

Todd, Amber

From: Flynn, Rachel
Sent: Monday, November 24, 2014 10:02 AM
To: 'Tim Alatorre'; 'Tanya Boyce'
Cc: 'Lynette Gibson'; Brenyah-Addow, Maurice; 'Bob Brecht'
Subject: RE: New design possibilities...

Hi Tim – Neither Tanya or I indicated that you had “an entirely new design concept.” I indicated in an e-mail I sent to the McElhaney’s and Tanya on Saturday (11/22/14) that your client was willing to make design revisions (to the one presented to Planning Commission). It sounds like you have made design revisions, based on your e-mail below. We haven’t seen the redesign you sent to Tanya a couple of weeks ago. Could you please send them to us? Thanks, Rachel

From: tim@djaarc.com [mailto:tim@djaarc.com] **On Behalf Of** Tim Alatorre
Sent: Monday, November 24, 2014 9:53 AM
To: Tanya Boyce
Cc: Lynette Gibson; Flynn, Rachel; Brenyah-Addow, Maurice; Bob Brecht
Subject: Re: New design possibilities...

Tanya,

I'm a bit confused. I don't see Rachel's email that you are referencing stating that we had an entirely new design concept. I've already shown you all of the variations that we have considered. In this email thread the designs discussed are the ones I sent you a couple weeks ago. Since then we have made significant improvements to the landscape plan and some minor changes to the buildings which I would be happy to discuss with you.

I agree that the best scenario involves us going back with a reached compromise but you told me several months ago that the McElhaney's were unwilling to compromise on garages under living space and having all of the units facing south towards the street. Those are the two main points we need some leeway on in order for us to be able to make the project work on this narrow site.

I would still very much like to meet face to face with the McElhaney's. Lynette has said several times that she was available so I'm not sure what is keeping that meeting from happening. I am available to meet today or early next week.

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



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Mon, Nov 24, 2014 at 9:25 AM, Tanya Boyce <affirmplus@gmail.com> wrote:

Good Morning Tim

According to this email from Rachel your client is now willing to provide an alternative design for the multi family housing proposal at 530 32nd Street. This is fabulous news. From my point of view, the best scenario involves us going back to commission with a reached compromise.

Do you already have a design drafted? When would you like to meet? I can come to you today if you are available. Please let me know how you would like to proceed.

Thank you,

Tanya Boyce
510-932-5416

----- Forwarded message -----

From: "Tanya Boyce" <affirmplus@gmail.com>
Date: Nov 24, 2014 4:55 AM
Subject: RE: Schedule Meeting
To: "Flynn, Rachel" <RFlynn@oaklandnet.com>
Cc: "Maurice Brenyah-Addow" <Brenyah-Addow@oaklandnet.com>, "Lynette Gibson McElhaney" <lynette.mcelhaney@gmail.com>, "Clarence McElhaney Jr." <camcelhaney@comcast.net>

Good Morning Rachel-

My name is Tanya Boyce, and I am the planner hired to represent this appeal.

Last time I spoke with Tim he indicated the owner, his client, was unwilling to make any changes to the design.

I am very happy to hear he has changed his mind. However, if that's the case, I am confused as to why Tim has not contacted me directly to inform me of this change of heart.

I am available to meet anytime including today.

My clients are busy people and they will not meet to draft a design, that is what they are retaining me for.

Once we have a comprise design on the table I am more than happy to bring them into the conversation.

Please respect my position, refrain from ask my client to set things up and ask the applicant to speak to me directly. I look forward to speaking with him this morning anytime after 9am.

Thank you for all your time and effort in assisting us to come to a positive resolution.

Best regards,

Tanya Boyce

On Nov 22, 2014 1:16 PM, "Flynn, Rachel" <RFlynn@oaklandnet.com> wrote:

Hello all – Just following up on my earlier e-mail. It is my understanding that the owner is willing to revise the design, but needs to meet with you all PRIOR TO DECEMBER 3rd to get your input.

Please, please let us know when you're available and we handle scheduling. Thanks, Rachel

From: Flynn, Rachel
Sent: Tuesday, November 18, 2014 10:48 AM
To: Clarence McElhaney Jr.; Lynette Gibson McElhaney
Cc: Tanya Boyce (affirmplus@gmail.com); Brenyah-Addow, Maurice (Brenyah-Addow@oaklandnet.com)
Subject: Schedule Meeting

Hi Lynette and Clarence, What is your schedule like this week or next to discuss the redesign of 530 32nd Street? The clock is ticking and we need to hold this meeting prior to the scheduled December 3rd meeting.

Did you want to meet separately with the architect or include all of the interested neighbors? Thanks, Rachel

From: Tanya Boyce [<mailto:affirmplus@gmail.com>]
Sent: Tuesday, November 18, 2014 10:30 AM
To: Tim Alatorre
Cc: Flynn, Rachel; Miller, Scott; Clarence McElhaney Jr.; Brenyah-Addow, Maurice; Lynette Gibson McElhaney
Subject: Re: FW: 530 32nd Street - Design Alternative

I will confer with my client and get back to you

On Nov 18, 2014 10:28 AM, "Tim Alatorre" <tim@dja-arc.com> wrote:

Lynette and Maurice,

Is there any possibility of us all meeting this week?

Tim Alatorre, Architect, LEED AP BD+C

(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Wed, Nov 12, 2014 at 11:54 AM, Tim Alatorre <tim@dja-arc.com> wrote:

I'm still available. I'm keeping me schedule as flexible as possible.

Lynette, you had said you would be available after November 4th, is there anytime this week or next that you could meet?

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(m) 805 215 5846



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Hi Tanya,

This is just a follow-up to schedule the meeting with you and the applicant. Can we set up a date to meet?

Tim has indicated that he is available to meet anytime.

I have also indicated that I am available to meet anytime.

Please let us know when you can meet between now and December 3rd 2014.

Thanks

-Maurice

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](tel:5102386342) | Fax: [\(510\) 238-4730](tel:5102384730) | Email: mbrenyah@oaklandnet.com | Website:
www.oaklandnet.com/planning

From: Brenyah-Addow, Maurice
Sent: Wednesday, November 05, 2014 8:32 AM
To: Flynn, Rachel; 'Tanya Boyce'; 'Tim Alatorre'
Cc: 'Clarence McElhaney Jr.'; Miller, Scott; 'Lynette Gibson McElhaney'
Subject: RE: FW: 530 32nd Street - Design Alternative

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Tanya, when can you meet?

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www.oaklandnet.com/planning

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Sent: Tuesday, November 04, 2014 1:56 PM
To: Tanya Boyce; Tim Alatorre
Cc: Brenyah-Addow, Maurice; Clarence McElhaney Jr.; Miller, Scott; Lynette Gibson McElhaney

Subject: RE: FW: 530 32nd Street - Design Alternative

Maurice, Please work with Tim and Tanya to schedule a meeting prior to the next public hearing. Thanks, Rachel

From: Tanya Boyce [<mailto:affirmplus@gmail.com>]
Sent: Tuesday, November 04, 2014 1:20 PM
To: Tim Alatorre

Cc: Brenyah-Addow, Maurice; Flynn, Rachel; Clarence McElhaney Jr.; Miller, Scott; Lynette Gibson McElhaney
Subject: Re: FW: 530 32nd Street - Design Alternative

Rachel:

I respectfully disagree.

I do not believe it is prudent to schedule this item before we meet.

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In light of the fact that this second hearing has no cost recovery (appeal fee only covers the first hearing), it is wasteful of resources to notice it before the actions the commission requested have taken place.

Please wait until the applicant meets with the appellants before scheduling the next hearing date.

Regards,

Tanya Boyce

On Nov 4, 2014 12:00 PM, "Tim Alatorre" <tim@dja-arc.com> wrote:

Rachel,

Can you please move to get us on the calendar and hopefully I can meet with the McElhaney's before then.

Mr. and Mrs. McElhaney,

I am available anytime this week that is convenient for you. Tanya may have mentioned that my wife is due to have a baby in about two weeks so my schedule will become more impacted later in the month.

Tim Alatorre, Architect, LEED AP BD+C

(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Mon, Nov 3, 2014 at 7:09 AM, Tim Alatorre <tim@dja-arc.com> wrote:

Let me know the time and place and we will be there. I am available anytime this week.

On Nov 3, 2014 6:40 AM, "Tanya Boyce" <affirmplus@gmail.com> wrote:

Ok great... Now she is available mid month. Let's make it happen.

On Nov 3, 2014 6:38 AM, "Tanya Boyce" <affirmplus@gmail.com> wrote:

Good Morning:

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In fact none of the issues of the appeal where address.

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The commission extended this until December. I would like the opportunity to meet and review with the applicant so they can explain why they have chosen to dismiss all the neighbors concerns prior to the next hearing, however my client is not available until the end of this month.

Therefore, I respectfully request no hearing be scheduled before mid December and that the applicant plan to meet with the appellant and other impacted neighbors at the end of this month.

Thank you,

Tanya Boyce

On Nov 3, 2014 5:42 AM, "Tim Alatorre" <tim@dja-arc.com> wrote:

Rachel,

Yes, we have been open to meeting and had been trying to find a time for the last month to do so. I had told Tanya Boyce, the McElhaney's representative, that we would be willing to meet at anytime. After checking with the McElhaney's I was finally told on October 15th that the soonest the appellants would be willing to meet was after Thanksgiving.

Given my conversations with Tanya Boyce, I believe that we are at an impasse as to finding a design solution that the McElhaney's would support. We have made many modifications to the plans but none that will achieve design consensus. Given this and that the appellants aren't available to meet for at least another month we would like to move forward with presenting before the planning commission. My client and I recognize that there is a risk the Commission will not approve our design but as it stands we don't see any other option to move forward.

We are hopeful that we can get back on the calendar at the next possible opening.

Tim Alatorre, Architect, LEED AP BD+C

(m) [805 215 5846](tel:8052155846)



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Sun, Nov 2, 2014 at 3:34 PM, Flynn, Rachel <RFlynn@oaklandnet.com> wrote:

Hi Tim – Is your client willing to meet with the McElhaney's and the other neighbors? Without such a meeting and consensus, there is a risk that the Planning Commission will not approve the design you sent on 10/28/14. Thanks, Rachel

Rachel Flynn AIA

Director | Planning & Building Department

Acting Director | Economic & Workforce Development Department

City of Oakland

510 . 238 . 2229

From: McElhaney, Lynette

Sent: Sunday, November 02, 2014 3:12 PM

To: Flynn, Rachel; tim@dja-arc.com

Cc: Miller, Scott; Brenyah-Addow, Maurice; affirmplus@gmail.com; Lynette Gibson McElhaney; Clarence McElhaney

Subject: RE: FW: 530 32nd Street - Design Alternative

Hello all,

Tim met with our consultant last month and reviewed two alternative designs that she indicated that appeared to address the concerns of the neighbors and the commission. Tim was to get approval from his client to proceed with exploration of these designs in discovery with the neighbors. I was never shown the designs as Tim later informed Tanya that his client rejected the designs and preferred to return to the commission without changing the submitted design as agreed.

