

dannan development llc
MODERN HOMES. TIMELESS STYLE.

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info@dannan.co 831 588 7615

ATT: ALAMEDA PLANNING DEPARTMENT
RE: 1435 WEBSTER ST - AMENDMENT OF CONDITIONS OF APPROVAL

We have applied for an amendment to the conditions of approval for the above project, related to the universal design section, condition 6.

As currently worded this condition calls for "An accessible Route of travel with a minimum 42" wide hallway to all bedrooms, living rooms, kitchens, and bathrooms."

However, following more detailed market research we have come to the conclusion that the project stands a greater chance of viability if we were able to offer buyers a variety of different style units including several townhome style units, which are very popular with buyers in the current market.

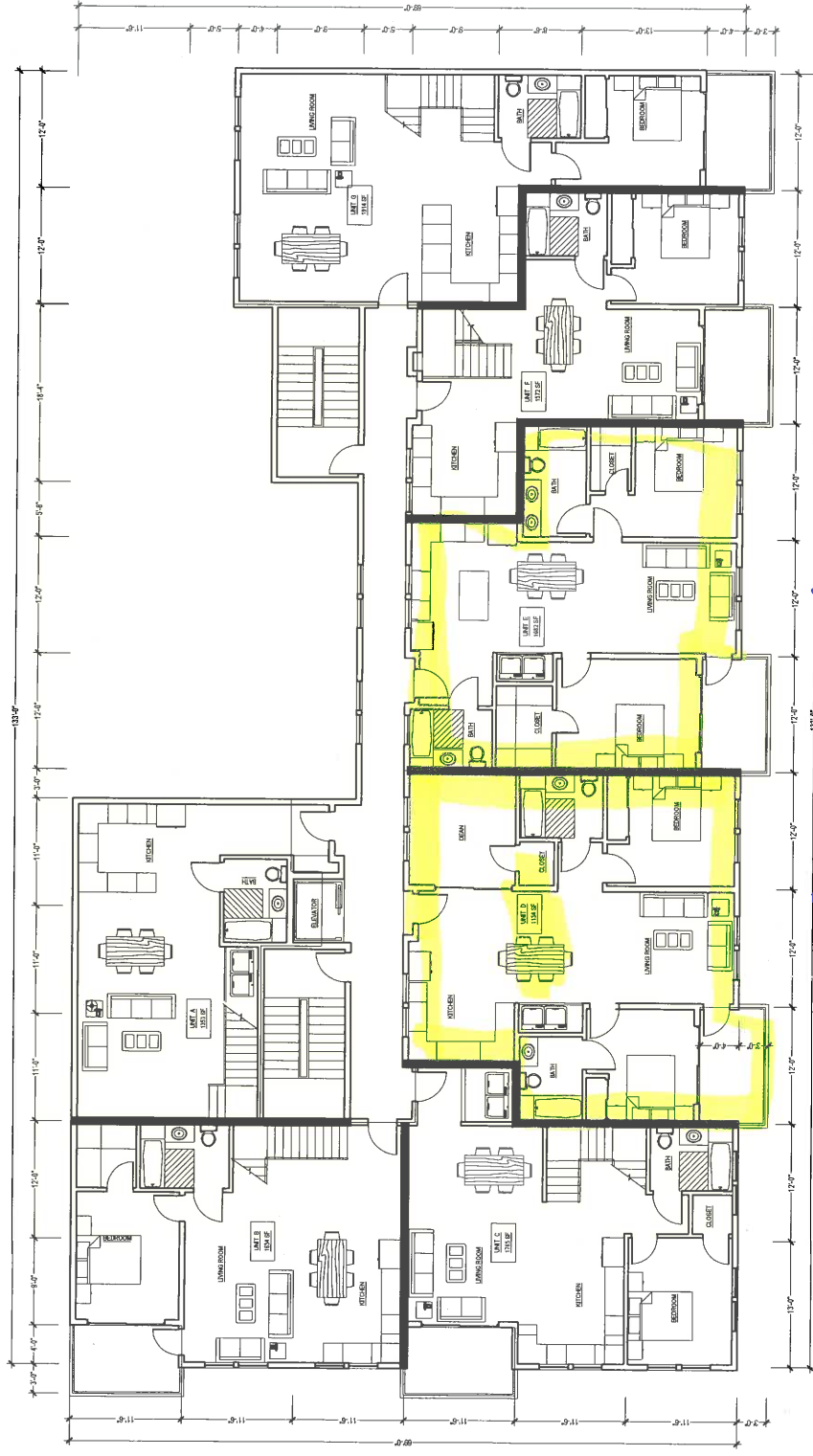
Therefore we are asking the planning board to revise this section to provide for "An accessible Route of travel with a minimum 42" wide hallway to 30% of the bedrooms, kitchens, and bathrooms."

