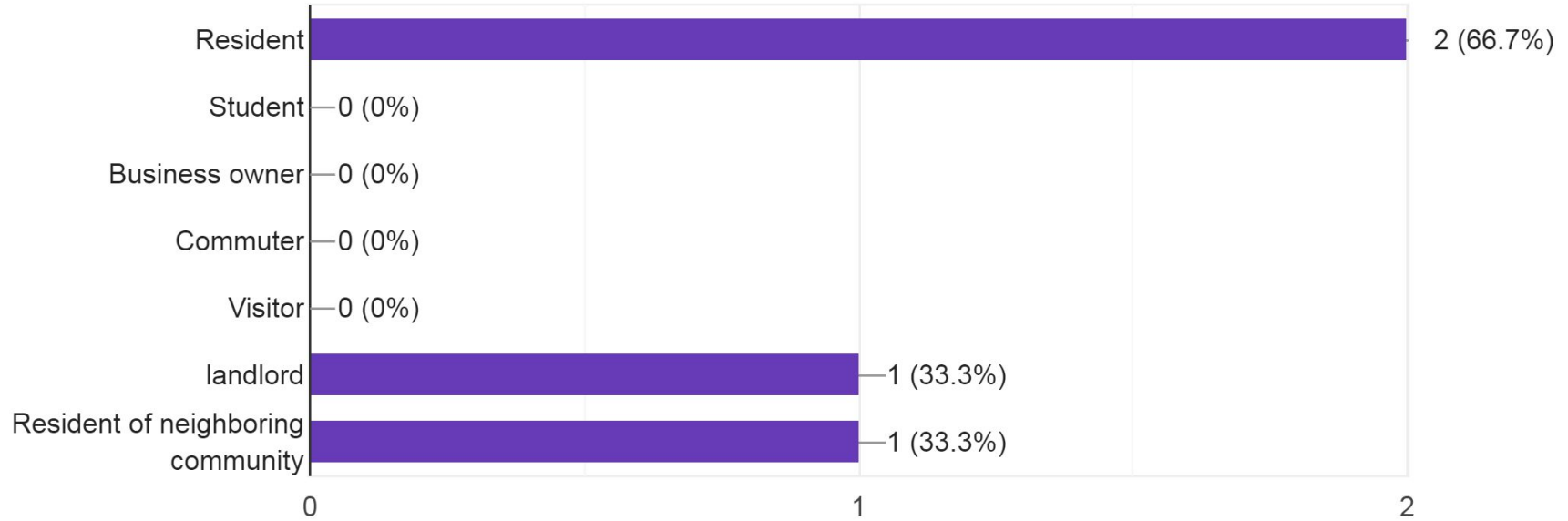


0 Boundary Street

November 2019 Presentation Feedback

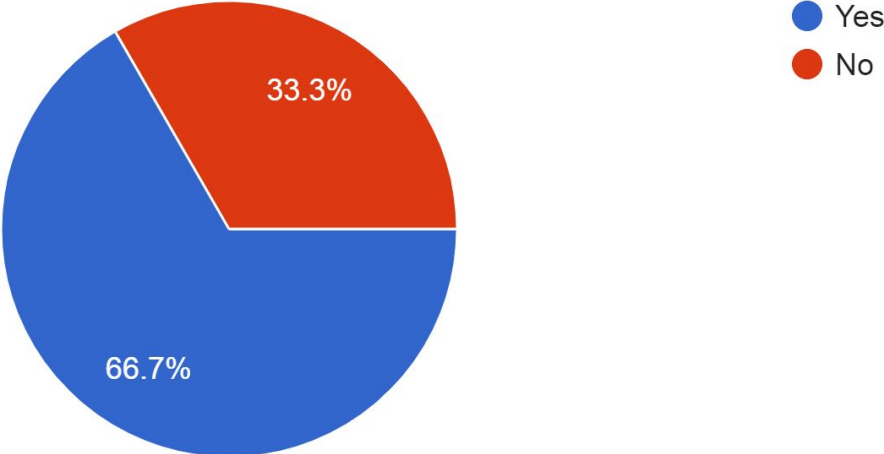
