

# **SUPPLEMENTAL COMMUNICATIONS AND REPORTS 1**

## **BERKELEY CITY COUNCIL SPECIAL MEETING**

**DATE OF MEETING: THURSDAY, JUNE 26, 2025**

**TIME: 6:00 P.M.**

*The agenda packet for this meeting was distributed/posted on June 16, 2025. Communications in this supplement were received after 5pm on June 11, 2025. This communication packet was distributed/posted on June 23, 2025.*

*Each item in this supplement follows the corresponding item on the City Council Agenda for this date.*

### **Action Calendar**

#### **Item #1: Zoning Ordinance and General Plan Amendments Relating to Middle Housing**

- 65. Jacqueline Wish
- 66. Michael Tompkins
- 67. Gael Alcock (2)
- 68. Desiree Oliver on behalf of the Berkeley Rent Stabilization Board Chair and Commissioners
- 69. Cindy Shamban
- 70. Morgan Maxwell
- 71. Michael John Weber
- 72. Rachel Katz
- 73. Walter Wood
- 74. Tamara Birdsall
- 75. David Meyer
- 76. John Coveney
- 77. Felix Brenner
- 78. Rob Kirby
- 79. Leonard Pitt (2)
- 80. Vicki Sommer
- 81. John Hagopian
- 82. Marvin Snow

83. Margret Leventhal
84. Michael Frantz
85. Shirley Kirsten
86. Paul Valenstein
87. Laura Klein
88. Summer Brenner
89. Bruce Bagnell
90. Kenneth Yip (2)
91. Jaime Perkins
92. Tony Corman
93. Clifford Fred
94. Sharon Entwistle (3)
95. Damien Curry
96. Alma Prins
97. Teal Major
98. Helen Stroud
99. Brad Gibson and Nina Zolotow
100. Micky Duxbury
101. Farah Entezami
102. Liz Ozol
103. Tashi Namling
104. Bernard
105. Usha Lama & Dorji Lama
106. Ross Bernet
107. Anuja Mendiratta (2)
108. Kera Binns
109. Jai Jai Noire
110. Mary Claire Heffron
111. Sam Greenberg on behalf of East Bay for Everyone and East Bay YIMBY
112. Charlie Koven
113. Phoebe Thomas Sorgen
114. Mary Wrenn
115. Councilmember Rashi Kesarwani
116. Dietmar Lorenz
117. Bonnie Mattison
118. Corey Busay
119. T. Michai Freeman
120. Zipporah Collins
121. Susan Henderson
122. Cheryl Fippen
123. Evelyn Strickland (2)
124. Lori Pepe-Lunche
125. Brianna Morales on behalf of the Housing Action Coalition
126. Molly Miller
127. Mathison Ott
128. Paola Laverde

129. Peggy Radel
130. Grace Munakata
131. Wade Skeels
132. Jennifer Kelly-DeWitt
133. Veronika S. Fukson
134. Louise Rosenkrantz
135. Glen Hauer
136. 18 Similarly worded form letters "I urge you..."
137. 38 Similarly worded form letters "I support..."
138. 75 Similarly worded form letters "Please DO NOT PASS..."

Durr, Jasmine

**From:** Jacqueline Wish <jackiwish@gmail.com>  
**Sent:** Thursday, June 19, 2025 11:33 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance  
**Importance:** High

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- **It's not equitable:** Berkeley needs AFFORDABLE housing. This proposal permits conversion of homes into market-rate rentals, which won't help low-income and ordinary working people. Developers will snap up distressed owner-occupied properties for redevelopment, creating further gentrification. The ordinance would create a very small number of "affordable" units.
- **It's not green:** It allows huge lot coverage and (with the density bonus) soaring heights. Backyards will disappear, making Berkeley a concrete jungle and increasing flood risk, and solar panels will be shadowed.
- **There's been no outreach or real community involvement:** Residents haven't been notified, town halls haven't been held, and our voices have not been part of the process of developing this ordinance. Other cities, such as Seattle and Sacramento, had lots of community involvement before rezoning for middle housing.
- **Much additional required infrastructure is required.** Such a huge increase in population puts demands on the water system and electrical grid and city services, not to mention parking, already in short supply. Our police and fire departments are already understaffed and overworked!

Please DO NOT PASS this so-called missing middle ordinance.

It is under-researched, under-discussed by city residents, and problematic in equitable, environmental, and livability aspects.

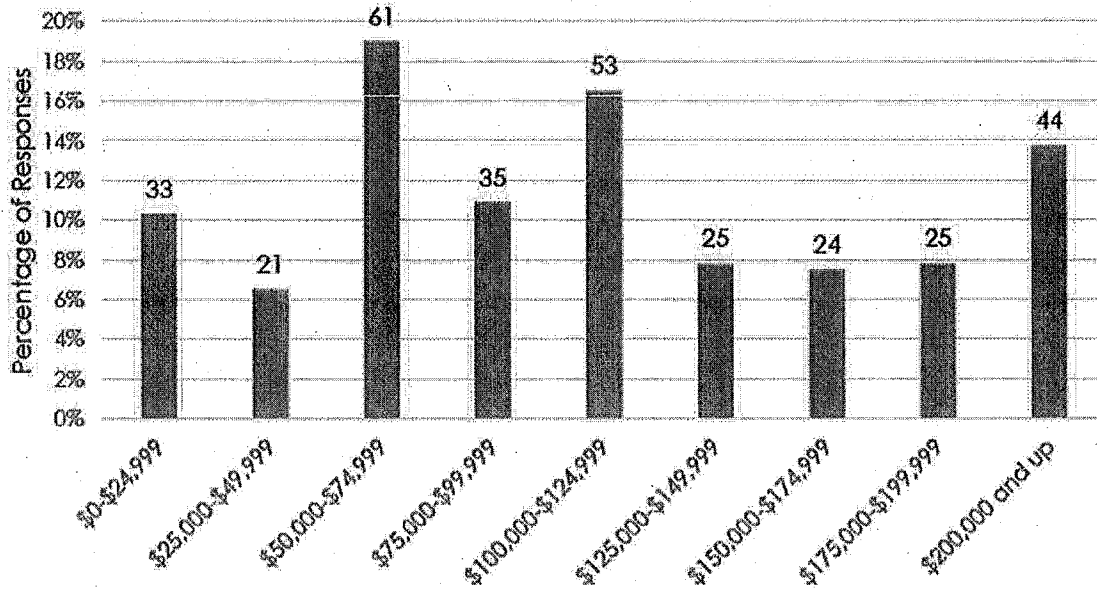
Go back to the drawing board, consult at length with experts, and come back with something that makes sense for the full range of Berkeley residents.

Thank you.

Sincerely,  
 Jacqueline Wish  
 Home owner and appreciation for Berkeley x 30+ years

Kittelson conducted an Intercept Survey that asked about household income and frequency of trips to the Marina.

**Figure 34: What is your approximate average household income?**



Number of responses: 321  
 Source: Kittelson and Associates, Inc. 2024

**Arithmetic:** 33 respondents (33 / 321 = 10.3%) reported a household income of \$25,000. From Figure 31, 130 respondents (130 / 447 = 29%) visit “a few times a week”, let’s say 3 visits per week. For eight good weather months (x 4 = 32 weeks) of the year, 3 visits/week x 32 weeks = 96 visits per year. If parking were set at \$10 per visit, the parking for the 72 visits would be \$960, a crazy expense on a \$25K annual income. People would visit a lot less often, what a shame.

**How much would it cost to collect the parking fees?**

From January 2022 Nelson/Nygaard study:

**Table 1 Preliminary Nelson/Nygaard and City of Berkeley cost/revenue estimates**

	NN Estimate	City Estimate
Annual revenue	\$780,000	\$550,000
Annual operating cost	\$340,000	\$550,000
Net annual revenue	\$440,000	\$0

From April 2, 2019 proposal for \$10 parking fee:

“The cumulative impact of the new South Cove Parking Fee is estimated to add \$26,000 in annual revenue to the Marina Fund (Fund 608). This revenue will offset the City’s cost to collect the fee and maintain the parking lot. This fee is not expected to make a significant impact on the Marina Fund’s \$1M structural deficit and projected insolvency within the next two years.”

Looks like a very inefficient form of taxation, I do not think we will fix the marina’s finances like this.

**What is Fair?** When I windsurf in the South Cove, I see young families bringing kids to Adventure Playground or picnics to Shorebird Cove. I think about my mother, so many decades ago, taking us kids to the Golden Gate Park Panhandle and the other nearby free city parks. I also think about my sister, living in Berkeley as a single mom, working as a waitress, vet tech and art teacher, raising two sons on a shoestring. Please don't ask people like my mom or sister to pay for parking at the Berkeley Marina or any other city park. People need parks to stay healthy—don't erect financial barriers to keep them away.

For the last ten years I have had a boat on J-Dock, and at ~\$320 per month I have cheerfully paid the Marina about \$38,400 for those ten years of slip fees. That actually makes financial sense.

**A WETA ferry** will make a profound change in the quality of time spent at the marina. Instead of sailing, walking, relaxing, and enjoying a magnificent place, there will be a constant push to figure out how to make do with parking that just does not work. You see it in the suggestion, made recently by marina management, that people headed for the South Cove lots should drop off their gear (or their kids?), then go park up on Marina Boulevard, and walk back down. I don't look forward to that version of the Marina.

Add up all the money spent on BMASP and the WETA Ferry, how much difference would it have made if it had gone directly into the Marina Fund instead of glitzy, distracting pipe dreams?

I don't believe we should have paid parking at the Marina; it is a park, and should be accessible to people of all income levels. Nonetheless, a few words about paid parking:

Paid parking can be used to

1. Discourage driving, use of parking.
2. Encourage appropriate patterns of parking lot use.
3. Gather revenue, as a use tax.

Three very different goals.

Referring to page 19 of your agenda package, the current proposal for \$6.00 per day in the South Cove lots is expected to generate (page 18) \$182,500 annually for the Marina Fund. Wow! That's a lot of money!

Referring to page 41 of the agenda package, an April 2019 proposal for a 5 am to 9 am \$10 parking charge (intended to move ferry and fishing charter parking to the 199 Seawall lot) estimated \$26,000 revenue for the Marina Fund. Not much money, but with a possible useful effect on parking.

Referring to page 40 of the agenda package, we see a (draft) table from a 2022 Nelson Nygaard study, which shows two interesting sets of estimates:

Nelson Nygaard: Revenue \$780,000, Operating cost \$340,000, net, \$440,000  
Takes \$780,000 from marina patrons, only delivers \$440,000 to Marina Fund. Very inefficient tax collection!

City of Berkeley: Revenue \$550,000, Operating cost \$550,000, net revenue, zero!  
Completely inefficient tax collection—Sold your soul, got nothing in return!

You must think through and define a system before you can estimate costs; but you must think about costs as you design the system. Realize going in how bad the results can be, and be smart!

And please, don't waste more money on another parking study!

Durr, Jasmine

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**From:** Michael Tompkins <mchltmpkns710@gmail.com>  
**Sent:** Wednesday, June 18, 2025 4:18 PM  
**To:** All Council  
**Subject:** 'Middle Housing'

**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.**

Council members,

I'm registering here my strong opposition to the "Middle Housing" ordinance. In speaking to as many of my immediate neighbors as I can, it's not that I find overwhelming opposition or overwhelming support but instead almost complete ignorance of the issue, what the council looks to pass and it's effect on our neighborhood and us as property owners. Those I've talked to feel our representatives have failed to inform those affected and think this needs to be a ballot issue where a true debate can take place and voters decide.

Please shelve the upcoming vote and make a concerted effort to inform residents of what you're about to do.

Michael Tompkins  
1230 Monterey Ave (district 5)

Durr, Jasmine

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**From:** Gael Alcock <gael@glotrans.com>  
**Sent:** Friday, June 13, 2025 10:32 AM  
**To:** Bartlett, Ben  
**Cc:** Taplin, Terry; All Council; Berkeley Mayor's Office  
**Subject:** Re: Correction! 5-7 units

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> back to the drawing board for me. it's 5-7 units.

>  
>> On Jun 13, 2025, at 10:07 AM, Gael Alcock <gael@glotrans.com> wrote:

>>  
>> Dear Councilmember Bartlett,

>>  
>> I appreciate seeing the virtual tour, with its soundproofing, and windows letting in light and views of smaller houses with trees, and a lot of sky. I've lived on a boat, so I'm used to being comfortable in small spaces. I agree, what makes it possible is the surrounding quiet, the expanse of sky above, and sunlight.

>> Will zoning protect this model house from being walled in by new 5-7 foot apartments?

>>  
>> What is the plan for housing based on this model?

>>  
>> Gael Alcock  
>> District 2 resident

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>>>  
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>

**Durr, Jasmine**

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**From:** Gael Alcock <gael@glotrans.com>  
**Sent:** Monday, June 16, 2025 3:39 PM  
**To:** Berkeley Mayor's Office; All Council  
**Subject:** Middle Housing proposal  
**Attachments:** Middle Housing proposal.pdf

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from Gael Alcock, District 2

>  
>  
>

Berkeley City Council's plan to increase housing density by increasing the lot coverage, height, and number of units allowed on preexisting lots in residential zones disrespects adjacent properties' access to sunlight, views, and greenery. It eliminates neighbors' right to appeal a project's harmful impact.

It disrespects advice from city planners who study the effects of "Middle Housing" on other cities, and warn that increasing market rate housing does not lower rents or prices, or lead to affordable housing. Rather, it attracts investment speculation, inflates cost of local services and goods, and displaces lower income residents.

Supply and demand does not apply to real estate, which is driven by venture capitalism. Trickle down does not work.

The plan does not address environmental impacts of paved and covered surfaces, tree cutting, traffic and parking.

It leaves out architectural compatibility, and child compatibility.

It sacrifices gardens, air quality, views of the surrounds, and livability.

I can imagine lots of people who would benefit from a tiny rental in the city. Maybe they have a cabin, or a mansion elsewhere? Or need to house a family member nearby their other house in Berkeley.

Lovely! But development needs the restraints of the past residential code, which already allows for ADU's. And the public needs to know exactly what is intended by your plan.

No one that I've spoken to has heard about it, and when I mention it, immediately think it means middle income, or affordable housing. The title is misleading.

I didn't hear about it from my council member, but from Berkeley Neighborhoods Council Town Hall.

You have heard all my arguments already, because you've heard from the speakers at the Town Hall.

The public needs to hear and weigh in.

**Durr, Jasmine**

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**From:** Oliver, Desiree on behalf of Williams, DeSeana  
**Sent:** Monday, June 16, 2025 1:52 PM  
**To:** All Council  
**Subject:** Rent Board Comments on Proposed ADU Condo Conversion Ordinance  
**Attachments:** RSB ADU Condo Letter\_June 2025.pdf

Dear Mayor and Councilmembers,

On behalf of the Berkeley Rent Stabilization Board Chair and Commissioners, I'm reaching out to share the Board's formal recommendations regarding the proposed amendments to Berkeley's Subdivision Ordinance that would allow for the separate sale of Accessory Dwelling Units (ADUs) as condominiums.

While the Board supports the City's goal of expanding affordable homeownership opportunities, we have significant concerns about the lack of tenant protections in the current draft ordinance, particularly for ADU tenants who may be at greater risk of displacement. At its meeting on May 15, 2025, the Board unanimously adopted a set of recommendations to address these concerns. We're urging the Council to consider extending the same tenant protections currently required for other condominium conversions under BMC Chapter 21.28 to all ADU tenants, regardless of their current Rent Ordinance status.

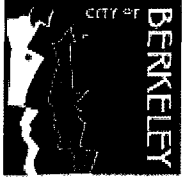
Among the recommendations are:

- \* Clear language prohibiting no-fault evictions before conversion approval,
- \* A first right of refusal for ADU tenants,
- \* Restrictions on owner move-in evictions,
- \* Continued use of affordable housing mitigation fees (with options for rent control incentives), and
- \* Clarification on which ADUs would qualify for conversion, including limiting eligibility to those built after 2003.

We've outlined these suggestions in greater detail in the attached letter. We hope the Council will give them serious consideration as you move forward. Strengthening tenant protections at this stage not only aligns with the intent of AB 1033 and Berkeley's Housing Element, but it also helps safeguard housing stability for current renters.

Please don't hesitate to reach out if you have any questions or would like to discuss further. Thank you, as always, for your continued leadership and commitment to equitable housing in Berkeley.

Warmly,



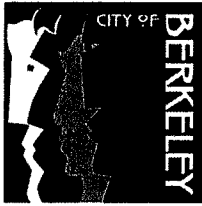
DéSeana Williams | Executive Director

City of Berkeley | Rent Stabilization Board

2000 Center St- Ste 400, Berkeley, CA 94704

Ofc: (510) 981-4949 | Fax: 510.809.3921

Email: [dewilliams@berkeleyca.gov](mailto:dewilliams@berkeleyca.gov) | [www.cityofberkeley.info/rent](http://www.cityofberkeley.info/rent)



Rent Stabilization Board

June 9, 2025

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

**Re: Rent Stabilization Board Recommendations for the Amendments to Title 21 (Subdivisions) to Allow for the Separate Sale of ADUs as Condominiums – Enhanced Tenant Protections**

Dear Honorable Members of the City Council,

The Berkeley Rent Stabilization Board supports the overall goal of the ADU Condo Conversion Ordinance in providing opportunities for more affordable home-ownership; however, it is vital that tenants in affected ADUs are provided with protections at least equal to those of tenants in other units proposed for condominium conversion. We are concerned that the proposed amendments to Berkeley Municipal Code (BMC) Title 21 (Subdivisions) do not include adequate protections in some cases and would ultimately escalate patterns of displacement in the community. Aligned with the affordable housing goals of AB 1033 and the recently adopted 2023-2031 Housing Element, we encourage the City Council to bolster the tenant protections in the new ordinance by extending all the protections that currently apply to other condominium conversions to ADU conversions with tenant occupants.

At its May 15, 2025, meeting the Rent Stabilization Board unanimously voted to recommend that the City Council include the following tenant protections from BMC 21.28 in an ADU Conversion Ordinance:

- Condition of Approval Language - Adding the condition of approval language from BMC Section 21.28.090.B as part of the eligibility requirements for ADU conversion. This language would disincentivize owners from displacing tenants to convert to condominiums by preventing approval of any ADU conversion for properties where there have been recent no-fault evictions.
- First Right of Refusal for All ADU Tenants - Granting any tenants in ADUs the first right of refusal to purchase their ADU after conversion.
- Owner Move-in Evictions - Prohibiting owner move-in evictions for any tenants in a converted ADU, equal to the requirements of BMC Section 21.28.090(C)(4).

- Affordable Housing Mitigation Fee - Maintaining the affordable housing mitigation fee requirement for converting tenant-occupied ADU units, but waiving this fee if the owner converting the ADU has agreed as part of their application to allow for rent control on the unit if it is rented as allowed under CA Code Section 1954.52(b), to limit future rent increases for the life of the property for any resident tenants at the time of conversion to no more than 65% of the increase in the Consumer Price Index for all Bay Area Consumers.
- More precise language defining what ADUs are eligible for conversion – Clarifying whether ADUs created under previous code sections can also convert to condominiums would help clear a potential source of confusion for property owners. Additionally, limiting conversion to those ADUs created after 2003 would prevent the loss of rent controlled housing.

The proposed amendments from the Planning Commission include some protections for existing tenants of ADUs that are either partially or fully covered by the Rent Stabilization Ordinance, including the First Right of Refusal, also known as the First Right of Offer to ADU tenants, and the tenant's right to occupy the ADU after condominium conversion – protections applied to non-ADU condominium conversions, pursuant to BMC Chapter 21.28 (Condominiums and other common interest subdivisions). Such protections would not extend to ADUs that are fully exempt from the Rent Stabilization Ordinance. ADUs fully exempt from the Rent Stabilization Ordinance are those where there is one owner-occupied unit on a property with one single-family dwelling unit and one ADU. As this is the most common ADU configuration in Berkeley, a number of existing tenants, with often long-term tenancies, would not have the first right to purchase, and would therefore face even greater risk of displacement from the community.

To protect current and future ADU tenants from displacement, the Rent Stabilization Board recommends that all of the tenant protections included in BMC Chapter 21.28 extend to any existing ADU tenants, regardless of the length of their tenancy or the existing coverage under the Rent Stabilization Ordinance. Not only are these protections necessary for existing tenants in ADUs, but it is also important to remove incentives to evict or remove ADU tenants in order to sell vacant condominium units.

Establishing the right for the existing tenant to continually occupy and possibly purchase their ADU after condominium conversion is not only consistent with existing policies that regulate the regular condominium conversions, but also with the goals of AB 1033 and the 2023-2031 Housing Element. The primary goal of AB 1033 is to create opportunities for affordable, entry-level home ownership in an increasingly expensive housing market, not to encourage housing speculation and displace tenants. Because the value of condominiums in Berkeley is about 43 percent less than the value of a single-family home<sup>1</sup>, including expanded tenant protections to

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<sup>1</sup> 2023-2031 Housing Element (City of Berkeley) - Table 3.26 Berkeley Home Values by Type (2010-2021)

all ADU tenants would provide a more direct pipeline for relatively affordable homeownership to existing tenants, consistent with the affordability goals of AB 1033. Enhancing protections for all ADU tenants is also consistent with the 2023-2031 Housing Element as it would protect tenants from displacement in cost-burdened neighborhoods.

Finally, the Rent Board recommends that the City Council provide more precise language on what ADUs are eligible for conversion to condominiums. The Planning Commission's recommendation references those ADUs that were constructed in compliance with BMC Chapter 23.306 (Accessory Dwelling Units). Prior to December of 2021, the ADU requirements were located in BMC Chapter 23C.24, and prior to 2003, Accessory Dwelling Units did not have their own code section and were only listed as a special use in the single-family residential district.

The term ADU has also become a popular term that is used interchangeably with residential other dwelling types that were previously referred to as in-law units, cottages, granny flats. Most of these units are now considered full dwelling units and could only convert to condominiums under BMC Chapter 21.28. The Rent Board is concerned that owners of these dwellings, which appear like ADUs but are not ADUs, may attempt to convert them to condominiums as ADUs in order avoid the stricter conversion requirements of BMC Chapter 21.28. To address this, the Rent Board recommends the Council limit ADU conversions so that only ADUs constructed after 2003 (under BMC Chapter's 23.306 or its predecessor BMC Chapter 23C.24) can convert to condominiums. This would help prevent older rent-controlled dwelling units that appear like ADUs from being mistakenly converted as ADU condominiums.

The Rent Board supports the goals of an ADU Condo Conversion Ordinance; however, it is vital that ADU tenants are provided with equal protections to other tenants in units proposed for condominium conversion. These protections have been successful in protecting tenants from displacement since they were enacted in 2005, and the Rent Board recommends the Council ensure that ADU tenants are granted the same protection.

Sincerely,

Honorable Members of Rent Stabilization Board

Durr, Jasmine

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**From:** Cindy Shamban <cshamban@comcast.net>  
**Sent:** Monday, June 16, 2025 3:49 PM  
**To:** Berkeley Mayor's Office; Planning Dept. Mailbox; All Council  
**Cc:** Sinai, Julie; Bolotina, Olga  
**Subject:** BNC video of town hall meeting on Middle Housing

**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.

Last Thursday, there was a town hall meeting sponsored by the Berkeley Neighborhood Council with regards to the Middle Housing proposed legislation. Since only Councilmember Tregub had a staff member present, I thought some might be interested in viewing.

Included are remarks from Rob Wren, Nico Calavita, and Wilhemenia Wilson who is the ED of Healthy Black Families discussing the lack of a racial and equity lens in the planning process.

BNC video of speakers at the June 12th meeting:

<https://berkeleyneighborhoodscouncil.com/event/see-recording-our-town-hall-middle-housing-ordinance-here>

Regards,  
Cindy Shamban  
District 4

Durr, Jasmine

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**From:** Morgan Maxwell <morganmaxxwell@gmail.com>  
**Sent:** Monday, June 16, 2025 3:53 PM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Middle Housing Plan Statement

**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 City Council,

My name is Morgan Maxwell and I am a District One voter. I'm writing to express my objections to the Middle Housing Plan and would like my statements included in the public record.

I'm concerned about the abandonment of the public hearing and appeals process, the dramatic erection of 3 story (5-7 unit) buildings on lots currently occupied by single family homes, and potential ecosystem and green space ramifications. But, more importantly, I am offended by the false framing of this plan as an equity solution.

The Middle Housing Plan does nothing to address racial inequality or provide housing solutions for low income families and unhoused Berkeley residents. In fact, the Berkeley Rent Board report Densifying Berkeley: Potential Impacts on Displacement and Equity explicitly states, "Upzoning can lead to speculation, increased land values, and displacement. By the same token, upzoning has not led to greater racial integration and opportunities for vulnerable communities. Upzoning alone is unlikely to make housing affordable to those most in need in Berkeley and make Berkeley's housing market more equitable."

We are also reminded by groups like Mom's 4 Housing that **the Bay Area housing crisis is not fueled by a lack of inventory** ("there are four times as many empty homes in Oakland as people without homes,") but rather a lack of *affordable* housing options and social supports. Continuing to build apartments and failing to address the systems behind inequality will do nothing but continue to negatively impact low income Berkeley residents.

If the primary concern of this council is protecting Berkeley's most vulnerable residents, getting folks in homes, and keeping people in their homes, I question why **\$400,000 in funds, designated for homeless services, were returned unused.**

I also wish that members of the council felt it was worth their time to hear from their constituents at the Middle Housing Town Hall on June 12. If I can find time to discuss Berkeley's future on a week day, it feels like my elected representatives should as well.

I find it interesting, and unsurprising, that the residents of the hills do not need to worry about the Middle Housing plan impacting their community. They are, of course, exempt.

Finally, I continue to be incredibly disappointed with Berkeley City Council's prioritization of developers over residents. It would be really cool if the people we put in office cared about promoting policies benefit us instead of real estate investment firms.

Respectfully,  
Morgan

Durr, Jasmine

**From:** Michael Weber <michaeljohnweber1@gmail.com>  
**Sent:** Monday, June 16, 2025 3:58 PM  
**To:** Berkeley Mayor's Office; All Council; planning@berkeley.ca.gov; Tregub, Igor; sustainability@berkeleyca.gov; editor@dailyca.org; editors@berkeleyside.org  
**Subject:** Middle Housing 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.

Dear Mayor Ishii, Councilperson Tregub the City Council, and the Planning Department:

I'm very concerned and strongly opposed to the current extreme upzoning being considered in Berkeley and my neighborhood.

There is a reasonable city proposal to change zoning to 2-,3-,4-plex units in designated districts. It considers the **scale** of such projects and their **inherent liveability, affordability, environmental sustainability, and protection of solar installations**. These projects would also be relatively immune from outside invasions from developers and gentrification.

**The EXTREME UPZONE proposal ignores all of the above by:**

- 1) increasing lot coverage beyond sustainability;
- 2) increasing height limits from 35' to 52';
- 3) allowing up to 11 units per project (with a bonus density);
- 4) ignoring the City's General Plan Land Use requirements,\* and
- 5) excluding affordability requirements.

***Some questions I require explanation and answers to:***

*Why have the impacted citizens, homeowners, renters, neighborhoods not been notified by mail of this major and impactful rezoning effort?*

*Many people I talk to on my block and in my neighborhood are completely unaware of what is going on b/c they've not been notified. This is totally unacceptable and this type of surreptitious legislation is anti-democratic and reeks of business interests being put ahead of the rights and interests of Berkeley citizens and historic residential neighborhoods (or worse).*

*Why would the city want to impose this on its residents and neighborhoods?*

*Why was the more appropriate and scalable rezoning proposal abandoned?*

*Sincerely*

*Michael John Weber  
 District 4*

Durr, Jasmine

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**From:** Rachel Katz <rek11@sbcglobal.net>  
**Sent:** Monday, June 16, 2025 3:59 PM  
**To:** All-Council  
**Subject:** Zoning Ordinance relating to Middle Housing

**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 Mayor and City Council members,

Is this really true? "The **Zoning Ordinance and General Plan Amendments Relating to Middle Housing** doesn't provide for more parks or open space, address the concerns of fire danger and the rising cost of insurance, require that any new construction provide affordable housing, or address the infrastructure needs necessitated by an expansion of this size. There aren't even any design standards to protect the character of our neighborhoods!"

If so, this is quite short sighted and undemocratic. I would like my city council to safeguard the environmental and social integrity of Berkeley and fully include their constituents in a process that has the potential to change Berkeley forever.

It is time to SLOW DOWN and hold a series of town halls and forums for public participation so that Berkeley residents can fully understand the implications of these amendments. Please do it in a timeline that allows for participation and incorporation of feedback over multiple iterations.

Please let me know how you will safeguard the character and live-ability of Berkeley while also working to create more affordable housing.

Sincerely,

Rachel Katz

2430 McGee Ave.  
Berkeley 94703

**From:** Walter Wood <whwoodii@gmail.com>  
**Sent:** Monday, June 16, 2025 3:41 PM  
**To:** All Council  
**Subject:** OPPOSE zoning changes that would increase Berkeley's population density vote NO on June 26 "middle" housing

**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 Berkeley City Council including Mayor and especially District 1 Representative Rashi:

Please OPPOSE any zoning changes that would increase Berkeley's population density.

Berkeley already has too many people. The evidence is obvious when seeking a free parking spaces either downtown or in residential neighborhoods. Berkeley has too many people already. Please do not make this worse by adding even more people. Excessive population density causes crime, conflicts between people, difficult parking, and is truly awful. Please do not change Berkeley zoning in a way that would add more people. I am horrified that we have been losing parking and adding buildings that add more people when there are already too many people and too little parking.

There is ample space to build more housing for people who need housing. That would be somewhere outside the Bay Area. Please do not crowd people into Berkeley. Please reassure me that you will not vote in a way that alters zoning. Do not allow population density to get even higher in Berkeley.

Sincerely,

Walter Wood  
Berkeley Way District 1

Durr, Jasmine

---

**From:** Tamara Birdsall <birdsalltamara@gmail.com>  
**Sent:** Monday, June 16, 2025 1:25 PM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** SAY NO TO Missing Middle Upzoning 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.

WE DON'T WANT THIS UNDER-RESEARCHED, UNDER-DISCUSSED initiative to go any further. Please DO NOT PASS the missing middle ordinance'.