We remain open to convening a meeting with the neighbors to discuss modified design that addresses massing, orientation and density before returning to the commission next month.

Thanks for respecting the agreements we reached during the appeal. Please send all correspondence regarding the appeal to my personal email account and cc Clarence.

Kind regards, Lynette

From: "Flynn, Rachel" <RFlynn@oaklandnet.com>

Date: 11/02/2014 1:45 PM (GMT-08:00)

To: tim@dja-arc.com

Cc: "Miller, Scott" <SMiller@oaklandnet.com>, "Brenyah-Addow, Maurice" <Brenyah-Addow@oaklandnet.com>, "McElhaney, Lynette" <lmcelhaney@oaklandnet.com>, affirmplus@gmail.com

Subject: RE: FW: 530 32nd Street - Design Alternative

Hi Tim – I'm a bit confused. Have you not been able to find a time to meet with the McElhaney's and the other concerned neighbors OR have you met and not reached agreement? I wasn't aware of any meetings.

It is very important that a meeting be scheduled (with staff in attendance). That was the clear directive of the Planning Commission. Please let me know the status. Thanks, Rachel

From: Tim Alatorre [<mailto:tim@djaarc.com>]
Sent: Tuesday, October 28, 2014 2:00 PM
To: Flynn, Rachel
Cc: Miller, Scott; Brenyah-Addow, Maurice
Subject: Re: FW: 530 32nd Street - Design Alternative

Rachel,

Our efforts to find consensus with the McElhaneys have been unsuccessful. We would like to move forward with the attached plans. We are still working to revise the landscape drawings but these are the complete architectural plans.

How soon can we get back on the calendar to appear before the planning commission?

Thanks for you assistance,

Tim Alatorre, Architect, LEED AP BD+C

(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Wed, Oct 1, 2014 at 3:12 PM, Flynn, Rachel <RFlynn@oaklandnet.com> wrote:

Tim – This is the e-mail you sent me yesterday. Did you attach the wrong drawings? It looks like you now have a different design, which we will review.

Thanks, Rachel

From: tim@djaarc.com [<mailto:tim@djaarc.com>] **On Behalf Of** Tim Alatorre
Sent: Tuesday, September 30, 2014 12:43 PM
To: Flynn, Rachel
Subject: Fwd: 530 32nd Street - Design Alternative

Rachel,

Following up on my earlier voice-mail I've attached the revised plan that we would like to move forward with. These plans incorporate the changes we made in response to Chris Pattillo's concerns about the bottom story not looking supported.

We should have our complete submittal package ready by the middle of next week. How soon can we expect to be back on the calendar?

Thanks for your assistance,

Tim Alatorre, Architect, LEED AP BD+C

----- Forwarded message -----

From: **Chris Pattillo** <pattillo@pgadesign.com>
Date: Mon, Sep 15, 2014 at 10:54 AM
Subject: Re: 530 32nd Street - Design Alternative
To: Tim Alatorre <tim@dja-arc.com>
Cc: Adhi Nagraj <nagrajplanning@gmail.com>

Mr. Alatorre,

Yes, I could support this version of the design except I am reacting very negatively to the sense that the top of the building is not supported by the bottom story. I realize this is just a graphic thing but I fear it will persist once constructed. Both designs have this problem. You need to find a way to visually support the top of the building without creating an obstruction to getting into the garages.

So, yes I can support this design but you still need to demonstrate that you've made a good faith effort to meet with and address the neighbor's concerns since our hearing.

Chris

Chris Pattillo FASLA

On Mon, Sep 15, 2014 at 9:38 AM, Tim Alatorre <tim@dja-arc.com> wrote:

Chairwoman Pattillo,

Based on our review of the planning commissioners feedback from our August 6th meeting we are considering resubmitting a variation on the attached design. This plan had preliminary staff approval from Maurice and Scott Miller earlier in our process. It has more articulated facades, and we feel, as Commission Nagraj mentioned, that the more modern design would bring out the character of the historic buildings.

Would this be a direction that you could support? If not then we will stay with our current design. Either way, we would make the following modifications to the designs.

- Reduce unit count to 4 units, 3 of which would have 2 car garages.
- Enlarge the private space for the back three units
- Add a low fence at the sidewalk and a gate at the driveway to enhance security.
- Add a community barbecue area at the rear of the lot
- Modify the landscaping per your recommendations.

Thank you for your time,

Tim Alatorre, Architect, LEED AP BD+C

Todd, Amber

From: Tanya Boyce <affirmplus@gmail.com>
Sent: Monday, November 24, 2014 9:26 AM
To: Tim Alatorre; Lynette Gibson
Cc: Flynn, Rachel; Brenyah-Addow, Maurice
Subject: New design possibilities...

Good Morning Tim

According to this email from Rachel your client is now willing to provide an alternative design for the multi family housing proposal at 530 32nd Street. This is fabulous news. From my point of view, the best scenario involves us going back to commission with a reached comprise.

Do you already have a design drafted? When would you like to meet? I can come to you today if you are available. Please let me know how you would like to proceed.

Thank you,

Tanya Boyce
510-932-5416

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From: "Tanya Boyce" <affirmplus@gmail.com>
Date: Nov 24, 2014 4:55 AM
Subject: RE: Schedule Meeting
To: "Flynn, Rachel" <RFlynn@oaklandnet.com>
Cc: "Maurice Brenyah-Addow" <Brenyah-Addow@oaklandnet.com>, "Lynette Gibson McElhaney" <lynette.mcelhaney@gmail.com>, "Clarence McElhaney Jr." <camcelhaney@comcast.net>

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From: Flynn, Rachel
Sent: Tuesday, November 18, 2014 10:48 AM
To: Clarence McElhaney Jr.; Lynette Gibson McElhaney
Cc: Tanya Boyce (affirmplus@gmail.com); Brenyah-Addow, Maurice (Brenyah-Addow@oaklandnet.com)
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Rachel Flynn AIA

Director | Planning & Building Department

Acting Director | Economic & Workforce Development Department

City of Oakland

510 . 238 . 2229

From: McElhaney, Lynette

Sent: Sunday, November 02, 2014 3:12 PM

To: Flynn, Rachel; tim@dja-arc.com

Cc: Miller, Scott; Brenyah-Addow, Maurice; affirmplus@gmail.com; Lynette Gibson McElhaney; Clarence McElhaney

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Kind regards, Lynette

From: "Flynn, Rachel" <RFlynn@oaklandnet.com>
Date: 11/02/2014 1:45 PM (GMT-08:00)
To: tim@dja-arc.com
Cc: "Miller, Scott" <SMiller@oaklandnet.com>, "Brenyah-Addow, Maurice" <Brenyah-Addow@oaklandnet.com>, "McElhaney, Lynette" <lmcelhaney@oaklandnet.com>, affirmplus@gmail.com
Subject: RE: FW: 530 32nd Street - Design Alternative

Hi Tim – I'm a bit confused. Have you not been able to find a time to meet with the McElhaney's and the other concerned neighbors OR have you met and not reached agreement? I wasn't aware of any meetings.

It is very important that a meeting be scheduled (with staff in attendance). That was the clear directive of the Planning Commission. Please let me know the status. Thanks, Rachel

From: Tim Alatorre [<mailto:tim@djaarc.com>]
Sent: Tuesday, October 28, 2014 2:00 PM
To: Flynn, Rachel
Cc: Miller, Scott; Brenyah-Addow, Maurice
Subject: Re: FW: 530 32nd Street - Design Alternative

Rachel,

Our efforts to find consensus with the McElhaney's have been unsuccessful. We would like to move forward with the attached plans. We are still working to revise the landscape drawings but these are the complete architectural plans.

How soon can we get back on the calendar to appear before the planning commission?

Thanks for your assistance,

Tim Alatorre, Architect, LEED AP BD+C

(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Wed, Oct 1, 2014 at 3:12 PM, Flynn, Rachel <RFlynn@oaklandnet.com> wrote:

Tim – This is the e-mail you sent me yesterday. Did you attach the wrong drawings? It looks like you now have a different design, which we will review.

Thanks, Rachel

From: tim@djaarc.com [mailto:tim@djaarc.com] **On Behalf Of** Tim Alatorre
Sent: Tuesday, September 30, 2014 12:43 PM
To: Flynn, Rachel
Subject: Fwd: 530 32nd Street - Design Alternative

Rachel,

Following up on my earlier voice-mail I've attached the revised plan that we would like to move forward with. These plans incorporate the changes we made in response to Chris Pattillo's concerns about the bottom story not looking supported.

We should have our complete submittal package ready by the middle of next week. How soon can we expect to be back on the calendar?

Thanks for your assistance,

Tim Alatorre, Architect, LEED AP BD+C

----- Forwarded message -----

From: **Chris Pattillo** <pattillo@pgadesign.com>
Date: Mon, Sep 15, 2014 at 10:54 AM
Subject: Re: 530 32nd Street - Design Alternative
To: Tim Alatorre <tim@dja-arc.com>
Cc: Adhi Nagraj <nagrajplanning@gmail.com>

Mr. Alatorre,

Yes, I could support this version of the design except I am reacting very negatively to the sense that the top of the building is not supported by the bottom story. I realize this is just a graphic thing but I fear it will persist once constructed. Both designs have this problem. You need to find a way to visually support the top of the building without creating an obstruction to getting into the garages.

So, yes I can support this design but you still need to demonstrate that you've made a good faith effort to meet with and address the neighbor's concerns since our hearing.

Chris

Chris Pattillo FASLA

On Mon, Sep 15, 2014 at 9:38 AM, Tim Alatorre <tim@dja-arc.com> wrote:

Chairwoman Pattillo,

Based on our review of the planning commissioners feedback from our August 6th meeting we are considering resubmitting a variation on the attached design. This plan had preliminary staff approval from Maurice and

Scott Miller earlier in our process. It has more articulated facades, and we feel, as Commission Nagraj mentioned, that the more modern design would bring out the character of the historic buildings.

Would this be a direction that you could support? If not then we will stay with our current design. Either way, we would make the following modifications to the designs.

- Reduce unit count to 4 units, 3 of which would have 2 car garages.
- Enlarge the private space for the back three units
- Add a low fence at the sidewalk and a gate at the driveway to enhance security.
- Add a community barbecue area at the rear of the lot
- Modify the landscaping per your recommendations.

Thank you for your time,

Tim Alatorre, Architect, LEED AP BD+C

Todd, Amber

From: Tanya Boyce <affirmplus@gmail.com>
Sent: Wednesday, December 03, 2014 4:32 PM
To: Merkamp, Robert
Cc: Miller, Scott; Flynn, Rachel; Chen, Celena; Clarence McElhaney Jr.; Brenyah-Addow, Maurice; Lynette Gibson McElhaney
Subject: RE: Schedule Meeting

Hello All:

I just received a call indicating the Federal Building released all workers early in anticipation of riots associated with the latest police acquittal.

Do you have information on this?

Please reply.

On Dec 2, 2014 3:20 PM, "Merkamp, Robert" <RMerkamp@oaklandnet.com> wrote:

Hi Tanya,

Thank you for your email. Since the request was discussed yesterday evening (less than 48 hours to the hearing) and since we're well after the dissemination of the Planning Commission packet, it's too late for staff to pull the item off the agenda. This is generally consistent with past practice.

