

Detterman, Mark, Env. Health

From: Pianca, Brian [bap@woodpartners.com]
Sent: Tuesday, October 14, 2014 7:09 PM
To: Detterman, Mark, Env. Health
Cc: 'emack@lockelord.com'; 'pcusack@langan.com'
Subject: RE: Meeting Followup - Funds Request Letter Question
Attachments: 140926-23rd-Valdez-Preferred Alternate.pdf

Hi Mark,

Thanks for the follow up and for your time today. I spoke to the current property owner who confirmed his willingness to open the review process. Please proceed with the issuance of the funds request letter. Would it be possible for us to receive a pdf copy of the letter in addition to the paper copy you will be mailing?

Also, I've attached a pdf of copy of the site plan we reviewed this afternoon. Please let me know if you have any questions.

Regards,

Brian Pianca
Wood Partners

20 Sunnyside Ave, Suite B | Mill Valley, CA
O: 415-888-8537 | C: 415-601-8406 | F: 415-888-8584
bap@woodpartners.com | www.woodpartners.com

Improving People's Lives by Creating Better Communities

From: Detterman, Mark, Env. Health [<mailto:Mark.Detterman@acgov.org>]
Sent: Tuesday, October 14, 2014 4:38 PM
To: Pianca, Brian
Cc: 'emack@lockelord.com'; 'pcusack@langan.com'
Subject: Meeting Followup - Funds Request Letter Question

All,
I've followed up on the question of who the funds request letter could be sent to, and the consensus is that it can be sent to Woods Partners with a cc to the current owner so that he is kept informed. If Woods Partners declined to purchase the property, the case could be abandoned; as Elizabeth stated, the reason for the new case would cease to exist and the old commercial closure would remain.
Let me know if / when you would like to proceed and we can send the funds request letter out.

One issue I did not mention, is that the \$6,000 is bill against on an hourly basis (tenth of an hour increments); however, if funds remain at the end of the project they are refunded. Conversely, if additional funds are required, additional funds will be requested at an amount that seems appropriate. But as mentioned, the clearer a site is conveyed in reports, the less work we need to expend in ferreting out old reports or data bits; that time adds up quickly. So comprehensive tables and figures that include the old data and depict old bore / well locations are best. If soil has been removed / excavated one way to convey it can be with strike-through symbols (or some other method) on the tables.

Hope this helps. Let me know if you have questions.

Mark Detterman
Senior Hazardous Materials Specialist, PG, CEG
Alameda County Environmental Health
1131 Harbor Bay Parkway

Alameda, CA 94502
Direct: 510.567.6876
Fax: 510.337.9335
Email: mark.detterman@acgov.org

PDF copies of case files can be downloaded at:

<http://www.acgov.org/aceh/lop/ust.htm>

DRAWING INDEX	
NUMBER	SHEET NAME
A0.00	TITLE SHEET AND PROJECT INFORMATION
A0.01	EXISTING CONDITIONS, SITE PHOTOGRAPHS
A2.00	BUILDING PLANS - WAVERLY AND VALDEZ STREET LEVELS
A2.01	BUILDING PLANS - 2ND FLOOR (PODIUM) AND THIRD FLOOR
A2.02	BUILDING PLANS - FOURTH AND FIFTH FLOOR
A2.03	BUILDING PLANS - SIXTH FLOOR AND ROOF LEVEL
A2.10	TYPICAL UNIT PLANS
A3.01	MASSING ELEVATIONS
A3.02	MASSING SECTIONS
A4.01	3D VIEWS

PROJECT DESCRIPTION

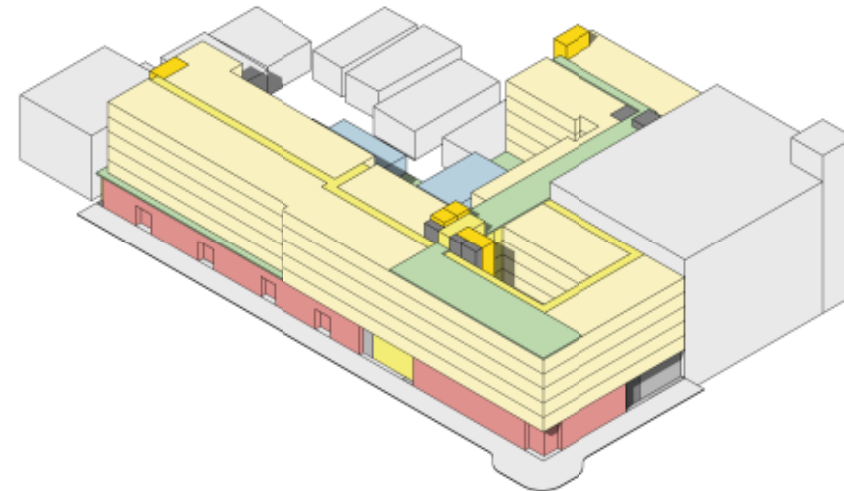
THE PROJECT IS A FIVE-STORY WOOD FRAME (TYPE III-A) OVER ONE STORY PLUS BASEMENT OF CONCRETE PODIUM (TYPE I-A) CONSISTING OF 193 APARTMENTS IN A MIX OF STUDIOS, ONE AND TWO BEDROOM FLATS, WITH COMMUNITY FUNCTIONS INCLUDING MANAGEMENT, LEASING OFFICES, FITNESS, LOBBIES AND BIKE STORAGE. THE PROJECT WILL PROVIDE +/-28,552 SF OF RETAIL ALONG VALDEZ STREET AND AT THE CORNER OF 23RD AND VALDEZ STREETS. ALL UNITS WILL BE ADAPTABLE PER THE CALIFORNIA BUILDING CODE AND THE PROJECT WILL PURSUE GREEN POINT RATING IN COMPLIANCE WITH THE CITY OF OAKLAND GREEN BUILDING STANDARDS. THE PROJECT AND LANDSCAPE STREET IMPROVEMENTS WILL BE DEVELOPED IN CONFORMANCE WITH THE GUIDELINES SET BY THE BROADWAY VALDEZ SPECIFIC PLAN.

