

Case File Number: PLN18-088-R01

May 12, 2021

Location:	2715 Adeline Street (See map on reverse)
Assessor’s Parcel Number:	005-0446-001-01; 005-0446-001-02; 005-0446-008-01
Proposal:	Revision to floor plans and height of previously-approved project involving 91 Work-Live units and light industrial spaces.
Owner:	Oakland Lofts, LLC.
Applicant:	Owow – Jeremy Harris (858) 449-5270
Planning Permits Required:	Revision to floor plans and elevation of previously-approved Major Conditional Use Permit to create 91 Work-Live units and Design Review for a development project involving more than 25,000 square feet of non-residential floor area.
General Plan:	Business Mix
Zoning:	CIX-1A/1B/S-19
Environmental Determination:	A detailed CEQA Analysis prepared for this project concluded that the proposed project, separately and independently, satisfies each of the following CEQA provisions: 15183 – Projects consistent with a community plan, general plan, or zoning; 15183.3 – Streamlining for in-fill projects; and/or 15162 & 15164 – Addendum to the City of Oakland General Plan Land Use and Transportation Element (LUTE) (1998) and West Oakland Specific Plan (2014) EIRs. The CEQA Analysis document may be reviewed at the Planning Bureau offices at 250 Frank Ogawa Plaza, 2 nd Floor, Oakland CA 94612
Historic Status:	Not a Potential Designated Historic Property (PDHP); Survey Rating: D3 & *d3
City Council District:	3
Staff Recommendation:	Provide design comments and recommendations on revision to Project approved at the June 17, 2020 Planning Commission hearing;
Finality of Decision:	Revision subject to staff approval
For Further Information:	Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandnet.com

SUMMARY

O’Wow is requesting revision to the floor plans, elevations and height of a project previously-approved at the June 17, 2020 Planning Commission hearing, involving 91 Work-Live Units and light industrial spaces in a commercial/light-industrial zone at a 1.26-acre (54,972 square feet) site bounded by Adeline Street, Magnolia Street, and 26th Street.

The application was initially considered at the January 22, 2020 Planning Commission (PC) hearing and referred to the Design Review Committee (DRC) for further review, which occurred on March 4, 2020 prior to bringing it back to the full PC for approval on June 17, 2020.

The subject site is located within the West Oakland Specific Plan Area Commercial Industrial Mix CIX-1A (Business Enhancement), CIX-1B (Low Intensity Business) and S-19 Health and Safety Protection Combining Zones. Pursuant to Sections 17.73.015 and 17.36.040(D)(1), a Major Conditional Use Permit for Work/Live and Major Design Review are required for projects involving more than 25,000 square feet of non-residential floor area. The subject site is located in the “Business Mix” land use classification of the Oakland General Plan, which is intended to create, preserve and enhance areas of the City that are appropriate for a wide variety of businesses and related commercial and light/custom industrial establishments.

PROPERTY DESCRIPTION

The subject 1.26-acre (54,961 square feet) site is bounded by Adeline Street to the east, Magnolia Street to the west, and 26th Street to the north. Prominent uses and developments in the vicinity include McClymonds High School, Vincent Academy, and Sweet Maria’s Coffee Warehouse. There is a vacant red brick structure (formerly, the Coast Sausage Company) at the subject site that is intended to be demolished except for the front facade. The remainder of the site along Magnolia Street is vacant and fenced off with a chain-link fence.

PROJECT DESCRIPTION

The proposed project involves the demolition of the existing former Coast Sausage Company structure (with the exception of the front brick facade) in order to construct a new five-story, 91-unit Work/Live (122,600 square feet) and commercial/light industrial facility. The ground floor will have approximately 20,560 square feet of custom/light manufacturing and retail space. A mix of four different Work/Live space types ranging from approximately 838 sf., 1153 sf., 1339 sf., and 2102 sf. were originally approved for the upper floors. The proposed revisions are to remove the mezzanines and reduce the floor-to-floor heights on the 2nd – 4th floors from 16 feet to 12 feet, and reorganize the floor layouts as shown in **Attachment B**. The project proposes 136 off-street parking spaces and approximately 13,836 square feet of useable open space in the form of courtyards and decks. The proposed landscaping includes trees, shrubs, ground cover, as well as hardscape such as decorative pavers, planters and other features that enhance the visual quality, functionality, and experience of the open areas.

GENERAL PLAN ANALYSIS

The subject site is located in the *Business Mix* land use classification of the Oakland General Plan Land Use and Transportation Element (LUTE). According to the LUTE, “the intent of the Business Mix classification is intended to create, preserve and enhance areas of the City that are appropriate for a wide variety of businesses and related commercial and industrial establishments...”. The desired character and uses include “a mix of businesses such as light industrial, manufacturing, food processing, commercial, bioscience and biotechnology, research and development, environmental technology, business and health services, air...warehouse and distribution facilities, office and other uses of similar business character”. The commercial and light industrial uses anticipated for the project will be required to be consistent with those envisioned and intended by the *Business Mix* General Plan.

ZONING ANALYSIS

The site is zoned CIX-1A, CIX-1B and S-19.

CIX-1A West Oakland Plan Area Commercial Industrial Mix - 1A Zone (Business Enhancement)-
The CIX-1A Zone is intended to create, preserve, and enhance industrial areas in the West Oakland Specific Plan Area that are appropriate for incubator space for specific industry groups, adaptable space for artisans and craftspeople, and flexible small spaces for start-up businesses.

CIX-1B West Oakland Plan Area Commercial Industrial Mix - 1B Zone (Low Intensity Business)-
The CIX-1B Zone is intended to support industrial areas in the West Oakland Specific Plan Area that are appropriate for a broad range of new custom and light manufacturing, light industrial, warehouse, research and development, and service commercial uses.

*S-19 Health and Safety Protection Combining-*The intent of the S-19 Health and Safety Protection Combining Zone is to promote the public health, safety and welfare by ensuring that activities which use hazardous material substances or store hazardous materials, hazardous waste, or explosives locate in appropriate locations and develop in such a manner as not to be a serious threat to the environment, or to public health, particularly to residents living adjacent to industrial areas where these materials are commonly used, produced or found.

Section 17.73.040 states that a "Work/Live unit" means a room or suite of rooms that are internally connected maintaining a common household that includes: (1) cooking space and sanitary facilities that satisfy the provisions of other applicable codes, and (2) adequate working space reserved for, and regularly used by, one or more persons residing therein. A Work/Live unit accommodates a primary Nonresidential Activity with an accessory residential component."

Pursuant to Section 17.73.015 Design Review was required for the construction of the new Work/Live facility. Per Section 17.36.040(D)(1) of OMC, Major Design Review is required for projects involving more than 25,000 square feet of non-residential floor area. Pursuant to Sections 17.73.040, a Conditional Use Permit (CUP) is required for the establishment of Work/Live and per Section 17.134.050 of OMC, the CUP is major for a site of one acre or more.

The application was initially considered at the January 22, 2020 Planning Commission (PC) hearing and referred to the Design Review Committee (DRC) for further review, which occurred on March 4, 2020 prior to bringing it back to the full PC for approval on June 17, 2020.

