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CITY OF BERKELEY  
 CITY CLERK DEPT

05 NOV 14 AM 11:50

November 6, 2005

Honorable Mayor and City Council Members  
 Berkeley City Council  
 Milvia Street  
 Berkeley CA 94705

Re: Use Permit # 04-10000079 1532 Martin Luther King Way

Dear Councilmembers,

On the Council meeting agenda this Tuesday Nov 15th is an item regarding the appeal of the neighbors to the proposed 3 condo development at 1532 Martin Luther King. As adjacent neighbors, we would respectfully request that the Berkeley City Council hold a public hearing on the use permit that has been issued by the Zoning Adjustment Board (ZAB) for the development of this project.

We believe this public hearing is urgently needed, for the following reasons:

1. The ZAB decision was 5-4 with a new substitute member casting the deciding vote after voicing reservations.
2. Many neighbors will be adversely affected by this project, and wish for the City Council to exercise its power in reviewing the project.

As the south side adjoining property owners, our concerns are:

- A. The scope of the project is just too large. The developers are building units that are too large for the lot and seeking a variance to do it.
- B. The parking situation is already dire on this end of the block. After our house on 1534, there is not street parking on either side of the street and MLK and Cedar is a very busy intersection. Even though they are providing 3 spaces, we all know 3 families mean more than 3 cars.
- C. The parking they have provided will be visible. They have provided a gate but we assume this gate will remain open and the cars will be visible which changes the character of the neighborhood.
- D. The units will take up open space in the back. Our whole block has single family homes with large yards and small sheds in the back. Please note that the maps the city has are incorrect. It shows outbuildings that do not exist. The units will tower over our back yard garden and block any view of sky or trees from our kitchen window.

We object to the idea that we should all be tearing down our single family homes and building condos for the sake of money just because it is zoned 2A. Ours is historic 1910 Craftsman home with a large garden in the back.

The developers are not Berkeley residents and do not plan to live there. Our block retains a single family feel to it and encouraging property owners to destroy single family homes and build large condos on the narrow, crowded street that Martin Luther King is, should not be encouraged. Density should be encouraged on the wider streets like University and Shattuck that can handle the traffic.

Sincerely,

Laura Singh

A handwritten signature in black ink, appearing to read 'Laura Singh', with a long horizontal flourish extending to the right.

Kiran Singh

A handwritten signature in black ink, appearing to read 'Kiran Singh', written in a cursive style.

**Cox, Sara**

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**From:** Liu, Vicky  
**Sent:** Monday, November 14, 2005 11:31 AM  
**To:** Clerk  
**Subject:** FW: appointment before next City Council meeting

For the Council communications

-----Original Message-----

**From:** wallace whittier [mailto:[hwhittier@earthlink.net](mailto:hwhittier@earthlink.net)]  
**Sent:** Wednesday, November 09, 2005 4:33 PM  
**To:** Berkeley Mayor's Office  
**Subject:** appointment before next City Council meeting

Dear Mayor Bates,

I am the owner and developer of 1532 Martin Luther King (cross street Cedar). The appeal by our neighbors is on the agenda for next Tuesday.

We are proposing to build a modest infill housing project on the site-it is three units-a front duplex with a cottage at the rear of the site. We think the site is perfect for this type of infill housing-the new homeowners will be able to walk downtown, to shopping, and to BART. *MLK, with 14,000 cars a day driving by, is exactly the type of street where this type of density is appropriate.*

If you can spare 10 minutes before the next meeting, I would like to come down and introduce myself, show you our plans, and explain further why this is exactly the type of project Berkeley should be building.

I look forward to hearing from you,

Kind regards,

Wallace Whittier JD/MCP  
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office: 510.526.5551  
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11/15/2005