**Jacob, Melinda**

**From:** Zoning Adjustments Board (ZAB)
**Subject:** FW: Oxford school demolition

**From:** Evan Lovett-Harris <artspace@gmail.com>
**Sent:** Wednesday, November 4, 2026 10:47 AM
**To:** Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>
**Subject:** Oxford school demolition

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Can we ask the developer to dismantle the structures at the Oxford school site as opposed to bulldozing? It would be wonderful to save the wood. It could be donated to Habitat for Humanity Restore or Urban Ore.

Thanks
Evan

**Jacob, Melinda**

**From:** Zoning Adjustments Board (ZAB)
**Subject:** FW: Oxford, NO!

**From:** Jeanne M. "Xena" Brenna, Ph.D. <xenafile@berkeley.edu>
**Sent:** Wednesday, November 4, 2026 10:12 AM
**To:** Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>
**Subject:** Oxford, NO!

**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.

Don't have time to write more now, but as long time resident of North Berkeley, NO
totally inappropriate, too dense, too many cars
We are not a car-dominating community
also sounds like would definitely NOT be affordable housing, but influx of wealthy who would unbalance the wonderful community here
Regards,
Jeanne Marguerite Brenna, Ph.D.
xenafile@berkeley.edu
(510) 229-0593

**Jacob, Melinda**

**From:** Zoning Adjustments Board (ZAB)
**Subject:** FW: URGENT: 1130 Oxford St. (ZAB Meeting 11/5/26) – Water Board Active Inquiry & Staff Report Timing Loophole

**From:** DEREK ABBASSI <derekabbassi@me.com>
**Sent:** Tuesday, November 3, 2026 4:29 PM
**To:** Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>
**Cc:** Schlepp, Victoria <VSchlepp@berkeleyca.gov>; Hersch, Anne <AHersch@berkeleyca.gov>; Planning Dept. Mailbox <Planning@berkeleyca.gov>; City Clerk <clerk@berkeleyca.gov>
**Subject:** URGENT: 1130 Oxford St. (ZAB Meeting 11/5/26) – Water Board Active Inquiry & Staff Report Timing Loophole

**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.

Subject: URGENT: 1130 Oxford St. (ZAB Meeting 11/5/26) – Water Board Active Inquiry & Staff Report Timing Loophole

Dear Chair and Board Members,

Please accept this supplemental communication regarding the proposed construction project and demolition permit at 1130 Oxford St. for the upcoming November 5, 2026 meeting.

We have been in direct communication with the **San Francisco Bay Regional Water Quality Control Board** regarding the severe risk of toxic construction and demolition runoff into Codornices Creek—a critical habitat for threatened steelhead trout protected under the federal Endangered Species Act.

The Water Board is treating this threat with high priority. Assistant Executive Officer Keith Lichten has formally assigned Isabella Mariano (Municipal Stormwater Program Staff) as the case manager to lead active communication between the

Water Board and Berkeley's stormwater staff, overseen by supervisor Rebecca Nordenholt.

Furthermore, upon reviewing the ZAB Staff Report, we have identified a critical regulatory loophole that exposes the City to legal liability and puts the creek in immediate danger.
Under **Section III (Conditions At the Time of Building Permit Submittal)**, the developer is not required to submit their Stormwater Pollution Prevention Plan (SWPPP) or NPDES compliance documents until the *building permit* phase.

Because **demolition and grading occur long before a building permit is issued**, the developer could legally demolish structures, disturb the soil, and cause hazardous runoff into the creek before any of these protections are actually active or reviewed.

Because a state regulatory agency has stepped in and a timing loophole exists in the current city conditions, we strongly urge the ZAB to take one of the following actions on November 5th :

1. **Continue the hearing** to a future date to allow Ms. Mariano's team at the Water Board sufficient time to complete their review and submit formal stormwater recommendations to the City.
2. **Modify and Elevate the Conditions of Approval:** Move all SWPPP and NPDES requirements (Condition III.2 and III.3) out of the "Building Permit" phase and into a strict **"Prior to the Issuance of ANY Permit, Including Demolition, Grading, or Site Disturbance"** section. Explicitly condition the permit on receiving written compliance clearance from both Berkeley Stormwater staff and Isabella Mariano at the Regional Water Board.