PROJECT TEAM

DEVELOPER:
WP WEST ACQUISITIONS, LLC
20 SUNNYSIDE AVENUE, SUITE B
MILL VALLEY, CA 94941
CONTACT: BRIAN PIANCA
(E) BAP@WOODPARTNERS.COM

ARCHITECT:
PYATOK | architecture + urban design
1611 TELEGRAPH AVENUE, SUITE 200
OAKLAND, CA 94612
CONTACT: ADRIANNE STEICHEN
(TEL.) 510-465-7010
(E) ASTEICHEN@PYATOK.COM

23RD AND VALDEZ PREFERRED ALTERNATIVE SCHEME



PYATOK
1611 TELEGRAPH AVE. SUITE 200
OAKLAND, CA 94612
510.465.7010 | 510.465.8575 f
www.pyatok.com
WP WEST ACQUISITIONS, LLC
20 SUNNYSIDE AVE. SUITE B
MILL VALLEY, CA 94941

PROJECT DATA

FLOOR AREA SCHEDULE	
TYPE	AREA
Loading - Retail	560 SF
Retail	23,815 SF
Retail Mezzanine	5,035 SF
Retail Parking	26,116 SF
Service	794 SF
TOTAL RETAIL AREA	56,320 SF
Amenities	3,964 SF
Circulation - Corridors, Lobbies	25,822 SF
Circulation - Stairs, Elevators	798 SF
Open Space - Podium Courtyard	12,978 SF
Open Space - Private Open Space	890 SF
Open Space - Roof Deck	7,741 SF
Parking	48,498 SF
Residential Units	159,004 SF
Service	4,598 SF
TOTAL RESIDENTIAL AREA	264,292 SF
TOTAL PROJECT AREA	320,612 SF

UNIT BREAKDOWN

FLOOR	1	2	3	4	5	6	TOTAL	(%)
STUDIOS (496-560 SF)	-	5	5	5	5	5	25	(13%)
1 BRS (675-736 SF)	-	20	19	19	19	19	96	(49%)
2 BRS (960-1,070 SF)	-	14	15	15	15	15	74	(38%)
TOTALS (AVG. 815 SF)	-	39	39	39	39	39	195	(100%)

RESIDENTIAL AMENITIES
INTERIOR: FITNESS ROOM, COMMUNITY ROOM, SECURE BICYCLE STORAGE
EXTERIOR: COMMON OUTDOOR COURTYARDS, PRIVATE PATIOS, ROOF DECK AND DOG RUN

CONSTRUCTION TYPE
-TYPE I-A CONCRETE PODIUM (1 STORY + BASEMENT) AND TYPE III-A WOOD-FRAME (5 STORIES)
-CONSTRUCTION MAXIMUM HEIGHT ALLOWED: 85 FT. / MAX. 5 STORIES TYPE III-A O/ UL TYPE I-A
-HEIGHT AND AREA INCREASES ASSUMED WITH FULLY-SPRINKLERED BUILDING

PLANNING CODE SUMMARY

PROJECT AREA
SITE AREA +/- 55,092 SF (1.26 ACRES)

PROJECT TYPE
-PERMANENT RESIDENTIAL ACTIVITY, MULTI-FAMILY DWELLING
-COMMERCIAL ACTIVITY
-ACCESSORY OFF-STREET PARKING

ZONING
PARCEL NO: 669-2257-009, 010, 012, 013, 014, 015, 016, 017
BOUND BY INTERIOR LOT LINES, VALDEZ STREET, 23RD STREET AND WAVERLY STREETS, OAKLAND, CA

ZONE: D-BV-1 RETAIL PRIORITY ZONE 5A, BROADWAY-VALDEZ SPECIFIC PLAN

HEIGHT LIMIT: 45 FT., 4 STORIES **
(85 FT./200 FT., 8/19 STORIES WITH RETAIL PRIORITY COMPLIANCE)

MIXED USE AND RESIDENTIAL DEVELOPMENTS UNDER TABLES 17.101C.05 & 17.101C.06 FOR HEIGHT, STORIES, FAR AND RESIDENTIAL SF.

RETAIL PRIORITY VARIANCE:
REQUESTED FOR HEIGHT LIMIT ADJUSTMENT, 50% OF SITE AREA PROVIDED FOR RETAIL HEIGHT BONUS
50% OF RETAIL PRIORITY SITE AREA 5A= 45,905 SF

DENSITY
FAR: 8.0 MAX. FOR NON-RESIDENTIAL AREAS (RETAIL PRIORITY ZONE 5A)
MAX. RESIDENTIAL DENSITY: 275 SF SITE AREA REQUIRED PER DWELLING UNIT (AT 85' FT.)
MAX. RESIDENTIAL BONUS: 125 SF RETAIL REQUIRED PER DWELLING UNIT (24,375 SF @ 195 UNITS)

PROPERTY DEVELOPMENT STANDARDS
MIN. FRONT SETBACK: 0 FT.
MAX. FRONT SETBACK: 5 FT.
MIN. INTERIOR SIDE SETBACK: 0 FT.
MIN. STREET SIDE SETBACK: 0 FT.
REAR SETBACK (RES.): 15 FT.
REAR SETBACK (NON-RES): 0/10/15 FT.

MINIMUM GROUND FLOOR FACADE TRANSPARENCY: 55%
MINIMUM HEIGHT OF GROUND FLOOR NON-RESIDENTIAL FACILITIES: 15 FT.
20 FT. HEIGHT FOR GROUND FLOOR NON-RESIDENTIAL FACILITIES PROPOSED.

