



DE JESUS AND ALATORRE ARCHITECTS

4415 Cowell Rd, Suite 203, Concord, CA 94618 | 888.DJA.ARC1 | info@dja-arc.com | www.dja-arc.com

Commercial Worship Planning Residential

June 3rd, 2014

Project Address: 530 32nd Street
 Oakland, CA

Application No.: ZP130101

Government Agency: City of Oakland
 661 N. Main St.,
 Walnut Creek, CA 94596

Attn: Design Review Committee

Commissioners,

We have reviewed the letter dated April 14th, 2014, regarding the appeal of the development located at 530 32nd Street. We feel that we can incorporate most of the concerns within the approved project.

- 1) Per my client's initial review with the city of Oakland Planning department, he was informed that for this parcel he could develop it at one unit per 1,000sf. As stated in the appeal letter, per the Oakland Zoning ordinance the RU-1 zone is allowed 1 unit per 1,100 sf, or 5 units for this parcel. While my client, Bob Brecht, believes he is within his rights to develop 5 units on the parcel, in an effort to reach a compromise we have redesigned the property to have 4 units.
- 2) We agree that open space is important. We are providing 90% more open space than required by the zoning ordinance. In revising the plan to four units we have increase the amount of public and private open space by 5%. The total private and public open space is calculated at 897sf, or 1,406 sf when the private space bonus is considered. That comes to 224 sf per unit, or 351 sf per unit including the private space bonus.
 - a. In addition to the increase in open space on site the units are also within a 10 minute walk (less than ½ mile) of three parks.
 - b. I checked the areas on the submitted plans and the totals were showing 105 sf less than what is actually provided. I have verified the areas on the revised submittal.
 - c. The private open space for the units is not paved. There is a 3 foot landing at the garage door (which is not counted in the open space calculations as it is not open to the sky) but the open space is intended to be left for the owner to plant or pave per their discretion.
 - d. Only the minimum paving for circulation is being proposed. The majority of the paving will be permeable to reduce runoff and create a more pedestrian / "old world sidewalk" feel as opposed to concrete or asphalt.
 - e. Trash bins will be the owner's responsibility and will be stored in the garages, mailboxes will also be placed at each tenant door or a common box may be located near the front drive if required by the post office.
- 3) Driveway Width
 - a. The dimension of 14'-5" on the site plan is showing the building setback, not the driveway width. The effective driveway width for the length of the site is 18' with the drive narrowing to 13'-8" as it passes the build-out at Unit 1. Our original submission had an 18' drive for the entire driveway but it was the opinion of planning department staff that it was more important for the front building façade to be more balanced as to be more consistent with the neighboring structures.



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Commercial Worship Planning Residential

- b. The plant graphics are only representative and show them as being wider than the actual plants will be. Cars will not have to drive through plants or over the planting strip. The actual plants proposed are not round bushes but rather were selected because they will grow vertically to help preserve privacy between the properties.
- 4) Shadows
 - a. The labels on the final submittal were incorrect. The times should read, from left to right: 9am, noon, and 3pm. The graphics shown are correct and calculated per the city standard. The revised documents are correctly labeled.
 - b. The shadow study shows the worst two cases of shading per year. On the Spring and Fall equinox the adjacent parcel would only have a shadow on any part of the wall starting at around 1:30pm. If requested I can provide an animation showing the sun path throughout a 24 hour period on the two equinoxes.
 - c. In an effort to mitigate the visual concerns the building is shifted as far from the property line as possible and planting is being provided to further screen the views.
 - d. The porch lights will be recessed down lights and site lighting will be designed to minimize visibility from neighboring properties.
- 5) CPTED - I agree that crime prevention through environmental design is a priority and it is something that we have considered from the very start of design. In reviewing the CPTED Security Handbook provided by the Oakland PD, the development will comply with fifteen of the twenty-two recommendations. Three of the remaining recommendations do not apply and the last four deal with ongoing maintenance which will be required in the CC&Rs.
 - a. The living spaces will have clear views down to the ground level. We purposely put the kitchens on the drive side of the units to aid in passive and active observation. Also, each unit will have a video monitor at the front door that will allow visibility from the kitchen and remote unlocking/locking of the door.
 - b. As mentioned above, the units are facing the driveway. Unit 1 also has its main entry facing the street so both areas will have active and passive observation.
 - c. Unit 1 has 6 eye level windows and one glass door facing the street. None of the windows are "false", the other 4 windows are above eye level. There are two eye level windows and a glass door in the living room, one at each stair landing, and one in the master bath. The owners will be able to monitor street activity throughout most of their normal daily activities. The total glazing represents 11% of the front wall area.
 - d. We would be willing to install a low (42") wrought iron fence along the front property line to help delineate the start of the private space.

We feel that we can reasonably accommodate all of the concerns noted in the appeal within the project as designed with the exception of putting all the windows and units facing the street. The property is too narrow to have more than one unit facing the street. We look forward to meeting with you at our hearing to discuss this further,

