

**Oakland City Planning Commission
Design Review Committee**

STAFF REPORT

Case File Number: ZP160026

February 22, 2017

Project Location : Assessor's Parcel Numbers:	1431 Jefferson Street (between 14th and 15th Streets) 003 007101801 and 003 007101900
Proposal:	To construct an 18-story, 276 room hotel with ground-floor retail and a four-story partially covered parking garage above street level.
Applicant/ Phone Number:	Michael Stanton Architecture / (415) 865-9600
Property Owner:	Karan Suri
Case File Number:	ZP160026
Planning Permits Required:	Regular Design Review for new construction.
General & Estuary Plan:	Central Business District
Zoning Districts:	CBD-P, CBD-X
Environmental Determination:	Environmental analysis under review
Property Historic Status:	Non-Historic Property
City Council District:	3
Action to be Taken:	Conduct design review, make recommendations to applicant.
For Further Information:	Contact Case Planner, Mike Rivera at (510) 238-6417, or by email at mrivera@oaklandnet.com

PROJECT SUMMARY-BACKGROUND

At its design review meeting on December 14, 2016, the Design Review Committee reviewed the proposal for an 18-story, 276 room hotel and recommended to the applicant the following:

- Develop further the east side (Jefferson Street) of the building to break-up mass
- Improve the garage to provide a unified design and visual appeal
- Minimize the excess of plaster siding to enhance the building facades
- Consider high standard building materials and new colors to provide visual interest
- Provide adequate size street trees with large wells

PROJECT REVISIONS

At the applicant's request, new revised design plans submitted on February 3, 2017 are presented for further review. The proposed project responds to the comments from the Design Review Committee and the following table provides further description of the changes:

CITY OF OAKLAND PLANNING COMMISSION



0 100 200 400 600 800 Feet



Case File: ZPI60026
Applicant: Michael Stanton
Address: 1431 Jefferson Street
Zone: CBD-P, CBD-X

GENERAL COMMENTS	REVISED PLANS	STAFF COMMENTS
<p>Design Review Committee:</p> <p>Develop further the east side (Jefferson Street) of the building to break-up mass.</p>	<ul style="list-style-type: none"> ○ The bay windows along Jefferson St have been rearranged to make the building façade symmetric. ○ The windows in the upper levels have been reduced in size. 	<p>The rearrangement and addition of bay windows, roof eaves and wall reveal-joints are an improvement to the building façade</p> <p>However, the replacement of the larger windows with smaller windows between floors 12th and 18th may not help with the design concept and composition of the building. It is suggested that the project include a mix size of windows on the upper floors (not on the bay windows).</p>
<p>Improve the garage to provide a unified design and visual appeal.</p>	<p>The garage envelope has been redesigned to relate to the tower. The sliver windows were replaced with three large open-air grilles on 15th Street. Four additional open-air grilles and wall-flushed landscaping have been added to the west side of the four-story garage wall.</p>	<p>The seven open-air grilles including the single-plane wall and cement panels are not compatible with the project design. The garage needs further refinements to be consistent with the style of the building. It is suggested that other design options are considered to visually improve the garage north and west façades.</p>
<p>Minimize the excess of plaster siding to enhance the building facades.</p>	<p>The plaster has been replaced with a synthetic “reflectit” EIFS (exterior insulation & finish system) paneling system by dryvit.</p>	<p>Although new additional stucco paneling system is proposed, the excess of building siding has not been reduced. Also, the replacement of wood panels with new fiber cement panels on the bay</p>

		windows may not contribute to the style of contrasting materials. It is suggested that aluminum paneling or other interesting material is used on the bay windows because these large windows are prominent features of the building that create a distinctive design appeal.
GENERAL COMMENTS	REVISED PLANS	STAFF COMMENTS
Design Review Committee:		
Consider high standard building materials and new colors to provide visual quality.	<ul style="list-style-type: none"> ○ On the ground and second-floors the light color stone "Equitone" panels have been replaced with semi-dark natural stone/tile panels. ○ The black aluminum frame storefront and all upper windows have been replaced with a white "Kynar" coated aluminum frame. ○ The wood panels "Prodema" on the bay windows has been replaced with fiber cement panels "Tectiva" ○ The plaster finish has been replaced with synthetic "reflectit" EIFS panels. ○ The angled wall panels and sliver windows around the garage have been replaced with fiber cement panels and seven large white open-air grilles along the north and west sides of the building. 	To enhance the visual quality, reinforce the urban character and maintain an attractive skyline of Downtown, it is recommended that the storefront, all windows and garage openings use quality materials and compatible colors that relate to the composition of the building design.
Provide adequate size street trees with large wells.	The rendering elevation plans show approximately seven street trees with wells along Jefferson and 15 th Streets.	As recommended by staff, more plan details need to be provided for further review. The lay out plan for street trees should also

		consider the installation of future street amenities including new underground utilities.
GENERAL COMMENTS	REVISED PLANS	STAFF COMMENTS
Planning Staff:		
Provide more refinements to the garage north and west sides. The panels could have two color tones or include aluminum and wood finishes to relate to the tower façade.	The previously proposed angle panels and sliver windows around the garage were replaced with a single plane wall that contains synthetic "reflectit" panel system with reveal-joints and large open-air grill frames.	The revised four-story garage does not quite integrate some of the key design features and material components from the main building. It is suggested that further development is made to create a compatible and stronger design.
Submit design details and sections of the storefront, awnings, garage/delivery doors, exterior lighting, landscaping and business signage.	See revised plans received on February 3, 2017 for more details.	It is suggested that further details are submitted for the proposed landscaping. The plan needs to include quantity, species type and size of street trees including style of tree wells. Although the revised plans show new business signage around the building, it is suggested that further details are submitted to determine the type and maximum size of signage.
Provide location and details for all screened utility meters, HVAC equipment within the property.	See revised plans received on February 3, 2017 for more details.	As the project progresses, the final location for all utilities should be reviewed and approved by the City. Staff will work with the project applicant to ensure that attractive screening is included.

RECOMMENDATION

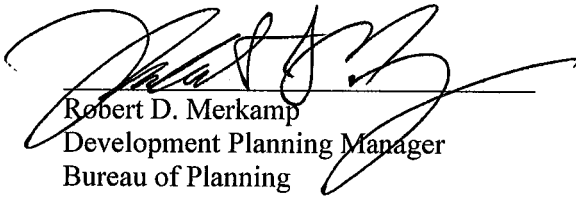
Staff recommends the Design Review Committee consider the new revised design plans, staff comments and provide further comments and direction to the applicant and staff. Based on staff and Committee new comments, it is recommended that this application return to the Design Review Committee for further evaluation.

Prepared by:



Mike Rivera
Planner II, Major Projects
Bureau of Planning

Approved for forwarding to the
Design Review Committee:



Robert D. Merkamp
Development Planning Manager
Bureau of Planning

ATTACHMENT

- A. Revised Project Design Plans, submitted February 3, 2017
- B. Previous October 26 and December 14, 2016 Staff Reports including Design Plans

REVISED SET -
FEB 03 2017

ATTACHMENT A

1431 JEFFERSON STREET
PROJECT PRESENTATION
02/03/2017

S/A
STANTON
ARCHITECTURE



PROJECT SITE



SOUTH VIEW FROM 15TH AND JEFFERSON



EAST VIEW FROM 15TH STREET



SOUTH VIEW FROM 15TH AND JEFFERSON



NORTHWEST VIEW FROM 14TH STREET AND JEFFERSON

PROJECT LOCATION
1431 JEFFERSON STREET

RECEIVED
-REVISED SET-
FEB 03 2017

City of Oakland
Planning & Zoning Division



PROJECT SITE

RENDERING

1431 JEFFERSON STREET

PROJECT SITE



PROJECT PRESENTATION
02/03/2017

RENDERING
1431 JEFFERSON STREET



STREET VIEW - FACING EAST 14TH ST
1431 JEFFERSON STREET



STREET VIEW -14TH AND JEFFERSON
1431 JEFFERSON STREET



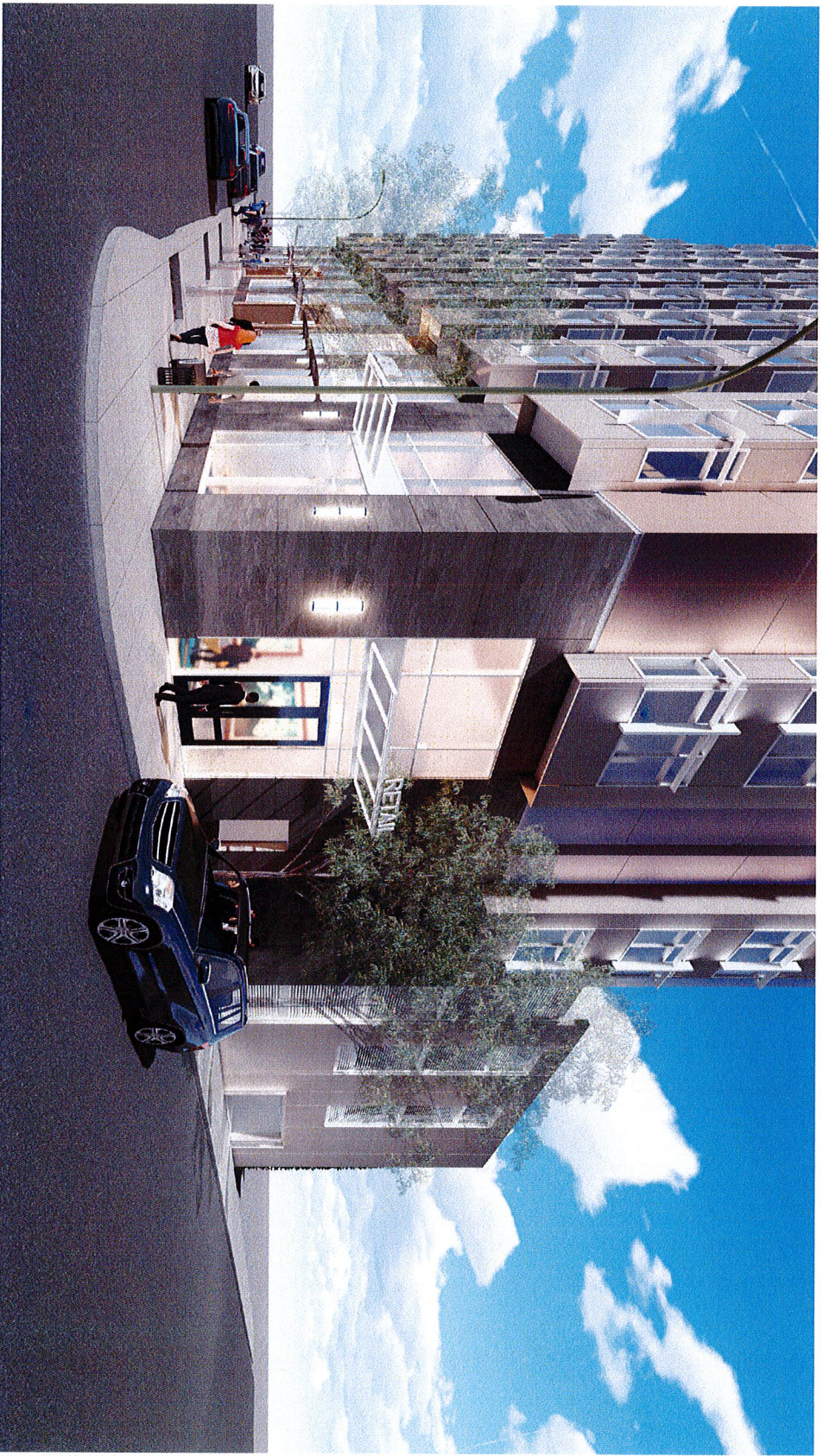
STREET VIEW -JEFFERSON AND 14TH
1431 JEFFERSON STREET



STREET VIEW -JEFFERSON AND 15TH STREET PLAZA
1431 JEFFERSON STREET



VIEW OF PARKING GARAGE
1431 JEFFERSON STREET



VIEW FROM 14TH ST AND JEFFERSON ST
1431 JEFFERSON STREET



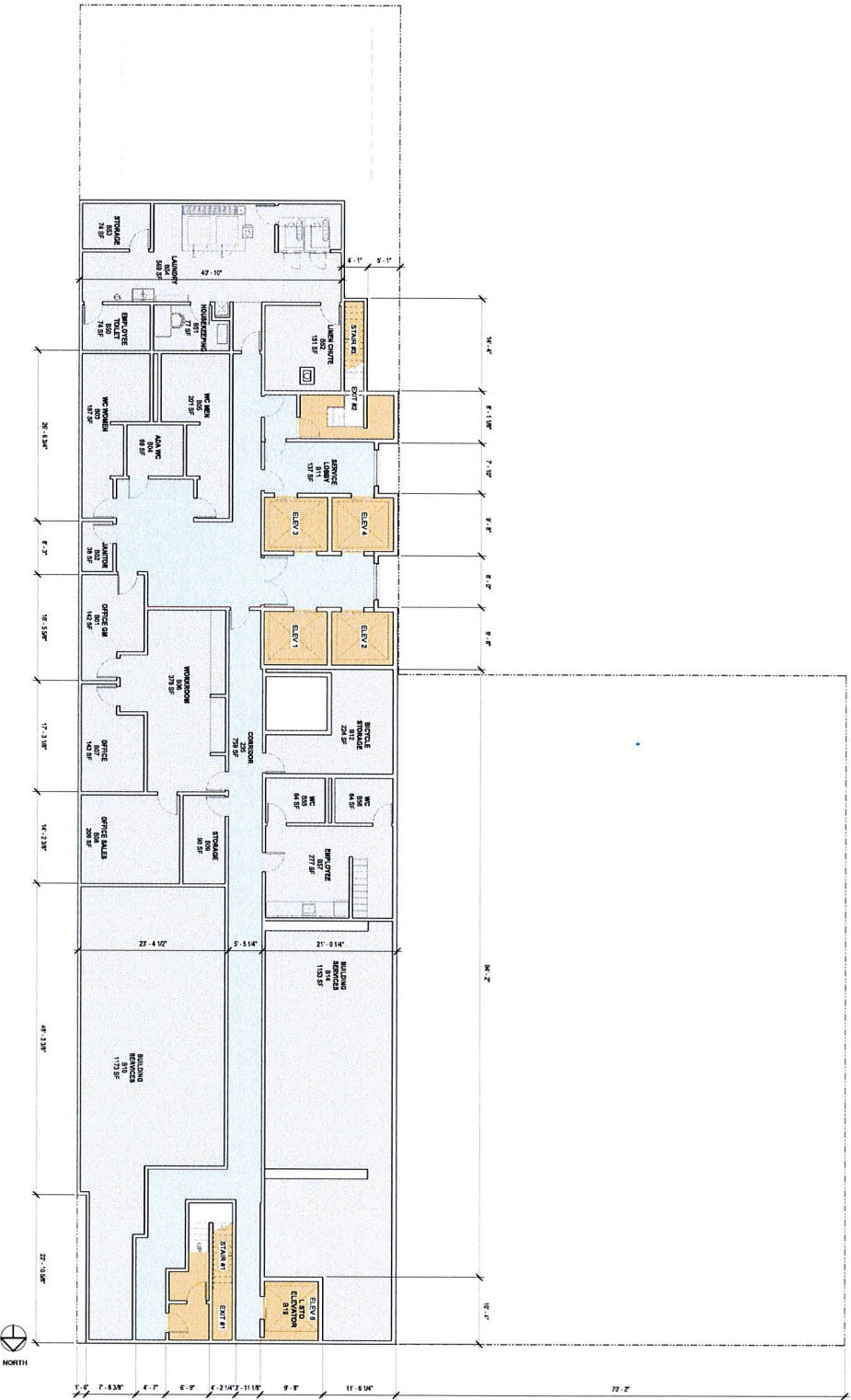
VIEW FROM 15TH ST AND JEFFERSON ST
1431 JEFFERSON STREET



VIEW ALONG JEFFERSON STREET
1431 JEFFERSON STREET



JEFFERSON STREET ENTRANCE
1431 JEFFERSON STREET



BASEMENT FLOOR PLAN
1431 JEFFERSON STREET

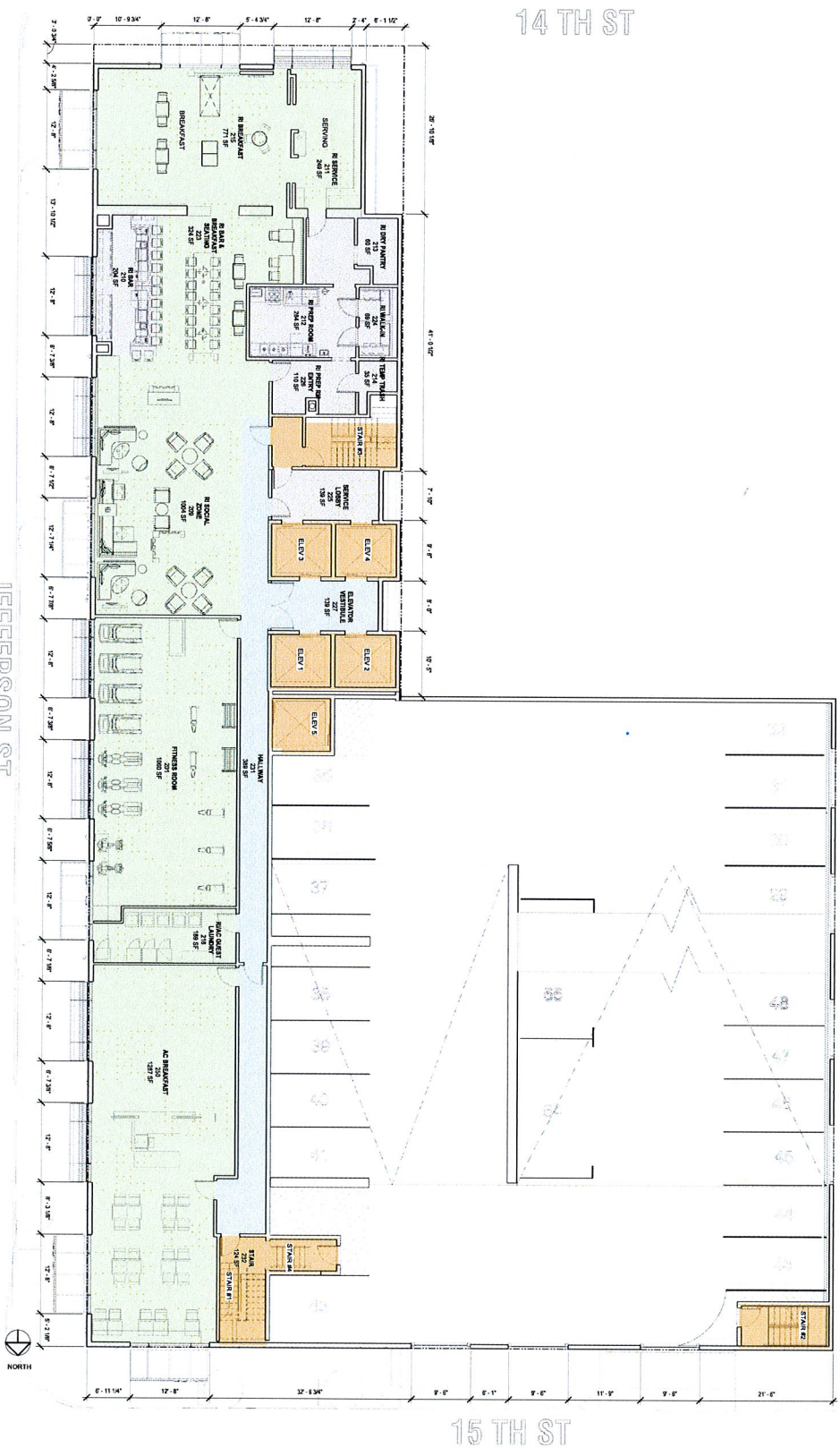
RECEIVED
REVISED SET -
FEB 03 2017



GROUND FLOOR PLAN
1431 JEFFERSON STREET

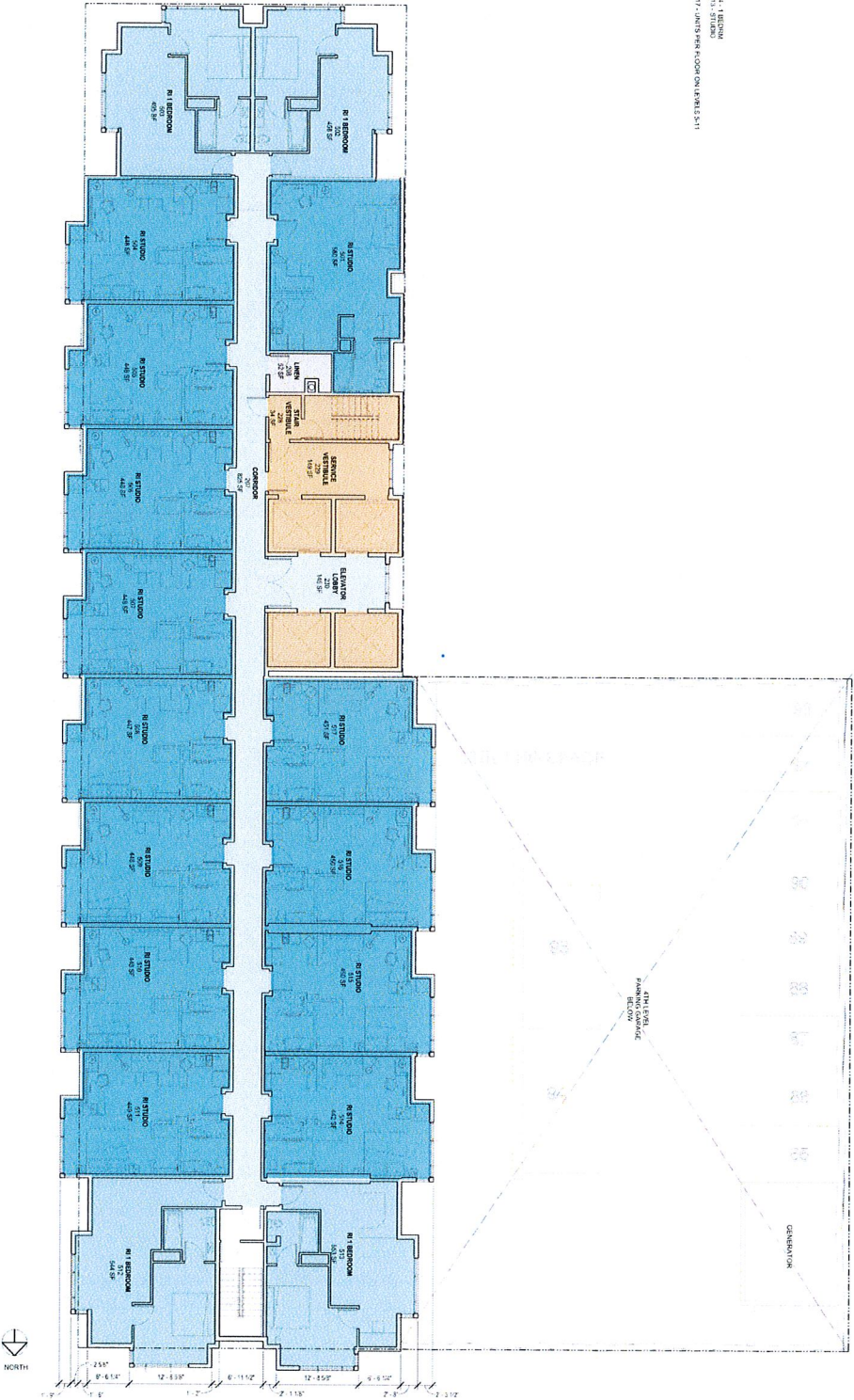
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FEB 03 2017