USABLE OPEN SPACE (TABLE 17.101C.06)
REQUIRED: 195 UNITS * MIN. 75 SF PER DWELLING UNIT = 14,625 sf
PROVIDED: 12,978 SF PODIUM COURTYARD - 15 FT. X 15 FT. MIN.
890 SF PRIVATE OPEN SPACE (PODIUM) - 10 FT. X 10 FT. MIN.
7,741 SF POTENTIAL ROOF DECK - 15 FT. X 15 FT. MIN.
21,609 SF TOTAL

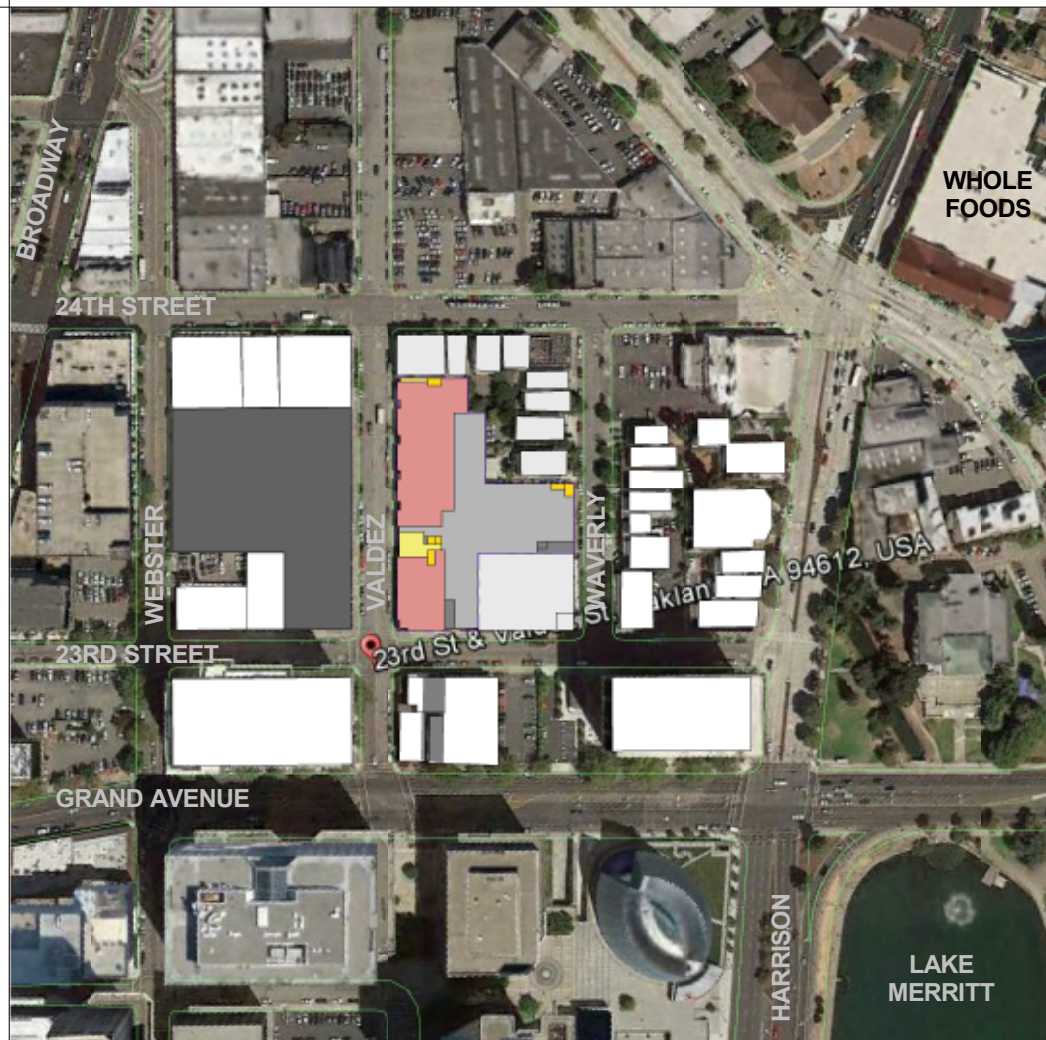
RETAIL
50% OF SITE AREA = +/- 27,546 SF
RETAIL PROVIDED: 29,644 (23,815 SF + 5,035 SF MEZZANINE + 794 SF SERVICE)
+ 1 SERVICE LOADING AREA ON 23RD STREET (+/- 560 SF)

RETAIL PARKING
REQUIRED PARKING 1 PER 500 SF (59 SPACES), 1 PER 1,000 SF (30 SPACES)
PROVIDED 61 TOTAL SPACES (INCL. CAR SHARE, ELEC. VEHICLE AND ACCESSIBLE)

RETAIL BIKE PARKING
REQUIRED LONG TERM - 1 PER 12,000 SF = 2.43 = 3 SPACES
SHORT TERM - 1 PER 2,000 SF / 1 PER 5,000 SF = 14.6 (15) OR 5.85 (6) SPACES
PROVIDED 8 SPACES IN GARAGE FOR LONG-TERM AND SHORT TERM USE
10 SPACES ON 23RD AND VALDEZ STREETS FOR SHORT TERM USE

RESIDENTIAL PARKING
REQUIRED PARKING: 0.5 SPACE PER UNIT (193/2=96.5 = 97 SPACES)
PROVIDED: 131 TOTAL SPACES (0.68 / UNIT),
INCL. 4 ACC., 2 CAR SHARE, 2 ELEC. VEHICLE
+ 4 MOTORCYCLE PARKING SPACES

RESIDENTIAL BIKE PARKING
REQUIRED: LONG TERM PARKING - 1 PER 4 UNITS (193 / 4 = 48.25) = 49 SPACES
SHORT TERM PARKING - 1 PER 20 UNITS (193 / 20 = 9.65) = 10 SPACES
59 SPACES TOTAL REQUIRED
PROVIDED: 68 STACKED BIKE PARKING SPACES (2'-6"X6") - 0.35 / UNIT



