

Jacob, Melinda

Subject: FW: 2655 Shattuck(ZP2024-0057): Base plans

From: Elizabeth Ditmars <ditmars@berkeley.edu>
Sent: Wednesday, February 19, 2025 11:56 AM
To: Burns, Anne M <ABurns@berkeleyca.gov>
Subject: Re: 2655 Shattuck(ZP2024-0057): Base plans

Dear Anne,

Thank you so much for taking the initiative to respond to my message forwarded to you by Katrina Lapira. As you suggested I will copy here for the Design Review Committee the concerns I've enumerated before. Changes will be in square brackets.

Briefly, some concerns are:

(1) the placement of the parking entrance on Derby St. right on the southeast corner. When DaVita leased the building from the current property owner, S.H. Kay, LLC, who purchased the property from Reel [Hollywood] Video, they had planned in 2012 for an entrance on Derby St. (and not so far east), but the neighbors prevailed against them--to the point of their installing a fence, building up the curb, and planting a plane tree that would block any future attempts (the shorter tree in the series that is thriving along Derby to Shattuck). **[After a meeting with Til Houtermans last May the entrance was moved from the southeast corner (i.e., right on the property line) to farther west on Derby towards Shattuck. I still believe it would make a lot more sense to use the entrance from Shattuck already constructed to isolate the main traffic flow from an entrance. Avoiding increased traffic and congestion on the otherwise more peaceful Derby Street would be best.]**

(2) the bas-reliefs. DaVita also honored the preservation of the unusual bas-reliefs and the beautiful neoclassical facade. I understand landmark status would be a long shot, but there is some very interesting history here: see <http://quirkyberkeley.com/berkeley-relief/> **[At the very least, I would hope this bit of Berkeley history can somehow avoid destruction.]**

(3) trees. There are three very tall sycamores just east of the property line (between DaVita and 2117 Derby St.) whose roots would surely be damaged by the construction. In addition to the loss of greenery and carbon capture, they would cause destruction to the house if they should fall. **[One of them does lean towards the house.]** Along the northern property line there are also healthy and beautiful trees, if not quite as tall as the sycamores on the east side.

(4) light. Related to this, of course, is the loss of the prospect of solar panels on the west slope of the roof of 2117 Derby St., which I as new owner was planning on installing along with a new roof. **[We have now installed a new roof (and new heat pumps, copper pipes, tankless water heater, etc.), so adding solar would have been the next logical step.]**

(5) density bonus and the calculation thereof. **[Some of our neighbors are more conversant in this...]**

I will not mention the heartbreak from what would be the utter loss of privacy, with the windows of 28 new apartments looking directly east onto 2117 Derby's house and the whole extent of the yard. That's 7 apartments times 4 stories (of 5: 1st floor is parking). Why not exchange the larger apartments on stories 2-5 that are on the east side of the taller building, without a good view, with those 28 apartments? That would make (only) 16 different apartments peering at us--and watching the sun rise. **[I see on the new plans that some larger apartments have been moved to the east side in response to this concern, for which I thank the architects. Still, the total privacy in the back yard that we have enjoyed for 30-plus years would be destroyed even by a smaller number of apartments. Also, along with the loss of half the sky (I've looked at the shade studies), there would never again be a dark night or quiet day. No more plants that need sun, likely no more haven for wildlife. And, from a financial point of view, a considerable loss of property value.]**

Sincerely yours,
Elizabeth Ditmars

On 2/19/25 10:10 AM, Burns, Anne M wrote:

Hello, Elizabeth: I was just reading through your email below. As the post notice noted, we do have a Design Review Committee meeting tomorrow evening, and 2655 Shattuck is on the agenda. The DRC is a committee of the Zoning Adjustments Board, and it is one piece of a larger use permit application. They will be making a recommendation to ZAB tomorrow evening and not an approval of the Use Permit. We are in the process of putting any correspondence to the DRC that we received on this project on-line so that both the DRC and the public can review it. Do you have a minute for a phone call? If so, thank you. If not, please let me know if it's OK with you if I upload the email below. It does show your struggle to get information, and for that I'm sorry, but your design related questions further below might get lost. Can you send an email directly to me addressing the Design Review Committee with those questions below? If I can receive it in the next few hours, we can upload it before the meeting. If after, we will need to upload it on-line after the meeting, but should be able to get it to the DRC at the meeting. Thanks. – Anne Burns (510) 981-7415

From: Lapira, Katrina <KLapira@berkeleyca.gov>
Sent: Wednesday, February 19, 2025 9:15 AM
To: Elizabeth Ditmars <ditmars@berkeley.edu>
Cc: Lisa Gordon <lgordon@rinconconsultants.com>; Burns, Anne M <ABurns@berkeleyca.gov>
Subject: RE: 2655 Shattuck(ZP2024-0057): Base plans

Hi Elizabeth,

Thanks for your message.

