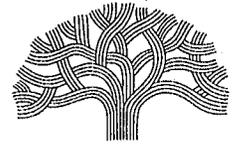


CITY OF OAKLAND



DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA, SUITE 2114 • OAKLAND, CALIFORNIA 94612-2032

Department of Planning and Building
Zoning Division

(510) 238-3911
FAX (510) 238-4730
TDD (510) 238-3254

September 16, 2016

Robert Porter
325 7th Street, LLC
1624 Franklin Street, Suite 1115
Oakland, CA 94612

Dear Mr. Porter:

RE: ZP16-0058; 325 7th Street (APN: 001-0189-003-00; 001-0189-009-00; 001-0189-013-00; 001-0189-014-00)

Staff has completed review of the preliminary development plans you submitted to the Oakland Bureau of Planning for a Zoning Pre-Application for a 160 residential units and 9,834 square feet of commercial space at the above-referenced location. The subject site is located in the D-LM 2 & D-LM4 Lake Merritt Station Area District Pedestrian & Mixed Commercial (Height Area 275). The following is a summary of staff's feedback:

- The project is a new application. Major Conditional Use Permit and Design Review are required for new construction of developments involving 100,000 square feet of floor area in the D-LM zone per OMC Sections 17.101G.070, 17.134.020 and 17.101G.020;
- A portion of the site is located in a historic Area of Primary Importance (API) and therefore the Landmarks Preservation Advisory Board's (LPAB) review is required;
- An addendum to the previous CEQA analysis seems most appropriate for the project;
- A revised Condo Map is required to update the revised condominiums units from 320 to 160 units;
- Provide a landscape plan prepared by a landscape architect or other qualified professional for site;
- Staff has recommendations on how the exterior treatments can be enhanced;
- Public Art requirements apply;
- Impact fees apply; and
- Provide photographs of subject property and adjacent structures;

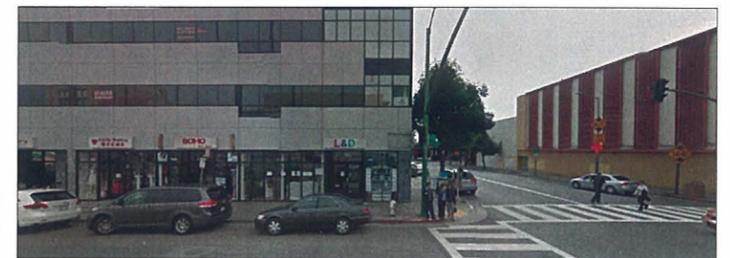
If you have any questions or need any clarification, please contact me at (510)238-6342.

