

Jacob, Melinda

From: Mary M Cunningham <silveradomary@earthlink.net>
Sent: Tuesday, September 8, 2026 12:04 PM
To: Zoning Adjustments Board (ZAB)
Subject: 2955 Shattuck Avenue Use Permit#ZP2024-0071
Attachments: 2955 Shattuck.doc

Follow Up Flag: Follow up
Flag Status: Completed

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 see the attached letter stating my objections to the modification of building height from the CV-SA South Area Commercial of 5 stories to the proposed 8 stories and why I consider it subject to the Constitution of the United States, Amendment 5. This is a taking of value.

An 8 story building negatively affects the contiguous historical R-2 neighborhood on Lorina and further East. See attached for more details.

Mary Cunningham, Owner: 2927 Lorina Street, Berkeley, Ca

September 5, 2026

Land Use Division
Attn: ZAB Secretary
1947 Center Street Second Floor
Berkeley, California 94704

Subject: Project - 2955 Shattuck Avenue Use Permit ##ZP2024-0071

This project has a CEQA exemption but decisions of the Land Use Division of the City of Berkeley and the City itself are still subject to the CONSTITUTION OF THE UNITED STATES OF AMERICA. Amendment 5 prohibits private property being taken for public use, without just compensation. This applies to property owners on Lorina Street and further East due to the reduced value of the properties if an EIGHT story building is allowed to be built on a very unique part of Shattuck Avenue. CV-SA SOUTH AREA COMMERCIAL already adjusts for mixed use and residential intensity with a 5 story limit to 60 feet. An 8 story building will also have elevator and heating/cooling apparatus etc above their stated 74 feet.

The wedge shaped area bounded by Adeline to the West, Ashby to the South, Shattuck to the East is zoned for commercial applications and a six story building closest to the BART station is nearing completion. This is in accordance to all density requirements near major public transportation etc. Ashby Ave is a 4 lane on the South side that becomes 2 lanes when it crosses Shattuck. Additional properties along Adeline and this part of Shattuck are also suitable for increased density and so zoned.

The East side of Shattuck from Ashby to Ward Street, where it merges and becomes a major very wide street, is a 2 lane street that is zoned for 5 story construction. The properties on Lorina Street, which is immediately behind Shattuck, are aware of that. An 8 story is another matter. I FIRMLY OPPOSE 8 STORIES. The residential R-2 contiguous area is an historic part of Berkeley and any future use that would change the nature of this residential area is very far in the future if at all. The TAKING is a very decreased value on all the affected Lorina Street properties. Having 4 LOW RENT apartments to qualify for public good/use or skipping over other available properties for taller/denser construction closer to BART while building 8 stories that NEGATIVELY AFFECT the contiguous historic residential area is both very poor planning and detrimental to Berkeley's overall livability.

Upon the 2026 death of my sister, Gianna Ranuzzi, I inherited the property at 2917 Lorina which was built in the 1800s. After suitable repairs are made I was planning to live there. I was just made aware of this. I have not listed in detail all other problems such as traffic, commercial parking for the building, no night parking available on the residential streets, privacy, wind disruption and problems that normally would have been addressed by CEQA or other appropriate land use entities. I mention some to comply with my legal rights to raise them in the future.

Mary Cunningham



Fw: Regarding project #ZP2024-0071 public comment

From Price, Sarah <SPrice@berkeleyca.gov>
Date Tue 9/8/2026 8:52 AM
To Karimzadegan, Niloufar <NKarimzadegan@berkeleyca.gov>

From: Caroline McDowell <bayareamft@gmail.com>
Sent: Monday, September 7, 2026 8:28 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>
Subject: Regarding project #ZP2024-0071 public comment

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.

To Whom It May Concern:

I am writing to submit as public comment my strong opposition to project #ZP2024-0071 that would demolish three commercial buildings at 2955 Shattuck Ave and construct a mixed-use building in its place.

I am a Licensed Marriage and Family Therapist who provides mental health psychotherapy services at 2955 Shattuck Ave. and have been a tenant since 2008. Demolishing the building would push out my small business, as well as multiple other therapy professionals who provide needed mental health services in this building.

There are over 40 business licenses registered within the affected area of this proposed project. The project would replace these local small businesses with only one commercial space. Berkeley definitely needs housing, particularly low income housing, but this re-development would hugely impact all these small businesses, deeply impact the hundreds of individuals and community members who benefit from these services and dramatically change the character of the neighborhood.

