

**Rivera, Mike**

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**From:** Colin Dentel-Post <dentelpost@gmail.com>  
**Sent:** Tuesday, September 29, 2015 12:56 AM  
**To:** Rivera, Mike  
**Cc:** Andrew Cussen  
**Subject:** Comments for Design Review Committee: 5110 Telegraph Avenue

Mr. Rivera,

I am a resident of the Temescal neighborhood, and am generally supportive of the development application for 5110 Telegraph Avenue. The project density and design are appropriate for the site, and I appreciate the efforts Nautilus Development has made to meet with members of the community and to develop a design that provides new retail, affordable housing, a great pedestrian-oriented streetscape, and a connection from Telegraph to Little Frog Park.

I also strongly support the proposed reduction in residential parking for the project, given its location in a walkable, bikeable, and transit-friendly neighborhood, as well as the provision of plentiful bike parking.

I do have two significant concerns about the project that I would like to see addressed in the design:

1. The proposed commercial parking is excessive. At more than twice the required parking ratio, this more resembles suburban big-box parking supply than an appropriate ratio for an urban, walkable, transit-accessible location. The ratio would also provide much more parking per square foot of retail than the recently-constructed Rockridge Safeway complex (which was also required to provide public parking for other neighborhood businesses). I am concerned that the proposed excessive parking will encourage driving and thereby increase traffic and safety hazards for pedestrians and bicyclists in the neighborhood.
2. The proposed sidewalk at the corner of Telegraph and 51st is too narrow, given that there are likely to be many pedestrians navigating this corner and waiting to cross the street. A pedestrian bulb-out here would provide more space and also increase safety at this busy, collision-prone intersection.

With revisions to address these two issues, the proposed project at 5110 Telegraph Avenue deserves the strong support of City staff, the Design Review Committee, and the Planning Commission.

Thank you,

Colin Dentel-Post  
511 42nd Street

**Rivera, Mike**

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**From:** Ann Nadeau <annmarienadeau@gmail.com>  
**Sent:** Tuesday, September 29, 2015 6:40 AM  
**To:** Moore, Jim; Rivera, Mike; nagrajplanning@gmail.com; Pattillo, Chris; Merkamp, Robert  
**Cc:** Brian Caruso  
**Subject:** Supporting 51st/Telegraph Project

Hello All,

I'm a business owner and resident of Temescal who supports the project at 51st and Telegraph. I think it is very exciting to see the Nautilus Group breath new energy and life into what has been a vacant, unattractive lot at one of our major intersections of Temescal. Our restaurant, Juhu Beach Club is very close to the 5110 Telegraph new development. I've looked at the design and appreciate that it includes many elements for an aesthetically attractive and practical addition to our neighborhood by providing much needed housing options for different income levels as well as progressive eco-friendly components like extending Frog Park and providing rooftop farming. We at Juhu Beach Club hope to get involved in furthering the development of the rooftop farm as part of our work together with local farmers and using local produce extensively in our menu. As a small business owner we would welcome more residents to the neighborhood to enjoy and support the many new and long-standing restaurants and retail businesses in our neighborhood. The plan also appears very thoughtful in its approach to parking, car and bike sharing and bike parking for the new residents.

Please consider our full support for the 5110 Telegraph project. I wish I could attend your meeting to present but unfortunately am currently traveling. I can be available to discuss if you wish to contact me.

Best regards,  
Ann

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Ann Nadeau  
co-owner Juhu Beach Club  
[annmarienadeau@gmail.com](mailto:annmarienadeau@gmail.com)  
415.298.5237

**Rivera, Mike**

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**From:** emil.peinert@gmail.com on behalf of Emil Peinert <emil@kingfishpubandcafe.com>  
**Sent:** Tuesday, September 29, 2015 11:45 AM  
**To:** Pattillo, Chris; Moore, Jim; nagrajplanning@gmail.com; Merkamp, Robert; Rivera, Mike  
**Cc:** Brian Caruso  
**Subject:** 51st and Telegraph Project Support.

Design Review Committee –

I want to write and express my support of the Nautilus project at 51<sup>st</sup> and Telegraph. I am one of the owners of the Kingfish Pub & Café. We are directly across the street from the proposed project. The corner at 51<sup>st</sup> and Telegraph has been an eye sore for the area for as long as I have lived nearby, (over 10 years now.) It has been a location for homeless encampments, and somewhat regular graffiti. I am excited to finally have something at that location that will be a benefit to the community.

The immediate area does not have enough housing for the people that want to live in the community. As a business owner across the street I am looking forward to having more people living in the community. The project is on a large lot and fits in with the other apartment buildings up Claremont. It is great to see that the full space on the lot is being utilized in an area that is close to public transportation and the freeways. It will be great to have something in the middle of the Temescal community that is attractive and draws people to the area instead of the current empty lot.

Sincerely

Emil Peinert

Owner, Kingfish Pub & Café

## Rivera, Mike

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**From:** Joan Marie Wood <joanmariew@earthlink.net>  
**Sent:** Tuesday, September 29, 2015 1:07 PM  
**To:** Moore, Jim; nagrajplanning@gmail.com; Pattillo, Chris  
**Cc:** Rivera, Mike; Kalb, Dan; Ranelletti, Darin; Flynn, Rachel; Brian Caruso; Merkamp, Robert; Bolotina, Olga; Randy Miller  
**Subject:** Comment letter re: DRC Review of Nautilus Group 5110 Telegraph Ave. Project PLN 15074

September 29, 2015

Design Review Committee  
City of Oakland Planning Commission  
250 Frank Ogawa Plaza, Suite 3315  
Oakland, CA 94612

Regarding: Design Review for Nautilus Group 5110 Telegraph Ave. Project, PLN 15074

Dear Chairperson Moore and Commissioners Nagraj and Pattillo:

As you are aware, Temescal Creek is a major presence at this project's site. Friends of Temescal Creek (FOTC) has been involved in discussions with Randy Miller, Brian Caruso and others on their team for over a year regarding the extension of the Greenbelt through the project, and what form the project's celebration of the presence of the Creek could take.

Now that a Design Review of the project is scheduled for Sept. 30, 2015, however, we want to let you know that though our conversations with the Nautilus team have been cordial, FOTC is not aware of any concrete designs proposed in response to the ideas we've brought to meetings with them, specifically ideas regarding educational/interpretive/public art elements, and with respect to providing an open public process.

In brief, this is what we've suggested: Since the site offers a wonderful opportunity to educate the public about Temescal Creek and the watershed, we encourage inclusion of two types of interpretive elements:

1. Elements on the site presenting the natural and cultural history of Temescal Creek, focused both on the geology, geography and ecology of the overall watershed, and on the cultural history of the creek. These elements should be physically integrated with the site design, and showcase local creative talent. We would particularly recommend the inclusion of an interpretive component that allows people to see and hear the actual creek (such a through a grate).
2. Wayfinding signage that enhances the waterway and marks the path of the creek—for example, pointing the way to FROG Park upstream and the Postmark Temescal site downstream—creative designs to be vetted by stakeholders, integrating the watershed and the urban pedestrian environment.

We have also suggested that whatever form the Creek's presence takes on site, it include a generous amount of native, riparian and locally relevant greenscape, including trees, and that water be present throughout the year.

Since we have not had a chance to review a design that concretely responds to these ideas, we respectfully submit this request that the Sept. 30, 2015 Design Review be conducted as a preliminary design review, and that the Committee make clear that an additional hearing will be necessary after the environmental impact report is completed, so that FOTC and other community groups and individuals have a chance for more input on design elements.

Sincerely,  
Joan Marie Wood  
Jeff Norman  
Jeff Hargreaves  
Bruce Douglas  
for Friends of Temescal Creek

**Rivera, Mike**

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**From:** Ken Dickerson <ken@eco-farm.org>  
**Sent:** Tuesday, September 29, 2015 3:47 PM  
**To:** Pattillo, Chris; Moore, Jim; nagrajplanning@gmail.com; Merkamp, Robert; Rivera, Mike  
**Cc:** farmtheroof@gmail.com; bcaruso@nautilusgrp.com; Sarah Ahern  
**Subject:** Rooftop Garden proposal  
**Attachments:** City of Oakland Design Review Committee Rooftop Farm9.29.pdf

To the City of Oakland Design Review Committee and Whom It May Concern,

Please find the endorsement letter for the Rooftop Garden Project attached.

Thank you.

Sincerely,

Ken

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Ken Dickerson  
Executive Director

Ecological Farming Association  
2901 Park Avenue, Suite D-2  
Soquel, CA 95073-2831  
[p] 831-763-2111  
[f] 831-763-2112  
[www.eco-farm.org](http://www.eco-farm.org)



September 24, 2015

To The City of Oakland Design Review Committee and Whom It May Concern:

I am writing on behalf of the Ecological Farming Association (EcoFarm) in support of the proposed project—a rooftop farm on top of a residential and commercial building—at 5110 Telegraph Ave. in the Temescal District of Oakland CA.