I am actually no longer with the Land Use Planning Division and am now with the Rent Stabilization Board.

The project planner now assigned to your project is Lisa Gordon, copied here. Please forward your questions to Lisa. If you would like to reach out to Design Review staff directly, please contact Anne Burns, also copied on this message.

To review records related to a specific Zoning Project, please checkout the [Citizens Access Portal](#), select the zoning tab, and then enter in the appropriate address/ permit number.

Thanks,

Katrina Lapira (she/her)
Associate Planner
(510) 981-4921

Rent Stabilization Board
2000 Center Street, Suite 400 | Berkeley, CA 94704
rentboard.berkeleyca.gov

We Moved! Our NEW office is located at 2000 Center Street, Suite 400

From: Elizabeth Ditmars <ditmars@berkeley.edu>
Sent: Monday, February 17, 2025 9:09 AM
To: Lapira, Katrina <KLapira@berkeleyca.gov>
Subject: Re: 2655 Shattuck: Base plans

Hello Katrina,

I've just seen the attached notice on a pole by the building at 2655 Shattuck. It looks like the KDA project is being reviewed, but I don't know what stage the February 20 meeting represents. The plans look to me identical to plans about which the neighbors had a zoom meeting with Till Houtermans last year on May 1, but with a few very minor alterations (as a result of that helpful meeting) such as the better placement of the garage entrance. I assume, from looking at the current plan, that those alterations were made on August 27 of 2024, augmented currently by shade studies and and more detailed landscape plans.

No need to read the trailing earlier emails, but could you tell me what stage of the potential process this meeting represents? Our neighbors rather expected to receive notification of any important meetings.

Thank you,
Elizabeth Ditmars

On 1/19/24 11:51 AM, Lapira, Katrina wrote:

Hi Elizabeth,

Thanks for your message.

Linked [here](#) are the pre-application plans for a tentative project at 2655 Shattuck Avenue. The base project diagrams and calculations are shown on sheets G003.A-B. Please note – the Use Permit application for this tentative project has not been submitted at the time of this writing. That said, the linked plans do not reflect the final base and proposed project.

If you have any initial feedback on the plans, I recommend that you contact the applicant directly. Below is their contact information –

Till Houtermans, Studio KDA
till@studiokda.com

Let me know if you are able to access the plans and thanks,

Katrina Lapira (she/her)
Associate Planner
City of Berkeley | Land Use Planning Division
klapira@berkeleyca.gov

From: Elizabeth Ditmars <ditmars@berkeley.edu>
Sent: Thursday, January 18, 2024 5:43 PM
To: Posner, Tina <TPosner@berkeleyca.gov>; Planning Dept. Mailbox <Planning@berkeleyca.gov>; Chang, James <jchang@berkeleyca.gov>; Bartlett, Ben <BBartlett@berkeleyca.gov>
Cc: permits <permits@berkeleyca.gov>; Ching/Battles <battles.ca@sonic.net>; Ivan <idotmars@gmail.com>; Todd Darling <todddarlingfilms@gmail.com>; Linda Jensen Darling <jensendarling@berkeley.edu>; Louise Rosenkrantz <rosenkrantz44@gmail.com>; Eugene Turitz <eugeneturitz@gmail.com>; gail brown <gmbrown600@yahoo.com>; Eugenie Candau <eugeniecandau1@gmail.com>; marianne sluis <mqsluis@mac.com>
Subject: Re: 2655 Shattuck: Base plans

Dear Ms. Posner, and Attn: Mr. Klein of the Planning Department,

I am resending the email(s) below (without the link to the "Complete SB 330 Preliminary Development Application for 2655 Shattuck Avenue (PLN2023-0086). [dated 12/12/23]").

My neighbors and I are requesting the base plans on which any density bonus depends. We consider this urgent and would appreciate hearing back before we feel the need to take further action.

Thank you,
Betsy Ditmars

On 1/12/24 3:29 PM, Posner, Tina wrote:

Good Afternoon Elizabeth,

Apologies for missing this! We have reached out to city staff and will keep you all posted once we receive word back.