Allowing demolition to proceed before these oversight protocols are finalized allows a standard bureaucratic loophole to cause an irreversible Endangered Species Act and/or Clean Water Act violations.

Thank you for your time and consideration.

Sincerely,

Derek Abbassi, M.D.

## Jacob, Melinda

**From:** Zoning Adjustments Board (ZAB)
**Subject:** FW: Item 7A, 1130 Oxford (ZP2026-0056). Please ensure safety.

-----Original Message-----
From: Joan Blades <joan.blades@gmail.com>
Sent: Tuesday, November 3, 2026 3:49 PM
To: Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>
Subject: Item 7A, 1130 Oxford (ZP2026-0056). Please ensure safety.

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 Board Members,

We own 1145 Walnut Street, 3 houses below the school site at 1130 Oxford.
I'm writing to ask the Board to put safety first.

The site sits on an active landslide. I hear the City's own geotechnical reviewer says that building homes there presents a risk to life safety, and recommends approval only if an engineer can show the homes will hold up when the ground moves several feet in an earthquake. That is a question about the safety of the families who would live in the new homes, the neighbors below them, and the children at the preschool across the street.

It doesn't make sense to me to tear down a large concrete building, one that would cost many, many millions to build today, before there is a plan that works from a health and safety standpoint. Once it's gone, it's gone, and the hillside is left bare through the rainy season and even years to come if the project turns out to be non-economic somehow, or the developer's financing falls through.

I'm not against housing on this site. I'm asking the Board to require proof that the new homes can be built safely before demolition is allowed, and to make sure the slope and the preschool are protected while the work is done.

Thank you,

Joan Blades
1145 Walnut Street, Berkeley, CA

**Jacob, Melinda**

**From:** Zoning Adjustments Board (ZAB)
**Subject:** FW: Oxford School Property, ZP 2026--0056

**From:** Tesfaye Tsadik <ttsadik3@gmail.com>
**Sent:** Tuesday, November 3, 2026 2:48 PM
**To:** Planning Dept. Mailbox <Planning@berkeleyca.gov>; Sokeefe@berekeleyca.gov; All Council <council@berkeleyca.gov>; City Attorney's Office <attorney@berkeleyca.gov>
**Subject:** Oxford School Property, ZP 2026--0056

**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 Planning Commission Members:

I am writing to object to the staff recommendation of approval of the demotion permit for oxford school property, use Permit #2026-0056. The staff report concluded that the property is about 115ft away from delineated earthquake zone and, as a result, exempt from CEQA (California Environmental Quality Act) review under AB130 (Cal. Public Resource Code Section 21080.66). Even assuming staff's conclusion about the location of the oxford school property in relation to the earthquake zone is correct, exemption from CEQA is not warranted in this instance.

The legislature provided for an earthquake zone because the geological feature of property creates high safety hazards. The oxford property whether it is within the earthquake zone or adjacent to the quake zone has the same geological feature and risk with the land within the quake zone. This was confirmed by geotechnical study made in 2019 by Alan Kropp, which concluded, as result of combination of seismic activity and landslide, that the oxford school property site is a high safety hazard. In light of the fact the high seismic risk and landslide is confirmed by a study commissioned by a public agency, environmental review of the project is essential before demolition or building or construction activity on the site. The Board should deny the use permit application and order environmental review.

Furthermore, the pending use permit application is part and parcel of the housing development on the site. It is puzzling why the developer segmented the demolition as a separate project from the housing development. Logically, demolition is a necessary element of the project & it must be studied and examined as part and parcel of the housing development. The Board shouldn't allow piecemeal approval of a project. The Board should also deny the use permit on this ground alone.

Sincerely,
Tesfaye W. Tsadik,
1189 Walnut Street
Berkeley, CA 94707

**Jacob, Melinda**

**From:** Zoning Adjustments Board (ZAB)
**Subject:** FW: Item 7A, 1130 Oxford (ZP2026-0056): confirm the homes are safe before demolition

**From:** Wes Boyd <wes.boyd@gmail.com>
**Sent:** Tuesday, November 3, 2026 10:43 AM
**To:** Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>
**Subject:** Item 7A, 1130 Oxford (ZP2026-0056): confirm the homes are safe before demolition

**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 Board Members,

I live at 1141 Walnut, downhill from the Oxford site. I support housing there. My concern is timing: the school would come down before anyone has shown the new homes can be built safely.