EcoFarm works to educate farmers in ecological methods of farming and strives to create a safer, healthier and more just food and agricultural system. So many critical public health issues can be addressed through the development of localized urban farming systems. These types of urban agricultural projects help to address and improve nutrition, making fresh, healthful, nutrient-dense foods available to city residents at an affordable price.

One challenge for urban agriculture projects is where they can be located. The proposal to integrate rooftop gardens/farms into the design of building projects in cities creates that space while achieving many positive mitigation effects in urban environments. Urban agriculture systems in the form of rooftop farms contribute to generating oxygen-rich fresh air, cooling the air during the warm summer months and absorbing CO<sub>2</sub>.

EcoFarm enthusiastically urges you to consider the desirability and feasibility of this roof-to-agriculture project for the many benefits it will provide. As a resource, please consider researching the rooftop gardens on public buildings in Chicago, IL. These projects were initiated and originally driven by support from the Chicago mayor's office during the tenure of Richard Daley, Jr.

I hope that you will choose to support this rooftop farm. EcoFarm believes the Temescal community can benefit from having rooftop agricultural projects up and running in urban environments. Also it is an incredible opportunity to get someone such as Benjamin Fahrer involved on the design and build team. Fahrer brings over 15 years of sound, ecological farming experience and will no doubt create a world-class rooftop farm. Please do not hesitate to contact EcoFarm if we can be of any further assistance in this matter.

Sincerely,

A handwritten signature in dark ink, appearing to read "Ken Dickerson". The signature is fluid and cursive, with a long, sweeping underline.

Ken Dickerson, Executive Director

Ecological Farming Association 2901 Park Ave., Ste D-2, Soquel, CA 95073  
Phone: (831) 763-2111 Fax: (831) 763-2112 [www.eco-farm.org](http://www.eco-farm.org)

**Rivera, Mike**

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**From:** cat chang <catchang@sbcglobal.net>  
**Sent:** Tuesday, September 29, 2015 4:03 PM  
**To:** Pattillo, Chris; Moore, Jim; nagrajplanning@gmail.com; Merkamp, Robert; Rivera, Mike  
**Cc:** Fahrer Benjamin; bcaruso@nautilusgrp.com  
**Subject:** 5110 Telegraph

Dear Design Review Committee:

As a advocate of transit-supportive design in the Telegraph Avenue Corridor, I support the following items included in the development of 5110 Telegraph:

- Public greenbelt through the center of the site creates a pedestrian-scaled network and increases walkability to Rockridge and Temseca neighborhoods.
- 1-acre of rooftop farming contributes to the 2005 City of Oakland food security goal to provide 10% of our city-wide food consumption within city limits by 2020.
- 17 affordable apartment homes.
- A mix of uses and helping to create a street wall that contributes to a pedestrian and mass transit friendly environment along with sufficient retail parking and 0.75:1 residential parking, a wide variety of traffic reduction strategies such as transit passes, car share memberships and bike share memberships and generous bike parking provides the forward thinking and investment that we need to prioritize public transit.

In addition, I would like to urge the developers to increase the amount of housing available to moderate income families such as teachers, city employees, etc.

Sincerely Yours,

Catherine Chang

Small Business Owner

and Oakland Resident

5427 Telegraph Ave #K



**Rivera, Mike**

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**From:** Lisa <lisashin@gmail.com>  
**Sent:** Tuesday, September 29, 2015 4:14 PM  
**To:** Pattillo, Chris; Moore, Jim; nagrajplanning@gmail.com; Merkamp, Robert; Rivera, Mike  
**Cc:** farmtheroof@gmail.com; bcaruso@nautilusgrp.com; Jay Gildea  
**Subject:** Neighbor support for a rooftop garden at 51st and Telegraph

To the esteemed Design Review Committee,

We'd like to express our wholehearted support for a rooftop garden at the old Global Entertainment location at 51st and Telegraph. We are longtime residents of the neighborhood (Dover and 54th St) and look forward to the long-unused property at the cornerstone of our neighborhood being turned into a functioning and productive space. Furthermore, the development of a green rooftop farm would be a fantastic feature and a benefit to the neighborhood. Temescal is now a vibrant, thriving area of Oakland, and should set an example for other developers to prioritize the incorporation of green space into new commercial and residential spaces. As we see the relentless development of Oakland as of late, there should absolutely be aspects that are beneficial both to the environment, and also the surrounding community. We'd love to see a local urban garden providing produce to the immediate area through CSA boxes and gardening resources. I have spoken to various neighbors in surrounding blocks and brought up the topic at our recent neighborhood meeting, and all others sound thrilled at the prospect of a living roof nearby and real local produce.

Thank you for your consideration.

Regards ,  
Lisa Shin & Jay Gildea  
5316 Dover Street



29 September 2015 sent via email

Design Review Committee  
City of Oakland Planning Commission  
250 Frank Ogawa Plaza, Suite 3315  
Oakland, CA 94612

RE: Design Review for Nautilus Group 5110 Telegraph Ave. Project, PLN 15074

Dear Chair Moore and Commissioners Nagraj and Pattillo:

The Friends of the Rockridge-Temescal Greenbelt, also known as FROG, respectfully submits the following comments on the proposed project, for the hearing on the 30th of September 2015.

The project is immediately adjacent to the Rockridge-Temescal Greenbelt Park, also called Frog Park, which our group founded in 2000, and for which we raised nearly \$500,000 in private donations to supplement the public bond funds to build the park. We have continued to raise funds for the subsequent phases of the park, including a final phase now underway at the other end of the park. Since 2001 when Frog Park opened, we have conducted semi-annual volunteer maintenance days at the park to clean and maintain the community-built play structures. We also partner closely with the City's Public Works staff on larger maintenance issues, and with Alameda County on issues related to Temescal Creek, such as water quality and clearing debris.

After the first phase was built in 2001, we worked with the owners of the Civiq project, as well as the Creekside project, to ensure that the current end of the park at Redondo and Clarke Street (called "Little Frog" by the community) would be extended through these projects to the corner of 51st Street and Telegraph Avenue, in accordance with the Park's Master Plan approved by the City of Oakland in 2000. When the developers of the Civiq property purchased the strip of land along 51st Street for their project, there was recorded with the sale a requirement to include a publicly-accessibly, privately maintained extension to the park, which was to be open during regular park hours as is the rest of the park (from dawn to dusk). We expect this commitment to be continued by Nautilus, given that the strip of land on 51st St. is part of their project, and ask that the Committee and the Planning Commission confirm this.

We have met three times with the team from Nautilus, and have reviewed the drawings at various stages of development. We were a bit confused recently when this design review meeting was scheduled and no new drawings were available on their website, only an older set of renderings. We were informed by planner Mike Rivera on the 24th of September of a link to the set of drawings posted online, and have used those for this letter. As of this writing, the detailed drawings on which we could base comments are still not available on the Nautilus project website. We do appreciate the Nautilus Group's commitment to extending and recognizing Frog Park and Temescal Creek, and look forward to further details on their plans in this regard.

We want to present five areas of concern about the project. Because RCPC has made detailed comments on the project overall, we will address only factors that relate directly to Frog Park.

**FROG c/o RCPC • Rockridge Community Planning Council**  
**4123 Broadway, PMB311 • Oakland, Ca 94611 510 • 510-869-4200 • [www.frogpark.org](http://www.frogpark.org)**

First and foremost is **traffic**. We are deeply concerned about the large number of cars (and trucks) going in and out of the driveway on Clarke, partly because it is narrow with poor sight lines, and mostly because it is directly next to a heavily used crosswalk used mostly by people with strollers and very young children (it was designed for children ages 2-5 years). Someone whipping around Clarke from Claremont Ave. or 51st St. toward the parking lot could easily approach the crosswalk at too high a speed to stop safely for pedestrians. We asked that Nautilus put the driveway(s) on 51st somehow, but so far they have refused, saying it "doesn't work." But it also doesn't work to have a driveway likely to be used by virtually every resident in this large project as well as by retail patrons, directly across the street from a park serving families with very young children. And since the traffic study has not been made public, the issues we are concerned about have not yet been addressed and cannot be resolved until we are able to review an evaluation by an objective traffic expert. Related to this is the issue of the variance for less than one parking space per unit. Because the adjacent streets are already quite full during the day and overnight, there is concern about people who drive to the park (especially those with children or the elderly and disabled) being able to access the park if overflow parking from the stores and residences takes up available on-street parking. Until an objective traffic study is made available for review, we remain very concerned about the safety of park users.

Second, we have concerns about **shadowing** of the park. With four stories right by the park, the one part of the park that does get sun seems like it will be shaded most of the time. Obviously part of the park is in shade now, the part by the redwoods. But this would affect the one bit of sunny open space in that area. Again, since there has been no shadow study made public, we need to have more data before taking an official position.

Third is the topic of **open space** requirements. While we understand the request for a variance for parking spaces for very low income units, on the assumption that some people will not have a car, everyone at all income levels needs open space. Reducing the open space requirement from what is needed for 204 units to that for 152 units is significant. North Oakland was one of neighborhoods in Oakland with the least amount of open space per person when Frog Park was built. Frog Park helped a little in this regard, but the Frog Park should not be counted toward the project's required open space or considered an excuse to reduce that requirement.

