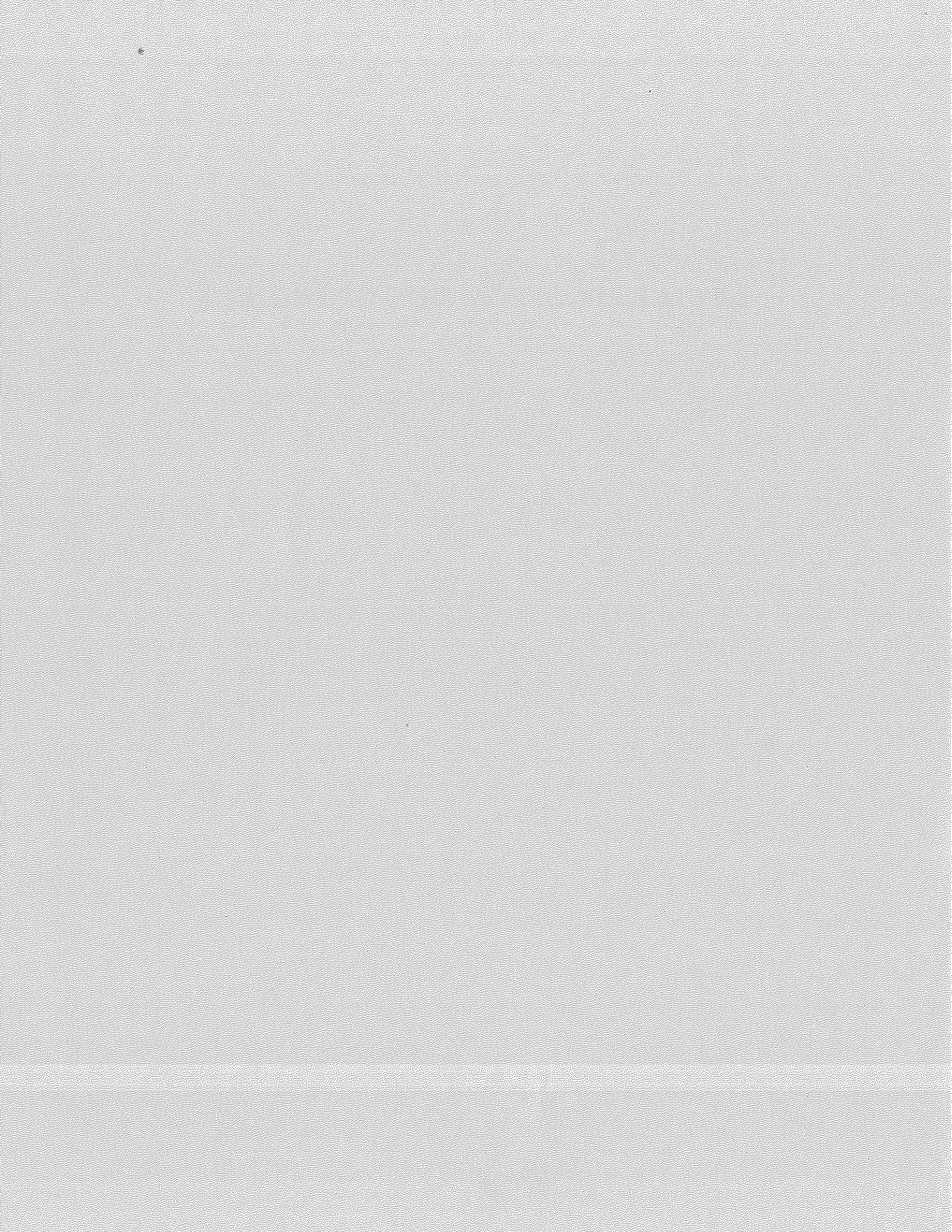


LETTERS IN OPPOSITION OF PROJECT



Memo To KMAC

I am unable to attend the hearing for the 401 Colusa project so I am sending my comments on the new plan dated March 29 2006.

1. At the last meeting, a traffic study was requested. Has this been done?
2. The architectural style does not fit with the character of the neighborhood. The metal seamed sloped roof is out of context.
3. The three story building is too massive for the small site. There is no setback from the sidewalk. The building will cut off views and light to the neighboring properties.
4. The only public parking being provided for the new retail spaces are on the street which must be shared by all of the businesses. In fact we lose spaces because the vacant lot is currently used for parking. Two of the spaces are shown in the bus stop. AC transit does not allow parking in bus stops. The original Conditions of Approval 12 July 1983 stated the following in paragraph F:

...that the parking area is designed and developed in the manner and with the conditions deemed proper and adequate to protect residences in the vicinity. In this regard the zoning administrator shall review the plans for the parking area and shall impose conditions to comply with the following standards.

- (1) The plans shall require proper planting and screening to protect nearby residences from noise, light and other detrimental effects*
- 2) Proper provisions shall be made, as deemed necessary for adequate lighting of entrances, exits and parking areas with measures to shield adjacent residential areas from lights.*
- (3) A detailed plot plan shall be submitted and approved by the zoning administrator depicting and delineating the requirements of section 82-16.020 of the Contra Costa Code and all necessary elements to constitute a proper parking area.*

It does not appear any of the above was done. There is no setback of the site wall from the property line to allow for screening on the owners property. It is not up to the adjacent property owner to provide screening or create a hardship on their site development. There is not proposed street trees or planting.

5. The neighborhood will be negatively impacted by the imposing. If the architects can't fit the required parking onto the site and meet the Conditions of Approval it suggests the project as designed is too aggressive and should be modified so that the parking complies with the Conditions of Approval. At a past meeting Jim Carmen suggested the existing adjacent house at 411 Colusa be turned back into a residence. If this were to happen the rear yard would be overlooking a light reflective parking lot. If the project was residential only the site plan could be refined to a more appropriate scale and quality.
6. The PUD is over 20 years old and this is a major modification to phase 2. Phase 2 is required to provide the parking for phase 3. If the original PUD cannot be fulfilled it should be required to be reviewed as an entirely new project by the Planning Commission.

Janet Hittle
1612 Oak View Avenue
Kensington, CA 94707
510-558-1123
Cc Contra Costa County Planning Department



"Paul, Rodney"
<Rodney.Paul@schwab.com
>

05/11/2007 06:28 AM

To <rahern@cd.cccounty.us>

cc "Sarah_Paul" <Sarah_Paul@bio-rad.com>, "Janet Hittle"
<jhittle@TGP-INC.com>, <thomasefoley@gmail.com>

bcc

Subject Concerned about Colusa Circle Development

To: Ryan Hernandez, Contra Costa County, CA

Dear Mr. Hernandez:

My wife and I live in Kensington near the Colusa Circle and want to share with you our concerns regarding development proposed on the commercial lots owned by Carol Chisholm and Ed Hammonds. I would like to hear your views on how the County will handle these proposals.

We live across the street from the proposed three-story building Ms. Chisholm's architect, Andrew Woolen, presented at the April KMAC meeting. I stated at the meeting that a building of that size would block Bay Bridge views and light access on our property. Several KMAC members cited these concerns when they voted to recommend against the proposed development.

We are also concerned about the scope of development on the Circle Mr. Hammonds presented at the meeting. We believe that the impact his and Ms. Chisholm's development would have on traffic and parking in the area would be significant and must be reviewed.

We want to make sure our perspective and the opinion of KMAC are taken into account when the County reviews these proposals. We would like to be present at any hearings the County holds to address this. I left you a voicemail message yesterday and am hoping to hear back from you shortly so we can discuss this.

Sincerely,
Rodney & Sarah Paul
1619 Oak View Ave.
Kensington CA 94707



"judy tart"
<jdytart@sbcglobal.net>
06/27/2007 06:45 PM

To <RAHern@cd.cccounty.us>
cc
bcc
Subject Proposed Colusa Circle Development

Dear Mr. Hernandez,

I have some serious concerns about the proposed developments on and near the Colusa Circle in Kensington. I live two blocks away on Visalia Avenue, yet our neighborhood is already impacted by excess traffic using our street as a short-cut instead of the increasingly crowded Colusa Avenue. People unable to find on-street parking on Colusa also use our street, making it hard for property owners to park there.

Diagonal parking is proposed by the developers on Oak View on two sides of the circle. Oak View is a narrow street, similar to Visalia Avenue, which is often essentially cut down to one lane when cars are parked on both sides. Delivery trucks garbage trucks, etc., of course, find it even more difficult to maneuver in this situation than cars. I cannot see how diagonal parking could be made to work on these streets without further clogging them. It could be difficult and even dangerous for parents and toddlers using the day-care center on Oak View with this extra traffic and difficulty of parking for dropping off and picking up their children.

I notice that there is a proposal to extend the sidewalk area far out into Colusa Avenue on each side where it enters the Colusa Circle. There is currently a bus stop right at this point. In addition, narrowing what has become a rather densely travelled street right at this point will impede and back up traffic, further impacting our quiet neighborhoods. I cannot imagine what purpose such an extension of the sidewalk could possibly serve.

Both the proposed buildings are to be three stories high. I feel this is overwhelming and out of character for the rest of the area. It will loom over and block the views of the modest neighboring one-story dwellings.

Last, but not least, I question the viability of adding so much retail space to this neighborhood area. A restaurant (formely Narsai's) has sat empty and deteriorating for ten years or more; other businesses fail with regularity on the circle. At the very least, there should be some input from the surrounding area as to what types of businesses we might patronize, and how the extra traffic and parking which could be expected can be mitigated.

How can we, as concerned neighbors, be kept informed of meetings and decisions impacting our neighborhood? There has been nothing in the papers or other media letting us know of these changes.

I hope you will take these considerations into account as you make your decisions on this proposed construction.

Thank you,

Judy Tart, RN
1675 Visalia Ave.
Berkeley, CA 94707

Dear Mr. Hernandez and Supervisor Gioia:

The Colusa Circle Improvement Association opposes the development project at 401 Colusa Ave. in its current form and urges County decision-makers to deny the applicants' request for rezoning, a parking variance as well as amendments to the General and Final Development Plans.

We welcome development of this property if a number of deeply-felt concerns in the residential community can be addressed. We understand the right of the owners to develop their property and believe our neighborhood would be well served by a project that can better address the rights and needs of the surrounding community. But until we see significant modifications to this proposal, we intend to explore all means necessary to prevent the project from moving forward in its current form.

Land-use attorney Rena Rickles has been retained and has advised us that we have a strong case against the current proposal due to inadequacies in the analysis of parking, particularly the failure to consider the cumulative impact of the other Colusa Circle commercial projects and the variances they have been granted or are in the process of being granted. She also believes we can argue that impacts on traffic and congestion in the area will exceed those described in the report. Ms. Rickles has referred us to a litigation attorney to pursue a challenge under the California Environmental Quality Act to the findings of the Initial Environmental Review. We will be detailing the points recommended by legal counsel under which we will challenge the review in a subsequent letter to you from our group.

This letter is intended to detail our objections to the current proposal and serves as the current position of the Colusa Circle Improvement Association. Members of our organization will be communicating to you their agreement with this position. In addition, we ask that you consider the petition signed by 460 members of the community last year that specifically mentions the 401 Colusa Ave. project and refers to many of our objections. We also urge you to bear in mind the recommendation by a 4-0 vote to deny the application in its current form by the Kensington Municipal Advisory Council at their April 2007 meeting.

Building height

Because the proposed structure is 38-feet high and has no setback, it will block scenic views of nearby property owners including views of downtown San Francisco, the Bay Bridge and the surrounding hills. If the building were being constructed in a residential zone, it would be in violation of the Kensington View and Light Ordinance. Because it is in a Planned Unit Development zone, we have been advised that the protections of the Ordinance may not apply. But in fact, the proposed project is mixed use, including both commercial and residential units, and the application therefore includes a request for rezoning. Although we oppose this request for rezoning, if it is nevertheless granted we believe the View and Light Ordinance should apply here.

The intention of the Ordinance was to protect existing residential owners from new development that would block the scenic views and light access they enjoy. These rights are exactly what are at risk as a result of this proposal. Since the units that would be creating this obstacle are also residential, we feel it is in keeping with the intent of the

capacity of 10-12 cars. When the new structure is built, these cars will be displaced and almost certainly impact the surrounding neighborhood. Thus, as with the plan not to include the originally planned parking garage, this project clearly would result in a net loss of parking.

Despite what the Abrams and Associates report states, those who live and work in the Colusa Circle area are aware that even with its current level of activity there is a parking problem. Even developer Ed Hammonds, who previously stated that there was no significant problem, is using his concerns about parking availability as the basis for his recent appeal of the parking variance granted to Narsai David. We have in the past submitted our findings that there are frequent shortages of parking at times of peak use of the Colusa Circle, including its use in the evening and on weekends. With the increased use of the Circle business district that will result from all three development plans, it seems clear that the parking problem will be greatly exacerbated. We are already seeing parking congestion in the neighborhood during the Sunday Farmers Market on the Circle.

We have some questions about the proposed stacked parking devices. What is the noise level when they are operated, and what would the impact of this be in an area so close to single-family residences? Are these devices intended to be operated by untrained users? Are there safety issues to consider? We would be very interested in hearing the experiences of others who have used them as well as the impacts on the surrounding communities. While we are open to these devices, we need to know before saying we are comfortable with their use.

We question the degree to which the 8 off-street spaces help alleviate the parking situation. Because these are stacked spots, it will take more time to park cars than using conventional spots, and users may therefore be tempted to park on the street when they need to make quick stops. Moreover, we expect that these spots will only be available to residents and commercial tenants of the building. Unlike the off-street spots being provided by the Ed Hammonds project, they will not be available to other users of the Colusa Circle. It is therefore reasonable to assume that the extent to which they reduce parking needs in the neighborhood will be limited.

For these reasons, we are strongly opposed to granting a parking variance for the currently proposed project.

Traffic and Safety

We are concerned that the lack of property setbacks for the proposed structure will create dangerous traffic conditions. In particular, the structure will obscure drivers who approach the Colusa Circle from the eastern portion of Oak View Ave. making it dangerous for them to enter the Circle. This in turn may increase risks to pedestrians who are walking around the Circle and attempting to cross at intersections.

We are also concerned about the potential congestion that may result from having the entrance to the building on Oak View Ave. The street is very narrow, and the point at which this entrance is proposed is already a significant bottleneck for cars entering and leaving the Circle. The scale of the building increases the number of people who will potentially be using this parking entrance. Reducing its size would lessen the impact of

Mr. Rodney Paul

Page 5

We want to call to your attention another concern we hope the planning process will review. In the drawings of the plan, we noticed what appear to be balconies on both the Oak View and Colusa Ave. sides of the building that seem to be above the public sidewalk space. We question the legality of this design and point out that it is yet another unfortunate consequence of the decision to have no setback for the structure. We hope the plans will be thoroughly scrutinized to find other such possible violations of existing building codes.

Conclusions

We believe that the current plans proposed for 401 Colusa cause myriad issues that must be addressed and corrected for this project to move forward. Many of these problems stem from the piecemeal process that has been put in place by the County for considering this and the other Colusa Circle projects. Because the Planning Dept. has not taken a holistic approach to the development on the Circle, it has ignored the cumulative impact these plans will have on existing residents. This is unacceptable to the surrounding community and is a critical factor in our opposition to this project.

It also seems to us that this project has completely ignored the environment into which it would be placed. Their modernist design is at odds with the aesthetic character surrounding neighborhood. The height of the structure clearly has a major and substantially negative impact on nearby residences and the scenic views and light access that should rightfully be protected. The lack of a setback contributes to the impact this structure would have on surrounding residences and also creates a significant traffic hazard for both motorists and pedestrians on the Circle. The approach to parking proposed here will also greatly exacerbate congestion and the parking shortfall in the area. We believe if these factors had been taken into consideration, a much different project would have been proposed.

It would be great disservice to our community if the just concerns of nearby residents are disregarded by the County. It would also set a very poor precedent to ignore the unanimous vote of KMAC recommending against this project. Evidence of the depth of community concern about this development is the petition that we are submitting that was signed by so many members of the community. We intend to provide further examples of the depth of feeling against this project in its current form.

We therefore implore the applicants to substantially revise their plans. We request that County decision makers consider the reasonable concerns by the community that we are raising here. Any discussion of granting of variances, General Plan amendments, Final Development Plan modifications and rezoning necessary for this project should be held in abeyance until all of the above points are satisfactorily addressed.

Very truly yours,

Rodney Paul
Chair, Colusa Circle Improvement Association



Jan Zaitlin
<janz@comcast.net>
06/23/2008 03:54 PM

To RAHern@cd.cccounty.us
cc
bcc
Subject colusa circle development in Kensington

Dear Mr. Hernandez,
I have attached a letter that states my view opposing the development plan for the empty lot across from the Colusa market in Kensington. Thank you for your attention to this matter. Jan Zaitlin



Position Statement re 401 Colusa.PDF



"Amber Lunderville"
<virtual.amber@gmail.com>
06/23/2008 02:24 PM

To JGioia@bos.cccounty.us, RAHern@cd.cccounty.us
cc "Rodney Paul" <rodney.paul510@gmail.com>
bcc
Subject vacant lot at 401 Colusa Ave

I just wanted to voice my opinion on the development of 401 Colusa. I am in agreement with the Colusa Circle Improvement Association's statement that was sent to you both.

Amber Lunderville
1453 Thousand Oaks Blvd
Albany ca 94706

my husband Dan Lunderville is also on board with the concerns voiced by the Colusa Circle Improvement Association. I hope that those concerns will be addressed.

Thank you
Amber & Dan



Marilyn Stollon
<mstollon@earthlink.net>
06/23/2008 04:14 PM

To Ryan Hernandez <rahern@cd.cccounty.us>, JGioia@bos.cccounty.us, kate rauch <KRauc@bos.cccounty.us>, Ray Barraza
cc
bcc
Subject 401 colusa circle, project objections

Mr. Hernandez and Mr. Gioia:

Rodney Paul has made me aware of the new developments with the project and as a member of CCIA, I am very much against many of the design elements. I am in full agreement with his letter.

