

Case File Number: PLN 18030

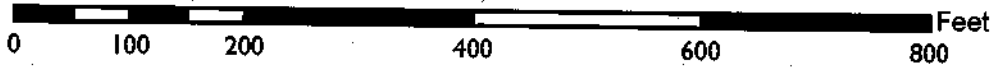
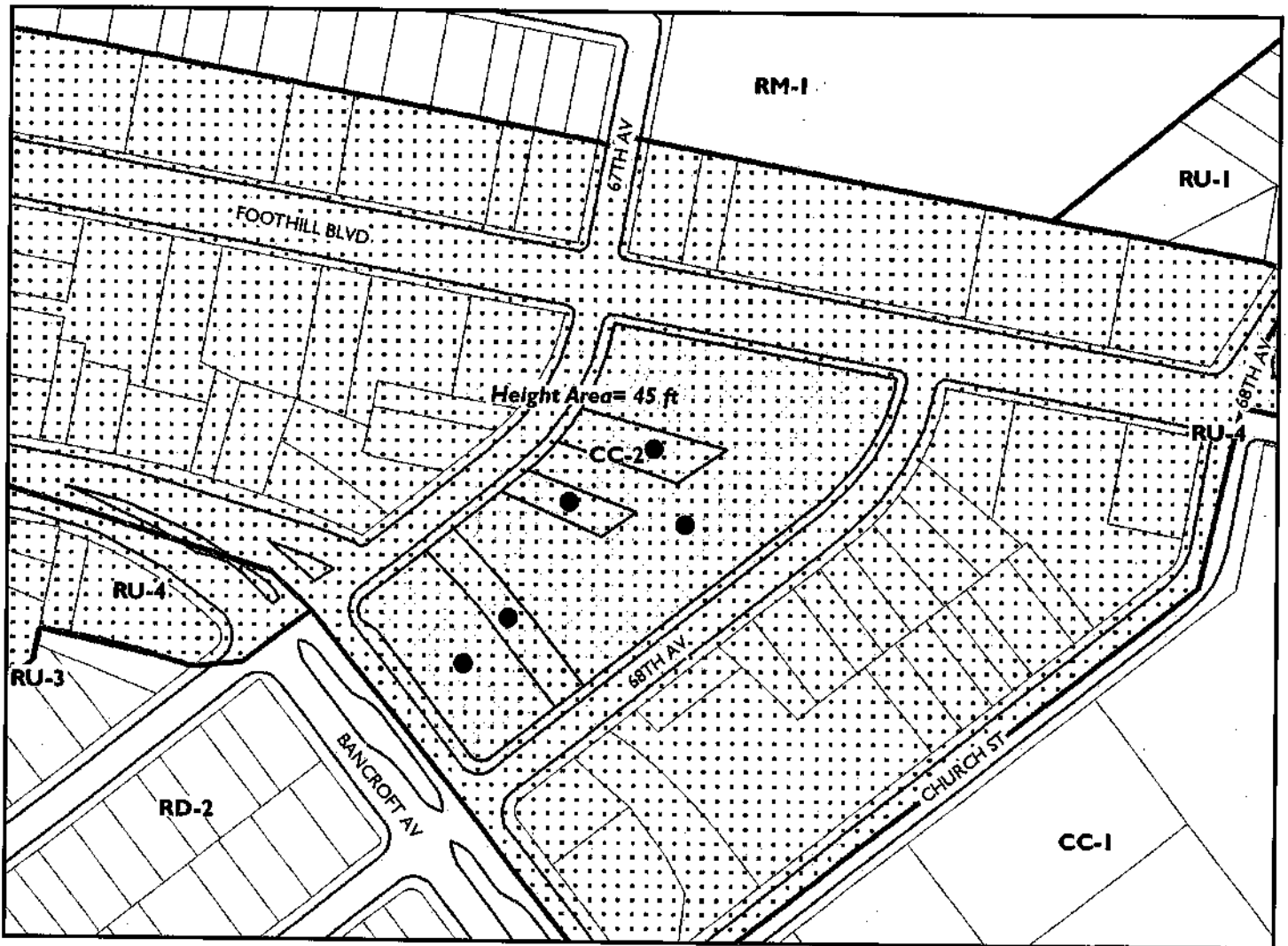
November 28, 2018

Location:	6733 Foothill Blvd
Assessor's Parcel Number(s):	039-327-400505;039-327-100505;039-327-401608;039-327-401900;038-327-401700
Proposal:	The proposal is for new construction for an Aspire K-8 Charter School and 204 units of affordable housing with 115 parking stalls. The housing provides 50% low income and 50% very low income units. The project qualifies for a density bonus to allow 204 units rather than 179 units. It also qualifies for waivers for building height (75 feet instead of 45'), maximum height with 10 feet of the Bancroft property line (75 feet rather than 30 feet), maximum number of stories (5 stories instead of 4 stories) and group usable open space (22,289 sf rather than 30,600 sf). The project also requests a concession to allow a mix of civic (school) and residential activities in one project and a concession for exemption from LEED New Construction Standards.
Applicant:	Chris Grant /TPC CS Holdings LLC
Contact Person/ Phone Number:	Chris Grant 208 577-2768
Owner:	TPC CS Holdings LLC
Case File Number:	PLN18030
Planning Permits Required:	Design Review Tentative Parcel Map to Merge Parcels
General Plan:	Community Commercial
Zoning:	CC-2
Environmental Determination:	To Be Determined
Historic Status:	N/A
City Council District:	6
Finality of Decision:	Planning Commission

SUMMARY

The purpose of this report is to provide design review analysis of a proposed development of a K-8th grade Charter School and 204-unit affordable housing project on the site of a former Ace Hardware building and parking lot at 6733 Foothill Blvd. The project is proposed as a mixed use under State of California Affordable Housing legislation as one building with the housing units built over the school portion of the structure on the Foothill Blvd. frontage and a residential only component over the parking podium on the Bancroft frontage. The project sponsor, TPC-CS Holdings LLC, is requesting 2 concessions and 4 waivers from city development standards under State law. The waiver and concession are ministerial approvals for qualifying affordable housing. Consequently, while the project is required to meet design review criteria and findings, the elements of the project that are subject to waivers and concessions are fixed. Design review for these elements may address material, modulation and architectural detail and similar issues.