We need you city officials to get this more right - with the input from us - the people that pay dearly to live in Berkeley. Of course we want more housing but not like this.

Please come back with something that makes sense for the full range of Berkeley residents. Thank you.

Tamara Birdsall  
1443 Cornell Ave

Durr, Jasmine

**From:** David Meyer <david@ms-la.com>  
**Sent:** Monday, June 16, 2025 1:54 PM  
**To:** Tamara Birdsall; All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Re: SAY NO TO Missing Middle Upzoning Ordinance

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Please come back with something that makes sense for the full range of Berkeley residents.

Thank you.

David Meyer  
 1443 Cornell Ave

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**From:** Tamara Birdsall <birdsalltamara@gmail.com>  
**Sent:** Monday, June 16, 2025 3:25:15 PM  
**To:** council@berkeleyca.gov <council@berkeleyca.gov>; mayor@berkeleyca.gov <mayor@berkeleyca.gov>; rkesarwani@berkeleyca.gov <rkesarwani@berkeleyca.gov>; ttaplin@berkeleyca.gov <ttaplin@berkeleyca.gov>; bbartlett@berkeleyca.gov <bbartlett@berkeleyca.gov>; itregub@berkeleyca.gov <itregub@berkeleyca.gov>; sokeefe@berkeleyca.gov <sokeefe@berkeleyca.gov>; bblackaby@berkeleyca.gov <bblackaby@berkeleyca.gov>; clunaparra@berkeleyca.gov <clunaparra@berkeleyca.gov>; mhumbert@berkeleyca.gov <mhumbert@berkeleyca.gov>  
**Subject:** SAY NO TO Missing Middle Upzoning Ordinance

WE DON'T WANT THIS UNDER-RESEARCHED, UNDER-DISCUSSED initiative to go any further. Please DO NOT PASS the missing middle ordinance'.

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Please come back with something that makes sense for the full range of Berkeley residents. Thank you.

Tamara Birdsall  
 1443 Cornell Ave

Durr, Jasmine

**From:** John Coveney <jjc312@gmail.com>  
**Sent:** Monday, June 16, 2025 12:17 PM  
**To:** All Council  
**Subject:** Missing Middle Plan Comment

**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 Berkeley City Council members,

I urge you to reconsider your vote to approve the so-called Missing Middle Plan (MMP). After reviewing extensively the particulars of the proposal, I have a number of grave concerns about certain elements.

I am most certainly for the development of a range of new housing opportunities in Berkeley. But we must not let a crisis, that's been going on for years, result in not fully thought out decisions that could radically change the character of our beloved residential neighborhoods.

Yes, we are told there has been a years long process leading to this measure. But most Berkeleyans have no idea of the ramifications of the MMP.

### **The Ask**

What needs to happen instead is to put a pause to approval of this measure, because it includes an extreme set of changes that essentially eliminates any public input in future development. It is as if the city's planning department has abrogated its responsibility to guide development standards in the neighborhoods.

Missing from your effort to implement a MMP is laid out in the Casita Coalition's Build the Middle Playbook in Action Webinar. I encourage you to listen to this one hour video,

[https://youtu.be/dw5sP45umcE?si=pohDee3YxK\\_89hJz](https://youtu.be/dw5sP45umcE?si=pohDee3YxK_89hJz)

which lays out what you on the Berkeley City Council are trying to do, but unfortunately, missing from your effort are some crucial elements:

- build broad public support and
- build a broad coalition.

That is not what the council has done.

### **The community deserves**

instead a truly well-advertised and facilitated series of public meetings, where various plan elements are presented and a select group of knowledgeable, responsible representatives, both in favor and opposition to this measure, can debate the merits and defects in this measure.

This need not be seen as a defeat. Instead it's an opportunity to hone the measure to better serve a broader range of end goals than merely a count of housing units.

### **What is Berkeley's Long Term Plan?**

One hopes that Berkeley will always be a desirable place to live, and for good reasons.

But there will always be more people who would like to live here than can find enough housing opportunities, especially ones that are affordable. Any solution is going to be imperfect. Berkeley's RHNA requirement is to provide goals for adding housing with a mix of affordability options to own or rent. Presumably we all want more homes for a range of income levels of residents who want to live, work, attend Cal, and live their own personal lives and maybe even raise a family.

### **Population Goal?**

In the city's effort to increase our housing stock, has there been any publicly stated policy that outlines how big a population do we want Berkeley to accommodate? We are geographically limited by bay, hills, and other jurisdictions to the north and south. Should we be increasing our population in the next decade by 10%, and in the following decade another 10%? And in the decades after that? Should Berkeley become a city of 150,000, 200,000? Is the adequacy of the existing street, sewer, electrical, infrastructure being taken into account anywhere?

### **Environmental Effects**

Increasing lot coverage, decreasing building spacing to the minimum fire code requirements, and increasing overall number of people on a parcel will increase urban heat island effects. How many trees will be cut down, back and front yard open spaces paved over.

Will our existing housing stock be seen as expendable, since a "higher and better use" justifies more units on a lot?

### **We Are Already Increasing Our Housing Stock**

Progress in building additional housing has already necessitated changes in the look and feel of our major arterials that function as transit corridors. How much has mid-rise apartment and condo development already increased our housing stock? Are these market rate dwellings actually being resided in? Many have noted many dark windows at night in these new projects. Does the city even have a count of new units and their affordability?

### **Housing Affordability**

There is already a justifiable skepticism about how all of this construction is "solving" the housing affordability issue. The city should be publishing statistics so that we can better understand what has been happening, and if the city does not have that data already, then they should be collecting it and publishing it.

### **What Will It Look Like**

## **What About What's Already Been Being Built?**

I am in full support of the increased density of buildings being built along our transit corridors. Unlike many I like to for the most part the effect of their 4-8 story moderate heights, and even taller in the downtown core.

But now it's looking like the definition of a transit corridor is a mile wide swath, 1/2 mile to either side or radius of major streets and BART stations have become fair game to a much more intensive level of development.

## **When Limits Are Not Really Limits**

People are justifiably suspicious of height limits, now that state law has usurped local control. As I recall Berkeley voted not once but twice for a Downtown Plan that allowed for three 18 story high-rises. But now with developer incentives, affordable housing bonuses can increase the unit count and height of what can be built by an additional 50%.

This makes a 35', three story building maximum height limit meaningless if the developer can provide just one unit of affordable rated housing and we instead end up with 50'+ tall buildings mixed in with the existing diverse character of housing types that are 35' or less.

## **We Already Have A Mix Of This Kind Of Housing**

I don't have a problem with upzoning R-1A neighborhoods in the flatlands to R-2. I live in an R-2 district that has a diverse range of building types-on my block a pair of large two story eight unit apartment buildings, built in the 1920's, sit next door to the oldest house on the block. That house now has an ADU in the backyard. Across the street is the later 1960's generation three story "cracker box" style apartment building that replaced whatever was there before with a soft story building.

All of these buildings are under the long established 28'/35' height limit.

## **How will The MMP change the character of neighborhoods?**

Neighbors are justifiably up in arms, worried about a massive change in the built character of the city they love. The kind of changes that are about to be made permanent are raising a lot of fear, primarily driven by the unknown of what this new upzoning is going to look and perform like.

A wave of house teardowns to be replaced with apartment buildings was what drove the Neighborhood Preservation Ordinance to be passed in 1973. Will we be back to where we started from?

While there are some good reasons to justify the MMP, what will those resultant changes actually look like? This needs to be illustrated by citing the addresses of real world, already built examples in our neighborhoods. While Floor Area Ratio, and Useable Open Space, the jargon of planning professionals, are a way to allow measure increased density, the results needs to be described in ways that regular folks as well can see for themselves.

## **How To Get A Consensus To Move Ahead**

As I understand it, the MMPO will allow by right the same sort of housing types that have always contributed to Berkeley's heterogeneous, charming and diverse range of dwelling types.

The City needs to do a much better job, *illustrating* just what these changes will look like by providing existing examples. Heights, setback dimensions, lot coverage percentages are mathematical abstractions to the common person. If this plan is to make it easier to add what we already have working well in our many neighborhoods, then let's feature it. Provide addresses, show site plans, architectural drawings of recent projects since not all of a parcel can be understood by a windshield, or sidewalk appraisal.

### **Bigger Is Not Always Better**

Can you show us examples, already built in Berkeley, of the 50+' size multi-unit, minimal setback type buildings that this plan wants to encourage?

Are there buildings of these types in other cities, that people consider attractive, meaning not just visually, but good places to inhabit, to share living in close quarters, that foster a sense of community, safety, and belonging?

### **The Downward Spiral**

I am wary that the elimination of any kind of public or staff input on design is going to just favor cheaper construction quality, livability of the common spaces defined by the structures on the parcel, and finally the feel and function of the neighborhood.

### **Parking**

Its long been a beloved truism in Berkeley that if we stop building additional parking, then people will be incentivized to ride transit, bike, and walk more. Sure, those are noble goals, but they have always ignored a lot of contemporary reality. When dozens of new units appear on a block, without any provision for off street parking, then there will be a detrimental impact on the ability to find parking when people drive home at the end of the day, or a shopping trip and want to unload groceries or kids. Most all of us drive a car at least some of the time. Whether it be work lives that transit does not serve, tools and materials that need to be hauled around, wet weather, disability, or age, eliminating accommodation of private personal vehicle parking will affect everyone on the block.

### **Learning From Others**

Cities in California, particularly ours, need to take a creative, multi-faceted, self reflecting look at why it is hard to build here and come up with better solutions. But we are not the first to be radically changing zoning laws. There needs to be a close careful look at what other cities have done and determine how well that is working and adjust accordingly.

The Berkeley MMP has been described by critics and proponents alike as going further than most. Do we really want to be on the bleeding edge of innovation? Shouldn't we be learning from those who have gone before us?

Do you really think it is wise to make an across the board/ flatlands permanent change to laws without some system for determining if the results are serving the desired needs?

### **There's Already A Big Part Of The Solution Here Now**

Accessory Dwelling Units are the fastest growing sector of new housing creation in California.

The Casita Coalition, which as I understand it grew out of Berkeley's ADU Task Force to a statewide movement, is an excellent resource. They are doing an excellent job of not only writing and influencing the adoption of numerous state measures to make ADU building easier and more affordable, they have an excellent training program for all the citizens that together will be needed to put more people in homes. Homeowners, architects and designers, real estate agents, contractors, lenders, assessors and appraisers, planning and building department staff, etc. are already becoming more knowledgeable about the everchanging legal status.

### **I Learned This From My Own Experience**

My own ADU construction project, completed in 2024, took years to develop and could only have happened because of several helping factors. What got it going was a city hosted forum at Longfellow school back in 2017. There was a panel with experts, and tables set up to meet various professionals. Is this or similar programs still something the city is doing?

Rather than bring in outside developers who tend to have predatory and short sighted profit motives, the city would do well to better guide and encourage local homeowner residents who want to both help societal goals as well as improve their own quality of life and financial security.

### **Increasing Starter Home Ownership Opportunities**

I was frankly surprised, and am cautiously delighted as well that Berkeley is an early adopter of removing the covenant restrictions on selling ADUs as condominiums. The city will get a number of positive payoffs- increased housing supply, increased property value- and thus tax revenue for the city, in fill development of underutilized yard spaces when standalone new ADU construction is done, By returning the opportunity of starter homes, people can start earning equity from their monthly housing payments.

### **It's About People, Not Just Walls And Roofs**

Projects like that can help fund the remodeling of existing houses as well, ADUs can also better serve aging residents- who want to keep living in Berkeley till their dying day, by fostering new social and chosen-family , multi-generational co-housing opportunities.

### **Other Reforms Are Needed**

We need to be looking at the broader variety of options for housing that utilizes our existing housing stock, such as:

Co-living refers to shared housing arrangements where individuals rent private rooms while sharing common spaces like kitchens, living rooms, and sometimes bathrooms. Co-living differs from traditional roommate situations in that co-living often offers flexible lease terms and furnished spaces as well as shared utility costs and amenities responsibilities between members residing together. This makes co-living ideal for cost-cutters looking for community-minded housing solutions in expensive urban centers.

We need to think beyond fixed rules on what defines a unit, and especially rules that do not allow owner-occupied properties to change how their own homes are used to house people as they choose fit without the city getting into people's personal business and choices.

Berkeley has a vast untapped resource of underutilized living spaces in existing homes whose use has been hampered for decades by not fully thought out rent and eviction controls. Empty nesters, like my wife and I have heard the horror stories but we are gamely attempting to become housing providers by taking on housemates, but deliberately not subdividing our home into a separate units. We rightfully fear the confiscatory nature of eviction controls.

Even with a just cause eviction- which already is discriminatory against family members who are not a parent or child, a spouse or a domestic partner, why would I want to rent to a someone in the near term if it will cost way more money than was brought in as profit (money left over after expenses) for relocation expenses that now approach \$20,000 or more.

### **In Summary**

I attended the Berkeley Neighborhood Coalition presentation at the Ed Roberts Campus on June 12<sup>th</sup>, 2025. It was disappointing to hear that council members have not been willing to subject themselves to pointed questions.

Perhaps, as many suspect, this is a done deal, with monied developer interests calling the shots.

Your No vote for the MMP would not be a defeat, but a commitment to do a more thorough examination of what effects- both in the near and long term will be.

You owe the citizens of Berkeley a more thorough and well debated explanation of what the MMP will, and will not do- such as substantially improve the affordability of housing.

Respectfully submitted,

John Coveney

2303 Grant St.

Berkeley CA 94703

[JJC312@gmail.com](mailto:JJC312@gmail.com)

**From:** Felix Brenner <brenner.f@gmail.com>  
**Sent:** Monday, June 16, 2025 11:12 AM  
**To:** Summer Brenner  
**Cc:** Berkeley Mayor's Office; All Council; planning@berkeley.ca.gov; Tregub, Igor; sustainability@berkeleyca.gov; editor@dailycal.org; editors@berkeleyside.org  
**Subject:** Do Not Agree W/ Extreme Upzoning

**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 Mayor Ishii, Councilperson Tregub the City Council, and the Planning Department:

I'm very concerned and strongly opposed to the current extreme upzoning being considered in Berkeley and my neighborhood.

There is a reasonable city proposal to change zoning to 2-,3-,4-plex units in designated districts. It considers the **scale** of such projects and their **inherent liveability, affordability, environmental sustainability, and protection of solar installations**. These projects would also be relatively immune from outside invasions from developers and gentrification.

**The EXTREME UPZONE proposal ignores all of the above by:**

- 1) increasing lot coverage beyond sustainability;
- 2) increasing height limits from 35' to 52';
- 3) allowing up to 11 units per project (with a bonus density);
- 4) ignoring the City's General Plan Land Use requirements;\* and
- 5) excluding affordability requirements.

**Some questions I require explanation and answers to:**

*Why have the impacted citizens, homeowners, renters, neighborhoods not been notified by mail of this major and impactful rezoning effort?*

*Many people I talk to on my block and in my neighborhood are completely unaware of what is going on b/c they've not been notified. This is totally unacceptable and this type of surreptitious legislation is anti-democratic and reeks of business interests being put ahead of the rights and interests of Berkeley citizens and historic residential neighborhoods (or worse).*

*Why would the city want to impose this on its residents and neighborhoods?*

*Why was the more appropriate and scalable rezoning proposal abandoned?*

Very concerned citizen,  
 Felix Brenner

Durr, Jasmine

---

**From:** Robion C Kirby <rckirby@berkeley.edu>  
**Sent:** Thursday, June 12, 2025 11:04 AM  
**To:** All Council  
**Subject:** rezoning

**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 Berkeley Council

I presume the rezoning is to provide more affordable housing. The only way to keep housing prices stable or dropping is to make Berkeley less attractive, which I believe this rezoning will do. Are there plans to widen streets to take care of new residents and new cars? I doubt it, for Berkeley tends to put more restrictions on driving.

So, I am strongly opposed to this rezoning measure, and would happily contribute to a measure to undo the rezoning, if it passes.

Rob Kirby  
15 San Mateo Rd.

Durr, Jasmine

---

**From:** leonard pitt <leonardp@sbcglobal.net>  
**Sent:** Wednesday, June 11, 2025 5:16 PM  
**To:** Berkeley Mayor's Office  
**Cc:** All Council; planning@berkeley.ca.gov; OES; Tregub@berkeleyca.gov; editor@dailyca.org; editors@berkeleyside.org; BerkSpeak@gmail.com; bnc50@berkeleyneighborhoodscouncil.com; erindiehm@hotmail.com; cshamban@comcast.net; kate@kateharrisonconsulting.com; thomasbergersteve5@gmail.com; jackkurzweil@gmail.com; merylsiegel@gmail.com  
**Subject:** Please Don't Uglify Berkeley!

**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 Berkeleyans,

The latest proposal for extreme upzoning in Berkeley will be a terrible detriment to the city.

Like the combustion engine with its many advantages but in the bigger picture is a detriment to humans living on earth.

And you will live to regret it.

I am an architectural historian. I know what makes an urban setting work, or not work.

Invite me over to show you my Keynote presentation, *Architecture, Seeing With the Body*.

You'll get the point.

Respectfully,

Leonard pitt

## Durr, Jasmine

---

**From:** leonard pitt <leonardp@sbcglobal.net>  
**Sent:** Thursday, June 12, 2025 10:43 AM  
**To:** Tregub@berkeleyca.gov  
**Cc:** Berkeley Mayor's Office; merylsiegal@gmail.com; jackkurzweil@gmail.com;  
cshamban@comcast.net; editors@berkeleyside.org; planning@berkeley.ca.gov;  
erindiehm@hotmail.com; All Council  
**Subject:** Please Don't Uglify Berkeley!

**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 Fellow Berkeleyans,

The latest proposal for extreme upzoning in Berkeley will be a terrible detriment to the city.

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And you will live to regret it.

I am an architectural historian. I know what makes an urban setting work, or not work.

Invite me over to show you my Keynote presentation, *Architecture, Seeing With the Body*.

You'll get the point.

Respectfully,

Leonard Pitt

Durr, Jasmine

**From:** Vicki <vickisommer@gmail.com>  
**Sent:** Wednesday, June 11, 2025 8:50 PM  
**To:** All Council; Berkeley Mayor's Office  
**Subject:** please defer major city-wide zoning change proposed until further study completed

**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 Council,

The City of Berkeley is poised to pass a huge zoning change that **will allow a doubling of the population of the city without due consideration of the ramifications.**

Once again I find myself needing to write to hopefully stave off a zoning plan that benefits developers far more than the citizens of Berkeley. Forgive me for making use of a mailing that speaks well to the salient points. My additions/edits in Blue

This zoning change doesn't provide for more parks or open space, address the concerns of fire danger (though it exempts parts of the hills) and the rising cost of insurance, require that any new construction provide affordable housing, or address the infrastructure needs necessitated by an expansion of this size. There aren't even any design standards to protect the character of our neighborhoods!

**We the taxpayers have not had ample time to learn about this.** So "We the taxpayers" have had to come up with OUR OWN town hall meeting BECAUSE YOU HAVE NOT OFFERED ONE! I am looking forward to listening to the panel of experts (not toadying "consultants") who will explain the proposed changes. (Isn't that YOUR job?)

I strongly agree with the following statements:

**This zoning change allows short-sighted urban planning to overshadow long-term sustainability and livability.** Open space is not a luxury; it is essential for maintaining biodiversity, protecting against climate change, enhancing environmental health and maintaining the aesthetic appeal of our city.

**Real estate development should solve a problem, not create one.** It should harmonize with the existing environment, not overpower it. Our zoning regulations should not be enacted based on false premises, assuming that densification without guardrails is a pathway to creating affordable housing. And please be transparent about the "Density Bonus"!!

We are tired of being hoodwinked by backroom deals with last minute give-aways to developers and politicians that will have unpleasant Lasting Impacts on our Community.

Sincerely,  
 V.Sommer  
 94703

Durr, Jasmine

---

**From:** John Hagopian <jhagopian@fastmail.fm>  
**Sent:** Wednesday, June 11, 2025 8:06 PM  
**To:** All Council  
**Subject:** June 26 Middle Zoning

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 hope that before voting on whether to implement a drastic rezoning, the City Council will notify all affected residents and hold neighborhood meetings to discuss the proposal. Without appropriate protections, I am concerned that changes in zoning could set off a race to cash in leading to wholesale demolition of old homes and the departure of those who had lived in them, which could shred the social fabric of our communities, lead to further gentrification and destroy the beauty of the natural environment that makes Berkeley an extraordinarily livable city. Thank you for your consideration.

John Hagopian  
1405 Blake St.  
District 2

--  
John Hagopian  
jhagopian@fastmail.fm

Durr, Jasmine

---

**From:** Marvin Snow <marvin.snow@gmail.com>  
**Sent:** Wednesday, June 11, 2025 7:06 PM  
**To:** michael@mfrantz.com  
**Cc:** All Council; Berkeley Mayor's Office; Manager, C  
**Subject:** Re: Zoning changes MORE OUTREACH PLEASE

**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 totally agree with Michael Frantz's comments. Please give these issues very careful consideration.

On Wed, Jun 11, 2025 at 5:37 PM Michael Frantz <mfrantz@sonic.net> wrote:

Dear Council and Mayor,

I see that the significant upzoning revisions are on an upcoming Council agenda. While I understand this proposal has had small adjustments as a result of the significant resident response to the last council meeting where this topic was discussed publicly, it still baffles me why there isn't more interactive community discussion for a change of this possible magnitude. There are significant possible downstream ramifications for the City that could occur long after your terms expire and it would seem at a minimum a General Plan type procedure and process should apply to this type of upzoning. I have not seen any notable discussion about integral topics such as open space/biodiversity, City related infrastructure funding, environmental health and aesthetic integration.

As a long term 35+ year resident of the City, it strikes me that significant long-term decisions impacting the City should be put to a vote of the residents. As I don't think Council would consider putting this to a vote of residents, please at least defer any further action on this upzoning proposal until two-way interactive town hall style debates/discussion can occur along with further outreach/awareness in the community. My sense from asking folks I come across in daily travels is the average resident is not aware of this upzoning and given its possible significance, your constituents deserve more outreach and two-way discussion (not one way 'info' sessions). Thank you for your efforts and consideration.

---

Michael Frantz

[michael@mfrantz.com](mailto:michael@mfrantz.com)

**Durr, Jasmine**

---

**From:** Margret Leventhal <maggie@levgo.com>  
**Sent:** Wednesday, June 11, 2025 6:01 PM  
**To:** All Council  
**Subject:** Zoning Changes

**Importance:** High

To whom it may concern

As a long time Berkeley resident (66.5 years) and a home owner, rental property owner and commercial property owner I am EXTREMELY concerned about the Council's pending plans to rezone a large portion of Berkeley to allow for a population growth of up to 100,000.

First and foremost, I was not aware of this plan at all. As a citizen and property owner ( tax payer) I have not been notified of the plan. Without detailed information about what the city council is suggesting I can not support progressing with the plan and will work to prevent its implementation.

Sincerely,

Margret Leventhal  
maggie@levgo.com  
<http://www.levgo.com>

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Durr, Jasmine

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**From:** Michael Frantz <mfrantz@sonic.net>  
**Sent:** Wednesday, June 11, 2025 5:38 PM  
**To:** All Council; Berkeley Mayor's Office  
**Cc:** Manager, C  
**Subject:** Zoning changes MORE OUTREACH PLEASE

**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 Council and Mayor,

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---

Michael Frantz  
michael@mfrantz.com

Durr, Jasmine

---

**From:** Shirley Kirsten <shirley\_kirsten@yahoo.com>  
**Sent:** Monday, June 16, 2025 7:47 AM  
**To:** O'Keefe, Shoshana  
**Cc:** All Council  
**Subject:** NO TO UPZONING!

**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.

- **It's not equitable:** Berkeley needs AFFORDABLE housing. This proposal permits conversion of homes into market-rate rentals, which won't help low-income and ordinary working people. Developers will snap up distressed owner-occupied properties for redevelopment, creating further gentrification. The ordinance would create a very small number of "affordable" units.
- **It's not green:** It allows huge lot coverage and (with the density bonus) soaring heights. Backyards will disappear, making Berkeley a concrete jungle and increasing flood risk, and solar panels will be shadowed.
- **There's been no outreach or real community involvement:** Residents haven't been notified, town halls haven't been held, and our voices have not been part of the process of developing this ordinance. Other cities, such as Seattle and Sacramento, had lots of community involvement before rezoning for middle housing.
- **Much additional required infrastructure is required.** Such a huge increase in population puts demands on the water system and electrical grid and city services, not to mention parking, already in short supply. Our police and fire departments are already understaffed and overworked!

Shirley Kirsten M.A. North Berkeley CA  
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From: Paul Valenstein <paul@valenstein.org>  
 Sent: Sunday, June 15, 2025 7:38 PM  
 To: All Council  
 Subject: Middle Housing 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 Mayor Adena Ishii and Berkeley City Council,

I am writing to oppose passage of the so-called “middle housing” zoning proposal. It is not the worst proposal to come before the council and I am sure it is well-motivated, but on balance it will do more harm than good and not address the fundamental housing needs of Berkeley.

In my Elmwood neighborhood, which is relatively well off, positive aspects of the proposal are:

- 
- 
- Increase the number of housing units for affluent people
- 
- 
- 
- 
- Increase city tax revenue by reassessing newly constructed property
- 
- 
- 
- Encourage more people to walk and use mass transit, as roads become more congested and
- parking more problematic.
- 

Negative aspects are:

- 
- 
- Reduce the amount of green space in Berkeley, which is already the second most densely
- populated City in California (after San Francisco) and suffering from a lack of natural space and public parks
- 
- 
-

- Increase property values for existing land-owners, further exacerbating economic disparities
- in a community that already has a bimodal income distribution
- 
- 
- 
- Pit many residents against City government, making it even more difficult (if that is possible) to pass the sort of housing proposals Berkeley really requires
- 

In less affluent neighbors, the “middle housing” proposal will do more damage than in my neighborhood — it will accelerate gentrification by displacing poorer tenants and homeowners with more affluent residents who can afford newly constructed units.

The fundamental challenge for Berkeley is to keep it from becoming Palo Alto — an economically homogeneous city in which residency is conditioned on high incomes and wealth. The history of Berkeley is one of economic diversity and the intellectual diversity that follows when people with less capital and lower-paying occupations participate in the political process and community life. This requires the construction of housing units priced for middle-income and lower-income residents.

I used to believe that simply building more housing would solve Berkeley's problem — a “trickle down” effort that assumes an increased housing supply will lower costs. There is logic to that approach, but I now appreciate that there is a large pool of reasonably affluent people living outside the City who will jump at the chance to move here if housing prices went down even slightly. Just as adding a new lane to a highway has minimal impact on congestion (because people put off by current traffic now take to the road), simply adding more housing at market prices will stimulate an influx of people who were just priced out of Berkeley's current market. The cost of housing will not drop significantly. Eventually, true middle income residents (teachers, police, plumbers, artists) and low income residents (the unlucky, disabled, and ill-equipped) will be displaced, and Berkeley will lose much of its special quality.

I have no idea how to address this issue properly. I recognize there is no easy solution. But the current proposal won't help. The state has already “upzoned” much of the City, and it would be wise to let that process play itself out and not lose local political capital by doubling down. Instead, our community should focus on increasing the number of housing units targeted for middle and lower-income residents and figuring out how to allocate them equitably.

Paul Valenstein  
[paul@valenstein.org](mailto:paul@valenstein.org)  
 94705

Durr, Jasmine

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**From:** Laura Klein <lauraanneklein@gmail.com>  
**Sent:** Sunday, June 15, 2025 12:35 PM  
**To:** Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark; All Council  
**Subject:** Missing Middle 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.

To the City Officials,

I urge you to vote NO on the "Missing Middle" proposal in its present form. It's an ill-conceived, extreme disaster in the making.

We all want to see people housed. But this will not solve the real issue-AFFORDABLE housing. We have a glut of market rate housing right now, but nothing within reach for ordinary working people, seniors, etc.

Developers will build multiplex housing that is too big for the lot and charge market rents (yes, there will be a few "affordable" units in there, but not enough to make a meaningful difference). Property values will go up, taking away any chance that young people starting families will be able to buy a house.

Back yards, an important refuge for what's left of our birds and wildlife, will disappear. The city will become a concrete jungle. Our police and fire departments, already strained, will be overwhelmed.

Is this the city that you want?

If not, vote NO. If you want to make reparations for past redlining, begin a process with the true involvement of the South Berkeley Black community, not this extreme, top-down, ill-conceived measure. Take the time to do some studies to see the effect this proposal would have, before you ruin Berkeley forever.

Laura Klein  
Berkeley, CA 94703

**From:** Summer Brenner <summerbrenner@gmail.com>  
**Sent:** Saturday, June 14, 2025 8:56 AM  
**To:** Berkeley Mayor's Office; City Clerk; All Council  
**Subject:** Elected officials, PLEASE stand up for our Neighborhoods

**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 Mayor Ishii and the City Council:

IF the UPZONING proposal passes **without concessions** to affordability, environmental impact, and includes 9,000 SQ FT footprints, it suggests that the Planning Commission has more power than our elected officials.

I am almost certain that:

- 1) some of you **WANT affordability** as a criterion (when every study confirms that is by far the greatest need);
- 2) some of you **CARE about the climate crisis and the environment;**
- 3) some of you **BELIEVE that buildings can be thoughtfully designed** to fit to scale into existing n'hoods with green space/habitats for other creatures.

**SO WHY IS THE PLANNING COMMISSION RAMMING A PROPOSAL WITHOUT ANY OF THE ABOVE DOWN YOUR THROAT AND OURS?**

**STAND UP FOR OUR NEIGHBORHOODS NOW AND IN THE FUTURE!**

Thank you!  
Summer Brenner  
50-year resident  
D4, Berkeley

**From:** bruce bagnell <bagnell.bruce.a@gmail.com>  
**Sent:** Friday, June 13, 2025 12:50 PM  
**To:** All Council  
**Subject:** Middle Housing

**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.**

The middle housing proposal which will be before the City Council on June 26 for first reading lacks the controls it needs to consider its impact on the most likely affected comm in the flatlands. While here in D4 we already have a mix of buildings, apartments, highrises along the corridors, and many neighbors adding 2nd stories or ADU's, so far the mix has been considered with any impactful changes going through review processes; neighbors voicing concerns to the ZAB and if necessary, the Council.

