

**From:** [Trey Patterson](#)  
**To:** [Burns, Anne M](#)  
**Subject:** Public comment 2427 San Pablo Ave  
**Date:** Wednesday, June 14, 2023 7:58:17 PM

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Members of the Design Review Committee,

My husband and I are writing to express our support for this project. We live in West Berkeley (10th and Bancroft) and we need all the housing we can get and we need it now. We also look forward to development of all kinds on this part of San Pablo Ave as it could be described as blighted, run down, and shabby. If naysayers want another design, let them purchase the property and build their preferred design. In our current housing environment no-one suffers from more housing being built regardless of the design.

Kindly,

Trey Patterson and Joe Vukov

**From:** [Douglas Smith](#)  
**To:** [Burns, Anne M](#)  
**Subject:** Comments re 2427 San Pablo Avenue for Design Review Committee  
**Date:** Thursday, June 15, 2023 7:21:22 AM

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Dear Design Review Committeemembers,

I am delighted to see the new residential buildings proposed and now under construction in my neighborhood along San Pablo Avenue, and I look forward to how the arrival of new neighbors will improve the streetscapes and business environment along what has for so long been a sadly neglected major gateway to the city. With luck, in a few years it could be much better.

I want to express concerns about the proposed 6 story building at 2427 San Pablo, under consideration on June 15:

- Its height and massing--in effect 6 stories due to the inclusion of loft units--exceeds what is appropriate for a midblock location. The "step-back" on the top floor is only a token gesture and, because the block bounded by Byron & Dwight narrows at its southern end, should be much greater than proposed (see the recently completed 2795 San Pablo for a much better example). The proposed building looms over the tiny residences behind it.
- Concentration of SROs: Berkeley needs a diversity of housing types to deal with the affordability crisis, but this is at least the 3rd SRO project on this short stretch of San Pablo's east side, all within Council District 2 (see also 2147 and 2435 San Pablo). Why is Councilmember Taplin's district--and West Berkeley generally--shouldering the majority of SRO developments? It is hard to not see this as West Berkeley once more \*not\* benefitting from this badly needed housing diversity but instead mainly getting big SROs.
- Façade design: Studio KDA has designed all of these SRO buildings, and their materials and shapes are boringly similar, boxy. We are reaching a critical mass of these undifferentiated designs around town (again, especially in West Berkeley). I know it's a heavy lift for the DRC, but I urge you to recommend improving these facades with more natural materials and less uniformity.

Many thanks for considering my comments,

Douglas Smith  
Council District 2