

Planning Commission
Late Correspondence #2
Received after 12 noon
Tuesday, February 3, 2026

Correspondence

From: Ignacio Dayrit <noreply@adv.actionnetwork.org>
Sent: Wednesday, February 4, 2026 12:49 PM
To: Planning Commission
Subject: More housing, listening and giving in Berkeley commercial corridors

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.

Planning Commissioners,

Dear Planning Commissioners,

A nuanced maximum-story zoning could contribute meaningful amounts of housing to address affordability and create mixed-income neighborhoods where teachers, service workers, young families, and long-time residents can live. Housing density and height has proven successful in corridors with local and regional transit access, and other services and is standard in successful transit-oriented neighborhoods throughout the Bay Area. A nuanced approach is also appropriate to address local physical constraints. At the same time, to further improve housing and walkability through ALL of Berkeley, other less dense, yet potentially transit accessible neighborhoods should be considered.

The Solano and Shattuck corridors, with their wide boulevards and city blocks, can accommodate such density and height. College Avenue in Berkeley is a narrow street, with narrow blocks on either side, and with lower scale commercial and mixed-use.

Fine tuning the proposed seven-story zoning supports local businesses with more foot traffic, reduce car dependency to support our climate commitments, and open Berkeley's opportunity-rich neighborhoods to everyone. We should commit what we can to strengthen what we have to affirmatively further fair housing for both long-term residents, and those making a start in life.

Berkeley planners and consultants have access to all the planning tools, and can use these to craft neighborhood plans throughout the city. The three corridors being considered are the most walkable in the region, and feel relatively safe. Many other areas of the city could benefit from additional housing density and transit.

Please consider the Council's direction - while listening and compromising where indicated. A one-sized-fits-all solution never works. We need people - old and new to Berkeley - in our commercial districts to keep our businesses alive and thriving.

Lastly, Berkeley shoulders more than its fair share of contributing to housing density and transit use. Encouraging such practices to other Bay Area communities will further strengthen our regional transit and housing.

About me: Elmwood resident since 1987; land reuse professional since 1988 with state and national experience

Respectfully,
Ignacio Dayrit

Ignacio Dayrit
idayrit@yahoo.com
2915 Regent Street
Berkeley, California 94705

Correspondence

From: Sarah Bell <noreply@adv.actionnetwork.org>
Sent: Tuesday, February 3, 2026 3:35 PM
To: Planning Commission
Subject: Support for Berkeley taking bold action to allow more housing along its commercial corridors

Follow Up Flag: Flag for follow up
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Planning Commissioners,

Dear Planning Commissioners,

We are writing to strongly support the City Council's direction to set seven-story base zoning for North Shattuck, College, and Solano Avenues. We commend Council for taking a real stand on housing and urge you to fully implement this vision. We support at least seven stories' base zoning and ask you not to water down the proposal with setbacks, stepdowns, and other requirements that would reduce the number of homes that could get built on any parcel. Many of these parcels are oddly shaped or present other obstacles to development, so they need whatever flexibility we can provide.

Seven-story zoning could contribute meaningful amounts of housing to address affordability and create mixed-income neighborhoods where teachers, service workers, young families, and long-time residents can live. Seven stories is transit-appropriate for corridors with AC Transit service and is standard in successful transit-oriented neighborhoods throughout the Bay Area.

Seven-story base zoning will also support local businesses with more foot traffic, reduce car dependency to support our climate commitments, and open Berkeley's opportunity-rich neighborhoods to everyone. We have a legal and a moral duty to affirmatively further fair housing.

We urge you to support the Council's clear direction without reduction or compromise. What's at stake is having people in our commercial districts to keep our businesses alive and thriving.

Respectfully,

Sarah Bell

D1

Sarah Bell

bell.sarah@gmail.com

1080 Jones St Apt 525

Berkeley, California 94710

Correspondence

From: Brianna Morales <brianna@housingactioncoalition.org>
Sent: Tuesday, February 3, 2026 3:51 PM
To: Planning Commission
Subject: Support for Berkeley taking bold action to allow more housing along its commercial corridors

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We urge you to support the Council's clear direction without reduction or compromise. What's at stake is having people in our commercial districts to keep our businesses alive and thriving.

Respectfully,
Mike Dunham
District 8 Homeowner

Brianna Morales
brianna@housingactioncoalition.org
263 Euclid Ave, Apt 202
Oakland, California 94610

Correspondence

From: Matthew Wadlund <mwadlund@wdsplus.com>
Sent: Tuesday, February 3, 2026 4:09 PM
To: Planning Commission
Subject: Support for Berkeley taking action to allow more housing along its commercial corridors

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Planning Commissioners,

Dear Planning Commissioners,

I am writing to strongly support the City Council's direction to set seven-story base zoning for North Shattuck, College, and Solano Avenues.

