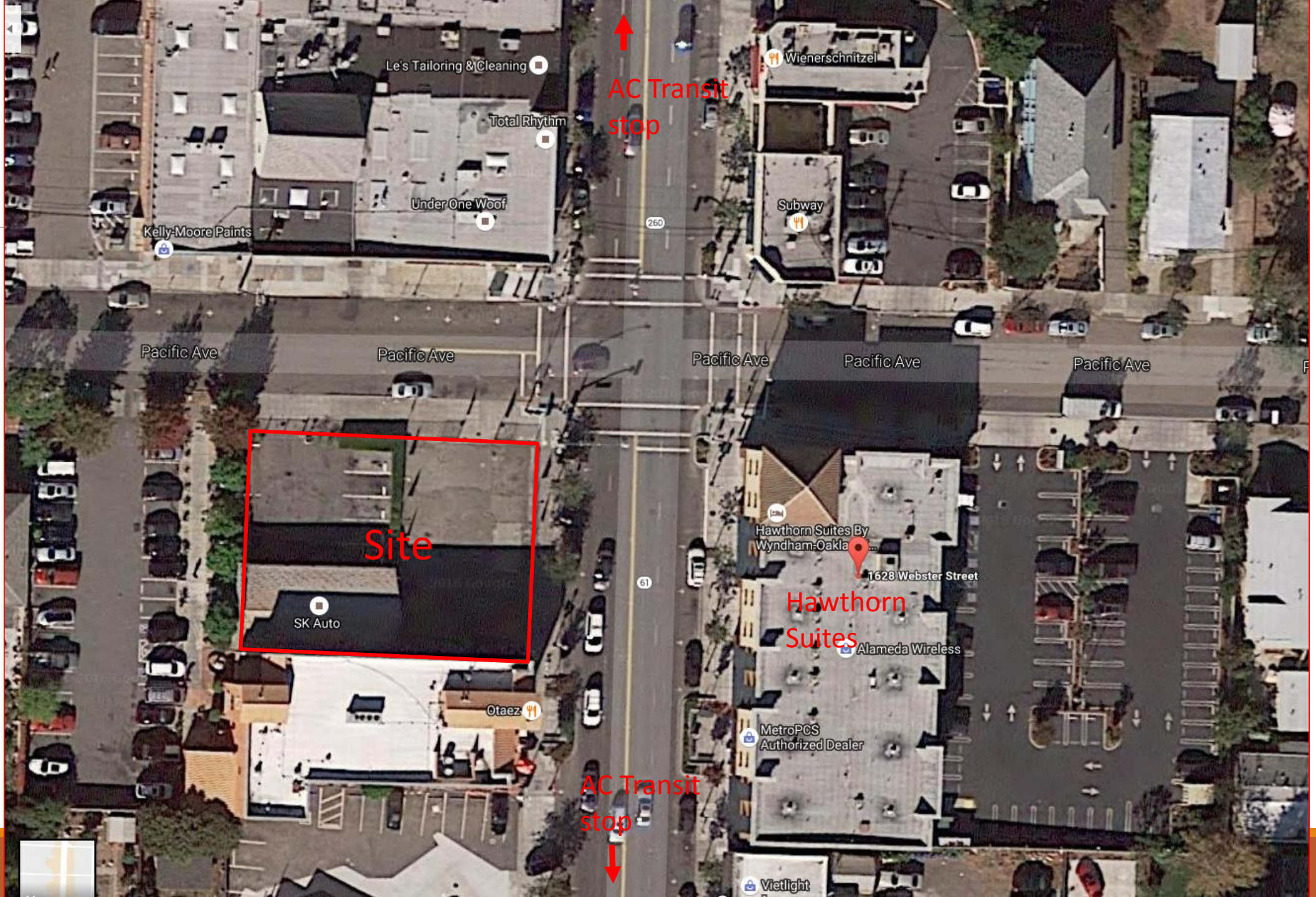




1629 Webster Street

DESIGN REVIEW, USE PERMIT, & ZONING TEXT AMENDMENT

PLN16-0185





November 14, 2016 Study Session

Planning Board directed the applicant to address the following items pertaining to the architecture, site design, use permit, parking, and interior spaces

1. Additional articulation and window depth on the building elevations.
2. Details for awnings, building cornice, stucco spandrels, and windows.
3. Color and materials board.
4. Community space on the ground floor for the tenants to interact with the surrounding community.
5. Adequate room for the trash enclosure and utilities.
6. Leased parking for the life of the project.
7. Designate the leased parking spaces.
8. Additional ADA parking spaces.
9. Additional transit passes for the project.
10. Annual reporting program for the transportation and parking plan.
11. Flexibility for the future use of the property.



