

Location:	2946 International Blvd – Seven Directions; (APN 025-0716-012-00)
Proposal:	Construction of 38 below-market rate apartment units, the relocation of the Native American Health Center clinic to 20,115 S.F. on the 2 nd floor and 5,484 S.F. for group counseling and 43 parking spaces on the ground level.
Owners and Applicants:	Fruitvale Collaboration, Inc. (Seven Directions, Inc.), Dave Ryan (510) 287-5353
Planning Permits Required:	A Major Conditional Use Permit for multifamily residential dwellings, community assembly, and health care in the R-50 zoning district; a Variance for number of compact parking spaces, a Variance for width of maneuvering aisle, a Variance for the number parking spaces; a Variance for building height, a Variance for height of accessory parking, and a Variance for the side and rear setbacks; Design Review for residential in the C-40 and R-50 zones.
General Plan:	Community Commercial/Mixed Housing Type
Zoning:	C-40, R-50
Environmental Determination:	Infill Exemption; CEQA Guidelines 15332
Historic Status:	The project site is not a PDHP. The project is adjacent to the Cohen-Bray House. This is a City Landmark with an Oakland Cultural Heritage Survey (OCHS) rating of A3 and is Designated Historical Property (DPH) of highest importance. It is also listed on the National Register of Historical Places.
Service Delivery District:	IV
City Council District:	5
For further information:	Contact case planner Heather Klein at 510 238-3659 or by e-mail at hklein@oaklandnet.com

SUMMARY

Pyatok Architects, Inc. submitted an application to construct 38 below-market rate residential apartments, 20,115 S.F. of clinic space, 5,484 S.F. of group counseling space, and 43 parking spaces. On September 17, 2003, the Planning Commission reviewed and considered the major conditional use permit, variances, and design review application.

There was extensive public testimony regarding this project. The property owners (west) are concerned with the building height, mass, and side setback, as it pertained to the privacy, light, ventilation, drainage and value of their property. In addition, many comments were heard regarding the adjacent (rear) historic Cohen-Bray House. The board members of the Victorian Preservation Center of Oakland, and the public had major concerns regarding the proposed building height, mass, density, and setbacks and the effects on the integrity, historical status, and value as a landmark building. They expressed grave concerns regarding staff's California Environmental Quality Act (CEQA) determination under an infill exemption. The Cohen-Bray representatives stated that the proposed building would impact the historic garden due to changes in light and shadow.

Commissioners approved the project in accordance with the plans submitted, subject to any further design refinements as reviewed and approved by the Design Review Committee, that

would result in increasing setbacks, decreasing height, or any other measures to address the concerns raised by the project's opponents.

Since September 17, 2003, the developer and the architect have met three times with the property owners of the adjacent (west property-line) apartment complex located at 1410-1426 29th Ave to discuss their concerns regarding the project's west façade. The architect has modified the plans to show the façade stepping down toward the rear from 55' to 33'. Directly adjacent to the apartment building the proposed building will be 44' and 33'. Along the west property line, in the R-50 zone, a 5' planted setback and a new fence is proposed for the ground story, while the 3-5 stories show a 5' setback with projecting bay windows. The proposed setback is 1' more than is required by code. Drainage, which was an issue, will be handled with area drains and underground piping. This west façade was modified from a blank stucco wall to painted cement board siding, with high windows and wood trim. The asphalt roof now cascades down and is "hipped." This façade was revised to add interest and become more residential in character as directed by the Planning Commission.

The project applicant met with board members of the Cohen-Bray House on August 14th, August 15th, August 20th, and September 8th to discuss the project design. The applicant modified the plans in response to their concerns, by placing more of the mass toward International Blvd and changing the rear façade of the proposed to incorporate a more residential look. The developer and the architect are scheduling a meeting with the Cohen-Bray board members for September 26th.

CONCLUSION

Staff recommends the Design Review Committee review and approve the design refinements that were recommended at the Planning Commission hearing on September 17, 2003.

Respectfully submitted:

Claudia Cappio
Director of Development

Prepared by:

Heather Klein
Planner II, Major Development Projects

Attachments:

Planning Commission September 17, 2003 staff report, project plans, letter from the historical consultant, letter from the Victorian Preservation Center of Oakland, public comment letters