitigate its negative impacts and ensure that it has a more neighborhood-friendly design on its neighborhood-facing sides. Thank you for your consideration of my comments.

Cordially yours,

John

John Steere, AICP
2329 Webster St.
Berkeley California 9475

Watershed Planner
Contra Costa County Watershed Program



Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 3030 Telegraph Avenue, Use Permit #ZP2022-0170: Approve Only with Conditions

From: Shael Barger <dakotahdog@gmail.com>
Sent: Tuesday, June 6, 2023 10:19 AM
To: Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>
Cc: Humbert, Mark <MHumbert@berkeleyca.gov>; itregub@gmail.com
Subject: 3030 Telegraph Avenue, Use Permit #ZP2022-0170: Approve Only with Conditions

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Honorable Chair Tregub and Member of the Zoning Adjustments Board:

I have been a homeowner on Halcyon Court since 1989 and am part of the neighborhood group that drafted the letter submitted to the Design Review Committee regarding the application for 3030 Telegraph Avenue and am writing this in support and agreement with Nancy Carleton's additional comment submitted yesterday and with a separate comment of my own.

First I cannot stress enough that the recommendations of the Design Review Committee pertaining to the project as expressed in their minutes from the May 18, 2023 hearing as well as the recommendations from our HNA letter included in the packet you received should be accepted in whole as a mandatory beginning point as a condition for granting the Use Permit.

The 3030 Telegraph project will directly abut my tiny patio and have significant deleterious impact on light, and noise levels at a minimum as well as to many other neighbors so the very minimal recommendations in both DRC's minutes and those of the neighborhood's submission are enormously important.

My additional comment/recommendation for mandatory granting the use permit:

As I understand, part of the reason for not requiring any parking on the 3030 Telegraph site for either residents or the retail space traffic on the first floor is to promote use of public transit and bicycle use – an admirable but fundamentally naïve assumption at the very best, IMHO, and it behooves the developers to do their part to support that concept as a condition of being granted a use permit. Currently it is my understanding that the developers are only allowing for secure parking of 70 bicycles – given there are 144 units planned, that only pays minimal lip service on their part to the promotion of bike use for transport. My recommendation is that the developers be required to provide at least one (1) secure bike storage space for each unit – given many units will be inhabited by more than 1 resident, that should be a bare minimum of such storage provided.

Thank you in advance for consideration of my comments and support of the DRC recommendations and those contained in Nancy Carleton's submission.

Shael Barger
3041 Halcyon Court
Berkeley, CA 94705

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 3030 Telegraph Avenue, Use Permit #ZP2022-0170: Approve ONLY with conditions

From: Nancy Carleton <nancy94705@gmail.com>
Sent: Monday, June 5, 2023 5:31 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>
Cc: Humbert, Mark <MHumbert@berkeleyca.gov>; Igor Tregub <itregub@gmail.com>
Subject: 3030 Telegraph Avenue, Use Permit #ZP2022-0170: Approve ONLY with conditions

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Re: 3030 Telegraph Avenue, Use Permit #ZP2022-0170

Honorable Chair Tregub and Members of the Zoning Adjustments Board:

While I participated in drafting the letter submitted to the Design Review Committee from Halcyon Neighborhood Association Co-Chair John Steere and myself on behalf of HNA regarding the application for 3030 Telegraph Avenue, I am writing this additional comment as an individual resident of Halcyon Court and former Chair of Berkeley's Zoning Adjustments Board.

I support the recommendations of the Design Review Committee pertaining to this project as expressed in their minutes from the May 18, 2023, hearing, as well as the recommendations from our HNA letter included in the packet you received. If I were to pick the top three items that would make a difference from my perspective as a resident of Halcyon Court, where the new building will have a massive presence, they would be (1) paint color (warm earth tones for ground floors with a color variation for the top one or two floors in a more subdued aqua-blue tone: no stark cold gray, as in the first iteration of the project, and no garish royal blue with stark contrast to white in the current submission), (2) planting tall narrow trees (redwood, cypress, or similar) along the western side of the building to soften the impact of the building's bulk and in accordance with Halcyon neighborhood's greening initiatives), and (3) trellis or arbor above the fence line to further soften the building's edge as visible walking along Halcyon Court from the park.

In addition, in terms of the northern frontage of the building on Webster Street, I strongly urge that only the standard sidewalk width of 5-6 feet be allowed in the neighborhood portion of the project. Huge sidewalks of 10-12 feet or wider make sense only at the Telegraph corner and the first section of Webster (up to the area opposite the Whole Foods Market driveway entrance) to allow for a possible neighborhood-serving cafe. After that, further hardscape is in conflict with the long-term greening efforts of the neighborhood, and that space would better be devoted to a wider planting strip along the building's edge, including more tall trees, vines, and possible arbor(s) to soften the impact of its bulk on the neighborhood.

Finally, I wish to remind you that although the Zoning Board's ability to mitigate the negative effects of large buildings on neighborhoods is reduced from the days of my service by changes in State law, your primary role remains one of safeguarding our community by mitigating the negative effects of projects to the degree you are allowed; good design elements that recognize neighborhood context are among the best ways to achieve this. This project asks for concessions from Berkeley's Zoning code, and I urge you to issue the permit **only** if you include conditions to mitigate negative impacts and ensure the project has a more neighborhood-friendly design on its neighborhood-facing sides.

Thank you for your consideration of my comments.

Warmly,

Nancy

Nancy Carleton
Former Chair, Zoning Adjustments Board, Berkeley
3044-B Halcyon Court
Berkeley CA 94705

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 3030 Telegraph Avenue

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

From: Linda Rosen <linda44@sonic.net>
Sent: Monday, June 5, 2023 4:13 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>
Subject: 3030 Telegraph Avenue

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Dear Board members,

I am writing regarding the design features for 3030 Telegraph Avenue. In order to mitigate the impact of this tall building on the Halcyon neighborhood and on Berkeley, too, please adopt the following recommendations:

Earth tone colors
Regular sidewalk on Webster Street
Trees and plants to soften the look.

We need to be mindful to preserve the best of Berkeley if people are to continue to stay here and support the city.

Thank you for your consideration.

Linda and Steve Rosen
2328 Carleton Street
Berkeley, CA 94704
510-849-0796

Sent by Linda