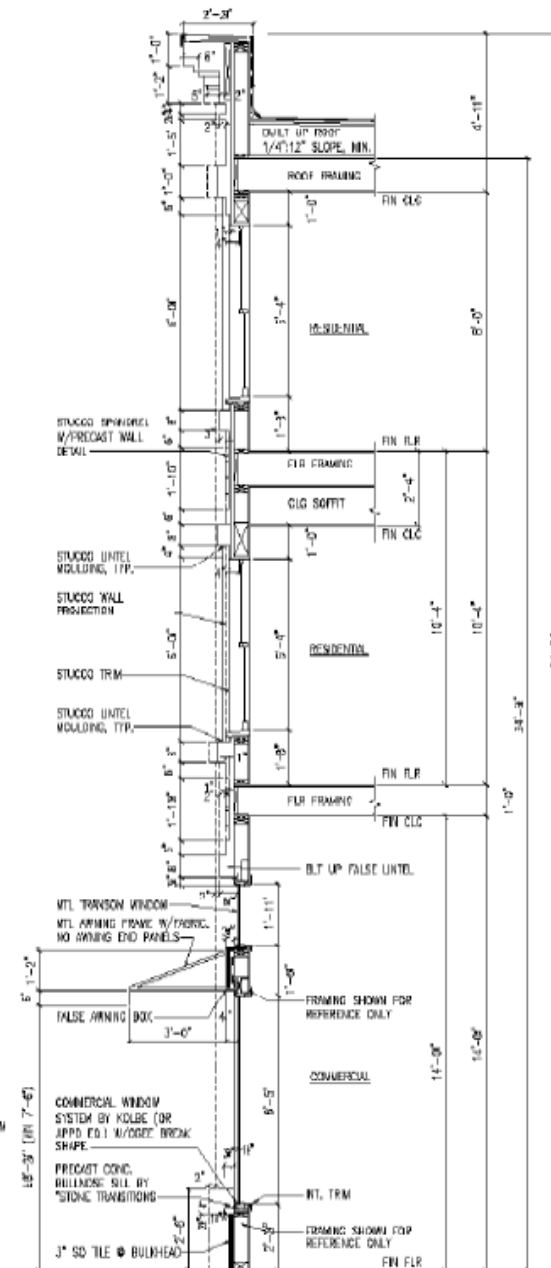
Webster Street
Elevation



Pacific Avenue
Elevation

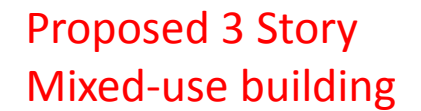


1 PARTIAL ELEVATION
1/8"=1'-0"

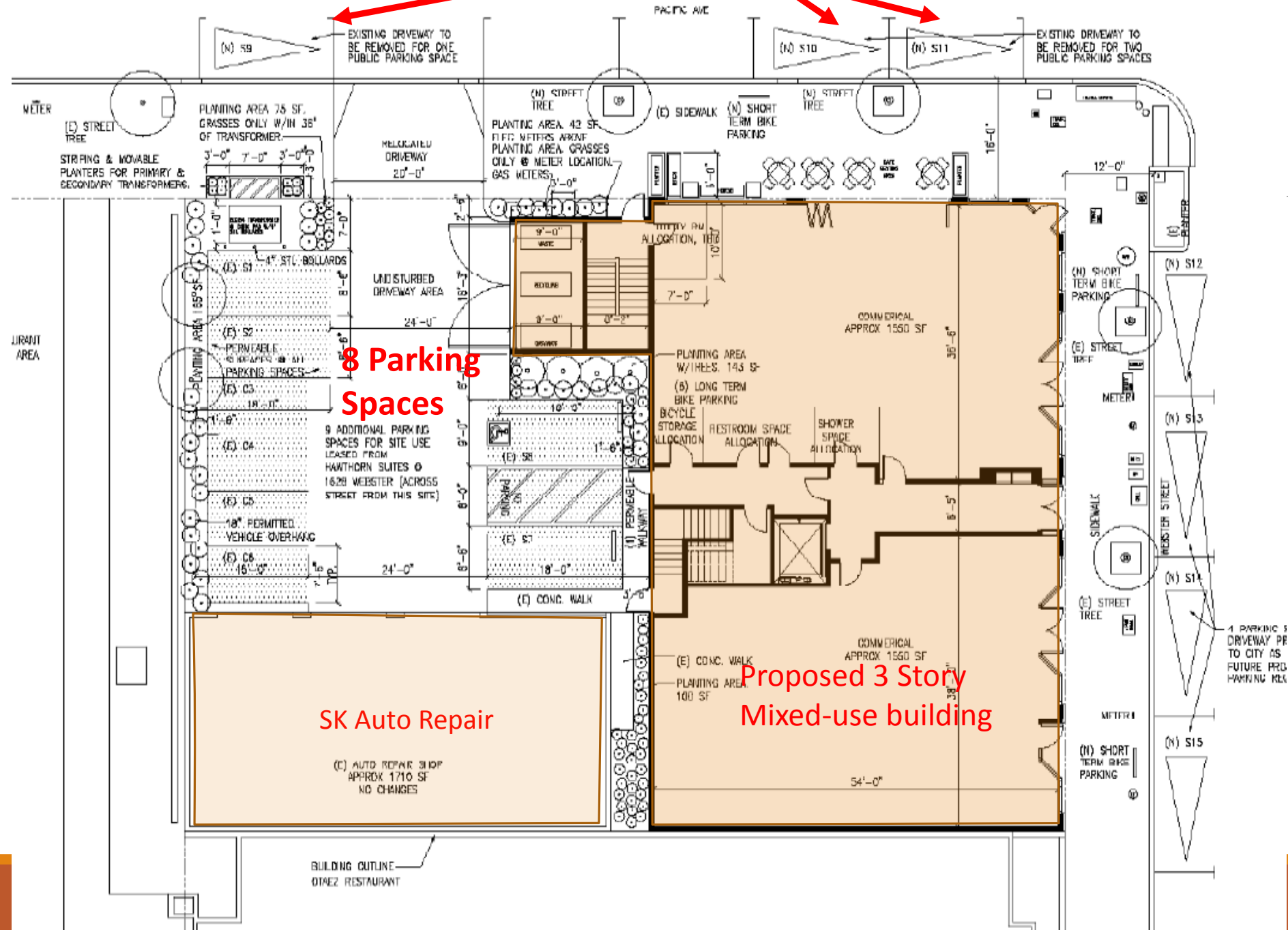


1 PARTIAL SECTION
1/8"=1'-0"

Outdoor seating



3 new on-street parking spaces



8 Parking Spaces

SK Auto Repair

Proposed 3 Story Mixed-use building

9 Leased Spaces at The Hawthorne Suites Parking Lot

Zoning Text Amendment to Commercial Districts

- Consolidate the definitions of boarding house, lodging house, rooming house and single room occupancy.
- Allow Boarding Houses above the ground floor in the C-1, C-2, and C-C commercial districts with use permit approval.
- The mixed use commercial districts support residential uses above ground floor retail.
- Commercial Districts are pedestrian oriented and served by public transit.