City of Oakland
Planning & Zoning Division

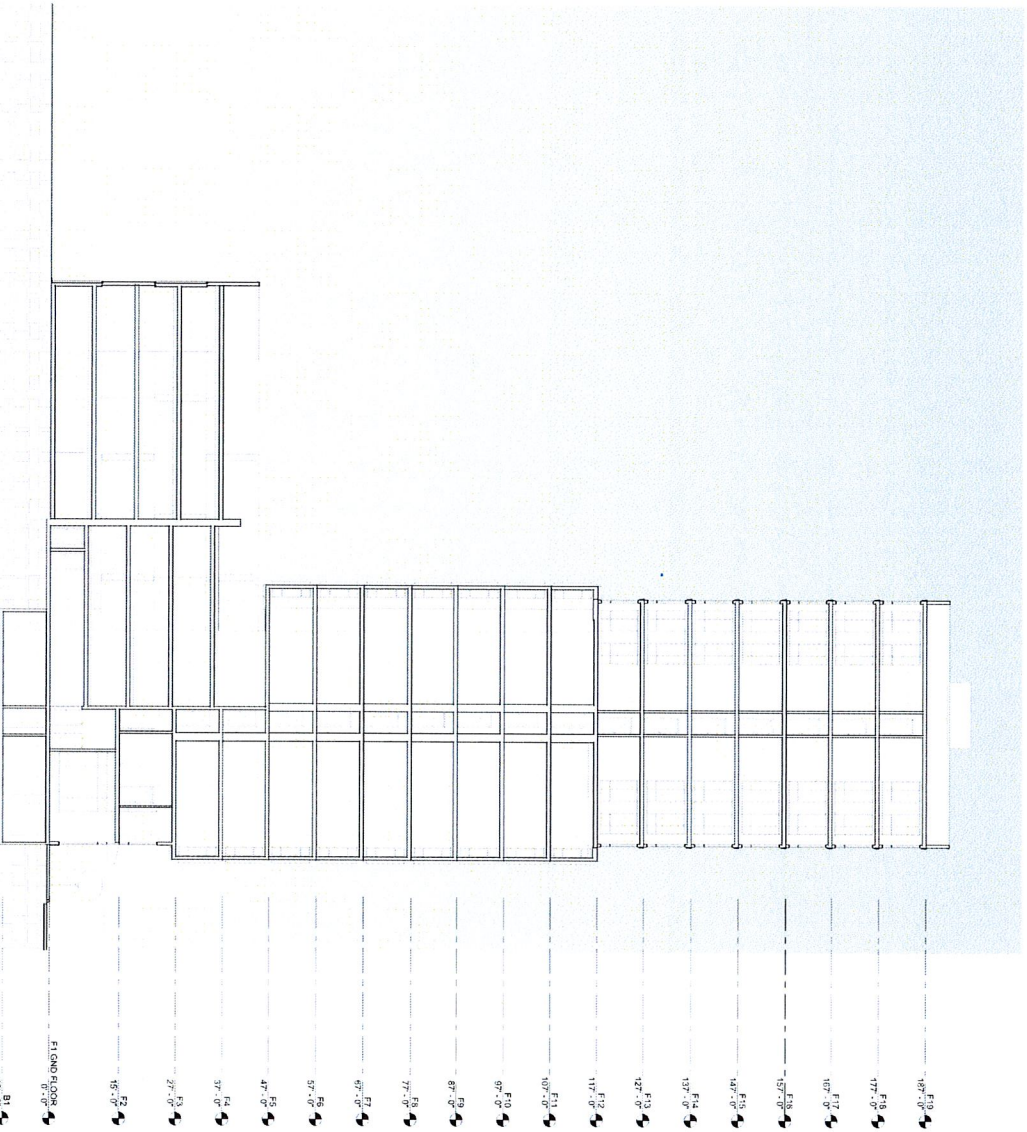


LEVEL 2 FLOOR PLAN
1431 JEFFERSON STREET

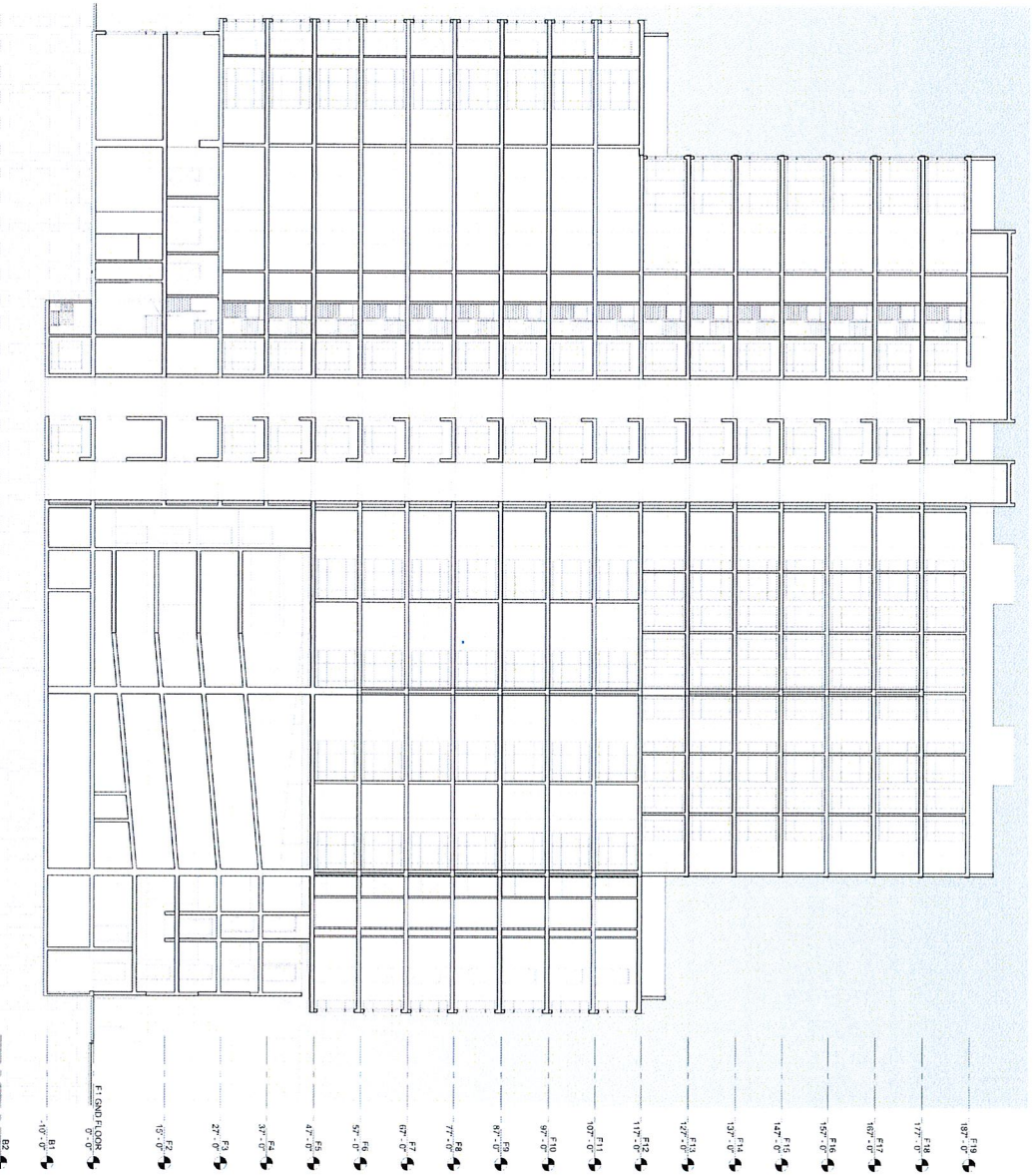
4.1.1 RESIDUAL
4.1.2 RESIDUAL
17 - UNITS PER FLOOR ON LEVELS 5-11



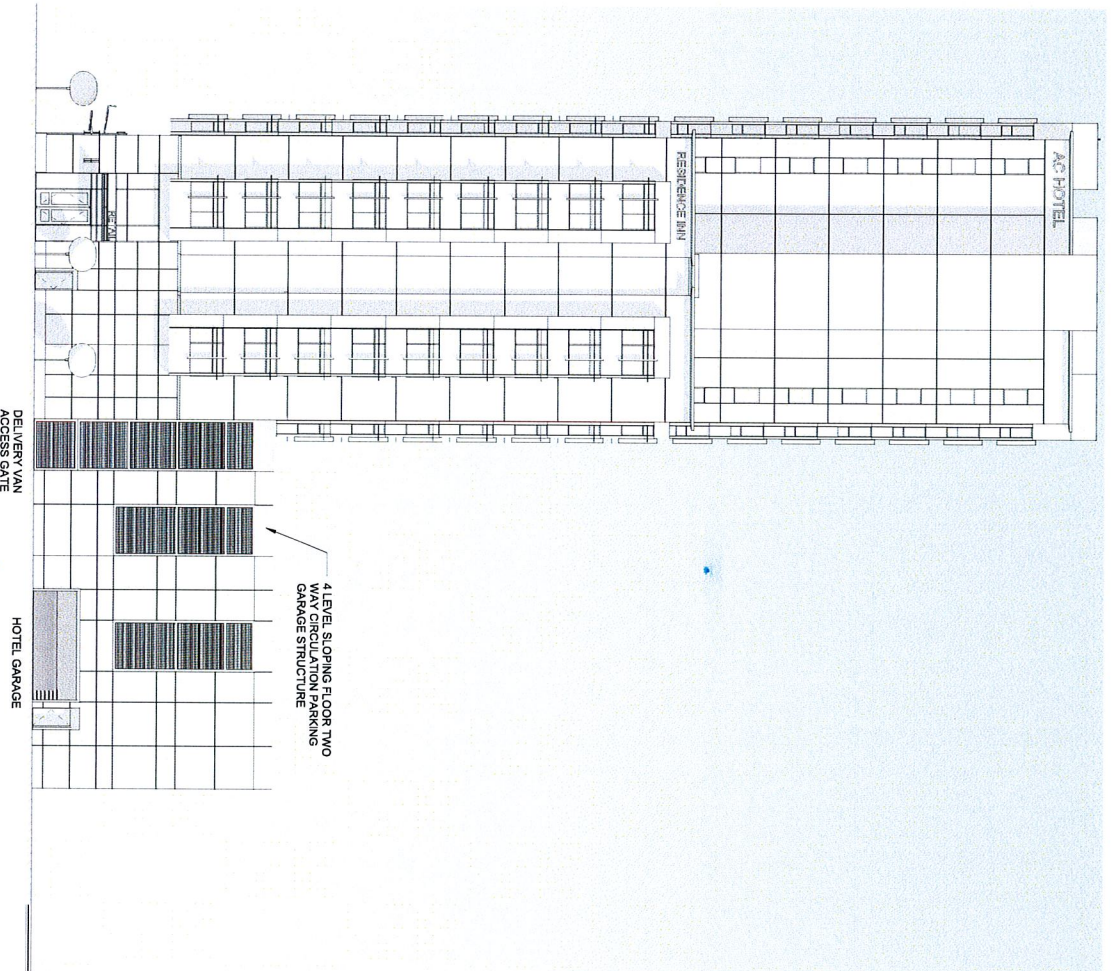
TYPICAL RESIDENCE INN FLOOR PLAN - LEVEL 5 THRU 11
1431 JEFFERSON STREET



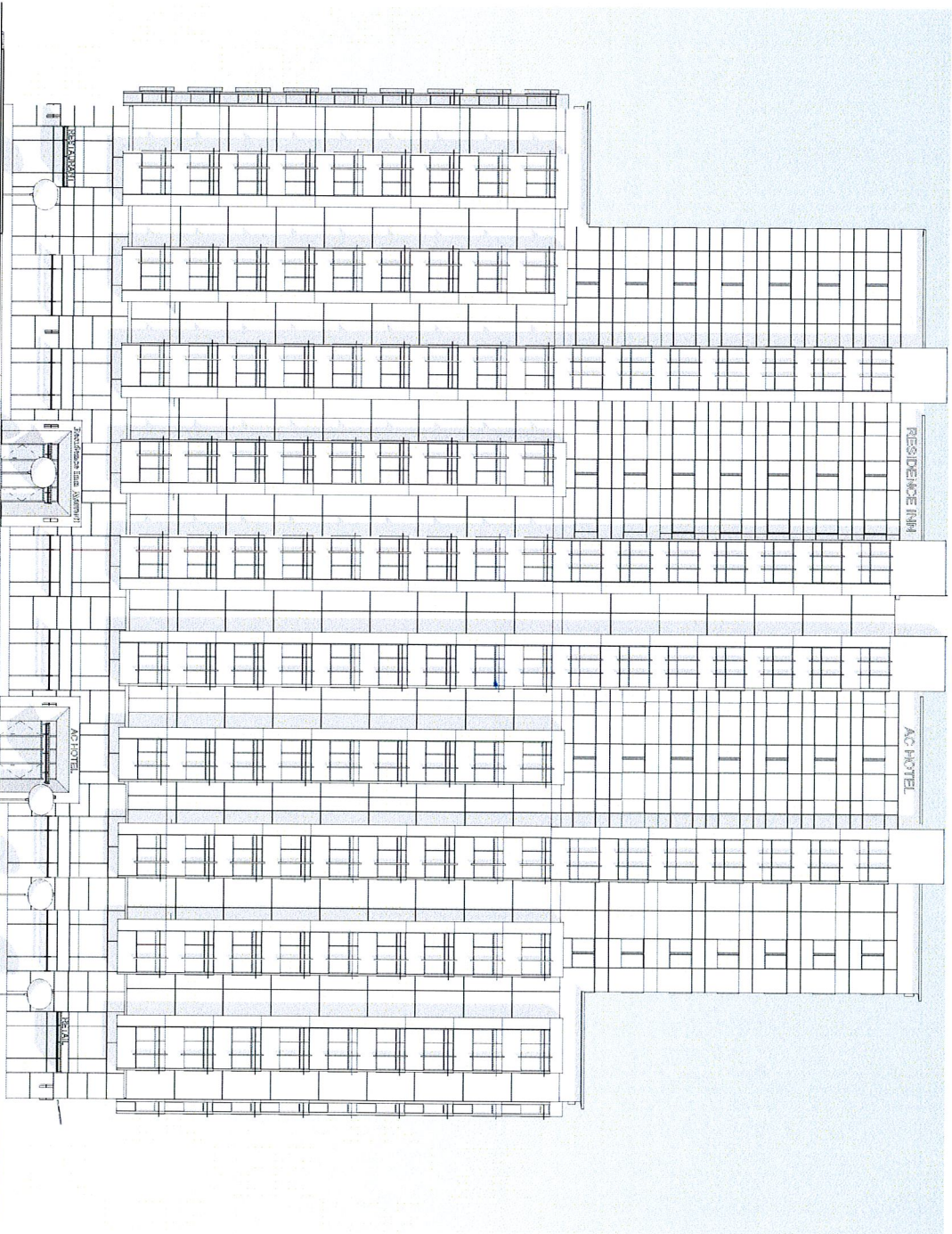
SECTION FACING NORTH
1431 JEFFERSON STREET



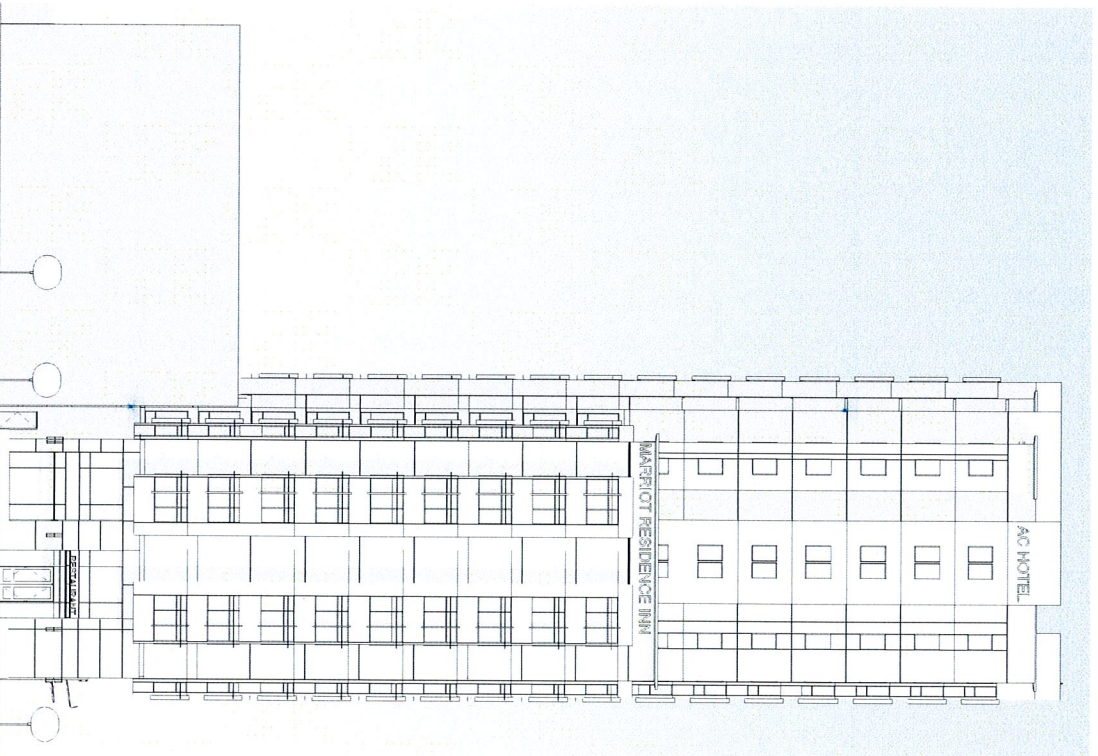
SECTION FACING WEST
1431 JEFFERSON STREET



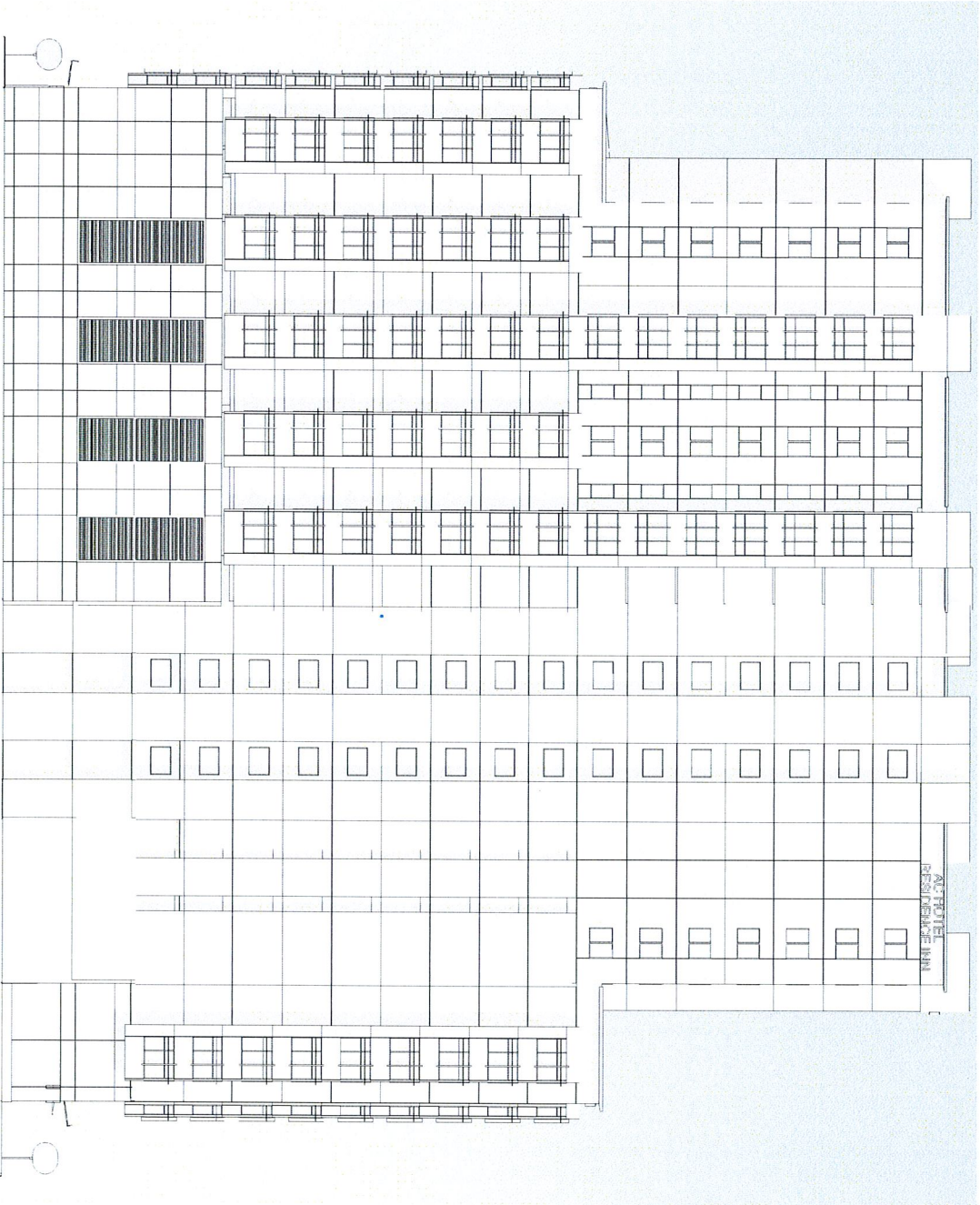
NORTH ELEVATION - 15TH STREET
1431 JEFFERSON STREET



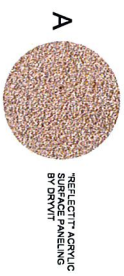
EAST ELEVATION - JEFFERSON STREET
1431 JEFFERSON STREET



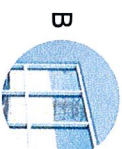
SOUTH ELEVATION - 14TH STREET
1431 JEFFERSON STREET



WEST ELEVATION
1431 JEFFERSON STREET



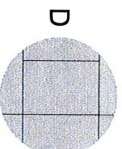
A REDDISH-BROWN
SURFACE FINISHING
BY BRVVT



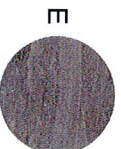
B WHITE ALUMINUM WINDOW



C WHITE METAL SHADE FIN



D FIBER CEMENT PANELS
TECHNIV BY EQUITONE



E NATURAL STONE PANELS



F STONE BUILDING BASE

AC HOTEL - MATERIAL DESIGN ENLARGEMENT
1431 JEFFERSON STREET

Attachment B

Part 1: Staff Report from December 14, 2016

Part 2: Staff Report from October 26, 2016

Design Review Committee

Case File Number: ZP160026

December 14, 2016

Project Location : Assessor's Parcel Numbers:	1431 Jefferson Street (between 14th and 15th Streets) 003 007101801 & 003 007101900
Proposal:	To construct an 18-story, 276 room hotel with ground-floor retail and a four-story partially covered parking garage above street level.
Applicant/ Phone Number:	Michael Stanton Architecture / (415) 865-9600
Property Owner:	Karan Suri
Case File Number:	ZP160026
Planning Permits Required:	Regular Design Review for new construction.
General & Estuary Plan:	Central Business District
Zoning Districts:	CBD-P, CBD-X
Environmental Determination:	Environmental analysis under review
Property Historic Status:	Non-Historic Property
City Council District:	3
Action to be Taken:	Conduct design review, make recommendations to applicant.
For Further Information:	Contact Case Planner, Mike Rivera at (510) 238-6417, or by email at mrivera@oaklandnet.com

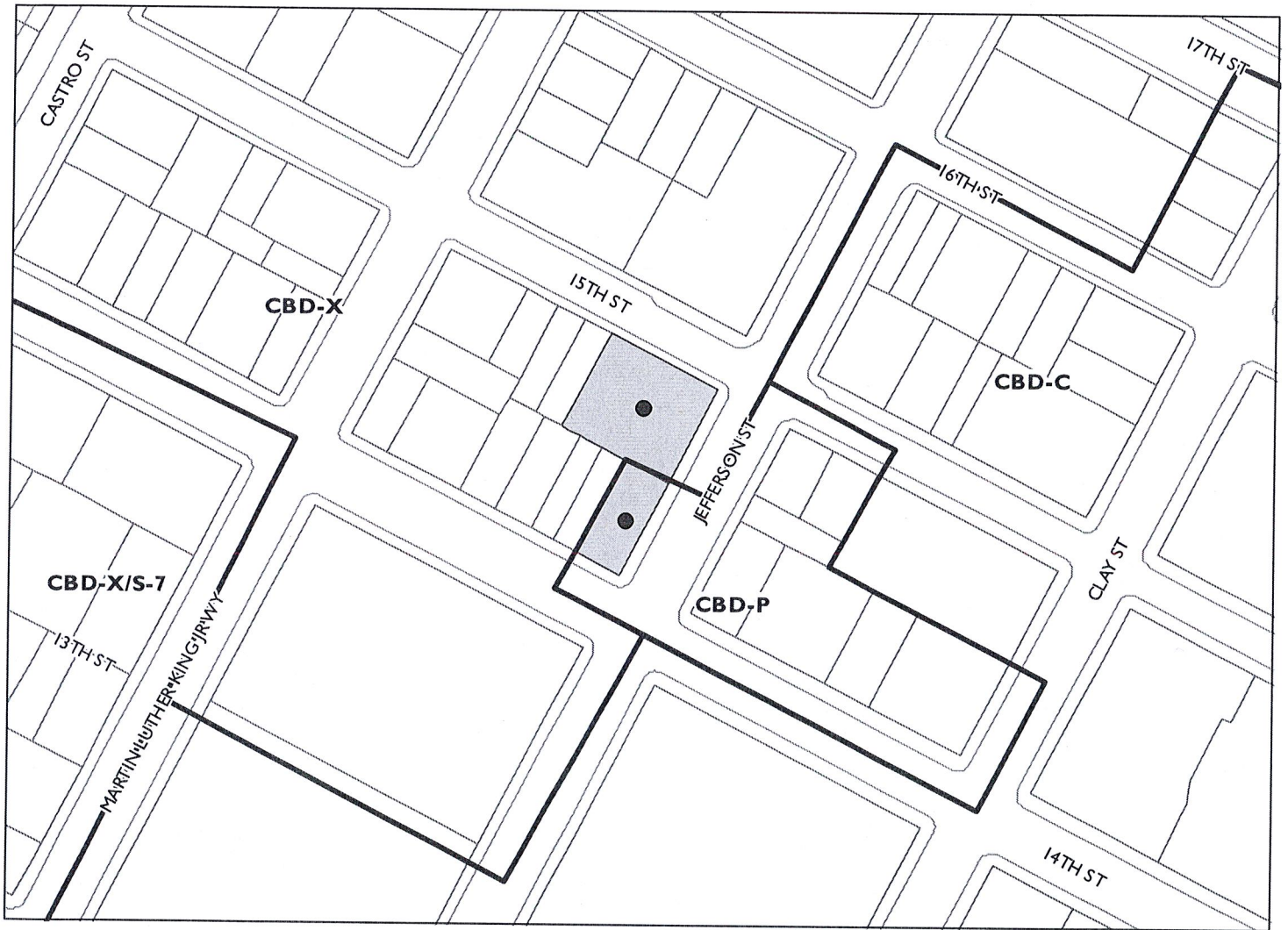
PROJECT BACKGROUND

On October 26, 2016, the Design Review Committee received a staff report that outlined key design elements for the proposal of a hotel with ground-floor retail. At the public meeting, the project applicant presented in details the proposal for an 18-story, 276 room hotel with a partially covered parking garage. The Design Review Committee also heard comments from the public regarding building design and protected views of Downtown. Afterwards, the Committee believed that the proposal needed further development and provided feedback to the applicant in order to make revisions to the project design and also suggested to consider staff comments. The applicant was then asked to return to the next available Design Review Committee meeting for further review.

PROJECT REVISIONS

Based on revised design plans submitted on November 23, 2016, the applicant has responded to most of the comments recommended by the Design Review Committee and Planning staff. Staff has prepared a table summarizing the Committee and Staff's comments including the applicant's responses below:

CITY OF OAKLAND PLANNING COMMISSION



Case File: ZPI60026
Applicant: Michael Stanton
Address: 1431 Jefferson Street
Zone: CBD-P, CBD-X

GENERAL COMMENTS	APPLICANT'S RESPONSE	STAFF COMMENTS
Design Review Committee:		
Provide more ground-floor details.	The revisions show legible floor plans and more developed storefront elevations.	The plan is more legible and it shows a new entry to the retail area and two larger separate entries to the hotel. The revised color renderings are more clear and provide a vision for the future storefront.
Make the main entries prominent.	The two entries on Jefferson Street are much taller in order to break the horizontal plane.	The two main entries now have recessed doors, angled side walls and slim-transparent awnings that make the storefront more to scale to distinguish the ground-floor from the upper floors.
Provide articulation to portions of the solid walls on the north/west (garage) and west (tower) sides of the building.	The façade for the parking garage now read as a set of broken planes. The west façade of the tower has additional recesses near the south end and new additional windows help to reduce the blank wall read.	The use of more pronounced horizontal aluminum bands, off-set walls/panels, additional windows and lighter colors help to create a visually pleasing design.
Replace the dark color plaster.	The gray color building plaster is now replaced with a lighter color.	The new revised color plaster is more in context and provides a cohesive building composition.
Planning Staff:		
Articulate the west/east tower walls.	The walls contain horizontal aluminum bands and additional windows.	The building has articulation with more pronounced aluminum bands, and the addition of medium and large new windows pattern on the tower creates a visually pleasing design.
Include different roof planes.	The bay windows extend over the building parapet that modifies the roofline.	Staff feels the bay window extensions help to manage roof planes, but suggests a design element is added along the cornice to create a distinctive design feature.

GENERAL COMMENTS	APPLICANT'S RESPONSE	STAFF COMMENTS
Reduce the number of parking spaces.	Parking spaces were reduced approximately from 95 to 90 spaces in the garage.	Current Planning code does not require parking for hotels in the CBD District.
Articulate the tower west side wall and garage north side wall.	New windows have been added to the tower; and new off-set wall panels have been included on the garage walls.	The addition of windows on the west side of the tower reduces building mass and creates visual interest. The north and west garage walls are set inward to reduce visual scale of the four-story.
Replace the wood plank siding.	The wood plank material was replaced with a bakelite core UV treated wood siding "Prodema".	The new proposed wood siding is a weather resistant material that still provides a wood veneer finish.
Provide an entry door to the retail area.	A new recessed retail entry door is now added on 14th Street.	The new door provides direct access to the retail area and is consistent with the design criteria in the CBD-P Zoning District.
Provide a commercial loading berth.	The plan includes a delivery van parking stall next to the trash and deliveries on 15th Street.	Although one loading berth is proposed, the loading space does not meet the required 33' long, 12' wide & 14' high parking space configuration. A variance will be required.
Submit details for the storefront, garage doors, awnings, landscaping, exterior lighting, and commercial signage.	The revised plans show improved legible color renderings.	Although the renderings provide a much clear view of an attractive storefront, it is recommended that further details are provided.
Show location of all screened utility meters/equipment.	Revised plans do not show all utilities at this time.	All utilities need to be shown to determine if project proposal meets design standards.

STAFF COMMENTS

Staff believes the revisions are an improvement from the original submittal that results with a building design that provides architectural urban expression and visual interest. In addition, the selection of materials, color and design features provide a building composition that creates a unified style in the urban setting. Staff, however, feels that further refinements can be made to accomplish a more successful

design that will meet the design review criteria in the Central Business District. Therefore, staff recommends the following are applied on a revised design plan for Planning Commission review:

- Provide more refinements to the north and west sides of the garage walls. The off-set plaster panels could have two color tones or include aluminum and wood finishes that relate to the façade of the tower.
- Submit design details and sections for the storefront, awnings, garage/delivery doors, exterior lighting, landscaping and business signage.
- Provide location and details for all screened utility meters, HVAC equipment within the property.

RECOMMENDATION

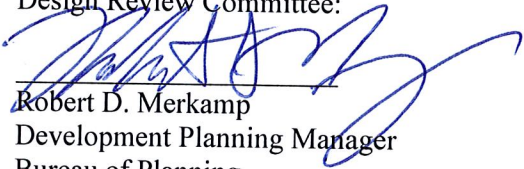
Staff recommends the Design Review Committee consider the revised design plans, additional staff comments and provide further comments and direction to the applicant and staff before the proposal is considered by the Planning Commission on a future new public hearing date.

