

Oakland-Wide Community Meeting
Minutes: June 29th, 2021
3738 Dawson Street Redevelopment
Presenting: Jeremiah Brooks, Stantec Architecture

The owner of 3738 Dawson Street is in the early stages of redevelopment of the parcel of land, which is 50 feet wide and in R1A-H zoning. They are currently looking at two options for redevelopment. The first option subdivides the lot into two single-family houses. The proposed houses would maintain a 5 foot side setback and a 20 foot front set-back. Current renderings show off-street parking in front of the houses. Each house would be 3 bedrooms and 2 bathrooms. The second option would maintain the single lot and seek a variance to construct a duplex. This option would provide space for a drive lane for parking in the rear of the duplex, which would reduce one curb cut compared to the first option. This option would maintain a 5 foot side setback and a 15 foot front setback.

Comment from OPDC: For clarification, this presentation is a preliminary discussion before any required development activities meeting. This discussion is merely for feedback and input.

Q: Both options are for two housing units, correct?

A: Yes; the duplex does require variance because zoning requirements. The duplex may work better with the character of the rest of the neighborhood.

Comment from participant: Front yard parking in the first option would require special approval based on how they are rendered.

A: What is the zoning for this area?

A: R1A-H

Q: Can you speak to the stability of the hillside at back of the site? Is this viable to parking there?

A: The schematics are still in early stages. There may be retaining walls to maintain stability. They will be sure to stabilize the land before any building commences.

Q: Why is there a variance to construct a duplex in this zoning?

A: It is not a single family home.

Comment from participant: **R1A-H zoning permits attached structures, so this would not require a variance.**

Q: If constructing a townhome, you are not required to provide off-street parking anymore. Since the owner also owns the adjacent parking lot, could they provide parking there? Minimizing curb cuts would provide better pedestrian safety.

A: Yes, those are viable options.

Comment: That would be preferable. Removing off-street requirement for townhomes was recently passed.

Q: Will the properties abide by occupancy limits of 3 unrelated individuals per unit?

A: We will certainly work to abide by those rules by working with owner.

Comment: Curb cutting can add pressure onto on-street parking. Making parking available in the existing lot can help mitigate against that impact.

Comment from presenter: The intent is to have off-street parking, and we will discuss the various options that are available.

Q: Is parking in the existing lot viable?

A: Yes, there could be one space available to each unit in the lot if there are not parking spaces created on the parcels.

Q: Will there be a charge for that parking?

A: That will depend on the owner.

Q: Why not provide three parking spaces per unit?

A: The zoning requirement always has been one per unit, but that could now be different with requirement removal for townhomes.

Q: Would occupants be able to get permits if parking is available in the lot?

A: Unsure how the lot is currently run.

Comment from OPDC: Single family homes are able to get residential permit parking and there are a maximum of three per housing unit.

Q: Are there other things to encourage people to not have to have a personal vehicle in Oakland?

Comment: Other developments have not allowed permit parking for tenants. In these cases, they have been large multifamily developments that were outside of residential permit parking areas. This development is a different case.

Comment from owner: There are no plans for charging occupants for parking spots on the adjacent lot. On all rental properties, occupancy is a maximum of 3 unrelated people per lease.

Comment: Based on comments thus far, there is not a general favorability for more curb cuts for parking.

Q: Would you incorporate trees in the development?

Q: Could you have people access a proposed rear parking lot through the existing adjacent lot?

A: If there is a single duplex, then we can incorporate the existing lot in the design. Using the existing lot and parking closer to the front of the site could be helpful in terms of soil stability.

Q: What is the timeline of the development?

A: It will be reviewed between owner and architect. There is not an immediate timeframe, but hopefully within a year they will be ready to enter the formal process.

Q: Have there been studies done on land stability on the site?

A: They will want to complete a building footprint before any soil samples and other testing.