23RD AND VALDEZ
2300 VALDEZ STREET, OAKLAND, CA 94612

REVISION SCHEDULE
NO. | ISSUE | DATE

TITLE SHEET AND
PROJECT
INFORMATION

JOB NUMBER: 1408
DATE: 9/26/2014
SCALE: 1" = 100'-0"

- PRELIMINARY - NOT FOR CONSTRUCTION -

A0.00



VALDEZ STREET, VIEW EAST



EXISTING 9-STORY PARKING GARAGE AT 23RD AND WAVERLY



WAVERLY STREET, VIEW NORTH FROM 23RD STREET



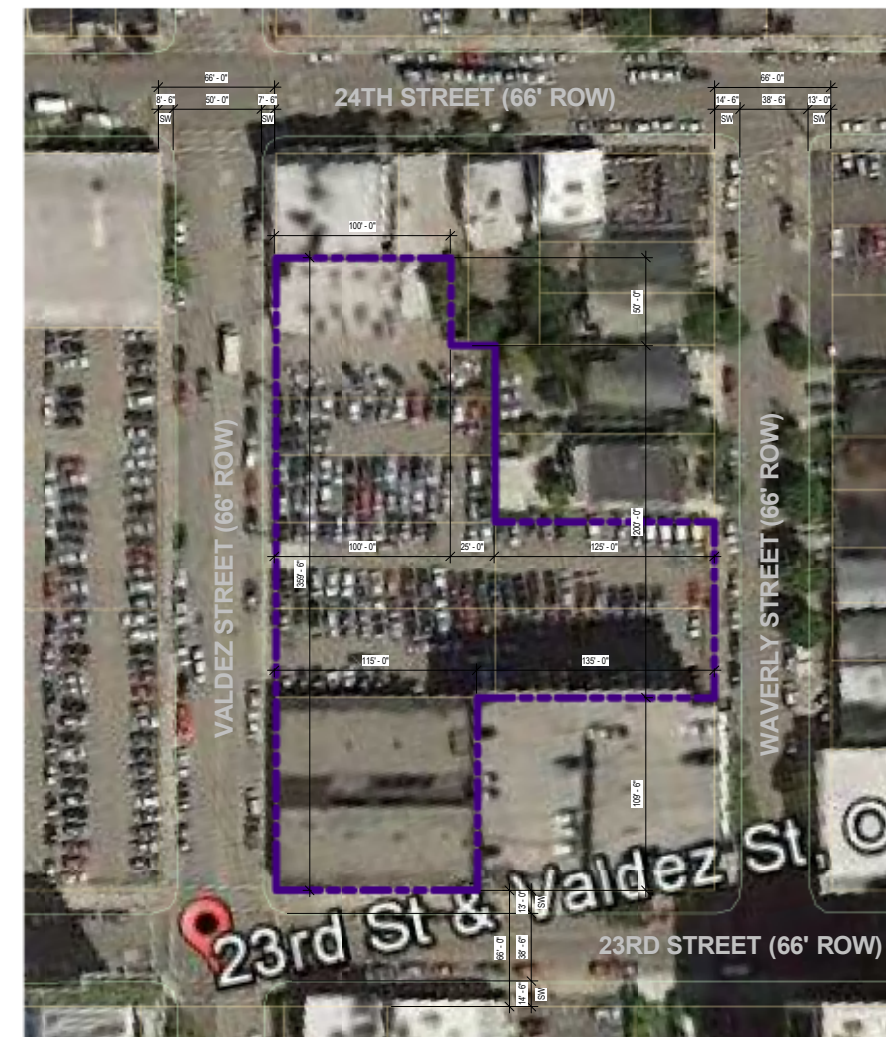
VALDEZ FROM CORNER OF 24TH, VIEW SOUTHEAST



CORNER OF 23RD AND VALDEZ, VIEW NORTHEAST



WAVERLY STREET, VIEW WEST



EXISTING SITE ①
 1" = 40'-0"

23RD AND VALDEZ
 2300 VALDEZ STREET, OAKLAND, CA 94612

REVISION SCHEDULE
 NO. | ISSUE | DATE

EXISTING
 CONDITIONS, SITE
 PHOTOGRAPHS

JOB NUMBER: 1408
 DATE: 9/12/2014
 SCALE: 1" = 40'-0"

- PRELIMINARY - NOT FOR CONSTRUCTION -

A0.01

9/26/2014 9:52:40 AM

23RD AND VALDEZ
2300 VALDEZ STREET, OAKLAND, CA 94612

REVISION SCHEDULE
NO. | ISSUE | DATE

**BUILDING PLANS -
WAVERLY AND
VALDEZ STREET
LEVELS**

JOB NUMBER: 1408
DATE: 9/12/2014
SCALE: 1" = 20'-0"