Prepared by:



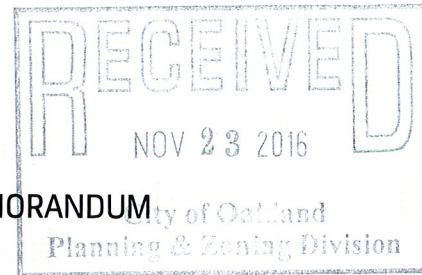
Mike Rivera
Planner II, Major Projects
Bureau of Planning

Approved for forwarding to the
Design Review Committee:


Robert D. Merkamp
Development Planning Manager
Bureau of Planning

ATTACHMENT

- A. Revised Project Design Plans, submitted November 23, 2016
- B. Previous October 26, 2016 Staff Report with Design Plans, dated August 31, 2016



TO: Oakland City Planning Commission Design Review Committee
FROM: Michael Stanton, Stanton Architecture
CC: Mike Rivera, Oakland Planning Dept.
DATE: November 17, 2016
PROJECT: ZP160026, 1431 JEFFERSON ST OAKLAND CA
REFERENCE: Response STAFF REPORT Recommendations & 10/26 DRC Comments.

ATTACHMENT A

The following memo highlights our response to the recommendations provided on the Staff Report issued on October 26 2016 & The DRC meeting held on 10/26/16 .

Staff Report Comments:

1. ENTRANCE. Newly constructed principal buildings shall have at least one prominent pedestrian entrance facing the principal street. Entrances at building corners facing the principal street may be used to satisfy this requirement. Building entrances include doors to one or more shops, businesses, lobbies, or living units. Entrances shall be made prominent through some combination of projecting or recessing the door area, change in material, an awning above a door, additional detailing, stairs leading to the door, and/or other features. The entrance for Nonresidential Facilities shall be at grade.

Staff Comment: The proposal does not meet this standard because the ground-floor retail lacks direct entry access from the Jefferson Street and design elements to define a distinct and prominent feature.

Response: The 14th/Jefferson Retail Space storefront has been configured to allow for entrance to be provided on either Street with simply modification to the storefront by the future tenant. Glass Canopies over the storefront have been provided to accentuate the retail entry along 14th and also possibly Jefferson St.

2. GROUND-FLOOR TREATMENT. All ground-floor building materials shall be durable, of high quality, and display a sense of permanence. Such materials include, but are not limited to stone, tile, brick, metal panel systems, glass, and/or other similar materials. Further, the ground level of a newly constructed building shall be designed to enhance the visual experience for pedestrians and distinguish it from upper stories. This is achieved by designing a building base that is distinct from the rest of the building through the use of some combination of change of material, enhanced detailing, lighting fixtures, cornices, awnings, canopies, and/or other elements. For buildings with nonresidential ground floor space, visual interest shall also be achieved through modulating the ground floor into a regular cadence of storefront sized windows and entrances.

The proposal meets this standard because the design includes grey stone siding on the exterior of the 1 st and 2 nd floors of the building. Staff, however, recommends that the lower dark color bulkhead in front of the building should extend along the exterior wall of the hotel business center, office and reception rooms. In addition, staff recommends further development should be made to improve the north side of the exterior building facade on 15th Street.

Response: The bulkhead has been extended along the entire perimeter of the building. Additionally the garage facade along 15th St has been broken into panels that shift in plane and provide an interesting read to the facade. Additionally thin vertical windows have been provided to set rhythm to the facade.

3. ACTIVE SPACE REQUIREMENT. For newly-constructed principal buildings, parking spaces, locker areas, mechanical rooms, and other non-active spaces shall not be located within thirty (30) feet from the front of the ground floor of the principal building except for incidental entrances to such activities elsewhere in the building. Driveways, garage entrances, or other access to parking and loading facilities may be located on the ground floor of this area as regulated by Subsection (B4).

The proposal meets this standard as the non-active spaces is not located within 30 feet from the front of the ground-floor of the main building.

Response: Requirement acknowledged.

4.PARKING AND LOADING LOCATION. For newly constructed principal buildings, access to parking and loading facilities through driveways, garage doors, or other means shall not be from the principal street when alternative access is feasible from another location such as a secondary frontage or an alley. Open parking areas shall not be located between the sidewalk and a principal building.

The proposal meets this standard because access to off-street parking will be from a secondary street frontage. However, staff recommends that the proposed design includes a commercial loading area within the building envelope and on the secondary street frontage on 15th Street.

Response: A van loading dock area will be implement for deliveries on 15th St. Please refer to sheet A201 for identified area.

5. MASSING. The mass of newly-constructed principal buildings shall be broken up into smaller forms to reduce the scale and enhance the visual interest of the streetscape. The massing requirements contained in this note shall be applied on all visible facades and achieved through some coordinated combination of changes in plane, building articulation, varied materials, contrasting window patterns and treatments, varying roof heights, separating upper-story floor area into two or more towers, contrasting colors, a distinct base, middle, and top, or other methods.

The proposal does not meet this standard. See further staff comments under Key Issues in this staff report.

Reponses: The building massing modulates in plane thanks to the use of bay windows, in addition the building has been laid out so that there 3 components, the gray stone base, the residence inn levels 3-11 and the massing stepping back at the AC hotel level 12-18. Additionally, the bay windows extend beyond the roof parapet to accentuate the verticality of the building and break the roof line. Refer to Sheet A026, A502 & A601.

6. UPPER STORY WINDOWS. An ample placement of windows above the ground floor is required at all street-fronting facades. To create visual interest, the placement and style of windows shall contribute to a coherent and appealing composition on the facade. Less window space is only permitted in exceptional cases if it contributes to a specific objective of the visual style and aesthetic effect of the building. Whenever possible, windows should be on all sides of a tower.

The proposal meets this standard as the project provides upper story windows on all street-fronting facades. Staff recommends the applicant further explore the installation of other type of window alternatives along the north side of the building to create visual interest. This includes the installation of windows, if feasible, along the west side of the 18-story high-rise building.

Response: The South end of the west facade has been revised, portions of the facade have been recessed and windows have been placed to reduce the blank wall effect. Refer to Sheet A015 & A504.

7. BUILDING TERMINUS. The top of each newly-constructed principal building shall include an element that provides a distinct visual terminus. The visual terminus shall be integrated into the design concept of the building. Examples include, but are not limited to, curvilinear or stepped forms that soften the truncated tops of buildings, cornices, and other architectural forms. These rooftop elements shall be sized, shaped, and sited to screen all rooftop mechanical equipment from view

The proposal does not meet this standard. See further staff comments under Key Issues included in this staff report.

Response: The building terminus has been revised, the extension of the bay windows past the roof parapet breaks the horizontality and creates modulation relating to the overall building facade composition. See A601 & A026.

8. UTILITY STORAGE. For newly-constructed buildings, areas housing trash, storage, or other utility services shall be located in the garage or be otherwise completely concealed from view of the public right-of-way. Backflow prevention devices shall be located in a building alcove, landscaped area, or utility room within the building, outside of the public right-of-way, and completely screened from view from the public right-of-way unless required otherwise by a department of the City.

The proposal does meet this standard based on design plans received to date.

Response: Requirement acknowledged.

Staff report Key Issues:

Break down the east and west building facades to create design variety and smaller volumes.

Response: we believe the rhythmic composition of the bay windows in addition the change in mass at the 12th floor breaks down the building mass.

Provide different roof planes to create design variation and interest.

Response: The building roof line has been modified, the bay windows have been extended past the parapet level, creating an interesting roof line read. Refer to A026

Include strong horizontal design features along the base, middle and top of the building.

Response: Horizontal design elements that have been implemented on the design include accentuating the floor slabs with aluminum metal bands at each floor slab from 3rd floor up. Also the building base and bay windows provide material contrast that we believe accentuate the horizontal read.

Consider reducing the number of off-street parking spaces as parking regulations have changed.

Response: Neighbors from the JADE condominiums, to the north of the project site have voiced concerns about the reduction in parking in the neighborhood, the project sponsor will like to maintain the parking garage structure and provide approximately 90 parking spaces for the two hotel brands to share use.

Continue to develop and articulate the "blank" building wall located to the west side of the high-rise and to the north side of the low-rise building.

Response: The articulation has been added to the west facade to reduce the blank wall appearance of the facade.

Consider using other weather-resistant materials to replace the wood plank siding.

Response: The wood plank material has been replaced with manufactured bakelite core UV treated wood siding manufacturer "Prodema"

10/26/2016 DRC Comments:

1. Project sponsor shall consider getting rid of the dark plaster.

Response: The original dark gray plaster has been eliminated Refer to sheet A013-A032.

2. Provide detail about the ground floor.

Response: Renderings of ground floor treatment have been provided refer to sheet A028-A032.

4. Hotel entries not pronounce enough.

Response: We have accentuated door by increasing the height of the door surrounds, The top of the surrounds project above the window mullions breaking the horizontal plane at each entry, refer to Sheet A032 & A502.

3. Consider revising the garage to provide more texture.

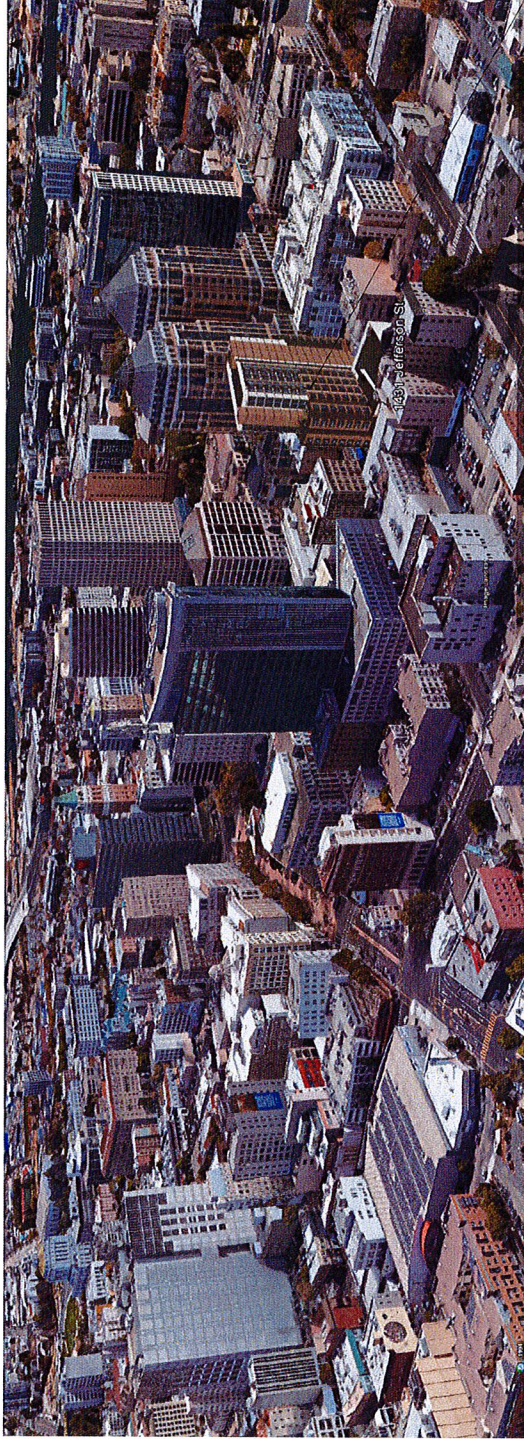
Response: The facade of the parking garage has been revised to read as a set of broken planes refer to A501, A027, A028, A029. A031.

4. Reduce west facade blank wall.

Response: The west facade has been revised, a set of 3 strong recesses have been added at the south end and windows have been added to reduce the blank wall read. See A504.

Thank you for your feedback, we hope we have covered all your comments and concerns, we look forward to hearing any additional comments.

PROPOSED OAKLAND MARRIOTT AC HOTEL & RESIDENCE INN
 1431 JEFFERSON STREET
 OAKLAND, CA 94612



PROPOSED PROJECT

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OAKLAND
 MARRIOTT
 AC/RI

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 OAKLAND, CA 94612



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 100831 DRC SUBMITTAL
 161117 DRC REV SUBMITTAL

DRAWING TITLE
 COVER SHEET
 STATUS

DRC RESUBMITTAL REV 161122

JOB NO. 15024
 DRAWN BY EG. SC
 SHEET NO.

A000

PROJECT SUMMARY

PROPOSED 18 STORY + PARTIAL BASEMENT HOTEL WITH 276 GUEST ROOMS.

ARCHITECT
 STANTON ARCHITECTURE
 1431 JEFFERSON STREET
 SAN FRANCISCO, CA 94107
 MICHAEL STANTON, F.A.S.A., LEED AP
 MSTANTON@STANTONARCHITECTURE.COM

APPLICABLE BUILDING CODES

- PARCEL ADDRESS: BLOCK 255 / LOT 5
 PARCEL: 1431 JEFFERSON ST
 ADDRESS: 1431 JEFFERSON ST
 LOT SIZE: 18' 5" x 103' 0" (18,465 SF)
- ZONING: CENTRAL BUSINESS DISTRICT
 FAR: 1:14
 PROPOSED SF: 205,919 SF
 PROPOSED OFF STREET PARKING SPOTS: #5
- OCCUPANCY: RETAIL, PARKING LOT
 PROPOSED USE: HOTEL, RETAIL, PARKING GARAGE
- TYPE OF CONSTRUCTION: FULLY SPRINKLERED

LIST OF PROFESSIONALS

ARCHITECT
 STANTON ARCHITECTURE
 1431 JEFFERSON STREET
 SAN FRANCISCO, CA 94107
 MICHAEL STANTON, F.A.S.A., LEED AP
 MSTANTON@STANTONARCHITECTURE.COM

SHEET INDEX

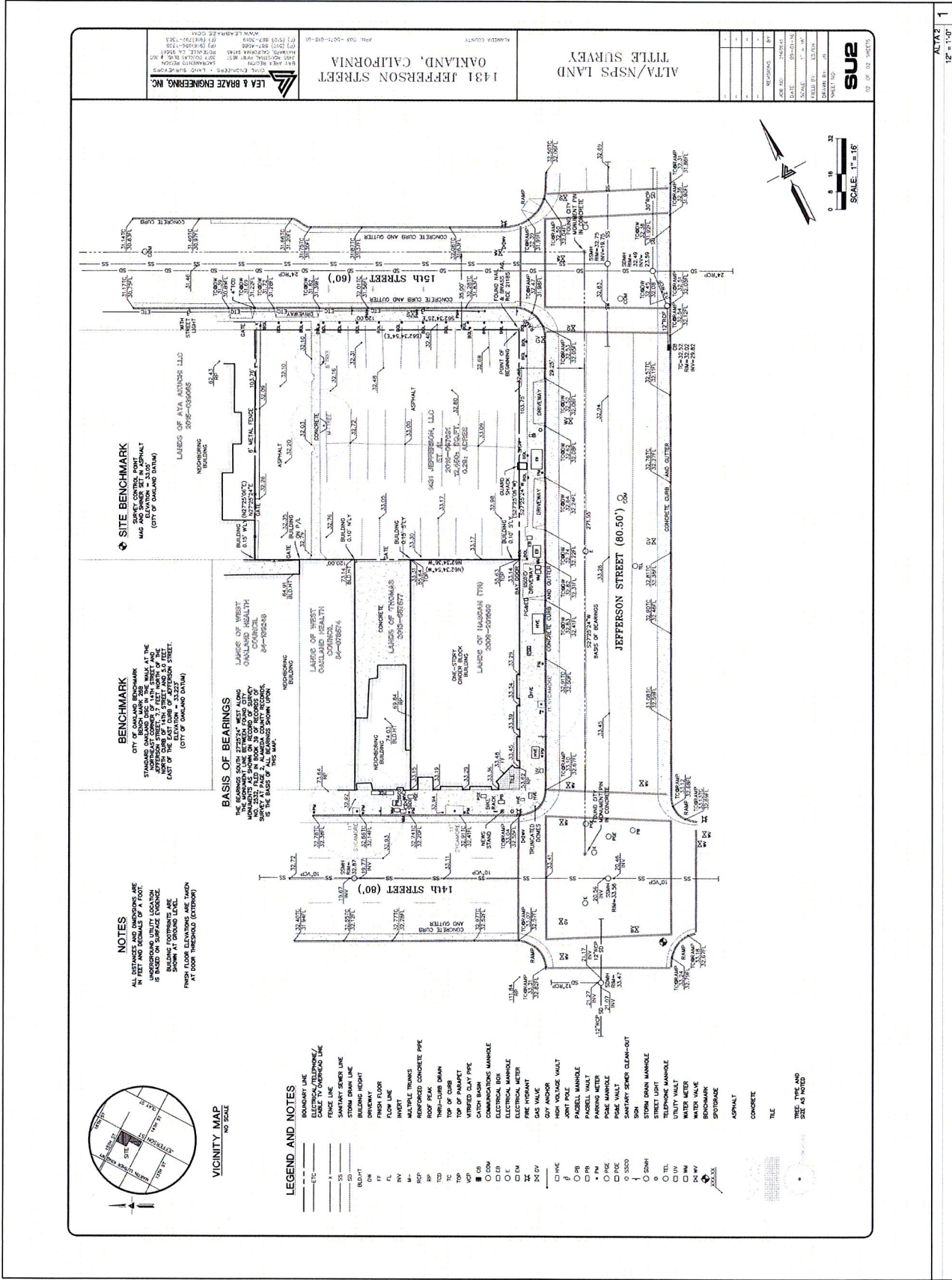
- SHEET INDEX
- A000 COVER SHEET
 - A001 SITE PLAN
 - A002 ASSESSOR'S PARCEL MAP
 - A003 EXISTING AND PROPOSED PARCELS
 - A004 PARCELS COLLATIONS
 - A010 RENDERING KERNAL
 - A011 RENDERING KERNAL
 - A015 PERSPECTIVE FROM 14TH ST FACING EAST
 - A016 PERSPECTIVE FROM 14TH ST FACING WEST
 - A020 RENDERINGS
 - A025 RENDERINGS
 - A026 RENDERINGS
 - A028 STREET VIEW AT 15 ST & JEFFERSON
 - A029 STREET VIEW OF JEFFERSON AND 14TH ST
 - A030 STREET VIEW AT 15 ST & JEFFERSON
 - A031 VIEW OF 15TH ST - FACING WEST
 - A032 VIEW OF HOTEL ENTRANCES ALONG JEFFERSON
 - A102 LANDSCAPE PLAN
 - A200 BASEMENT FLOOR PLAN
 - A201 LEVEL 1 BHN - GROUND FLOOR
 - A202 LEVEL 2 BHN
 - A203 TYPICAL FLOOR PLAN LV 2-4
 - A204 TYPICAL FLOOR PLAN LV 12-18
 - A205 SECTION FACING NORTH
 - A206 SECTION FACING SOUTH
 - A207 NORTH ELEVATION - 15TH ST
 - A208 EAST ELEVATION
 - A209 WEST ELEVATION
 - A210 MATERIAL AND COLOR BOARD
 - A211 MATERIAL AND COLOR BOARD
 - A212 MATERIAL AND COLOR BOARD

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VICINITY MAP



ATTACHMENT A



LEA & BRAZE ENGINEERING, INC.
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OAKLAND, CA 94612
(415) 436-1135
WWW.LEAEAZE.COM

1431 JEFFERSON STREET
OAKLAND, CALIFORNIA
ALTA SURVEY

ALTA/NPS LAND
TITLE SURVEY

sub
SHEET NO.

NOTES
ALL DISTANCE AND BEARING ARE
IN FEET AND DECIMALS OF A FOOT.
UNDERGROUND UTILITY LOCATION
IS BASED ON SURFACE ELEVATION.
SURFACE ELEVATIONS ARE TAKEN
AT DOOR THRESHOLD (EXTERIOR)

BENCHMARK
CITY GEODIN MARK 206
STATIONED AT CORNER OF 14TH STREET AND
NORTH CURB OF 14TH STREET AND 10 THE
EAST OF THE ELEVATION = 33.231
(CITY OF OAKLAND DATA)

BASES OF BEARINGS
THE BEARINGS SHOWN 272554' MEET ALONG
MARRIOTT HOTEL BUILDING IN THE CITY
OF OAKLAND. BEARINGS AND DISTANCES
SHOWN IN THIS SURVEY ARE BASED UPON
THE BASES OF THE BEARINGS SHOWN UPON

SITE BENCHMARK
MARRIOTT HOTEL BUILDING
2075-026065
NEIGHBORING BUILDING



LEGEND AND NOTES

- BOUNDARY LINE
- - - - - ETC
- FENCE LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- DRIVEWAY
- FINISH FLOOR
- FLOOR LINE
- INVADIT
- MULTIPLE TRUNK
- ROOF PEAK
- CONCRETE PIPE
- THRU-CURB DRAIN
- TOP OF CURB
- TOP OF PARAPET
- CERAMIC CLAY PIPE
- COMMUNICATIONS MANHOLE
- ELECTRICAL BOX
- ELECTRICAL MANHOLE
- ELECTRICAL METER
- GAS VALVE
- GUY ANCHOR
- HIGH VOLTAGE VAULT
- JOINT POLE
- PASSELL MANHOLE
- PARKING METER
- POLE MANHOLE
- POLE VAULT
- SANITARY SEWER CLEAN-OUT
- STORM DRAIN MANHOLE
- STREET LIGHT
- TELEPHONE MANHOLE
- UTILITY VAULT
- WATER METER
- BENCHMARK
- SPOTGRADE
- ASPHALT
- CONCRETE
- TILE
- TREE TYPE AND SIZE AS NOTED

SA

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ASSESSOR'S PARCEL MAP

STATUS

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JOB NO. 15024
DRAWN BY Author
SHEET NO.

A003

FOR ASSESSMENT USE ONLY

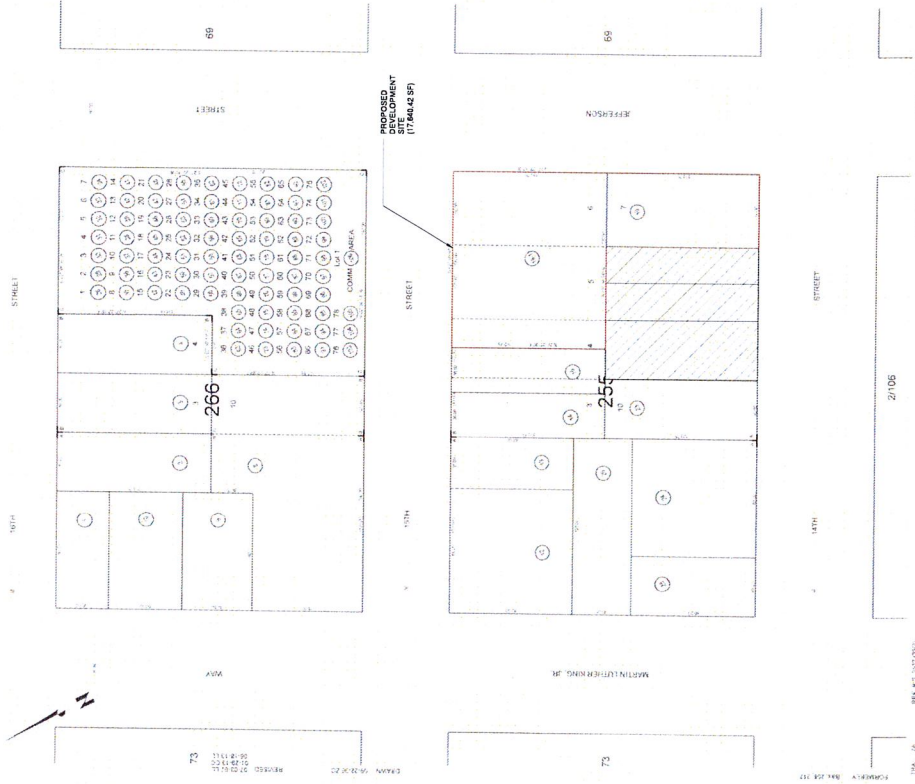
ASSESSOR'S MAP 3

71

SCALE 1"=40'

City Area No. 17-022

14 OAKLAND AND VICINITY 7th P.M. 8727 26/17/13
48 CASSELY TRACT 5th 2/10/06





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DRAWING TITLE
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STATUS

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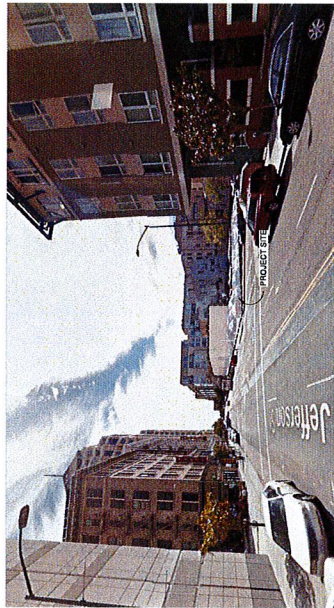
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VIEW FROM SOUTHWEST CORNER OF 15TH AND JEFFERSON ST FACING EAST