Typically when we have a request for continuance at this juncture, we suggest that the requestor fill out a speakers card at the beginning of the hearing (under "Agenda Discussion") and speak to the item and ask the Planning Commission to continue it and for what reason(s). They'll let the original applicant speak as well. At that point, the Commission can vote to continue the item or not continue it. If they choose the latter, then they'll hold the appeal as scheduled and make a decision regarding the project or potentially continue the item at that point. Speaking under the "Agenda Discussion" section of the calendar will not preclude you from also speaking about the appeal itself if the item stays on the calendar.

Respectfully,

Robert D. Merkamp, Development Planning Manager | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2214 | Oakland, CA 94612 | Phone: [\(510\)238-6283](tel:5102386283) | Fax: [\(510\) 238-4730](tel:5102384730) | Email: rmerkamp@oaklandnet.com | Website: www.oaklandnet.com/planning

From: Tanya Boyce [mailto:affirmplus@gmail.com]

Sent: Tuesday, December 02, 2014 1:41 PM

To: Brenyah-Addow, Maurice

Cc: Flynn, Rachel; Merkamp, Robert; Clarence McElhaney Jr.; Miller, Scott; Lynette Gibson McElhaney

Subject: RE: Schedule Meeting

Hello All:

While we appreciate the applicants urgency, we feel a hearing tomorrow will be premature due to the fact that the designer and I both identified errors in the plans which had been submitted to the commission with the staff report and forwarded the Eddie Slimline last night.

I contend it would be clearer for the commission, as well as for my clients and all interested members of the public, if before the hearing we allowed the project designer to correct the building height and the window height behind the toilet as well as implement the agreed upon changes.

1. Flip bedroom with bathroom in top front floor plan
2. Replace closet wall on ground level with pillar.
3. Increase the size of window in laundry closets
4. Reduce height of or remove fencing.

Furthermore, it is very important that a full size set of printed plans are available for review. Without a full sized printed plan set, the design can not be adequately analyzed by myself in preparation for our appeal.

Due to the fact that a correctly labeled full size set of plans is not available as of today, I believe the City should reconsider moving forward with tomorrow's hearing.

Thank you for your attention in this matter.

Tanya Boyce

On Dec 2, 2014 12:53 PM, "Brenyah-Addow, Maurice" <Brenyah-Addow@oaklandnet.com> wrote:

Hi Lynette,

Staff checked with the applicant if there were OK your request and consulted with City legal counsel about the possibility of moving the December 3rd appeal hearing to the December 17th meeting. The feedback was that not only does the applicant still want to proceed with the hearing, the agendas, and staff report have been prepared and at this juncture it is too late to move the item.

However, one option is for you to make your request directly to the Planning Commission on the floor during the December 3rd hearing for their consideration.

Thanks

-Maurice

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](tel:5102386342) | Fax: [\(510\) 238-4730](tel:5102384730) | Email: mbrenyah@oaklandnet.com | Website:
www.oaklandnet.com/planning

From: Lynette Gibson McElhaney [<mailto:lynette.mcelhaney@gmail.com>]
Sent: Sunday, November 30, 2014 4:10 PM
To: Tanya Boyce
Cc: Flynn, Rachel; Brenyah-Addow, Maurice; Clarence McElhaney Jr.
Subject: Re: Schedule Meeting

Hello All:

Sorry for the silence. I just realized that correspondence had been sent to my yahoo email address which I seldom review. This is the preferred email address.

Thank you Tanya for keeping your hand on the ball. I regret that we weren't able to get this meeting scheduled in the weeks just after the initial hearing. The neighbors and I were extremely hopeful that we would be able to engage in the appropriate level of respectful discussion prior to coming back in December. I was disappointed to learn that the Owner would not consider addressing any of the concerns cited during the hearing but, like Tanya, welcome the opportunity to discuss it now.

These recent weeks have been extremely impacted, first the election, then personal and family illness and now the aftermath the Ferguson protests which have kept me extremely engaged. I recognize that Tim was actually limited in availability this month as he awaits the birth of his child.

I will do my best to be available to connect with the applicant between Monday and Tuesday but I'd prefer to delay until the next Planning Commission meeting so that we can actually meet and confer with the neighbors as well. I am available 1 - 2p; 5:30p-6:00p tomorrow. Tuesday is a day packed with committee meetings but we might be able to squeeze in time early Tuesday morning if necessary.

It would be ideal to move this to 12/17 since this date was set in consultation with the applicant not the appellant.

Thanks much, Lynette

On Mon, Nov 24, 2014 at 4:55 AM, Tanya Boyce <affirmplus@gmail.com> wrote:

Good Morning Rachel-

My name is Tanya Boyce, and I am the planner hired to represent this appeal.

Last time I spoke with Tim he indicated the owner, his client, was unwilling to make any changes to the design.

I am very happy to hear he has changed his mind. However, if that's the case, I am confused as to why Tim has not contacted me directly to inform me of this change of heart.

I am available to meet anytime including today.

My clients are busy people and they will not meet to draft a design, that is what they are retaining me for.

Once we have a comprise design on the table I am more than happy to bring them into the conversation.

Please respect my position, refrain from ask my client to set things up and ask the applicant to speak to me directly. I look forward to speaking with him this morning anytime after 9am.

Thank you for all your time and effort in assisting us to come to a positive resolution.

Best regards,

Tanya Boyce

On Nov 22, 2014 1:16 PM, "Flynn, Rachel" <RFlynn@oaklandnet.com> wrote:

Hello all – Just following up on my earlier e-mail. It is my understanding that the owner is willing to revise the design, but needs to meet with you all PRIOR TO DECEMBER 3rd to get your input.

Please, please let us know when you're available and we handle scheduling. Thanks, Rachel

From: Flynn, Rachel

Sent: Tuesday, November 18, 2014 10:48 AM

To: Clarence McElhaney Jr.; Lynette Gibson McElhaney

Cc: Tanya Boyce (affirmplus@gmail.com); Brenyah-Addow, Maurice (Brenyah-Addow@oaklandnet.com)

Subject: Schedule Meeting

Hi Lynette and Clarence, What is your schedule like this week or next to discuss the redesign of 530 32nd Street? The clock is ticking and we need to hold this meeting prior to the scheduled December 3rd meeting.

Did you want to meet separately with the architect or include all of the interested neighbors? Thanks, Rachel

From: Tanya Boyce [mailto:affirmplus@gmail.com]

Sent: Tuesday, November 18, 2014 10:30 AM

To: Tim Alatorre

Cc: Flynn, Rachel; Miller, Scott; Clarence McElhaney Jr.; Brenyah-Addow, Maurice; Lynette Gibson McElhaney

Subject: Re: FW: 530 32nd Street - Design Alternative

I will confer with my client and get back to you

On Nov 18, 2014 10:28 AM, "Tim Alatorre" <tim@dja-arc.com> wrote:

Lynette and Maurice,

Is there any possibility of us all meeting this week?

Tim Alatorre, Architect, LEED AP BD+C

(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Wed, Nov 12, 2014 at 11:54 AM, Tim Alatorre <tim@dja-arc.com> wrote:

I'm still available. I'm keeping me schedule as flexible as possible.

Lynette, you had said you would be available after November 4th, is there anytime this week or next that you could meet?

Tim Alatorre, Architect, LEED AP BD+C

(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Wed, Nov 12, 2014 at 11:49 AM, Brenyah-Addow, Maurice <Brenyah-Addow@oaklandnet.com> wrote:

Hi Tanya,

This is just a follow-up to schedule the meeting with you and the applicant. Can we set up a date to meet?

Tim has indicated that he is available to meet anytime.

I have also indicated that I am available to meet anytime.

Please let us know when you can meet between now and December 3rd 2014.

Thanks

-Maurice

Maurice Brenyah-Addow, MBA Planner III | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114
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www.oaklandnet.com/planning

From: Brenyah-Addow, Maurice
Sent: Wednesday, November 05, 2014 8:32 AM
To: Flynn, Rachel; 'Tanya Boyce'; 'Tim Alatorre'
Cc: 'Clarence McElhaney Jr.'; Miller, Scott; 'Lynette Gibson McElhaney'
Subject: RE: FW: 530 32nd Street - Design Alternative

I am available to meet anytime as well.

Tanya, when can you meet?

Thanks

-Maurice

Maurice Brenyah-Addow, MBA Planner III | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114
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www.oaklandnet.com/planning

From: Flynn, Rachel
Sent: Tuesday, November 04, 2014 1:56 PM
To: Tanya Boyce; Tim Alatorre
Cc: Brenyah-Addow, Maurice; Clarence McElhaney Jr.; Miller, Scott; Lynette Gibson McElhaney

Subject: RE: FW: 530 32nd Street - Design Alternative

Maurice, Please work with Tim and Tanya to schedule a meeting prior to the next public hearing. Thanks, Rachel

From: Tanya Boyce [<mailto:affirmplus@gmail.com>]
Sent: Tuesday, November 04, 2014 1:20 PM
To: Tim Alatorre
Cc: Brenyah-Addow, Maurice; Flynn, Rachel; Clarence McElhaney Jr.; Miller, Scott; Lynette Gibson McElhaney
Subject: Re: FW: 530 32nd Street - Design Alternative

Rachel:

I respectfully disagree.

I do not believe it is prudent to schedule this item before we meet.

If it is scheduled, and we do not meet in time, I will request for it to be continued.

In light of the fact that this second hearing has no cost recovery (appeal fee only covers the first hearing), it is wasteful of resources to notice it before the actions the commission requested have taken place.

Please wait until the applicant meets with the appellants before scheduling the next hearing date.

Regards,

Tanya Boyce

On Nov 4, 2014 12:00 PM, "Tim Alatorre" <tim@dja-arc.com> wrote:

Rachel,

Can you please move to get us on the calendar and hopefully I can meet with the McElhaney's before then.

Mr. and Mrs. McElhaney,

I am available anytime this week that is convenient for you. Tanya may have mentioned that my wife is due to have a baby in about two weeks so my schedule will become more impacted later in the month.

Tim Alatorre, Architect, LEED AP BD+C

(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Mon, Nov 3, 2014 at 7:09 AM, Tim Alatorre <tim@dja-arc.com> wrote:

Let me know the time and place and we will be there. I am available anytime this week.

On Nov 3, 2014 6:40 AM, "Tanya Boyce" <affirmplus@gmail.com> wrote:

Ok great... Now she is available mid month. Let's make it happen.

On Nov 3, 2014 6:38 AM, "Tanya Boyce" <affirmplus@gmail.com> wrote:

Good Morning:

The set of plans I received contained no changes to the massing or orientation of the units.

In fact none of the issues of the appeal where address.

1. All the living space is still one full story above the ground floor. (soft-story style)
2. The entire ground level is enclosed garages.
3. The open space is still in an obscure position also not connected to the living spaces
4. and most importantly ALL units are still facing the McElhaney home.

Although Tim was able to create some options that addressed those issues, the owner insists on NOT accommodating the neighbors stated issues in any way. While the applicant made some minor facade design changes, but the footprint remains the same.

