
Preliminary Design Review of 2330 Prince

From Nancy Carleton <nancy94705@gmail.com>

Date Tue 7/14/2026 9:26 AM

To DRC <DRC@berkeleyca.gov>

Cc Chris Batson <cbatson@arthauspartners.com>; Saliki, Singeh <SSaliki@berkeleyca.gov>; Riemer, Allison <ARiemer@berkeleyca.gov>; John Steere <john@johnsteere.com>; Humbert, Mark <MHumbert@berkeleyca.gov>

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 Members of the Design Review Committee,

I am writing regarding the Preliminary Design Review of 2330 Prince Street (ArtHaus Partners, #DRCP2026-0002).

As one of the neighbors who led the community effort to establish Halcyon Commons park directly across from this site (a four-year process that resulted in the 1996 dedication of this unique park on Halcyon Court at Prince, where there used to be a parking lot), I care deeply about how this project will affect both the park and the neighborhood. Please come visit the site and see how our little park transformed the neighborhood, and will be a key selling point for the new homes of 2330 Prince!

While I am sad to lose the existing church, which is the best architectural feature in a neighborhood that's largely lacking in notable buildings and can be seen from blocks around on Telegraph and Prince, I appreciate that the developer is honoring the style of the church with a Spanish Revival design, including the color palette and tile roofing. I like the simplicity of the color and the overall style, and the beauty of the ornamental tiles proposed as accents. I'm glad the project will result in new homes in our neighborhood, appealing to families who will enjoy using our little park and hopefully be inspired to participate in the larger community and in the stewardship of the park over coming decades.

To ensure the project best respects and integrates with neighborhood context, and especially the park, I ask that you consider the following recommendations:

* **Trees and Landscaping:** Trees are crucial to the context of Halcyon Commons park and the surrounding area. I ask that the design prioritize maintaining mature trees to align with our community's extensive history of neighborhood greening. Specifically, the redwood tree on the hillock directly across from the park near the current Model School entryway should be preserved; it was one of the trees purchased with a grant that covered almost all the trees in the park, and was planted by neighbor volunteers at the same time all the trees were planted in the park; it was intended to extend the feel of the park into the neighborhood. Perhaps the landscape architect could create a shared outdoor space around this beautiful tree for this corner of the property. Likewise, street trees on Prince Street and Telegraph should be preserved to the largest extent possible, but especially on Prince Street, where their presence benefits neighbors in the apartments on the north side of Prince as well as

all of us in the neighborhood. In particular, the palm tree (which escaped being relocated when Julia Morgan was shopping around for palms for William Randolph Hearst's San Simeon estate, and which is a favorite high perch for our neighborhood's pair of great horned owls) and the white mulberry tree (which for years has helped provide food collected by neighborhood children to feed butterfly larvae) should be maintained. The younger trees to their south, while more recent, resulted from our neighborhood's tree-planting efforts. It would really be sad, and unnecessary, to lose any of these trees!

* **Eliminate excessive driveways off of Prince Street only:** The many new driveways the project proposes on Prince Street are what would require the removal of the street trees just referenced, but they would also eliminate the seven on eight on-street parking spaces that are used by neighbors across the street in the three apartment buildings that have no off-street parking of their own but where many neighbors who are now senior citizens live with parking permits from the city and the need to park safely at night. I know the parking issue crosses into the domain of Zoning, but it affects Design as well, in terms of solving the problems of losing trees that are part of the park-tree-project interface. The City of Berkeley is doing its best to encourage residents to live as car-free lives as possible. While not everyone is able to do that, new housing developments (like the apartment building at 3030 Telegraph also developed by ArtHaus Partners) often offer no off-street parking at all. Surely when the 2330 Prince project as a whole creates so many homes with off-street parking (on Telegraph and in the new interior lanes), the units along Prince could be marketed to new neighbors who prefer a car-free lifestyle. Eliminating those driveways would enable the project to preserve the street trees on Prince while also maintaining existing on-street parking, removing one of the key detriments of the project. It would also allow the developer to include more living space and more secure space for bikes and other storage for the buyers of those units.

* **The Tower:** I encourage the developer to better incorporate or preserve the tower element of the current church at the southeast corner of the new building, maintaining a beloved neighborhood landmark.

* **Developer contribution to the park:** While outside the purview of this committee, I hope that ArtHaus Partners will follow through with the promise made at an informational meeting with the neighborhood by Zoom in February to contribute in a meaningful way to current park projects and ongoing maintenance, hopefully in time to be announced at the 30th anniversary celebration of the park on September 27. This project doesn't exist in isolation. It needs to speak to the neighborhood in which it will reside and to the park that will be one of its main selling points.

Thank you for your time and consideration of these comments.

Sincerely,

Nancy Carleton
Friends of Halcyon Commons Park
Former Co-Chair, Halcyon Neighborhood Association
Former Chair, Zoning Adjustments Board, Berkeley
Former Vice Chair, Parks and Recreation Commission, Berkeley
Founding Board member and past president, Berkeley Partners for Parks

Nancy Carleton

3044-B Halcyon Court
Berkeley, CA 94705
510-644-0172

Re: Supplemental Comment on DRCP2026-0002 (2330 Prince Street) — Question on Density Bonus Parking Waiver

From Ardath Grant <ardgrant@yahoo.com>

Date Tue 7/14/2026 9:38 AM

To DRC <DRC@berkeleyca.gov>; Planning Dept. Mailbox <Planning@berkeleyca.gov>

Cc Ardath (yahoo mail) <ardgrant@yahoo.com>

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.

Just confirming this was received — please let me know if you need anything further before Thursday's hearing.

Thank you,
Ardath Grant

On Jul 13, 2026, at 9:26 PM, Ardath Grant <ardgrant@yahoo.com> wrote:

Anne Burns, Senior Planner
Design Review Committee
Planning and Development Department
1947 Center Street, 2nd Floor
Berkeley, CA 94704
Sent via email to DRC@berkeleyca.gov and planning@berkeleyca.gov

RE: DRCP2026-0002 — 2330 Prince Street — Supplemental comment for Design Review Committee hearing, July 16, 2026

Dear Ms. Burns and Members of the Design Review Committee,

I'm following up on my written comment submitted on this project, to raise a specific question after reviewing a copy of the project's parking plan sheet.