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN18030
Applicant: Chris Grant/TPC CS Holdings, LLC
Address: 6733 Foothill Blvd
Zone: CC-2
Height Area: 45 ft

PROJECT SITE AND SURROUNDING AREA

The is a 2.397 acre-site with four frontages located between Foothill Blvd, 67th Street, Bancroft Avenue and 68th Street. Adjacent uses include commercial, multifamily residential and single family residential structures.

PROJECT BACKGROUND

The site was formerly developed with commercial retail activities (Ace Hardware and surface parking lot). The former buildings are demolished and the site is cleared of all structures and fenced. The parcel consists of numerous platted lots and 5 Assessor's Parcel Numbers. A tentative parcel map will be required to merge these parcels.

PROJECT DESCRIPTION

In summary, the proposed project includes two components:

- 204 units of affordable housing serving low and very low income households with 102 parking spaces and ground floor meeting rooms, fitness room and offices serving building tenants.
- 58,100 sf of civic secondary education consisting of a K-8th grade charter school with a gymnasium, playground and 13 parking spaces.

GENERAL PLAN ANALYSIS

Community Commercial

Commercial Corridor Design Guidelines

Foothill Blvd and Bancroft Ave are mapped Secondary Corridors

All parcels zoned CC-2 are subject to the Design Guidelines

Design Guidelines call for

- Spatially defining the street front (Guideline 1.1).
- Place residential buildings closer to the sidewalk on the primary corridors than on secondary corridors (Guideline 1.3).
- Place parking areas and parking podiums behind active space or underground (Guideline 3.1.1).
- Establish prominent and frequent entrances on facades facing the corridor (Guideline 4.3.2)
- Provide a high proportion of glazed surfaces versus solid wall areas in all storefronts (Guideline 4.2.1).
- Place features that create a transition between the sidewalk and the development (Guideline 4.4.2).
- Provide well designed ground floor residential frontages using stoops, forecourts, front yards and lobbies (Guideline 4.1.3).

ZONING ANALYSIS

The site is zoned CC-2 The intent of the CC-2 zone is to "create and maintain and enhance areas with a wide range of commercial businesses with direct frontage and access along the City's corridors and commercial areas. (Oakland Planning Code) The outright permitted (base)

residential density is one dwelling unit per 450 square feet. The affordable housing bonus is applied to the base density and a 14% density bonus is requested for 204 units. The project is eligible of a 35% bonus.

The following table compares the proposed project with the CC-2 development standards:
Zoning Analysis Table (includes only applicable regulations):

Development Standard	Applicable Regulations		Compliance Analysis
	CC2	Proposed Project	
Land Use Activities	1. Permanent Residential 17.35.01 Community Education Permitted.	Residential on upper floors Parking on ground floor School on 2 floors with residential above	Mixed use comprising civic activity and residential activity in one building is a qualified concession
Facility	New ground floor Residential facilities not permitted except buildings not located within 20 feet of the principal street frontage. Enclosed Non-Residential Permitted	Residential on upper floors Parking on ground floor	Complies
Frontages	Property is considered to have 2 primary frontages Foothill and Bancroft. 67th and 68th St. are secondary frontages.		
FAR	Maximum 2.5 for non-residential land use only		Complies
Residential Density	Base density 179 with 59,000 sq. ft. non-residential use	204 units Requires the affordable housing bonus for 26 units	Complies
Density Bonus	Eligible for 35% bonus over base density 62 units	Requesting 13.8% bonus over base density 25 units	Complies
Affordable Housing Impact Fee	Subject to Impact Fee	None as affordable units are proposed	
Minimum ground floor transparency	55% on Foothill 55% on Bancroft		Conforming
Non-active spaces at ground level including parking	Not located within 30 feet of the principal street	None proposed on Foothill as school building not considered active space. Parking within 30 feet on Bancroft Fitness and activity rooms are proposed at a 24' depth.	Variance required
Front Yard	Minimum zero Maximum 10'	2' proposed on Foothill 6' proposed on Bancroft	Conforming

Street Side Yard (2)	0	3' proposed on 67 th 3' proposed on 68 th	Conforming
Rear Yard	10 feet residential facilities 0 Nonresidential facilities	N/A no rear in this project	
Bicycle parking	Long Term 1/10 employees 1/20 students 1/4 du Short term 1/20 students 1/20du	School Short term 32 Long Term 39 Residential Short term 10 Long Term 51	Conforming
Recycling and Garbage	2cf/unit=176 cu ft.	Under review	Under review
Parking	One-half (1/2) space per affordable housing unit within a Transit Accessible Area	102 spaces proposed for 204 units 13 spaces required for the school	Conforming
Affordable Housing Waivers and Concessions			
Waiver/Concessions	100% low and very low affordable housing eligible for 3 concessions and unlimited waivers	2 concessions requested 1) mixed use activity and 2). green building 5 waivers of standards requested 1)Height 2)Number of stories 3)Reduction of height within 10 feet of the Bancroft frontage 4)Open Space	Ministerial These items cannot be altered but considered for design review for materials, colors, modulation and similar design criteria
Maximum stories	4	5 proposed	Waiver requested
Height	45'	78'	Waiver requested.
Reduction of height to transition to to a property with a lower height standard	Within 10' of front property line the height is required to be reduced to the standard for parcel directly across the street 30' required This standard applies to the Bancroft frontage	78'	Waiver requested
Open Space	150 sq. ft /unit group 30 sf/unit when private substituted 30,600 Sq. Ft.	22,289 Sq. Ft	Waiver requested

