

Todd, Amber

From: Brenyah-Addow, Maurice
Sent: Tuesday, February 17, 2015 2:11 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: Wednesday, January 22, 2014 1:54 PM
To: Brenyah-Addow, Maurice
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Sent: Wed, 22 Jan 2014 21:01:03 -0000 (UTC)
Subject: Re: Sketches

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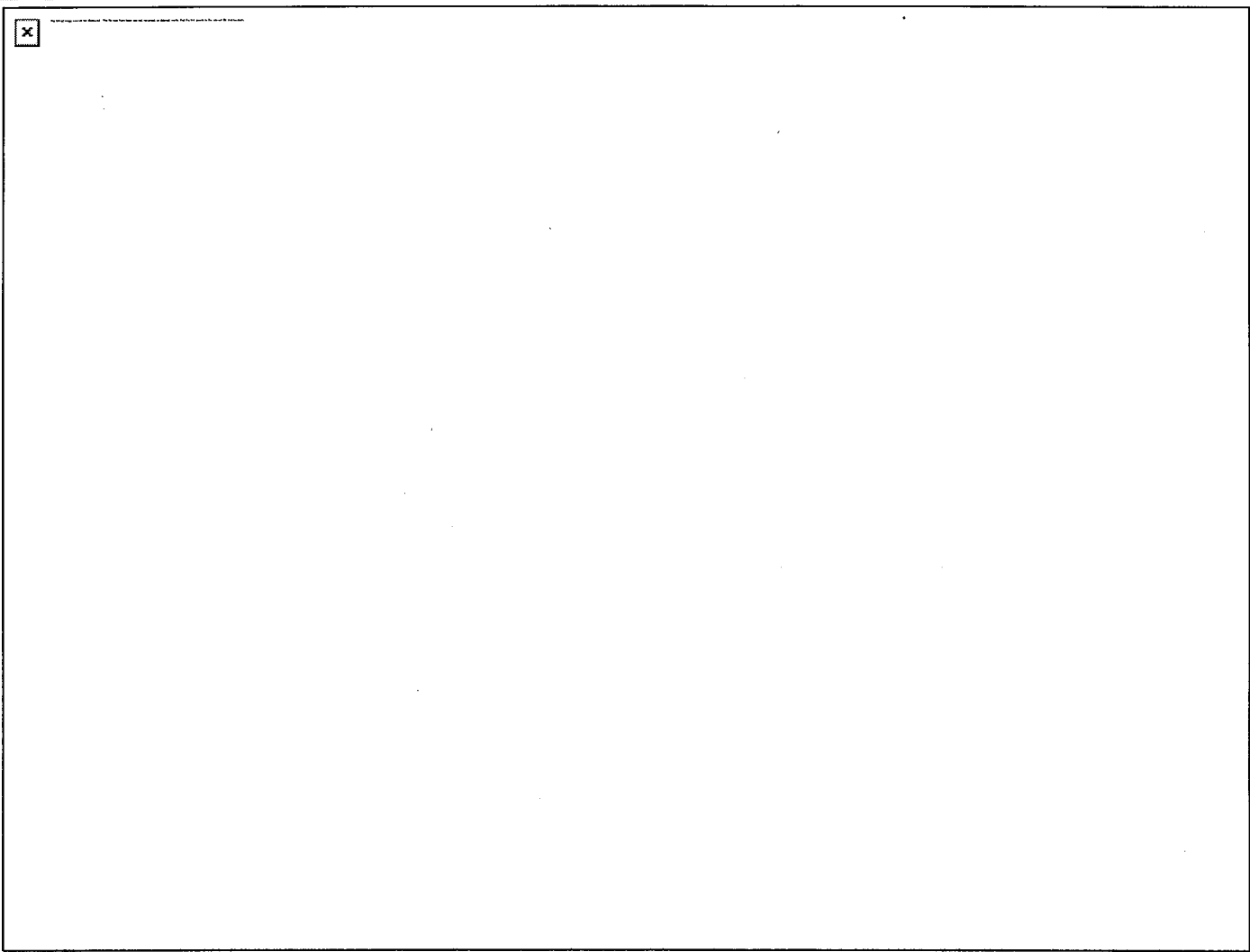
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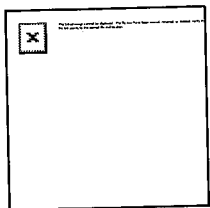