It is true, my client has an extremely busy schedule and doesn't have time to meet until after she returns following the thanksgiving holiday.

In light of how busy everyone is compounded by the fact that the owner flatly refuses to consider ANY options outside his original soft-story building concepts, don't feel it fair to rush the appellants.

The commission extended this until December. I would like the opportunity to meet and review with the applicant so they can explain why they have chosen to dismiss all the neighbors concerns prior to the next hearing, however my client is not available until the end of this month.

Therefore, I respectfully request no hearing be scheduled before mid December and that the applicant plan to meet with the appellant and other impacted neighbors at the end of this month.

Thank you,

Tanya Boyce

On Nov 3, 2014 5:42 AM, "Tim Alatorre" <tim@dja-arc.com> wrote:

Rachel,

Yes, we have been open to meeting and had been trying to find a time for the last month to do so. I had told Tanya Boyce, the McElhaney's representative, that we would be willing to meet at anytime. After checking with the McElhaney's I was finally told on October 15th that the soonest the appellants would be willing to meet was after Thanksgiving.

Given my conversations with Tanya Boyce, I believe that we are at an impasse as to finding a design solution that the McElhaney's would support. We have made many modifications to the plans but none that will achieve design consensus. Given this and that the appellants aren't available to meet for at least another month we would like to move forward with presenting before the planning commission. My client and I recognize that there is a risk the Commission will not approve our design but as it stands we don't see any other option to move forward.

We are hopeful that we can get back on the calendar at the next possible opening.

Tim Alatorre, Architect, LEED AP BD+C

(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Sun, Nov 2, 2014 at 3:34 PM, Flynn, Rachel <RFlynn@oaklandnet.com> wrote:

Hi Tim – Is your client willing to meet with the McElhaney's and the other neighbors? Without such a meeting and consensus, there is a risk that the Planning Commission will not approve the design you sent on 10/28/14. Thanks, Rachel

Rachel Flynn AIA

Director | Planning & Building Department

Acting Director | Economic & Workforce Development Department

City of Oakland

510 . 238 . 2229

From: McElhaney, Lynette

Sent: Sunday, November 02, 2014 3:12 PM

To: Flynn, Rachel; tim@dja-arc.com

Cc: Miller, Scott; Brenyah-Addow, Maurice; affirmplus@gmail.com; Lynette Gibson McElhaney; Clarence McElhaney

Subject: RE: FW: 530 32nd Street - Design Alternative

Hello all,

Tim met with our consultant last month and reviewed two alternative designs that she indicated that appeared to address the concerns of the neighbors and the commission. Tim was to get approval from his client to proceed with exploration of these designs in discovery with the neighbors. I was never shown the designs as Tim later informed Tanya that his client rejected the designs and preferred to return to the commission without changing the submitted design as agreed.

We remain open to convening a meeting with the neighbors to discuss modified design that addresses massing, orientation and density before returning to the commission next month.

Thanks for respecting the agreements we reached during the appeal. Please send all correspondence regarding the appeal to my personal email account and cc Clarence.

Kind regards, Lynette

From: "Flynn, Rachel" <RFlynn@oaklandnet.com>
Date: 11/02/2014 1:45 PM (GMT-08:00)
To: tim@dja-arc.com
Cc: "Miller, Scott" <SMiller@oaklandnet.com>, "Brenyah-Addow, Maurice" <Brenyah-Addow@oaklandnet.com>, "McElhaney, Lynette" <lmcelhaney@oaklandnet.com>, affirmplus@gmail.com
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(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

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Thanks, Rachel

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To: Flynn, Rachel
Subject: Fwd: 530 32nd Street - Design Alternative

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We should have our complete submittal package ready by the middle of next week. How soon can we expect to be back on the calendar?

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Tim Alatorre, Architect, LEED AP BD+C

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Date: Mon, Sep 15, 2014 at 10:54 AM
Subject: Re: 530 32nd Street - Design Alternative
To: Tim Alatorre <tim@dja-arc.com>
Cc: Adhi Nagraj <nagrajplanning@gmail.com>

Mr. Alatorre,

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Thank you for your time,

Tim Alatorre, Architect, LEED AP BD+C

Todd, Amber

From: tim@djaarc.com on behalf of Tim Alatorre <tim@dja-arc.com>
Sent: Tuesday, December 02, 2014 6:05 PM
To: Brenyah-Addow, Maurice
Cc: Sanford Chan
Subject: Fwd: 32nd

Maurice,

There are only three items on the agenda tomorrow, what time do you think we should be at the council chambers?

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



de Jesus and Alatorre Architects - Architecture - Planning - Design

----- Forwarded message -----

From: **Sanford Chan** <sanford.mandalayrealty@gmail.com>
Date: Tue, Dec 2, 2014 at 6:02 PM
Subject: 32nd
To: Tim@dja-arc.com

What's the best time to arrive?

Todd, Amber

From: tim@djaarc.com on behalf of Tim Alatorre <tim@dja-arc.com>
Sent: Tuesday, December 02, 2014 2:35 PM
To: Tanya Boyce
Cc: Brenyah-Addow, Maurice; Simlin, Eddie; Flynn, Rachel; Miller, Scott; Lynette Gibson McElhaney; camcelhaney; Jonsson, Ulla-Britt
Subject: Re: FW: New design possibilities...
Attachments: 14-1202 Planning Commission Resubmittal - Final Revised.pdf

Tanya,

Revised plans are attached. This includes all comments from last night. I was going to hold off issuing revised drawings until I got Eddie's comments but if you feel it is important to have them available I'm happy to send them out.

I look forward to his comments and meeting with you all tomorrow night at the planning commission hearing.

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



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Tue, Dec 2, 2014 at 2:30 PM, Tanya Boyce <affirmplus@gmail.com> wrote:
Hello All:

As the appellant for this project, I would like to request that the project plans be corrected, and revised as per the conversation we had at last night's meeting, prior to being submitted for CPTED review.

Also, since it is easy to miss errors when all you have to look at is a computer screen or 8x11 paper sized plans, I would also request that Mr. Simlin be provided with a full sized printed plan set for review.

These corrections and this review should be done well in advance of the hearing, so I may have an opportunity to review to adequately represent my client's position.

Thank you for your attention in this matter.

Tanya Boyce

On Mon, Dec 1, 2014 at 6:50 PM, Brenyah-Addow, Maurice <Brenyah-Addow@oaklandnet.com> wrote:

Hi Eddie,

This is kind of last minute but could you please quickly review the attached set of plans for your CPTED comments?

Thanks

-Maurice

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

Todd, Amber

From: tim@djaarc.com on behalf of Tim Alatorre <tim@dja-arc.com>
Sent: Wednesday, December 03, 2014 1:58 PM
To: Brenyah-Addow, Maurice
Cc: Sanford Chan
Subject: Re: 32nd

Thanks Maurice, see you soon.

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



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Wed, Dec 3, 2014 at 1:47 PM, Brenyah-Addow, Maurice <Brenyah-Addow@oaklandnet.com> wrote:

At the very beginning at 6pm. I expect things to move really fast.

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](tel:5102386342) | Fax: [\(510\) 238-4730](tel:5102384730) | Email: mbrenyah@oaklandnet.com | Website:
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Tim Alatorre, Architect, LEED AP BD+C

(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

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Subject: 32nd

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Todd, Amber

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Sent: Tuesday, December 02, 2014 3:20 PM
To: 'Tanya Boyce'; Brenyah-Addow, Maurice
Cc: Flynn, Rachel; 'Clarence McElhaney Jr.'; Miller, Scott; 'Lynette Gibson McElhaney'; Chen, Celena
Subject: RE: Schedule Meeting

Hi Tanya,

Thank you for your email. Since the request was discussed yesterday evening (less than 48 hours to the hearing) and since we're well after the dissemination of the Planning Commission packet, it's too late for staff to pull the item off the agenda. This is generally consistent with past practice.

Typically when we have a request for continuance at this juncture, we suggest that the requestor fill out a speakers card at the beginning of the hearing (under "Agenda Discussion") and speak to the item and ask the Planning Commission to continue it and for what reason(s). They'll let the original applicant speak as well. At that point, the Commission can vote to continue the item or not continue it. If they choose the latter, then they'll hold the appeal as scheduled and make a decision regarding the project or potentially continue the item at that point. Speaking under the "Agenda Discussion" section of the calendar will not preclude you from also speaking about the appeal itself if the item stays on the calendar.

Respectfully,

Robert D. Merkamp, Development Planning Manager | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2214 | Oakland, CA 94612 | Phone: (510)238-6283 | Fax: (510) 238-4730 | Email: rmerkamp@oaklandnet.com | Website: www.oaklandnet.com/planning

From: Tanya Boyce [<mailto:affirmplus@gmail.com>]
Sent: Tuesday, December 02, 2014 1:41 PM
To: Brenyah-Addow, Maurice
Cc: Flynn, Rachel; Merkamp, Robert; Clarence McElhaney Jr.; Miller, Scott; Lynette Gibson McElhaney
Subject: RE: Schedule Meeting

Hello All:

While we appreciate the applicants urgency, we feel a hearing tomorrow will be premature due to the fact that the designer and I both identified errors in the plans which had been submitted to the commission with the staff report and forwarded the Eddie Slimline last night.

I contend it would be clearer for the commission, as well as for my clients and all interested members of the public, if before the hearing we allowed the project designer to correct the building height and the window height behind the toilet as well as implement the agreed upon changes.

1. Flip bedroom with bathroom in top front floor plan
2. Replace closet wall on ground level with pillar.
3. Increase the size of window in laundry closets
4. Reduce height of or remove fencing.

Furthermore, it is very important that a full size set of printed plans are available for review. Without a full sized printed plan set, the design can not be adequately analyzed by myself in preparation for our appeal.

Due to the fact that a correctly labeled full size set of plans is not available as of today, I believe the City should reconsider moving forward with tomorrow's hearing.

Thank you for your attention in this matter.

Tanya Boyce

On Dec 2, 2014 12:53 PM, "Brenyah-Addow, Maurice" <Brenyah-Addow@oaklandnet.com> wrote:

Hi Lynette,

Staff checked with the applicant if there were OK your request and consulted with City legal counsel about the possibility of moving the December 3rd appeal hearing to the December 17th meeting. The feedback was that not only does the applicant still want to proceed with the hearing, the agendas, and staff report have been prepared and at this juncture it is too late to move the item.

However, one option is for you to make your request directly to the Planning Commission on the floor during the December 3rd hearing for their consideration.

Thanks

-Maurice

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](tel:5102386342) | Fax: [\(510\) 238-4730](tel:5102384730) | Email: mbrenyah@oaklandnet.com | Website:
www.oaklandnet.com/planning

From: Lynette Gibson McElhaney [<mailto:lynette.mcelhaney@gmail.com>]
Sent: Sunday, November 30, 2014 4:10 PM
To: Tanya Boyce
Cc: Flynn, Rachel; Brenyah-Addow, Maurice; Clarence McElhaney Jr.
Subject: Re: Schedule Meeting

Hello All:

Sorry for the silence. I just realized that correspondence had been sent to my yahoo email address which I seldom review. This is the preferred email address.