- PRELIMINARY - NOT FOR CONSTRUCTION -

A2.00

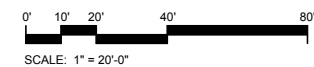
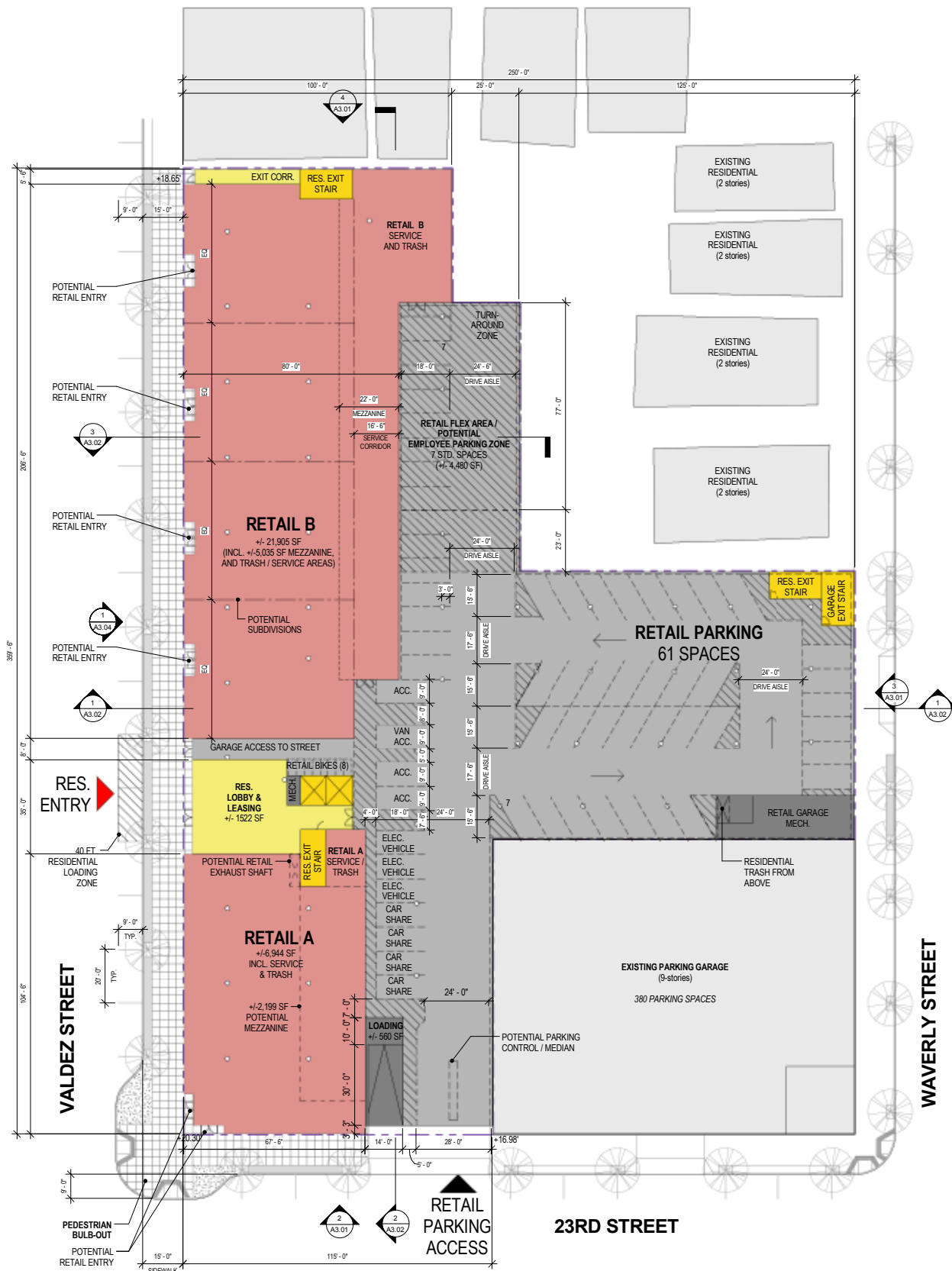
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RETAIL PARKING PROVIDED
44 STANDARD DIAGONAL SPACES (9'X18)
3 ACCESSIBLE SPACES (9'X18 + 5' OR 8' ACCESS)
3 ELECTRIC VEHICLE CHARGING STATIONS (9'X18)
4 CAR SHARE SPACES (9'X18)
54 RETAIL CUSTOMER PARKING SPACES

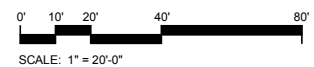
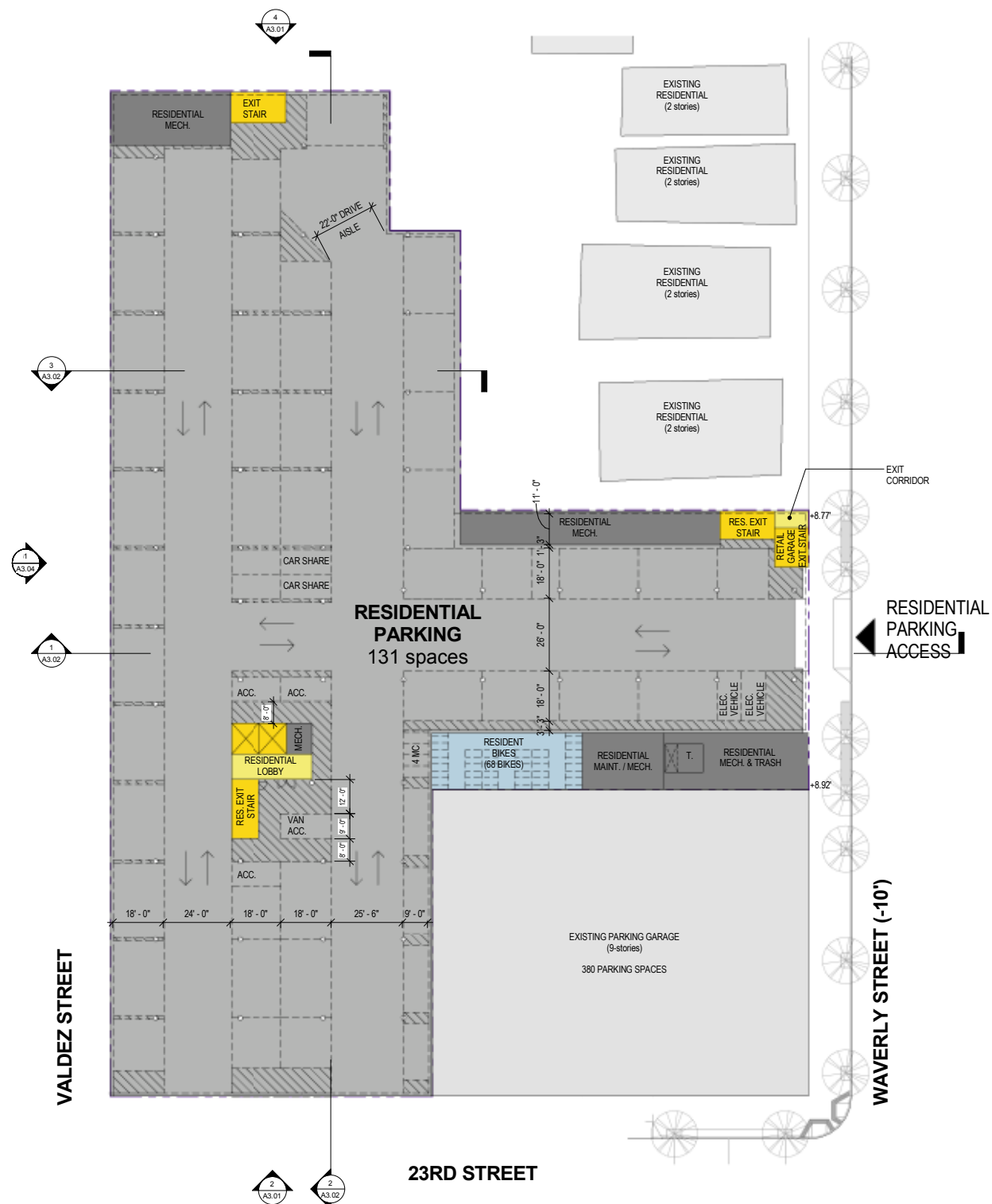
+ 7 EMPLOYEE PARKING SPACES
61 PARKING SPACES TOTAL

