

To: Anne Burns, Secretary and the Design Review Committee
From: Toni Mester D2
RE: Objections to 2427 San Pablo Avenue

HEIGHT: The building is over 70 feet, six stories not five stories. The height should be reduced to better fit the scale of the surrounding buildings.

FIRST FLOOR HEIGHT: the first floor is 20 feet to accommodate 7 loft apartments that replace 8 rent-controlled one-bedroom apartments at 2427 and 2433 San Pablo Avenue to be demolished. However, a loft apartment is not comparable to a one-bedroom as it is not accessible for the disabled.

MANAGER'S UNIT is counted as a replacement unit, which is disingenuous as a current tenant may not be qualified to manage a 78 bedroom complex.

THE ROOMS ARE EFFICIENCY UNITS not bedrooms as they have kitchenettes and will be marketed as studios. The diagrams of the units are floor plans not elevations and do not reveal the kitchen appliances. Nor does the application show that these efficiency units meet the current state standards.

NOT AN EXEMPT GLA: The application seeks to take advantage of an outdated exemption of GLAs from paying the affordable housing mitigation fee. However, the new fee schedule that went into effect April 1 only exempts UC dorms, co-ops and sororities and fraternities. Since this application preceded April 1, the developers expect to avoid paying the in-lieu fee to take advantage of an old loop-hole in the rules.

LIMITED MARKET: Other than students, there is no proven market for this type of accommodation other than temporary student quarters. Co-living is only suitable for a sliver of the population and is temporary housing. In fact, the rooms are called "residential hotel rooms" in one calculation in the application.

INAPPROPRIATE FOR THE NEIGHBORHOOD: the developers seek maximum profits and not providing permanent housing for the general population. The GLA is too far away from campus for student housing, and it's temporary nature will destabilize the working class neighborhood with constant changes in populations, traffic, and potential internal conflicts that characterize overcrowded conditions.