DESIGN

The design does not fit in with the character of the circle. Whereas, in Walnut Creek there was an effort to create a village feel with some design consistency, here we are encouraging the continuation of a hodge podge look. The building itself may be fine, but it does not fit in with the softer stucco look of the businesses in this area. While development is fine, aesthetic planned development is better.

STACKED PARKING

Secondly, there are questions about the stacking parking and if this will create more parking problems as condo owners won't use it for quick stops as it will take time to get in and out., consequently they will park on the street..probably in front of Mr. Paul's home!!

I spoke with Julie Moore at the Circle Salon who informed me that her friend lives in a condo on San Pablo/Solano with stacked parking and NEVER EVER uses it. Why? Because of concerns of getting stuck in it in a power outage, and we do have them, and the lack of ease for use. She added that no one in the complex uses them, it is just for county compliance and they park in the small driveways leading up to the spaces!!!!

VIEWS

The project is too large for the space, blocks views of homeowners, is unsightly and will be a big solid block adding to potential visual problems when one is trying to drive around the circle. How could this be approved????????? Lost views mean lost property value, at least \$20k according to appraisers when I checked a few years ago regarding another issue.

PRECEDENT SETTING

CCIA, , was told by the planning commissioners at the hearing on Hammonds building and in meetings with Supervisor Gioia, in direct response to our concerns, that if Hammonds multi story project was approved it would NOT be precedent setting!!! And here we are with a MULTI- STORY BUILDING!!!!

Please come and look at the site to see how out of scale this will be!!!!

**Why hasnt this project, after all of our pleas, been considered with the 2 other projects i.e. Hammonds, N. David in terms of parking , traffic impact and design?

***Why is the county intent on spending more money by doing this piecemeal, when a broader approach could be more cost effective in terms of time?

Many people use the circle, this is clear by the 2 petitions submitted to the county that were circulated in the past year against the Hammonds project and the cell phone antenna. Approximately 500 for each petition is a strong indication that homeowners, businesses, shoppers(EC, Kensington, Berkeley, Albany) want a safe, aesthetic Colusa Circle development that is in keeping with the character of the area.

This project should NOT be approved as is, and needs some major revisions.

Sincerely,

Marilyn Stollon
12 Eldridge Ct
Kensington



"Rodney Paul"
<rodney.paul510@gmail.com
>
06/23/2008 05:22 PM

To "Ryan A Hernandez" <RAHern@cd.cccounty.us>
cc
bcc
Subject Fwd: Colusa Circle Project

FYI. Please add this to our emails of support if you are compiling them.

Thanks,
Rodney

----- Forwarded message -----
From: h d <hwdretired@yahoo.com>
Date: Mon, Jun 23, 2008 at 5:18 PM
Subject: Colusa Circle Project
To: JGioia@bos.cccounty.us, Rodney.paul510@gmail.com

Supervisor Gioia.

I am writing you to say that I concur with the ideas expressed in Rodney Paul's letter concerning the proposed building at the Colusa Circle. It is altogether too large for the space available, and does not provide enough parking for its own tenants.

We have a new Farmer's Market at the Circle now, and although that is only on Sunday, it is one of the factors to be considered, along with the Hammond Building, and whatever will happen with Narsai's building.

There are two other voting adults living at this address and they wish me to include them in my remarks to you.

Sincerely,

Helen Dickey
222 San Carlos Avenue
El Cerrito, CA 94530



"Suzanne Stroh"
<scstroh@gmail.com>
06/23/2008 08:08 PM

To JGioia@bos.cccounty.us, RAHern@cd.cccounty.us
cc "Rodney Paul" <rodney.paul510@gmail.com>
bcc
Subject Colusa Circle development

Dear Supervisor Gioia and Planner Hernandez,

I would like to voice my objections to the planned development of the vacant lot at 401 Colusa Avenue across the street from the Colusa Market in Kensington. I live around the corner on Curtis street where I have lived for 30 years. During this time I have seen the gradual change and development of the properties around the Circle including the halcyon days when Narsai David had a handsome high end restaurant and a deli that presaged Andronico's version. Now we have an eye sore there that will hopefully soon be improved thanks to the approval of Mr Narsai's plans for a fresh look.

This brings me to the matter at hand. My greatest concern is safety, followed by parking, and finally architectural integrity and adherence to existing ordinances. Because of the lack of a setback for the proposed development I am worried that the building will obscure visibility for cars entering the Circle from Oak View, creating automobile and pedestrian safety hazards. Beyond this, it is my understanding that the proposed plan does not account for adequate parking. This can only result in the overflow ending up in residential areas where we are already pressed for parking. In addition, the proposed building is out of synch with the architectural character of the Colusa Circle. Lastly, the building would violate Kensington's View and Light Ordinance by blocking views of San Francisco and the Bay from surrounding properties. Doesn't this automatically require a change in the plan?

I hope you will raise your voices in support of the modifications to the existing plan that have been brought forward by the Colusa Circle Improvement Association. They go far towards addressing the concerns I have raised.

Thank you,
Suzanne Stroh
530 Curtis Street



james
<jameshinn@earthlink.net>
06/23/2008 09:02 PM

To RAHern@cd.cccounty.us
cc
bcc
Subject Fwd:

Begin forwarded message:

From: james <jameshinn@earthlink.net>
Date: June 23, 2008 9:00:05 PM PDT
To: JGioia@bos.cccounty.us, rahern@cd.cccounty.us
Cc: Rodney Paul <rodney.paul510@gmail.com>

Dear Supervisor Gioia and Mr. Hernandez,

I am writing to express my strong support of the Colusa Circle Improvement Association's opposition to the present proposal for the 401 Colusa Circle building project. Having participated in the drafting of the position paper I won't repeat its points here. I only wish to add that, as a resident of Kensington who does not reside anywhere near Colusa Circle, I am just as adamant in my opposition to the present proposal as any resident who lives nearby. When I moved to Kensington two years ago there was one aspect of the city which gave me pause--a relative paucity of aesthetically attractive, culturally-alive, pedestrian-friendly commercial areas where residents could shop and which had an "urban village" feel. Colusa Circle, in particular, struck me as an area with great possibilities for improvement which, if carefully developed, could become a truly charming center of commercial and cultural life within the city of Kensington.

For the above reasons, I have worked hard in past months with the CCIA in the development of a response to both the Hammonds project and the David project to ensure that they meet the "urban village" concept, both functionally and aesthetically and I feel even more strongly that any development for 401 Colusa meet these same criterion. In my view, the present proposal most definitely does not measure up to the mark for the reasons listed in the CCIA paper. As presently drafted, it would have a seriously negative impact, both aesthetically and functionally on the entire atmosphere of the area, and it would create a bad precedent for any further business development on the circle. We all want to see the corner property of 401 Colusa commercially developed, but we also feel that this triangular property is the keystone entry-way to the entire circle and that it should be done in a sensitive and first-class manner.

Concerning the Hammonds and David projects, developers and county officials all have responded in a very professional manner so far to CCIA's suggestions for improvements, to meet objections from a broad range of the local citizenry. We sincerely hope that this will continue to be the case as the 401 Colusa Circle project

moves forward in the approval process.

Sincerely Yours,

James W. Shinn

20 Highgate Court, Kensington



Nancy Pryer
<npryer@pacbell.net>
06/23/2008 10:41 PM

To RAHern@cd.cccounty.us
cc Rodney.paul510@gmail.com
bcc
Subject Proposed development at 401 Colusa Circle, Kensington

Dear Mr. Hernandez:

I am writing in support of the Colusa Circle Improvement Association's position on the proposed development at 401 Colusa Avenue.

I have lived just up the road a few blocks on Coventry Rd. for over 14 years and the Circle is our neighborhood. We shop there daily, walk our dog, bike and scooter through and always run into friends and neighbors.

The character and scale of the proposed development are inconsistent with the nature of the Circle, the surrounding buildings and businesses and the neighborhood.

Parking: Traffic and parking are big issues. The proposed development will displace the current vacant lot that used extensively by patrons of the Circle businesses. I worry that loss of parking will negatively impact the viability of these businesses and the vitality of the Circle.

Additionally the development has inadequate setbacks and will obstruct the view of drivers passing through the Circle. I have witnessed many traffic situations dangerous to pedestrians already and the new development should not exacerbate the potentially dangerous traffic.

Building height: The proposed development is 38 feet high, much higher than most of the surrounding buildings and will block views and sunlight from the Circle and from surrounding residences, and will alter the character of the Circle.

Design: The modernist design is out of character with the rest of the Circle buildings and does not include landscaping or pedestrian-friendly features. This is inappropriate for an area heavily used by pedestrians.

A modest proposal: The property would be much better suited to a mini-park with some parking spaces around the edge. Perhaps the county would support purchase of the land and development of a mini-park on the site?

Best regards,
Nancy Pryer
433 Coventry Rd



Vance Martin
<underredwood@yahoo.com>

To RAHern@cd.cccounty.us
cc rodney.paul510@gmail.com

06/24/2008 02:01 PM

bcc

Please respond to
vance@vancemartin.com

Subject Colusa Circle Development

Dear Mr. Ryan Hernandez,

We are writing in support of the position paper you recently received from Rodney Paul, the chair of our Colusa Circle Improvement Association.

We have owned property one block up from the circle since the 1970's. We are especially concerned about any increase in traffic and parking in the Colusa Circle. Any future development must take into account an increased need for parking, but more importantly, the safety of pedestrians crossing any of the six streets that intersect the circle. This is already a very busy area with confusing traffic patterns, especially during commute hours. Most drivers "slide" through stop signs before entering the circle. Drivers unfamiliar with the circle are also confused about who has the right of way, especially when you can not see all six of the intersections at once. When large trucks are parked in the center of the circle to unload merchandise for the existing business, site lines are even worse.

The increased vehicular and pedestrian traffic that will come with the new developments will only exacerbate the current problems further. We need expert planning and professional guidance from the County. The developers and architects must work in tandem with our elected leaders as well as the homeowners in our neighborhood.

We support and look forward to reasonable development in the Colusa Circle. The three major projects that are in the works will dramatically change the Colusa Circle and our neighborhood for the foreseeable future. We need to get it right.

Sincerely,
Vance Martin and Jay Manley
373 Coventry Road
Kensington, California 94707



"Jane Downs"
<jmndowns@pacbell.net>
06/24/2008 09:08 AM

To <RAHern@cd.cccounty.us>
cc
bcc
Subject Colusa Circle

Dear Mr. Hern,

I am opposed to the current development plan at Colusa Circle. I have lived on Ocean View Ave for over 30 years and realize that a building in the empty lot would enhance our neighborhood, however the current plan disturbs me on several counts:

- * parking is already a problem and would be ever worse. More parking, not less, is imperative.
 - * the style of the building is at odds with the other buildings thus disrupting neighborhood aesthetics.
 - * Bay views and light would be blocked, greatly decreasing quality of life and possibly property values.
- Why is it not possible to meet needs of those of us who make the circle neighborhood our home?

Sincerely,

Jane M Downs

A man who is born falls into a dream like a man who falls into the sea . . .
Joseph Conrad



"ellen mills"
<ellensloanmills@gmail.com>
06/23/2008 09:20 PM

To RAHern@cd.cccounty.us
cc rodney.paul510@gmail.com
bcc
Subject 401 colusa project

My name is ellen mills, my husband's name is paul mills and my son's name is john mills and he is 21 in July. Our address is 1648 oak view ave, kensington.
Concerning the project at 401 colusa, we all support the CCIA (colusa circle improvement association) position which is detailed in their letter to you.



Ryan A Hernandez/CD/CCC

06/24/2008 10:12 AM

To apwool@pacbell.netq

cc

bcc

Subject July 8, 2008 Public Hearing bumped to July 22, 2008

Andrew-

I hope your vacation was relaxing, sorry about the news but I've attached the "Position Statement" that has been sent by Rodney Paul and the Colusa Circle Improvement Association as well as the multiple emails I've received about the project(email comments will be attached in my second email). I understand from Mr. Paul that he will also be providing additional comments on the Initial Study (currently out for review by the Public) that question the findings of less-than-significant impacts on Traffic and Transportation section. This type of comments require a staff response that I'm unable to finish prior to the publishing deadline for hearing. I will make up the two week time difference as we get scheduled before the Board of Supervisors.

Secondly, can you bring the colored elevation sims you created showing what the proposed building will look like at build out? I've pasted your email into a Word document and can print them out if necessary.

Finally, what are your thoughts on the CCIA's claim that the proposed building doesn't match the surrounding neighborhood in terms of its design and character.

Please call me when you get back in the office.

Thank you,

Ryan

Ryan Hernandez, Senior Planner
Department of Conservation and Development
651 Pine Street
2nd Floor -- North Wing
Martinez, CA 94553-1295
(925) 335-1206
(925) 335-1222 Fax



Position Statement re 401 Colusa.PDF EBMUD Comments .pdf



"Thomas Foley"
<tfoley.wid@gmail.com>
06/24/2008 11:30 AM

To <RAHern@cd.cccounty.us>
cc "Rodney Paul" <rodney.paul510@gmail.com>,
<RAHern@cd.cccounty.us>
bcc

Subject 401 Colusa

Dear Sir-

as a member of the Colusa Circle Improvement Association, I am very much against many of the design elements in the 401 Colusa project.

I am in full agreement with the CCIA and Rodney Paul Letter protesting the project.

1. The size, materials and design of the project are completely inconsistent with the surrounding existing buildings. Nearly 40 feet tall, rolled steel and glass construction with no setbacks? In a predominately residential neighborhood? This is why KMAC voted the project down.

2. Views and Sunlight.

The proposed project is directly across the street from my home, and will block our modest view and access to sunlight. It is basically constructing a nearly 40 foot wall due south of my home. Particularly in the winter months, the project as currently proposed, will block the sun from 10:30 am till sunset. How can this be allowed? I did not purchase my home to live in the shadow of a 40 foot steel wall. Additionally, we currently enjoy a modest view from our South West facing living room. This project will completely obliterate that view, and replace told by two separate realtors that the loss of the modest view and access to sunlight could reduce the sale price of my property by up to \$50,000.

3. Parking

Stacked parking in a 3 condo development is nearly unheard of. Lets just stop kidding ourselves that mechanically operated stacked parking will provide the required number of spots for the size of the project. At the end of the day, spaces on the street will be used by the building occupants because it is simply more convenient. No-one will take the extra 10 minutes to have there car lifted into place if they have any options: it is just human nature. Stacked parking only works in large commercial or residential developments with a full-time attendant to operate the machinery and who has constant access to shuffle various cars. The presents of stacked parking only further illustrates that the size of the project is just too large for the location.

4. I have heard the project architect argue the size of the building is "necessary" to make the project "economically feasible". Well, I'm sorry if the owners over-paid for the land, and I understand that the owners cash flow may not be what she would like it to be, but I do not understand why my neighbors and I must sacrifice sunlight, views, home values, parking and our small community downtown area feel so that the 401 Colusa owners can afford exactly what they want.

Please do not allow this project to move forward in it's current configuration. I am not against development of the 401 Colusa property, I just want it to be sensitive to the community and the surrounding neighbors.

Thank you for your time

Sincerely

Thomas Foley
1611 Oak view Ave
Kensington CA 94707
510.525.1394

Thomas Foley J.D.
Program Manager: Access to Assets
"Life is too short, time is too precious, and the stakes are too high to
dwell on what might have been. We have to work together for what still can
be.

510.251.4312



GEORGE R BECKER
<geomobec@pacbell.net>
06/24/2008 03:01 PM

To RAHern@cd.cccounty.us
cc
bcc
Subject 410 Colusa-Kensington

Dear Supervisor Hernandez,
My wife and I alongside of my son Gordon live just a block up from Colusa Circle on Coventry. We have a friend, Fred Wolff, down the street on Coventry whom we are caring for at present. He asserts that we speak for him too in our opposition to current plans for the 401 Colusa Circle project.

It is evident in light of recent events that neighbors, many neighbors, in the area surrounding the circle are very much concerned with matters involving future development. The fact that the Hammond project, the wireless antennae situation and the Narsai David plans have excited so much attention is a sign that many people who were somewhat passive about development are now unified in their concern about what happens to the neighborhood.

From what we see the 401 Colusa proposal is in no way in keeping with the character of the little "plaza" at the foot of the hill. No set backs, no real landscaping, a tall graceless new structure jammed onto a tiny triangular lot, that would detract from the views of some and the charm of the quasi-European open space. Parking and traffic flow are already problems. This would only exacerbate those problems. We were told when the Hammond project was approved and even before that future projects would have to be in keeping with the neighborhood. We hope that promise has not been forgotten.

At the risk of sounding cynical I believe that developers will usually try to wring every bit of commercial advantage they can from a vacant lot BUT I also am thankful that rampant self interest can be mitigated by the actions of elected officials who have a clearer notion of the greater good.

George and Moana Becker 342 Coventry
Gordon Becker 344 Coventry
Fred Wolff 324 Coventry



Janet Hittle
<jchittle@yahoo.com>
06/24/2008 09:42 PM

To JGioia@bos.cccounty.us, RAHern@cd.cccounty.us
cc
bcc

Subject Colusa Circle Development Phase 2

Dear Mr Gioia and Mr. Hernandez,

I am a neighbor of the proposed phase 2 parcel. I am in agreement with CCIA position letter sent by Mr. Rodney Paul.

I am disappointed that the findings of the KMAC are being ignored. Also we were assured that Mr. Hammond's project would not set a precedent for three stories. Not only does it set a precedent for 3 stories but it sets another for not providing enough parking for the project.

The proposed condo units are 3 bedroom. There is minimal open space (does the county not have a required minimum?) and suggests that these units would be purchased by college students. Families would need space for children to play. If the owners were to have roommates then three cars per unit would be most likely what would happen, putting the third car on the street. Oak View is already short on parking at night.

Another concern is that the private balconies encroach into the public right of way (they project over the sidewalk). Canopies are usually exempted from encroachment but balconies? The area is already congested and placing a three story building at the back of sidewalk, with encroachment into the R.O.W. is inappropriate for a residential neighborhood. The scale and aesthetic of the community is being ignored by the architect and owner. I am concerned about the adjacent property owners access to views, air and light. Property values will most likely be negatively affected by the new density of the neighborhood.