The plan sheet's parking summary table shows that the base ("by-right") project would be limited to 10 vehicle spaces under Berkeley's residential parking maximum of 0.5 spaces per unit (BMC Table 23.322-2). The proposed project, however, shows 46 vehicle spaces — nearly two spaces per unit — with that figure flagged by a footnote as a "Density Bonus Waiver/Concession."

My understanding is that California's Density Bonus Law (Government Code Section 65915) is generally used to reduce parking requirements below local standards, not to authorize parking well above them. I understand there is a separate provision allowing a developer to request a higher-than-standard parking ratio, but that this requires a parking demand study submitted by the applicant and specific written findings by the local agency supporting the need for the higher ratio — it is not an automatic entitlement in the way most density bonus waivers and concessions are.

Given that 46 spaces appears to exceed not only Berkeley's local maximum but also the state Density Bonus Law's own standard parking ratios for a project of this unit and bedroom mix, I would ask the Committee and staff to clarify:

1. Whether the applicant has submitted the parking demand study required to support a request for a higher-than-standard ratio under this provision; and
2. Whether the City has made, or intends to make, the specific written findings required to support approval of that higher ratio.

If this information is available for public review, I would appreciate being directed to it. If it is not yet part of the record, I would ask that this be clarified before the Committee acts on the project's design, since the number and width of driveway curb cuts — which directly affects the on-street parking my neighbors and I rely on — is a direct function of this parking count.

Thank you again for your consideration.

Sincerely,
Ardath Grant
2327 Prince St. #12
Berkeley, CA 94705
510-289-0987 ardgrant@yahoo.com

On Jul 13, 2026, at 8:04 PM, Ardath Grant <ardgrant@yahoo.com> wrote:

Forwarding my comment letter on DRCP2026-0002 to this address as well, per a neighbor's suggestion — please let me know if this duplicates a submission you already have. Thank you, Ardath Grant

Begin forwarded message:

From: Ardath Grant <ardgrant@yahoo.com>
Subject: DRCP2026-0002 — 2330 Prince Street — Written comment for Design Review Committee hearing, July 16, 2026
Date: July 13, 2026 at 4:15:50 PM PDT
To: planning@berkeleyca.gov
Cc: "Ardath (yahoo mail)" <ardgrant@yahoo.com>

Anne Burns, Senior Planner
Design Review Committee
Planning and Development Department
1947 Center Street, 2nd Floor
Berkeley, CA 94704
Sent via email to planning@berkeleyca.gov

Please confirm receipt of this letter and attachments at your convenience

RE: DRCP2026-0002 — 2330 Prince Street — Written comment for Design Review Committee hearing, July 16, 2026

Dear Ms. Burns and Members of the Design Review Committee,

I'm writing as a neighbor directly across the street from the proposed 23-unit development at 2330 Prince Street, ahead of the July 16 Design Review hearing. I'd like to offer a specific, constructive concern about the project's street-facing design and vehicular access, which I understand falls within the Committee's review under Chapter 23.406.070.

Based on the applicant's conceptual rendering along Prince Street (see Exhibit A), the ground floor of the new building appears to consist almost entirely of individual garage door entries — by visual count, well over half, and plausibly 70% or more, of the building's street frontage. To function, this design will require a corresponding number of new driveway curb cuts along the block, which appears likely to eliminate a substantial majority of the existing on-street parking along this stretch of Prince Street (see Exhibit B, showing current conditions).

This matters significantly to the immediate neighbors. My building — a 12-unit property at 2327 Prince Street, built in 1915, with no off-street parking — sits directly across the street, alongside two additional 4-unit buildings built in 1924, neither of which has off-street parking either (see Exhibit C). Altogether, about 20 households rely entirely on this on-street parking, including at least four tenants in my building with disabilities for whom nearby street parking is an accessibility necessity, not a convenience.

I'd ask the Committee, in its review of the project's site design and vehicular access under Chapter 23.406.070, to consider requiring the applicant to explore an alternative site design — for example, a shared or consolidated driveway/garage access point rather than a row of individual curb cuts — that would reduce the number of curb cuts and preserve more of the block's existing on-street parking, while still meeting the project's on-site parking needs.

Separately, and for the record: published reporting on the project's preliminary application cited approximately 46 on-site parking spaces for the 23 proposed units (Rachel Scheier, "Developer aims to replace Berkeley school site with for-sale condos," Homes.com, January 6, 2026: <https://www.homes.com/news/developer-aims-to-replace-berkeley-school-site-with-for-sale-condos/630162229/>). My understanding is that Berkeley's zoning code caps residential parking at 0.5 spaces per unit for projects within a quarter mile of a major transit corridor, which this site may qualify for. If the current application indeed proposes parking well above that standard, this reinforces the case for a single, consolidated driveway rather than the multiple curb cuts shown in the applicant's renderings — addressing both concerns together. I'd ask staff to confirm the current figures.

Last, I'll mention some neighborhood context I hope is useful. At a community meeting held on February 24, 2026, the applicant's representative stated that proximity to Halcyon Commons made the project attractive to prospective young-family buyers. Halcyon Commons was created in 1996, when neighbors converted a 0.2-acre lot — formerly 28 parking spaces — into the shared green space that exists today (see Exhibit D). The same neighborhood that once gave up parking to create that park is now being asked to give up its remaining street parking so this project can be built and marketed near it, in units expected to cost well above \$1 million.

I appreciate the Committee's consideration of these concerns.

Sincerely,
Ardath Grant
2327 Prince St. #12
Berkeley, CA 94705
510-289-0987 ardgrant@yahoo.com

Attached Exhibits:

Exhibit A — Applicant's Conceptual Rendering, Prince Street Elevation

Applicant's own conceptual rendering, "Conceptual Rendering Along Prince Street," showing ground-floor garage frontage consisting almost entirely of individual garage door openings.