The proposed changes eliminate review and debate and allow, when considering other state and local ordinances, a combination of a multi-unit residence (5,6,7 units) with ADUs on the same lot, thus eliminating back yard environments. F.A.R. ratios can be excessive, dominating neighbor's more reasonable housing. For What?

I am prohousing and applauded the many larger apartment buildings going up along the major streets such as University, MLK, San Pablo, and Shattuck. Within 3-4 blocks of my house at 2201 Jefferson I see hundreds of units about to become available and bring more parking problems to the neighborhood, OK, fine, these large buildings are efficient use of land, putting lots of people into a reasonable footprint and close to transit. Keep it up.

I am also in favor of my neighborhood having more ADUs or the houses gaining 2nd stories, or existing houses becoming duplexes or triplexes after comment and review and while keeping current setbacks, height limits, and so forth.

I do not want you to vote for the current proposal which eliminates controls and overly maximizes FAR or unit numbers on lots within neighborhoods. I do not want to see Berkeley become a developer's unfettered dream, where slowly we lose our character.

Given current construction costs, the conversion of lower cost housing which is occupied by those with lower incomes (often people of color), the acquisition and replacement or expansion available under the proposed changes will reduce available housing for our lower income populations. There will be incentives to sell and be displaced, replaced by higher income households. This is a hidden form of discrimination. Some members of my family are Black and I have direct experience with how actions have impacts on people of color in ways the white community has not realized. This proposal is more of that.

I also oppose the transfer of several million dollars away from its intended purpose to balance the budget. Measure U1 was voted in for a specific housing purpose and should not be diverted to the general fund. The city will have funding problems forever. Accounting techniques are not the solution. (Nor will a tollgate at the marina entrance solve anything, Berkeley needs to look in other directions).

Things which would help Berkeley with funding:

- \* Private party, contractor road patches which later deteriorate are substandard and the contractor bonds should be accessed to properly repair those defects, extending intervals between repaving needs.
- \* Return red light cameras to use with fines.
- \* Petition State to add Berkeley to the trial of automatic speed cameras.
- \* Initiate or increase vacant units penalties on storefronts, homes, business buildings, and apartments for failures to rent for periods of over 90 days. This will also keep rents down.

\* Look for fee generating uses of city owned properties, such as allowing for-pay charging stations along all streets. In London slow charging is available from many of the street light lamp posts by scanning a QR code. It is unobtrusive. Because lights have been converted to lower Amp fixtures, there is electrical capacity for slow overnight paid charging. Have a company do it and charge that company a fee or percentage.

\* Take action on the \$700,000 overdue from the DoubleTree by Hilton Hotel Berkeley Marina, or consider how to otherwise use the property.

\* Is the Berkeley garbage collection system a money maker? Should it be reexamined and fees adjusted?

\* Can we again pressure the UC to contribute more as it adds more buildings which then increase impacts on our infrastructure and fire and police?

\* Consider if police overtime or fire department time as a consequence of various events can be changed to the event. This could result in insurance paying for some of the costs. Would it cause homeowner insurance to rise -- perhaps, but that would be minimal. It could raise the cost for event holders of permitted events.

I'm sure there are more ways.

Thanks for reading, please consider carefully what you vote for.

Bruce Bagnell 925-457-6475 2201 Jefferson, Berkeley, 94703-1617

Durr, Jasmine

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**From:** Kenny Yip <spgdba@hotmail.com>  
**Sent:** Friday, June 13, 2025 12:37 PM  
**To:** All Council  
**Subject:** Upzoning vote

**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

Please delay your upzoning vote on June 26. There are a lot of residents in the affected districts you have not heard from. I urge you to reach out to each of these residents and apprise them of what you intend to do to their neighborhood and let them comment on your plan. There was a meeting yesterday by residents of many districts and they have a lot of ideas, good ideas that you may want to listen to and incorporate them into your plans. It will save you a lot of time and opposition when the time comes for a vote. Please schedule at least 3 more public hearings and send out information about your plans to all the districts and give them some more time for comment.

You will be surprise to hear what people have to present.

Thanks.

Kenneth Yip  
Spruce Street

**Durr, Jasmine**

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**From:** Ke Y <spgdba@gmail.com>  
**Sent:** Friday, June 13, 2025 12:19 PM  
**To:** All Council  
**Subject:** rezoning

**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.**

Please, delay your decision on rezoning until you have contacted your constituents in the zones affected and give them and everyone a chance to comment on your plans to implement it. There was a meeting yesterday organized by many residents opposing the hasty decision you plan on making on June 26. They have a lot to say, even the ones supporting the idea feel you have not given them enough time and opportunity for input.

Please allow at least 3 more public meetings to hear out our comments. It's only fair. You would be surprised to hear all the comments we have.

Thank you.

Kenneth Yip  
Spruce St

Durr, Jasmine

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**From:** Jaime Perkins <jaime.perkins1@gmail.com>  
**Sent:** Friday, June 13, 2025 11:32 AM  
**To:** All Council  
**Cc:** Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Proposed Zoning Changes: Urging an Incremental Approach

**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 Berkeley City Council,

I am writing to express my strong opposition to the proposed rezoning of D1 from R-1A to R-2. While I support increasing housing supply, these changes are deeply problematic. They exceed our existing neighborhood infrastructure's limits, fail to address the critical need for **affordable housing**, and disregard **California State Senate Bill 9 (SB 9)**, which already allows up to four units on a single-family lot. SB-9 paired with existing market dynamics is already enough.

I urge the City Council to adopt an **incremental approach to development**. Housing growth must match the pace of necessary infrastructure upgrades, prioritize community safety, and genuinely consider environmental impacts. A "one-size-fits-all" zoning change without a comprehensive infrastructure plan feels like a betrayal of established property owners and our community's well-being.

My street already has significant density, with **four of six lots comprising multi-family apartment buildings and triplexes**—a density our current infrastructure clearly cannot support. Our street suffers from **unsafe pedestrian conditions** (speeding cars, poor visibility), **frequent flooding**, **regular sewer backups**, and **unaddressed trash and debris**. Adding more housing without a **commensurate investment in infrastructure** will only worsen these critical issues, negatively impacting public safety and environmental health.

I request you revisit these proposals to implement protective measures for neighborhoods like ours and ensure a balanced approach that genuinely enhances our community. I am available to discuss this further.

Jaime Perkins

**From:** Tony Corman <anthonyjaycorman@gmail.com>  
**Sent:** Friday, June 13, 2025 9:13 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** More on the Missing Middle Upzoning 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.

Dear Mayor and Council,

I am increasingly convinced that the missing middle rezoning as written is a dreadful mistake.

It's *\*not\** equitable, because:

(1) Developers will home in on distressed underpriced properties in West and South Berkeley for development, because that's what money does, it seeks bargains. The results will be gentrification of the very areas you are telling us you hope to remedy.

(2) There's no provision or incentive for development of highly affordable housing. Developers will build market-rate rentals, mostly in neighborhoods not near campus, which are already parked up, because Californian don't give up their cars. They (we) just don't.

(3) It's bad for families and the American dream of home ownership, because once a family-owned home is sold to a corporation for development into a multiplex, that property can never again provide a family an opportunity to build generational wealth. The last owner gets a one-time bump, but where can they go but away from here to a place where the cost of living is lower? Money is sucked from the populace to corporate wealth. How Berkeley can you *\*not\** be?

It's clearly not green, because increased lot coverage means less permeable ground, so higher flood risk, less fire defensibility, fewer trees (so fewer birds), and less yard to enjoy.

And the ordinance has been developed mostly out of our sight, the residents it will affect forever. We deserve a transparent and fully participatory process, like the residents of Seattle and Sacramento enjoyed.

This change will have *\*your\** names on it. Don't you want it to be a positive one? Wouldn't you want to be remembered as the city government that got it right, that worked with its residents to revive a flailing, once-great city? I say give us a city with a dense, urban, thriving downtown for people who want that lifestyle, so they can live car-free on transit corridors and walk to eateries and cultural events; owner-occupied neighborhoods that are peaceful, leafy and green, filled in gracefully with ADUs as needed by their owners per state law, which is plenty generous in that regard and which is already incredibly common here; and lots of highly affordable housing for those who need it, not just tens of units; and safe, secure supportive housing for the most troubled among us. We need positive vision and leadership from you, and we need it now!

PLEASE VOTE NO ON JUNE 26th ON THE MISSING MIDDLE ORDINANCE

**Durr, Jasmine**

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**From:** cafred1@juno.com  
**Sent:** Friday, June 13, 2025 1:51 AM  
**To:** All Council  
**Cc:** City Clerk  
**Subject:** LETTER FOR CITY COUNCIL JUNE 26 MEETING AGENDA

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.

6-13-2025

Please include the following letter in the Packet for the City Council's June 26, 2025 Public Hearing on the proposed residential up-zoning.

Please confirm receipt.

Thank you,  
 Clifford Fred

June 13, 2025  
 Clifford Fred  
 Berkeley California

TO THE BERKELEY CITY COUNCIL FOR YOUR JUNE 26, 2025 HEARING ON RESIDENTIAL UP-ZONING

OPPOSITION TO PROPOSED "MISSING MIDDLE" RESIDENTIAL UP-ZONING OPPOSITION TO UP-ZONING THE R-1A DISTRICTS TO R2

THE PROPOSED RESIDENTIAL DISTRICTS UP-ZONING ("MISSING MIDDLE PLAN") INCLUDING THE UP-ZONING OF THE R-1A DISTRICT TO R-2, NEEDS A NEW ENVIRONMENTAL IMPACT REPORT – EIR

BASED ON THE CALIFORNIA ENVIRONMENTAL QUALITY ACT – CEQA, A NEW EIR IS REQUIRED:

NO ACTION ON THIS PLAN SHOULD BE TAKEN UNTIL THE BERKELEY FIRE DEPARTMENT'S PENDING EVACUATION AND RESPONSE TIME STUDY IS AVAILABLE AND CAN BE REVIEWED BY THE PUBLIC

Please note my opposition to the far-reaching Residential Districts Up-Zoning Plan ("Missing Middle Plan"), including the proposal to up-zone the R-1A district to R-2.

STAFF'S PROPOSAL IS A DOUBLE UP-ZONING:

Staff's categorization of the difference between R-1A & R-2 as "minimal" is wrong. The difference between R-A1 & R-2 is very significant. In fact, staff is proposing a Double Up-zoning – from current R-1A to the new up-zoned R-2 that would take effect if the Council approves the major residential up-zoning AKA the "missing middle."

At the June 4, 2025 Planning Commission meeting, staff refused to say whether the density allowed in the new R-2 zoning would trigger the Density Bonus/Inclusionary zoning threshold. If that is the case, the height and density limits in the new R-2 zoning would be starting points. Staff would be free to negotiate much greater heights and density with the developer in exchange for a contribution to the City's Housing Trust Fund.

And, as Berkeleyside recently pointed out, the City is likely to raid the Housing Trust Fund to balance the City's budget.

JUNE 4 2025 PLANNING COMMISSION MEETING WAS NOT PROPERLY NOTICED; THE PLANNING COMMISSION'S JUNE 4 VOTE SHOULD BE VOIDED

The June 4, 2025 Planning Commission public hearing on the proposed R-1A – R-2 up-zoning was not properly noticed. The Planning Commission's approval of this up-zoning on that date should be voided.

The written notice that I and other home owners in the R-1A district received falsely claimed that the difference between R-1A & R-2 was minimal. See above. The notice failed to tell homeowners that the proposed up-zoning would not be to the currently existing R-2, but to the much denser R-2 that is being proposed in the larger residential up-zoning under consideration.

The written notice that I and other R-1A homeowners received failed to say what's allowed in the R-1A, it failed to say what's allowed in the current R-2, and it failed to say what would be allowed in the proposed up-zoning of the R-2 that would be included in the larger residential up-zoning AKA "missing middle," being proposed.

And the notice for the June 4 Planning Commission hearing failed to say whether the density level in the proposed new R-2 district (in the Missing Middle up-zoning) would meet the threshold to trigger the inclusionary zoning density bonuses. If this is the case, which is likely, the height and density limits in the proposed up-zoned R-2 district would merely be the starting point for staff to then negotiate much greater heights and densities with the developers. None of this information was included in the written notices received by homeowners in the R-1A district.

THE COUNCIL NEVER ASKED FOR THE R-1A TO BE UP-ZONED TO R-2 WHY NOT CONVERT THE R-1A DISTRICT TO R-1?

The City Council recommended that zoning districts with minimal differences be consolidated. But it never suggested that the R-1A be up-zoned to R-2, much less to the new and greater density in the R-2 that would be approved as part of the larger residential up-zoning now under consideration.

Instead this R-1A to R-2 proposal was initiated by Staff in a seeming gratuitous slight to our neighborhoods. Why not rezone the R-1A district to R-1? Why can't we have the same protections afforded to the Berkeley Hills, afforded to other wealthy neighborhoods and afforded to the San Pablo Park neighborhood?

Please note that several years ago, SB35 abolished single family zoning throughout Berkeley and the state. ADU's and other second units can already be built on single family home lots in Berkeley BY RIGHT, with no discretionary review, regardless of the zoning district.

The several block neighborhood between Hopkins and Gilman that has been R-1A for at least 50 years is already heavily impacted by the loss of parking from the state mandated "daylighting," from the noise and loss of parking from the Peralta/Hopkins pickle ball courts, and from recent development a few blocks away.

This R-1A area will be further negatively impacted by the loss of parking under the Ohlone Greenway Modernization & Project. The area will be further negatively impacted by the loss of 200 parking spaces under the Hopkins Corridor Plan. And it will be further negatively impacted by the development of hundreds of units at the North Berkeley BART site a few blocks away, at the same time that 500 parking spaces at the North Berkeley BART lot will be lost.

And the R-1A blocks west of San Pablo are already adversely impacted by the Jones apartment project, and by other new projects on San Pablo. And it will be greatly adversely effected by the major up-zoning now being planned for San Pablo Avenue.

Thus, all the blocks now zoned R-1A need and deserve the protections afforded by R-1 zoning. The last thing these blocks need is the double up-zoning to the new and more dense R-2 that Staff is proposing.

There was already a major up-zoning within the R-1A zoning district about six years ago.

Please note that the wall of three story townhouses on 10th Street between Cedar & Jones that was built several years ago as part of the Jones apartment complex was in fact built in the R-1A district. Why do our neighborhoods need even greater density than the Jones apartment project?

Over a year ago, San Francisco Supervisor Aaron Peskin pointed out on KPFA that there have been at least 35 bills signed by Governor Newsom in recent years that weakened local control over zoning and land use and/or weakened the California Environmental Quality Act. There is very little local control over development left. Please let Berkeley's non Hill districts keep what zoning controls we have left.

Berkeley is now the most densely populated city in California, and getting more densely populated by the week.

This building boom is adding 15,000 to 20,000 new residents to Berkeley and many thousands more cars; yet the City wants to REMOVE street parking on Hopkins, Peralta, Virginia, Rose and on other streets. This makes no sense at all.

Our city parks are already overcrowded. Yet there are no new parks planned for the many thousands of new residents that will live here.

Berkeley City officials are turning what used to be a beautiful, low-rise, human scaled city into an ugly warren of high rises and massive buildings stretching relentlessly from the Oakland border to the Albany border.

Berkeley City officials are turning a once livable city into a decidedly un-livable city. This proposed far-reaching residential districts up-zoning would make Berkeley even more un-livable.

#### FAILURE TO CONSIDER LOSS OF PARKING SPACES BASED ON STATE MANDATED "DAY LIGHTING"

The proposed up-zoning fails to consider the impact on available parking from the loss of hundreds of parking spaces in Berkeley resulting from the state mandated creation of red zones at intersections i.e. "daylighting". The 2022 Housing Element EIR being used for the current R-1A to R-2 upzoning and for the more far-reaching "missing middle" upzoning plan is inadequate because it does not consider the loss of residential parking due to the state mandated daylighting red zones.

#### FAILURE TO CONSIDER MEASURE 'S' WHICH WAS APPROVED BY VOTERS IN 1979

Measure 'S' was approved by Berkeley voters in April 1979. It states that new development cannot be approved if it would result in nearby intersections reaching gridlock levels. No new development or new upzoning plans should be approved until Measure 'S' is finally implemented.

#### LARGE SCALE DEVELOPMENT CONTRIBUTES TO GLOBAL WARMING

The May 3, 2025 addition of the New York Times reports that "according to the American Institute of Architects, almost 40% of greenhouse gas emissions world wide result from the building industry."

It is wrong to claim radically up-zoning and developing Berkeley's residential districts will fight global warming. Big buildings and increased building density create heat, while open space and trees cool the planet. Yet Berkeley is taking away open space, not providing more open space.

I urge the Planning Commission and the City Council to reject these plans.

BASED ON THE CALIFORNIA ENVIRONMENTAL QUALITY ACT – CEQA, A NEW EIR IS REQUIRED:

1 – There have been substantial changes in the Berkeley’s built environment since the Berkeley Planning Commission approved a Housing Element EIR in 2022.

2 – In the last three years, there have been substantial changes in the circumstances in which the R1-A to R-2 up-zoning would be undertaken, and in which the larger proposed missing middle up-zoning would be undertaken.

And there is a considerable amount of new information that was not available at the time the EIR was approved in 2022:

A – The state legislature has been adopting and is continuing to adopt laws that significantly weaken local control over land use.

B – The Berkeley City Council has been adopting and is continuing to adopt new zoning ordinances and other policies to allow considerably more development in Berkeley, and considerably larger scale development in Berkeley than previously allowed.

C- An unprecedented amount of large scale development has recently been approved in Berkeley, or is now in the pipeline to be approved and built in Berkeley.

All of the above means that the cumulative impacts of the Residential Districts Up-Zoning, and all of the reasonably foreseeable development in Berkeley would be far more adverse, severe and overwhelming than was anticipated in the 2022 Housing Element EIR.

The Berkeley Planning Commission approved an Environmental Impact Report – EIR for the City Housing Element 2022, three years ago. Since then, there has been an unprecedented amount of high-rise & large scale new apartment construction applied for, approved but not yet built, or approved & now under construction that were not considered at the time that the Housing Element EIR was approved.

Over 15,000 new housing units are planned and/or under construction in Berkeley. Berkeley is now, or soon will be, the most densely populated city in all of California.

Since 2022, there has been an unprecedented weakening of City Zoning Laws. Significant Increases in the allowable heights and densities have been approved by the City Council through out Downtown Berkeley, north, west, and south of Downtown, in the Southside Neighborhood and in West Berkeley..

And, since 2022, there have been numerous bills passed by the California State Legislature and signed into law by the governor further weakening local control over development, and further weakening the ability of cities to enact reasonable zoning regulations.

The California Environmental Quality Act – CEQA, mandates that new EIRs must be prepared when significant new information becomes available about the project itself and/or of the cumulative impacts of the project and reasonable foreseeable other projects that had not been know about at the time that the original EIR was approved, after a previous EIR is approved but before the project itself is approved and/or before construction has begun.

CEQA – Public Resources Code Section 21166 states that a subsequent EIR must be prepared after an original EIR was approved if:

(a)Substantial changes are proposed in the project; (b)Substantial changes with respect to the circumstances under which the Project is undertaken are learned of; (c)New information, which was not known at the time the EIR was certified as complete becomes available.

Section 15162 of the CEQA Guidelines describes the circumstances under which subsequent EIRs are necessary. In addition to the criteria in Public Resources Code Section 21166, Section 15162 of the CEQA Guidelines states that a Subsequent EIR is necessary if any of the following apply:

- (1) The project will have one or more significant effects not discussed in the original EIR;
- (2) Significant effects previously examined will be substantially more severe than shown in the first EIR; (3) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more of the projects' significant effects; OR (4) Mitigation measures or alternatives that were not previously considered would substantially lessen one or more significant effects on the environment.

#### CUMULATIVE IMPACTS

CEQA GUIDELINES – Section 15130 – An EIR must discuss cumulative impacts when they are significant. Cumulative impacts are defined as “two or more individual effects which when considered together are considerable or which compound or increase other environmental impacts.”

CEQA GUIDELINES – Section 15355 – “Individual effects may be changes resulting from a single project or a number of separate projects.”

“The cumulative impact from several projects is the change in the environment which results from the incremental impact of the project when added to other closely related past, present, and reasonably foreseeable probable future projects. Cumulative impacts can result from individually minor but collectively significant projects taking place over a period of time.”

#### MASSIVE MULTI-BLOCK NORTH BERKELEY BART DEVELOPMENT APPROVED:

The North Berkeley BART development as currently proposed by the Bridge development consortium, would be taller, bigger and more dense, and would provide less open space than anticipated by the April 2022 North Berkeley BART zoning EIR. The project as currently proposed would overwhelm the existing neighborhood, make life miserable during construction and afterwards, and would drive down property values.

Buildings would be 5-8 stories, or more, and the project would have at least 1200 housing units.

The North Berkeley BART Project would apparently include 28 separate buildings, covering the entire North Berkeley BART parking lot. It would overwhelm local streets with gridlock traffic, and would overwhelm the already stretched thin Berkeley Fire and Police Departments.

In April 2022 the Berkeley Planning Commission approved an EIR for the zoning amendment it adopted at the same meeting for the North Berkeley & Ashby BART site. The Berkeley City Council approved the EIR & the zoning amendment in June 2022.

Since April 2022, there have been major changes in, and new information revealed about the proposed North Berkeley BART Project.

We have learned that 500 or more parking spaces at the North Berkeley BART lot would be removed.

And we have recently learned that BART and the City of Berkeley want to remove all parking spaces on the north side of Virginia Street between Acton Street and West Drive (facing the the BART lot proposed development site). This would further exacerbate the critical parking shortage that would be created by the proposed large-scale development of the North Berkeley BART site. Removing this street parking was not anticipated in the April 2022 zoning amendments for the North Berkeley BART site, nor was it anticipated in the April 2022 North Berkeley BART site EIR. This proposal was unanimously approved by the Berkeley Transportation and Infrastructure Commission in June 2024.

We have learned that there is a very strong likelihood that the North Berkeley BART station would be closed for the two plus years of construction. The Berkeley District One City Council member announced at a public meeting on the BART

project in March 2023 that there would be a shuttle from the North Berkeley BART station to the Downtown Berkeley BART station during the two plus years of construction, suggesting that the North Berkeley BART station would be closed during construction.

It is hard to fathom how the station could stay open while the entire multi-block area surrounding the BART station's ingress and egress would be full of construction equipment, construction workers, and more than two dozen large buildings being constructed.

In December 2023, the Berkeley City Council gave its approval for far greater density in the project than had been previously assumed.

There have also been recent revelations of a large homeless supportive housing element in the Project, information which had previously been kept from the public.

#### ASHBY BART DEVELOPMENT

Large scale development is also now being planned for the Ashby BART site. This information was not available when the Housing Element EIR was approved in 2022.

#### San Pablo Avenue Planning :

The City is in the midst of a planning process to increase height and density limits along San Pablo Avenue in Berkeley, which is just a very few blocks from the BART station lot. More development along San Pablo Ave will further exacerbate the cumulative impacts of the proposed North Berkeley BART development. The County of Alameda is separately in the midst of a planning process for San Pablo Avenue.

More detailed information can be obtained from the City of Berkeley Planning Department.

#### PEOPLES PARK HIGH RISE DORMITORY COMPLEX

UCB is constructing a massive high rise dormitory complex at Peoples Park in Berkeley with 1100 or more beds. Peoples Park was the only open space of any significance in the southside area of Berkeley, which is the most densely populated area of Berkeley.

The loss of Peoples Park as open space will, combined with the many thousands of apartment units planned, under construction or recently built in Berkeley, including the North Berkeley BART development plan, create a cumulative lack of open space crises in Berkeley that the 2022 City of Berkeley Housing Element EIR did not anticipate.

When the Housing Element EIR was approved in 2022, the proposed Peoples Park development was in the early stages of litigation, and there was a high probability that it would never happen. However, in 2023, the state legislature passed a bill that weakened CEQA in a way that made it more difficult to litigate the inadequacy of the university's Peoples Park EIR.

In May 2024, the state Supreme Court ruled against a citizens' challenge to the People's Park EIR.

Thus, large scale Peoples Park development is now underway. But at the time the Housing Element EIR was approved in 2022, the Peoples Park development was only a possibility.

#### OTHER MAJOR NEW PENDING PROJECTS NOT KNOWN ABOUT WHEN THE HOUSING ELEMENT EIR WAS APPROVED IN 2022

The following are some, but by no means all of the unprecedented level of new high-rise & large scale new apartment construction and other projects applied for, approved but not yet built, or approved & now under construction that were not considered in the 2022 Housing Element EIR.

Included is a proposed 28 story apartment high rise at 1998 Shattuck Ave, at the NW corner of Shattuck and University Ave and extending all the way to Berkeley Way, – Isaiah Stackhouse – developer; This project would evict numerous small businesses, including the McDonald’s restaurant that is the last place in downtown Berkeley that a low-income person can get a hot meal. The Zoning Adjustments Board approved this project in March 2025

Included is a 26 story apt high rise at 2161 Allston Way;

Included is a 25 story apt high rise at 2190 Shattuck Ave; This project has already evicted a Walgreens pharmacy, which had been the last remaining pharmacy in Downtown Berkeley.

An 18 story apartment complex on Kittredge, near Oxford Street, was approved by the Berkeley City Council in June 2024.

A 17 story apartment complex 2274 Shattuck Avenue at the site of the landmarked UA Theatre. In April 2025, the City Council approved the development of this project, despite strong community opposition.

A new 14 story apartment complex planned at 2109 Milvia Street – Isaiah Stackhouse developer;

A new 10 story apartment complex at 2900 Shattuck. This project would evict the Eastern Supply True Value hardware store, the last remaining hardware store in South Berkeley.

A pending 8-story apartment complex at 1598 University Ave., at the southeast corner of California. This project would be just a few blocks from the proposed North Berkeley BART development, and the adverse impacts of each would be exacerbated by the impacts of the other. This project – now under construction, has already evicted the popular North Beach Pizza restaurant.

A proposed 7-story apartment building at 1581 University Avenue, that would displace the popular Three Stone Hearth.

A proposed 5-story apartment building at 1652 University Avenue, SE corner of Jefferson.

A proposed 8-story, 205 unit, 209,296 sq. ft. apt development at 2100-2108 Milvia Street.

A 7 story apt building at 1752 Shattuck at the SW corner of Francisco that is now under construction;

A pending 8-story apartment building at 2109 Virginia, at the NE corner of Shattuck, has already evicted the venerable Poulet Restaurant, after 43 years of serving the community;

An 8 story apartment building recently approved at 2065 Kittredge, for which landmarked buildings have been demolished.

A seven story, 75 unit apartment structure at 2550 Shattuck Ave, at the southwest corner of the Blake Street. This project would evict the AIMC Acupuncture & Integrative Medicine College and Clinic.

A 219 unit apartment project at 2015 Blake Street, between Shattuck and Milvia, extending all the way to Dwight Way. The building’s height could not be determined.

A proposed 8 story apt building at 2601 San Pablo Ave, at SE corner of Parker Street;

A proposed 6 story apartment complex at 2136-2154 San Pablo Avenue, with 123 living units,

A proposal for a 5-story apt building a 2429-2433 San Pablo Ave, with 77 group living units.

The recently built massive 761 unit multi- square block Xucyun Ruwway Student Apartments housing development on Monroe Street nearby in Albany has add considerably more traffic to the already congested northwest Berkeley neighborhood surrounding the BART station.

The City's Planning Department would have a more comprehensive list of projects that are now in the pipeline and thus reasonable foreseeable but were not known about when the Housing Element EIR was approved in 2022.

And also included is the horrifically full square block UCB Helen Diller Building at Walnut and Berkeley Way, that replaced two reasonably scaled rent controlled apartment buildings. How did the City Council let UCB get away with constructing such a massive out of scale building at this site?

A sprawling multi-block industrial – bio-tech complex is now under construction in southwest Berkeley near Aquatic Park.

#### SO-CALLED UC BERKELEY INNOVATION ZONE ON OXFORD STREET

A very large-scale new development is being planned by the University of California on the West Side of the campus. The so-called UC Berkeley Innovation Zone is located on a 1.86-acre site in Downtown Berkeley across Oxford Street from UC Berkeley Campus

Brief Project Description: The Berkeley Innovation Zone Project would involve the demolition of existing on-site structures and the construction and operation of two laboratory buildings, referred to as the South Building and the North Building. The South Building would provide an approximately 176,000-gross-square-foot new laboratory building that would include five above-ground floors, a non-occupied mechanical space at the roof, and a below-grade basement. The South Building would provide space for permanent occupancy of up to 340 people.

The North Building would provide an approximately 310,000-gross-square-foot building with 11 above-ground floors, a non-occupied mechanical space at the roof, and a below-ground basement. The North building would include space for laboratory and office uses, as well as a parking garage with up to 350 spaces. This building would also include roughly 5,000 gross square feet of ground-floor commercial space. The North Building would provide space for permanent occupancy of up to 750 people.

This large-scale UC project was approved by the UC Regents in May 2024.

#### NEW SOUTHSIDE ZONING

In November 2023, the Berkeley City Council approved new zoning regulations and a General Plan amendment for the large Southside area south of the UC campus which will allow and encourage much greater building heights and density than previously allowed. According to Berkeley's mayor, the new regulations will allow and encourage 2650 new housing units in this already very densely populated neighborhood.

And according to then City Councilmember Rigel Robinson, "this final up-zoning plan is so incredibly ambitious and will bring tremendous new investment to the neighborhood." (Berkeley Times 12-1-2023)

And the City Council stated it wants even taller & more dense buildings downtown than currently allowed. And an ambitious planning process to allow taller and more dense construction all along San Pablo Ave. in Berkeley is currently in process.

And, the Berkeley City Council is in the process of weakening the City's demolition regulations, resulting in even more new development occurring than was anticipated at the time the Housing Element EIR was approved in 2022.

And, a Hopkins Corridor Plan that would remove over 150 street parking spaces on Hopkins Street just a few blocks from the N. Berkeley BART station has been proposed by City officials. Although the Plan was recently tabled, it has not been cancelled.