I believe moving forward with this project would be a great disservice to the City of Berkeley.

Thank you for-

Caroline McDowell, MA, LMFT #47351
2955 Shattuck Ave. #4
Berkeley, CA 94705
510-496-3457 (voicemail)
bayareamft@gmail.com
www.bayareamft.com

Bay Area MFT, A Marriage and Family Therapy Corporation

Confidentiality Notice: This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply email and destroy all copies of the original message.

Note to Clients: Please note that for urgent matters a call to my office is needed to ensure that I receive and am able to respond to your message in a timely manner. Please also be aware that there are inherent confidentiality risks in communicating by email. While safeguards are in place to ensure your privacy, you should not use email communication if you are concerned about any breaches of privacy that may inadvertently occur. Contacting me via email implies acceptance of this risk and acknowledgment of informed consent.

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: APP# ZP2024-0071

From: Naomi Schiesel <naomi@naomischieseltherapy.com>
Sent: Wednesday, September 9, 2026 6:37 AM
To: Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>
Subject: APP# ZP2024-0071

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 City Council Members,

I'm writing as a concerned community member and small business owner about the proposed project #ZP2024-007. I generally support increasing the housing supply and have supported the creation of several projects in the area. However, this proposed project will harm small businesses and the clients seeking services from them. In this case the potential housing benefits do not outweigh the harm caused by displacing approximately 40 mental health providers who have been working in the buildings at 2925 and 2927 Shattuck Ave. One large housing project has already been completed, and others are under construction, all within one block of the proposed site. The area does not need yet another multistory housing building.

I have lived in South Berkeley for over 10 years and have seen the area develop and understand the need for housing. I have been working as a therapist at 2925 Shattuck for two years, offering low-fee, sliding-scale and moderate-fee services. I chose this site to start my private practice business because it offers affordable rent, which allows me to serve patients needing lower-fee services. Additionally, its convenient location within walking distance of Ashby BART makes it more accessible for those who use public transportation. Many of the other mental health providers at this site also work with marginalized and lower income populations. This congregation of therapy offices has become a hub for local residents seeking accessible therapeutic services. If the proposed project moves forward as planned, all of my colleagues will be displaced and will ultimately have to find offices that charge significantly higher rents. This will not only increase the price of services but also remove a critical point of access for residents of Berkeley and the surrounding areas needing mental health services.

I hope you will take these factors into consideration.

Sincerely,
Naomi Schiesel

--

Naomi Schiesel
Licensed Marriage and Family Therapist #158611
2925 Shattuck Avenue
Berkeley, CA. 94705
Phone: 510-224-3939

Supplemental Communications Rond 1
Zoning Adjustments Board
September 10, 2026

Email: naomi@naomischieseltherapy.com

Web: naomischieseltherapy.com

--

Notice of Confidentiality: This e-mail, and any attachments, is intended only for use by the addressee(s) and may contain privileged, private or confidential information. Any distribution, reading, copying or use of this communication and any attachments by anyone other than the addressee, is strictly prohibited and may be unlawful. If you have received this e-mail in error, please immediately notify me by e-mail (by replying to this message) or telephone (510-224-3939), and permanently destroy or delete the original and any copies or printouts of this e-mail and any attachments. It is important that the addressee/s be aware that e-mail communication can be relatively easily accessed by unauthorized people and hence can compromise the privacy and confidentiality of such communication. Please notify me if you decide to avoid or limit, in any way, the use of e-mail. Please do not use e-mail for emergencies.

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: Comment regarding Project #ZP2024-0071

From: Raissa Alvero, LMFT <therapy@raissa-alvero.com>
Sent: Tuesday, September 8, 2026 9:32 PM
To: DRC <DRC@berkeleyca.gov>; Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>
Subject: Comment regarding Project #ZP2024-0071

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.

To whom it may concern:

I am writing to express my opposition to **Project #ZP2024-0071** which proposes demolishing the commercial buildings at 2925 and 2955 Shattuck Avenue and constructing a mixed-use development in their place.

I am a licensed marriage and family therapist with a private practice at 2925 Shattuck Avenue. Demolition of these buildings would adversely affect me and displace my small business, along with dozens of other therapists and small business owners who provide essential services to residents of Berkeley and the broader community of Alameda County.