Exhibit B — Current On-Street Parking Conditions, Project Frontage

Current conditions at 2330 Prince Street and adjacent block face, July 2026, showing existing on-street parking in active, regulated use.

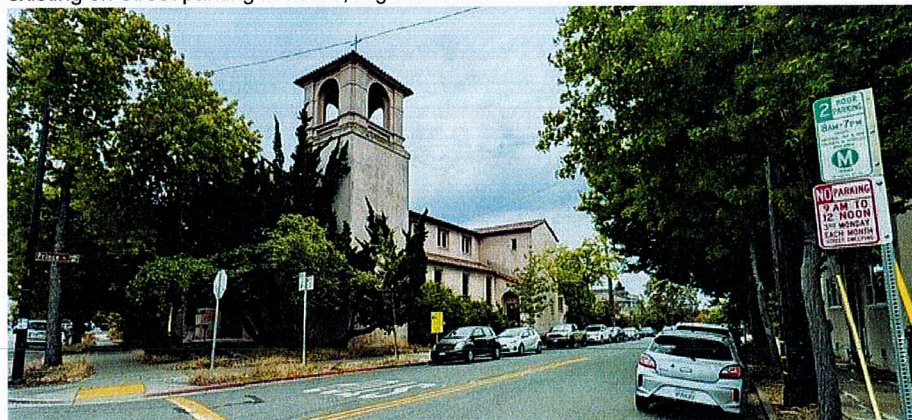


Exhibit C — Resident Building Directly Across from Project Site

12-unit building at [Your Address], built 1915, with no off-street parking, directly across the street from the project site. Adjacent 4-unit building (built 1924), also without off-street parking, visible at right.



Exhibit D — Halcyon Commons

Halcyon Commons, the neighborhood park cited by the applicant as an attraction for prospective buyers, created in 1996 when neighbors converted a former parking lot into shared green space.



Re: 2330 Prince St Project Proposal

From Bruce Wicinas <bwicinas@pacbell.net>

Date Mon 7/13/2026 7:33 PM

To DRC <DRC@berkeleyca.gov>

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.

The church site has struggled for reinvention for a long time. Under-use has made it a tiresome zone of tension with vagrants and neglect. Demolition is obviously not the only possible solution.

The proposed project undoubtedly satisfies the requirements of many house-shoppers. The basic parameters of the design embody some reasonable decisions. Some parking is included. Some of the residents of the no-parking units will own cars because this is California. They will have to reconcile car ownership with no provided parking. Some units are large enough to house parents with children. The project as a whole is not particularly welcoming to children however. There is no open space. The kids will play in the alleyways, flanked by garage doors and four stories. The vertical arrangement of each unit makes them poorly suited for aged people. These will not be populated by empty-nesters looking for a place to which to downsize. What this adds to our palette of housing choices is narrow.

This is a site blessed by its size and location making it a rare design opportunity. The proposal does not rise to the invitation. We see a module, copy-paste-repeated many times - n-plexes. The roofs are varied to superficially disguise a relentlessly repeated footprint.

Concerning this design I have a major regret - the loss of our skyline.

The towns and low-rise cities that excite us often have interesting skylines. They differ from suburbs and from numbing urban randomness for which "skyline" is not applicable. Interesting skylines are frequently the beneficiaries of church towers. They announce discrete neighborhoods. They can be seen from blocks away. They are the last illuminated by the setting sun.

Last week I stood on the 5th story roof of a hotel in Lawrenceville, Pennsylvania as the sun set. Scattered about the dense old low-rise cityscape bathed in golden light the numerous church towers had the most to say. "I stand above a neighborhood. Read history in these buildings. Walking is rewarded."

Many cities have hesitated to demolish old church towers though they no longer have congregations. Few residents have connection to local churches but their tower profiles are familiar to all. They are the exceptions to otherwise bland landscape, the reference points.

Our neighborhood is yielding our dignified tower to urban real estate jumble.

Bruce Wicinas
2311 Prince St
bwicinas@pacbell.net

2330 Prince St project

From Ingrid Farnbach <ifarnbach@gmail.com>

Date Mon 7/13/2026 7:50 PM

To DRC <DRC@berkeleyca.gov>

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 Committee Members:

I am writing to strongly object to the following possibilities with this project:

- 1) the possible closure of Prince between Halcyon and Telegraph as was done on Webster with the previous Arthaus project. This block has many more residents than Webster, some of whom are elderly and/or disabled. They need to be able to park near and access their homes.
- 2) multiple driveways on Prince as part of the design. Again, parking is very important to the residents of Prince Street. Reducing it would make many people's lives much more difficult. Could the units be accessed by a driveway between the new buildings off of Telegraph?

Thank you for your time and consideration.

Ingrid Farnbach

Neighbor design feedback on 2330 Prince project

From Chelsea Hodge <chelseahodge@gmail.com>

Date Tue 7/14/2026 12:42 AM

To DRC <DRC@berkeleyca.gov>

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.
Greetings City of Berkeley Design Review Committee and 2330 Prince St Project Team,

I'm writing to provide design feedback on the 2330 Prince St project. I live a few blocks away (on Woolsey between Shattuck and Wheeler) and moved here in 2018. My family of four includes two young children (ages 2.5 and 5) which I believe, along with my status as a nearby neighbor, uniquely qualifies me to provide design feedback on this building, as I suspect that the target buyers are young families much like my own.