DESIGN AND RELATED ISSUES

Design

Staff and the applicant have worked through the pre-application process and early project review to refine the project in ways that are consistent with the Commercial Corridor Design Guidelines by enhancing the commercial corridor and connecting to the existing neighborhood. The proposed design uses architectural features such as modulation, color, material changes and architectural detail to reduce the visual dominance of the structure and increase visual interest on the street. This approach is successful in many respects. Despite its height and scale, the buildings present with variation in design, and the facades are broken down into smaller components which add to the visual interest of the streetscape.

The ongoing concern is with the design at the first (ground) floor, and with how the building(s) will function on the street and in the neighborhood. The proposed design uses architectural detail to mask what are essentially solid walls.

The first floor of the residential portion of the building is a parking garage serving both the school and residential activities. The street fronting ground floor "activity" rooms on the Bancroft façade will be available only to building tenants. The school portion of the building has a main entry on Foothill and a minor entry on 67th Street but otherwise presents a solid wall to the corridor with little opportunity for an activated street front. On the 68th Street side of the school a 10-foot solid wall is proposed extending approximately 170 feet across the playground.

Issues

Staff has identified the following concerns for Design Review committee consideration (staff analysis is included below each identified issue in indented, italicized text):

- Street level connectivity to the residential neighborhood on 68th St.: The residential portion of the building has no entrances from residential units to the street on either 68th Street or 67th Street or any functioning window openings. The applicant has provided design details that look like a typical residential treatment on the first floor but are solid walls with garage venting. This issue is staff's top concern with this project. (see Southeast Elevation 68th Ave).

Staff is working with the applicant to try to have stoops with residential entry on 68th Street to provide street connectivity, street activation and public safety. The applicant responded with nonfunctional stoops. The 2 shown in elevation are architectural details only with no doors. Two of the stoops connect into the parking garage with an interior stairway that goes from the parking garage into the second-floor residential corridor and are not connected to any unit. These stoop designs will function as emergency exits, but not as active stoops functioning a part of a residential unit. This approach is shown in the revised plans in plan view on the Level 2/Level 1 Residential sheet. Staff suggested shifting the building toward 67th street to accommodate a stoop design with a zero setback on 67th and a 6-foot setback on 68th.

- Solid 10-foot-high sound wall proposed at the school playground: The 10-foot-high wall is proposed along 68th Street blocking the playground from the 2 story residential buildings across the street.

The applicant is exploring concepts to lower the height to 8 feet. Even with a lower height staff has concern about the solid wall. Combined with the nonfunctional stoop treatment, the entire frontage of 68th Street would be essentially walled off from the existing neighborhood. Concerns are public safety/safe streets and neighborhood connectivity.

- Transparency on Foothill: The school portion of project is designed with the main school entry on Foothill Blvd approximately at mid-block with classrooms extending to 67th Street. A gymnasium is located along Foothill Blvd.

The civic use is permitted in the CC-2 zone although the Commercial Corridor Design Guidelines envision active storefront activity along this corridor. Staff has been working with the applicant on design concepts that can maximize transparency and street activity. The applicant has presented a design concept that provides additional transparency on this frontage and brings the overall building façade into compliance with the 55% transparency standard. Direction is requested as to whether the additional transparency would be more effective at the street level or on the upper stories.

- Street activation on Bancroft: The proposed activity rooms will be available to residential tenants of the building as residential amenity space.

The proposed activity areas are shallow at 24' deep. Parking begins 24 feet from the property line rather than the code required 30 feet. The proposed design meets transparency standards but not non-residential active use standards.

- Parking/Circulation: The proposed garage would accommodate both residential and school parking and all pick up and drop off for the school. The pickup and drop off for the school was moved into the parking garage at the City's request and is anticipated to occur in a 36' wide drive aisle with entry on 67th street and an exit on 68th Street. The residential parking entry is also proposed on 67th St.

Parking is proposed at the minimum standard but could be further reduced for an affordable project. Reduction of parking or consideration of additional compact spaces may help resolve design and activation issues on the Bancroft side of the building. As submitted parking spaces # 83, 64, 44, and 24 are located within 30 feet of the Bancroft primary arterial and this design will require an additional variance.

CONCLUSION

Staff requests the DRC to conduct design review of the proposal. Specifically, staff requests the DRC to:

- Review and comment on the proposed stoop design and activation on 68th Street.


- Review and comment on the options for windows on the school portion of the project on Foothill.
- Review and provide direction regarding the design (height, articulation and transparency) of the proposed wall at the school playground.
- Review and comment on parking layout relative to Bancroft façade activation.