KEY ISSUES AND IMPACTS

The CIX-1A and CIX-1B Zones envision among other uses, incubator spaces for specific industry groups, adaptable space for artisans and craftspeople, flexible small spaces for start-up businesses, a broad range of new custom and light manufacturing, light industrial, warehouse, research and development, and service commercial uses. The project entails a mix of Work/Live spaces ranging from small spaces for start-up business to medium to large size spaces suitable for the light

manufacturing/industrial type of uses that require larger open floor spaces, wider doorways and hallways, etc. The key issues and impacts are discussed below:

Site Plan, Building Design and Floor Plans

In accordance with the CIX regulations, which require that Work/Live units have wide doorways, hallways, service elevators, stairs, working spaces, and other oversized amenities, staff worked with the applicant prior to the project approval to enhance the proposed floor plans to incorporate many of these features prior to approval. Nevertheless, staff felt more could be done to the original design to fully comply with the applicable standards and recommendations, and added a condition of approval to require further refinement of the floor plans. The following are staff’s assessment of the current proposed floor plan revisions:

- That the layout of nonresidential floor areas within a unit provides a functional and bona fide open area for working activities; - **The applicant revised the floorplans has eliminated the mezzanines with the exception of the fifth-floor units, rearranged the layout of all units to open them up to minimize obstructions and enhance functional and bona fide open areas for working activities.**

- That the floor and site plan for the project provide units that are easily identified as businesses and conveniently accessible by clients, employees and other business visitors – **Compared to the originally approved layout, the proposed revisions offer better work spaces. Nevertheless, the floor to floor heights of the 2nd, 3rd and 4th floors are now reduced from 16 feet to 12 feet.**

Below is a comparison of the current and proposed unit types.

The previously approved floor plan has a 20,560 square-foot ground floor divided into three commercial spaces (approx. 13% of total floor area). The four upper floors have a range of Work/Live space types as follows:

Unit Type	Approved (Sq. Ft.)	Percentage	Revision (Sq. Ft.)	Percentage
Type 1	838	4%	900	9%
Type 2/a	1,153	18%	1150	30%
Type 3/Type 2b	1,339	36%	1530	13%
Type 3a	2,102	21%	1400	18%
Type 3b	-	-	1860	5%
Ground Floor	20,560	13%	20,560	13%

CONCLUSION:

The proposed revisions to the Work/Live development are generally consistent with the development standards of the CIX-1A/1B land use regulations of the Oakland Planning Code. The site plan, building designs, layout, heights, materials, colors, open areas, and landscaping all combine as a cohesive whole that is appropriate for the subject site. While the revised floor plans are an improvement over

the former layout, the reduced floor-to-floor height from 16 feet to 12 feet may be limiting for some types of light industrial uses that require taller floor-to-ceiling heights.

RECOMMENDATIONS:

Based on the analysis contained in this report, the findings, and the conditions of approval attached to this report and elsewhere within the administrative record, staff believes that the proposed project could be an appropriate development that will further the overall objectives of the WOSP and the Oakland General Plan, particularly related to new commercial/light industrial and business development. Thus, staff recommends that the Design Review Committee:

1. Comment and make recommendations on the proposed revisions to the floor plans, elevations and building height.

Prepared by:

Maurice B Addow

MAURICE BRENDAH-ADDOW - Planner IV

Reviewed by:

Robert Merkamp

ROBERT MERKAMP - Zoning Manager

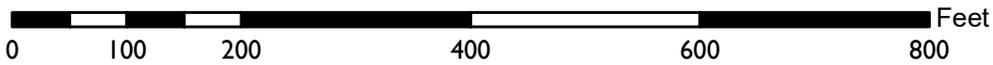
Approved for forwarding to the
Design Review Committee:

Edward Manasse

EDWARD MANASSE – Deputy Director
Planning and Building Department

- ATTACHMENTS:**
- A. Approved and proposed revisions
 - B. Comparison table of unit types and sizes

CITY OF OAKLAND PLANNING COMMISSION

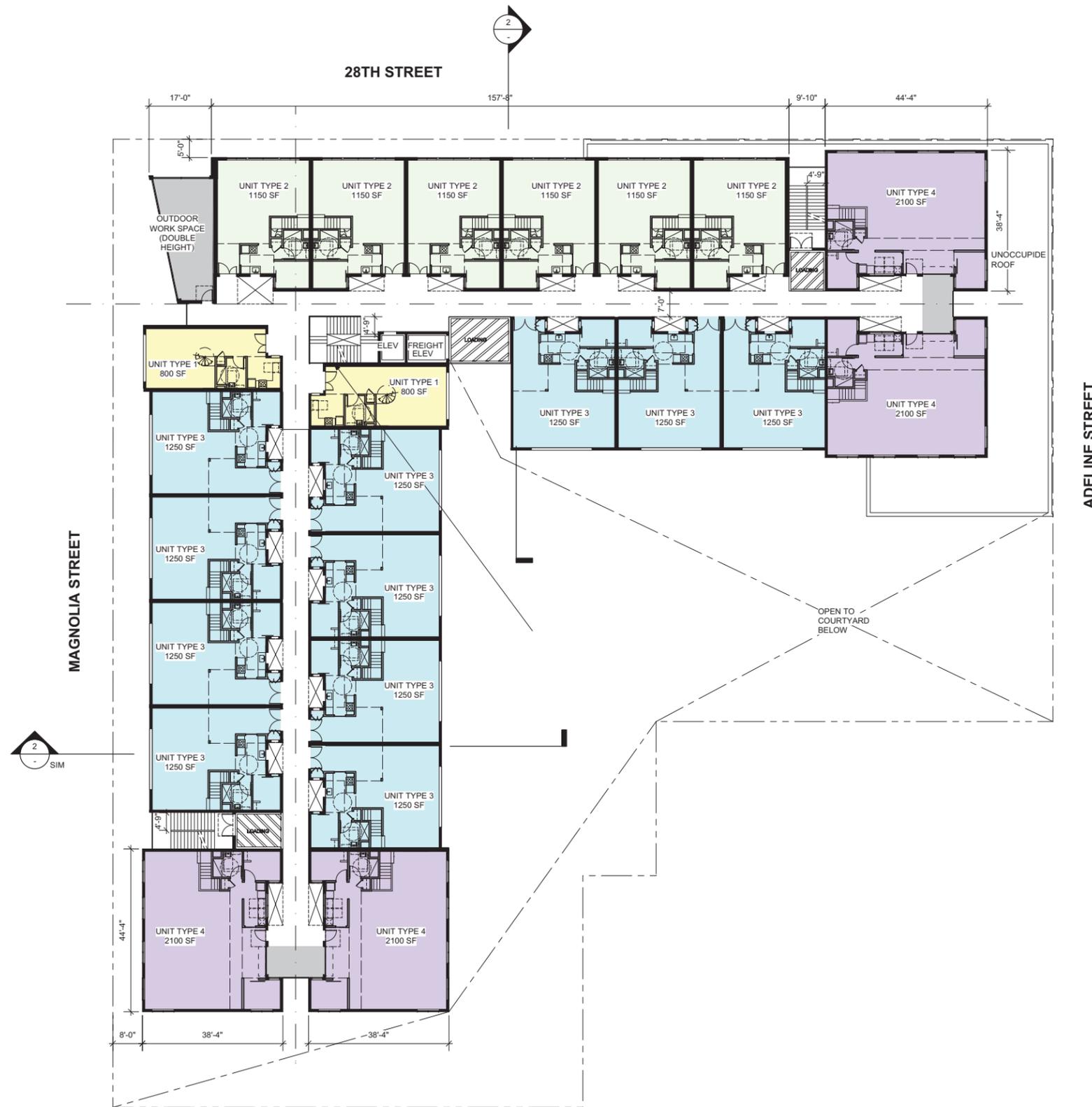


Case File: PLN18088-R01
Applicant: O'Wow
Address: 2715 Adeline Street
Zone: CIX-1A/1B/S-19

ATTACHMENT

A

Currently
Approved Design



ADELINE STREET

MAGNOLIA STREET

28TH STREET

- UNIT TYPE 1 - WORK/LIVE UNIT
SMALL SIZED UNITS
- UNIT TYPE 2 - WORK/LIVE UNIT
MEDIUM SIZED UNITS
- UNIT TYPE 3- WORK/LIVE UNIT
MEDIUM-LARGE SIZED UNITS
- UNIT TYPE 4 - WORK/LIVE UNIT
LARGE SIZED UNITS
- GENERAL AND LIGHT
MANUFACTURING ACTIVITIES
- COMMON OUTDOOR WORK SPACE