And, the Ohlone Greenway Modernization and Safety Project would remove more parking spaces in the vicinity and would encourage more bicycle-pedestrian & e-scooter collisions by not providing a separate pedestrian pathway.

#### MASSIVE BERKELEY MARINA DEVELOPMENT PLANNED

Large-scale development at the Berkeley Marina is currently in the final stages of approval. This Marina development will add considerable regional traffic to Berkeley, while removing waterfront open space. Even as city officials lament the rise in sea level which they say will be the inevitable result of climate change, they are agreeing to very large scale development right at the water's edge, which would also pose a threat to water quality.

#### NO ACTION ON THE PROPOSAL SHOULD BE TAKEN UNTIL THE BERKELEY FIRE DEPARTMENT'S PENDING EVACUATION AND RESPONSE TIME STUDY IS AVAILABLE AND CAN BE THOROUGHLY REVIEWED BY THE PUBLIC

The Berkeley Fire Department has retained consultants to produce an Evacuation and Response Time Study. Planners should know that more development causes more traffic congestion, which results in longer response times by the Fire Department to fires and health emergencies, which thus leads to more fatalities.

The Berkeley Fire Department's Standards of Coverage and Community Risk Assessment Study states that current response times are already too long, and that these problems will worsen as Berkeley's density further increases. The report states that survival decreases by 7-10% for every minute of delay getting to a heart attack victim.

The Berkeley Residential Up-zoning Plan should be put on hold until the Fire Department's Evacuation and Response Time Study is completed and available for review.

Once the Fire Department's Evacuation and Response Time Study becomes available in July 2025, a thorough new EIR for the proposed Residential Districts Up-Zoning is needed which incorporates the findings in the above Study.

A thorough new analysis of the City's Fire and Police departments' ability to respond to emergency calls in light of all the above described new development and new zoning changes is needed in a new Residential Districts Up-Zoning EIR. The impacts of the proposed Residential Districts Up-Zoning combined with all the other reasonable foreseeable projects cited in this report would very likely result in very many more fatalities due to the inability of emergency responders to get to heart attack victims and other critically ill and injured people timely.

Thus, the cumulative impacts of the proposed Residential Districts Up-Zoning, combined with all the reasonably foreseeable and anticipated development in the surrounding community would be far worse now than when the Planning Commission approved the Housing Element EIR 2022

Clearly a new EIR is needed for the proposed Residential Districts Up-Zoning, to properly analyze and mitigate the cumulative impacts of the project(s) and all the reasonable foreseeable development that is now in the works.

The 2022 Berkeley Housing Element EIR is seriously antiquated due to the rapid pace of new development being proposed, approved and built in Berkeley, and the unrelenting push to allow taller and more dense development in Berkeley than is currently allowed.

Please insist on a new EIR before any action is taken on up-zoning the R-1A district to R-2 and before approved the major "missing middle" residential up-zoning plan.

Thank you,

Clifford Fred  
Berkeley California

**From:** S. Entwistle <sentwistle@att.net>  
**Sent:** Thursday, June 12, 2025 8:20 PM  
**To:** All Council  
**Subject:** your "middle housing"

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.

To the mayor and members of the Berkeley City Council:

It is imperative that the City of Berkeley conduct town hall/and or neighborhood meetings to obtain views to your proposal to impose on the entire city your radical plan for "middle housing".  
We depend on you to act responsibly, not simply impose on us a very controversial zoning plan.

Thank you for doing the right thing.  
S. Entwistle

**Durr, Jasmine**

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**From:** S. Entwistle <sentwistle@att.net>  
**Sent:** Friday, June 20, 2025 9:28 PM  
**To:** All Council  
**Subject:** "middle" housing"

**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

To Mayor Aishii and Members of the Berkeley City Council:

Your proposal for "middle housing", changing the entire zoning structure of the city,

**must not be accepted.**

It is completely misleading, as it is a direct handout to developers who would happily gobble up the least expensive neighborhoods, evict everyone, tear everything down, put up huge shoddy replacements, and no doubt charge exorbitantly to put people in their projects

No "middle" that..

Do Not Vote for this Disasstrous zoning proposal.

Sharon Entwistle  
Berkeley

Durr, Jasmine

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**From:** S. Entwistle <sentwistle@att.net>  
**Sent:** Friday, June 20, 2025 9:45 PM  
**To:** All Council  
**Subject:** "middle " housing

**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.

To Mayor Aishii and Members of the Berkeley City Council:

Your proposal for "middle housing", changing the entire zoning structure of the city,

**must not be accepted.**

It is completely misleading, and would be a direct handout to developers who would happily gobble up the least expensive neighborhoods, evict everyone, tear everything down, put up huge shoddy replacements, and no doubt charge exorbitantly to buy or rent their projects

No "middle" that..

Do Not Vote for this Disasstrous zoning proposal.

Sharon Entwistle  
Berkeley

Durr, Jasmine

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**From:** Damien Curry <dxcurry@yahoo.com>  
**Sent:** Thursday, June 12, 2025 6:38 PM  
**To:** All Council  
**Subject:** Proposal to change rent control units on Hearst ave to market rate

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.

Good evening- I am a neighbor of the property and I am against this proposal. Thank you. Damien curry 1815 Curtis street

Durr, Jasmine

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**From:** Alma Prins <woodprins@att.net>  
**Sent:** Thursday, June 12, 2025 6:01 PM  
**To:** All Council  
**Subject:** Don't remove rent control!

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 Berkeley city council members:

I have been informed that you are having a vote this evening about whether to remove rent control from apartment units at 11553 to 1173 Hearst Ave. in Berkeley.

I think our city needs all the rent control we can possibly have and I strongly disagree with the idea of removing any rent control unit units.

Please allow this rent control to continue.

Thank you,

Sincerely,

Alma Prins

1812 Curtis St. St. Berkeley 94702

**Durr, Jasmine**

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**From:** teal major <tealmajor@gmail.com>  
**Sent:** Thursday, June 12, 2025 5:48 PM  
**To:** All Council  
**Subject:** Project 1153-1173 Hearst

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.

Please do not vote to remove my neighbors from the rent controlled apartments on Hearst Street. They have been through so much in the last 10 years living among uncertainty and constant building. We all know rent control will eventually disappear as people move of their own accord or move due to age. Please let my neighbors stay in their homes and contribute to our community.

Teal Major

Durr, Jasmine

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**From:** Helen Stroud <helen.stroud@comcast.net>  
**Sent:** Monday, June 16, 2025 9:23 AM  
**To:** All Council  
**Subject:** June 26 Middle Zoning

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 Berkeley City Council,

My home will be directly affected by your considerations of Middle Housing and I have received no notification, as I believe is required by law. You plan to upend my life but seem unwilling to go to the trouble to warn me so that I can attend meeting affect me.

Please behave more responsibly. Berkeley can do better and must plan for the future responsibly and in detail.

Sincerely,

Helen Stroud

Belrose, Berkeley

Durr, Jasmine

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**From:** Bradford Gibson <bradwgib@gmail.com>  
**Sent:** Monday, June 16, 2025 10:21 AM  
**To:** All Council  
**Subject:** Zoning Map Amendment

**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.

My wife and I have been Berkeley residents for 38 years. While I do see the need for increased housing density, I am concerned about several changes that accompany the proposed R-1A to R-2 zoning amendments. In particular, I find these 3 changes to be especially concerning as I believe they would **negatively** impact the quality of life and safety in our Gilman neighborhood.

The changes include:

1. Changing maximum number of units from 2 to 6 on a 5000 sq ft lot.  
This would create too much density, noise, and traffic, as well put undue pressure on the already tight street parking availability.
2. Maximum Stories for a Rear Building on a Lot: Two stories in the R-1A and three stories in the R-2.  
This would seriously limit our neighborhoods privacy and as well as impact existing solar systems. Who wants a 3 story add-on staring down on their backyards?
3. Multi-Family Housing: Not Permitted in the R-1A. Permitted with a Use Permit in the R-2.  
I think this should ONLY be improved by the written consent of the neighboring properties.

Brad Gibson and Nina Zolotow  
1324 Peralta Ave. Berkeley CA 94702

**Durr, Jasmine**

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**From:** Micky Duxbury <mickydux612@gmail.com>  
**Sent:** Wednesday, June 18, 2025 1:14 PM  
**To:** All Council; Berkeley Mayor's Office  
**Cc:** FriendsOfAdeline@gmail.com; meryl siegal; Kate H Consulting  
**Subject:** Please listen to the experts on the Missing Middle housing plan

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.

Good afternoon Mayor Ishii and City Council members,

I hope all of you have taken the time to watch the video of the Berkeley Neighborhood Council's excellent panel on the Missing Middle Housing plan. Rob Wren is a former planning commissioner and Nico Calavita is an internationally known expert on these issues.

Many of us in the neighborhoods that will be most impacted hope that you will take the time to review this video carefully before the vote on Missing Middle Housing on June 26th.

Hundreds of us have attended meetings pertaining to this radical change in housing ordinances and we do not feel we've been listened to.

There has been a consistent message that we support additional housing and increased density. We do not support 7 to 10 possible units on one lot with a setback of only 5 feet and no need for plans to go through the zoning approval process. 80-90% of those that spoke at these meetings were in support of increased density in some areas of Berkeley.

Some are trying to characterize our opposition as NIMBYS, but that is a misrepresentation of facts. Please do your homework: compare what Berkeley has already done to meet the standards of the state of California, analyze what is needed to further meet those standards, and incorporate some of the changes that many are asking for including experts in the field.

Thank you,  
Micky Duxbury.

Sent from my iPhone

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**From:** Farah <fbaker22@yahoo.com>  
**Sent:** Wednesday, June 18, 2025 3:04 PM  
**To:** All Council  
**Subject:** Middle housing

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.

It's not good idea

There are so many high rises apartments available and also middle size apartment for rent . Every street in Berkeley you can see rent signs. Traffics is horrible and also not enough facilities available. Roads are horrible. No Farah Entezami

Sent from my iPhone

Durr, Jasmine

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**From:** Liz Ozol <mslizozol@gmail.com>  
**Sent:** Monday, June 16, 2025 3:37 PM  
**To:** All Council  
**Subject:** Zoning amendments need to adhere to open democratic process

**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 Mayor and City Council members,

Can this really be true? "The **Zoning Ordinance and General Plan Amendments Relating to Middle Housing** doesn't provide for more parks or open space, address the concerns of fire danger and the rising cost of insurance, require that any new construction provide affordable housing, or address the infrastructure needs necessitated by an expansion of this size. There aren't even any design standards to protect the character of our neighborhoods!"

If so, this is quite short sighted and undemocratic. I would like my city council to safeguard the environmental and social integrity of Berkeley and fully include their constituents in a process that has the potential to change Berkeley forever.

It is time to SLOW DOWN and hold a series of town halls and forums for public participation so that Berkeley residents can fully understand the implications of these amendments. Please do it in a timeline that allows for participation and incorporation of feedback over multiple iterations.

Please let me know how you will safeguard the character and live-ability of Berkeley while also working to create more affordable housing.

Sincerely,  
Liz Ozol

1640 Channing Way  
Berkeley

Durr, Jasmine

**From:** Tashi Dolma <reachtashi@gmail.com>  
**Sent:** Tuesday, June 17, 2025 11:19 PM  
**To:** Berkeley Mayor's Office; City Clerk  
**Cc:** Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; clunaparra@berkeleca.gov; Humbert, Mark  
**Subject:** NO on the Middle Housing 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.

Dear Mayor Ishi and Members of the Berkeley City Council;

As a Berkeley resident I strongly urge you to vote NO on the Middle Housing ordinance which comes before you on June 26th. This ordinance would be a gift to developers. It would not accomplish the goals of retaining and increasing Berkeley's diversity, nor would it solve the housing crisis for low income residents. Given current laws which already allow for further density, this environmentally unsound ordinance is unnecessary and would destroy the character of our beloved city.

**Upzoning will drastically increase Berkeley housing prices:** Moving from R1/R2 to this so called Middle Housing zoning would effectively allow for 9 units on a single parcel ( including ADUs and density bonus) with a height of three stories and a set back from neighboring parcels of a mere 5 feet. This is a radical upzoning from current standards. What an incentive for developers to sweep into town, buy single family houses, raze them to the ground and build 9 units on each parcel with the certainty of a huge rental profit for decades to come! The purchase prices they can afford will most likely outstrip any offer by an ordinary Berkeley family seeking to buy a home.

**This ordinance is unnecessary as existing law already allows increased density:** Under State law SB 9 single family housing was outlawed and 2 houses may be built on each parcel as a matter of right. In addition under Berkeley's ADU law two additional smaller houses may be built on each parcel, thus allowing 4 houses on each lot. This allows for

substantial increased density. Thus the argument that the Middle Housing ordinance is necessary to eradicate single family zoning (which some view as the result of racist redlining) is simply a red Herring.

**This ordinance ignores the climate impact of the contemplated density increase:** At a time when our cities are heating up more than ever, we need to preserve and increase green space, not pave over our gardens. We need trees and green spaces to cool us. While the ordinance limits buildings to 60 percent of a parcel, once ADUs and driveways are added parcels are likely to end up with as little as 10 percent open space. This will subject us to increased and unhealthy heat exposure.

**This ordinance would destroy the character of our city and destroy our quality of life:** Most of us have greatly enjoyed living in houses that are filled with sunlight and surrounded by gardens. This will disappear when developers are allowed to build up to 9 units up to three stories high on each side of us, boxing us in between 35 foot walls, a mere 5 feet from our fences! We will have no recourse at all as the ordinance will allow this build-up as a matter of right, i.e. there will be no opportunity to negotiate or limit the development that will so greatly impact our homes.

**Public input has been largely disregarded and notices of this ordinance have been legally insufficient:** Most Berkeley residents have no idea that this ordinance is being considered. The zoning flyer which some of us received stating that our R1A zoning may be increased to R2 gave no indication of the radical density change this Middle Zoning ordinance would result in. The notice was thus legally insufficient. At the October meeting held in District 1 no discussion was permitted and no input was sought from district residents. This is not and should not be the Berkeley way of imposing radical housing changes on our residents.

For all of these reasons, I strongly urge you to vote NO on this ordinance. Allow SB 9 and the ADU law to increase density incrementally over the coming decade rather than force this radical transformation of our neighborhoods on us.

Respectfully,

Tashi Namling

Durr, Jasmine

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**From:** BPEorg <bpeorg2024@gmail.com>  
**Sent:** Tuesday, June 17, 2025 7:38 PM  
**To:** City Clerk  
**Subject:** June 12th Town Hall on Middle Housing

**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.

Greetings All,

At the link below you will find a video recording of the entire event sponsored by the Berkeley Neighborhood Coalition.

[https://youtu.be/8YKGdjpX\\_KE?si=jHdz7aSTLLHWafS](https://youtu.be/8YKGdjpX_KE?si=jHdz7aSTLLHWafS)

Thank you,  
-bernard  
(for the BPE crew)

Durr, Jasmine

**From:** Usha Lama <ushalama@gmail.com>  
**Sent:** Tuesday, June 17, 2025 6:45 PM  
**To:** Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark; City Clerk  
**Subject:** Middle Housing

**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 Mayor Ishi and Members of the Berkeley City Council;

As a Berkeley resident I strongly urge you to vote NO on the Middle Housing ordinance which comes before you on June 26th. This ordinance would be a gift to developers. It would not accomplish the goals of retaining and increasing Berkeley's diversity, nor would it solve the housing crisis for low income residents. Given current laws which already allow for further density, this environmentally unsound ordinance is unnecessary and would destroy the character of our beloved city.

**Upzoning will drastically increase Berkeley housing prices:** Moving from R1/R2 to this so-called Middle Housing zoning would effectively allow for 9 units on a single parcel ( including ADUs and density bonus) with a height of three stories and a setback from neighboring parcels of a mere 5 feet. This is a radical upzoning from current standards. What an incentive for developers to sweep into town, buy single family houses, raze them to the ground and build 9 units on each parcel with the certainty of a huge rental profit for decades to come! The purchase prices they can afford will most likely outstrip any offer by an ordinary Berkeley family seeking to buy a home.

**This ordinance is unnecessary as existing law already allows increased density:** Under State law SB 9 single family housing was outlawed and 2 houses may be built on each parcel as a matter of right. In addition under Berkeley's ADU law two additional smaller houses may be built on each parcel, thus allowing 4 houses on each lot. This allows for substantial increased density. Thus the argument that the Middle Housing

ordinance is necessary to eradicate single family zoning (which some view as the result of racist redlining) is simply a red Herring.

**This ordinance ignores the climate impact of the contemplated density increase:** At a time when our cities are heating up more than ever, we need to preserve and increase green space, not pave over our gardens. We need trees and green spaces to cool us. While the ordinance limits buildings to 60 percent of a parcel, once ADUs and driveways are added parcels are likely to end up with as little as 10 percent open space. This will subject us to increased and unhealthy heat exposure.

**This ordinance would destroy the character of our city and destroy our quality of life:** Most of us have greatly enjoyed living in houses that are filled with sunlight and surrounded by gardens. This will disappear when developers are allowed to build up to 9 units up to three stories high on each side of us, boxing us in between 35 foot walls, a mere 5 feet from our fences! We will have no recourse at all as the ordinance will allow this build-up as a matter of right, i.e. there will be no opportunity to negotiate or limit the development that will so greatly impact our homes.

**Public input has been largely disregarded and notices of this ordinance have been legally insufficient:** Most Berkeley residents have no idea that this ordinance is being considered. The zoning flyer which some of us received stating that our R1A zoning may be increased to R2 gave no indication of the radical density change this Middle Zoning ordinance would result in. The notice was thus legally insufficient. At the October meeting held in District 1 no discussion was permitted and no input was sought from district residents. This is not and should not be the Berkeley way of imposing radical housing changes on our residents.

For all of these reasons, I strongly urge you to vote NO on this ordinance. Allow SB 9 and the ADU law to increase density incrementally over the coming decade rather than force this radical transformation of our neighborhoods on us.

Respectfully,  
Usha Lama & Dorji Lama  
1837 Rose Street  
Berkeley, Ca 94703

**Durr, Jasmine**

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**From:** Ross Bernet <ross.bernet@gmail.com>  
**Sent:** Tuesday, June 17, 2025 5:47 PM  
**To:** All Council  
**Subject:** Support for Missing Middle housing

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.

Hi Council,  
I'll keep it short: unaffordable housing is at the root of many of societies problems.

We need to make it easier to build. Missing middle rezoning, although in my opinion doesn't go nearly far enough, seems like a good compromise to start heading in the right direction. I hope you support it.

Best,  
Ross Bernet  
D1

Durr, Jasmine

**From:** Anuja Mendiratta <anu.productions@gmail.com>  
**Sent:** Tuesday, June 17, 2025 3:54 PM  
**To:** All Council; Manager, C; Berkeley Mayor's Office  
**Subject:** Objection to the Middle Housing Ordinance -- Please Vote NO!!

**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 Mayor Ishi, COB Staff and Berkeley City Council Members:

As a long time Berkeley resident **I strongly urge you to vote NO on the Middle Housing ordinance**, which comes before you on June 26th. This ordinance would be a gift to developers. It would not accomplish the goals of retaining and increasing Berkeley's diversity, nor would it solve the housing crisis for low income residents. Given current laws which already allow for further density, this **environmentally unsound ordinance** is unnecessary and would destroy the character of our beloved city.

**Upzoning will drastically increase Berkeley housing prices:** Moving from R1/R2 to this so called Middle Housing zoning would effectively allow for 9 units on a single parcel ( including ADUs and density bonus) with a height of three stories and a set back from neighboring parcels of a mere 5 feet. This is a radical upzoning from current standards. What an incentive for developers to sweep into town, buy single family houses, raze them to the ground and build 9 units on each parcel with the certainty of a huge rental profit for decades to come! The purchase prices they can afford will most likely outstrip any offer by an ordinary Berkeley family seeking to buy a home.

**This ordinance is unnecessary as existing law already allows increased density:** Under State law SB 9 single family housing was outlawed and 2 houses may be built on each parcel as a matter of right. In addition under Berkeley's ADU law two additional smaller houses may be built on each parcel, thus allowing 4 houses on each lot. This allows for substantial increased density. Thus the argument that the Middle Housing ordinance is necessary to eradicate single family zoning (which some view as the result of racist redlining) is simply a red Herring.

**This ordinance ignores the climate impact of the contemplated density increase:** At a time when our cities are heating up more than ever, we need to preserve and increase green space, not pave over our gardens. We need trees and green spaces to cool us. While the ordinance limits buildings to 60 percent of a parcel, once ADUs and driveways are added parcels are likely to end up with as little as 10 percent open space. This will subject us to increased and unhealthy heat exposure.

**This ordinance would destroy the character of our city and destroy our quality of life:** Most of us have greatly enjoyed living in houses that are filled with sun light and surrounded by gardens. This will disappear when developers are allowed to build up to 9 units up to three stories high on each side of us, boxing us in between 35 foot walls, a mere 5 feet from our fences! We will have no recourse at all as the ordinance will allow this build-up as a matter of right, i.e. there will be no opportunity to negotiate or limit the development that will so greatly impact our homes.

**Public input has been largely disregarded and notices of this ordinance have been legally insufficient:** Most Berkeley residents have no idea that this ordinance is being considered. The zoning flyer which some of us received stating that our R1A zoning may be increased to R2 gave no indication of the radical density change this Middle Zoning ordinance would result in. The notice was thus legally insufficient. At the October meeting held in District 1 no discussion was permitted and no input was sought from district residents. This is not and should not be the Berkeley way of imposing radical housing changes on our residents.

For all of these reasons, I strongly urge you to vote NO on this ordinance. Instead allow SB 9 and the ADU law to increase density incrementally over the coming decade rather than force this radical transformation of our neighborhoods on us.

Sincerely, Anuja  
Anuja Mendiratta  
1647 10th Street Berkeley CA 94710

**Durr, Jasmine**

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**From:** Anuja Mendiratta <anu.productions@gmail.com>  
**Sent:** Tuesday, June 17, 2025 3:49 PM  
**To:** Berkeley Mayor's Office; Kesarwani, Rashi; City Clerk; Humbert, Mark; Lunaparra, Cecilia; Blackaby, Brent; O'Keefe, Shoshana; Tregub, Igor; Taplin, Terry  
**Subject:** Objection to the Middle Housing Ordinance -- Please Vote NO!!

**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 Mayor Ishi and Berkeley City Council Members:

As a long time Berkeley resident I **strongly urge you to vote NO on the Middle Housing ordinance**, which comes before you on June 26th. This ordinance would be a gift to developers. It would not accomplish the goals of retaining and increasing Berkeley's diversity, nor would it solve the housing crisis for low income residents. Given current laws which already allow for further density, this **environmentally unsound ordinance** is unnecessary and would destroy the character of our beloved city.

**Upzoning will drastically increase Berkeley housing prices:** Moving from R1/R2 to this so called Middle Housing zoning would effectively allow for 9 units on a single parcel ( including ADUs and density bonus) with a height of three stories and a set back from neighboring parcels of a mere 5 feet. This is a radical upzoning from current standards. What an incentive for developers to sweep into town, buy single family houses, raze them to the ground and build 9 units on each parcel with the certainty of a huge rental profit for decades to come! The purchase prices they can afford will most likely outstrip any offer by an ordinary Berkeley family seeking to buy a home.

**This ordinance is unnecessary as existing law already allows increased density:** Under State law SB 9 single family housing was outlawed and 2 houses may be built on each parcel as a matter of right. In addition under Berkeley's ADU law two additional smaller houses may be built on each parcel, thus allowing 4 houses on each lot. This allows for substantial increased density. Thus the argument that the Middle Housing ordinance is necessary to eradicate single family zoning (which some view as the result of racist redlining) is simply a red Herring.

**This ordinance ignores the climate impact of the contemplated density increase:** At a time when our cities are heating up more than ever, we need to preserve and increase green space, not pave over our gardens. We need trees and green spaces to cool us. While the ordinance limits buildings to 60 percent of a parcel, once ADUs and driveways are added parcels are likely to end up with as little as 10 percent open space. This will subject us to increased and unhealthy heat exposure.

**This ordinance would destroy the character of our city and destroy our quality of life:** Most of us have greatly enjoyed living in houses that are filled with sun light and surrounded by gardens. This will disappear when developers are allowed to build up to 9 units up to three stories high on each side of us, boxing us in between 35 foot walls, a mere 5 feet from our fences! We will have no recourse at all as the ordinance will allow this build-up as a matter of right, i.e. there will be no opportunity to negotiate or limit the development that will so greatly impact our homes.

**Public input has been largely disregarded and notices of this ordinance have been legally insufficient:** Most Berkeley residents have no idea that this ordinance is being considered. The zoning flyer which some of us received stating that our R1A zoning may be increased to R2 gave no indication of the radical density change this Middle Zoning ordinance would result in. The notice was thus legally insufficient. At the October meeting held in District 1 no discussion was permitted and no input was sought from district residents. This is not and should not be the Berkeley way of imposing radical housing changes on our residents.

For all of these reasons, I strongly urge you to vote NO on this ordinance. Instead allow SB 9 and the ADU law to increase density incrementally over the coming decade rather than force this radical transformation of our neighborhoods on us.

Sincerely, Anuja  
Anuja Mendiratta  
1647 10th Street Berkeley CA 94710

**Durr, Jasmine**

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**From:** Kera Bartlett Binns <KeraBBinns@gmail.com>  
**Sent:** Tuesday, June 17, 2025 8:23 AM  
**To:** All Council  
**Subject:** Support for Middle Housing in Berkeley – It's Time to Get This Done

**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 Mayor Ishii and Members of the Berkeley City Council,

My name is Kera Binns, and I'm writing today as a South Berkeley homeowner, a BUSD parent, and a proud City commissioner to express my strong support for the Middle Housing Ordinance.

I live in a neighborhood that already reflects the very best of what this policy can help achieve: gentle density, diversity of housing types, and a welcoming, multigenerational community. Our block is home to families of all kinds living in duplexes, triplexes, small apartment buildings, and single-family homes—sharing gardens, building relationships, and contributing to the vibrant fabric of our city. This kind of middle housing has long been a part of Berkeley's history, and it should be a bigger part of our future.

The Middle Housing Ordinance is the product of years of public process and planning. It's time to act. We can't meet our climate goals or deliver on our commitment to racial and economic equity without meaningful zoning reform. We owe it to future generations—including our own children—to ensure that Berkeley remains a place where people of all incomes and backgrounds can put down roots.

This ordinance is a step in the right direction, and I encourage you to make it even stronger by removing arbitrary limits on the number of homes per acre. The existing regulations on building size and form already provide appropriate guardrails. If we can create more homes within that envelope, we should. Our zoning should encourage creativity, sustainability, and affordability—not stand in the way of them.

We cannot let fear or delay tactics block this long-overdue progress. Please vote yes on the Middle Housing Ordinance on June 26, and show that Berkeley is ready to lead once again.

Sincerely,  
Kera Binns

Durr, Jasmine

**From:** JJ <jai@mightysmallfilms.com>  
**Sent:** Monday, June 16, 2025 8:20 PM  
**To:** All Council  
**Subject:** Absolutely vote NO on the Middle Housing Plan

**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 Mayor Ishii and City Council Members:  
 From Jai Jai Noire, District 2

It is imperative that you vote NO on this false and poorly designed Middle Housing Plan. Not only has there been no transparency with the process to this plan with public hearings, but it will only make the current housing and living situation far worse. For over 12 years we have heard real estate developer lies that "more units" will ease the "shortage of housing" and that 'more units would generate competition in rent prices.' Have we seen this? Nope. Prices have gone **up** while these new buildings have perpetual "Lease Now" or "For Rent" signs on them. Ground floor retail space remains vacant. Small businesses have been priced out as building owners seek to cash in on this anticipated corporate acquisition of properties. What happened to that vacancy fee that was supposed to be levied? It is no secret that the Mayor and a number of council members received generous campaign donations from corporate real estate interests, so the optics are that your hearts are with your political career future and not with the people you have been elected to serve.

The new building units will not be affordable to current Berkeley people, particularly low income seniors, working class people and students (at least those whose parents are not multi millionaires.)

The money from Measure U1 will be stolen. We will not forget.

Much of this new construction is not built to last and is ghastly ugly. What is this architectural style called? "Modern Prison Chic?" Do you not remember the Irish students who were killed and injured in the balcony collapse at the "luxury" Kittridge (now K-Flats) apartments? That building was less than 10 years old. I know of other newer buildings plagued with poor construction issues.

West Berkeley and South Berkeley need truly affordable housing, not more faux-luxury overpriced units blocking out people's solar panels and vegetable gardens.

Truly affordable means that someone working 40 hours at \$15 per hour is bringing in **before** taxes, \$2400 per month. At the "30% of monthly income budget rule" that means we need units at around \$600-700 per month. Sound crazy? Sorry, but that's reality. **You were elected to come up with creative solutions, not to hand things over to developer greed, tell the citizens to screw off, and hope it all works out.**

And the people who do have the incomes to move to Berkeley and into these places, where will their dog walker/cat sitter live? Their vet tech? The house cleaner? Delivery driver? Retail clerk or barista? Their bike repair person? Home health care worker?

Berkeley politicians have become little Trump's, albeit with more diverse friends and better public manners. Stop the real estate developer grab. Build, but build only what we need (units priced under \$1000 including utility costs..)

Respectfully,

Jai Jai Noire

Durr, Jasmine

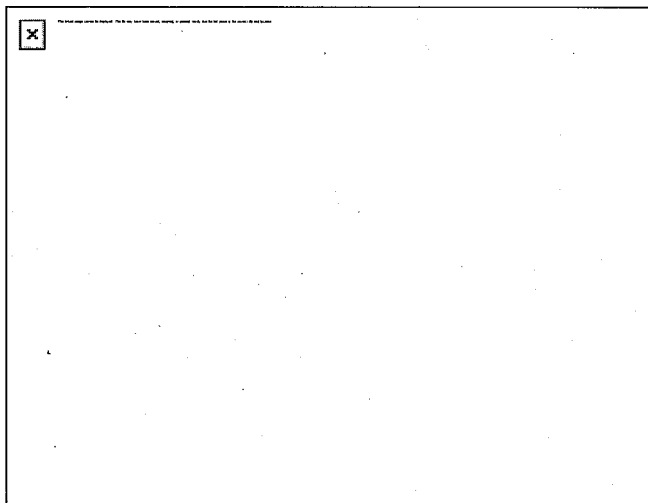
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**From:** Mary Claire Heffron <mcheffron@gmail.com>  
**Sent:** Monday, June 23, 2025 8:14 AM  
**To:** All Council  
**Subject:** New zoning proposals

**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 disagree with the proposed zoning changes that would allow for more building on existing lots. I am in favor of development of housing on former industrial or business areas or current vacant lots. The proposed zoning changes would cause parking problems, less open space and a general reduction in the quality of life. There are also houses that are vacant or abandoned for years in my neighborhood and others. I would advise the council to pay attention to these areas. Also, I live on Carleton street at Mabel. There is a huge vacant railway throughway that has been promised as park for many years. Perhaps this could incorporate some housing as well, but please pay attention to this blighted space which is in south Berkeley.