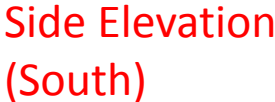


Recommendation

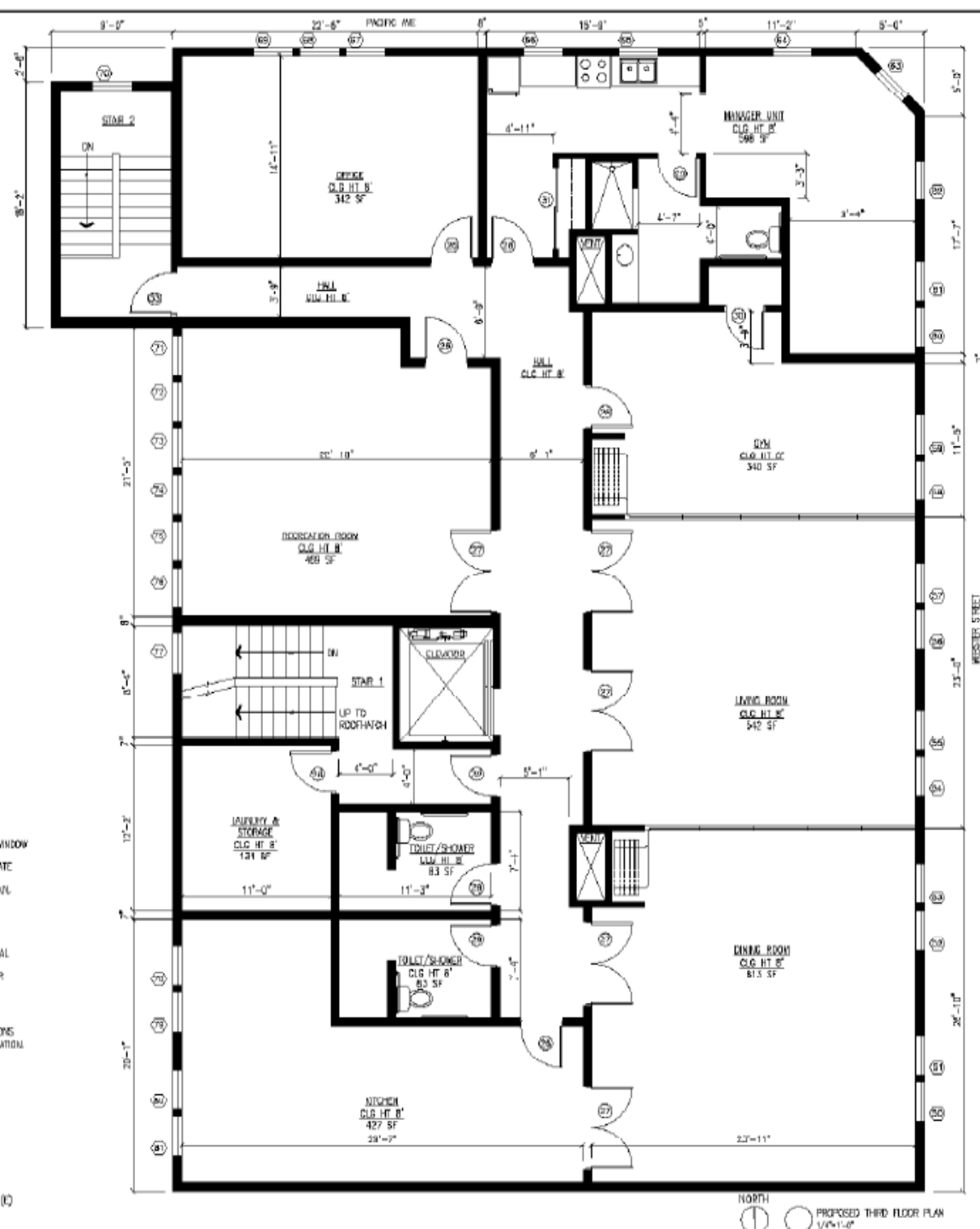
1. Recommend that the City Council approve the AMC amendments as shown in Exhibit 4 and described above.
2. Approve Design Review and Use Permit amendment application PLN16-0185 to allow the construction of an approximately 14,300-square-foot three-story mixed-use building with ground floor retail and senior boarding house uses above, subject to approval of the AMC amendment by the City Council.