01 2ND FLOOR PLAN
Scale: 1/16" = 1'-0"



ADELINE STREET

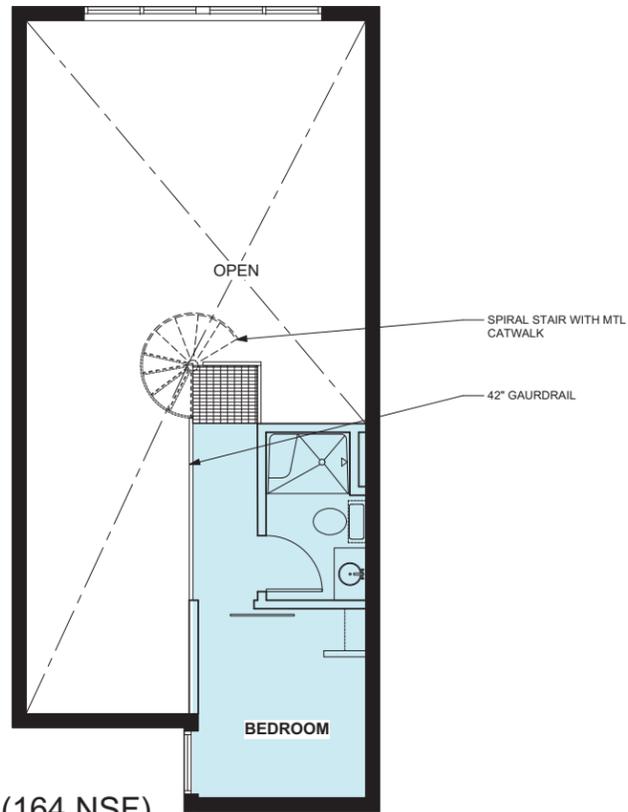
MAGNOLIA STREET

28TH STREET

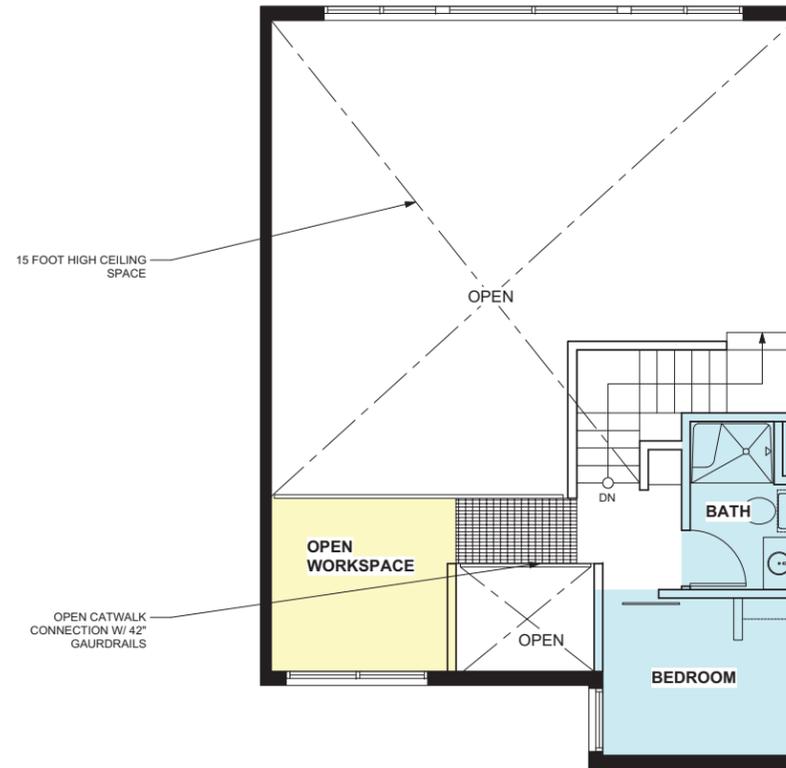
- UNIT TYPE 1 - WORK/LIVE UNIT
SMALL SIZED UNITS
- UNIT TYPE 2 - WORK/LIVE UNIT
MEDIUM SIZED UNITS
- UNIT TYPE 3- WORK/LIVE UNIT
MEDIUM-LARGE SIZED UNITS
- UNIT TYPE 4 - WORK/LIVE UNIT
LARGE SIZED UNITS
- GENERAL AND LIGHT
MANUFACTURING ACTIVITIES
- COMMON OUTDOOR WORK SPACE



3RD FLOOR PLAN + 4TH FLOOR PLAN
Scale: 1/16" = 1'-0"



MEZZANINE - 182 GSF (164 NSF)



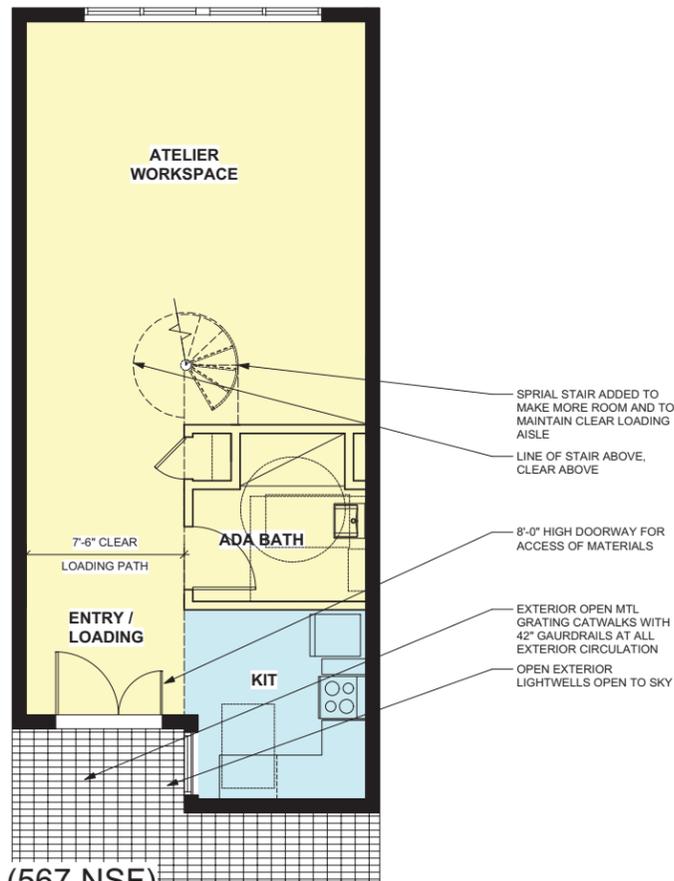
MEZZANINE - 271 GSF (238 NSF)

EVERY UNITS OVER 1,100 SF TO PROVIDE ONLY ONE ANCILLARY BACK OF HOUSE OFFICE FOR ALL WORK USE OPERATIONS SUCH AS STORAGE, PRINTING, CONFERENCE, CLIENT RELATIONS; PREVIOUS 2 OR MORE WERE PROVIDED IN EVERY UNIT AND BASED ON COMMENTS IN THE 01/22/2020 PLANNING COMMISSION HEARING. ALL AMBIGUOUS SPACES WERE REMOVED THAT HAD CONCERN OF BEING USED FOR OPERATIONS OTHER THAN WORK;

ALL LIVE OPERATIONS ARE INTENTIONALLY DESIGNED AND PUSHED TO THE CORNERS IN THEIR SMALLEST LEGAL INCREMENT; ADDITIONALLY THEY ARE FULLY WALLED OFF, WITH EXCEPTION TO THE KITCHENS WHICH PROVIDES A WALL BARRIER FROM THE WORK OPERATIONS (AS A DUAL PURPOSE USE FOR LIVE AND WORK) AND THE WALLS PROVIDE ADDITIONAL USABLE WORK SPACES AND ALLOW FOR A FIRE SEPARATION BETWEEN LIVE AND WORK OCCUPANCIES; THIS WAS DISCUSSED IN THE 01/22/2020 PLANNING COMMISSION HEARING;