Thank you Tanya for keeping your hand on the ball. I regret that we weren't able to get this meeting scheduled in the weeks just after the initial hearing. The neighbors and I were extremely hopeful that we would be able to engage in the appropriate level of respectful discussion prior to coming back in December. I was disappointed to learn that the Owner would not consider addressing any of the concerns cited during the hearing but, like Tanya, welcome the opportunity to discuss it now.

These recent weeks have been extremely impacted, first the election, then personal and family illness and now the aftermath the Ferguson protests which have kept me extremely engaged. I recognize that Tim was actually limited in availability this month as he awaits the birth of his child.

I will do my best to be available to connect with the applicant between Monday and Tuesday but I'd prefer to delay until the next Planning Commission meeting so that we can actually meet and confer with the neighbors as well. I am available 1 - 2p; 5:30p-6:00p tomorrow. Tuesday is a day packed with committee meetings but we might be able to squeeze in time early Tuesday morning if necessary.

It would be ideal to move this to 12/17 since this date was set in consultation with the applicant not the appellant.

Thanks much, Lynette

On Mon, Nov 24, 2014 at 4:55 AM, Tanya Boyce <affirmplus@gmail.com> wrote:

Good Morning Rachel-

My name is Tanya Boyce, and I am the planner hired to represent this appeal.

Last time I spoke with Tim he indicated the owner, his client, was unwilling to make any changes to the design.

I am very happy to hear he has changed his mind. However, if that's the case, I am confused as to why Tim has not contacted me directly to inform me of this change of heart.

I am available to meet anytime including today.

My clients are busy people and they will not meet to draft a design, that is what they are retaining me for.

Once we have a comprise design on the table I am more than happy to bring them into the conversation.

Please respect my position, refrain from ask my client to set things up and ask the applicant to speak to me directly. I look forward to speaking with him this morning anytime after 9am.

Thank you for all your time and effort in assisting us to come to a positive resolution.

Best regards,

Tanya Boyce

On Nov 22, 2014 1:16 PM, "Flynn, Rachel" <RFlynn@oaklandnet.com> wrote:

Hello all – Just following up on my earlier e-mail. It is my understanding that the owner is willing to revise the design, but needs to meet with you all PRIOR TO DECEMBER 3rd to get your input.

Please, please let us know when you're available and we handle scheduling. Thanks, Rachel

From: Flynn, Rachel
Sent: Tuesday, November 18, 2014 10:48 AM
To: Clarence McElhaney Jr.; Lynette Gibson McElhaney
Cc: Tanya Boyce (affirmplus@gmail.com); Brenyah-Addow, Maurice (Brenyah-Addow@oaklandnet.com)
Subject: Schedule Meeting

Hi Lynette and Clarence, What is your schedule like this week or next to discuss the redesign of 530 32nd Street? The clock is ticking and we need to hold this meeting prior to the scheduled December 3rd meeting.

Did you want to meet separately with the architect or include all of the interested neighbors? Thanks, Rachel

From: Tanya Boyce [<mailto:affirmplus@gmail.com>]
Sent: Tuesday, November 18, 2014 10:30 AM
To: Tim Alatorre
Cc: Flynn, Rachel; Miller, Scott; Clarence McElhaney Jr.; Brenyah-Addow, Maurice; Lynette Gibson McElhaney
Subject: Re: FW: 530 32nd Street - Design Alternative

I will confer with my client and get back to you

On Nov 18, 2014 10:28 AM, "Tim Alatorre" <tim@dja-arc.com> wrote:

Lynette and Maurice,

Is there any possibility of us all meeting this week?

Tim Alatorre, Architect, LEED AP BD+C

(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Wed, Nov 12, 2014 at 11:54 AM, Tim Alatorre <tim@dja-arc.com> wrote:

I'm still available. I'm keeping me schedule as flexible as possible.

Lynette, you had said you would be available after November 4th, is there anytime this week or next that you could meet?

Tim Alatorre, Architect, LEED AP BD+C

(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Wed, Nov 12, 2014 at 11:49 AM, Brenyah-Addow, Maurice <Brenyah-Addow@oaklandnet.com> wrote:

Hi Tanya,

This is just a follow-up to schedule the meeting with you and the applicant. Can we set up a date to meet?

Tim has indicated that he is available to meet anytime.

I have also indicated that I am available to meet anytime.

Please let us know when you can meet between now and December 3rd 2014.

Thanks

-Maurice

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](tel:(510)238-6342) | Fax: [\(510\) 238-4730](tel:(510)238-4730) | Email: mbrenyah@oaklandnet.com | Website:
www.oaklandnet.com/planning

From: Brenyah-Addow, Maurice
Sent: Wednesday, November 05, 2014 8:32 AM
To: Flynn, Rachel; 'Tanya Boyce'; 'Tim Alatorre'
Cc: 'Clarence McElhaney Jr.'; Miller, Scott; 'Lynette Gibson McElhaney'
Subject: RE: FW: 530 32nd Street - Design Alternative

I am available to meet anytime as well.

Tanya, when can you meet?

Thanks

-Maurice

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](tel:(510)238-6342) | Fax: [\(510\) 238-4730](tel:(510)238-4730) | Email: mbrenyah@oaklandnet.com | Website:
www.oaklandnet.com/planning

From: Flynn, Rachel
Sent: Tuesday, November 04, 2014 1:56 PM
To: Tanya Boyce; Tim Alatorre
Cc: Brenyah-Addow, Maurice; Clarence McElhaney Jr.; Miller, Scott; Lynette Gibson McElhaney

Subject: RE: FW: 530 32nd Street - Design Alternative

Maurice, Please work with Tim and Tanya to schedule a meeting prior to the next public hearing. Thanks, Rachel

From: Tanya Boyce [<mailto:affirmplus@gmail.com>]

Sent: Tuesday, November 04, 2014 1:20 PM

To: Tim Alatorre

Cc: Brenyah-Addow, Maurice; Flynn, Rachel; Clarence McElhaney Jr.; Miller, Scott; Lynette Gibson McElhaney

Subject: Re: FW: 530 32nd Street - Design Alternative

Rachel:

I respectfully disagree.

I do not believe it is prudent to schedule this item before we meet.

If it is scheduled, and we do not meet in time, I will request for it to be continued.

In light of the fact that this second hearing has no cost recovery (appeal fee only covers the first hearing), it is wasteful of resources to notice it before the actions the commission requested have taken place.

Please wait until the applicant meets with the appellants before scheduling the next hearing date.

Regards,

Tanya Boyce

On Nov 4, 2014 12:00 PM, "Tim Alatorre" <tim@dja-arc.com> wrote:

Rachel,

Can you please move to get us on the calendar and hopefully I can meet with the McElhaney's before then.

Mr. and Mrs. McElhaney,

I am available anytime this week that is convenient for you. Tanya may have mentioned that my wife is due to have a baby in about two weeks so my schedule will become more impacted later in the month.

Tim Alatorre, Architect, LEED AP BD+C

(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Mon, Nov 3, 2014 at 7:09 AM, Tim Alatorre <tim@dja-arc.com> wrote:

Let me know the time and place and we will be there. I am available anytime this week.

On Nov 3, 2014 6:40 AM, "Tanya Boyce" <affirmplus@gmail.com> wrote:

Ok great... Now she is available mid month. Let's make it happen.

On Nov 3, 2014 6:38 AM, "Tanya Boyce" <affirmplus@gmail.com> wrote:

Good Morning:

The set of plans I received contained no changes to the massing or orientation of the units.

In fact none of the issues of the appeal where address.

1. All the living space is still one full story above the ground floor. (soft-story style)
2. The entire ground level is enclosed garages.
3. The open space is still in an obscure position also not connected to the living spaces
4. and most importantly ALL units are still facing the McElhaney home.

Although Tim was able to create some options that addressed those issues, the owner insists on NOT accommodating the neighbors stated issues in any way. While the applicant made some minor facade design changes, but the footprint remains the same.

It is true, my client has an extremely busy schedule and doesn't have time to meet until after she returns following the thanksgiving holiday.

In light of how busy everyone is compounded by the fact that the owner flatly refuses to consider ANY options outside his original soft-story building concepts, don't feel it fair to rush the appellants.

The commission extended this until December. I would like the opportunity to meet and review with the applicant so they can explain why they have chosen to dismiss all the neighbors concerns prior to the next hearing, however my client is not available until the end of this month.

Therefore, I respectfully request no hearing be scheduled before mid December and that the applicant plan to meet with the appellant and other impacted neighbors at the end of this month.

Thank you,

Tanya Boyce

On Nov 3, 2014 5:42 AM, "Tim Alatorre" <tim@dja-arc.com> wrote:

Rachel,

Yes, we have been open to meeting and had been trying to find a time for the last month to do so. I had told Tanya Boyce, the McElhaney's representative, that we would be willing to meet at anytime. After checking with the McElhaney's I was finally told on October 15th that the soonest the appellants would be willing to meet was after Thanksgiving.

Given my conversations with Tanya Boyce, I believe that we are at an impasse as to finding a design solution that the McElhaney's would support. We have made many modifications to the plans but none that will achieve design consensus. Given this and that the appellants aren't available to meet for at least another month we would like to move forward with presenting before the planning commission. My client and I recognize that there is a risk the Commission will not approve our design but as it stands we don't see any other option to move forward.

We are hopeful that we can get back on the calendar at the next possible opening.

Tim Alatorre, Architect, LEED AP BD+C

(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Sun, Nov 2, 2014 at 3:34 PM, Flynn, Rachel <RFlynn@oaklandnet.com> wrote:

Hi Tim – Is your client willing to meet with the McElhaney's and the other neighbors? Without such a meeting and consensus, there is a risk that the Planning Commission will not approve the design you sent on 10/28/14. Thanks, Rachel

Rachel Flynn AIA

Director | Planning & Building Department

Acting Director | Economic & Workforce Development Department

City of Oakland

510 . 238 . 2229

From: McElhaney, Lynette

Sent: Sunday, November 02, 2014 3:12 PM

To: Flynn, Rachel; tim@dja-arc.com

Cc: Miller, Scott; Brenyah-Addow, Maurice; affirmplus@gmail.com; Lynette Gibson McElhaney; Clarence McElhaney

Subject: RE: FW: 530 32nd Street - Design Alternative

Hello all,

Tim met with our consultant last month and reviewed two alternative designs that she indicated that appeared to address the concerns of the neighbors and the commission. Tim was to get approval from his client to proceed with exploration of these designs in discovery with the neighbors. I was never shown the designs as Tim later informed Tanya that his client rejected the designs and preferred to return to the commission without changing the submitted design as agreed.

We remain open to convening a meeting with the neighbors to discuss modified design that addresses massing, orientation and density before returning to the commission next month.

Thanks for respecting the agreements we reached during the appeal. Please send all correspondence regarding the appeal to my personal email account and cc Clarence.