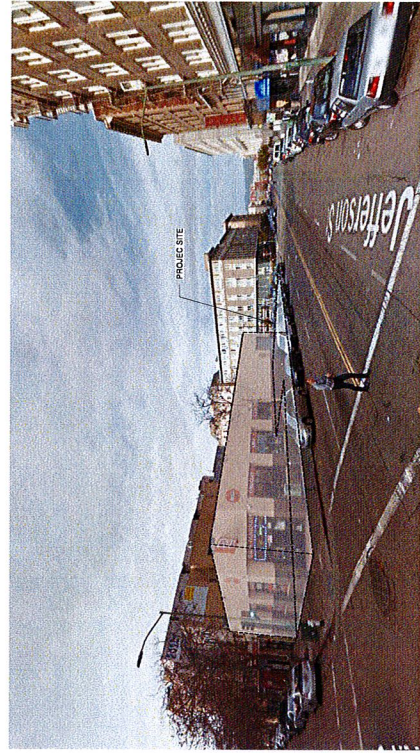
PROJECT SITE



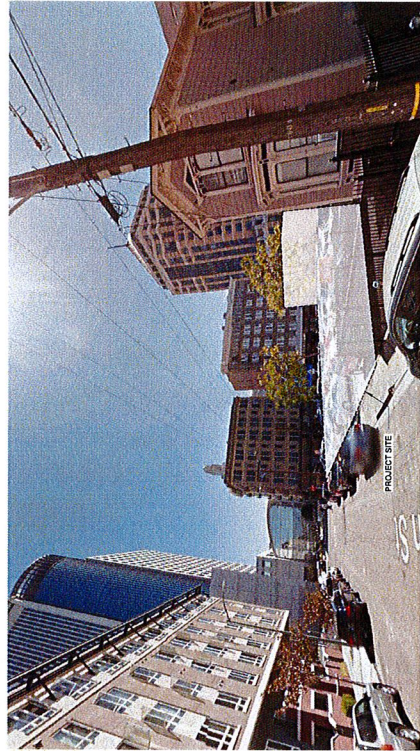
VIEW FROM JEFFERSON ST - FACING SOUTHWEST TOWARDS 15TH STREET



VIEW OF PROJECT SITE FROM JEFFERSON STREET FACING WEST



VIEW FROM NORTH WEST CORNER OF JEFFERSON AND 14TH ST, FACING NORTH EAST TOWARDS 15TH STREET



VIEW FROM 15TH STREET FACING EAST TOWARDS JEFFERSON ST



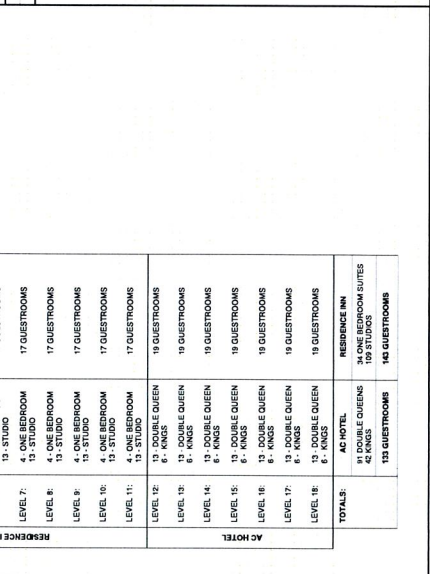
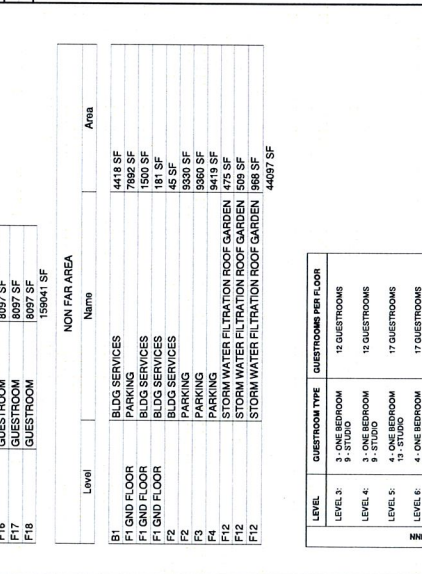
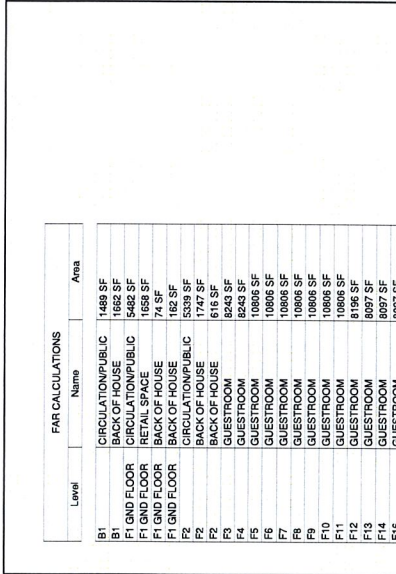
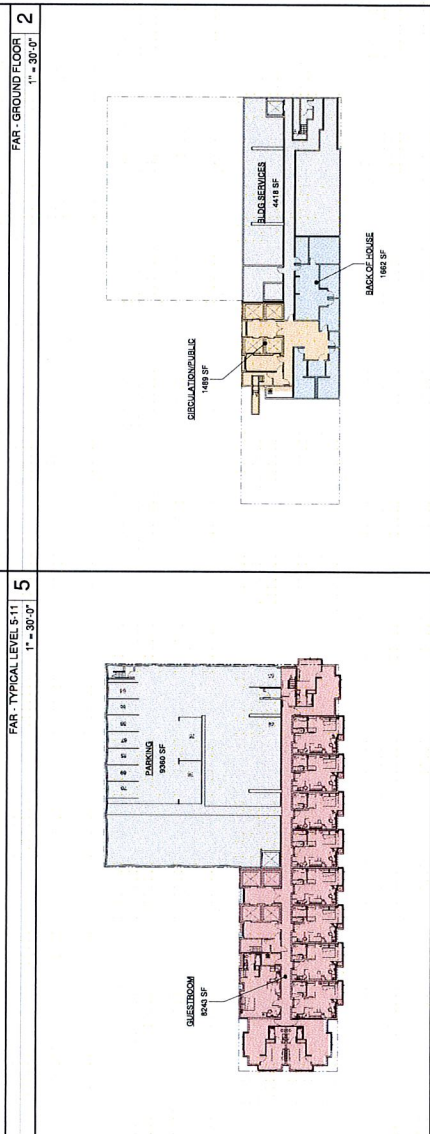
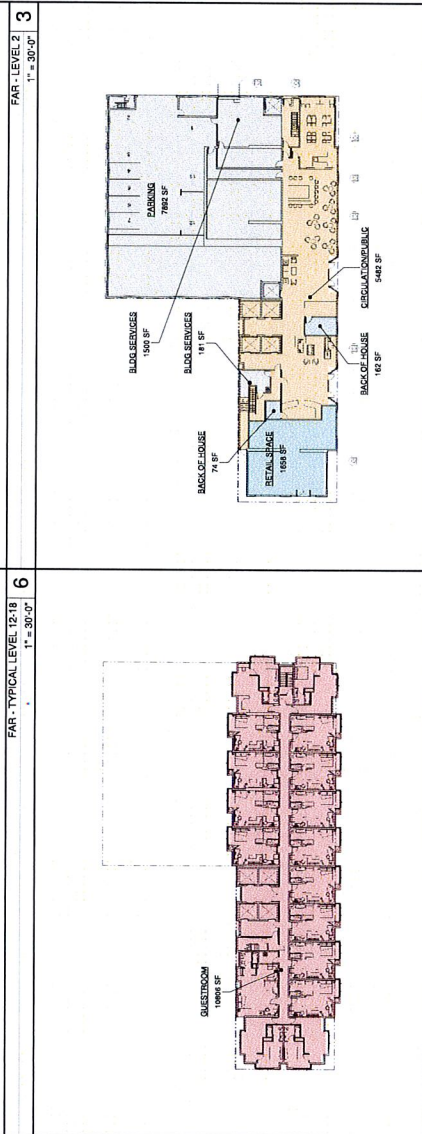
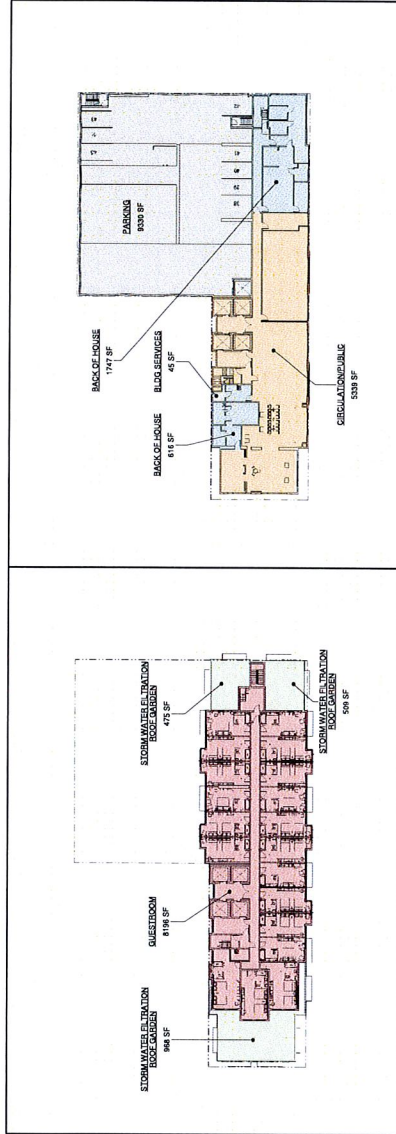
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FAR CALCULATIONS

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Level	Name	Area
B1	CIRCULATION/PUBLIC	1489 SF
B1	BACK OF HOUSE	1662 SF
B1	CIRCULATION/PUBLIC	1489 SF
F1	BACK OF HOUSE	74 SF
F1	BACK OF HOUSE	182 SF
F2	BACK OF HOUSE	1747 SF
F2	BACK OF HOUSE	616 SF
F2	GUESTROOM	824 SF
F3	GUESTROOM	824 SF
F4	GUESTROOM	824 SF
F5	GUESTROOM	824 SF
F6	GUESTROOM	824 SF
F7	GUESTROOM	824 SF
F8	GUESTROOM	824 SF
F9	GUESTROOM	824 SF
F10	GUESTROOM	824 SF
F11	GUESTROOM	824 SF
F12	GUESTROOM	824 SF
F13	GUESTROOM	824 SF
F14	GUESTROOM	824 SF
F15	GUESTROOM	824 SF
F16	GUESTROOM	824 SF
F17	GUESTROOM	824 SF
F18	GUESTROOM	824 SF
F19	GUESTROOM	824 SF
F20	GUESTROOM	824 SF

Level	Name	Area
B1	BLDG SERVICES	4418 SF
B1	PARKING	7892 SF
F1	BLDG SERVICES	1500 SF
F1	BLDG SERVICES	181 SF
F2	BLDG SERVICES	45 SF
F2	PARKING	9300 SF
F3	PARKING	9600 SF
F4	PARKING	9600 SF
F12	STORM WATER FILTRATION ROOF GARDEN	475 SF
F12	STORM WATER FILTRATION ROOF GARDEN	509 SF
F12	STORM WATER FILTRATION ROOF GARDEN	988 SF
F12	STORM WATER FILTRATION ROOF GARDEN	4409 SF

LEVEL	QUESTROOM TYPE	QUESTROOMS PER FLOOR
LEVEL 3:	3 - ONE BEDROOM	15 QUESTROOMS
LEVEL 4:	3 - ONE BEDROOM	15 QUESTROOMS
LEVEL 5:	3 - ONE BEDROOM	15 QUESTROOMS
LEVEL 6:	4 - ONE BEDROOM	17 QUESTROOMS
LEVEL 7:	4 - ONE BEDROOM	17 QUESTROOMS
LEVEL 8:	4 - ONE BEDROOM	17 QUESTROOMS
LEVEL 9:	4 - ONE BEDROOM	17 QUESTROOMS
LEVEL 10:	4 - ONE BEDROOM	17 QUESTROOMS
LEVEL 11:	4 - ONE BEDROOM	17 QUESTROOMS
LEVEL 12:	13 - DOUBLE QUEEN	19 QUESTROOMS
LEVEL 13:	13 - DOUBLE QUEEN	19 QUESTROOMS
LEVEL 14:	13 - DOUBLE QUEEN	19 QUESTROOMS
LEVEL 15:	13 - DOUBLE QUEEN	19 QUESTROOMS
LEVEL 16:	13 - DOUBLE QUEEN	19 QUESTROOMS
LEVEL 17:	13 - DOUBLE QUEEN	19 QUESTROOMS
LEVEL 18:	13 - DOUBLE QUEEN	19 QUESTROOMS
LEVEL 19:	13 - DOUBLE QUEEN	19 QUESTROOMS
TOTALS:	AC HOTEL	RESIDENCE INN
	31 DOUBLE QUEENS	34 ONE BEDROOM SUITES
	133 QUESTROOMS	140 QUESTROOMS

FAR CALCULATIONS 7

FAR - TYPICAL LEVEL 3-4 4

FAR - GROUND FLOOR 2

FAR - LEVEL 2 3

FAR - BASEMENT 1

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SHEET NO.

A013



AERIAL VIEW - FACING SOUTH/EAST
1/2" = 1'-0"

1

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A015



AERIAL VIEW - FACING NORTH EAST
12" = 1'0"

1

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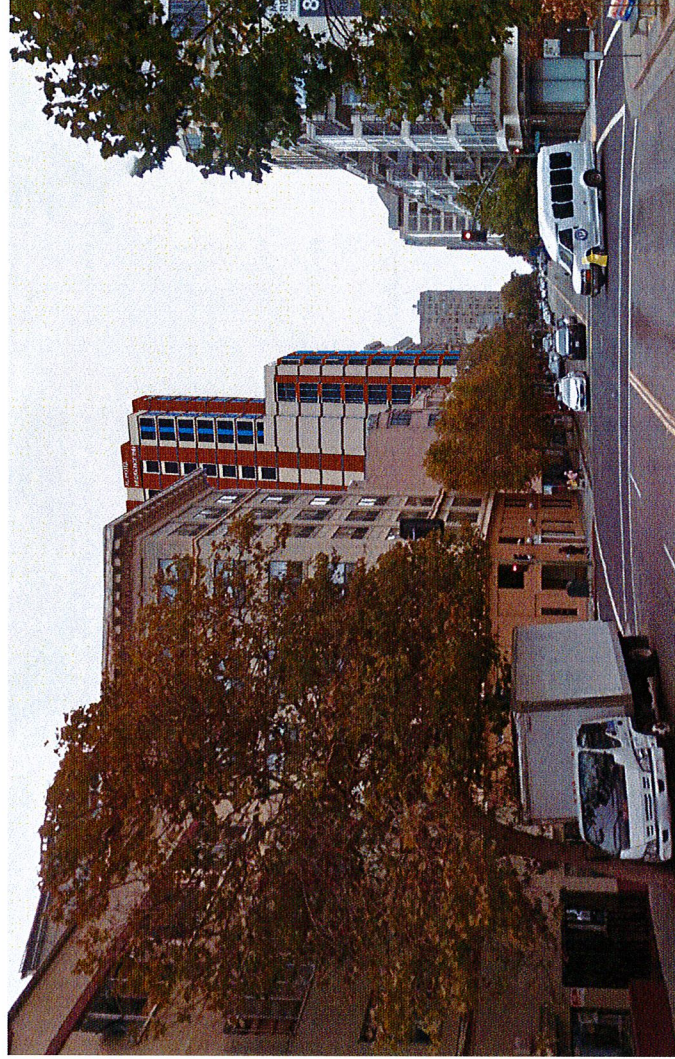
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DRAWING TITLE
PERSPECTIVE FROM 14TH ST FACING
EAST
STATUS

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A016



STREET VIEW - FACING EAST 14TH ST
1/2" = 1'-0"

1

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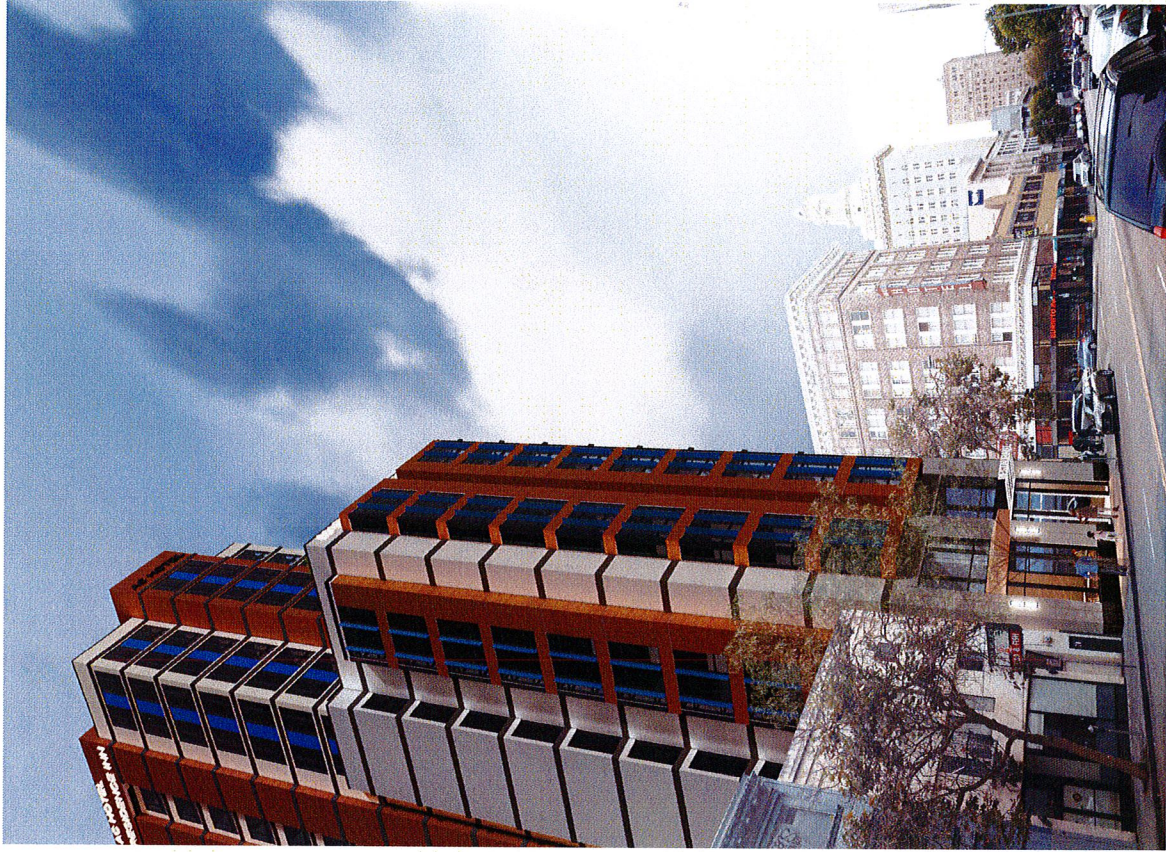
DRAWING TITLE
RENDERINGS

STATUS

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JOB NO. 15024
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A024



VIEW FROM 14TH AND JEFFERSON

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16117 DRC REV SUBMITTAL

DRAWING TITLE
RENDERINGS

STATUS

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SHEET NO.

A025



VIEW FROM JEFFERSON AND 14TH

1

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DRAWING TITLE
RENDERINGS

STATUS

DRC RESUBMITTAL REV 161122

JOB NO. 15024

DRAWN BY AJH07

SHEET NO.

A026



VIEW FROM JEFFERSON AND 15TH STREET PLAZA

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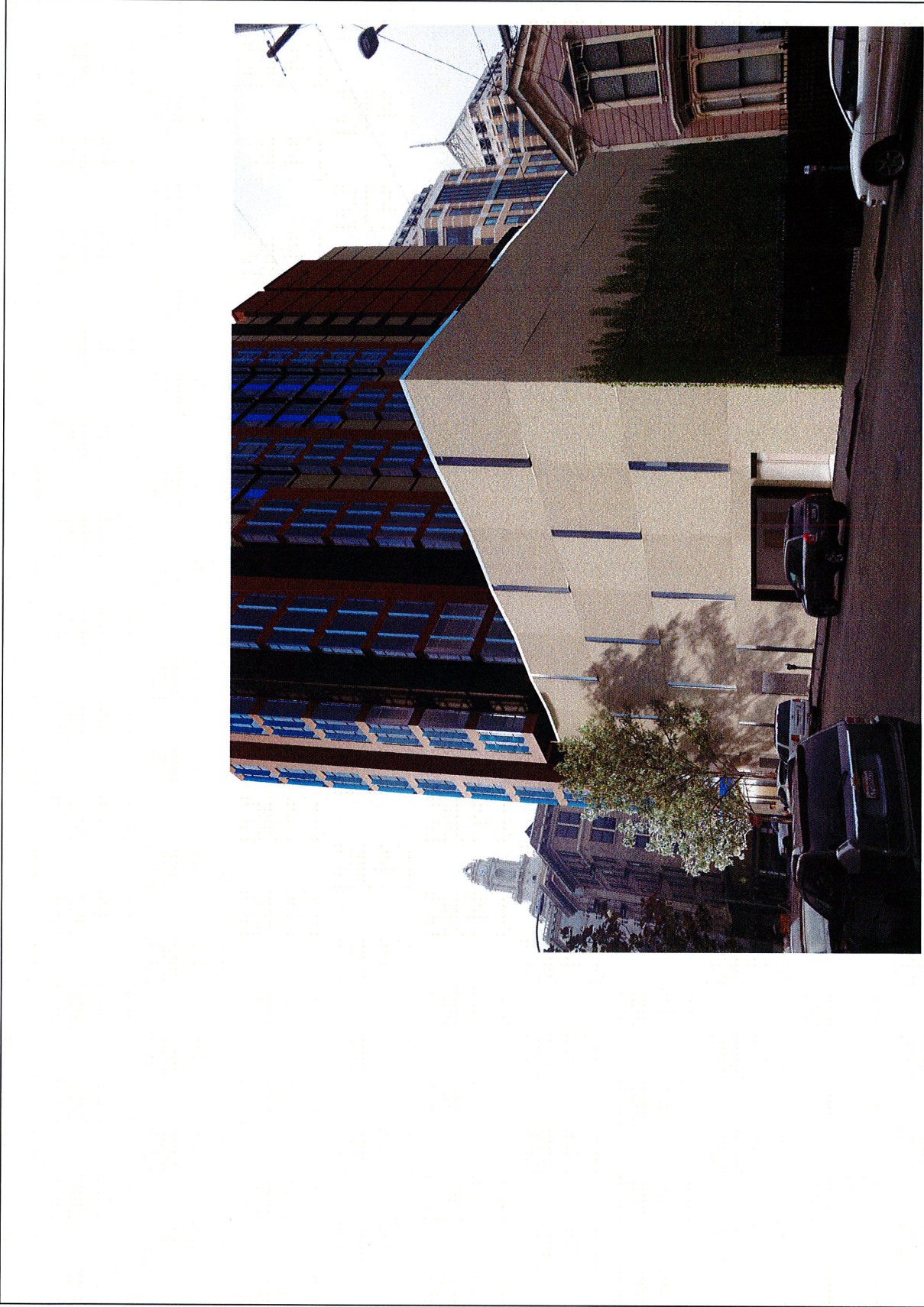
DRAWING TITLE
VIEW OF PARKING GARAGE

STATUS

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JOB NO. 15024
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A027



VIEW OF PARKING GARAGE

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DRAWING TITLE
STREET VIEW AT 15 ST & JEFFERSON

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DRAWN BY EG
SHEET NO.

A028



STREET VIEW AT 15 ST & JEFFERSON 1

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100001 DRC SUBMITTAL
161117 DRC REV SUBMITTAL

DRAWING TITLE
STREET VIEW OF JEFFERSON AND
14TH ST
STATUS

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JOB NO. 15024
DRAWN BY Author
SHEET NO.

A029



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161117 DRC REV RESUBMITTAL

DRAWING TITLE
STREET LEVEL VIEW - JEFFERSON ST

STATUS

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JOB NO. 15024
DRAWN BY: Author
SHEET NO.

A030



STREET LEVEL VIEW - JEFFERSON ST 1

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DRAWING TITLE
VIEW OF 15TH ST. - FACING WEST

STATUS

DRC RESUBMITTAL REV 161122

JOB NO. 15024
DRAWN BY Author
SHEET NO.

A031



VIEW OF 15TH STREET GARAGE 1

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DRAWING TITLE
VIEW OF HOTEL ENTRANCES ALONG
JEFFERSON

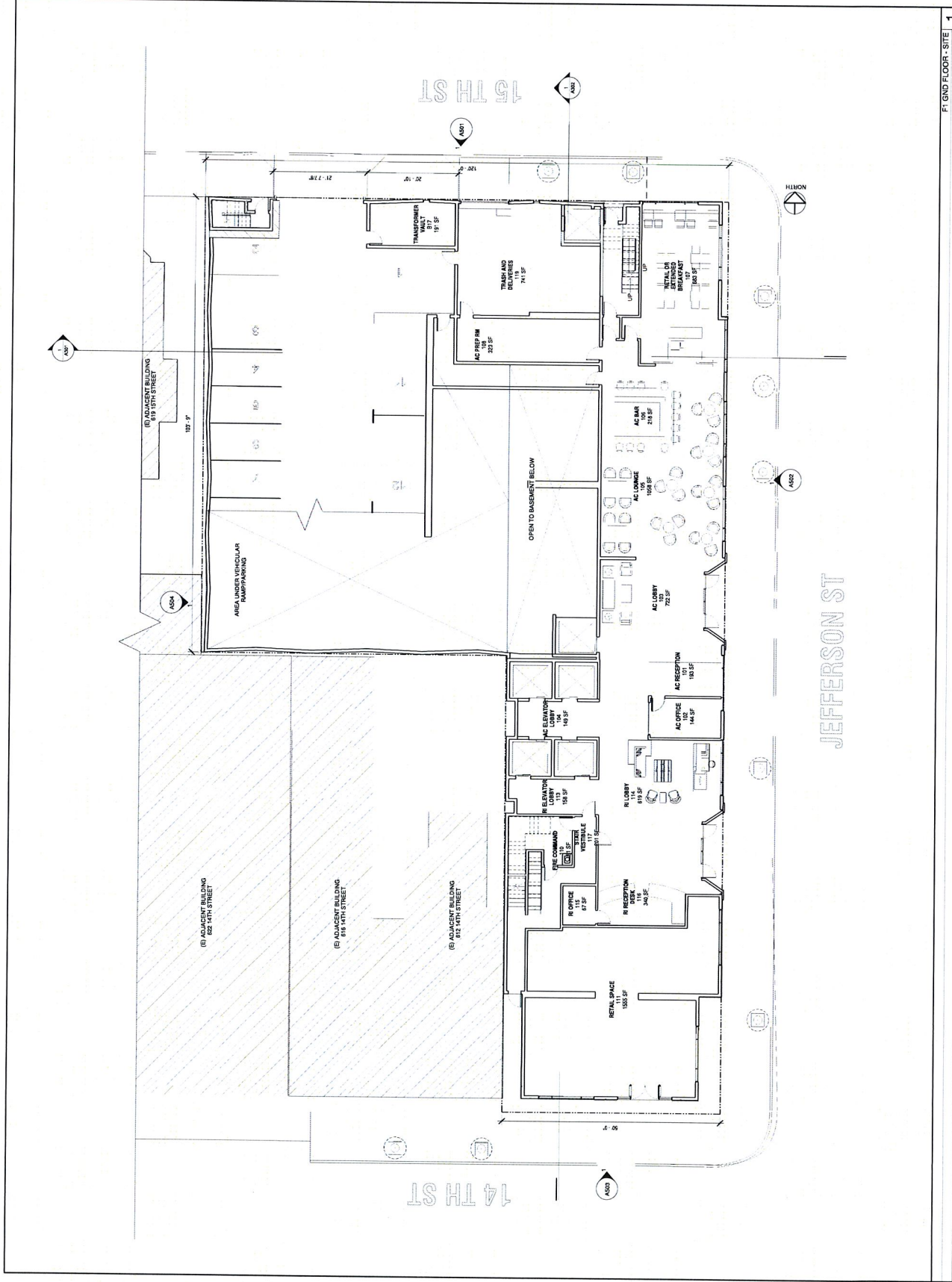
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JOB NO. 15224
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A032







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DRAWING TITLE LANDSCAPE PLAN

STATUS

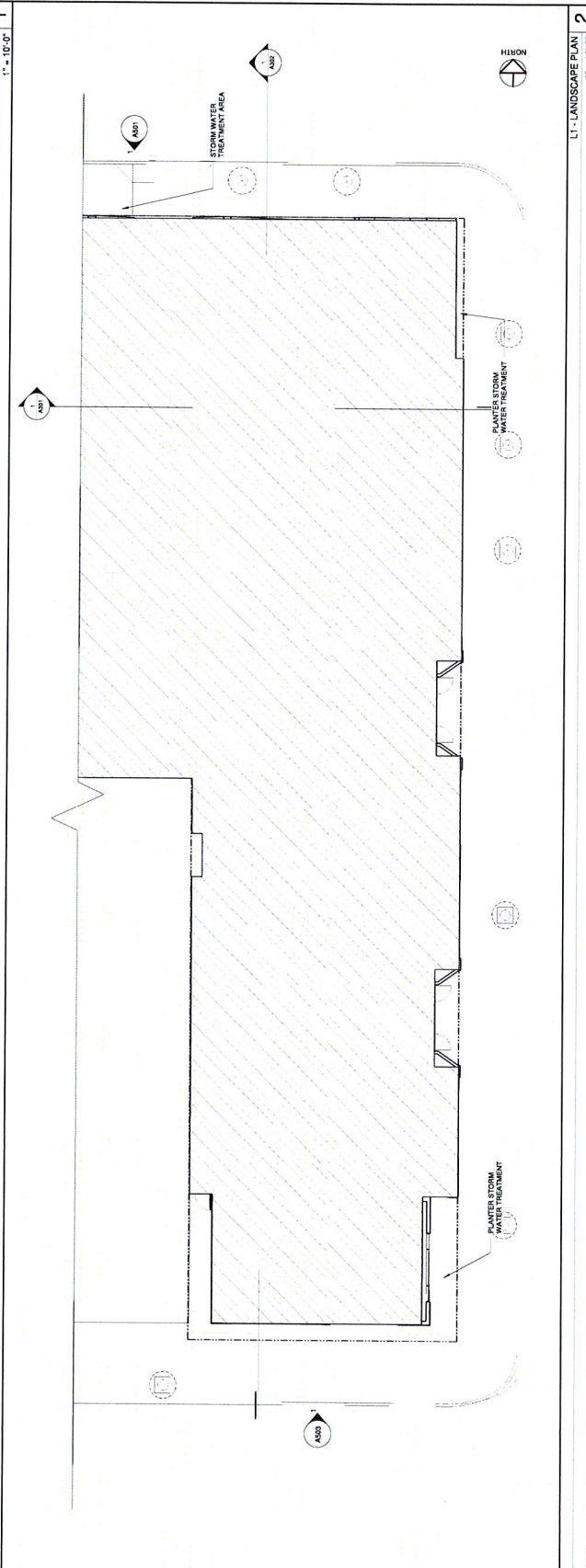
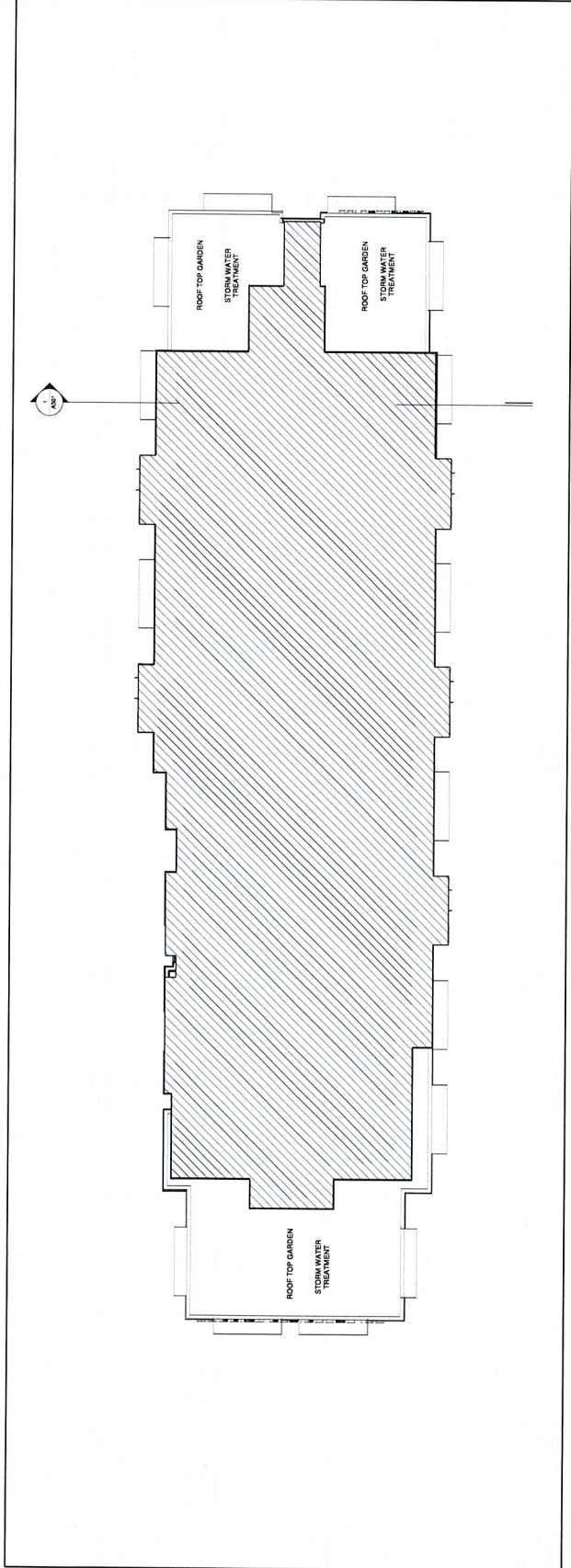
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JOB NO. 15024

DRAWN BY Author

SHEET NO.

