From: Zoning Adjustments Board (ZAB)
Subject: FW: 1902 University Ave #ZP2024-0041
Attachments: letter to zab.pdf

From: Janet Levenson <janet.levenson@gmail.com>
Sent: Tuesday, May 6, 2025 8:46 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>
Cc: Tregub, Igor <ITregub@berkeleyca.gov>
Subject: 1902 University Ave #ZP2024-0041

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.

Attached is a letter from members of our central Berkeley neighborhood expressing opposition to one more store selling liquor in our neighborhood. There would be liquor for sale on 3 of the 4 corners at the intersection of MLK and University should this permit be granted.
Respectfully,
Janet Levenson

May 6, 2025

Dear Members of the Zoning and Adjustment Board,

We are writing you regarding the application for a beer and wine license at 1902 University Ave (use permit #ZP2024-0041), which is to be heard by the Board on Thursday, May 8. We are members of the McKinley Allston Addison Grant Neighborhood Association (MAAGNA), living within blocks of the property. We are writing to urge you to reject the application, for the following reasons:

We have long-standing negative experience with the impact of alcohol sales in our neighborhood. The old Sandwich City shop sold beer and wine for many years; and many of the clients consumed their bottles in front of the store or in our front yards. It was an intolerable situation, and the residents of the neighborhood fought very hard for years to limit alcohol sales this close to our homes.

Our neighborhood is disproportionately impacted by our proximity to the commercial corridor, the Public Safety Building and other City services, and encampments. McKinley house (housing mentally ill residents), Options Recovery (sober house for parolees), Dorothy Day House (services for the unhoused), as well as the many encampments that come and go at Civic Center and Ohlone Park, are all within 2 or 3 blocks of our homes, and many of the unhoused served by these organizations struggle with drug and alcohol addiction.

The combination of city services and unhoused population results in elevated noise levels, garbage in our yards and sidewalks, petty vandalism, and trespassing into our side and back yards. We frequently find people passed out and inebriated in our front yards, or in the bushes alongside the Public Safety Building, Nation's, & next to the south fence of US Gas & Food. One man routinely trespasses (through closed gates) to plug in his portable radio at an outdoor receptacle, which he then listens to while drinking a 40, on the nights he isn't planted on someone's front stairs laughing loudly for hours.

Introducing more alcohol points of sale into this environment is a mistake. There are already many stores with beer and wine licenses within central Berkeley including Trader Joe's, US Gas & Food, Target, and 7-Eleven. Another one provides no benefit to the neighborhood, only detriment.

Zoe Kalkanis, 1827 Addison St

Janet Levenson, 1827 Addison St

Josh Maddox, 1806 Addison St

Kathy Pugh, 1806 Addison St

Gustavo De Leon 2110 McKinley St

Megan Sveiven, 2110 McKinley St

Jerry Arriba, Jr., 2117 McGee Avenue

Mischa Lorraine, 2117 McGee Avenue

Summer Brenner, 1720 Addison St

Deborah Green, 1816 Addison St

Wendy Alfsen, 1800 Alston Way

Marilyn Cleveland, 1800 Alston Way

James Angus, 1731 Addison St

Elizabeth Linden, 1731 Addison St

Werner Pavlovich, 1825 1/2 Addison St

Marilyn Ziebarth, 1825 1/2 Addison St

Nancy Holland, 2117 Grant St

Dorothea Gielow, 2117 Grant St

From: Zoning Adjustments Board (ZAB)
Subject: FW: COMMENT FOR MAY 8 HEARING: 1902 University Ave / Use Permit #ZP2024-0041

From: james angus <jamescameronangus@gmail.com>
Sent: Monday, May 5, 2025 2:34 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>
Cc: Tregub, Igor <ITregub@berkeleyca.gov>
Subject: COMMENT FOR MAY 8 HEARING: 1902 University Ave / Use Permit #ZP2024-0041

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Dear Members,

Please take note of the following comments regarding the application to sell liquor at 1902 University Ave / Use Permit #ZP2024-0041.

We are a family of four living at 1731 Addison Street with two school-age children.

I'm sure we're not alone in reporting an uptick in vandalism and anti-social behaviour from passers-by in our neighborhood. We recently had rocks thrown through several of our windows and had to involve the police.

We strongly oppose the application to sell alcohol and liquor from the store adjacent to us at 1902 University Avenue. Additional vendors of alcohol would only inflame a situation where bad behaviour is becoming a norm.

This area is already VERY well served by liquor sales from Trader Joes, Ledgers, Target and the gas station at University and MLK. It could not be any easier for students or residents to buy alcohol at present. An additional license does not meet any demonstrated need: granting it would be reckless.

Please do not approve this application and join us in thinking of other ways to improve the quality of life in our community.

Thank you.

James Angus
Elizabeth Linden
Eve Angus
Lucy Angus

From: Zoning Adjustments Board (ZAB)
Subject: FW: 1902 University USE PERMIT

From: Summer Brenner <summerbrenner@gmail.com>
Sent: Monday, May 5, 2025 12:25 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>
Cc: Tregub, Igor <ITregub@berkeleyca.gov>; Berkeley Mayor's Office <Mayor@berkeleyca.gov>
Subject: 1902 University USE PERMIT

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TO: Planning Commission/LAND USE
FR: long-time resident of District 4

A proliferation of tiny shops are mushrooming up and down the corners of Berkeley's main streets--distinguished by **thick bars on the windows, ugly signage, and tacky globe lighting**. They sell mostly junk food and tobacco products!

Now at **1902 University Avenue**, one has submitted a request to sell alcohol, too. **The store is catty corner to TRADER JOES that sells all kinds of alcohol.**

WHY FACILITATE 2 STORES ACROSS THE STREET FROM EACH OTHER TO SELL ALCOHOL?

DISTRICT 4 residents already bear the brunt of pedestrians who are drunk or on drugs. Please do not add easier access. PLEASE DENY THIS LICENSE.

Thank you.
Summer Brenner
D4 resident