Yours sincerely,

Maurice Brenyah-Addow – Planner III
Bureau of Planning



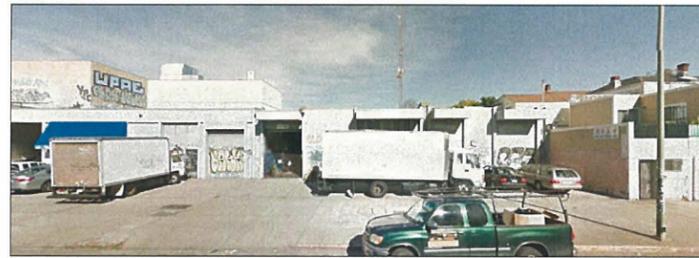
7TH STREET ELEVATIONS



WEBSTER STREET ELEVATIONS



6TH STREET ELEVATIONS



HARRISON STREET ELEVATIONS



7TH AND HARRISON



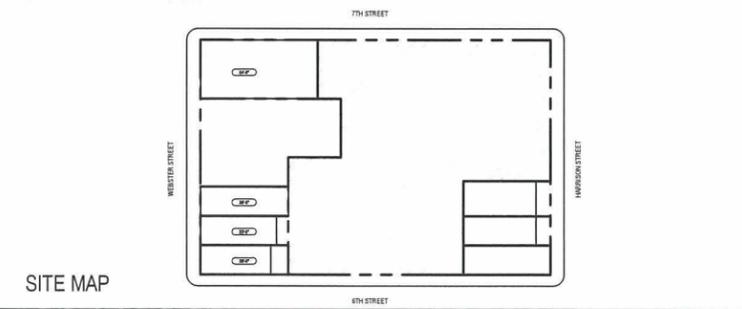
7TH AND WEBSTER

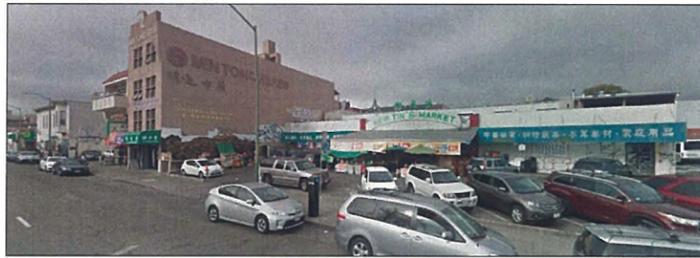


6TH AND WEBSTER



6TH AND HARRISON





7TH STREET - ACROSS FROM SITE



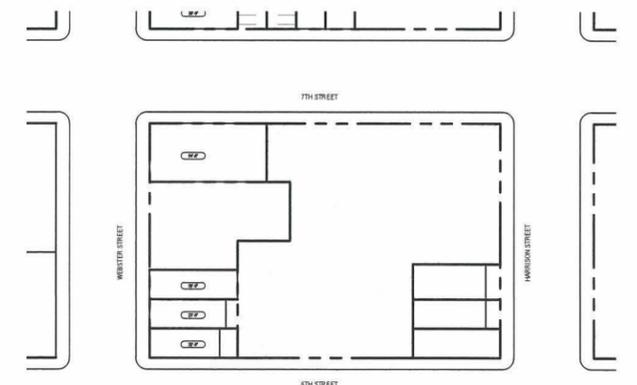
WEBSTER STREET - ACROSS FROM SITE



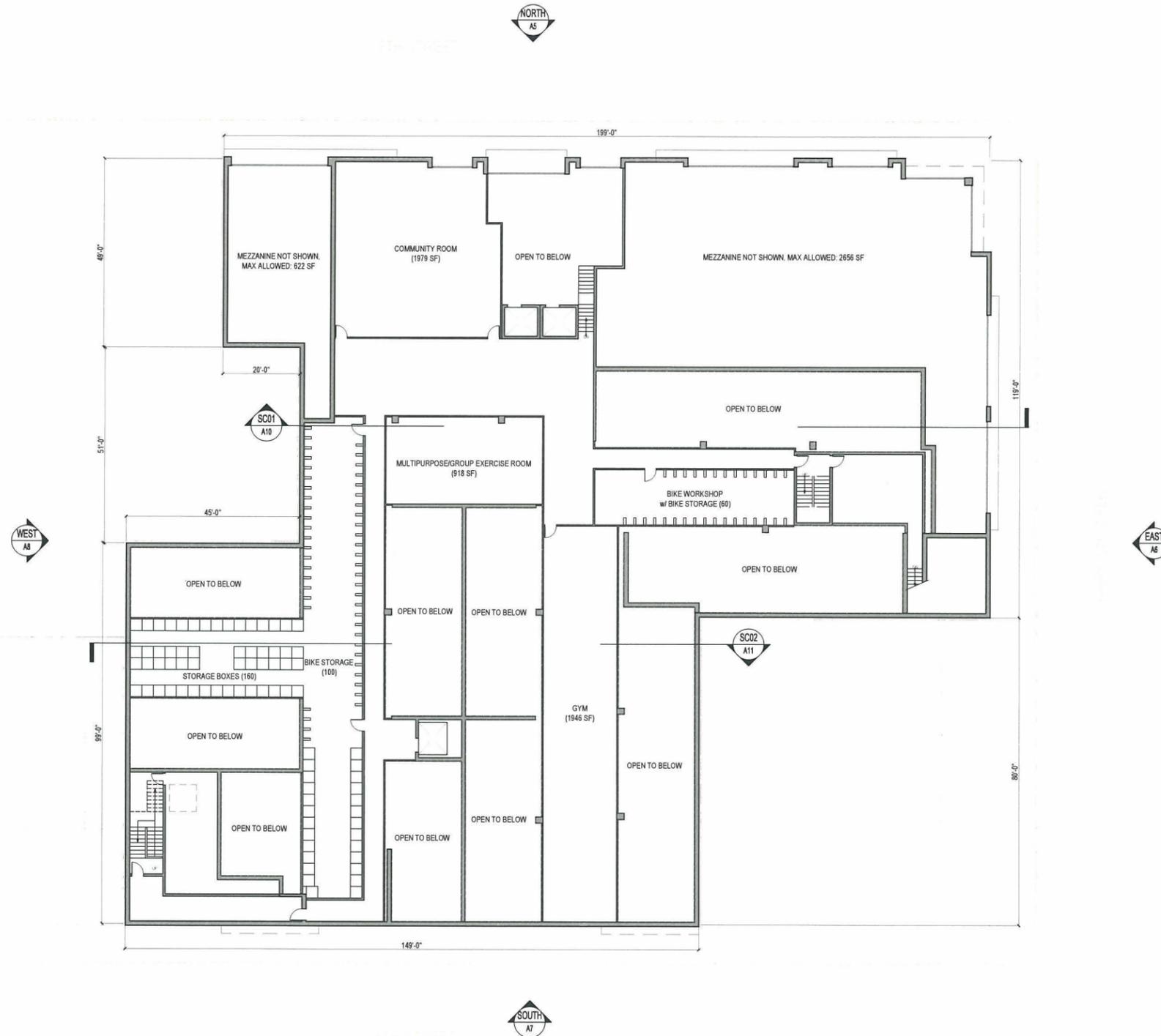
6TH STREET - ACROSS FROM SITE

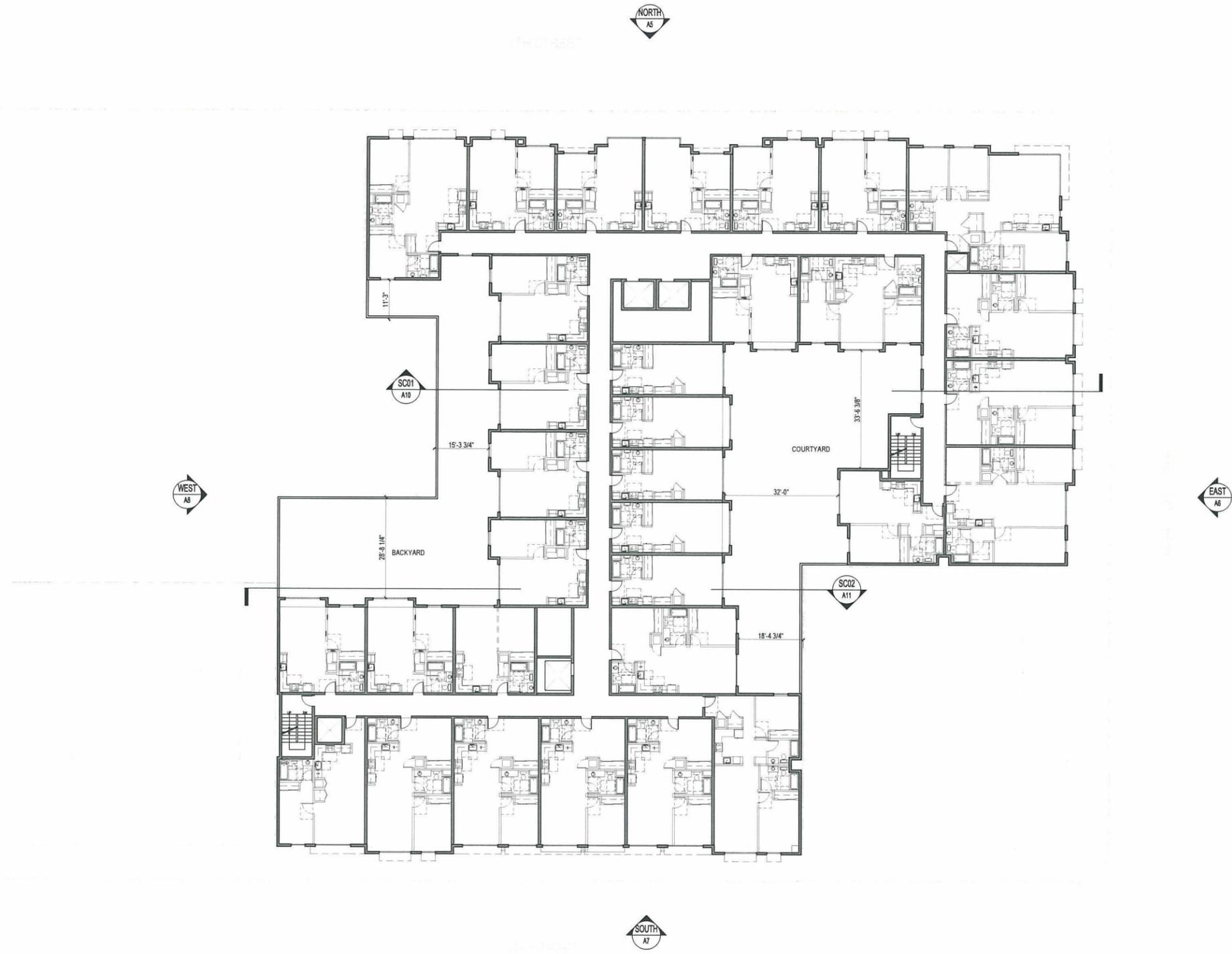


HARRISON STREET - ACROSS FROM SITE



SITE MAP









- MATERIALS:
1. COMMERCIAL STOREFRONT SYSTEM (TYP)
 2. MOSA TILE 200V OR SIMILAR (TYP)
 3. GLASS WINDSCREEN & HANDRAIL
 4. STEEL BI-FOLD MOTORIZED GATE
 5. PERGOLA AT ROOF DECK
