

Plunkett, Steven, Env. Health

From: Bob Clark-Riddell [BRiddell@pangeaenv.com]
Sent: Wednesday, June 04, 2008 8:36 PM
To: Plunkett, Steven, Env. Health
Subject: FW: 5175 Broadway project approvals
Attachments: CDV06-463TPM-9725ER07-00045175BroadwayReportAttachmentsAB JUNE 4 '08.pdf; 2-11x17.pdf; 3-11x17.pdf; 4-11x17.pdf; 5-11x17.pdf; 6-11x17.pdf; 7-11x17.pdf; 8-11x17.pdf; 9-11x17.pdf; 10-11x17.pdf; 11-11x17.pdf; 5175 Broadway-1.jpg

Importance: High

Steven,

This email confirms that Gary Feiner has received City approval to start construction of the site development, upon approval from your agency. As I stated in my email earlier this week, Gary's financial situation is dire and I'd like to come meet with you informally. Please contact me to discuss. Thank you so much.

Bob Clark-Riddell, P.E.
Principal Engineer
Pangea Environmental Services, Inc.
(510) 435.8664 Phone

From: Lucy Armentrout [mailto:lucy@plananddev.com]
Sent: Wednesday, June 04, 2008 8:01 PM
To: Bob Clark-Riddell
Subject: 5175 Broadway project approvals

Hi Bob,

I just wanted to let you know that this evening (June 4) I received a unanimous vote for approval from the Oakland Planning Commission for:

- (1) all entitlements required to build out our 28 residential and 2 commercial units in a 4-over-1 podium structure (permit #CDV06-463),
- (2) vesting Tentative Map to create the 28 residential and 2 commercial condominium units on site (#TPM 9725), and
- (3) adoption of CEQA Negative Declaration determination (#ER07-0004) for the project as a whole.

The mandatory appeal period on the entitlements is ten days. Presuming there are no appeals – as there was no opposition to our project at this hearing – Gary should receive written confirmation of the aforementioned approvals at the end of the ten day appeal period. (I am uncertain which address this letter will be mailed to, but a copy can be secured from the City if needed.) These project approvals are automatically effective for two years – i.e. until June 4, 2010.

I am attaching the latest/final set of schematics for the project. They are essentially identical to the old plans (are perfectly identical from grade level down), but I am attaching them for your reference.

I am also attaching the Staff Report for our Planning Commission hearing, only in order to draw your attention to item # 32(a)(ii), on page 26. This states that we need written approval for our remediation plan, from the authorized State or other governmental agency, before we can start demolition or any other work on this site.

I wish you well in the continued management of the contamination issues and response plan on this site, and hope to join you again on this or another project in the future.

Best regards,
Lucy

Lucy Armentrout, AICP
Planning & Development Consulting

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