Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 1048 Keith Avenue Use Permit #ZP2024-0014

From: Lindsay Newman <newmanli26@yahoo.com>
Sent: Thursday, January 9, 2025 11:10 AM
To: Shah, Waqar <wshah@berkeleyca.gov>
Subject: Fw: 1048 Keith Avenue Use Permit #ZP2024-0014

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email #1

----- Forwarded Message -----
From: Peter Weiler <pdweiler@gmail.com>
To: "zab@berkeleyca.gov" <zab@berkeleyca.gov>; "planningzab@berkeleyca.gov" <planningzab@berkeleyca.gov>; "wshah@berkeleyca.gov" <wshah@berkeleyca.gov>; Lisa M. Rose <lisarosesf@gmail.com>
Sent: Wednesday, January 8, 2025 at 11:20:40 AM PST
Subject: 1048 Keith Avenue Use Permit #ZP2024-0014

Land Use Division
Attn: ZAB Secretary
1947 Center Street,
Second Floor
Berkeley, CA 94704

January 7, 2025

Re: 1048 Keith Avenue Use Permit #ZP2024-0014

To the Members of the Zoning Board:

My name is Peter Weiler. I live at 1047 Keith Avenue, which is directly across the street from Lindsay Newman and Joachim Kainz's home at 1044. I am writing to express my strong support for their proposed project.

I am a geologist and geophysicist, so I have been very mindful of the potential effects of landslides on our property and neighborhood. Significantly, we completed a new survey of our property in 2012 which confirmed that there had been no movement of any structures or property markers since construction in 1969.

I would also like to share some thoughts about our neighbors. We have known Lindsay and Joachim since 2017, sharing a close and trusting relationship. They have hosted classical music concerts in their home, welcoming the neighborhood—especially children—to experience the arts. My family attended these concerts with our young son, and it remains a cherished memory. Over the years, we've shared meals, exchanged small acts of kindness, and supported one another during emergencies. For example, while we were away during a red flag warning, we entrusted them to collect our dog in the event of a fire. We have built deep trust and connection as neighbors.

Regarding the proposed project, Lindsay and Joachim extensively remodeled their current home (1044 Keith) and demonstrated exceptional thoughtfulness and respect for their neighbors in their previous project. They consistently checked in with us to ensure there were no inconveniences caused by the construction, which we greatly appreciated. The home they remodeled was in a state of disrepair, and they transformed it into a beautifully aesthetic residence that is both sensitive to the natural surroundings and a significant improvement to the neighborhood. Their choices allowed the home to blend seamlessly into the environment, demonstrating a keen eye for aesthetics and scale. The entire process was smooth and considerate, leaving us with a positive experience and admiration for their approach to design and neighborly care.

1048 Keith Avenue, the home next door to the property they previously remodeled, is also in considerable disrepair. Their proposed project will undoubtedly bring the same thoughtful attention to detail, sensitivity to the surroundings, and improved aesthetics that have already benefited our neighborhood. As residents living directly across the street, we will be directly impacted by the project, and we are confident that the result will be another remarkable transformation.

We feel this project will enhance the property and contribute to the overall improvement of our neighborhood. Based on our previous positive experience and their commitment to thoughtful, considerate design, we strongly support their plans and trust that this project will again be carried out with the utmost care and respect for the community. These neighbors are considerate, respectful, and community-oriented, and we are fortunate to have them in our neighborhood.

Thank you for your time and consideration. Please don't hesitate to contact me with any questions or if you need additional information.

Sincerely,

Peter Weiler and Lisa Rose
1047 Keith AvenueBerkeley, CA 94708

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Support for 1048 Keith Ave, Berkeley

---------- Forwarded message ---------
From: **Tony Quan** <tcquan@gmail.com>
Date: Wed, Jan 8, 2025, 8:35 AM
Subject: Support for 1048 Keith Ave, Berkeley
To: <planningzab@berkeleyca.gov>
Cc: <wshah@berkeleyca.gov>

Dear City of Berkeley Planning and Development Department,

We are writing to express our strong support for the proposed home construction project at 1048 Keith Ave. As East Bay Hills residents who have known Lindsay Newman and Joachim Kainz for two decades, we can personally attest to their commitment to responsible development and community values. As your website states, your mission is:

> "...to enhance safety, livability and resilience in the built environment and to work with the community to promote and protect Berkeley's distinctive neighborhoods...and natural resources for current and future generations."