Prepared by:



Rebecca Lind
Planner III

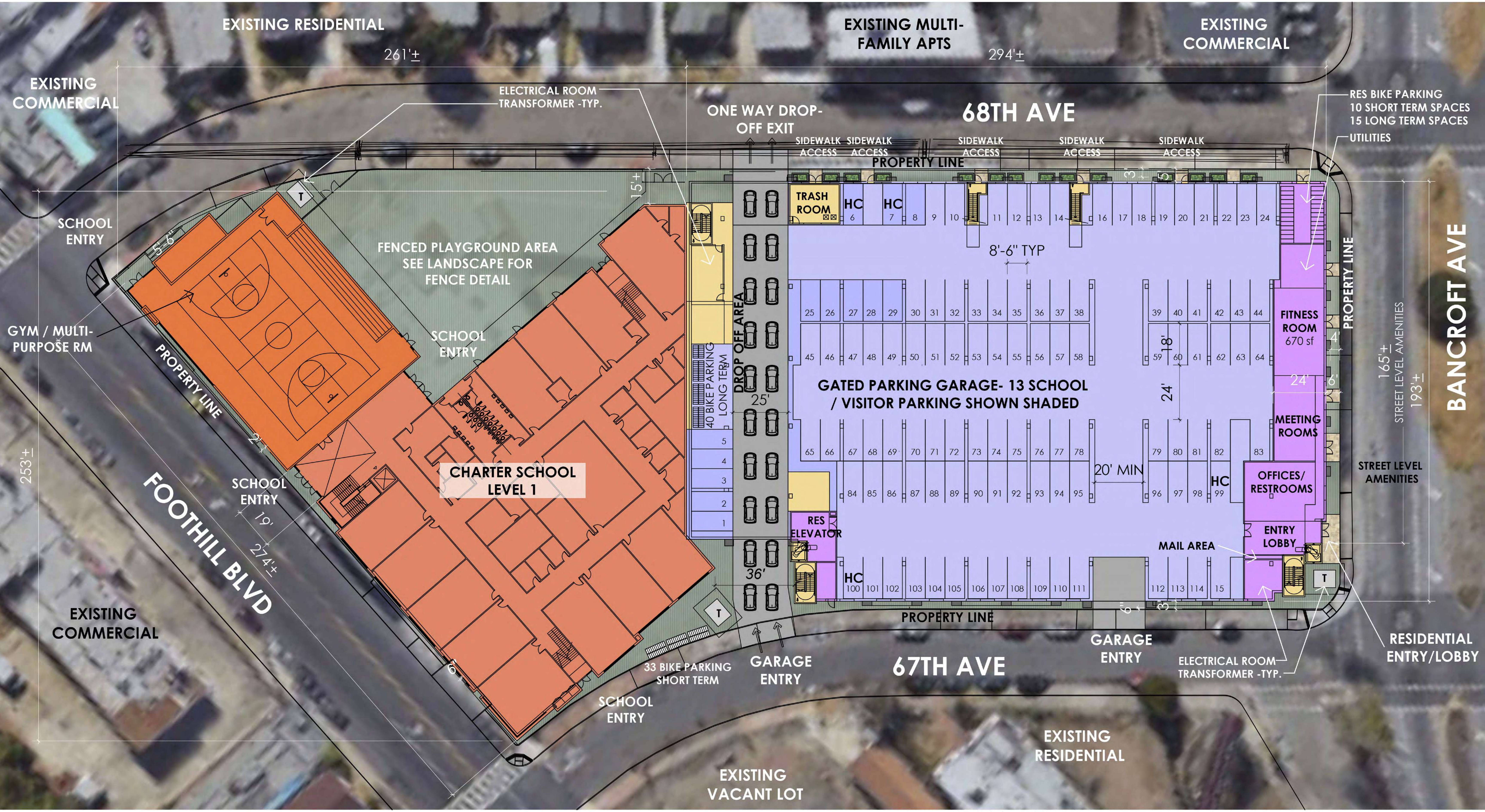
Approved for forwarding to the
Design Review Committee:



Catherine Payne
Acting Development Planning Manager

Attachments:

- A. Proposed Project Plans



EXISTING RESIDENTIAL

EXISTING MULTI-FAMILY APTS

EXISTING COMMERCIAL

EXISTING COMMERCIAL

ELECTRICAL ROOM TRANSFORMER -TYP.

ONE WAY DROP-OFF EXIT

68TH AVE

RES BIKE PARKING
10 SHORT TERM SPACES
15 LONG TERM SPACES
UTILITIES

SCHOOL ENTRY

FENCED PLAYGROUND AREA
SEE LANDSCAPE FOR FENCE DETAIL

TRASH ROOM

HC

HC

FITNESS ROOM
670 sf

GYM / MULTI-PURPOSE RM

SCHOOL ENTRY

DROP OFF AREA
40 BIKE PARKING
LONG TERM

GATED PARKING GARAGE- 13 SCHOOL / VISITOR PARKING SHOWN SHADED

MEETING ROOMS

FOOTHILL BLVD

SCHOOL ENTRY

CHARTER SCHOOL LEVEL 1

RES ELEVATOR

OFFICES/ RESTROOMS

STREET LEVEL AMENITIES

EXISTING COMMERCIAL

33 BIKE PARKING SHORT TERM

GARAGE ENTRY

67TH AVE

GARAGE ENTRY

ELECTRICAL ROOM TRANSFORMER -TYP.