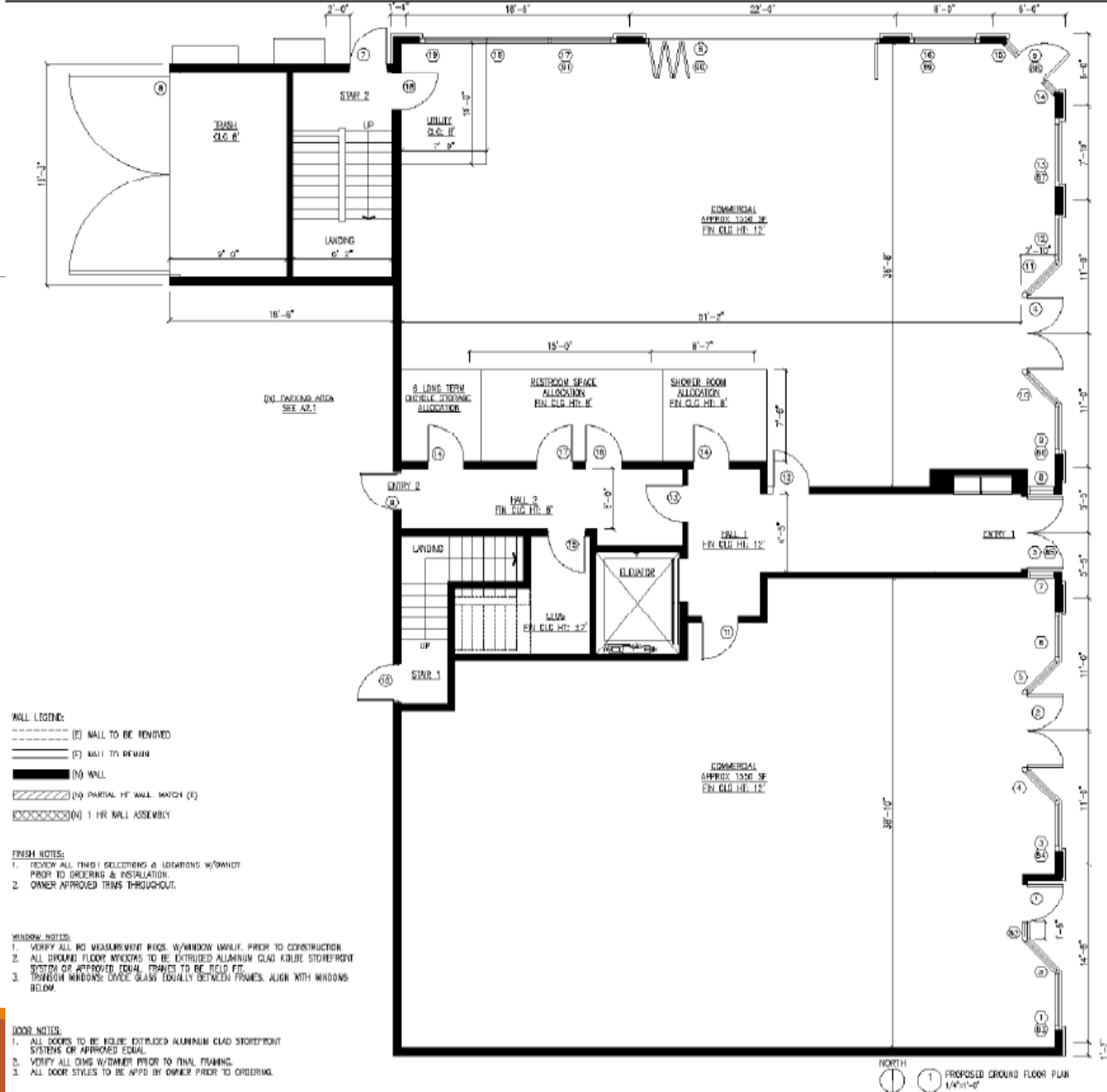
Proposal

- Design Review, Use Permit Amendment (UP06-0001), Zoning Text Amendment.
- 14,300 sq. ft. three story mixed use building
- 5,000 square feet of ground floor retail
- 9,300 square foot senior boarding house located on 2nd and 3rd floors.
- Tenants are 62 years or older per AMC.
- 12 rooms with up to 16 beds.
- 1 manager's unit
- Centralized commercial kitchen, dining area, living area, and gym
- Housekeeping, dining, and shuttle service
- 8 on-site parking spaces, 9 leased parking spaces, 3 on-street parking spaces