The site is on an active landslide. The City's own geotechnical reviewer recommends approval only if the developer's structural engineer "is able to design residences that can accommodate" 4 to 14 feet of ground movement in an earthquake. That hasn't been shown yet. Under the draft conditions, the engineer's letter saying whether the homes "will be safe from collapse" currently isn't due until the building permit stage, after the buildings are gone.

If the homes turn out not to be buildable, we'll be left with a cleared, unstable slope above our homes and the preschool. The City treats the demolition as part of the housing project for CEQA purposes; the demolition should not proceed before that project is shown to be buildable.

I ask the Board to add these conditions:

1. **Answer the safety question first.** Require the collapse-safety letter (Condition III.4) before the demolition permit is issued.
2. **Protect the slope while the site sits empty.** City staff tell me the 12-foot retaining wall will be removed, and that the plan for supporting the ground behind it will come after this approval. That plan should be reviewed by the geotechnical engineer and the City's peer reviewer, and approved, before the demolition permit is issued. Also please require a winter drainage plan reviewed by the geotechnical engineer, slope-movement monitoring, and a bond to cover this work if the project stalls.
3. **Make the soil report's demolition advice binding.** Staff say equipment will be kept 10 feet from neighbors' foundations; please make that a condition. Also require the geotechnical engineer on site when foundations are removed and voids are filled.
4. **Protect the preschool.** Please require the developer to finish asbestos removal before demolition, control cutting of the lead-painted steel, and monitor the air at the site edge.

Thank you,

Wes Boyd, 1141 Walnut Street

## Jacob, Melinda

**Subject:** FW: [EXT] ZP2026-0056 (1130 Oxford demolition): question on draft conditions before Nov 5

**Importance:** High

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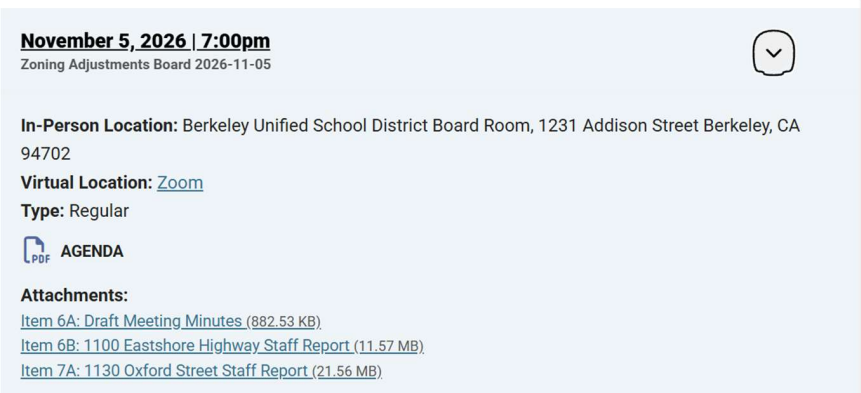
**From:** Lisa Gordon <lgordon@rinconconsultants.com>
**Sent:** Tuesday, November 3, 2026 9:58 AM
**To:** Wes Boyd <wes.boyd@gmail.com>
**Cc:** Gong, Sharon <SGong@berkeleyca.gov>; Schlepp, Victoria <VSchlepp@berkeleyca.gov>
**Subject:** RE: [EXT] ZP2026-0056 (1130 Oxford demolition): question on draft conditions before Nov 5

**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.

Good Morning,

Please see the responses to your questions below.

Also, the agenda and staff report for the ZAB meeting on Thursday, November 5, 2026 are online. Please go to: https://berkeleyca.gov/your-government/boards-commissions/zoning-adjustments-board and click on the drop-down arrow (located on the right side of the November 5, 2026 meeting) and click on the links to the attachments. This is what it looks like:




Please let me know if you have any other questions.