Safety at the intersection caused by poor visibility of cars coming down Oak View is a related concern.

All in all I feel the County is being irresponsible in recommending approval of the project. The original approved P.U.D. bears no resemblance to the approved project. Why is the County so quick to allow the developers to build whatever they want with no concern for the tax paying (and voting) community? Why were the developments not considered as a whole when that was how the P.U.D. was approved? Why are our property rights not as valid as the developers?

I hope the Planning Department will reconsider their finding on this project.

Sincerely,
Janet Hittle
1612 Oak View Avenue
Kensington, CA
510-558-1123



Kelly Berman
<Kelly_Berman@bio-rad.com>

06/25/2008 10:22 AM

To JGioia@bos.cccounty.us, RAHern@cd.cccounty.us
cc Rodney.paul510@gmail.com, ramirez314@netscape.net
(Andres Ramirez)

bcc

Subject Support of CCIA position on 401 Colusa

Andres Ramirez and I, who are both of voting age and both reside at 406 Berkeley Park Blvd in Kensington, support the position detailed in the letter below.

Thank you,

Kelly Berman



Position Statement re 401 Colusa.PDF

Dear Mr. Hernandez and Supervisor Gioia:

The Colusa Circle Improvement Association opposes the development project at 401 Colusa Ave. in its current form and urges County decision-makers to deny the applicants' request for rezoning, a parking variance as well as amendments to the General and Final Development Plans.

We welcome development of this property if a number of deeply-felt concerns in the residential community can be addressed. We understand the right of the owners to develop their property and believe our neighborhood would be well served by a project that can better address the rights and needs of the surrounding community. But until we see significant modifications to this proposal, we intend to explore all means necessary to prevent the project from moving forward in its current form.

Land-use attorney Rena Rickles has been retained and has advised us that we have a strong case against the current proposal due to inadequacies in the analysis of parking, particularly the failure to consider the cumulative impact of the other Colusa Circle commercial projects and the variances they have been granted or are in the process of being granted. She also believes we can argue that impacts on traffic and congestion in the area will exceed those described in the report. Ms. Rickles has referred us to a litigation attorney to pursue a challenge under the California Environmental Quality Act to the findings of the Initial Environmental Review. We will be detailing the points recommended by legal counsel under which we will challenge the review in a subsequent letter to you from our group.

This letter is intended to detail our objections to the current proposal and serves as the current position of the Colusa Circle Improvement Association. Members of our organization will be communicating to you their agreement with this position. In addition, we ask that you consider the petition signed by 460 members of the community last year that specifically mentions the 401 Colusa Ave. project and refers to many of our objections. We also urge you to bear in mind the recommendation by a 4-0 vote to deny the application in its current form by the Kensington Municipal Advisory Council at their April 2007 meeting.

Building height

Because the proposed structure is 38-feet high and has no setback, it will block scenic views of nearby property owners including views of downtown San Francisco, the Bay Bridge and the surrounding hills. If the building were being constructed in a residential zone, it would be in violation of the Kensington View and Light Ordinance. Because it is in a Planned Unit Development zone, we have been advised that the protections of the Ordinance may not apply. But in fact, the proposed project is mixed use, including both commercial and residential units, and the application therefore includes a request for rezoning. Although we oppose this request for rezoning, if it is nevertheless granted we believe the View and Light Ordinance should apply here.

The intention of the Ordinance was to protect existing residential owners from new development that would block the scenic views and light access they enjoy. These rights are exactly what are at risk as a result of this proposal. Since the units that would be creating this obstacle are also residential, we feel it is in keeping with the intent of the

Ordinance to see this as a violation. We therefore advocate a project redesign that lowers the building height to respect the rights of nearby property owners.

In addition, the scenic view currently enjoyed in the Colusa Circle business district must be considered. Currently, the surrounding hillside can be seen from many locations around the Circle. The height of the building will block these views and be detrimental to the scenic views of businesses property owners as well as visitors to the Circle. The scale of the building will also block light to the Circle and create a canyon-like effect. This loss of beauty and light is therefore unacceptable to us and is another reason why the project must be reduced in scale.

Parking

The current proposal includes 8 stacked, off-street parking spots and the creation of 2 new on-street spots on Colusa Ave. But under County guidelines, the scale of the project would require that a total of 15 new spots be provided. The project therefore requires a variance of 5 parking spots, a request that our group strongly opposes.

We believe the parking being added as part of this project is inadequate. The original plan in the 1983 P.U.D. was for this property and the one adjacent to it to be the site for a garage with 36-spaces that was intended to provide parking for itself and other commercial spaces on Colusa Circle. But Ed Hammonds later subdivided this parcel and sold off the property at 411 Colusa to a different owner. Now, instead of providing a net gain in parking for the business district, this project will result in a net loss of needed parking. The surrounding residential community will be impacted as a result of this, and we find this unacceptable. At the very least, this project must meet its guidelines for necessary parking.

We take issue with the parking study conducted by Abrams and Associates Traffic Engineering on behalf of the applicants in August 2007 because it does not take into account the Narsai David and Ed Hammonds projects. Both will result in an increase in commercial activity and a greater demand for parking and both have been granted parking variances that substantially reduce the amount of parking that is available. A new parking study must be done for the 401 Colusa Ave. project that takes this impact into account.

The Initial Environmental Review of the project relies on the Abrams and Associates study and is therefore inadequate in its findings of a Mitigated Negative Declaration. We are therefore planning to challenge the CEQA findings and make a fair argument that the evidence does not support these findings.

We also strongly believe that it is time for the County to follow its own parking guidelines. Why do these rules exist if they are continually being disregarded? In the past, we have heard assertions that the character of our neighborhood differs from that of other County areas and for this reason these guidelines should not apply. But if that is indeed the case, the County should develop new guidelines that apply to our area so there is a clear understanding of the rules. Until that is done, we must call attention to this proposal's gross violation of its parking requirement by over 33 percent.

It must also be recognized that the vacant lot on the site is currently being used for parking. We will submit photographic evidence that shows the lot frequently reaches its

capacity of 10-12 cars. When the new structure is built, these cars will be displaced and almost certainly impact the surrounding neighborhood. Thus, as with the plan not to include the originally planned parking garage, this project clearly would result in a net loss of parking.

Despite what the Abrams and Associates report states, those who live and work in the Colusa Circle area are aware that even with its current level of activity there is a parking problem. Even developer Ed Hammonds, who previously stated that there was no significant problem, is using his concerns about parking availability as the basis for his recent appeal of the parking variance granted to Narsai David. We have in the past submitted our findings that there are frequent shortages of parking at times of peak use of the Colusa Circle, including its use in the evening and on weekends. With the increased use of the Circle business district that will result from all three development plans, it seems clear that the parking problem will be greatly exacerbated. We are already seeing parking congestion in the neighborhood during the Sunday Farmers Market on the Circle.

We have some questions about the proposed stacked parking devices. What is the noise level when they are operated, and what would the impact of this be in an area so close to single-family residences? Are these devices intended to be operated by untrained users? Are there safety issues to consider? We would be very interested in hearing the experiences of others who have used them as well as the impacts on the surrounding communities. While we are open to these devices, we need to know before saying we are comfortable with their use.

We question the degree to which the 8 off-street spaces help alleviate the parking situation. Because these are stacked spots, it will take more time to park cars than using conventional spots, and users may therefore be tempted to park on the street when they need to make quick stops. Moreover, we expect that these spots will only be available to residents and commercial tenants of the building. Unlike the off-street spots being provided by the Ed Hammonds project, they will not be available to other users of the Colusa Circle. It is therefore reasonable to assume that the extent to which they reduce parking needs in the neighborhood will be limited.

For these reasons, we are strongly opposed to granting a parking variance for the currently proposed project.

Traffic and Safety

We are concerned that the lack of property setbacks for the proposed structure will create dangerous traffic conditions. In particular, the structure will obscure drivers who approach the Colusa Circle from the eastern portion of Oak View Ave. making it dangerous for them to enter the Circle. This in turn may increase risks to pedestrians who are walking around the Circle and attempting to cross at intersections.

We are also concerned about the potential congestion that may result from having the entrance to the building on Oak View Ave. The street is very narrow, and the point at which this entrance is proposed is already a significant bottleneck for cars entering and leaving the Circle. The scale of the building increases the number of people who will potentially be using this parking entrance. Reducing its size would lessen the impact of

this and is another reason why we feel strongly that a 2-story structure is more appropriate for this location.

Again, we feel the project should be required to perform a traffic study that takes into account the cumulative impact of the projects that have been approved as well as those that are in the process of being considered.

Aesthetics

We have strong objections to the current project design. The plans we have seen show plans to build a modernist structure that is wholly at odds with the character of the current neighborhood. There are no other buildings on the Colusa Circle or in the surrounding neighborhood that employ such a design, and we believe this building would appear starkly out of place. Moreover, the box-like, metallic character of the design would make the building a very unpleasant focal point in the Colusa Circle business district.

We advocate a design that is compatible with the existing buildings on the Circle. In particular, we believe it should complement buildings such as the nearby veterinary hospital and shops across the street between Berkeley Park and Oak View Ave., all of which feature softer lines and more traditional materials than those proposed here. As on previous projects, we suggest that the architect consider adding awnings and other features that will be compatible with the current commercial projects of Ed Hammonds and Narsai David on the Circle.

We hope the design review phase of the planning process will consider the stark contrast between this modernist architecture and the existing neighborhood. It should consider the impact this will have on the value of the surrounding properties, especially since no setback is being proposed. To us, adjacent property owners would in effect be asked to live next to a giant metal box and it is hard not to believe that this will have a greatly detrimental impact on property values.

The design review should also take into account the historic character of the neighborhood. The charm of the current business district relies on architecture that has taken this into account. Both Ed Hammonds and Narsai David are conducting renovations and adding to their structures using a design that respects this. It would be a great affront to these efforts to complement the current character of the neighborhood if this modernist design is approved.

Landscaping

We see little in the current proposal to indicate a plan to include landscaping. The inclusion of street trees, flower boxes and park benches has been an important aspect of the plans by Narsai David and Ed Hammonds and a key factor in our decision to ultimately support their applications. Because this project offers no setback, we fear that these features will be limited. We earnestly believe that this project, as with the others, should include features that make the property more pedestrian friendly and beneficial to the community.

Other Concerns

Mr. Rodney Paul
Page 5

We want to call to your attention another concern we hope the planning process will review. In the drawings of the plan, we noticed what appear to be balconies on both the Oak View and Colusa Ave. sides of the building that seem to be above the public sidewalk space. We question the legality of this design and point out that it is yet another unfortunate consequence of the decision to have no setback for the structure. We hope the plans will be thoroughly scrutinized to find other such possible violations of existing building codes.

Conclusions

We believe that the current plans proposed for 401 Colusa cause myriad issues that must be addressed and corrected for this project to move forward. Many of these problems stem from the piecemeal process that has been put in place by the County for considering this and the other Colusa Circle projects. Because the Planning Dept. has not taken a holistic approach to the development on the Circle, it has ignored the cumulative impact these plans will have on existing residents. This is unacceptable to the surrounding community and is a critical factor in our opposition to this project.

It also seems to us that this project has completely ignored the environment into which it would be placed. Their modernist design is at odds with the aesthetic character surrounding neighborhood. The height of the structure clearly has a major and substantially negative impact on nearby residences and the scenic views and light access that should rightfully be protected. The lack of a setback contributes to the impact this structure would have on surrounding residences and also creates a significant traffic hazard for both motorists and pedestrians on the Circle. The approach to parking proposed here will also greatly exacerbate congestion and the parking shortfall in the area. We believe if these factors had been taken into consideration, a much different project would have been proposed.

It would be great disservice to our community if the just concerns of nearby residents are disregarded by the County. It would also set a very poor precedent to ignore the unanimous vote of KMAC recommending against this project. Evidence of the depth of community concern about this development is the petition that we are submitting that was signed by so many members of the community. We intend to provide further examples of the depth of feeling against this project in its current form.

We therefore implore the applicants to substantially revise their plans. We request that County decision makers consider the reasonable concerns by the community that we are raising here. Any discussion of granting of variances, General Plan amendments, Final Development Plan modifications and rezoning necessary for this project should be held in abeyance until all of the above points are satisfactorily addressed.

Very truly yours,

Rodney Paul
Chair, Colusa Circle Improvement Association



<Sarah_Paul@bio-rad.com>

06/25/2008 04:14 PM

To JGioia@bos.cccounty.us, RAHern@cd.cccounty.us

cc rodney.paul510@gmail.com

bcc

Subject Proposed Development at 401 Colusa in Kensington

Hello Supervisor Gioia and Planner Hernandez:

I have lived in Kensington at 1619 Oak Ave. now for over 10 years. We were drawn to Kensington by the historic charm of the neighborhood and the proximity to a small, but vibrant commercial area. These are the specific attributes that the Colusa Circle Improvement Association seeks to preserve as development moves forward on the Circle. We have worked closely with the Ed Hammonds and the Narsai David developments. Both developments have made specific improvements to 1) increase available parking 2) enhance landscaping/streetscaping 3) offer architectural details in harmony with the surrounding neighborhood and 4) implement sensible development in size and scope. We would like to see the developers at 401 Colusa do the same.

Given the extremely small size of the 401 parcel and the great impact to the existing residential neighbors, we feel that the rezoning request and variance requests are inappropriate for a lot of this size. We view the request for a zoning reclassification as a thinly concealed attempt to build what is primarily a residential structure next to residential neighbors while avoiding the obligations of a setback. Designating this parcel as residential in keeping with the primary proposed land use would be in keeping with the current residential character of the eastern side of the Circle. This side of the circle now consists of an apartment building and a single-family residence at 411 Colusa.

The architectural design of the building is another great concern of the neighborhood. This neighborhood has a quaint, small village feel which should be enhanced and maintained. The use of stucco and a soft color palette should be encouraged. This building uses a design in stark contrast to existing structures and will be jarring and out-of-place. Further, the proposed balconies that overlook Colusa should be examined for compliance to code.

Additionally, the proposed development does nothing to uphold the spirit and intent of the Kensington View and Light Ordinance. Why should a developer be granted variances to build three luxury condominiums with balconies and sun roofs sporting views of the Bay and surrounding environs when it blocks the views and access to sunlight that current residences enjoy? The Kensington View and Light Ordinance was specifically created to protect existing Kensington residents.

The vitality of the current businesses on the Circle will certainly be threatened if a 33% parking variance is granted to the proposed development at 401 Colusa. This property currently serves as a parking safety value for a neighborhood which already has limited parking. The proposal to offer stacked parking will only exacerbate this parking shortfall as this type of parking is too cumbersome to be routinely used.

Lastly, the proposed development raises serious traffic and pedestrian safety issues. It is already difficult for a car to turn right from Oak View onto Colusa if a car is turning onto Colusa at the same time. This will be further exacerbated when sight lines are impacted by a 3-story building with no setback. Further, traffic which is currently spread between the Oak View and Colusa exits will now be funneled solely through the Oak View exit which could potentially back traffic onto Colusa, a major thoroughfare. If the bus is disembarking passengers at the same time, unloading a bicycle and a disabled passenger, a serious accident or injury could potentially occur. The cumulative impacts on traffic and safety of three simultaneous developments on the Circle need to be considered.

While the CCIA is not opposed to sensible development on the Colusa Circle, we urge you to take into consideration the rights and concerns of the existing homeowners and residents in surrounding area.

We thank you for all your thoughtful work to date and appreciate your consideration.

Sincerely,

Sarah Paul

Sarah Paul, MT(ASCP) MS MBA
1619 Oak View Ave
Kensington, CA 94707



Nicholas Wellington
<nickwell@pacbell.net>
06/25/2008 04:59 PM

To JGioia@bos.cccounty.us, RAHern@cd.cccounty.us
cc Rodney Paul <rodney.paul510@gmail.com>
bcc
Subject proposed development on Colusa Circle, Kensington

Dear Supervisor Gioia and Planner Hernandez,

I am a resident and property owner on Oakview Avenue in Kensington and want to voice my support for the CCIA position on the proposed development at 401 Colusa Avenue. Although I support development at the site, the current proposal is, for multiple reasons, unsuitable.

The combination of height and absence of any setback is inappropriate for the character of the neighborhood and for safety. It is too high and monolithic. Light and views will be significantly diminished. The circle is already a complicated and sometimes hazardous area for cars, pedestrians and bicyclists, in part because many drivers are unfamiliar with traffic circles and a 6-way stop. The proposed building will narrow the field of vision for vehicles entering the circle from Oakview and for those going northbound on Colusa, worsening the problem that already exists. I have on countless occasions walked my young children through the intersections en route to the market, or rode my bicycle, and assure you that the last thing public officials should allow is to restrict visibility on those corners.

At the moment the site is used for parking by many people using the services on the circle, such as the market, salon, pub, bakery, etc. The loss of the site will have a significant effect on parking in the area. It is therefore particularly important that the new development itself not add to the problem. But that is exactly what will happen. As proposed, the new building would not provide sufficient spaces for the needs of its own occupants and users. Further, the fact that the (insufficient) spaces are stacked parking will worsen the problem. It is naive to think that the inconveniences of stacked parking will not result in the occupants of the new building simply opting to use street parking and thus leaving the spaces in the building unused by any one. On top of all this, the original development plan for the circle was that this lot would provide parking for all the businesses on the circle.

I trust that you will oppose the development as currently proposed.

Sincerely,

Nicholas Wellington
1623 Oakview Ave.
Kensington, CA 94707



Gary Low
<m_g_low@pacbell.net>
06/26/2008 12:14 AM

To JGioia@bos.cccounty.us, RAHern@cd.cccounty.us
cc Rodney Paul <rodney.paul510@gmail.com>
bcc
Subject Support for CCIA position on the 401 Colusa development

Dear Supervisor Gioia and Mr. Hernandez,

I am Gary Low, and my wife Margaret and I are residents of 127 Santa Fe Ave in El Cerrito, one short block from Colusa Circle in Kensington. We are members of the Colusa Circle Improvement Association (CCIA) and we fully support its position on the 401 Colusa development.

