

0 Boundary St.

Presenter: Kendall Pelling, Consultant to Development Team

The site has been vacant for years but had previously been used as construction storage and parking. The developer plans to develop six three-story market-rate homes. Homes require zoning variances for front setback and rear setback and lot size. The presenter described the proposed projects setbacks and the height of the homes.

Q: What is the total height of each house?

A: We'll have to check. Main living space and garage have a 9-foot ceiling.

Q: Would you also need a lot size increase variance?

A: Yes. The houses with side setbacks have adequate lot sizes, but the middle lots are too small. If we do not do so, the houses will be built up to the corner and there will be no green space.

Comment: You are required to get a variance for density of units.

Response: Yes, and a substantial number of houses in Panther Hollow would not be compliant if you applied the current zoning code to them.

Q: Residents are concerned that there is no control preventing these units from becoming rentals.

A: The developer will make sure the first sale will be to an owner-occupant, but are worried about creating longer term commitments. In response to discussions with OPDC about the homes being in the Oakland Community Land Trust (CLT) and therefore permanently owner-occupied, the developer declined to pursue this option. They are worried about being the first market-rate homes in the Community Land Trust and the risk it adds to selling their homes.

Comment: There is a market-rate home already in the CLT that is not resale formula restricted.

Q: Will there be a curb cut at the front of each house?

A: Yes. The site will also have a sidewalk, street trees, and landscaping.

Q: What communication have you had with OPDC since November 2020?

A: We met with OPDC and discussed the possibility of bringing all of the properties into the CLT, or building a mix of market-rate and affordable units. The developer feels that building six market-rate units is the most straightforward and financially safe option for them.

Q: What is the actual address of this property?

A: The city decides this; we have no control.

Q: Do you have a timeline for a Zoning Board hearing?

A: Probably late March/early April, we will solidify after this presentation.