Thanks
Lisa

**Lisa Gordon**
Senior Planner
lgordon@rinconconsultants.com
805-644-4455 Main | 951-202-9230 Mobile | 805-324-7207 Direct

---

**From:** Wes Boyd <wes.boyd@gmail.com>
**Sent:** Thursday, October 29, 2026 5:31 PM

**To:** Lisa Gordon <lgordon@rinconconsultants.com>
**Subject:** [EXT] ZP2026-0056 (1130 Oxford demolition): question on draft conditions before Nov 5

**CAUTION:** This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

Dear Ms. Gordon,

I live at 1141 Walnut Street, downslope of the 1130 Oxford site. I've read the application file for ZP2026-0056, including the Rockridge geotechnical report (June 4, 2026) and the Cotton, Shires peer review (August 7, 2026). Thank you for commissioning the peer review. It is clear and useful.

I'm not writing to oppose housing on the site. My concern is the period between demolition and new construction. Both reports address the finished homes, and the grading plan was waived on the basis that "Grading and soil stabilization work will be part of future SB684 and building permit applications." Meanwhile the site sits on an active landslide that Rockridge says moves more in wet years and has a static factor of safety of about 1.0 to 1.2. The developer has said demolition could begin in November.

Before the staff report is final, could you tell me whether the draft conditions of approval address the following? If not, I'd ask that they be considered:

1. **Interim drainage and erosion control.** A plan, reviewed by the project geotechnical engineer, for managing surface water on the cleared site through the rainy season and until new construction begins.

- **The project has been conditioned to submit an Erosion Prevention Plan and is subject to State Storm Water Pollution Prevention Plan (SWPPP) and National Pollution Discharge Elimination System (NPDES) requirements during grading and construction. The site will be required to maintain erosion and stormwater features post grading until development of the site. Berkeley Public Works also provide the following hand out -** https://berkeleyca.gov/sites/default/files/documents/COB-Clean-Water-Brochure-7.23.25.V2.pdf
- **Stormwater Violations can also be reported to the state -** https://calepa.my.salesforce-sites.com/complaints/Complaint

2. **The 12-foot retaining wall.** Whether it will be removed. If so, how the ground it retains will be supported in the interim.

- **The wall will be removed. The applicant will be required to submit a more detailed demolition/grading plan after approval of the use permit that will show how the ground will be supported in the interim. The Geotechnical report has recommendations for maximum slopes.**

3. **Geotechnical observation during demolition.** The geotechnical engineer on site for removal of the foundations and the backfill of voids. Rockridge's report recommends that backfill be done "under the observation of our field engineer."

- **The use permit has been conditioned to have the Geotechnical consultant inspect, test and approval all geotechnical aspects of the project construction, including site preparation and grading.**

4. **Slope monitoring.** Baseline and periodic survey of ground movement before, during and after demolition.

- **The use permit has been conditioned to have the Geotechnical consultant inspect, test and approval all geotechnical aspects of the project construction, including site preparation and grading.**

5. **Vibration and adjacent structures.** Rockridge's recommendation that no heavy equipment be used within 10 feet of adjacent foundations, plus a pre-demolition condition survey of neighboring buildings.

- **The project has been conditioned to submit a Vibration screening level analysis prior to demolition permit issuance.** The grading plans will need to be consistent with the Geotechnical study and will include notes restricting equipment within 10 feet of adjacent foundations.

I'd also be grateful to know whether the item is expected on the consent or action calendar.

**This item will be on the action calendar.**

Thank you for your time.

Sincerely, Wes Boyd 1141 Walnut Street, Berkeley

## Jacob, Melinda

**Subject:** FW: [EXT] ZP2026-0056 (1130 Oxford demolition): question on draft conditions before Nov 5

**Importance:** High

**From:** Wes Boyd <wes.boyd@gmail.com>
**Sent:** Thursday, 29 October 2026 17:30:33
**To:** Lisa Gordon <lgordon@rinconconsultants.com>
**Subject:** [EXT] ZP2026-0056 (1130 Oxford demolition): question on draft conditions before Nov 5

**CAUTION:** This email originated from outside of Rincon Consultants. Be cautious before clicking on any links, or opening any attachments, until you are confident that the content is safe .

Dear Ms. Gordon,

I live at 1141 Walnut Street, downslope of the 1130 Oxford site. I've read the application file for ZP2026-0056, including the Rockridge geotechnical report (June 4, 2026) and the Cotton, Shires peer review (August 7, 2026). Thank you for commissioning the peer review. It is clear and useful.

