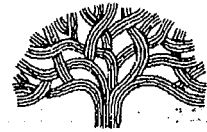


# CITY OF OAKLAND



250 FRANK H. OGAWA PLAZA, SUITE 2114 • OAKLAND, CALIFORNIA 94612-2031

Community and Economic Development Agency  
Planning & Zoning Services Division

(510) 238-3911  
FAX (510) 238-4730  
TDD (510) 839-6451

January 25, 2002

Mr. Dale Richards  
D.R.S. Development, LLC  
56 Tamalpais Ave.  
San Anselmo, CA 94960

RE: Case File Number: EDR 01-97  
Address: 2 Perth Place (APN 048H-7606-009-03)  
**PRELIMINARY DESIGN REVIEW FINDINGS**

Dear Mr. Richards:

The Zoning Division has reviewed the proposed design submitted on December 27, 2001 for conformance with the S-14 Zone's zoning standards and Design and Bulk Review regulations. After studying the plans, the site and neighborhood conditions, and public input, staff's analysis indicates that the design meets the applicable S-14 Zone regulations for building envelope/zoning standards and design and bulk review criteria. A Zoning approval, however, cannot be issued at this time due to the need for additional information and permitting related to environmental review for a Creek Permit. The following paragraphs contain information about zoning and bulk/design review, and environmental review for a Creek Permit.

## **PUBLIC NOTIFICATION & PUBLIC COMMENTS**

Three neighbors commented on the proposed development. Please review the enclosed letters regarding surface drainage, soil stability, and construction safety and noise related concerns. Where public comment is directed at design and bulk issues consistent with the review criteria, the public comment is considered under the design and bulk review determinations section of this report. Where issues are more related to the building permit and inspection processes, staff encourages you to contact your neighbors and address the issues as appropriate in the development of the design. Finally, where issues are related to environmental review and creek permit concerns, please review the following section of the report.

## **ENVIRONMENTAL REVIEW & CREEK PERMIT DETERMINATIONS**

As you may know, a determination has been made by City officials that a creek exists on the subject property, and a Category 4 Creek Permit is required. Therefore, environmental review under the California Environmental Quality Act (CEQA) is required for review by the Zoning Division, along with the Creek Protection Plan and Hydrology Report required by the Engineering Services Division.

An Initial Study must be prepared, as the environmental document, to determine if there will be significant impacts on the creek due to the proposed development. The Creek Protection Plan and Hydrology Report may be attachments to the Initial Study, and will be reviewed concurrently. Staff encourages you to hire the appropriate consultants to prepare these documents. Please note that Zoning approval cannot be granted until environmental issues are satisfied.

## **DESIGN AND BULK REVIEW DETERMINATIONS**

In order to receive S-14 Zone Design and Bulk Review approval, the proposed design must meet all 3 bulk review criteria (1.1 Neighborhood Fit, 1.2 Siting and Massing and 2.2 Building Massing Elements); at least 10 of the total 13 design and bulk criteria, and at least 1 criterion from Site Planning, Building Design, Streetscape and Landscaping. Basic information about zoning standards and the design and bulk review procedure is available in the S-14 Zoning Regulations Information handout. Detailed design and bulk review information, including the 13 criteria and related illustrations, is available in the booklet titled Expedited Design and Bulk Review -- Design Review Criteria for Single

Family Houses in the S-14 Zone. The Design and Bulk Review determinations for the proposed house are listed below to the extent possible with the level of clarity of the submitted drawings.

CRITERION	MET?	CRITERION	MET?
1.1 BULK: NEIGHBORHOOD FIT	Y	3.1 DRIVEWAYS AND GARAGE	Y
1.2 BULK: SITING AND MASSING	Y	3.2 STREETScape ARCHITECTURE	Y
1.3 SITE ACCESS	Y	3.3 STREET FRONTING YARDS	Y*
1.4 OUTDOOR SPACES	N	4.1 MAJOR LANDSCAPE ELEMENTS	N
2.1 ARCHITECTURAL COMPOSITION	N	4.2 2NDARY LANDSCAPE ELEMENTS	Y*
2.2 BULK: BLDG MASSING ELEMENTS	Y	BONUS CRITERION	N
2.3 ELEVATIONS	Y	TOTAL NUMBER OF CRITERIA MET	10
2.4 DETAILING AND MATERIALS	Y		

#### DESIGN AND BULK REVIEW COMMENTS

Comments are listed below for criteria not met. An "Inc." on the checklist indicates insufficient information to make a determination, while an asterisk next to a "Y" determination indicates that there is some minor issue that can be typically resolved with additional information or in the process of responding to another criterion.

