From: Linda Jensen Darling
To: Zoning Adjustments Board (ZAB)
Subject: Project at 2655 Shattuck
Date: Wednesday, March 12, 2025 6:00:53 PM

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On March 13, the Zoning Board will meet to approve an 8-story building at 2655 Shattuck; this 97-unit, 85-foot tall apartment building will be a disaster for the Derby Street neighbors. With little or no set-back, this tower will look into our windows, send traffic deep into Derby Street, shade our houses, and block our solar panels. In addition, this is a real estate speculation project across the street from 2700 Shattuck that has very few occupied units.

Of course we understand the need for more housing in Berkeley, but not at the cost of damaging the current neighborhood. Please listen thoughtfully to our neighbor's input during the meeting on March 13.

Todd and Linda Darling

From: Dean Metzger
To: Zoning Adjustments Board (ZAB)
Cc: Mary Oram; Chris Kroll; Shirley Dean; Meryl Seigal; Willie Phillips; Janis Ching; Paola Laverde; Dean Metzger
Subject: 2655 Shattuck Ave
Date: Wednesday, March 12, 2025 3:06:01 PM
Attachments: [redacted]

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Please give the ZAB members a copy of the attached letter.from the Berkeley Neighborhoods Council.

Shirley Dean

B N C
Berkeley Neighborhoods Council
P.O. Box 5108
Berkeley, CA 94705

Dedicated to improving the quality of life for all by creating
a unified neighborhood voice for promoting livability and resolving problems

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March 13, 2025

Zoning Adjustments Board
City of Berkeley

Kimberly Gaffney, Chair,
ZAB Commissioners

Subject: Proposed Development at 2655 Shattuck Avenue

Dear Chairperson Gaffney and Commissioners,

Berkeley Neighborhoods Council is writing to oppose the granting of a Use Permit for the density bonus project at 2655 Shattuck Ave as it is proposed. Our reasons for opposing this request are threefold and listed below.

First, the proposed design shifts vehicle access from the existing pull-out on Shattuck Avenue to the much more residential Derby Street. Years ago, the neighborhood fought for and won having the commercial space use the existing pull-out on Shattuck Avenue as the main entrance/exit to the building to reduce the impact on the neighbors. Reel Video and Davita Dialysis Clinic both managed quite well with this configuration. Increasing traffic on a residential street when there is already another option on Shattuck Avenue adds unnecessary negative impacts and safety considerations to a neighborhood already shouldering the burden of increased development.

Second, it is our understanding that the applicant is not currently the owner of the property in question, nor is there any kind of information as to when that ownership might occur. Granting a Use Permit to someone interested in the property, but without ownership standing, is paramount to speculation by the parties involved. The City of Berkeley should not recognize and approve such a situation for obvious reasons.

Third, we have an affordable housing crisis, and we must push developers to include the entire 20% below market rate units in their developments. This project proposes to provide the minimum 10% VLI units to gain the density bonus. Providing the additional 10% units to low to moderate income residents will help us meet our RHNA goals and house our workforce.

Berkeley Neighborhoods Council urges you to pursue a solution that will result in a safer development for existing and future residents and one that will actually address our affordable housing needs. Further, we suggest that the Planning Department undertake discussions on what basic policy and general guidelines might be adopted as other large scale developments are planned adjacent to smaller-scale residences.

Berkeley Neighborhood Council thanks you for your consideration of these remarks.

BNC Steering Committee