I'm not writing to oppose housing on the site. My concern is the period between demolition and new construction. Both reports address the finished homes, and the grading plan was waived on the basis that "Grading and soil stabilization work will be part of future SB684 and building permit applications." Meanwhile the site sits on an active landslide that Rockridge says moves more in wet years and has a static factor of safety of about 1.0 to 1.2. The developer has said demolition could begin in November.

Before the staff report is final, could you tell me whether the draft conditions of approval address the following? If not, I'd ask that they be considered:

1. **Interim drainage and erosion control.** A plan, reviewed by the project geotechnical engineer, for managing surface water on the cleared site through the rainy season and until new construction begins.
2. **The 12-foot retaining wall.** Whether it will be removed. If so, how the ground it retains will be supported in the interim.
3. **Geotechnical observation during demolition.** The geotechnical engineer on site for removal of the foundations and the backfill of voids. Rockridge's report recommends that backfill be done "under the observation of our field engineer."
4. **Slope monitoring.** Baseline and periodic survey of ground movement before, during and after demolition.
5. **Vibration and adjacent structures.** Rockridge's recommendation that no heavy equipment be used within 10 feet of adjacent foundations, plus a pre-demolition condition survey of neighboring buildings.

I'd also be grateful to know whether the item is expected on the consent or action calendar.

Thank you for your time.

Sincerely, Wes Boyd 1141 Walnut Street, Berkeley

**Jacob, Melinda**

**From:** Zoning Adjustments Board (ZAB)
**Subject:** FW: review and permitting process for 1130 Oxford St. Berkeley, CA development project
**Attachments:** review process for 1130 Oxford St. Berkeley, CA development project.pdf

**From:** jessica <steppingquietly@gmail.com>
**Sent:** Monday, November 2, 2026 3:56 PM
**To:** O'Keefe, Shoshana <SOKeefe@berkeleyca.gov>; Planning Dept. Mailbox <Planning@berkeleyca.gov>; Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>
**Subject:** review and permitting process for 1130 Oxford St. Berkeley, CA development project

**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 of Berkeley civic leaders,

I am writing about the review process for the proposed development at 1130 Oxford Street.

As our civic leaders, I hope you will take responsibility for your roles in the approval process for the proposed development and do your due diligence to make the process transparent and coherent.

As a lifelong resident of Berkeley, I am heartily in support of building housing on this site. I was raised by an architect who served on the Berkeley Planning Commission, and in other roles involving design in our beloved city. I grew up talking about the need to transform Berkeley, and the result is that I am unapologetically pro-development. I do not think that trying to preserve the Berkeley of decades ago serves this city. We need to enter the future, or perhaps better: we need to enter the present moment. I am heartily in support of any and all ways to make housing more available, more ubiquitous, and more attainable to all who want to live in this city. I would be happy to see a many-unit high-rise apartment building at 1130 Oxford Street. And if it is safe to build, I would be happy to see 32 single-family homes built on this site. I will welcome new residents to this neighborhood, and however diverse this block of Walnut Street has been until now (which is more so than other parts of the larger neighborhood), I would be especially happy to see more diversity introduced into this community.

The Berkeley Zoning Adjustments Board will consider whether to grant the developer a Use Permit for the demolition of both school buildings. On its own, one would think that this warrants environmental and health and safety review by the city because of the effects of lead paint and asbestos emitions. At minimum, a transparent process would include either a full Environmental Impact Report, or an explanation for why one is unnecessary.

As residents of this neighborhood we are often asked to undergo disaster preparedness training, told that emergency evacuations in this area are challenging and dangerous, asked to arrange and pay for fire safety mitigations, and more, in order to ensure the safety of our community. Many of us have lost our homeowners insurance policies because of fire hazard; I lost mine this past summer. As we are directly on a faultline, earthquake insurance has become harder to qualify for or afford. Oxford school (1130 Oxford Street) may have initially been closed because of seismic unsafety, but BUSD chose not to reinforce the structure or rebuild on the site because of documented landslide risks.

The developer's proposed design relies on segmenting the lot in order to build 32 homes. This design exploits a contradiction between state and local building measures. It would seem obvious that the city of Berkeley leaders should determine whether this approach is in fact lawful, not to mention safe, and delay the demolition if it is either unlawful or unsafe.

