

Wallace Whittier
805 Camelia Street
Berkeley, CA 94710

11/7/05

City Clerk
City of Berkeley
2180 Milvia Street
Berkeley, CA 94704

RE: Use Permit #04-10000079

To Whom It May Concern:

Please find my statement regarding the appeal of 1532 Martin Luther King (15 copies) and a single copy in support from Tanu Sankalia.

Please call 510.526.5551 with any questions.

Regards,



Wallace Whittier, JD/MCP.

CITY OF BERKELEY
CITY CLERK DEPT
05 NOV -7 PM 3:28

Tanu Sankalia
1628, Josephine Street
Berkeley, CA 94703
Tel: 510 649 8549

City Council
2180 Milvia Street
Berkeley, CA 94704

Subject: Support of Project at 1532 MLK
Reference: Use Permit 04-1000079

Dear City Council Member:

I am writing to strongly support the proposed duplex project to be built at 1532 Martin Luther King Jr. Way and the builder, Hazeltine & Best Development Company.

I have attended and spoken at two of the Zoning Board hearings relative to the 1532 MLK project. Contrary to the objections raised by some neighbors, I believe the scale of the project balances the need for new homes with the impact on adjacent structures. New and enthusiastic owners would make an important addition to the mix of families in the neighborhood. Further, the builder made changes, responded positively to ZAB recommendations relative to the façade, front entrance and the screening of parking.

The approval process began in June of last year. The review process needs to be thorough and allow all interested parties to be heard. However, 15 months and three hearings to review a project, which fits Berkeley's General Plan and zoning, are excessive and discouraging. I do not understand why a small duplex project on busy MLK should consume so much staff time, hours of Zoning Adjustments Board (ZAB) discussion and be subjected to the narrow interests of some neighbors who view the property as their private open space. Hazeltine & Best should be encouraged to remain in Berkeley and continue as a developer of modest, first-time buyer housing.

I live within a block of the site, with my wife and 3 year-old child, and have first hand knowledge of the quality of the housing built by Hazeltine & Best. They totally restored a severely fire damaged 1926 Victorian home at 1626/1628 Josephine Street. We now live in this marvelous duplex. I cannot overly emphasize the quality of their restoration, including a landscaping plan that has matured and is a beautiful part of our homes.

We urge the Council to uphold the Zoning Board's approval and allow the long delayed project go forward. It will greatly enhance our neighborhood.

Sincerely,

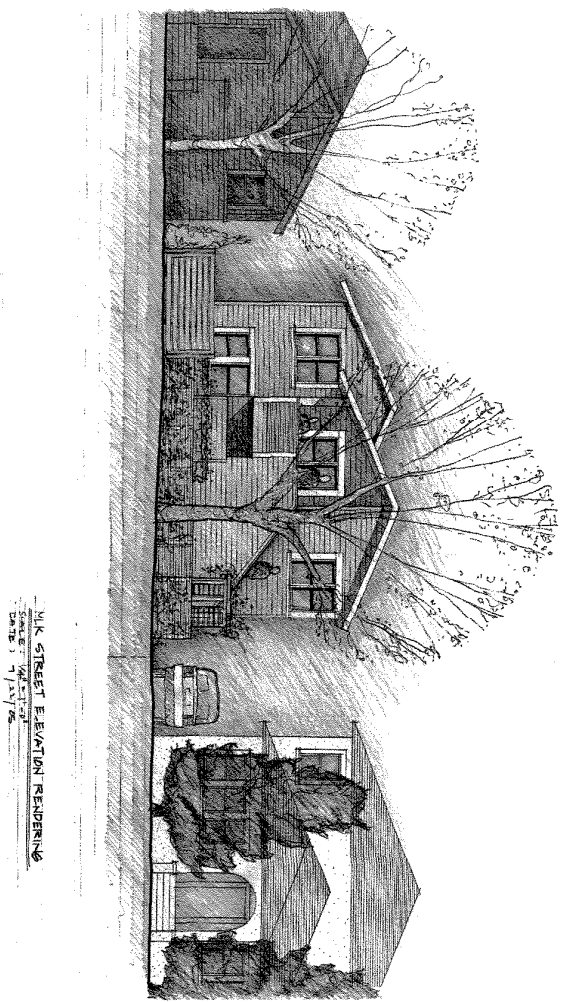


Tanu Sankalia

1532 Martin Luther King Jr. Way.

Statement: The City Council should approve the ZAB'S decision because this Project has been fully vetted in three public hearings before the ZAB and the appeal does not present any new facts or arguments.

- The Project has been fully analyzed by planning staff and the ZAB thoroughly discussed the Project in a series of **THREE PUBLIC HEARINGS.**
- The Appellants attended all three public hearings and made all the arguments in their appeal to the ZAB. The Appellants **do not present any new information or arguments** for consideration by the City Council.
- The Owner has reduced the size of the Project after meeting with the neighbors.
- The Owner redesigned the Project to address the ZAB's concerns over neighborhood compatibility, the visibility of the parking and the location of the front entrance.
- The Project that is well within the zoning regulations and meets the goals of the **MEDIUM DENSITY RESIDENTIAL** general plan designation and R2A zoning district.
- This Project has been in planning for 14 months.



MILK STREET ELEVATION RENDERING
DATE: 1/1/16