Timothy E. Alatorre, AIA, LEED AP
de Jesus and Alatorre Architects



DE JESU AND ASSOCIATES
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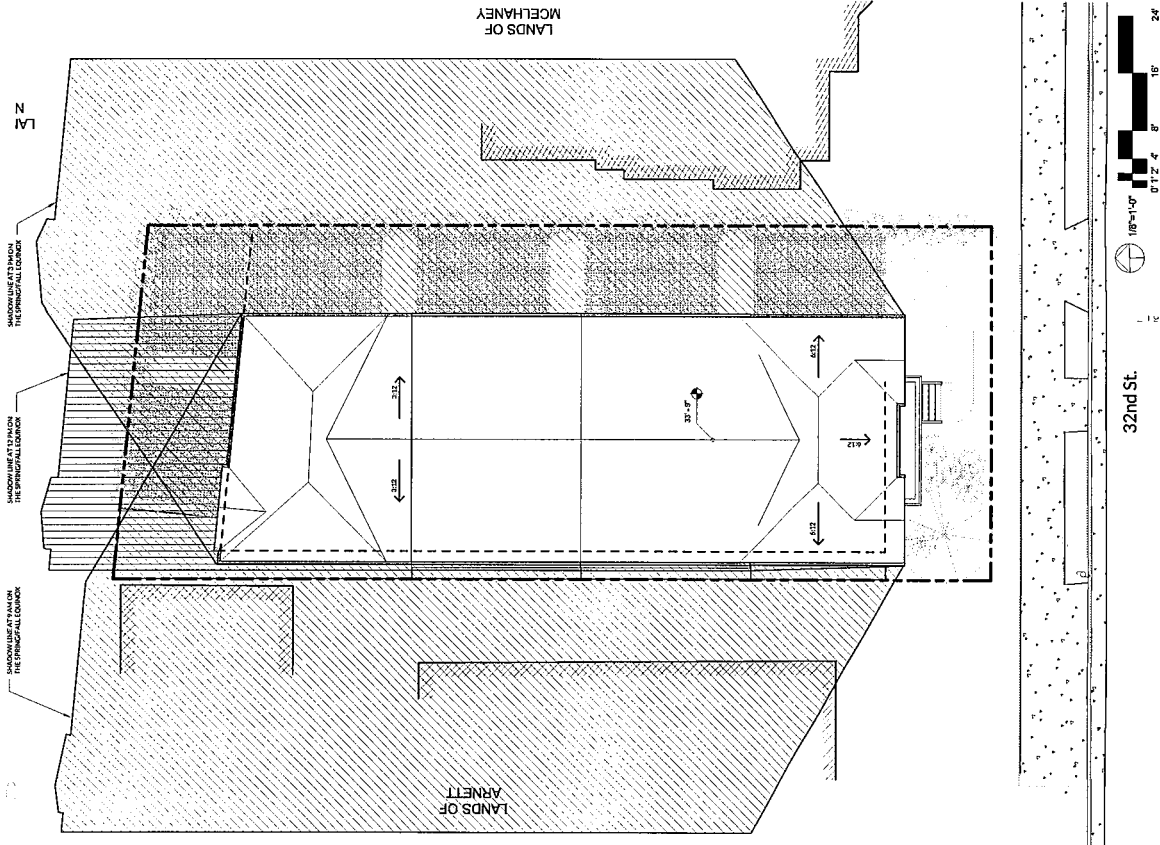
Scale

2013.11.15 Brecht 01
Proj. No. 2013.11.15 Brecht 01
Reviewed By: Checker

Notes/Revision: Schneider
No. Date Description

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SHADOW STUDY



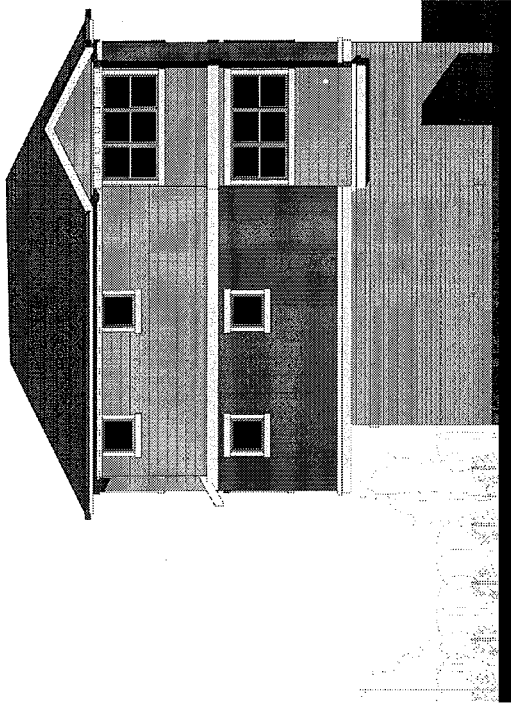
530 32nd Street LLC
2013.11.15 Brecht 01

530 32nd St.
Oakland, CA 94609
APN: 9-176-9

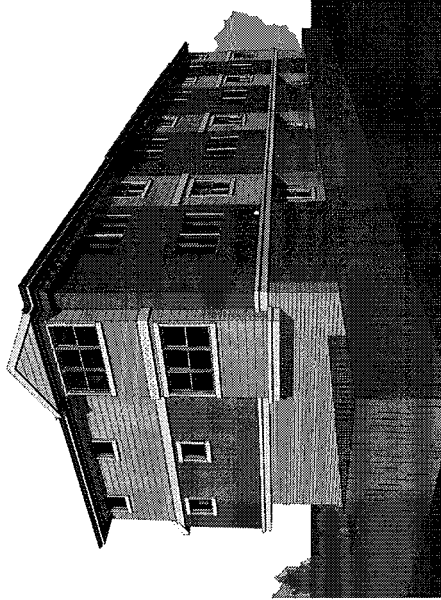


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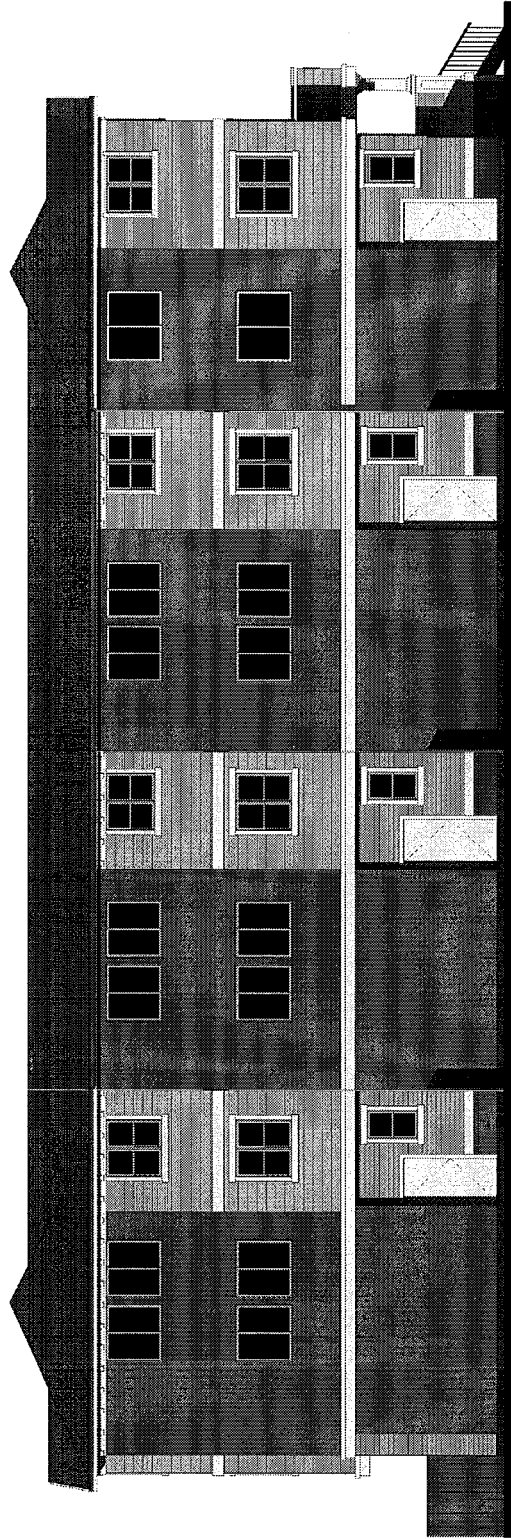
Scale