Kind regards, Lynette

From: "Flynn, Rachel" <RFlynn@oaklandnet.com>
Date: 11/02/2014 1:45 PM (GMT-08:00)
To: tim@dja-arc.com
Cc: "Miller, Scott" <SMiller@oaklandnet.com>, "Brenyah-Addow, Maurice" <Brenyah-Addow@oaklandnet.com>, "McElhaney, Lynette" <lmcelhaney@oaklandnet.com>, affirmplus@gmail.com
Subject: RE: FW: 530 32nd Street - Design Alternative

Hi Tim – I'm a bit confused. Have you not been able to find a time to meet with the McElhaney's and the other concerned neighbors OR have you met and not reached agreement? I wasn't aware of any meetings.

It is very important that a meeting be scheduled (with staff in attendance). That was the clear directive of the Planning Commission. Please let me know the status. Thanks, Rachel

From: Tim Alatorre [<mailto:tim@djaarc.com>]
Sent: Tuesday, October 28, 2014 2:00 PM
To: Flynn, Rachel
Cc: Miller, Scott; Brenyah-Addow, Maurice
Subject: Re: FW: 530 32nd Street - Design Alternative

Rachel,

Our efforts to find consensus with the McElhaney's have been unsuccessful. We would like to move forward with the attached plans. We are still working to revise the landscape drawings but these are the complete architectural plans.

How soon can we get back on the calendar to appear before the planning commission?

Thanks for your assistance,

Tim Alatorre, Architect, LEED AP BD+C

(m) [805 215 5846](tel:8052155846)



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Wed, Oct 1, 2014 at 3:12 PM, Flynn, Rachel <RFlynn@oaklandnet.com> wrote:

Tim – This is the e-mail you sent me yesterday. Did you attach the wrong drawings? It looks like you now have a different design, which we will review.

Thanks, Rachel

From: tim@djaarc.com [<mailto:tim@djaarc.com>] **On Behalf Of** Tim Alatorre
Sent: Tuesday, September 30, 2014 12:43 PM

To: Flynn, Rachel
Subject: Fwd: 530 32nd Street - Design Alternative

Rachel,

Following up on my earlier voice-mail I've attached the revised plan that we would like to move forward with. These plans incorporate the changes we made in response to Chris Pattillo's concerns about the bottom story not looking supported.

We should have our complete submittal package ready by the middle of next week. How soon can we expect to be back on the calendar?

Thanks for your assistance,

Tim Alatorre, Architect, LEED AP BD+C

----- Forwarded message -----

From: **Chris Pattillo** <pattillo@pgadesign.com>
Date: Mon, Sep 15, 2014 at 10:54 AM
Subject: Re: 530 32nd Street - Design Alternative
To: Tim Alatorre <tim@dja-arc.com>
Cc: Adhi Nagraj <nagrajplanning@gmail.com>

Mr. Alatorre,

Yes, I could support this version of the design except I am reacting very negatively to the sense that the top of the building is not supported by the bottom story. I realize this is just a graphic thing but I fear it will persist once constructed. Both designs have this problem. You need to find a way to visually support the top of the building without creating an obstruction to getting into the garages.

So, yes I can support this design but you still need to demonstrate that you've made a good faith effort to meet with and address the neighbor's concerns since our hearing.

Chris

Chris Pattillo FASLA

On Mon, Sep 15, 2014 at 9:38 AM, Tim Alatorre <tim@dja-arc.com> wrote:

Chairwoman Pattillo,

Based on our review of the planning commissioners feedback from our August 6th meeting we are considering resubmitting a variation on the attached design. This plan had preliminary staff approval from Maurice and Scott Miller earlier in our process. It has more articulated facades, and we feel, as Commission Nagraj mentioned, that the more modern design would bring out the character of the historic buildings.

Would this be a direction that you could support? If not then we will stay with our current design. Either way, we would make the following modifications to the designs.

- Reduce unit count to 4 units, 3 of which would have 2 car garages.
- Enlarge the private space for the back three units
- Add a low fence at the sidewalk and a gate at the driveway to enhance security.
- Add a community barbecue area at the rear of the lot
- Modify the landscaping per your recommendations.

Thank you for your time,

Tim Alatorre, Architect, LEED AP BD+C

Todd, Amber

From: Tanya Boyce <affirmplus@gmail.com>
Sent: Tuesday, December 02, 2014 2:31 PM
To: Brenyah-Addow, Maurice
Cc: Simlin, Eddie; Flynn, Rachel; Miller, Scott; Tim Alatorre; Lynette Gibson McElhaney; cancelhaney; Jonsson, Ulla-Britt
Subject: Re: FW: New design possibilities...

Hello All:

As the appellant for this project, I would like to request that the project plans be corrected, and revised as per the conversation we had at last nights meeting, prior to being submitted for CPTED review.

Also, since it is easy to miss errors when all you have to look at is a computer screen or 8x11 paper sized plans, I would also request that Mr. Simlin be provided with a full sized printed plan set for review.

These corrections and this review should be done well in advance of the hearing, so I may have an opportunity to review to adequately represent my clients position.

Thank you for your attention in this matter.

Tanya Boyce

On Mon, Dec 1, 2014 at 6:50 PM, Brenyah-Addow, Maurice <Brenyah-Addow@oaklandnet.com> wrote:

Hi Eddie,

This is kind of last minute but could you please quickly review the attached set of plans for your CPTED comments?

Thanks

-Maurice

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](tel:5102386342) | Fax: [\(510\) 238-4730](tel:5102384730) | Email: mbrenyah@oaklandnet.com | Website:
www.oaklandnet.com/planning

Todd, Amber

From: tim@djaarc.com on behalf of Tim Alatorre <tim@dja-arc.com>
Sent: Friday, December 05, 2014 9:25 AM
To: Brenyah-Addow, Maurice
Subject: Re: FW: New design possibilities...

Maurice,

Have you heard anything from Eddie Simlin? Is he still planning on reviewing the plans?

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



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Mon, Dec 1, 2014 at 6:50 PM, Brenyah-Addow, Maurice <Brenyah-Addow@oaklandnet.com> wrote:

Hi Eddie,

This is kind of last minute but could you please quickly review the attached set of plans for your CPTED comments?

Thanks

-Maurice

Maurice Brenyah-Addow, MBA Planner III | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114
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www.oaklandnet.com/planning

Todd, Amber

From: tim@djaarc.com on behalf of Tim Alatorre <tim@dja-arc.com>
Sent: Wednesday, December 03, 2014 5:54 PM
To: Tanya Boyce
Cc: Brenyah-Addow, Maurice; Flynn, Rachel; Merkamp, Robert; Clarence McElhaney Jr.; Miller, Scott; Chen, Celena; Lynette Gibson McElhaney
Subject: RE: Schedule Meeting

I'm at the meeting, I had no problem getting into the building. Hopefully we have the same experience exiting.

On Dec 3, 2014 5:23 PM, "Tanya Boyce" <affirmplus@gmail.com> wrote:

Hello All:

I have received creditable information that there will be intense protest tonight in the streets of downtown Oakland associated with the latest police acquittal.

In light of recent history of activities including street fires and freeway blocking, I am making the choice to not travel to Oakland City Hall tonight.

If you do stay or go downtown, please be very careful as you enter and leave area.

I understand Lynette is already downtown and intends to stay for the meeting. If the meeting is held, obviously, she is at a disadvantage in making her case without me. I hope she will be granted a continuation so the appeal can be properly defended.

I appreciate your understanding.

Best wishes,

Tanya Boyce

Todd, Amber

From: tim@djaarc.com on behalf of Tim Alatorre <tim@dja-arc.com>
Sent: Wednesday, December 03, 2014 9:44 PM
To: Pattillo, Chris; Moore, Jim; Jahaziel Bonilla; Coleman, Michael; Jahmese Myres; Adhi Nagraj; Emily Weinstein
Cc: Brenyah-Addow, Maurice; Miller, Scott; Bob Brecht; Sanford Chan
Subject: 530 32nd Street, Oakland - PLN14-003-A01 - Site Visit Invitation

Dear Commissioners Pattillo, Moore, Bonilla, Coleman, Myres, Nagraj and Weinstein,

For those of you at the meeting tonight it was a pleasure seeing you again. While I am disappointed that the process is again delayed I would like to take advantage of these next two weeks by inviting you all to join me onsite to walk the property and the neighborhood. It looks like this next Tuesday and Wednesday should bring a gap in the rain.

Let me know if you would prefer to meet on either December 9th or 10th at noon at 530 32nd Street.

Depending on how dry the site is I will try to have the building footprint staked to help visualize our proposal. Thank you all for your service and your time this evening. Hopefully you all made it home safely.

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



de Jesus and Alatorre Architects - Architecture - Planning - Design

Todd, Amber

From: Tanya Boyce <affirmplus@gmail.com>
Sent: Wednesday, December 03, 2014 5:23 PM
To: Merkamp, Robert; Tim Alatorre
Cc: Flynn, Rachel; Miller, Scott; Chen, Celena; Clarence McElhaney Jr.; Brenyah-Addow, Maurice; Lynette Gibson McElhaney
Subject: RE: Schedule Meeting

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I appreciate your understanding.

Best wishes,

Tanya Boyce

Todd, Amber

From: Flynn, Rachel
Sent: Tuesday, December 16, 2014 6:31 PM
To: Simlin, Eddie
Cc: Brenyah-Addow, Maurice; Whent, Sean
Subject: CPTED Review -- 530 32nd Street
Attachments: 14-1113 Planning Commission Resubmittal - Final.pdf

Hi Eddie – I heard that you'll be going out to do a field visit tomorrow morning at 530 32nd Street. I don't know think that will be necessary, as the lot is vacant and the 5-unit residential project is only *proposed* at this point.

If you could just take a look at the attached drawings and provide your professional opinion on its CPTED elements, that would be terrific. The neighbors are concerned about hiding places, etc.

Thanks so much for taking the time to do this by tomorrow afternoon. Our meeting with the Planning Commission is at 6:00 p.m. and an official CPTED response from OPD was requested. Rachel

Rachel Flynn AIA
Director | Planning & Building Department
Acting Director | Economic & Workforce Development Department
City of Oakland
510 . 238 . 2229

From: Brenyah-Addow, Maurice
Sent: Monday, December 01, 2014 6:51 PM
To: Simlin, Eddie
Cc: Flynn, Rachel; Miller, Scott (SMiller@oaklandnet.com); Tim Alatorre (tim@dja-arc.com); Tanya Boyce (affirplus@gmail.com); Lynette Gibson McElhaney (lynette.mcelhaney@gmail.com); 'Clarence McElhaney, Jr.' (camcelhaney@comcast.net); Jonsson, Ulla-Britt
Subject: FW: New design possibilities...

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This is kind of last minute but could you please quickly review the attached set of plans for your CPTED comments?

Thanks
-Maurice

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

Todd, Amber

From: tim@djaarc.com on behalf of Tim Alatorre <tim@dja-arc.com>
Sent: Wednesday, December 03, 2014 9:44 PM
To: Pattillo, Chris; Moore, Jim; Jahaziel Bonilla; Coleman, Michael; Jahmese Myres; Adhi Nagraj; Emily Weinstein
Cc: Brenyah-Addow, Maurice; Miller, Scott; Bob Brecht; Sanford Chan
Subject: 530 32nd Street, Oakland - PLN14-003-A01 - Site Visit Invitation

Dear Commissioners Pattillo, Moore, Bonilla, Coleman, Myres, Nagraj and Weinstein,

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Let me know if you would prefer to meet on either December 9th or 10th at noon at 530 32nd Street.