Finally, we ask that the Committee seek greater clarity from Nautilus about exactly what the plans are for the **Park extension** through the project. The current designs give some idea of a path and landscaping, but we would like to see how this relates specifically to the park, and be assured that it will be more than just a walkway.

This corner has been open and in a state of transition for some years, and we welcome the interest of Nautilus in working with the community to develop such a high-profile corner next to Frog Park. We hope that the Committee, in its hearing, can address the issues we've raised in this letter. Thank you for your consideration,

Sincerely

*Carol Behr*

Carol Behr

Chair, FROG (Friends of the Rockridge-Temescal Greenbelt)

cc: Brian Caruso (Nautilus Group)

M. Rivera, D. Ranelletti, R. Merkamp, R. Flynn, D. Kalb

**FROG c/o RCPC • Rockridge Community Planning Council**  
**4123 Broadway, PMB311 • Oakland, Ca 94611 510 • 510-869-4200 • [www.frogpark.org](http://www.frogpark.org)**

**Rivera, Mike**

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**From:** Theresa Nelson <theresa@theresanelson.com>  
**Sent:** Tuesday, September 29, 2015 5:36 PM  
**To:** Moore, Jim; nagrajplanning@gmail.com; Pattillo, Chris  
**Cc:** Brendan Havenar-Daughton; Kalb, Dan; Ranelletti, Darin; Flynn, Rachel; Bolotina, Olga; Stuart Flashman; Rivera, Mike; Merkamp, Robert; Ronnie Spitzer; Brian Caruso; Carol Behr  
**Subject:** Re: Design Review for Nautilus Group 5110 Telegraph Ave. Project, PLN 15074  
**Attachments:** DesignReviewNautilusLetter29sept2015FINAL.doc; ATT00001.htm

Dear Chair Moore and Design Review Committee Members:

Attached is a comment letter from FROG, the Friends of the Rockridge-Temescal Greenbelt, for this Wednesday's Design Review Committee hearing on the above-referenced project.

## Rivera, Mike

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**From:** Alyssa Cavin <alyssa.cavin@gmail.com>  
**Sent:** Tuesday, September 29, 2015 8:44 PM  
**To:** Pattillo, Chris; Moore, Jim; nagrajplanning@gmail.com; Merkamp, Robert; Rivera, Mike  
**Cc:** Benjamin Fahrer; bcaruso@nautilusgrp.com  
**Subject:** Fwd:  
**Attachments:** RoofTopGarden.docx

Comments on the Project at 51st and Telegraph

To the Design Review Committee,

As a resident of Rockridge I was very excited to hear that a rooftop garden has been included in the current design plans of this project. It would be a real benefit to this community to have a local source of fresh organic food. And I know many people who would join a CSA from a garden like this. We have Market Hall and Safeway, both of which carry some organic produce but none of it is local and it's definitely not picked the day of delivery. As the Garden Chair of the local school, Chabot Elementary, I was happy to see that you would also be producing urban adapted seeds and starts that we could use in our garden.

Besides the benefits of fresh produce as a consumer it also provides a model for other communities as a sustainable way to access fresh, organic food that helps to bring green to our cities, manage stormwater and cut energy costs by creating insulation. Its so important for others to see thriving businesses embracing urban gardens to show that it is in fact possible to have a healthy business AND a healthy planet.

More and more people are becoming aware of the importance of this. France has new laws enforcing green roofing and the Pope is about to release his environmental encyclical regarding climate change.

It is great to see Oakland embracing these ideas and being in the front of the curve. Thank you for including this in your plans and for being so forward thinking.

In full support,

Alyssa Cavin

**Rivera, Mike**

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**From:** Willow Rosenthal <willow@urbanadamah.org>  
**Sent:** Tuesday, September 29, 2015 9:56 PM  
**To:** Pattillo, Chris; Moore, Jim; nagrajplanning@gmail.com; Merkamp, Robert; Rivera, Mike  
**Cc:** Fahrer Benjamin; bcaruso@nautilusgrp.com  
**Subject:** Letter of support  
**Attachments:** Letter of support from Willow Summer.docx

Hello,  
Please find attached a letter of support for the building project at  
51st and Telegraph Streets.  
Thank you,  
Willow

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PLEASE NOTE: Since I am often in the field I may respond to e-mail in up to three days. For a more prompt response please send me a text at 510-684-9813

Willow Rosenthal  
Farm Manager, Urban Adamah

Spring, Summer, and Fall 2015 Urban Adamah Fellowship Applications now available online at [www.urbanadamah.org](http://www.urbanadamah.org).

"Living organisms do not grow by processes of mechanical addition or construction, they grow in pulsating rhythms, at certain points reaching a crescendo and continuing at a different pace." -Wolf Storl

To: City of Oakland City Planning Department  
Design Review Committee

From: Willow Rosenthal  
1329 Oxford Street  
Berkeley, CA 94709  
willow@urbanadamah.org

To Whom It May Concern,

My name is Willow Rosenthal. I am the founder of City Slicker Farms urban farming program in West Oakland and am currently the Farm Manager at Urban Adamah Farm in Berkeley. I am also the co-author of *The Essential Urban Farmer* an urban farming how-to book published by Pentuin Press in 2011. I have been working to promote urban greening and better nutrition for Oakland and Berkeley Communities for the last 15 years. I am writing this letter in support of the Rooftop Farm, designed by Benjamin Fahrar, which is a component of the proposed building project at 51<sup>st</sup> and Telegraph in Oakland.

Housing infill with affordable and market rate housing is important as our East Bay cities become more impacted by folks moving from other parts of the Bay Area. The Rooftop Farm is especially important as a model for sustainable building practices that help to create a local food system in Oakland. As we collectively face global climate change it is essential that we begin to build with the environment in mind. The Rooftop Farm includes many aspects that will help mitigate environmental problems, such as reducing urban heat through greening the roof, sustainable management of storm water, providing habitat for urban critters and helping with building energy efficiency.

As a productive market farm and plant nursery that will serve building residents and other community members, the Rooftop Farm will be the first of its kind in Oakland and will serve as an important model and training ground for people wishing to implement similar projects. If it is built it will become a point of interest in Oakland and could serve as a model for surrounding cities.

As a local farmer and teacher I am looking forward to bringing my students to tour the farm and learn and become inspired to model sustainability in their lives.

Please feel free to contact me with questions at 510-409-3214.

Thank you for your consideration,

Willow Rosenthal



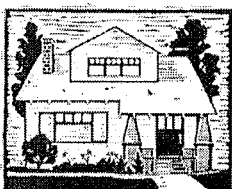
**Rivera, Mike**

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**From:** Stuart Flashman <stuflash2@gmail.com>  
**Sent:** Monday, September 28, 2015 11:43 AM  
**To:** Moore, Jim; nagrajplanning@gmail.com; Pattillo, Chris  
**Cc:** Rivera, Mike; Kalb, Dan; Ranelletti, Darin; Flynn, Rachel; Brian Caruso; Merkamp, Robert; Brendan Havenar-Daughton; Bolotina, Olga  
**Subject:** Comment letter re: DRC review of Nautilus Group 5110 Telegraph Ave. Project, PLN 15074  
**Attachments:** Nautilus DRC letter-signed.pdf; ATT00001.txt

Dear Chair Moore and Design Review Committee Members;

Attached is a comment letter from the Rockridge Community Planning Council for this Wednesday's Design Review Committee hearing on the above-referenced project.



Rockridge

## RCPC ROCKRIDGE COMMUNITY PLANNING COUNCIL

4123 Broadway PMB 311 OAKLAND, CALIFORNIA 94611

[www.rockridge.org](http://www.rockridge.org)

September 28, 2015

Design Review Committee  
City of Oakland Planning Commission  
250 Frank Ogawa Plaza, Suite 3315  
Oakland, CA 94612

Re: Design Review for Nautilus Group 5110 Telegraph Ave. Project, PLN 15074.

Dear Chair Moore and Commissioners Nagraj and Pattillo:

The Rockridge Community Planning Council ("RCPC") respectfully submits the following comments on the above-referenced project in preparation for the Design Review Committee Hearing set for September 30, 2015. This project is one of the larger projects to have been proposed recently in the North Oakland area. It is placed at the intersection of two major arterials, an intersection that is already heavily congested at the peak travel hours. It replaces two earlier somewhat smaller but still sizeable projects, both of which received City approval after extensive environmental review and public participation, but were never constructed.

The project could result in a number of potentially significant impacts.

