

**Planning Commission**  
**Late Correspondence**  
**Received before 12 noon**  
**Tuesday, March 3, 2026**

## Late Correspondence

---

**From:** Jane Steinberg <jsteinberglmft@gmail.com>  
**Sent:** Tuesday, March 3, 2026 11:20 AM  
**To:** Planning Commission  
**Subject:** New zoning of commercial arrears

**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 do not change the commercial zoning rules. I do n it want to see the Elmwood neighborhood destroyed. Jane Steinberg-Michahelles. 324 panoramic way

## Late Correspondence

---

**From:** Harrington, Charlene <Charlene.Harrington@ucsf.edu>  
**Sent:** Tuesday, March 3, 2026 11:03 AM  
**To:** Planning Commission  
**Subject:** Oppose the rezoning

**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.

I am very opposed to your plans to rezone and allow high rises in the Elmwood, Solano, and N. Shattuck. These proposals have no merit and would change the character of Berkeley. Instead you should focus on affordable housing in the city and improving the streets. Charlene 51 Bonnie Lane, Berkeley CA.

Charlene Harrington, Ph.D. RN, Professor Emerita  
Department of Social & Behavioral Sciences  
University of California San Francisco

## Late Correspondence

---

**From:** J Strömberg <janet.stromberg@gmail.com>  
**Sent:** Tuesday, March 3, 2026 10:33 AM  
**To:** Blackaby, Brent  
**Cc:** Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; lunaparra@berkeleyca.gov; Humbert, Mark; All Council; Planning Commission  
**Subject:** Fwd: High-rises in all commercial districts, local businesses gone, no affordable housing.  
**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.

Dear Council Member Blackaby,

You have asked us, your constituents, to tell you what our highest priorities are. This message expresses my highest priority for the City of Berkeley. The reason it's number one, even higher than street and fire safety, is because it is a decision you will make that will likely impact our town for 100 years. It is extremely clear that the beneficiaries of the proposed building code changes are the developers who have damaged our downtown. This is not a resident-friendly (your voters!) change. It will not help us bring a mix of new residents across the economic spectrum, and it will degrade the opportunity for local businesses to establish, remain and thrive.

Please don't undermine your own legacy.

What's true for your legacy is also true for Mayor Ishii and Council Members Kesarwani, Taplin, Barlett, Tregub, O'Keefe, Lunaparra and Humbert, cc'd herein along with the Planning Commission.

Please read and consider.

Thank you,

Janet Stromberg

cc: Berkeley Mayor, City Council Members and Planning Commission

----- Forwarded message -----

**From:** **Build a Better Berkeley** <[info@buildabetterberkeley.org](mailto:info@buildabetterberkeley.org)>  
**Date:** Mon, Mar 2, 2026 at 10:38 PM  
**Subject:** High-rises in all commercial districts, local businesses gone, no affordable housing.  
**To:** <[janet.stromberg@gmail.com](mailto:janet.stromberg@gmail.com)>



On March 4, the [Planning Commission will be meeting](#) to discuss the commercial rezoning plan

Hello Janet,

**The City Council is again proposing an alarming major change to our zoning laws.** When we first formed Build a Better Berkeley, it was in response to huge changes regarding what could be built throughout the city residential areas. This time it is an assault on three of our most important and popular commercial zones. Here's what is being suggested:

- **Solano, No. Shattuck, and the Elmwood district of College Avenue will allow high rise residential buildings**, even if it means destroying local businesses that currently serve the community and provide a tax base for the city.
- **Ground floor space will be allowed to be all residential**, forever eliminating small businesses that could serve the neighborhoods and turning our commercial areas into residential ones.
- **Developers won't have to include on-site low-income housing in what the city predicts will be the most commonly built structures – ones that are 7-8 stories high.**

### **Why This Matters**

Berkeley doesn't have a shortage of market rate housing, but it definitely lacks sufficient affordable housing. The proposed change takes away all the incentive for developers to add affordable housing into their projects.

### **Here's How It Works**

State law lets developers build more than what is allowed by current local zoning laws and exceed height limits if, **and only if**, they include a specific amount of low income/affordable housing in their buildings. This is referred to as the **density bonus**, and it was specifically included in the law to increase the amount of low-income housing being developed.

City staff and developers contend that a construction "sweet spot" is in buildings about 7-stories high, where the costs of materials are relatively low. Generally speaking, at over 7-8 stories, materials and construction methods are more expensive. Developers however, are still eager to build more profitable higher buildings, particularly higher than about 18 stories.

### **But Here's the Rub**

Right now, current zoning of 2-3 stories in the three areas under consideration won't allow "sweet spot" construction, **unless** a developer is compelled to trigger the **density bonus** – that is, the requirement to include a certain amount of low-income housing.