After many years of minimal development activity on Colusa Circle, 2007 and 2008 have been filled with proposals to develop the Circle properties. As homeowners for over 30 years in our current residence, we welcome intelligently planned and attractively designed commercial development which will replace some poorly maintained and unsightly buildings and properties. We look for this to improve our largely residential neighborhood and be a positive for the county.

At the same time, we also believe that all three of these recent proposals, while each satisfying a different business need, should be integrated into a local neighborhood development plan which defines and maintains the character of this desirable community, which has attracted us and many others to be long time residents.

With the 401 Colusa development, I urge you to consider how it fits in with the surrounding community. As currently designed, we believe it doesn't fit, for the reasons stated in the CCIA position statement.

Thank you for your attention to this letter, and for your service to Contra Costa County.

Sincerely,
Gary Low
127 Santa Fe Ave
El Cerrito, CA
510-526-8699



"Carrie Schulze"
<cafabfam@gmail.com>
06/26/2008 08:43 AM

To JGioia@bos.cccounty.us, RAHern@cd.cccounty.us
cc
bcc
Subject development at 401 Colusa

Mr. Hernandez and Mr. Gioia:

I am aware of the new developments on Colusa Circle, and I am very much against many of the design elements. I am in full agreement with Rodney Paul's letter. I have listed my main concerns.

DESIGN

The design does not fit in with the HISTORIC character of the circle. Its design is in conflict with the craftsman and storybook homes it would be near. Its urban, industrial look does not fit in with the softer stucco look of the businesses in this area. While development is fine, aesthetic planned and COHESIVE development is better.

VIEWS

The project is too large for the space, blocks views of homeowners, and is unsightly. This project is not like large buildings on Solano or San Pablo. Colusa Ave is a small two lane road and Oakview is nearly one lane. The addition of this building will give the circle a downtown, high rise feeling. Kensington is a small community and deserves development that reflects that.

Also, it will cause visual problems when one is trying to drive around the circle. The circle has issues at that corner already with people driving around stopped buses. This will be a dangerous addition.

PARKING

I live next to the small grocery store across from this development and already have issues finding parking near my home. I believe that until we feel the parking, traffic impact of the already approved developments

Secondly, there are questions about the stacking parking and if this will create more parking problems as condo owners won't use it for quick stops as it will take time to get in and out., consequently they will park on the street. I work near a business office complex that has stacked parking and I have NEVER seen a car on the second level! I would assume in the situation when people are at work for longer durations would be when this type of parking is used...and in my experience it literally stays empty always.

PRECEDENT SETTING

CCIA, and the community at large , was told by the planning commissioners at the hearing on Hammonds building, that if Hammonds multi story project was approved it would NOT be precedent setting! And almost instantly, here we are with a Multi-story building.

Please EVERYONE come and look at the site to see how out of scale this will be! This project should NOT be approved as is, and needs some major revisions.

Sincerely,

Carrie Schulze
412 Colusa Ave
Kensington



Fujimoto/Hampton
<fujiton@sbcglobal.net>
06/26/2008 08:55 AM

To JGioia@bos.cccounty.us, RAHern@cd.cccounty.us
cc rodney paul <rodney.paul510@gmail.com>
bcc
Subject 401 Colusa Avenue proposed development

Dear Supervisor Gioia and County Planner Hernandez,

We are 30 year residents of the Colusa Circle neighborhood and have waited for a development at 401 Colusa Avenue that would be in character with the area. The proposed development of the casual "parking lot" into a 3 story commercial/residential space is much too large and dense. The traffic generated by the 3 condo units and 2 retail spaces would be hazardous for the narrow street, Oak View, and would make that area a safety issue.

The impacts to the Circle from the Hammonds and David developments must be considered before approval is given to 401 Colusa Avenue. All 3 projects have been considered on a piecemeal basis, and that is unfortunate.

We agree with the Colusa Circle Improvement Association's opposition to this development project.

Lillian Fujimoto
David Hampton
409 Ocean View Avenue
Kensington, CA. 94707



laurazucker@earthlink.net

06/26/2008 11:16 AM

Please respond to
laurazucker@earthlink.net

To JGioia@bos.cccounty.us, RAHern@cd.cccounty.us

cc rodney.paul510@gmail.com

bcc

Subject Development at 401 Colusa

Dear Mr. Hernandez and Supervisor Gioia:

As a member of the Colusa Circle Improvement Association, I wholly concur with Rodney Paul's statement in opposition to the proposed development at 401 Colusa Ave. In particular, I am dismayed that the county might override a unanimous vote by KMAC to oppose the proposal in its current form and disregard the serious safety, aesthetic, and financial concerns of the surrounding community. I urge you to deny the applicant's request for rezoning, a parking variance, and amendments to the General and Final Development Plans until a new traffic study is done that takes into account the Narsai David and Ed Hammonds projects, as they were not included in the original study. The proposed project's impact on the character of the neighborhood is no less important than the considerable auto and pedestrian safety issues, congestion, and parking problems it presents. Narsai David and Ed Hammonds have worked with the neighbors and modified their plans to develop more mutually acceptable projects that fit in with the existing neighborhood. It is only fair that the new developer do the same. I fervently hope that you will be responsive to the Association's serious concerns and put a hold on this project until they can be addressed.

Yours truly,
Laura Zucker



"Chris Schulze"
<ceschulze@gmail.com>
06/26/2008 11:17 AM

To JGioia@bos.cccounty.us, RAHern@cd.cccounty.us
cc
bcc
Subject Development at 401 Colusa Ave.

Dear Mr. Hernandez and Mr. Gioia,

I am writing regarding the new developments on Colusa Circle. I am very much against the development in its present form.

DESIGN

The design does not fit in with the HISTORIC character of the circle. Its design is in conflict with the craftsman and storybook homes it would be near. Its urban, industrial look does not fit in with the softer stucco look of the businesses in this area. While development is fine, aesthetic, planned and COHESIVE development is better.

VIEWS

The project is too large for the space, blocks homeowners views, and is unsightly. This project is not like large buildings on Solano or San Pablo. Colusa Ave is a small two lane road and Oakview is nearly one lane. The addition of this building will give the circle a downtown, high rise feeling. Kensington is a small community and deserves development that reflects that.

PARKING

I live next to the small grocery store across from this development and already have issues finding parking near my home. Any new development in the area that does not adequately meet county parking requirements must be stopped and revised.

Secondly, there are questions about the stacking parking. It must by design be more difficult to use than simply parking on the street. How often will parkers make the choice to take the time to use it?

PRECEDENT SETTING

CCIA, and the community at large, were told by the planning commissioners at the hearing on Hammond's building, that if Hammond's multi story project was approved it would NOT be precedent setting. Shortly thereafter, we have another proposed multi-story building. If this one is approved they WILL be precedent setting.

Please EVERYONE come and look at the site to see how out of scale this will be! This project should NOT be approved as is, and needs some major revisions.

Sincerely,

Chris Schulze
412 Colusa Ave

Kensington

--

Democracy is absolutely the worst form of government except for all the others.

-- Winston Churchill



Barbara Witte
<chiperoo@earthlink.net>

06/26/2008 10:21 AM

Please respond to
chiperoo@earthlink.net

To JGioia@bos.cccounty.us, RAHern@cd.cccounty.us, Rodney
Paul <rodney.paul510@gmail.com>

cc

bcc

Subject 401 Colusa Avenue, Kensington Proposed Development

Sirs -

Development in The Colusa Circle, Kensington affects people who live beyond it in neighboring communities.

Before we moved to north Berkeley, my husband and I lived on Fairmont Avenue in El Cerrito between 1982 and 1985. During that time, I shopped frequently in The Circle and Narsai's Deli provided many delicious treats for us. Narsai's champagne was part of our engagement festivities. Since 1985 when we moved to north Berkeley (538 Vincente Avenue) 2 - 3 blocks from The Circle, I have frequented it almost daily. Like many of my neighbors on Vincente and Visalia, I shop regularly at the Colusa Market and buy bread and cookies at Semi-Freddi's Bakery. The Bistro through its several incarnations and The Pub have been havens. For more than 25 years The Circle and its many attractions has been part of the fabric of our lives even though we have lived in nearby communities.

With a long-term vested interest in The Circle, we agree with many that the vacant lots have been - for far too long - eyesores.

We support thoughtful development that respects the immediate area and its environs. But the development currently proposed at 401 Colusa /needs much more thought and revision/:

1. in context with its own demands/proposals/specifications,
2. in context with the Hammonds and Narsai projects, and
3. in context with existing residential and

commercial/retail/service building that pre-date any of these new projects.

Parking is a particular concern: The 401 Colusa Project needs to provide more off-street parking. Already, even without the Hammonds and Narsai projects, The Circle is experiencing full-up parking at peak periods, e.g., Sunday Farmers' Market, which co-incides with Sunday brunch at PostMeridien. The parking study conducted by Abrams and Associates in August 2007 for the 401 Colusa Project does/ not/ take into consideration the Hammonds and Narsai projects, /nor /does it/ /consider the Sunday Farmers' Market, which was added this past spring. A new traffic/parking study is needed to determine /current/ demand 24/7 and to extrapolate the findings with the projected increased parking needs that can be expected with all three projects and new activities.

Lack of off-street parking not only affects the quality of life for people who live in and immediately next to The Circle; it also affects the north/south traffic flow on Colusa Avenue between Berkeley and El Cerrito as well as the east/west traffic flow between Upper Kensington and roadways leading west into Berkeley and Albany. Gridlock on Colusa is not a desirable outcome with any proposed development.

Stacked parking in a heavily single-family residential neighborhood is not appropriate. Where it is used now in Berkeley and Albany, it has been confined to concentrated commercial areas. The Berkeley facility (Addison/Milvia) is in the central business district Arts Area with late

evening theatre business. It employs an attendant to operate the machinery. The Albany facility (San Pablo/Solano Avenues) is located in a strip commercial area. Reportedly, residents of that building find such parking inconvenient and vulnerable to power outages. As a result, they simply do not use it.

/The Colusa Circle is neither a central business district nor strip development. Rather it is an approximate 2-block node of small family-owned convenience stores, services, and local (non-chain) restaurants within a //predominantly single-family residential district. Other than the few existing and proposed multi-family residences that are confined to those two blocks, single family residences predominate in the Colusa Circle. Moreover, single family residences predominate in all directions leading from The Circle in Kensington south to Berkeley, east uphill through Kensington, north into El Cerrito, west to Berkeley and Albany. The residential situation in and around The Circle is starkly different from both the Berkeley downtown location and the San Pablo/Solano Avenue strip commercial area. The prevalence of single-family residences in the Colusa Circle and environs area must be considered - and heavily weighted - in the plan review.

/How The Circle is developed affects residents of the surrounding single family residential areas of neighboring communities as well as those who live in Kensington. The quality and ambiance have a direct effect beyond The Circle itself and, to a great extent, will affect its success.

Barbara Witte
538 Vincente Avenue
Berkeley, California 94707



joel turtle
<joelturtle@yahoo.com>
06/30/2008 12:01 PM

To: Ryan A Hernandez <RAHern@cd.cccounty.us>
cc
bcc
Subject: Re: Narsai David Project at 385 Colusa Ave, County File #LP072067 and DP073041

hi ryan,
please send me the final (as of this date) info re the narsai david application.
moreover, please send all info re 401 colusa.
i am adamantly opposed to the rezoning and variances.
i am forwarding a letter sent to our supervisor.

Joel S. Turtle, Esq.
Riot Media
510 763 7600

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

From: Ryan A Hernandez <RAHern@cd.cccounty.us>
To: joelturtle@yahoo.com
Sent: Wednesday, May 14, 2008 4:01:11 PM
Subject: Narsai David Project at 385 Colusa Ave, County File #LP072067 and DP073041

Joel-

I received your telephone message on Monday requesting the information related to this project.

First, the public hearing is scheduled for 1:30 pm on Monday May 19, 2008 this project is agenda item number 6 and will be held in downtown Martinez in the Board of Supervisors chambers.. The address is 651 Pine Street, Martinez, 94553.

Attached are the staff report and conditions of approval without attachments.. I can send you a hard copy of the staff report with attachments if you'd like, please just send me your mailing address.

If you have further questions give me a call or email, 925-335-1206.

... Ryan

Ryan Hernandez, Senior Planner
Department of Conservation and Development

651 Pine Street
2nd Floor -- North Wing
Marlinez, CA 94553-1295
(925) 335-1206
(925) 335-1222 Fax

(See attached file: N. David Staff Report .pdf)(See attached file: N. David Conditions of Approval .pdf)



joel turtle
<joelturtle@yahoo.com>
06/30/2008 12:05 PM

To JGioia@bos.cccounty, Ryan A Hernandez
<RAHern@cd.cccounty.us>
cc Core Tower Group <CoreTowerGroup@yahoogroups.com>
bcc

Subject 401 colusa, kensington

mr gioia,

please investigate the proposal at 401 colusa, kensington. the county has made a mess of the development of the colusa circle, in kensington. many years ago a general plan for the circle was established (which wasn't very good when it first passed), but over the years it has been scrapped and everything is proceeding piecemeal (and for the worse), to the detriment of the community that lives and works around the circle..

there is a prohibition for three story buildings, yet you allowed ed hammonds project with the proviso that it would not be precedent for future building. there is a 35 ft height limitation in the general plan, but obviously this doesn't mean anything to the county planners. there is no reason to grant variances to these property owners. they bought their properties with the current rules in effect. we can't applaud mr. hammonds, because he sold the subject lot when it was supposed to be used for parking. in fact, the current lot is used for parking (@ 10-12 cars). when the project moves forward, these cars will be parked on the street, causing more congestion and parking problems on the circle and in the community.

the design of the building is hideous! it does not belong in our community! it is an eyesore of the worst magnitude..

don't our elected officials care about our community?

why do these applicants have the right to change our community? why can't they fit in?.

the building is ugly!

the increased business and residential space is not needed!

traffic and safety issues abound!

there is not enough parking!

the proposed parking plan is ludicrous.

the traffic study is a self serving document meant to benefit the few over the very many.

the study and the development of the circle doesn't take into effect the other projects being developed in the circle area.

this is a classic example of the developers manipulating the system for their benefit.

view ordinances are being ignored!

height limitations are being ignored!

story limitations are being ignored!.

parking and safety issues are being ignored!

variances are being sought and granted without regard to the general good.

reasonable and consistent development is required. a two story building that doesn't take up the entire lot would be more suitable. isn't there an ordinance that limits the ratio of the amount of square footage one is allowed to build on a lot to a reasonable percentage?.

why should we change the rules for this applicant. let's think of the many not just this one!

THERE ARE NO REASONABLE REASONS TO GRANT ANY OF THE REQUESTED VARIANCES. IT IS MY INTENTION TO FIGHT THIS PROJECT EVERY STEP OF THE WAY!
STEP UP AND REPRESENT YOUR CONSTITUENCY.

it appears that the county is not responsive to the needs of its constituency. obviously if the elected officials don't respond to their constituency, it is up to the voters to recall their officials or make sure they don't get re-elected when the time comes..

I WOULD LIKE TO BE COPIED ON ALL FUTURE DEVELOPMENT IN CONNECTION WITH THIS PROJECT, IN ORDER THAT I MAY DO EVERYTHING POSSIBLE TO BRING THIS PROJECT INTO CONFORMITY WITH REALITY AND TO PURSUE OUR ELECTED OFFICIALS WHO DO NOT SUPPORT THEIR CONSTITUENCY.

very truly yours,

Joel S. Turtle, Esq.
Riot Media
510 763 7600



studiojvg@earthlink.net

06/30/2008 12:16 PM

Please respond to
studiojvg@earthlink.net

To JGioia@bos.cccounty.us, RAHern@cd.cccounty.us

cc

bcc

Subject Colusa Circle Development Phase 2

Dear Mr. Gioia and Mr. Hernandez,

I am in agreement with the CCIA position letter sent by Mr. Rodney Paul and the points raised in Janet Hittle's June 25th e-mail.

In my opinion the county is not looking at the impact of the three major developments that are planned for the Colusa Circle neighborhood. The County has said they intend to look at these project in a comprehensive manner but so far the residents have seen very little evidence of this. Exceptions have been made for each project in terms of variances especially in terms of parking requirements.

A case in point is the proposed 401 Colusa Avenue project's solution to it's required parking space problem. The proposed stacking parking scheme for the building has a height limitation of 5'-9" for the bottom spaces and 4'-11" for the top spaces. That would mean that half the 8 spaces would not fit a SVU type vehicle of small pick-up. Or for that matter any car/SUV with a roof rack. So how then will that solution actually work? I believe it will not work, but only add more cars to the seek street parking.

And regarding street parking, the footnote on Sheet A1.2 concerning the likelihood the parking standards are based on more suburban, open land type development more common in the northern and eastern parts of Contra Costa County would suggest that someone is not very familiar with this neighborhood. Colusa Avenue is well traveled artery with a lot of vehicular traffic. What is important to note is that the total required off street parking space required by these standards is 15 spaces. The proposed project has only 11. What is their solution, request a variance!