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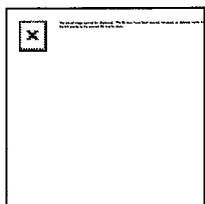
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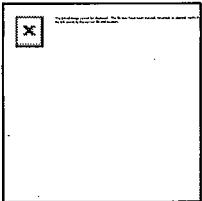
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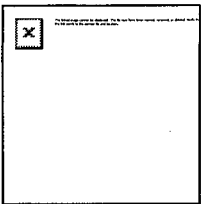
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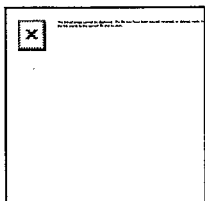
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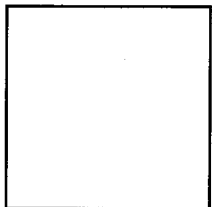
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Attachments: new doc.pdf

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Good afternoon Maurice and Tim. I went over to 32nd St. and met all the owner occupied neighbors today. I did not get any negative comments whatsoever. They were all thrilled that the building looks so nice and that it's going to be owner occupied. Maurice at this point I would like to publicize the project as quickly as you or we can get it done, as the neighbors are very excited to get rid of this eyesore of a vacant lot. Secondly Maurice, I was waiting for your interpretation of the shadow review. Once you approve it I need to get my structural engineer going. Obviously I would like to do that ASAP. Thanks in advance. Bob

PS I attached a copy of the letter as well as the elevations Tim created for me, for the neighbors review

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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.

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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

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: Robert Brecht [<mailto:rbrecht@comcast.net>]
Sent: Tuesday, January 28, 2014 5:16 PM
To: Brenyah-Addow, Maurice
Cc: <tim@dja-arc.com>
Subject: Re: 530 32nd Street submittal

Maurese I just want to keep you informed. I got one negative call back and it's the house directly to the right of me if you're standing in the street, I don't know the address. It was the husband and he claimed his wife is on the Oakland city Council. He said he would support 3 units not five. I let him know we have zoning for eight and we were keeping the project at a minimum as it was. So he threatened that his wife knows the whole city council blah blah blah blah. Your thoughts to moving forward? Bob

On Jan 22, 2014, at 2:07 PM, "Brenyah-Addow, Maurice" <Brenyah-Addow@oaklandnet.com> wrote:

I scheduled you for tomorrow at 10:30 am.

The amounts are almost correct. The Condo map amount is \$7065.16. Also there will be a \$50 (deposit) to that for your public notice (yellow sign we give you). You get that back after you return our yellow sign to us.

See you tomorrow.

Thanks
-Maurice

From: rbrecht@comcast.net [<mailto:rbrecht@comcast.net>]
Sent: Wednesday, January 22, 2014 1:54 PM
To: Brenyah-Addow, Maurice
Subject: RE: 530 32nd Street submittal

So the total is \$4509.68 and \$7065.68 minus \$917 and \$917. Let me know that I've got the formula for the amount correct. Again Tim has left several messages for an intake of our application and nobody has called him back. . Can you just schedule a time for us and we will show up at what ever time you make for us to submit our package. Thanks
In Advance 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

You don't need two checks. Just one should do for the total. The payee is the "City of Oakland"

From: rbrecht@comcast.net [<mailto:rbrecht@comcast.net>]
Sent: Wednesday, January 22, 2014 1:31 PM
To: Brenyah-Addow, Maurice
Subject: 530 32nd Street submittal

