

Todd, Amber

From: Tanya Boyce <affirmplus@gmail.com>
Sent: Monday, December 01, 2014 1:50 PM
To: Brenyah-Addow, Maurice
Cc: Flynn, Rachel; Clarence McElhaney Jr.; lynette.mcelhaney@gmail.com; Miller, Scott; Ranelletti, Darin
Subject: Re: FW: Meeting

Maurice-

I will be there. Lynette is under the weather and will try to make it also.
Thank you,

Tanya

On Dec 1, 2014 10:49 AM, "Brenyah-Addow, Maurice" <Brenyah-Addow@oaklandnet.com> wrote:

Hi Tanya and Lynette,

Tim is available to meet at 5:30pm today. Although our office closes to the public at 4pm I can let people in and host the meeting here at the zoning office unless an alternate location is preferred. Please let us know if this arrangement works for you and if not, where you would like to 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: tim@djaarc.com [mailto:tim@djaarc.com] **On Behalf Of** Tim Alatorre
Sent: Monday, December 01, 2014 10:25 AM
To: Brenyah-Addow, Maurice
Cc: Flynn, Rachel; Miller, Scott; Ranelletti, Darin
Subject: Re: Meeting

Maurice,

I have a Zoning Administrator Meeting at 1:30pm in Concord but I can be available at 5:30pm this evening to meet at your office or another location that works for them.

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 10:20 AM, Brenyah-Addow, Maurice <Brenyah-Addow@oaklandnet.com> wrote:

Hi Tim,

I just got an email from Lynette which says:

“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.”

The email was sent yesterday I only saw it this morning so please let Staff know if you can meet either of those times today, Monday December 1, 2014. If not we can explore the possibility of having it tomorrow morning with Lynette.

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: Lynette Gibson McElhaney <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

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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

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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:affirplus@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



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: tim@djaarc.com on behalf of Tim Alatorre <tim@dja-arc.com>
Sent: Monday, November 24, 2014 5:14 PM
To: Brenyah-Addow, Maurice
Subject: Re: New design possibilities...

Maurice,

The email was sent on Thu, Nov 13, 2014 at 2:55 PM, with a subject of: "530 32nd Street"

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 4:20 PM, Brenyah-Addow, Maurice <Brenyah-Addow@oaklandnet.com> wrote:

Hi Tim,

You actually emailed the latest plans to Rachel, Scott and me on October 28. I have not received any new plans since then.

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: tim@djaarc.com [<mailto:tim@djaarc.com>] **On Behalf Of** Tim Alatorre
Sent: Monday, November 24, 2014 10:13 AM
To: Tanya Boyce
Cc: Brenyah-Addow, Maurice; Lynette Gibson; Flynn, Rachel; Bob Brecht
Subject: Re: New design possibilities...

Tanya and Rachel,

I've attached the latest plan,. I had sent this to Maurice on the November 13th.

Tanya, when we met I was hopeful that some of the alternate schematic designs would be possible but, as we've discussed before, I couldn't get the habitable square footage needed to make the project work. We just can't get the garages in the back and all the units facing forward. The site is too narrow. As a point of compromise we have reduced the number of units to four so only three front doors now face East.

At the hearing the only design issue raised by anyone other than those in the McElhaney's residence was about the fence to the West of the property. We are now clearly noting on the plans that it is our intention to repair the fence.

We are still willing to make changes to the design but what we can do won't result in the dramatic change that you are saying is a requirement.

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 10:02 AM, Tanya Boyce <affirmplus@gmail.com> wrote:

Tim,

Absolutely, the McElhaney's bottom line is they do not want four or five front doors orientated to their property.

We both know they are designs, some of which you showed me that gives them at least that. We are willing to compromise around how you use garages, as long as they are in the rear.

So as I understand, your client is still unwilling to meet any of my clients concerns and simply wants to present the dressed up version of the building they objected to.

There are other appellants besides the McElhaneys. We will get back to you soon regarding a meeting.

Please send me your latest design.

Thanks,

Tanya

On Nov 24, 2014 9:53 AM, "Tim Alatorre" <tim@dja-arc.com> wrote:

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 McElhaneys 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 McElhaneys. 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



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](tel: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.

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

Best regards,

Tanya Boyce

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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

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Sent: Tuesday, November 18, 2014 10:30 AM
To: Tim Alatorre
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Subject: Re: FW: 530 32nd Street - Design Alternative

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Tim Alatorre, Architect, LEED AP BD+C

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Hi Tanya,

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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

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

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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: tim@djaarc.com on behalf of Tim Alatorre <tim@dja-arc.com>
Sent: Monday, December 01, 2014 10:25 AM
To: Brenyah-Addow, Maurice
Cc: Flynn, Rachel; Miller, Scott; Ranelletti, Darin
Subject: Re: Meeting

Maurice,

I have a Zoning Administrator Meeting at 1:30pm in Concord but I can be available at 5:30pm this evening to meet at your office or another location that works for them.

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 10:20 AM, Brenyah-Addow, Maurice <Brenyah-Addow@oaklandnet.com> wrote:

Hi Tim,

I just got an email from Lynette which says:

“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.”

The email was sent yesterday I only saw it this morning so please let Staff know if you can meet either of those times today, Monday December 1, 2014. If not we can explore the possibility of having it tomorrow morning with Lynette.

Thanks

-Maurice

Todd, Amber

From: tim@djaarc.com on behalf of Tim Alatorre <tim@dja-arc.com>
Sent: Tuesday, November 25, 2014 10:14 AM
To: Brenyah-Addow, Maurice
Cc: Flynn, Rachel; Miller, Scott
Subject: Re: FW: 530 32nd Street - Design Alternative

Maurice,

These site plans were just a few of the dozens of alternatives I was exploring but none of them will work so they shouldn't be presented as viable alternatives.

The process was that I developed all of these various plan configurations and then we would do market studies to see if we could get the development to pencil out. The second option outlined in Red was a site configuration that Tanya Boyce said the McElhaneys might be willing to support and we were hopeful I might be able it to work, but I couldn't get the floor areas big enough for it to be an acceptable solution.

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



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Tue, Nov 25, 2014 at 10:02 AM, Brenyah-Addow, Maurice <Brenyah-Addow@oaklandnet.com> wrote:

Hi Tim,

Could you please clarify for me what you wanted us to do with the attached alternate site plans?

Did you want us to include them in the staff report and present them to the Planning Commission as alternatives to your site plan 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:(510)238-6342) | Fax: [\(510\) 238-4730](tel:(510)238-4730) | Email: mbrenyah@oaklandnet.com | Website:
www.oaklandnet.com/planning

From: Flynn, Rachel
Sent: Monday, November 24, 2014 5:01 PM
To: Brenyah-Addow, Maurice (Brenyah-Addow@oaklandnet.com)
Cc: Miller, Scott
Subject: 530 32nd Street - Design Alternative

Maurice – Here are the alternate site plans that the architect prepared. Apparently he never sent it to you.

From: Flynn, Rachel
Sent: Thursday, October 02, 2014 1:25 PM
To: 'Tim Alatorre'; Tanya Boyce
Cc: McElhaney, Lynette; Miller, Scott; camcelhaney; Bob Brecht
Subject: RE: 530 32nd Street - Design Alternative

Tim – The directive from the Planning Commission was that the owner and the neighbors work together to discuss options and hopefully reach an agreeable solution.

We appreciate that you met with Tanya Boyce, who is representing the appellants. However, you (and your client, if he chooses) need to meet with the neighbors, as directed by the Planning Commission.

You have the right to go directly back to the PC without meeting with the neighbors, but if you do, the PC could possibly reject your revised design because you did not meet with the neighbors. We would be glad to work with you to schedule a meeting with the neighbors – and send out notices.