1 NORTH ELEVATION
SCALE: 1/4"=1'-0"



2 NW PERSPECTIVE
SCALE



3 WEST ELEVATION
SCALE: 1/4"=1'-0"

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ELEVATIONS



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Oakland, CA 94618
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Sheet

Plot No: 200-111-000-002
Drawn By: Architect
Reviewed By: Checker

Issue / Revision Schedule:
No. Date Description

Copyright Statement:
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ELEVATIONS

1 SOUTH ELEVATION (FRONT)
SCALE: 1/8"=1'-0"

MATERIAL LEGEND

- M1 - 8" LAP SIDING
- M2 - 4" LAP SIDING
- M3 - 6" SHANK
- M4 - STUCCO
- M5 - 2"X8" FACE BOARD
- M6 - 2X TRIM WITH DENTALS
- M7 - TYP. TRIM AND BELLY BAND
- M8 - ASPHALT SHINGLES
- M9 - 6" GSN GUTTER
- P1 - BENJAMIN MOORE - 1585 - WALES GRAY
- P2 - BENJAMIN MOORE - 1588 - GRAY PINK STRIPE
- P3 - BENJAMIN MOORE - OC-16 - WHITE DOVE
- P4 - GAF - TIMBERLINE COOL SERIES - ANTIQUE SLATE

2 SE PERSPECTIVE
SCALE

3 EAST ELEVATION
SCALE: 3/8"=1'-0"

530 32nd Street LLC
2013.11.15 Brecht 01

530 32nd St
Oakland, CA 94609
APN: 9-176-9



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Scale

Project No: 2013.11.15 Brecht 01
Drawing No: AC
Revised By: TNA

Issue/Revision Schedule:
No. Date Description

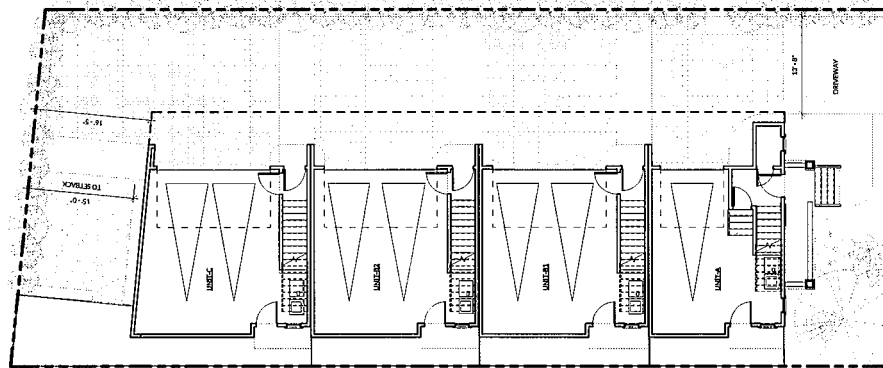
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FLOOR PLANS

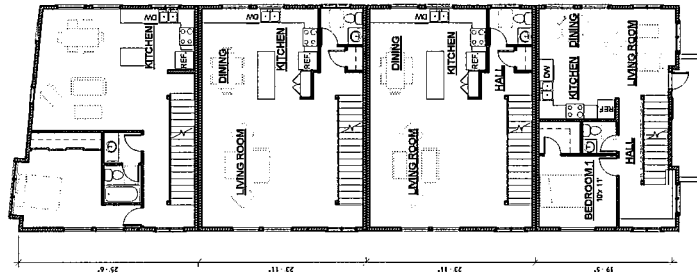
A2

PROJECT DATA

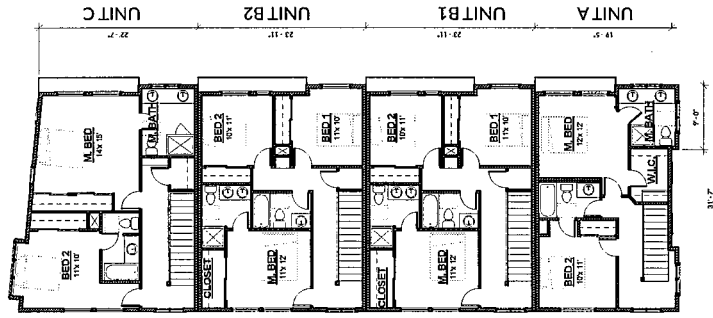
Plan Area Summary		Site Data	
UNIT A	287 SF	NET AREA	4,132 SF
GARAGE	82 SF	FAR ZONING/ALLOWED	7 PARKS
1ST FLOOR	500 SF	PERMITTED PROVIDED	3,579 SF
2ND FLOOR	128 SF	LOT COVERAGE	3,579 SF
UNIT B1	484 SF	LANDSCAPING	1,000 SF
GARAGE	82 SF	OUTSPACES/PARKING	1,000 SF
1ST FLOOR	402 SF		
2ND FLOOR	82 SF		
UNIT B2	484 SF		
GARAGE	82 SF		
1ST FLOOR	402 SF		
2ND FLOOR	82 SF		
UNIT C	500 SF		
GARAGE	82 SF		
1ST FLOOR	402 SF		
2ND FLOOR	82 SF		
UNIT D	500 SF		
GARAGE	82 SF		
1ST FLOOR	402 SF		
2ND FLOOR	82 SF		
Grand Total	7,000 SF		



1 LEVEL 1 - FLOOR PLAN
SCALE: 1/8"=1'-0"



2 LEVEL 2 - FLOOR PLAN
SCALE: 1/8"=1'-0"



3 LEVEL 3 - FLOOR PLAN
SCALE: 1/8"=1'-0"

530 32nd Street LLC
2013.11.15 Brecht 01

530 32nd St.
Oakland, CA 94609
APN: 9-176-9



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Scale

Proj. No. 2013.11.15 Brecht 01
Drawn By: [Name]
Reviewed By: [Name]
Client/Project: [Name]
No. Date: [Date]