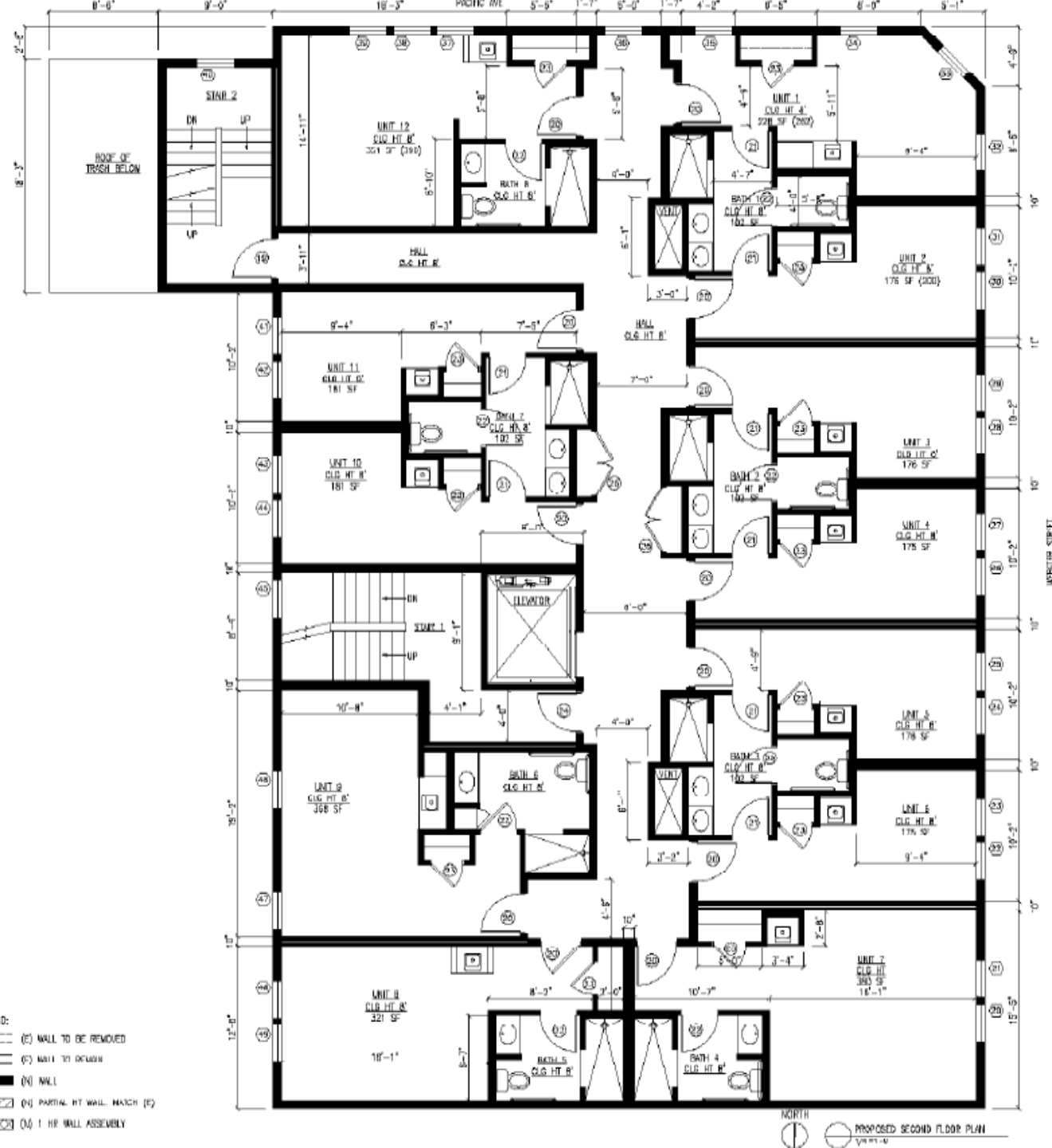


ALL MATCH (E)