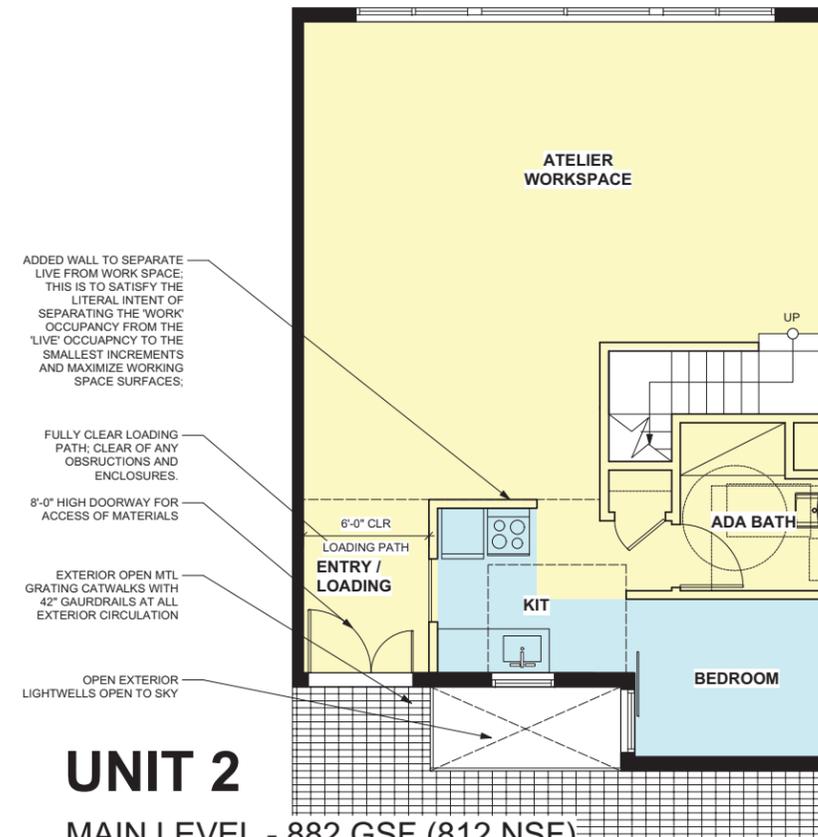
VOLUNTARY COMMITMENTS TO PROVIDING EQUITY TO BLACK AND OTHER MINORITY-OWNED BUSINESSES IN THE WORK LIVE SPACES:

- THE PROJECT WILL PROVIDE 4,400 SF OF WORK/LIVE SPACES, AT 25% BELOW MARKET RATE, TO BLACK AND OTHER MINORITY-OWNED BUSINESSES.
- THE PROJECT TO HELP SUBSIDIZE AN ADDITIONAL 6,000 SF OF WORK/LIVE SPACES AND CONTRIBUTE \$54,000 WORTH OF RENT FOR QUALIFIED BUSINESSES.
- THE PROJECT WILL ENTER INTO A PARTNERSHIP WITH OPERATION HOPE AND OTHER NON-PROFITS TO PROVIDE BUSINESS TRAINING AND OTHER RESOURCES TO QUALIFIED BUSINESSES.



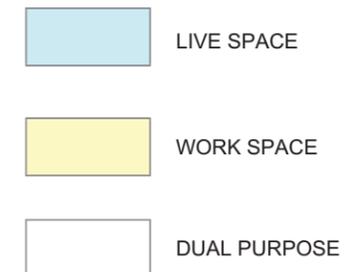
UNIT 1

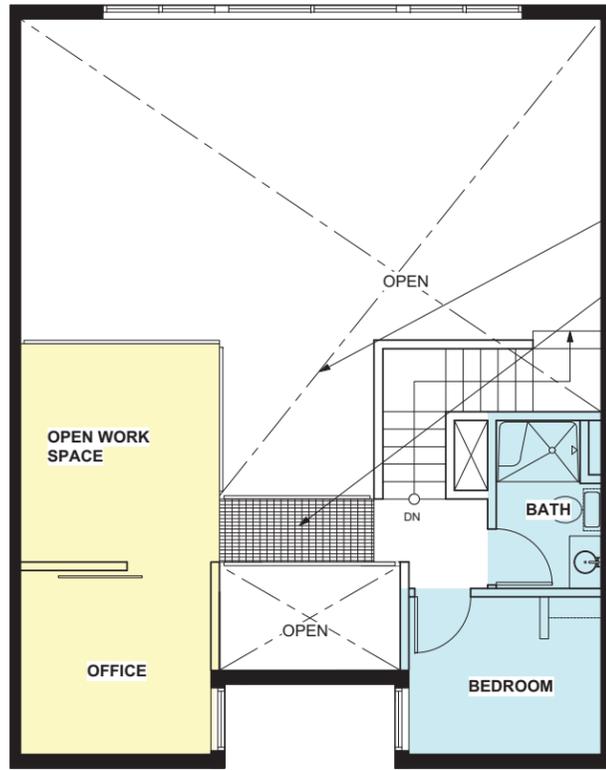
MAIN LEVEL - 656 GSF (567 NSF)



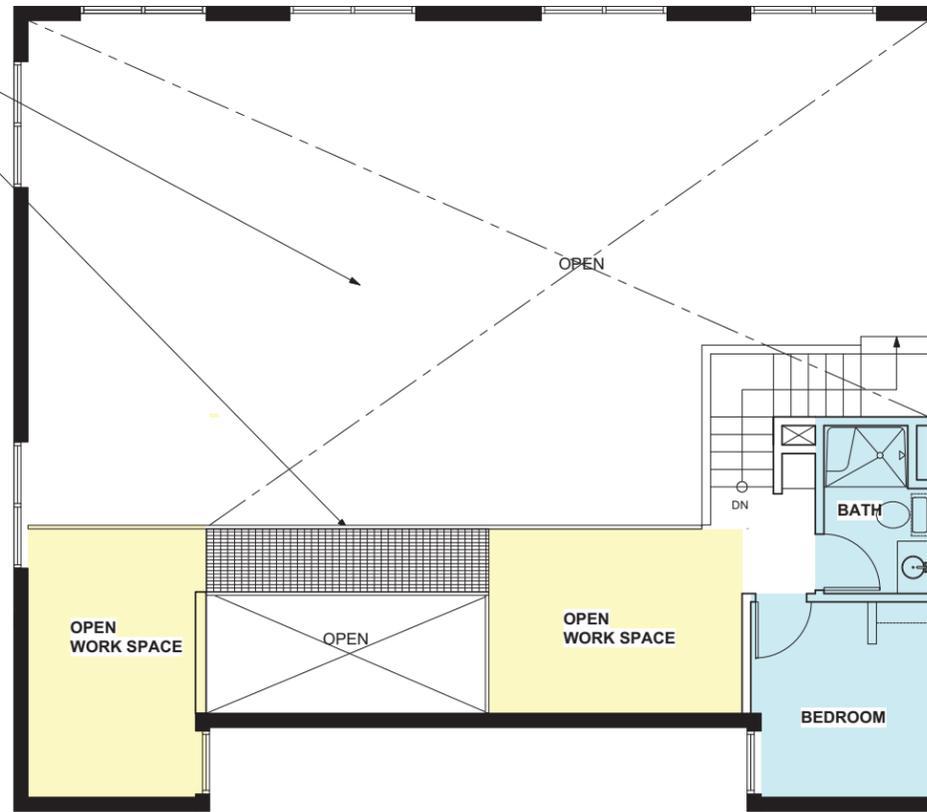
UNIT 2

MAIN LEVEL - 882 GSF (812 NSF)





MEZZANINE - 330 GSF (310 NSF)