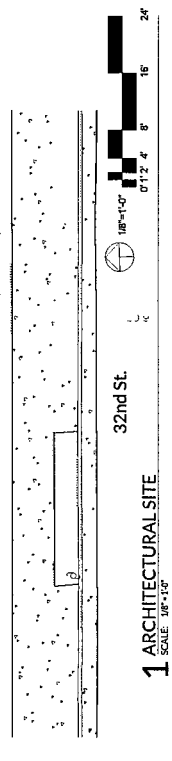
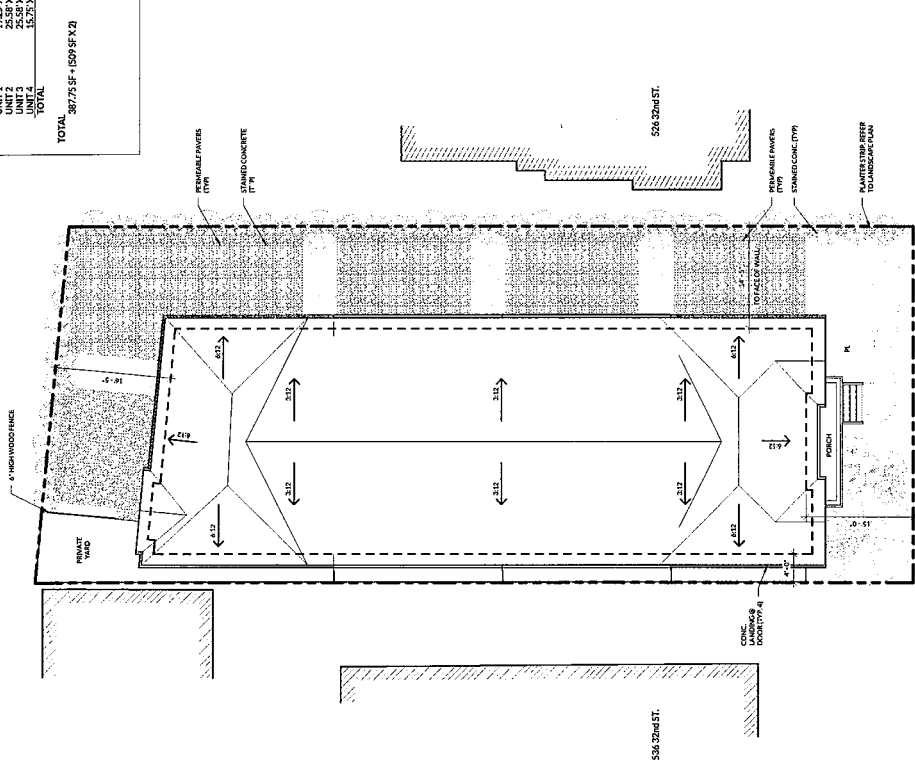
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COVER SHEET / SITE
PLAN

A1

OPEN SPACE CALCULATIONS

PUBLIC SPACE (BACK OF SITE)	14.5' X 22.5'	327.75 SF
PRIVATE SPACE		
UNIT 1	15.5' X 4'	77.5 SF
UNIT 2	25.5' X 4'	102 SF
UNIT 3	25.5' X 4'	102 SF
UNIT 4	15.5' X 4'	77.5 SF
TOTAL	15.75' X 4' + 14.5' X 12'	509 SF
TOTAL	307.75 SF + 1509 SF X 2	1,400 SF



PROJECT INFORMATION	INDEX OF DRAWINGS	VICINITY MAP
<p>PROJECT SUMMARY: FOUR UNIT RESIDENTIAL DEVELOPMENT ON VACANT LOT. NOTE: LOT PREVIOUSLY HAD A SINGLE FAMILY HOME WHICH WAS DEMOLISHED DUE TO STRUCTURAL FAILURES.</p> <p>SITE AREA: 14,500 SQ. FT. OCCUPANCY: SINGLE FAMILY CONSTRUCTION TYPE: NOV. 8 NUMBER OF STORIES: ONE (8) BUILDING HEIGHT: 30'-0"</p>	<p>A1 COVER SHEET / SITE PLAN A2 FLOOR PLANS A3 ELEVATIONS A4 ELEVATIONS A5 SHADOW STUDY C1 SITE SURVEY L1 LANDSCAPE PLAN</p>	
<p>OWNER: 530 32nd STREET LLC PHONE: (510) 728-1511 CONTACT: Bob Brecht EMAIL: bob@brecht.com</p> <p>ARCHITECT: DE JEUS AND ALATORRE ARCHITECTS, INC. 4415 COWELL RD., SUITE 220 OAKLAND, CA 94618 PHONE: (888) 352-7271 x102 CONTACT: Dan Alatorre EMAIL: dan@deja-arc.com</p>		

Todd, Amber

From: Brenyah-Addow, Maurice
Sent: Tuesday, February 17, 2015 1:59 PM
To: Todd, Amber
Subject: FW: 530 32nd Street- appeal hearing reschedule request

Maurice Brenyah-Addow, MBA Planner III | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114
| Oakland, CA 94612 | Phone: (510)238-6342 | Fax: (510) 238-4730 | Email: mbrenyah@oaklandnet.com | Website:
www.oaklandnet.com/planning

From: Tim Alatorre [<mailto:tim@djaarc.com>]
Sent: Wednesday, June 25, 2014 4:47 PM
To: Bob Brecht
Cc: Miller, Scott; Brenyah-Addow, Maurice; Chan, Sanford; Derdak, Shane
Subject: Re: 530 32nd Street- appeal hearing reschedule request

Scott,

I'm also going to be gone for the 4th of July holiday but we've known about this hearing for well over a month so we've planned our trip accordingly. Our firm as well as our consultants have planned for this hearing and for the anticipated work that will start right after the meeting, either to proceed with Construction Documents or revise the design. To request a delay one week out is highly inconvenient and inconsiderate and will result in additional costs for us and Bob. I think it's in the best interest of all parties to have resolution to this appeal as quickly as possible.

Tim Alatorre, Architect, AIA, LEED AP BD+C
(m) 805 215 5846



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Concord California 94518

de Jesus and Alatorre Architects - Architecture - Planning - Design

On Wed, Jun 25, 2014 at 4:45 PM, <rbrecht@comcast.net> wrote:

Scott and Maurice, I've cancelled going to my nieces wedding in San Diego on Friday the 4th so I could attend this hearing. I no longer have the opportunity to go as she had to set the head count for her caterer. I find it extremely hard to believe we didn't all plan our schedules for this. This appears to be another stall tactic on the council woman's part. She also states that she's representing the neighborhood, can you please clarify again who she is representing. I want the hearing scheduled as planned. I have holding costs on this property so time is money. I believe this also impacts my architectural and structural team as well. Ill have Tim comment on that Thanks Bob

----- Original Message -----

From: Scott Miller <SMiller@oaklandnet.com>
To: rbrecht@comcast.net, tim@djaarc.com
Cc: Maurice Brenyah-Addow <Brenyah-Addow@oaklandnet.com>
Sent: Wed, 25 Jun 2014 23:24:39 -0000 (UTC)
Subject: RE: 530 32nd Street- appeal hearing reschedule request

Good afternoon, Bob and Tim. Please see the Appellant's request for a 1-month delay in hearing of their Appeal. Staff has a policy of granting such 1st time requests, for reasonable cause. In this case, the holiday week (July 4th) seems a reasonable holiday-week scheduling issue (although earlier notice of such conflict would have been appreciated). Please let me know of any critical project-related deadlines that are affected by this delay. Thank you.