Please let us know ASAP what you decide to do. Thanks, Rachel

From: tim@djaarc.com [<mailto:tim@djaarc.com>] **On Behalf Of** Tim Alatorre
Sent: Wednesday, October 01, 2014 3:02 PM
To: Tanya Boyce
Cc: McElhaney, Lynette; Flynn, Rachel; Miller, Scott; camcelhaney; Bob Brecht

Subject: Re: 530 32nd Street - Design Alternative

Tanya, Lynette, and Rachel,

There appears to be some miss-communication, I was hoping to speak to Rachel but we've been playing phone tag and unable to speak directly.

Lynette is correct that Tanya and I discussed two alternate designs that we were hopeful could lead to a solution that would be acceptable for both parties. The plans that we discussed had units that were in the range of 700sf, were smaller footprints, and did not have garages. I've attached the plan that we were most enthusiastic about for reference. My understanding was that Tanya would compromise on having garages if that was a sticking point for us as long as they were not under the units and were separate structures. We also discussed ways to make the units larger. I mentioned in our meeting that I would do my best to create a plan that could work for everyone. I went back to my office and took the feedback from our meeting and revised the plan she was most enthusiastic about to present to my client. That plan is attached (A00.12).

In reviewing the plan with my client he still feels that the lack of four garages makes the project unworkable. The zoning ordinance only allows the accessory structure to encroach into the setback 50% of the length, so at most I could get 2 single car garages. We feel that this plan would be creating a parking problem for the neighborhood and my client would like to proceed with having as many two car garages as possible.

I'm sorry that I didn't forward to the plan to Tanya, as it wasn't even a viable option for my client so I didn't think it would be helpful.

The part of the design I forwarded to Rachel that I said Tanya might support was the architectural style, not the massing. We also received feedback from the planning commission that they felt trying to mimic the historical styling of the neighborhood was not a good approach as the result looks contrived.

I agree that I felt Tanya and my meeting was very productive and I enjoyed meeting with her. Unfortunately the appellants' desires are in direct conflict with my client's vision for the project. He has directed me to proceed with the revised four unit design that I forwarded to Rachel earlier this week and we would like to present this to the planning commission at the next available meeting.

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 2:32 PM, Tanya Boyce <affirmplus@gmail.com> wrote:

Good Afternoon Ms Flynn-

I am the Professional Planner and Land Use Consultant the McElhaneys' hired to manage this appeal.

I have just been made aware of the information in this email chain.

Last week I had, what I thought was, a very productive meeting with the applicants architect.

At that meeting Tim showed me several different layouts, two of which provide two front doors to the street and neither of which included sideways facing units or living space over parking at the front of the lot. I agreed that either of those layouts could provide both parties with most of what they want. In one layout the square footage was under 900 sf and we agreed that might be addressed by adding a third level (since the building was no longer over parking). I never said I nor my clients prefer smaller units.

I thought Tim would be getting back to me with one of the schematics further fleshed out. I spoke very positively about our meeting to my client and was very much looking forward to sharing some of Tim's creativity with the group of appellants and neighbors this weekend. However, it seems they have instead decided to move forward with the original design without even the courtesy of an email stating as much.

I find it baffling that Tim would take the time to meet with me, show me alternatives, and then attempt to schedule a hearing date without even a follow-up from our meeting. I thought the point of the hold over was so

that we would actually work together, not just pretend to work together and go back to the exact same massing and site layout.

I would like to opportunity to continue the negotiation around redesign. Please direct the applicant to complete the collaborative process we began before he defaults to the exact same design for which the neighborhood has already voiced a clear and resounding objection.

Thank you for your assistance in facilitating this process.

Tanya Boyce

On Wed, Oct 1, 2014 at 12:50 PM, McElhaney, Lynette <lmcelhaney@oaklandnet.com> wrote:

Rachel,

This must be a mistake. These are not the alternative designs that Tim discussed with Tanya. There were two designs he shared that split the units into duplexes more consistent with the neighborhood aesthetic. These that are attached are consistent with the design rejected by the Commission and objected to by the neighbors and is completely unacceptable.

We did not discuss making the units smaller. In fact, our preference would be for the units to be larger since he claims that these are supposed to be ownership / family units. We are not interested in supporting the development of units that will become turn-over units.

I have asked Tanya to reach out for the follow up meeting which was thought to happen some time this month. We have until December to work this out. I hope that he will ultimately act in good faith and meet with me and the neighbors to review alternative designs.

I have cc'd Clarence, who is the main appellant.

Thanks much, Lynette

Councilmember Lynette Gibson McElhaney
Representing the Heart & Soul of the Town
Oakland District 3 | 1 Frank Ogawa Plaza, 2nd Floor | Oakland, CA 94612
P: [\(510\) 238-7003](tel:(510)238-7003) F: [\(510\) 238-6910](tel:(510)238-6910)

For Scheduling: Contact Brigitte Cook [\(510\) 238-7245](tel:(510)238-7245) or BCook@Oaklandnet.com

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

From: Flynn, Rachel
Sent: Tue 9/30/2014 1:13 PM
To: McElhaney, Lynette
Cc: Farmer, Casey
Subject: 530 32nd Street - Design Alternative

Lynette - This is the revised design I just received from the architect. He left me a voicemail saying that he spoke with Tanya at length - and that you all prefer this design. Correct? Tanya also told him that you all want smaller units, but that they're trying to reach a certain market that requires the square footages they've included in this design. While they've reduced the number of units from 5 to 4, they aren't willing to reduce the square footage of each unit.

Please let me know where you all stand with the current design. 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

(m) 805 215 5846

<<http://www.dja-arc.com/>>

de Jesus and Alatorre Architects - Architecture - Planning - Design

----- 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

President

PGAdesign
LANDSCAPE ARCHITECTS
444 17th Street

Oakland, CA 94612
Direct | 510.550.8855
Main | 510.465.1284
PGAdesign.com

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

(m) 805 215 5846 <[tel:805%20215%205846](tel:80520215205846)>

<<http://www.dja-arc.com/>>

Todd, Amber

From: tim@djaarc.com on behalf of Tim Alatorre <tim@dja-arc.com>
Sent: Monday, November 24, 2014 5:13 PM
To: Brenyah-Addow, Maurice
Subject: Re: 530 32nd Street

Maurice,

This was the email I was referring to.

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



de Jesus and Alatorre Architects - Architecture - Planning - Design

On Thu, Nov 13, 2014 at 2:55 PM, Tim Alatorre <tim@dja-arc.com> wrote:
Maurice,

We finalized the landscape plan, here are the final drawings that we would like to present at the planning commission meeting.

Have you heard anything about a meeting time with the McElhaneys?

