

## 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
<b>Project Name/Address:</b> 214 S Craig St & 4527 Winthrop St	<b>Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident):</b>
<b>Parcel Number(s):</b> 52-J-164; 52-J-161	Oakland Business Improvement District (OBID) Oakland Planning & Development Corporation (OPDC)
<b>ZDR Application Number:</b> DCP-ZDR-2019-05349; DCP-ZDR-2024-01984	Area stakeholders/residents/business owners City Planning staff
<b>Meeting Location:</b> Zoom	
<b>Date:</b> April 15, 2024	
<b>Meeting Start Time:</b> 5:30 PM	
<b>Applicant:</b> Mike Wu	<b>Approx. Number of Attendees:</b> 16
<b>Boards and/or Commissions Request(s):</b> Zoning Board of Adjustment (ZBA) for a Special Exception for the Restaurant, General use, and a variance for zero parking spaces; Planning Commission review/approval is needed for both the new land use at 214 S Craig St and the renovation at 4527 Winthrop St due to OPR-B Zoning District requirements	

### 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 has presented their project to both applicable Registered Community Organizations, OPDC and OBID. The site is at the corner of Winthrop and Craig and currently contains two former residential structures that are two and a half floors tall, accompanied by two small asphalt areas for parking. These structures are currently serving non-residential uses. The project's zoning district is OPR-B – Oakland Public Realm – Subdistrict B Craig St. Multi-unit residential and restaurant are both permitted uses in this district.

The project requires the building facing Craig St. (214 S Craig St) to be demolished and replaced with a new two-story structure that would be fully occupied by a restaurant. The building at the rear of the site (4527 Winthrop St) would be converted back to residential and hold three apartment units. There would be one asphalt parking spot next to the Winthrop building and two asphalt parking spots between the new and old building to serve the residential tenants.

Exterior renderings of the new structure were shown. The Craig St. facade would feature floor to ceiling glass windows as well as a stucco material, white masonry, and natural wood paneling. The first-floor storefront would feature a bronze-colored metal trim. The roof would project out past the side of the building along Winthrop.

The existing building to be renovated would receive new windows and likely a new roof, but with the same materials as what currently exists. The building would also receive new neutral gray-colored vinyl cladding. The developer hopes this project will create a more active use for this site that sits along a very dynamic stretch of Craig St. in Oakland.

## Input and Responses

Questions and Comments from Attendees	Responses from Applicants
I love the design of the building. Is there any idea what type of restaurant tenant would use the building?	We want to do something different from what exists in the area, possibly a blend of American and Asian cuisine with a bakery/dessert component. It would be a private local restaurant concept, not a large national chain.

**Planner completing report:** AJ Herzog & Christian Umbach