Overall I think this is a very strong project and I'm excited for the additional housing it will bring to our neighborhood. I was particularly happy about:

- the project provides units for purchase instead of rentals -- we need more of these!
- the project's size (4 stories) fits in with the scale of the neighborhood
- the project's design aesthetic is decently aligned with the neighborhood -- I suspect the design intent was to match the style of the demolished building, which I appreciate; that said, the Spanish revival still does not fit in particularly well to our historic neighborhood's overall aesthetic. I do however love the tile concepts on sheet A-8.5 -- if you stick with Spanish revival I hope you use a mix of tiles so that building has lots of personality, just like all of the houses already in the neighborhood.
- the decision to exclude retail space from the development -- our neighborhood already has a plethora of vacant storefronts; thank you for not adding to this!
- the neighborhood pedestrian access walkway to give units easy access to Halycon Commons

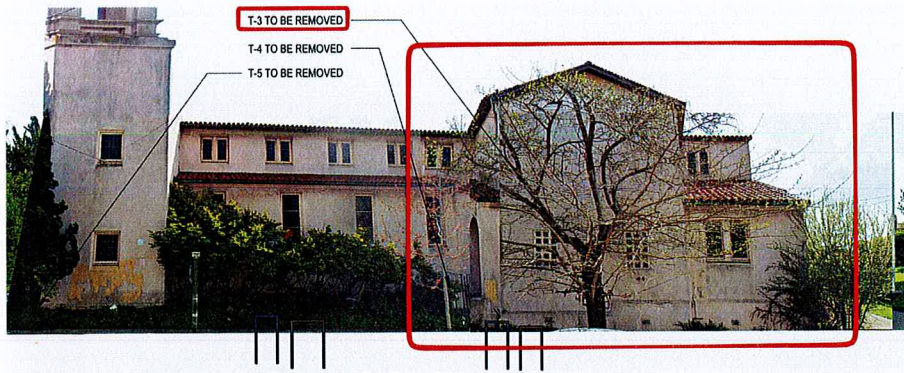
After spending over an hour reviewing the 3/24/2026 project plan set (accessed at <https://riazinc.app.box.com/s/4e2to2oshzhxho0jqmieihb692k57y10>), I have the following concerns and suggestions for the design team and developer:

1) Street-level activation – I was disappointed to see that the first floor building facade along Prince Street consists of a wall of doors. (Image below or see sheet A-3.5). A huge part of what I and other folks in this neighborhood love is our porches, which promote community by making it easy to interact with our neighbors. I believe the design could better promote residents meeting each other as well as other members of our neighborhood. This also does not fit in with the general design aesthetic of the neighborhood -- many homes don't even have a garage!

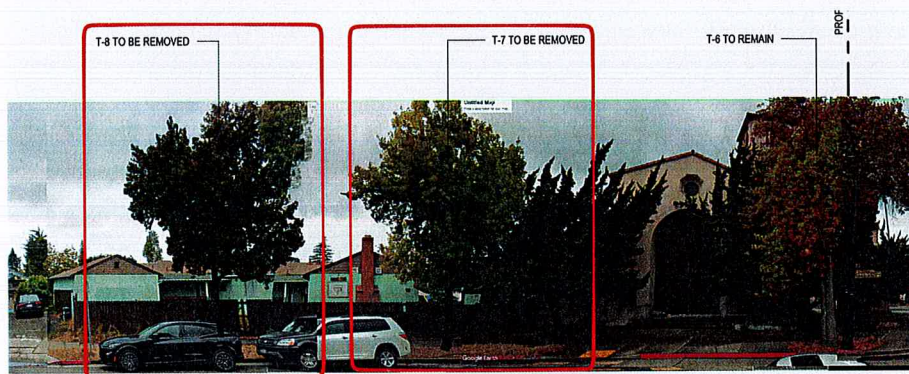


2) Trees - Instead of removing so many mature existing street trees, let's MOVE them a few feet instead! Mature trees are simply priceless and are what make our neighborhood a lovely place to live. At the college I went to, which was known for its beautiful campus, the Grounds team routinely moved trees larger than these (in huge wooden crates!) so I know it's possible! In particular I encourage the design team to move or otherwise retain:

A) The large mature White Mulberry on Prince that has a 26" trunk diameter and 16 foot canopy (tree T-3 on sheet L4), shown below (image from sheet A-7.2):



B) The two large, mature Sweetgum trees on Telegraph (trees T-8 and T-8 on sheet L-4), each with 14 foot canopies per sheet L4, shown below (image from sheet A-7.1)



If any new street trees are needed, please ensure they are species that will grow into big, beautiful, three-story trees like the existing ones! We need more of these!

3) Alternate design aesthetic -- As I mentioned above, the Spanish revival design aesthetic, while in keeping with the current structures, doesn't do the best job fitting in with the neighborhood aesthetic -- I can't think of a single Spanish revival building in the area. I'm also concerned about how the finishes used in this design will age -- in my experience newly built Spanish revival buildings can often look quite poor after ~20 years. As an alternate, I would encourage the design team to explore a Craftsman aesthetic. [6401 - 6411 Benvenue, Oakland](#) (picture below) about 7 blocks from the project site is a great example of a new, multi-family development in the Craftsman style that looks great.



4) Recycling/trash/compost - This is fairly minor, but the plans only show space for two refuse bins in each garages, whereas there needs to be space for three (trash, recycling, compost). I also wonder how there will be enough space on the development's streetfronts (Prince, Telegraph) street for 23 units' worth of bins (69 total). Seems like perhaps alternate plans should be made.

5) Bike storage -- The "bike storage" areas in most of the units' garages seem insufficient. Berkeley is a very bike-heavy community, and I think many young families moving into these units would likely have 3 to 5 bikes, including a larger family e-bike, which many parents in south Berkeley use to drop off their young kids at preschool, kindergarten etc. I encourage ensuring there is sufficient space for residents to get a bike out of the garage while a car is also parked there.