- Because of its size, design, and location, it has the potential to cause significant transportation and traffic impacts, as well as impacts on both pedestrian and bicyclist safety and on on-street parking for local residents and customers of nearby businesses. More specifically:
  - The project may generate excessive traffic on local residential streets, and particularly Clarke Street and Redondo Avenue, especially if increased congestion on Telegraph and Claremont Avenues and 51<sup>st</sup> Street triggers increased cut-through traffic;
  - The proposal for parking in front of the project on Telegraph Ave. may conflict with the City's "complete streets" program and plans for improving traffic flow;
  - The location of the parking deck entrance/exit may shunt excessive traffic through the crosswalk at the corner of Redondo and Clarke, jeopardizing pedestrian safety;
  - The presence of a supermarket as part of the complex could create neighborhood impacts from both customer and delivery traffic.
- The project's current design has the potential to create noise and shadowing impacts on the immediate neighbors and on the "Little Frog Park" located on Redondo Ave., directly across from the project site.
- The current project design raises questions about practical issues. These include:
  - ADA compliance, and specifically the location and size of handicapped parking spaces;

- Whether the aisles of the parking decks are wide enough to allow cars to maneuver efficiently and safely;
- Whether the plans for the commercial parking, and specifically the calculation of the number of required commercial spaces, takes into account the trip generation expected from the proposed supermarket;
- Whether the project properly qualifies for a 25% reduction in residential parking, and if not, how the extra spaces will be accommodated;
- Plans for handling the project's refuse, recycling, and composting storage and pick-up, and their associated potential impacts;
- How deliveries will be made to the supermarket and retail shops.

These issues directly implicate the project's design. The agenda item for this meeting indicates that an environmental report is being prepared for the project, but it is unclear what that report will consist of and when it will be issued. As the California Supreme Court has made clear, environmental review should be done as early as possible, specifically so that it can influence design considerations before they get locked in and gain too much momentum.

RCPC appreciates the developer's desire to get early feedback from both the Committee members and the public on design issues associated with the project. Early feedback can provide guidance and allow revisions to the design before time, effort and money are spent pursuing directions that might ultimately need to change. On the other hand, the design of the project could very well be influenced by information coming out of the project's environmental report, once that report has been completed.

RCPC believe all these interests would be best served if the currently scheduled Committee hearing provides guidance and feedback to the developer, but the Committee also makes clear that an additional hearing will be schedule before the Committee once the environmental report has been completed and published, so that both the Committee and the public can benefit from the additional information it will provide.

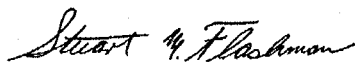
RCPC recognizes that this project is very important for both the neighborhood and the City. We look forward to working constructively with both the developer and the project planner to ensure that this project provides the maximum benefit to all those involved.

Sincerely,

Brendan Havenar-Daughton/SMF

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Brendan Havenar-Daughton  
Chair, RCPC Board of Directors



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Stuart M. Flashman  
Co-chair, RCPC Land Use Committee

cc: Brian Caruso (Nautilus Group)  
M. Rivera  
D. Ranelletti  
R. Merkamp  
R. Flynn  
D. Kalb



September 28, 2015

Design Review Committee

Re: Support for 5110 Telegraph Ave

Design Review Committee

The 5110 Telegraph Project as proposed by Nautilus Group passes our guidelines for a bike-friendly development and for that reason we support it, but we also support it for its potential to vastly improve transit and increase support for improving Oakland. We hope you can help make this project a reality.

The project proposes ample bike parking for all its visitors and tenants, as well as include transportation demand management strategies to reduce demand to take advantage of its convenient location to MacArthur BART transit center. We also support a further parking reduction to 50% or less.

But we also support this project for two other important reasons related to better bicycling in Oakland:

1. We need more density along transit corridors in order to create better transit in Oakland. AC Transit can run more buses more frequently with more demand along Telegraph Ave. Better transit is also needed in order for Bike East Bay to succeed in getting Oakland to redesign streets for bicycling. With good transit, bicycling flourishes and without it, bicycling suffers. It is sometimes called a "knock-on" effect— increased transit use causes improved knowledge of travel alternatives, and increased consciousness about trip planning and mode choice. As a result, a frequent driver, now sometimes bus rider, who previously owned a bike, starts bicycling more and walking more. We documented this on Telegraph Ave in Berkeley as part of the GoBerkeley Program. This behavior is one of the most important characteristics of travel behavior change—once people have knowledge,

## Rivera, Mike

---

**From:** Marjorie Powell <m.powell@bidclerk.com>  
**Sent:** Tuesday, December 09, 2014 12:33 PM  
**To:** Rivera, Mike  
**Subject:** 5100-5110 Telegraph Avenue - Multi-Use Development

Hello Mike,

I just left a voicemail at your office, but thought I would send an email as well in case that was more convenient for you. I was hoping to get more information about the 5100-5110 Telegraph Avenue project from the December 17 planning commission meeting. My questions were:

-What approvals does this project still need before it can start construction? At best, how quickly can it receive those approvals?

-Do you have any contact information for anyone working on the project besides The Nautilus Group?

Thank you for your time,

--

**Margie Powell** | Research | BidClerk

[www.bidclerk.com](http://www.bidclerk.com)

[m.powell@bidclerk.com](mailto:m.powell@bidclerk.com)

312.380.4838 phone

312.380.4796 fax

*Let's Get to Work.*

## Rivera, Mike

---

**From:** Rivera, Mike  
**Sent:** Friday, September 25, 2015 6:05 PM  
**To:** Brian Caruso (bcaruso@nautilusgrp.com)  
**Cc:** Joshua Morales (jmorales@nautilusgrp.com)  
**Subject:** 5110 Telegraph Ave. Planning File:PLN15074 Preliminary Comments from Public Works  
**Attachments:** 5110 Telegraph Ave. PLN15074. Pre-Comments from Public Works.pdf

Hi Brian,

See preliminary comments from Public Works. Thanks.

**Mike Rivera**, City Planner | Major Projects | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114 | Oakland, CA 94612 | Phone: (510) 238-6417 | Fax: (510) 238-4730 | Email: [mrivera@oaklandnet.com](mailto:mrivera@oaklandnet.com) | Website: [www.oaklandnet.com/planning](http://www.oaklandnet.com/planning)

Project Address/Permit

PLN15074 - 5100 to 5146 Telegraph

Reviewer's comments

Streets and sidewalk

Commercial and multifamily developers or sometimes single family developers should be made aware that they need to repair the sidewalk fronting the property. They should be prepared to resurface one traffic lane, which is no wider than 13 feet, after the completion of work because construction will reduce the pavement conditions index near the development substantially. This really depends on how a developer conducts the work. We look at these on case by case basis. Developers must be made aware early to protect the pavement and if the pavement is damaged, we may require them to resurface the roadway. You may contact Jimmy Mack, PW street asset manager. The applicant will be required to repave (2-inch grind and pave) the full width of the Road/Street/Avenue

Sidewalk shall be six feet clear but no less than 48" clear at pinch points for ADA access. Sidewalk fronting the property shall be verified for no more than ¼ inch lift and shall be repaired before permit is Finagled. As part of this project, applicant must replace portions of existing sidewalks, curbs/gutter/driveway approaches in the public right-of-way along the frontage of the property that are broken, badly cracked, displaced, non-standard, unpermitted planter strips, and portions that do not meet the ADA requirements. Curb/Gutter/Sidewalk senior inspector may be consulted.

to be reviewed at the design stage but judging from the size of the development and the moratorium streets, all sidewalk, curb, gutter, and pavement up to centerline of abutting roadway have to be replaced. Existing monuments shall be replaced.

Need P-job permit.

Traffic & street geometry

Street improvements, additional traffic, changes in traffic pattern and circulation, nonstandard features and proposed geometry must be reviewed by the city street design supervisor and the traffic engineer. Applicant must clearly indicate any applicable traffic count, street or lane features, and other details for review and approval.

Traffic impact and study are needed for traffic engineer's review. this is a 204 unit development in addition to commercial and business space proposed. PW electrical services will require street lights and other improvements.

Driveway

Driveway approach, length, width, separation, clearances, thickness, type of curb, angle, and the concrete mix shall be per OMC and as approved by planning and engineering services. The minimum pavement section at driveways shall be four inches of AC (3/4 to 1/2 inch fine) over 8 inches of Class II aggregate base and two feet in width. Senior inspector may be consulted

TBD ... at the design stage. may have impact in incoming traffic.

Curb ramps

Always refer the applicant to the latest State of CA standards for curb ramps. Curb ramps should be Directional to any extent possible to better assist those with visual impairment. ROWM assistant engineer for the curb ramp program may be consulted.

shall be removed and replaced with directions ramps.

Sanitary Sewer

Commercial, condominium, and similar developments must submit sewer calculations to Public Works for review and assessment of any applicable sewer mitigation fee. The entire building sewer flow needs to be calculated and submitted showing existing and proposed flows for review, mitigation fee, and approval.

sewer calculations are needed for sewer impact fees and capacity studies!!

Need PSL permits.

Storm Drain

Developers, engineers, and architects are familiar with storm water quality requirements, erosion issues, slope protection during and after construction, and the Water Board requirements. Engineers and landscape architects that design water quality features can expand on theses and reduce the peak flow by 25% or to the extent possible. This would reduce the impact of the storm water on City's aged collection system as well as any open or closed water courses along the way. Engineers and architects have been innovative by using parking lots and other storm water quality features to further attenuate the storm water (bio swales, pervious pavers, pervious asphalt, tree wells, etc.) Simply said, the longer it takes for storm water to reach the outfall point, the lesser the peak flow. You may contact Lesley Estes, storm water asset manager. Connection to City storm drains, if approved, shall be by a standard manhole (no blind connections). For special flood hazard area, check with <http://gis.abag.ca.gov/website/Hazards/?hlyr=femaZones>

10' by 12' RC box culvert storm drain. this is a major storm water conduit. Cannot build on top of this facility.

use tree wells for C.3 and storm water detention. No additional underground storm drain facilities.