Please take a real stand on housing and fully implement this vision.

No setbacks, no step downs

Seven-story zoning will contribute meaningful amounts of housing to address affordability. Seven stories is transit-appropriate for corridors with AC Transit service and is standard in successful transit-oriented neighborhoods throughout the Bay Area, and the world.

We urge you to support the Council's clear direction without reduction or compromise.

Thank You,
Matthew Wadlund
District 1

Matthew Wadlund
mwadlund@wdsplus.com
805 Jones Street
Berkeley, California 94710

Correspondence

From: Jacky Gil <noreply@adv.actionnetwork.org>
Sent: Tuesday, February 3, 2026 4:19 PM
To: Planning Commission
Subject: Support for Berkeley taking bold action to allow more housing along its commercial corridors

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We urge you to support the Council's clear direction without reduction or compromise. What's at stake is having people in our commercial districts to keep our businesses alive and thriving.

Respectfully,
Jacky Gil, they/she
Resident of council District 3

Jacky Gil
jackgil91@yahoo.com
2934 Adeline St, Apt D
Berkeley, California 94703

Correspondence

From: Mary telling <maryt@mithun.com>
Sent: Tuesday, February 3, 2026 4:48 PM
To: Planning Commission
Subject: Support for Berkeley taking bold action to allow more housing along its commercial corridors

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Seven-story base zoning will also support local businesses with more foot traffic, reduce car dependency to support our climate commitments, and open Berkeley's opportunity-rich neighborhoods to everyone. We have a legal and a moral duty to affirmatively further fair housing.

We urge you to support the Council's clear direction without reduction or compromise. What's at stake is having people in our commercial districts to keep our businesses alive and thriving.

Respectfully,
Mary Telling
District 3

Mary telling
maryt@mithun.com
2001 Essex Street
Berkeley, California 94703

Correspondence

From: Sophia DeWitt <sophia@ebho.org>
Sent: Tuesday, February 3, 2026 5:13 PM
To: Planning Commission
Subject: Support for Berkeley Corridor Zoning to Allow Increased Housing and Protect Commercial Vitality

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Dear Planning Commissioners:

On behalf of East Bay Housing Organizations(EBHO) I write in strong support of the staff report on the Berkeley Corridors Zoning Process and urge that you move the process forward to the City Council in order to set the conditions for additional affordable housing development along high resource commercial corridors, while striking a balance and working to preserve small business vitality.

The Corridor Zoning program is a part of Berkeley's current housing element and a key strategy for affirmatively furthering fair housing. As such, the City has a legal requirement to move it forward. But, the way this program is implemented is critical.

In addition to creating the conditions for additional affordable housing a companion goal of the program is to maintain and strengthen an active, pedestrian environment that preserves neighborhood and small business vitality. As such, specific policies to prevent the displacement of small businesses as the result of any future development are important, and we are supportive of the policy options listed in the staff report as well as ongoing policy discussions with small businesses to address these concerns.

We look forward to continuing to work with the City on this process.

Sincerely,
Rev. Sophia DeWitt
Chief Program Officer

Rev. Sophia DeWitt
Chief Program Officer
EAST BAY HOUSING ORGANIZATIONS (EBHO)
[510-663-3830 ext. 313](tel:510-663-3830) | sophia@ebho.org
[538 Ninth Street, Suite 200 | Oakland, CA 94607](https://www.ebho.org)

Be part of EBHO's movement for a just and equitable East Bay. [Join us or renew](#) your 2026 membership in order to power our work for affordable homes!

Important Update: EBHO will be closed on Fridays throughout 2026. Thank you in advance for your patience. Visit us at [ebho.org](https://www.ebho.org) and follow us on [Facebook](#), [LinkedIn](#), and [Instagram](#).

"Human progress is neither automatic nor inevitable...Every step toward the goal of justice requires sacrifice, suffering, and struggle, the tireless exertions and passionate concern of dedicated individuals." Rev. Dr. Martin Luther King, Jr.

Correspondence

From: Michael Yarne <noreply@adv.actionnetwork.org>
Sent: Tuesday, February 3, 2026 5:51 PM
To: Planning Commission
Subject: Please allow more housing along Berkeley's commercial corridors

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Planning Commissioners,

Dear Planning Commissioners,

I'm writing to express my strong support the City Council's direction to set seven-story base zoning for North Shattuck, College, and Solano Avenues.

