

**From:** Vanessa Kuemmerle  
**To:** [Gail Donaldson \(Planning Commission\)](#); [Linda Barrera](#); [Philip Banta \(Planning Commission\)](#); [Steven Keller \(Planning Commission\)](#); [Miguel Guerrero](#); [Sam Kang \(Planning Commission\)](#); [christine.thomson@som.com](mailto:christine.thomson@som.com); [Charles S. Bryant](#)  
**Subject:** 1258 Ocean Ave /Ocean Lofts Project  
**Date:** Wednesday, January 24, 2018 10:16:15 PM

---

Dear Planning Commissioners,

I am writing regarding my objection to some of Mr. Eslami's requested amendments to the conditions of approval/approved plans for 1258 Ocean Ave.

Although it may officially conform to the maximum building height limit, because of the wall/fence, stair tower and solar panels, the visual impact of the projects massing is that of something taller-2 bulky three story buildings on a small lot.

I appreciate the green wall and hanging gardens concept and at the same time, I have considerable experience in this department. Neither are as easy to maintain and keep attractive as we all would wish. The billowing vines shown on page 3.0 and throughout the plan are not readily achievable on podium even in the best of conditions with 4' deep planters.

It is not a sure bet that a living green wall would succeed over the lifetime of the project. The blocky volume of the building and wall/fence alone needs to be considered.

It should be noted that Mr. Eslami has recently purchased the PG&E easement adjacent to his project and this lot has plentiful space to garden.

I have no problem with the extension of the interior bathroom and closet spaces.

I believe that this project is not compatible with the scale of the surrounding neighbors houses on either side are disproportionally dwarfed. Similarly, I believe it does not meet the UD-G-5 finding as preserving the small-scale residential quality of the old neighborhoods.

Unfortunately, I am out of town and cannot make back in time for the meeting to tell you this in person. Thank you for your consideration.

All the best,

Vanessa Kuemmerle  
1250 Ocean Ave

**From:** Keith Boadwee  
**To:** [Scott Donahue](#); [John J. Bauters](#); [Dianne Martinez](#); [Ally Medina](#); [Christian Robin Patz](#); [Lawrence Cardoza \(Planning Commission\)](#); [Charles S. Bryant](#); [Gail Donaldson \(Planning Commission\)](#); [Philip Banta \(Planning Commission\)](#); [Sam Kang \(Planning Commission\)](#); [Steven Keller \(Planning Commission\)](#); [Charles S. Bryant](#); [Linda Barrera](#)  
**Subject:** Re: 1200 block of Ocean Avenue  
**Date:** Saturday, January 13, 2018 8:04:26 AM

---

I am writing this because I received an email from Ali Eslami about modifying his project (dated January 12). I am so furious with him I can't engage with him on any level. I am sick, sad and depressed about all of this already. His project has been and continues to be a living nightmare.

I am ADAMANTLY opposed to Ali Esamli's desire to build a rooftop garden on top of the overscaled building he is constructing next to my house.

People outside on the roof making noise all the time doesn't seem desirable. He is already working hard to destroy the character of our block. As I've already stated, you don't have to look hard to find disgruntled neighbors wherever he has made an imprint.

I implore you to not let him modify his approved plan to to make him stick to the original. He is already making something monstrous and out of scale with our block. I am very much against anything that will bring tenants outdoors onto his roof. This would not be appropriate for our quiet neighborhood which is already going to be adversely impacted by the massive amount of people and additional traffic, cars and parking problems he is bringing.

Eslami cares about ESLAMI and nothing else. I don't have it in me to attend planning/council meetings. They are far too upsetting. I've had enough trouble dealing with this stuff as it is. However, I DO want my feelings as the adjacent neighbor to be clear and I'm certain that I speak for the other people in my household.

Thanks for your attention,

Keith Boadwee  
1254 Ocean Avenue  
Emeryville, CA 94608

On Thu, Mar 2, 2017 at 8:46 AM, Keith Boadwee <[keithboadwee@gmail.com](mailto:keithboadwee@gmail.com)> wrote:

Dear Council Members,

I am forwarding a letter that I sent to the planning commission this morning.

---

Dear Planning Commission,

Once again I am writing in regards to developments on the 1200 block of Ocean Avenue. What is happening/about to happen to this block is very disheartening.

I'm concerned about all of the projects that are on the table here that include 1276, 1270 and 1258 Ocean Avenue.

I'm concerned that what is happening at 1276 is going to happen at both 1270 and 1258. These developers understand that they can essentially game the system. When they violate codes, instead of being forced to tear

down what they have overbuilt and stick to their plans, they know they can resubmit modified plans and/or pay fines and that ultimately, they will have their way.

I'm completely baffled by the process. Why do these permits expire if they are subject to easy renewal? If they expire they EXPIRE. Why not make the applicants resubmit? If they violate codes, why not make them COMPLY rather than negotiate?

The planning notes I saw make it appear as if ultimately, 1276 will end up being bigger than what was initially permitted after bit of back and forth with the legal process. This doesn't bode well for 1258. Everyone knows Ali Eslami's reputation in this community. He has left a trail of miserable neighbors and tenants in his wake. It is so discouraging that he has been encouraged to proceed rather than to honor his expiration date and make him resubmit. It seems likely that he will build as he pleases, negotiate with the city/permit system/fine system and have his way in the end. Is it never going to happen that the city will honor their designation of this block as a "stability zone" and that duplexes and single family homes are keeping within the scale and character of the neighborhood? Does anyone really think Eslami's design is a "duplex"? These are enormous buildings that will easily accommodate more than 2 tenants each.

I am not trying to be a provocateur or an irritant. I can honestly say that I write this with a heavy heart. I just want to the city to do better. To keep its word. It just seems so grossly unfair for people who won't even live and invest in this community to be able to make such a massive imprint on it for the sake of profit.