<p><u>Trees</u> All new trees are private. Tree wells should be 3 feet by 6 feet minimum or four feet square or other sizes to prevent sidewalk from lifting up (for details, contact Jaime Heredia). Trees wells (existing or new) need to be filled with decomposed granite or approved tree grate that is ADA accessible. Tree wells need to have root barriers and irrigation, which must be maintained by the property owner. The applicant may be required to replace existing and/or add new trees in the public right-of-way along the property's frontage.</p> <p>Approved-tree wells with structural soil in the right of way may receive roof drains with an overflow opening into the gutter and an under-drain into City storm drains may be part of the storm water treatment system. Consult City arborist for tree species, size, location, staking and irrigation.</p>	<p>Tree-wells and grates will be required by planning per PW requirements.</p>
<p><u>Easement &amp; encroachments</u> Show easements and right of ways and avoid any construction in the public right of way (major encroachment permit). Except for balconies, if planning department has allowed under the city's General Plan. Minor encroachment may be approved on case by case basis to identify ownership and responsibilities of any unavoidable underground vaults or architectural amenities approved by the planning department.</p>	<p>developer must examine thees and resolve ownership and impact and proposal before any further considerations!!!</p> <p>there are 12 separate easement and deeds are sown on sewer sheets. Must be resolved.</p>
<p><u>Site Plan</u> A Site Plan shall depict the site of a proposed project. Some of the key elements of a Site Plan are property boundaries, land topography, vegetation, proposed and existing structures, easements, wells, and roadways. Boundary &amp; topographic survey shall be prepared and wet stamp by a license Land Surveyor in State California.</p>	<p>general site plan is provided. Details to be submitted at later date.</p>
<p><u>CDMG Designation (LS/LQ), A-P Zone, Flood Zone, Creek/water course, etc.</u> Property that is located in any of the above hazard will require soils report, geologic report, creek protection permit, and other related documents prepared by a license professional.</p>	
<p><u>OMC</u> All other applicable planning and building code shown below <u>but not limited to</u>:</p> <ul style="list-style-type: none"> <li>• Survey monuments protection</li> <li>• Set back from the property line, buffer area (separation) or distance required by the building department between buildings</li> <li>• P-job (off-site &amp; on-site improvement)</li> <li>• Sewer lateral (PSL) program for developments exceeding \$100K (PW &amp; BLD)</li> <li>• Common sewer lateral and the impact on individuals under the PSL program (PW &amp; BLD)</li> <li>• Fire access</li> <li>• Grading / Soils report / Geologic report</li> <li>• CDMG Designation, potential for liquefaction(LQ) and/or landslide(LS)</li> <li>• Dewatering (BLD &amp; PW)</li> <li>• Shoring (BLD)</li> <li>• storm water pollution prevention (BLD)</li> </ul>	<p>all requirements listed apply.</p>



BASED ON CURRENT CITY RECORDS THE FOLLOWING APPLIES TO THIS  
PARCEL. (CITY ASSUMES NO RESPONSIBILITY FOR ACCURACY OR  
COMPLETENESS THEREOF)

\_\_\_\_\_ **QUAD MAP NUMBER**

\_\_\_\_\_ **LOT DIMENSIONS**

\_\_\_\_\_ **FLOOD ZONE**

\_\_\_\_\_ **CREEK / WATER COURSE**

\_\_\_\_\_ **EASEMENTS**

\_\_\_\_\_ **PSAD I MITIGATION**

\_\_\_\_\_ **A-P ZONE**

\_\_\_\_\_ **CDMG DESIGNATION**

in liquefaction zone \_\_\_\_\_ **LAND STABILITY**

\_\_\_\_\_ **FACE OF CURB TO PROPERTY LINE**

\_\_\_\_\_ **ENCROACHMENTS**

**RECORD NUMBER** PLN15074 - 5100 to 5146 Telegraph **DATE** 9-18-15

September 15, 2015

Mike Rivera  
City of Oakland, Planning and Zoning Division  
250 Frank Ogawa Plaza, Suite 2114  
Oakland, CA 94612

**RE: DRC Submittal – Density Bonus Clarification for PLN15074 & T1500029**

Dear Mike:

This memo will serve to clarify the density bonus calculations, Waivers for Reduction in Development Standards, and requested Variances outlined in the DRC submittal you received on Friday, September 11 during your meeting with Josh Morales. For further information please reference Sheet A.02.

#### Density Bonus

Pursuant to State Density Bonus Law and City of Oakland Municipal Code Chapter 17.107, Table 17.107.02, the project proposes a 35% density increase for providing 11% Very Low Income units:

Zoning Density Allowance			
Zoning Designation	Site Area	Max FAR	Max Density
CN-2, 60' Height Limit	43,686 SF	3.0	375 SF Land/Unit
CN-2, 45' Height Limit	29,243 SF	2.5	450 SF Land/Unit
<i>Combined Zoning Density Allowance = 204,166 SF or 181 Units</i>			

Density Bonus Summary	
Base Project Commercial	33,700 SF
Base Project Residential	152 Units
35% Density Bonus	53 Units
11% VLI	17 Units
Total Market Units	188 Units
Total BMR Units	17 Units
Total Units	205 Units
<i>Note: The project proposes 204 units total.</i>	

**Waivers for Reduction in Development Standards**

Subsequently, the project requests the following Waivers for Reduction in Development Standards:

1. Height – Proposed building height of 75 feet.
2. Open Space – Provide open space for 152 units.
3. Roof Farm Greenhouses – Proposed height of 90 feet.

The project is NOT requesting any Incentives or Concessions.

**Variances**

Lastly, the project requests the following variances:

1. Quantity of loading docks – Proposed one (1) residential loading dock in lieu of two (2).
2. Location of loading docks – Proposed one (1) off-site commercial loading dock and one (1) on-site commercial loading dock in lieu of both loading docks on-site.

For further information please reference Sheet A.02. Please contact me if you have any questions or request additional clarification.

Sincerely,

Brian Caruso for NGI 5110 Telegraph, LLC  
Project Executive

CC: Robert Myrkamp  
Randy Miller  
Josh Morales



# **Oakland City Planning Commission**

## **AGENDA**

### **Design Review Committee**

*Jim Moore, Chair  
Adhi Nagraj  
Chris Pattillo*

**September 30, 2015**

**Regular Meeting**

*Notice – Staff reports are now available on-line. See web site download instructions below.*

#### **CONVENE**

**4:00 P.M.**

**Hearing Room 1, City Hall**

**One Frank Ogawa Plaza**

#### **ROLL CALL**

#### **OLD BUSINESS**

1. **500 Kirkham Street Case File PLN15211 & PLN15212.** Conduct design review of responses to Design Review Committee comments from the July 15, 2015 and August 26, 2015 meetings for a proposed mixed-use residential and commercial development consisting of an 11-story building with Live-Work studios, residential units, ground-floor/upper floor commercial uses and a parking garage above grade, located near the West Oakland BART Station. An Environmental Report is being prepared for the project. For further information contact the case Planner, **Mike Rivera** at (510) 238-6417 or by email: [mriviera@oaklandnet.com](mailto:mriviera@oaklandnet.com)

#### **DISCUSSION**

2. The proposed project is a Final Development Permit application for Shoreline Park, part of the previously approved Planned Unit Development for Brooklyn Basin, along the Oakland waterfront (generally between the Lake Merritt Channel and 10<sup>th</sup> Avenue). The project was originally approved in 2006 (with final approval in 2009). This is the first Final Development Permit application for a park at Brooklyn Basin. The Design Review Committee previously reviewed the project at their regularly scheduled meeting on June 24, 2015. The applicant requests consideration of the revised proposed park design. For further information contact **Catherine Payne** at (510) 238-6168 or by e-mail at [cpayne@oaklandnet.com](mailto:cpayne@oaklandnet.com).
3. **5110 Telegraph Avenue Case File PLN15074.** Conduct design review discussion to construct a four-story to six-story mixed-use development consisting of 204 residential units and 34,000 square feet of ground-floor commercial space, including two levels of underground garage for 297 parking spaces. The development includes the demolition of the vacant two-story commercial building " Global Video" . The site measures approximately 72,866 square foot. An Environmental Report is being prepared for the project. For further information contact the case Planner, **Mike Rivera** at (510) 238-6417 or by email: [mriviera@oaklandnet.com](mailto:mriviera@oaklandnet.com)



4. **1640 Broadway Case File PLN15281.** Conduct design review discussion to construct a 38-story (375 feet) high-rise mixed-use development consisting of 254 residential units with 4,135 square foot of ground-floor retail/ commercial space including a four-level garage above grade for 254 parking spaces. The property is a corner parcel that is occupied by a surface auto-fee parking lot that will be demolished. The site measures approximately 22,500 square foot. An Environmental Report is being prepared for the project. For further information contact the case Planner, **Mike Rivera** at (510) 238-6417 or by email: [mriviera@oaklandnet.com](mailto:mriviera@oaklandnet.com)

***For further information on any case listed on this agenda, please contact the case planner indicated for that item. For further information on Historic Status, please contact the Oakland Cultural Heritage Survey at 510-238-6879. For other questions or general information on the Oakland City Planning Commission, please contact the Community and Economic Development Agency, Planning and Zoning Division, at 510-238-3941.***

Staff reports are available on-line, generally one week prior to each meeting, at [www.oaklandnet.com](http://www.oaklandnet.com) by searching "Frequently Visited Pages" located on the City of Oakland Homepage. Clicking on "Planning Commission Meetings" will open a menu of Planning Commission and Committee Agendas. Staff reports are available by clicking on the highlighted case file number. For further information, please call **510-238-3941**.