RESIDENTIAL PARKING PROVIDED:
3 ACCESSIBLE SPACES (9'X18', +5' OR 8' AISLES)
2 CAR SHARE SPACES (9'X18' TYP.)
2 ELECTRIC VEHICLE CHARGING SPACES (9'X18' TYP.)
126 STANDARD SPACES (9'X18' TYP.)
133 TOTAL PARKING SPACES (0.68 / UNIT)
+ 4 MOTORCYCLE PARKING SPACES (4' X 9')

BIKE PARKING PROVIDED
68 STACKED SECURE BIKE PARKING SPACES (2'-6"X6') - 0.35 / UNIT



VALDEZ STREET LEVEL - RETAIL AND PARKING ②
1" = 20'-0"



WAVERLY STREET LEVEL - RESIDENTIAL PARKING ①
1" = 20'-0"

23RD AND VALDEZ
2300 VALDEZ STREET, OAKLAND, CA 94612

REVISION SCHEDULE
NO. | ISSUE | DATE

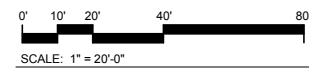
**BUILDING PLANS -
2ND FLOOR (PODIUM)
AND THIRD FLOOR**

JOB NUMBER: 1408
DATE: 9/2/2014
SCALE: 1" = 20'-0"

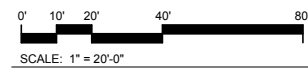
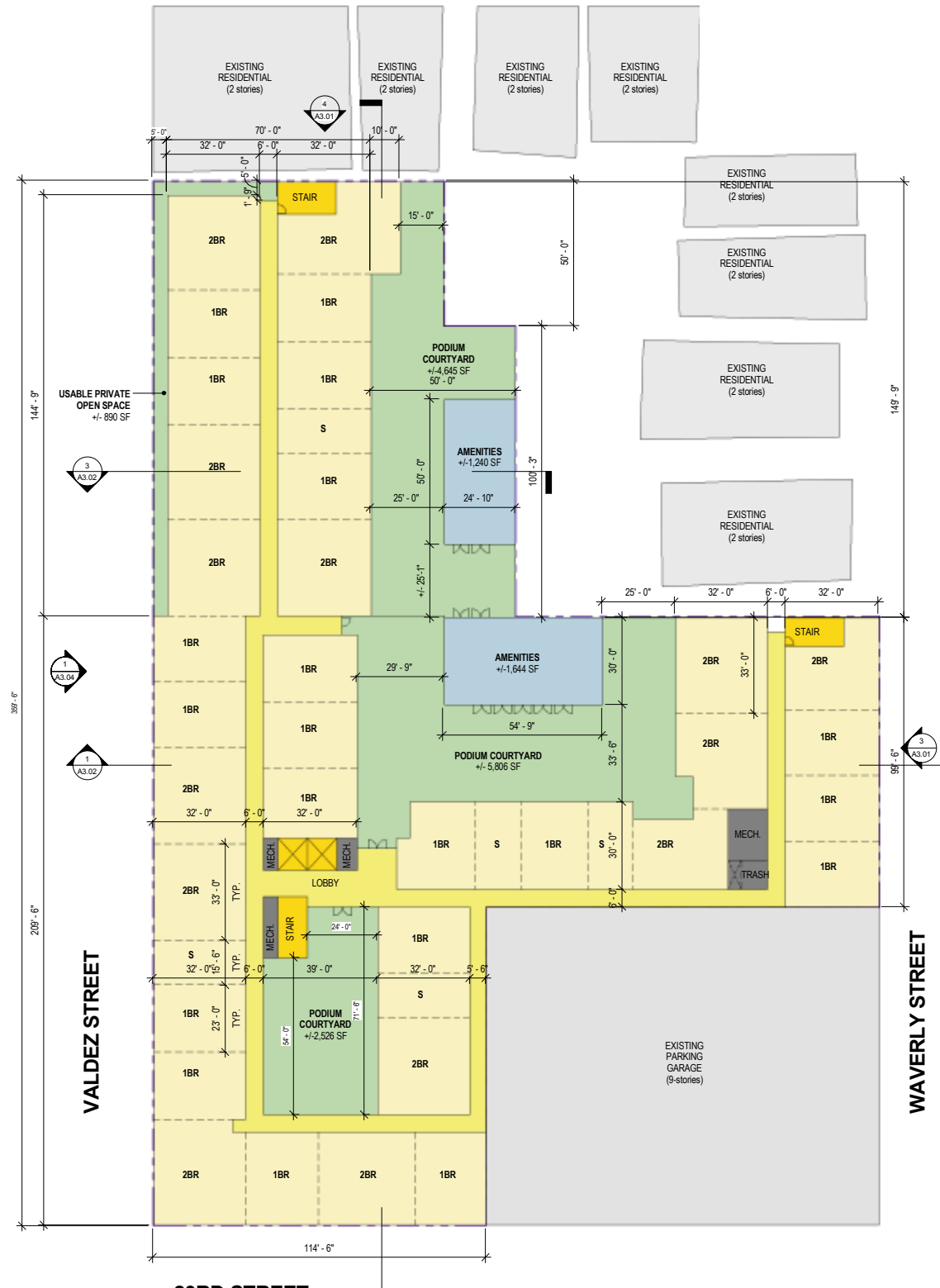
- PRELIMINARY - NOT FOR CONSTRUCTION -