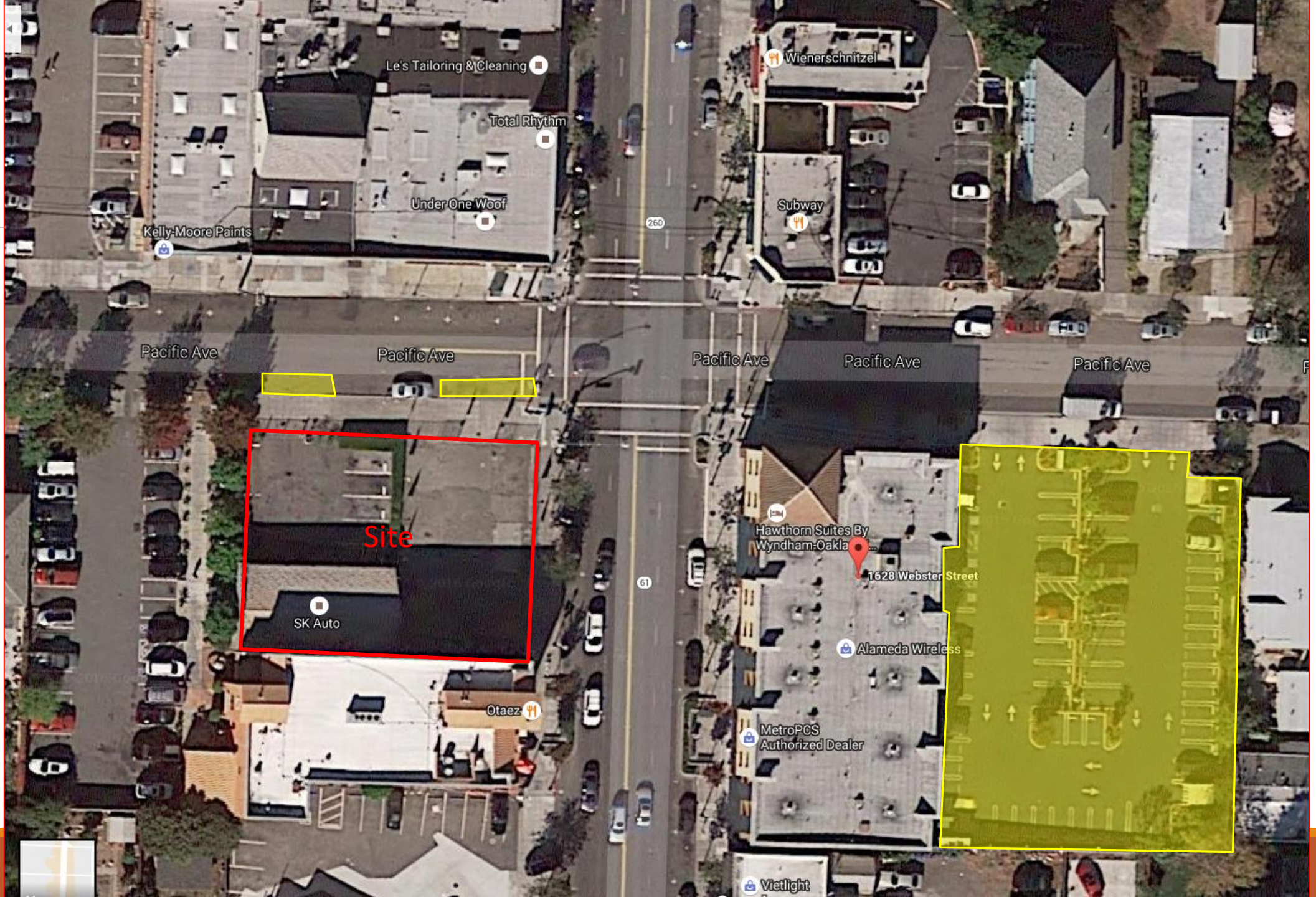




5,000 sq. ft.
Ground floor
retail



9,300 sq. ft.
Senior Boarding House



Le's Tailoring & Cleaning

Total Rhythm

Under One Woof

Kelly-Moore Paints

Wiener Schnitzel

Subway

260

Pacific Ave

Pacific Ave

Pacific Ave

Pacific Ave

Pacific Ave

Site

SK Auto

Otaez

Hawthorn Suites By
Wyndham-Oakland

1628 Webster Street

Alameda Wireless

MetroPCS
Authorized Dealer

Vietlight

PACIFIC AVENUE

WEBSTER STREET

EXISTING 3-STORY



**HAWTHORN
SUITES
LTD.**

LOCATION IN BUILDING OF SPA

SITE PLAN

© 2000 Blackwell Science Ltd *Journal of Internal Medicine* 247: 111–117





Le's Tailoring & Cleaning

Total Rhythm

Under One Woof

Kelly-Moore Paints

Wienerschnitzel

Subway

Pacific Ave

Pacific Ave

Pacific Ave

Pacific Ave

Pacific Ave

8

SK Auto

Hawthorn Suites By
Wyndham-Oakland

1628 Webster Street

9

Alameda Wireless

MetroPCS
Authorized Dealer

Otaez

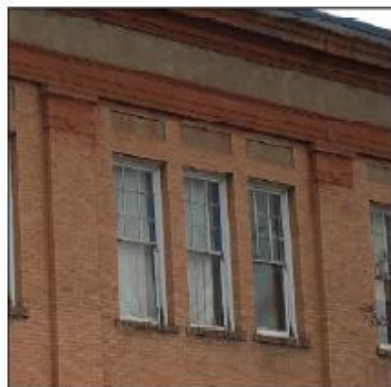
Vietlight