The City of Berkeley's own reviewer says the proposed 32 homes are only safe to build if an engineer can demonstrate that they'll survive a landslide moving 4 to 14 feet. That proof isn't possible until after the school is torn down. You are also claiming that building 32 houses can be done safely and that therefore the demolition doesn't warrant any special mitigation, I assume because you say that it qualifies for the CEQA exemption. But given the above, it is obvious that the project does not qualify for that streamlined process. I understand that the purpose of the streamlining laws is to expedite the approval process, but those laws were written with specific exclusions so as to NOT pose unnecessary risks. It seems that the laws are being misused and that you are simply allowing it to happen.

While we cannot fault the developer for wanting to maximize his return, and while we also cannot fault the city for wanting to benefit from additional tax revenue, *I hope you will commit yourselves to ensuring the safety of the current residents of this neighborhood as your highest priority*. Please reassure us that you are taking appropriate measures to safeguard this community and either require a full and transparent public review process, including an EIR, or provide us with the information we need to understand why it is appropriate to forego these measures. We will live with the consequences of your decision for decades to come. If there is a mass evacuation, a fire, a mudslide, or an earthquake, we will be the ones living through the disruptions and upheaval these events will cause.

I work for the University of California and will never make very much money in my working career: to be specific, this means that I will never make six figures. In other words, I too am overworked and underpaid, as I assume many of you are. The result is that we are tired and focused on big picture wins and putting out bigger fires, rather than being able to pay attention to smaller issues that we simply don't have the time or energy to address. *Please don't treat these legitimate neighborhood concerns as small issues*, and do not dismiss us as a small, privileged, self-absorbed subsection of the Berkeley community. We are not simply a group of wealthy, white, retired NIMBY's; at least I am not. I am someone who volunteers in my community, works very hard for a small paycheck, and am deeply dedicated to the larger picture of the success and health of the city of Berkeley.

We put our faith in you as our elected leaders. *Please show us that our faith is not misplaced.*

Thank you.

Respectfully,
Jessica Samuels PhD
Walnut Street resident

**Jacob, Melinda**

**From:** Zoning Adjustments Board (ZAB)
**Subject:** FW: Subject: Item 7A, 1130 Oxford (ZP2026-0056): confirm the homes are safe before demolition; reconsider plan

**From:** Claire Kahane <ckahane@icloud.com>
**Sent:** Monday, November 2, 2026 12:10 PM
**To:** Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>
**Subject:** Subject: Item 7A, 1130 Oxford (ZP2026-0056): confirm the homes are safe before demolition; reconsider plan

**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 Board Members,

I live at 2115 Eunice Street, a divided block around the corner from the Oxford site. While we support some degree of housing there, I do not support as large a housing development as has been potentially scheduled.

Eunice Street has become a major route connecting Euclid and Shattuck, i.e. the hills and downtown, and my block, divided but with each half section bidirectional, has led to many traffic disputes and near accidents. For those of us living on that block, there are safety concerns whenever we or our guests have to get into our parked cars while other cars speedily squeeze by us. To add 34 more residence units to a neighborhood of small winding streets will not only increase traffic problems on Eunice, but make living on lower Eunice a nightmare.

Moreover, the site is on an active landslide that caused its closure as a school, and now will house adult residents? The City's own geotechnical reviewer recommends approval only if the developer's structural engineer "is able to design residences that can accommodate" 4 to 14 feet of ground movement in an earthquake. That hasn't been shown yet. Under the draft conditions, the engineer's letter saying whether the homes "will be safe from collapse" currently isn't due until the building permit stage, **after the buildings are gone.**

If the homes turn out not to be buildable, we'll be left with a cleared, unstable slope above our homes and the preschool. The City treats the demolition as part of the housing project for CEQA purposes; the demolition should not proceed before that project is shown to be buildable, if it is to be built at all.

If it is, against our protest, to be built, in that case, we ask the Board to add these conditions:

1. **Answer the safety question first.** Require the collapse-safety letter (Condition III.4) before the demolition permit is issued.
2. **Protect the slope while the site sits empty.** Require a winter drainage plan reviewed by the geotechnical engineer, keep the 12-foot retaining wall in place until a replacement is approved, monitor slope movement, and require a bond to cover this if the project stalls.
3. **Make the soil report's demolition advice binding.** No heavy equipment within 10 feet of neighbors' foundations, and the geotechnical engineer on site when voids are filled.
4. **Protect the preschool.** Finish asbestos removal before demolition, control cutting of the lead-painted

steel, and monitor the air at the site edge.