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



de Jesus and Alatorre Architects - Architecture - Planning - Design

Todd, Amber

From: tim@djaarc.com on behalf of Tim Alatorre <tim@dja-arc.com>
Sent: Tuesday, December 23, 2014 4:48 PM
To: Brenyah-Addow, Maurice
Cc: Bob Brecht
Subject: Re: 530 32nd Street - Design Review Board submission
Attachments: 14-1223 Design Review Committee Resubmittal.pdf

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> 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,

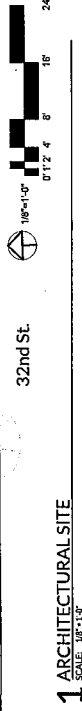
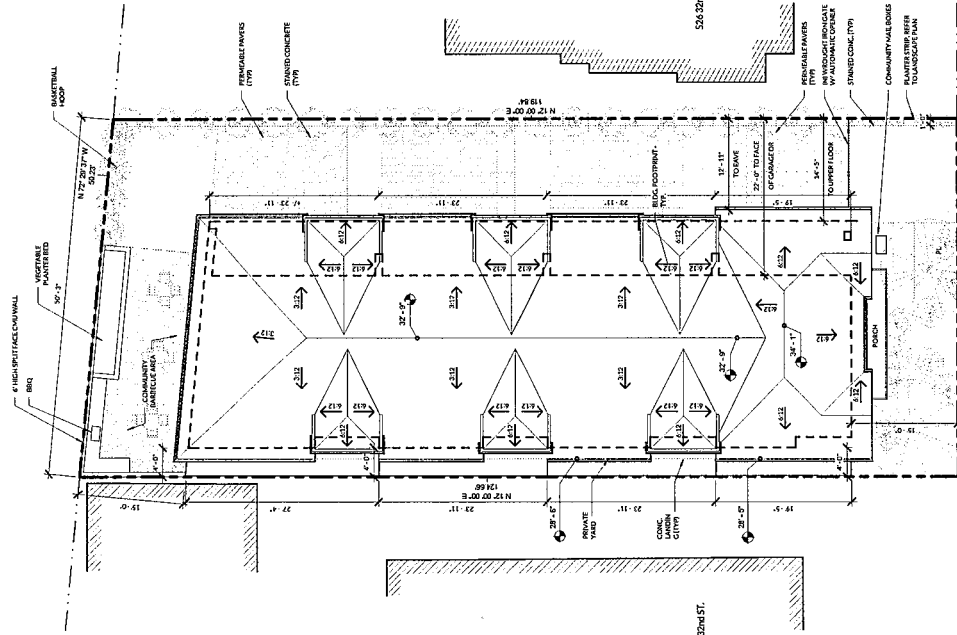
Tim Alatorre, Architect, LEED AP BD+C
(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

OPEN SPACE CALCULATIONS

PUBLIC SPACE BACK OF SITE	15' X 34.2'	543.0 SF
PRIVATE SPACE UNIT 1	19.4' X 4'	77.6 SF
UNIT 2	23.9' X 4'	95.6 SF
UNIT 3	23.9' X 4'	95.6 SF
UNIT 4	22.2' X 4'	88.8 SF
TOTAL		378.0 SF
TOTAL	543.0 SF + 1578.5 SF X 2	1,300 SF



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

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



DE JESUS AND ALATORRE ARCHITECTS
Commercial / Planning / Residential
4415 Cowell Rd., Suite 230
Concord, CA 94518
925.332.2721
info@dja-arc.com
www.dja-arc.com

Stamp

Project No. 2023-111-000002
Drawn By: TDA
Reviewed By: TDA

Rev./Revision Schedule
No. Date Description
10/24/24 PLANNING COMMISSION
11/04/24 PLANNING COMMISSION
12/22/24 DESIGN REVIEW
COMMITTEE

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COVER SHEET / SITE
PLAN

INDEX OF DRAWINGS

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 DUE TO STRUCTURAL FAILURES. SITE AREA: 6,113 SF TOTAL LOT AREA: 10,000 SF CONSTRUCTION TYPE: TYPE IV-A FIRE SPRINKLER: NONE MAXIMUM HEIGHT: 30'-0\"	A1 COVER SHEET / SITE PLAN A2 FLOOR PLANS A3 ELEVATIONS A4 ELEVATIONS A5 SHADOW STUDY C1 SITE SURVEY L1 LANDSCAPE PLAN

PROJECT DIRECTORY

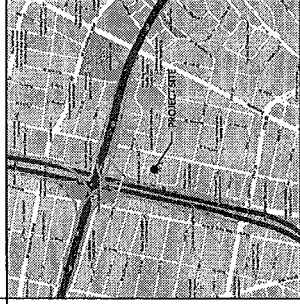
OWNER:
530 32ND STREET LLC
4215 COWELL RD., SUITE 230
CONCORD, CA 94521
CONTACT: SARA BISHOP
EMAIL: sara@530st.com

ARCHITECT:
DE JESUS AND ALATORRE ARCHITECTS, INC.
4215 COWELL RD., SUITE 230
CONCORD, CA 94521
CONTACT: TDA ALATORRE
EMAIL: tda@530-st.com

CIVIL ENGINEER:
JEA & BROSZ ENGINEERING, INC.
10000 SHAW BLVD., SUITE 100
HAYWARD, CA 94541
PHONE (510) 887-4086

LANDSCAPE DESIGNER:
WESTERN SLOPE LANDSCAPING
1317 GREEN HILL DRIVE
PLEASANT HILL, CA 94523
PHONE (925) 265-1604

VICINITY MAP



A1

530 32nd Street LLC
CONDOMINIUM
DELVEOPMENT

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



DE JESU AND ASSOCIATES ARCHITECTS
Commercial / Planning / Residential
4415 Cowell Rd., Suite 130
Concord, CA 94018
Tel: 925.252.2770
Fax: 925.252.2771
www.dja-arc.com

Project: 530 32nd Street LLC
Drawn By: TGA
Reviewed By: TGA

Issue / Revision: Schedule
No. Date Description
10/24/14 PLANNING COMMISSION
11/10/14 PLANNING COMMISSION
12/22/14 DESIGN REVIEW
COMMITTEE

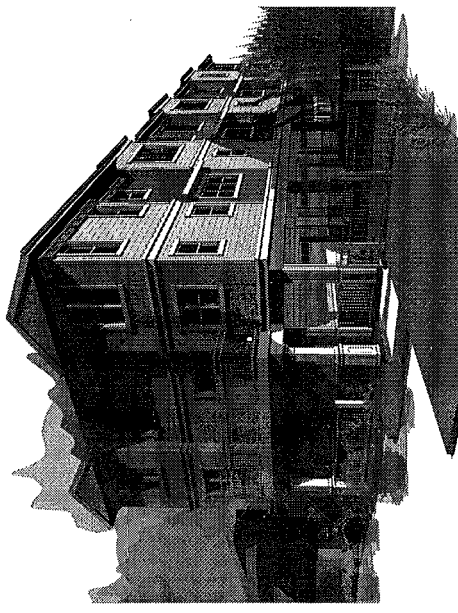
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ELEVATIONS

