

Todd, Amber

From: Brenyah-Addow, Maurice
Sent: Tuesday, February 17, 2015 2:12 PM
To: Todd, Amber
Subject: FW: 530 32nd Street submittal

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, January 28, 2014 5:40 PM
To: Brenyah-Addow, Maurice
Subject: RE: 530 32nd Street submittal

Maurice , the council member is Lynette McElhaney. If she lives up to her mission statement on Oaklands web site I don't see a problem. I think it was a case of her husband being a little over emotional and over stating the influence of his wife. I did end the conversation with him saying that the building is good looking but just too many units, and again I informed him that it was legal to do 8 units. 1 lone decenter as of today. Bob

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

From: Maurice Brenyah-Addow
To: rbrecht@comcast.net
Sent: Wed, 22 Jan 2014 21:48:28 -0000 (UTC)
Subject: RE: 530 32nd Street submittal

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Sent: Wed, 22 Jan 2014 21:01:03 -0000 (UTC)
Subject: Re: Sketches

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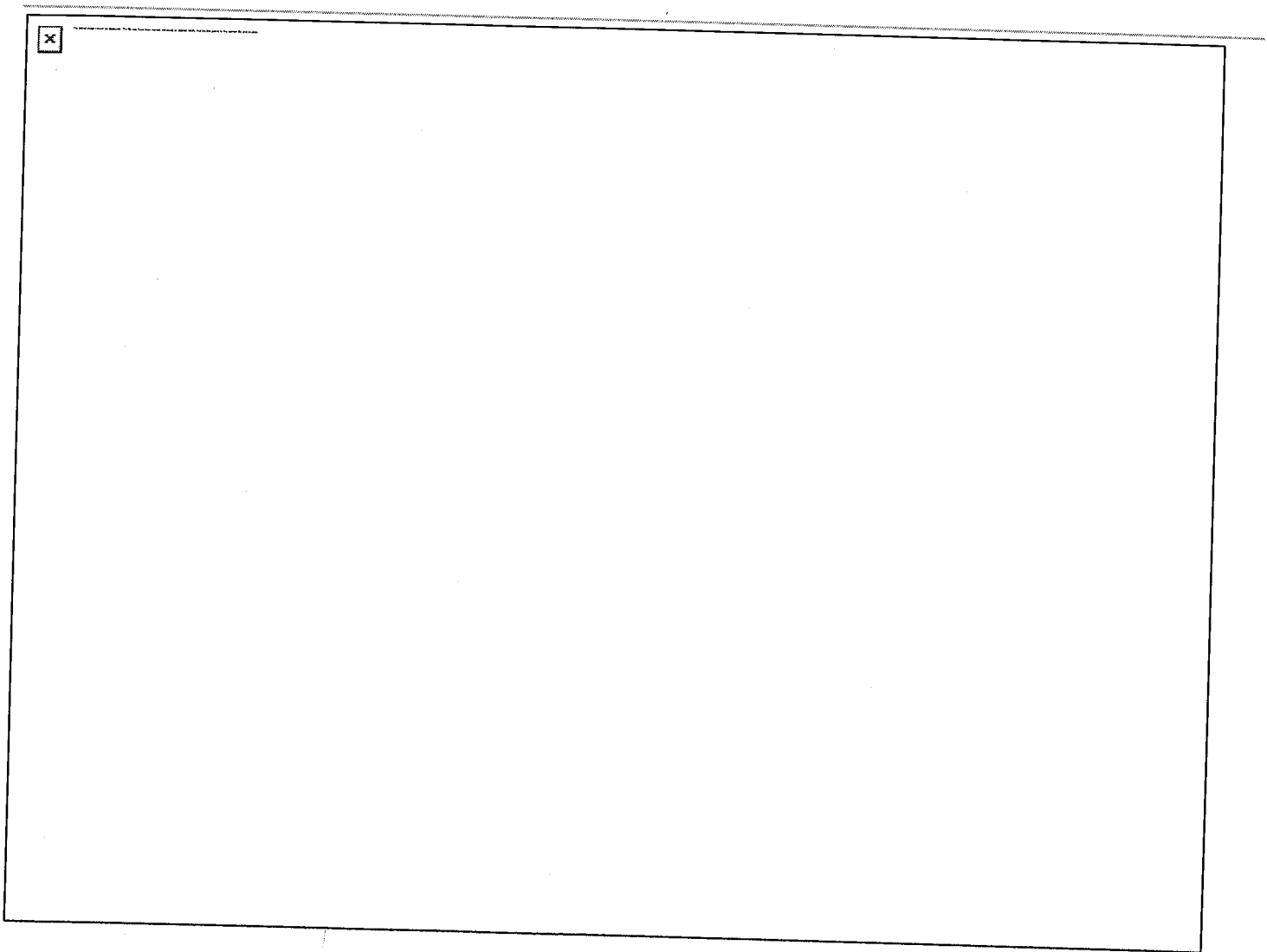
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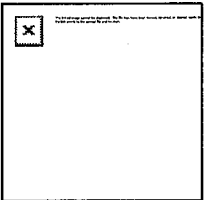
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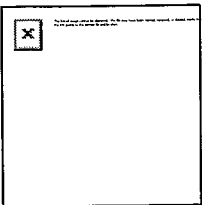
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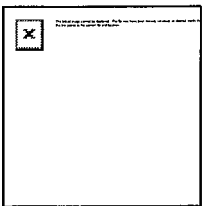
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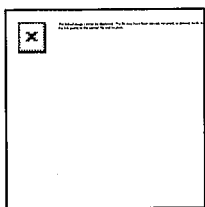
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From: rbrecht@comcast.net
Sent: Thursday, February 06, 2014 9:27 AM
To: Brenyah-Addow, Maurice
Subject: RE: 530 32nd Street submittal