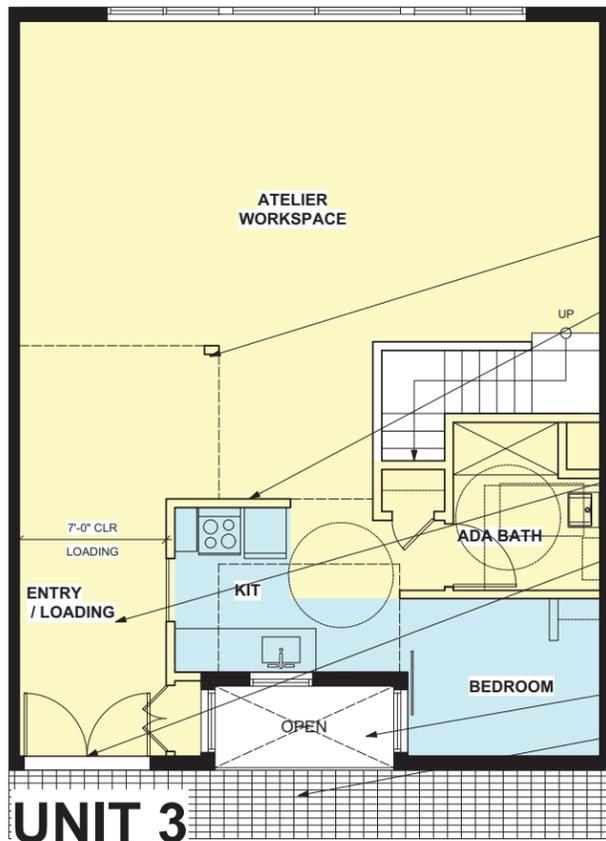
MEZZANINE - 505 GSF (455 NSF)

EVERY UNITS OVER 1,100 SF TO PROVIDE ONLY ONE ANCILLARY BACK OF HOUSE OFFICE FOR ALL WORK USE OPERATIONS SUCH AS STORAGE, PRINTING, CONFERENCE, CLIENT RELATIONS; PREVIOUS 2 OR MORE WERE PROVIDED IN EVERY UNIT AND BASED ON COMMENTS IN THE 01/22/2020 PLANNING COMMISSION HEARING. ALL AMBIGUOUS SPACES WERE REMOVED THAT HAD CONCERN OF BEING USED FOR OPERATIONS OTHER THAN WORK;

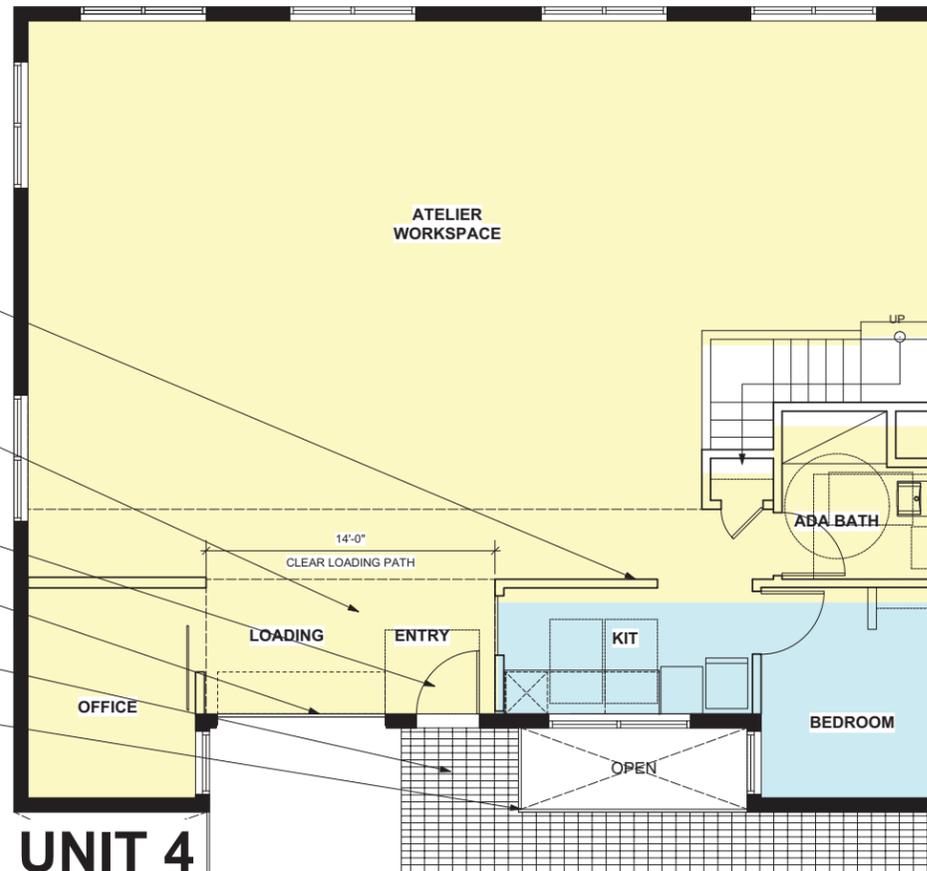
ALL LIVE OPERATIONS ARE INTENTIONALLY DESIGNED AND PUSHED TO THE CORNERS IN THEIR SMALLEST LEGAL INCREMENT; ADDITIONALLY THEY ARE FULLY WALLED OFF, WITH EXCEPTION TO THE KITCHENS WHICH PROVIDES A WALL BARRIER FROM THE WORK OPERATIONS (AS A DUAL PURPOSE USE FOR LIVE AND WORK) AND THE WALLS PROVIDE ADDITIONAL USABLE WORK SPACES AND ALLOW FOR A FIRE SEPARATION BETWEEN LIVE AND WORK OCCUPANCIES; THIS WAS DISCUSSED IN THE 01/22/2020 PLANNING COMMISSION HEARING;

VOLUNTARY COMMITMENTS TO PROVIDING EQUITY TO BLACK AND OTHER MINORITY-OWNED BUSINESSES IN THE WORK LIVE SPACES:

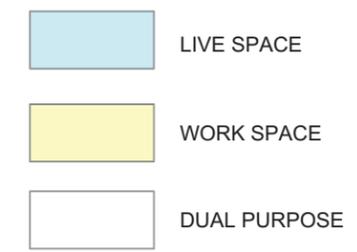
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- THE PROJECT TO HELP SUBSIDIZE AN ADDITIONAL 6,000 SF OF WORK/LIVE SPACES AND CONTRIBUTE \$54,000 WORTH OF RENT FOR QUALIFIED BUSINESSES.
- THE PROJECT WILL ENTER INTO A PARTNERSHIP WITH OPERATION HOPE AND OTHER NON-PROFITS TO PROVIDE BUSINESS TRAINING AND OTHER RESOURCES TO QUALIFIED BUSINESSES.



UNIT 3
MAIN LEVEL - 1009 GSF (931 NSF)