Scott

Scott Miller, Zoning Manager | Bureau of Planning | 250 Frank H. Ogawa Plaza, Suite 2114 | Oakland, CA 94612 | Phone: (510) 238-2235 | Fax: (510) 238-4730 | Email: smiller@oaklandnet.com | Website: www.oaklandnet.com/planning

From: Tanya Boyce [<mailto:affirmplus@gmail.com>]
Sent: Wednesday, June 25, 2014 2:15 PM
To: Miller, Scott; Brenyah-Addow, Maurice
Cc: Lynette Gibson McElhaney, Executive Director; Clarence McElhaney, Jr.
Subject: 530 32nd Street- appeal hearing reschedule request

Scott and Maurice,

On behalf of my clients and the neighbors supporting this appeal I am requesting a one month continuance of the appeal hearing scheduled for July 2, 2014. My clients, the McElhaney's and one of the other main opponents, will be out of town for the 4th of July Holiday.

Since this appeal was submitted in April, they did not anticipate this hearing would impact their holiday plans. As such, I'm hopeful you will accommodate this request to reschedule the meeting so the neighbors can have their voices heard.

Please confirm your receipt of this request.

Thank you,

Tanya Boyce

Todd, Amber

From: Brenyah-Addow, Maurice
Sent: Tuesday, February 17, 2015 2:01 PM
To: Todd, Amber
Subject: FW: 530 32nd project

Maurice Brenyah-Addow, MBA Planner III | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114
| Oakland, CA 94612 | Phone: (510)238-6342 | Fax: (510) 238-4730 | Email: mbrenyah@oaklandnet.com | Website:
www.oaklandnet.com/planning

From: Sanford Chan [<mailto:sanford.mandalayrealty@gmail.com>]
Sent: Monday, June 30, 2014 3:43 PM
To: Tanya Boyce
Cc: Robert P Brecht; Miller, Scott; Brenyah-Addow, Maurice; Tim Alatorre
Subject: 530 32nd project

Dear Tanya,

We would like to move forward with our project. Oakland is in dire need of new housing and the reality is that new apartments and condos are being built on single family lots there everyday. It is self serving and socially irresponsible for the McElhaney's to take the NIMB approach. I believe we have designed beautiful and functional homes that appeal to a wide range of residents.

I spoke with Lee and Lauren O'Cherry yesterday and they said they have no opposition to our project and know of no others that do besides the McElhaney's. In fact, they have never even received a copy of the appeal from you. They like our project for a number of reasons including the fact that it has seven parking spaces as opposed to your proposal which has only four. Every neighbor I spoke with is concerned with the already limited amount of parking and welcome our project with ample parking. Garage parking is much safer for residents as they are able to access their vehicles 24/7 within the safety of their garages. Your plan is inherently unsafe as it creates a space for potential criminals to hide between the two buildings. Your proposal, sadly, only allows for four uncovered spaces which require residents to back out of a long driveway creating a dangerous environment for kids, residents and pedestrians alike. Not to mention the difficulty of backing out of a long narrow driveway.

I have personally visited the neighborhood four times to talk with the neighbors and have found only the McElhaney's opposed to our design.

I have also reviewed your appeal. The 'front facade' that you provided is really the front facade of the rear building. I find it misrepresents your project. Kindly send me the elevations of the front structure on 32nd Street.

We have made major compromises including downsizing from five units to four. We have reached out to the neighbors to get their input and have revised the plans ten times. I really would like to know what your motives are as we are trying to improve the neighborhood with a beautiful new owner occupied project.

We respectfully request a neighborhood meeting with the neighbors, you, the McElhaney's and the other 'main opponent' that you represent. I would also like to know who the other 'main opponent' is that you represent. Please advise.

Sincerely,

Sanford Chan, Realtor
Mandalay Realty
925-895-3777 cell
CA BRE #00788490

Todd, Amber

From: Brenyah-Addow, Maurice
Sent: Tuesday, February 17, 2015 2:02 PM
To: Todd, Amber
Subject: FW: 530 32nd Street- appeal hearing reschedule request

Maurice Brenyah-Addow, MBA Planner III | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114
| Oakland, CA 94612 | Phone: (510)238-6342 | Fax: (510) 238-4730 | Email: mbrenyah@oaklandnet.com | Website:
www.oaklandnet.com/planning

From: Tim Alatorre [<mailto:tim@djaarc.com>]
Sent: Monday, June 30, 2014 4:52 PM
To: Miller, Scott
Cc: Brenyah-Addow, Maurice; Chan, Sanford; Bob Brecht; Derdak, Shane
Subject: Re: 530 32nd Street- appeal hearing reschedule request

Scott,

Can you confirm the date and time of the appeal hearing. Looking at the revised agenda for Wednesday it looks like our item was pulled.

Tim Alatorre, Architect, AIA, LEED AP BD+C
(m) 805 215 5846



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On Wed, Jun 25, 2014 at 4:47 PM, Tim Alatorre <tim@djaarc.com> wrote:
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From: Tanya Boyce [<mailto:affirmplus@gmail.com>]

Sent: Wednesday, June 25, 2014 2:15 PM

To: Miller, Scott; Brenyah-Addow, Maurice

Cc: Lynette Gibson McElhaney, Executive Director; Clarence McElhaney, Jr.

Subject: 530 32nd Street- appeal hearing reschedule request

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Todd, Amber

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Sent: Tuesday, February 17, 2015 2:02 PM
To: Todd, Amber
Subject: FW: 530 32nd project

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www.oaklandnet.com/planning

From: Tanya Boyce [<mailto:affirmplus@gmail.com>]
Sent: Monday, June 30, 2014 10:34 PM
To: Sanford Chan
Cc: Miller, Scott; Tim Alatorre; Brenyah-Addow, Maurice; Bob Brecht; Clarence McElhaney, Jr.; Lynette Gibson; Lynette Gibson McElhaney, Executive Director
Subject: Re: 530 32nd project

Mr. Chan-

I am quite surprised and offended by your assertions.

Self serving, irresponsible, nimby- are all salacious and insulting terms which I find personally offensive.

I met with Mrs Cherry personally and if she has told you she has no objections, that is the opposite of what she said to me. I will not say you are lying, I'll just say, we will see what she has to say the day of the hearing.

I submitted the appeal on April 14th.