Thank you,

Keith Boadwee  
1254 Ocean Avenue  
Emeryville, CA

**From:** Keith Boadwee  
**To:** [Philip Banta \(Planning Commission\)](#); [Linda Barrera](#); [Gail Donaldson \(Planning Commission\)](#); [Miguel Guerrero](#); [Sam Kang \(Planning Commission\)](#); [Steven Keller \(Planning Commission\)](#); [christine.thomson@som.com](mailto:christine.thomson@som.com)  
**Cc:** [Kenny Latham](#); [Vanessa Kuemmerle](#); [Charles S. Bryant](#); [Charles S. Bryant](#)  
**Subject:** HEARING ON 1258 OCEAN AVENUE THIS THURSDAY  
**Date:** Monday, January 22, 2018 9:04:17 PM

---

I am unable to attend the hearing regarding the property of Ali Eslami at 1258 Ocean Avenue that is happening this coming Thursday. I am writing you now to let the feelings of my husband and I be entered into the public record.

Mr. Eslami has reached out to me but I have indicated to him that I have no wish to see him or speak to him. Communication with him only upsets me so I prefer to abstain.

From my perspective, he has been a bad custodian of the property next door and a bad neighbor in general. I also feel that he has ZERO interest in the character of the neighborhood nor any regard for the well being and happiness of the people on our block.

He did reach out to my next-door neighbor Vanessa and she had a meeting with him. She relayed his plans to me. It seems that he essentially wants to add another floor to his building which would consist of a fenced in rooftop garden and solar panels.

I IMPLORE YOU TO NOT MAKE ALLOWANCES FOR MR. ESLAMI TO HAVE ADDED HEIGHT. His building is already way out of scale with what is characteristic of our block. My husband and I are on Mr. Eslami's western exposure and we will have seriously diminished light as things stand now. Another story would make this situation much worse AND the thought of having people outside on the roof of the building next door to us at all hours is unbearable.

As I've stated before, one need only do a Google search to see that Mr. Eslami has utter disregard for zoning laws and has a history of doing what he wants and flouting regulations. I hope that A) You will deny Mr. Eslami any additional height (on what is already a massively scaled project, especially when you look at the architecture that flanks it) and B) You will keep an eye on Mr. Eslami to be certain that he plays by the rules.

There is already going to be a very negative impact on our already overcrowded block. There is barely any parking anymore. This project is going to bring more parking problems and more noise and congestion in general. Those things are already a given. If we can at least have less impact on our visual horizon and on the amount of sun that we get in our house (which I might add has a huge impact on one's emotional states), that would at least be SOMETHING.

Thank your for your attention to this matter and please keep me updated regarding any forward movement. FYI, I'm pretty sure I didn't receive any notice about Mr. Eslami's proposal or about your meeting scheduled for Thursday, otherwise I would have tried to mangle my schedule so that I could have attended. At this late date I'm unable to do that.

All best,

Keith Boadwee  
1254 Ocean Avenue  
Emeryville, CA 94608

**From:** Keith Boadwee  
**To:** [Philip Banta \(Planning Commission\)](#); [Linda Barrera](#); [Gail Donaldson \(Planning Commission\)](#); [Miguel Guerrero](#); [Sam Kang \(Planning Commission\)](#); [Steven Keller \(Planning Commission\)](#); [christine.thomson@som.com](mailto:christine.thomson@som.com); [Navarre Oaks](#)  
**Cc:** [Kenny Latham](#); [Vanessa Kuemmerle](#); [Charles S. Bryant](#); [Charles S. Bryant](#)  
**Subject:** I HAVE NOW SEEN THE PLANS FOR 1258 OCEAN AVENUE  
**Date:** Tuesday, January 23, 2018 9:12:07 AM

---

I have now seen Eslami's plans. Way too big. Way too much. I wholeheartedly stand by the content of my previous email.

Again, I ask you to consider the negative impact this will have on us as the next door, west facing neighbor. It's no small thing and will seriously impact our quality of life.

Neither Vanessa nor I received email or mail notification about this, just so you know. Please don't construe my absence as a sign of indifference. I had previous plans for travel but I'm very invested in what happens with this property as it impacts my daily life.

Best Regards,

Keith Boadwee  
1254 Ocean Avenue  
Emeryville, CA 94608

**From:** Keith Boadwee  
**To:** [Philip Banta \(Planning Commission\)](#); [Linda Barrera](#); [Gail Donaldson \(Planning Commission\)](#); [Miguel Guerrero](#); [Sam Kang \(Planning Commission\)](#); [Steven Keller \(Planning Commission\)](#); [christine.thomson@som.com](mailto:christine.thomson@som.com); [Navarre Oaks](#); [Charles S. Bryant](#); [Charles S. Bryant](#)  
**Cc:** [Vanessa Kuemmerle](#); [Kenny Latham](#); [Vanessa Kuemmerle](#)  
**Subject:** PLEASE NOTE THAT ESLAMI NOW OWNS WHAT WAS ONCE THE PG&E LOT BETWEEN 1254-1258 OCEAN. THIS can be his yard.  
**Date:** Tuesday, January 23, 2018 12:22:44 PM

---

Please let it be noted that Eslami has purchased the PG&E easement located between 1254 & 1258 Ocean Avenue. If Mr. Eslami needs more yard space/outdoor space, he has ample opportunity to avail himself of it at this location. This parcel is quite large and though it has building restrictions per PG&E, it is definitely more than adequate, even luxurious, as yard/green/garden/landscaping space.

Thank you,

Keith Boadwee  
1254 Ocean Avenue  
Emeryville, CA 94608