

**Todd, Amber**

---

**From:** Flynn, Rachel  
**Sent:** Wednesday, January 07, 2015 8:14 PM  
**To:** Brenyah-Addow, Maurice  
**Subject:** 530 32nd Street - Design Review Board submission  
**Attachments:** 14-1223 Design Review Committee Resubmittal.pdf

Hi Maurice – When is this scheduled for DRC? Thanks, Rachel

---

**From:** Brenyah-Addow, Maurice  
**Sent:** Tuesday, December 30, 2014 9:12 AM  
**To:** Flynn, Rachel; Miller, Scott ([SMiller@oaklandnet.com](mailto:SMiller@oaklandnet.com)); Merkamp, Robert; Ranelletti, Darin ([DRanelletti@oaklandnet.com](mailto:DRanelletti@oaklandnet.com))  
**Subject:** FW: 530 32nd Street - Design Review Board submission

Hi All,

Please see latest revised plans for the DRC hearing attached.

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](mailto:mbrenyah@oaklandnet.com) | Website: [www.oaklandnet.com/planning](http://www.oaklandnet.com/planning)

**From:** [tim@djaarc.com](mailto:tim@djaarc.com) [<mailto:tim@djaarc.com>] **On Behalf Of** Tim Alatorre  
**Sent:** Tuesday, December 23, 2014 4:48 PM  
**To:** Brenyah-Addow, Maurice  
**Cc:** Bob Brecht  
**Subject:** Re: 530 32nd Street - Design Review Board submission

Maurice,

I found a typo, please use the attached plans instead.

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



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Tue, Dec 23, 2014 at 3:41 PM, Tim Alatorre <[tim@dja-arc.com](mailto:tim@dja-arc.com)> wrote:  
Maurice,

Attached are the revised drawings based on our meeting with the planning commission last week. Please let me know if this is everything you need to get us on the calendar.

Thank you for all of your help,

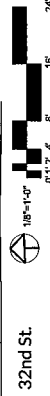
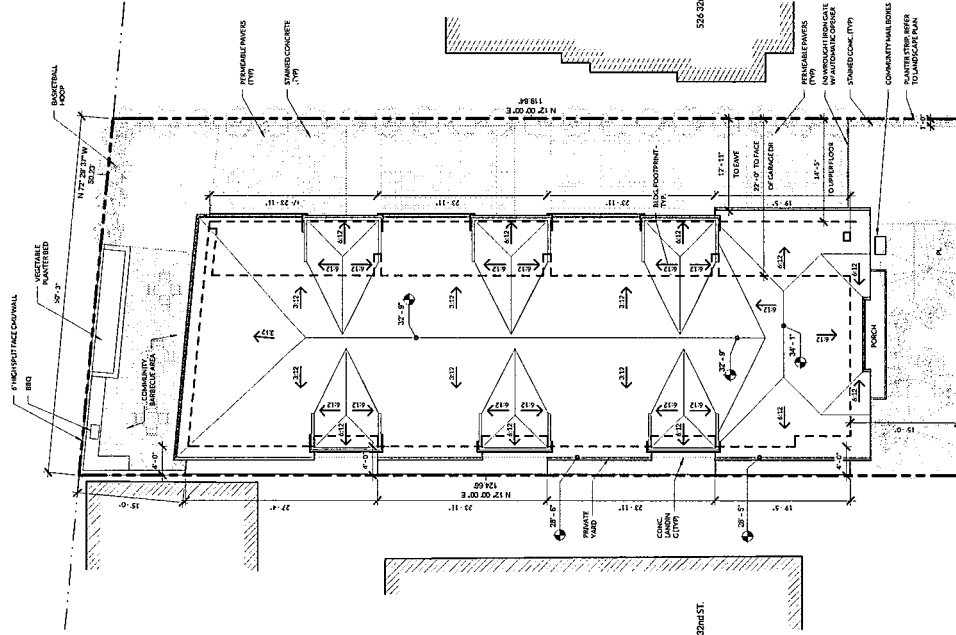
Tim Alatorre, Architect, LEED AP BD+C  
(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

# OPEN SPACE CALCULATIONS

PUBLIC SPACE (BACK OF SITE)	15' X 36' Z	540.0 SF
PRIVATE SPACE		
UNIT 1	19' X 4' 4"	77.6 SF
UNIT 2	23' X 4' 4"	95.6 SF
UNIT 3	23' X 4' 4"	95.6 SF
UNIT 4	27' X 4' 4"	102.5 SF
TOTAL		370.9 SF
TOTAL	540.0 SF + (97.5 SF X 2)	1,300.0 SF



## 1 ARCHITECTURAL SITE

SCALE: 1/8"=1'-0"

# 530 32nd Street LLC CONDOS 32nd St. Oakland, Ca. 94609



DE JESUS AND ALTORE ARCHITECTS  
Commercial | Planning | Residential  
4415 Cowell Rd., Suite 230  
Concord, CA 94518  
800.352.7721  
info@dja-arc.com  
www.dja-arc.com

Stamp

## PROJECT INFORMATION

**PROJECT SUMMARY:**  
FOUR UNIT RESIDENTIAL DEVELOPMENT ON VACANT LOT.  
NOTE: LOT PREVIOUSLY HAD A SINGLE FAMILY HOME WHICH WAS DEMOLISHED DUE TO STRUCTURAL FAILURES.  
**SITE AREA:** 6,113 SF  
**PERMITTED:** 4 UNIT RESIDENTIAL  
**CONSTRUCTION TYPE:** TYPE IV-B  
**MAXIMUM HEIGHT:** NONE  
**MINIMUM HEIGHT:** 20'-0"

## INDEX OF DRAWINGS

- A1 COVER SHEET / SITE PLAN
- A2 FLOOR PLANS
- A3 ELEVATIONS
- A4 ELEVATIONS
- A5 SHADOW STUDY
- C1 SITE SURVEY
- L1 LANDSCAPE PLAN

## PROJECT DIRECTORY

**OWNER:**  
530 32ND STREET LLC  
1500 15TH STREET, SUITE 200  
CONCORD, CA 94520  
CONTACT: BOB DE JESUS  
EMAIL: bob@dja-arc.com

**ARCHITECT:**  
DE JESUS AND ALTORE ARCHITECTS, INC.  
4415 COWELL ROAD, SUITE 230  
CONCORD, CA 94518  
CONTACT: JIM ALTORE  
EMAIL: jim@dg-arc.com

**CIVIL ENGINEER:**  
LEA & BRAZE ENGINEERING, INC.  
1000 15TH STREET, SUITE 200  
HAYWARD, CA 94545  
PHONE: (510) 887-4086

**LANDSCAPE DESIGNER:**  
WESTERN PRODUCTS LANDSCAPING  
1000 15TH STREET, SUITE 200  
PLEASANT HILL, CA 94523  
PHONE: (925) 355-1654

## VICINITY MAP



## COVER SHEET / SITE PLAN

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A1

5/23/2014 4:02 PM

530 32nd Street LLC  
CONDOMINIUM  
DELVEOPMENT

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



DE JELE AND LUTTIGSE ARCHITECTS  
Commercial Planning | Residential  
4415 Central Expressway, Suite 200  
Concord, CA 94520  
925.352.2721  
info@dja-arc.com  
www.dja-arc.com

Scale

Project No. 20211111-000001  
City Oakland  
County Alameda  
Revised By TD

Issue/Revision Schedule:  
No. Date Description  
10/24/24 PLANNING COMMISSION  
12/03/24 PLANNING COMMISSION  
12/23/24 DESIGN REVIEW  
COMMITTEE

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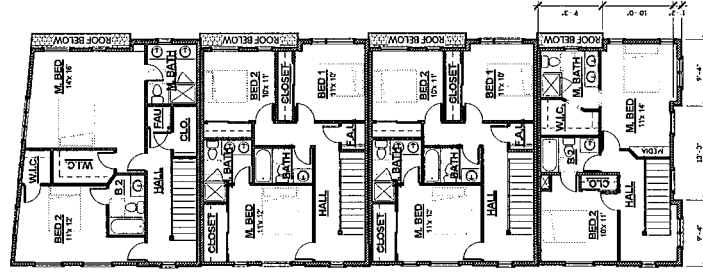
FLOOR PLANS

A2

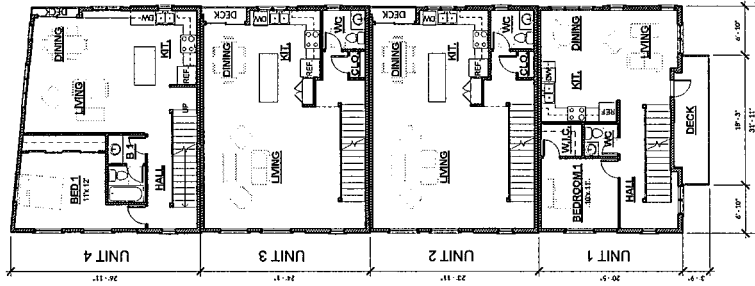
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PROJECT DATA

