

Late Correspondence

From: Angela Tianxin Wang <angelatwang@berkeley.edu>
Sent: Wednesday, April 30, 2025 9:21 PM
To: Berkeley Mayor's Office
Cc: Planning Commission
Subject: Planning Commission Vacancy - Expression of Interest

Follow Up Flag: Follow up
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Dear Mayor Ishii,

I hope this email finds you well! My name is Angela Wang, and I'm a rising second-year Landscape Architecture undergraduate at UC Berkeley. I'm writing to express my interest in joining the City of Berkeley's Planning Commission - as a student, I'm eager to learn from real planning projects that are shaping Berkeley's growth, while representing student voices on the Commission.

My prior legislative and policy writing experiences would serve me well on the commission, having drafted bills combatting housing appraisal discrimination across Illinois and developed a composting ordinance for the state, which has been gaining momentum in the General Assembly, supported by over fifty organizations. Currently, I'm applying these experiences to my work at UC Berkeley with Sustainable Housing at Cal and the City's Zero Waste Commission, drafting a new Space Allocation Ordinance for Berkeley which aims to develop waste separation enforcement strategies and design guidelines surrounding waste enclosures within the city.

With background in conducting research on measuring the pollution-filtering capacity of rain gardens, I hope to leverage urban planning to integrate natural processes with the built environment and spur sustainable development in Berkeley. Having shadowed the City of Chicago's Planning Commission, I believe my experiences make me well-suited for adapting to and learning commission expectations quickly.

Since moving to Berkeley, I've been intentional in getting involved with the local community— from working with over fifty small business owners in Berkeley as a consultant for Alameda County's Green Business Program last fall to leading community design workshops with Berkeley Student Farms and Oxford Tract to build a Little Free Library on Oxford Street. My background in community outreach and engagement would enable me to effectively serve the community with an informed perspective.

Hoping to couple my degree in Landscape Architecture with Civil Engineering next year, I believe my interdisciplinary approach to learning makes me a good candidate as the Mayoral appointee to the City of Berkeley's Planning Commission. Truly aspiring to be a catalyst for positive change in this City, I believe that involving the UC Berkeley student population in citizen-led city commissions is essential for progress. Thank you for your time, and I look forward to hearing from you soon!

All the best,
Angela

Late Correspondence

From: Matthew Taecker <taecker@gmail.com>
Sent: Tuesday, May 6, 2025 10:52 AM
To: Planning Commission; City Clerk
Subject: Comment re proposed ADU Condo Conversion ordinance
Attachments: Taecker Comments to PC Re ADU Condo Conversion.pdf

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I have been a Berkeley resident for 34 years. Please find my comments regarding the proposed ADU Condo Conversion ordinance attached.

Matt Taecker, 510-333-9231

To: Berkeley Planning Commission

From: Matt Taecker, 2029 Channing Way, Berkeley CA, 94704

Re: Comments opposing Section 21.29.010.C and 21.29.050.C of the proposed ADU
Condo Conversion chapter

Date: May 7, 2025

Please strike Sections 21.29.010.C.2 and 21.29.050.C in the proposed ordinance. These provisions undermine Berkeley's long-standing goals of increasing construction of ADUs and facilitating more ownership opportunities. I am considering the purchase of a property with the express intent of constructing an ADU on it for me to live in and will be discouraged from doing so by encumbrances generated by these provisions. I also oppose these positions as a matter of public policy, and I support the position of the ADU Task Force (East Bay) as described below.

1. Tenant Protections Should Not be Imposed on Exempt ADUs (Section 21.29.010.C.2):

Exempt ADUs are:

- on properties with one ADU and one primary home,
- legally established and owner-occupied, and
- fully exempt from both rent restrictions and tenant protections.

This exemption recognizes the unique nature of shared-occupancy homes, homeowners cohabitating with tenants.

The proposed provision would:

- Impose a right of first refusal and a right to indefinite occupancy for tenants with leases of twelve months or more,
- Eliminate the owner's right to occupy the unit, or to allow family members to do so
- Encourage preemptive tenant displacement, as the only way to preserve owner flexibility,
- Discourage longer term tenancies, and
- Deter condo conversions altogether, reducing opportunities for homeownership and affordable housing stock

These provisions are inconsistent, inequitable, and counterproductive to ADU policy goals. Homeowners will simply avoid converting ADUs to condos if it means sacrificing control over who lives on their own property.

2. Requiring Exempt ADUs to Meet Current Code is Unnecessary and Illegal (21.29.050.C)

This provision requires both the primary home and ADU to meet current building codes and zoning standards for the district. But:

- Exempt ADUs were already legally established, often under earlier codes,
- This imposes retroactive standards, creating barriers for homeowners with older properties,
- The state ADU law prohibits additional local requirements beyond what is specified, and
- A Safety Inspection (per 21.29.050.D) is already required and is sufficient to ensure habitability.

Applying modern building and zoning codes to legally compliant older structures is unnecessary, burdensome, and violates California State Law.

3. Conclusion

If the City wants to promote ADU construction and increase affordable ownership opportunities, it must maintain consistency and fairness for homeowners. These proposals create uncertainty, disincentivize long-term tenancies, and undermine condo conversions—directly contradicting stated policy goals.

We urge you to remove Sections 21.29.010.C.2 and 21.29.050.C from the proposed ordinance

- Remove Section 21.29.010.C.2 and 21.29.050.C from the ordinance.
- Maintain alignment with state law and voter-approved exemptions.
- Preserve Berkeley's leadership in ADU construction and encourage small-scale homeownership