For some reason, staff failed to schedule the hearing until 3 months later on a holiday. That simply does not work.

If you truly believe your building is safe and CPTED compliant, then you should have no problem.

You say you reviewed my appeal.

Some of the points I make are about errors on your plan. (Incorrect shadow study, incorrect circulation plan etc), I have never been presented with corrections.

Please provide a set of accurate plans for my review.

You challenge the fact that the example I gave you makes for a safer site plan. I can actually PROVE that it does. How you ask? Wait and see.

As far as sending you my plans, I might have been willing to do that a month ago when I thought we could compromise. Now that I understand, you are unwilling to a) get rid of podium parking or b) address the issue of

private/public connectivity (which is all I ever asked- the design to accomplish that is up to you.)
I need not send you anything.

We are past the point of negotiations.

Instead, I will focus on building my appeal.

Personally, I wish we were meeting tomorrow. I can not wait to make my point.

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Best regards,

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Sanford Chan, Realtor
Mandalay Realty
925-895-3777 cell
CA BRE #00788490

Todd, Amber

From: Brenyah-Addow, Maurice
Sent: Tuesday, February 17, 2015 2:02 PM
To: Todd, Amber
Subject: FW: 530 32nd project

Maurice Brenyah-Addow, MBA Planner III | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114
| Oakland, CA 94612 | Phone: (510)238-6342 | Fax: (510) 238-4730 | Email: mbrenyah@oaklandnet.com | Website:
www.oaklandnet.com/planning

From: tim@djaarc.com [mailto:tim@djaarc.com] **On Behalf Of** Tim Alatorre
Sent: Monday, June 30, 2014 11:30 PM
To: Tanya Boyce
Cc: Sanford Chan; Miller, Scott; Brenyah-Addow, Maurice; Bob Brecht; Clarence McElhaney, Jr.; Lynette Gibson; Lynette Gibson McElhaney, Executive Director; Flynn, Rachel
Subject: Re: 530 32nd project

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Tim Alatorre, Architect, AIA, LEED AP BD+C
(m) 805 215 5846



dja-arc.com
(888) dJA-ARC1
4415 Cowell Road, Suite 230
Concord California 94518

de Jesus and Alatorre Architects - Architecture - Planning - Design

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CA BRE #00788490

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Sent: Tuesday, February 17, 2015 2:02 PM
To: Todd, Amber
Subject: FW: 530 32nd project

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| Oakland, CA 94612 | Phone: (510)238-6342 | Fax: (510) 238-4730 | Email: mbrenyah@oaklandnet.com | Website:
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From: Tanya Boyce [<mailto:affirmplus@gmail.com>]
Sent: Tuesday, July 01, 2014 12:18 AM
To: Tim Alatorre
Cc: Lynette Gibson McElhaney, Executive Director; Brenyah-Addow, Maurice; Clarence McElhaney, Jr.; Miller, Scott;
Lynette Gibson; Bob Brecht; Sanford Chan; Flynn, Rachel
Subject: Re: 530 32nd project

Tim-

I know that you have changed your plans, however, I do not see where you have compromised with me. Add garages and/or removing one unit did not address the issues I raised in the appeal.

The issues I have raised are:

- A) podium parking
- B) front facing entry's
- C) increased public private connectivity

How can I work with you if you flatly reject these as issues to be addressed and continue to focus on unit count and parking? Obviously there is no compromise, you just want me to get them to concede. That is not going to happen. I have won much weaker cases than this (on both sides) without staff support.

The design I shared was just an idea, an illustration that four forward facing units is possible. It was never meant to be a replacement design.

I am not a designer. I am (not claiming to be) a Planner.

Your team suggests it is impossible to have any forward facing development except a single family home. How is that a willingness to compromise? As I mentioned, I never received any plans with the errors I pointed out corrected. This also feels like total disregard for the points of my appeal.

I am glad you are (falsely) confident you will prevail. Life is too short to be worried for weeks.

If you are willing to address MY points I am more than willing to meet.

If you will not address my points, then let's not waste time that could be better utilized preparing for the rumble.

Respectfully yours,

Tanya Boyce

On Jun 30, 2014 11:30 PM, "Tim Alatorre" <tim@dja-arc.com> wrote:
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CA BRE #00788490

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From: Brenyah-Addow, Maurice
Sent: Tuesday, February 17, 2015 2:03 PM
To: Todd, Amber
Subject: FW: 530 32nd project

Maurice Brenyah-Addow, MBA Planner III | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114
| Oakland, CA 94612 | Phone: (510)238-6342 | Fax: (510) 238-4730 | Email: mbrenyah@oaklandnet.com | Website:
www.oaklandnet.com/planning

From: rbrecht@comcast.net [mailto:rbrecht@comcast.net]
Sent: Tuesday, July 01, 2014 8:10 AM
To: Tanya Boyce
Cc: Sanford Chan; Miller, Scott; Tim Alatorre; Brenyah-Addow, Maurice; Clarence McElhaney, Jr.; Lynette Gibson; Lynette Gibson McElhaney, Executive Director
Subject: Re: 530 32nd project

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Cc: smiller@oaklandnet.com, Tim Alatorre <tim@dja-arc.com>, Maurice Brenyah-Addow <brenyah-addow@oaklandnet.com>, Bob Brecht <rbrecht@comcast.net>, Clarence McElhaney, Jr. <camcelhaney@comcast.net>, Lynette Gibson <mslynettegibson@yahoo.com>, Lynette Gibson McElhaney, Executive Director <Lynette@eastbaynhs.org>
Sent: Tue, 01 Jul 2014 05:34:18 -0000 (UTC)
Subject: Re: 530 32nd project

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To: Bob Brecht
Cc: Sanford Chan; Miller, Scott; Tim Alatorre; Brenyah-Addow, Maurice; Clarence McElhaney, Jr.; Lynette Gibson; Lynette Gibson McElhaney, Executive Director
Subject: Re: 530 32nd project

Bob-

As I have said, your team has completely ignored the appeal. It is clear you and your team want to circumvent the issues outlined in my appeal and your stance is- you have addresses other issues brought to your attention by other people and therefore you do not need to address the issues outlined in my appeal

- A) podium parking
- B) forward facing entries
- C) public/private connectivity.

I have no problem meeting with the neighbors together in a group- any neighbor who doesn't understand the point I am making- definitely will by the end of the meeting. However, as I have said, if you are not prepared to actually address the issues outlined in my appeal, then meeting with the neighbors is a mute point.

You can not convince me or the Councilwoman that the **crime prevention through environmental design principles** that your design violates are not important on this block. If I can not convince you or staff that they are- then I will focus my time on gathering and presenting the data to convincing the commission. Crime (just like climate change) in Oakland needs everyone's attention including that of the design and development professional community. The data speaks for itself.