A2.01

9/26/2014 9:52:45 AM



THIRD FLOOR
1" = 20'-0" ②



RESIDENTIAL - SECOND FLOOR
1" = 20'-0" ①

23RD AND VALDEZ
2300 VALDEZ STREET, OAKLAND, CA 94612

REVISION SCHEDULE
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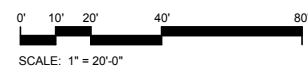
**BUILDING PLANS -
FOURTH AND FIFTH FLOOR**

JOB NUMBER: 1408
DATE: 9/2/2014
SCALE: 1" = 20'-0"

- PRELIMINARY - NOT FOR CONSTRUCTION -

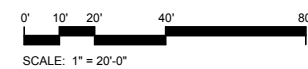
A2.02

9/26/2014 9:52:47 AM



SCALE: 1" = 20'-0"

FIFTH FLOOR
1" = 20'-0" ①



SCALE: 1" = 20'-0"

FOURTH FLOOR
1" = 20'-0" ②

23RD AND VALDEZ
2300 VALDEZ STREET, OAKLAND, CA 94612

REVISION SCHEDULE
NO. | ISSUE | DATE

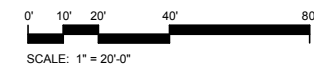
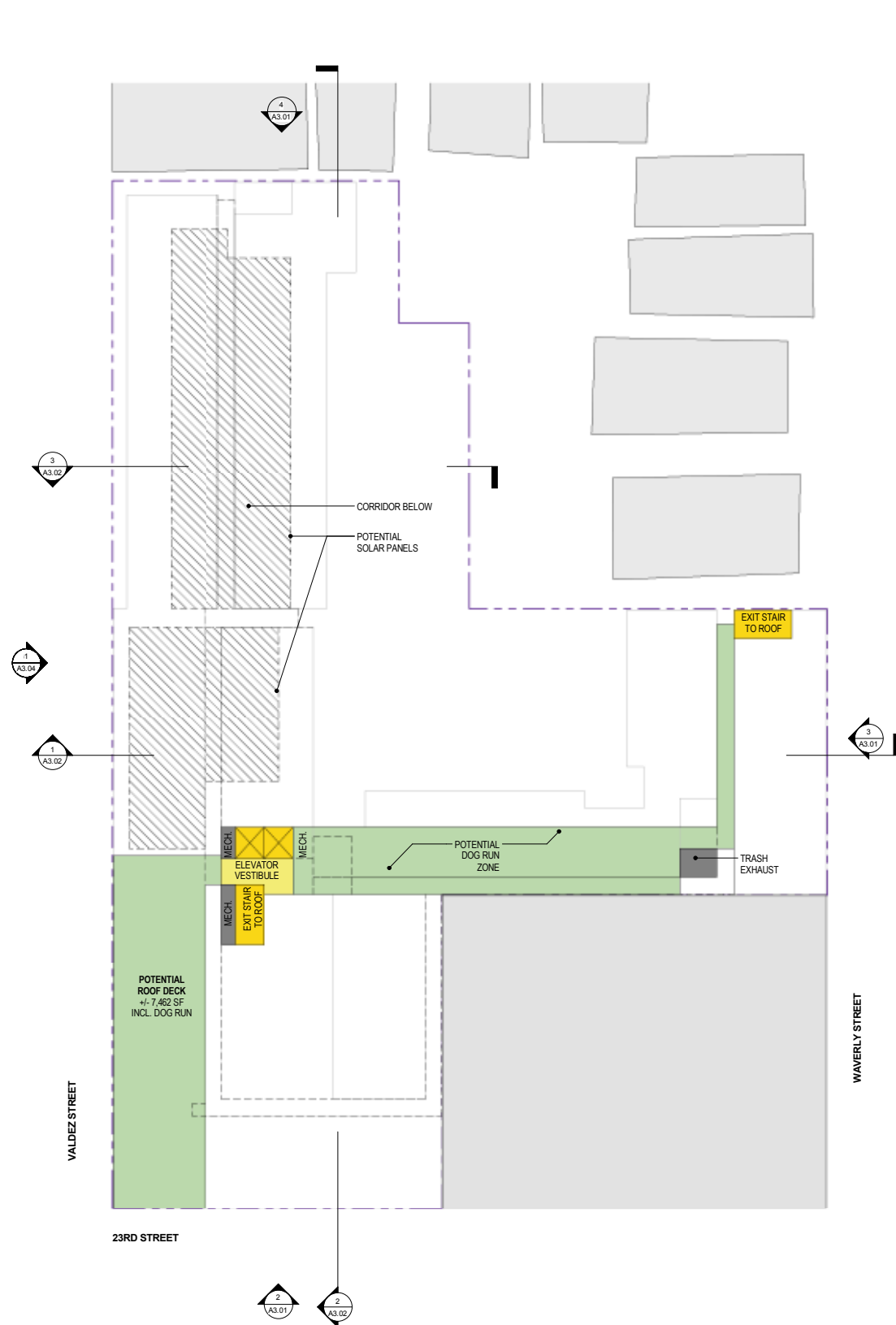
**BUILDING PLANS -
SIXTH FLOOR AND
ROOF LEVEL**