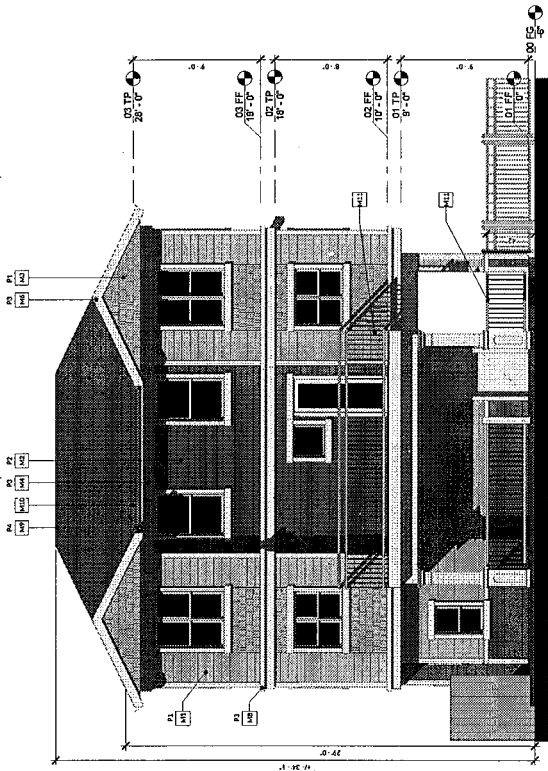
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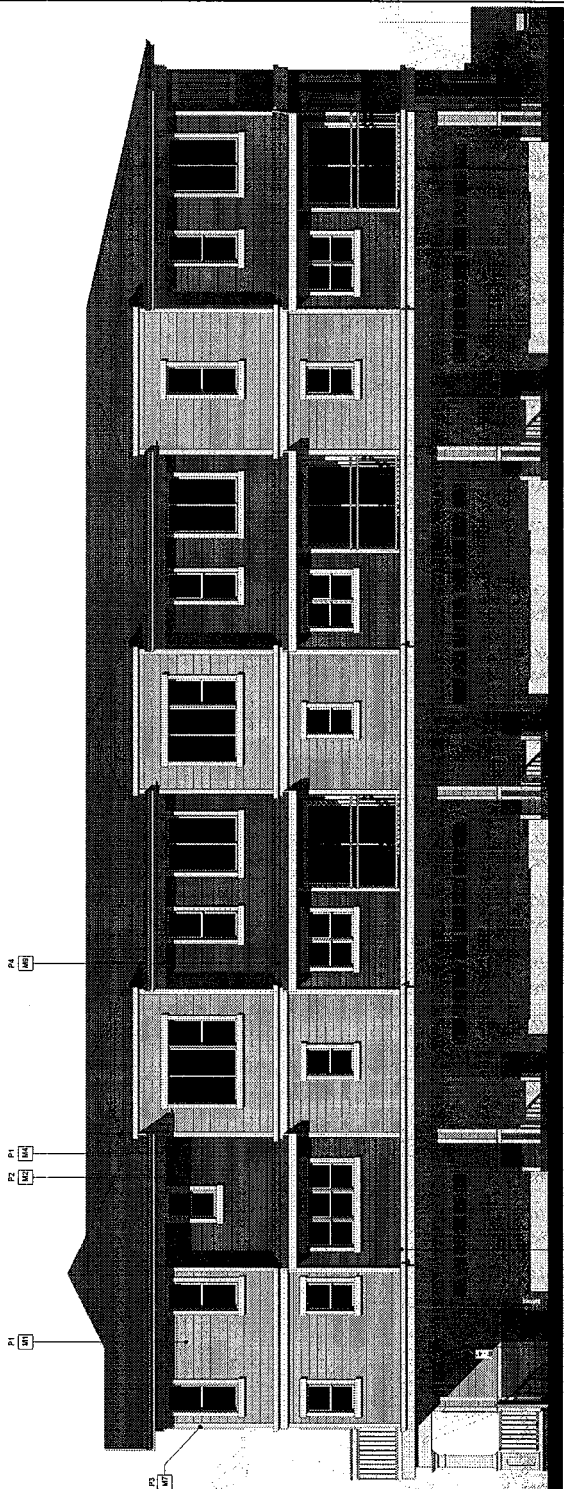
- M1 - HARDIEPLANK LAP SIDING SELECT CEDAR MILL 7"
- M2 - HARDIEPLANK LAP SIDING SELECT CEDAR MILL 5"
- M3 - HARDIE SHINGLE STAGGERED-EDGE SHINGLES 6"
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- M7 - 2X TRIM
- M8 - TYP. TRIM AND BELLY BAND
- M9 - ASPHALT SHINGLES
- M10 - 6" GSM GUTTER
- M11 - DECORATIVE METAL RAILING
- P1 - JAMES HARDIE - ColorPlus® COBBLE STONE
- P2 - JAMES HARDIE - ColorPlus® BOOTHBAY BLUE
- P3 - JAMES HARDIE - ColorPlus® ARCTIC WHITE
- P4 - GAF - TIMBERLINE COOL SERIES - ANTIQUE SLATE



3 SE PERSPECTIVE
SCALE: 1/8"=1'-0"



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



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

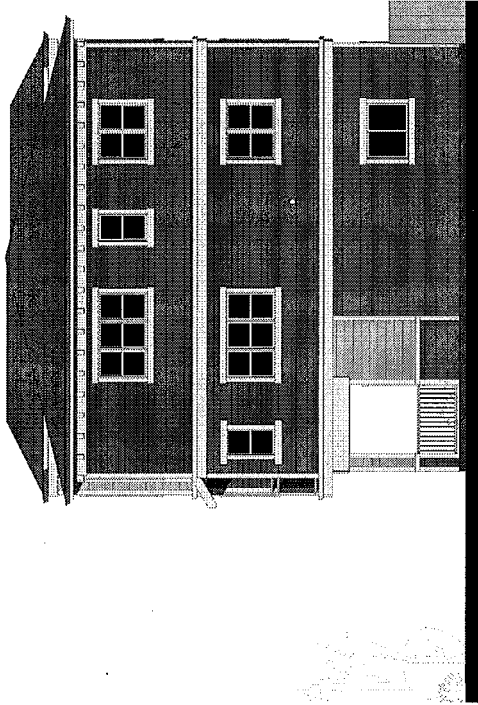
530 32nd Street LLC
CONDOMINIUM
DELVEOPMENT

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

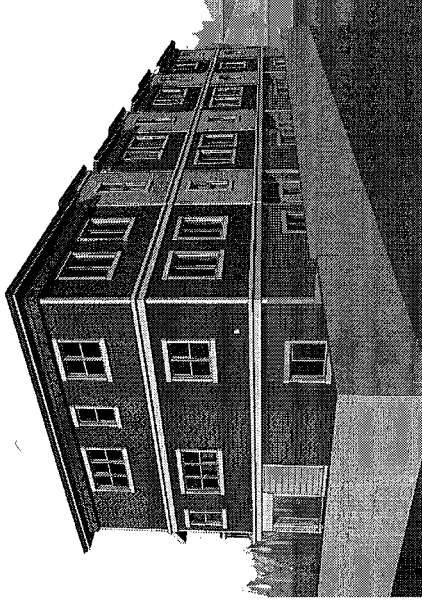


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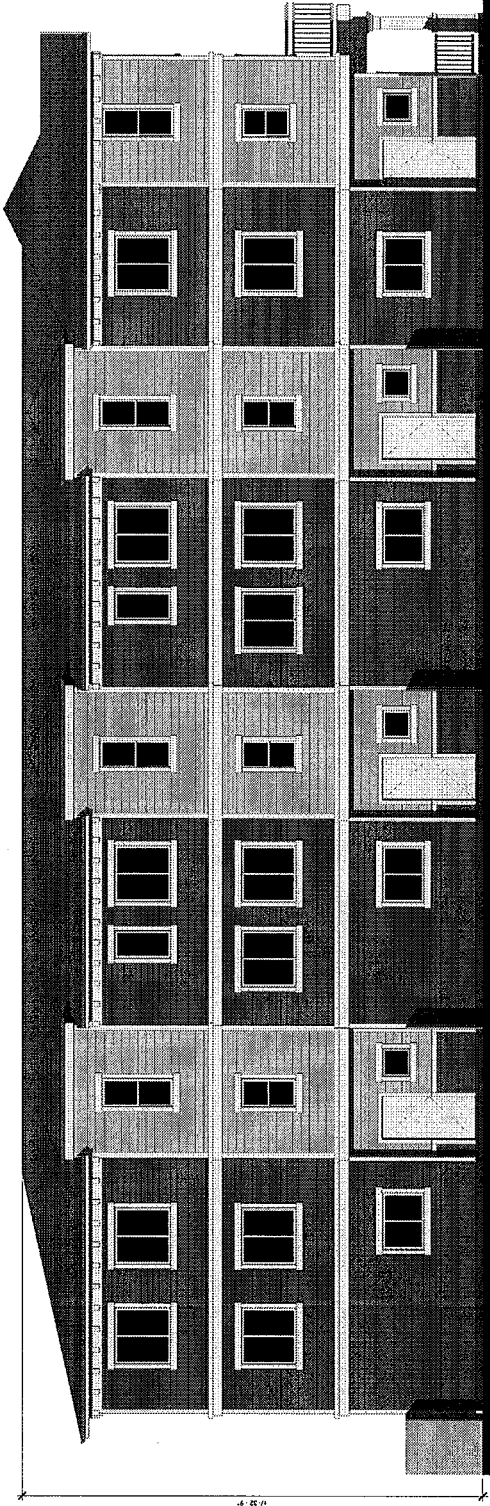
Scale