A102



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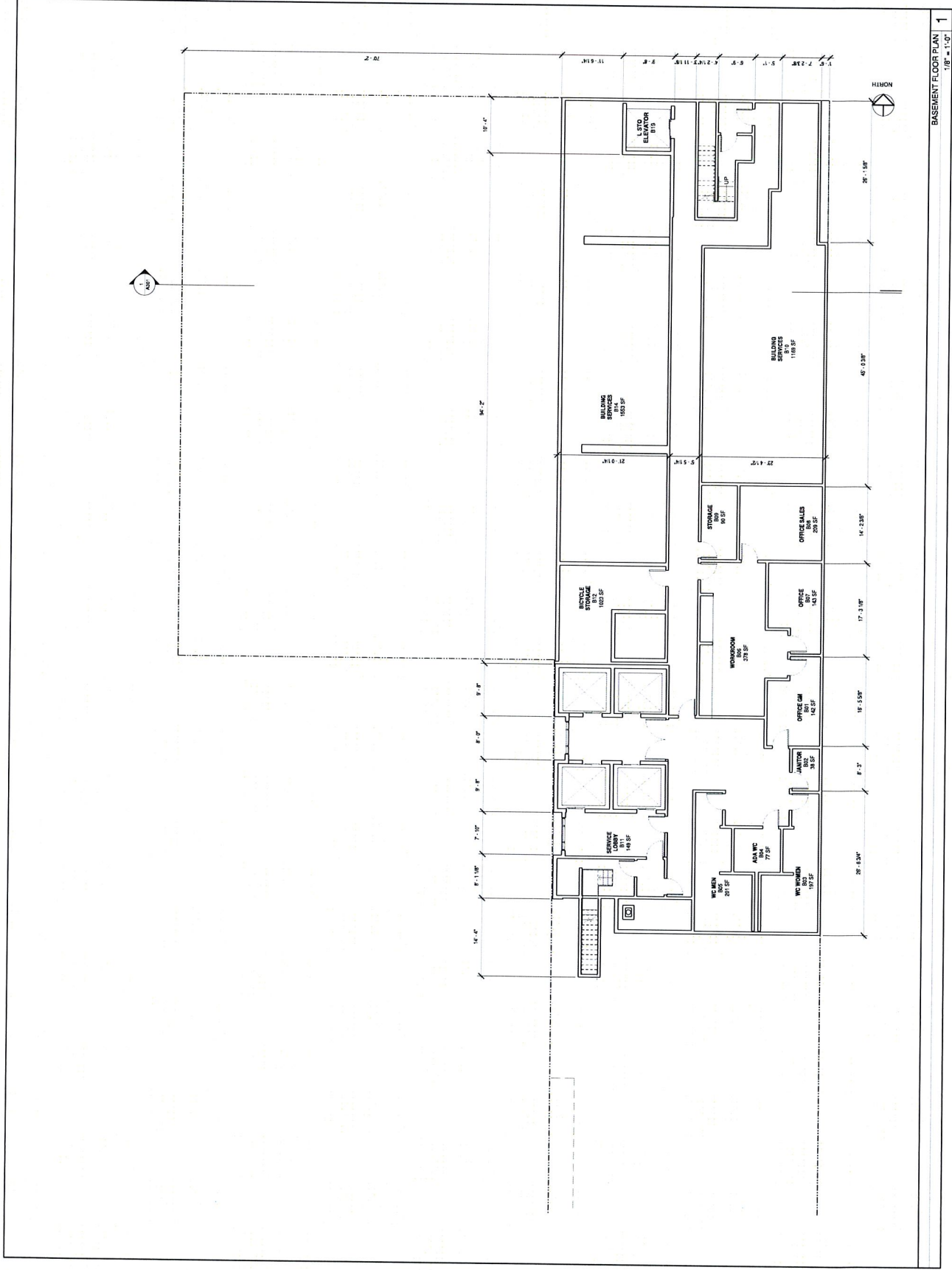
DRAWING TITLE
BASEMENT FLOOR PLAN

STATUS

DRC RESUBMITTAL REV 161122

JOB NO. 15204
DRAWN BY Author
SHEET NO.

A200





Number	Name	Area
1230	CORRIDOR	819 SF
1231	ELEVATOR LOBBY	145 SF
1232	STAIR	122 SF
1234	LANE	52 SF
302	R-1 BED	498 SF
303	R-1 BED	498 SF
304	R-1 BED	544 SF
305	R-1 BED	580 SF
306	R-1 BED	449 SF
307	R-STUDIO	448 SF
308	R-STUDIO	447 SF
309	R-STUDIO	448 SF
310	R-STUDIO	449 SF
311	R-STUDIO	449 SF
312	R-STUDIO	449 SF
1220	SERVICE VESTIBULE	143 SF
1221	STAIR VESTIBULE	34 SF
1222	STAIR VESTIBULE	32 SF
1223	STAIR VESTIBULE	799 SF

3 - 1 BEDRM
9 - STUDIO
12 - UNITS PER FLOOR ON LEVELS 3 & 4

GUESTROOM LEVEL 3-4
1/8" = 1'-0"



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 160837 DRC SUBMITTAL
 161117 DRC REV RESUBMITTAL

DRAWING TITLE
 TYPICAL FLOOR PLAN LV 5-11

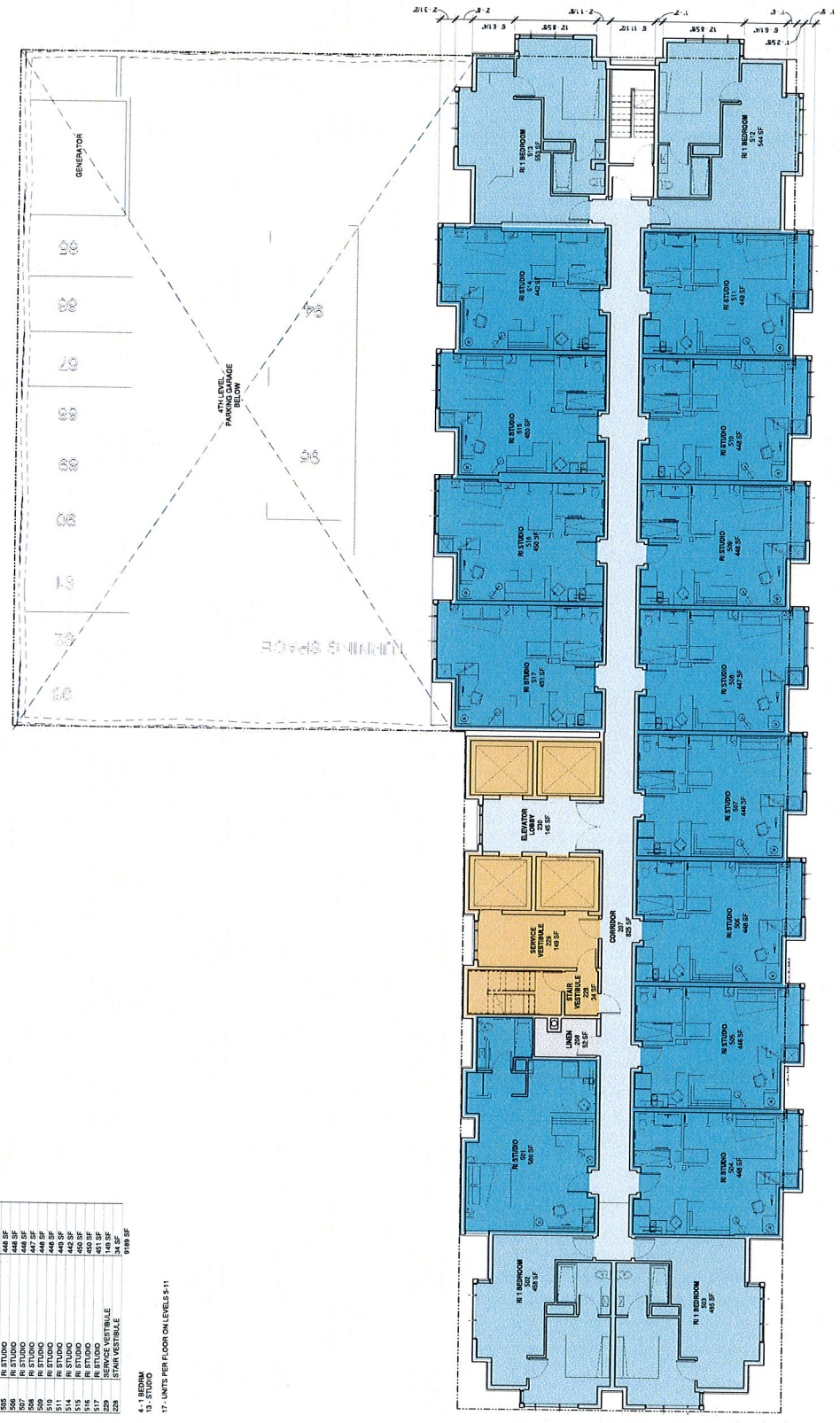
STATUS

DRC RESUBMITTAL REV 161122

JOB NO. 15024
 DRAWN BY AJW/DP
 SHEET NO.

Number	Name	Area
207	CORRIDOR	182 SF
208	LOBBY	12 SF
209	LOBBY	12 SF
502	R 1 BEDROOM	458 SF
503	R 1 BEDROOM	458 SF
512	R 1 BEDROOM	544 SF
513	R 1 BEDROOM	553 SF
521	R STUDIO	448 SF
504	R STUDIO	448 SF
505	R STUDIO	448 SF
506	R STUDIO	448 SF
507	R STUDIO	448 SF
508	R STUDIO	448 SF
509	R STUDIO	448 SF
510	R STUDIO	448 SF
511	R STUDIO	448 SF
514	R STUDIO	442 SF
515	R STUDIO	450 SF
516	R STUDIO	450 SF
517	R STUDIO	451 SF
518	R STUDIO	451 SF
229	SERVICE VESTIBULE	148 SF
230	STAIR VESTIBULE	148 SF
231	STAIR VESTIBULE	148 SF

4 - 1 BEDROOM
 13 - STUDIO
 17 - UNITS PER FLOOR ON LEVELS 5-11



SA

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WOLFF URBAN

**OAKLAND
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1431, LEFFERSON STREET
OAKLAND, CA 94612



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161117 DRC REV RESUBMITTAL

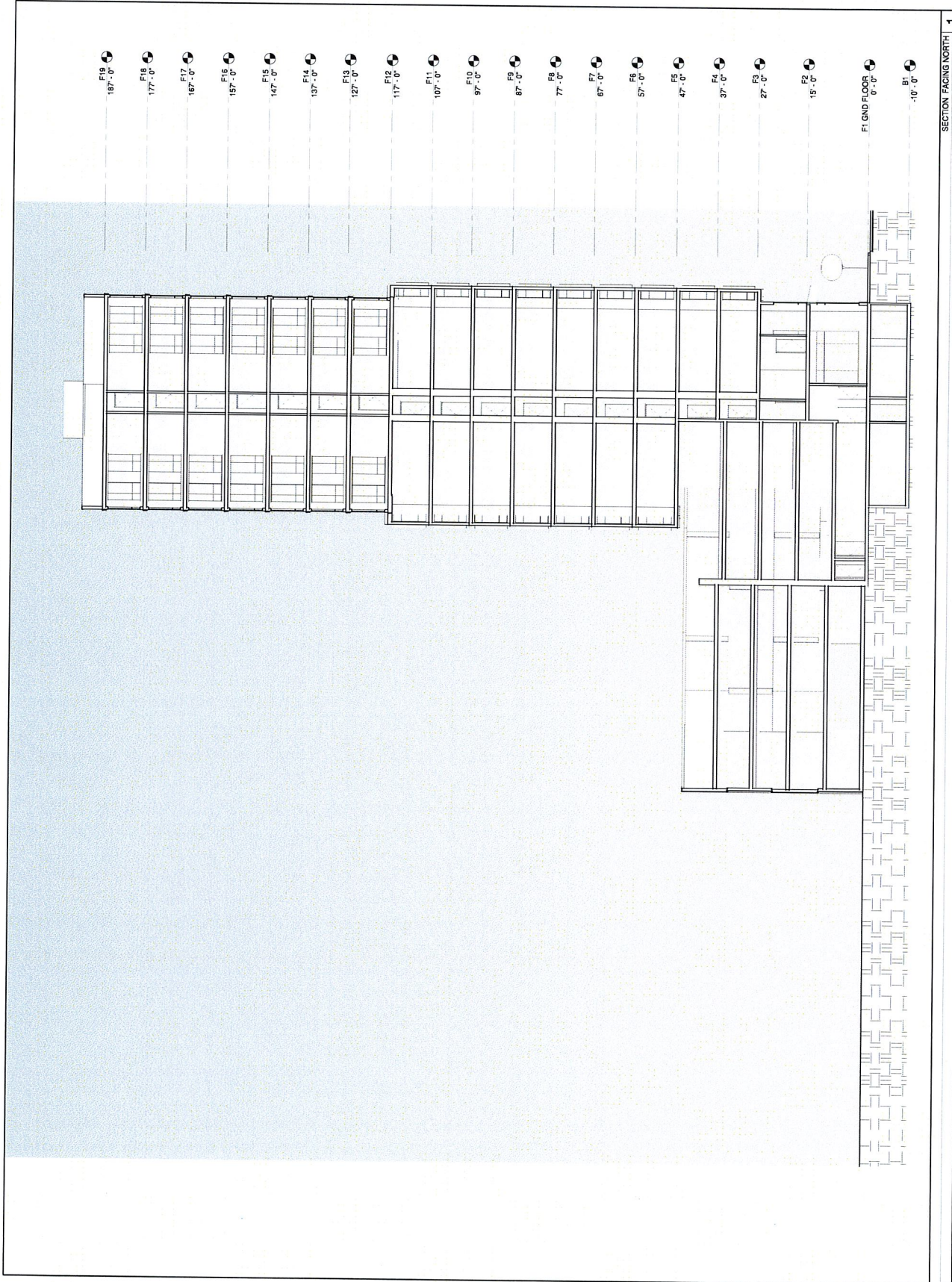
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SECTION FACING NORTH

STATUS

DRC RESUBMITTAL REV 161122

JOB NO. 15024
DRAWN BY: Author
SHEET NO.

A301



SECTION FACING NORTH
3/22" = 1'-0"
1



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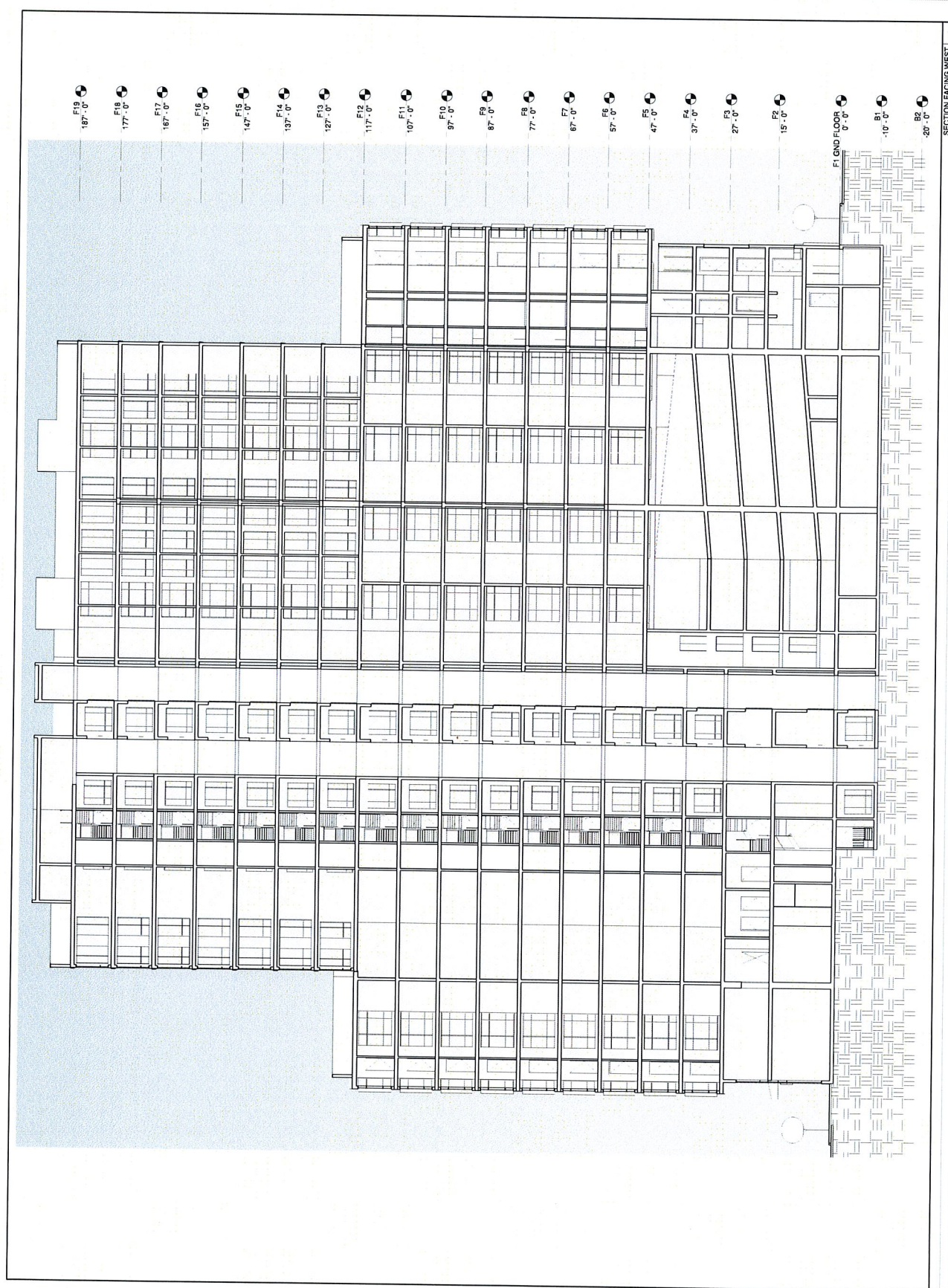
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SECTION FACING WEST

STATUS

DRC RESUBMITTAL REV 161122

JOB NO. 15024
DRAWN BY Author
SHEET NO.

A302



- F19 187'-0"
- F18 177'-0"
- F17 167'-0"
- F16 157'-0"
- F15 147'-0"
- F14 137'-0"
- F13 127'-0"
- F12 117'-0"
- F11 107'-0"
- F10 97'-0"
- F9 87'-0"
- F8 77'-0"
- F7 67'-0"
- F6 57'-0"
- F5 47'-0"
- F4 37'-0"
- F3 27'-0"
- F2 15'-0"
- FT. GND FLOOR 0'-0"
- B1 -10'-0"
- B2 -20'-0"

SECTION FACING WEST
3/22" = 1'-0"
1

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NO. DATE ISSUE
100831 DRC SUBMITTAL
101117 DRC REV SUBMITTAL

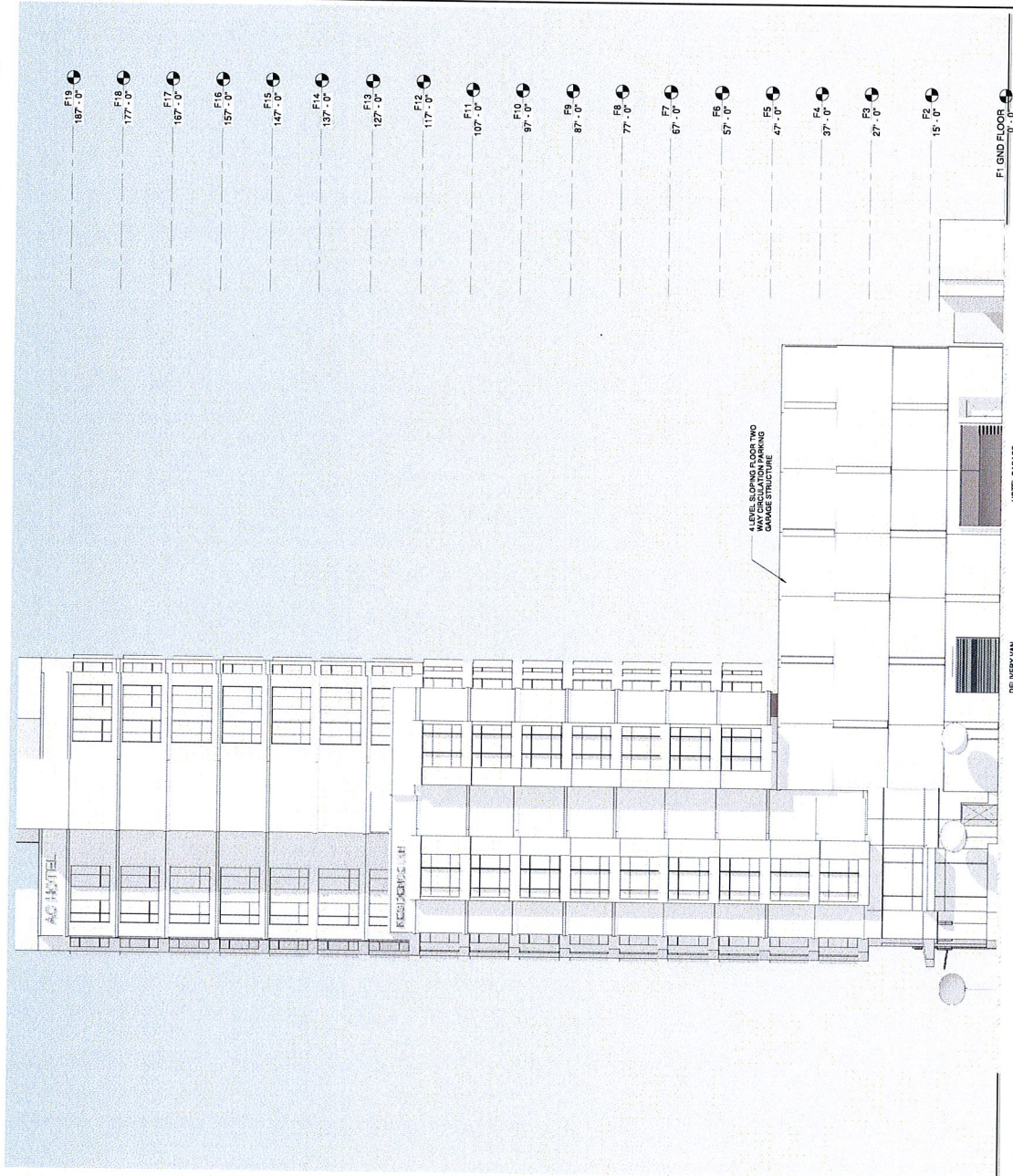
DRAWING TITLE
NORTH ELEVATION - 15TH ST

STATUS

DRC RESUBMITTAL REV 161122

JOB NO. 15024
DRAWN BY Author
SHEET NO.

A501



- F18 187'-0"
- F18 177'-0"
- F17 167'-0"
- F16 157'-0"
- F15 147'-0"
- F14 137'-0"
- F13 127'-0"
- F12 117'-0"
- F11 107'-0"
- F10 97'-0"
- F9 87'-0"
- F8 77'-0"
- F7 67'-0"
- F6 57'-0"
- F5 47'-0"
- F4 37'-0"
- F3 27'-0"
- F2 15'-0"
- F1 GND FLOOR 0'-0"

NORTH ELEVATION - 15TH ST
3,932' x 1'-0" 1

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161117 DRC REV RESUBMITTAL

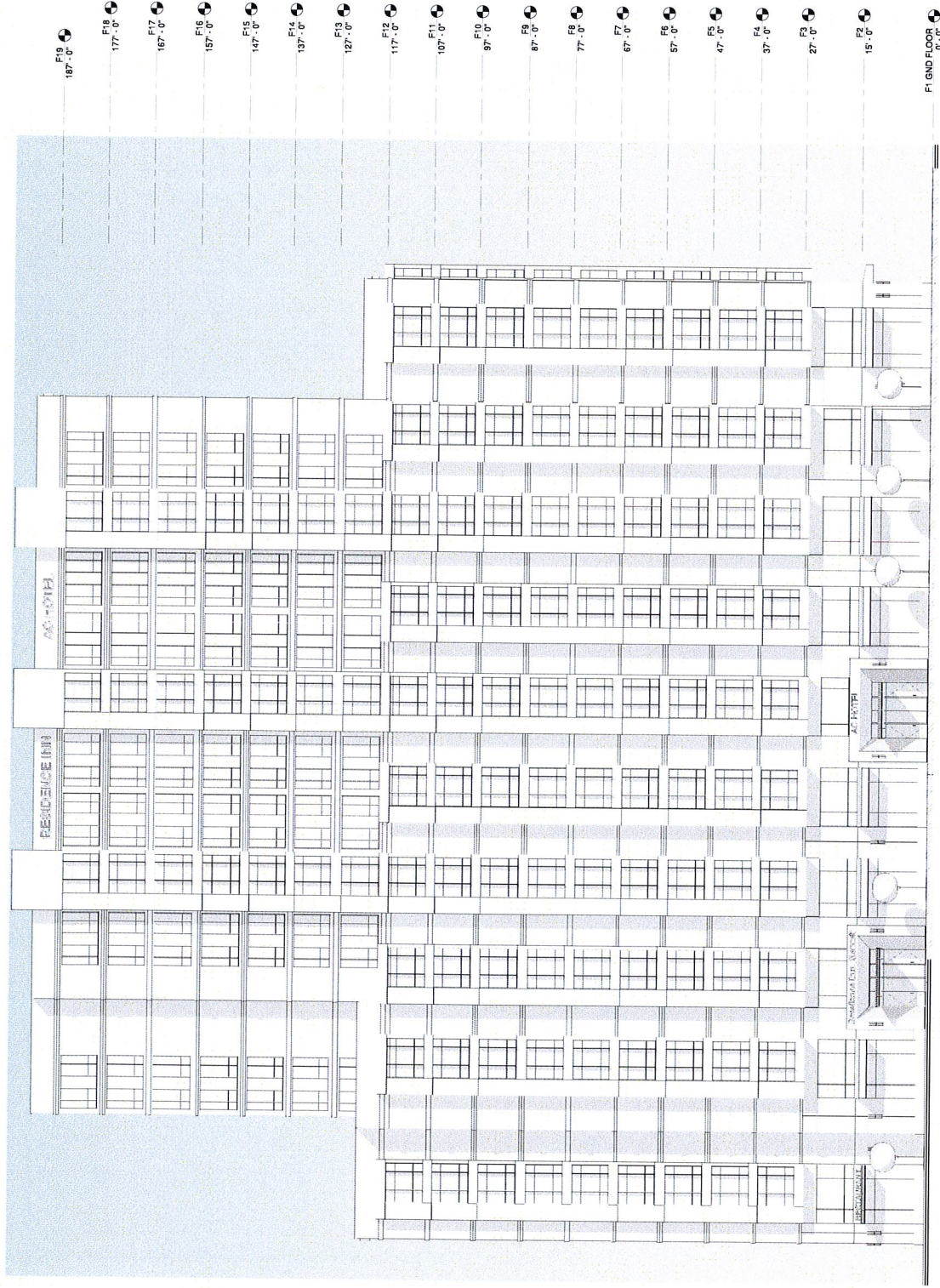
DRAWING TITLE
EAST ELEVATION

STATUS

DRC RESUBMITTAL REV 161122

JOB NO. 15024
DRAWN BY AJJ/rd
SHEET NO.