Mary Claire Heffron Ph.D. California Reflective Practice Mentor  
Medical Staff Emeritus, UCSF Benioff Children's Hospital Oakland  
Zero to Three Academy of Fellows  
Reflective Supervision Collaborative <https://www.swhd.org/rsc/>



Durr, Jasmine

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**From:** Sam Greenberg <greenberg.sam.j@gmail.com>  
**Sent:** Monday, June 23, 2025 8:07 AM  
**To:** All Council  
**Subject:** East Bay for Everyone & East Bay YIMBY: SUPPORT for Middle Housing Ordinance and Removal of Maximum DU/AC  
**Attachments:** EB4E Middle Housing Letter.pdf

**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 Mayor Ishii and Berkeley City Council Members,


Please see attached a letter from East Bay for Everyone and East Bay YIMBY in support of the Middle Housing ordinance. To meet our Housing Element commitment and allow more multi-unit homes in high-resource neighborhoods, the Berkeley City Council must pass the Middle Housing ordinance without delay. However, for the work put into this policy to pay off, it must permit feasible and affordable new homes to be built by removing the arbitrary restriction on maximum dwelling units per acre.

Thank you for your leadership.

Best,

Sam Greenberg  
*East Bay for Everyone Board of Stewards Member*

**EAST BAY**   
**FOR EVERYONE**

 **EAST BAY  
YIMBY**

June 23, 2025

Dear Mayor Ishii and Berkeley City Council Members,

Thank you for bringing the Middle Housing ordinance to the Council for approval on June 26th. Through our Housing Element process in 2021-2023,<sup>1</sup> Berkeley committed to Affirmatively Further Fair Housing by amending our Zoning code and developing objective standards “to allow multi-unit development on one lot in the lower density districts,” “by December 2023.” This policy, intended to ensure that at least 15% of new units in our 2023-2031 Housing Element cycle are built in higher-resource areas, is overdue. To meet our Housing Element commitment and allow more multi-unit homes in high-resource neighborhoods, **the Berkeley City Council must pass the Middle Housing ordinance without delay.**

**However, for the work put into this policy to pay off, it must permit feasible and affordable new homes to be built by removing the arbitrary restriction on maximum dwelling units per acre.** With high interest rates and mounting land and construction costs, it is difficult to replace a one-unit home with only a few additional homes. Studies show that more homes need to be permitted to make small-lot development feasible,<sup>2,3,4</sup> but the current Middle Housing Ordinance draft would limit new housing to three to six homes per lot, even if additional homes wouldn't impact the building envelope at all. If lots are limited to three to six homes as under the current draft,<sup>5</sup> the economic incentive will be to make them large and unaffordable — if they even pencil at all.

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<sup>1</sup> [https://berkeleyca.gov/sites/default/files/documents/Berkeley\\_2023-2031%20Housing%20Element\\_02-17-2023v2\\_0.pdf](https://berkeleyca.gov/sites/default/files/documents/Berkeley_2023-2031%20Housing%20Element_02-17-2023v2_0.pdf)

<sup>2</sup> <https://www.urban.org/urban-wire/small-apartment-buildings-can-help-address-housing-shortages-high-land-costs-and>

<sup>3</sup> <https://www.lewis.ucla.edu/research/building-small-assessing-feasibility-of-5-to-10-unit-projects-in-california/> This study, commissioned by the City and County of San Francisco, found that a fully market-rate, 5-unit project on a typical single-family lot would not pencil either in San Francisco or in Los Angeles – even with a \$50,000 subsidy per unit. Berkeley's land and construction costs lie in between Los Angeles and San Francisco.

<sup>4</sup> <https://turnercenter.berkeley.edu/research-and-policy/making-missing-middle-pencil-the-math-behind-small-scale-housing-development-2024/>

<sup>5</sup> See minutes for the July 23, 2024 Regular Council Meeting. Density caps range from 40 DU/A in the R-1 district to 60 DU/A in the R-2A zone. Although they describe this density as resulting in 5-7 units, that assumes a lot size of 5,000 square feet, and there are a large number of smaller single-family lots in Berkeley that, being more affordable to builders, should be more hospitable to small-scale development.

<https://berkeleyca.gov/sites/default/files/documents/2024-09-10%20Item%2005%20Minutes%20for%20Approval.pdf>

The form-based setback and height controls in the Middle Housing ordinance address the shape and size of the new buildings. This is the essence of **form-based code**, where we plan for the building *footprint*, not how architects design the *interior* of a building. Limits on maximum dwelling units per acre in the ordinance, however, would only artificially limit how many homes could be included in the same-sized building. We should allow architects to creatively provide more homes within the same building footprint and mass, under existing building code, rather than imposing new zoning limits that risk making projects infeasible or only yielding new homes that are too large and expensive.

By prescribing the number of doorbells on new buildings, we would prevent much new housing from being built to begin with. More housing is good, and the voters agree; now it's time to follow through on that commitment and approve an ordinance that actually results in new housing being built. Whether the Middle Housing ordinance results in zero, few, or many new homes will depend how feasible its rules are. Recognizing this, the City of Sacramento has already removed limits on maximum dwelling units per acre in its middle housing ordinance for the same reasons we cite above, and Cambridge has gone even further by allowing six-story residential buildings citywide.

The Council should err on the side of ambition when adopting the Middle Housing Ordinance. It's better to start with a policy that leads to many new applications that serve as the basis for further analysis and fine-tuning than one that leads to no applications and leaves everyone scratching their heads. This years-long process should not be wasted on a result that yields no results.

Perhaps adding a restriction on maximum dwelling units per acre made sense in last year's political context. But the pro-housing consensus is stronger now than then. We can do better. We can make our values reality. We can make Berkeley affordable for everyone.

Sincerely,

John Minot-Schwartz (Co-Executive), and  
the 2,000+ members of East Bay for Everyone

Sarah Bell, chapter lead  
East Bay YIMBY

Durr, Jasmine

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**From:** charlie koven <ckoven@gmail.com>  
**Sent:** Monday, June 23, 2025 6:52 AM  
**To:** All Council  
**Subject:** Strengthen the Missing Middle Ordinance to Meet Berkeley's Climate Commitments  
**Attachments:** Letter\_MissingMiddle\_Koven.pdf

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 Mayor and City Councilmembers,  
Please see attached letter in support of strengthening the Missing Middle Ordinance.  
Cheers,  
Charlie Koven

June 22, 2025

**Subject: Strengthen the Missing Middle Ordinance to Meet Berkeley's Climate Commitments**

Dear Mayor and City Councilmembers,

I urge you to adopt and strengthen the Missing Middle Ordinance. This ordinance represents a vital step forward in aligning Berkeley's land use policies with its climate goals. But to fully deliver on its promise, the ordinance should be slightly amended.

**Raise the Dwelling Units Per Acre Limit**

Berkeley's shift toward form-based zoning—focusing on three-story height limits, setbacks, and lot coverage—is a thoughtful, climate-conscious strategy. Yet by retaining a restrictive cap on dwelling units per acre, the current draft arbitrarily limits the number of homes that can fit within these sustainable building forms. This undercuts the city's ability to increase infill housing near jobs, services, and transit.

Raising the dwelling unit cap would:

- Allow more low-carbon housing options without changing the scale or design of buildings
- Maximize the use of land already served by infrastructure, reducing sprawl
- Support climate-friendly living by enabling more people to live in walkable, bikeable neighborhoods

Transportation is the largest source of greenhouse gas emissions in California. As Berkeley's own Climate Action Plan acknowledges, the most effective way to cut these emissions is to reduce driving by building more homes in existing neighborhoods. Missing Middle housing is the single best land-use strategy to achieve this.

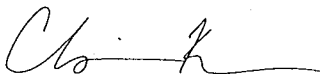
**Now Is the Time**

The Missing Middle Ordinance has already garnered strong support from leading climate organizations who recognize that infill housing is a cornerstone of any serious climate strategy.

Without this amendment, the ordinance risks falling short of what the climate crisis demands. Berkeley has long claimed climate leadership—now is the time to prove it. For the sake of our planet, I urge you to adopt the Missing Middle Ordinance on June 26, 2025.

Thank you for your leadership and vision.

Sincerely,



Charlie Koven

Climate Scientist, Lead Author IPCC Sixth Assessment Report

Durr, Jasmine

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**From:** Phoebe Thomas Sorgen <phoebes0@earthlink.net>  
**Sent:** Monday, June 23, 2025 12:25 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on "middle housing" ordinance June 26!

**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 Mayor Ishii and members of the Berkeley City Council:

Please vote DOWN the so-called "middle housing" ordinance on June 26th because it is ill-conceived in the following ways, and more:

- **It's not equitable:** Berkeley needs AFFORDABLE housing. This proposal permits conversion of homes into market-rate rentals, which won't help low-income and ordinary working people, 3 stories tall with an additional ADU in the backyard. Developers will snap up distressed owner-occupied properties for redevelopment, creating further gentrification. The ordinance would create a minuscule number of "affordable" units. Unacceptable!
- **It's not ecological:** It allows huge lot coverage and (with the density bonus) soaring heights. Backyards will disappear, making Berkeley a concrete jungle, increasing flood risk, and shading out solar panels. Unacceptable!
- **There's been no outreach or real community involvement:** Residents haven't been notified, town halls haven't been held, and our voices have not been part of the process of developing this ordinance. Other cities, such as Seattle and Sacramento, had ample community involvement before rezoning for middle housing. Why did NONE of you attend the related Berkeley Neighborhood Council open meeting at Ed Roberts Campus on June 12? You were all MIA, which is unacceptable!
- **Much additional required infrastructure is required.** Such a huge increase in population puts demands on the water system and electrical grid and city services, not to mention parking, already in short supply. Our police and fire departments are already understaffed and overworked! What about our roads? What about evacuation during emergencies?

Sincerely,

Phoebe Thomas Sorgen, Berkeley homeowner since 1989

Durr, Jasmine

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**From:** Mary Wrenn <marywrenn@comcast.net>  
**Sent:** Sunday, June 22, 2025 10:15 PM  
**To:** All Council  
**Subject:** Middle Housing June 26, 2025

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 Council Members:

I am a longtime resident of District 3 and I am opposed to the Middle Housing proposal before the council. It is too extreme; the buildings being proposed are too large and the development standards too drastic. Protections for solar panels should be incorporated into the zoning. I would support up to four units as originally proposed. Please don't sacrifice the livability of our wonderful neighborhoods.

Mary Wrenn

Sent from my iPhone

Durr, Jasmine

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**From:** Kesarwani, Rashi  
**Sent:** Sunday, June 22, 2025 9:39 PM  
**To:** Christopher Hamilton; All Council; Berkeley Mayor's Office; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Re: Vote NO on Missing Middle Upzoning Ordinance

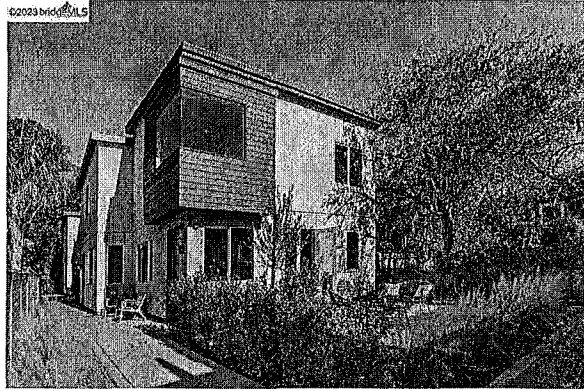
Dear Christopher,

Thank you for reaching out with your concerns about the proposed Middle Housing Ordinance. I appreciate your engagement on this legislation that seeks to address the lack of affordable homes for our middle-class workers like teachers, nurses, and first responders. These middle-class workers generally earn too much to qualify for below-market-rate deed-restricted affordable housing but too little to afford the median home sale price—now a staggering \$1.7 million. And yet, our teachers, nurses, and first responders are essential to keeping our city functioning, and that's why it's important to create opportunities for starter homes to own as well as rental homes in which our middle-class workers can raise their families. Contrary to what you may have heard, the concept of middle housing was first introduced by the City Council in 2019 (I was a co-sponsor of that legislation), and community engagement began in earnest by our City's Planning Department in 2021—with more than 40 public convenings taking place to date.

Here are three key points about the proposed Middle Housing Ordinance that I want you to know:

**1. Middle Housing is "Middle" in Scale, Designed to Fit into Existing Residential Neighborhoods.** The Middle Housing Ordinance proposes a height limit of 35 feet, or three stories—the same height limit that is currently allowed in our residential neighborhoods. This height limit was proposed by our Planning Department staff after they received community concerns about solar access impediments, overall bulk, and other impacts that could result from larger buildings. Staff further propose that the maximum height step down to 22 feet within 15 feet of the rear property line to promote greater backyard sunlight and solar access for the adjacent rear property. In addition, the side setbacks of four feet as well as the combined front- and rear-setback of 20 feet are consistent with the existing built environment of our residential neighborhoods. I encourage you to take a walk in your neighborhood to observe how these height and setback standards are similar in scale to the existing homes and apartment buildings. By restoring the flexibility that used to exist for the number of units that can be included on a parcel, our intention is to help more of Berkeley's middle-class workers stay in the community they serve.

**2. Middle Housing Will Pave the Way for More Starter Homes, Unlocking Multigenerational Wealth for Communities that Have Traditionally Been Locked Out of Homeownership . . .** As I have noted, middle housing is intended for middle class workers who power our city, particularly the next generation of workers who are priced out of the existing single-family home that sells for \$1.7 million. The Middle Housing Ordinance—and a companion piece of legislation I have introduced related to subdividing residential parcels—will make it easier to create smaller starter homes that sell for hundreds of thousands less than \$1.7 million. The idea is that a homeowner with a large parcel of, say, 7,000 square feet could subdivide their large backyard to accommodate two starter homes. In the few instances in which this has occurred in our City, the results have been impressive. For example, on Hearst Avenue in my district, two condos were created on a single parcel—pictured below—with each selling for less than \$1 million.



... ***But Will Do So Incrementally.*** One important factor to keep in mind is that zoning changes alone cannot alter other market factors, such as the high cost of acquiring a parcel, construction costs, and interest rates, along with the simple reality that most homeowners are not interested in developing their parcel in this way. The City's environmental impact report found that—at most—we could expect about 200 homes citywide to be built per year using the Middle Housing Ordinance, although our Planning Director expects the real amount to be around 100 per year. This is a similar order of magnitude to the number of backyard cottages that are built every year, which are also allowed on all residential parcels citywide. The bottom line: just because the zoning code allows something to be built, other market factors constrain the number of homes. And yet, for the 100 families who could potentially own a home in our community that they otherwise could not afford, this change will be transformative.

***3. Middle Housing Protects Existing Tenants, Pays Fees to Fund Below-Market-Rate Deed Restricted Affordable Housing, and Pays Fees to Support Our Public Schools.*** Berkeley has some of the strongest tenant protections in the country. If a property owner wants to redevelop a parcel for middle housing using an existing unit in which a tenant resides, they would be required to provide a comparable unit at a similar rent level to the tenant as well as a right to return. This protects tenants and also is a strong disincentive for the Middle Housing Ordinance to be used to demolish existing occupied units. Other important benefits provided by Middle Housing include the requirement to pay into our Housing Trust Fund to support the creation of below-market-rate deed-restricted affordable housing, such as the kind that we are creating at the Adult School for Berkeley Unified workers. Middle housing developments will also be required to pay a fee to support our public schools.

Please let me know if you have any further questions about this well-researched, thoroughly-vetted proposal, which has received significant review and community input over four years.

Sincerely,

Councilmember Rashi Kesarwani

Rashi Kesarwani (she/her)  
Council Member, District 1  
rkesarwani@cityofberkeley.info

Office: (510) 981-7110

Visit My Website: <http://www.rashikesarwani.com/>

Sign up for our [District Newsletter](#)

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**From:** Christopher Hamilton <ceh41845@gmail.com>

**Sent:** Monday, June 2, 2025 12:15 PM

**To:** All Council <council@berkeleyca.gov>; Berkeley Mayor's Office <Mayor@berkeleyca.gov>; Kesarwani, Rashi <RKesarwani@berkeleyca.gov>; Taplin, Terry <ttaplin@berkeleyca.gov>; Bartlett, Ben <BBartlett@berkeleyca.gov>; Tregub, Igor <ITregub@berkeleyca.gov>; O'Keefe, Shoshana <SOKeefe@berkeleyca.gov>; Blackaby, Brent <BBlackaby@berkeleyca.gov>; Lunaparra, Cecilia <CLunaparra@berkeleyca.gov>; Humbert, Mark <MHumbert@berkeleyca.gov>

**Subject:** Vote NO on Missing Middle Upzoning 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.

So much of the talk about this proposal is misleading. People don't understand that it doesn't deal with middle-income housing, but rather with further densifying our city. The false promises of future reduced housing costs as a result of this proposal are pie in the sky.

If greater density were the answer to bringing down the cost of housing, cities like San Francisco and New York would be quite affordable

Greater density poses serious fire hazards due to fires much more easily jumping from structure to structure. The effect of greater density on insurance rate will add to the unaffordability of housing.

When the uproar over this beknighted proposal first came before the BCC, members promised to hold open discussions in each council district. Only two did so. Transparency over this proposal is still sorely lacking.

The worst aspect of this is the city's rush to enact such a sweeping change. The plan currently before council far exceeds the original concept. When its contents became known last year and residents in the hills found out the dangers it posed to them, the city immediately exempted the high fire zone area.

The city should give the same consideration to the residents in the flats, particularly those in the equity zones. Imposing this behemoth change on the rest of the city is especially heinous when you see leaders saying the proposal is to achieve better equity in areas of town where the existing structures are least expensive and therefore most attractive to the developers that our leaders are catering to. This is gentrification in the making.

There's no need to rush this through in June. Many of you have said the cost of construction and interest rates don't make this time period ripe for developers to actually build any of what the proposal would allow.

Please DO NOT PASS this so-called missing middle ordinance. It is under-researched, under-discussed by city residents, and problematic in equitable, environmental, and livability aspects. Hold town hall meetings in all areas of town, allowing debate and a free exchange of ideas among residents. Let's really understand the problems we are trying to solve with rezoning before we go off half-cocked with narrowly focused 'solutions' that invite more problems than they solve. Thank you.

Christopher Hamilton

Durr, Jasmine

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**From:** Dietmar Lorenz <dlorenz@dsaarch.com>  
**Sent:** Sunday, June 22, 2025 7:09 PM  
**To:** Berkeley Mayor's Office; All Council  
**Cc:** Planning Commission; Klein, Jordan; nico@berkeleyside.org  
**Subject:** Zoning Ordinance Amendments Relating to Middle Housing  
**Attachments:** 2025.06.22 Middle Housing letter.pdf

**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.

Mayor Ishii, members of the Council -

I'm an architect who has practiced in Berkeley since 1997, and having worked on smaller residential projects, I can attest that the current zoning rules can be tedious and sometimes onerous and that reforms are in order. When negotiating conflicts between our clients and opposing neighbors, I always explained that zoning serves dual purposes: It needs to facilitate the development rights of property owners as well as protect the neighbors from undue negative impacts. The current Middle Housing proposal largely omits the protection component and leaves no opportunity for recourse at all.

I have been vocal in supporting Middle Housing as a means to increase opportunities for first-time homebuyers, for folks pooling their resources to share a duplex, triplex, or quadruplex, for multi-generational living, or small-scale co-housing. However, the current proposal overshoots that mark and opens the door to profit-driven developers who can crowd out the family-friendly scenarios that probably most supporters of Middle Housing envision. Virtually all flyers, media articles, and photos I've seen in City presentations show these smaller-scale scenarios, not apartment buildings.

The primary flaw in the current proposal is the lack of consideration of the cumulative effects of the base zoning plus the ADU allowances, and the potential for State Density Bonus projects that would overrun whatever form-based zoning was intended. I suppose that fervent density-at-all-cost advocates wouldn't mind 42'x91' 5-story apartment blocks landing on typical 50'x100' lots [Note to planners, the rear portion would be attached 2-story ADUs]. But that would not only degrade the existing urban context, but such buildings would also impair each other. The test for a successful typology is that it could be replicated on each parcel, and this is the wrong approach for the long and skinny parcels of the residential neighborhoods in question.

After speaking during public comment at the Planning Commission, several fellow Berkeleyans approached me to help decipher the proposed zoning metrics, especially the Density Bonus aspect, which is an issue zoning staff has been downplaying, just as the role of ADUs usually only gets mentioned as an aside. Zoning staff argued that the lack of Density Projects in R-3 and R-4 proves that Density Bonus projects are unlikely on small parcels, but the R-3 and R-4 lot coverage allowances are much lower than the 60% under consideration now, and they were developed under very different market conditions. Moreover, inquiring with developers if they'd consider Density Bonus projects is like asking the fox who is guarding the hen house. If you don't intend for 5-story buildings to land in small-scale residential blocks, don't allow them in the first place. One way to achieve that is limiting the number of primary units to four, plus ADUs.

Here is an analysis of different outcomes under the proposed Middle zoning for a typical 5,000 sf lot that includes ADUs in the lot coverage and FAR calculations, even though ADUs under 800 sf are exempt. Any building has real-world impacts, so ignoring the cumulative effect would be misleading, which is why I also include ADUs in the total unit tally.

Here are some scenarios for a typical 5,000 sf lot:

1) 6 units (1,500 sf average) = 6 units total, 9,000 sf floor area, 3-story, 60% lot coverage, **FAR 1.8**

2) 6 units + 2 ADUs (2x 800 sf) = 8 units total, 10,600 sf floor area, 3-story, 76% lot coverage, **FAR 2.1**

3) 6 unit + 3 density bonus units = 9 units total, 13,500 sf floor area, 5-story, 60% lot coverage, **FAR 2.7**

4) 6 unit + 3 density bonus units + 2 ADUs (2x 800 sf) = 11 units total, 15,100 sf floor area, 5-story, 76% lot coverage, **FAR 3.0**

As noted above, a good strategy to guard neighborhoods from being overrun by speculators and to increase the chances for moderate-scale, locally owned development, is to limit Middle Housing on small parcels to four units plus ADUs, as in these alternative scenarios for a typical 5,000 sf lot:

A) Current R-2 zoning, with *doubled density* allowance of 1 unit per 1,250 sf lot area: 4 units (1,313 sf average) + 2 ADUs (2x 800 sf) = 6 units total, 6,850 floor area, 3-story, 56-72% lot coverage, **FAR 1.4**

B) Current R-2 with *doubled density* allowance and *50% lot coverage* for 2-story (now 40%), and 40% for 3-story (now 35%), plus detached ADUs (de facto adding 16-32%), *plus 2 attached ADUs*: 4+2=6 units (833 -1,000 sf average) + 2 ADUs (2x 800 sf) = 8 units total, 6,600-7,600 sf floor area, 56-76% lot coverage, **FAR 1.5**

There is a need for streamlining the zoning ordinance, such as unifying the building separation at 5ft and doing away with onerous requirements such as AUPs for additions over 14ft, which always get approved after all. I'd also support the reduction of front setbacks to allow for more flexibility. But there is merit in adjusting lot coverage based on the number of stories, and/or step-backs on the third floor (or daylighting planes), and differentiating interior lots and corner lots. Such regulations are the product of careful considerations and are objective and evidence-based (sun angles), and it seems nonsensical to trade the scalpel for a blunt tool and a shotgun approach when the goal should be the responsible and contextual blending of higher densities into the residential neighborhoods.

Many density advocates seem to be mainly focused on the total unit count, but the proposed rules diminish the chances for the creation of the truly *missing* middle: relatively affordable opportunities for first-time homebuyers and young families. For that, we don't need more apartment buildings, which are already sprouting along the Avenues and TODs, but rather the smaller end of the Middle Housing spectrum: Duplex/triplex/fourplex typologies (plus ADUs) still foster local ownership and incentivize reasonable densities and growth without massively overbuilt residential lots

which create significant negative externalities for their surroundings and the community at large.

Thank you for your consideration,  
Dietmar Lorenz

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**d s a architects**

dietmar lorenz

architect

1107 virginia street | berkeley | california 94702

510.526.1935 | [www.dsaarch.com](http://www.dsaarch.com)

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Thank you for your consideration,  
Dietmar Lorenz

**Durr, Jasmine**

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**From:** Bonnie <notan@earthlink.net>  
**Sent:** Sunday, June 22, 2025 2:02 PM  
**To:** All Council  
**Subject:** Re: Opposed to Amendment of Berkeley Municipal Code Title 23

**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.**

To the Berkeley City Council:

I strongly oppose the adoption of the ordinance amending Berkeley Municipal Code Title 23 that encourages development of "middle housing" in Berkeley zones R-1, R-1A, R-2, R-2A and MU-R on the grounds that it does not specify the preservation of the precious architectural heritage of our neighborhoods. This is not a NIMBY argument. I would have no problem with new construction in my circa 1910 Craftsman style neighborhood that observed its architectural character. An excellent example are the 6 units at 6405 Benvenue Avenue at Alcatraz. I believe that we homeowners in Berkeley are custodians who have a responsibility to protect our architectural heritage for future generations. Insertion of housing units that are out of scale and of unbecoming styles would ruin our neighborhoods and in doing such, would greatly reduce property values.

Respectfully,  
Bonnie Mattison  
2960 Magnolia Street  
Berkeley, CA 94705

**From:** busayc@gmail.com  
**Sent:** Sunday, June 22, 2025 1:10 PM  
**To:** All Council  
**Subject:** In support of the middle housing 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 resident of district 1 and am writing in support of passing the middle housing ordinance this Thursday.

Thank you for prioritizing the need for housing,  
Corey Busay

Durr, Jasmine

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**From:** Michai Freeman <michai.freeman@gmail.com>  
**Sent:** Sunday, June 22, 2025 12:01 PM  
**To:** All Council  
**Subject:** Middle Housing Leaves Out Housing Berkeley Residents Need

**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 Council,  
Middle Housing is housing that will not address the needs of the poor and very-low-income Berkeley residents. It will cause uneven and disconnected cityscapes, more gentrification, and continue to further inequality and economic racism in Berkeley. Listen to communities that seek solutions rooted in community and transparency.

I oppose Middle Housing and changing zoning laws to facilitate it. I also oppose defunding or diverting funds from the tiny (or small) homes program.

From,  
T. Michai Freeman  
District 1

**Durr, Jasmine**

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**From:** Zipporah Collins <zipporahc@sonic.net>  
**Sent:** Sunday, June 22, 2025 11:38 AM  
**To:** All Council  
**Subject:** Middle Housing item 1, Special meeting, 6/26/25

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 Mayor Ishii and Councilmembers:

I'm a longtime supporter of increasing affordable housing in Berkeley. The housing crisis here is largely a shortage of affordable, low-income, and very-low-income housing. Market rate housing has more than met the demand and has vacancies. Some market-rate buildings stuff multiple students into relatively small units because the university does not build enough to meet its own increasing students' needs.

Reliable studies repeatedly show that building more market rate housing does NOT "trickle down" to increase available low-rent housing stock. The current middle-housing has no requirement for ANY affordable units. This is a major defect that must be fixed before you adopt the proposal, or the upzoning plan will fail and cause grave harm to the city.

Another defect of the plan is its severe reduction in setbacks, increase in lot coverage, and reduction in open space, which are counter to the city's plans to mitigate climate change in Berkeley and reduce the risk of flooding, especially in South and West Berkeley, where the upzoning is expected to have the greatest impact. Please fix this before passing the proposal.

A third defect of the plan is that it is likely to occur in our least wealthy neighborhoods, displacing even more Black people, other people of color, low-income workers, retirees trying to survive on fixed incomes, and people living with disabilities on low incomes. Do you really want to do this? I don't think you are that heartless and blind to the needs of our diverse population.

A fourth problem is that the state density-bonus law will allow greater than 3-story building heights for each affordable unit on the property. Please do require at least one (and possibly more) affordable units in this proposal, but you can specify limits to the increase in density in terms of height, shading nearby solar panels, and preserving green space. Get expert advice on this.

Others have pointed out several more issues with the proposal. I'm trying to focus on the most crucial problems, in hopes that you'll consider them and fix them right now.

Please take more time to consider what will really work to create more needed housing in Berkeley. Consult with professional experts who will present details of what other cities have done in their Middle Housing plans; I've heard that Sacramento's plan has several good aspects that Berkeley's plan lacks.

I expect you've had a lot of pressure from real estate developers and others who have something to gain from this massive, broad impact, long-term plan. Please don't vote to approve this proposal without getting objective expert opinions and facts about likely impacts, and without fixing the foreseeable flaws the current proposal bears. Thank you.

Zipporah Collins  
District 5  
Resident of Berkeley since 1962

Durr, Jasmine

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**From:** Susan Henderson <susan.henderson@mac.com>  
**Sent:** Sunday, June 22, 2025 9:59 AM  
**To:** All Council  
**Subject:** Social Housing (Letter responsive to Middle Housing zoning change)

**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.

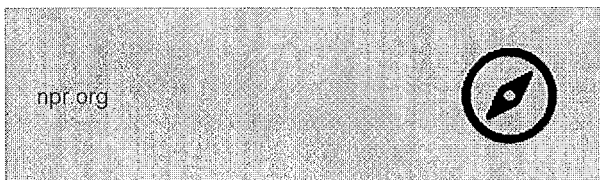
Dear Mayor and Council Members,

Affordable and supportive of all size of families, Social Housing is something for our progressive City to consider — it would provide housing for more more people and considers our diverse human needs (including aging-in-place), livability, climate change, and socialization. Much more likely to address affordability and make Berkeley an even better place to live than the current focus on private developments and Middle Housing. I urge you to hold off on zoning changes for now and think bigger and better.