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



2 NW PERSPECTIVE
SCALE



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

20211118.dwg
Proj. No.
Revised By: TGA

Revised/Revision Schedule
No. Date Description
10/24/14 PLANNING COMMISSION
12/03/14 PLANNING COMMISSION
12/23/14 CONGRESSIONAL
COMMITTEE

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ELEVATIONS

A4

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Sheet

Project No.: 20141111-BR-001
Project Name: 530 32nd St
Architect: dJA

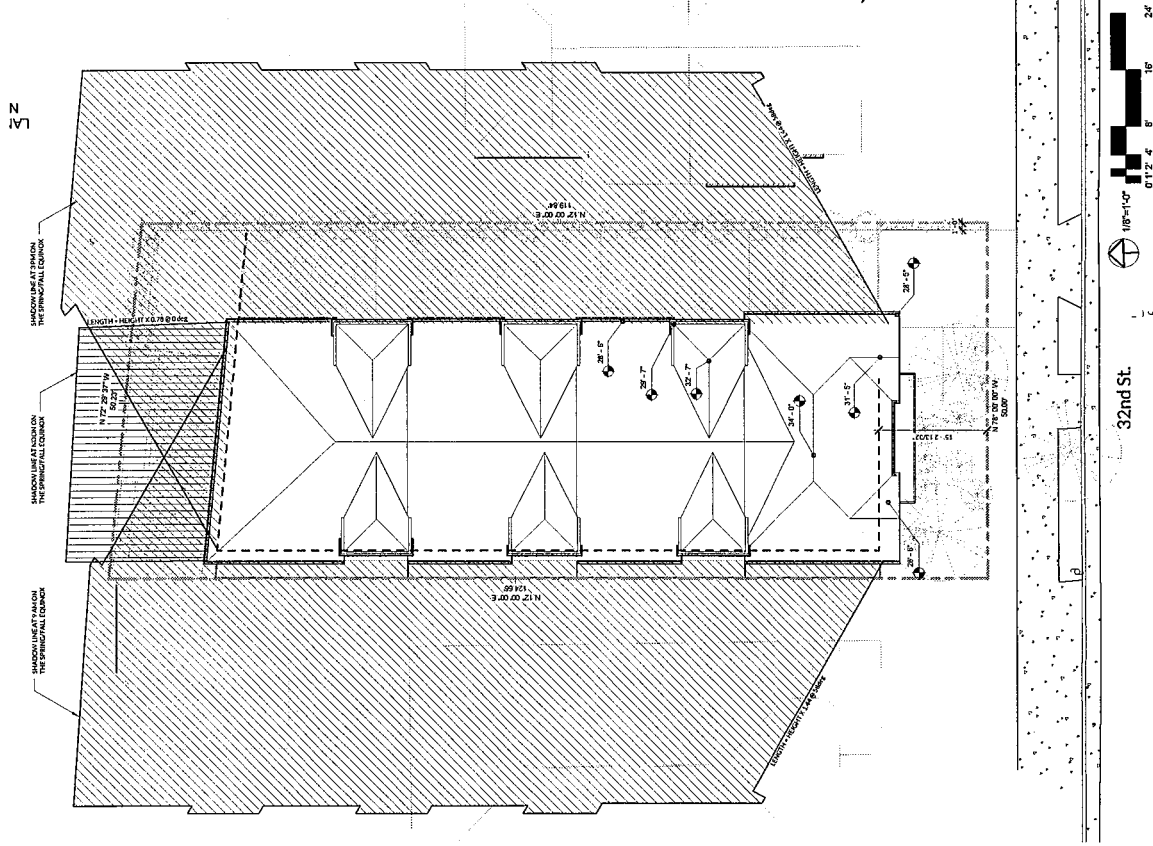
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No. Date Description
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12/03/14 PLANNING COMMISSION
12/20/14 PLANNING COMMISSION

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SHADOW STUDY

A5

10/20/2014 4:42:07 PM



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

Todd, Amber

From: tim@djaarc.com on behalf of Tim Alatorre <tim@dja-arc.com>
Sent: Tuesday, December 23, 2014 3:42 PM
To: Brenyah-Addow, Maurice
Cc: Bob Brecht
Subject: 530 32nd Street - Design Review Board submission
Attachments: 14-1223 Design Review Board Resubmittal.pdf

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,

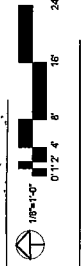
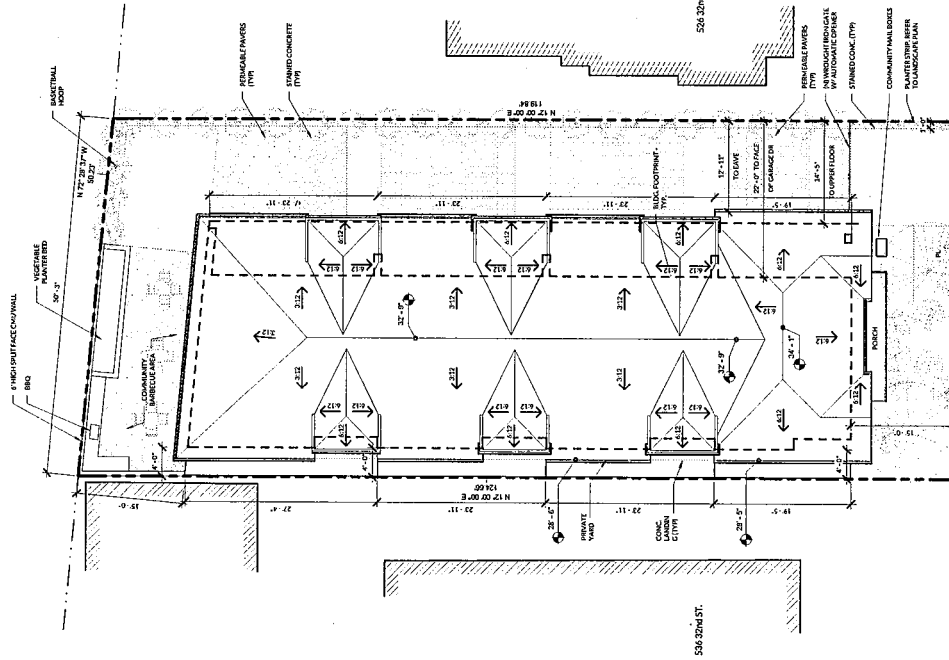
Tim Alatorre, Architect, LEED AP BD+C
(m) 805 215 5846



de Jesus and Alatorre Architects - Architecture - Planning - Design

OPEN SPACE CALCULATIONS

PUBLIC SPACE BACK OF SITE	15' X 36.2'	543.0 SF
PRIVATE SPACE		
UNIT 1	19.4' X 4.4'	77.6 SF
UNIT 2	23.9' X 4.4'	95.4 SF
UNIT 3	23.9' X 4.4'	95.4 SF
UNIT 4	22.2' X 4.4'	80.2 SF
TOTAL		378.0 SF
TOTAL	543.0 SF + 1076.5 SF X 2	1,200 SF



32nd St.