Thank you.

Warmly,
Tina R. Posner

Legislative Aide
Pronouns: She/Her/Hers
Office of Vice Mayor Ben Bartlett
City of Berkeley, District 3
2180 Milvia Street, 5th Floor
Berkeley, CA 94704
(510) 981-7130 (Office)
(510) 463-4320 (Mobile)

From: Elizabeth Ditmars <ditmars@berkeley.edu>
Sent: Friday, January 12, 2024 11:52 AM
To: Chang, James <jchang@berkeleyca.gov>; Bartlett, Ben <BBartlett@berkeleyca.gov>
Cc: Posner, Tina <TPosner@berkeleyca.gov>; permits <permits@berkeleyca.gov>; Ching/Battles <battles.ca@sonic.net>; Ivan <idotmars@gmail.com>; Todd Darling <todddarlingfilms@gmail.com>; Linda Jensen Darling <jensendarling@berkeley.edu>; Louise Rosenkrantz <lrosenkrantz44@gmail.com>; Eugene Turitz <eugeneturitz@gmail.com>; gail brown <gmbrown600@yahoo.com>; Eugenie Candau <eugeniecandau1@gmail.com>; Thomas Ratcliff <thomastratcliff@gmail.com>; marianne sluis <mqsluis@mac.com>
Subject: Re: 2655 Shattuck

Hello James, Thanks for calling me from Santiago, Chile!

You suggested I reply all to your earlier email in order to encourage a response, and that I make some additions to the cc list.

Since the December 18 email below I have learned that the application of architect Till Houtermans at Studio KDA is complete. A link to the plans is added below.

The citizen access portal shows:

Complete SB 330 Preliminary Development Application
for 2655 Shattuck Avenue (PLN2023-0086). [dated
12/12/23]

Stated on that page is:

“Please submit a complete zoning project application no
later than June 9, 2024.”

How do I find out about the progress of this going forward?

Briefly, some concerns are:

(1) the placement of the parking entrance on Derby St. right on the southeast corner. When DaVita leased the building from the current property owner, S.H. Kay, LLC, who purchased the property from Reel [Hollywood] Video, they had planned in 2012 for an entrance on Derby St. (and not so far east), but the neighbors prevailed against them--to the point of their installing a fence, building up the curb, and planting a plane tree that would block any future attempts (the shorter tree in the series that is thriving along Derby to Shattuck).

(2) the bas-reliefs. DaVita also honored the preservation of the unusual bas-reliefs and the beautiful neoclassical facade. I understand landmark status would be a long shot, but there is some very interesting history here: see <http://quirkyberkeley.com/berkeley-relief/>

(3) trees. There are three very tall sycamores just east of the property line (between DaVita and 2117 Derby St.) whose roots would surely be damaged by the construction. In addition to the loss of greenery and carbon capture, they would cause destruction to the house if they should fall. Along the northern property line there are also healthy and beautiful trees, if not quite as tall as the sycamores on the east side.

(4) light. Related to this, of course, is the loss of the prospect of solar panels on the west slope of the roof of 2117 Derby St., which I as new owner was planning on installing along with a new roof.

(5) density bonus and the calculation thereof.

I will not mention the heartbreak from what would be the utter loss of privacy, with the windows of 28 new apartments looking directly east onto 2117 Derby's house and the whole extent of the yard. That's 7 apartments times 4 stories (of 5: 1st floor is parking). Why not exchange the larger apartments on stories 2-5 that are on the east side of the taller building, without a good view, with those 28 apartments? That would make (only) 16 different apartments peering at us--and watching the sun rise.

Thank you for your attention to this -
Betsy Ditmars

On 12/21/23 8:21 PM, Chang, James wrote:

Hi Elizabeth,

Let's follow up on this in the new year. My personal cell is 415-527-7765. If you don't hear back from an email, please call/text me when you can. I also have Tina on this email thread.

Best regards,
James Chang
Chief of Staff
Office of Vice Mayor Ben Bartlett
City of Berkeley, District 3
2180 Milvia Street, 5th Floor
Berkeley, CA 94704
(415) 527-7765 Cell
(510) 981-7130 Work
bbartlett@cityofberkeley.info
Pronouns: he/him/his
Please sign up for District 3's email list here:
[www.councilmemberbartlett.com/mailling list](http://www.councilmemberbartlett.com/mailling_list)
t

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

From: Elizabeth Ditmars
<ditmars@berkeley.edu>
Sent: Monday, December 18, 2023 11:01 AM
To: Bartlett, Ben
<BBartlett@berkeleyca.gov>
Cc: Chang, James <jjchang@berkeleyca.gov>
Subject: 2655 Shattuck

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.