As worded the current condition conflicts with the approved plans, which include one townhome style unit. The requested amendment would still ensure that the project provides more accessible units than current zoning requirements, and is in line with the zoning changes currently being drafted by the planning department.

The updated plans include only minor exterior changes - some of which were necessitated by the fact that the approved plans contained some discrepancies between the interior layout and exterior facade. The other minor elevations include improvements to the rear elevation including the addition of a deck on the 3rd floor in the unit next to the elevator.

Sincerely,


Andy Goldberg



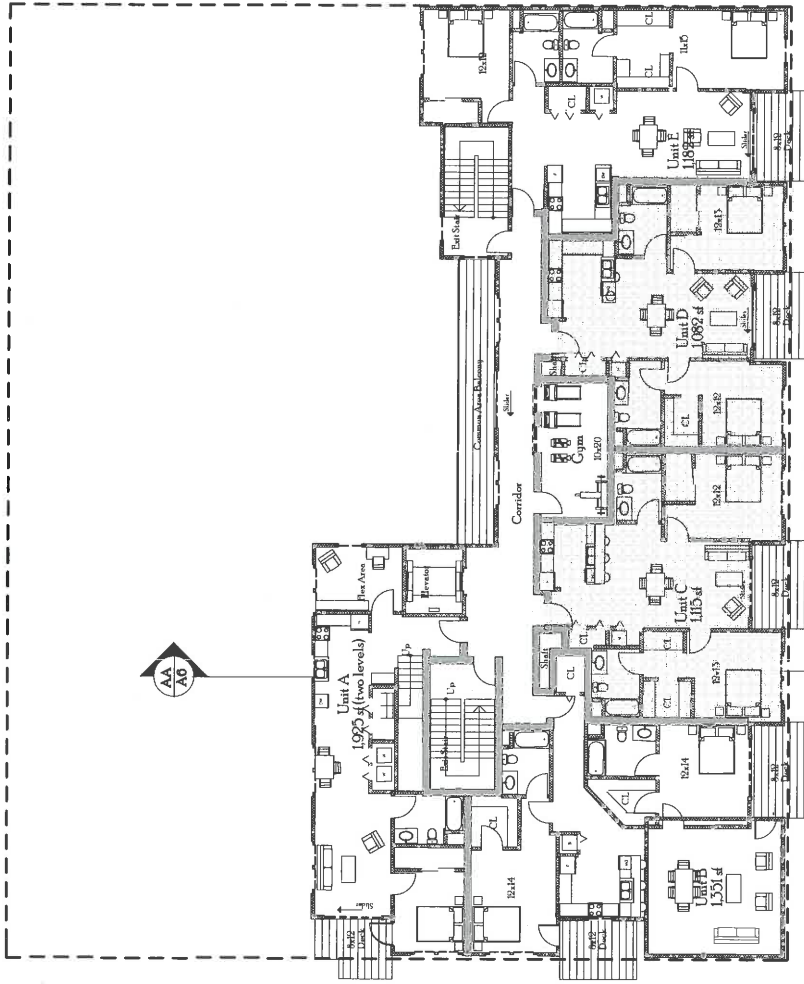
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SECOND FLOOR PLAN
SCALE 1/8" = 1'-0"