I commend the Council for taking a real stand on housing and urge you to fully implement this vision. Please do not dilute the proposal with setbacks, step downs, and other requirements that would reduce the number of homes that could get built on any parcel. Many of these parcels are oddly shaped or present other obstacles to development, so they need whatever flexibility we can provide.

Seven-story buildings could contribute meaningful amounts of housing to address long-term affordability and create mixed-income neighborhoods where teachers, service workers, young families, and long-time residents can live. Seven stories is transit-appropriate for corridors with AC Transit service.

This smart growth will also support local businesses with more foot traffic, reduce car dependency to support our climate commitments, and open Berkeley's opportunity-rich neighborhoods to everyone. We have a legal and a moral duty to further fair housing.

Respectfully,

Michael Yarne

Resident & Renter, District 2

Michael Yarne
michael.yarne@gmail.com
2442 Valley Street
Berkeley, California 94702

Correspondence

From: Vivek Mehta <noreply@adv.actionnetwork.org>
Sent: Tuesday, February 3, 2026 6:56 PM
To: Planning Commission
Subject: Support for Berkeley taking bold action to allow more housing along its commercial corridors

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Seven-story base zoning will also support local businesses with more foot traffic, reduce car dependency to support our climate commitments, and open Berkeley's opportunity-rich neighborhoods to everyone. We have a legal and a moral duty to affirmatively further fair housing.

We urge you to support the Council's clear direction without reduction or compromise. What's at stake is having people in our commercial districts to keep our businesses alive and thriving.

Respectfully,

[Your name]

[Optional: Your council district]

Vivek Mehta

mehtavivek01@gmail.com

2110 Kittredge Street, Apt 102

Berkeley, California 94704

Correspondence

From: Ann Dallman <noreply@adv.actionnetwork.org>
Sent: Tuesday, February 3, 2026 7:08 PM
To: Planning Commission
Subject: Support for Berkeley taking bold action to allow more housing along its commercial corridors

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Seven-story base zoning will also support local businesses with more foot traffic, reduce car dependency to support our climate commitments, and open Berkeley's opportunity-rich neighborhoods to everyone. We have a legal and a moral duty to affirmatively further fair housing.

I have been a Berkeley homeowner since 1998 and have three kids who are adults and will never be able to afford to live in the town they grew up in. That also applies to most people

who grew up in Berkeley and/or work in Berkeley. Please support legislation that allows Berkeley to be true to its historical population and values.

We urge you to support the Council's clear direction without reduction or compromise. What's at stake is having people in our commercial districts to keep our businesses alive and thriving.

Respectfully,
Ann Dallman

Ann Dallman
anndallman@gmail.com
1709 Stuart St
Berkeley , California 94703

Correspondence

From: Lily Berticevich <noreply@adv.actionnetwork.org>
Sent: Tuesday, February 3, 2026 10:10 PM
To: Planning Commission
Subject: Support for Berkeley taking bold action to allow more housing along its commercial corridors

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Planning Commissioners,

Dear Planning Commissioners,

As a Berkeley resident and community development professional, I am writing to strongly support the City Council's direction to set seven-story base zoning for North Shattuck, College, and Solano Avenues. We commend Council for taking a real stand on housing and urge you to fully implement this vision. We support at least seven stories' base zoning and ask you not to water down the proposal with setbacks, stepdowns, and other requirements that would reduce the number of homes that could get built on any parcel. Many of these parcels are oddly shaped or present other obstacles to development, so they need whatever flexibility we can provide.

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We urge you to support the Council's clear direction without reduction or compromise. What's at stake is having people in our commercial districts to keep our businesses alive and thriving.

Respectfully,
Lily
Council District 4

Lily Berticevich
lmberticevich@gmail.com
2718 Harrison St
Oakland, California 94612

Correspondence

From: Phyllis Orruck <orrickle@duck.com>
Sent: Monday, February 2, 2026 1:36 PM
To: Planning Commission
Subject: Support more housing along Berkeley's commercial corridors

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Planning Commissioners,

Dear Planning Commissioners,

As a longtime Berkeley resident, I have long been concerned about the jobs/housing imbalance in the Bay Area in general, and in Berkeley in particular. When our public servants, our service workers, our plumbers, carpenters, auto mechanics and landscapers can't afford to live here, we pay for that with added VMT and the associated carbon emissions. And the fact that they are not a part of the community they work in and serve creates a rent in the civic fabric of the city.

When the tens of thousands of college students drawn to our region each by the excellent higher education system are forced to go elsewhere to begin their careers, we all lose.