**♿** This meeting is wheelchair accessible. To request materials in alternative formats, or to request an ASL interpreter, or assistive listening device, please call the Planning Department at 510-238-3941 or TDD 510-238-3254 at least three working days before the meeting. Please refrain from wearing scented products to this meeting so attendees who may experience chemical sensitivities may attend. Thank you.

### **OPEN FORUM**

At this time members of the public may speak on any item of interest within the Committee's jurisdiction, generally subject to a two-minute time limit per speaker.

**ADJOURNMENT** By 7:30 p.m. unless a later time is agreed to by a quorum of the Committee.

**NEXT REGULAR MEETING:** October 28, 2015

Record ID: PLN15074

Menu ▾

Reports ▾

Help

File Date: 03/18/2015Application Status: IncompleteApplication Detail: DetailApplication Type: Development PermitAddress: 5110 TELEGRAPH AVE, Oakland, CA 94609Owner Name: Nautilus Group Inc. 5110 Telegraph, LLC c/o Randall MillerOwner Address: 350 Frank Ogawa Plaza, Suite 310, OAKLAND, CA 94612Application Name: Major CUP and DR for new mixed-use facility.Parcel No: 014 122600902Description of Work: To construct a four to six story mixed-use residential and commercial facility with underground garage. It con...  
commercial.

Contact Info:	Name	Organization Name	Contact Type	Relationship
	<u>Brian Caruso for Natul...</u>	<u>Brian Caruso fo...</u>	Applicant	

Job Value: \$0.00Total Fee Assessed: \$13,916.97Total Fee Invoiced: \$13,916.97Balance: \$0.00

Workflow Status:	Task	Assigned To	Status	Status Date
	<u>Application Intake</u>		Accepted for...	03/18/2015
	<u>Assignment</u>	Mike Rivera	Assigned	03/20/2015
	<u>CEQA Determination</u>			
	<u>Completeness Review</u>		Incomplete	04/15/2015
	Zoning Review			
	Closure			

Condition Status:	Name	Short Comments	Status	Apply Date
	<u>PARCEL COMMENT</u>	7/23/99, FILED RELEA...	Complied	01/19/2014

Application Specific Info: PLN\_DEV\_PER

## FEE CALCULATION INFORMATION

**Preliminary CEQA Deposit**Exempt-Infill**Federally Funded****New Construction**

√

**Shared Access Facility****Public Access Easement****Alcohol Sales With a CUP****Alcohol Sales Without CUPs**

## SUPPLEMENTAL FORMS

**Impervious Surface Area**1-ISA over 10000 sqft**Tree Preservation Ordinance**2c-Protected Tree Will Be Removed**Creek Protection Ordinance**

<u>Total Lot Area</u>	72866	0	72866	0
<u>Total Building Footprint</u>	6565	44379	50944	675.9939
<u>Total Floor Area</u>	8000	252174	260174	3152.175
<u>Building Height</u>	30	73	0	0
<u>Dwelling Units</u>	0	185	185	
<u>Parking Spaces</u>	134	197	331	147.0149

**ADDITIONAL CUP FINDINGS**

Finding Group Additional CUP Finding

**ADDITIONAL DR FINDINGS**

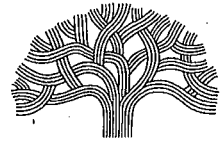
Finding Group Additional DR Finding

**LEGISLATIVE ACTIONS**

Action Action Number Action Date Effective Date Comments

Initiated by Product: AV360

# CITY OF OAKLAND



DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA, SUITE 2114 • OAKLAND, CALIFORNIA 94612-2032

Department of Planning and Building  
Zoning Division

(510) 238-3911  
FAX (510) 238-4730  
TDD (510) 238-3254

## NOTIFICATION OF PROJECT STATUS

April 15, 2015

Nautilus Group, Inc.  
Brian Caruso  
350 Frank Ogawa Plaza, Suite 310  
Oakland, CA 94612

Re: Planning Case: **PLN15074 & T1500029**  
Project Addresses: **5100 Telegraph Avenue.**

Hi Mr. Caruso:

This letter provides you with the status of the proposed Planning Permit application for the construction of a mixed-use development consisting of 185 residential dwellings, with ground-floor retail and underground garage. Currently, the property contains one unoccupied commercial building that is planned for demolition as part of this application.

Based on plans and documents submitted on March 18, 2015, the proposed project will require at least the following permits: a) Major Conditional Use Permit for non-residential projects over 25,000 square foot; b) Major Regular Design Review for new construction of a 50,000 +/- square foot non-residential facility; c) Parcel Map Waiver (to merge all parcels into one parcel); and d) Tree Protection Permit for the removal and work within 10 feet of protected trees.

After the review of the proposed application for completeness, the following contains information that needs to be submitted in order to continue with the review of the application. Your development application is therefore considered deemed incomplete and it needs the following:

1. Include on the cover sheet plans a summary description of the proposed project.
2. Submit a truck maneuvering plan that shows at least large and medium size trucks entering/exiting the loading areas, including truck maneuvering along Clarke Street and at least within 100 feet from the intersection of Clarke Street and Redondo Avenue. The maneuvering plan should include street curbs, neighboring private driveways/curb-cuts and public parked vehicles on both sides of Clarke Street and Redondo Avenue.
3. The proposed commercial floor area is over 50,000 square feet. Planning code requires at least three loading berths (two are only proposed). See Section 17.116.140. In addition, the proposed residential floor area is approximately 209,674 square feet. The code will require two loading berths (0 proposed). See Section 17.116.120. The code also requires loading berth dimensions of 12 feet wide plus 3 feet wide when adjacent to a wall, and 14 feet high for each berth (the proposed dimensions do not meet this requirement). See Section 17.116.220. The proposed height of the loading berth at the entry may not meet the requirements (see Sheet A3.2).



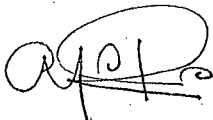
depending on the outcome of the environmental analysis, the proposed project may require the preparation of a Supplemental or an Addendum to the existing EIR from previous project.

19. Submit building site, elevation and cross-section plans that include the City's Maximum Building Heights of 45 feet and 60 feet. The plans need to show (superimpose) the envelope/footprint of the proposed building for staff's analysis.
20. Complete and submit the required Findings for Design Review for Non-Residential facilities (ground-floor commercial and rooftop accessory buildings). See attached.

The application is considered incomplete until the requested information above is submitted for further review. The proposed application may also require additional information/plans or revisions from other City agencies such as Building, Fire and Public Works Divisions. City staff will notify or contact you if additional documents or plan revisions are required for further review.

Also, as previously discussed, staff is open to meet with you about any changes that are being made to the design of the proposed project per early staff comments. If you have any questions, please contact me directly at (510) 238-6417 or by email at [mriviera@oaklandnet.com](mailto:mriviera@oaklandnet.com)

Sincerely



Mike Rivera  
Planner-Major Projects

Cc: Project File

Attached: Design Review Findings for Non-Residential Facilities

Record ID: PLN15074

[Menu](#)[Reports](#)[Help](#)File Date: 03/18/2015Application Status: AcceptedApplication Detail: DetailApplication Type: Development PermitAddress: 5110 TELEGRAPH AVE, Oakland, CA 94609Owner Name: NGI 5110 TELEGRAPH LLCOwner Address: 2201 DWIGHT WAY, BERKELEY, CA 947042114Application Name: 51 ST & Telegraph Avenue, Oakland, CA 94609Parcel No: 014 122600902Description of Work: Major Design Review and Major Conditional Use Permit to construct a 185-unit mixed use development. 50.C

Contact Info: Name	Organization Name	Contact Type	Relationship
<u>Brian Caruso for Natul...</u>	<u>Brian Caruso fo...</u>	Applicant	

Job Value: \$0.00Total Fee Assessed: \$13,916.97Total Fee Invoiced: \$13,916.97Balance: \$13,916.97

Workflow Status: Task	Assigned To	Status	Status Date
<u>Application Intake</u>		Accepted for...	03/18/2015
<u>Assignment</u>			
CEQA Determination			
Completeness Review			
Zoning Review			
Closure			

Condition Status: Name	Short Comments	Status	Apply Date
<u>PARCEL COMMENT</u>	7/23/99, FILED RELEA...	Complied	01/19/2014