Good afternoon Maurice. Im looking for some help, as you can see from the email below my architect Tim has been calling the city to schedule and intake appointment for my project and he's been ending up on voice mail with no return call. Can I schedule an appointment through you, so I can formally get submitted. Secondly, I know I need 2 checks. Can you give me the payees and the amounts of each. Thanks In Advance Bob

----- Forwarded Message -----

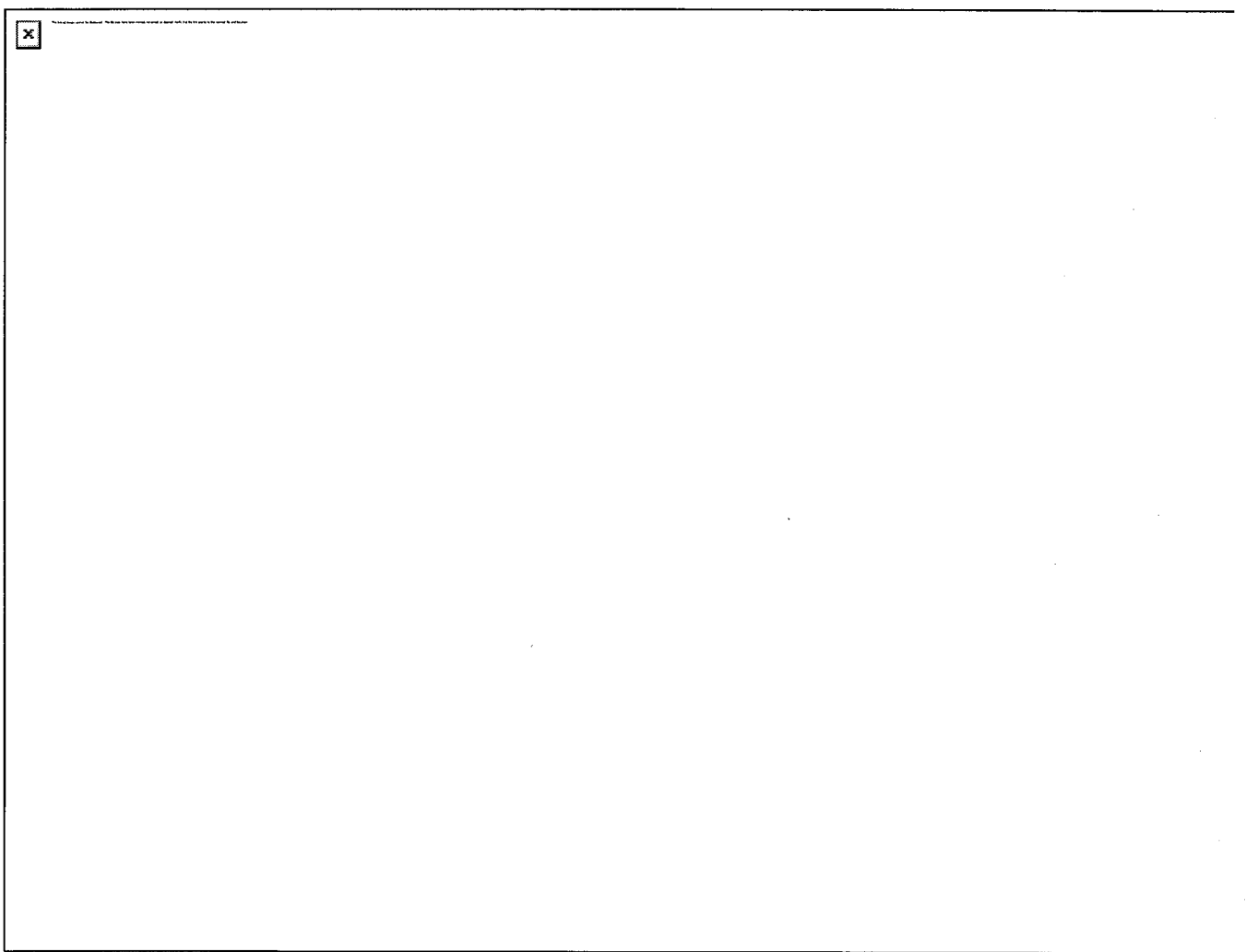
From: Tim Alatorre
To: Maurice Brenyah-Addow
Cc: Bob Brecht
Sent: Wed, 22 Jan 2014 21:01:03 -0000 (UTC)
Subject: Re: Sketches