Depending on how dry the site is I will try to have the building footprint staked to help visualize our proposal. Thank you all for your service and your time this evening. Hopefully you all made it home safely.

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



de Jesus and Alatorre Architects - Architecture - Planning - Design

Todd, Amber

From: Tanya Boyce <affirmplus@gmail.com>
Sent: Wednesday, December 03, 2014 5:23 PM
To: Merkamp, Robert; Tim Alatorre
Cc: Flynn, Rachel; Miller, Scott; Chen, Celena; Clarence McElhaney Jr.; Brenyah-Addow, Maurice; Lynette Gibson McElhaney
Subject: RE: Schedule Meeting

Hello All:

I have received creditable information that there will be intense protest tonight in the streets of downtown Oakland associated with the latest police acquittal.

In light of recent history of activities including street fires and freeway blocking, I am making the choice to not travel to Oakland City Hall tonight.

If you do stay or go downtown, please be very careful as you enter and leave area.

I understand Lynette is already downtown and intends to stay for the meeting. If the meeting is held, obviously, she is at a disadvantage in making her case without me. I hope she will be granted a continuation so the appeal can be properly defended.

I appreciate your understanding.

Best wishes,

Tanya Boyce

Todd, Amber

From: tim@djaarc.com on behalf of Tim Alatorre <tim@dja-arc.com>
Sent: Friday, December 05, 2014 9:25 AM
To: Brenyah-Addow, Maurice
Subject: Re: FW: New design possibilities...

Maurice,

Have you heard anything from Eddie Simlin? Is he still planning on reviewing the plans?

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



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Mon, Dec 1, 2014 at 6:50 PM, Brenyah-Addow, Maurice <Brenyah-Addow@oaklandnet.com> wrote:

Hi Eddie,

This is kind of last minute but could you please quickly review the attached set of plans for your CPTED comments?

Thanks

-Maurice

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](tel:5102386342) | Fax: [\(510\) 238-4730](tel:5102384730) | Email: mbrenyah@oaklandnet.com | Website:
www.oaklandnet.com/planning

Todd, Amber

From: tim@djaarc.com on behalf of Tim Alatorre <tim@dja-arc.com>
Sent: Wednesday, December 03, 2014 5:54 PM
To: Tanya Boyce
Cc: Brenyah-Addow, Maurice; Flynn, Rachel; Merkamp, Robert; Clarence McElhaney Jr.; Miller, Scott; Chen, Celena; Lynette Gibson McElhaney
Subject: RE: Schedule Meeting

I'm at the meeting, I had no problem getting into the building. Hopefully we have the same experience exiting.

On Dec 3, 2014 5:23 PM, "Tanya Boyce" <affirmplus@gmail.com> wrote:

Hello All:

I have received creditable information that there will be intense protest tonight in the streets of downtown Oakland associated with the latest police acquittal.

In light of recent history of activities including street fires and freeway blocking, I am making the choice to not travel to Oakland City Hall tonight.

If you do stay or go downtown, please be very careful as you enter and leave area.

I understand Lynette is already downtown and intends to stay for the meeting. If the meeting is held, obviously, she is at a disadvantage in making her case without me. I hope she will be granted a continuation so the appeal can be properly defended.

I appreciate your understanding.

Best wishes,

Tanya Boyce

Todd, Amber

From: Merkamp, Robert
Sent: Wednesday, December 03, 2014 4:38 PM
To: 'Tanya Boyce'
Cc: Miller, Scott; Flynn, Rachel; Chen, Celena; 'Clarence McElhaney Jr.'; Brenyah-Addow, Maurice; 'Lynette Gibson McElhaney'
Subject: RE: Schedule Meeting

Hi Tanya,

I did not know this. We are not being released early here at the City per the City Administrator. I just got off the phone with them and the building will be open and the meeting will be conducted. If things change, I will send out an email to all interested parties that I can contact letting them know.

I was told that the guards at the door may enquire about visitors to city hall and they should say they're hear for the PC meeting.

Robert D. Merkamp, Development Planning Manager | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2214 | Oakland, CA 94612 | Phone: (510)238-6283 | Fax: (510) 238-4730 | Email: rmerkamp@oaklandnet.com | Website: www.oaklandnet.com/planning

From: Tanya Boyce [<mailto:affirmplus@gmail.com>]
Sent: Wednesday, December 03, 2014 4:32 PM
To: Merkamp, Robert
Cc: Miller, Scott; Flynn, Rachel; Chen, Celena; Clarence McElhaney Jr.; Brenyah-Addow, Maurice; Lynette Gibson McElhaney
Subject: RE: Schedule Meeting

Hello All:

I just received a call indicating the Federal Building released all workers early in anticipation of riots associated with the latest police acquittal.

Do you have information on this?

Please reply.

On Dec 2, 2014 3:20 PM, "Merkamp, Robert" <RMerkamp@oaklandnet.com> wrote:

Hi Tanya,

Thank you for your email. Since the request was discussed yesterday evening (less than 48 hours to the hearing) and since we're well after the dissemination of the Planning Commission packet, it's too late for staff to pull the item off the agenda. This is generally consistent with past practice.

Typically when we have a request for continuance at this juncture, we suggest that the requestor fill out a speakers card at the beginning of the hearing (under "Agenda Discussion") and speak to the item and ask the Planning Commission to continue it and for what reason(s). They'll let the original applicant speak as well. At that point, the Commission can vote to continue the item or not continue it. If they choose the latter, then they'll hold the appeal as scheduled and make a decision regarding the project or potentially continue the item at that point. Speaking under the "Agenda Discussion" section of the calendar will not preclude you from also speaking about the appeal itself if the item stays on the calendar.

Respectfully,

Robert D. Merkamp, Development Planning Manager | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2214 | Oakland, CA 94612 | Phone: [\(510\)238-6283](tel:5102386283) | Fax: [\(510\) 238-4730](tel:5102384730) | Email: rmerkamp@oaklandnet.com | Website: www.oaklandnet.com/planning

From: Tanya Boyce [<mailto:affirmplus@gmail.com>]

Sent: Tuesday, December 02, 2014 1:41 PM

To: Brenyah-Addow, Maurice

Cc: Flynn, Rachel; Merkamp, Robert; Clarence McElhaney Jr.; Miller, Scott; Lynette Gibson McElhaney

Subject: RE: Schedule Meeting

Hello All:

While we appreciate the applicants urgency, we feel a hearing tomorrow will be premature due to the fact that the designer and I both identified errors in the plans which had been submitted to the commission with the staff report and forwarded the Eddie Slimline last night.

I contend it would be clearer for the commission, as well as for my clients and all interested members of the public, if before the hearing we allowed the project designer to correct the building height and the window height behind the toilet as well as implement the agreed upon changes.

1. Flip bedroom with bathroom in top front floor plan
2. Replace closet wall on ground level with pillar.
3. Increase the size of window in laundry closets
4. Reduce height of or remove fencing.

Furthermore, it is very important that a full size set of printed plans are available for review. Without a full sized printed plan set, the design can not be adequately analyzed by myself in preparation for our appeal.

Due to the fact that a correctly labeled full size set of plans is not available as of today, I believe the City should reconsider moving forward with tomorrow's hearing.

Thank you for your attention in this matter.

Tanya Boyce

On Dec 2, 2014 12:53 PM, "Brenyah-Addow, Maurice" <Brenyah-Addow@oaklandnet.com> wrote:

Hi Lynette,

Staff checked with the applicant if there were OK your request and consulted with City legal counsel about the possibility of moving the December 3rd appeal hearing to the December 17th meeting. The feedback was that not only does the applicant still want to proceed with the hearing, the agendas, and staff report have been prepared and at this juncture it is too late to move the item.

However, one option is for you to make your request directly to the Planning Commission on the floor during the December 3rd hearing for their consideration.

Thanks

-Maurice

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](tel:5102386342) | Fax: [\(510\) 238-4730](tel:5102384730) | Email: mbrenyah@oaklandnet.com | Website:
www.oaklandnet.com/planning

From: Lynette Gibson McElhaney [<mailto:lynette.mcelhaney@gmail.com>]
Sent: Sunday, November 30, 2014 4:10 PM
To: Tanya Boyce
Cc: Flynn, Rachel; Brenyah-Addow, Maurice; Clarence McElhaney Jr.
Subject: Re: Schedule Meeting

Hello All:

Sorry for the silence. I just realized that correspondence had been sent to my yahoo email address which I seldom review. This is the preferred email address.

Thank you Tanya for keeping your hand on the ball. I regret that we weren't able to get this meeting scheduled in the weeks just after the initial hearing. The neighbors and I were extremely hopeful that we would be able to engage in the appropriate level of respectful discussion prior to coming back in December. I was disappointed to learn that the Owner would not consider addressing any of the concerns cited during the hearing but, like Tanya, welcome the opportunity to discuss it now.

These recent weeks have been extremely impacted, first the election, then personal and family illness and now

the aftermath the Ferguson protests which have kept me extremely engaged. I recognize that Tim was actually limited in availability this month as he awaits the birth of his child.

I will do my best to be available to connect with the applicant between Monday and Tuesday but I'd prefer to delay until the next Planning Commission meeting so that we can actually meet and confer with the neighbors as well. I am available 1 - 2p; 5:30p-6:00p tomorrow. Tuesday is a day packed with committee meetings but we might be able to squeeze in time early Tuesday morning if necessary.

It would be ideal to move this to 12/17 since this date was set in consultation with the applicant not the appellant.

Thanks much, Lynette

On Mon, Nov 24, 2014 at 4:55 AM, Tanya Boyce <affirmplus@gmail.com> wrote:

Good Morning Rachel-

My name is Tanya Boyce, and I am the planner hired to represent this appeal.

Last time I spoke with Tim he indicated the owner, his client, was unwilling to make any changes to the design.

I am very happy to hear he has changed his mind. However, if that's the case, I am confused as to why Tim has not contacted me directly to inform me of this change of heart.

I am available to meet anytime including today.

My clients are busy people and they will not meet to draft a design, that is what they are retaining me for.

Once we have a comprise design on the table I am more than happy to bring them into the conversation.

Please respect my position, refrain from ask my client to set things up and ask the applicant to speak to me directly. I look forward to speaking with him this morning anytime after 9am.

Thank you for all your time and effort in assisting us to come to a positive resolution.

Best regards,

Tanya Boyce

On Nov 22, 2014 1:16 PM, "Flynn, Rachel" <RFlynn@oaklandnet.com> wrote:

Hello all – Just following up on my earlier e-mail. It is my understanding that the owner is willing to revise the design, but needs to meet with you all PRIOR TO DECEMBER 3rd to get your input.

Please, please let us know when you're available and we handle scheduling. Thanks, Rachel

From: Flynn, Rachel
Sent: Tuesday, November 18, 2014 10:48 AM
To: Clarence McElhaney Jr.; Lynette Gibson McElhaney
Cc: Tanya Boyce (affirmplus@gmail.com); Brenyah-Addow, Maurice (Brenyah-Addow@oaklandnet.com)
Subject: Schedule Meeting

Hi Lynette and Clarence, What is your schedule like this week or next to discuss the redesign of 530 32nd Street? The clock is ticking and we need to hold this meeting prior to the scheduled December 3rd meeting.