Hello Mr. Bartlett,

Todd Darling suggests I get in touch with you. I am the neighbor immediately to the east, at 2117 Derby St., to the DaVita lot where Studio KDA has proposed 5 and 8 story building. After 30 years of renting this house I finally bought it and am proceeding to make extensive repairs (including a new roof). So my son and I have some specific questions and concerns we would appreciate discussing with you.

It's a busy time of year. If an in-person meeting is not feasible could we perhaps schedule a phone call?

Thank you,
Elizabeth (Betsy) Ditmars

From: [Burns, Anne M](#)
To: [Jacob, Melinda](#)
Subject: FW: Designers' analysis of sidewalk restroom
Date: Wednesday, February 19, 2025 1:32:39 PM

Internal

From: aimee baldwin <junk.menagerie@gmail.com>
Sent: Saturday, February 15, 2025 3:53 PM
To: Burns, Anne M <ABurns@berkeleyca.gov>
Cc: Cameron Woo <cameronjwoo@gmail.com>
Subject: Designers' analysis of sidewalk restroom

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.

Hello Design Review Committee,

I am with the group Beautiful San Pablo, and you have heard me at DRC meetings talk about design (Crime Prevention Through Environmental Design), in regards to the future plans for development on San Pablo Ave. Our group anticipates the opportunity for beneficial growth of our community through new developments in coming years, and hope the upcoming San Pablo Ave Specific Plan will guide the design of our streetscape. We hope that the intersection of University and San Pablo can become a grand entrance to the city, rather than the neglected and blighted corner that it is today.

I have been to several DRC meetings, and always appreciate the thoughtful analysis given to the wide range of presentations. I was hoping that you would be able to weigh in on a design of a public restroom kiosk to be located on the public right of way sidewalk, from your experiences as designers and understanding of what different factors need to be considered for designing and constructing buildings and structures.

The public restroom kiosk proposed at University and San Pablo Ave is the same as this one just opened on Channing just west of Telegraph, next to a building on a corner with retail ground floor space.



My question to you with design experience is:

If you were the owner of a building adjacent to this exact design/placement of restroom kiosk to be placed right on the corner of the major intersection of University and San Pablo, or if you were the designer/developer hired to build a substantial 8+ story mixed residential +commercial building, how would this design and placement of a restroom kiosk on the sidewalk affect your design/value/utility/access options and choices?

Would its placement inhibit design choices?

It appears to me that if placed at a corner, it could severely limit the placement of something like a building entrance, and access for a commercial storefront? What other problems might it cause? Would there be other potential issues, such as access to utilities?

Public Works has been treating this restroom kiosk at University and San Pablo as a done deal, with little or no discussion with any community groups about the design or placement. Our community members: local pedestrians, business owners, potential restroom users, disabled, bus stop users, residents....foresee many various problems with this proposal, from how we use the sidewalks at this intersection.

One consideration is that all four corners of the intersection of University and San Pablo are major bus stops, so already have substantial sidewalk space taken up to serve bus stops. (The pictured restroom at Channing and Telegraph is not a corner with any bus stops). A kiosk on any side of any corner will either block sightlines that our new intersection daylighting laws were made to improve, or they would block sightlines between approaching bus drivers and passengers at a stop waiting for a bus. This seems extremely poorly thought out, from a set of people who apparently never use public transit buses?

There has been no plan discussed to widen the sidewalks around any such kiosk, nor discussion of ADA impact.

We would appreciate it if you could add your expertise to understanding the potential designer, developer, architect, property owner or investor problems with it, so we can inform Public Works before they move the plan along even further without considering how it will impact the greater future of the whole intersection. We have been hoping this intersection will receive beautiful mixed use developments in the coming years to revitalize our community on all corners, and worry about the limitations that a restroom kiosk would create.

Thank you,
Aimee Baldwin
Beautiful San Pablo



February 17, 2025

Dear DRC members:

I'm writing in regard to a new building project at 2655 Shattuck, at the corner of Derby Street. This project is on your February 20, 2025 agenda.

The project involves the demolition of the existing building at that address. That building dates, in part, back to 1923, but was substantially rebuilt in the 1990s. The original 1920s building was built for Cochran McCarron, who located his Chevrolet business there. This was in the early heyday of auto-oriented development on South Shattuck.