REVISED PLAN (2017)



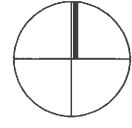
REVISED PLAN (2017)



Second Level Affordable Housing Plan

1/8" = 1'0"

2 Affordable Units
Proposed Tenure: Sale
Size: 1,115 sf and 1,082 sf
Layout: 2 Bed, 2 Bath
Income Level: Moderate

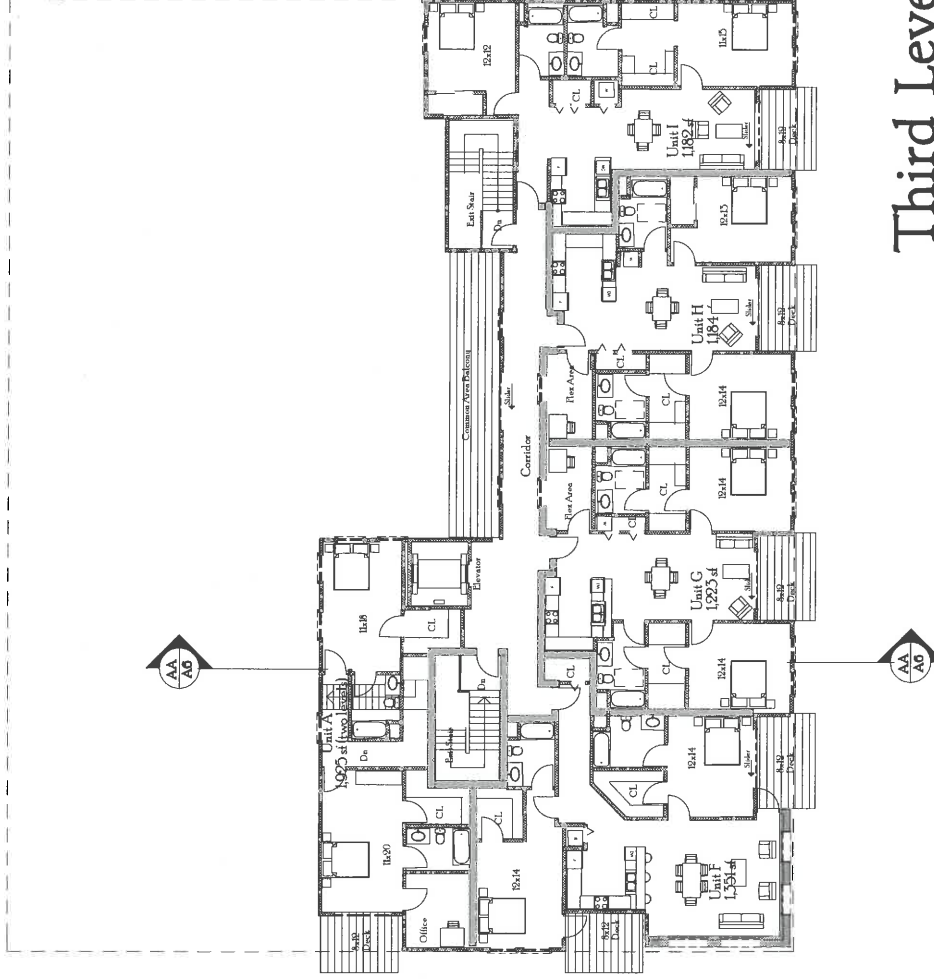


North
A1A
3116

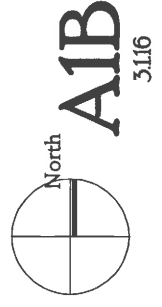
1435 Webster Street

Alameda, California

2016 PLAN



Third Level
1/8" = 1'0"



1435 Webster Street

2016 PLAN