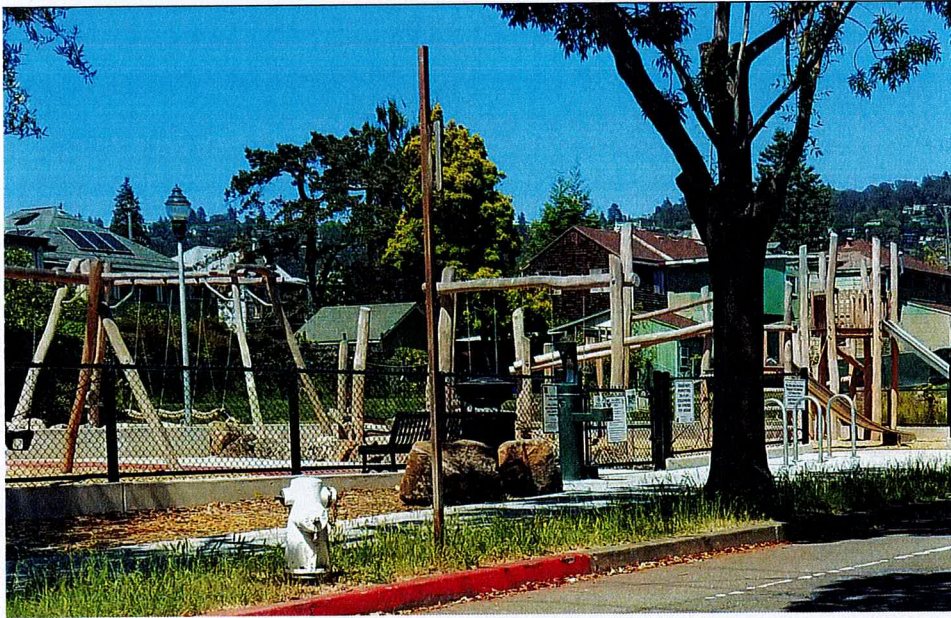
6) Telegraph Proposed Street Strip Elevation -- As shown on sheet A-7.1 and below--I think the view from the street here could be significantly improved, especially on the middle building. The expanses of blank wall and seemingly random placement of the windows aren't attractive. Plus, I think residents would appreciate more daylight that additional windows would provide.



7) Home offices - Every family I know has at least one person that works from home at least several days a week. Most of our homes lack good home office options, especially since what most people want is simply an area for a medium-sized sit/stand desk and desk chair, plus perhaps a bookshelf, that can be closed off—perhaps with French doors—when not in use or for meetings when others are home, but that can otherwise be open to the house to feel less claustrophobic. Really just a nook the size of a small walk-in closet with a big window or two and a door that has window panes to maximize natural light. I encourage you to consider this possibility!

8) Ground level patios - The paved, ground-level patios that the units have seem so tiny and presumably dark as to be essentially unusable. Given that most units already have other patios on higher stories for outdoor entertaining (and hopefully container gardening too -- I hope they have spigots!) -- I believe residents would be happier with a shared garden with fruit trees (a favorite in our neighborhood!), berry bushes (raspberries and blueberries do wonderfully here), community garden plots, and a play structure structure.

9) Halcyon Commons upgrades - If the developer is feeling generous and wants to make the units more attractive to families, I suggest they work with the city of Berkeley to make some upgrades to Halcyon Commons, including installing an improved play structure. The current one (just a tire swing) is really not a great use of the space! The new wood & rope play structure ([pic](#) or see below) at the Ohlone Greenway Playground (made by [Duncan & Grove](#), [Kompan](#), and [Landscape Structures](#)) is a great example of what a beautiful playground could look like (albeit at a much bigger scale).



Please feel free to reach out with any follow-up questions.

Best regards,

Chelsea Hodge

Woolsey St between Shattuck & Wheeler (

Chelsea Hodge

2330 Prince St Proposal

From Daniel Tahara <dktahara@gmail.com>

Date Tue 7/14/2026 7:19 AM

To DRC <DRC@berkeleyca.gov>

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.

Hi,

I am a neighbor of this project who lives around the corner on Deakin St.

I would like to share a few bits of feedback:

1. Can we reduce or eliminate the wall of driveways/garage doors on Prince? As the parent of a 3 year old, one of the main safety concerns I have is my kid and the neighborhood children being able to run around without risk of a car hitting them, and the garage doors there make me nervous! Moreover, having garage doors there reduces the amount of active street life and pausing to talk with neighbors or run into them.
2. Widen the sidewalk on Prince. Same reason as above — we love the serendipity of stopping and talking to our neighbors, and wider sidewalks and perhaps added greenery or common areas would make the new street frontage much more conducive.
3. Better access for interior units to Prince St. It would be a shame if people felt funneled only to Telegraph rather than integrated as part of the community.
4. More bike parking, particularly for larger cargo bikes and ebikes, both for visitors and residents.

Thank you,

Daniel

dktahara@gmail.com

(646) 397-6379

Prince and Telegraph Trees

From Sal Levinson <sal.levinson@gmail.com>

Date Tue 7/14/2026 7:45 AM

To DRC <DRC@berkeleyca.gov>

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.

Hi,

I just learned that the church at 2330 Prince will soon be turned into housing. Sounds like a good thing. Except mature trees will be removed!!?!? Please! We need trees, especially near busy streets. I'm sure they can be saved with a little effort. Please make sure the developers do the right thing, both for new housing and for existing residents.

Thanks,

Sal

2330 prince housing development

From Charlotte Daniels <daniels.charlotte@gmail.com>

Date Tue 7/14/2026 7:46 AM

To DRC <DRC@berkeleyca.gov>

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.

I appreciate that we are trying to build more housing. However, I don't appreciate the development firms clearcutting trees in the process. We are in a climate crisis. Trees keep our streets cool and pull CO2 out of the air. If anything, we need MORE trees to keep our environment stable. Not to be cutting mature ones down. There is also [research](#) that indicates trees reduce crime by 40%, according to the USDA. My understanding is they are planning to cut down beautiful and mature mulberry and sweetgum trees to make room for driveways. My requirement for being in this neighborhood is that they redesign the driveways so the trees are not removed.

Thank you for your attention to this matter,
Charlotte Daniels
Halcyon neighbor



Outlook

2330 prince housing development

From Danielle Levinson <dclevinson@gmail.com>

Date Tue 7/14/2026 9:51 AM

To DRC <DRC@berkeleyca.gov>

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.

I appreciate that we are trying to build more housing. However, I don't appreciate the development firms clearcutting trees in the process. We are in a climate crisis. Trees keep our streets cool and pull CO2 out of the air. If anything, we need MORE trees to keep our environment stable. Not to be cutting mature ones down. There is also [research](#) that indicates trees reduce crime by 40%, according to the USDA. My understanding is they are planning to cut down beautiful and mature mulberry and sweetgum trees to make room for driveways. We live in a walkable, bikeable, and transit dense neighborhood. There is no need for extra parking on our street, especially if it removes trees.