Application Specific Info: PLN\_DEV\_PER

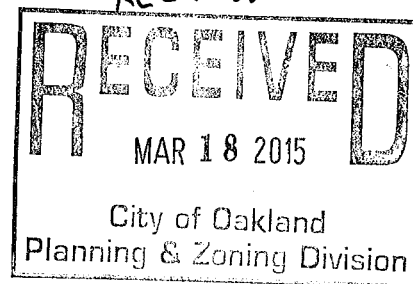
## FEE CALCULATION INFORMATION

Preliminary CEQA DepositExempt-InfillFederally FundedNew Construction

✓

Shared Access FacilityPublic Access EasementAlcohol Sales With a CUPAlcohol Sales Without CUPs

## SUPPLEMENTAL FORMS

Impervious Surface Area1-ISA over 10000 sqftTree Preservation Ordinance2c-Protected Tree Will Be RemovedCreek Protection Ordinance2a-No Creek Per My Review

Record ID: T1500029

[Menu](#)[Reports](#)[Help](#)File Date: 03/18/2015Application Status: Under ReviewApplication Detail: DetailApplication Type: Tree PermitAddress: 5110 TELEGRAPH AVE, Oakland, CA 94609Owner Name: NGI 5110 TELEGRAPH LLCOwner Address: 2201 DWIGHT WAY, BERKELEY, CA 947042114Application Name: Created from PLN15074Parcel No: 014 122600902

## Description of Work:

Contact Info: Name	Organization Name	Contact Type	Relationship
<u>Brian Caruso for Natul...</u>	<u>Brian Caruso fo...</u>	Applicant	

Job Value: \$0.00Total Fee Assessed: \$586.38Total Fee Invoiced: \$586.38Balance: \$586.38

Workflow Status: Task	Assigned To	Status	Status Date
<u>Application Intake</u>		Accepted for...	03/18/2015
<u>Tree Permit Review</u>			

Condition Status: Name	Short Comments	Status	Apply Date
<u>PARCEL COMMENT</u>	7/23/99, FILED RELEA...	Complied	01/19/2014

Application Specific Info: PLN\_TREE

Trees to be Removed	+	Trees Within 10 Ft	=	Total Affected Trees
<u>33</u>		<u>5</u>		<u>38</u>

Initiated by Product: EMSE

# ***DESIGN REVIEW COMMITTEE OF THE OAKLAND PLANNING COMMISSION***

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## ***NOTICE OF DESIGN REVIEW MEETING***

*Wednesday, September 30, 2015, 4:00pm*

This Design Review public meeting will be heard on  
Wednesday, September 30, 2015, at Oakland City Hall, Sgnt. Mark Dunakin, Hearing Room 1,  
One Frank H. Ogawa Plaza, Oakland, California 94612.

The public meeting will be at **4:00 p.m.**

**5110 Telegraph Avenue Case File PLN15074.** Conduct design review discussion to construct a four-story to six-story mixed-use development consisting of 204 residential units and 34,000 square feet of ground-floor commercial space, including two levels of underground garage for 297 parking spaces. The development includes the demolition of the vacant two-story commercial building "Global Video". The site measures approximately 72,866 square foot. An Environmental Report is being prepared for the project. For further information contact the case Planner, **Mike Rivera** at **(510) 238-6417** or by email: [mriviera@oaklandnet.com](mailto:mriviera@oaklandnet.com).

The intent of this meeting is to receive input and comment on the design of the project. **NO DECISION to approve or deny the project will be made at this meeting.** A public hearing with the Oakland Planning Commission will be held with public notification of the hearing, prior to actions being taken on the design of the project and the required land use entitlements.



ALAN DA COUNTY FLOOD CONTROL  
399 ELMHURST ST  
HAYWARD CA 94544  
PLN15074

ALLMAN SEAN P  
457 51ST ST  
OAKLAND CA 94609  
PLN15074

BLUER CLAUDIO  
5142 CLARKE ST  
OAKLAND CA 94609  
PLN15074

CAMPDONICO EVA MARIE  
455 51ST ST  
OAKLAND CA 94609  
PLN15074

CHUNG MISUN  
2379 TELEGRAPH AVE  
BERKELEY CA 94704  
PLN15074

CITY OF OAKLAND  
REAL ESTATE DIVISION  
250 FRANK H OGAWA PLZ 4  
OAKLAND CA 94612  
PLN15074

CLAREMONT TOWERS APARTMENTS  
DON J STROUZAS  
6268 VIEWCREST DR  
OAKLAND CA 94619  
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GAI JAMES T & RANDAL C & BRADLEY J  
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NGI 5110 TELEGRAPH LLC  
2201 DWIGHT WAY  
BERKELEY CA 94704  
PLN15074

ORNELAS MARIO & MARTIN  
5136 CLARKE ST  
OAKLAND CA 94609  
PLN15074

P G & E CO 135-1-4D-1  
TAX DEPT B83  
PO BOX 770000  
SAN FRANCISCO CA 94177  
PLN15074

PACZYNSKI ANDRZEJ R  
2320 BONAR ST  
BERKELEY CA 94702  
PLN15074

PITLER MICHAEL H & POMERANTZ RACHEL  
K TRS  
586 66TH ST  
OAKLAND CA 94609  
PLN15074

QUAH BENEDICT H & INMAN TAYLOR A  
TRS  
4320 EL NIDO RANCH RD  
ORINDA CA 94563  
PLN15074

SCHUBERT DIANE J TR  
138 BURTON CT  
DANVILLE CA 94526  
PLN15074

SOMOGYI ERVIN V TRUST  
516 52ND ST  
OAKLAND CA 94609  
PLN15074

TALKEN GLENN  
5009 CLARKE ST  
OAKLAND CA 94609  
PLN15074

TEKIN FATIH & FERDA  
121 DIAMOND CT  
HERCULES CA 94547  
PLN15074

TEMESCAL PLAZA LLC  
RUDD PROPERTIES, LLC  
2416 EAST 37TH ST N  
WICHITA KS 67219  
PLN15074

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346 GRAND AVE 2  
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TEMESCAL SQ, A JOINT  
5002 A TELEGRAPH AVE  
OAKLAND CA 94609  
PLN15074

WAITE SARITA & YOHANNES KESETE  
5020 TELEGRAPH AVE  
OAKLAND CA 94609  
PLN15074

WILLETT BRYCE ETAL  
5005 CLARKE ST  
OAKLAND CA 94609  
PLN15074

YOHANNES KESETE & OKBA  
5020 TELEGRAPH AVE  
OAKLAND CA 94609  
PLN15074



# **Oakland City Planning Commission**

## **AGENDA**

### **Design Review Committee**

*Jim Moore, Chair  
Adhi Nagraj  
Chris Pattillo*

**September 30, 2015**

**Regular Meeting**

*Notice – Staff reports are now available on-line. See web site download instructions below.*

#### **CONVENE**

**4:00 P.M.**

**Hearing Room 1, City Hall**

**One Frank Ogawa Plaza**

#### **ROLL CALL**

#### **OLD BUSINESS**

1. **500 Kirkham Street Case File PLN15211 & PLN15212.** Conduct design review of responses to Design Review Committee comments from the July 15, 2015 and August 26, 2015 meeting for a proposed mixed-use residential and commercial development consisting of an 11-story building with Live-Work studios, residential units, ground-floor/upper floor commercial uses and a parking garage above grade, located near the West Oakland BART Station. An Environmental Report is being prepared for the project. For further information contact the case Planner, **Mike Rivera** at **(510) 238-6417** or by email: [mrivera@oaklandnet.com](mailto:mrivera@oaklandnet.com)

#### **DISCUSSION**

2. The proposed project is a Final Development Permit application for Shoreline Park, part of the previously approved Planned Unit Development for Brooklyn Basin, along the Oakland waterfront (generally between the Lake Merritt Channel and 10<sup>th</sup> Avenue). The project was originally approved in 2006 (with final approval in 2009). This is the first Final Development Permit application for a park at Brooklyn Basin. The Design Review Committee previously reviewed the project at their regularly scheduled meeting on June 24, 2015. The applicant requests consideration of the revised proposed park design. For further information contact **Catherine Payne** at **(510) 238-6168** or by e-mail at [cpayne@oaklandnet.com](mailto:cpayne@oaklandnet.com).
3. **5110 Telegraph Avenue Case File PLN15074.** Conduct design review discussion to construct a four-story to six-story mixed-use development consisting of 204 residential units and 34,000 square feet of ground-floor commercial space, including two levels of underground garage for 297 parking spaces. The development includes the demolition of the vacant two-story commercial building “ Global Video” . The site measures approximately 72,866 square foot. An Environmental Report is being prepared for the project. For further information contact the case Planner, **Mike Rivera** at **(510) 238-6417** or by email: [mrivera@oaklandnet.com](mailto:mrivera@oaklandnet.com)



4. **1640 Broadway Case File PLN15281.** Conduct design review discussion to construct a 38-story (375 feet) high-rise mixed-use development consisting of 254 residential units with 4,135 square foot of ground-floor retail/ commercial space including a four-level garage above grade for 254 parking spaces. The property is a corner parcel that is occupied by a surface auto-fee parking lot that will be demolished. The site measures approximately 22,500 square foot. An Environmental Report is being prepared for the project. For further information contact the case Planner, **Mike Rivera** at (510) 238-6417 or by email: [mriviera@oaklandnet.com](mailto:mriviera@oaklandnet.com)

***For further information on any case listed on this agenda, please contact the case planner indicated for that item. For further information on Historic Status, please contact the Oakland Cultural Heritage Survey at 510-238-6879. For other questions or general information on the Oakland City Planning Commission, please contact the Community and Economic Development Agency, Planning and Zoning Division, at 510-238-3941.***

Staff reports are available on-line, generally one week prior to each meeting, at [www.oaklandnet.com](http://www.oaklandnet.com) by searching "Frequently Visited Pages" located on the City of Oakland Homepage. Clicking on "Planning Commission Meetings" will open a menu of Planning Commission and Committee Agendas. Staff reports are available by clicking on the highlighted case file number. For further information, please call 510-238-3941.