A502



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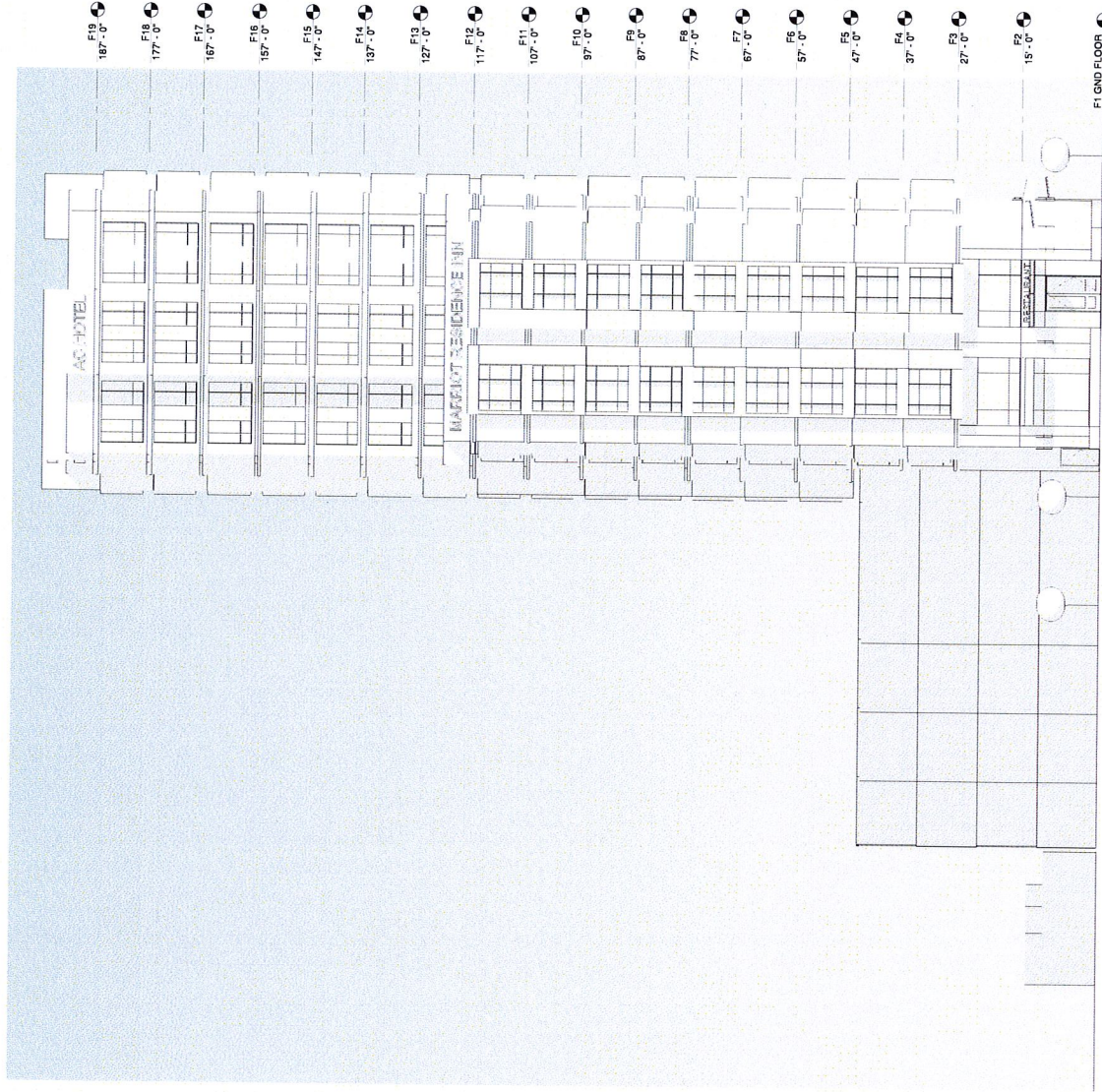
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SOUTH ELEVATION

STATUS

DRC RESUBMITTAL REV 161122

JOB NO. 15024
DRAWN BY Author
SHEET NO.

A503



SOUTH ELEVATION 1
3/22' = 1'-0"

SA

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161117 DRC REV SUBMITTAL

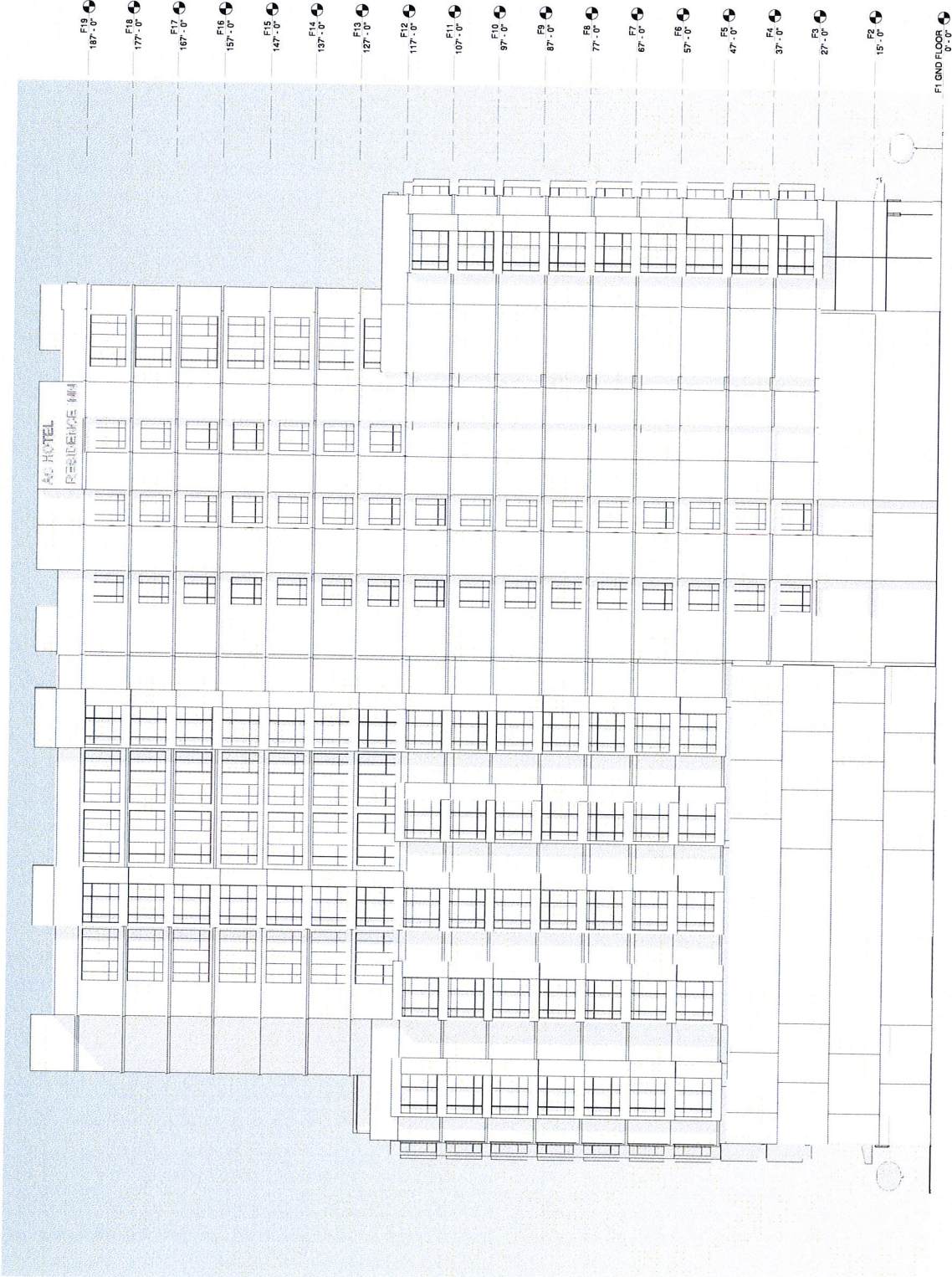
DRAWING TITLE
WEST ELEVATION

STATUS

DRC RESUBMITTAL REV 161122

JOB NO. 15024
DRAWN BY Author
SHEET NO.

A504



WEST ELEVATION
3/32" = 1'-0"
1

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NO. DATE ISSUE
18084 DRC SUBMITTAL
18117 DRC REV SUBMITTAL

DRAWING TITLE
MATERIAL AND COLOR BOARD

STATUS

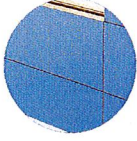
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JOB NO. 15024
DRAWN BY Author
SHEET NO.

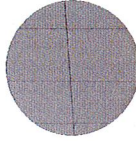
A601



F: HORIZONTAL
BLACK ALUMINUM
BAND AT SLAB
EDGE



G: VERTICAL
BLUE KYNAR
METAL PANELS



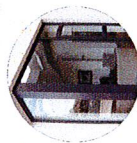
H:
MANUFACTURED
STONE PANELS
EQUITONE
TECTIVA



I: DARK GREY
STONE
BULKHEAD



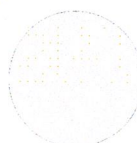
E: PRODEMA
PANELING



D: BLACK ALUMINUM
WINDOW



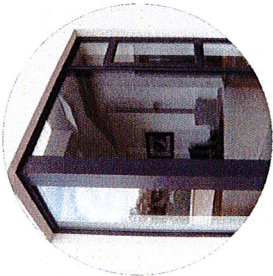
C: BLUE GLASS
FINS AT WINDOWS



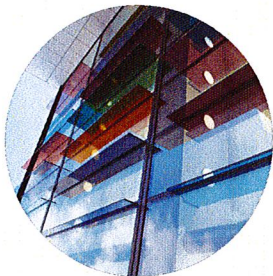
B: LIGHT PLASTER



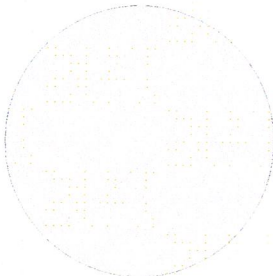
A: LIGHT GRAY PLASTER



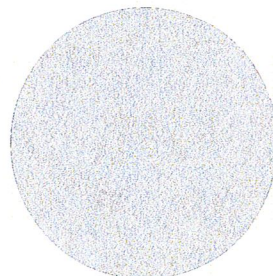
D: BLACK ALUMINIUM
WINDOW



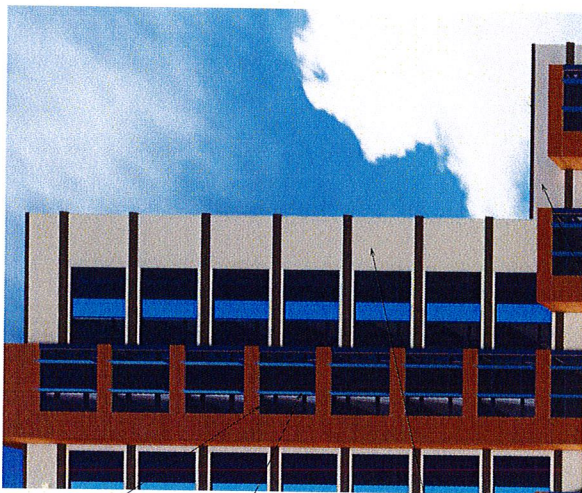
C: BLUE GLASS
FINS AT WINDOWS



B: LIGHT PLASTER



A: LIGHT GRAY PLASTER





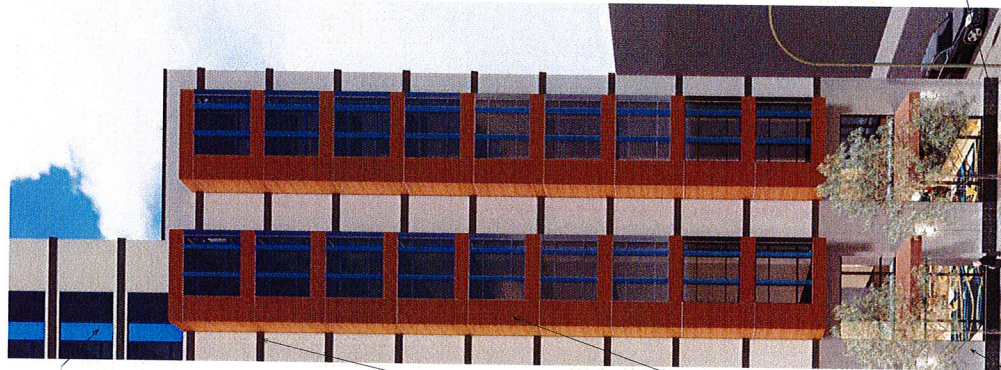
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NO. DATE ISSUE
160031 DRG SUBMITTAL
161177 DRG REV RESUBMITTAL

DRAWING TITLE
MATERIAL AND COLOR BOARD

STATUS

DRG RESUBMITTAL REV 161122

JOB NO. 15024
DRAWN BY Author
SHEET NO.

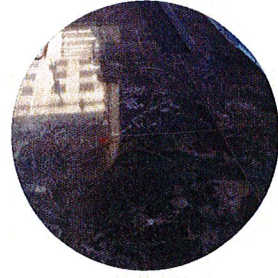
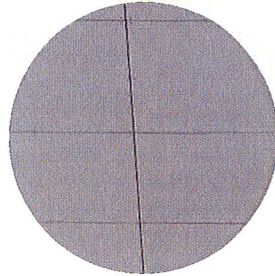
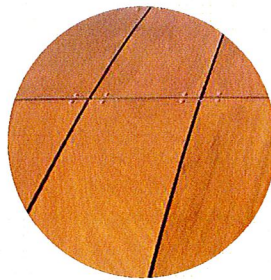
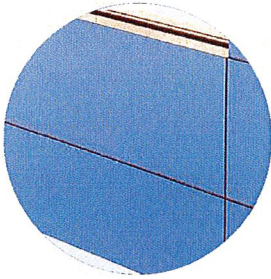


G: VERTICAL
BLUE KYNAR
METAL PANELS

F: HORIZONTAL
CHANNEL BAND AT
SLAB EDGE

E: PRODEMA
PANELING

H: MANUFACTURED
STONE PANELS
EQUITONE TECTIVA



I: DARK GREY
STONE BULKHEAD

**Oakland City Planning Commission
Design Review Committee**

STAFF REPORT

Case File Number: ZP160026

October 26, 2016

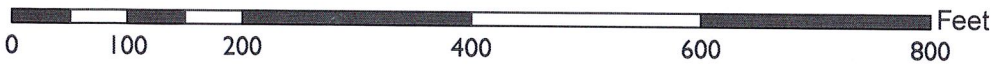
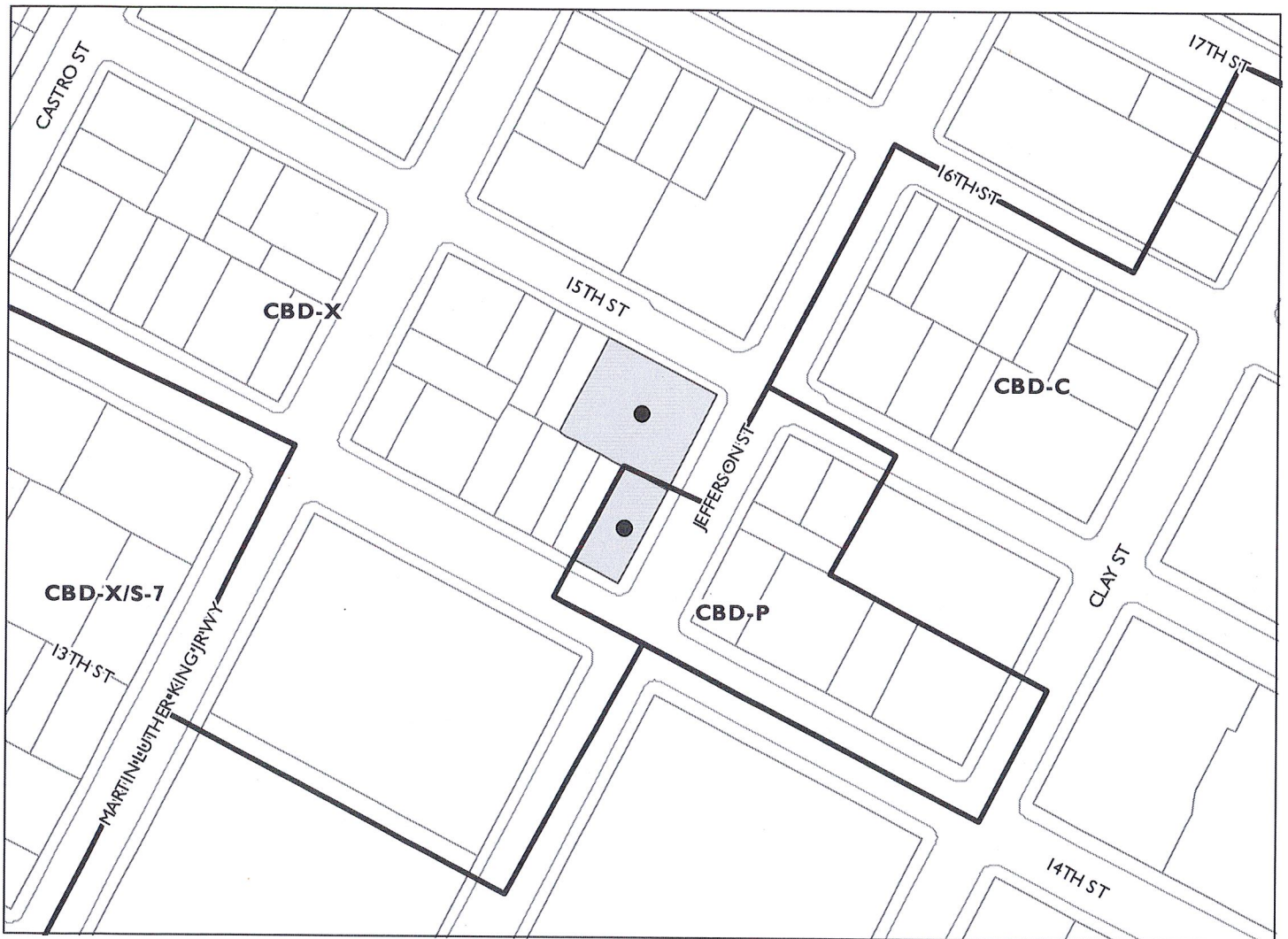
Project Location / Assessor's Parcel Numbers:	1431 Jefferson Street 003 007101801 & 003 007101900
Proposal:	To construct an 18-story, 276 room hotel with ground-floor retail and a four-level parking garage above grade.
Applicant/ Phone Number:	Michael Stanton Architecture / (415) 865-9600
Property Owner:	Karan Suri
Case File Number:	ZP160026
Planning Permits Required:	Regular Design Review for new construction.
General & Estuary Plan:	Central Business District
Zoning Districts:	CBD-P, CBD-X
Environmental Determination:	Environmental analysis under review
Property Historic Status:	Non-Historic Property
Service Delivery District:	Metro
City Council District:	3
Action to be Taken:	Conduct design review, make recommendations to applicant & staff
For Further Information:	Contact Case Planner, Mike Rivera at (510) 238-6417 , or by email at mriviera@oaklandnet.com

PROJECT SUMMARY

The proposed development is for the new construction of an 18-story, 276 room hotel with ground-floor retail. The property is in the Central Business District and located at the corner of Jefferson Street and 14th and 15th Streets in Downtown. Currently, the development site contains an auto-fee parking lot and a one-story commercial building that will be replaced by the proposed hotel. The design review application is presented to the Design Review Committee for comments and direction, based on the City's General Plan Policies and Design Review Guidelines that are applicable for this application. Eventually, the proposal will require final review and determination by the Planning Commission on a future public hearing date.

ATTACHMENT B

CITY OF OAKLAND PLANNING COMMISSION



Case File: ZP160026
Applicant: Michael Stanton
Address: 1431 Jefferson Street
Zone: CBD-P, CBD-X

SITE DESCRIPTION

The development site is located to the northwest of Downtown on a 17,637 square foot (0.40 acres) property, which is occupied by an auto-fee parking lot and a convenience market. The property is west of Jefferson Street, between 14th and 15 Streets and is surrounded by commercial, civic and residential facilities. The surrounding properties are a combination of high-density residential (to the north), administrative offices, restaurants/cafes, consumer services, and hotels (to the east), retail/cafes, high-density residential (to the south) and medium-density residential with commercial uses (to the west). The paved parking lot is partially surrounded by a chain-link fence to the south and west and provides parking for approximately 45 to 50 vehicles. The site also contains a valet parking booth with an attendant during business hour. The property has three curb cuts that provide vehicular access to the parking lot along Jefferson and 15th Streets. The property does not contain any other structures or significant landscaping other than two small trees, located along the rear of the property that will be removed.

PROJECT DESCRIPTION

The proposal is to construct an 18-story, 276 room hotel with a ground-floor retail area, a four-level parking garage and a partial underground level for hotel services area. The 203,317 square feet "Marriott AC Hotel & Residence Inn" will have an approximately 1,500 square feet of ground-floor retail area, located at the corner of Jefferson and 14th Streets. The hotel lobby, reception area, lounge and bar, breakfast room and offices will be located on the ground-floor. The main entries to the hotel will be on Jefferson Street. The four-level parking garage with its driveway entry on 15th Street will provide off-street parking for 95 parking stalls. Next to the ground-floor garage, the building will contain other utility rooms, a trash /delivery area and a transformer vault that will have access from 15th Street. The second-floor will contain other hotel amenities such as a fitness room, breakfast and bar area including a social lounge. The second-floor will also have a laundry area, housekeeping and employee offices. Between the 3rd and 18th floor, the hotel will provide a mix of rooms that range from studios, one-bedroom and two-bedrooms. Access to all of the floors will be through four-elevator bays and two separate stairways. Above the 12th floor, two separate roof gardens are proposed on the north and south sides of the building that will manage stormwater filtration. Similarly, the project includes three separate landscaped stormwater treatment areas around the exterior of the building on Jefferson and 15th Streets.

GENERAL PLAN ANALYSIS

The project development is located in the Central Business District (CBD) classification where a mix of urban residential living and a wide range of business operations exist. The focus for Downtown should be high density and intensity activities that can take advantage of the existing transportation infrastructure and communication network. The intent of the CBD is to encourage, support, and enhance Downtown areas as a high density mixed-use urban center of regional importance and a hub for business, communications, office, government, high technology, retail, entertainment and transportation. The desired character and uses in the CBD include a mix of large-scale offices, commercial, urban high-rise

residential, cultural, educational, arts, services, community facilities and visitor uses. The CBD classification also sets the goals and vision to enhance the identity of Downtown and its distinctive districts by setting policies that are related to specific project developments. The following are the General Plan Policies applicable to the project proposal and the project development should be consistent when a final determination is made by the Planning Commission:

Policy D1.1: The defining characteristics that make Downtown unique includes its strong core area; proximity to destinations such as the Jack London waterfront, Lake Merritt, historic areas, cultural, arts, housing stock and entertainment activities should be enhanced and used to strengthen the Downtown as a local and regional asset.

Policy D2.1: Enhance the visual quality of Downtown by encouraging new, high quality design development. New development should be visually interesting, harmonize with its surroundings, respect and enhance important views in and of the Downtown, respect the character, history and pedestrian-orientation of the Downtown and contribute to an attractive skyline.

Policy D4.2: Providing a positive business climate that encourages attraction of new businesses in Downtown should be supported to promote Downtown's locational transportation systems and other amenities.

Policy D4.3: Attracting employment to Downtown to economic sectors that promote employment, are likely to grow or will diversify the economic base should be attracted to the Downtown.

Policy D5.1: Encouraging 24-hour activities and amenities that encourage pedestrian traffic and enhance safety during the work week, evenings and weekends should be promoted in Downtown.

Policy D6.1: Development of vacant lots or replacement of surface parking lots should be encouraged throughout Downtown to eliminate blight caused by underutilized properties.

Policy N1.1: Providing for healthy, vital, and accessible commercial areas that help meet local consumer needs. Concentrating commercial development in neighborhoods that are economically viable and provide opportunities for smaller scale retail.

Policy N1.7: Providing and locating hotels in Downtown, Waterfront, Oakland airport and along I-880 corridor should be encouraged.

ZONING ANALYSIS

The development site is located in the Central Business District Mixed Commercial (CBD-X) and Pedestrian Retail (CBD-P) Zone. The purpose of the CBD-X zone is to designate areas of the Central Business District appropriate for a wide range of upper-story and ground-level residential, commercial and compatible light industrial activity. The purpose of the CBD-P zone is to create, maintain, and enhance areas of the Central Business District for ground-level, pedestrian-oriented, active storefront uses, and for upper stories to be available for a wide range of office and residential uses. The development

proposal is located in Downtown where high density and intensity uses are essential and vital to the success of the existing commercial area and contribute to the support of local and regional transportation infrastructure and communication networks.

The hotel development is a conditionally permitted use because the property is located in the CBD-X and CBD-P Zones. Based on design plans submitted, the development requires at least three Planning permits, a Major Conditional Use Permit for new buildings that have a floor area over 200,000 square feet, a Minor Conditional Use Permit for transient habitation activity and Regular Design Review for new construction.

The table below provides a summary of the development standards applicable for the proposal.

Development Standards	Requirements	Proposed	Comments
Minimum Lot Area: Minimum Lot Width Mean: Minimum Frontage:	4,000 sq. ft. 25 ft. 25 ft.	17,637 sq. ft. 50 ft. / 120 ft. 50 ft./120 ft./206 ft.	Meets Plan
Minimum Front Setback: Maximum Front & Street Side Setbacks for the First Story: Maximum Front & Street Side Setbacks for the Second and Third Stories or 35 ft. whatever is lower: Minimum Interior Side: Minimum Rear:	0 ft. 5 ft. /10 ft. 5 ft. 0 ft. 0 ft.	0 ft. 3 ft. / 6 ft. 3 ft. / 0 ft. 0 ft. 0 ft.	Meets Plan
Maximum Floor Area:	14.0	12.0	Meets Plan
Maximum Height- Building Base: Maximum Building Height: Minimum Building Height:	85 ft. 275 ft. 45 ft.	47 ft. 187 ft. 47 ft.	Meets Plan
* Off-Street Parking-Hotel * Commercial Loading Berth-Hotel:	138 spaces 2 space	95 spaces 0 spaces	Does Not Meet Plan

* As proposed, the application does not meet the development standards. However, the new parking regulations that take effect November 3, 2016 will have different requirements. That is, there is no minimum or a maximum number of parking spaces required for the hotel, but two off-street commercial loading berths will still be required in the Central Business District.