The original building was designed by Walter Ratcliff, Jr. who is, or should be, known to all of you as one of Berkeley's most prolific and accomplished architects of the first half of the 20th century. He founded what is now The Ratcliff Architects firm.

The remnant of the original building facade includes two pieces of art, which appear to be cast bas reliefs. I've included pictures of them with this letter. They were originally placed over entrances to the building when it was an auto showroom.

Both sculptures, which are perhaps 5 x 2 feet on their face, and are of unknown thickness, show a whimsical scene of men working on construction / assembly of automobiles. The imagery presented is almost as if they are part of a fantasy or cartoon scene and the figures look like gnomes, elves, or trolls. In part of one panel (see left, above) a cat is curiously watching the fabrication of auto parts.

These panels are, to me, clearly work by an artist, not standardized “off the shelf” architectural ornamentation. The two panels also show completely different scenes.

I am not aware, present or past, of any similar artistic ornamentation on buildings constructed for auto industry use in Berkeley. This art may well be unique and a rare expression of Berkeley’s economic and artistic history.

I also recall that when the current building was modified in the 1990s the preservation of these panels was an important part of the design considerations.

The historic evaluation for the building done in October 1924 refers somewhat dismissively to the facade having *“ornamental features, including cast plaques, those retained features do not embody any exceptional artistic intent or artistry.”*

There is no evidence or rationale offered for this claim, and it should be dismissed as unsupported. The writer shows no evidence of having done any research or analysis of the art and does not even describe it.

The building, as noted, was designed by Walter Ratcliff, Jr. Ratcliff incorporated whimsical figures in another one of his projects on Shattuck Avenue, the former Scandinavian Designs building at the corner of Addison Street in Downtown. It has varied relief figures of gnomes or elves, as well as bears, as part of column capitals.

Ratcliff is also known to have hired on at least one occasion noted California artist Joseph Jacinto Mora to do a bas relief for one of his buildings in Berkeley. “Jo” Mora was a highly regarded artist and designer who worked extensively in the Bay Area, particularly in the early 20th century. He was particularly known for his sculptures and his clever, cartoonish, drawings and maps of California scenes and settings. To my eye, the artistic style of the 2655 Shattuck relief sculptures recalls his work, although there are others who could have done it.

It is also possible the sculpture design was sketched by Ratcliff or a designer in his office, and fabricated by craftspeople, or done by some other local sculptor. We don’t know at this point, although there are avenues of possible research.

In any event, whoever the designer or artist was, these two bas reliefs are not creative works to be lost, destroyed, or discarded.

They should be salvaged from the building during demolition. They could be saw cut or otherwise detached from the structure.

It was encouraging to hear at the Landmarks Preservation Commission meeting a representative of the owner express interest in exploring this option.

I am writing to request that you support their salvage / reuse and recommend to the ZAB that preservation of the artworks be a condition of the proposed project.

At least two possible futures could be envisioned for this salvaged art:

(1) they might be incorporated into the landscape of the new building as sculptural elements.

(2) they might be given to the City of Berkeley and re-used as public sculpture, ideally along the South Shattuck Corridor which is Berkeley's historic "auto row" district.

In either case, the relocation / reuse of these two small sculptures would easily be feasible / affordable in the context of the large, multi-million dollar, building project proposed for this site.

I would also like to call the attention of the Committee to the California Art Preservation Act, adopted in 1979. It offers protections against destruction of works of fine art, including sculpture. It may have application in this case.

Sincerely,

Steven Finacom





The 1995 photograph (TSH Architects), above, shows the 1923 auto showroom before the 1990s remodel. The sculptural panels are visible above the two doorways at either end of the structure. Below are 2025 photographs of the panels in situ on the current building facade, where the doorways have been changed into windows.



To: Berkeley City Planning;
Design Review Committee
Developers and Architects

This Disaster on Derby should not even be appearing before you at this time. They claim they have a “density bonus”, but in our view this is a premature statement. They should not have standing. For more than a year, at least two people adjacent to this location have requested to be kept in the loop at each stage. We have heard exactly zero from the Planning Dept. until the notice was seen on a lamp post, facing away from Derby, last Friday Feb 15.

Prior “density bonus” rewards went to 2701 Shattuck in a suspicious manner and was not deserved. But, we caught it too late. Therefore, with this project we asked to be kept apprised from the beginning. The City has not been forthright, or transparent.