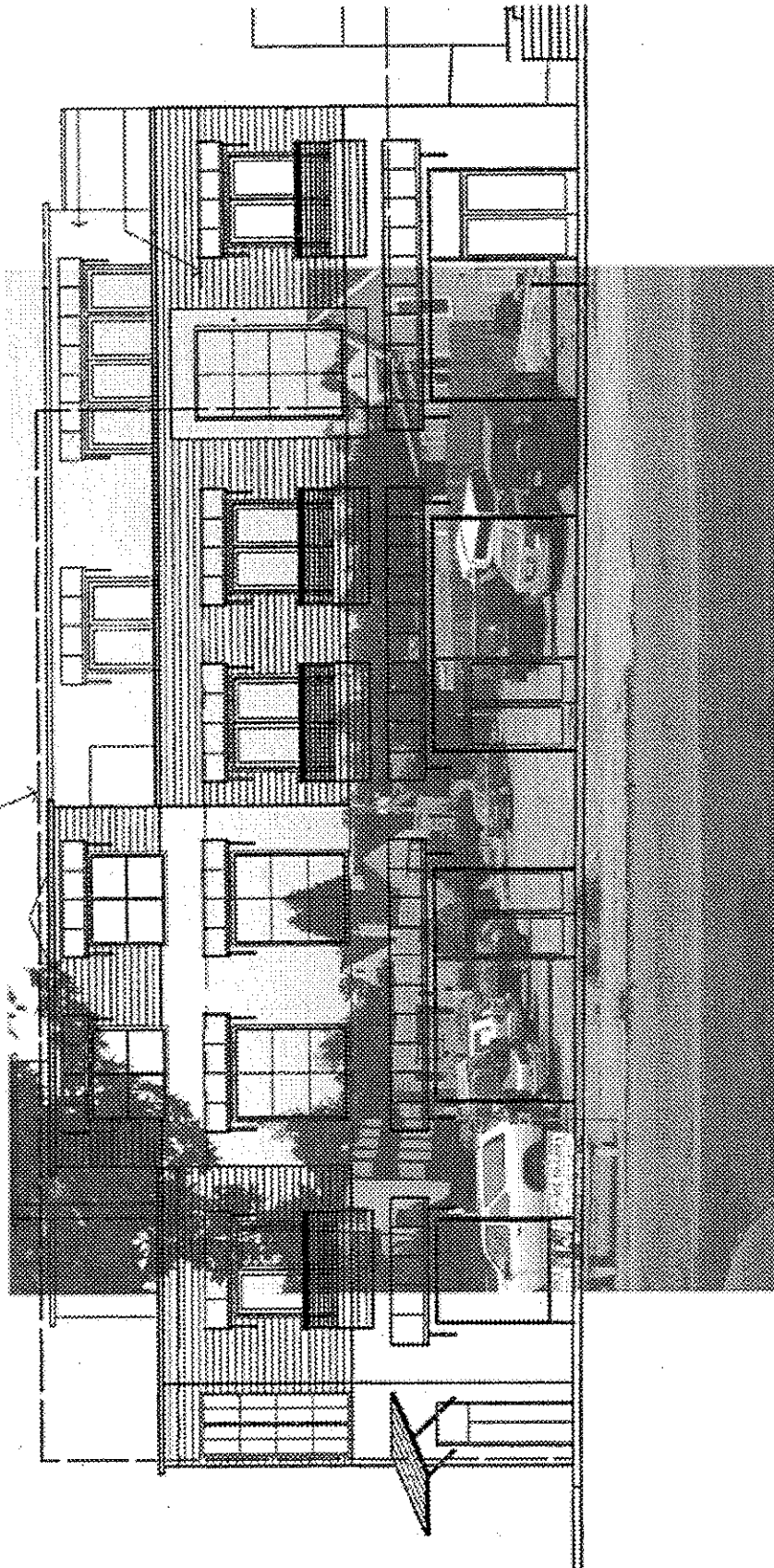
In order to give you some idea about the parking situation at the proposed site I am enclosing an image of the 401 Colusa Avenue project transposed over a photo of the site. You can count the vehicles parked on the site and I would be most interested to have your thoughts about where these displaced vehicles will be parking should the project be approved.

Sincerely,
John Gaccione
12 Eldridge Court



Kensington, CA colusapic.1.jpg

street-view profile of
approved building under
P-1 Development Plan
20150-02





Cynthia Podren
<podren@sbcglobal.net>

06/30/2008 09:36 AM

To JGioia@bos.cccounty.us, Ryan Hernandez
<RAHern@cd.cccounty.us>

cc

bcc

Subject 401 Colusa

Dear Supervisor Gioia and Mr. Hernandez:

I have learned to my dismay of the current configuration planned for 401 Colusa Circle. I live within half a block of the Circle, at 418 Berkeley Park Blvd., in Kensington and have lived there for twenty-four years.

One of the joys of this neighborhood is the "village feel"--that you can walk to the corner and buy groceries and talk to your neighbor. One of the things that creates this feeling is the scale of development on the Circle. The street is narrow and the buildings around the Circle, including the buildings surrounding 401 Colusa, are small and relatively low. This "village feel" would be jarringly disrupted by the plan for a three story building with no set back. Colusa Circle will feel like the Pentagon to me.

Another major problem is parking. This is a practical consideration for residents like me, who will feel the overflow from the Circle to the streets outside our homes. 401 Colusa Avenue is currently used as a parking lot. If the owner chose to chain off this lot, the result would be abundantly clear--the immediate effect on parking would be disastrous. In fact, I suggest you do exactly that during the planning process, so that you can begin to calculate the effect on traffic and parking. Then, add to the number of spaces lost from the lot, a plan for a very dense development, and you will have yourselves a very driver-unfriendly atmosphere. And it won't be a place I like to go to anymore.

Thank you for your consideration.

Cynthia Podren

Berkeley Park Blvd

Kensington, CA 510-527-2205

418



kathryn@berkeley.edu
07/01/2008 10:06 AM

To RAHern@cd.cccounty.us
cc
bcc
Subject Colusa Circle

Dear Mr. Hernandez,

Please reconsider your support for the structure at Colusa Circle. The proposed project seems too large for that neighborhood corner and I ask you to consider those of us who live and work in the area ahead of the developer. A smaller project may be more appropriate and I urge you to support something that is more appropriate in size, design and use for this area. Once it is built it will alter that circle ambiance for years and years to come. Please don't allow it to be a disaster.

Also, please note that there has been an empty store front on the circle for years. Why can't that site be developed and utilized before new construction begins. It doesn't seem right to build if no one will come.

Please please please do not over build that area.

Thank you,
Kathryn Day
239 Colusa Ave.
El Cerrito



"Jenny Schaffell"
<jschaffell@gmail.com>
07/06/2008 03:09 PM

To JGioia@bos.cccounty.us, RAHern@cd.cccounty.us
cc rodney.paul510@gmail.com
bcc
Subject 401 Colusa Development Plans

Dear Mr. Gioia & Mr. Hernandez:

We are in total agreement with the Colusa Circle Improvement Association's position statement regarding development plans for 401 Colusa Ave. and urge you to vote "NO" on this project.

Reasons for our objection for a 3 story structure:

1) The "Circle" is unique, neighborhood friendly, safe, and charming, therefore we feel that a three-story apartment/retail building will totally change its aesthetics, not to mention that a few neighbors will loose sunlight and views. El Cerrito Plaza, the Arlington, parts of Solano Ave. and San Pablo Ave., Fairmount and other shopping areas in Berkeley, El Cerrito and Albany are two stories, and they are financially successful.

2) Safety is a major concern..... there are two new development plans for Colusa Circle which obviously will create more cars and traffic so more traffic, safety and parking will be an issue. Those of us who live on Oak View Ave. will have difficulty seeing traffic coming from Colusa Ave. going north because the building has no set back.

3) Stacked parking will not guarantee that tenants will use this because if is inconvenient and time consuming; it will be much easier just to park on the street. Stacked parking will also cause a traffic problem on Oak View Ave. because tenants, if they use the planned parking structure, must exit and enter on Oak View ave.

4) Parking is and will be a major problem. More cars will mean more parking spaces are needed for visitors and retail employees. Parking is allowed only ON ONE SIDE of Oak View Ave. and Ocean View. Residents on these streets currently park in front of their homes now because homes with garages were built in the 20's which means garages are much too small to accommodate their automobiles.

Visualize this: Look at the huge apartment building on Colusa and Berkeley Park Way and visually move this building on the lot at 401 Colusa (with garage space enclosed)..... THAT'S what will be seen if this project is approved.

Please vote "no" for a three story structure.

Jenny Schaffell
Sanford Schaffell
1655 Oak View Ave.
Kensngton



mstollon
<mstollon@earthlink.net>

07/06/2008 08:02 PM

Please respond to
mstollon
<mstollon@earthlink.net>

To ryan hernandez <RAHern@cd.cccounty.us>, "JGioia@bos.cccounty.us" <JGioia@bos.cccounty.us>, kate rauch <KRauc@bos.cccounty.us>

cc Barraza Ray <raybarraza@gmail.com>, Rodney Paul <rodney.paul510@gmail.com>, ccia grp <Colusa-improvement@googlegroups.com>

bcc

Subject 401 colusa project photosims?

Ryan:

We have reviewed the architect's drawings and I am wondering when the photosimulations will be ready or requested of the architect. To see how this large structure will impact this small street and the surrounding houses, a photo sim would be very useful, particularly on Oakview where the scale is very large compared to the one story bungalows nearby. Where there is openness and a big view to the hills, with 3 stories it will give the driver or walker on Colusa a closed in feeling. On Oakview, the structure will loom large and will stand out against the one story small homes on the same side of the street.

A 2 story structure is much more viable, and although it would tower above the houses and other stores it would not be so out of place looking. The General Plan needs to be followed, parking requirements need to be adhered to. While parking will not affect me, because I live some blocks away, I understand the stress that lack of parking creates when one is trying to find parking coming home from work or having friends over for dinner. I lived in North Beach, SF for 20 years and I used to drive around for 20-30 minutes every single night to look for parking 5-6 blocks from my flat. When we moved to Kensington and to this day, everyday, I think about how great it is to just pull up and park on my street or driveway, one less frustrating, stressful event in the day.

So I know that it will be important to those who live nearby over time as these 3 projects (Hammonds, N. David and Chisholm) come online. We see it already during the week, not, so much on the w/e since offices are closed.

I also wonder if the drawings are accurate/complete in terms of the roof line, there are plans for solar panels, don't they rise up a foot or more? Will there be vents and other pipes that will be viewed from Mr. Paul's residence. I know that this has been raised as an issue at KMAC mtg with residents in Kensington when developing their property. Can all that be thrown to the wind, just because this is a business district and the view ordinance doesn't (may not) apply?

With the project so close to the street, where is the space for landscaping?, is this really such a good idea to build condos a few feet from the bus stop? Those houses near bus stops tend to turnover more frequently due to the noise. Who will want to live there over time?

This project needs to be revamped so that it fits in with the neighborhood and does not bring down the values and quality of life of those who live nearby.

Sincerely,
Marilyn Stollon
John Gaccione
12 Eldridge Ct, Kensington

Please respond to us regarding the photosimulations.

> 01 colusa@16Asponse pls

>
>
>
>
>
>
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>
>

> Ryan:

> I have sent several emails and have not heard from you. I am
> hoping you can respond regarding my request for photosimulations.
> Can you provide any
> info on whether they will be forthcoming or not?

> Sincerely,

>



> Marilyn Stollon, CCIA member View From Apartments .doc



Jar Lid
<jarlidproductions@yahoo.com>
m>

07/10/2008 04:29 PM

Please respond to
jarlidproductions@yahoo.com

To ryan hernandez <RAHern@cd.cccounty.us>,
"JGioia@bos.cccounty.us" <JGioia@bos.cccounty.us>
cc
bcc
Subject Fw: Re: Colusa Circle Proposal Problems

Dear Ryan Hernandez and J. Gioia:

Looking at the new Colusa Circle Proposal picture, how does one make a right turn around that thing and how does one pull out of the side street from behind it with ZERO visibility?! If a pedestrian is crossing on the side street (in the cross walk) and a driver whips around the building making a right turn (around the end of the building)...could be lots of blood...there could be baby carriages involved...yick.

Seems like an accident waiting to happen...forever.
Perhaps a traffic safety study should be done prior to ANY approval. Note as gas prices soar, more and more pedestrians and kids will be using that circle each day than the day before (as gas prices increase, more and more shopping will be done locally and on foot instead of at larger shopping centers.)

There used to be a service garage there which is set back from the road on ALL sides. It still allowed for visibility. Also, a three-story wall up against the street will make traffic noise reverberate and be extremely loud...wind is also proven to be worse due to tall buildings (ie: Chicago). Three stories will definitely disrupt the sunshine, tone, safety and sounds of the entire circle. The new building next to Colusa Market is an example of something nice. Another terrible example of this is the Safeway plans for a new three story building at Shattuck and Rose to replace the wonderful sloping roofed single story store set back from the road in a tasteful arrangement amongst the trees (many of them established flowering cherry trees). Take a look at the huge wood curving beams that support the roof before it is gone. The new safeway plan is a three story wall growing right out of the sidewalk...talk about inconsiderate!

It is also possible to require that residents of a new building only own one car (see City of Berkeley examples). It is a condition written into the building permit (use permit). Certainly, we don't need new residents parking their cars on or near the circle while not patronizing the businesses...just taking up a space for a car they may rarely use.

Thanks,
-Jar Lid



Jim Kloetzly
<zks2@earthlink.net>
07/13/2008 02:46 PM

To RAHern@cd.cccounty.us
cc
bcc
Subject Colusa Circle

I understand that you are considering granting a variance and wish to express my concern. I have lived near Colusa circle since 1985 and would be opposed to a 38 foot tall building in an area where none exist now. Certainly something more compatible to this small business district would be more reasonable.

Thank you for your attention.

James Kloetzly
529 Santa Fe
Albany



Dr.LSchwartzburd@aol.com

07/13/2008 08:19 PM

To JGioia@bos.cccounty.us, RAHern@cd.cccounty.us

cc

bcc

Subject 401 Colusa project

I object to the 401 Colusa project because there is insufficient parking, particularly for 3 bedroom condos and retail spaces. As a shopper at the Circle, I can not see driving to the area if I am unable to park easily. With 3 projects requiring variances, how can there be enough parking? Three stories is tall, definitely need some type of setback or a 2 story building. If a mixed use variance is permitted, then the view ordinance should apply

Leonard Schwartzburd
511 Coventry Rd.
Kensington

Get the scoop on last night's hottest shows and the live music scene in your area - [Check out TourTracker.com!](#)



Mary Ford
<mary_ford@sbcglobal.net>
07/13/2008 08:57 PM

To JGioia@bos.cccounty.us, RAHern@cd.cccounty.us,
Berkeley Daily Planet editor letters
<opinion@berkeleydailyplanet.com>
cc Mary Ford <mary_ford@sbcglobal.net>

bcc

Subject 401 Colusa Project comments

Misters Gioia and Hern,

There are several projects being considered around Colusa Circle, and I noticed all are asking for changes involving increased height and decreased parking, among other things.

Allowing several projects to fall significantly short on parking requirements by variance is going to have predictable results: a lack of parking and a negative, frustrated sense among nearby residents and current shoppers about being able to have a satisfying experience in this now-pleasant small business district.

Allowing out-of-proportion height variances in this area will also detract from its attractive nature and add significantly to visual as well as parking congestion.

I ask you to seriously consider these projects and their requests as a whole. They will affect the quality of life and the viability of a now very attractive and increasingly successful business community.

Please don't let these developers bully their way through our governing bodies at the expense of our community.

Mary Ford
495 Vincente Ave
Berkeley, CA



"judy tart"
<jdytart@sbcglobal.net>
07/14/2008 09:23 AM

To <RAHern@cd.cccounty.us>
cc
bcc
Subject I'm against the planned development at 401 Colusa

Dear County Planner Hernandez:

I live within two blocks of the proposed 401 Colusa Circle development, and I strongly object to the 3-story building being proposed on the vacant lot there. It is out of character in a residential neighborhood of one and two story single family homes - the so-called commercial area on Colusa is really only two blocks long, not an extensive commercial street such as San Pablo Avenue, for instance. The scale of the building should be reduced, and the developers must be held to the required number of parking spaces for a building of its size and type. Parking is already at a premium in this area, even without the numerous developments being proposed for this small two-block area, and no one should be allowed to put up any type of building which does not carry its own weight as far as the extra parking it might generate. I do not want commercial parking spilling over onto my own already narrow and crowded residential street.

In all these points, I am in total agreement with the Colusa Circle Improvement Association.

Thank you,

Judy Tart, RN
1675 Visalia Avenue



Bgilbertca@aol.com
07/15/2008 02:26 PM

To jgioia@bos.cccounty.us, rahern@cd.cccounty.us
cc colusacircle@gmail.com
bcc
Subject [BULK] Please Modify proposed Colusa Circle Development

To John Gioia, Ryan Hernandez, and Other Contra Costa County Officials:

Please modify the proposed development of Colusa Circle along the lines proposed by the Colusa Circle Improvement Association. We need vital and appropriate development that respects the rights and needs of the surrounding community (including, in this case, the part of Berkeley where I reside).

Thank you.

Sincerely, Barbara Gilbert

*Barbara Gilbert
An Independent Voice for District 5 and the Entire Berkeley Community
476 Vincente Avenue
Berkeley, CA 94707*

*Phone: 510-559-8216
Fax: 510-558-9923
E-Mail: bgilbertca@aol.com
www.barbaragilbertberkeley.com*

(Please forward if you wish or advise if no e-mails desired)

To contact City Council write to

***clerk@ci.berkeley.ca.us , gwozniak@ci.berkeley.ca.us , worthington@ci.berkeley.ca.us ,
mayor@ci.berkeley.ca.us , olds@ci.berkeley.ca.us , spring@ci.berkeley.ca.us , maio@ci.berkeley.ca.us ,
manager@ci.berkeley.ca.us , lcapitelli@ci.berkeley.ca.us , manderson@ci.berkeley.ca.us ,
dmoore@ci.berkeley.ca.us***

To contact Berkeley Unified School District write to

***john_selawsky@berkeley.k12.ca.us , deborah_turner@berkeley.k12.ca.us, william_huyett@berkeley.k12.ca.us ,
joaquin_rivera@berkeley.k12.ca.us ,
karenhemphill@comcast.net, shirley_issel@berkeley.k12.ca.us, nancy_riddle@berkeley.k12.ca.us ,
boardofed@berkeley.k12.ca.us, publicinfo@berkeleyk12.ca.us***

Get the scoop on last night's hottest shows and the live music scene in your area - [Check out TourTracker.com!](http://CheckOutTourTracker.com)



Carol Lombard
<clombard@sonic.net>
07/17/2008 08:31 PM

To RAHern@cd.cccounty.us
cc
bcc
Subject Development on Colusa Circle, Kensington

Dear Ryan Hernandez,

I am deeply concerned about the proposed development of the current vacant lot on Colusa Circle. I live very near the circle, shop there, enjoy the farmers' market, and enjoy walking my dog in the area. I most enjoy the neighborhood feel here. I very seriously believe that the construction of the proposed building would damage our neighborhood.