5. **Investigate** the impact of proposed residences on the neighborhood's already problematic traffic pattern, especially on Eunice Street.

Thank you.

Claire Kahane and Robert Melville
2115 Eunice Street
Berkeley, CA 94709

**Jacob, Melinda**

**From:** Zoning Adjustments Board (ZAB)
**Subject:** FW: Walnut Street Project

**From:** terillester2@aol.com <terillester2@aol.com>
**Sent:** Monday, November 2, 2026 12:09 PM
**To:** Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>
**Subject:** Walnut Street Project

**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 Board Members,

I live at 1101 Walnut, downhill from the Oxford site. I support housing there. My concern is timing: the school would come down before anyone has shown the new homes can be built safely.

The site is on an active landslide. The City's own geotechnical reviewer recommends approval only if the developer's structural engineer "is able to design residences that can accommodate" 4 to 14 feet of ground movement in an earthquake. That hasn't been shown yet. Under the draft conditions, the engineer's letter saying whether the homes "will be safe from collapse" currently isn't due until the building permit stage, after the buildings are gone.

If the homes turn out not to be buildable, we'll be left with a cleared, unstable slope above our homes and the preschool. The City treats the demolition as part of the housing project for CEQA purposes; the demolition should not proceed before that project is shown to be buildable.

I ask the Board to add these conditions:

1. **Answer the safety question first.** Require the collapse-safety letter (Condition III.4) before the demolition permit is issued.
2. **Protect the slope while the site sits empty.** Require a winter drainage plan reviewed by the geotechnical engineer, keep the 12-foot retaining wall in place until a replacement is approved, monitor slope movement, and require a bond to cover this if the project stalls.
3. **Make the soil report's demolition advice binding.** No heavy equipment within 10 feet of neighbors' foundations, and the geotechnical engineer on site when voids are filled.
4. **Protect the preschool.** Finish asbestos removal before demolition, control cutting of the lead-painted steel, and monitor the air at the site edge.

Thank you.

Teri Lester
1101 Walnut Street

## Jacob, Melinda

**From:** Zoning Adjustments Board (ZAB)
**Subject:** FW: Item 7A, 1130 Oxford (ZP2026-0056): confirm the homes are safe before demolition

---

**From:** Julian Peebles <julian.peebles@gmail.com>
**Sent:** Monday, November 2, 2026 9:50 AM
**To:** Zoning Adjustments Board (ZAB) <Planningzab@berkeleyca.gov>
**Subject:** Item 7A, 1130 Oxford (ZP2026-0056): confirm the homes are safe before demolition

**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 Board Members,

I live at 1111 Walnut, a few houses up from the Oxford site. I support housing there. My concern is timing: the school would come down before anyone has shown the new homes can be built safely.

The site is on an active landslide. The City's own geotechnical reviewer recommends approval only if the developer's structural engineer "is able to design residences that can accommodate" 4 to 14 feet of ground movement in an earthquake. That hasn't been shown yet. Under the draft conditions, the engineer's letter saying whether the homes "will be safe from collapse" currently isn't due until the building permit stage, after the buildings are gone.

If the homes turn out not to be buildable, we'll be left with a cleared, unstable slope above our homes and the preschool. The City treats the demolition as part of the housing project for CEQA purposes; the demolition should not proceed before that project is shown to be buildable.

I ask the Board to add these conditions:

1. **Answer the safety question first.** Require the collapse-safety letter (Condition III.4) before the demolition permit is issued.
2. **Protect the slope while the site sits empty.** Require a winter drainage plan reviewed by the geotechnical engineer, keep the 12-foot retaining wall in place until a replacement is approved, monitor slope movement, and require a bond to cover this if the project stalls.
3. **Make the soil report's demolition advice binding.** No heavy equipment within 10 feet of neighbors' foundations, and the geotechnical engineer on site when voids are filled.
4. **Protect the preschool.** Finish asbestos removal before demolition, control cutting of the lead-painted steel, and monitor the air at the site edge.

Thanks,
Julian Peebles
1111 Walnut St.