

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: 3339 Ward St/ Conversion to Multi-Unit Residential	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Oakland Business Improvement District (OBID) Oakland Planning & Development Corporation (OPDC) Area stakeholders/residents City Planning staff
Parcel Number(s): 28-R-180 (building); 28-R-296 (accessory parking lot)	
ZDR Application Number: DCP-ZDR-2020-01414	
Meeting Location: Zoom	
Date: December 11, 2023	
Meeting Start Time: 5:30 PM	
Applicant: Christopher Richardson	Approx. Number of Attendees: 12
Boards and/or Commissions Request(s): Zoning Board of Adjustment (ZBA) – Use of off-site parking lot to satisfy parking standards	

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.

The applicant's proposal entails the conversion of an existing two-story office building into four-story multi-unit housing, including a total of 19 dwelling units.

The renovated exterior will include masonry board and metal roofing.

There is a parking lot, located a block away on Juliet St; which is secured so only tenants of the building may access. In A total of approx. 40 parking spots (basement parking 8 spots, parking lot with approx. 30 spaces) will be provided.

The footprint of the building will be the same but with two stories added to the structure. Street trees and sewer lines will be added.

Amenities for tenants will include bicycle parking, laundry, fitness center, and community room.

The applicant presented the floor plans as follows: The first floor includes four units plus the fitness center and community room; the Second through Fourth floors will include the remaining units.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
What is the construction schedule?	Within 60-90 days, we hope to go to ZBA; construction would start in late summer or fall of 2024. We obtained a demolition permit for gutting the interior a few months ago.

Questions and Comments from Attendees	Responses from Applicants
What percentage of tenant parking will be reserved for ADA parking?	Two spaces in the basement are designated as ADA.
How will you deal with the dumping that is happening at the Juliet lot?	There has been no dumping back there since we have owned it. Some cars park there, usually 5-10 cars.
Will tenants qualify for a parking permit?	We will explore what we can legally (e.g. placing a restriction in the lease) in cooperation with the City to get tenants to park at the parking lot and not on the street.
Will you charge tenants to pay for access to the parking lot.	We have not discussed this matter yet. For our other properties in the Oakland area, and we have not charged parking for those apartments.
Would you offer transportation alternatives like 'Cash Out Program' where instead of paying for a parking space, tenants would be provided a bus pass	We are willing to explore this option and other ideas that the neighborhood may suggest.
Please elaborate on proposed sidewalk improvements.	We are rather restricted, since the building takes up most of the property. There is a planting area that we will enhance. We are looking at three trees on Boulevard of the Allies, and two street trees on Ward Street.
What is going on with the roof? Will there be solar or anything of that nature? I am certainly in favor of additional stormwater capture. What you are proposing is a flat room, so water capture or a green roof would be beneficial.	We are open to exploring any such items. I appreciate these suggestions and we will look to see what we can do.

Planner completing report: Keith Portugal and Christian Umbach