The below-market office rents at 2925 Shattuck make it possible for independent practitioners like me to maintain accessible community-based practices in Berkeley. In my case, affordable rent helps me provide mental health care to a diverse range of patients, including working professionals of color, lower-income students, working artists, multicultural families and older and disabled adults. Many of my patients travel from other parts of the Bay Area to access mental health services in Berkeley, due to the lack of culturally responsive mental healthcare options in their area. Comparable affordable office space is increasingly difficult to find in this area and displacement would directly threaten our ability to continue serving these communities locally.

More than 40 business licenses are registered within the area affected by this proposal. Yet the proposed development would replace this network of small businesses with only one commercial space. The result would be the displacement of dozens of local businesses and service providers while, as currently proposed, creating only four affordable housing units. I urge the Board to seriously consider whether this represents an equitable tradeoff for our community.

I am also concerned about the loss of the existing buildings and their connection to Berkeley's history. The buildings at 2955 Shattuck and 2925 Shattuck include older structures with ties to the development of the Shattuck Avenue corridor and Berkeley's broader cultural and countercultural history. Their significance deserves careful consideration before demolition is approved.

I support creating genuinely affordable housing in Berkeley. However, increasing housing supply should not require us to disregard the displacement of existing small businesses, mental health providers and other community-serving professionals. Development decisions should account for both housing needs and the preservation of affordable commercial spaces that allow local services and small businesses to remain part of Berkeley.

I respectfully urge the Zoning Adjustments Board to oppose Project #ZP2024-0071 in its current form and to consider alternatives that preserve meaningful affordable commercial space, minimize displacement, and provide substantially greater community benefit.

Thank you for considering my written comment. Although I am unable to attend the Zoning Adjustments Board meeting in person on Thursday, September 10, 2026, I respectfully request that this statement be included in the public record.

Sincerely,
Raissa

Raissa Alvero

Licensed Psychotherapist | CA LMFT #160254

therapy@raissa-alvero.com | 510.876.4029 | www.raissa-alvero.com

2925 Shattuck Avenue Berkeley, California 94705

CONFIDENTIALITY NOTICE: This email message is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply by email and destroy all copies of the original message. **Email is not a reliably confidential method of communication, and any content sent via email could be intercepted by unauthorized outside parties at any time.** Please be aware of the risks to your privacy by sending an email to me. If you are concerned about privacy and need to communicate personal information, please call me at 510-876-4029 and leave a message or tell me at our next in-person appointment. Email is not to be used in emergencies. Please go to your nearest emergency room if you are in crisis. **I typically respond to emails Monday through Fridays. It may take me up to 72 hours to respond to your email.**

Jacob, Melinda

From: Zoning Adjustments Board (ZAB)
Subject: FW: APP # ZP2024-0071

From: Luba Palter <lubapaltermft@gmail.com>
Sent: Tuesday, September 8, 2026 6:11 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>
Subject: APP # ZP2024-0071

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 can not be in person to the meeting this Thursday regarding the plan to demolish 2955/2925 Shattuck in Berkeley, but submitting my comments this way. These comments are regarding, APP # ZP2024-0071

I am writing to express my strong opposition to the proposed demolition of 2955 and 2925 Shattuck, Berkeley to make way for high-rise residential development. I work in this building as a psychotherapist, where I provide mental-health services to members of our community, including vulnerable, economically disadvantaged, older adults, marginalized folks, as well as people of color, and queer folks.

I fully recognize the need for additional housing and understand that our city must address its housing challenges. However, housing development should not come at the expense of essential health-care services or the displacement of the very people and services that make a community livable. The proposed demolition would have consequences that extend far beyond the loss of a building.

My practice serves individuals who often have significant barriers to accessing mental-health care. I intentionally accept Medicare, which allows me to provide services to older adults and people with disabilities who might otherwise have very limited options for finding a therapist willing and able to work with their insurance. I also work with individuals from economically disadvantaged backgrounds who cannot simply absorb the increased costs or inconvenience associated with relocating to a different part of the community.

For many of my clients, transportation is a significant consideration. A location that may appear to be only a short distance away on a map can represent a substantial obstacle for someone who relies on public transportation, has limited mobility, does not drive, has an inflexible work schedule, or has limited financial resources. Relocating my practice could therefore make ongoing psychotherapy inaccessible to people who need it most.