 6. LAP SIDING LIGHT BROWN (TYP)
 7. ALUMINUM SUNSHADE
 8. ALUMINUM SUNSCREEN
 9. ALUMINUM CANOPY
 10. PAINTED CEMENT PLASTER FINISH



- MATERIALS:**
1. COMMERCIAL STOREFRONT SYSTEM (TYP)
 2. MOSA TILE 208V OR SIMILAR (TYP)
 3. GLASS WINDSCREEN & HANDRAIL
 4. STEEL BI-FOLD MOTORIZED GATE
 5. PERGOLA AT ROOF DECK
 6. LAP SIDING LIGHT BROWN (TYP)
 7. ALUMINUM SUNSHADE
 8. ALUMINUM SUNSCREEN
 9. ALUMINUM CANOPY
 10. PAINTED CEMENT PLASTER FINISH



- MATERIALS:
1. COMMERCIAL STOREFRONT SYSTEM (TYP)
 2. MOSA TILE 208V OR SIMILAR (TYP)
 3. GLASS WINDSCREEN & HANDRAIL
 4. STEEL BI-FOLD MOTORIZED GATE
 5. PERGOLA AT ROOF DECK
 6. LAP SIDING LIGHT BROWN (TYP)
 7. ALUMINUM SUNSHADE
 8. ALUMINUM SUNSCREEN
 9. ALUMINUM CANOPY
 10. PAINTED CEMENT PLASTER FINISH



- MATERIALS:
1. COMMERCIAL STOREFRONT SYSTEM (TYP)
 2. MOSA TILE 20xV OR SIMILAR (TYP)