RESIDENTIAL ENTRY/LOBBY

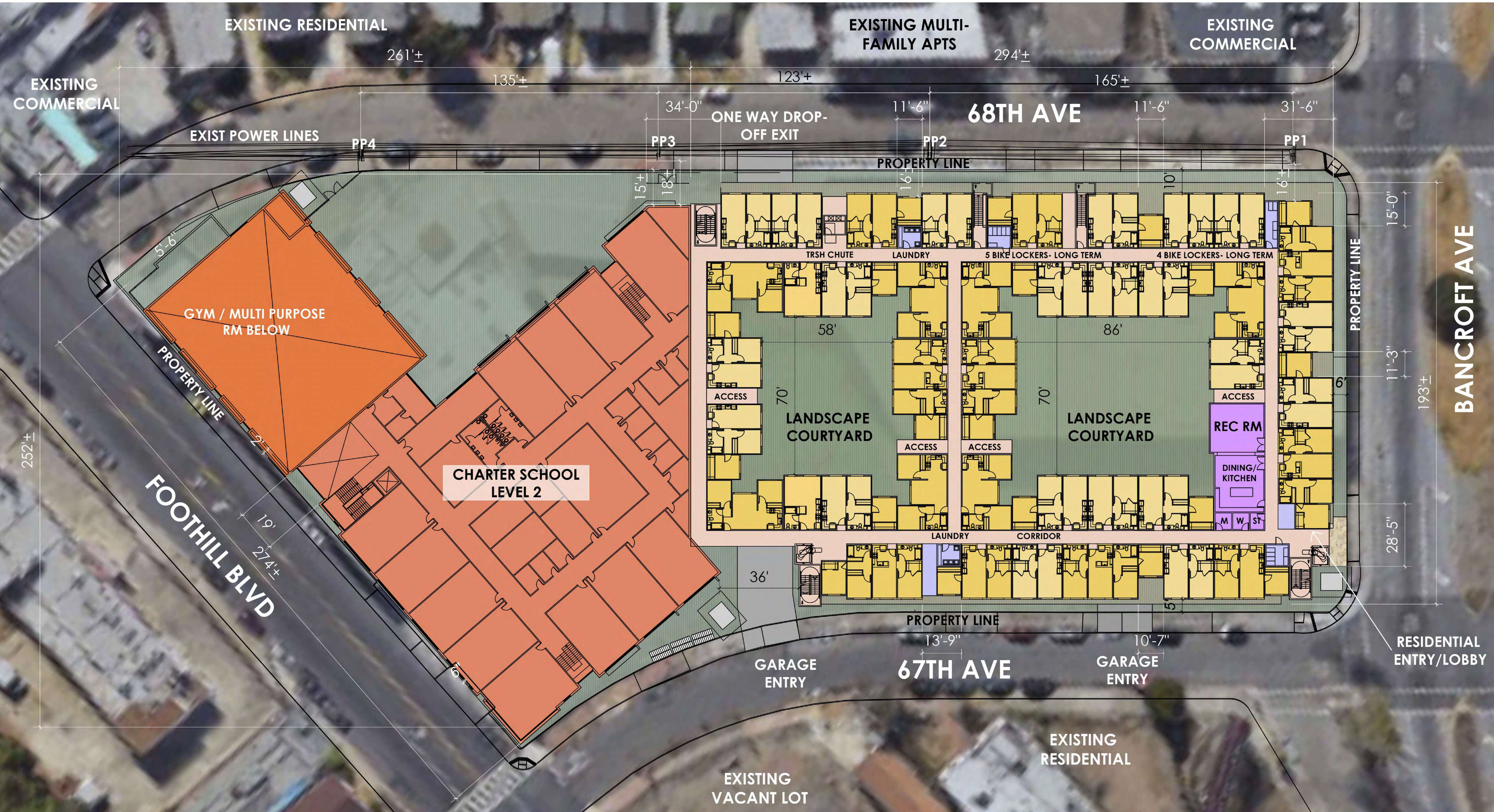
SCHOOL ENTRY

EXISTING VACANT LOT

EXISTING RESIDENTIAL

LEVEL 1 SCHOOL / STREET LEVEL PARKING GARAGE

NOTE: SEE SHEETS A4.3 FOR DETAILED SCHOOL FLOOR PLAN LAYOUT AND INFORMATION



LEVEL 2 SCHOOL / LEVEL 1 RESIDENTIAL

NOTE: SEE SHEETS A4.4 FOR DETAILED SCHOOL FLOOR PLAN LAYOUT AND INFORMATION
 "PP" DENOTES EXISTING POWER POLE LOCATIONS (4); VERIFY IN FIELD & WITH CIVIL PLANS



NORTHEAST ELEVATION- FOOTHILL AVE

68TH STREET ENTRY | GYM / MULTI PURPOSE RM | MAIN ENTRY SHOWN ANGLED | SCHOOL WITH AFFORDABLE APTS ABOVE

- MATERIALS LEGEND**
- 1 EXTERIOR CEMENT PLASTER
 - 2 HORIZONTAL AWNING
 - 3 VARIEGATED COMPOSITE WOOD
 - 4 SHADE STRUCTURE
 - 5 DECORATIVE BUILDING CORNICE
 - 6 BUILT UP WINDOW TRIM
 - 7 METAL SCREENING
 - 8 ALUMINUM GLAZING
 - 9 VINYL WINDOW FRAME
 - 10 SIGNAGE LOCATION



NORTHWEST ELEVATION- FOOTHILL AVE & 67TH AVE

GYM / MULTI PURPOSE RM | MAIN ENTRY | SCHOOL BUILDING WITH AFFORDABLE APTS ABOVE SHOWN ANGLED | GARAGE ENTRY TO DROP-OFF AREA | AFFORDABLE APTS ABOVE PARKING GARAGE 276'-11"



WEST ELEVATION- 67TH AVE

- MATERIALS LEGEND**
- 1 EXTERIOR CEMENT PLASTER
 - 2 HORIZONTAL AWNING
 - 3 VARIEGATED COMPOSITE WOOD
 - 4 SHADE STRUCTURE
 - 5 DECORATIVE BUILDING CORNICE
 - 6 BUILT UP WINDOW TRIM
 - 7 METAL SCREENING
 - 8 ALUMINUM GLAZING
 - 9 VINYL WINDOW FRAME
 - 10 SIGNAGE LOCATION



