

**Alnas-Benson, Tiana**

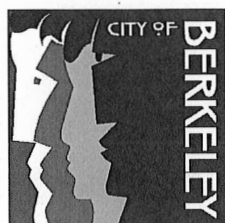
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**From:** Gong, Sharon  
**Sent:** Friday, January 06, 2023 3:03 PM  
**To:** Elaine Tanaka  
**Cc:** Zoning Adjustments Board (ZAB); Zoning Adjustments Board (ZAB)  
**Subject:** RE: Objection to 1752 Shattuck Mixed-Use Project

Hi Elaine,

Thanks for resending this. I'll forward this to the ZAB email.

Sharon



**Sharon Gong** (she/her/hers)  
Senior Planner  
Planning and Development, Land Use Division  
1947 Center St., 2<sup>nd</sup> Floor, Berkeley, CA 94704

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**From:** Elaine Tanaka <elaine\_tanaka@yahoo.com>  
**Sent:** Friday, January 6, 2023 2:22 PM  
**To:** Gong, Sharon <SGong@cityofberkeley.info>  
**Subject:** Re: Objection to 1752 Shattuck Mixed-Use Project

Hi Sharon,

I recently received a new mailing about the proposed project and was wondering if it's necessary for me to re-submit my earlier comment (see below) or not.

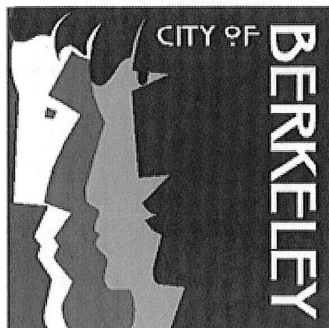
Thank you,

Elaine

On Tuesday, September 20, 2022 at 08:33:25 AM PDT, Gong, Sharon <[sgong@cityofberkeley.info](mailto:sgong@cityofberkeley.info)> wrote:

Received. Thank you, Elaine.

Sharon



**Sharon Gong** (she/her/hers)  
Senior Planner  
Planning and Development, Land Use Division  
1947 Center St., 2<sup>nd</sup> Floor, Berkeley, CA 94704

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**From:** Elaine Tanaka <[elaine\\_tanaka@yahoo.com](mailto:elaine_tanaka@yahoo.com)>  
**Sent:** Tuesday, September 13, 2022 3:11 PM  
**To:** Gong, Sharon <[SGong@cityofberkeley.info](mailto:SGong@cityofberkeley.info)>  
**Subject:** Objection to 1752 Shattuck Mixed-Use 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 Ms. Gong:

This area has been plagued by construction noise during what has been an incredibly stressful period because of the pandemic, and the constant noise only adds to the level of stress. As someone who has lived in this neighborhood for over 35 years and who spends 99% of their time at home, I can't tell you what the constant hammering and whine of buzzsaws has done to my nerves.

There has been a great deal of noise due to the restructuring of both the streets and buildings around Shattuck and University, plus the constant and ongoing repair noise from Hillside Village at 1797 Shattuck Avenue, which has been going on for months.

I think the residents of this area could use a well-deserved break for their sanity. Otherwise, at the very least, whatever can be done to mitigate the construction noise from this proposed building should and, hopefully, must be done.

**Another serious concern of mine is the roof deck in this proposed building. What exactly will this space be used for? Currently, Hillside Village appears to allow tenants to throw loud, raucous parties on their roof deck and they have no on-site manager to complain to. These tenants blast their music and whoop and holler as late as 1:30 a.m. I have repeatedly contacted the management company about the noise level of these parties and they themselves finally suggested I just call the police since they have no on-site manager, which I have ended up doing on many occasions. If the roof deck on this proposed building will be used by the tenants for social gatherings, will there be rules in place to limit the noise level and/or have any studies been done to determine the effect of the noise level from a 7-story building on its neighbors?**

I also anticipate that the number of units at this proposed building will only create more problems with parking, which has already reached the point where people idle their cars in the street hoping that a parking spot will open up.

Thank you for your consideration. Whatever answers you can provide to my questions will be greatly appreciated :)

Best regards,

Elaine Tanaka

**Alnas-Benson, Tiana**

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**From:** Elise Geske <eliseg@comcast.net>  
**Sent:** Tuesday, January 10, 2023 4:08 PM  
**To:** Zoning Adjustments Board (ZAB)  
**Cc:** Elise Geske  
**Subject:** Written response to 1752 Shattuck Mixed-Use Project; Use Permit #ZP2022-0011

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

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Zoning Adjustments Board,

I have reviewed the Thursday, January 12 at 7:00pm meeting agenda to be held with Zoning Adjustment Board Members in which Point 8 indicates a new public hearing for 1752 Shattuck Avenue. The link attaches a ZAB Staff Report for Board Action on January 12.