Thank you very much,
Danielle Levinson
Halcyon neighbor

Comments on 2330 Prince development

From Caroline Benson <ckb11987@gmail.com>

Date Tue 7/14/2026 10:11 AM

To DRC <DRC@berkeleyca.gov>

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 live on Woolsey Street between Shattuck and Wheeler and have been in this neighborhood for nearly a decade. I'm very excited for the proposed building at 2330 Prince Street, however upon review, it appears that part of the plan is to remove two mature sweetgum trees on Telegraph and a mulberry on Prince. Please don't remove more trees from our neighborhood! [Studies](#) show that more trees reduces crime in urban neighborhoods. Also these trees provide shelter/food for various local wildlife. There have been many trees removed in our neighborhood in the last few years and it's been heartbreaking every time, not to mention we've seen a dramatic uptick in car break ins and porch theft on Wheeler in the last few months.

I'd also like to add that adding garages and driveways on the Prince side of this new development is a mistake. It might be good for the people living in the new building, but many of the current residents in that block are seniors and families whose homes do not have off street parking (especially the apartment building that is literally across the street from the new proposed building). If you take away that much street parking, it is going to be a significant problem for the people currently living in that block. If you wanted to offer off street parking, a better place for the driveways would be on Telegraph, where there isn't a lot of parking already.

Thank you for your consideration,
Caroline Benson - concerned neighbor and homeowner
510-206-0349

Research showing that crime rates go down when there are more trees:

<https://research.fs.usda.gov/treesearch/40701>

<https://www.sciencedirect.com/science/article/abs/pii/S1618866723002170>

Re: Why was neighborhood not informed of upcoming hearing re 2330 Prince?

From Nancy Carleton <nancy94705@gmail.com>

Date Tue 7/14/2026 9:10 PM

To Chris Batson <cbatson@arthauspartners.com>

Cc Denise Zmekhol <denise@zdfilms.com>; Saliki, Singeh <SSaliki@berkeleyca.gov>; DRC <DRC@berkeleyca.gov>; Riemer, Allison <ARiemer@berkeleyca.gov>; Humbert, Mark <MHumbert@berkeleyca.gov>; Bruce Wicinas <bwicinas@pacbell.net>; Peter Bosselmann <pbossel@berkeley.edu>; Dorit Fromm <dorfro@gmail.com>; Susan Hunter <huntersec@gmail.com>; John Steere <john@johnsteere.com>; jay migliaccio <jaymig@gmail.com>; Ann Strong <astrong93@gmail.com>; Seth Lang <slang@arthauspartners.com>

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.

Thank you for the link to the proposal and the clarifications, Chris, as well as for the apology for the way the ball was dropped on communication with neighbors. Note that Lisa's phone number is still the number listed on the two poster boards on site, so it would be great if those poster boards could be updated. I have shared the link you provided with neighbors via both Facebook and WhatsApp groups.

I would appreciate notice about the ZAB schedule as soon as you have a date. Thank you for the clarification that the project is not required to go for Landmarks Review. I have also received questions from neighbors about when the demolition permit will be granted and when actual demotion would be happening.

Again, many thanks for the communication,
Nancy

On Mon, Jul 13, 2026 at 5:22 PM Chris Batson <cbatson@arthauspartners.com> wrote:

Hello Nancy, Denise, and neighbors,

I sincerely apologize that we did not send a follow-up email. Not as an excuse, but as an explanation, the project manager, Lisa, left ArtHaus the same week the meeting date was set and reaching out fell through the cracks while juggling her departure. I assure you it won't happen again.

Regarding the project status, the design you saw in February is the same design we submitted to the City for our full planning application - a 23-unit townhome development in a Spanish Revival architectural style. Attached is the presentation that Lisa shared during the February Community Meeting. The drawings we submitted in March reflected very minor updates and the drawings we submitted in June reflect minor changes City Staff requested. The homes feature a more modern expression of Spanish Revival architecture, but maintain the same four-story massing along Prince Street with roof decks, new landscaping, and small architectural flourishes like tile and arches. This [link](#) provides a copy of the drawings submitted in June, which are the current drawings.

The City is following the notification requirements under Berkeley Municipal Code for Design Review Committee meetings. BMC 23.404.040(D) states that notices will be posted 72 hours before the meeting and that no notification is required to be mailed to residents individually. This preliminary design review meeting is considered a working session between the design review committee and City Staff. We are happy to consider your comments even if they are provided after the meeting. No formal approvals are made at this meeting. We anticipate going before the Zoning Adjustments Board sometime in August or September. Formal approvals are conferred during that meeting. Because ZAB meetings are public hearings, formal public notice is required. We will also be sure to communicate this with you.

Please feel free to share the linked design drawings with the Halcyon neighborhood groups and share any feedback here or encourage them to send any feedback directly to us.

Please don't hesitate to reach out with any questions.

Best,
Chris

CHRIS BATSON

Director of Advisory Services

cbatson@arthauspartners.com

(978) 549-0432

ArtHausPartners.com

ArtHaus Partners and its affiliates do not provide tax or investment advice. This material is for informational purposes only and does not constitute investment or tax advice. The recipient of this email should consult their own tax or investment advisors prior to engaging in any transaction. None of the information or analyses presented are intended to form the basis for any investment decision, and no specific recommendations are intended. Forward-looking financial projections and statements are inherently subject to a variety of risks and uncertainties, and the actual results achieved may vary significantly and materially. Past performance is not indicative of future results. All real estate investments are speculative and involve substantial risk. A loss of part or all of the principal value of your investment may occur. Although the sender has taken measures to ensure that this email including any attachments is error and virus-free, full security of this email message cannot be guaranteed. This email is for informational purposes only and does not constitute an offer or solicitation to sell shares or securities in the Company or any related or associated company. Any such offer or solicitation will be made only by means of the Company's confidential Offering Memorandum and in accordance with the terms of all applicable securities and other laws. Accordingly, this email does not constitute investment advice or counsel or solicitation for investment in any security. This email does not constitute or form part of, and should not be construed as, any offer for sale or subscription of, or any invitation to offer to buy or subscribe for, any securities, nor should it or any part of it form the basis of, or be relied on in any connection with, any contract or commitment whatsoever.