However, if the zoning is changed as is being proposed, the city is giving developers what they want — the ability to build high-rises without having to produce a single unit of below market rate housing.

**So, What Do We Get Out of this Proposal?**

- **NOTHING to make certain our great small businesses on these streets will continue to thrive and generate much needed tax revenues for the city.**
- **NOTHING to help bring down the high cost of housing.**
- **NOTHING that provides affordable housing for baristas, store clerks, service workers, and all the people who make our city vibrant and our lives easier and more pleasant.**
- **NOTHING that adds to the ambience or beauty or interest of the city.**

But we probably will get one thing: **another bond measure on the 2026 ballot asking us to raise our taxes to make up for all the deficiencies of this zoning proposal and all the other unjustifiable actions by the city.**

And here's another thing that *will* probably happen: because of the development potential of the commercial lots, land values will go up and owners will sell out to developers, who will consolidate lots, get entitlements from the city for their projects, and demolish the buildings and all the small businesses along with them. They'll sit on the empty lots until their values increase even more, waiting to sell the building entitlements, which is even more profitable than developing the property. And then, still more of the city will look like downtown.

### **What can you do?**

Tell the planners and councilmembers that we do not need to rezone the corridors. A 100% density bonus project on North Shattuck, where Poulet used to be, was just okayed, showing that it is already possible to develop to the 7-8 story sweet spot under current zoning and get some low-income housing included at the same time. What is the point of allowing developers to build more than existing zoning allows **without having to include anything affordable?**

Tell the Planning Commission this plan is not necessary, will result in less affordable housing being built *now*, when we need it, and will be ruinous for the great small businesses that serve our neighborhoods!

*Attend the meeting in person:*

**Wednesday, March 4, 2026 at 6:30 PM**

**North Berkeley Senior Center**

**1901 Hearst Ave.**

*Attend remotely using Zoom:*

<https://cityofberkeley-info.zoomgov.com/j/1617173983>

Send email to the Planning Commission:

[planningpc@berkeleyca.gov](mailto:planningpc@berkeleyca.gov)

---

Sent via [ActionNetwork.org](https://www.actionnetwork.org). To update your email address, change your name or address, or to stop receiving emails from Build a Better Berkeley, please [click here](#).

## Late Correspondence

---

**From:** carla Rempp <lapetals@yahoo.com>  
**Sent:** Tuesday, March 3, 2026 10:08 AM  
**To:** Planning Commission  
**Subject:** City Zoning to build high rises

**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.

To whom this may concern, I am very against this zoning change so that developers can over build our town of Berkeley. I'm a home owner here and paid taxes since 1988, we need to stop this insane development. You will lose all your small businesses and home owners who pay for most of the taxes.

Thank you ,  
Carla and Dolph Rempp

Sent from my iPhone

## Late Correspondence

---

**From:** Michelle Oram <michelle@planetoram.com>  
**Sent:** Tuesday, March 3, 2026 9:20 AM  
**To:** Planning Commission  
**Subject:** A concerned citizen

**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.

We do not need to rezone the corridors. A 100% density bonus project on North Shattuck, where Poulet used to be, was just okayed, showing that it is already possible to develop to the 7-8 story sweet spot under current zoning and get some low-income housing included at the same time. What is the point of allowing developers to build more than existing zoning allows **without having to include anything affordable?**

This plan is not necessary, will result in less affordable housing being built *now*, when we need it, and will be ruinous for the great small businesses that serve our neighborhoods!

Thank you for listening to a constituent's opinion,  
Michelle Oram

## Late Correspondence

---

**From:** Kelly HABERER <kellyh@berkeley.edu>  
**Sent:** Tuesday, March 3, 2026 9:00 AM  
**To:** Planning Commission  
**Subject:** A Big Mistake

**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 reconsider the proposed zoning changes. They will ruin the city and not help with bringing down housing costs.