I have no opposition to development of the property. I would welcome good housing for new residents. However, the proposed building is all wrong. It is too large for the property, too tall for the circle, and its design is inappropriate for our area. We are an older neighborhood, most houses dating from the forties. The proposed building is rather cold in design and requires special waivers of county regulations. I support those county regulations as protections against unwanted buildings; they are there for good reason. I would ask that you send the plans back to the developers for a more appropriate design..

My other concern is parking. Our Colusa Market is attracting a thriving business as are the other businesses on the circle. Trying to find a place to park to get into the market or to Semi-Freddie's or to the newly relocated Rabbit Ears is a challenge. This development means we are losing a parking area which is much needed. Please consider that putting in housing, without adequate parking, will greatly impact these businesses which bring in tax money to Kensington.

Our Colusa Circle Improvement Association has expressed its opposition to this proposal. Our KMAC has voted unanimously against this proposal. These organizations represent us, the people who live here. Please respect their and my opinions and deny this plan in its present form.

Thank you for your attention.

Sincerely,

Carol L. Lombard



Marilyn Stollon
<mstollon@earthlink.net>

07/19/2008 12:14 PM

To JGioia@bos.cccounty.us, Ryan Hernandez
<RAHern@cd.cccounty.us>, Rodney Paul
<rodney.paul510@gmail.com>,

cc

bcc

Subject 401 colusa circle, misinformation

Dear Supv. Gioia and Mr. Henn:

We all want a better Colusa Circle; however, misinformation is as bad as no information.

Mr. Woolman, the architect of the proposed 401 Colusa Circle project said the project could have been larger, and we should be pleased. (in his letter to the editor of The Journal)

He neglected to say that the land where a house and garage presently exist at 411 Colusa were part of the original 1983 Planned Development, and included a parking garage. This property was sold and is NOT included in the current project. KMAC, in fact, viewed 401 Colusa as a new project.

The original project was designed prior to the Kensington Ordinance. Its' design was bitterly and vociferously opposed by the community at the local and county levels and was not built.

Does a homeowner who bought a house with a view and parking have a right to those amenities? Aren't they selling points and increase a home's value?

Woolman/Chisholm need to consider the community. Why should the condo owners get the view that would be now be denied to her neighbors. Five hundred local people signed a petition stating they do not want 3 story buildings in the circle.

The ordinance should be applied to protect homeowners and to maintain the small town charm of the Colusa Circle. Three story structures do not belong around the circle.

Marilyn Stollon, member of the Colusa Circle Improvement Assn.
12 Eldridge Ct
Kensington
510-524-2043

copy of my letter to the editor of the CC Times etc.



"Amber Crowley, Realtor,
e-PRO"
<Amber@AmberCrowley.com
>

07/23/2008 12:52 PM

Please respond to
<Amber@AmberCrowley.com>

To <JGioia@bos.cccounty.us>, <RAHern@cd.cccounty.us>

cc <Rodney.paul510@gmail.com>

bcc

Subject 401 Colusa, Kensington

Dear Mr. Hernandez and Supervisor Gioia,

My partner, Christine Cheung, and I would like to state that we support the position detailed in Rodney Paul's letter of July 23, 2008. We are members of the Colusa Circle Improvement Association, and support responsible, community-oriented development of the Colusa Circle. We know that a lot of work has gone into reaching agreements with the Ed Hammonds and Narsai David proposals, and we hope that you will give equal time and consideration to the current proposal for the development of 401 Colusa. As stated in Rodney's letter, there are numerous items that must be addressed before this proposal will gain our support (among these, aesthetics, view/light issues, lack of parking, lack of setbacks). We hope that you will consider input from CCIA and from KMAC (who voted the current proposal down, 4-0) when making your decision on whether or not to approve this proposal.

Thank you,

Amber Crowley
151 Colusa Ave
El Cerrito, CA 94530

Amber Crowley, Realtor, e-PRO
Marvin Gardens Real Estate - Berkeley, CA
[MailTo:Amber@AmberCrowley.com](mailto:Amber@AmberCrowley.com)
cell: (510) 290-7852 fax: (510) 280-9998
<http://AmberCrowley.com>



linnaea bohn
<linnaeab@sbcglobal.net>
08/03/2008 11:57 PM

To JGioia@bos.cccounty.us, RAHern@cd.cccounty.us
cc stollon marilyn <mstollon@earthlink.net>
bcc
Subject 401 Colusa Circle Kensington proposed commercial
construction

August 3, 2008

Dear Supervisor Gioia,

As a residential property owner near Colusa Circle, Kensington since 1980 I am concerned about the proposed construction at 401 Colusa Ave. I cannot attend the August 12 hearing, so I am expressing my views in this letter. I am against the present proposal, but not against commercial development of Colusa Circle per se.

The scale and design of the building are not in harmony with the rest of the commercial and residential properties. I can understand the owner and developer wanting as much interior space as possible, but Kensington is not a new crowded subdivision with homes and stores built to the edge of property lines on former agricultural land in southern California! Colusa Circle originally served the daily shopping & service needs of residents. Most of the stores still do.

I am also concerned about increased traffic congestion. As I understand it, the project has requested fewer on site parking places than the county ordinance requires.

KMAC turned the project down for very specific reasons, and I hope that you will join me in supporting KMAC's NO vote!

If the 401 Colusa Ave. proposal is approved by CC County in its present form (a 3 story, property line-to-property line box), it may set a precedent for taller buildings in the Circle where most commercial properties are 1-2 stories. I believe both CC County and yourself objected to the height of the Hammonds project which is shorter than the 401 Colusa Ave. proposed building. Even the commissioner said at the County hearing that Hammonds project would not be precedent setting.

Although it may take more time and effort, I suggest that CC County, Kensington commercial and residential property owners work together to develop an overall reasonable growth plan for developing commercial enterprises on Colusa Circle. If each proposal is not considered within a larger framework, its impact is not being considered with the other projects (such as Hammonds project and Narsai's) proposed for the Circle. The result could be an area that shoppers avoid!

I currently live in a small town in Ventura County, CA. Oak View (an incorporated area of Ventura County just as Kensington is an incorporated area of CCC) has no development plan. The downtown looks like a series of strip malls and helter-skelter unkempt stores. Very few people shop there and commercial tenants turn over rapidly. There is no new construction for that reason.

Ojai, a neighboring community, not only has a plan for development, but requires all new and renovated commercial buildings to use mission style architecture so there is harmony in the shopping area. There are many trees and landscaped areas downtown so strolling is a pleasure. Store turnover is substantially less. Oak View residents travel 6 miles to shop there since it is more pleasant!

Thank you for your consideration.

linnaea bohn
property owner
343/345 Colusa Ave
Kensington, CA

805-649-3018

cc: Ryan Hernandez <RAHern@cd.cccounty.us>
Marilyn Stollon <mstollon@earthlink.net>

NEIGHBORHOOD PETITION

We are concerned citizens who live near and have an interest in the development of the Colusa Circle. We desire sensible development that is in harmony with the current neighborhood.

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3. Parking
4. View and light access of bordering properties.

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- Changing building and landscape design to minimize negative impacts on properties in the surrounding areas.

Name	Address	Signature
Virginia Arnold	538 Norvell	Virginia Arnold
Phyllis Cardo	PHYLIS CARDO 1348-1000 OAKS	Phyllis Cardo
Sarah Kahn	32 Eldridge Dr	Sarah Kahn
DONNA FERINA	1332 Neilson St Berkeley, CA	Donna Ferina
Victoria McBride	1240 Carotta Ave. Berkeley	Victoria McBride
MARLEEN FOUCHÉ	1382 CURTIS ST BERKELEY	Marleen Fouché
DENISE BRASHER	340 COSENTRY #B Kensington	Denise Brasher

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Name	Address	Signature
MARILYN STOLBN	12 Eldridge, Kensington	Marilyn Stoll
Mark Wegner	16 Eldridge Ct, Kens.	Mark Wegner
BEN CLOW	21 ELDRIDGE CT - KENS.	B. Clow
John T. Jacobsen	310 BEHRENS ST EL C	J. Jacobsen
Judith L. Suessmeyer	11 Eldridge Ct Kens	Judith L. Sussmeyer
Bernard S. Sussmeyer	11 Eldridge Ct Kens	Bernard Sussmeyer
JOHN BACCIONE	12 ELDRIDGE CT, KENSINGTON	John Baccione

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Name	Address	Signature
<i>Dybilis Daines</i>	2935 Magnolia Park	<i>Dybilis Daines</i>
<i>Frank R. Jones</i>	2935 Magnolia St Berkeley	<i>Frank R. Jones</i>
<i>Dybilis Daines</i>	1111 Hillwood Rd Berkeley	<i>Dybilis Daines</i>
Michel FORD BENTASSE	2309 California St BARK CA	<i>Michel Ford Bentasse</i>
<i>Jimmy Mark</i>	711 Pomona El Cerrito	<i>Jimmy Mark</i>
<i>Kenie Perkins</i>	1111 Hillview Rd Berkeley	<i>Kenie Perkins</i>
<i>Rodney Paul</i>	1619 Oak View Ave Kensington	<i>Rodney Paul</i>

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Name	Address	Signature
MARY C. GABEL	280 COVENTRY RD.	Mary Gabel
Virginia L Mueller	264 Coventry Rd.	Virginia Mueller
ANTHONY CHEN	1519 Valley Rd.	Anthony Chen
EMIL SHERMAN	1511 VALLEY RD	Emil Sherman
Madelene M. Johnson	3346 Berkeley Park	Madelene Johnson
Diana Oghe	612 Beloit, Kensington	Diana Oghe
Betty B. Delata	55 Highland, Kensington	Betty B. Delata

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Name	Address	Signature
Betty Merritt	1815 Hopkins St. Berkeley	Betty M. Merritt
PATRICIA OLIVERO	8632 Thors Bay Rd. El Cerrito	Patricia Olivero
MARGARET PENNINGTON	1515 EVERETT	Margaret Pennington
Jane Kaer	914 Indian Rock Ave. Berkeley, CA	Jane Kaer
WILLY GRACE	130 POMONA AVE EL CERRITO CA 94530	Willy Grace
PHILLYP JOH	3668 Ponderosa Pkole CA 94564	Phillip Joh
Jess	1545 Madison CA 94612	Jess

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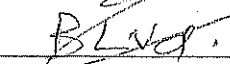
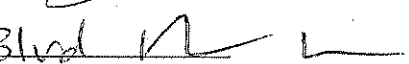

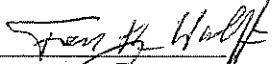
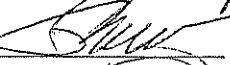

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Name	Address	Signature
Gretchen McCondochie	273 Berkeley Park Blvd	
Estelle KENT, Raymond	279 BKLY PK Blvd.	
HOBBS, DAVID	267 Billy PK Blvd	
Mercer, Harriett, Bob	334 Coventry Rd.	
Fred H. WOLFF	324 Coventry Rd	
Philip BRUNO	312 COVENTRY RD.	
Melanie Dixon	292 Coventry Rd	

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Name	Address	Signature
Janet Hittle	1012 Oak View Kensington	Janet Hittle
Karen Forsstrom	44 Ardmore Rd. Kensington	K. Forsstrom
Marianne E Beacham	411 Colusa Ave Kensington	M Beacham
Marrin Martin	339 Berkeley Park Blvd Kensington	Marrin Martin
William E. Johnston	313 Berkeley Park	W Johnston
Lloyd H. Owen	307 Berkeley Ave K13 Blvd	Lloyd H. Owen
Carlotta Bates	301 Berkeley Park Blvd Kensington	Carlotta Bates

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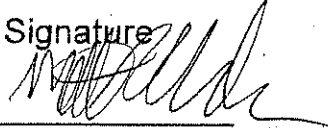
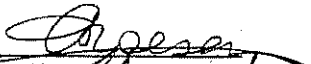
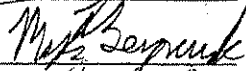

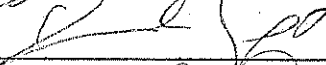

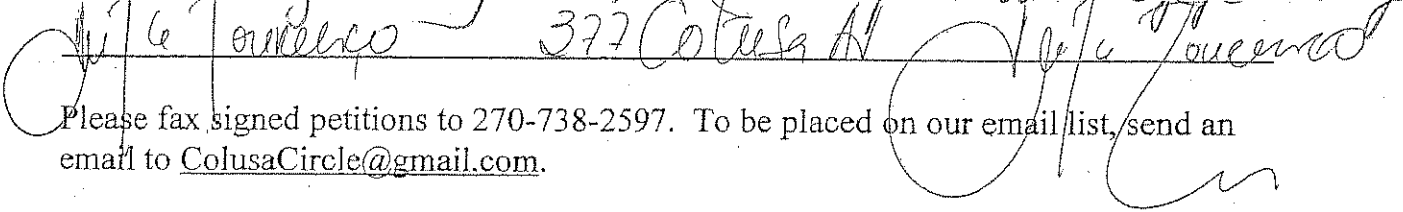
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Name	Address	City	Signature
Matt Mohr	515 Ashbury Ave	El Cerrito	
Tam ROSEN	726 Pomona Ave		
Nick Bezemek	7475 Curry Ave		
JIM BLAKELEY	15 ANSON WAY		
DAVID KARP	19 Anson Way		
Allison Gigi Dang	15 Anson Way		
Wife Loureco	377 Colusa Av		

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Name

Address

Signature

BOB MUM	1628 OAK VIEW AVE	[Signature]
RICHARD FONG	699 MORRIS RD	[Signature]
NANCY LAROSE	118 SAN CARLOS AVE	[Signature]
TIM WEST	155 San Carlos	[Signature]
ALAN FONG	164 HUGHES BLVD	[Signature]
BETSY DIXON	45 Menlo Pl. Berk.	[Signature]
STEVEN MULLERHEIM	1631 Vista Berkeley	[Signature]

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Name	Address	Signature
Suzanne Stroh	530 Curtis St	Suzanne Stroh
John Gonzales	536 Curtis St.	John Gonzales
Jacqueline L. Townsend	517 Curtis St.	Jacqueline Townsend
Epid Koessel	520 Curtis St.	Epid Koessel
David L. Greer	534 Curtis St.	David L. Greer
Jessica Murray	532 Curtis St	Jessica Murray
Edward Murray	532 Curtis St	Edward Murray

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FAXED

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Name	Address	Signature
GAYLE VIAL DVM	400 COLUSA AVE	
Erika Rahmgren	400 Colusa Ave	
Jennifer Usack	17 Hopkins Court.	
John MacWillie	670 Santa Rosa	
Rebecca Moyle	1720 Thousand Oaks	
NIGEL WATCHAW	552 WILDCAT CANYON	
EILEEN HAMMONS	283 Berkeley Park Blvd.	

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Name	Address	Signature
Philip Morgan	817 Arlington Ave. ⁹⁴⁷⁰⁷ Berk.	<i>Philip Morgan</i>
Dean Chiasson	1509 Spruce St. Berkeley 94709	<i>Dean Chiasson</i>
Irene Kuhn	5647 San Jose Ave, Richmond 94804	<i>Irene Kuhn</i>
Clauden Cohen	410 Yale Ave Kensington 94708	<i>Clauden Cohen</i>
Kathleen VandenHeuvel	156 Ardmore Rd Kensington 94709	<i>Kathleen VandenHeuvel</i>
Janet Daley	5037 Van Fleet Ave Richmond, CA 94804	<i>Janet Daley</i>
Dave Peterson	5637 Van Fleet Ave Richmond Ca 94804	<i>Dave Peterson</i>

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Name	Address	Signature
Simon Hebel	1520 Crest Ave. Richmond, Ca. 94805	<i>[Signature]</i>
Thomas Foley	1611 Oakview Dr. Kensington	<i>[Signature]</i>
Jessicka Lorenz	1611 Oakview Kensington	<i>[Signature]</i>
Debbie Folsom	833 Alton Oakland	<i>[Signature]</i>
John Foley	833 Alton Oakland	<i>[Signature]</i>
Michael Duigou	819 Peralta BERKELEY	<i>[Signature]</i>
Kerrily Kitano	513 Santa Fe Ave. Albany	<i>[Signature]</i>

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Name	Address	Signature
MARGARET JESSEPH	225 LAKE DRIVE	<i>Margaret Jesseph</i>
<i>Estelle Jaurgen</i>	1009 Ramona Av	<i>Estelle Jaurgen</i>
DEBORAH FALK	567 COLUSA AVE. ^{W 11770}	<i>Deborah J. Falk</i>
DOHN CLICICH	207 ASHBURY AVE	<i>John Clcich</i>
Ariana Jacobs	400 Colusa Ave Kensington 2000 W. Colusa Ave	<i>Ariana Jacobs</i>
Evelyn Sellers	87 Edgcroft Rd, Kensington	<i>Evelyn S. Sellers</i>
Josephine Lindt	40 Stratford Ed, "	<i>J Lindt</i>

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Name	Address	Signature
<i>Alvin Tully</i>	<i>1067 Nelson St Albany CA</i>	<i>Alvin M. Tully</i>
<i>Katryn Maack</i>	<i>517 Sea View Dr. S.E.</i>	<i>Katryn Maack</i>
<i>Kunleo King</i>	<i>1525 La Loma Ave. ^{Berkeley}</i>	<i>Kunleo King</i>
<i>JACK DOLITNOW</i>	<i>1819 THOUSAND OAKS</i>	<i>Jack Dolitnow</i>
<i>Nathan Smith</i>	<i>545 Everett St.</i>	<i>Nathan Smith</i>
<i>Nathan Shoemaker</i>	<i>645 Grizzly Plk Blue</i>	<i>Berkeley <i>Nathan Shoemaker</i></i>
<i>Cecile Weaver</i>	<i>38 Highgate Rd</i>	<i>Cecile Weaver <i>Kensington</i></i>

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Name

Address

Signature

Dina Cowan	1048 Neilson Albany	Dina Cowan
Perry Hall	2325 Jefferson Berkeley	Perry Hall
Deepa Nataraaj	188 Vine St. Berk, CA	Deepa Nataraaj
Chaine Drake	1624 Oak View Ave. Kensington	Chaine Drake
DIANB STUBBS	429 OCEAN VIEW AVE KENYINGTON	Diana Stubbs
Elinore Miller	1643 Oak View ^{Kens. - 87} Av	Elinore Miller
Christopher Mook	517 Sea View, El Cerrito	Christopher Mook