I urge you to support the City Council's direction to set seven-story base zoning for North Shattuck, College, and Solano Avenues. The council's action represents a and necessary step and it is imperative that you enact provisions that support this action to the fullest possible extent. We need at least seven stories' base zoning; this must not be watered down with setbacks, stepdowns, and other requirements that would reduce the number of homes that could get built on any parcel. Many of these parcels are oddly shaped or present other obstacles to development, so they need whatever flexibility we can provide.

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Transit service and is standard in successful transit-oriented neighborhoods throughout the Bay Area.

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We urge you to support the Council's clear direction without reduction or compromise. What's at stake is having people in our commercial districts to keep our businesses alive and thriving.

Respectfully,
Phyllis Orrick
Kains near Virginia

Phyllis Orruck
orrickle@duck.com
1625 KAINS AVE UNIT A
BERKELEY, California 94702

Correspondence

From: savlan hauser <savlanh@gmail.com>
Sent: Wednesday, February 4, 2026 9:56 AM
To: Planning Commission
Subject: Please Share Comments to Fellow Commissioners for 2/4 Meeting - Commissioner Hauser

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Comments from Planning Commission Vice Chair Hauser (Absent tonight):

Item 10A: I humbly ask for your vote in support of Chair Marthinsen, and for me as Vice Chair. As a fellow volunteer commissioner, it is helpful to have practice beyond the one year term, and I hope to continue to support the Chair's pragmatic and inclusive leadership in this capacity.

Item 10B: This proposed zoning progression balances Berkeley's present and future needs with the essential evolution and protection of our beloved and relied-upon commercial neighborhoods. Commercial corridors are Berkeley's social, cultural, and economic heartbeat, and infill development only happens incrementally, over years and even decades. In the Elmwood, for example, only a select few sites are even conceivably eligible for redevelopment. If and when the moment does arise for the 7-11 to be improved, it is imperative that it deliver as many homes as possible and be incentivized to include affordable housing in these amenity-rich, high opportunity neighborhoods where it belongs, and the planning must be in place to enable it.

Since the studies show that development sites are so few and far between, and the desirability and benefit of these districts is so high, I strongly support the study of connected residential corridors such as Ashby and Claremont to provide more housing and beneficial foot traffic to our business districts, strengthening community, walkability, and affordability.

Greatly appreciate the engagement of all the stakeholders and the thoughtful responsiveness of City Planning staff in this public process. Thanks to this, the City has invested in studying design guidelines and business resilience strategies, in direct response to the input from the business community and community stakeholders. These will provide an important toolkit for the incremental evolution of these places.

Thank you for your consideration,
Savlan

--

Savlan Hauser
510 388 4412

Correspondence

From: Etosha Cave <noreply@adv.actionnetwork.org>
Sent: Wednesday, February 4, 2026 1:34 PM
To: Planning Commission
Subject: Support for Berkeley taking bold action to allow more housing along its commercial corridors

Follow Up Flag: Follow up
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We urge you to support the Council's clear direction without reduction or compromise. What's at stake is having people in our commercial districts to keep our businesses alive and thriving.

Respectfully,

[Your name]

[Optional: Your council district]

Etosha Cave

etosha.cave@gmail.com

1823 62nd Street

Berkeley, California 94703

Correspondence

From: Corridors
Sent: Wednesday, February 4, 2026 3:45 PM
To: Planning Commission
Subject: FW: In Support of Upzoning Berkeley's Major Corridors

Follow Up Flag: Follow up
Flag Status: Flagged

Uttara Ramakrishnan (she/her)
Associate Planner | Urban Designer

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

From: Sebastien Marie <sebasmarie.020@gmail.com>
Sent: Tuesday, February 3, 2026 7:09 PM
To: Corridors <corridors@berkeleyca.gov>
Subject: In Support of Upzoning Berkeley's Major Corridors

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,

I just wanted to express my support (and my partner's support) for Berkeley's proposal to up zone north Shattuck, Solano, and College ave. This will help Berkeley become more livable for different generations and income levels, increase customers for local businesses, and also increase public transportation use.

I understand that the most vocal feedback city government gets for measures like these are from hyper-vocal opponents, so wanted to take the time to voice my support for what you are doing.