In general, the design's siting and massing meet site planning and bulk review criteria and the design's architecture meets building design and streetscape criteria. The landscaping design is good start, but staff finds that there are insufficient large landscape elements to meet the major landscape elements criterion, and that the street fronting yard criterion would be met if additional trees and/or well design groupings of shrubs were included in the front yard area, along the entry path, and within the planter in meeting the major landscape elements criterion. These elements should provide some screening as well as decorative qualities. At the minimum one medium size tree should be added to the left of the driveway and one large or two medium size trees should be added to the right of the entry steps along with a few large shrubs within the planter and adjacent to the entry steps and planter. Ground covering is also needed to be specified in the front yard area.

In addition, a tree removal permit is required for maintaining the 40" bay tree that is within 10 feet of construction. If you have not already applied for that permit, you will need to do so at the Zoning Counter prior to finalizing the Zoning review. If this bay tree is not maintained, additional landscaping will be required within the rear yard area.

In addition to reviewing the aforementioned comments, city staff encourages all applicants to consider all necessary design modifications prior to resubmitting. We find the following general steps to be helpful to most applicants:

1. After reviewing this letter and the City's design review booklet, the project designer(s) and property owner(s) discuss possible changes to the project design, issues needing clarification.
2. The owner and project designer meet with the City staff or the City's design review consultant for your project. To help make this meeting productive, bring ideas for possible design changes. The design review consultant's role in the review process is to clarify issues with the applicant and provide feedback that will facilitate the applicant developing a new or revised design that meets the review criteria. *The design review consultant for this application is Arnold Mammarella. He can be reached at 510/763-4332.*
3. The project design team develops a revised design and submits 2 copies that design to the Zoning Division (In this case 2 copies of the revised landscape plan, along with information regarding the tree removal permit application).

Please note that you are permitted to submit one new or revised design under the current application prior to a final decision being made. Typically applicants are also afforded two meetings with City's design review consultant. When you are ready to resubmit, please direct all revisions and/or amendments to the City of Oakland Zoning Division, Design Review Section, Attn. Ann Clevenger, 250 Frank H. Ogawa Plaza, 2nd Floor, Oakland CA 94612, and include your name, the project address and the case number on all submitted material. We appreciate your cooperation and look forward to assisting you.

Sincerely,

GARY PATTON, Deputy Director of Planning and Zoning  
Community and Economic Development Agency

By:



ANN CLEVINGER, AICP, S-14 Design Review Supervisor  
Zoning Division

Enclosures:

Engineering Services Division Parcel Review Stamp  
Neighbor Letters

cc: Dunbar H. Ogden, 1150 West View Drive, Berkeley, CA 94705  
Stuart and Susan Lloyd-Hurwitz, 1102 Grand View Drive, Oakland, CA 94705  
Andrew Olding, 600 Gravatt Drive, Oakland, CA 94705  
Arnold Mammarella, Design Review Consultant

EDR01-97.PRE

# SITE

LOT SIZE: 9,124 SQ. FT.

LOT COVERAGE (R-30):

BASED ON CURRENT CITY RECORDS, THE FOLLOWING APPLIES TO THIS PARCEL. (CITY ASSUMES NO RESPONSIBILITY FOR ACCURACY OR COMPLETENESS THEREOF)

330	QUAD MAP NUMBER
25	LOT DIMENSIONS
0	FLOOD ZONE
Y	CREEK/WATER COURSE
SHOWN	EASEMENTS
NO / 00	ROAD / MITIGATION
NO	A-P ZONE
25	CDMG DESIGNATION
NO	LAND STABILITY
0/A	FACE OF CURB - PROPERTY LINE
NO	ENCROACHMENTS
RECORDS	NO
DATE	1-22-02
COMMENTS	

CITY OF OAKLAND VERIFICATION STAMP 8/01

F.A.R.: 3,766 SQ. FT. / 9,124

BUILDING HEIGHT: 35'-0" / 34'-10" @ TOWER

TREES TO BE REMOVED:

DRIVEWAY: 15% MAXIMUM

#1 CDMG SOILS REPORT REQ'D

#2 PER CONTOURS - PTS CAT. A

4" EUG.

Preliminary Notes  
from Engineering Services  
(Joan Curtis - 238-4777)