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Name	Address	<u>Signature</u>
DAVE DIEGO	1652 OAK VIEW AVE	<i>[Signature]</i>
Anna Munkres	1629 Oak View Ave	<i>[Signature]</i>
JERRY RABIN	1631 OAK View AVE.	<i>[Signature]</i>
Felicia Sapp	1627 Oak View Ave	<i>[Signature]</i>
Quinn Olson	353 Berkeley Rk Blvd.	<i>[Signature]</i>
Bhrett Lash	1618 Oak View Ave	<i>[Signature]</i>
LUZ MONTERO	1628 OAK View Ave	<i>[Signature]</i>

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Name	Address	<u>Signature</u>
JANE MCKELHEER	1632 OAK VIEW	Jane McKelheer
NANCY M. BAILEY	115 ST. ALBANS RD	Nancy M. Bailey
LIBA TROTTER	11059 Oak View	Liba Trotter
NEMIRY ACCIOMERO	303 Berk Park Blvd	Nemiry Acciomer
ERNIE NGO	1616 OAK VIEW AVE	Ernie Ngo
EVA WONGY-NGO	1616 Oak View Ave	Eva Wongy-ngo
Suzanne Munkres	1629 Oak View Ave	Suzanne Munkres

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Name	Address	Signature
Holly Hough	425 Berkeley Park Blvd	
Cynthia Podra	418 Berk Blvd	
Jennifer Treuting	416 Berkeley Park Blvd	
Anthony Sokolowski	416 Berkeley Park Blvd	
Javita Ubhayatara	414 Berkeley Park Blvd	
Marys Brown	410 Berk, Park Blvd	
Rebecca J. Brown	410 Berk (St St, Oak)	

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Faxed by FOWN
① 527 5901

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Name	Address	Signature
Step Stone	418 Berkeley Pk, Blvd Kensington Ca	Step Stone
Daniel Gifford	418 Berkeley Pk, Blvd Kensington Ca	Daniel Gifford
Pamela Inoué	3250 Lowell Ave. Richmond, Ca	Pamela Inoué
STEPHEN LEAVELL	420 Berkeley Park, Kensington, CA	Stephen Leavell
Catherine Leavell	420 Berkeley Park Blvd ~ Kensington, CA	Catherine Leavell
Attila Medveczky	429 Berkeley Park Blvd. Kensington, CA	Attila Medveczky
Jennifer Codella	429 Berkeley Park Blvd. Kensington, CA 510558-3397	Jennifer Codella

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Name	Address	Signature
DWIGHT WILSON	766 VINCENTE AVE BERKELEY 94707	Dwight W. Wilson
Eileen Nottoli	362 Ocean View, Kensington	Eileen Nottoli
David Lindquist	362 Ocean View, Kensington	David Lindquist
Nancy Chapman	362 Ocean View Kensington	Nancy Chapman
Lyndee Cole	369 OCEANVIEW, KENSINGTON, CA	Lyndee Cole
Jeanine Bishop	370 Ocean View Ave Kensington	Jeanine Bishop
Paul Boyd	370 OCEAN VIEW AVE Kensington	Paul Boyd

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Name	Address	Signature
Earl Thomas	358 Ocean View Ave, Kensington	Earl Thomas
Constance Present	358 Ocean View Ave Kensington	Constance Present
JOE KODNITZ	398 OCEAN VIEW AVE	Joe Kodnitz
Angie Kountz	398 Ocean View Ave Kensington	Angie Kountz
Masoud Vafaei	392 Coventry Rd.	Masoud Vafaei
Mary Bradford	383 Coventry Rd.	Mary Bradford
Robin Barrett	312 Coventry Rd.	Robin Barrett

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Name	Address	Signature
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Robert E. Giusti	112 Willow Lane, Kensington	Robert E. Giusti
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Bernadine Giusti	112 Willow Lane Kensington	Bernadine Giusti
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Naomi I. Lidicker	108 Willow Lane, Kensington	Naomi I. Lidicker
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MARGARET FLYNN	6 WILLOW LANE KENSINGTON	Margaret Flynn
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Margaret Weitkamp	7 Marchant Ct. Kensington	Margaret Weitkamp
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SEAN STEAR	13 MARCHANT CT	KENSINGTON, CA
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Jim Dawson	13 MARCHANT CT	KENSINGTON
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Name	Address	Signature
JAN DEDERICK	121 Santa Fe EC	<i>[Signature]</i>
VIRGINIA ROE	7041 MELVIN RD	<i>[Signature]</i>
Terran Daily	121 Santa Fe EC	<i>[Signature]</i>
Quinn Sauer	121 SANTA FE EC	<i>[Signature]</i>
Ang Soonye Kim	121 Santa Fe EC	<i>[Signature]</i>
Angel B Costello	1455 Portland Albany	<i>[Signature]</i>
LES FRAM	121 SANTA FE EC	<i>[Signature]</i>

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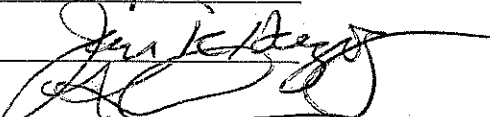


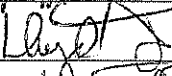

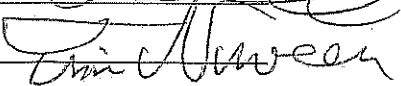
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Name	Address	Signature
Susan Plumb	119 Santa Fe Avenue	
Jan Harzog	1051 Bella Vista	
Kiara Enhan ^{visiting}	1051 Bella Vista	
Nancy Kadigan	1617 Willow St	
Linda Johnson	4482 Arrowsmith Ave	
Mudule Odell	726 St. Janis Ct., Hayward	
Tim Nwean	425 Ocean View (NO 2-MAIL)	

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Name	Address	Signature
BARBARA A. OSTERHOLT	323 BUONA AVE EC	Barbara A. Osterholt
ROCHELLE JACOBS	215 COLUSA AVE, E.C.	Rochelle Jacobs
Jill Legg	1435 Curtis St Berkeley	Jill Legg
Tom Ferrus	1336 Curtis St. Berk.	Tom Ferrus
CATHERIN CURRY	1422 CURTIS ST BERK.	Catherin Curry
Judith IZZO	1338 CURTIS ST. Berk.	Judith Izzo
ALISON ZAREMBA	23 SUNSET CT KENSINGTON	Alison Zarembo

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Name	Address	Signature
Anne Smith	1110 Tabbot Av Albany	A. Smith
Peter Rozo	605 Colusa Av El Cerrito	Peter Rozo
Milbu Balbuena	1621 Oakview Ave Kenilworth CA	Milbu Balbuena
Natacha Balbuena	1621 Oakview Ave. Ca. J. Balbuena	Natacha Balbuena
Carol Ball	10468 San Pablo Ave El Cerrito CA 94530	Carol Ball
Peter McNulty	325 Berkeley Park Kenilworth 94507	Peter McNulty
LORI ARNOLD	504 Curtis St Albany	Lori Arnold

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Name	Address	Signature
GRETE NIELSEN	37 BEVERLY RD	Grete Nielsen
SUSAN NAKATA	10 AVON RD	Susan Nakata
STEVE MORIOKA	88 KINGSTON RD	Steve Morioka
Virginia Evjón	41 Kingston Rd	Virginia Evjón
Greg Loscher	805 Coventry Rd	Greg Loscher
JACINE LOSCHER	805 Coventry Rd	Jacine Loscher
SHAI YERLICH	269 Ashington	Shai Yerlich

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Name	Address	Signature
Joan Gallegos	239 Cambridge Ave.	Joan K. Gallegos
Marilyn J. Boxer	218 Columbia Ave	Marilyn J. Boxer
John Giese	67 Kingston Rd.	John Giese
Sheila Littenard	91 Camelot Ct	Sheila Littenard
Jacqueline Shuby	44 Avon Rd	Jacqueline Shuby
Alan C Wilkins	39 Avon Rd	ALAN C WILKINS
DANIEL CUCUFL	308 COVENTRY RD WASHINGTON	Daniel Cucufl

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Name	Address	Signature
Judith Van Hoorn	1741 Arlington Blvd	Judith Van Hoorn
Anne Larson	240 Colgate Ave.	Anne Larson
Emily Barajas	7405 FAIRMONT, CA	EMILY BARAJAS
Patricia Lissner	2435 Grand St. Berkeley	Patricia Lissner
Phillip Greensburg	Po Box 7106, Berkeley	Phillip Greensburg
Bonnie E Weiss	810 Vista Heights Rd	Bonnie E Weiss
Mimi Katz ^{Katzen}	609 Canon Dr.	Mimi Katz

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Name	Address	Signature
Ivan Sturman	7 ARLINGTON LANE	Ivan Sturman
BARBARA BRASFIELD	10 WESTMINSTER	Barbara Brasfield
BARBARA W NELSON	696 Oberlin Ave	Barbara W. Nelson
Henry M Nelson	696 Oberlin Ave	Henry M Nelson
R. Jean Langford	8 Eldridge Ct.	R. Jean Langford
MARGORIE E HUTCHINGS	88 KENSINGTON Rd	Margorie E Hutchings
LEONARD R. HUTCHINGS	88 KENSINGTON Rd	Leonard R Hutchings

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Name	Address	Signature
JANE O. STURMAN	7 ARLINGTON LANE KENSINGTON, CA 94707	Jane O. Sturman
DOROTHY H. LAVERTY	11 Arlington Lane Kensington CA 94707	Dorothy H. Lavery
ROSS LAVERTY	11 Arlington Lane Kens. 94707	R. Lavery
KENNETH HORNE	285 LEXINGTON	Kenneth Horn
MARTHA HORNE	285 LEXINGTON	Martha M. Horn
Betty Jane Nevis	293 LEXINGTON	BETTY J. NEVIS
BJARNE NIELSEN	37 BEVERLY RD	Bjarne Nielsen

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Name	Address	Signature
SEONG KIM	21100 GARY DR APT 104	<i>Seong Kim</i>
PAM SINGER	114 SAN CARLOS AVE, EL CERRILLO	<i>Pam Singer</i>
Jocelyn Hansen	375 Colusa #2 Kensington	<i>Jocelyn Hansen</i>
Kathleen Howard	735 Geilston Pl El Cerrito	<i>Kathleen Howard</i>
Ike H. JAH	549 Richmond St El Cerrito	<i>Ike H. JAH</i>
R. Prince	8635 Sierra AVE Richmond CA	<i>R. Prince</i>
R. Richards	385 Ocean View Kensington	<i>R. Richards</i>

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Name	Address	Signature
FRED WEHNING	170 REDMORE RD, KENS.	<i>Fred Wehning</i>
JANET FORSBURG	601 CANON DR, KENS.	<i>Janet Forsburg</i>
FRANK FORSBURG	601 CANON DR - KENSINGTON	<i>Frank Forsburg</i>
Jeanine Cuvel	308 Coventry Rd	<i>J. Cuvel</i>
MARIAN MERRILL	316 COVENTRY	<i>M.V. Merrill</i>
Rosalyn Nlemberg	1656 Ocean View	<i>Rosalyn Nlemberg</i>
Elizabeth R. Brown	44 Beverly Rd.	<i>Elizabeth Brown</i>

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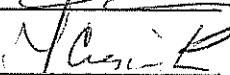

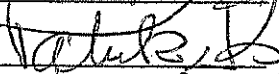
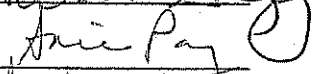
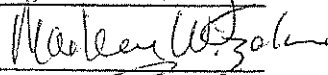

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Name	Address	Signature
Ellen Robey	433 Ocean View Ave	
Vivian Curiale	449 Ocean View Ave	
DAN LYNCH	1648 Ocean View	
PATRICK KING - ARCHITECT	1636 OCEAN VIEW	
Annie Pang	1641 Ocean View	
Markus Wizehn	1635 " "	
Ron Wizehn	1635 Ocean View	

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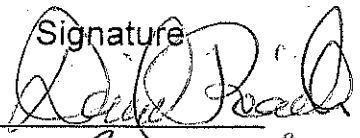
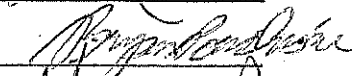
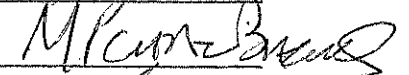
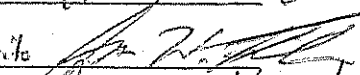
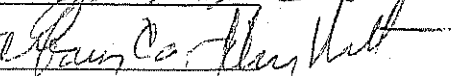
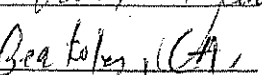
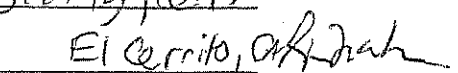
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Name	Address	Signature
David Pirkle	1451 Thousand Oaks Albany	
BRYAN PONCHIONE	125 SAN CARLOS AVE	
MICHAEL BARNES	519 CURTIS ST.	
James Kirchner	317 Pomona Ave El Cerrito	
John Nutt	217 Canal Ave Alameda Co. Alameda	
Robert A. Oppenheimer	1531 Thousand Oaks, Berkeley, CA	
Steven Frankenstein	400 Clayton Ave	El Cerrito, CA 

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Name	Address	Signature
Ruby Violet POZZAN	2 Highgate Rd Kensington	Ruby Pozzan
Gerald E. Osterholt	323 Pomona Ave, El Cerrito	Gerald E. Osterholt
Jenice Cotroneo	20 Franciscan Way, Kensington	Jenice Cotroneo
Charles N. Hill	1343 Thousand Oaks Blvd., ALBANY	Charles N. Hill
DAW SHAUGHNESSY	228 CARMEL - E. C.	Daw Shaughnessy
NANCY A. DAVIS	629 SANTA FE ALBANY	Nancy A. Davis
J. Owen Cole	240 Ambler Kensington, CA	J. Owen Cole

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Name	Address	Signature
Mary Frances Bright	1621 Ocean View Ave.	M.F. Bright
CATHERINE PIERCE	1633 OCEAN VIEW AVE	Catherine Pierce
JOHN MILLS JOHN MILLS	1648 OAK VIEW AVE.	John Mills
PATRICIA F. ANDERSON	1649 Ocean View Ave.	Patricia Anderson
LAURENCE C. ANDERSON	1649 OCEAN VIEW AVE	Laurence C. Anderson
Dan Mills	1648 Oak View Ave	Dan Mills
Ellen Mills	1648 Oak View Ave	Ellen Mills

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Name	Address	Signature
Leat Matsumoto	24 Windsor Ave	[Signature]
Dee di Somma	24 Windsor Ave, K	[Signature]
Nelen M Johnson	437 Colusa Ave.	El Cerrito
marsha hmatsumura	2444 Valley St.	Berkeley CA
One McE	746 Richmond St	El Cerrito
Elyzabeth M Johnson	235 San Carlos Ave	El Cerrito, CA 94530

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Name	Address	Signature
Mr. [unclear] Francis St Anemitt	7 Eldridge Ct.	Francis St Anemitt
NANCY MCCLURE	7 ELDRIDGE CT.	Nancy [unclear]

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Name	Address	Signature
SCOTT ADLER	1659 OAK VIEW AVE - ROSSINGTON, VA	

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Name	Address	Signature
Jaima Roberts	233 Cambridge	Jaima Roberts
ANTHONY KNIGHT	234 Willamette Ave.	Anthony C. Knight
John McKenna	17 Ardmore Rd.	John McKenna
José Luis Camacho	81 Kingston Rd	José Luis Camacho
Mitchell Lucio	239 Columbia Ave	Mitchell Lucio
David FLOWERS	172 Highland Blvd	David Flowers

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Name

Address

Signature

JULIA DRAGOLOVIC

#1 DENNEY RD, KENNESAW

J. Dragolovic

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Name	Address	Signature
Michael Crawford	Zimring 40 Arlmont Dr.	Michael Crawford
Philip Matson	430 Coventry Rd.	Philip Matson
John Mello	429 Coventry Rd	J Mello
A. M. Celon	429 Coventry	A. M. Celon
Doug A. Hertz	32 Eldridge Court.	D. A. Hertz
A. M. Hertz	35 Ardmore Road, Kensington	Anna Maria Hertz

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Name	Address	Signature
John Ford	1428 Oxford St, Berkeley, CA	<i>[Signature]</i>
Chad's Graber	2216 Adylan El Cerrito	<i>[Signature]</i>
Joe Pratt	18 Yale Circle Kensington	<i>[Signature]</i>
Lizzy King	125 St. Albans Kensington	<i>[Signature]</i>
Alexandra Eisler	398 Coventry Kensington	<i>[Signature]</i>
Sarah Hornich	384 Coventry	<i>[Signature]</i>
Suzanne Klein	837 Pomona Albany	<i>[Signature]</i>

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Name	Address	Signature
Joyce Hawley	631 Albemarle	EC 94530
Wynette Weaver	515 Pomona Albany	94706
Katherine Wolfman	115 Pomona Ave El Cerrito	Katherine Wolfman
Joseph G. Nichols	620 Capemonte	EC 94530
Michelle S. Hunt	222A Cambridge Ave	Kensington 94708
Edythe Campbell	96 Latham Rd	Kensington 94707
Lisa Olle	24 Eldridge St.	Kensington 94707 Lisa Olle

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Name	Address	Signature
Jeff Jones	280 Los Altos Dr, Ken.	<i>[Signature]</i>
Karell Blanchini	598 Artium Blvd	<i>[Signature]</i>
Allison Jogi Dang	15 Anson Way Kensington	Allison Jogi Dang
Nancy Kron	262 Cambridge Kensington	Nancy Kron
John Wyatt (aka Sergio Mendiolak)	401 Belmont Ave Kensington, CA 94708	<i>[Signature]</i>
Jane E. Pelentz	65 Edgecreek Rd Kensington Ca 94707	<i>[Signature]</i>
K. Warshaw	1563 Solano Ave #225 Berkeley CA 94707 (EMAILING ADDRESS)	<i>[Signature]</i>