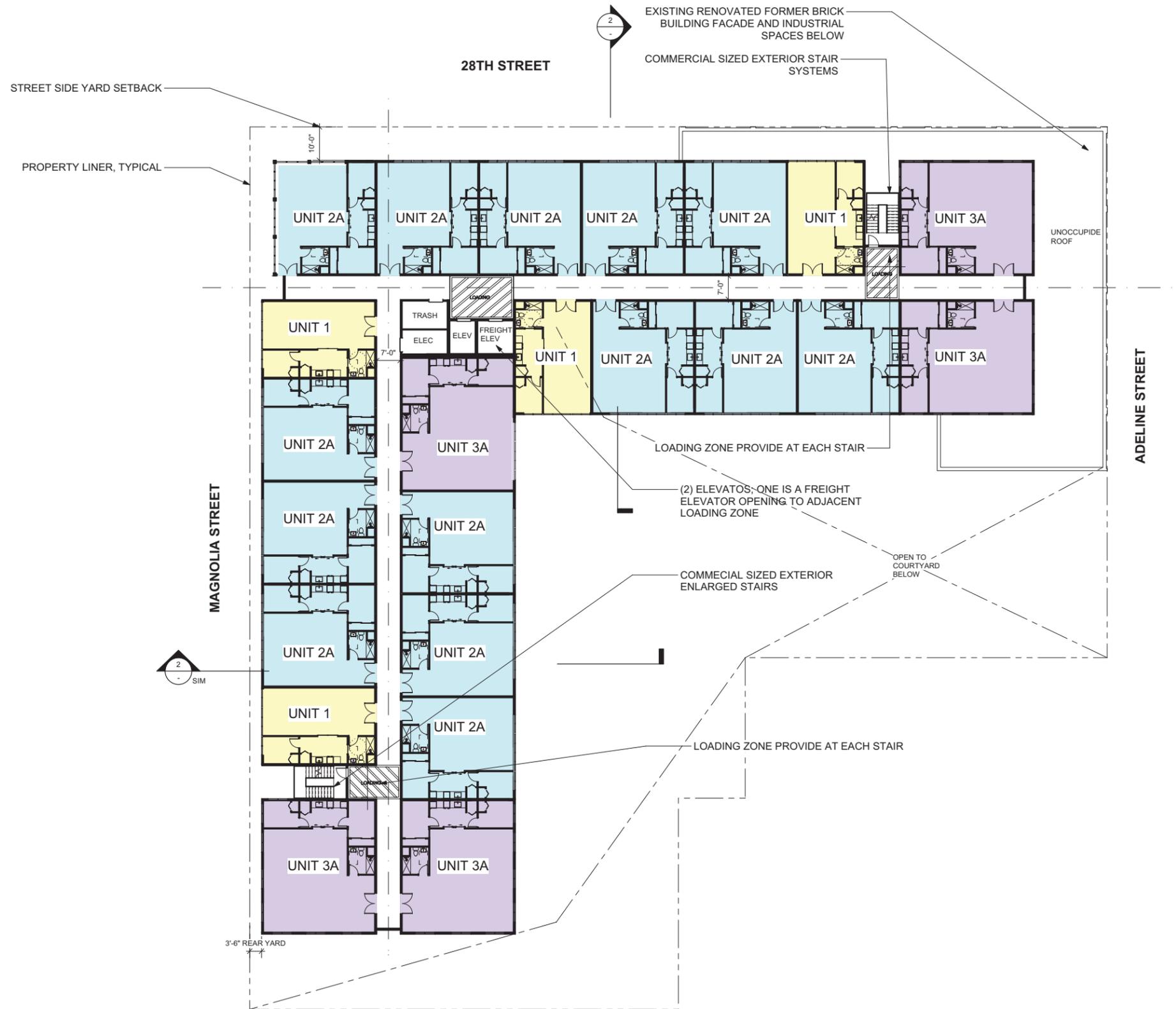
UNIT 4
MAIN LEVEL - 1597 GSF (1483 NSF)





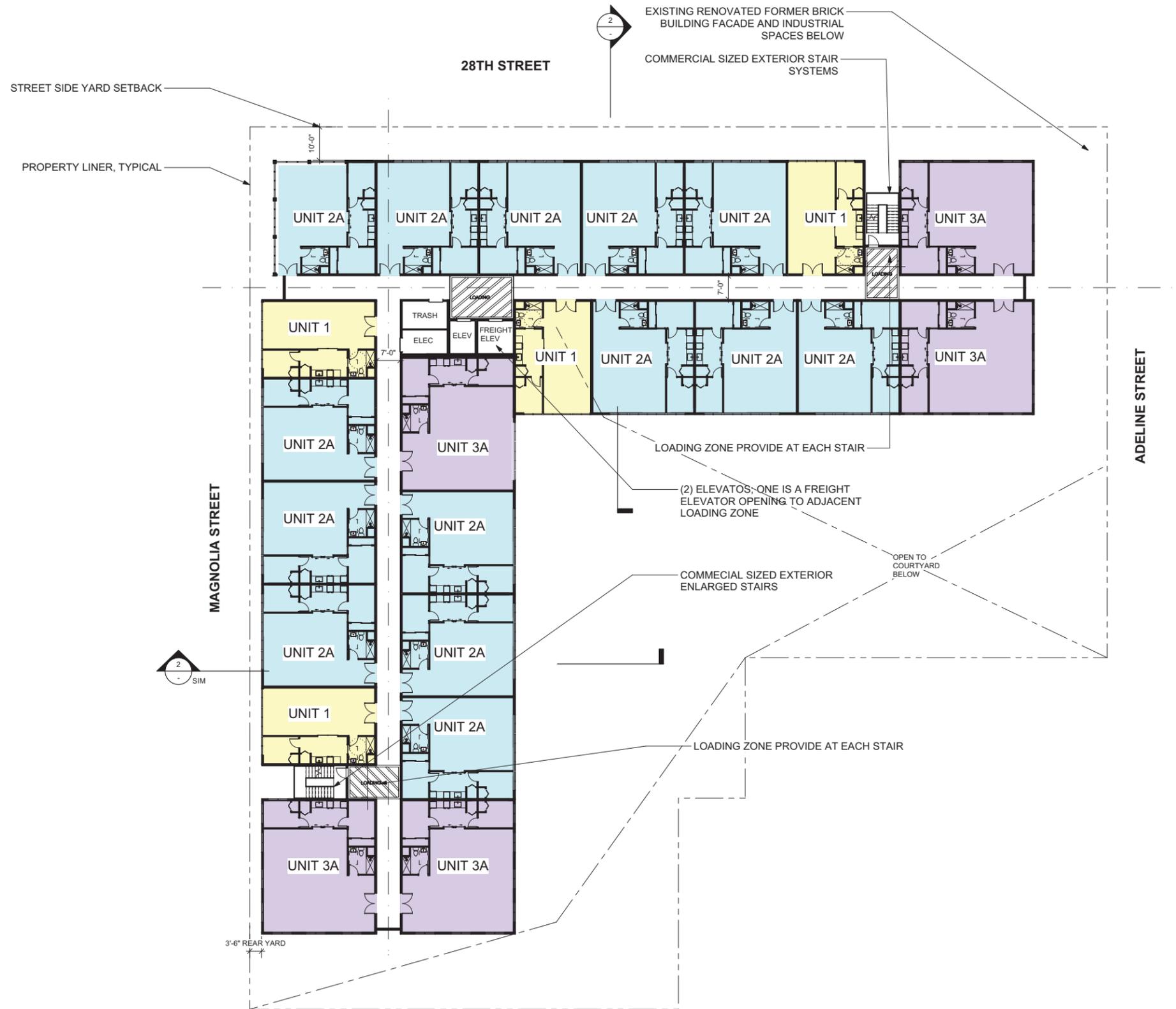
Previous Massing

Proposed
Revised Design



- UNIT TYPE 1 - WORK/LIVE UNIT
SMALL SIZED UNITS
- UNIT TYPE 2- WORK/LIVE UNIT
MEDIUM-LARGE SIZED UNITS
- UNIT TYPE 3 - WORK/LIVE UNIT
LARGE SIZED UNITS
- GENERAL AND LIGHT
MANUFACTURING ACTIVITIES
- COMMON OUTDOOR WORK SPACE

01 2ND FLOOR PLAN
Scale: 1/16" = 1'-0"



- UNIT TYPE 1 - WORK/LIVE UNIT
SMALL SIZED UNITS
- UNIT TYPE 2- WORK/LIVE UNIT
MEDIUM-LARGE SIZED UNITS
- UNIT TYPE 3 - WORK/LIVE UNIT
LARGE SIZED UNITS
- GENERAL AND LIGHT
MANUFACTURING ACTIVITIES
- COMMON OUTDOOR WORK SPACE

01 3RD AND 4TH FLOOR PLAN
Scale: 1/16" = 1'-0"