Regards,

Kathleen Haberer  
Sent from my iPhone

## Late Correspondence

---

**From:** Amy Clyde <amyclyde12@gmail.com>  
**Sent:** Tuesday, March 3, 2026 8:53 AM  
**To:** Planning Commission  
**Subject:** Fwd: CZU Planning Commission meeting 3/4/2026

**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.

For

Begin forwarded message:

**From:** Amy Clyde <amyclyde12@gmail.com>  
**Subject:** CZU  
**Date:** March 2, 2026 at 12:58:58 PM PST  
**To:** mayor@berkeleyca.gov, mhumbert@berkeleyca.gov, Sokeefe@berkeleyca.gov, bbartlett@berkeleyca.gov, Bblackaby@berkeleyca.gov, Clunaparra@berkeleyca.gov, itregub@berkeleyca.gov, ttaplin@cberkeleyca.gov, rkesarwani@berkeleyca.gov

Dear Mayor and Berkeley City Council Members,

I am a Berkeley resident dismayed that the City Council has not taken the universally recognized planning approach to building more housing and instead leaped to promoting CZU. The City Council must follow established guidelines for city planning, namely:

- Formally create a VISION for what it wants Elmwood, North Shattuck and Solano Ave. to be 5-20 years from now
  - Widely solicit public comment and collaboration on its vision
- Analyze how that vision will be impacted by:

- the 300+ state and local housing laws enacted since 2020
- upzoning the City proposes adding now
- construction projects currently underway, approved, and paused
- Direct City Staff to thoroughly research and analyze how all proposed levels of CZU will affect existing businesses located in each part of CZU and each area's continued viability as a retail shopping district, by:
  - Interviewing retail business owners and their landlords to determine how proposed upzoning will affect their landlord-tenant relationship (lengths of leases, rents, long-term planning, willingness to invest in their own businesses)
  - Quantifying how upzoning will increase property values in this attractive city where everyone wants to live and do business no matter how expensive the land is.
  - Analyzing how upzoning in and resulting increases in property values will incentivize the consolidation of individual properties into larger lots to facilitate larger rental residential developments (with no home ownership opportunities)
  - Analyze the ways large construction projects will directly and indirectly impact surrounding businesses (reduced pedestrian traffic, temporary and permanent loss of parking, road closures, congestion, noise, etc.)
  - Assuming developers will use density bonus laws to build the largest projects they lawfully can (See

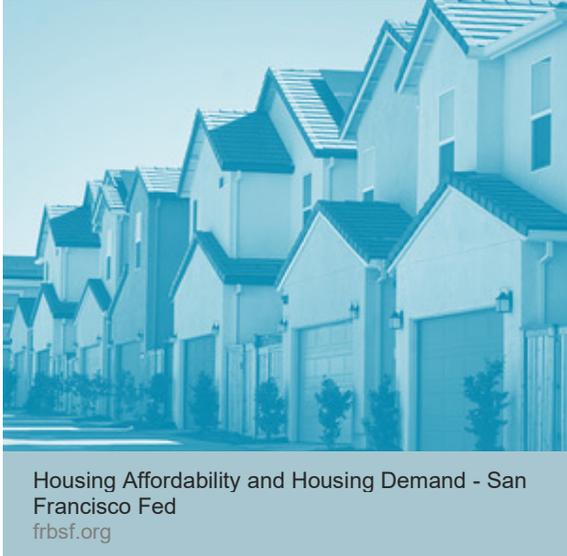
Patrick Kennedy on Oxford Street's plan for 32 units, far beyond the zoning limit).

Do your own independent research on what impartial planners and economists say. Don't just accept the opinions of developers / pro-density proponents and automatically do what they want here. Their one-size-fits-all approach is not right for Berkeley.

Recommended reading:



[Sick City: Disease, Race, Inequality and Urban Land](#) by the sustainable urban planner Patrick Condon outlines the high land value problems we face and solutions.



Don't buy into the trickle down theory re affordable housing. All the development that CZU would open the doors for will make developers and investors rich but will not make housing more affordable or provide home ownership opportunities in Berkeley.

Sincerely,

Amy Clyde

.

## Late Correspondence

---

**From:** Marion Abbott <marion.v.abbott@gmail.com>  
**Sent:** Tuesday, March 3, 2026 8:44 AM  
**To:** Planning Commission  
**Subject:** Upzoning comment

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Sent:** Tuesday, March 3, 2026 7:13 AM

**To:** Berkeley Mayor's Office <[Mayor@berkeleyca.gov](mailto:Mayor@berkeleyca.gov)>; Humbert, Mark <[MHumbert@berkeleyca.gov](mailto:MHumbert@berkeleyca.gov)>; Bartlett, Ben <[BBartlett@berkeleyca.gov](mailto:BBartlett@berkeleyca.gov)>; O'Keefe, Shoshana <[SOKeefe@berkeleyca.gov](mailto:SOKeefe@berkeleyca.gov)>; Blackaby, Brent <[BBlackaby@berkeleyca.gov](mailto:BBlackaby@berkeleyca.gov)>; Tregub, Igor <[ITregub@berkeleyca.gov](mailto:ITregub@berkeleyca.gov)>; [ttaplin@cberkeleyca.gov](mailto:ttaplin@cberkeleyca.gov) <[ttaplin@cberkeleyca.gov](mailto:ttaplin@cberkeleyca.gov)>; Lunaparra, Cecilia <[CLunaparra@berkeleyca.gov](mailto:CLunaparra@berkeleyca.gov)>; Kesarwani, Rashi <[RKesarwani@berkeleyca.gov](mailto:RKesarwani@berkeleyca.gov)>

**Subject:** Upzoning 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.

Dear Mayor and Councilmembers,

Having received no acknowledgement or response to my letter of November 6, I am updating and reiterating points I made at that time. Having attended all relevant meetings on the subject, I continue to be upset by the direction Berkeley leaders seem to be taking us in.