1 ARCHITECTURAL SITE

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

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



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CONDOMINIUM
DEVELOPMENT

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

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: 4,112 SF
CONSTRUCTION TYPE: SINGLE FAMILY V2
FIRE SPRINKLER: NONE
NUMBER OF STORIES: NONE (0)
BUCK 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
CONTACT: 510.728.2611
EMAIL: frank@condosht.net
ARCHITECT:
DEBIS AND MATTHEW ARCHITECTS, INC.
4415 CONNELL RD., SUITE 200
OAKLAND, CA 94618
CONTACT: 888.152.7771
EMAIL: info@dja-arc.com
CIVIL ENGINEER:
LEA & BRAZ ENGINEERING, INC.
1000 SHAW BLVD., SUITE 100 WEST
HAYWARD, CA 94545
PHONE: 510.887.4086
LANDSCAPE DESIGNER:
WESTERN PRODUCTS LANDSCAPING
1750 GARDEN ST., SUITE 100
PLEASANT HILL, CA 94553
PHONE: (925) 380-5554

VICINITY MAP



COVER SHEET / SITE PLAN

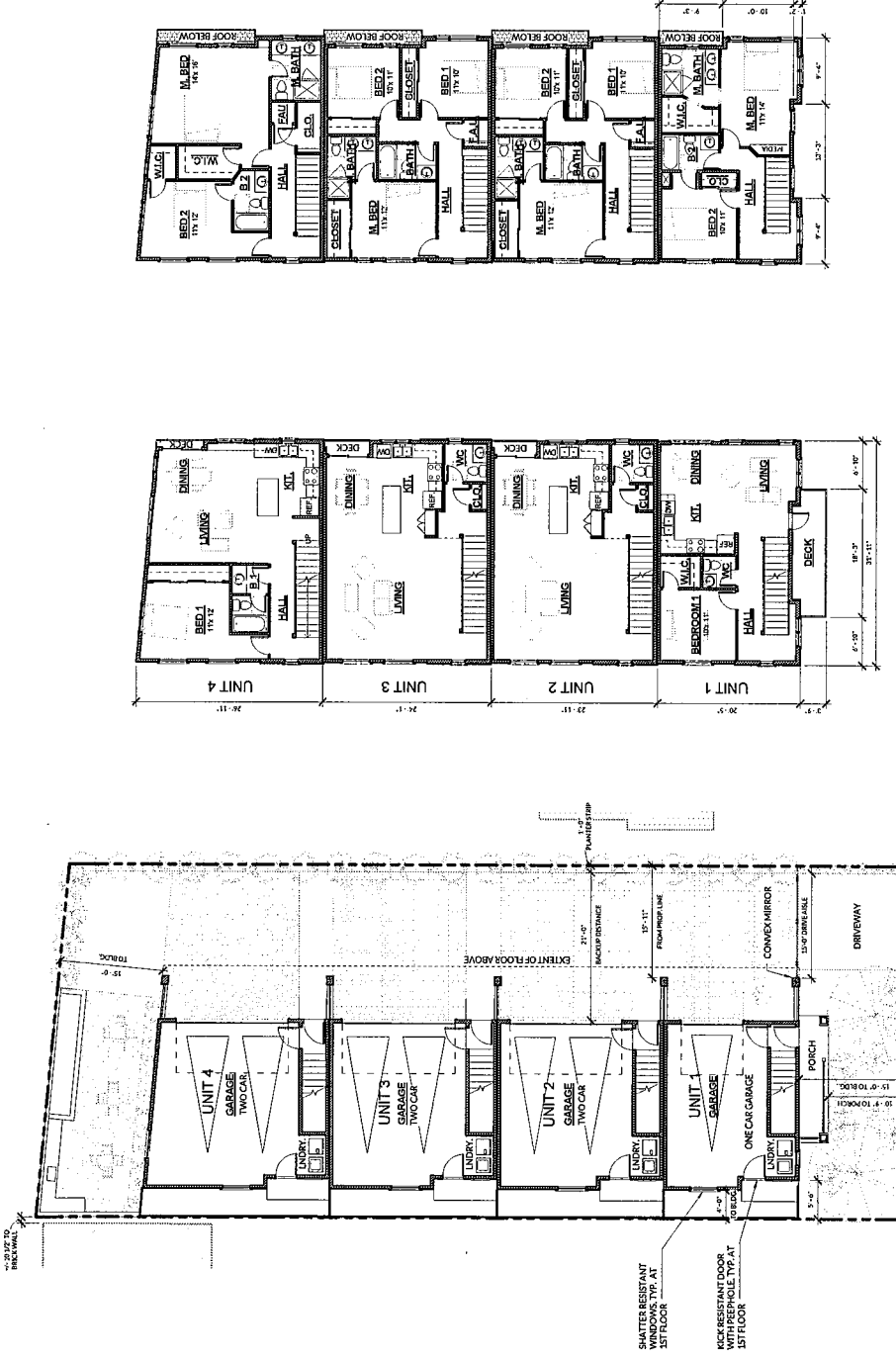
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A1



PROJECT DATA

Plan Area Summary		Site Data	
UNIT 1		914.64	412.94
GARAGE	275.25	147.25	128
1ST FLOOR	72.55		7 SPACES
2ND FLOOR	72.55		
3RD FLOOR	72.55		
4TH FLOOR	72.55		
5TH FLOOR	72.55		
6TH FLOOR	72.55		
7TH FLOOR	72.55		
8TH FLOOR	72.55		
9TH FLOOR	72.55		
10TH FLOOR	72.55		
11TH FLOOR	72.55		
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97TH FLOOR	72.55		
98TH FLOOR	72.55		
99TH FLOOR	72.55		
100TH FLOOR	72.55		



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"

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Scale

Project: 20211118-0001
Client: TDA
Reviewed By: TDA

Issue/Revision Schedule:
No. Date Description
1 10/24/14 PLANNING COMMISSION
2 10/31/14 PLANNING COMMISSION
3 11/27/14 DESIGN REVIEW BOARD

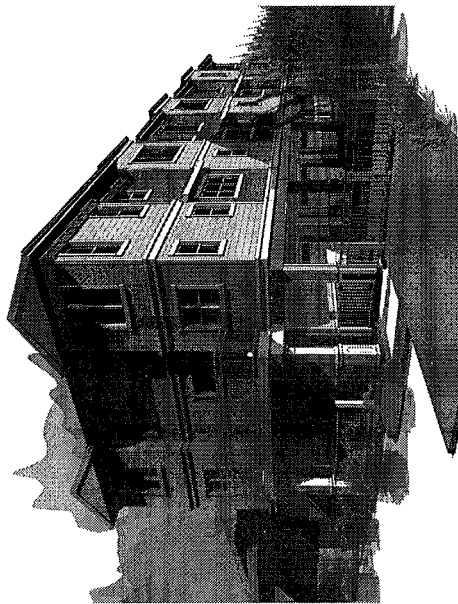
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ELEVATIONS