For a good overview check out these resources:

1. **NPR: Could this city be the model for how to tackle the housing crisis and climate change?**

JUNE 15, 2025



2. **Beyond the Minimum: How Social Housing Can Fully Include Disabled People**  
(Written by Berkeley's Mary Lou Breslin, founder of Disability Rights Education & Defense Fund - DREDF)

Beyond the Minimum:  
How Social Housing  
Can Fully Include  
Disabled People

Issue brief by Mary Lou Breslin & Syd Pickern



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PDF Document · 1.2  
MB

Warmly,  
Susan Henderson  
Tenth Street

Durr, Jasmine

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**From:** Cheryl Fippen <clfippen@gmail.com>  
**Sent:** Sunday, June 22, 2025 7:40 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** I object to the Middle Housing proposal: Vote NO

**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 Mayor and Berkeley City Council,

As a resident of the flats I have long appreciated the many housing options represented in our neighborhoods. In addition to single family homes there are many one and two story apartment buildings that contribute positively to the mix. I agree that greater density on R-2 lots is not only possible but desirable in order to create more housing.

**However, I have major objections to the size of the buildings being proposed in the Middle Housing proposal.** I am alarmed that three stories would be the norm and am frankly angry that up to five stories could be allowed with no input from neighbors or regard for the ramifications in our neighborhoods. Three and five story buildings would dwarf their neighbors and ultimately force single family homeowners to sell at a discount to a developer. (Perhaps that is the goal.) This seems to me an unfair burden to expect of a huge swath of the City that includes a large part of south Berkeley that was red-lined for decades.

To be clear, I am strongly in favor of greater density in the areas highlighted in the Middle Housing proposal but **only if limited to two stories.** I urge you and the Council to return to the drawing board to find a solution that both creates more housing and respects the residents and neighborhoods that will be affected.

Respectfully,

Cheryl Fippen

**Durr, Jasmine**

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**From:** Evelyn Strickland <noreply@adv.actionnetwork.org>  
**Sent:** Saturday, June 21, 2025 1:22 PM  
**To:** City Clerk  
**Subject:** Strengthen the Missing Middle Ordinance: A personal note from a Berkley Resident

**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.

Berkeley Clerk Berkeley Clerk,

Dear Mayor and City Councilmembers,

My name is Evelyn Strickland, and I am a Berkley resident and public scientist working at the UC. I am originally from North Carolina, and I moved to the Bay area 7 years ago. As a transgender woman, life in NC was difficult, and the Bay area is my home now. I have been able to thrive here, and I truly am thankful that I had the chance to move to California and join this community. Berkley is beautiful, and I hope to stay in public research around UC Berkley or UCSF for the rest of my life if I can.

That said, this has not been easy either. Housing here is unaffordable for me, and I am worried about my ability as a public worker to ever be able to afford housing in this state. I want to live and build California as a beacon for \*all\* people; we need to live those signs in our front yards about how everyone belongs here. To do that, we must allow for more housing to be built here, and the Missing Middle Ordinance is a part of that. Furthermore, I urge you to adopt two essential amendments that will ensure this landmark policy delivers on its promise of enabling more equitable, accessible, and sustainable housing throughout Berkeley.

1. We need to raise the dwelling units per acre dramatically. All options from 90 to 100 and beyond should be considered based on location and need. We should not be limited to an outdated density formula that restricts things based solely on form like height or setback. In practice, a homeowner could build a code-compliant structure that fits harmoniously into the neighborhood, yet still be prohibited from adding one more modest home simply due to an outdated density formula. What we need is common sense reform.

As stated in the East Bay YIMBY letter:

"This disconnect between form and unit count leads to underutilized lots and missed

opportunities to create gentle infill housing that meets our community's evolving needs.

Raising the cap—where the form allows—would:

- Unlock more housing without changing a building's scale or appearance
- Eliminate unnecessary obstacles like variances and lot consolidation
- Enable seniors to downsize within their community, and make it possible for young people who grew up in Berkeley to return and stay"

I agree wholeheartedly with this thinking. This amendment doesn't change how buildings look—it simply allows them to accommodate the number of homes they can responsibly fit.

2. I agree with the proposal to "Equalize Density Across All Residential Neighborhoods (Excluding the Hillside Overlay)".

Again from the letter being circulated now:

"The ordinance currently allows only 40 units per acre (~4 units per parcel) in areas formerly zoned for single-family homes, while permitting 50–60 units per acre (~5-6 units per parcel) in historically redlined and underinvested neighborhoods. Whether intentional or not, this disparity reinforces the exclusionary patterns we seek to dismantle.

State law (Gov. Code § 65583(c)(10)) requires cities to affirmatively further fair housing by expanding access to opportunity-rich areas. Maintaining lower density in affluent neighborhoods undermines that mandate and shifts the burden of new housing onto communities that have already endured decades of disinvestment."

I again agree here that we must work to dismantle a exclusionary history and seek to build a Berkley we can all be proud of.

From the original letter as well:

"Equalizing density standards across all residential zones—except those in high fire-risk areas covered by the Hillside Overlay—would:

- Ensure that every neighborhood contributes fairly to addressing our housing crisis
- Align Berkeley's zoning with fair housing principles and contemporary planning best practices
- Promote racial and economic justice in housing policy

\*\*\*Six Years Later – Now Is the Time to Act\*\*\*"

This community has waited 6 years too long, and allowed too many public meetings to be dominated by those who seek to exclude others for their own personal gain. These two

amendments are critical to ensuring the Missing Middle Ordinance is functional and transformational.

This is in line with the values I hold so dear about Berkley. It is our moral imperative for those like myself who needed to move away from home and shelter in a place where I can truly be myself. It is a moral imperative such that my moving here does not displace other residents already living here. And finally it is a moral imperative that we increase how many people can live here for the climate. We have such good access to transit and can build more even to reduce car ownership and pollution. We don't need A/C as much as other areas in the state or the country, and this all works to lower our carbon footprint! Berkley can build more housing and stay beautiful and livable for \*all\* residents!

Thank you for your leadership in building a more inclusive, livable, and just Berkeley.

Sincerely,

Evelyn Strickland

UC San Francisco Postdoctoral Scholar

Berkley District 3

Evelyn Strickland

evlyn.strickland@gmail.com

1627 Woolsey St Apt 9

Berkley, California 94703

**Durr, Jasmine**

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**From:** Evelyn Strickland <noreply@adv.actionnetwork.org>  
**Sent:** Saturday, June 21, 2025 1:22 PM  
**To:** All Council  
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Berkeley City Council Berkeley City Council,

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State law (Gov. Code § 65583(c)(10)) requires cities to affirmatively further fair housing by expanding access to opportunity-rich areas. Maintaining lower density in affluent neighborhoods undermines that mandate and shifts the burden of new housing onto communities that have already endured decades of disinvestment."

I again agree here that we must work to dismantle a exclusionary history and seek to build a Berkley we can all be proud of.

From the original letter as well:

"Equalizing density standards across all residential zones—except those in high fire-risk areas covered by the Hillside Overlay—would:

- Ensure that every neighborhood contributes fairly to addressing our housing crisis
- Align Berkeley's zoning with fair housing principles and contemporary planning best practices
- Promote racial and economic justice in housing policy

\*\*\*Six Years Later – Now Is the Time to Act\*\*\*"

This community has waited 6 years too long, and allowed too many public meetings to be dominated by those who seek to exclude others for their own personal gain. These two

amendments are critical to ensuring the Missing Middle Ordinance is functional and transformational.

This is in line with the values I hold so dear about Berkley. It is our moral imperative for those like myself who needed to move away from home and shelter in a place where I can truly be myself. It is a moral imperative such that my moving here does not displace other residents already living here. And finally it is a moral imperative that we increase how many people can live here for the climate. We have such good access to transit and can build more even to reduce car ownership and pollution. We don't need A/C as much as other areas in the state or the country, and this all works to lower our carbon footprint! Berkley can build more housing and stay beautiful and livable for \*all\* residents!

Thank you for your leadership in building a more inclusive, livable, and just Berkeley.

Sincerely,

Evelyn Strickland

UC San Francisco Postdoctoral Scholar

Berkley District 3

Evelyn Strickland

evlyn.strickland@gmail.com

1627 Woolsey St Apt 9

Berkley, California 94703

Durr, Jasmine

---

**From:** Lori Pepe-Lunche <loripl@att.net>  
**Sent:** Friday, June 20, 2025 9:35 PM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** We do not want this!

**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.

Do NOT pass the middle housing ordinance!

This ordinance is ill-conceived in many ways:

- **It's not equitable:** Berkeley needs AFFORDABLE housing. This proposal permits conversion of homes into market-rate rentals, which won't help low-income and ordinary working people. Developers will snap up distressed owner-occupied properties for redevelopment, creating further gentrification. The ordinance would create a very small number of "affordable" units.
- **It's not green:** It allows huge lot coverage and (with the density bonus) soaring heights. Backyards will disappear, making Berkeley a concrete jungle. Flood risk will increase and solar panels will be shadowed. No backyards, no trees, no shade -- climate change will only be worse.
- **There's been no outreach or real community involvement:** Residents haven't been notified, town halls haven't been held, and our voices have not been part of the process of developing this ordinance. Other cities, such as Seattle and Sacramento, had lots of community involvement before rezoning for middle housing.
- **Much additional required infrastructure is required.** If carried out, this proposal could result in doubling the Berkeley population. Such a huge increase in population puts demands on the water system and electrical grid and city services. No new parking is required, making parking even more scarce. Our fire departments are already understaffed and overworked -- and oppose such density where there are narrow roads!

Sent from my iPhone

Durr, Jasmine

**From:** Brianna Morales <brianna@housingactioncoalition.org>  
**Sent:** Friday, June 20, 2025 9:26 PM  
**To:** All Council  
**Subject:** Adopt a Bold Middle Housing Ordinance That Reflects Our Values  
**Attachments:** Letter of Support - Berkeley Missing Middle Housing.pdf

**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 Mayor Ishii and Members of the Berkeley City Council,

I'm writing on behalf of the Housing Action Coalition (HAC) to share our letter in strong support of Berkeley's Middle Housing Ordinance and to urge you to adopt two critical amendments that will ensure this policy delivers on its full promise.

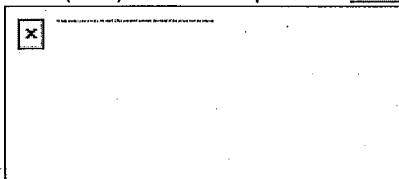
As outlined in the attached letter, we recommend raising or removing the dwelling unit per acre cap and equalizing density standards across all low-fire-risk neighborhoods. These changes are essential to advancing equity, feasibility, and fair housing outcomes throughout the city.

Thank you for your leadership, and please don't hesitate to reach out with any questions.

---  
In support,

**Brianna Morales** | Pronouns: She/Her

Community Organizer | Housing Action Coalition  
555 Montgomery St, San Francisco, CA 94111  
Cell: (619) 535-6182 | Email: [brianna@housingactioncoalition.org](mailto:brianna@housingactioncoalition.org)



To opt out of all HAC emails, respond to this email with "unsubscribe all".



655 Montgomery Street  
Suite 720  
San Francisco, CA 94111  
info@housingactioncoalition.org  
housingactioncoalition.org

June 20, 2025

Berkeley City Council  
2180 Milvia St  
Berkeley, CA 94704

Dear Mayor Ishii and Members of the Berkeley City Council,

The Housing Action Coalition (HAC) is proud to support Berkeley's efforts to legalize middle housing and end exclusionary zoning. The Middle Housing Ordinance is a critical step toward addressing our city's history of housing discrimination and displacement, and we urge you to take bold action to ensure this policy delivers on its full promise.

To that end, we strongly recommend adopting two key amendments:

**1. Raise or eliminate the dwelling units per acre (DUA) cap.**

The current DUA cap could prevent well-designed, code-compliant projects from being built, even when they meet all form-based standards like height and setbacks. This restricts the potential of middle housing and limits the number of homes that can fit on a lot, even when the building's size remains the same. Raising or removing the cap would allow more housing without changing neighborhood character, while reducing the need for costly variances.

**2. Equalize density across all low-fire-risk neighborhoods.**

Right now, formerly single-family zoned areas are limited to 40 DUA, while historically redlined neighborhoods allow up to 60 DUA. This discrepancy undermines equity and fairness. Every neighborhood should help meet Berkeley's housing needs, not just communities that have already experienced decades of disinvestment. Aligning density standards citywide is essential to meeting our obligations under state law and affirmatively furthering fair housing.

Berkeley has spent more than six years discussing this policy, and after 50+ public meetings, the need for action is clear. These amendments are vital to ensuring the Middle Housing Ordinance is effective, equitable, and consistent with our values.

Thank you for your leadership and commitment to building a more inclusive Berkeley.

Sincerely,

**Corey Smith**, Executive Director  
Housing Action Coalition (HAC)

**Brianna Morales**, Community Organizer  
Housing Action Coalition (HAC)

**From:** Molly Miller <mollykbmiller@gmail.com>  
**Sent:** Friday, June 20, 2025 5:56 PM  
**To:** All Council  
**Cc:** City Clerk; Bartlett, Ben  
**Subject:** Adopt the Middle Housing 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.**

Dear Council,

I am a South Berkeley resident writing to encourage you to support the Middle Housing ordinance. People who grew up in Berkeley and built their community here should be able to stay here, and people who come to work, study, and contribute to the cultural life of the city should be able to move here. Additionally, I would encourage the council to consider raising density caps to the extent feasible, given the capacity of existing resources and infrastructure. I love living in Berkeley, and I want other people who love it here to be able to live here. Please support the ordinance!

Thank you,  
Molly Miller

Durr, Jasmine

From: mathison ott <noreply@adv.actionnetwork.org>  
Sent: Friday, June 20, 2025 4:50 PM  
To: City Clerk  
Subject: Strengthen the Missing Middle Ordinance: Advance Equity, Affordability, and Access to Housing

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.

Berkeley Clerk Berkeley Clerk,

Dear Mayor and City Councilmembers,

Income Level
RHNA Allocation (Units)
Permitted Units to Date (2023-2024)
% of RHNA Met
Remaining RHNA (Units)
Very Low Income
2,446
160
6.5%
2,286
Low Income
1,408
67
4.8%
1,341
Moderate Income
1,416
83
5.9%
1,333
Above Moderate Income
3,664
1,344

36.7%

2,320

Total

8,934

1,654

18.5%

7,280

Source: City of Berkeley 2024 Housing Element Annual Progress Report

As Table 2 illustrates, Berkeley's progress in meeting its RHNA goals is starkly uneven across income categories. While nearly 37% of the above-moderate-income target has been met through permitted units, progress for very low, low, and moderate-income units lags significantly, highlighting the critical role of funding and targeted policies for affordable housing production.

Sincerely,

Mathison Ott

Homeless and displaced Berkeley resident. They can't afford housing.

mathison ott

mathisono@gmail.com

1416 ninth st, D

BERKELEY, California 94710

Durr, Jasmine

**From:** Paola Laverde <plaverde64@gmail.com>  
**Sent:** Friday, June 20, 2025 1:47 PM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Missing Middle 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.

Dear Mayor and City Council members.

I am writing to request that you vote NO on the Missing Middle Housing Ordinance.

It seems the City is trying to shove this ordinance down the throats of Berkeley residents without first properly letting all homeowners know what this law exactly does and how it will change Berkeley forever. The lack of information to residents is appalling.

This law also does not require any affordable housing, will destroy green spaces such as backyards and sideyards, will make Berkeley more prone to flooding and of course, will increase gentification in areas that are already been extremely gentrified.

Please listen to your constituents. State laws already allows for more building within lots. We don't need to go any further to destroy what makes Berkeley so beautiful.

Paola Laverde  
D5

As a Berkeley taxpayer.

---

**Paola Laverde**  
**510.499.2550**

**From:** Peggy Radel <peggy@paradel.org>  
**Sent:** Thursday, June 19, 2025 7:57 PM  
**To:** Berkeley Mayor's Office; City Clerk; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; O'Keefe, Shoshana; Tregub, Igor; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote no on upzoning measure. Residents deserve more notice, and real input into proposed upzoning

**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 Mayor Ishii and City Council members,

I am opposed to the hasty adoption of the "Middle Housing" proposal to be read for the first time on June 26<sup>th</sup>.

Most residents are still not aware of how this affects them – the City has not done its duty to clearly notify and educate affected residents.

There has been NO study or provision for the infrastructure necessary to support this drastic change. Planning has been pro-forma, to suit an already targeted political goal.

The proposed increased lot coverage is irresponsible with respect to families trying to reside within them and the natural environs of the remaining lot.

The increased total square foot building allowance is irresponsible to the rest of the neighborhood surrounding a re-developed site.

The blatant disregard for any input from residents looks a lot like authoritarian government, not representative democracy. Despite any claim that a council member was elected on a platform to increase housing, that does not mean that this housing plan is deserving of support by their constituents.

There is another way to get all the housing that is required by our Housing Element. The City has already approved a lot of highrise market development that takes us a long ways towards that. We do not need to adopt this enormously permissive plan.

State law has already eliminated single family zoning. Berkeley could codify state law by rezoning R-1 areas as R-2 or R-2A, with the decision made on a neighborhood by neighborhood basis. It's not necessary to create entirely new extreme zoning standards. We could continue to have back yards and room for trees and greenery. Berkeley could rezone, as originally proposed, for 1-4 unit buildings. Property owners could have more flexibility and more housing could be built without compromising neighborhood livability or the effectiveness of solar panels. Permitting condo-ization of ADUs and Jr ADUs would actually provide pathways to home ownership by younger, higher income residents just starting out and would also serve to support an entry to home ownership for less well-to-do residents. This would a real way to address equity for lower income Berkeleyans.

Peggy Radel  
District 1

Durr, Jasmine

**From:** Grace M <munakatagrace@gmail.com>  
**Sent:** Thursday, June 19, 2025 7:02 PM  
**To:** All Council; Berkeley Mayor's Office  
**Subject:** re: Vote No on Missing Middle Housing

**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.

Developing low income housing is NOT required in this plan. Market rate housing isn't affordable for youth, minorities and low income families, but the Council claims this Ordinance erases 'redlining'. How?

Daniel Parolek coined the term "missing middle housing". He describes missing middle buildings as "...typically not larger than a large single-family home.." no taller than two stories. This Berkeley architect wrote to you with ideas: "Regulate maximum building size" i.e. smaller housing units inside that kind of envelope will become more affordable.

Instead, the City's "Missing Middle" proposal permits 3 story housing with a bonus of up to 5 stories if there are any low income units. For all, rear setbacks reduced to 5 feet, 15 ft in front. Current lot coverage of 40% would be increased to 60% , replacing green space with impermeable concrete hot spots. ADUs could be added on top of this, increasing coverage well beyond 60%. Parolek urged your to set form standards, "... with few form standards, *builders/developers will tend to max out the lot with a large, out-of-scale apartment building, rather than building the cottage court that the neighborhood would prefer. This is because, typically, an investor will tend to use every allowed unit and not leave money on the table.*" <https://missingmiddlehousing.com/> [https://berkeleyca.gov/sites/default/files/legislative-body-meeting-attachments/2021-06-01\\_PC\\_LATE%20COMM\\_Combined.pdf](https://berkeleyca.gov/sites/default/files/legislative-body-meeting-attachments/2021-06-01_PC_LATE%20COMM_Combined.pdf)

In 2022, Council member Terry Taplin was alarmed about residents' water consumption. He strongly urged more efficient water use and native plantings, "California's drought will as much as triple in severity by 2050. Drought conditions have escalated so radically that the East Bay Municipal Utility District asked residents to cut back on their water consumption. The City must plan for a future in which it operates successfully with significantly reduced water use and should begin using water more efficiently as soon as possible." "Special consideration should be given to the most pollinator-friendly plants. Supporting pollinators has shown to result in stronger local biodiversity" The Missing Middle Housing Ordinance doesn't address increased water needs for a doubled population. The proposal would cut down trees and pave over gardens which help reduce climate change. What has changed your minds about this  
? <https://berkeleyca.gov/sites/default/files/2022-04/2022-04-12%20Item%2026%20Native%20and%20Drought%20Resistant.pdf>

In April 2025 , Berkeleyside reported on vacancies, failing downtown housing developments. The 5 story, 97 unit University Park apartment on Shattuck Avenue went into default. "Some parts of downtown are in even rougher shape than the boarded-up buildings on Center Street. A short walk away, a developer demolished half of a city block with plans to build an apartment complex along

Harold Way in 2023, then couldn't start construction. The site is now an "open pit," in the words of downtown Councilmember Igor Tregub". <https://www.berkeleyside.org/2025/04/04/berkeley-housing-downtown-vacancies>

Council members claim information has been available to residents, so why are so many residents hearing about this for the first time? I learned the issue was folded inside city meeting agendas; I have no idea how ordinary working people could have kept track of it without mailers. The changes made last summer are enormous. It is painful that you have not yet shown us the respect to provide a forum to ask questions and get answers.

Please vote No and postpone action. Show us the Berkeley we have been proud of.

Grace Munakata

**Durr, Jasmine**

---

**From:** Wade Skeels <wade@skeelsdesign.com>  
**Sent:** Thursday, June 19, 2025 5:30 PM  
**To:** Taplin, Terry; All Council  
**Subject:** NO on the short sighted destruction of West Berkeley Neighborhoods, for developers, 'cheap' unaffordable apartments, lack of open space, sunlight, congestion.....

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.

Mr Taplin,

We saw this failed madness in the 60's and are still paying the price of horrific cheap inappropriate apartment buildings in 'low' density neighbor hoods.

I am a resident and a Architect Business owner here in west Berkeley. My kids are in Berkeley Public Schools and I am on the Bond Oversight Committee for BUSD.

The only hope of 'affordability' for building in this inflationary environment will be with max density and horrifically cheap construction and finish. And to destroy the amazing housing fabric of west berkeley is ill conceived by people who do not see clearly what they are doing to our city, our neighborhood and our community. At the same time, reducing streets with seldom used bike lanes (and I am an avid around town biker!) and no parking. How about the schools and emergency services impact?

For decades I've had to provide parking and do solar studies for my residential projects here. And all that is out the window for some kind of impossible virtue solution for the homeless who will not be able to afford what ever might be built.

How can anyone get their kids to and from school with groceries on a bike or the bus?

Whose agenda is this!? Say no. Vote this down and engage with the community for solutions that work Shame on this 'redlining' project.

Sincerely,

Wade Skeels

Skeels Design Architecture  
2211 10 Street  
Berkeley, Ca 94710

Durr, Jasmine

---

**From:** Jennifer Kelly-DeWitt <jkellydewitt@gmail.com>  
**Sent:** Thursday, June 19, 2025 5:26 PM  
**To:** All Council  
**Subject:** letter in support of the Middle Housing Plan

**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.**

Please vote yes on the middle housing plan. We need more housing to make Berkeley a viable place to live for middle- and working-class people. I've read through the plan and the arguments for and against, and my conclusion is that we shouldn't let the perfect be the enemy of the good, particularly in this urgent matter. Far too many low- and middle-income people have to move away from Berkeley simply because they can't afford to live here. That's no way for a city to be! So let's take this step to increase the housing supply in neighborhoods like the one where I live, Westbrae, so that more people can remain or become Berkeleyans.

Thank you.

Sincerely,  
Jennifer Kelly-DeWitt

Since 2003, I have lived in a four-unit rental apartment in North Berkeley, a 6-unit rental apartment in South Berkeley, and now a two-unit duplex in Westbrae that I co-own with my family members. All of these have

Durr, Jasmine

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**From:** Veronika <veronikasf321@gmail.com>  
**Sent:** Sunday, June 22, 2025 11:44 PM  
**To:** All Council  
**Subject:** THE PROPOSED MIDDLE HOUSING REGULATIONS

**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.

Gentlepersons,

I am going to be short because I hope you are reading everything you receive.

This proposal is a **MAJOR CHANGE** and most people don't even know that it is upon us; the **SPECIFIC** proposal before you has **NOT** been the subject of city-wide meetings.

The proposed "middle zoning" plan does not mean "middle income". The only middle about it is the location of the damage it will cause to neighborhoods west of the "Hills" neighborhoods. It will not provide affordable housing but will allow overdevelopment and can result in even greater harm to those it presumes to help.

We should be in no rush to get something done. We should take time to **NOTIFY EVERY PROPERTY OWNER** of any proposals for zoning changes to neighborhoods in West Berkeley. We need meetings where people who will be affected by proposals can meet with city planners and understand reasons for and effects of what planners put on the drawing board. Those

proposals should include pro/con considerations of design regulations and the right of appeal. We are a community which values community participation. That is what my neighbors and I are requesting.

Thank you for your time and service,  
Veronika S. Fukson, Westbrae/Peralta Avenue resident

**Durr, Jasmine**

---

**From:** Louise Rosenkrantz <lrosenkrantz@sbcglobal.net>  
**Sent:** Sunday, June 22, 2025 2:52 PM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning 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 writing to urge you to vote NO on the Upzoning Ordinance. This ordinance does nothing to increase affordable housing, which is what Berkeley needs most of right now! I live in district 3 near Shattuck and am surrounded by vacant market rate housing and empty storefronts. As far as I can tell there is nothing in this ordinance that mandates housing for low income or unhoused residents.

This measure as currently written encourages developers to buy up existing single family homes in my district - homes that are less expensive to buy than in other areas of the city- and develop them into multiple, market rate units. If this is such a great idea please try it out in more upper class neighborhoods. Leave South and West Berkeley out of your experiments that don't mandate affordable housing.

Where is the robust discussion that our community needs BEFORE new zoning is passed?  
Please return to the community for feedback before this deceptively named measure is voted on. It is the least we can expect from elected representatives.

Louise Rosenkrantz

**Durr, Jasmine**

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**From:** ghauer <ghauer@sonic.net>  
**Sent:** Sunday, June 22, 2025 7:49 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Oppose "Missing Middle" Upzoning

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 urge a "no" vote on the "missing middle" ordinance. It is under-researched, under-discussed by city residents, and ill-conceived. It will not help house our fellow Berkeleyans who need to be able to afford to live indoors, but it will make Berkeley less livable and enrich the developers who are pushing it.

Glen Hauer  
Berkeleyan since 1958

**From:** Noreen Axelson <noreply@adv.actionnetwork.org>  
**Sent:** Sunday, June 22, 2025 3:20 PM  
**To:** City Clerk  
**Subject:** Strengthen Missing Middle Ordinance: Advance Equity, Affordability, and Access to Housing

**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.

Berkeley Clerk Berkeley Clerk,

Dear Mayor and City Councilmembers,

I urge you to adopt two essential amendments to the Missing Middle Ordinance to ensure that it delivers on its promise of enabling more equitable, accessible, and sustainable housing throughout Berkeley.

1. Raise the Dwelling Units Per Acre Limit to 90 dwelling units per acre

To enable seniors like myself to downsize within the Berkeley community

To make it possible for young people, like my 2 adult daughters who grew up in Berkeley and now rent here, to stay and settle down

To respond to the environmental necessity that we increase urban density

2. Equalize Density Across All Residential Neighborhoods (Excluding the Fire Zone)

So Berkeley affirmatively furthers fair housing by expanding access to opportunity-rich areas

So exclusionary patterns created in historically redlined and underinvested neighborhoods are dismantled

So density standards and contributions to fair housing are equally and fairly distributed

So Berkeley walks the walk of racial and economic justice in housing

The Missing Middle Ordinance can be transformational for Berkeley. Its adoption, with these amendments, would reflect the progressive values of Berkeley. Thank you for your leadership in building a more inclusive, livable, and just Berkeley.

Sincerely,

Noreen Axelson

Retiree and Berkeley Resident for 37-Years

Council District 5

Noreen Axelson

[noreenaxelson@gmail.com](mailto:noreenaxelson@gmail.com)

555 Santa Barbara Rd

Berkeley, California 94707

**Durr, Jasmine**

---

**From:** Noreen Axelson <noreply@adv.actionnetwork.org>  
**Sent:** Sunday, June 22, 2025 3:20 PM  
**To:** All Council  
**Subject:** Strengthen Missing Middle Ordinance: Advance Equity, Affordability, and Access to Housing

**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.**

Berkeley City Council Berkeley City Council,

Dear Mayor and City Councilmembers,

I urge you to adopt two essential amendments to the Missing Middle Ordinance to ensure that it delivers on its promise of enabling more equitable, accessible, and sustainable housing throughout Berkeley.

1. Raise the Dwelling Units Per Acre Limit to 90 dwelling units per acre

To enable seniors like myself to downsize within the Berkeley community

To make it possible for young people, like my 2 adult daughters who grew up in Berkeley and now rent here, to stay and settle down

To respond to the environmental necessity that we increase urban density

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So exclusionary patterns created in historically redlined and underinvested neighborhoods are dismantled

So density standards and contributions to fair housing are equally and fairly distributed

So Berkeley walks the walk of racial and economic justice in housing

The Missing Middle Ordinance can be transformational for Berkeley. Its adoption, with these amendments, would reflect the progressive values of Berkeley. Thank you for your leadership in building a more inclusive, livable, and just Berkeley.

Sincerely,

Noreen Axelson

Retiree and Berkeley Resident for 37-Years

Council District 5

Noreen Axelson

noreenaxelson@gmail.com

555 Santa Barbara Rd

Berkeley, California 94707

**Durr, Jasmine**

---

**From:** Carmel Thompson <noreply@adv.actionnetwork.org>  
**Sent:** Friday, June 20, 2025 11:38 PM  
**To:** All Council  
**Subject:** Strengthen the Missing Middle Ordinance: Advance Equity, Affordability, and Access to Housing

**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.

Berkeley City Council Berkeley City Council,

Dear Mayor and City Councilmembers,

As a committed supporter of the Missing Middle Ordinance, I urge you to adopt two essential amendments that will ensure this landmark policy delivers on its promise of enabling more equitable, accessible, and sustainable housing throughout Berkeley.