There is also a clinical dimension that should not be overlooked. Psychotherapy depends upon stability, trust, familiarity, and continuity. Many of the people I serve have experienced significant instability or trauma in their lives. For some clients, having a consistent, familiar place where they can receive care is an important part of feeling safe enough to engage in treatment. An involuntary relocation can create anxiety, disruption, and uncertainty and may cause some clients to discontinue treatment altogether.

The city should consider the broader public-health implications of removing an established mental-health practice from this location. This is not simply a matter of replacing one commercial tenant with another. This is the potential displacement of an existing community health resource and the disruption of established therapeutic relationships.

Moreover, the loss of this building raises a larger question about what kind of development our city wants to encourage. New housing is important, but so are the services that residents depend upon once they live here. A city cannot meaningfully improve housing access while simultaneously reducing access to mental-health care, particularly for residents who are already underprivileged.

I respectfully urge the City to consider alternatives that would allow for additional housing without eliminating existing community health services.

I ask the City to consider the cumulative impact of this type of development. When medical, mental-health, social-service, and other community providers are repeatedly displaced in favor of higher-value development, the result is not simply urban growth—it is the gradual erosion of the infrastructure that allows vulnerable residents to remain healthy and connected to their community.

I strongly urge the City not to view this proposal solely through the lens of housing units, property values, or development potential. Please also consider the people who currently depend upon this location for essential care.

Development and preservation do not have to be opposing goals. Our city can pursue additional housing while also protecting access to essential community services. I respectfully ask you to reject the proposal in its current form.

The people who depend upon these services deserve to have their needs considered before an established community resource is demolished and cannot be recovered.

Thank you for your consideration. I urge you to give this issue the serious attention it deserves and to prioritize the continued accessibility and continuity of mental-health care for our community.

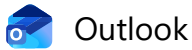
Sincerely,

Luba Palter, MFT
[2925 Shattuck Avenue](#)
[Berkeley, Ca 94705](#)
[510-629-1429](#)
[www.lubapaltermft.com](#)

Pronouns: she/her

Former Editor-in-Chief, [Impulse](#), NCSP

A note about confidentiality: This message (including attachments) contains information that may be confidential and privileged. Unless you are the intended recipient, you may not read, print, retain, use, copy, or distribute the message. If you have received the message in error, please advise the sender by reply e-mail, and destroy all copies of the original message (including attachments)



Fw: Public Comment on Proposal #ZP2024-0071, for 9/10/26 Meeting

From Price, Sarah <SPrice@berkeleyca.gov>
Date Tue 9/8/2026 8:52 AM
To Karimzadegan, Niloufar <NKarimzadegan@berkeleyca.gov>

From: Mel McCrea <mel.mccrea.therapy@gmail.com>
Sent: Friday, September 4, 2026 6:36 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>
Subject: Public Comment on Proposal #ZP2024-0071, for 9/10/26 Meeting

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 Berkeley Zoning Adjustments Board,

I am writing as a tenant of 2955 Shattuck Avenue to request that you deny proposal #ZP2024-0071 for the demolition and redevelopment of 2955 Shattuck Avenue.

These parcels currently house more than 40 small businesses, including dozens of psychotherapists serving several hundred psychotherapy clients and two food businesses offering affordable options to a diverse clientele. Many of these are longstanding tenants with deep roots in the community.

As someone born and raised in the East Bay, I am honored to serve my home community by offering psychotherapy to a wide array of clients, including many who pay low sliding-scale fees. The affordability of 2955 Shattuck makes this more possible for me. The transit accessibility helps clients to travel here regardless of their means.

Having seen many of the families I grew up with displaced by rising rental and home prices, I deeply value the creation of new housing. However, I have been disappointed to see much of the recent transit-oriented development go to high-income individuals with many housing options in the existing market, and some to investors who hold units vacant.

This development would create just 4 affordable units. Meanwhile, it would displace 40+ small businesses who rely on affordable commercial space to offer community services. An untold number of these businesses may be forced to close, relocate outside the city, or raise rates, impacting hundreds of Berkeley residents who rely on accessible mental health services and affordable food.

I urge you to deny this proposal.