Those who are just passing through, not spending their days and nights on our streets- can not be expecting to completely understand. Those of us who feel what is going on in the street on a daily basis have a different perspective. That is why (unlike staff) Council members and Planning Commissioners are required to (currently) live here.

If you want to schedule something, give me a call.

Regards,

Tanya

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<camcelhaney@comcast.net>, Lynette Gibson <mslynettegibson@yahoo.com>, Lynette Gibson McElhaney, Executive Director <Lynette@eastbaynhs.org>

Sent: Tue, 01 Jul 2014 05:34:18 -0000 (UTC)

Subject: Re: 530 32nd project

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925-895-3777 cell
CA BRE #00788490

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From: Brenyah-Addow, Maurice
Sent: Tuesday, February 17, 2015 2:07 PM
To: Todd, Amber
Subject: FW: 530 32nd project

Maurice Brenyah-Addow, MBA Planner III | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114
| Oakland, CA 94612 | Phone: (510)238-6342 | Fax: (510) 238-4730 | Email: mbrenyah@oaklandnet.com | Website:
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From: rbrecht@comcast.net [mailto:rbrecht@comcast.net]
Sent: Wednesday, July 02, 2014 7:55 AM
To: Tanya Boyce
Cc: Sanford Chan; Miller, Scott; Tim Alatorre; Brenyah-Addow, Maurice; Clarence McElhaney, Jr.; Lynette Gibson; Lynette Gibson McElhaney, Executive Director
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Tanya this is Bob responding. I want to clarify a few points. I was born in Alta Bates hospital on August 9th 1960 to Jack and Fran Brecht, not more than 250 yards from our property. My brothers and my nephew were all born there as well. Carpet Baggers? You say we haven't compromised. We have talked with the neighbors several times. They all have said 2 things, they don't want any more rental units, (thanks to the 2 HUD buildings) they also are concerned about the huge parking problem on the street. Your clients husband told me directly that he'd support a 4 unit project if it contained more parking. He explained to me, that every family has more than 1 car. I agreed with his logic and went to 2 car garages in 3 of the units. Which is why I told my architect to redesign it down to 4 units. (not a compromise?) Tanya, I think the best thing we can do for the neighborhood is have a meeting at the site. Lets let the neighbors way in in person. This was suggested by the O cherry's. Isn't that grass root politics at its core. I can't believe a council woman representing the neighborhood would be opposed to letting her constituents way on this very sensitive matter. **Again, lets have a meeting at the site and lets hear what the neighbors have to say.** We have shown them your renderings, which is why Sanford felt compelled to send his email. Lets show both of our proposals and let the neighbors speak to us

directly. We can then walk away from that meeting with a clear consensus of what benefits all who live there. If you can't agree to let the neighbors weigh in, then obviously you and Lynn have your own agenda for her constituents. Regards Bob

----- Original Message -----

From: Tanya Boyce <affirmplus@gmail.com>

To: Sanford Chan <sanford.mandalayrealty@gmail.com>

Cc: smiller@oaklandnet.com, Tim Alatorre <tim@dja-arc.com>, Maurice Brenyah-Addow <brenyah-addow@oaklandnet.com>, Bob Brecht <rbrecht@comcast.net>, Clarence McElhaney, Jr. <camcelhaney@comcast.net>, Lynette Gibson <mslynettegibson@yahoo.com>, Lynette Gibson McElhaney, Executive Director <Lynette@eastbaynhs.org>

Sent: Tue, 01 Jul 2014 05:34:18 -0000 (UTC)

Subject: Re: 530 32nd project

Mr. Chan-

I am quite surprised and offended by your assertions.

Self serving, irresponsible, nimby- are all salacious and insulting terms which I find personally offensive.

I met with Mrs Cherry personally and if she has told you she has no objections, that is the opposite of what she said to me. I will not say you are lying, I'll just say, we will see what she has to say the day of the hearing.

I submitted the appeal on April 14th.

For some reason, staff failed to schedule the hearing until 3 months later on a holiday. That simply does not work.

If you truly believe your building is safe and CPTED compliant, then you should have no problem.

You say you reviewed my appeal.

Some of the points I make are about errors on your plan. (Incorrect shadow study, incorrect circulation plan etc), I have never been presented with corrections.

Please provide a set of accurate plans for my review.

You challenge the fact that the example I gave you makes for a safer site plan. I can actually PROVE that it does. How you ask? Wait and see.

As far as sending you my plans, I might have been willing to do that a month ago when I thought we could compromise. Now that I understand, you are unwilling to a) get rid of podium parking or b) address the issue of private/public connectivity (which is all I ever asked- the design to accomplish that is up to you.)

I need not send you anything.

We are past the point of negotiations.

Instead, I will focus on building my appeal.

Personally, I wish we were meeting tomorrow. I can not wait to make my point.

After I win, and you are directed to go back to the drawing board with the issues I clarify in mind, I will be happy to sit down with you and staff and help you redesign at that time.

Until then, I have nothing else to say.

See you at the hearing.

Best regards,

Tanya Boyce

PS- I love the fact that you think you know what Oakland needs.

Which part of Oakland are you from?

North, west, east???

Not from here? Oh.. ok - that must be how you know what we need. You sound like the very reason I decided to get a Master's in Urban Planning. Oakland has development and developers who get it. Oakland is not dumping ground for cheap buildings that turn their backs to our streets. We don't need carpet baggers developers colluding with carpet bagger staff to shove poorly planned projects down our throats. Ask Kaiser about that. Your audacity is absolutely adorable.

August 6, 2014- we will see.

On Jun 30, 2014 3:42 PM, "Sanford Chan" <sanford.mandalayrealty@gmail.com> wrote:
Dear Tanya,

We would like to move forward with our project. Oakland is in dire need of new housing and the reality is that new apartments and condos are being built on single family lots there everyday. It is self serving and socially irresponsible for the McElhaney's to take the NIMB approach. I believe we have designed beautiful and functional homes that appeal to a wide range of residents.

I spoke with Lee and Lauren O'Cherry yesterday and they said they have no opposition to our project and know of no others that do besides the McElhaney's. In fact, they have never even received a copy of the appeal from you. They like our project for a number of reasons including the fact that it has seven parking spaces as opposed to your proposal which has only four. Every neighbor I spoke with is concerned with the already limited amount of parking and welcome our project with ample parking. Garage parking is much safer for residents as they are able to access their vehicles 24/7 within the safety of their garages. Your plan is inherently unsafe as it creates a space for potential criminals to hide between the two buildings. Your proposal, sadly, only allows for four uncovered spaces which require residents to back out of a long driveway creating a dangerous environment for kids, residents and pedestrians alike. Not to mention the difficulty of backing out of a long narrow driveway.