This upzoning proposal threatens to unalterably change the character of all three neighborhoods that have been targeted when there is little evidence that the goal of affordable housing will be achieved. From what I've read, heard and observed, many of the new buildings that have gone up recently are lacking occupants and some projects have even been abandoned altogether, having displaced several small businesses.

From my standpoint as a 42-year Elmwood and Bateman resident, faithful property tax payer, and former 17-year College Avenue merchant (co-founder of Mrs. Dalloway's), this is rash and not well thought out.

Adding insult to injury, Berkeley streets have become obstacle courses, between bike lanes and parking strips moved to the center of the roads. I applaud the initiative to get people out of their cars (I walk a lot—it's one of the features I love about my neighborhood) but not everyone can do that. And if only the cyclists, scooter-riders et al would obey the traffic laws. No helmets, wearing earpods or headphones, riding the wrong way down one-way streets, riding on the sidewalks, running red lights and stop signs. I encounter this every day and it terrifies me. If I hit someone it will be my fault.

Now I hear that there are plans afoot to reconfigure Telegraph Avenue traffic in my neighborhood. Take a look at how well that's worked out in Temescal.

Please pause your plans, take a deep breath, listen to the merchants and residents, and re-consider the whole picture here. Working together is the only sensible approach.

Gazing at a huge ADU being built on Woolsey adjoining what is left of my back yard, I'm seriously (and sadly) considering leaving Berkeley.

Sincerely yours,  
Marion Abbott

--

Marion Abbott  
Editor/Writer  
2448 Prince St  
Berkeley CA 94705  
(510) 504-2045

...

## Late Correspondence

---

**From:** Gary and Susan <garyandsusanjoint@gmail.com>  
**Sent:** Tuesday, March 3, 2026 8:42 AM  
**To:** Planning Commission  
**Subject:** NO on up-zoning

**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.

We don't want to see 7-story apartment buildings taking over commercial space in the neighborhoods that define Berkeley's community and values of walkability and affordable housing.

Many residents are opposed to this direction the council is taking.

Please note what remains important here and do not cater to the interests of developers.

Gary DeSorbo 415.606.3857  
Susan McKearnan 510.459.4284  
[garyandsusanjoint@gmail.com](mailto:garyandsusanjoint@gmail.com)

## Late Correspondence

---

**From:** Aileen Paterson <paterson.aileenh@gmail.com>  
**Sent:** Tuesday, March 3, 2026 8:16 AM  
**To:** Planning Commission  
**Subject:** Rezoning and Housing

**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.

Greetings,

Why do I see so much new housing still vacant?

Do not rezone our neighborhoods. We can build LOW COST housing where it makes sense and retain neighborhood character, businesses, and tax base. Please prioritize low cost housing, not market rate.

And: Simple huge square boxes are an eyesore and do not consider an important aspect to people's health and the health of the city - green space! Build parks next to new housing! Create gardens!

Thank you  
Aileen Paterson  
94702

## Late Correspondence

---

**From:** Tony Corman <anthonyjaycorman@gmail.com>  
**Sent:** Tuesday, March 3, 2026 7:24 AM  
**To:** Planning Commission  
**Subject:** Corridors Zoning Update

**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.

I am a 40 year District 1 resident. My message to you is simple: please do not pass this rezoning. Downtown Berkeley has been hollowed out for some time now, there's no reason to do the same to the remaining, thriving retail corridors as a giveaway to the big developers who have bought our mayor, council, and politicians up the ladder to Sacramento. The YIMBY supply-and-demand myth has not proved out, affordability is not being generated by building massive market-rate rentals, and home ownership, the main driver of family wealth, is being crushed in the process.

Please, don't do this, allow some room to remain for small businesses and single family homeowners here in Berkeley. Developers will do just fine here around campus, no doubt, thanks to a university that isn't obliged to house its students completely.