Maurice, do you know which neighbor you are talking about

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

From: Maurice Brenyah-Addow
To: rbrecht@comcast.net
Cc: tim@dja-arc.com
Sent: Thu, 06 Feb 2014 17:20:48 -0000 (UTC)
Subject: RE: 530 32nd Street submittal

Hi Bob,

I can think of the Oakland Building Services, Fire Prevention Bureau, EBMUD, PGE, Department of Real Estate for the condos.

In the meantime, I have gotten enquiries from the gentleman next door you told me opposes the project. He vowed to fight the project and it is likely he will appeal it. It looks like privacy impacts may be an issue to address. It would be beneficial to reach out to him to find a compromise.

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From: rbrecht@comcast.net [mailto:rbrecht@comcast.net]
Sent: Thursday, February 06, 2014 8:46 AM
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On Tue, Jan 14, 2014 at 1:57 PM, Brenyah-Addow, Maurice <Brenyah-Addow@oaklandnet.com> wrote:

The height limit is 30 feet. My sketch is not intended to exceed that but if you are having difficulty with the height, let's discuss. Also square bays are OK.

From: tim@djaarc.com [mailto:tim@djaarc.com] **On Behalf Of** Tim Alatorre

Sent: Tuesday, January 14, 2014 1:51 PM
To: Brenyah-Addow, Maurice
Cc: Bob Brecht
Subject: Re: Sketches

Also, I forgot to mention that my interpretation of "bay window" was an angled bay. If the planning ordinance allows squared bays to encroach on the setback then that would be my preference.

Tim Alatorre, Architect, AIA, LEED AP BD+C

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On Tue, Jan 14, 2014 at 1:50 PM, Tim Alatorre <tim@dja-arc.com> wrote:

Maurice,

Both your options will take the height of the building over 30' at the side yard set back. It is my understanding that at the setback line we are limited to a 30' building height, can you please confirm what our maximum height is?

Thanks,

Tim Alatorre, Architect, AIA, LEED AP BD+C

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On Tue, Jan 14, 2014 at 12:12 PM, Brenyah-Addow, Maurice <Brenyah-Addow@oaklandnet.com> wrote:

Hi Tim and Bob,

I have attached the following sketches of two concepts derived from yours for your consideration.

The first one uses the rectangular bays at the front of the units and introduces a main central bay on the front elevation. It also introduces a grand flat or slightly sloped roof porch on the street elevation of the ground floor similar to the porch of the neighboring house to the right when facing the subject site. The columns and the other details can be a bit detailed to add visual interest.

The second option introduce a street-facing grand gable for the porch and applies small to all the bays to match.

In either case I think keeping a consistent bay configuration would be better than the current proposal where one side has a rectangular bay and the other side has the angled bays.

Finally apart from the corner bay at the rear elevation, the rest of the wall seem to have a huge blank wall. We should introduce some fenestration to break up that blankness.

We can discuss more if you need further clarification.

Thanks
-Maurice