Parking Exception

- The project is deed restricted to occupancy by senior citizens.
- Provide annual AC Transit Passes for distribution to the residents and employees.
- Webster Street is a major public transit corridor, with existing bus stops located within one block of the facility.
- Retail services located within easy walking distance of the facility.
- Provide an on-site shuttle service for tenants.
- The project is constructing three (3) new on-street parking spaces for use by the general public.



○ CORNICE DETAIL BLOCK EXAMPLE



○ COLUMN, LINTEL & SPANDREL EXAMPLES



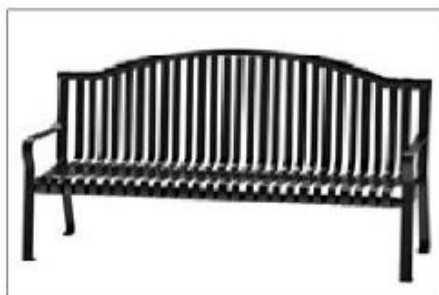
○ RESIDENTIAL WINDOW STYLE



○ PRECAST PLASTER WALL DETAIL



○ "BLADE" SIGN



○ CAFE BENCH



○ WEBSTER STREET BIKE RACK



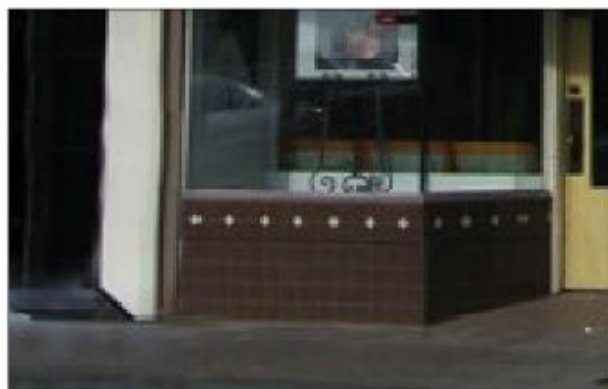
○ SIDEWALK PLANTER



○ TRANSOM WINDOW EXAMPLE



○ LIGHT FIXTURE



○ TILE PLUSHHEAD



○ TYPICAL FIXED AWNING



○ ACCORDION STYLE COMMERCIAL DOORS



○ STOREFRONT DOORS