Did you want to meet separately with the architect or include all of the interested neighbors? Thanks, Rachel

From: Tanya Boyce [<mailto:affirmplus@gmail.com>]
Sent: Tuesday, November 18, 2014 10:30 AM
To: Tim Alatorre
Cc: Flynn, Rachel; Miller, Scott; Clarence McElhaney Jr.; Brenyah-Addow, Maurice; Lynette Gibson McElhaney
Subject: Re: FW: 530 32nd Street - Design Alternative

I will confer with my client and get back to you

On Nov 18, 2014 10:28 AM, "Tim Alatorre" <tim@dja-arc.com> wrote:

Lynette and Maurice,

Is there any possibility of us all meeting this week?

Tim Alatorre, Architect, LEED AP BD+C

(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Wed, Nov 12, 2014 at 11:54 AM, Tim Alatorre <tim@dja-arc.com> wrote:

I'm still available. I'm keeping me schedule as flexible as possible.

Lynette, you had said you would be available after November 4th, is there anytime this week or next that you could meet?

Tim Alatorre, Architect, LEED AP BD+C

(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Wed, Nov 12, 2014 at 11:49 AM, Brenyah-Addow, Maurice <Brenyah-Addow@oaklandnet.com> wrote:

Hi Tanya,

This is just a follow-up to schedule the meeting with you and the applicant. Can we set up a date to meet?

Tim has indicated that he is available to meet anytime.

I have also indicated that I am available to meet anytime.

Please let us know when you can meet between now and December 3rd 2014.

Thanks

-Maurice

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](tel:5102386342) | Fax: [\(510\) 238-4730](tel:5102384730) | Email: mbrenyah@oaklandnet.com | Website:
www.oaklandnet.com/planning

From: Brenyah-Addow, Maurice
Sent: Wednesday, November 05, 2014 8:32 AM
To: Flynn, Rachel; 'Tanya Boyce'; 'Tim Alatorre'
Cc: 'Clarence McElhaney Jr.'; Miller, Scott; 'Lynette Gibson McElhaney'
Subject: RE: FW: 530 32nd Street - Design Alternative

I am available to meet anytime as well.

Tanya, when can you meet?

Thanks

-Maurice

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](tel:5102386342) | Fax: [\(510\) 238-4730](tel:5102384730) | Email: mbrenyah@oaklandnet.com | Website:
www.oaklandnet.com/planning

From: Flynn, Rachel
Sent: Tuesday, November 04, 2014 1:56 PM
To: Tanya Boyce; Tim Alatorre
Cc: Brenyah-Addow, Maurice; Clarence McElhaney Jr.; Miller, Scott; Lynette Gibson McElhaney

Subject: RE: FW: 530 32nd Street - Design Alternative

Maurice, Please work with Tim and Tanya to schedule a meeting prior to the next public hearing. Thanks, Rachel



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Mon, Nov 3, 2014 at 7:09 AM, Tim Alatorre <tim@dja-arc.com> wrote:

Let me know the time and place and we will be there. I am available anytime this week.

On Nov 3, 2014 6:40 AM, "Tanya Boyce" <affirmplus@gmail.com> wrote:

Ok great... Now she is available mid month. Let's make it happen.

On Nov 3, 2014 6:38 AM, "Tanya Boyce" <affirmplus@gmail.com> wrote:

Good Morning:

The set of plans I received contained no changes to the massing or orientation of the units.

In fact none of the issues of the appeal where address.

1. All the living space is still one full story above the ground floor. (soft-story style)
2. The entire ground level is enclosed garages.
3. The open space is still in an obscure position also not connected to the living spaces
4. and most importantly ALL units are still facing the McElhaney home.

Although Tim was able to create some options that addressed those issues, the owner insists on NOT accommodating the neighbors stated issues in any way. While the applicant made some minor facade design changes, but the footprint remains the same.

It is true, my client has an extremely busy schedule and doesn't have time to meet until after she returns following the thanksgiving holiday.

In light of how busy everyone is compounded by the fact that the owner flatly refuses to consider ANY options outside his original soft-story building concepts, don't feel it fair to rush the appellants.

The commission extended this until December. I would like the opportunity to meet and review with the applicant so they can explain why they have chosen to dismiss all the neighbors concerns prior to the next hearing, however my client is not available until the end of this month.

Therefore, I respectfully request no hearing be scheduled before mid December and that the applicant plan to meet with the appellant and other impacted neighbors at the end of this month.

Thank you,

Tanya Boyce

On Nov 3, 2014 5:42 AM, "Tim Alatorre" <tim@dja-arc.com> wrote:

Rachel,

Yes, we have been open to meeting and had been trying to find a time for the last month to do so. I had told Tanya Boyce, the McElhaney's representative, that we would be willing to meet at anytime. After checking with the McElhaney's I was finally told on October 15th that the soonest the appellants would be willing to meet was after Thanksgiving.

Given my conversations with Tanya Boyce, I believe that we are at an impasse as to finding a design solution that the McElhaney's would support. We have made many modifications to the plans but none that will achieve design consensus. Given this and that the appellants aren't available to meet for at least another month we would like to move forward with presenting before the planning commission. My client and I recognize that there is a risk the Commission will not approve our design but as it stands we don't see any other option to move forward.

We are hopeful that we can get back on the calendar at the next possible opening.

Tim Alatorre, Architect, LEED AP BD+C

(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Sun, Nov 2, 2014 at 3:34 PM, Flynn, Rachel <RFlynn@oaklandnet.com> wrote:

Hi Tim – Is your client willing to meet with the McElhaney's and the other neighbors? Without such a meeting and consensus, there is a risk that the Planning Commission will not approve the design you sent on 10/28/14. Thanks, Rachel

Rachel Flynn AIA

Director | Planning & Building Department

Acting Director | Economic & Workforce Development Department

City of Oakland

510 . 238 . 2229

From: McElhaney, Lynette

Sent: Sunday, November 02, 2014 3:12 PM

To: Flynn, Rachel; tim@dja-arc.com

Cc: Miller, Scott; Brenyah-Addow, Maurice; affirmplus@gmail.com; Lynette Gibson McElhaney; Clarence McElhaney

Subject: RE: FW: 530 32nd Street - Design Alternative

Hello all,

Tim met with our consultant last month and reviewed two alternative designs that she indicated that appeared to address the concerns of the neighbors and the commission. Tim was to get approval from his client to proceed with exploration of these designs in discovery with the neighbors. I was never shown the designs as Tim later informed Tanya that his client rejected the designs and preferred to return to the commission without changing the submitted design as agreed.

We remain open to convening a meeting with the neighbors to discuss modified design that addresses massing, orientation and density before returning to the commission next month.

Thanks for respecting the agreements we reached during the appeal. Please send all correspondence regarding the appeal to my personal email account and cc Clarence.

Kind regards, Lynette

From: "Flynn, Rachel" <RFlynn@oaklandnet.com>

Date: 11/02/2014 1:45 PM (GMT-08:00)

To: tim@dja-arc.com

Cc: "Miller, Scott" <SMiller@oaklandnet.com>, "Brenyah-Addow, Maurice" <Brenyah-Addow@oaklandnet.com>, "McElhaney, Lynette" <lmcelhaney@oaklandnet.com>, affirmplus@gmail.com

Subject: RE: FW: 530 32nd Street - Design Alternative

Hi Tim – I'm a bit confused. Have you not been able to find a time to meet with the McElhaney's and the other concerned neighbors OR have you met and not reached agreement? I wasn't aware of any meetings.

It is very important that a meeting be scheduled (with staff in attendance). That was the clear directive of the Planning Commission. Please let me know the status. Thanks, Rachel

From: Tim Alatorre [<mailto:tim@djaarc.com>]
Sent: Tuesday, October 28, 2014 2:00 PM
To: Flynn, Rachel
Cc: Miller, Scott; Brenyah-Addow, Maurice
Subject: Re: FW: 530 32nd Street - Design Alternative

Rachel,

Our efforts to find consensus with the McElhaneys have been unsuccessful. We would like to move forward with the attached plans. We are still working to revise the landscape drawings but these are the complete architectural plans.

How soon can we get back on the calendar to appear before the planning commission?

Thanks for you assistance,

Tim Alatorre, Architect, LEED AP BD+C

(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Wed, Oct 1, 2014 at 3:12 PM, Flynn, Rachel <RFlynn@oaklandnet.com> wrote:

Tim – This is the e-mail you sent me yesterday. Did you attach the wrong drawings? It looks like you now have a different design, which we will review.

Thanks, Rachel

From: tim@djaarc.com [<mailto:tim@djaarc.com>] **On Behalf Of** Tim Alatorre
Sent: Tuesday, September 30, 2014 12:43 PM
To: Flynn, Rachel
Subject: Fwd: 530 32nd Street - Design Alternative

Rachel,

Following up on my earlier voice-mail I've attached the revised plan that we would like to move forward with. These plans incorporate the changes we made in response to Chris Pattillo's concerns about the bottom story not looking supported.

We should have our complete submittal package ready by the middle of next week. How soon can we expect to be back on the calendar?

Thanks for your assistance,

Tim Alatorre, Architect, LEED AP BD+C

----- Forwarded message -----

From: **Chris Pattillo** <pattillo@pgadesign.com>

Date: Mon, Sep 15, 2014 at 10:54 AM

Subject: Re: 530 32nd Street - Design Alternative

To: Tim Alatorre <tim@dja-arc.com>

Cc: Adhi Nagraj <nagrajplanning@gmail.com>

Mr. Alatorre,

Yes, I could support this version of the design except I am reacting very negatively to the sense that the top of the building is not supported by the bottom story. I realize this is just a graphic thing but I fear it will persist once constructed. Both designs have this problem. You need to find a way to visually support the top of the building without creating an obstruction to getting into the garages.

So, yes I can support this design but you still need to demonstrate that you've made a good faith effort to meet with and address the neighbor's concerns since our hearing.

Chris

Chris Pattillo FASLA

On Mon, Sep 15, 2014 at 9:38 AM, Tim Alatorre <tim@dja-arc.com> wrote:

Chairwoman Pattillo,

Based on our review of the planning commissioners feedback from our August 6th meeting we are considering resubmitting a variation on the attached design. This plan had preliminary staff approval from Maurice and Scott Miller earlier in our process. It has more articulated facades, and we feel, as Commission Nagraj mentioned, that the more modern design would bring out the character of the historic buildings.

Would this be a direction that you could support? If not then we will stay with our current design. Either way, we would make the following modifications to the designs.

- Reduce unit count to 4 units, 3 of which would have 2 car garages.
- Enlarge the private space for the back three units
- Add a low fence at the sidewalk and a gate at the driveway to enhance security.
- Add a community barbecue area at the rear of the lot

- Modify the landscaping per your recommendations.

Thank you for your time,

Tim Alatorre, Architect, LEED AP BD+C