NORTH ELEVATION- FOOTHILL AVE



SOUTH ELEVATION

- MATERIALS LEGEND**
- 1 EXTERIOR CEMENT PLASTER
 - 2 HORIZONTAL AWNING
 - 3 VARIEGATED COMPOSITE WOOD
 - 4 SHADE STRUCTURE
 - 5 DECORATIVE BUILDING CORNICE
 - 6 BUILT UP WINDOW TRIM
 - 7 METAL SCREENING
 - 8 ALUMINUM GLAZING
 - 9 VINYL WINDOW FRAME
 - 10 SIGNAGE LOCATION



EAST ELEVATION- 68TH AVENUE

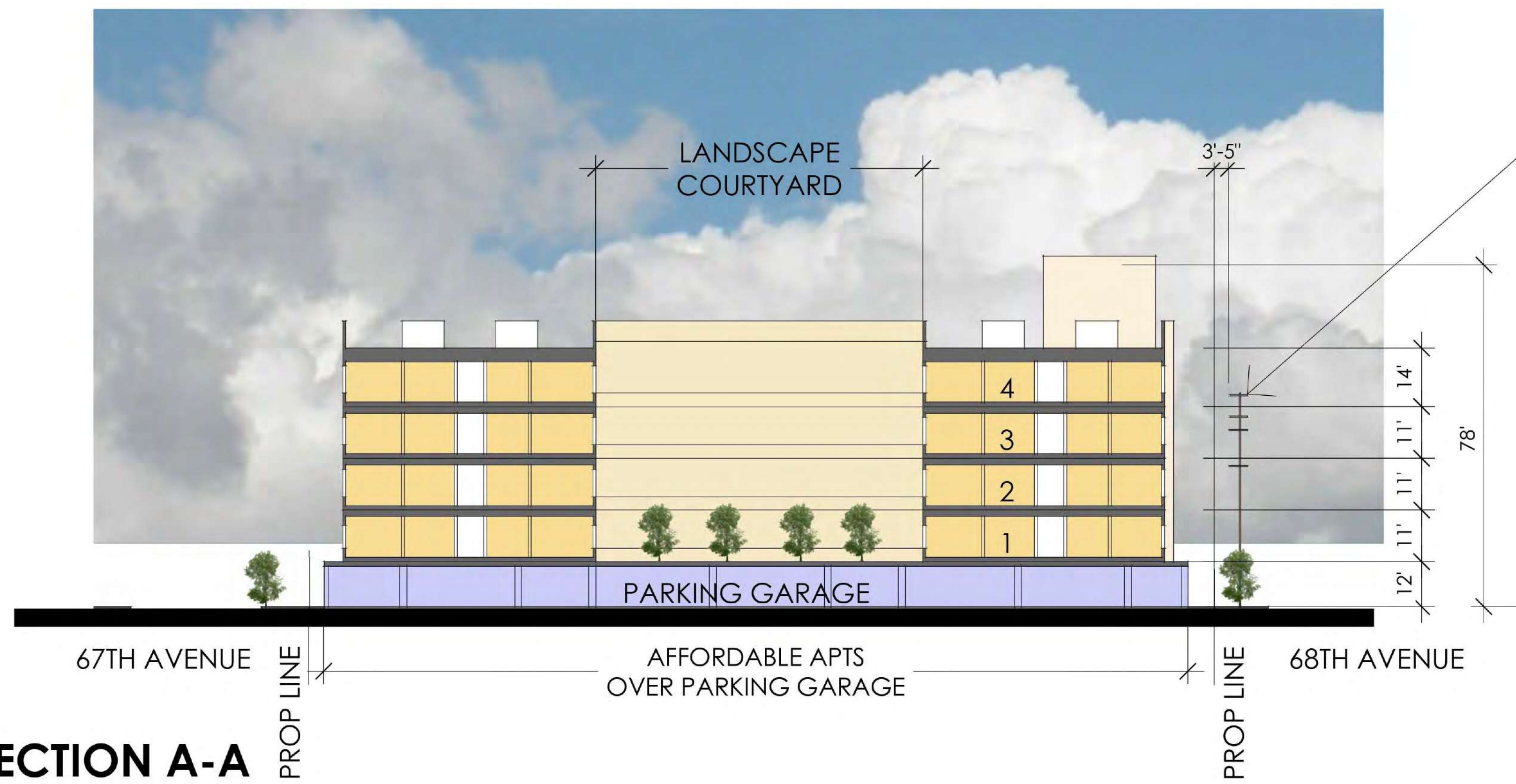


SOUTHWEST ELEVATION- BANCROFT AVE

- MATERIALS LEGEND**
- 1 EXTERIOR CEMENT PLASTER
 - 2 HORIZONTAL AWNING
 - 3 VARIEGATED COMPOSITE WOOD
 - 4 SHADE STRUCTURE
 - 5 DECORATIVE BUILDING CORNICE
 - 6 BUILT UP WINDOW TRIM
 - 7 METAL SCREENING
 - 8 ALUMINUM GLAZING
 - 9 VINYL WINDOW FRAME
 - 10 SIGNAGE LOCATION