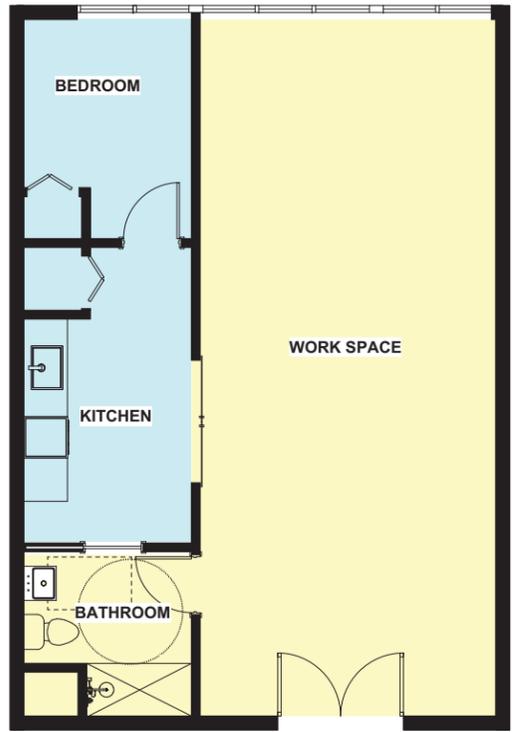




- UNIT TYPE 1 - WORK/LIVE UNIT
SMALL SIZED UNITS
- UNIT TYPE 2- WORK/LIVE UNIT
MEDIUM-LARGE SIZED UNITS
- UNIT TYPE 3 - WORK/LIVE UNIT
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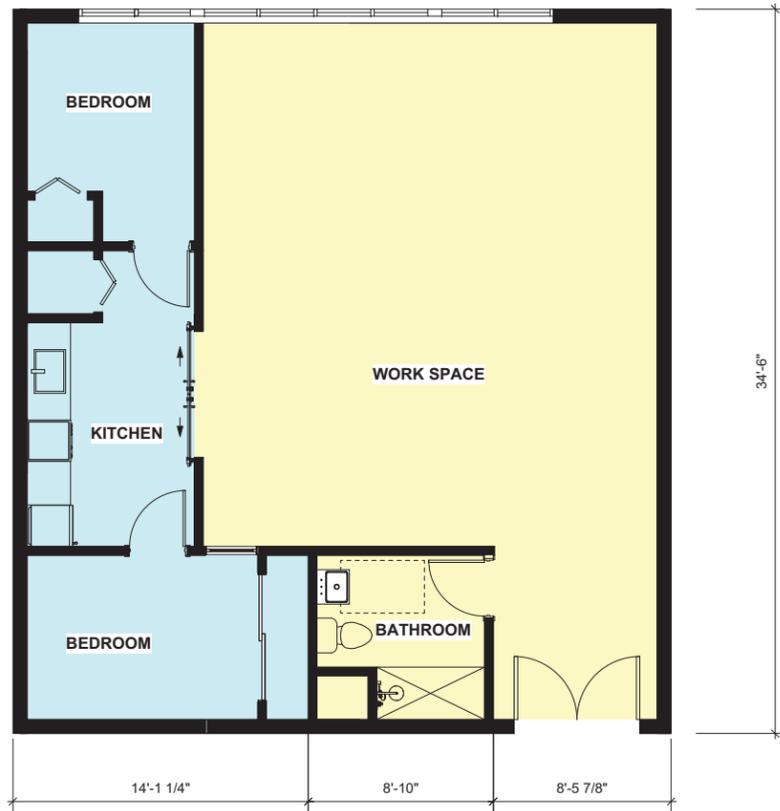
01 5TH FLOOR PLAN
Scale: 1/16" = 1'-0"





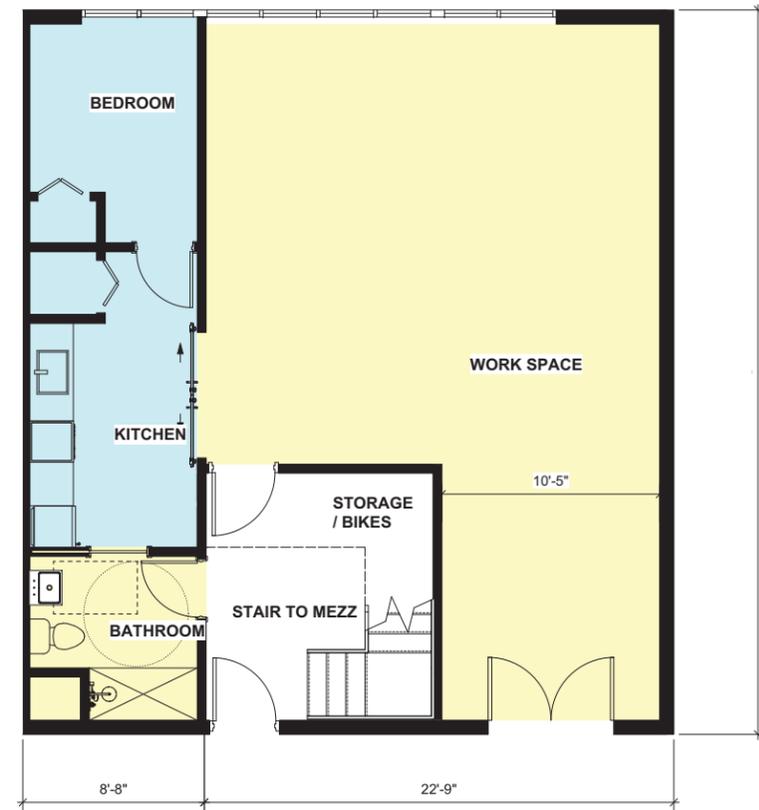
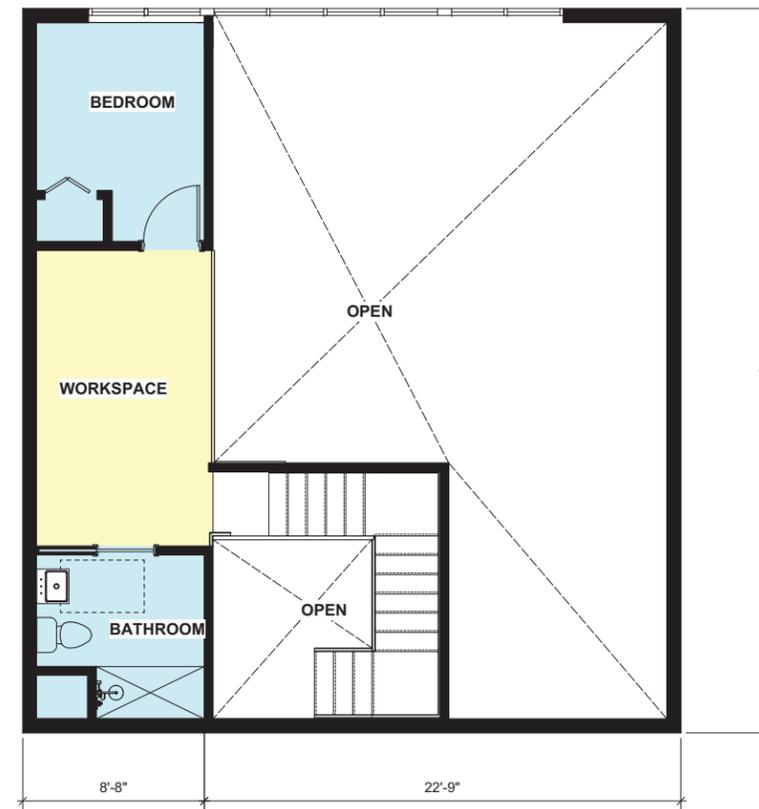
01 UNIT 1 - SMALL UNIT 900 sf
Scale: 1/4" = 1'-0"