Thanks for your work,
Sebastien Marie

Correspondence

From: Stephen Alpert <stephenalpertmd@gmail.com>
Sent: Thursday, February 5, 2026 1:07 PM
To: Planning Commission
Subject: Fwd: Adequate slide projection for City presentations

Follow Up Flag: Follow up
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----- Forwarded message -----

From: **Stephen Alpert** <stephenalpertmd@gmail.com>
Date: Thu, Feb 5, 2026 at 12:19 PM
Subject: Adequate slide projection for City presentations
To: <planning@berkeleyca.gov>, <JKlein@cityofberkeley.info>, <council@berkeleyca.gov>, <clerk@berkeleyca.gov>, <mayor@berkeleyca.gov>, <CManager@berkeleyca.gov>, <PublicWorks@berkeleyca.gov>, <HR@berkeleyca.gov>, <marketing@raimiassociates.com>

I and a few dozen fellow Berkley residents attended last night's Planning Commission meeting at the Senior Center. There were two presentations by Raimi Associates consultants, **Simran Malhotra** and **Chris Sensenig** with updates on the Corridors Zoning; Objective Design Standards and Small Business Anti-Displacement Strategies.

Both presentations involved new complex issues with slides densely packed with text and illustrations. These slides were projected on a small screen which the vast majority of the audience could not see and hence not readily follow the speakers. From the questions asked by several Commission members, it was evident that they too had great difficulty comprehending the new information presented by Ms. Malhotra and Mr. Sensenig.

Given the **hundreds of thousands of dollars** the City of Berkeley pays **Raimi Associates**, it would behoove the **Department of Planning & Development** to ensure that an adequate projection system is available for the next Planning Commission meeting scheduled for March 4, 2026.

Stephen Alpert, MD
917 Tulare Avenue
Berkeley, CA 94707

Correspondence

From: Isaac Warshauer <isaac@berkeleyheritage.com>
Sent: Wednesday, February 4, 2026 11:59 AM
To: Planning Commission
Cc: All Council
Subject: BAHA Comment on Corridors Objective Design Standards
Attachments: BAHA Corridors Objective Design Standards Letter 20260204.pdf

Follow Up Flag: Follow up
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Planning Commission Secretaries,

Please see the attached letter.

Respectfully,
Isaac Warshauer



City of Berkeley Planning Commission
c/o Justin Horner & Alisa Shen, Secretaries

Commissioners:

The three commercial districts under consideration as part of the Corridors Zoning Update—in Elmwood on College Avenue, along North Shattuck Avenue, and on Solano Avenue—are some of the City’s most successful shopping areas.

Based on City analysis, the neighborhoods surrounding these commercial districts are considered *high resource* areas on the basis of the amenities available to residents. Although these amenities include access to transit, green space, and good schools, proximity to vibrant neighborhood retail is a major contributing factor. In this way, maintaining the health of the commercial corridors is essential to providing future residents the same resources available today.

For this reason, there is a major public interest in ensuring that new buildings make a positive contribution to the streetscape. The City has ample justification to set reasonable requirements that protect the future viability of retail space and the quality of the pedestrian experience.

The Berkeley Architectural Heritage Association commends the City Planning Staff on drafting a set of succinct Objective Design Standards for Ground Floor Retail that further this goal of preserving important aspects of the streetscape for the benefit of future residents.

Flexible and Human-Scale Retail

Many of the proposed standards draw on the characteristics of Berkeley’s historic commercial buildings that encourage the design of human-scaled and continuous storefronts.

Requirements for maximizing retail frontages, providing adequate ceiling height, providing small-scale storefront rhythm, providing transom glazing, and providing

closely-spaced and recessed retail entries are all provisions that would make new storefronts more compatible with existing commercial buildings in the corridors.

These provisions also happen to make the resulting retail spaces more viable and flexible for future tenant businesses.

Draft requirements that lobby and back-of-house entries on commercial streets be integrated into retail storefront design at mid-block sites are also sensible. Such provisions would reinforce the existing continuity of storefronts while addressing the necessity of other ground floor uses.

Ground Floor Residential is Shortsighted

The three commercial districts considered in the Corridor Zoning Update have some of lowest retail vacancy rates in Berkeley. The City has logically furthered the argument that adding residential density in these commercial districts will further bolster demand for neighborhood retail.

Given that the current districts are closely circumscribed to areas that already feature commercial space, allowing ground floor residential uses in these districts will counterproductively restrict the supply of retail tenant spaces where they may be most needed in the future.

Over the last century, the commercial character of each of these districts intensified as the City grew. In the context of low retail vacancy and a planned increase in residential density along these corridors, the City should facilitate the continuation of that trend.

In general, the draft Objective Design Standards represent a thoughtful and positive addition to the Corridor Zoning Update planning effort. Objective Design Standards are an absolutely essential component of the rezoning that protect a valid public interest: preserving vibrant streetscapes for future residents. They should be adopted concurrently with any amendments to the C-E, C-NS, and C-SO zoning districts.

Respectfully,

Isaac Warshauer, Director
on behalf of the BAHA Board of Directors