In addition to the required zoning development standards that need to be met for this application, the proposal is subject to the general criteria for Design Review where the applicable Findings need to be made prior to a final decision by the City. Staff has listed the Findings for Regular Design Review Criteria as follow:

REGULAR DESIGN REVIEW CRITERIA

For Nonresidential Facilities.

1. That the proposal will help achieve or maintain a group of facilities which are well related to one another and which, when taken together, will result in a well composed design, with consideration given to site, landscape, bulk, height, arrangement, texture, materials, colors, and appurtenances; the relation of these factors to other facilities in the vicinity; and the relation of the proposal to the total setting as seen from key points in the surrounding area. Only elements of design which have some significant relationship to outside appearance shall be considered, except as otherwise provided in Section 17.136.060.
2. That the proposed design will be of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area.
3. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.

DESIGN STANDARDS APPLYING TO ALL ZONES

The following regulations apply to all of the zones in the Central Business District (CBD)

1. ENTRANCE. Newly constructed principal buildings shall have at least one prominent pedestrian entrance facing the principal street. Entrances at building corners facing the principal street may be used to satisfy this requirement. Building entrances include doors to one or more shops, businesses, lobbies, or living units. Entrances shall be made prominent through some combination of projecting or recessing the door area, change in material, an awning above a door, additional detailing, stairs leading to the door, and/or other features. The entrance for Nonresidential Facilities shall be at grade.

The proposal does not meet this standard because the ground-floor retail lacks direct entry access from the Jefferson Street and design elements to define a distinct and prominent feature.

2. GROUND-FLOOR TREATMENT. All ground-floor building materials shall be durable, of high quality, and display a sense of permanence. Such materials include, but are not limited to stone, tile, brick, metal panel systems, glass, and/or other similar materials. Further, the ground level of a newly constructed building shall be designed to enhance the visual experience for pedestrians and distinguish it from upper stories. This is achieved by designing a building base that is distinct from the rest of the building through the use of some combination of change of material, enhanced detailing, lighting fixtures, cornices, awnings, canopies, and/or other elements. For buildings with nonresidential ground floor space, visual interest shall also be achieved through modulating the ground floor into a regular cadence of storefront sized windows and entrances.

The proposal meets this standard because the design includes grey stone siding on the exterior of the 1st and 2nd floors of the building. Staff, however, recommends that the lower dark color bulkhead in front of the building should extend along the exterior wall of the hotel business

center, office and reception rooms. In addition, staff recommends further development should be made to improve the north side of the exterior building facade on 15th Street.

3. ACTIVE SPACE REQUIREMENT. For newly-constructed principal buildings, parking spaces, locker areas, mechanical rooms, and other non-active spaces shall not be located within thirty (30) feet from the front of the ground floor of the principal building except for incidental entrances to such activities elsewhere in the building. Driveways, garage entrances, or other access to parking and loading facilities may be located on the ground floor of this area as regulated by Subsection (B4).

The proposal meets this standard as the non-active spaces is not located within 30 feet from the front of the ground-floor of the main building.

4. PARKING AND LOADING LOCATION. For newly constructed principal buildings, access to parking and loading facilities through driveways, garage doors, or other means shall not be from the principal street when alternative access is feasible from another location such as a secondary frontage or an alley. Open parking areas shall not be located between the sidewalk and a principal building.

The proposal meets this standard because access to off-street parking will be from a secondary street frontage. However, staff recommends that the proposed design includes a commercial loading area within the building envelope and on the secondary street frontage on 15th Street.

5. MASSING. The mass of newly-constructed principal buildings shall be broken up into smaller forms to reduce the scale and enhance the visual interest of the streetscape. The massing requirements contained in this note shall be applied on all visible facades and achieved through some coordinated combination of changes in plane, building articulation, varied materials, contrasting window patterns and treatments, varying roof heights, separating upper-story floor area into two or more towers, contrasting colors, a distinct base, middle, and top, or other methods.

The proposal does not meet this standard. See further staff comments under Key Issues in this staff report.

6. UPPER STORY WINDOWS. An ample placement of windows above the ground floor is required at all street-fronting facades. To create visual interest, the placement and style of windows shall contribute to a coherent and appealing composition on the facade. Less window space is only permitted in exceptional cases if it contributes to a specific objective of the visual style and aesthetic effect of the building. Whenever possible, windows should be on all sides of a tower.

The proposal meets this standard as the project provides upper story windows on all street-fronting facades. Staff recommends the applicant further explore the installation of other type of window alternatives along the north side of the building to create visual interest. This includes the installation of windows, if feasible, along the west side of the 18-story high-rise building.

7. BUILDING TERMINUS. The top of each newly-constructed principal building shall include an element that provides a distinct visual terminus. The visual terminus shall be integrated into the design concept of the building. Examples include, but are not limited to, curvilinear or stepped forms that soften the truncated tops of buildings, cornices, and other architectural forms. These rooftop elements shall be sized, shaped, and sited to screen all rooftop mechanical equipment from view.

The proposal does not meet this standard. See further staff comments under Key Issues included in this staff report.

8. UTILITY STORAGE. For newly-constructed buildings, areas housing trash, storage, or other utility services shall be located in the garage or be otherwise completely concealed from view of the public right-of-way. Backflow prevention devices shall be located in a building alcove, landscaped area, or utility room within the building, outside of the public right-of-way, and completely screened from view from the public right-of-way unless required otherwise by a department of the City.

The proposal does meet this standard based on design plans received to date.

KEY ISSUES

Building Design: The footprint of the building covers the entire property, except for some sections of the building to the southwest, southeast and northeast of the property where the building is set back from the property line to allow window separation from the property line and landscaping for ground stormwater treatment. The project design breaks-up the building mass by placing the envelope of the 18-story high-rise to the east and the four-story low-rise to the west of the property. Along the east and west sides of the building and above the 11-story, the building steps back approximately three feet between the 12th and 18th floors to provide different wall planes and break down the visual mass of the building. Similarly, along the north and south sides of the high-rise starting on the 12th floor, the building is also step back 26 feet from 14th and 15th Streets to create roof top gardens for stormwater treatment. While the low-rise, four-story building (parking garage) provides a height transition that scales with the neighboring building to the west, the design of the high-rise contains architectural details to relate to the context in the area.

The project design utilizes different patterns of bay windows, wall planes and horizontal channel band features to provide architectural elements that tie into the urban context of the surrounding properties. To enhance building composition and style, the project design uses at least four different exterior building materials such as wood plank, stone and plaster siding, vertical metal panels and dark aluminum framing for the windows and storefront including vertical blue glass fins on the windows. The building storefront contains double-story clear glazing, recessed entry door and narrow awnings to provide an attractive setting thus providing a visual connection to the street. Staff believes that the proposal is compatible and transitions with the context of the surrounding properties in the Central Business District. Staff, however, have some reservations and believes that these need to be considered and further evaluated in order to meet the City's design review guidelines, so the following are recommended:

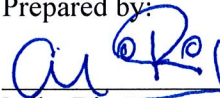
- Break down the east and west building facades to create design variety and smaller volumes.
- Provide different roof planes to create design variation and interest.
- Include strong horizontal design features along the base, middle and top of the building.
- Consider reducing the number of off-street parking spaces as parking regulations have changed.
- Continue to develop and articulate the "blank" building wall located to the west side of the high-rise and to the north side of the low-rise building.
- Consider using other weather-resistant materials to replace the wood plank siding.

- Include a separate entry door from Jefferson Street to directly connect to the proposed retail store.
- Include a commercial loading berth within the property, and a valet parking area.
- Provide details for the storefront, window, entries and garage doors, awnings, landscaping, street trees, exterior lighting, signage, etc.
- Show location and details of all screened utility meter, HVAC equipment, etc.

RECOMMENDATION

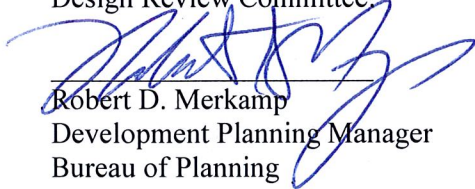
Staff recommends that the Design Review Committee consider staff comments and provide further comments and direction to the applicant and staff.

Prepared by:



Mike Rivera
Planner II, Major Projects
Bureau of Planning

Approved for forwarding to the
Design Review Committee:



Robert D. Merkamp
Development Planning Manager
Bureau of Planning

ATTACHMENT

- A. Project Design Plans, submitted September 20, 2016

SHA

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NO.	DATE	ISSUE

DRAWING TITLE
ASSESSOR'S PARCEL MAP

STATUS
DRG SUBMITTAL AUG 31, 2016

CON. NO. 15024
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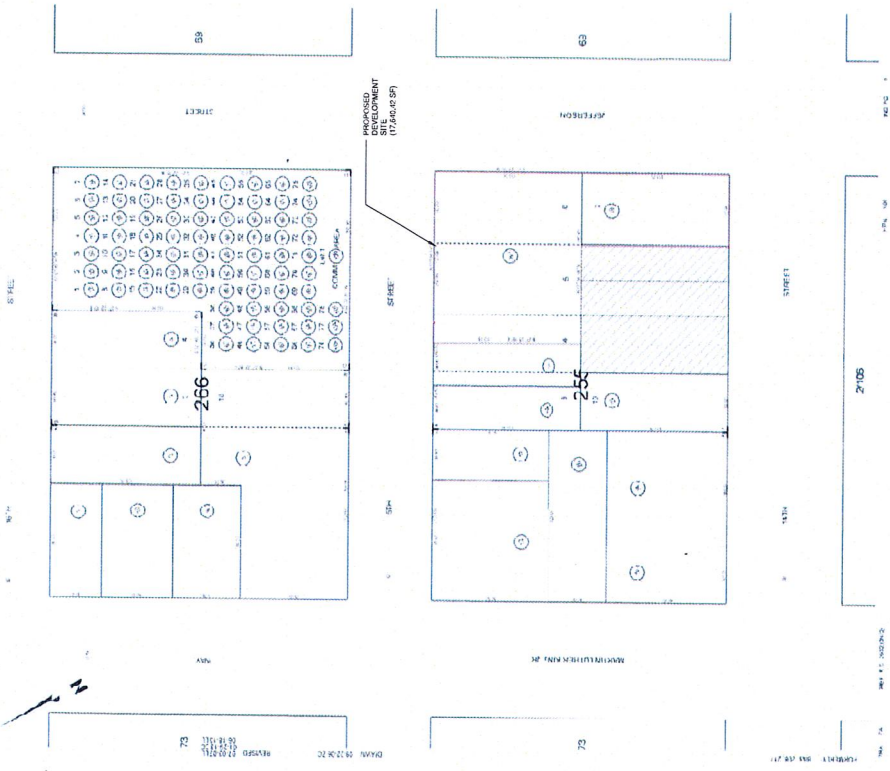
A003

FOR ASSESSMENT Use Unity

ASSESSOR'S MAP 3

71

CON. MAP NO. 17/027
1431 OAKLAND VICINITY
OF CASSETTE TRACT
F.M. 8177
SHEET NO. 71



ASSESSOR'S PARCEL MAP
NTS 1

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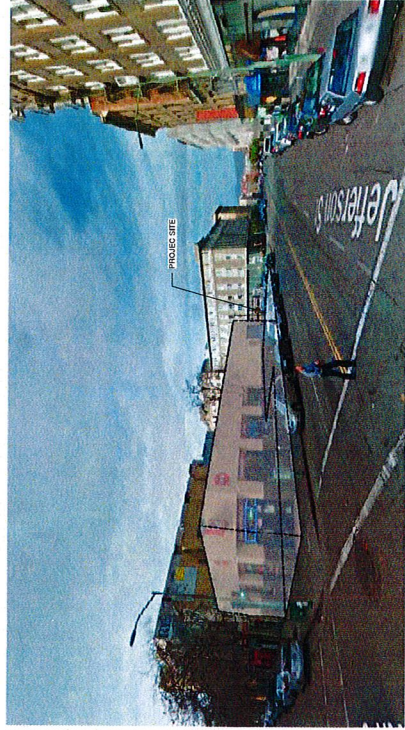
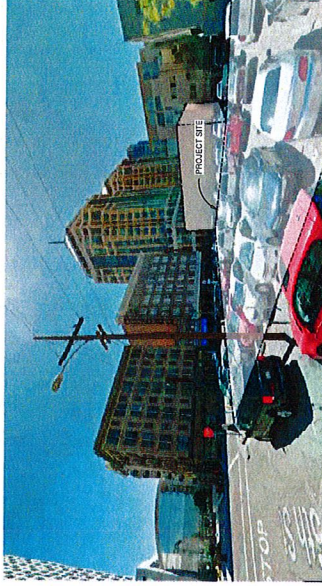
JOB NO. 15024
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SHEET NO.

A004



VIEW FROM SOUTHWEST CORNER OF 15TH AND JEFFERSON ST, FACING EAST

PROJECT SITE



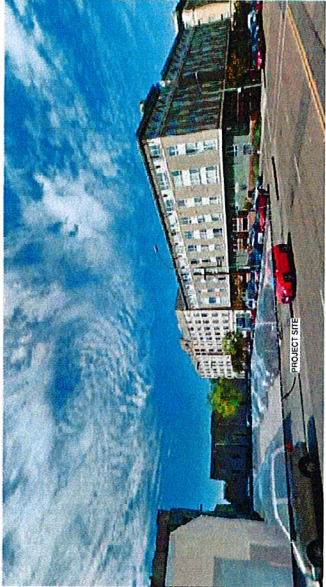
VIEW FROM NORTH WEST CORNER OF JEFFERSON AND 14TH ST, FACING NORTH EAST TOWARDS 15TH STREET

PROJECT SITE



VIEW FROM JEFFERSON ST - FACING SOUTHWEST TOWARDS 15TH STREET

PROJECT SITE



VIEW OF PROJECT SITE FROM JEFFERSON STREET FACING WEST



VIEW FROM 15TH STREET, FACING EAST TOWARDS JEFFERSON ST

PROJECT SITE

SITE PHOTOGRAPHS

SHA

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REVISION TITLE
RENDERINGS

STATUS
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FORM NO. 15024
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SHEET NO.

A005



VIEW FROM JEFFERSON AND 5TH STREET PLAZA 1

Sh

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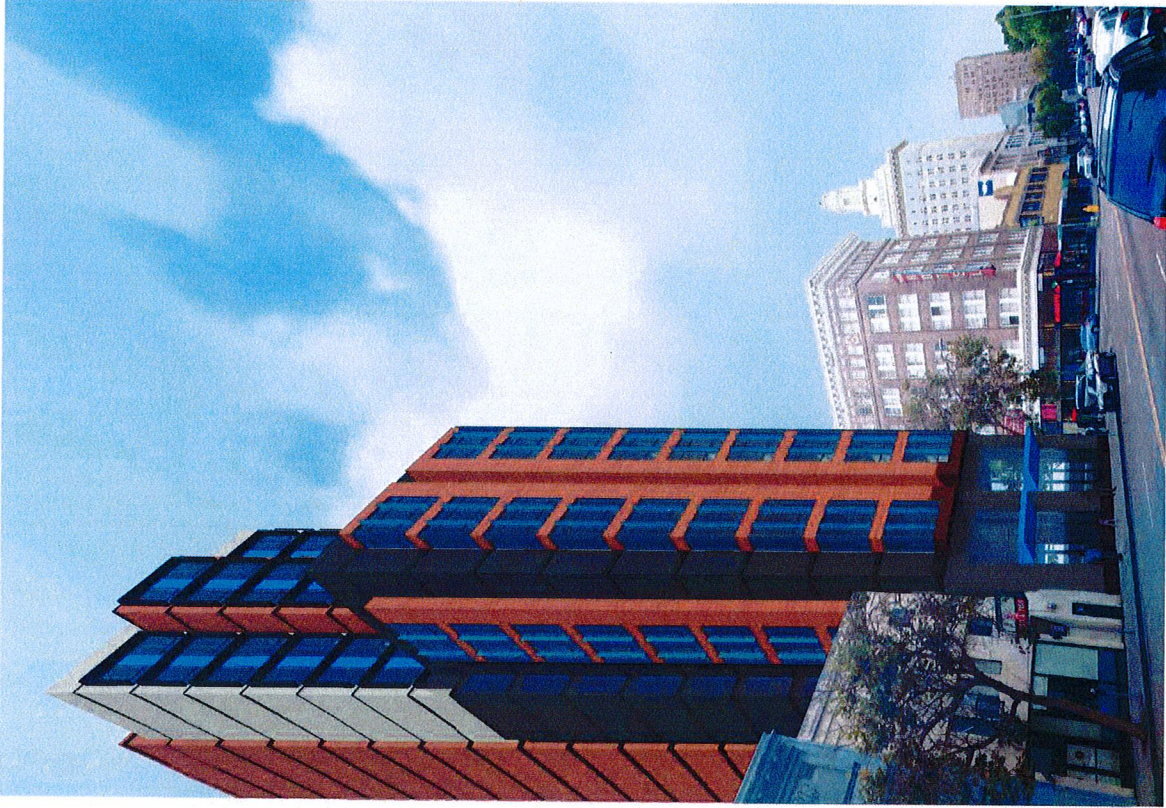
NO.	DATE	ISSUE

DRAWING TITLE
RENDERINGS

STATUS
DRC SUBMITTAL AUG 21, 2018

SCALE
DRAWN BY
SHEET NO.

A006



VIEW FROM 14TH AND JEFFERSON 1

SA

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OAKLAND, CA 94612



DATE: 08/31/16

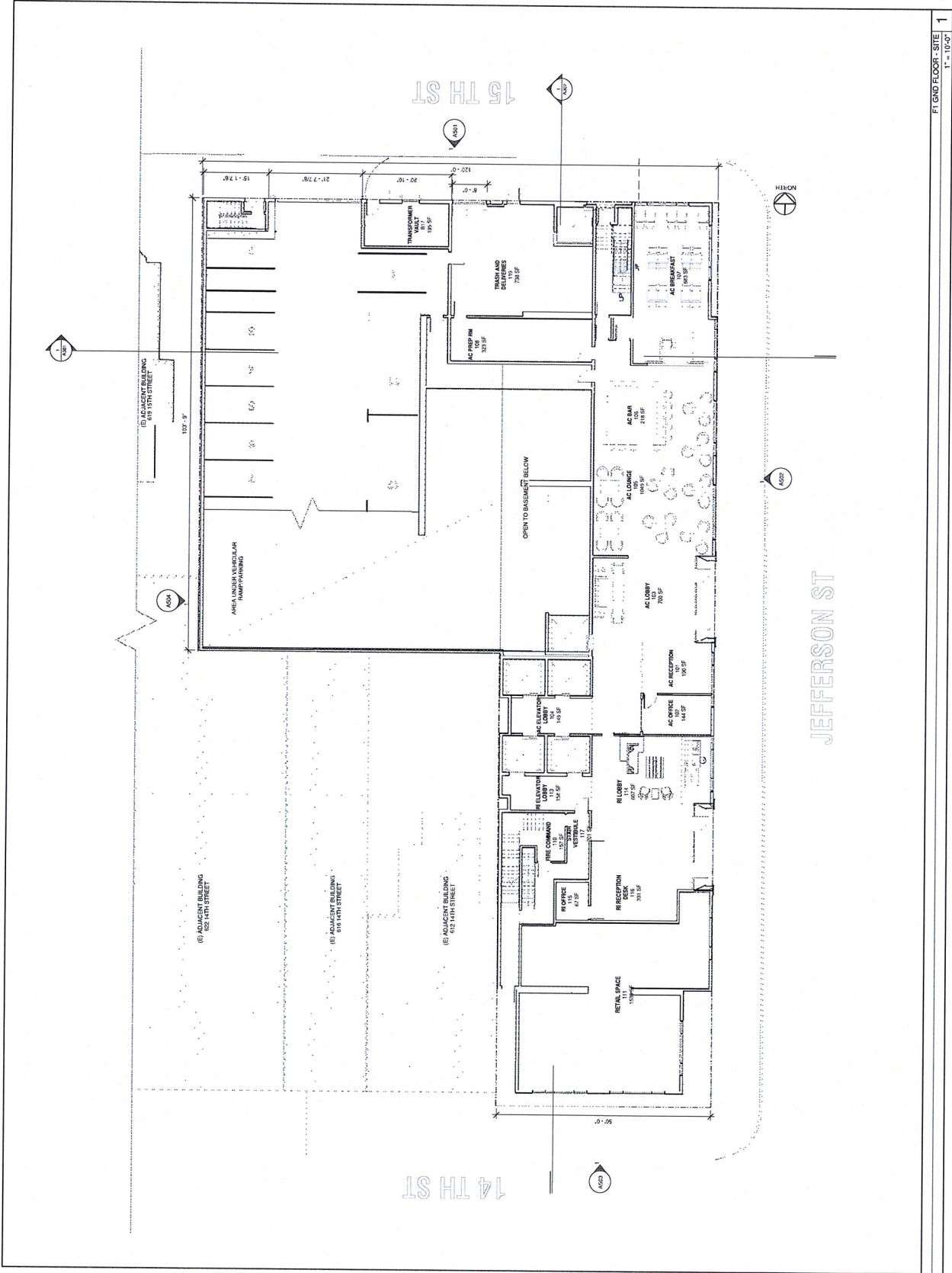
NO. DATE ISSUE

DRAWING TITLE
SITE PLAN

STATUS
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A101



GROUND FLOOR SITE PLAN 1



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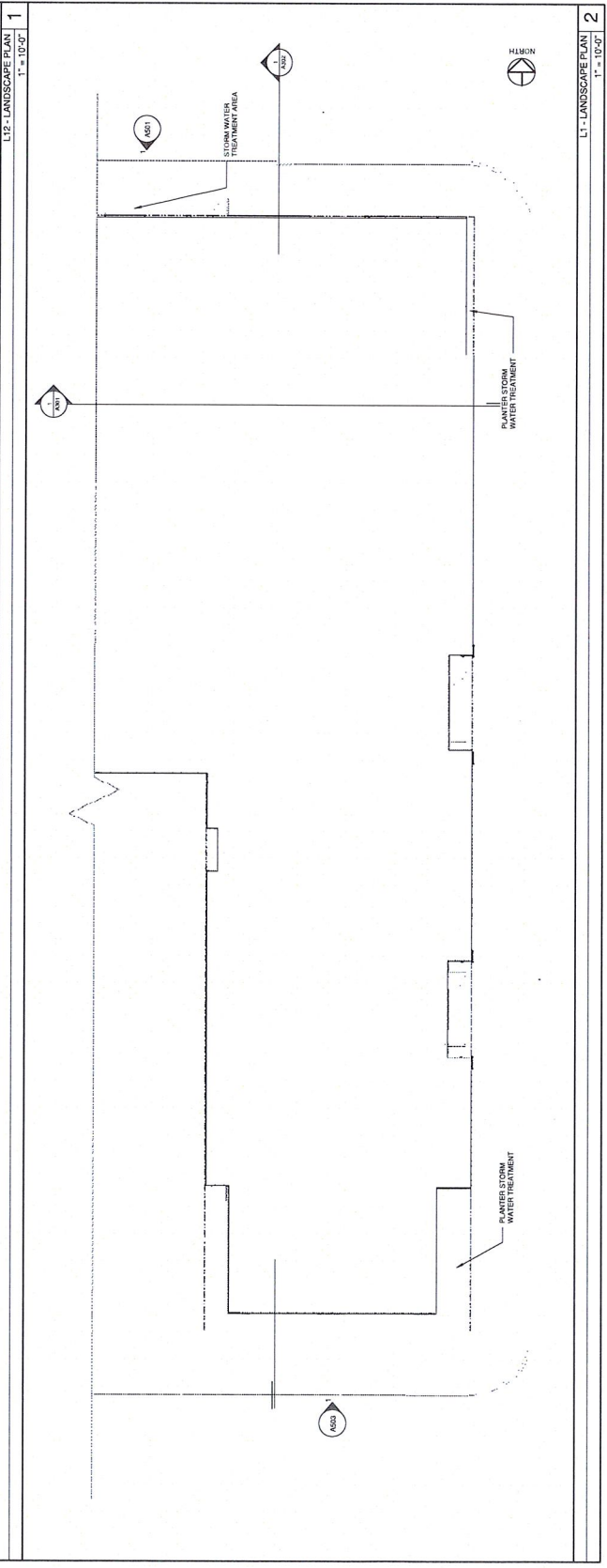
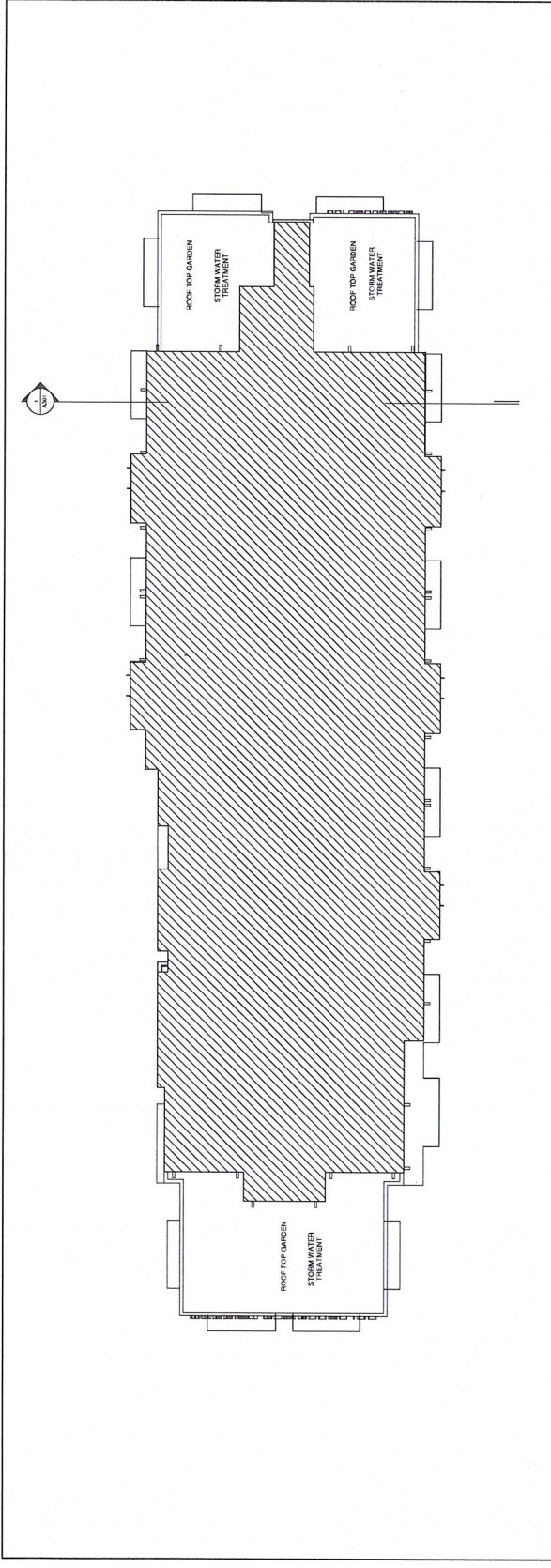
NO. DATE ISSUE