I want to point out that on Page 13 of 23 there are erroneous statements under Point IV Community Discussion, A. Neighbor/Community Concerns. A neighborhood outreach meeting on November 29, 2021 is referenced indicating five members of the public attended and many comments received at the outreach meeting included concerns about the project's massing, height, impacts to the adjacent school, shadowing and parking. Then the paragraph goes on to state that on November 22, 2022 the City mailed public notices. And states "at the time of this writing this report, staff has not received public communications regarding this project."

I submitted written communications to Sharon Gong on September 20, 2022. I want this acknowledged as part of received public written comment. See below for these communications and receipt of such.

ADDITIONALLY, I am adding the additional written comments that should be part of the written record prior to the meeting and posted per your instructions. Correspondence received by 5:00pm Tuesday before the meeting will be posted on the ZAB website for review by the Board and public prior to the meeting.

My understanding of the City of Berkeley's General Plan Land Use Element Policy LU-7 Neighborhood Quality of Life is to preserve and protect the quality of life in Berkeley's residential areas through careful land use decisions:

- A. Require that new development be consistent with zoning standards and compatible with the scale, historic character, and surrounding uses in area.
- B. Carefully Evaluate and monitor new and existing uses to minimize or eliminate negative impact on adjacent residential uses.

The buildings along that west stretch of Shattuck are 1-2 stories and on the east side of Shattuck are 4-5 stories. The proposed 7-story building is SO OUT OF CHARACTER for this residential area. It will stick out like an eyesore, block views and add a significant density level. I understand that residential building is needed but the neighborhood would better support and keep its character with limiting it the a 4-5 story building in height and reducing the number of units.

**IMPORTANT NOTE: SPECIFICALLY ADDRESSED TO ZAB member, Cecilia Lunaparra, appointed by District 4 on behalf of Kate Harrison, City Council, District 4:** It has come to my attention after further research that two blocks away at the Virginia Cleaners location at 1650 Shattuck Ave another permit is in process. Use permit #ZP2020-0022. Request is to demolish a one-story building and construct a four-story 10-dwelling mixed-use building. The location is 2 blocks from the proposed 1752 Shattuck location requesting a 7-story building. As you can see this proposal 2 blocks away for a 4 story building is much more in line with the character of the neighborhood. And after more research I come to find out that Kate Harrison, City Council Member, lives at 2043 Lincoln Street which is right beside the 1650 Shattuck location. It's hard not to read into the political and power situation here: only a 4-story building proposal right next to the City Councilman house yet 2 blocks away the proposal is being considered for a 7-story building. Therefore, the average Berkeley resident without political clout seems to have no influence on maintaining the standards within the neighborhood.

**IN CLOSING,** I urge the ZAB to not approve the 7 story building at 1752 Shattuck and to limit the height to not more than 5 stories and 4 stories would be preferable.

Respectfully submitted,  
Elise Geske  
1750 Walnut St., #301  
Berkeley, CA. 94709

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- Received email from Sharon Gong on September 20, 2022 at 2:08pm that my email was received.
  
  - Email sent to Sharon Gong, Senior Planner on September 20, 2022 at 12:36pm

Subject: Written response to 1752 Shattuck Mixed-Use Project (Applicant Panoramic Interests); permit number ZP2022-0011

September 20, 2022  
To:  
Sharon Gong  
Senior Planner  
Land Use Planning Division

I am writing in response to the Notice of Intent to Adopt an Initial Study/Mitigated Negative Declaration for 1752 Shattuck Mixed-Use Project dated September 1, 2022.

Given the project description indicates the the building height would go from 17 feet to 80 feet (seven story building), I want to point out the concerns I have regarding this.

- The residential neighborhood footprint currently has buildings no higher than 4 to 5 stories high. The proposal of a seven-story building in this location is an eyesore to the neighborhood. It will block views, stick out above the landscape of buildings in the area.

- The neighborhood needs to retain it's airy feel and not become overtaken by larger storied buildings over 4-5 stories creating a cavernous feel like downtown Berkeley south of Hearst.
- The proposed 68 units, I think would be the highest density in Shattuck/Delaware/Virginia block area. This is a residential neighborhood that is being significantly impacted by density levels with all the new large scale residential housing that is being built in downtown Berkeley (south of Hearst). I believe the lower density neighborhood ratio for building north of Hearst should be maintained as is and not significantly increased.

As a neighbor who will be directly impacted by this proposed building, I strongly urge that approval of the building height be kept to five stories to keep in landscape with the other buildings in the area.

Respectfully submitted,

Elise Geske  
1750 Walnut St., #301  
Berkeley, CA. 94709