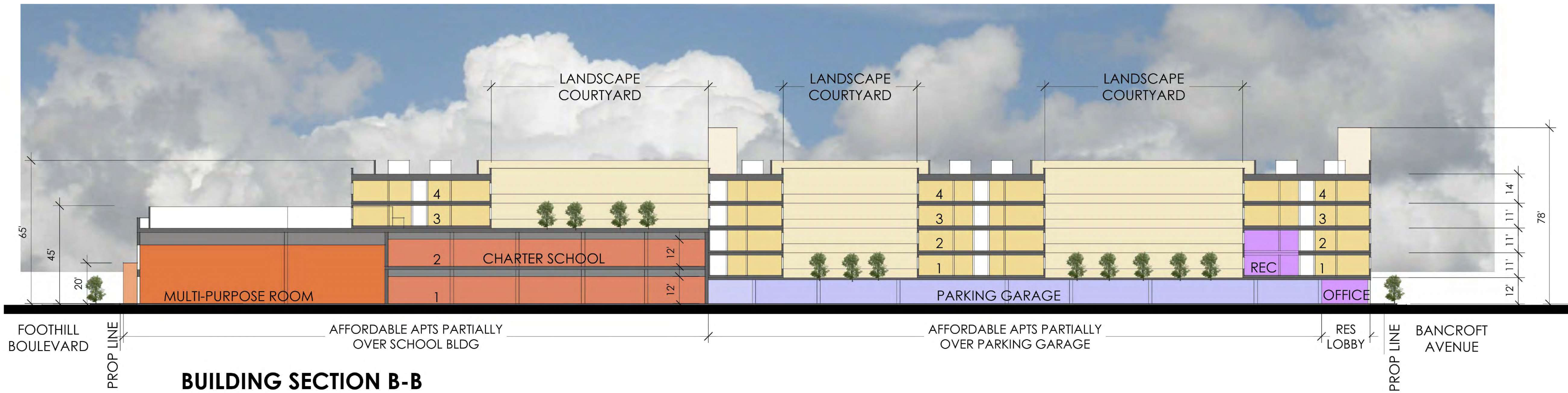
SOUTHEAST ELEVATION- 68TH AVE



EXISTING POWER
POLES (4)

NOTE:
ALL ROOFTOP MECHANICAL EQUIPMENT
WILL BE SCREENED FROM HORIZONTAL VIEW

BUILDING SECTION A-A



BUILDING SECTION B-B



1A1



1A2



7A



MEDIUM FINISH



1A4



1A5



1A6



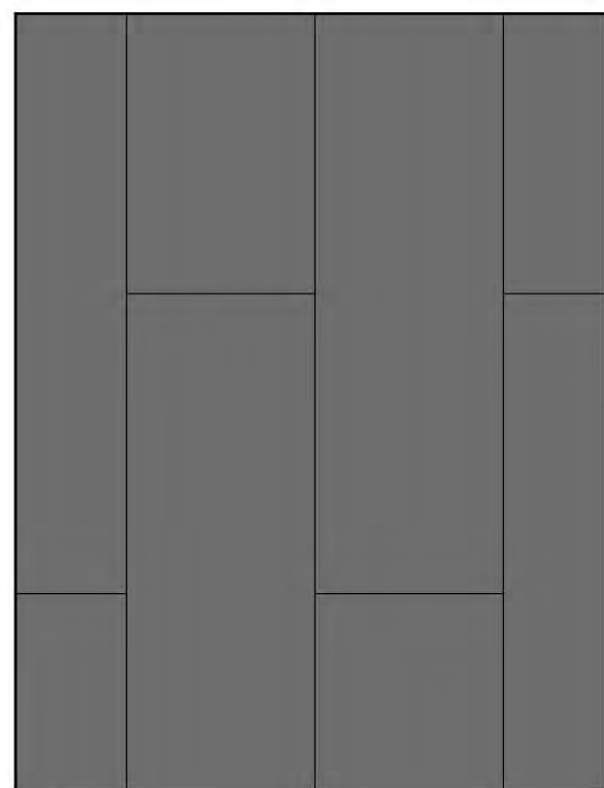
1A7



1A3



3



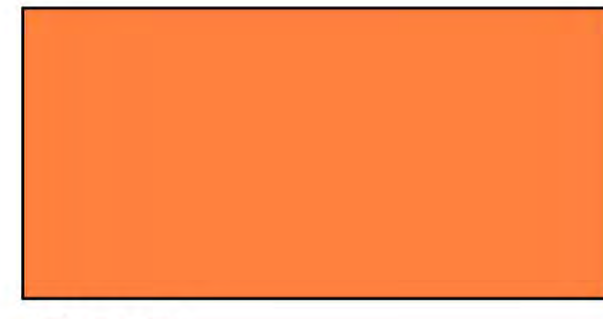
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7B



