

Development Activities Meeting Report (Version: 06/24/2020)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: Rear Addition to an Existing 4-Unit Residence 255 Atwood St	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Oakland Planning and Development Corporation Oakcliffe Community Organization
Parcel Number(s): 28-G-216	
ZDR Application Number: DCP-ZDR-2020-11318	
Meeting Location: Virtual via Zoom/Facebook Live (Oakland Planning and Development Corporation account)	
Date: December 15, 2020	
Meeting Start Time: 6:00 PM	
Applicant: Lab 8 Designs Presenter: Jody Schurman (principal)	Approx. Number of Attendees: 39
Boards and/or Commissions Request(s): Zoning Board of Adjustment (January 7); Planning Commission (in February)	

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

- J. Schurman introduced the project, noting that it would be an enlargement of a nonconforming use (four-unit residential) in the Oakland Public Realm A (OPR-A) District. He noted that Section 921.02.A.1(a)(1) permits by special exception up to a 25% enlargement in the total square footage of a nonconforming use in a non-residential district. He ran through the square footages involved in those calculations: 2,178 existing gross sq. ft.; 522 additional gross sq. ft. proposed; maximum of 544.5 additional gross sq. ft. permitted by special exception. The planned addition, which would be in the rear of the building, is to be two stories, which J. Schurman showed in a site plan.
- J. Schurman discussed the scope of the project, explaining that the front two units of the building were not part of the team's scope of work but would undergo minor cosmetic improvements. He also mentioned a second exit (leading out to a rear deck) that would be constructed to provide a higher level of safety (though it is not required by code). The additions to the two rear units would be primarily bedroom additions and renovation of living areas. The addition would be clad in vinyl siding, as the rest of the building is now, other than the front façade.
- J. Schurman went over the public approval process. The DAM is the team's first public review step and will be followed by the ZBA hearing (for the special exception) and then the Planning Commission (as required by Section 908.01.F for Public Realm districts).
- J. Schurman explained that from his understanding in talking to the Zoning Administrator, the DAM did not have to be 30 days before the ZBA hearing (only 24 days separate the DAM from the ZBA hearing) but that it had to be 30 days prior to the Planning Commission meeting. This is the case because the enlargement by special exception did not meet the requirements for a DAM but that the Project Development Plan to be reviewed by the Planning Commission was what triggered the DAM requirement.
- W. Wilson of OPDC remarked that the project page on OPDC's website would be updated with these dates.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
Sorry if I missed this bit of the presentation, but is access to parking in the rear being preserved? how many spaces? does the addition subtract spaces?	Access to the rear parking pad will remain. The project team is not adding any additional dwelling units, so no additional parking is required. There is a Certificate of Occupancy already on file for two parking pads in the back.
Do I understand this is going from one bedroom to five?	The rear units under the project team's scope of work will be three bedrooms each, while the front units are one- and two-bedroom units that are unchanged.
What are they now? The EXISTING rear units are 3BR? REALLY? He said front units weren't changing; he didn't say how many beds in the rear units currently. Thanks.	Prior to renovations, these rear units were in pretty bad shape, but I would estimate that there were already three bedrooms in those units (between two and three bedrooms).

Other Notes

Planner completing report: Phillip Wu