

Location:	206 Second Street – 206 Second Street Residential Lofts (APN 001 -0157-003-00)
Proposal:	Demolition of 3 existing warehouses and the construction of 75 condominium residential dwellings, a structured parking garage, 2,410 S.F. of live/work, and 990 S.F. of retail space on the ground level.
Owners and Applicants:	MV Jackson, LLC
Planning Permits Required:	Interim Conditional Use Permit for maximum residential density and for parking and driveways within 75 feet of the front property line; a Variance for parking space dimensions in a parking garage when adjacent to a wall or other obstruction; a Variance for rear yard setback; a Variance for the height of an accessory parking structure within the rear setback; Design Review.
General Plan:	Mixed Use District – Estuary Policy Plan
Zoning:	C-45 (Community Shopping Commercial) / S-4 Overlay
Environmental Determination:	Infill Exemption; CEQA Guidelines 15332
Historic Status:	The three existing warehouses are not PDHP's; The project is adjacent to the Waterfront Warehouse District (WWD) and this district is an Oakland Cultural Heritage Survey (OCHS) Area of Primary Importance (API) and has been listed on the California Register of Historical Places.
Service Delivery District:	I-Downtown Metro
City Council District:	3
For further information:	Contact case planner Heather Klein at 510 238-3659 or by e-mail at hklein@oaklandnet.com

SUMMARY

MV Jackson, Inc. submitted an application to demolish 3 existing warehouse buildings and construct a 65-foot high building with 75 condominium units, 2,410 S.F. of live/work area, and 990 S.F. of retail at 206 Second Street. On September 3, 2003, the Planning Commission reviewed and considered the interim conditional use permit, variances and the design review application.

At the hearing, several members of the community gave public testimony regarding this project. Property owners in the adjacent Brick House Lofts were concerned with staff's environmental determination, property values due to the loss of views, as well as the potential effect to the overall character of the neighborhood. Furthermore, there were concerns regarding the historical consultant's analysis of the proposed building on the historic status of the Waterfront Warehouse District (WWD).

Following the closure of the public forum, several commissioners commented on the building design. Commissioner Franklin stated that the design did not complement the WWD, the Brick House Lofts, or add to the character of the neighborhood. Commissioner Mudge supported the

“pop-out” bay windows, color and playfulness of the proposed building. She also stated that the project was not located within the WWD, but adjacent to it and the same design criteria should not apply. Commissioner McClure had reservations with the design as proposed and requested that the project be referred back the Design Review Committee for further consideration of the following specific details:

1. The exterior material of the building.
2. The projecting or “pop-out” bay windows.
3. The canvas awnings at the ground floor retail and live/work areas.

He also requested that the refinement of these details be added as a Condition of Approval for the project. Commissioner Jang supported the new design modifications, however he welcomed the opportunity for additional study at the Design Review Committee. Following this discussion, the Commissioners voted to approve the project in accordance with the plans submitted, subject to the specific design refinements as reviewed and approved by the Design Review Committee.

Since September 3, 2003, the architect has made several revisions to the building design as requested by Commissioner McClure. The projecting bay windows on the corner of Second and Jackson and also on Jackson Street were originally painted red and cream with a concrete-like stucco finish to provide accent to the façade. In the latest plans the bay windows are still included and in the original locations on the building facades, however the materials and colors have been revised. The bay on the corner of Second and Jackson Streets is still a concrete-like stucco finish, but the color has been changed to light blue, similar to the vertical forms further down Second Street. In addition, the proportions of the windowpanes and mullions have been modified for interest. The projecting bay windows on the Jackson Street façade are also still in the same location, but are now covered in zinc-coated (dark silver) metal panels. This will complement the metal and glass elements throughout the building design, provide a subtle accent to this façade, and give the building a more industrial character. The architect has revised the awnings for the storefront windows from steel tube cantilevers with walnut brown canopies to a metal slatted design. The exterior material for the rest of the building was not revised and is still a skim coated plaster cover concrete and storefront clear glass for the first floor and a gauge metal stud framework with a concrete-like stucco finish for the residential units above. Staff believes that the changes, though subtle complement the character of the building.

CONCLUSION

Staff recommends the Design Review Committee review and approve the design refinements that were recommended at the Planning Commission hearing on September 3, 2003 and shown on the plans dated September 26, 2003.

Respectfully submitted:

CLAUDIA CAPPIO
Director of Development

Prepared by:

Heather Klein
Planner II, Major Development Projects

Attachments:

- A. Revised Project Plans
- B. Planning Commission September 3, 2003, staff report, including, project plans, letter from the historical consultant, and public comment letters.