1. Raise the Dwelling Units Per Acre Limit to 90 dwelling units per acre/100 dwelling units per acre/no density maximums

While the ordinance focuses on form-based standards—such as height, setbacks, and open space—its restrictive cap on units per acre could block well-designed projects that fully comply with those physical rules. In practice, a homeowner could build a code-compliant structure that fits harmoniously into the neighborhood, yet still be prohibited from adding one more modest home simply due to an outdated density formula.

This disconnect between form and unit count leads to underutilized lots and missed opportunities to create gentle infill housing that meets our community's evolving needs.

Raising the cap—where the form allows—would:

- Unlock more housing without changing a building's scale or appearance
- Eliminate unnecessary obstacles like variances and lot consolidation
- Enable seniors to downsize within their community, and make it possible for young people who grew up in Berkeley to return and stay

This amendment doesn't change how buildings look—it simply allows them to accommodate the number of homes they can responsibly fit.

## 2. Equalize Density Across All Residential Neighborhoods (Excluding the Hillside Overlay)

The ordinance currently allows only 40 units per acre (~4 units per parcel) in areas formerly zoned for single-family homes, while permitting 50–60 units per acre (~5-6 units per parcel) in historically redlined and underinvested neighborhoods. Whether intentional or not, this disparity reinforces the exclusionary patterns we seek to dismantle.

State law (Gov. Code § 65583(c)(10)) requires cities to affirmatively further fair housing by expanding access to opportunity-rich areas. Maintaining lower density in affluent neighborhoods undermines that mandate and shifts the burden of new housing onto communities that have already endured decades of disinvestment.

Equalizing density standards across all residential zones—except those in high fire-risk areas covered by the Hillside Overlay—would:

- Ensure that every neighborhood contributes fairly to addressing our housing crisis
- Align Berkeley's zoning with fair housing principles and contemporary planning best practices
- Promote racial and economic justice in housing policy

\*\*\*Six Years Later – Now Is the Time to Act\*\*\*

Our community has waited six years, and more than 50 public meetings have taken place since this idea was first introduced. These two amendments are critical to ensuring the Missing Middle Ordinance is functional and transformational. Berkeley can lead again by embracing housing policies that reflect our progressive values and shared future.

Thank you for your leadership in building a more inclusive, livable, and just Berkeley.

Sincerely,

[Your Name]

[Organization or Affiliation, if any]

[Council District, if applicable]

Carmel Thompson

bubbly.jockey.2i@icloud.com

1495 E 22nd St, 16

Oakland, California 94606

**Durr, Jasmine**

---

**From:** Carmel Thompson <noreply@adv.actionnetwork.org>  
**Sent:** Friday, June 20, 2025 11:38 PM  
**To:** City Clerk  
**Subject:** Strengthen the Missing Middle Ordinance: Advance Equity, Affordability, and Access to Housing

**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.

Berkeley Clerk Berkeley Clerk,

Dear Mayor and City Councilmembers,

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1. Raise the Dwelling Units Per Acre Limit to 90 dwelling units per acre/100 dwelling units per acre/no density maximums

While the ordinance focuses on form-based standards—such as height, setbacks, and open space—its restrictive cap on units per acre could block well-designed projects that fully comply with those physical rules. In practice, a homeowner could build a code-compliant structure that fits harmoniously into the neighborhood, yet still be prohibited from adding one more modest home simply due to an outdated density formula.

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Raising the cap—where the form allows—would:

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## 2. Equalize Density Across All Residential Neighborhoods (Excluding the Hillside Overlay)

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Sincerely,

[Your Name]

[Organization or Affiliation, if any]

[Council District, if applicable]

Carmel Thompson

bubbly.jockey.2i@icloud.com

1495 E 22nd St, 16

Oakland, California 94606

**Durr, Jasmine**

---

**From:** Eric Johnson <noreply@adv.actionnetwork.org>  
**Sent:** Friday, June 20, 2025 11:11 PM  
**To:** All Council  
**Subject:** Strengthen the Missing Middle Ordinance: Advance Equity, Affordability, and Access to Housing

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Eric Johnson, District 5

Eric Johnson

johnsoew@gmail.com

1432 Grant Street

Berkeley, California 94703

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**Sent:** Friday, June 20, 2025 10:18 PM  
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Sincerely,

[Your Name]

[Organization or Affiliation, if any]

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Utkarsh Nath

utkarsh.nath@yahoo.com

34462 Alberta Terrace

Fremont, California 94555

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**Durr, Jasmine**

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**From:** Pablo Voitzuk <noreply@adv.actionnetwork.org>  
**Sent:** Friday, June 20, 2025 5:38 PM  
**To:** City Clerk  
**Subject:** Strengthen the Missing Middle Ordinance: Advance Equity, Affordability, and Access to Housing

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Pablo Voitzuk

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5405 Broadway

Oakland, California 94618-1745

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5405 Broadway

Oakland, California 94618-1745

**Durr, Jasmine**

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**From:** Dylan Spruit <noreply@adv.actionnetwork.org>  
**Sent:** Friday, June 20, 2025 5:04 PM  
**To:** City Clerk  
**Subject:** Strengthen the Missing Middle Ordinance: Advance Equity, Affordability, and Access to Housing

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Best,  
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Dylan Spruit  
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**Sent:** Friday, June 20, 2025 4:55 PM  
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Gabriel Ho

[gabrielho17@gmail.com](mailto:gabrielho17@gmail.com)

324A 45th Street

Oakland, California 94609

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The ordinance currently allows only 40 units per acre (~4 units per parcel) in areas formerly zoned for single-family homes, while permitting 50–60 units per acre (~5-6 units per parcel) in historically redlined and underinvested neighborhoods. Whether intentional or not, this disparity reinforces the exclusionary patterns we seek to dismantle.

State law (Gov. Code § 65583(c)(10)) requires cities to affirmatively further fair housing by expanding access to opportunity-rich areas. Maintaining lower density in affluent neighborhoods undermines that mandate and shifts the burden of new housing onto communities that have already endured decades of disinvestment.

Equalizing density standards across all residential zones—except those in high fire-risk areas covered by the Hillside Overlay—would:

- Ensure that every neighborhood contributes fairly to addressing our housing crisis
- Align Berkeley's zoning with fair housing principles and contemporary planning best practices
- Promote racial and economic justice in housing policy

\*\*\*Six Years Later – Now Is the Time to Act\*\*\*

Our community has waited six years, and more than 50 public meetings have taken place since this idea was first introduced. These two amendments are critical to ensuring the Missing Middle Ordinance is functional and transformational. Berkeley can lead again by embracing housing policies that reflect our progressive values and shared future.

Thank you for your leadership in building a more inclusive, livable, and just Berkeley.

Sincerely,

[Your Name]

[Organization or Affiliation, if any]

[Council District, if applicable]

Gabriel Ho

[gabrielho17@gmail.com](mailto:gabrielho17@gmail.com)

324A 45th Street

Oakland, California 94609

**Durr, Jasmine**

---

**From:** Elizabeth Porter <noreply@adv.actionnetwork.org>  
**Sent:** Friday, June 20, 2025 4:51 PM  
**To:** All Council  
**Subject:** Strengthen the Missing Middle Ordinance: Advance Equity, Affordability, and Access to Housing

**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.**

Berkeley City Council Berkeley City Council,

Dear Mayor and City Councilmembers,

As a committed supporter of the Missing Middle Ordinance, I urge you to adopt two essential amendments that will ensure this landmark policy delivers on its promise of enabling more equitable, accessible, and sustainable housing throughout Berkeley.

1. Raise the Dwelling Units Per Acre Limit to 90 dwelling units per acre/100 dwelling units per acre/no density maximums

While the ordinance focuses on form-based standards—such as height, setbacks, and open space—its restrictive cap on units per acre could block well-designed projects that fully comply with those physical rules. In practice, a homeowner could build a code-compliant structure that fits harmoniously into the neighborhood, yet still be prohibited from adding one more modest home simply due to an outdated density formula.

This disconnect between form and unit count leads to underutilized lots and missed opportunities to create gentle infill housing that meets our community's evolving needs.

Raising the cap—where the form allows—would:

- Unlock more housing without changing a building's scale or appearance
- Eliminate unnecessary obstacles like variances and lot consolidation
- Enable seniors to downsize within their community, and make it possible for young people who grew up in Berkeley to return and stay

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Sincerely,

[Your Name]

[Organization or Affiliation, if any]

[Council District, if applicable]

Elizabeth Porter

betsyhartporter@yahoo.com

33 Linda Ave Apt 1903

Oakland, California 94611-4818

**Durr, Jasmine**

---

**From:** Elizabeth Porter <noreply@adv.actionnetwork.org>  
**Sent:** Friday, June 20, 2025 4:51 PM  
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**Subject:** Strengthen the Missing Middle Ordinance: Advance Equity, Affordability, and Access to Housing

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Elizabeth Porter

betsyhartporter@yahoo.com

33 Linda Ave Apt 1903

Oakland, California 94611-4818

**Durr, Jasmine**

---

**From:** Chris Lu <noreply@adv.actionnetwork.org>  
**Sent:** Friday, June 20, 2025 4:30 PM  
**To:** City Clerk  
**Subject:** Strengthen the Missing Middle Ordinance: Advance Equity, Affordability, and Access to Housing

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Sincerely,

Chris Lu

Chris Lu

[gogreen.chris@gmail.com](mailto:gogreen.chris@gmail.com)

438 W Grand Ave Apt 513

Oakland, California 94612

**Durr, Jasmine**

---

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**Subject:** Strengthen the Missing Middle Ordinance: Advance Equity, Affordability, and Access to Housing

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Sincerely,

Chris Lu

Chris Lu

[gogreen.chris@gmail.com](mailto:gogreen.chris@gmail.com)

438 W Grand Ave Apt 513

Oakland, California 94612

**From:** Austin Springer <austin@studiokda.com>  
**Sent:** Tuesday, June 17, 2025 10:33 AM  
**To:** All Council  
**Subject:** Please pass a bold, equitable Middle Housing Ordinance ASAP

**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.

Berkeley City Council Berkeley City Council,

Honorable Mayor and City Council,

I support the Middle Housing Ordinance and urge you to pass it, ending single-family zoning in the city where it began.

For the Middle Housing Ordinance to be truly effective and meet this moment in history, it must:

1. Remove the DU/AC limit on new zones. The bulk of the buildings has been determined by new standards - please leave it to the market and developers to figure out how many units that can support!
2. Apply uniformly across low-fire-risk neighborhoods without creating different standards for historically redlined versus historically exclusive areas. Equity demands consistency.

Berkeley has the chance to lead by example and demonstrate how cities can address their exclusionary pasts through meaningful zoning reform. Unfortunately, we also have the chance to squander this opportunity and pass an ordinance that results in little substantive change. I strongly encourage you to pass a Middle Housing Ordinance that is bold enough to make a real difference in our housing shortage and inclusive enough to begin healing the divisions of our past.

Sincerely,  
Austin Springer

Austin Springer  
austin@studiokda.com

1810 6th Street  
Berkeley, California 94710

**Durr, Jasmine**

---

**From:** Austin Springer <austin@studiokda.com>  
**Sent:** Tuesday, June 17, 2025 10:33 AM  
**To:** City Clerk  
**Subject:** Please pass a bold, equitable Middle Housing Ordinance ASAP

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Berkeley Clerk Berkeley Clerk,

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Sincerely,  
Austin Springer

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austin@studiokda.com

1810 6th Street  
Berkeley, California 94710

**Durr, Jasmine**

---

**From:** Tawny Reynolds <noreply@adv.actionnetwork.org>  
**Sent:** Tuesday, June 17, 2025 9:59 AM  
**To:** All Council  
**Subject:** Please pass a bold, equitable Middle Housing Ordinance ASAP

**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.

Berkeley City Council Berkeley City Council,

Honorable Mayor and City Council,

As a voter and homeowner in North Berkeley, I support the Middle Housing Ordinance and urge you to pass it, ending single-family zoning in the city where it began.

I further urge you to improve upon it by passing a stronger and more equitable version of the Middle Housing Ordinance that treats all low-fire-risk neighborhoods equally and removes density caps throughout our city. As a home owner near the N Berkeley BART station, I believe Berkeley has a unique responsibility to address its history as the birthplace of single-family zoning—a policy originally implemented with explicitly discriminatory intent in the Elmwood neighborhood. The consequences of decades of restrictive zoning are evident in our housing crisis and dramatic demographic shifts, including the loss of more than half our Black population since 1970.

The Middle Housing Ordinance presents a historic opportunity to begin undoing this legacy of exclusion. However, the proposed density limits risk making the Middle Housing Ordinance ineffective. The density limits are also unnecessary, as the rest of the ordinance already constrains the building envelope.

For the Middle Housing Ordinance to be truly effective and meet this moment in history, it must:

1. Remove unnecessary density restrictions, or dramatically increase them to at least 90 dwelling units per acre (but more would be better!), in order to avoid overly burdensome requirements that would make middle housing development financially infeasible.
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I have been reading Michael Eliason's new book "Building for People: Building livable, affordable, low-carbon communities" and highly recommend it for the insights into housing regulations in Europe vs the US.

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Sincerely,

- Tawny Reynolds

District 1

Tawny Reynolds

tawnyann@gmail.com

1421 Hearst Ave

Berkeley , California 94702

**Durr, Jasmine**

---

**From:** Tawny Reynolds <noreply@adv.actionnetwork.org>  
**Sent:** Tuesday, June 17, 2025 9:59 AM  
**To:** City Clerk  
**Subject:** Please pass a bold, equitable Middle Housing Ordinance ASAP

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Berkeley Clerk Berkeley Clerk,

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- Tawny Reynolds

District 1

Tawny Reynolds

tawnyann@gmail.com

1421 Hearst Ave

Berkeley , California 94702

**Durr, Jasmine**

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**From:** Justin Truong <noreply@adv.actionnetwork.org>  
**Sent:** Monday, June 16, 2025 11:22 PM  
**To:** All Council  
**Subject:** Please pass a bold, equitable Middle Housing Ordinance ASAP

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Sincerely,

[Your Name]

[Your District, if applicable]

Justin Truong

justintruong56@gmail.com

33 Junior Terrace

San Francisco, California 94112

**Durr, Jasmine**

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San Francisco, California 94112

**Durr, Jasmine**

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**From:** Jacky Gil <noreply@adv.actionnetwork.org>  
**Sent:** Thursday, June 19, 2025 8:08 AM  
**To:** City Clerk  
**Subject:** Please pass a bold, equitable Middle Housing Ordinance ASAP

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Berkeley Clerk Berkeley Clerk,

Honorable Mayor and City Council,

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Sincerely,

Jacky Gil  
District 3

Jacky Gil  
jackgil91@yahoo.com  
2934 , Adeline St, Apt D  
Berkeley, California 94703

**Durr, Jasmine**

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**Sent:** Thursday, June 19, 2025 8:08 AM  
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Sincerely,

Jacky Gil

District 3

Jacky Gil

jackgil91@yahoo.com

2934 , Adeline St, Apt D

Berkeley, California 94703

**Durr, Jasmine**

---

**From:** Michael Hammersley <noreply@adv.actionnetwork.org>  
**Sent:** Wednesday, June 18, 2025 11:57 PM  
**To:** All Council  
**Subject:** Please decrease housing costs by passing a bold, equitable Middle Housing Ordinance ASAP!

**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.

Berkeley City Council Berkeley City Council,

Honorable Mayor and City Council,

I support the Middle Housing Ordinance and urge you to pass it, ending single-family zoning in the city where it began. There's simply not enough housing in Berkeley, Oakland, or the Bay Area, which means living here is simply far too expensive -- let's get more housing built!

I further urge you to improve upon this situation by passing a stronger and more equitable version of the Middle Housing Ordinance that treats all low-fire-risk neighborhoods equally and removes density caps throughout our city. Berkeley has a unique responsibility to address its history as the birthplace of single-family zoning—a policy originally implemented with explicitly discriminatory intent in the Elmwood neighborhood. The consequences of decades of restrictive zoning are evident in our housing crisis and dramatic demographic shifts, including the loss of more than half our Black population since 1970.

The Middle Housing Ordinance presents a historic opportunity to begin undoing this legacy of exclusion. However, the proposed density limits risk making the Middle Housing Ordinance ineffective. The density limits are also unnecessary, as the rest of the ordinance already constrains the building envelope.

For the Middle Housing Ordinance to be truly effective and meet this moment in history, it must:

1. Remove unnecessary density restrictions, or dramatically increase them to at least 90 dwelling units per acre (but more would be better!), in order to avoid overly burdensome requirements that would make middle housing development financially infeasible.

2. Apply uniformly across low-fire-risk neighborhoods without creating different standards for historically redlined versus historically exclusive areas. Equity demands consistency.

Berkeley has the chance to lead by example and demonstrate how cities can address their exclusionary pasts through meaningful zoning reform. Unfortunately, we also have the chance to squander this opportunity and pass an ordinance that results in little substantive change. I strongly encourage you to pass a Middle Housing Ordinance that is bold enough to make a real difference in our housing shortage and inclusive enough to begin healing the divisions of our past.

Sincerely,

Michael Hammersley

Michael Hammersley

michael.hammersley@gmail.com

871 57th St

Oakland, California 94608

**Durr, Jasmine**

---

**From:** Michael Hammersley <noreply@adv.actionnetwork.org>  
**Sent:** Wednesday, June 18, 2025 11:57 PM  
**To:** City Clerk  
**Subject:** Please decrease housing costs by passing a bold, equitable Middle Housing Ordinance ASAP!

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Sincerely,

Michael Hammersley

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michael.hammersley@gmail.com

871 57th St

Oakland, California 94608

**Durr, Jasmine**

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**From:** Edward Giordano <noreply@adv.actionnetwork.org>  
**Sent:** Wednesday, June 18, 2025 9:35 PM  
**To:** City Clerk  
**Subject:** Strengthen the Missing Middle Ordinance: Advance Equity, Affordability, and Access to Housing

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Berkeley Clerk Berkeley Clerk,

Dear Mayor and City Councilmembers,

As a committed supporter of the Missing Middle Ordinance, I urge you to adopt two essential amendments that will ensure this landmark policy delivers on its promise of enabling more equitable, accessible, and sustainable housing throughout Berkeley.

1. Raise the Dwelling Units Per Acre Limit to 90 dwelling units per acre/100 dwelling units per acre/no density maximums

While the ordinance focuses on form-based standards—such as height, setbacks, and open space—its restrictive cap on units per acre could block well-designed projects that fully comply with those physical rules. In practice, a homeowner could build a code-compliant structure that fits harmoniously into the neighborhood, yet still be prohibited from adding one more modest home simply due to an outdated density formula.

This disconnect between form and unit count leads to underutilized lots and missed opportunities to create gentle infill housing that meets our community's evolving needs.

Raising the cap—where the form allows—would:

- Unlock more housing without changing a building's scale or appearance
- Eliminate unnecessary obstacles like variances and lot consolidation
- Enable seniors to downsize within their community, and make it possible for young people who grew up in Berkeley to return and stay

This amendment doesn't change how buildings look—it simply allows them to accommodate the number of homes they can responsibly fit.

## 2. Equalize Density Across All Residential Neighborhoods (Excluding the Hillside Overlay)

The ordinance currently allows only 40 units per acre (~4 units per parcel) in areas formerly zoned for single-family homes, while permitting 50–60 units per acre (~5-6 units per parcel) in historically redlined and underinvested neighborhoods. Whether intentional or not, this disparity reinforces the exclusionary patterns we seek to dismantle.

State law (Gov. Code § 65583(c)(10)) requires cities to affirmatively further fair housing by expanding access to opportunity-rich areas. Maintaining lower density in affluent neighborhoods undermines that mandate and shifts the burden of new housing onto communities that have already endured decades of disinvestment.

Equalizing density standards across all residential zones—except those in high fire-risk areas covered by the Hillside Overlay—would:

- Ensure that every neighborhood contributes fairly to addressing our housing crisis
- Align Berkeley's zoning with fair housing principles and contemporary planning best practices
- Promote racial and economic justice in housing policy

\*\*\*Six Years Later – Now Is the Time to Act\*\*\*

Our community has waited six years, and more than 50 public meetings have taken place since this idea was first introduced. These two amendments are critical to ensuring the Missing Middle Ordinance is functional and transformational. Berkeley can lead again by embracing housing policies that reflect our progressive values and shared future.

Thank you for your leadership in building a more inclusive, livable, and just Berkeley.

Sincerely,

Edward Giordano, East Bay Resident

Edward Giordano

edwardgiordano@gmail.com

249 41st St., Apt. 22

Oakland, California 94611

**Durr, Jasmine**

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**From:** Edward Giordano <noreply@adv.actionnetwork.org>  
**Sent:** Wednesday, June 18, 2025 9:35 PM  
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edwardgiordano@gmail.com

249 41st St., Apt. 22

Oakland, California 94611

**Durr, Jasmine**

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**From:** Zane Liu <noreply@adv.actionnetwork.org>  
**Sent:** Wednesday, June 18, 2025 8:41 PM  
**To:** All Council  
**Subject:** Please pass a bold, equitable Middle Housing Ordinance ASAP

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Sincerely,

Zane

Zane Liu

[zane.liu@icloud.com](mailto:zane.liu@icloud.com)

1080 Jones Street, Apt. 524

Berkeley, California 94710

**Durr, Jasmine**

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**From:** Zane Liu <noreply@adv.actionnetwork.org>  
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Zane

Zane Liu

[zane.liu@icloud.com](mailto:zane.liu@icloud.com)

1080 Jones Street, Apt. 524

Berkeley, California 94710

**Durr, Jasmine**

---

**From:** Leah Martens <noreply@adv.actionnetwork.org>  
**Sent:** Wednesday, June 18, 2025 7:16 PM  
**To:** All Council  
**Subject:** Strengthen the Missing Middle Ordinance: Advance Equity, Affordability, and Access to Housing

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Thank you for your leadership in building a more inclusive, livable, and just Berkeley.

Sincerely,

Leah Martens

Pastor, Haven Berkeley Faith Community

Resident, District 3

Leah Martens

leahgmartens@gmail.com

1639 Julia St.

Berkeley, California 94703

## Durr, Jasmine

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**From:** Leah Martens <noreply@adv.actionnetwork.org>  
**Sent:** Wednesday, June 18, 2025 7:16 PM  
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**Subject:** Strengthen the Missing Middle Ordinance: Advance Equity, Affordability, and Access to Housing

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Resident, District 3

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leahgmartens@gmail.com

1639 Julia St.

Berkeley, California 94703

**Durr, Jasmine**

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**From:** James Mahady <noreply@adv.actionnetwork.org>  
**Sent:** Monday, June 23, 2025 8:12 AM  
**To:** All Council  
**Subject:** PLEASE pass a bold, equitable Middle Housing Ordinance ASAP

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Berkeley City Council Berkeley City Council,

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Sincerely,

Jimmy Mahady

District 1

James Mahady

[jamahady@gmail.com](mailto:jamahady@gmail.com)

1621 Curtis St

Berkeley, California 94702

**Durr, Jasmine**

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**Sent:** Monday, June 23, 2025 8:12 AM  
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**Durr, Jasmine**

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**Sent:** Sunday, June 22, 2025 9:22 PM  
**To:** City Clerk  
**Subject:** Please pass a bold, equitable Middle Housing Ordinance ASAP

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Sincerely,

Meredith Sadin

District 3, Berkeley

Meredith Sadin

[meredith.sadin@gmail.com](mailto:meredith.sadin@gmail.com)

2003 ESSEX STREET

BERKELEY, California 94703

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District 3, Berkeley

Meredith Sadin  
meredith.sadin@gmail.com  
2003 ESSEX STREET  
BERKELEY, California 94703

**Durr, Jasmine**

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**From:** Allison Bakke <noreply@adv.actionnetwork.org>  
**Sent:** Sunday, June 22, 2025 7:35 PM  
**To:** All Council  
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Berkeley has the chance to lead by example and demonstrate how cities can address their exclusionary pasts through meaningful zoning reform. Unfortunately, we also have the chance to squander this opportunity and pass an ordinance that results in little substantive change. I strongly encourage you to pass a Middle Housing Ordinance that is bold enough to make a real difference in our housing shortage and inclusive enough to begin healing the divisions of our past.

Sincerely,

[Your Name]

[Any Affiliations, if applicable]

[Your District, if applicable]

Allison Bakke

allison.bakke@gmail.com

2407 Telegraph Avenue, 507

Oakland, California 94612

**Durr, Jasmine**

---

**From:** Allison Bakke <noreply@adv.actionnetwork.org>  
**Sent:** Sunday, June 22, 2025 7:35 PM  
**To:** City Clerk  
**Subject:** Please pass a bold, equitable Middle Housing Ordinance ASAP

**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.**

Berkeley Clerk Berkeley Clerk,

Honorable Mayor and City Council,

I support the Middle Housing Ordinance and urge you to pass it, ending single-family zoning in the city where it began.

I further urge you to improve upon it by passing a stronger and more equitable version of the Middle Housing Ordinance that treats all low-fire-risk neighborhoods equally and removes density caps throughout our city. Berkeley has a unique responsibility to address its history as the birthplace of single-family zoning—a policy originally implemented with explicitly discriminatory intent in the Elmwood neighborhood. The consequences of decades of restrictive zoning are evident in our housing crisis and dramatic demographic shifts, including the loss of more than half our Black population since 1970.

The Middle Housing Ordinance presents a historic opportunity to begin undoing this legacy of exclusion. However, the proposed density limits risk making the Middle Housing Ordinance ineffective. The density limits are also unnecessary, as the rest of the ordinance already constrains the building envelope.

For the Middle Housing Ordinance to be truly effective and meet this moment in history, it must:

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Sincerely,

[Your Name]

[Any Affiliations, if applicable]

[Your District, if applicable]

Allison Bakke

allison.bakke@gmail.com

2407 Telegraph Avenue, 507

Oakland, California 94612

**Durr, Jasmine**

---

**From:** Amelia Archer <noreply@adv.actionnetwork.org>  
**Sent:** Sunday, June 22, 2025 1:57 PM  
**To:** All Council  
**Subject:** Please pass a bold, equitable Middle Housing Ordinance ASAP

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Berkeley City Council Berkeley City Council,

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Sincerely,  
Amelia Archer  
District 3 resident

Amelia Archer  
amelia.l.archer@gmail.com  
1701 Derby St  
Berkeley , California 94703

**Durr, Jasmine**

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**From:** Amelia Archer <noreply@adv.actionnetwork.org>  
**Sent:** Sunday, June 22, 2025 1:57 PM  
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Sincerely,  
Amelia Archer  
District 3 resident

Amelia Archer  
amelia.l.archer@gmail.com  
1701 Derby St  
Berkeley , California 94703

**Durr, Jasmine**

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**From:** Steven Todd <noreply@adv.actionnetwork.org>  
**Sent:** Saturday, June 21, 2025 10:01 PM  
**To:** All Council  
**Subject:** Please pass a bold, equitable Middle Housing Ordinance ASAP

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Berkeley City Council Berkeley City Council,

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Sincerely,  
Steven Todd

Steven Todd  
stevensshadow@gmail.com  
4233 Dundalk Ct  
Pleasanton, California 94566

**Durr, Jasmine**

---

**From:** Steven Todd <noreply@adv.actionnetwork.org>  
**Sent:** Saturday, June 21, 2025 10:01 PM  
**To:** City Clerk  
**Subject:** Please pass a bold, equitable Middle Housing Ordinance ASAP

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Sincerely,  
Steven Todd

Steven Todd  
stevensshadow@gmail.com  
4233 Dundalk Ct  
Pleasanton, California 94566

**Durr, Jasmine**

---

**From:** Etosha Cave <noreply@adv.actionnetwork.org>  
**Sent:** Saturday, June 21, 2025 11:53 AM  
**To:** City Clerk  
**Subject:** Please pass a bold, equitable Middle Housing Ordinance ASAP

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Berkeley Clerk Berkeley Clerk,

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Sincerely,

[Your Name]

[Any Affiliations, if applicable]

[Your District, if applicable]

Etosha Cave

etosha.cave@gmail.com

1823 62nd Street

Berkeley, California 94703

**Durr, Jasmine**

---

**From:** Etosha Cave <noreply@adv.actionnetwork.org>  
**Sent:** Saturday, June 21, 2025 11:53 AM  
**To:** All Council  
**Subject:** Please pass a bold, equitable Middle Housing Ordinance ASAP

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Berkeley City Council Berkeley City Council,

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Sincerely,

[Your Name]

[Any Affiliations, if applicable]

[Your District, if applicable]

Etosha Cave

etosha.cave@gmail.com

1823 62nd Street

Berkeley, California 94703

**Durr, Jasmine**

---

**From:** Marie Casabonne <noreply@adv.actionnetwork.org>  
**Sent:** Saturday, June 21, 2025 7:11 AM  
**To:** City Clerk  
**Subject:** Please pass a bold, equitable Middle Housing Ordinance ASAP

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Berkeley Clerk Berkeley Clerk,

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Sincerely,

Marie Casabonne

Berkeley resident

Marie Casabonne

mccasabonne@gmail.com

1621 Curtis st

Berkeley , California 94702

**Durr, Jasmine**

---

**From:** Marie Casabonne <noreply@adv.actionnetwork.org>  
**Sent:** Saturday, June 21, 2025 7:11 AM  
**To:** All Council  
**Subject:** Please pass a bold, equitable Middle Housing Ordinance ASAP

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Berkeley City Council Berkeley City Council,

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Sincerely,

Marie Casabonne

Berkeley resident

Marie Casabonne

[mccasabonne@gmail.com](mailto:mccasabonne@gmail.com)

1621 Curtis st

Berkeley , California 94702

**Durr, Jasmine**

---

**From:** Jordan Burns <noreply@adv.actionnetwork.org>  
**Sent:** Saturday, June 21, 2025 5:31 AM  
**To:** All Council  
**Subject:** Please pass a bold, equitable Middle Housing Ordinance ASAP

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Berkeley City Council Berkeley City Council,

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Sincerely,

[Your Name]

[Any Affiliations, if applicable]

[Your District, if applicable]

Jordan Burns

jordanpburns13@gmail.com

1114 grizzly peak blvd

Berkeley, California 94708

**Durr, Jasmine**

---

**From:** Jordan Burns <noreply@adv.actionnetwork.org>  
**Sent:** Saturday, June 21, 2025 5:31 AM  
**To:** City Clerk  
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Sincerely,

[Your Name]

[Any Affiliations, if applicable]

[Your District, if applicable]

Jordan Burns

jordanpburns13@gmail.com

1114 grizzly peak blvd

Berkeley, California 94708

**Durr, Jasmine**

---

**From:** Robert Aikins <noreply@adv.actionnetwork.org>  
**Sent:** Friday, June 20, 2025 7:38 PM  
**To:** City Clerk  
**Subject:** Please pass a bold, equitable Middle Housing Ordinance ASAP

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Berkeley Clerk Berkeley Clerk,

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Sincerely,  
Rob Aikins

Robert Aikins  
robert.aikins@gmail.com  
557 Mira Vista Ave.  
Oakland, California 94610

**Durr, Jasmine**

---

**From:** Robert Aikins <noreply@adv.actionnetwork.org>  
**Sent:** Friday, June 20, 2025 7:38 PM  
**To:** All Council  
**Subject:** Please pass a bold, equitable Middle Housing Ordinance ASAP

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Sincerely,  
Rob Aikins

Robert Aikins  
robert.aikins@gmail.com  
557 Mira Vista Ave.  
Oakland, California 94610

**Durr, Jasmine**

---

**From:** Sheila Metcalf Tobin <noreply@adv.actionnetwork.org>  
**Sent:** Friday, June 20, 2025 5:30 PM  
**To:** City Clerk  
**Subject:** Please pass a bold, equitable Middle Housing Ordinance ASAP

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Sincerely,

[Your Name]

[Any Affiliations, if applicable]

[Your District, if applicable]

Sheila Metcalf Tobin

sametcalftobin@gmail.com

1333 Derby St

Berkeley , California 94702

**Durr, Jasmine**

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**From:** Sheila Metcalf Tobin <noreply@adv.actionnetwork.org>  
**Sent:** Friday, June 20, 2025 5:30 PM  
**To:** All Council  
**Subject:** Please pass a bold, equitable Middle Housing Ordinance ASAP

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Honorable Mayor and City Council,

I support the Middle Housing Ordinance and urge you to pass it, ending single-family zoning in the city where it began.