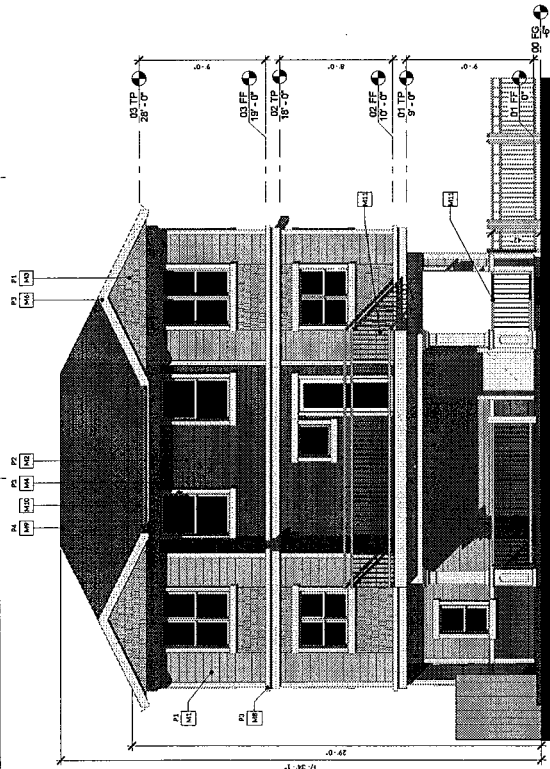
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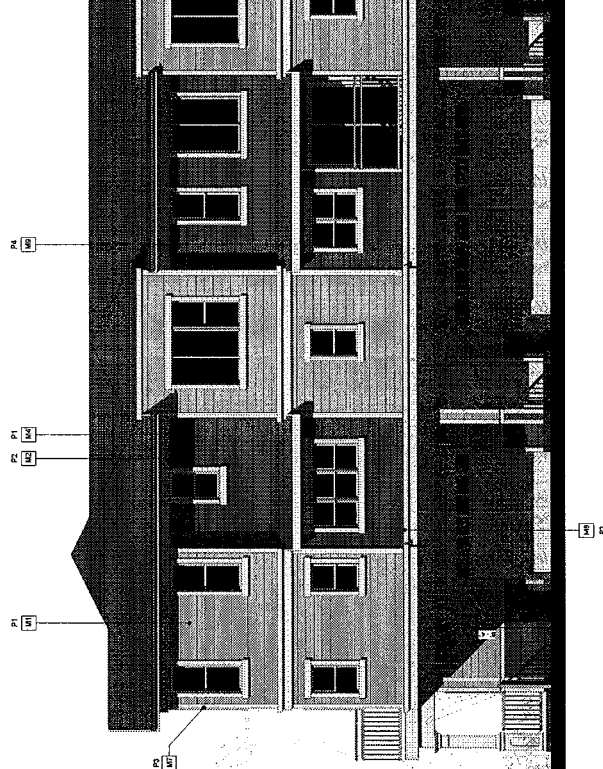
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- M2 - HARDY PLANK LAP SIDING SELECT CEDAR MILLS 5"
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- P3 - JAMES HARDIE - ColorPlus ARCTIC WHITE
- P4 - GAF - TIMBERLINE COOL SERIES - ANTIQUE SLATE



3 SE PERSPECTIVE
SCALE



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



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

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Drawn

Proj. No. 2020-11-11-BW-01-01
Drawn By TJA
Reviewed By TJA

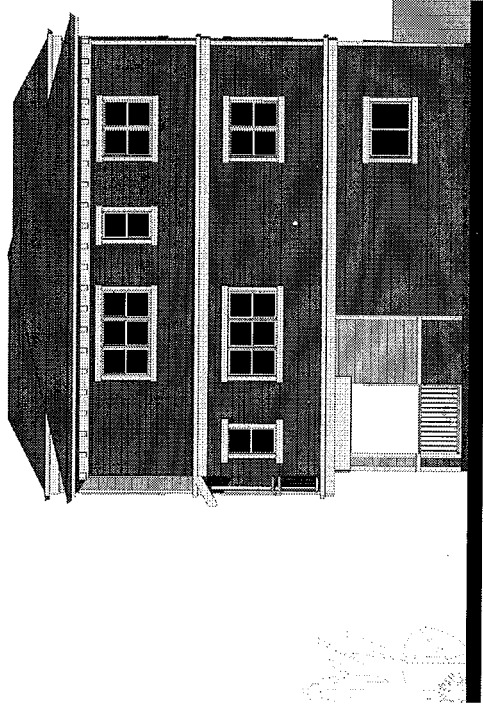
Issue / Revision Sheet No.
Rev. 1
12/24/14 PLANNING COMMISSION
12/03/14 PLANNING COMMISSION
12/23/14 DESIGN REVIEW BOARD

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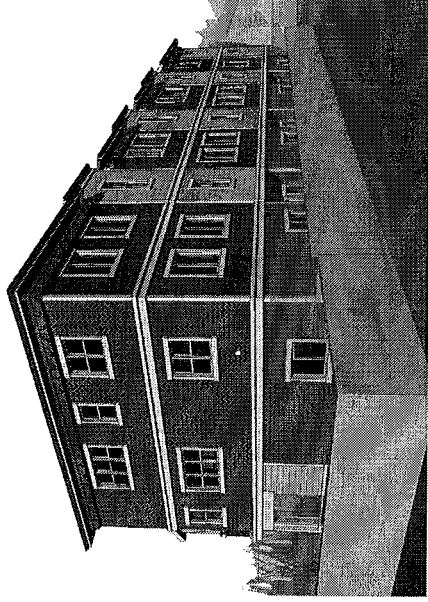
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A4

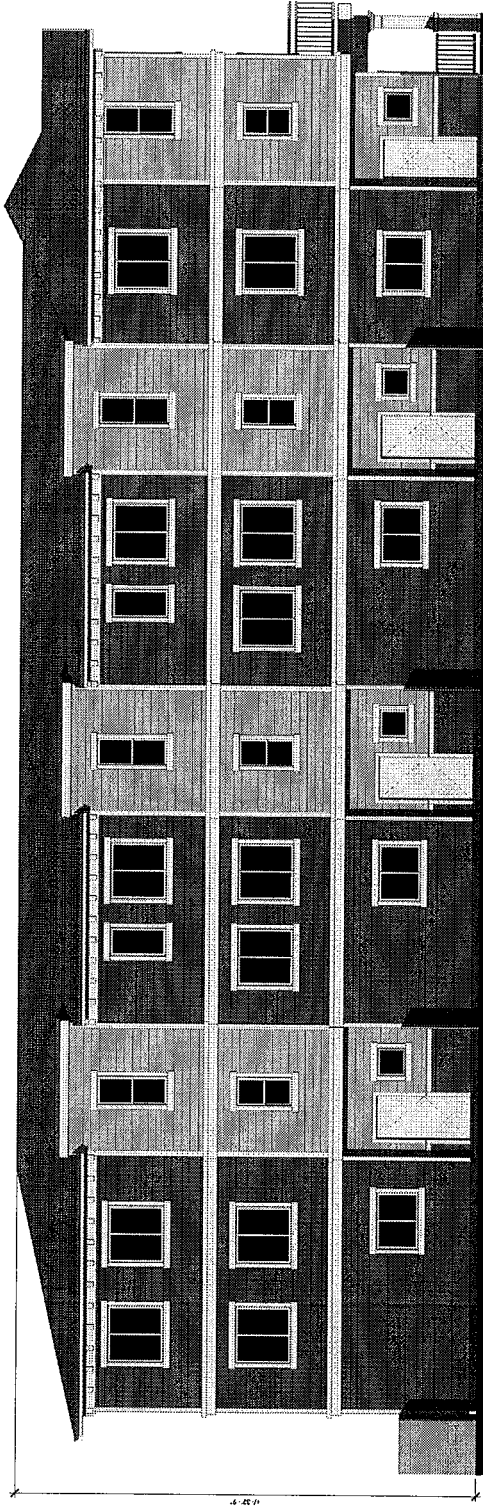
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1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 NW PERSPECTIVE
SCALE



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

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Proj. No. 20211115-SHED-02
Drawing No. 10
Revision No. 1A