Tony Corman  
1519 Virginia Street

## Late Correspondence

---

**From:** Larry M Hyman <hyman@berkeley.edu>  
**Sent:** Tuesday, March 3, 2026 7:00 AM  
**To:** Planning Commission  
**Subject:** I am opposed to your plan to destory small businesses with 7-8 story buildings

**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 do not approve the change to zoning which would allow No. Shattuck, Solano Avenue, College Avenue in the Elmwood District to build 7-8 story buildings to replace the vibrant small businesses that make our city vibrant. This change does not even require low income housing, nor does it require the ground floor to be available for small businesses.

Don't destroy Berkeley! If this goes through and we are asked to pass another bond issue, DON'T count on it. There is a sizeable backlash already to what has been happening. Please move slowly, carefully, and modestly.

PRESERVE THE GREATNESS OF BERKELEY, PLEASE!!!!!!

Larry Hyman

For identification only, not an endorsement of the university:

--

Larry M. Hyman, Distinguished Professor of the Graduate School  
& Director, France-Berkeley Fund, University of California, Berkeley  
<https://linguistics.berkeley.edu/~hyman>

## Late Correspondence

---

**From:** Stefano DellaVigna <sdellavi@econ.berkeley.edu>  
**Sent:** Tuesday, March 3, 2026 5:17 AM  
**To:** Planning Commission  
**Subject:** opposing rezoning plan

**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.

Hi,

As a Berkeley resident, I follow city politics. I am in favor of building in the city, as needed, and there has been a lot of building indeed, which has helped with availability and lowering housing prices. I am NOT in favor though of the aggressive zoning plan that would permanently alter the character of the Solano, Elmwood and Shattuck corridors. Please reconsider that.

--

Best,  
Stefano

---

Stefano DellaVigna  
Daniel E. Koshland, Sr. Distinguished Professor of Economics and Professor of Business Administration University of California, Berkeley

Address: University of California, Berkeley  
Economics Department  
515 Evans Hall  
Berkeley, CA 94720-3880

Telephone: (510) 643-0715  
Fax: (510) 642-6615  
<http://elsa.berkeley.edu/~sdellavi/>

---

## Late Correspondence

---

**From:** Cordula Didier <cordula.didier@gmail.com>  
**Sent:** Monday, March 2, 2026 11:27 PM  
**To:** Planning Commission  
**Subject:** Objecting re-zoning

**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.

Hello Planning Commission,

This is to let you know that I care very much about the small businesses in Berkeley. Particularly Solano, North Shattuck and Elmwood. They serve us and make our neighborhoods desirable, they are where neighbors shop, meet and connect.

I oppose re-zoning. I strongly suggest that affordable housing must be included in all plans. The North Shattuck project seems a good example!

Plus I don't see how taller than 7 story high buildings integrate into the cityscape. Several of the new structures are uninspired and don't fit in.

Being (also) European, I see how city planning can be done in a way that blends density into the existing cityscape and keeps commercial corridors intact.

All this while creating affordable housing to help teachers, baristas, nurses who serve us and are so crucial to our health and joy of day to day life in this amazing community.

Thank you for listening to your constituents.  
Cordula Didier

--

## Late Correspondence

---

**From:** Utkarsh Nath <noreply@adv.actionnetwork.org>  
**Sent:** Saturday, February 28, 2026 11:17 PM  
**To:** Planning Commission  
**Subject:** Support for Berkeley taking bold action to allow more housing along its commercial corridors

**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.

Planning Commissioners,

Dear Planning Commissioners,

We are writing to strongly support the City Council's direction to set seven-story base zoning for North Shattuck, College, and Solano Avenues. We commend Council for taking a real stand on housing and urge you to fully implement this vision. We support at least seven stories' base zoning and ask you not to water down the proposal with setbacks, stepdowns, and other requirements that would reduce the number of homes that could get built on any parcel. Many of these parcels are oddly shaped or present other obstacles to development, so they need whatever flexibility we can provide.

Seven-story zoning could contribute meaningful amounts of housing to address affordability and create mixed-income neighborhoods where teachers, service workers, young families, and long-time residents can live. Seven stories is transit-appropriate for corridors with AC Transit service and is standard in successful transit-oriented neighborhoods throughout the Bay Area.

Seven-story base zoning will also support local businesses with more foot traffic, reduce car dependency to support our climate commitments, and open Berkeley's opportunity-rich neighborhoods to everyone. We have a legal and a moral duty to affirmatively further fair housing.

We urge you to support the Council's clear direction without reduction or compromise. What's at stake is having people in our commercial districts to keep our businesses alive and thriving.

Respectfully,

[Your name]

[Optional: Your council district]

Utkarsh Nath

utkarsh.nath@yahoo.com

34462 Alberta Terrace

Fremont, California 94555