Are you a

3 responses

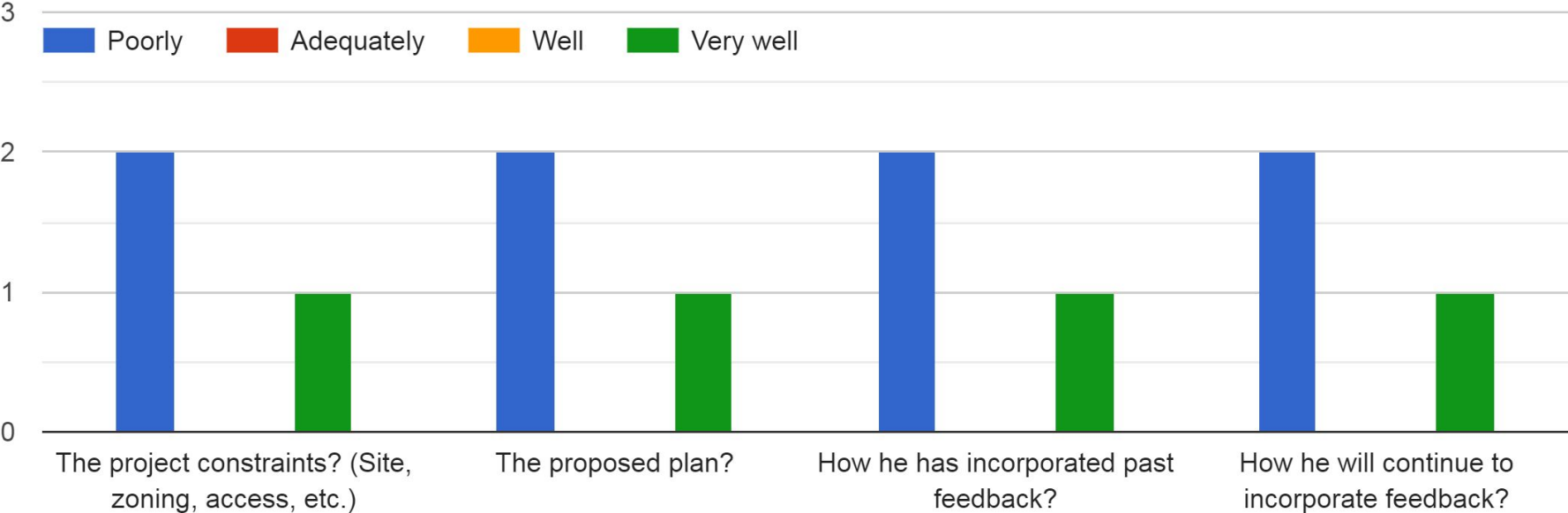


Did you attend the May 29th meeting where this project was last presented?