Issue/Revision: 1A

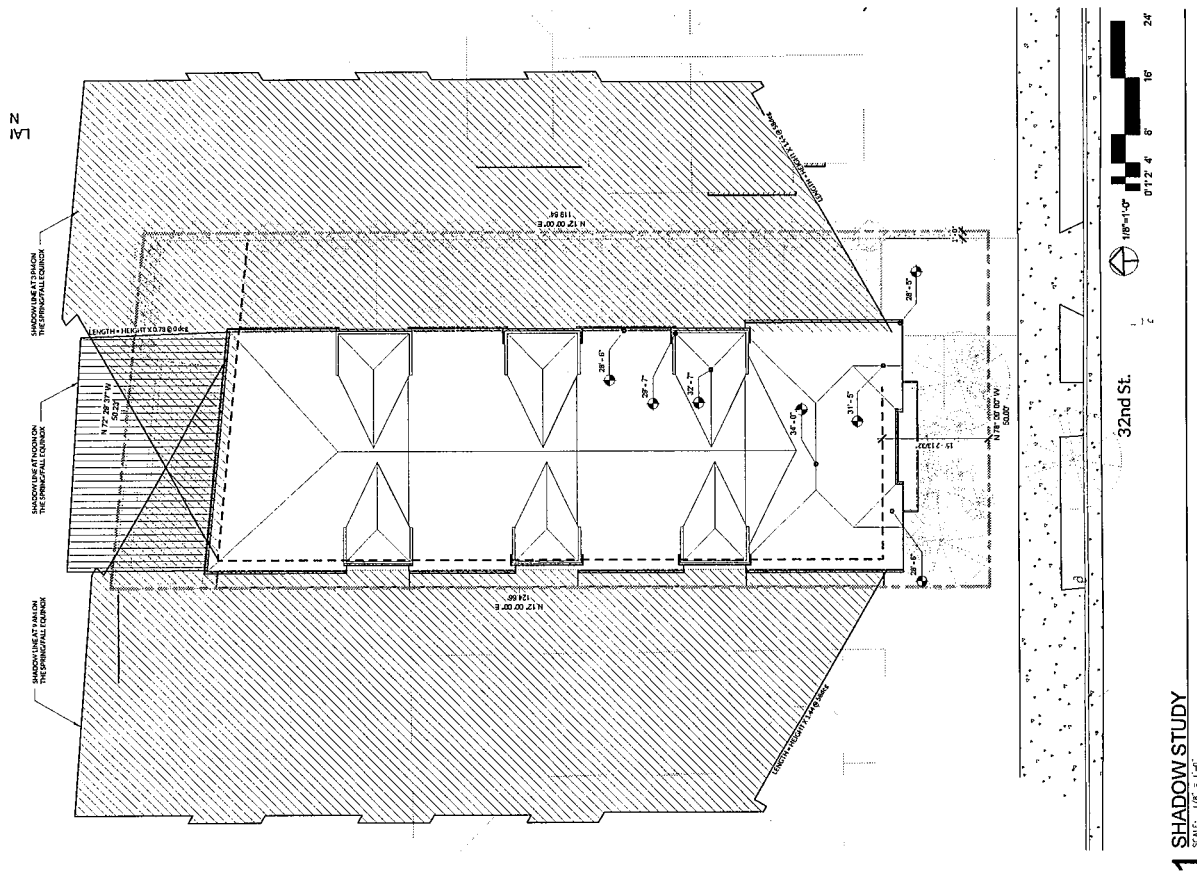
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SHADOW STUDY

A5

12/23/2014 10:11 AM



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

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APN: 9-176-9

WESTERN PRODUCTS LANDSCAPING
191 GREENWICH DRIVE
PLEASANT HILL, CA 94523
westernproductslandscaping.com
925-280-1664

Proj. No:	2012.11.11 Brecht G1
Drawn By:	TEA
Reviewed By:	V. Chulan

LANDSCAPE PLAN

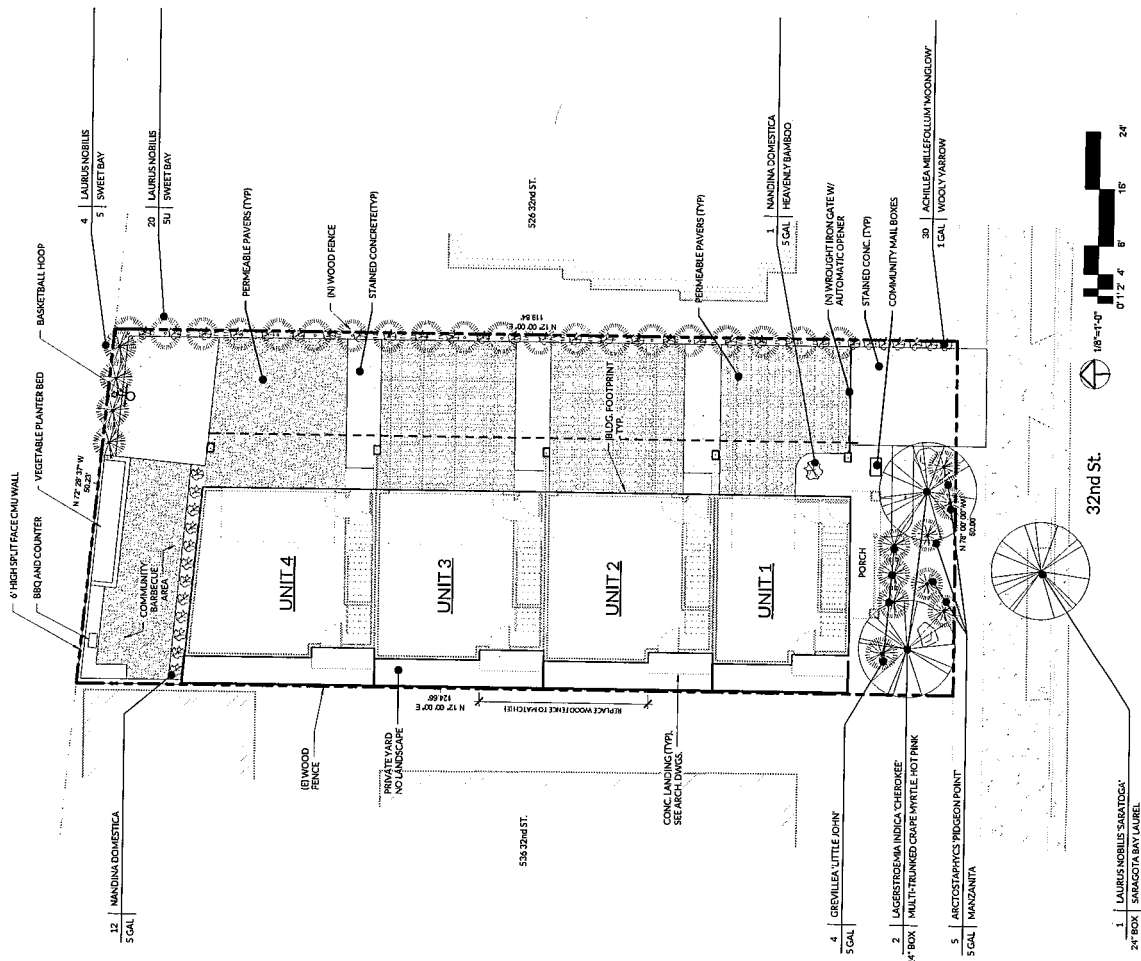
GENERAL LANDSCAPE NOTES

- ALL IRRIGATION TO BE DRIP
IRRIGATION CONTROLLER TO BE 3/5 STATION SMART
CONTROLLER
MULCH FOR FRONT PLANTED AREA TO BE 3/8" GRANITE
OVER LANDSCAPE FABRIC.

KEY

2 MOSS ROCK BOULDERS < 200 LBS EACH

0	BOTANICAL NAME
SIZE	COMMON NAME



1	LAURUS NOBILIS "SARATOGA"
24" BOX	SARAGOTA BAY LAUREL

1	LAURUS NOBILIS "SARATO"
24" BOX	SARAGOTA BAY LAUREL

APR 2013 11:11 AM 01/CA/14-1222 BIRTH 01 - MASTER FILM