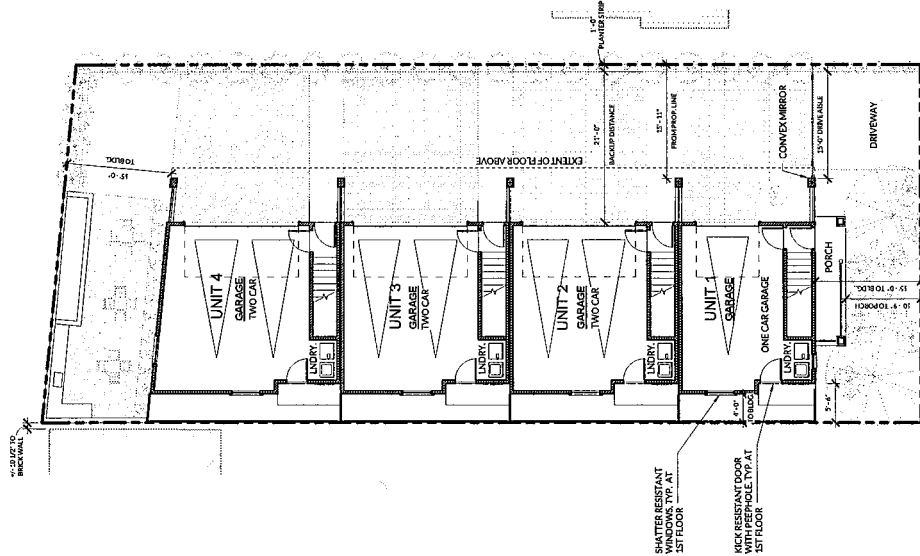
Plan Area Summary		Site Data	
UNIT 1		SITE AREA	5,119 SF
GARAGE	205 SF	NET GARAGE AREA	1,244 SF
1ST FLOOR	721 SF	NET FLOOR AREA	7,993 SF
2ND FLOOR	581 SF	LANDSCAPE	2,337 SF
3RD FLOOR	1,193 SF	GRASSY LAWN	1,236 SF
UNIT 2		GRASSY LAWN	1,236 SF
GARAGE	205 SF		
1ST FLOOR	721 SF		
2ND FLOOR	581 SF		
3RD FLOOR	1,193 SF		
UNIT 3			
GARAGE	205 SF		
1ST FLOOR	721 SF		
2ND FLOOR	581 SF		
3RD FLOOR	1,193 SF		
UNIT 4			
GARAGE	205 SF		
1ST FLOOR	721 SF		
2ND FLOOR	581 SF		
3RD FLOOR	1,193 SF		
OVERALL TOTAL	2,000 SF		



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



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



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

530 32nd Street LLC  
CONDOMINIUM  
DEVELOPMENT

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



DE ERIC AND ALTOBRE ARCHITECTS  
Commercial / Planning / Residential  
4415 Grand Blvd., Suite 210  
Oakland, CA 94618  
info@jea-arc.com  
www.jea-arc.com

Scale

Project No. 20211111-0001  
City No. 111  
County No. 111

Project Name / Parcel No. / Schedule No.  
No. 10/24/14  
Description  
10/24/14 PLANNING COMMISSION  
12/03/14 PLANNING COMMISSION  
12/23/14 DESIGN REVIEW  
COMMITTEE

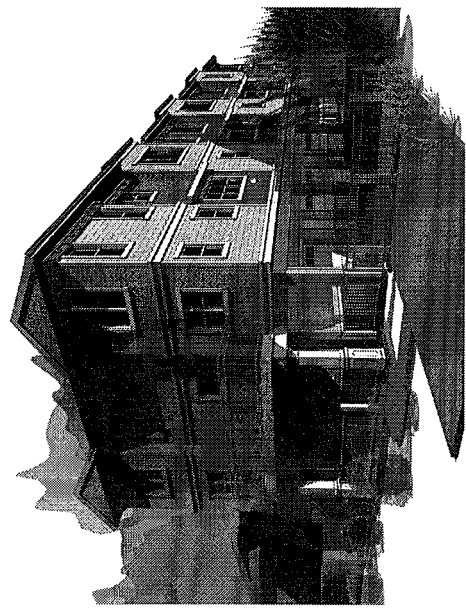
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ELEVATIONS

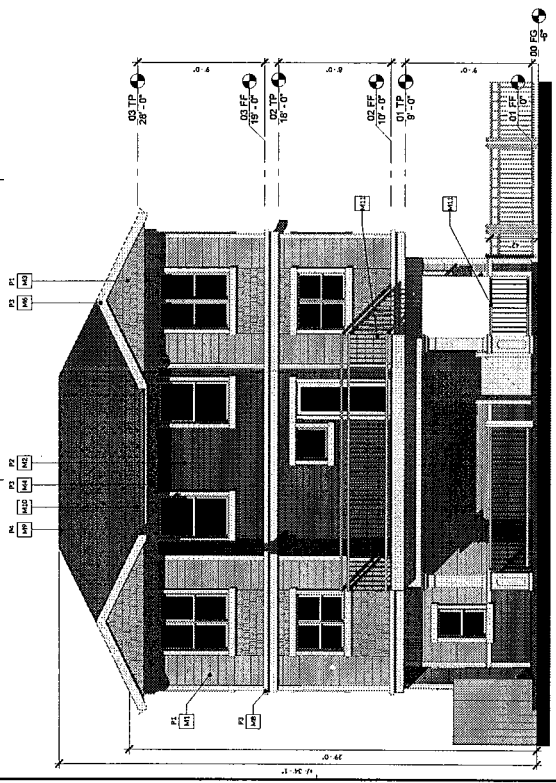
A3

MATERIAL LEGEND

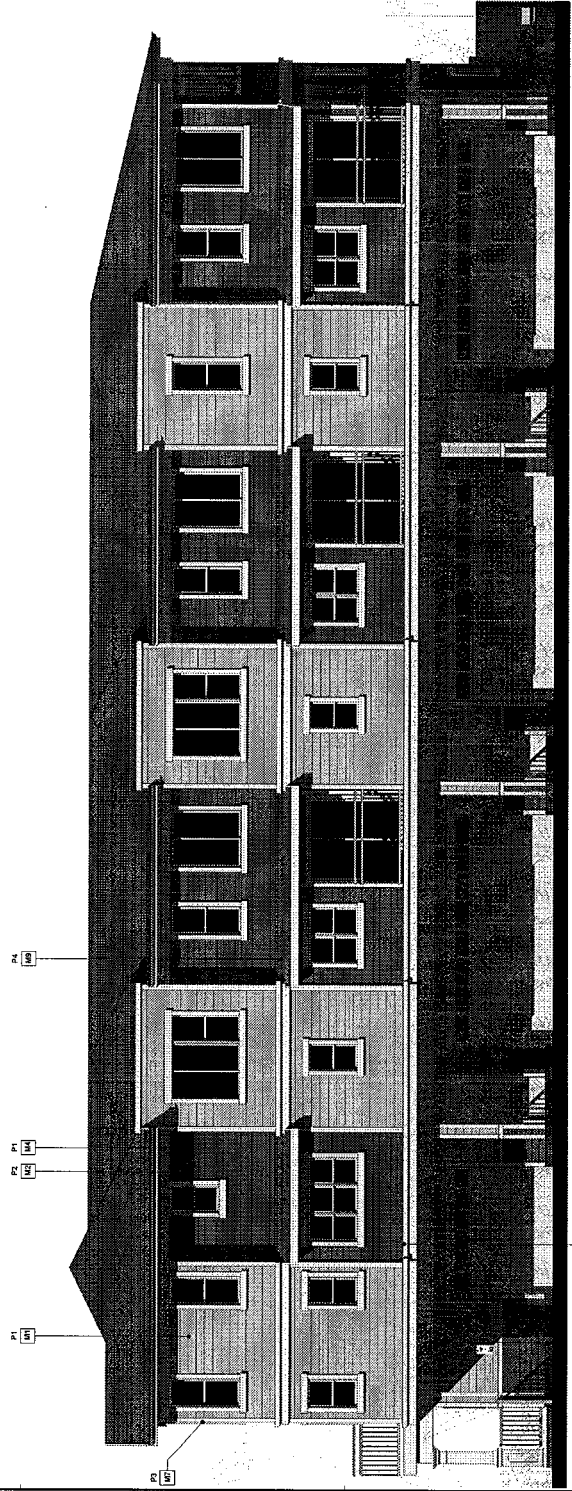
- M1 - HARDPLANK LAP SIDING SELECT CEDAR MILLS 7"
- M2 - HARDPLANK LAP SIDING SELECT CEDAR MILLS 5"
- M3 - HANDSHINGLED STAGGERED-EDGE SHINGLES 6"
- M4 - 2X DOWNTILTS
- M5 - FROSTED GLASS, TYP. AT BATHROOMS
- M6 - 2"X8" FACH BOARD
- M7 - 2X TRIM
- M8 - TYP. TRIM AND BELLY BAND
- M9 - ASPHALT SHINGLES
- M10 - 6" GSM GUTTER
- M11 - DECORATIVE METAL RAILING
- P1 - JAMES HARDIE - ColorPlus® CORBELLE STONE
- P2 - JAMES HARDIE - ColorPlus® BOOTHBAY BLUE
- P3 - JAMES HARDIE - ColorPlus® ARCTIC WHITE
- P4 - GAF - TIMBERLINE COOL SERIES - ANTIQUE SLATE



