



Panoramic Hill Association

PO Box 5428, Berkeley, CA 94705

October 16th, 2015

Mr. Greg Minor
City of Oakland
Assistant to the City Administrator – Special Permits and Nuisance Abatement
1 Frank Ogawa Plaza
3rd Floor
Oakland, CA 94612

Re: 1001 Panoramic Way, Parcel # 048H 7698 024 02

Dear Mr. Minor,

Thank you for your recent email. The Panoramic Hill Association (PHA) Board of Directors met this past week and discussed the use of 1001 Panoramic Way, at great length.

It is our understanding that Mr. Boyd is applying for a Conditional Use Permit to utilize the 1001 Panoramic Way residence for purposes yet to be defined. You have asked our Association to suggest steps that might be taken to mitigate continuing use of the property, while the owner seeks a Conditional Use Permit. You have further inquired as to our willingness to participate in mediation of this matter.

We believe that any commercial use of 1001 Panoramic Way, which draws large groups to this remote location, imposes unacceptable new hazards to residents of Berkeley and Oakland; and that commercial use is incompatible due to fundamental limitations intrinsic to this specific location, which are beyond mitigation. For example, the profound constraints of the narrow switchback roadway beginning at the bottom of Panoramic Way, and the immediate proximity of 1001 Panoramic Way to wildfire-prone grasslands are limitations, which fundamentally constrain the capacity of this residence to accommodate commercial use, as a venue.

Accordingly, the PHA Board of Directors determined that engaging in mediation regarding commercial use of this property is inappropriate; and we agree that the appropriate next step is for the City of Oakland to enforce the Cease and Desist Order that it has issued.

Sincerely,

Michael Kelly
Panoramic Hill Association President

cc:

Chris Candell

Heather Klein

Dan Kalb

Lori Droste

Sandy Boyd

Tom Miller