We have witnessed firsthand their dedication to thoughtful, sustainable construction practices that directly align with your mission. Their previous projects, including their current home, have demonstrated conscientious approaches to building on challenging terrain, employing structurally sound engineering practices specifically designed for hillside construction, the use of environmentally conscious building materials that minimize environmental impact while ensuring longevity, and an unwavering commitment to maintaining neighborhood character while enhancing property values.

Their track record speaks to their reliability as neighbors who enhance, rather than diminish, neighborhood value. This project represents an opportunity to add another well-constructed, sustainable home to the community's housing stock.

As we have seen their children grow up alongside ours and witnessed their genuine commitment to community well-being, we can assure you that they approach this project with the same care and consideration they have demonstrated throughout their time in the community.

We urge you to approve this project, as it will add a sustainable, well-engineered property that enhances neighborhood safety, set a positive precedent for future construction projects in challenging terrain, and be a shining example to the city's commitment to responsible development.

Thank you for your consideration of this matter.

Sincerely,

Tony Quan & Alice Lee

Jacob, Melinda

Subject: FW: Fwd: Support for Use Permit#ZP2024-0014 - 1048 Keith Ave. Berkeley

From: Lindsay Newman <newmanli26@yahoo.com>
Sent: Thursday, January 9, 2025 12:46 PM
To: Shah, Waqar <wshah@berkeleyca.gov>
Subject: Fw: Fwd: Support for Use Permit#ZP2024-0014 - 1048 Keith Ave. Berkeley

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This is the third email that I couldn't find earlier...

Yahoo Mail: Search, Organize, Conquer

---------- Forwarded message ---------
From: **Dan Haddick** <haddick@gmail.com>
Date: Tue, Jan 7, 2025, 23:18
Subject: Support for Use Permit#ZP2024-0014 - 1048 Keith Ave. Berkeley
To: <planningzab@berkeleyca.gov>
Cc: <wshah@berkeleyca.gov>

Dear City of Berkeley Zoning Adjustments Board,

I am writing to express my support for Use Permit #ZP2024-0014, which proposes demolishing a 2,760-square-foot single-family dwelling and constructing a modern, two-story, 3,600-square-foot single-family dwelling in its place.

As someone born and raised in Berkeley, and with an educational background in geology, I'm very sensitive to the matters of hillside development in our area. Currently, I live with my family in the Northside neighborhood of Berkeley, not far from this site, which is why I am particularly concerned with the design of projects like this. After reviewing the staff report with attachments, I'd like to make these key points in support of the project:

1. The proposed construction involves removing 228 cubic yards of soil and regolith. This material is likely heavier in weight than the proposed new two-story house, including its roughly 2,000-square-foot, 12-inch-thick slab foundation. Effectively, this means the weight of the old structure is being removed from the site, reducing the overall load on the hillside.

2. By transitioning from a raised foundation single-story house to a slab foundation, along with the material removal, this design allows for a two-story structure while adding only 7.5 feet to the overall height. This is a remarkably compact design, making the resulting sight lines entirely compatible with the surrounding neighborhood.

3. The property lies within the Keith Avenue landslide zone, a fact well-documented in the staff report. However, two critical points need to be made in relation to this. The recent Moran Engineering survey provides highly accurate property line data using three City of Berkeley survey monuments within 200 feet of the site. The

proximity and precision of these measurements suggest that any dispute about a single lot line should be mitigated by the proximity of these monuments. Second, this project should be welcomed in the slide area for its potential to reduce the load on the hillside.

4. The existing house is over 100 years old and was in a state of disrepair prior to its purchase in 2019. Replacing it with a state-of-the-art structure built to modern codes significantly enhances both the aesthetic value and the safety of the neighborhood. After this project is completed the property will be far safer, particularly in terms of fire and seismic safety.

This project exemplifies responsible and thoughtful development in our challenging hillside area. Given the cost and effort of its remarkably compact design, along with the soil removal and advanced building construction methods, the owners are going out of their way to make this project a model for responsible development in the Berkeley Hills. I urge the city to approve this use permit to support sustainable growth and safe buildings in our neighborhood.

Sincerely,
Dan Haddick
2300 Le Conte Ave., Berkeley