Maurice,

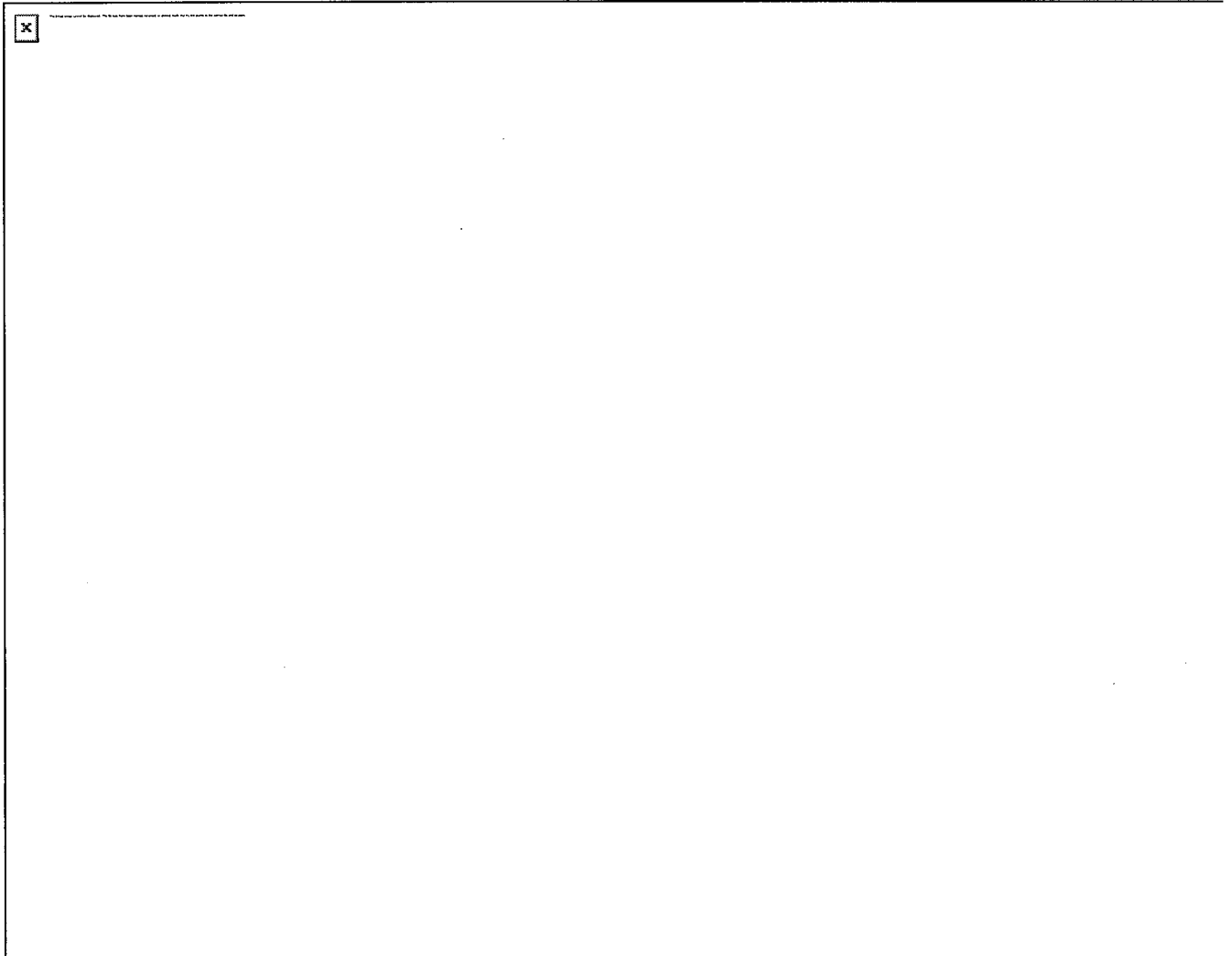
We've wrapped up our re-submittal package but have not been able to schedule an intake appointment. I've been calling the planning department since last Friday and haven't received a response yet. Can you assist us in scheduling an appointment?

