

**Late Correspondence**  
**Received after 12pm**  
**Wednesday, December 3, 2025**

## Late Correspondence

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**From:** meryl siegal <merylsiegal@gmail.com>  
**Sent:** Wednesday, December 3, 2025 6:46 PM  
**To:** Planning Commission  
**Cc:** Horner, Justin; Rivera, Robert; kelly hammargren; Taplin, Terry  
**Subject:** Comments on Tonight's Planning Commission Meeting- By Right

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Dear Planning Commission,

I was unable to sign into tonight's meeting although I was able to sign in previously last month. A friend also tried and she was unable to sign in.

For the public record, I believe the category the city created properties for the "by-right" exemption is problematic, and three properties need to be removed because they are currently thriving businesses. These three properties are 1819 SPA (the very busy property housing Berkeley Cuong Nhu Karate), 2040 San Pablo Avenue (Mile High Wine and Spirits newly remodeled and busy and thriving), 2400 SPA (the newly built and popular solar car wash).

**Please note that the businesses were never made aware that their businesses were part of this designation.**

I know these properties were perhaps "grandfathered in" but the business owners have worked long and hard hours making these businesses part of the very fabric of San Pablo Avenue.

I hope they are not developed because of this misguided designation.

Meryl Siegal