3 SE PERSPECTIVE  
SCALE



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



2 EAST ELEVATION  
SCALE 1/8"=1'-0"

530 32nd Street LLC  
CONDOMINIUM  
DEVELOPMENT

530 32nd St.  
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APN: 9-176-9



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Commercial | Planning | Residential  
4415 Cowell Rd., Suite 220  
Oakland, CA 94618  
(888) 332-2721  
info@dja-arc.com  
www.dja-arc.com

Date:

Proj. No.: 2020.11.18.000002  
Drawn By: TGA  
Reviewed By: TGA

Issue/Revision Schedule:

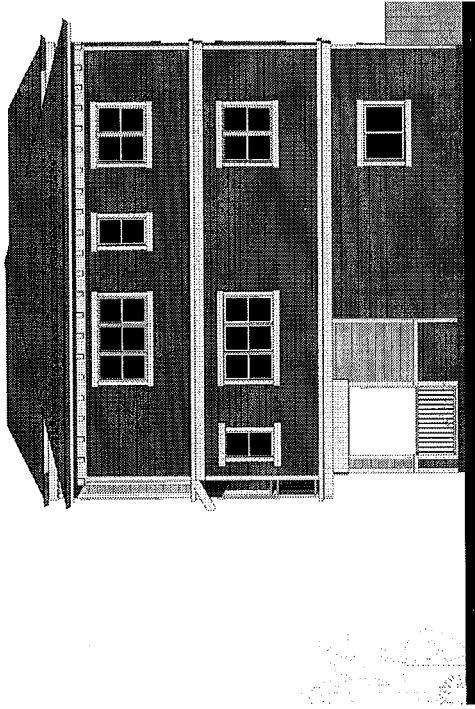
No. Date Description  
1 12/20/14 PLANNING COMMISSION  
2 12/23/14 PLANNING COMMISSION  
3 12/23/14 DESIGN REVIEW COMMITTEE

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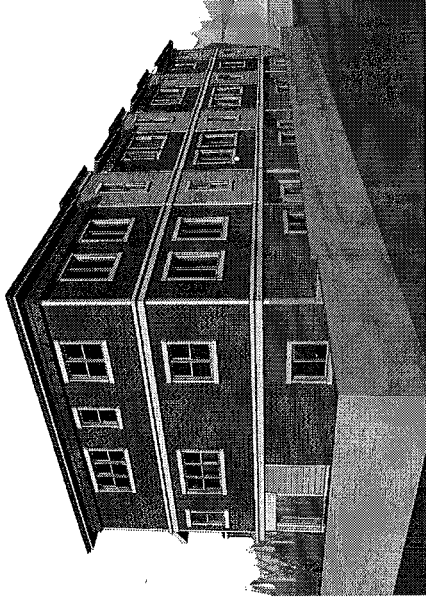
ELEVATIONS

A4

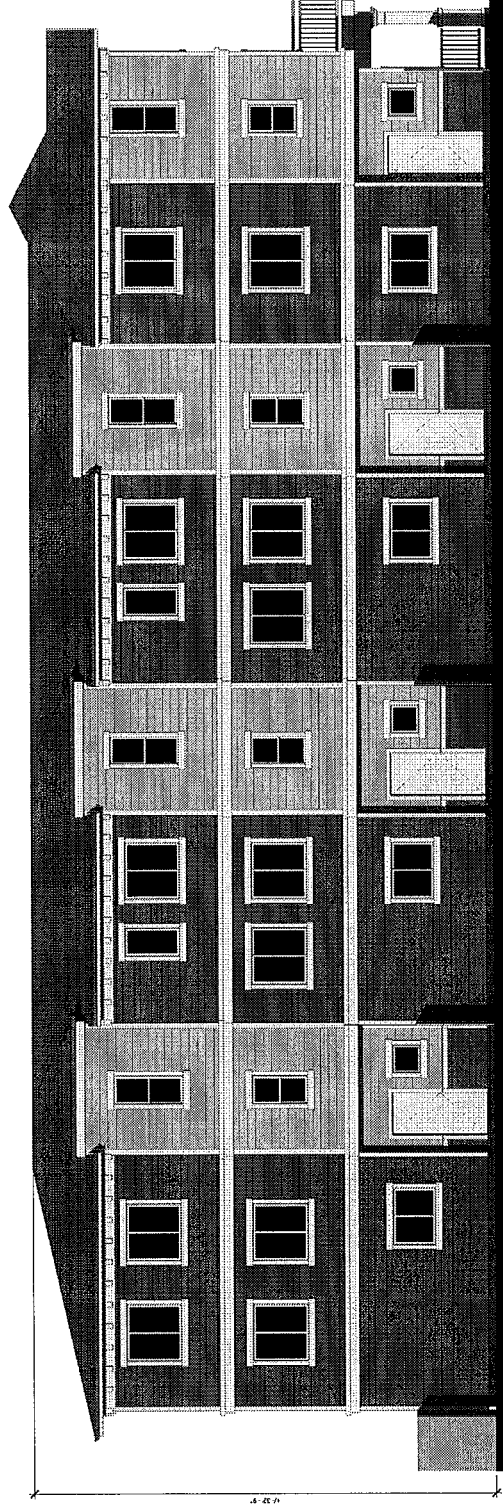
12/23/2014 4:57 PM



1 NORTHELEVATION  
SCALE: 1/4"=1'-0"



2 NW PERSPECTIVE  
SCALE:



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







## Todd, Amber

---

**From:** Flynn, Rachel  
**Sent:** Friday, January 09, 2015 12:38 PM  
**To:** 'Tim Alatorre'  
**Cc:** Brenyah-Addow, Maurice; Miller, Scott; Merkamp, Robert; Ranelletti, Darin  
**Subject:** FW: Alternative Design suggestion for your consideration  
**Attachments:** DOC010915

Tim – The attached drawings that Maurice forwarded to you include both your proposed design and an alternative that places more windows on the front and back of the buildings, rather than the side yards. As you know, this is one of the biggest concerns that the neighbors have. It would be good if your client would at least consider an alternative design that addresses most of the neighbors' concerns.

Also, just so you know, the neighbors have the right to appeal the Planning Commission's decision to the Superior Court. I don't know that they have or if they will, but they have that right. If an alternative design could be agreed to by all parties, then such an agreement would prevent further actions that could prolong the review/approval process.

Take a look at the attached and let us know what you think. There are four (4) drawings attached. The first two are your proposed design and the last two drawings are an alternative design that addresses the neighbors' concerns.

Thanks, Rachel

**Todd, Amber**

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**From:** Flynn, Rachel  
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Thanks, Rachel



530 32nd Street LLC  
CONDOMINIUM  
DELVEOPMENT

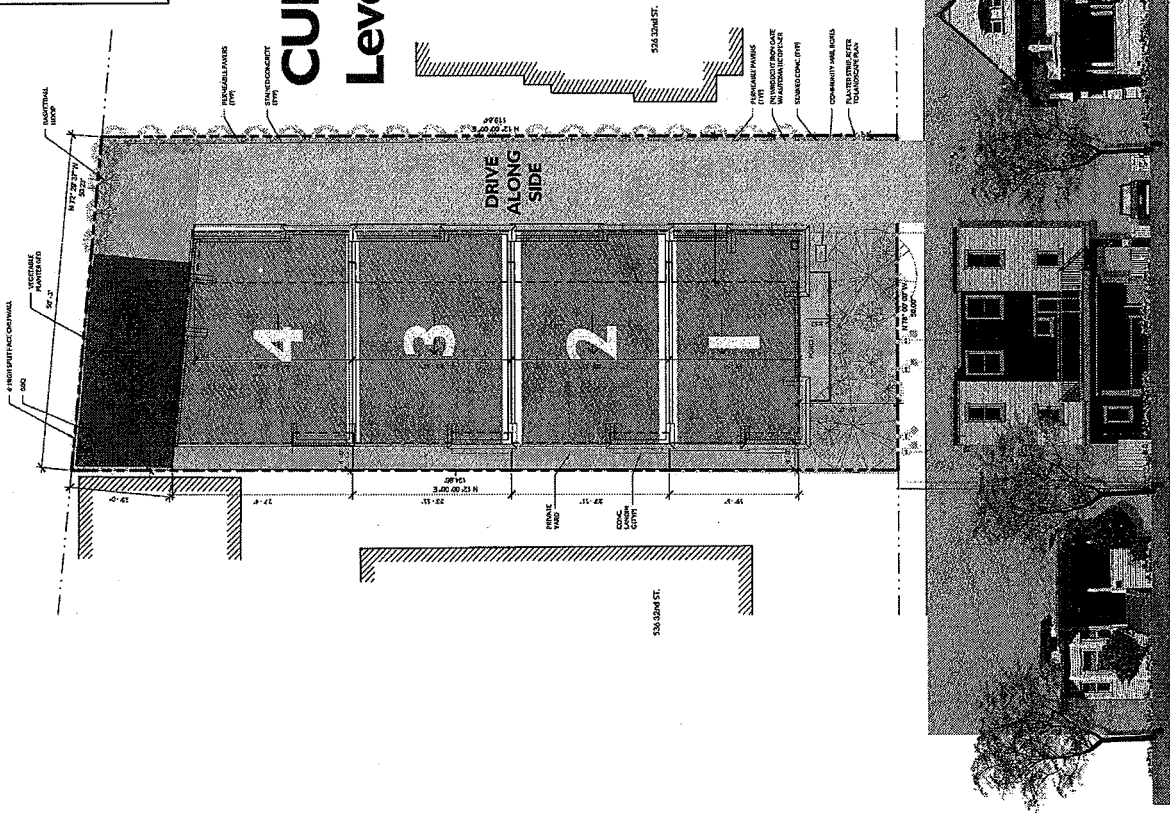
530 32nd St.  
Oakland, CA 94609  
APN: 9-176-9