 3. GLASS WINDSCREEN & HANDRAIL
 4. STEEL BI-FOLD MOTORIZED GATE
 5. PERGOLA AT ROOF DECK
 6. LAP SIDING LIGHT BROWN (TYP)
 7. ALUMINUM SUNSHADE
 8. ALUMINUM SUNSCREEN
 9. ALUMINUM CANOPY
 10. PAINTED CEMENT PLASTER FINISH



1 COMMERCIAL STOREFRONT SYSTEM (TYP)



2 24" X 24" MOSA TILE, TERRA MAESTRICH 208V OR SIMILAR



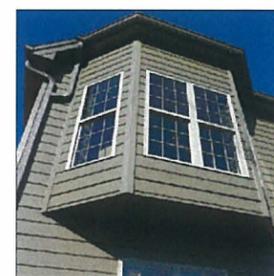
3 GLASS WINDSCREEN & HANDRAIL



4 STEEL BI-FOLD MOTORIZED GATE



5 PERGOLA AT ROOF DECK



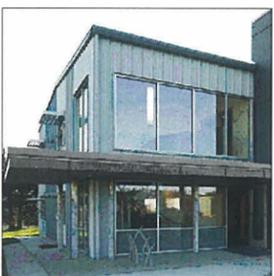
6 TONGUE & GROOVE LAP SIDING, LIGHT BROWN (TYP)



7 ALUMINUM SUNSHADE (TYP)



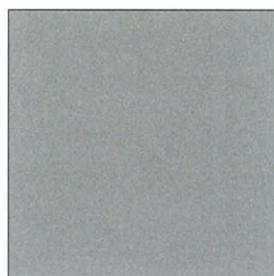
8 ALUMINUM SUNSCREEN (TYP)



9 ALUMINUM CANOPY



10 PAINTED CEMENT PLASTER FINISH, DARK GRAY PAINT



11 PAINTED CEMENT PLASTER FINISH, LIGHT GRAY PAINT



12 PAINTED CEMENT PLASTER FINISH, PAINT BENJAMIN MOORE NATURAL CREAM OR SIMILAR (TYP)