SMOOTH FINISH



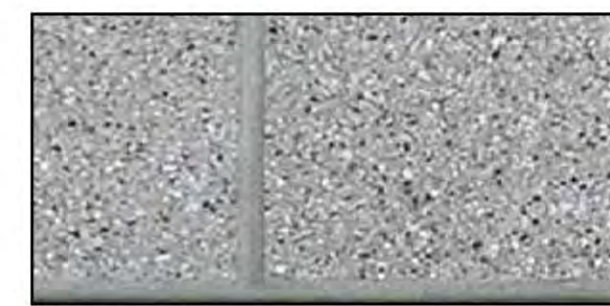
1B1



1B2



1B3



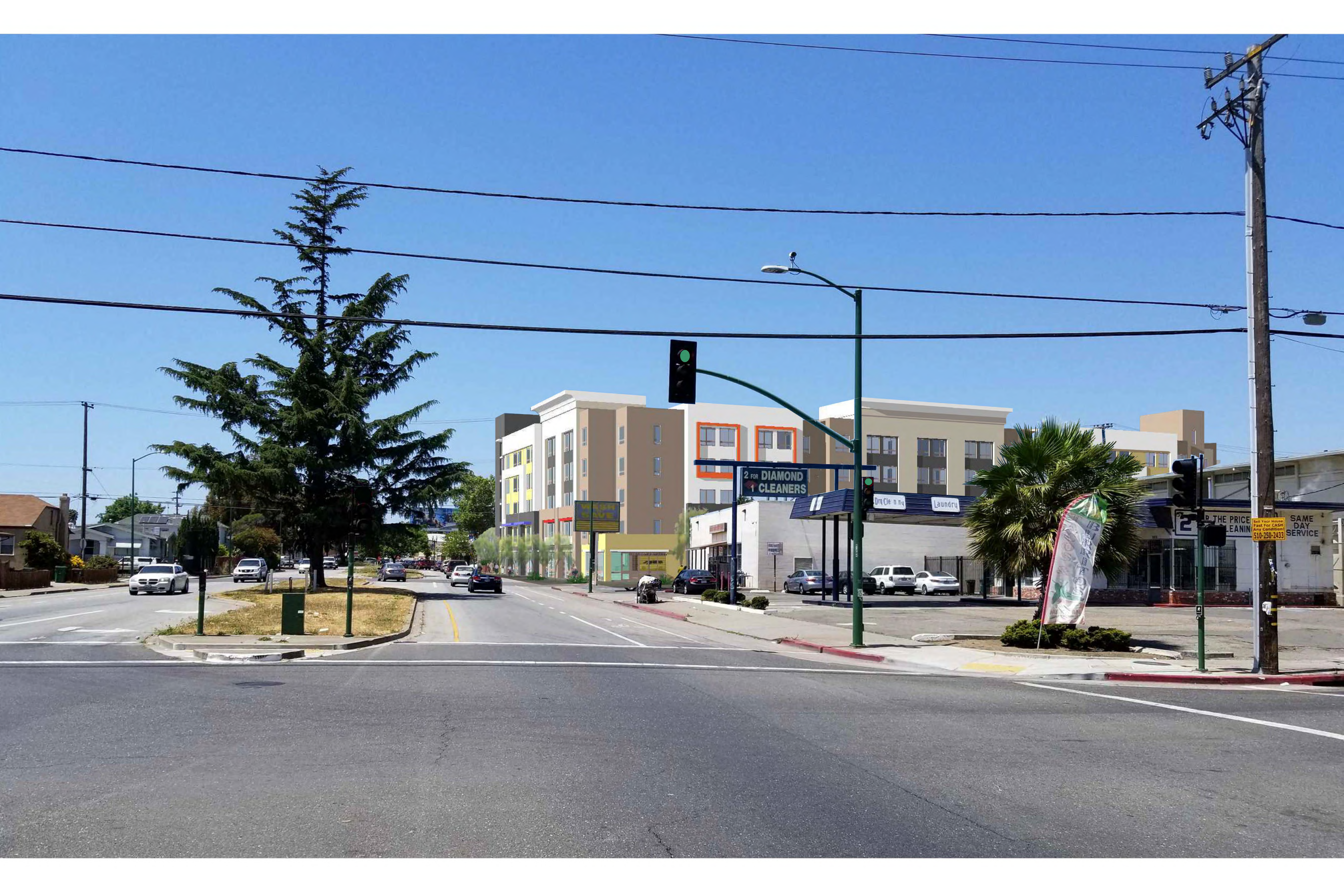
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MATERIALS LEGEND

- 1** EXTERIOR CEMENT PLASTER
- 1A1** FIELD COLOR, FLAT, MEDIUM FINISH
- 1A2** FIELD COLOR, FLAT, MEDIUM FINISH
- 1A3** FIELD COLOR, FLAT, MEDIUM FINISH
- 1A4** FIELD COLOR, FLAT, MEDIUM FINISH
- 1A5** FIELD COLOR, FLAT, MEDIUM FINISH
- 1A6** FIELD COLOR, FLAT, MEDIUM FINISH
- 1A7** FIELD COLOR, FLAT, MEDIUM FINISH
- 1B1** ACCENT COLOR, SATIN, SMOOTH FINISH
- 1B2** ACCENT COLOR, SATIN, SMOOTH FINISH
- 1B3** ACCENT COLOR, SATIN, SMOOTH FINISH
- 2** AWNINGS- HORIZ, VERTICAL, OR BOXED
- 3** VARIEGATED COMPOSITE WOOD FEATURE
- 4** SHADE STRUCTURE
- 5** DECORATIVE BUILDING CORNICE
- 6** ACCENT TILE WALL
- 7A** METAL SCREENING
- 7B** METAL PANEL SIDING
- 8** ALUMINUM GLAZING -SCHOOL / STOREFRONT
- 9** VINYL WINDOW FRAME -RESIDENTIAL
- 10** SIGNAGE LOCATION
- 11** CONCRETE BLOCK



NORTHWEST ELEVATION- FOOTHILL AVE & 67TH AVE



2 FOR
DIAMOND
CLEANERS

Dry Cleaning

Laundry

2
THE PRICE
CLEANING

Sell Your House
Fast For CASH
Any Condition
510-250-2433

SAME
DAY
SERVICE



DEPENDABLE JANITORIAL
SERVICE & SUPPLY SINCE 1967
(510) 568-5931

Refer to
Landscape Plan



FONG'S CAFE
STEAK HAMBURGER
BREAKFAST LUNCH
EAT HERE OR TO GO

BREAKFAST
AT ALL HOURS

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GRACE TEMPLE
BAPTIST CHURCH
Worship every Sunday
10:00 AM
Pastor: Rev. Dr. W. C. ...
PASTOR

JESUS

15 MINUTE

568-3050