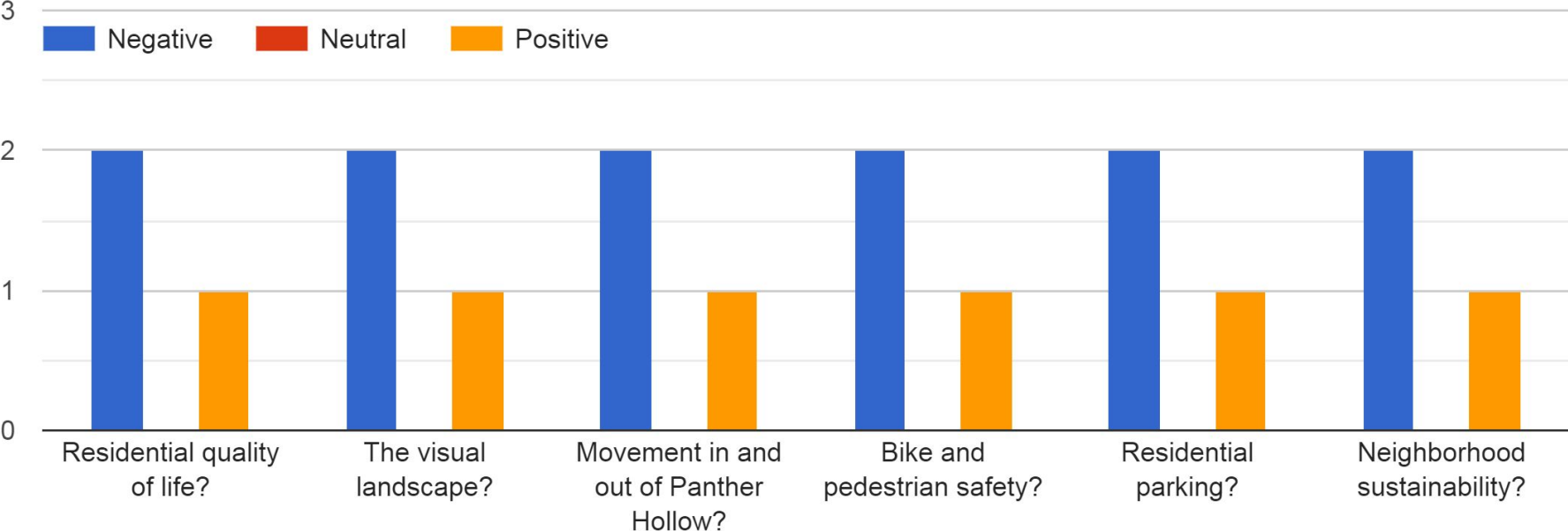
3 responses



How well did the developer explain...



How would you describe the proposed project's impact on...



What aspects of the proposal need more detail, in order for you to evaluate them?

(3 responses)

none

A demonstration for the need for variances at all an impact statement and stronger and legally enforceable owner occupancy in perpetuity deed restriction language.

Subj: Letter about Perfectall Holding LLC public meeting 11/26/19 presentation and opposition.

Dear fellow residents of Panther Hollow and concerned citizens,

Below is the updated statement from me originally presented at the 11/26/19 public meeting hosted by Oakland Planning and Development Corporation (OPDC) with my opposition to the proposed development at 0 Boundary St/Yarrow Way (lot# 28-H-271) by Perfectall Holding LLC owned by Thomas Liang.

There was some discussion during the presentation and before reading my statement, but afterward Perfectall had no further response.

We do not have their formal request for the Zoning Board of Adjustment (ZBA) but the variances basically allow for too many units that are too large on too small lots with a greater density and occupancy and associated problems than would properly fit our neighborhood. Notice the numerous center courtyard balconies!

Please review this statement and the technical documentation at links provided and give feedback either through the OPDC website or directly to Wanda Wilson, OPDC's Executive Director. (continued on next slide)

- 1) Many Panther Hollow residents have met about this project and are not opposed to building on this lot. We encourage responsible development that conforms to code and supports owner occupancy. Nothing presented so far has. I have a particularly vested interest in this project because I own the adjacent "down hill" property that will be most affected by it.
- 2) Perfectall only sent the updated plans to OPDC the day before the 11/26/19 meeting, so not allowing for residents or concerned community members time for prior review or discussion.
- 3) Little or nothing has changed since the 5/29/19 meeting about this project. The idea of a deed restriction was raised at that meeting, but the only plan was for "first sale", and most recently mentioned was perhaps only as much as 3-5 years of ownership. As mentioned at the May meeting and to my knowledge, OPDC has no experience with creating or enforcing such a restriction, so that is not acceptable. If there is a sincere commitment to owner occupancy, a permanent restriction is the only thing that will have any influence on residents considering supporting any variances.
- 4) The proposed prices of \$600,000 (allegedly now closer to \$400,000) in a neighborhood where median home prices are around \$200,000, is a naive presumption at best, at worst a deception perpetrated on the neighborhood that the ultimate goal is being over occupied rentals, not owner occupied.
- 5) For at least the last 2 years with the current owner, the property has not been properly maintained and is currently fined \$5,000 and warned by the Magistrate of new fines upwards of \$50,000 because he has not taken any significant action to address the citation by the City of "Imminent Danger" related to his failing retaining wall. No matter what, he will have to have an engineer's report on that wall, and was ordered to do so by the Magistrate months ago. As of the last court hearing in October 2019, he has not done this. The next court hearing is scheduled for January 2020. This does not show any good faith on his part to be a responsible developer or property owner.
- 6) As such, we are prepared to oppose any and all variances.

It is not necessarily the level of detail that seems to be upsetting residents. It is a disregard for the community.

What did the developer get right?

3 responses

yes, a much improvement over the last presentation

A desire to build on a vacant lot.

Lowering number of units from previous

What changes would you like the developer to make?

3 responses

none

Build without variances. The owners intention shown by action to obey the lawful courts and fix a failing retaining wall on the property that he has been fined for on multiple occasions and refuses to fix.

Fix retaining wall to show good faith before any additional consideration