# 530 32nd Street LLC CONDOS 32nd St. Oakland, Ca. 94609

## OPEN SPACE CALCULATIONS

PUBLIC SPACE	BACK OF BAY	15' X 36.2'	540.0 SF
PRIVATE SPACE			
UNIT 1	19.4' X 6'	74.5 SF	
UNIT 2	22.9' X 6'	94.5 SF	
UNIT 3	22.9' X 6'	94.5 SF	
TOTAL		263.5 SF	
TOTAL	543.5 SF + 270.5 SF X 2		1,300 SF

## CURRENT Levels 2 and 3



## PROJECT INFORMATION

**PROJECT SUMMARY:**  
FOUR UNIT RETIREMENT DEVELOPMENT ON VACANT LOT.  
NOTE: LOT PREVIOUSLY HAD SINGLE FAMILY HOME WHICH  
WAS DEMOLISHED DUE TO STRUCTURAL FAILURES.  
  
**SITE AREA:**  
4,115 SF  
**CONSTRUCTION TYPE:**  
TYPE V-8  
**NUMBER OF STORIES:**  
ONE (1)  
**BLOCK HEIGHT:**  
30'-0"

## INDEX OF DRAWINGS

- A1 COVER SHEET / SITE PLAN
- A2 FLOOR PLANS
- A3 ELEVATIONS
- A4 ELEVATIONS
- A5 SHADOW STUDY
- C1 SITE SURVEY
- L1 LANDSCAPE PLAN

## PROJECT DIRECTORY

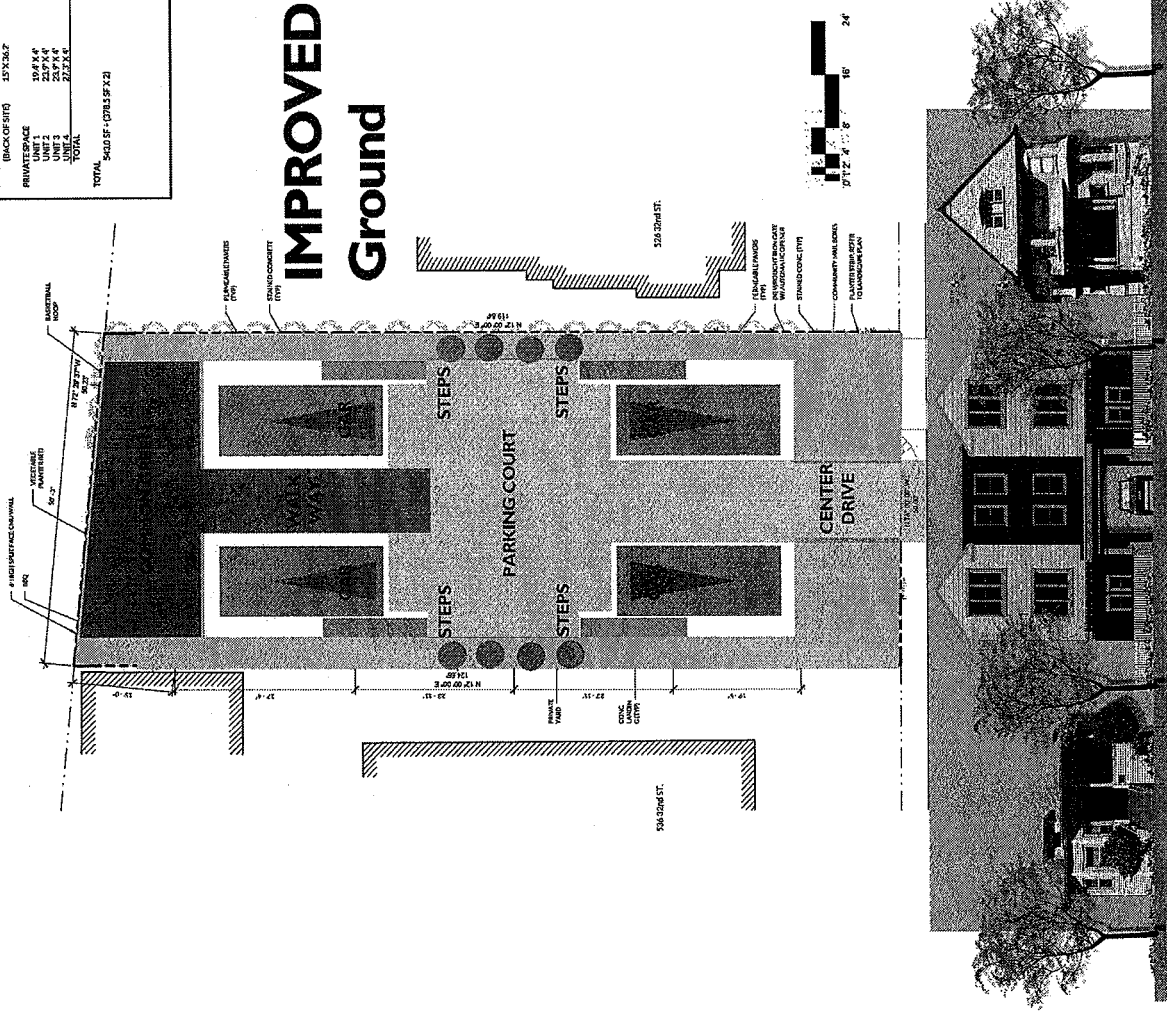
**OWNER:**  
530 32ND STREET LLC  
1000 12TH STREET, SUITE 111  
OAKLAND, CA 94612  
CONTACT: BOB BROWN  
EMAIL: PROJECT@BOBROWN.COM  
  
**ARCHITECT:**  
JESUS AND ALVARO ARCHITECTS, INC.  
425 COMWELL RD., SUITE 220  
OAKLAND, CA 94612  
PHONE: (888) 525-2721  
CONTACT: BOB BROWN  
EMAIL: BOB@JESUSANDALVARO.COM  
  
**CIVIL ENGINEER:**  
LEA & GRAZIANO ENGINEERING, INC.  
2495 HEDGECOCK AVENUE, SUITE 100  
OAKLAND, CA 94618  
PHONE: (510) 887-0066  
  
**LANDSCAPE DESIGNER:**  
WESTERN PROJECTS LANDSCAPING  
1000 12TH STREET, SUITE 111  
OAKLAND, CA 94612  
PHONE: (925) 390-5664

## VICINITY MAP



# OPEN SPACE CALCULATIONS

PUBLIC SPACE (BACK OF SITE)	15'X36.2'	540.3 SF
PRIVATE SPACE		
UNIT 1	39'X44'	1716.3 SF
UNIT 2	23'X44'	1025.2 SF
UNIT 3	23'X44'	1025.2 SF
UNIT 4	27'X25.5'	696.8 SF
TOTAL		540.3 SF
TOTAL	540.3 SF (1278.5 SF X 2)	1,080.6 SF



530 32nd Street LLC  
CONDOMINIUM  
DEVELOPMENT

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

## 530 32nd Street LLC CONDOS 32nd St. Oakland, Ca. 94609

PROJECT NO: 220411-17-0001  
DATE: 11/17/2021  
DRAWN BY: J. B. BROWN  
CHECKED BY: J. B. BROWN  
SCALE: 1/8" = 1'-0"

PROJECT SUMMARY:  
FOUR UNIT RESIDENTIAL DEVELOPMENT ON VACANT LOT  
100% COMPLETE. ALL WORK HAS BEEN COMPLETED  
AND THE PROJECT IS READY FOR OCCUPANCY.

