

Oakland Development Activities Meeting

September 25, 2019

Hosted by OPDC at 294 Semple Street

Project: 214 S. Craig Street

Presenter: Ryan Indovina, architect and Mike Wu, owner/developer

1. RIndovina explains plan to demolish the two buildings at the corner of S Craig and Winthrop and build a 23-unit apartment building with restaurants on the first two floors. Apartments will be a mix of one-bedroom and three-bedroom units on the third through sixth floors of the building.
 - a. The property is required to have 16 parking spaces if they provide bike storage, but they are only providing 11 spaces and bike storage
 - b. Parking will be on the first two floors using a stacker method, so the garage has double height to fit the stackers
 - c. There will be one handicap parking spot
 - d. The entrance to the apartments is mid block on Winthrop; the parking entrance is there as well
 - e. Floors 3-5 are apartments, mix of 3 bed/2 bath and 1 bed/1 bath
 - f. Floor 6 is apartments and rooftop patio facing Craig; the rooftop balcony pulls the height back from Craig Street at the top of the building
 - g. Using masonry veneer with big windows to try to blend in with the street
 - h. Project is in the OPR-B zoning district. Project will request variances for:
 - i. Lot coverage – 4,600 sq. ft. is allowed; they request 4,700 sq. ft.
 - ii. Restaurant use limited (2,400 sq. ft.) is allowed; applicant requests variance to allow restaurant general (5,200 sq. ft.)
 - iii. Permitted floor area ratio (FAR) is 4:1; applicant requests variance for 5.75 FAR
 - iv. Parking spaces – required 16, providing 11 and therefore requesting a variance. One parking space is required per housing unit, but the zoning district permits a bike parking reduction of 30%, which calculates to the required 16. A bike parking facility is located in the building.
 - v. Height – at 69 feet, the building is higher than the 60 feet permitted by-right, but under the height allowed by a special exception, which is 85 ft. They will apply for a special exception according to the provisions of the code.
 - i. Talk about fitting into the contextual area
2. Question: clarify parking situation
 - a. A: There are 23 units but bike parking is provided allowing a 30% parking reduction, so they are providing 11 of the required 16.
3. Q: what is to prevent you to lease spaces to commuters?
 - a. A: Developer answers that the parking would be for tenants; the architect adds that if the owner were to lease to outside individuals, that would be considered a public parking garage and therefore would not be allowed according to the certificate of occupancy for this use. It would be a code violation to do that.

4. Q: Is the building in a residential permit parking (RPP) area? Will they apply for it to become one?
 - a. A: It is not in the nearby RPP area, so building tenants will not be able to get an RPP permit and therefore will not be adding to the on-street parking density concerns in the area. They will not apply for it to become a zone because they do not think the tenants will have cars.
5. Q: Why do they need all these variances if it's a tear down and building from scratch?
 - a. A: The zoning code has a provision known as contextual height. This project meets the criteria to be eligible for contextual height – a building in scale with neighboring building on the same block, facing the same way. The OPR district is a location to accommodate an increase in density. The site is not wide enough to accommodate drive-out space from parking spaces.
6. Q: Clarify how stackers work
 - a. A: You pull in, the car is raised, then you can pull in a car below. There are only 11 spots because there needs to be an empty spot so the cars can shift around
7. Q: Why not build underground garage
 - a. A: It is cost prohibitive
8. Q: How many people can live in 1 bedroom apartment
 - a. A: three
9. Q: Why not make the restaurant smaller to get more parking spaces
 - a. A: In order to have the amount of active first floor use that activates the streetscape, it is not possible to do this. The city requires articulation of the façade, which the developer is doing and the attractive entrances take up space.
10. Q: Concerns about parking for restaurant patrons, ask about seating
 - a. A: there are metered spaces on the street for restaurant patrons. They do not yet know how much seating will be available in each restaurant space.

The developer does not yet have a date for the Zoning Board of Adjustment hearing. They will alert OPDC when they do; OPDC will update the project page on opdc.org with the info.