DRAWING TITLE
LANDSCAPE PLAN

STATUS
DRC SUBMITTAL AUG 31, 2016

JOB NO. 15024
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A102





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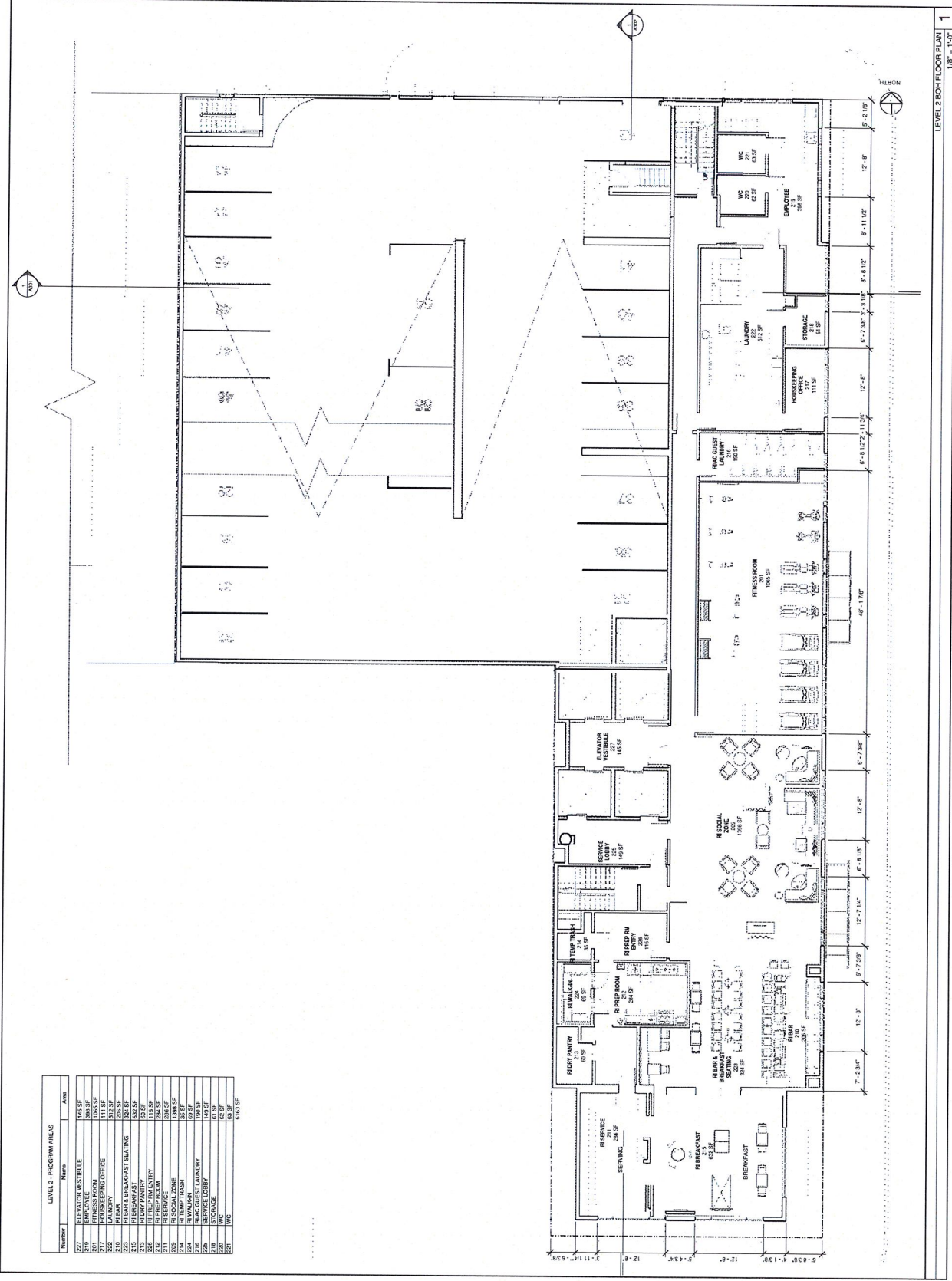
NO. DATE ISSUE

DRAWING TITLE
LEVEL 2 BOH

STATUS
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JOB NO. 15024
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A202



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DATE: 10/11/16

ISSUE: 1

DRAWING TITLE: TYPICAL FLOOR PLAN LV 5-11

STATUS: DRC SUBMITTAL AUG 31, 2016

JOB NO.: 15024

DRAWN BY: Author

SHEET NO.:

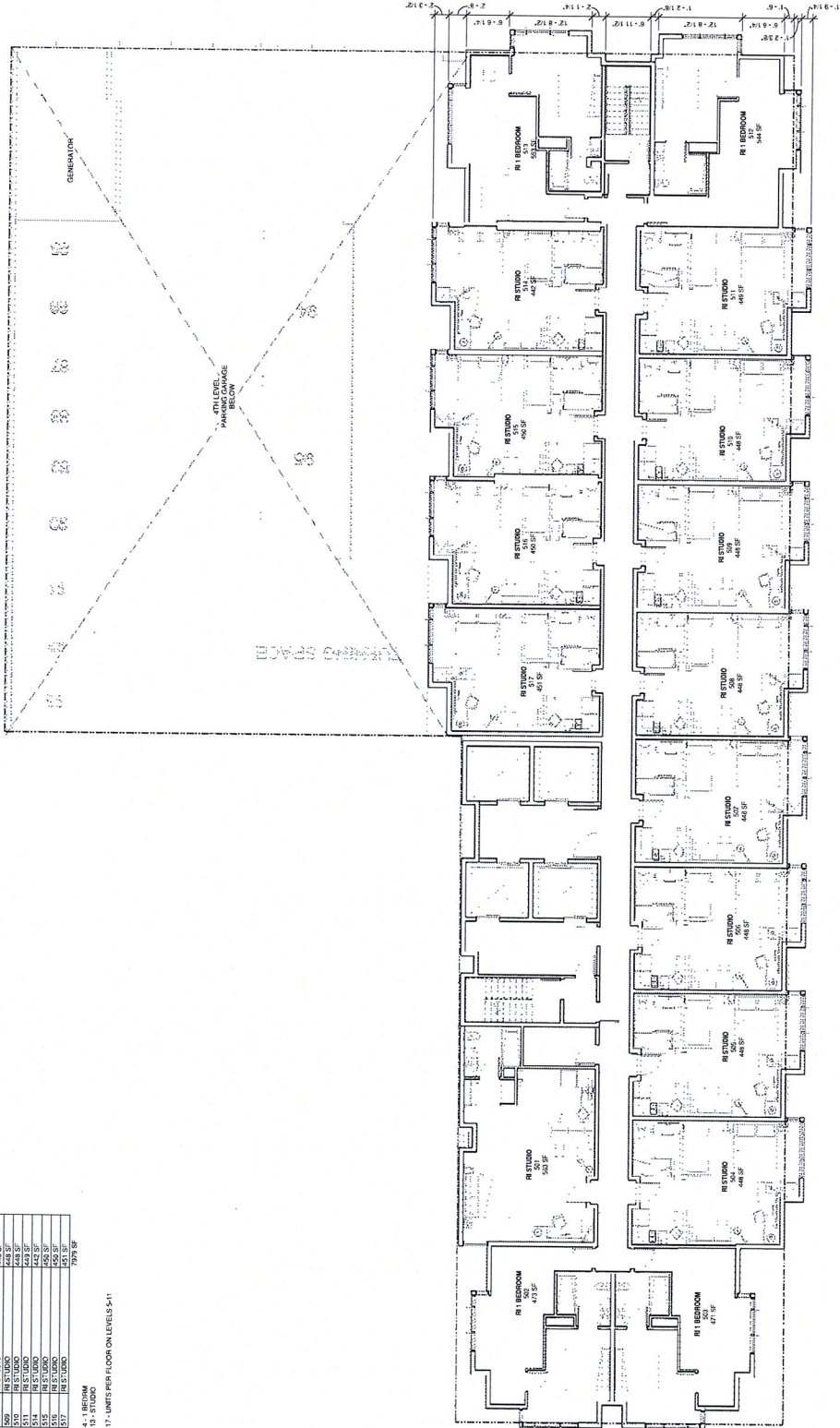
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700	R1 BEDROOM	500 SF

4 - 1 BEDROOM

13 - STUDIO

17 - UNITS PER FLOOR ON LEVELS 5-11



GUESTROOM LEVEL 5-11 1
1/8" = 1'-0"



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TYPICAL FLOOR PLAN LV 12-18

STATUS
DRC SUBMITTAL AUG 31, 2016

JOB NO. 15024
DRAWN BY EG
SHEET NO.

A205

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1218	AC-00	1442 SF
1219	AC-00	1442 SF
1220	AC-00	1442 SF
1221	AC-00	1442 SF
1222	AC-00	1442 SF
1223	AC-00	1442 SF
1224	AC-00	1442 SF
1225	AC-00	1442 SF
1226	AC-00	1442 SF
1227	AC-00	1442 SF
1228	AC-00	1442 SF
1229	AC-00	1442 SF
1230	AC-00	1442 SF
1231	AC-00	1442 SF
1232	AC-00	1442 SF
1233	AC-00	1442 SF
1234	AC-00	1442 SF
1235	AC-00	1442 SF
1236	AC-00	1442 SF
1237	AC-00	1442 SF
1238	AC-00	1442 SF
1239	AC-00	1442 SF
1240	AC-00	1442 SF
1241	AC-00	1442 SF
1242	AC-00	1442 SF
1243	AC-00	1442 SF
1244	AC-00	1442 SF
1245	AC-00	1442 SF
1246	AC-00	1442 SF
1247	AC-00	1442 SF
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1288	AC-00	1442 SF
1289	AC-00	1442 SF
1290	AC-00	1442 SF
1291	AC-00	1442 SF
1292	AC-00	1442 SF
1293	AC-00	1442 SF
1294	AC-00	1442 SF
1295	AC-00	1442 SF
1296	AC-00	1442 SF
1297	AC-00	1442 SF
1298	AC-00	1442 SF
1299	AC-00	1442 SF
1300	AC-00	1442 SF



TYPICAL AC LEVEL (LEVEL 12-18)
1
18" = 1'-0"

13- DOUBLE GREENS
5 - KING
15- UNITS PER FLOOR ON LEVELS 12-18

SHA

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OAKLAND, CA 94612



DATE: 08/31/2016

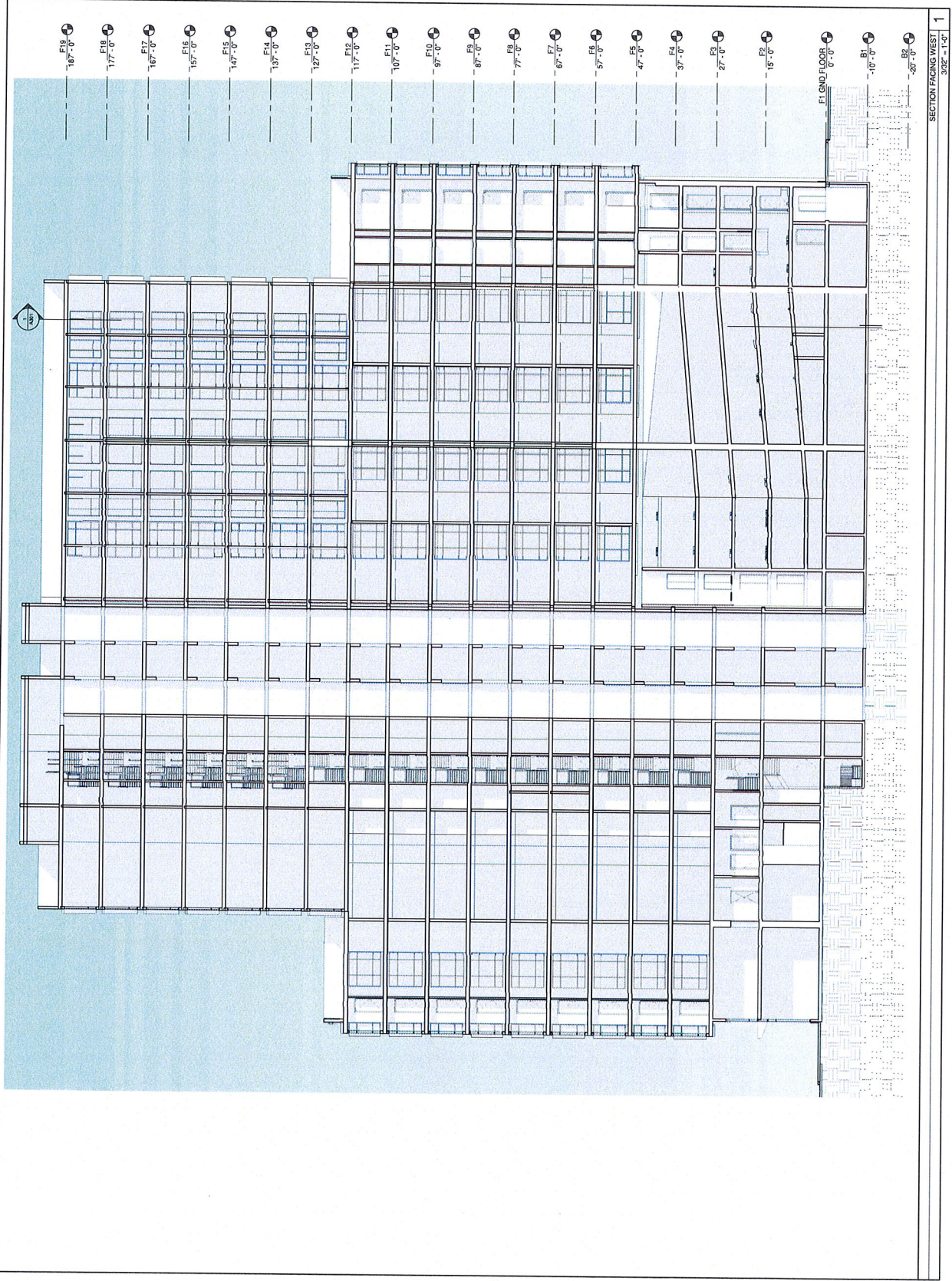
NO. DATE ISSUE

DRAWING TITLE
SECTION FACING WEST

STATUS
DRC SUBMITTAL AUG 31, 2016

JOB NO. 15024
DRAWN BY Author
SHEET NO.

A302



SECTION FACING WEST 1
3/32" = 1'-0"

SA

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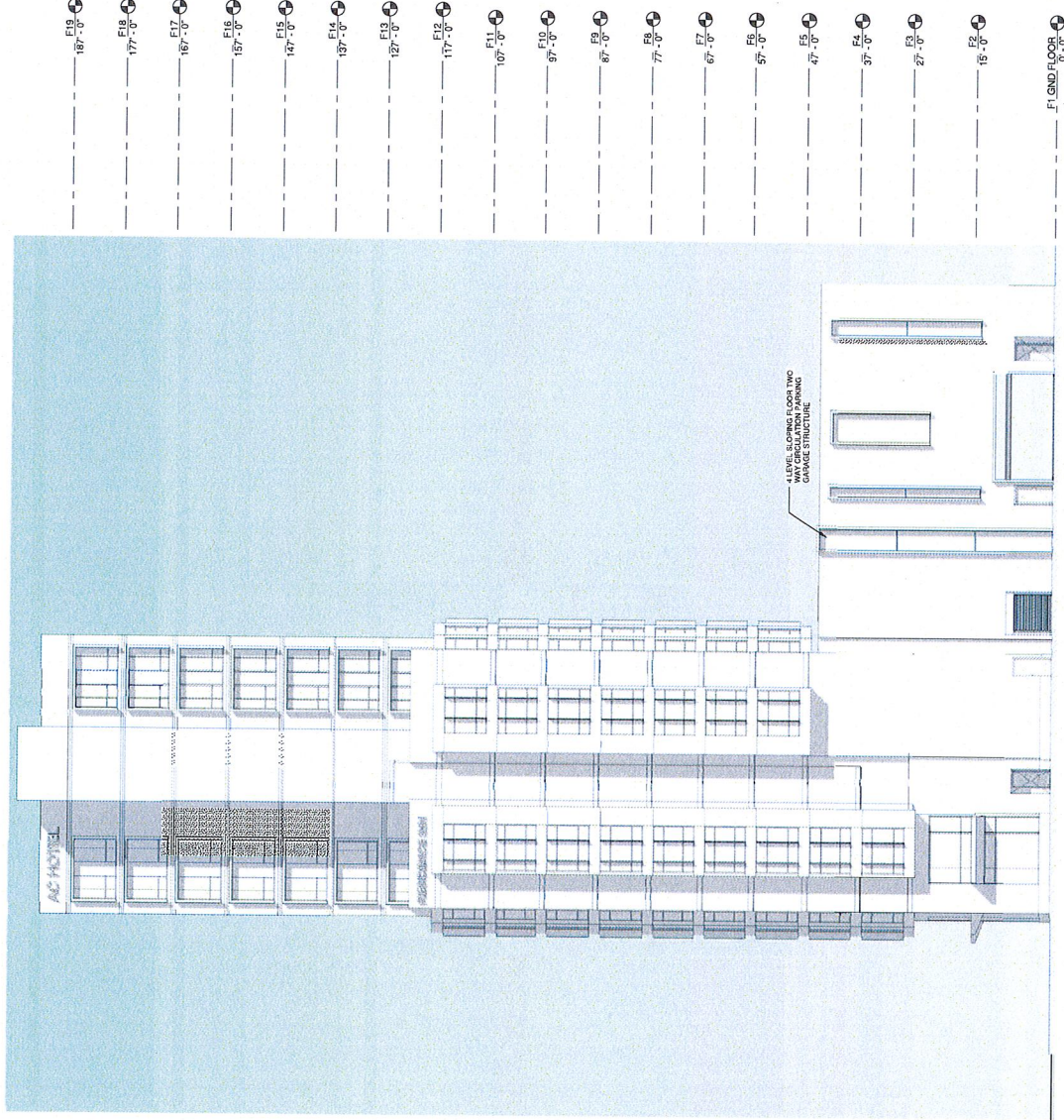
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DRAWING TITLE
NORTH ELEVATION - 15TH ST

STATUS
DRC SUBMITTAL AUG 31, 2015

JOB NO. 15024
DRAWN BY AJW/JW
SHEET NO.

A501



- F18 187'-0"
- F18 177'-0"
- F17 167'-0"
- F16 157'-0"
- F15 147'-0"
- F14 137'-0"
- F13 127'-0"
- F12 117'-0"
- F11 107'-0"
- F10 97'-0"
- F9 87'-0"
- F8 77'-0"
- F7 67'-0"
- F6 57'-0"
- F5 47'-0"
- F4 37'-0"
- F3 27'-0"
- F2 15'-0"
- F1 GND FLOOR 0'-0"

NORTH ELEVATION - 15TH ST
3/32" = 1'-0"

SH

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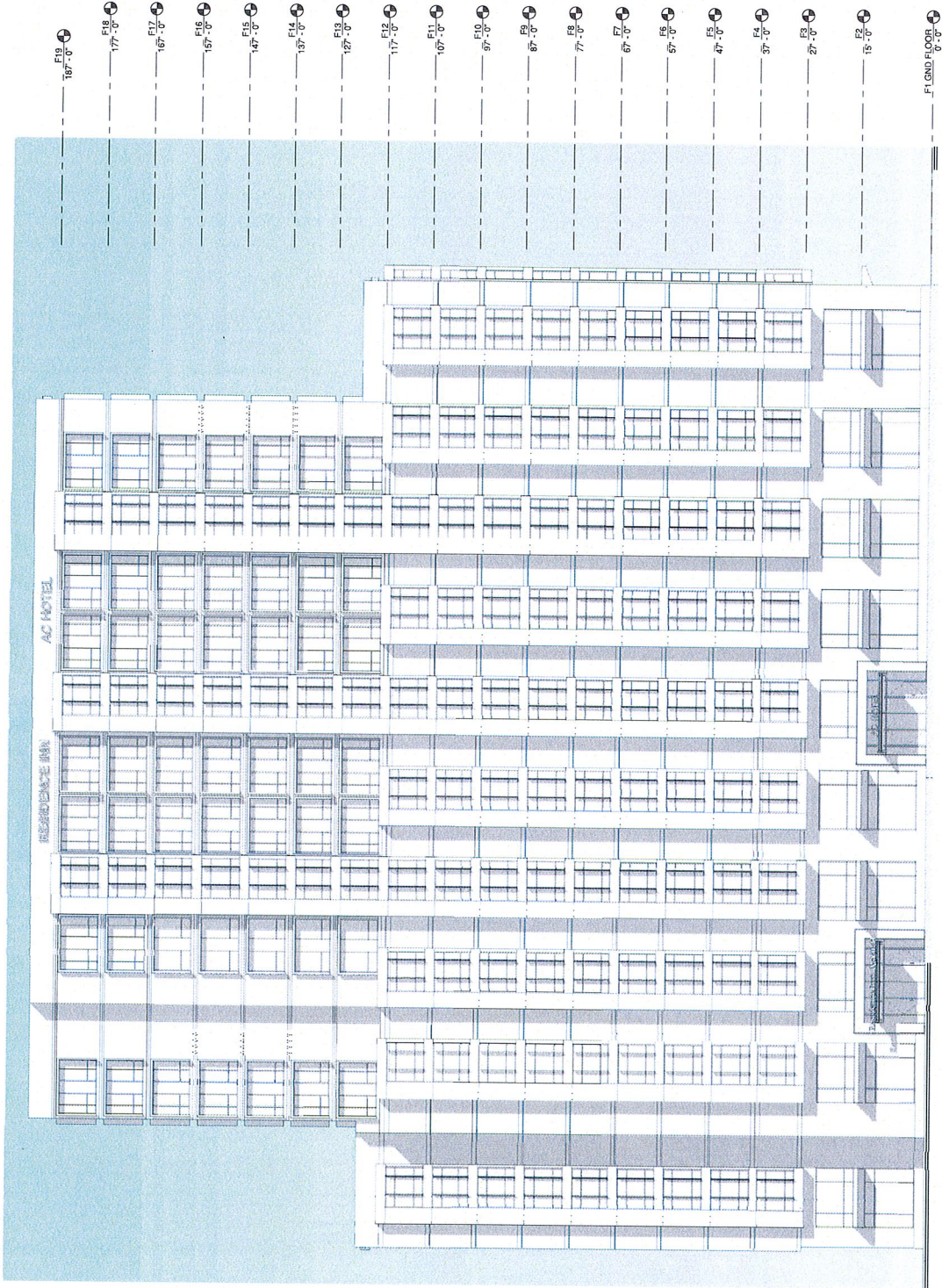
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DRAWING TITLE
EAST ELEVATION

STATUS
DRC SUBMITTAL AUG 31, 2015

JOB NO. 15024
DRAWN BY PAULIP
SHEET NO.

A502



EAST ELEVATION - JEFFERSON ST
302 x 130 | 1

SHA

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DATE: 08/31/2016

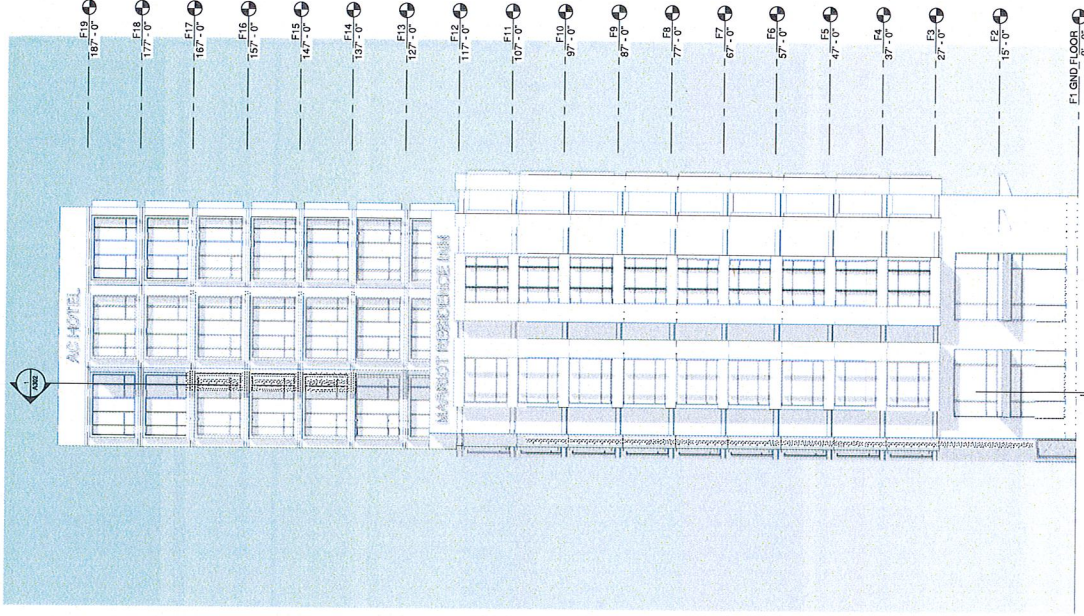
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DRAWING TITLE
SOUTH ELEVATION

STATUS
PRC SUBMITTAL AUG 31, 2016

JOB NO. 15024
DRAWN BY Author
SHEET NO.

A503



SOUTH ELEVATION 1
3/8" = 1'-0"

SA

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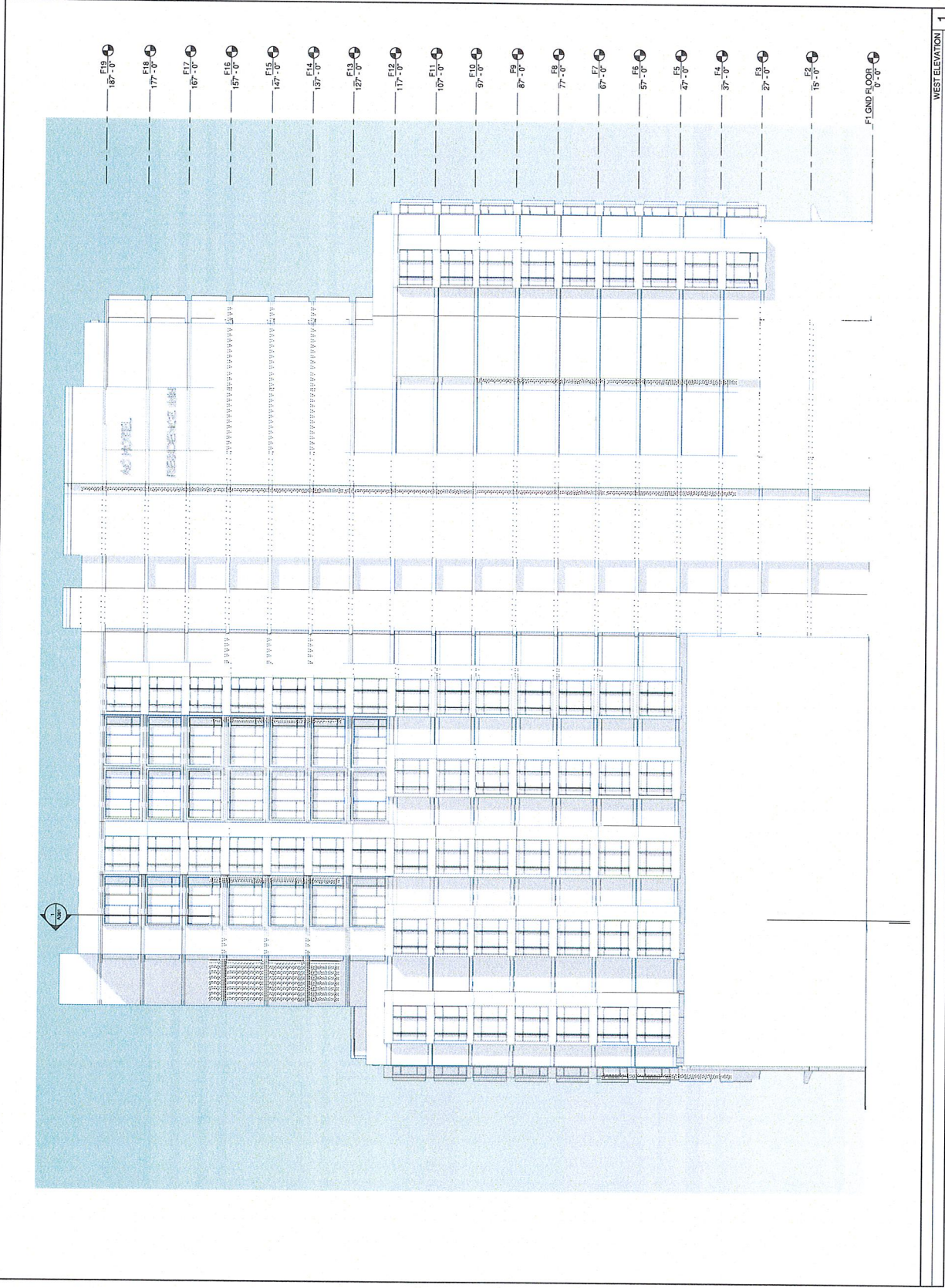
NO. DATE ISSUE

DRAWING TITLE
WEST ELEVATION

STATUS
DRC SUBMITTAL AUG 31, 2016

JOB NO. 15024
DRAWN BY Author
SHEET NO.

A504



WEST ELEVATION 1
3/32" = 1'-0"