On Mon, Jul 13, 2026 at 4:57 PM Denise Zmekhol <denise@zdfilms.com> wrote:

Dear Singeh, Allison, Chris, and Anne,

I'm writing to express my support for Nancy Carleton's email regarding the 2330 Prince Street project. The lack of adequate notice for the Design Review Committee meeting is concerning, and it's crucial that neighbors have a meaningful opportunity to participate.

Given the project's impact on the Halcyon neighborhood, it's reasonable to request that this item be removed from the current agenda and rescheduled to allow for proper notice and community engagement.

I appreciate your attention to this matter.

Best regards,

Denise Zmekhol

On Jul 13, 2026, at 2:24 PM, Nancy Carleton <nancy94705@gmail.com> wrote:

Dear Singeh, Allison, Chris, and Anne:

Why did those of us in the Halcyon neighborhood who had expressed interest to the Planning Department and to ArtHaus Partners in tracking the 2330 Prince Street project not receive written notice of the upcoming Design Review Committee meeting that includes this proposal on the agenda? I only found out about it because I happened to be walking my dog late Friday afternoon by the yellow sign and saw the notice! And written comments are due tomorrow (Tuesday noon), with the hearing Thursday!

I have cc'd a few of the neighbors I know have expressed interest in the project, some of them having attended the Zoom hosted by the developer in February (but there were other neighbors there for whom I don't have contact info but ArtHaus Partners presumably would). In addition, as I have pointed out to Chris Batson in a separate email, our neighborhood has both a Facebook group and a WhatsApp group, as well as an E-News that goes to over 500 neighbors. I will gladly pass on relevant information.

It is deeply concerning to me as a matter of City process that neither the City nor the developer seem to have ongoing interest in keeping neighbors informed about such a large project and change in our neighborhood, especially since the developer's reps promised to keep us informed at the Zoom meeting in February, and I personally emailed Singeh and Allison requesting the same. An easily missed posted sign on the corner does not suffice.

Given the egregiously late and inadequate notice to the neighborhood, I strongly believe this item should be removed from the current Design Review Committee's July agenda and moved forward to a later meeting so that neighbors have a meaningful chance to participate in the process.

Sincerely,
Nancy Carleton

Friends of Halcyon Commons Park
Former Co-Chair, Halcyon Neighborhood Association
Former Chair, Zoning Adjustments Board
Former Vice Chair, Parks and Recreation Commission

On Wed, May 13, 2026 at 2:37 PM Nancy Carleton <nancy94705@gmail.com> wrote:
Dear Singeh and Allison:

I would very much appreciate being kept informed about any upcoming hearings re 2330 Prince as well as receiving a link to related documents.

Many thanks,
Nancy

Nancy Carleton

Friends of Halcyon Commons

Nancy94705@gmail.com

510-644-0172

3044-B Halcyon Ct

Berkeley CA 94705

Re: Why was neighborhood not informed of upcoming hearing re 2330 Prince?

From DRC <DRC@berkeleyca.gov>

Date Tue 7/14/2026 12:28 PM

To Susan Hunter <huntersec@gmail.com>; Chris Batson <cbatson@arthauspartners.com>

Cc Denise Zmekhol <denise@zdfilms.com>; Nancy Carleton <nancy94705@gmail.com>; Saliki, Singeh <SSaliki@berkeleyca.gov>; DRC <DRC@berkeleyca.gov>; Riemer, Allison <ARiemer@berkeleyca.gov>; Humbert, Mark <MHumbert@berkeleyca.gov>; Bruce Wicinas <bwicinas@pacbell.net>; Peter Bosselmann <pbossel@berkeley.edu>; Dorit Fromm <dorfro@gmail.com>; John Steere <john@johnsteere.com>; jay migliaccio <jaymig@gmail.com>; Ann Strong <astrong93@gmail.com>; Seth Lang <slang@arthauspartners.com>

Hello, Susan: I did want to confirm that we've received your email below in response to Nancy's will include this with the emails we forward to the Design Review Committee (DRC) as well as put on our DRC webpage under Correspondence for the July 16th DRC agenda. I am also forwarding this email below on to the project planner, Singeh Saliki, that is preparing this project for review with the Zoning Adjustments Board (ZAB). Any recommendations that the DRC makes will be forwarded on to ZAB. Thank you . - Anne Burns, Design Review Planner

From: Susan Hunter <huntersec@gmail.com>

Sent: Monday, July 13, 2026 5:39 PM

To: Chris Batson <cbatson@arthauspartners.com>

Cc: Denise Zmekhol <denise@zdfilms.com>; Nancy Carleton <nancy94705@gmail.com>; Saliki, Singeh <SSaliki@berkeleyca.gov>; DRC <DRC@berkeleyca.gov>; Riemer, Allison <ARiemer@berkeleyca.gov>; Humbert, Mark <MHumbert@berkeleyca.gov>; Bruce Wicinas <bwicinas@pacbell.net>; Peter Bosselmann <pbossel@berkeley.edu>; Dorit Fromm <dorfro@gmail.com>; John Steere <john@johnsteere.com>; jay migliaccio <jaymig@gmail.com>; Ann Strong <astrong93@gmail.com>; Seth Lang <slang@arthauspartners.com>

Subject: Re: Why was neighborhood not informed of upcoming hearing re 2330 Prince?

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 Chris,

I am writing to express concern regarding the current condition of the premises at 2330 Prince Street. Since the property was purchased, there has been a significant accumulation of trash, including discarded items like old bookshelves, affecting both the site and the adjacent neighborhood and park. Additionally, the overgrowth of weeds and unmaintained plants has become a potential hazard.

While church volunteers previously maintained the grounds, the lack of upkeep is now leading to further littering. As neighbors who work hard to keep Halcyon Commons Park and our streets clean, we would greatly appreciate it if you could address this. Perhaps hiring a maintenance service for bi-monthly cleanups would be an appropriate solution.

Taking these steps would show good faith in our ongoing community-building efforts and

demonstrate a commitment to the care of the neighborhood.