PROJECT INFORMATION  
PROJECT NO: 220411-17-0001  
DATE: 11/17/2021  
DRAWN BY: J. B. BROWN  
CHECKED BY: J. B. BROWN  
SCALE: 1/8" = 1'-0"

INDEX OF DRAWINGS  
A1 COVER SHEET / SITE PLAN  
A2 FLOOR PLANS  
A3 ELEVATIONS  
A4 ELEVATIONS  
A5 SHADOW STUDY  
C1 SITE SURVEY  
L1 LANDSCAPE PLAN

### PROJECT DIRECTORY

OWNER:  
530 32nd Street LLC  
PHONE: (510) 530-1111  
EMAIL: info@53032nd.com

ARCHITECT:  
J. B. BROWN ARCHITECTS, INC.  
4315 CORVALLIS, SUITE 200  
OAKLAND, CA 94612  
CONTACT: J. B. BROWN  
EMAIL: jbb@jbb.com

CIVIL ENGINEER:  
J. B. BROWN ENGINEERING, INC.  
2499 INDUSTRIAL PARKWAY  
OAKLAND, CA 94612  
PHONE: (510) 530-1111  
CONTACT: J. B. BROWN  
EMAIL: jbb@jbb.com

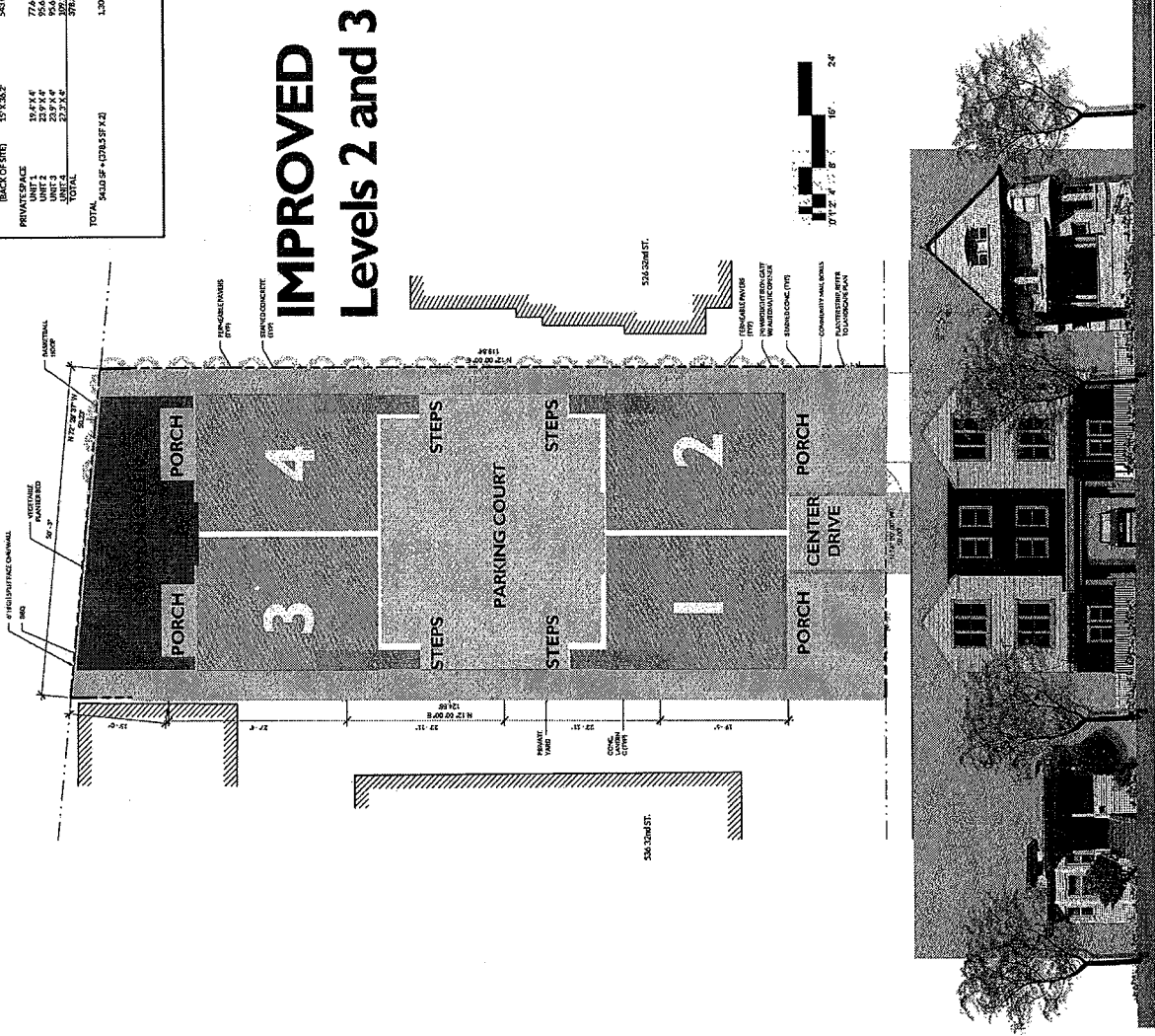
LANDSCAPE ARCHITECT:  
J. B. BROWN LANDSCAPE ARCHITECTS, INC.  
111 GREENWICH DRIVE  
OAKLAND, CA 94612  
PHONE: (510) 530-1111

### VICINITY MAP



# OPEN SPACE CALCULATIONS

PUBLIC SPACE BACK OF SITE	157,362	34,056
PRIVATE SPACE		
UNIT 1	15' x 6'	77.5 SF
UNIT 2	15' x 6'	77.5 SF
UNIT 3	23' x 6'	138 SF
UNIT 4	23' x 6'	138 SF
TOTAL		301.5 SF
TOTAL	340 SF + 373.5 SF + 23	1,300 SF



## 530 32nd Street LLC CONDOS 32nd St. Oakland, Ca. 94609

530 32nd Street LLC  
CONDOMINIUM  
DEVELOPMENT

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

Prepared By: 100  
Reviewed By: 100  
Date: 10/24/16  
Project: 100314 PLANNING COMMISSION

PROJECT INFORMATION	INDEX OF DRAWINGS
PROJECT SUMMARY: FOUR UNIT RESIDENTIAL DEVELOPMENT ON VACANT LOT. NOTE: LOT PREVIOUSLY HAD A SINGLE FAMILY HOME WHICH WAS DEMOLISHED FOR THIS DEVELOPMENT PROJECT.	A1 COVER SHEET / SITE PLAN A2 FLOOR PLANS A3 ELEVATIONS A4 ELEVATIONS A5 SHADOW STUDY C1 SITE SURVEY L1 LANDSCAPE PLAN
SITE AREA: OCCUPANCY: FIRE SPRINKLER TYPE: FIRE SPRINKLER LOCATION: FIRE SPRINKLER TYPE: FIRE SPRINKLER LOCATION: FIRE SPRINKLER TYPE: FIRE SPRINKLER LOCATION:	