I've attached the package that we will be submitting for your reference.

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

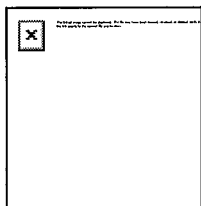


As our preferred solution I would like to propose the same basic visual concept as above but instead of using a recess on the upper two floors just using a material change as shown below. The remaining three elevations remain the same as what you have seen previously. I have attached an updated site plan for your reference as well.



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

(m) 805 215 5846



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On Thu, Jan 16, 2014 at 1:35 PM, Brenyah-Addow, Maurice <Brenyah-Addow@oaklandnet.com> wrote:

The landscape plan is required for Design Review.

The side yard does not allow any bay projections on interior lots. You need a 4 foot clear side yard vertically and horizontally.

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

Sent: Thursday, January 16, 2014 12:33 PM

To: Brenyah-Addow, Maurice
Cc: Bob Brecht
Subject: Re: Sketches

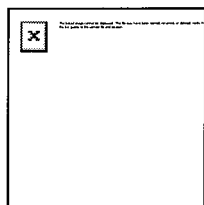
Maurice,

Draft site plan is attached.

One additional comment. I was reviewing the January 8th staff comment letter you provided us to make sure we are covering everything. Is the landscape plan required for the design review or can we provide that when we submit for building permits?

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

(m) 805 215 5846



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On Thu, Jan 16, 2014 at 9:25 AM, Brenyah-Addow, Maurice <Brenyah-Addow@oaklandnet.com> wrote:

Thanks Tim!

I think this looks good. Before you submit could you send me a site plan with dimensions for me to check the setbacks and group open space to make sure no variances are needed?

Thanks

-Maurice

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

Sent: Wednesday, January 15, 2014 8:36 PM

To: Brenyah-Addow, Maurice
Cc: Bob Brecht
Subject: Re: Sketches

Maurice,

You and Bob were thinking the exact same thing and you both sent me almost the same comments. Here is the final design incorporating both of your feedback. I'll call in the morning to schedule a plan intake meeting and we'll get the updated package submitted at the next available time slot.

Thank you for your feedback, hopefully the remainder of the design review process will now go very smoothly.

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

(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Wed, Jan 15, 2014 at 7:05 PM, Brenyah-Addow, Maurice <Brenyah-Addow@oaklandnet.com> wrote:

Hi Tim,

Looks like the concept is almost there. The porch looks really good. Although the street bays appear a bit awkward with the different roof treatments. I think we should make them either

consistent with the front porch and apply street facing gables (no side gable) or alternatively we can make all the roofs parapets like the side bays ones and change the front porch roof to a flat or near flat roof with a trim details to match the parapets. Perhaps we should explore both options and see. This is really good progress.

Thanks

-Maurice

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

Sent: Wednesday, January 15, 2014 5:01 PM

To: Brenyah-Addow, Maurice

Cc: Bob Brecht

Subject: Re: Sketches

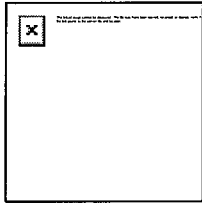
Maurice,

I've attached an alternate design for your review. If this is a design the city can support then I will work on pulling together the formal submittal.

Thank you,

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

(m) 805 215 5846



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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

(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

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

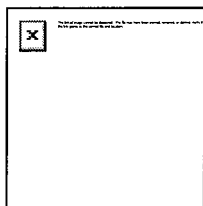
Maurice,

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

(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

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Thanks
-Maurice