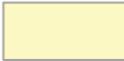


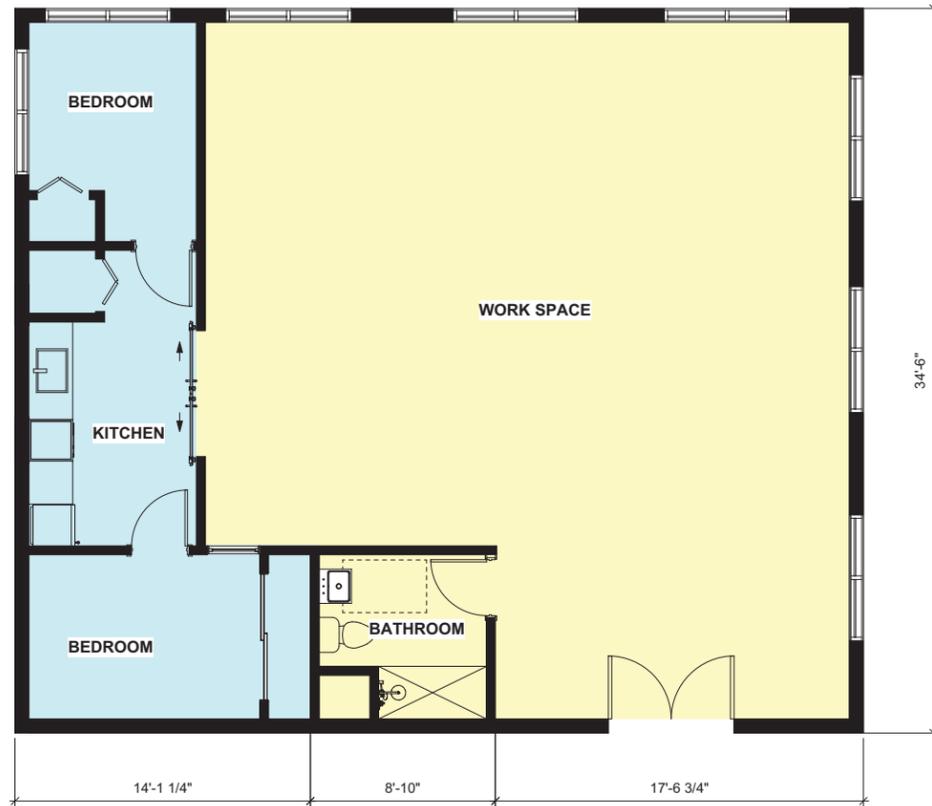
1150 sf

01 UNIT 2A - MEDIUM SIZE UNIT
Scale: 1/4" = 1'-0"

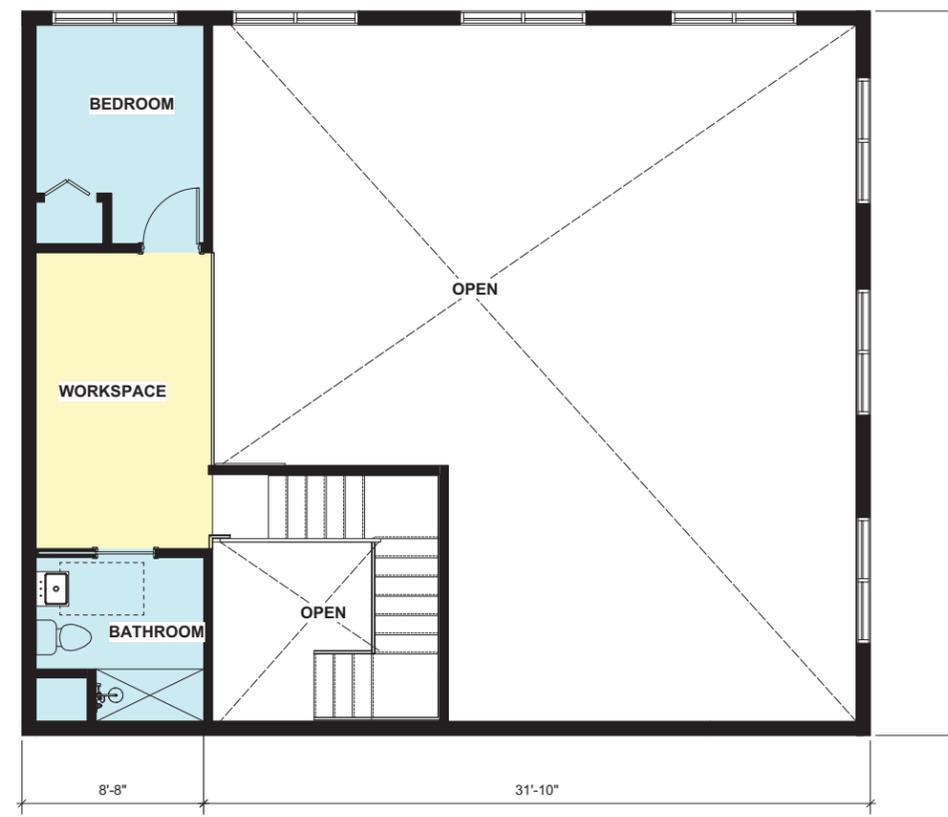


02 UNIT 3B - LARGE UNIT WITH MEZZ
Scale: 1/4" = 1'-0"

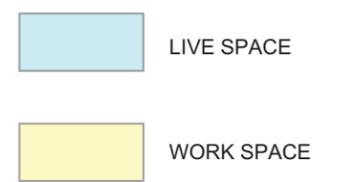
 LIVE SPACE
 WORK SPACE



01 UNIT 3A - LARGE UNIT 1400 sf
Scale: 1/4" = 1'-0"



02 UNIT 3B - LARGE UNIT WITH MEZZANINE 1860 sf
Scale: 1/4" = 1'-0"





ATTACHMENT

B

PREVIOUSLY APPROVED DESIGN

WORK/LIVE TOTAL	91 SPACES													
LIGHT INDUSTRIAL	20,560 SF													
		SF		SF		SF		SF			SF		SF	
UNIT TYPE MIX	UNIT TYPE 1	838	UNIT TYPE 2	1153	UNIT TYPE 3	1339	UNIT TYPE 4	2102			GROUND FLOOR + MEZZ	MISC + SUPPORT		
GROUND FLOOR	0		0		0		0				0	20560	0	12728
SECOND FLOOR	2	1676	6	6918	11	14729	4	8408			0		0	
THIRD FLOOR	2	1676	6	6918	11	14729	4	8408			0		0	
FOURTH FLOOR	2	1676	6	6918	11	14729	4	8408			0		0	
FIFTH FLOOR	2	1676	6	6918	11	14729	3	8408			0		0	
	Total SF	6704	Total SF	27672	Total SF	58916	Total SF	33632			Total SF	20560	Total SF	12728
% of Building Area		4.000%		18.000%		36.000%		21.000%				13.000%		8.000%

PROPOSED REVISION DESIGN

WORK/LIVE TOTAL	91 SPACES													
LIGHT INDUSTRIAL	20,560 SF													
		SF		SF		SF		SF			SF		SF	
UNIT TYPE MIX	UNIT TYPE 1	900	UNIT TYPE 2a	1150	UNIT TYPE 2b with mezzanine	1530	UNIT TYPE 3a	1400	UNIT TYPE 3b with mezzanine	1860	GROUND FLOOR + MEZZ	MISC + SUPPORT		
GROUND FLOOR	0		0		0		0		0		0	20560	0	12728
SECOND FLOOR	4	3600	14	16100	0	0	5	7000	0	0	0		0	
THIRD FLOOR	4	3600	14	16100	0	0	5	7000	0	0	0		0	
FOURTH FLOOR	4	3600	14	16100	0	0	5	7000	0	0	0		0	
FIFTH FLOOR	4	3600	0	0	13	19890	0	7000	4	7440	0		0	
	Total SF	14400	Total SF	48300	Total SF	19890	Total SF	28000	Total SF	7440	Total SF	20560	Total SF	12728
% of Building Area		9.000%		30.000%		13.000%		18.000%		5.000%		13.000%		12.000%