

**BNC**  
**August Meeting**  
**Saturday – August 12, 2017**  
**10:00am – 12:00 Noon**

Art House Gallery  
2905 Shattuck Ave.  
Berkeley, CA 94705

**Minutes**

10:15 – 10:30 Up-date -1155 Hearst Street Gardens – Rain Sussman  
BNC letter to Planning

This project goes to ZAB on Thursday August 24, 2017. A large presence of neighborhood people to attend. If you do not want to speak, it is important that you give your time to others. The project has lots of problems – eliminates rent controlled housing, out of scale buildings for this neighborhood, hydrologic issues (old filled stream bed under property causes flooding of neighborhood properties), not enough parking and improper use of the density bonus law, to name just a few.

Guy Sussman handed out a third party hydrologic evaluation report from Terraphase Engineering that spells out many of the issues.

The neighborhood is asking for a continuation of the hearing so that the problems can be addressed.

10:30 – 10:40 Hills fire and Nixle reporting – Trudy Washburn

The people who live in the hills near the fire were not notified until very late. The city needs to have a system to alert those in the areas that might be threatened. The City Manager and Chief of Police need to put in place a system to notify by phone them.

10:40 – 10:45 Illegal construction in West Berkeley with emphasis on 840 Page Street – Toni

Discussion about the illegal construction all around our city was led by Toni Mester. City policy now seems to be to let the illegal work remain in place while trying to figure out ways to make it legal. The result is that the project is made to pay the permit fee and then continue. This means the project has received no review by the city or neighbors. BNC will send a letter to the city asking that this practice be reviewed and changed.

10:45 – 10:50 Report on meeting with the City Manager. Letter answering CM's questions.

The letter with BNC's response was attached to the agenda e-mail.

10:50 – 10:55 BNC website remake – Shirley

BNC will convert our website to Word Press. This may cause our website to be off line for some time but not long periods of time. We hope the process can be completed in the next two or three months. We hope the cost can be covered by contributions to BNC.

10:55 – 11:00 Donations to BNC via tax deductible status

Donations are needed to redo our website and fund other BNC activities. Make your tax deductible check out to BNC and send it to:

BNC  
1 Hazel Rd.  
Berkeley, CA 94705

11:00 – 11:55 Discussion on court ruling concerning Haskell suit.

The Haskell Street project will be at Council on September 12, 2017.

SB-35 Planning & Zoning: Affordable Housing Streamlining Approval Process  
SB-167 Housing Accountability Act (2017-2018)

Jacquelyn reports that the city is working on changes that will allow the city to deny projects or send them back to ZAB without violating the Housing Accountably Act. This requires changing the zoning ordinance to be more specific about the issues that bring detriment and unreasonable designs to the neighbors and neighborhoods.

12:00

Informational Items:

1. Telegraph Business Improvement District – Peoples Park Review Group  
Harold Adler requested that he as an individual be on this group.
2. 2902 Adeline – Robert Lauriston filed lawsuit against the project.  
The basis for this is that using the State Density Bonus requires that the new construction replace the number of bedrooms that were last rented to low income residents.
3. Adeline Projects – 3000 Shattuck Ave., 3031 Adeline and 2900 Shattuck  
At the ZAB hearing on 3000 Shattuck on July 27, Mark Rhoades got a pretty chilly reception and the hearing is continued to August 24. It angered me that the Planning Staff report said that the project is in compliance with the South Area plan while specifically referencing the Parker, 2902 Adeline, and multiple proposed projects of five stories in the area as justification for approving this five story building. Also, Mark Rhoades said that they were not including any affordable units on site because they were contacted by city council members who stated that we really need the affordable housing mitigation fees to replenish the fund. Meanwhile, the developer was requesting a "hardship waiver" to reduce that fee to \$20,000/unit because the project has been in process for two years.

The developer of the Flacos site is reaching out to the neighbors to help shape that project. I don't know that anything is happening yet with the Model Garage site. I believe Lynn Cooper is taking the lead on organizing the neighbors around both 3000 Shattuck and 3031 Adeline.

4. Continuation of the R-1A hearings at the Planning Commission.  
Toni Mester reported that the issue will be taken up by the Planning Commission again on October 20<sup>th</sup>. Toni explained the issues and will keep BNC informed as to what action is needed.

5. Big homeless encampment and presence on 2<sup>nd</sup> St. – From Carlos Hill

“The issue is so deep in our social/cultural/political history that we are not going to scratch the surface in the immediate future or with a short discussion.

I do not have any answers.

In the larger scheme of things, we'll all eventually have to Reckon (find meaningful solutions) with this small enclave on 2nd Street and what to do with the tragedy of homelessness throughout the entire East bay.

We have dozens of "campers" around our house and our Neighborhood each day and night. My alarm manifested as I found a woman with a knife on our deck last week searching through our supplies at 1 :30am. I realize there's nothing the City will or can do as solutions to specific Housing and mental health problems are beyond our Capability and capacity at this juncture in time. Looking toward discussions/community solutions in future years.”

Jacquelyn reported that the city trying to address the issues at this site. There is a lot of illegal dumping happening at this site and outside cameras would help catch those who at doing it. The city is making this area a priority and the Pathway Project will be in the area. She said that clearing away brush in the area would help eliminate people from using those areas as bathrooms. If a site for a portable toilet is identified the city would help to getting it installed.

6. Notice of availability (NOA) of a draft environmental impact report and notice of public hearing for the project at 2190 Shattuck avenue. This is an 18-story project with 247 rental units. The area is at the corner of Shattuck Ave. and Allston Way in the downtown. The comment period is from August 10, 2017 to September 25, 2017. The document can be viewed on line at:  
[https://www.cityofberkeley.info/Planning\\_and\\_development/Zoning\\_Adjustment\\_Board/2190\\_Shattuck.aspx](https://www.cityofberkeley.info/Planning_and_development/Zoning_Adjustment_Board/2190_Shattuck.aspx)

Comments can be e-mailed to [zab@Cityofberkeley.onfo](mailto:zab@Cityofberkeley.onfo)

Adjourn

Next meeting date and place:

Saturday – September 16, 2017

Art House Gallery

2905 Shattuck Ave.

**Please bring \$5.00 to contribute to the Art House gallery for providing the meeting place.**