Sincerely,

Susan Hunter
Friends of Halcyon Park

On Mon, Jul 13, 2026 at 5:22 PM Chris Batson <cbatson@arthauspartners.com> wrote:
Hello Nancy, Denise, and neighbors,

I sincerely apologize that we did not send a follow-up email. Not as an excuse, but as an explanation, the project manager, Lisa, left Arthaus the same week the meeting date was set and reaching out fell through the cracks while juggling her departure. I assure you it won't happen again.

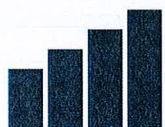
Regarding the project status, the design you saw in February is the same design we submitted to the City for our full planning application - a 23-unit townhome development in a Spanish Revival architectural style. Attached is the presentation that Lisa shared during the February Community Meeting. The drawings we submitted in March reflected very minor updates and the drawings we submitted in June reflect minor changes City Staff requested. The homes feature a more modern expression of Spanish Revival architecture, but maintain the same four-story massing along Prince Street with roof decks, new landscaping, and small architectural flourishes like tile and arches. This [link](#) provides a copy of the drawings submitted in June, which are the current drawings.

The City is following the notification requirements under Berkeley Municipal Code for Design Review Committee meetings. BMC 23.404.040(D) states that notices will be posted 72 hours before the meeting and that no notification is required to be mailed to residents individually. This preliminary design review meeting is considered a working session between the design review committee and City Staff. We are happy to consider your comments even if they are provided after the meeting. No formal approvals are made at this meeting. We anticipate going before the Zoning Adjustments Board sometime in August or September. Formal approvals are conferred during that meeting. Because ZAB meetings are public hearings, formal public notice is required. We will also be sure to communicate this with you.

Please feel free to share the linked design drawings with the Halcyon neighborhood groups and share any feedback here or encourage them to send any feedback directly to us.

Please don't hesitate to reach out with any questions.

Best,
Chris



CHRIS BATSON

Director of Advisory Services

ArtHaus Partners



✉ cbatson@arthauspartners.com

☎ (978) 549-0432

🌐 ArthausPartners.com

ArtHaus Partners and its affiliates do not provide tax or investment advice. This material is for informational purposes only and does not constitute investment or tax advice. The recipient of this email should consult their own tax or investment advisors prior to engaging in any transaction. None of the information or analyses presented are intended to form the basis for any investment decision, and no specific recommendations are intended. Forward-looking financial projections and statements are inherently subject to a variety of risks and uncertainties, and the actual results achieved may vary significantly and materially. Past performance is not indicative of future results. All real estate investments are speculative and involve substantial risk. A loss of part or all of the principal value of your investment may occur. Although the sender has taken measures to ensure that this email including any attachments is error and virus-free, full security of this email message cannot be guaranteed. This email is for informational purposes only and does not constitute an offer or solicitation to sell shares or securities in the Company or any related or associated company. Any such offer or solicitation will be

made only by means of the Company's confidential Offering Memorandum and in accordance with the terms of all applicable securities and other laws. Accordingly, this email does not constitute investment advice or counsel or solicitation for investment in any security. This email does not constitute or form part of, and should not be construed as, any offer for sale or subscription of, or any invitation to offer to buy or subscribe for, any securities, nor should it or any part of it form the basis of, or be relied on in any connection with, any contract or commitment whatsoever.

On Mon, Jul 13, 2026 at 4:57 PM Denise Zmekhol <denise@zdfilms.com> wrote:

Dear Singeh, Allison, Chris, and Anne,

I'm writing to express my support for Nancy Carleton's email regarding the 2330 Prince Street project. The lack of adequate notice for the Design Review Committee meeting is concerning, and it's crucial that neighbors have a meaningful opportunity to participate.

Given the project's impact on the Halcyon neighborhood, it's reasonable to request that this item be removed from the current agenda and rescheduled to allow for proper notice and community engagement.

I appreciate your attention to this matter.

Best regards,

Denise Zmekhol

On Jul 13, 2026, at 2:24 PM, Nancy Carleton <nancy94705@gmail.com> wrote:

Dear Singeh, Allison, Chris, and Anne:

Why did those of us in the Halcyon neighborhood who had expressed interest to the Planning Department and to ArtHaus Partners in tracking the 2330 Prince Street project not receive written notice of the upcoming Design Review Committee meeting that includes this proposal on the agenda? I only found out about it because I happened to be walking my dog late Friday afternoon by the yellow sign and saw the notice! And written comments are due tomorrow (Tuesday noon), with the hearing Thursday!

I have cc'd a few of the neighbors I know have expressed interest in the project, some of them having attended the Zoom hosted by the developer in February (but there were other neighbors there for whom I don't have contact info but ArtHaus Partners presumably would). In addition, as I have pointed out to Chris Batson in a separate email, our neighborhood has both a Facebook group and a WhatsApp group, as well as an E-News that goes to over 500 neighbors. I will gladly pass on relevant information.

It is deeply concerning to me as a matter of City process that neither the City nor the developer seem to have ongoing interest in keeping neighbors informed about such a large project and change in our neighborhood, especially since the developer's reps promised to keep us informed at the Zoom meeting in February, and I personally emailed Singeh and Allison requesting the same. An easily missed posted sign on the corner does not suffice.

Given the egregiously late and inadequate notice to the neighborhood, I strongly believe this item should be removed from the current Design Review Committee's July agenda and moved forward to a later meeting so that neighbors have a meaningful chance to participate in the process.

Sincerely,
Nancy Carleton

Friends of Halcyon Commons Park
Former Co-Chair, Halcyon Neighborhood Association
Former Chair, Zoning Adjustments Board
Former Vice Chair, Parks and Recreation Commission

On Wed, May 13, 2026 at 2:37 PM Nancy Carleton <nancy94705@gmail.com> wrote:

Dear Singeh and Allison:

I would very much appreciate being kept informed about any upcoming hearings re 2330 Prince as well as receiving a link to related documents.

Many thanks,
Nancy

Nancy Carleton
Friends of Halcyon Commons

Nancy94705@gmail.com
510-644-0172
[3044-B Halcyon Ct](#)
[Berkeley CA 94705](#)