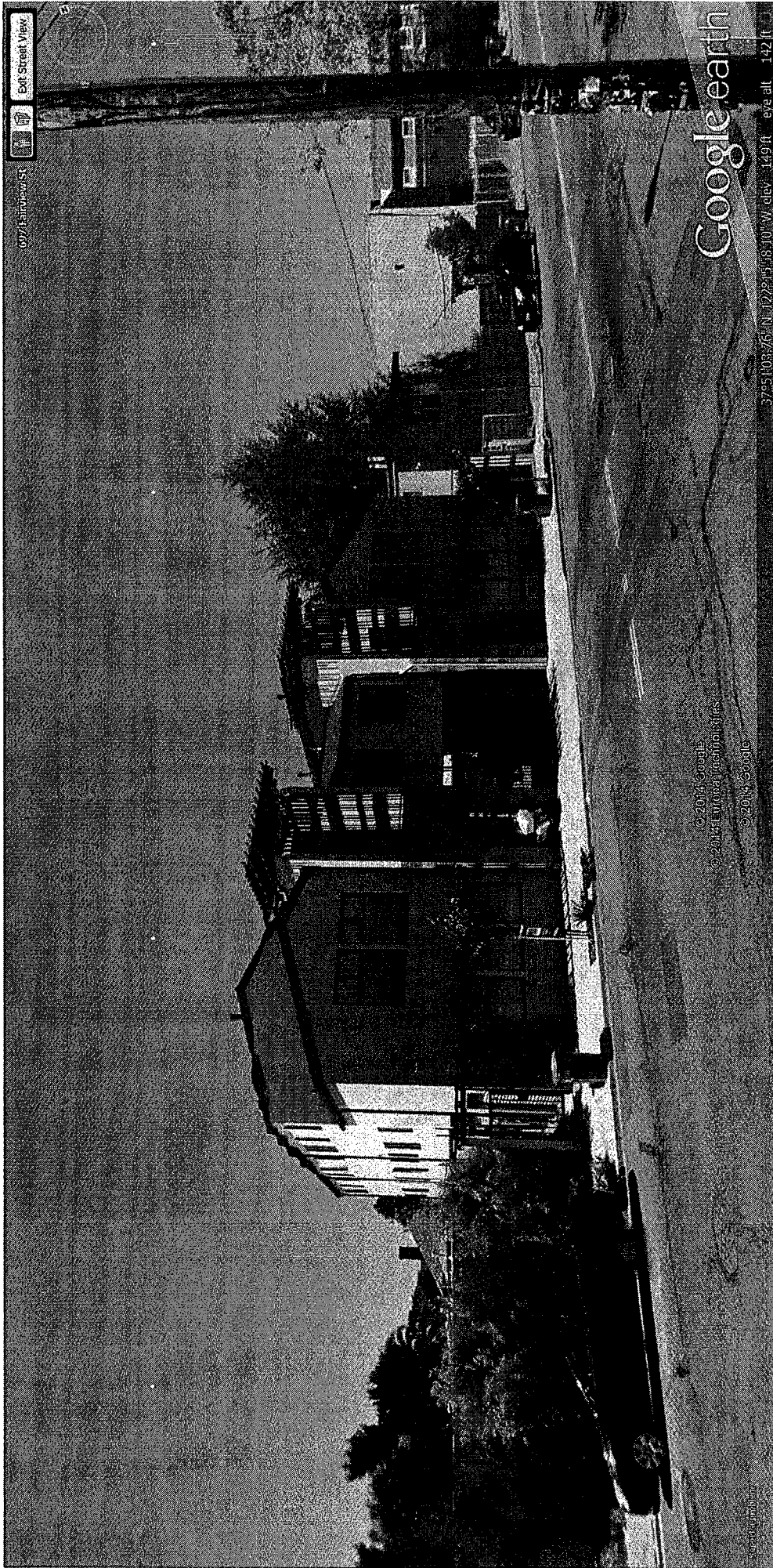
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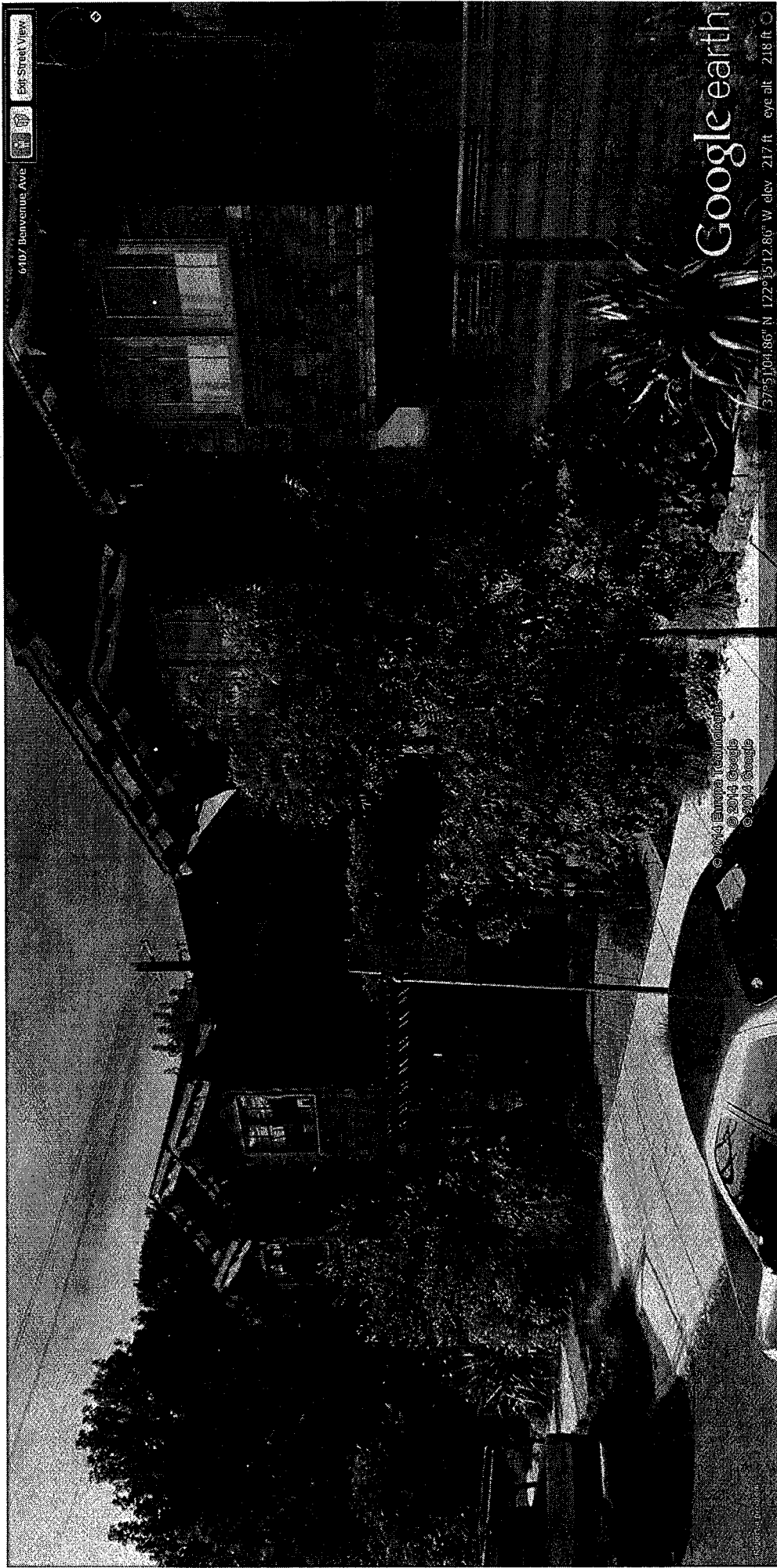
530 32nd Street LLC  
PHONE: (510) 768-1411  
EMAIL: info@53032nd.com  
ARCHITECT: JAMES J. ARCHITECTS, INC.  
1400 COMMERCIAL BLVD. SUITE 200  
CONCORD, CA 94520  
PHONE: (925) 309-1000  
CONTACT: J. ARCHITECTS  
EMAIL: jarchitects@jarchitects.com  
CIVIL ENGINEER: JAMES J. ARCHITECTS, INC.  
3400 INDUSTRIAL PARKWAY WEST  
HAYWARD, CA 94545  
PHONE: (510) 768-1400  
LANDSCAPE ARCHITECT: JAMES J. ARCHITECTS, INC.  
3400 INDUSTRIAL PARKWAY WEST  
HAYWARD, CA 94545  
PHONE: (510) 768-1400

### VICINITY MAP

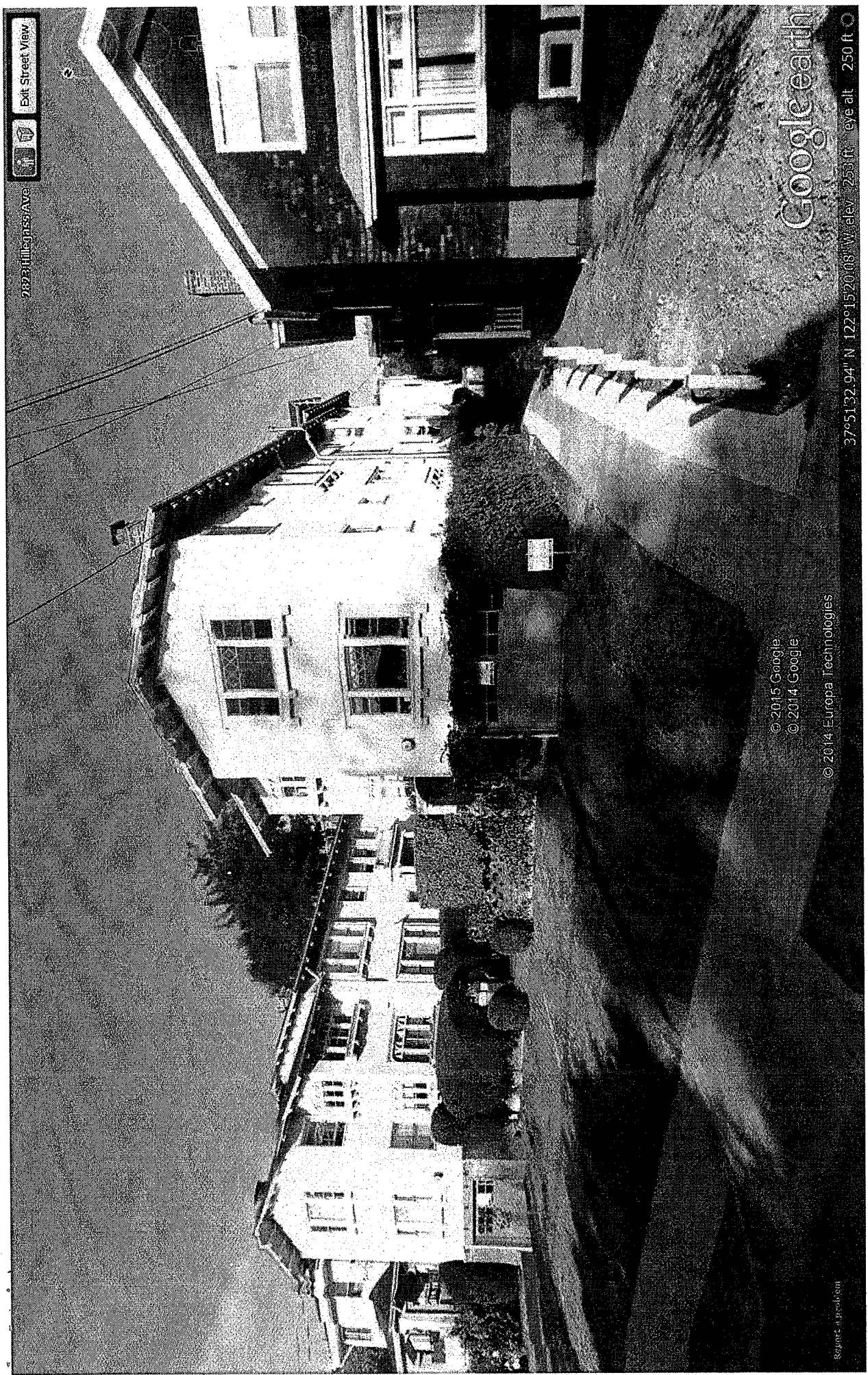












2823 Hillcress Ave

Exit Street View

© 2015 Google  
© 2014 Google

© 2014 Europa Technologies

Google earth

37°51'32.94" N 122°15'20.08" W elev 253 ft eye alt 250 ft

Report a problem

**Todd, Amber**

---

**From:** tim@djaarc.com on behalf of Tim Alatorre <tim@dja-arc.com>  
**Sent:** Friday, January 09, 2015 2:52 PM  
**To:** Flynn, Rachel  
**Cc:** Brenyah-Addow, Maurice; Miller, Scott; Merkamp, Robert; Ranelletti, Darin; Bob Brecht  
**Subject:** Re: Alternative Design suggestion for your consideration

Rachel,

There are a number of reasons. I hope you will forgive me, with the threat of layers getting involved I think it best to not enumerate them at this time.

