

# **Supplemental Communications (2)**

**(Received before 3pm February 1)**

**Communication**

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**From:** Rafi Ajl <rafi@thelongconfidence.com>  
**Sent:** Tuesday, January 31, 2023 1:11 PM  
**To:** Covello, Zoe  
**Subject:** Support for Berkeley Forge

**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 am writing in support of the Berkeley Forge project and associated re-zoning. I own the building at 1306 3rd St., the excluded parcel from the project, and I can't wait to not be surrounded by derelict buildings and crime.

Thank you,

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Rafi Ajl + [The Long Confidence](#)  
Quality Goods  
Berkeley, California

[@thelongconfidence](#)

**Communication**

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**From:** CONSTANCE SCOTT <art4arch@mac.com>  
**Sent:** Tuesday, January 31, 2023 2:54 PM  
**To:** Covello, Zoe  
**Subject:** Berkeley Forge 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.

Hello,

I am a long time residence of, and also work in the West Berkeley area. And, I was totally delighted to see the Berkeley Forge Plan presented Monday evening at the Gilman Brewing. This would be so wonderful for my neighborhood. We need some new life and this upbeat lift.

Please, consider this fine project and expedite it through the government channels. It would such a positive direction for this sorry site.

Thank you,

Constance Scott  
art4arch@mac.com  
1625 6th St  
Berkeley CA 94710  
4013383425

**Communication**

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**From:** J L <juanitobandito@hotmail.com>  
**Sent:** Wednesday, February 1, 2023 10:09 AM  
**To:** Covello, Zoe  
**Subject:** Changes to the Demolition Ordinance

**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 have lived in Berkeley over 30 years. I've been able to stay in the area and near family because my apartment is rent-controlled.

I strongly oppose Council member Rashi Kesarwani's proposed amendments to the Demolition Ordinance. The City of Berkeley should be expanding rent control instead of reducing the number of units to which it applies.. New units constructed after the demolition of a rent-controlled building or a building occupied by low-income people should be both Below Market Rate and Rent-Controlled with full tenant protections.

I would like to see an amendment to the Demolition Ordinance to extend the prohibition of the demolition of rental housing to 10 years in cases where tenants were displaced through Ellis Act evictions, housing speculators, and owners of illegal short-term rentals. This would match the 10-year timeframe of Berkeley's Short-term Rental ordinance.

Thank you for your attention.

Jonathan Lowe

**Communication**

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**From:** Elana Auerbach <elanaarobyn@gmail.com>  
**Sent:** Wednesday, February 1, 2023 11:44 AM  
**To:** Covello, Zoe  
**Subject:** Reject Kesarwani's Demolition Ordinance Changes+++

**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 members of the Planning Commission~

Please *reject* Council member Rashi Kesarwani's proposed amendments and leave the Demolition Ordinance in place as is.

The City of Berkeley must stop destroying Rent Control by limiting the units to which it applies. New units constructed after the demolition of a rent-controlled building or a building occupied by low-income people should be both Below Market Rate and Rent-Controlled with full tenant protections.

Also, in order to limit the real estate speculation that is gentrifying our city, please amend the Demolition Ordinance to extend the prohibition of the demolition of rental housing to 10 years. Berkeley's Short-term Rental ordinance recognizes that by setting a 10-year timeframe, this becomes less attractive to speculators. The Demolition Ordinance should go at least that far and be extended from 5 to 10 years.

Thank you for doing your part to ensure there are as many truly affordable units as possible in Berkeley and limiting gentrification~

Elana Auerbach

**Communication**

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**From:** Igor Tregub <itregub@gmail.com>  
**Sent:** Wednesday, February 1, 2023 1:46 PM  
**To:** Tran, Be; Covello, Zoe  
**Subject:** Communication on Demolition Ordinance Proposal

**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 Members of the 4\*4 Committee and Planning Commission,

I am writing in my individual capacity but as a former member of the Berkeley Rent Board and 4x4 Committee. I have also had the honor to serve as past chair of the Housing Advisory Commission and Zoning Adjustments Board. I mention these experiences only because it informs how I have come to think about the Demolition Ordinance over the many years and fora in which it has come up. The Demolition Ordinance and possible revisions to it has come up over the course of more than ten years over which I have become interested in this issue. I believe that the staff proposal that has come up before both of your commissions, with your engagement and keen eye for detail, represents a close to complete product that, subject to your approval and any further changes that strengthen tenant protections, warrants adoption by the Council. Conversely, I am concerned about the recommendation by Councilmember Kesarwani to fasttrack the demolition of certain residential housing units as it falls into conflict with several of the tenant protection provisions your commissions, staff, and the full Council have already negotiated. I believe that we can reach our RHNA goals without the need to make it easier to demolish existing housing, some of which is rent-controlled or otherwise "naturally occurring affordable." Should that proposal be seriously considered, please ensure that tenant protections are strengthened beyond what is in the staff proposal to minimize the perverse incentive to demolish such housing stock. Thank you for your consideration!

Respectfully,  
Igor

**Communication**

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**From:** jcarteresq@aol.com  
**Sent:** Wednesday, February 1, 2023 2:53 PM  
**To:** Covello, Zoe  
**Subject:** Demolition Ordinance

**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 near 60 year Berkeley resident deeply concerned about the current trend to demolish older housing and other longstanding city structures to be replaced by expensive rental housing owned by multi-billion dollar REIT's and real estate speculators. My concerns about the loss of affordable housing and dislocation of current residents cause me to vigorously oppose Council member Rashi Kesarwani's proposed amendments to the City's demolition ordinance.

Adopting the Kesawari amendments would, not unlike the Ellis and Costa-Hawkins act, further diminish the rights of tenants provided by Berkeley's flagship Rent Stabilization ordinance.

Thank you.

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