

EAST BAY FOR EVERYONE



September 25, 2017

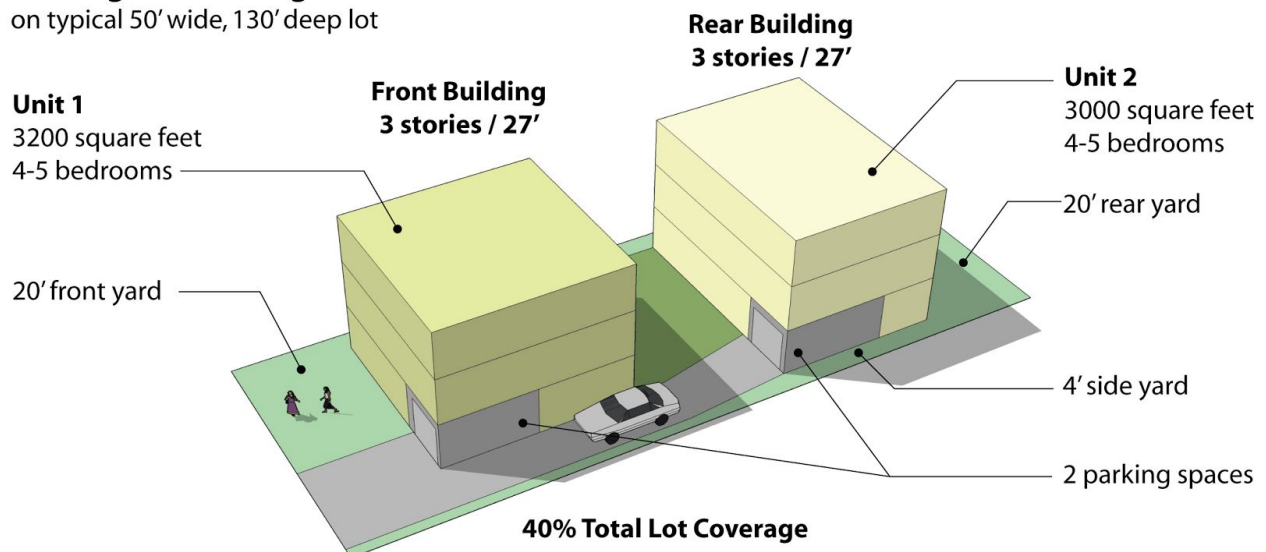
Dear Planning Commissioners,

We at East Bay for Everyone recognize that there is a shortage of low cost housing in West Berkeley. As of this writing there are only 2 homes for sale in the R-1A zone, and based on recent trends they will likely sell close to \$1 million each. Other recently-sold single family homes citywide follow the same trend, driven by the large demand for family-sized ownership opportunities in our community. We support changes to the R-1A zone that allow for building more units than current zoning allows while respecting shading and parking concerns expressed by current R-1A residents.

Current R-1A zoning allows just two homes per lot, which encourages the construction of very large homes that sell for significantly more than the Berkeley median home price, making them unaffordable to all but the very wealthy.

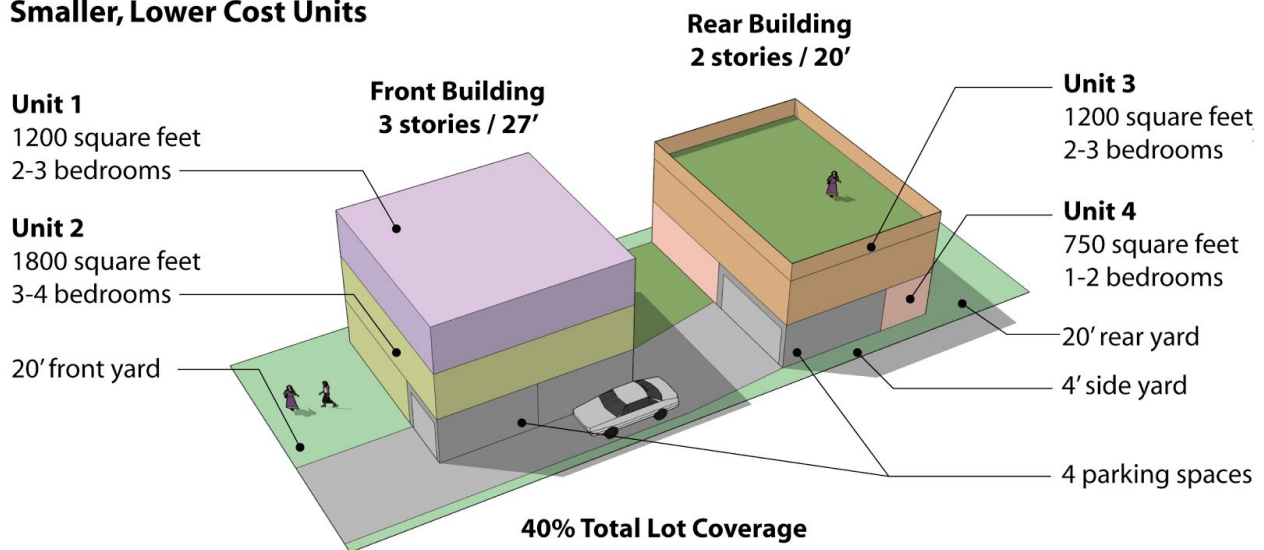
Development Allowed Under Existing R-1A Zoning

on typical 50' wide, 130' deep lot



To encourage the production of smaller, and therefore more affordable, units we propose that the zoning be changed to permit up to **4 units per lot**. This would allow the construction of pairs of duplexes or a single quadplex, which both already exist as non-conforming buildings within R-1A zoning. Such an increase in the number of allowed units would therefore maintain historical neighborhood aesthetics while producing relatively affordable missing middle¹ family housing and sufficient off-street parking. Additionally, reducing the allowable height of the back unit from 3 to 2 stories, as planning staff has recommended, will ensure adequate ground floor sunlight penetration into the neighborhood.

Modified Zoning to Encourage Smaller, Lower Cost Units



We believe these recommendations balance the need to produce new housing that is as affordable as possible with neighborhood concerns about parking and shading. In short, we believe these recommendations will lead to the most equitable outcome possible. We therefore strongly urge you to reject the adoption of onerous new development standards such as significantly larger setback requirements, single story height restrictions and an increase in the minimum lot size eligible for 2 buildings as such restrictions would make it all but impossible to construct the type of relatively affordable “missing middle” housing we are advocating.

¹ <http://missingmiddlehousing.com/>

Sincerely,

The 667 members and supporters of East Bay for Everyone, including:

Libby Lee-Egan, West Berkeley
Chris Lee-Egan, West Berkeley
Aaron Eckhouse, South Berkeley
Kim-Mai Cutler, Berkeley
Gregory Lemieux, Berkeley
Alfred Twu, Berkeley
Watson Ladd, Berkeley
Tommaso Sciortino, North Oakland

Milo Trauss, West Oakland
Victoria Fierce, Oakland
Kieryn Darkwater, Oakland
Ian Monroe, works in Elmwood
Elisa Batista, Berkeley
Michael Stewart, Oakland
Diego Aguilar-Canabal, Berkeley
Andrew Talbot, West Berkeley
Jacqueline Erbe, West Berkeley