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



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Fri, Jan 9, 2015 at 2:44 PM, Flynn, Rachel <RFlynn@oaklandnet.com> wrote:

Hi Tim, Thanks to you and your client for taking the time to review the alternative proposal. We really appreciate it.

The reason we are raising another alternative design, at this time, is because it was mentioned during the last PC meeting and a quick sketch was drawn. I found the revised design to be a good one and didn't see the harm in proposing it to you. It seems to meet your development requirements (4 units, garage parking, same BR counts, etc.).

Is there a reason you're not interested in pursuing an alternative? I don't mean to be critical, just curious.  
Thanks again, Rachel

On Jan 9, 2015, at 1:33 PM, "Tim Alatorre" <tim@dja-arc.com> wrote:

Maurice and Rachel,

I have reviewed the plans with my client and we have talked about your emails at length.

We are a little confused by the motivation to send us design alternatives at this late date given that we have already had the appeal dismissed and are scheduled for the DRC.

For the last 14 months we have worked tirelessly through the city processes to get to where we are and we are going to continue to work forward through the process. If going forward means working through the court system then my client is prepared to do so.

Myself and my clients have had numerous conversations with the neighbors and have had an overall positive response. The only real opposition is from Lynette McElhaney and we understand that as president of the Oakland City Council she has significant influence. However,

having worked in the city of Oakland for many years we are confident in the procedures and processes, and staffs integrity and hard work.

Thank you for your diligence in performing your duties, it is very much appreciated.

Maurice, please let me know if we need to provide you with anything else before our February 11th Design Review Committee meeting,

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



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Fri, Jan 9, 2015 at 12:38 PM, Flynn, Rachel <[RFlynn@oaklandnet.com](mailto:RFlynn@oaklandnet.com)> wrote:

Tim – The attached drawings that Maurice forwarded to you include both your proposed design and an alternative that places more windows on the front and back of the buildings, rather than the side yards. As you know, this is one of the biggest concerns that the neighbors have. It would be good if your client would at least consider an alternative design that addresses most of the neighbors' concerns.

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Thanks, Rachel

**Todd, Amber**

---

**From:** Flynn, Rachel  
**Sent:** Friday, January 09, 2015 2:44 PM  
**To:** Tim Alatorre  
**Cc:** Brenyah-Addow, Maurice; Miller, Scott; Merkamp, Robert; Ranelletti, Darin  
**Subject:** Re: Alternative Design suggestion for your consideration

Hi Tim, Thanks to you and your client for taking the time to review the alternative proposal. We really appreciate it.

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On Jan 9, 2015, at 1:33 PM, "Tim Alatorre" <[tim@dja-arc.com](mailto:tim@dja-arc.com)> wrote:

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Maurice, please let me know if we need to provide you with anything else before our February 11th Design Review Committee meeting,

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## Todd, Amber

---

**From:** tim@djaarc.com on behalf of Tim Alatorre <tim@dja-arc.com>  
**Sent:** Thursday, January 08, 2015 12:10 PM  
**To:** Tanya Boyce  
**Cc:** Brenyah-Addow, Maurice; Miller, Scott; Merkamp, Robert; Zack Wasserman; Lynette Gibson McElhaney; Flynn, Rachel  
**Subject:** Re: Clarification on the open scape

Tanya,

The original approved design that was submitted did include the deck for Unit 1. As I mentioned in my previous email it has a "usable" area of 5'-0" x 13'-7" = 67.9 sf.

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



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Thu, Jan 8, 2015 at 12:07 PM, Tanya Boyce <[affirmplus@gmail.com](mailto:affirmplus@gmail.com)> wrote:

Hi Maurice,

With all due respect, this is still quite unacceptable. The original design which was appealed did not include decks. The New design, which does include decks was not supported by even you. The whole issue of taking this to DRC is that the design of the building is not fully approved but that the project met all development standards.

In the first meeting, the commission was told, by you and confirmed by Scott, that the open space requirements were met, when in fact, they were not.

We appealed the original design. I don't understand how the appeal is denied even though the original design doesn't meet code.

There is no way I could have addressed the issue of side facing decks in the second meeting because it wasn't part of the original design and therefore not mentioned in my original appeal.

If there is now a "new" design. There should be a "new" application and a new opportunity for appeal.

Clearly we have gone into murky waters. There are some process issues I believe merit a closer look. I understand my clients counsel will be following up on this with the City attorney.

I implore you, Scott and Robert to give this issue deeper consideration.

Thanks for your attention to this matter.

Sincerely,  
Tanya Boyce

On Jan 8, 2015 11:41 AM, "Brenyah-Addow, Maurice" <[Brenyah-Addow@oaklandnet.com](mailto:Brenyah-Addow@oaklandnet.com)> wrote:

Hi Tanya,

You are correct on the need to exclude the ground-level open space within the required front setback. That leaves the group open space located at the rear and the private deck (the portion of the upper floor deck that measures at least 5x12=60 sq. ft. and equivalent to 120 sq. feet) for the street facing unit. This amounts to 750+120 square feet for a total of 890 square feet for the project and still complies with the requirement.

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](mailto:mbrenyah@oaklandnet.com) | Website:  
[www.oaklandnet.com/planning](http://www.oaklandnet.com/planning)

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

**Sent:** Thursday, January 08, 2015 10:36 AM

**To:** Brenyah-Addow, Maurice

**Cc:** Miller, Scott; Zack Wasserman; Merkamp, Robert; [tim@dja-arc.com](mailto:tim@dja-arc.com); Lynette Gibson McElhaney

**Subject:** RE: Clarification on the open scape

Hi Maurice,

The calculations on the plans clearly labeled the side yard spaces as part of the equation, however if it is the front yard space you are counting, please explain why this is usable open space as the code excludes front setback area as usable open space. Also, does that open into living space as the code requires? Please advise.

Sincerely,  
Tanya Boyce

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Hi Tanya,

I did not count the substandard private side-yards towards the open space requirement.

Below is the breakdown of what I counted:

Front yard:  $10 \times 35 = 350$  (private open space for front unit) equivalent to 700 square feet

Rear yard:  $15 \times 50 = 750$  (group open space)

Total open space  $700 + 750 = 1,450$

This far exceeds the total required for the approved 4 units.

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](mailto:mbrenyah@oaklandnet.com) | Website:  
[www.oaklandnet.com/planning](http://www.oaklandnet.com/planning)

**From:** Tanya Boyce [<mailto:affirmplus@gmail.com>]  
**Sent:** Thursday, January 08, 2015 8:37 AM  
**To:** Brenyah-Addow, Maurice; Merkamp, Robert; Miller, Scott  
**Cc:** Lynette Gibson McElhaney; Zack Wasserman  
**Subject:** Clarification on the open scape

Good Morning Maurice:

Happy New years to you!



Yesterday, I was at the counter talking with Scott and Robert about an error I believe was made in reviewing the 530 32nd project.

One of the points of the appeal was the inadequacy of the open space.

We made this point several times and the reply has never been thoroughly satisfactory to me.

As I read the code, I understand that the project requires 175 sf of open scape per unit which is 700 SF for four units or 875 for five units.

As designed the project provides a rear yard area common open space of less than 600 sf and the rest of the requirement is met as private yards located in the side setback. However, as I read the code, section 17,126.040- requires private open space have a certain dimension (not less than 10 ft) and must be connected to actual living space (not a garage door).

This being the case, I, my client, and her counsel, all believe the approval, and the decision to dismiss this point of the appeal, were made in error.

At Scott's advice, I am submitting this information for your internal review.

Please take a look at what I am saying. If indeed I am in error, please explain what I am missing. If indeed, I am correct, we believe as designed this project would require a variance, which of course, my client will contest.

After you've had an opportunity to review my claim, please give me a call to discuss the next steps.

Thank you for your attention to this matter.

Tanya Boyce

510-932-5416

17.126.040 Private usable open space. All required private usable open space shall be permanently maintained; shall be located, except as otherwise provided in Subsection B of this section, on the same lot as the living unit it serves; and shall conform to the following standards: A. Usability. A surface shall be provided which prevents dust and allows convenient use for outdoor activities. Such surface shall be any practicable combination of lawn, garden, flagstone, wood planking, concrete, asphalt, or other serviceable, dustfree surfacing. Slope shall not exceed ten percent (10%). Off-street parking and loading areas, driveways, and service areas shall not be counted as usable open space. Adequate safety railings or other protective devices shall be erected wherever necessary for space on a roof or balcony, but shall not be more than the minimum height required by the Oakland Building Code. B. Location. The space may be located anywhere on the lot, except that ground-level space shall not be located in a required minimum front yard and except that aboveground-level space shall not be located within five (5) feet of an interior side lot line. Above-ground-level space may be counted even though it projects beyond a street line. All spaces shall be adjacent to, and not more than four (4) feet above or below the floor level of, the living unit served. C. Size and Shape. An area of contiguous ground-level space shall be of such size and shape that a rectangle inscribed within it shall have no dimension less than ten (10) feet. An area of above-ground-level space shall be of such size and shape that a rectangle inscribed within it shall have no dimension less than five (5) feet. When space is located on a roof, the area occupied by vents or other structures which do not enhance usability of the space shall not be counted toward the above dimension. D. Accessibility. The space shall be accessible to only one living unit by a doorway to a habitable room or hallway.