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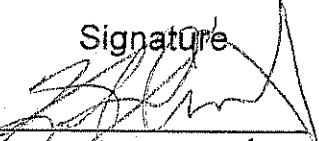
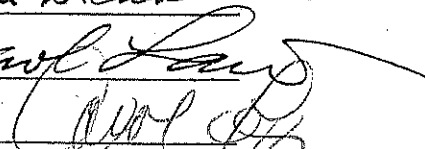
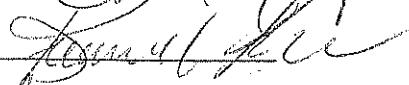
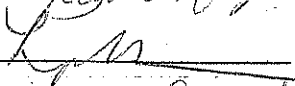

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Name	Address	Signature
Kent Daniels	1515 Valley Rd.	
Charles Amirkhanian	7722 Lynn Ave.	Charles B. Call
Carol Law	7722 Lynn Avenue	Carol Law
Carol Lee	200 San Carlos ave	
Dambesh Lee	202 San Carlos Ave	
Lynda Thomson	164 San Carlos Ave. Lynn	
Christine Dyer	222 San Carlos Ave. El Cerrito	

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JUDITH W DAVIS	553 THE ALAMEDA ^{BENICUEY}	Judith W. Davis
Rudy Servin	560 COLUSA AVE Berkeley	Rudy Servin
HAROLD TAYLOR	608 PERALTA AVE	Harold W. Taylor
Mehdi Baloch	551 Colusa Ave.	Mehdi Baloch
Mahmudella Gordon Clark	25 Santa Fe Ave	Mahmudella Gordon Clark
John-Joseph Clark	25 Santa Fe Ave	John-Joseph Clark
Girji Baloch	551 COLUSA	Girji Baloch

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Name	Address	Signature
Laura L. Hottwald	765 Hilldate Ave	Laura L. Hottwald
Kathy Rette	403 Bounton Ave	Katherine S. Rette
Robert Powers	131 Santa Fe Ave	Robert C. Powers
Nancy Powers	131 Santa Fe Ave	Nancy Powers
Doug J. Cury	602 Colusa	Doreen Cookley
Peter Cookley	602 Colusa	Peter Cookley
Jean Deane	145 Colusa	Jean Deane

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Name	Address	Signature
Jerry Braabury	550 Colusa	Jerry Braabury
Lisa Doyen	7534 Terrace Dr	Lisa Doyen
Julie Banfield	5905 Aylmer Dr.	Julie Banfield
Laura Zucker	247 San Carlos Ave. E.C.	Laura Zucker
VERNON KATO	115 SANTA FE AVE	Vernon Kato
Karen Kaldanski-Kato	115 Santa Fe Ave	Karen Kaldanski-Kato
Jennifer Savage	139 Santa Fe Ave	Jennifer Savage

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Name	Address	Signature
Karen Lassen	583 Colusa Ave.	Karen Lassen
Robert Sloan	219 Colusa Ave	Robert Sloan
ERIC COURTEMANCHE	163 San Carlos Ave.	Eric Courtemanche
Amber Crowley	151 Colusa Ave.	Amber Crowley
Janneth Towers	131 Santa Ave	Janneth Towers
ADAM DOBAN	135 SANTA FE AVE	Adam Doban
Ken Mak	135 SANTA FE AVE	Ken Mak

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Name	Address	Signature
Colleen Villanoel	119 Santa Fe Ave, El Cerrito	Colleen Villanoel
Gary Low	127 Santa Fe Av, El Cerrito	Gary Low
David Powers	131 Santa Fe Ave, El Cerrito	David Powers
Jane Baraz	661 Neilson, Berkeley	Jane Baraz
Don Davis	553 The Alameda Berkeley	Don Davis
Shira Peck	583 Colusa Berkeley	Shira Peck
DONNA Rabin	583 Colusa Berkeley, CA 94707	

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Shira Peck

NEIGHBORHOOD PETITION

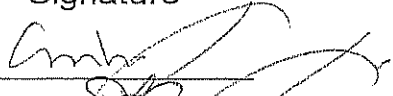
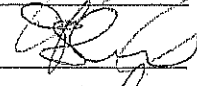
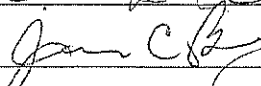
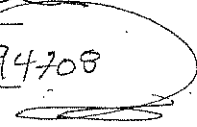
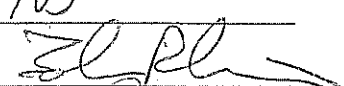
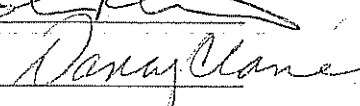
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Name	Address	Signature
Cynthia Corrie	917 Village Dr. E.C.	
Linda Slum	2606 Tassajara Ave EC	
John Barone	145 Colusa Av	
KAREN FLEISCHER	259 LOS ALTOS DR. KENS. 94708	
Robert Dickey	2124 Jefferson 94703	
JOHN ROSHEIM	1560 OAK VIEW AVE.	
Nancy Lane	1512 Curtis 94702	

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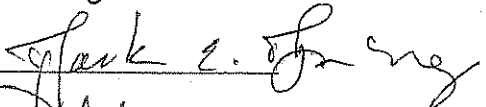
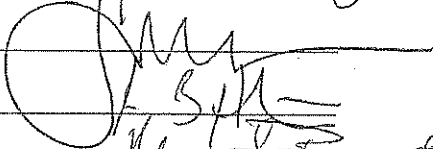



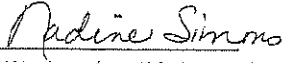
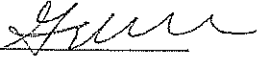
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Name	Address	Signature
MARK E. GOZDAR	1211 JUANITA AVE.	
JENNIFER K. NELSON	8 SAN CARLOS AVE	
LISA B. HOUSTON	360 COVENTRY RD.	
Margaret T. Beattie	817 Arlington Ave	
GB SIMPSON	389 COLUSA	
Nadine Simons	565 Bonnie Dr.	
Acacia Molinari	1635 Magedon Berkeley	

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Name	Address	Signature
Phyllis Fleischer	6863 GLEN MAUR EC.	Phyllis Fleischer
Deirdre Lozica	407 Village Dr., El Cerrito, CA 94530	Deirdre Lozica
Juan F. Diez	312 Courts St., Albany	Juan F. Diez
Garner, Susana	5610 Snake Rd Oakland	Susana Garner
DELUWIE-NICHOLS, SONYA	824 Emmerdale Ave Redding	Sonya Deluwie-Nichols
Tamara Greenberg	401 Jun Rd Kensington	Tamara Greenberg
Rokita Hood	250 Yale Ave, Kensington	Rokita Hood

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Name	Address	Signature
JOHN VAN DYKE	343 COLUSA KENSINGTON WAY	<i>[Signature]</i>
Marla Gamadi	343 Colusa Kensington Way	<i>[Signature]</i>
DEIRDRE O'MARA	345 COLUSA KENSINGTON ST	<i>[Signature]</i>
JON DOOLSTEDT	345 Colusa Kensington	<i>[Signature]</i>
Jim Hen	337 Colusa Ave Kensington	<i>[Signature]</i>
Jason Horowitz	337 Colusa Kensington	<i>[Signature]</i>
Christy Parks-Ramaye	355 Colusa Ave Kensington	<i>[Signature]</i>

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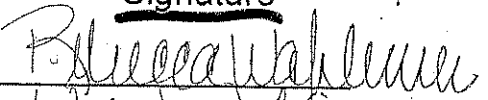
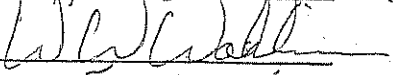
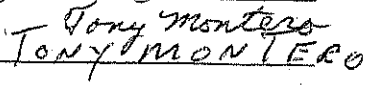
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Name	Address	Signature
REBECCA WAHLENMEIER	499 COLUSA	
WARNE WAHLENMEIER	499 Colusa Berkeley	
Tony Montero	1628 OAK VIEW	

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Name	Address	Signature
Joel Kaufmann	1609 Visalia Dr.	[Signature]
Joel Kaufmann	1609 Visalia Dr.	[Signature]
Dezan Kaufmann	1609 Visalia	[Signature]

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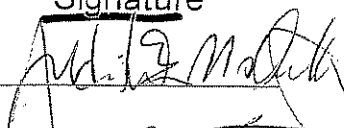
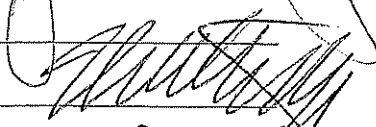
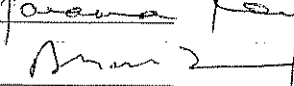
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Name	Address	Signature
Judith McCarthy	2610 Edwards Ave El Cerrito 94350	
TOM MCCARTHY	" "	
SANFORD SCHAPPELL	1655 OAK VIEW 94707	S. Schappell
Jenny H. Schappell	1655 OAK VIEW AVE. 94707	Jenny H. Schappell
PARAMA ROY	1660 OAKVIEW AVE, 94707	Parama Roy
KHARAT TRENAN	1660 OAKVIEW AVE., 94707.	

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Sarah Paul	1619 Oak View Ave, Kensington	Sarah Paul
Martha Arends	4001 LAGUNA AVE, OAKLAND	Martha Arends
Mike Hines	2526 COMISTAS DR, WIL 94598	Mike Hines
Bob Muzzey	1239 Ordway Berkeley 94706	BLM
Cathy Taruskin	762 Colusa, El Cerrito	Cathy Taruskin
Don Bernstein	1635 TACOMA Berkeley	DON BERNSTEIN

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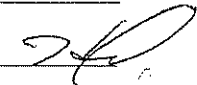
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Name

Address

Signature

Miguel Alson	666 Santa Barbara Rd, Berkeley, 94707	
Christopher Hall	820 Coventry Rd. Kensington, 94707	
Melanie Johnson	1651 Oak View Ave Kensington 94707	
Herbert A. Swords	422 Evelyn #E Albany CA 94706	

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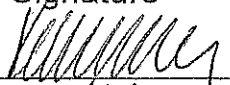
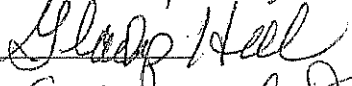
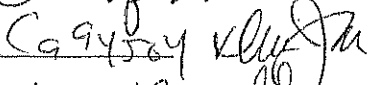
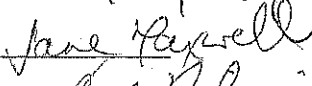
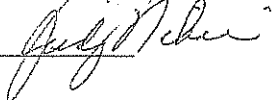
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Name	Address	Signature
Katherine A. Merril	33 Beverly Rd., Kensington 94707	
Glady Hill	519 Santa Fe Ave. Alb.	
Doreen Jacobs	2656 Appaloosa Trail Pinole Ca 94564	
Jane Maxwell	1122 Cornell Albany 94706	
Judy Pichei	320 Rosmore Ave., El Cerrito 94530	

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MATT WATHEN	513 SANTA FE AVE ALBANY, CA	<i>Matt Wathen</i>
Kris Whitten	221 Stanford Ave, Kensington, CA	<i>Kris Whitten</i>
Joseph G. Knecht	1801 University Ave #408 Berkeley, CA 94703	<i>Joseph G. Knecht</i>
AYAKA ISONO	574 SACRAMENTO AVE, MICHIGAN CA 94804	AYAKA ISONO
Grainnet Hebler	1611 Oakview.	<i>Grainnet Hebler</i>
Joe Hearst	752 Ensenada Berkeley, CA 94707	<i>Joe Hearst</i>

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Name	Address	Signature
Janet Neville	1555 Portland Ave. Bldg ⁹⁴⁷⁰¹	<i>Janet Neville</i>
Klaus Zietlow	295 Berkeley Park Blvd ⁹⁴⁷⁰⁷	<i>Klaus Zietlow</i>
Freda Zietlow	"	<i>Freda Zietlow</i>
Pat Fournier	12 Pomona El Cerrito	<i>Pat Fournier</i>
Mark Hall	6826 Waldo EC	MARK HALL
Junko Habu	6826 Waldo-El Cerrito	<i>Junko Habu</i>

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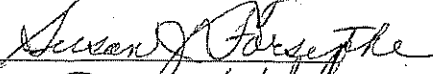


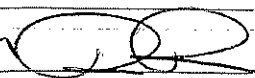
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Name	Address	Signature
Sarah and Doug Diego	1652 Oakview Ave	
Michael Ballantyne ^{Michael Gallant}	1635 Oak View Avenue	Michael Ballantyne
SUSAN FORSYTHE	1656 OAK VIEW AVE	
Len Welsh	1636 Oak View Ave	
Masaki Mizoguchi	1636 Oakview Ave	
Melanie	1651 Oak View Ave	Kensington
Bond Ren	1651 Oak View Ave	

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Name	Address	Signature
<i>Linda Supner</i>	1409 Walnut	<i>Linda Supner</i>

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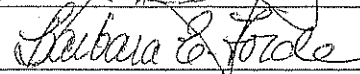
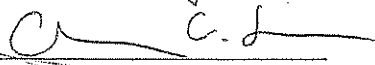
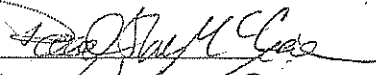
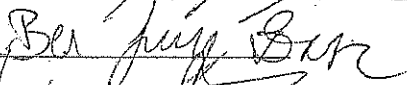
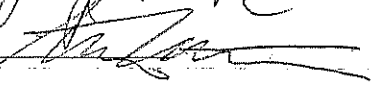
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Name	Address	Signature
Frelyn Smith	242 Ramona	
Barbara Forde	161 Colusa Ave	
Chris Simon	1616 Sonoma Ave	
DAVID MCCRAE	5818 Horing Eckhardt	
Svenja Broh	598 Santa Clara Ave	
Teigan Cottman	16 Logan Ct Kensington	

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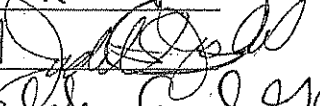
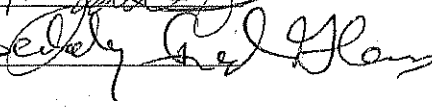
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Name	Address	Signature
PAUL BURNS	353 COLUSA AVE KENSINGTON CA	
Judith Jashel	733 Ramona Ave Albany CA	
Fred Colass	673 San Fernando Ave Berkeley	

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Name	Address	Signature
Margaret Richardson	600 Balra Dr. El Cerrito	Margaret Richardson
David - W. DORMISHIAN	397 Coventry Rd Kens. CA	David - W. DORMISHIAN
Lillian T. Fujimoto	409 Ocean View Kensington 94707	Lillian T. Fujimoto
David M. Hampton	409 Ocean View Kensington	David M. Hampton

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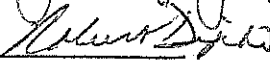
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Name	Address	Signature
Sara Stutz	752 Ensenada Ave, Berkeley	
Robert D. Diaz	40 Anson Way, KENSINGTON	

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Name	Address	Signature
TEJERO + GOSTLIN	309 Berkeley Park Blvd	<i>Tejero Gostlin</i>
Douglas Gostlin	309 Berkeley Park Blvd	<i>DG</i>
Jody Zaitlin	297 Berkeley Park Blvd.	<i>Jody Zaitlin</i>
MARK NIENBERG	297 BERKELEY PARK	<i>M Nienberg</i>
McKim-Savage	139 Santa Fe Ave EC	<i>McKim-Savage</i>

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Name	Address	Signature
<u>Ike Eden</u>	<u>494 Vincent Ave. Berkeley, Ca. 94707</u>	<u>Ike Eden</u>
<u>Barbara Judson</u>	<u>364 Corestry Road, Kensington 94707</u>	<u>Barbara Judson</u>
<u>MARY ASHROTH</u>	<u>6210 LAGUNITAS AVE, EL CERRILLO 94530</u>	<u>MARY ASHROTH</u>
<u>Kate Lewis</u>	<u>16 Beverly Ct. Kensington, 94707</u>	<u>Kate Lewis</u>
<u>Liz Cultridge</u>	<u>194 Brighton Ave Kensington, CA 94707</u>	<u>Liz Cultridge</u>
<u>K. H. Smith</u>	<u>1003 Villa Nueva Dr, El Cerrito 94530</u>	<u>K. H. Smith</u>

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Name

Address

Signature

KENAN JUCE

414 BERKELEY PARK BC



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David Parks - Manager 355 Colusa Ave. ~~David Parks - Manager~~
David Parks - Manager

Karen Berger Kam H Berger 149 Colusa Ave. Kam H Berger

Donna Capozzi 411 Santa Fe Kensington ~~Donna Capozzi~~

Steffi Kaiser 141 Santa Fe El Cerrito

Adam Willett 141 Santa Fe El Cerrito

Jennifer Shofflett ~~355~~ Santa Fe Kensington ~~Jennifer Shofflett~~

8/6/2007

Dear Mr. Henn:

While I welcome an attractive development, I am greatly concerned about the increased commercial density with inadequate parking as currently proposed for Colusa Circle in Kensington.

Everytime I drive down Oak View, I wonder how many accidents will result if the proposal for diagonal parking on Oak View and Santa Fe is allowed. There are a number of large vehicles (vans, trucks, SUVs) that block vision and increase the potential for accidents as cars try to back up or see around these vehicles when trying to turn.

My understanding is that the proposal for diagonal parking is to accommodate the private developer's desire to not provide sufficient parking for his development. Is the county willing to allow a private party's use of public streets to advance a private development?

I understand that there was a parking study submitted that was several years old. How relevant is an out-dated parking study? Also, I understand that the study did not extend into the late afternoon-early evening time frame when most traffic congestion occurs. I often am not able to park in the area on in the late afternoon. How relevant is a parking study that does not study the most congested time period?

I understand that a traffic study was not conducted? Does the county plan to have a traffic study conducted?

I understand that there will be other developments in the very near future. How will all these developments accomdate parking? Is there any plan to consider impacts on parking and traffic from all these developments?

Eileen Nottoli