The list of problems with this poor design will be long.

This building is twice the size of the next largest building. Massing is completely out of scale. The building goes deep into an old neighborhood that has small houses, and is densely packed with people.

The building at 2701 Shattuck is still 80% or more vacant, so our Derby/Walker Street neighborhood is still the most densely occupied part of this area. The developers and their “density uber alles” has thus far failed.

This building will shade and deny solar access to our solar array and our neighbors.

The presentation tries to avoid presenting the impact on Derby St and Walker St. The sun studies are backwards from normal presentation. Normally, NORTH is at the top of the page. If you look at their compass of the building, NORTH is at the bottom. The orientation of the street map appears correct.

The shade encroaches on our solar panels at 5:30 pm on June 21. There are another three hours of day light on that day. So, we can expect this building to significantly decrease our solar output on the days of the summer when electricity demands are highest. There are other impacts of the shade, but this one jumps out.

The distance between the flat, blank wall of a five-story structure is scant feet from two story and one-story homes that are adjacent. This does not appear to be even the set-back used by 2701 Shattuck. They are giving their neighbors a flat concrete wall 60 feet high, along with dozens of windows to peer into their homes and yards. The level of disrespect is obvious with this design. Proposing five stories of peering eyes at short distance should embarrass them.

Derby Street and Walker street are used by high school, college and middle school students walking every day. Walker St. and Derby have a lot of children living here. The garage door for the Disaster on Derby is exactly across from Walker Street, next to residential housing. This is backwards – the front of this building has a carve out where cars could pull in from Shattuck. They put the main flow of cars where it will do the most damage, and has the smallest space to fit. All the noise, exhaust, traffic, congestion, and pollution of various types is placed furthest

into the existing residential neighborhood, and avoids the commercial strip of Shattuck. Allegedly this is a “commercial” property, so why do they project the traffic, pollution and congestion furthest into the existing community? This is disrespectful. In black and white, each page of their design proving they do not care for actual tax paying residents of Berkeley.

The percentage of affordable units of any description is not readily apparent from the design. How many? And more importantly – how many square feet? What percentage of the total square footage is that? How many bedrooms?

Berkeley has a gross over supply of tiny apartments. The proponents of “density” like to whine about families and teachers and firemen driving from far away. But, Berkeley does not promote building housing that a family can fit into. The City Planning Department and the developers allies on council are hypocritical on this point. They use the needs of families as a rhetorical tool, but offer nothing to help them, and oppose higher levels of affordable housing.

This presents a design problem for the City. There is a demographic cliff happening. School age people will trend lower for twenty years, so the need for greater dorms for UC is actually on the decline. Secondly, AI has replaced tech workers en masse. The techies are departing. So, the worker housing that Silicon Valley has off-loaded onto Berkeley and Berkeley has stupidly accepted, will not pay off. The tech workers these structures were built for are leaving! So, we will have a lot of under-utilized space, built for the wrong people, and will continue to make Berkeley look like a ghost town.

Then there is the commercial space which will remain empty and adds 20 feet of height to the building needlessly. Get rid of it. There is a cray glut of first floor commercial space in Berkeley. How many more gyms do we need? Council got rid of the commercial space at 2701 Shattuck and that allowed the neighbors to suggest a re-configured building that seriously improved the building’s impact. Lose the commercial space and the designers could ameliorate the disrespectful design at the rear of the building.

The extra structures on top of the building should be removed. There are smarter ways to have roof access etc., and they should take care of them because the building is already too tall.

The 2701 Shattuck construction was allowed to start at 7, and it was a daily problem for two years. We will not suffer the same ever again. Starting time for construction should be at 8 am or we are guaranteed problems. The City refuses to monitor work hours. They regularly woke us up at 6 am.

Keep in mind that our house and the homes on either side are 112 years old. They are classic, well-kept Craftsmen. The other homes on the street are similarly old, and similarly well kept. This building makes no effort to fit in, and in fact it is a brutalist slap in the community’s face.

We oppose this structure. We will have more to say as we analyze the plans, and neighbors will present some of them.

Due to long arranged work plans we will not be able to attend this meeting, which was announced with very short notice. The lack of transparency, communication and respect for the neighborhood is glaringly obvious. City Planning does not work for the citizens and residents of Berkeley, they are paid by the developers – literally. The City needs to require better notification and transparency about the process.

Sincerely
Todd Darling
Linda Jensen Darling
Derby St.