## Todd, Amber

---

**From:** tim@djaarc.com on behalf of Tim Alatorre <tim@dja-arc.com>  
**Sent:** Friday, January 09, 2015 2:54 PM  
**To:** Flynn, Rachel  
**Cc:** Brenyah-Addow, Maurice; Miller, Scott; Merkamp, Robert; Ranelletti, Darin; Bob Brecht  
**Subject:** Re: Alternative Design suggestion for your consideration

Small correction, I meant to say "lawyers getting involved". While there are many layers of complexity, they have been part of this project since it's inception.

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



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Fri, Jan 9, 2015 at 2:52 PM, Tim Alatorre <[tim@dja-arc.com](mailto:tim@dja-arc.com)> wrote:  
Rachel,

There are a number of reasons. I hope you will forgive me, with the threat of layers getting involved I think it best to not enumerate them at this time.

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



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On Fri, Jan 9, 2015 at 2:44 PM, Flynn, Rachel <[RFlynn@oaklandnet.com](mailto:RFlynn@oaklandnet.com)> wrote:

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**Sent:** Thursday, January 08, 2015 12:07 PM  
**To:** Brenyah-Addow, Maurice  
**Cc:** Miller, Scott; Merkamp, Robert; Zack Wasserman; Tim Alatorre; Lynette Gibson  
McElhaney; Flynn, Rachel  
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Tanya Boyce

510-932-5416

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doorway to a habitable room or hallway.

## Todd, Amber

---

**From:** tim@djaarc.com on behalf of Tim Alatorre <tim@dja-arc.com>  
**Sent:** Wednesday, December 10, 2014 4:44 PM  
**To:** Coleman, Michael; Jahaziel Bonilla; Moore, Jim; Adhi Nagraj; Pattillo, Chris; Jahmese Myres; Emily Weinstein  
**Cc:** Miller, Scott; Bob Brecht; Sanford Chan; Brenyah-Addow, Maurice  
**Subject:** Re: 530 32nd Street, Oakland - PLN14-003-A01 - Site Visit Invitation

Commissioners,

I thought you might be interested in driving by two properties either or before or after we meet, both are just around the corner from our project site. These are 3 story multi-unit developments on similar sized lots but with significantly higher density, I believe all the units are 1 bed 1 bath and are rented. Both developments are oriented to the side yard and it appears that both buildings are approximately the same height as our proposal.

- 539 33rd St - Wider and Shorter lot, 3 story building with 9 units.
- 528 31st Street - Building footprint is wider than proposed, 16 units, set back on the site, living space over parking.

These buildings are significantly different than our proposal but they do show developments with similar massing within just a couple hundred feet of our site.

I look forward to meeting with you on Friday,

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



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Tue, Dec 9, 2014 at 9:39 PM, Tim Alatorre <tim@dja-arc.com> wrote:  
Wonderful, thank you for making the time to meet. Have a good night and I will see you on Friday.

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



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Tue, Dec 9, 2014 at 9:37 PM, Michael Coleman <michael@mbcarch.com> wrote:  
3:00 works for me,

Michael Coleman

On Dec 9, 2014, at 11:03 AM, Tim Alatorre <[tim@dja-arc.com](mailto:tim@dja-arc.com)> wrote:

Commissioner Moore, can you be there at 3:30?

Commissioners Bonilla and Colman, I just received clarification from Robert Merkamp that we can have three commissioners present without causing any sort of rules problems. That means that one of you could be present at 3 or 3:30. Let me know if that works for you.

2:00 - Open, open, open  
2:30 - Open, open, open  
3:00 - Chris Patillo, Emily Weinstein, open  
3:30 - Jahmese Myres, Jim Moore, open

Thank you,

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



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Mon, Dec 8, 2014 at 9:02 PM, Jim Moore OCPC <[jmoore.ocpc@gmail.com](mailto:jmoore.ocpc@gmail.com)> wrote:

Tim,

Both 2 and 3:30 work for me. Let me know what's best for you.

Jim Moore  
(510) 655-6750  
[Jim@storedevelopment.com](mailto:Jim@storedevelopment.com)

On Dec 8, 2014, at 8:50 PM, Tim Alatorre <[tim@dja-arc.com](mailto:tim@dja-arc.com)> wrote:

Commissioners Moore, Bonilla, Coleman, and Nagraj,

I'm sorry I haven't been able to speak with you directly, I have either left you a message or been unable to find a phone number for you. Of the commissioners I've talked to this Friday seems to work the best. I was alerted to a rule of the planning commission by the Chairwoman that I can only meet with two of you at a time. Below is my schedule for Friday, please let me know if any of these open time slots works for you.

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3:30 - Jahmese Myres

Thank you and I hope to see you on Friday.

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



de Jesus and Alatorre Architects - Architecture - Planning - Design

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de Jesus and Alatorre Architects - Architecture - Planning - Design

## Todd, Amber

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**From:** Coleman, Michael  
**Sent:** Tuesday, December 09, 2014 9:38 PM  
**To:** Tim Alatorre  
**Cc:** Moore, Jim; Jahaziel Bonilla; Adhi Nagraj; Brenyah-Addow, Maurice; Miller, Scott; Bob Brecht; Sanford Chan  
**Subject:** Re: 530 32nd Street, Oakland - PLN14-003-A01 - Site Visit Invitation

3:00 works for me,

Michael Coleman

On Dec 9, 2014, at 11:03 AM, Tim Alatorre <[tim@dja-arc.com](mailto:tim@dja-arc.com)> wrote:

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3:00 - Chris Patillo, Emily Weinstein, open  
3:30 - Jahmese Myres, Jim Moore, open

Thank you,

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



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Mon, Dec 8, 2014 at 9:02 PM, Jim Moore OCPC <[jmoore.ocpc@gmail.com](mailto:jmoore.ocpc@gmail.com)> wrote:  
Tim,  
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Jim Moore  
(510) 655-6750  
[Jim@storedevelopment.com](mailto:Jim@storedevelopment.com)

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**Todd, Amber**

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**From:** Brenyah-Addow, Maurice  
**Sent:** Tuesday, December 09, 2014 1:10 PM  
**To:** Brenyah-Addow, Maurice  
**Subject:** RE: New design possibilities...

Hi Eddie,  
Any CPTED feedback yet?

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](mailto:mbrenyah@oaklandnet.com) | Website:  
[www.oaklandnet.com/planning](http://www.oaklandnet.com/planning)

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**From:** Brenyah-Addow, Maurice  
**Sent:** Friday, December 05, 2014 9:35 AM  
**To:** Simlin, Eddie  
**Subject:** RE: New design possibilities...

Hi Eddie,  
I was wondering if you had the chance to review the revised plans I forwarded and if any 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](mailto:mbrenyah@oaklandnet.com) | Website:  
[www.oaklandnet.com/planning](http://www.oaklandnet.com/planning)

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**From:** Simlin, Eddie  
**Sent:** Tuesday, December 02, 2014 6:41 AM  
**To:** Brenyah-Addow, Maurice  
**Subject:** RE: New design possibilities...

I will look over it today.

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

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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## Todd, Amber

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**From:** tim@djaarc.com on behalf of Tim Alatorre <tim@dja-arc.com>  
**Sent:** Tuesday, December 09, 2014 9:40 PM  
**To:** Coleman, Michael  
**Cc:** Moore, Jim; Jahaziel Bonilla; Adhi Nagraj; Brenyah-Addow, Maurice; Miller, Scott; Bob Brecht; Sanford Chan  
**Subject:** Re: 530 32nd Street, Oakland - PLN14-003-A01 - Site Visit Invitation

Wonderful, thank you for making the time to meet. Have a good night and I will see you on Friday.

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



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On Tue, Dec 9, 2014 at 9:37 PM, Michael Coleman <[michael@mbcarch.com](mailto:michael@mbcarch.com)> wrote:  
3:00 works for me,

Michael Coleman

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## Todd, Amber

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**From:** Moore, Jim  
**Sent:** Tuesday, December 09, 2014 1:50 PM  
**To:** Tim Alatorre  
**Cc:** Jahaziel Bonilla; Coleman, Michael; Adhi Nagraj; Brenyah-Addow, Maurice; Miller, Scott; Bob Brecht; Sanford Chan  
**Subject:** Re: 530 32nd Street, Oakland - PLN14-003-A01 - Site Visit Invitation

I'll be there at 3:30  
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**To:** Moore, Jim  
**Cc:** Jahaziel Bonilla; Coleman, Michael; Adhi Nagraj; Brenyah-Addow, Maurice; Miller, Scott; Bob Brecht; Sanford Chan  
**Subject:** Re: 530 32nd Street, Oakland - PLN14-003-A01 - Site Visit Invitation

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