Sincerely,
Mel McCrea, AMFT

--

Mel McCrea, MA, AMFT

Email: mel.mccrea.therapy@gmail.com

Phone: (510) 463-1842

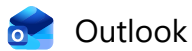
Office: 2927A Shattuck Ave, Suite 101, Berkeley, CA 94705

Website: <https://www.mel-mccrea-therapy.com/>

Registration: Melanie Heather McCrea, Registered Associate Marriage and Family Therapist #141982

Employed and Supervised by Licensed Psychologist Dr. Melissa Kohner, PsyD, PSY #27310

Please be aware that I am often away from email for several hours at a time and do not regularly read email outside of business hours or on weekends. If you are experiencing an emergency, please call the Alameda Crisis Support Line at 800-309-2131 or go to the nearest hospital. For non-emergency emotional support, you may wish to call the California Warm Line at 855-600-9276.



Fw: Project: 2955 Shattuck Ave | Use Permit #ZP2024-0071 (SB330)

From Price, Sarah <SPrice@berkeleyca.gov>
Date Tue 9/8/2026 8:52 AM
To Karimzadegan, Niloufar <NKarimzadegan@berkeleyca.gov>

 1 attachment (117 KB)

Email Correspondence with Studio KDA re 2955 Shattuck Project.pdf;

From: Christian Vettermann <christian.vettermann@gmail.com>
Sent: Saturday, September 5, 2026 5:24 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>
Cc: Joyce Freedman <rejoycef@yahoo.com>; María Gracia <magachita@gmail.com>; MiSoon Burzlaff <yangmisoona@gmail.com>
Subject: Project: 2955 Shattuck Ave | Use Permit #ZP2024-0071 (SB330)

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 Adjustment Board Members:

I own a single-family residential property on 2928 Lorina St, which is directly adjacent to the East of the proposed demolition, rezoning, and construction project on 2955 Shattuck Ave.

Please find below my comments for the public hearing regarding this project on Thur, Sep 10, 2026 at 7PM. Several of these comments had been previously raised with the architect on record (Studio KDA, see attached file) but have remained unaddressed in the current design.

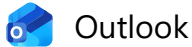
1. The proposal for 2955 Shattuck includes a nearly 16-feet high concrete wall for a parking garage at Ground Level, with a waiver application to use only a 1-foot setback from the Eastern property line. For comparison, the presently existing office building has about 5-feet setback at Ground Level.
 - a) I am concerned that a reduced 1-foot setback at Ground Level will inevitably lead to encroachment on my property by underground drainage systems and also encourage trespassing on my lot during construction and future building maintenance.
 - b) In addition, there are several mature trees on my property along this boundary, and their root systems will get damaged if the Ground Level has only 1 foot setback. Maintaining these trees as part of a greenery screen will be key to enhancing the visual appeal of the nondescript Eastern

side of this project and avoiding financial harm from forced tree removal upon damage. Hence, I strongly suggest to keep at least 5 feet setback at Ground Level from the Eastern property line.

2. The appearance of a nearly 16-feet high concrete wall at Ground Level is also visually quite incompatible with the existing natural landscaping on several neighboring properties to the East. Therefore, I recommend that the project includes self-supporting, evergreen, climbing vines that are grown directly over the surface of this large concrete wall to soften its appearance for residential neighbors on the East.
3. Considering that this apartment building will sit within a neighborhood of mainly 2-story residential houses, the proposed 8-story height will negatively impact adjacent properties by creating privacy and shading issues. Concrete & particular financial harm is expected from decreased property values and lower energy production by shaded solar panels, including those mounted on the West-facing roof of my own house.

In conclusion, a 5-story building with several storied set-backs, greenery-softened concrete walls, and at least 5 feet setback at Ground Level from the Eastern property line would be more fitting for the neighborhood and could help minimize harmful impact on adjacent property owners.

Sincerely,
Christian Vettermann



Fw: Written Comment on #ZP2024-0071

From Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>

Date Tue 9/8/2026 8:52 AM

To Karimzadegan, Niloufar <NKarimzadegan@berkeleyca.gov>

From: Elizabeth Ehrenberg <eliz.ehren@gmail.com>

Sent: Monday, September 7, 2026 2:13 PM

To: Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>

Subject: Written Comment on #ZP2024-0071

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 Adjustment Board Members:

I write to express my strong opposition to project #ZP2024-0071 that would demolish three commercial buildings at 2955 Shattuck Ave and construct a mixed-use building in its place.

