

Jacob, Melinda

From: JACK SCANLIN <jackscanlin@comcast.net>
Sent: Wednesday, February 25, 2026 10:07 AM
To: Zoning Adjustments Board (ZAB)
Subject: ZP2024-0138

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.

Please include the following comments concerning the proposed project at 2145 Grant Street to the project file:

1. The current new proposed project would exceed the allowable lot coverage. The request to exceed lot coverage should not be allowed.
2. The stair to access the proposed new second floor addition would occupy part of the off-street parking area currently used by the occupants of the existing dwellings.
3. The required construction to support the new stairway would be adjacent to the existing culvert. Would the stair be outside the prohibited area of influence of the culvert?

Jack Scanlin
2140 McKinley Ave, Berkeley
jackscanlin@comcast.net

Jacob, Melinda

From: Jill Korte <heuseljk@sbcglobal.net>
Sent: Tuesday, February 24, 2026 9:24 PM
To: Zoning Adjustments Board (ZAB)
Subject: Project: 2145 Grant St, Use Permit #ZP2024-0138

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.

Dear Zoning Adjustments Board,

Please note that the property owners adjacent to the 2145 Grant St project, Use Permit #ZP2024-0138, all received the orange Notice of Public Hearing in the USPS mail on Saturday, February 21, 2026, less than the eight days allowance required for correspondence to be included in the ZAB packet. I would appreciate it if this correspondence is included in the packet because of the late notification.

I question the wisdom of intensifying development on this parcel without also addressing the failure occurring in the Strawberry Creek Culvert. A December 2023 report prepared for the City identifies a twenty foot length of the culvert on this parcel with significant invert (floor) failure that has undermined the culvert wall. The culvert wall is cracked and rotating outward.

I find this to be a public safety concern. For those members unaware of the size of this culvert, it is 8 feet wide and 6.5 feet high and I have been told by Public Works that it does flow full during significant rainfall events.

Sincerely,

Jill Korte
2136 Grant St

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: 2145 Grant St.

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

From: Jack Kurzweil <jack.kurzweil@gmail.com>
Sent: Sunday, February 22, 2026 9:57 AM
To: Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>
Cc: Julie Sinai <sinaijulie@gmail.com>
Subject: 2145 Grant St.

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.

Dear ZAB,

I'm responding to the card that I received (by mail) from the ZAB regarding the addition of a second story to the property at 2145 Grant St.

My understanding is that this property is very close to the path of Strawberry Creek. I'd like to know the current condition of the creek culvert in the vicinity of that property AND a clarification of the policy of the city in building close to the creek.

I'm NOT voicing an objection to the granting of the permit. I do want a clarification of city policy and practice regarding construction in the vicinity of Strawberry Creek.

Many thanks,

Jack Kurzweil

1737 Allston Way

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Use Permit ZP2024-0138

From: Jeff Hoffman <hefjeff.hof@gmail.com>
Sent: Saturday, February 21, 2026 3:37 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>
Subject: Use Permit ZP2024-0138

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.

Please accept this comment on the proposed use permit to add a second story to the current structure at 2145 Grant Street. I am a resident in Berkeley and I first moved here in 1983.

I am strongly and unequivocally opposed to the city of Berkeley issuing this use permit. Our city is being ruined by development. This kind of thing is the same as what Bruce Brugman fought in San Francisco and often wrote about as the publisher of the *San Francisco Bay Guardian*. Between shutting down beloved local businesses like the now-closed coop *Missing Link* bicycle sales and repair stores that I'd been using for decades and the very popular *Flacos* vegan Mexican restaurant (my ex and I are not even vegetarians and we loved that place!), destroying our sky by building ever-higher structures, and cramming too many of us into too small of an area, this overdevelopment is very harmful to our community and to the environment.

The supposed problem being addressed by all this overdevelopment is the "housing shortage." There is no housing shortage! There is an *affordable* housing shortage and there is gross human overpopulation. Multiple sources have stated that there are more than 20 vacancies for every homeless person in the country. The problem here is landlords and developers, not that we haven't destroyed the environment and our communities enough to accommodate everyone. The nonhumans here are the only ones suffering from a housing shortage!

Finally, I realize that there are government agencies like the Association of Bay Area Governments that require cities like Berkeley to constantly build housing. However, I'd rather pay taxes as fines to these agencies than to allow Berkeley to constantly be harmed by all this overdevelopment.

Please deny this permit with prejudice. If anything, we need a lot more open space in Berkeley. San Francisco, quite the concrete city, has more open space per acre than Berkeley! That egregious situation must be addressed, and we should start by disallowing all this overdevelopment.

Thank you for considering my comments.

Jeff Hoffman
2120 Grant St., Apt. 8
Berkeley 94703