I have personally visited the neighborhood four times to talk with the neighbors and have found only the McElhaney's opposed to our design.

I have also reviewed your appeal. The 'front facade' that you provided is really the front facade of the rear building. I find it misrepresents your project. Kindly send me the elevations of the front structure on 32nd Street.

We have made major compromises including downsizing from five units to four. We have reached out to the neighbors to get their input and have revised the plans ten times. I really would like to know what your motives are as we are trying to improve the neighborhood with a beautiful new owner occupied project.

We respectfully request a neighborhood meeting with the neighbors, you, the McElhaneys and the other 'main opponent' that you represent. I would also like to know who the other 'main opponent' is that you represent. Please advise.

Sincerely,

Sanford Chan, Realtor

Mandalay Realty

925-895-3777 cell

CA BRE #00788490

Todd, Amber

From: Brenyah-Addow, Maurice
Sent: Tuesday, February 17, 2015 2:07 PM
To: Todd, Amber
Subject: FW: 530 32nd project

Maurice Brenyah-Addow, MBA Planner III | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114
| Oakland, CA 94612 | Phone: (510)238-6342 | Fax: (510) 238-4730 | Email: mbrenyah@oaklandnet.com | Website:
www.oaklandnet.com/planning

From: Lynette Gibson McElhaney [<mailto:lynette@eastbaynhs.org>]
Sent: Wednesday, July 02, 2014 1:43 PM
To: rbrecht@comcast.net; 'Tanya Boyce'
Cc: 'Sanford Chan'; Miller, Scott; 'Tim Alatorre'; Brenyah-Addow, Maurice; 'Clarence McElhaney, Jr.'; 'Lynette Gibson';
Lynette McElhaney
Subject: RE: 530 32nd project

Hello All:

Our objective is to see a development that maintains the historic integrity of the neighborhood and adds to neighborhood safety and aesthetic. The current proposal does not meet these criteria.

It is unfortunate that the staff did not help convene this meeting during the application period. Certainly that would have been the most cost effective and congenial time to come together. I know my husband and others had submitted early comments to the planning department via email that expressed a desire to meet with the developer very early on in the process.

There is no desire to obstruct a good project from being built. We are interested in seeing the lot developed. The home (and now the lot) has become a terrible source of blight with everything from prostitution to illegal dumping and a constant battle with overgrown weeds.

Unfortunately, my family will not be in town on the proposed date 7/12. It would be good if we could find a time to convene a meeting of the neighbors especially those who first alerted my husband to the proposed development. I will ask my husband to reach out to determine a date where a majority of those concerned can participate. I will let Ms. Boyce know if we are successful in that endeavor. That date will likely be the week of 7/27.

Kind regards, Lynette Gibson McElhaney

From: rbrecht@comcast.net [<mailto:rbrecht@comcast.net>]
Sent: Wednesday, July 02, 2014 8:17 AM
To: Tanya Boyce
Cc: Sanford Chan; smiller@oaklandnet.com; Tim Alatorre; Maurice Brenyah-Addow; Clarence McElhaney, Jr.; Lynette Gibson; Lynette McElhaney
Subject: Re: 530 32nd project

Tanya, you have made it perfectly clear that I can do no right. How would you like to go about setting up a neighborhood meeting? Of coarse your not available. Give me a game plan to set up a meeting with all who are affected by my project and I will follow your guidelines in doing so. When would your schedule allow for a meeting? Bob

----- Original Message -----

From: Tanya Boyce <affirmplus@gmail.com>

To: Bob Brecht <rbrecht@comcast.net>

Cc: Sanford Chan <sanford.mandalayrealty@gmail.com>, smiller@oaklandnet.com, Tim Alatorre <tim@dja-arc.com>, Maurice Brenyah-Addow <brenyah-addow@oaklandnet.com>, Clarence McElhaney, Jr. <camcelhaney@comcast.net>, Lynette Gibson <mslynettegibson@yahoo.com>, Lynette Gibson McElhaney, Executive Director <Lynette@eastbaynhs.org>

Sent: Wed, 02 Jul 2014 15:10:19 -0000 (UTC)

Subject: Re: 530 32nd project

A)- CPTED is NOT "my design principle"

B)- I did not agree to meet if you are not willing to compromise which you are not.

C)- I am not available next Saturday.

I have nothing derogatory to say about you either. The fact that you do not live here is not derogatory- it is a fact.

Sanford started this hostile tone, I merely responded in-kind.

If you don't like it- deal with your partner. There are many things I don't appreciate about this interaction including how you ignored my instructions about how we can set something up regarding a community meeting.

If you want to schedule something, you need to call.

I'm sure you have my number.

Regards,

Tanya

On Wed, Jul 2, 2014 at 7:54 AM, <rbrecht@comcast.net> wrote:

Im glad that you have agreed to a meeting. I will attempt to set it up for next Saturday the the 12th. Ill call the neighbors and find an acceptable time for all. To clarify, we disagree with your design principles and so do the neighbors we have spoken with. Again you can present your proposal to them and we will do the same. At that point we will have a neighborhood consensus. Lastly, can we keep this professional, I have said nothing derogatory towards you and would appreciate professional courtesy in return. Please keep that between you and Sanford Regards Bob

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Sent: Tue, 01 Jul 2014 17:42:07 -0000 (UTC)

Subject: Re: 530 32nd project

Bob-

As I have said, your team has completely ignored the appeal. It is clear you and your team want to circumvent the issues outlined in my appeal and your stance is- you have addresses other issues brought to your attention by other people and therefore you do not need to address the issues outlined in my appeal

A) podium parking

B) foward facing entries

C)public/private connectivity.

I have no problem meeting with the neighbors together in a group- any neighbor who doesn't understand the point I am making- definitely will by the end of the meeting. However, as I have said, if you are not prepared to actually address the issues outlined in my appeal, then meeting with the neighbors is a mute point.

You can not convince me or the Councilwoman that the **crime prevention through environmental design principles** that your design violates are not important on this block. If I can not convince you or staff that they are- then I will focus my time on gathering and presenting the data to convincing the commission. Crime (just like climate change) in Oakland needs everyone's attention including that of the design and development professional community. The data speaks for itself.

Those who are just passing through, not spending their days and nights on our streets- can not be expecting to completely understand. Those of us who feel what is going on in the street on a daily basis have a different perspective. That is why (unlike staff) Council members and Planning Commissioners are required to (currently) live here.

If you want to schedule something, give me a call.

Regards,

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