I am a licensed clinical social worker who provides mental health services at 2955 Shattuck Ave. Demolishing the building would force out my practice, along with multiple other therapy professionals who provide needed mental health services in that building.

The office rent at 2955 Shattuck is below-market rate for the area. This reasonable rent has made it possible for me to provide mental health care to underserved populations such as low-income students, as well as elderly and disabled individuals on Medicare. It is extremely unlikely I would be able to find a similar office rent elsewhere in this area.

The proposed project would negatively affect numerous small businesses. There are over 40 business licenses registered within the area of this proposed project. The project would replace these local small businesses with only one commercial space. Berkeley definitely needs low income housing, but this re-development would push out over 40 small businesses and would only create 4 units of affordable housing.

I attended the Design Review Committee meeting on August 20th, 2026 where this project was presented. At that meeting it became clear that the architect for this project had not evaluated the historic landmark issues related to the proposed project. 2955 Shattuck Ave is where the trolley cars used to run in Berkeley and one of the buildings they are proposing to demolish is an 1800's cottage. I am no expert on landmark issues, but I wanted to bring this information to the Zoning Board's attention as well.

Thank you for reading my written comment. I plan to attend the Zoning Adjustment Board meeting next Thursday September 10th, 2026 over Zoom (although I am not able to log on until 8pm). I hope to be able to submit a public comment at that time.

Sincerely,
Elizabeth Ehrenberg, LCSW

--

Elizabeth Ehrenberg, LCSW

Pronouns: She/Her/Hers

Psychotherapy, Somatic Therapy, & Living Improv
Berkeley, CA

(phone) [510.473.2320](tel:510.473.2320)

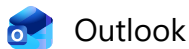
(fax) [510.201.2938](tel:510.201.2938)

www.elizabethehrenberg.com

www.livingimprovgroups.com

eliz.ehren@gmail.com

CONFIDENTIALITY NOTICE: This electronic mail transmission may contain privileged and/or confidential information only for use by the intended recipients. Any use, distribution, copying or disclosure by any person, other than the intended recipients is strictly prohibited and may be subject to civil action and/or criminal penalties. If you received this transmission in error, please notify the sender by reply e-mail or by telephone and delete the transmission.



Sept 10, 2026 Meeting, Item 6C, 2955 Shattuck Ave

From Ching/Battles <battles.ca@sonic.net>

Date Mon 9/7/2026 8:37 PM

To Karimzadegan, Niloufar <NKarimzadegan@berkeleyca.gov>; Zoning Adjustments Board (ZAB)
<Planningzab@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 ZAB Members,

I am writing to ask that you take a close look at these issues brought up at the August DRC meeting about the project proposed at 2955 Shattuck Ave.:

1. The parking entrance is very close to the already busy and dangerous Shattuck/Ashby intersection. Could it be moved to the north end of the project?
2. This project proposes to demolish 3 storefronts and one office building and replace them with one 1,465 SF commercial unit on Shattuck Ave. The rest of the frontage on this main street will consist of the parking entrance, bicycle parking and a lobby, none of which will enhance the walkability of our neighborhood. Discussion at Design Review suggested that the interior courtyard was more of a light well, and that the lobby could be pushed back into that space to make way for more commercial space on Shattuck, for a more pedestrian-friendly experience. It was suggested that the courtyard could be constructed on the roof of that lobby. A glass ceiling above the lobby could also make this a lovely atrium. Either way, more commercial space on Shattuck could be offered to the existing tenants.
3. The project planner reported that there are over 40 business licenses registered to the addresses slated for demolition. Perhaps the owner could then offer this new-found commercial space at reduced rents to some of the displaced therapists. Here is a photo of the current directory at that location:



4. The single family residences to the east of the project will face the concrete wall of the parking garage with a one-foot setback and will be completely shaded in the afternoons. The DRC discussion suggested

softening this stark wall with plantings on top of the garage that would drape down over the wall.

Two items not brought up at the DRC meeting: How will the owner maintain the one-foot space between the garage wall and the neighbors' fences? This could create a health and safety issue for the neighbors if rodents or other pests cannot be cleared. Also, what mitigations can be offered to offset the loss of solar power now that the neighbors' solar panels will be blocked from afternoon sun?

Thank you for considering these suggestions and concerns.

Janis Ching