I further urge you to improve upon it by passing a stronger and more equitable version of the Middle Housing Ordinance that treats all low-fire-risk neighborhoods equally and removes density caps throughout our city. Berkeley has a unique responsibility to address its history as the birthplace of single-family zoning—a policy originally implemented with explicitly discriminatory intent in the Elmwood neighborhood. The consequences of decades of restrictive zoning are evident in our housing crisis and dramatic demographic shifts, including the loss of more than half our Black population since 1970.

The Middle Housing Ordinance presents a historic opportunity to begin undoing this legacy of exclusion. However, the proposed density limits risk making the Middle Housing Ordinance ineffective. The density limits are also unnecessary, as the rest of the ordinance already constrains the building envelope.

For the Middle Housing Ordinance to be truly effective and meet this moment in history, it must:

1. Remove unnecessary density restrictions, or dramatically increase them to at least 90 dwelling units per acre (but more would be better!), in order to avoid overly burdensome requirements that would make middle housing development financially infeasible.
2. Apply uniformly across low-fire-risk neighborhoods without creating different standards for historically redlined versus historically exclusive areas. Equity demands consistency.

Berkeley has the chance to lead by example and demonstrate how cities can address their exclusionary pasts through meaningful zoning reform. Unfortunately, we also have the chance to squander this opportunity and pass an ordinance that results in little substantive change. I strongly encourage you to pass a Middle Housing Ordinance that is bold enough to make a real difference in our housing shortage and inclusive enough to begin healing the divisions of our past.

Sincerely,

[Your Name]

[Any Affiliations, if applicable]

[Your District, if applicable]

Sheila Metcalf Tobin

sametcalf@tobin@gmail.com

1333 Derby St

Berkeley, California 94702

**Durr, Jasmine**

---

**From:** Mary Telling <noreply@adv.actionnetwork.org>  
**Sent:** Friday, June 20, 2025 5:16 PM  
**To:** All Council  
**Subject:** Please pass a bold, equitable Middle Housing Ordinance ASAP

**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.

Berkeley City Council Berkeley City Council,

Honorable Mayor and City Council,

I support the Middle Housing Ordinance and urge you to pass it, ending single-family zoning in the city where it began.

I further urge you to improve upon it by passing a stronger and more equitable version of the Middle Housing Ordinance that treats all low-fire-risk neighborhoods equally and removes density caps throughout our city. Berkeley has a unique responsibility to address its history as the birthplace of single-family zoning—a policy originally implemented with explicitly discriminatory intent in the Elmwood neighborhood. The consequences of decades of restrictive zoning are evident in our housing crisis and dramatic demographic shifts, including the loss of more than half our Black population since 1970.

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1. Remove unnecessary density restrictions, or dramatically increase them to at least 90 dwelling units per acre (but more would be better!), in order to avoid overly burdensome requirements that would make middle housing development financially infeasible.
2. Apply uniformly across low-fire-risk neighborhoods without creating different standards for historically redlined versus historically exclusive areas. Equity demands consistency.

Berkeley has the chance to lead by example and demonstrate how cities can address their exclusionary pasts through meaningful zoning reform. Unfortunately, we also have the chance to squander this opportunity and pass an ordinance that results in little substantive change. I strongly encourage you to pass a Middle Housing Ordinance that is bold enough to make a real difference in our housing shortage and inclusive enough to begin healing the divisions of our past.

Sincerely,  
Mary Telling  
District 3

Mary Telling  
tellingmary@gmail.com  
2001 Essex Street  
Berkeley, California 94703

**Durr, Jasmine**

---

**From:** Mary Telling <noreply@adv.actionnetwork.org>  
**Sent:** Friday, June 20, 2025 5:16 PM  
**To:** City Clerk  
**Subject:** Please pass a bold, equitable Middle Housing Ordinance ASAP

**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.

Berkeley Clerk Berkeley Clerk,

Honorable Mayor and City Council,

I support the Middle Housing Ordinance and urge you to pass it, ending single-family zoning in the city where it began.

I further urge you to improve upon it by passing a stronger and more equitable version of the Middle Housing Ordinance that treats all low-fire-risk neighborhoods equally and removes density caps throughout our city. Berkeley has a unique responsibility to address its history as the birthplace of single-family zoning—a policy originally implemented with explicitly discriminatory intent in the Elmwood neighborhood. The consequences of decades of restrictive zoning are evident in our housing crisis and dramatic demographic shifts, including the loss of more than half our Black population since 1970.

The Middle Housing Ordinance presents a historic opportunity to begin undoing this legacy of exclusion. However, the proposed density limits risk making the Middle Housing Ordinance ineffective. The density limits are also unnecessary, as the rest of the ordinance already constrains the building envelope.

For the Middle Housing Ordinance to be truly effective and meet this moment in history, it must:

1. Remove unnecessary density restrictions, or dramatically increase them to at least 90 dwelling units per acre (but more would be better!), in order to avoid overly burdensome requirements that would make middle housing development financially infeasible.
2. Apply uniformly across low-fire-risk neighborhoods without creating different standards for historically redlined versus historically exclusive areas. Equity demands consistency.

Berkeley has the chance to lead by example and demonstrate how cities can address their exclusionary pasts through meaningful zoning reform. Unfortunately, we also have the chance to squander this opportunity and pass an ordinance that results in little substantive change. I strongly encourage you to pass a Middle Housing Ordinance that is bold enough to make a real difference in our housing shortage and inclusive enough to begin healing the divisions of our past.

Sincerely,  
Mary Telling  
District 3

Mary Telling  
tellingmary@gmail.com  
2001 Essex Street  
Berkeley, California 94703

Durr, Jasmine

---

**From:** John Robin <jrobin415@gmail.com>  
**Sent:** Wednesday, June 18, 2025 8:16 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning 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.

Please DO NOT PASS this so-called missing middle ordinance. It is under-researched, under-discussed by city residents, and problematic in equitable, environmental, and livability aspects. Go back to the drawing board, consult at length with experts, and come back with something that makes sense for the full range of Berkeley residents. Thank you.

**Durr, Jasmine**

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**From:** Peggy Mendelson <peggymendelson@gmail.com>  
**Sent:** Wednesday, June 18, 2025 8:44 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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**Durr, Jasmine**

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**From:** Marya Grosse <maryaegrosse@yahoo.com>  
**Sent:** Wednesday, June 18, 2025 7:34 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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Marya Grosse  
4th generation Berkelian

Sent from my iPhone

**Durr, Jasmine**

---

**From:** Paul Widess <pwidess@lmi.net>  
**Sent:** Wednesday, June 18, 2025 6:29 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)

**Durr, Jasmine**

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**From:** Patricia Kipnis <pkipnis@gmail.com>  
**Sent:** Wednesday, June 18, 2025 3:42 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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**Durr, Jasmine**

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**From:** Celia Vargas <celiavargas2247@gmail.com>  
**Sent:** Tuesday, June 17, 2025 9:08 PM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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Sent from my iPhone

**Durr, Jasmine**

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**From:** Paula Israel <paula.israel@gmail.com>  
**Sent:** Tuesday, June 17, 2025 2:40 PM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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Please DO NOT PASS this so-called missing middle ordinance. It is under-researched, under-discussed by city residents, and problematic in equitable, environmental, and livability aspects. It will especially negatively impact the lower income neighborhoods that already bear the brunt of Berkeley's flawed housing and unhoused policies, creating yet another bonanza for developers who don't care about our city. Go back to the drawing board, consult at length with experts, and come back with something that makes sense for the full range of Berkeley residents. Thank you.

Paula Israel

**Durr, Jasmine**

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**From:** suzanne hancock <shancock4447@gmail.com>  
**Sent:** Tuesday, June 17, 2025 10:54 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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Sent from my iPhone

**Durr, Jasmine**

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**From:** Tim Murphy <tim@sloanmurphy.com>  
**Sent:** Monday, June 16, 2025 10:12 PM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning 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.

Berkeley resident since 2001. Two kids at Berkeley High.

Please DO NOT PASS this so-called missing middle ordinance. It is under-researched, under-discussed by city residents, and problematic in equitable, environmental, and livability aspects. Go back to the drawing board, consult at length with experts, and come back with something that makes sense for the full range of Berkeley residents. Thank you.

**Durr, Jasmine**

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**From:** Sunwalk10 <sunwalk10@yahoo.com>  
**Sent:** Monday, June 16, 2025 10:02 PM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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Please DO NOT PASS this so-called missing middle ordinance. It is under-researched, under-discussed by city residents, and problematic in equitable, environmental, and livability aspects. Go back to the drawing board, consult at length with experts, and come back with something that makes sense for the full range of Berkeley residents. Thank you.

Sent from my iPhone

**Durr, Jasmine**

---

**From:** Ned Himmel <ned.himmel@gmail.com>  
**Sent:** Monday, June 16, 2025 9:59 PM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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**Durr, Jasmine**

---

**From:** sheila.himmel <sheila.himmel@gmail.com>  
**Sent:** Monday, June 16, 2025 9:52 PM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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**Durr, Jasmine**

---

**From:** Fran <fesmog@gmail.com>  
**Sent:** Tuesday, June 17, 2025 10:15 PM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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**Durr, Jasmine**

---

**From:** Robyn Roberts <robzroberts@gmail.com>  
**Sent:** Wednesday, June 18, 2025 9:20 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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Robyn

**Durr, Jasmine**

---

**From:** MaggieGoodman <maggi goodwoman@proton.me>  
**Sent:** Wednesday, June 18, 2025 2:26 PM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle 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.

Please DO NOT PASS the missing middle ordinance. It is problematic in equitable, environmental, and livability aspects. Please come back with something that makes sense for the full range of Berkeley residents.

Regards,  
Maggie

## Durr, Jasmine

---

**From:** Catherine Jenkins <gcitizenkate@gmail.com>  
**Sent:** Wednesday, June 18, 2025 11:19 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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Do not go fast and break things.

Thank you.

Kate J.  
2019 Woolsey Street  
Berkeley 94703

**Durr, Jasmine**

---

**From:** M.E. Lawrence <cosmicat9@lmi.net>  
**Sent:** Wednesday, June 18, 2025 1:46 PM  
**To:** Berkeley Mayor's Office; All Council  
**Subject:** The "missing middle" 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.

Please do *not* pass the so-called missing middle ordinance. It is under-researched, under-discussed by city residents, and not necessarily equitable or livable. Go back to the drawing board, consult at length with experts, and come back with something that makes sense for the full range of Berkeley residents. And *tell* us about it, via council members' e-letters, NextDoor and Berkeleyside, etc.

Thanks, regards,

Melanie Lawrence & John Smail (residents since 1980; homeowners since 1996)  
Allston Way

**Durr, Jasmine**

---

**From:** P F. <pm14.oh@gmail.com>  
**Sent:** Tuesday, June 17, 2025 5:50 PM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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Please DO NOT PASS this so-called missing middle ordinance. It is under-researched, under-discussed by city residents, and problematic in equitable, environmental, and livability aspects. Go back to the drawing board, consult at length with experts, and come back with something that makes sense for the full range of Berkeley residents. Thank you.

**Durr, Jasmine**

---

**From:** sallie hannarhyne <salliehannarhyne@gmail.com>  
**Sent:** Monday, June 16, 2025 3:48 PM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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**Durr, Jasmine**

---

**From:** Todd Stuart <tstuart@strongtie.com>  
**Sent:** Monday, June 16, 2025 1:38 PM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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## Durr, Jasmine

---

**From:** Anne Richards <tannerichards@aol.com>  
**Sent:** Monday, June 16, 2025 1:27 PM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning 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.

Please don't become another fascist regime imposing your position on its constituents.  
Please DO NOT PASS this so-called missing middle ordinance. It is under-researched, under-discussed by city residents, and problematic in equitable, environmental, and livability aspects. Go back to the drawing board, consult at length with experts, and come back with something that makes sense for the full range of Berkeley residents.

Thank you.  
T Anne Richards  
94702

Sent from my iPhone

**Durr, Jasmine**

---

**From:** Tom Reilly <tom.reilly46@gmail.com>  
**Sent:** Monday, June 16, 2025 1:27 PM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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Sent from my iPhone

**Durr, Jasmine**

---

**From:** George Clark <georgew94703@gmail.com>  
**Sent:** Monday, June 16, 2025 12:42 PM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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**Durr, Jasmine**

---

**From:** Barbara Anscher <barbaraanscher@gmail.com>  
**Sent:** Monday, June 16, 2025 12:01 PM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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Kind regards,  
Barbara

Barbara Anscher  
(510) 387-4490  
[barbaraanscher@gmail.com](mailto:barbaraanscher@gmail.com)

**Durr, Jasmine**

---

**From:** Scott Selmanoff <scotty373@gmail.com>  
**Sent:** Monday, June 16, 2025 10:45 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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Sent from my iPhone

**Durr, Jasmine**

---

**From:** Shireen M. Burns <shireenmayeri@icloud.com>  
**Sent:** Monday, June 16, 2025 10:52 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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**Durr, Jasmine**

---

**From:** Shireen M. Burns <shireenmayeri@icloud.com>  
**Sent:** Monday, June 16, 2025 11:17 AM  
**To:** All Council  
**Subject:** Vote NO on Missing Middle Upzoning 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.

Freaks. All of you. Trying to pass an ordinance that is senseless with little notice or conversation to the Berkeley public homeowners during the early summer when most Berkeley residents are away or out of town.

Who is behind this uncivil ordinance? List their names their home address and email address. Let the public meet them.

What is going on? The new city council appears to be a sham. Bring back

Please DO NOT PASS this so-called missing middle ordinance. It is under-researched, under-discussed by city residents, and problematic in equitable, environmental, and livability aspects. Hold Town Hall meetings throughout the city, allowing debate and a free exchange of ideas among residents. Let's really understand the problems we are trying to solve with rezoning before we go off half-cocked with "solutions" that invite more problems than they solve.

Thank you.

**Durr, Jasmine**

---

**From:** Steve Binder <steveinberkeley@gmail.com>  
**Sent:** Monday, June 16, 2025 11:18 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning 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.

Please DO NOT PASS this so-called missing middle ordinance. It is under-researched, under-discussed by city residents, and problematic in equitable, environmental, and livability aspects. Go back to the drawing board, consult at length with experts, and come back with something that makes sense for the full range of Berkeley residents. Thank you.

**Durr, Jasmine**

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**From:** Ellen Newman <enewmanmft@gmail.com>  
**Sent:** Thursday, June 12, 2025 7:34 AM  
**To:** All Council  
**Subject:** Vote NO on Missing Middle Upzoning 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.

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I would like to hear much more about this project. The people of Berkeley deserve more information from our Council members before action is taken on any project that has this great an impact on the city residents.

Thank you.  
Ellen Newman

**Durr, Jasmine**

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**From:** Sally Pugh <sallykpugh@gmail.com>  
**Sent:** Monday, June 16, 2025 8:02 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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**Durr, Jasmine**

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**From:** Toby Salk <tobysmj@gmail.com>  
**Sent:** Monday, June 16, 2025 7:35 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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Toby Salk  
I am a 36 year Berkeley resident and home owner.

## Durr, Jasmine

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**From:** Alyse Jacobson <tomalyse@gmail.com>  
**Sent:** Monday, June 16, 2025 6:48 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning 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.

Please DO NOT PASS this so-called missing middle ordinance. Improve infrastructure, create adequate parking for new development and improve access to public transportation in neighborhoods BEFORE adding new density. I live in a 1920's bungalow with no driveway a block from Solano. Workers monopolize street parking during the day meaning if I move my car, I have to park blocks away. So as a senior, this limits my ability to shop or go anywhere during the day due to mobility limitations. I simply can't lug groceries far! Public transit is being cut not expanded! First get a plan to improve infrastructure and transit, clean up the parks and garbage BEFORE adding density to the problem.

Alyse Jacobson  
Sent from my iPhone

**Durr, Jasmine**

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**From:** Sean Bouvet <seanzak@yahoo.com>  
**Sent:** Monday, June 16, 2025 5:44 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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Thank You,  
Sean Bouvet  
1617 Delaware St  
Berkeley 94703

Get [Outlook for iOS](#)

**Durr, Jasmine**

---

**From:** Steve Meyers <spmey55@yahoo.com>  
**Sent:** Sunday, June 15, 2025 8:53 PM  
**To:** All Council  
**Subject:** VOTE NO on the so-called Missing Middle upzoning ordinance on June 26

**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 support rezoning to allow more density in parts of Berkeley where it's appropriate. I have strong concerns that the proposed ordinance will allow building of large buildings that are very out of character with the surrounding area. Berkeley is still blighted by cheap apartment buildings that were built decades ago.

Please DO NOT PASS this so-called missing middle ordinance. Instead, hold town hall meetings in all areas of town, allowing debate and a free exchange of ideas among residents. A change of this magnitude needs more participation by the public.

Steve Meyers  
1421 Allston Way  
Berkeley

**Durr, Jasmine**

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**From:** Amy Berlin <amylberlin@gmail.com>  
**Sent:** Sunday, June 15, 2025 7:13 PM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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**Durr, Jasmine**

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**From:** Rick Smith <yamahastar07@icloud.com>  
**Sent:** Saturday, June 14, 2025 6:13 AM  
**To:** All Council  
**Subject:** Vote NO on Missing Middle Upzoning 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.

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Thank you.  
Pita Smith

Sent from my iPhone

**Durr, Jasmine**

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**From:** Bill Schneiderman <william.schneiderman@gmail.com>  
**Sent:** Monday, June 16, 2025 8:33 AM  
**To:** All Council; Berkeley Mayor's Office; Kesawani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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William Schneiderman

## Durr, Jasmine

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**From:** Piera Segre <Piera@studiobergtraun.com>  
**Sent:** Wednesday, June 18, 2025 3:53 PM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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**Durr, Jasmine**

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**From:** Susan Thompson <susanthompsonmft@gmail.com>  
**Sent:** Wednesday, June 18, 2025 3:54 PM  
**To:** All Council; Berkeley Mayor's Office; Kesawani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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Sent from my iPhone

## Durr, Jasmine

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**From:** Mara Carman <mcarman@earthlink.net>  
**Sent:** Thursday, June 19, 2025 8:25 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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Sent from my iPhone

**Durr, Jasmine**

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**From:** Richard OSMUNDSON <osmundsn@comcast.net>  
**Sent:** Wednesday, June 18, 2025 9:58 PM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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**Durr, Jasmine**

---

**From:** Robert Gable <Robert.Gable@cgu.edu>  
**Sent:** Wednesday, June 18, 2025 5:29 PM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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AUDs OK, not 3 story units.

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R. Gable

**Durr, Jasmine**

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**From:** Michael Tompkins <mchltmpkns710@sbcglobal.net>  
**Sent:** Wednesday, June 18, 2025 5:18 PM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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Sent from my iPad

**Durr, Jasmine**

---

**From:** Madeline Feingold <mlfeingold@gmail.com>  
**Sent:** Sunday, June 22, 2025 11:08 PM  
**To:** All Council  
**Cc:** Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning 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.

Dear Berkeley City Council,

I recognize that there are significant housing issues in Berkeley that need to be addressed. However, I believe the current proposal that will be voted on this week is NOT the best way for Berkeley to move forward.

I am asking that you DO NOT PASS the middle housing zoning proposal as it stands. I believe it to be under-researched and under-discussed by city residents. I think it won't necessarily address the issues of affordable housing and that there could be unintended negative environmental and livability consequences for Berkeley residents.

I would appreciate Town Hall meetings throughout the city to allow for debate and an exchange of ideas among Berkeley residents. Let's work together to understand the problems that we all would like to have resolved and come up with a solution that addresses those problems in a more thoughtful and collaborative manner.

TAKING MORE TIME TO GET IT RIGHT SEEMS LIKE A PRUDENT WAY TO MOVE FORWARD RATHER THAN RUSHING THE CURRENT PROPOSAL THROUGH, WHICH LIKELY WILL CREATE ADDITIONAL PROBLEMS AND NOT SOLVE THE ORIGINAL ISSUES.

Thank you for your consideration.

Best regards,  
Madeline Feingold  
16 Hazel Road  
Berkeley, CA 94705

Sent from my iPhone

**Durr, Jasmine**

---

**From:** don melandry <dmelandry@gmail.com>  
**Sent:** Sunday, June 22, 2025 9:19 PM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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Don Melandry  
Berkeley CA

**Durr, Jasmine**

---

**From:** jack Sawyer <jacksawyer@comcast.net>  
**Sent:** Sunday, June 22, 2025 7:40 PM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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**Durr, Jasmine**

---

**From:** E A news <ed18news@gmail.com>  
**Sent:** Sunday, June 22, 2025 4:18 PM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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Sent from my iPhone

**Durr, Jasmine**

---

**From:** E.A news <ed18news@gmail.com>  
**Sent:** Sunday, June 22, 2025 4:18 PM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
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Sent from my iPhone

**Durr, Jasmine**

---

**From:** Diana Diminic <dianadiminic108@gmail.com>  
**Sent:** Sunday, June 22, 2025 11:34 AM  
**To:** All Council  
**Subject:** Vote NO on Missing Middle Upzoning 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.**

Dear City Council,

Please DO NOT PASS this so-called missing middle ordinance. It is under-researched, under-discussed by city residents, and problematic in equitable, environmental, and livability aspects. Hold Town Hall meetings throughout the city, allowing debate and a free exchange of ideas among residents. Let's really understand the problems we are trying to solve with rezoning before we go off half-cocked with "solutions" that invite more problems than they solve. Thank you.

Diana Diminic

(Resident @ 12 Hopkins Court)

**Durr, Jasmine**

---

**From:** DAVID RICE <drice2@comcast.net>  
**Sent:** Sunday, June 22, 2025 9:47 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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**Durr, Jasmine**

---

**From:** Bill Bogert <bill.bogert@gmail.com>  
**Sent:** Sunday, June 22, 2025 9:13 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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Sent from my iPad

## Durr, Jasmine

---

**From:** J & J Schroeder <janicejimschroeder@gmail.com>  
**Sent:** Sunday, June 22, 2025 7:53 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** I urge you to vote NO on Missing Middle Upzoning 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.**

As this ordinance is currently written, it will NOT make truly affordable housing available for lower middle income, low-income and very low-income people who were displaced years ago due to redlining. The market rate housing that developers build will even further gentrify Berkeley. It will continue the lowering of our already lessened diverse community, especially people of color; particularly Black and Brown people.

I implore you to NOT PASS this so-called missing middle ordinance. It is under-researched, under-discussed by city residents, and problematic in equitable, environmental, and livability aspects. Go back to the drawing board, consult at length with experts, and come back with something that makes sense for the full range of Berkeley residents.

Please take the right, moral and equitable action and vote NO on this currently written ordinance.

Respectfully,  
Janice Schroeder  
Berkeley resident for 48 years

## Durr, Jasmine

---

**From:** Wilson, Jacqueline <Jacqueline.Wilson@ucsf.edu>  
**Sent:** Sunday, June 22, 2025 7:45 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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## Durr, Jasmine

---

**From:** Diane Mintz <diane.mintz@gmail.com>  
**Sent:** Sunday, June 22, 2025 7:38 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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**Durr, Jasmine**

---

**From:** Elizabeth <welamoureux@gmail.com>  
**Sent:** Sunday, June 22, 2025 3:55 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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To the Council and Mayor:

Please DO NOT PASS this so-called missing middle ordinance. It is under-researched, under-discussed by city residents, and problematic in equitable, environmental, and livability aspects. Go back to the drawing board, consult at length with experts, and come back with something that makes sense for the full range of Berkeley residents. Thank you.

Elisabeth Lamoureux

Sent from my iPhone

## Durr, Jasmine

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**From:** Frances Kalfus <fekalfus@jps.net>  
**Sent:** Sunday, June 22, 2025 3:52 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
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Sent from my iPhone

## Durr, Jasmine

---

**From:** Diana Stock <dstock@gmail.com>  
**Sent:** Sunday, June 22, 2025 3:21 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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## Durr, Jasmine

---

**From:** Kori Kody <Kori.Kody@mindspring.com>  
**Sent:** Friday, June 20, 2025 7:57 PM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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**Durr, Jasmine**

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**From:** Jen <mango1976@gmail.com>  
**Sent:** Friday, June 20, 2025 1:17 PM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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Jennifer Brentlinger  
2455 7th Street  
Berkeley

**Durr, Jasmine**

---

**From:** Mahesh Srinivasan <srinivasan@berkeley.edu>  
**Sent:** Friday, June 20, 2025 11:52 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
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Sent from my iPhone

**Durr, Jasmine**

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**From:** jhfrisk <jhfrisk@ucsc.edu>  
**Sent:** Friday, June 20, 2025 11:06 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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**Durr, Jasmine**

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**From:** Julieta Pisani McCarthy <pisanimcc@gmail.com>  
**Sent:** Friday, June 20, 2025 10:11 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
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Julieta Pisani McCarthy

## Durr, Jasmine

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**From:** Laya Jamali <layajamali1@gmail.com>  
**Sent:** Friday, June 20, 2025 8:39 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
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Laya Fatemeh Jamali, LMFT

Registration #146600

Phone: 925-588-3363

Website: <https://dreamingheart.godaddysites.com/>

Website: [Psychology Today](#)

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## Durr, Jasmine

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**From:** Janet Linda Sorensen <jsorensen@berkeley.edu>  
**Sent:** Friday, June 20, 2025 6:29 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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**Durr, Jasmine**

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**From:** Lori Klocek <llklocek@gmail.com>  
**Sent:** Friday, June 20, 2025 6:18 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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**Durr, Jasmine**

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**From:** Kelly Topp <kelltopp@gmail.com>  
**Sent:** Friday, June 20, 2025 6:06 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
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## Durr, Jasmine

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**From:** Julia D <lokismom45@yahoo.com>  
**Sent:** Friday, June 20, 2025 2:23 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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Julia Danekas

Sent from my iPhone

**Durr, Jasmine**

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**From:** Charlotte von der Hude <lotte@lmi.net>  
**Sent:** Friday, June 20, 2025 2:20 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
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DO NOT PASS

Dangerous  
Unacceptable

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Sent from my iPad

## Durr, Jasmine

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**From:** Kate Lopes <lopeskm@yahoo.com>  
**Sent:** Friday, June 20, 2025 2:14 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
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Kathleen M. Lopes

Peace, Justice, Gratitude

## **Durr, Jasmine**

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**From:** Gloria Espinoza <ge94706@gmail.com>  
**Sent:** Sunday, June 22, 2025 8:51 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
**Subject:** Vote NO on Missing Middle Upzoning Ordinance

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Sent from my iPhone

**Durr, Jasmine**

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**From:** Frances Christie <frances.christie2011@gmail.com>  
**Sent:** Sunday, June 22, 2025 11:48 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
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I went to the BNC meeting about this ordinance. It was very distressing. It made me feel that the City Council is very out of touch with those who voted them into power. It also made me feel as a resident of South Berkeley who does own her home that I may just have to leave Berkeley. I have lived here since the 1970s. I brought up my son here. In South Berkeley we are already overwhelmed with high rise apartment buildings most of which do not have enough affordable housing in them. Why?

Please DO NOT PASS this so-called missing middle ordinance. It is under-researched, under-discussed by city residents, and problematic in equitable, environmental, and livability aspects. Go back to the drawing board, consult at length with experts, and come back with something that makes sense for the full range of Berkeley residents. Thank you.  
Frances Christie

Sent from my iPhone

**Durr, Jasmine**

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**From:** Jaijeet Roychowdhury <jaijeet.roychowdhury@gmail.com>  
**Sent:** Sunday, June 22, 2025 12:26 PM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
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**Durr, Jasmine**

---

**From:** Jaijeet Roychowdhury <jaijeet.roychowdhury@gmail.com>  
**Sent:** Sunday, June 22, 2025 12:26 PM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
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**Durr, Jasmine**

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**From:** David Mog <dcmog74@outlook.com>  
**Sent:** Sunday, June 22, 2025 10:13 PM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
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**Durr, Jasmine**

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**From:** Sonia Manrique-Stromberg <sms.manrique@gmail.com>  
**Sent:** Monday, June 23, 2025 12:05 AM  
**To:** All Council; Berkeley Mayor's Office; Kesarwani, Rashi; Taplin, Terry; Bartlett, Ben; Tregub, Igor; O'Keefe, Shoshana; Blackaby, Brent; Lunaparra, Cecilia; Humbert, Mark  
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