♿ This meeting is wheelchair accessible. To request materials in alternative formats, or to request an ASL interpreter, or assistive listening device, please call the Planning Department at 510-238-3941 or TDD 510-238-3254 at least three working days before the meeting. Please refrain from wearing scented products to this meeting so attendees who may experience chemical sensitivities may attend. Thank you.

### **OPEN FORUM**

At this time members of the public may speak on any item of interest within the Committee's jurisdiction, generally subject to a two-minute time limit per speaker.

**ADJOURNMENT** By 7:30 p.m. unless a later time is agreed to by a quorum of the Committee.

**NEXT REGULAR MEETING:** October 28, 2015



**5110 Telegraph Avenue**  
**PLN15074**



ALAMEDA COUNTY FLOOD CONTROL  
399 ELMHURST ST  
HAYWARD CA 94544  
PLN15074

ALLMAN SEAN P  
457 51ST ST  
OAKLAND CA 94609  
PLN15074

AUGUSTINE EMILIO H & JOAN M TRS  
1627 JAYNES ST  
BERKELEY CA 94703  
PLN15074

BAITSHOP DIVES LLC  
KINGFISH PUB & CAFE  
5227 CLAREMONT AVE  
OAKLAND CA 94618  
PLN15074

BLUER CLAUDIO  
5142 CLARKE ST  
OAKLAND CA 94609  
PLN15074

BOYLEN RICHARD W & JORDAN JO L  
236 RAINBOW DR #13622  
LIVINGSTON TX 77399  
PLN15074

BYNDLOSS RENEE Y  
5214 REDONDO AVE  
OAKLAND CA 94618  
PLN15074

CAMPODONICO EVA MARIE  
455 51ST ST  
OAKLAND CA 94609  
PLN15074

CANDELL CHRISTOPHER M  
7014 HOMEWOOD DR  
OAKLAND CA 94611  
PLN15074

CARPENTER JOHN F & ARLENE TRS &  
LAWRENCE ROBE ETAL  
121 DANIEL DR  
ALAMO CA 94507  
PLN15074

CHILDRENS HOSPITAL MED CTR OF  
NORTHERN CALIFORNIA  
FISCAL SERVICES  
747 52ND ST  
OAKLAND CA 94609  
PLN15074  
CITY OF OAKLAND HOUSING AUTHORITY  
ATTN EXECUTIVE DIREC  
1619 HARRISON ST  
OAKLAND CA 94612  
PLN15074

CHUNG MISUN  
2379 TELEGRAPH AVE  
BERKELEY CA 94704  
PLN15074

CITY OF OAKLAND  
REAL ESTATE DIVISION  
250 FRANK H OGAWA PLZ 4  
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CLAREMONT TOWERS APARTMENTS  
DON J STROUZAS  
6268 VIEWCREST DR  
OAKLAND CA 94619  
PLN15074

DARGAHI MOHAMMAD T & CHRISTINE M  
TRS  
445 50TH ST  
OAKLAND CA 94609  
PLN15074

DEVERELL KENT  
430 50TH ST  
OAKLAND CA 94609  
PLN15074

EAST BAY BAPTIST ASSOCIATION  
1221 PACIFIC AVE  
SAN LEANDRO CA 94577  
PLN15074

FESTINESE JOSEPH & MONIQUE M TRS  
3320 DEER HOLLOW DR  
DANVILLE CA 94506  
PLN15074

FREEDMAN PAUL & EMILY  
449 50TH ST  
OAKLAND CA 94609  
PLN15074

FRIENDS' BANANAS INC  
5232 CLAREMONT AVE  
OAKLAND CA 94618  
PLN15074

FUJIKAWA DAVID & CARLA  
101 ROCK OAK CT  
WALNUT CREEK CA 94598  
PLN15074

GAI JAMES T & RANDAL C & BRADLEY J  
4933 CLARKE ST  
OAKLAND CA 94609  
PLN15074

GASPARRO MICHELANGELO G & BRUNA D  
TRS  
5220 REDONDO AVE  
OAKLAND CA 94618  
PLN15074

GHIORSO MICHAEL P  
4968 ROYAL PINES CT  
DUBLIN CA 94568  
PLN15074

GOODMAN JEFFREY A & GINA  
JEFFREY GOODMAN  
5135 MILES AVE  
OAKLAND CA 94618  
PLN15074

GUNARI KENNETH A & KAREN L TRS &  
GROVES GARY C TR  
1610 RAMONA WAY  
ALAMO CA 94507  
PLN15074

HARVEY NICHOLAS P & DAMASCENO  
CONCEICAO TRS  
5224 REDONDO AVE  
OAKLAND CA 94618  
PLN15074

JOHNSON YANA  
5234 REDONDO AVE  
OAKLAND CA 94618  
PLN15074

KING JONATHAN F & SONG  
445 51ST ST  
OAKLAND CA 94609  
PLN15074

LAPSLEY, PHILIP D & RUSTING RACHAEL M  
5133 MILES AVE  
OAKLAND CA 94618  
PLN15074

LAYMAN ROBERT & BLACKLAYMAN  
CLAUDETTE  
443 51ST ST  
OAKLAND CA 94609  
PLN15074

LEWIS LEON JR & MARCEL L  
5118 CLARKE ST  
OAKLAND CA 94609  
PLN15074

LLOYD CONNEE B  
520 52ND ST  
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PLN15074

MCGOWAN MARY TR  
438 50TH ST  
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PLN15074

OWCZARZAK THOMAS M & WRIGHT  
SERENA L  
432 50TH ST  
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PLN15074

P G & E CO 135-1-4D-1  
TAX DEPT B83  
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SAN FRANCISCO CA 94177  
PLN15074

PACZYNSKI ANDRZEJ R  
2320 BONAR ST  
BERKELEY CA 94702  
PLN15074

PATTERSON SARAH E  
526 52ND ST  
OAKLAND CA 94609  
PLN15074

PITLER MICHAEL H & POMERANTZ RACHEL  
K TRS  
586 66TH ST  
OAKLAND CA 94609  
PLN15074

QUAH BENEDICT H & INMAN TAYLOR A  
TRS  
4320 EL NIDO RANCH RD  
ORINDA CA 94563  
PLN15074

R&LSFR LLC  
GEIBELSON YOUNG  
21700 OXNARD ST 2030  
WOODLAND HILLS CA 91367  
PLN15074

RIN HADAS  
442 50TH ST  
OAKLAND CA 94609  
PLN15074

ROGERS EMILY D  
1530 M L KING JR WAY  
BERKELEY CA 94709  
PLN15074

SCHAEFER CATHERINE A  
5228 REDONDO AVE  
OAKLAND CA 94618  
PLN15074

SCHUBERT DIANE J TR  
138 BURTON CT  
DANVILLE CA 94526  
PLN15074

SOMOGYI ERVIN V TRUST  
516 52ND ST  
OAKLAND CA 94609  
PLN15074

SPALLONE JOSEPH & WILBUR LAUREL  
4929 CLARKE ST  
OAKLAND CA 94609  
PLN15074

SPIRN JEFFREY R & WEDEL DANA L TRS  
5137 MILES AVE  
OAKLAND CA 94618  
PLN15074

SULLIVAN THERESA A  
705 E CAPITOL ST SE  
WASHINGTON DC 20003  
PLN15074

TALKEN GLENN  
5009 CLARKE ST  
OAKLAND CA 94609  
PLN15074

TEKIN FATIH & FERDA  
121 DIAMOND CT  
HERCULES CA 94547  
PLN15074

TEMESCAL INVESTORS LLC  
SIGNATURE DEVELOPMEN  
2201 BROADWAY 604  
OAKLAND CA 94612  
PLN15074

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RUDD PROPERTIES, LLC  
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PLN15074

WILLETT, BRYCE ETAL  
5005 CLARKE ST  
OAKLAND CA 94609  
PLN15074

WORKU ENDALE & MAMO MERBRAT  
4031 COLEMAN CIR  
RICHMOND CA 94806  
PLN15074

YOHANNES KESETE & OKBA  
5020 TELEGRAPH AVE  
OAKLAND CA 94609  
PLN15074