JOB NUMBER: 1408
DATE: 9/12/2014
SCALE: 1" = 20'-0"

- PRELIMINARY - NOT FOR CONSTRUCTION -

A2.03

9/26/2014 9:52:49 AM

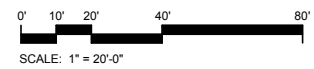


SCALE: 1" = 20'-0"

RESIDENTIAL - ROOF LEVEL ①



1" = 20'-0"

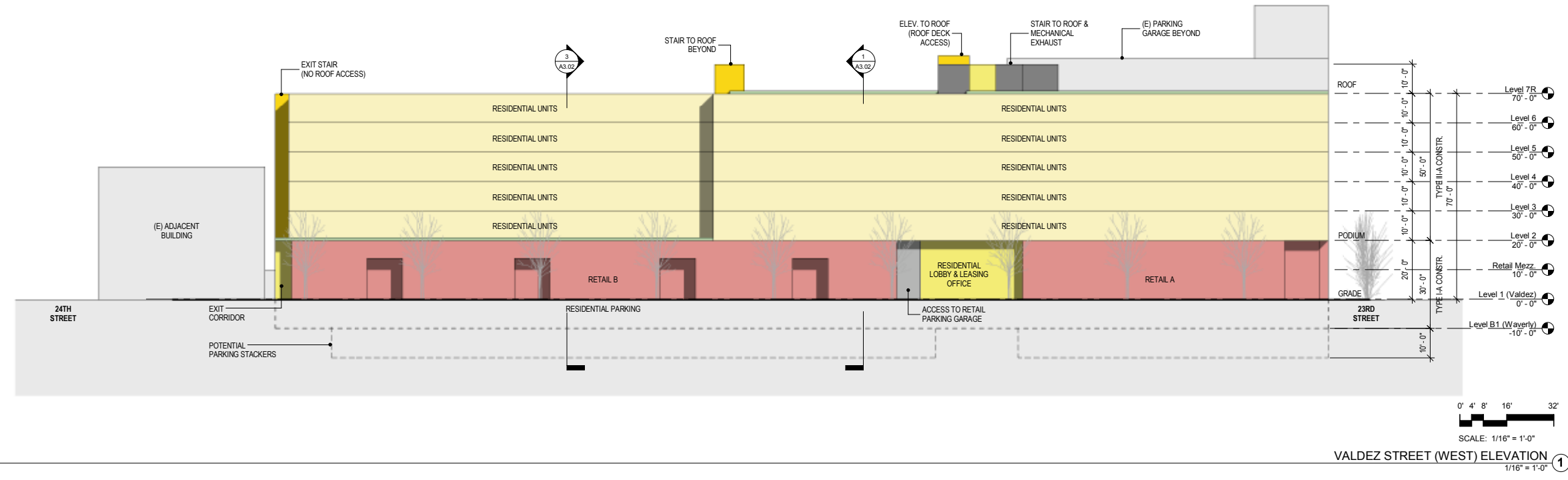
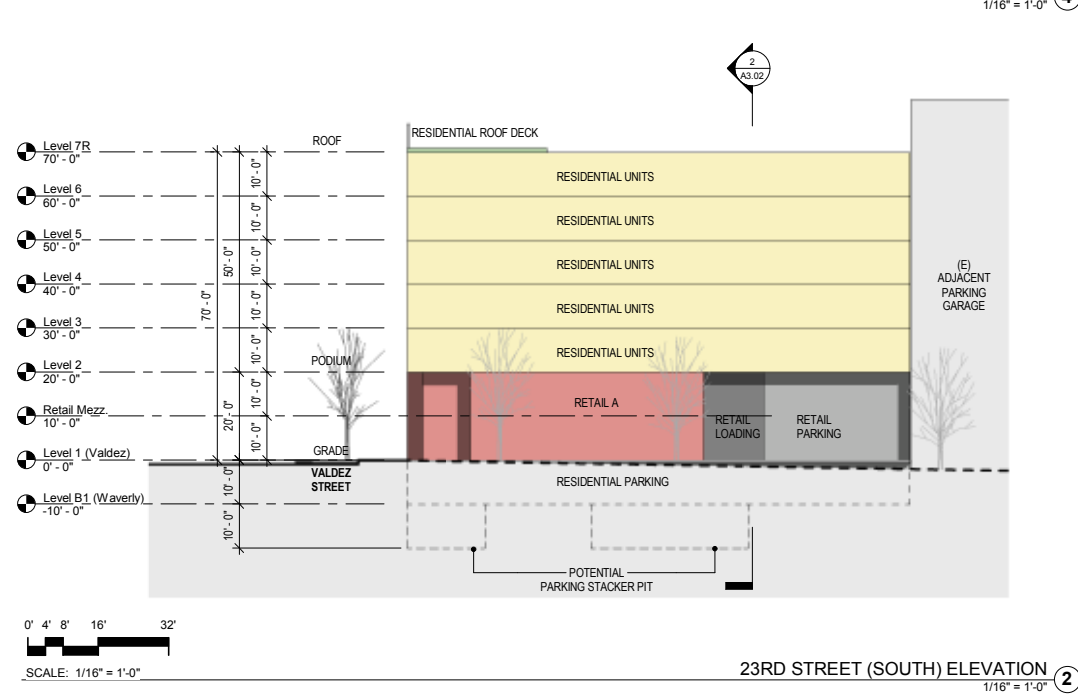
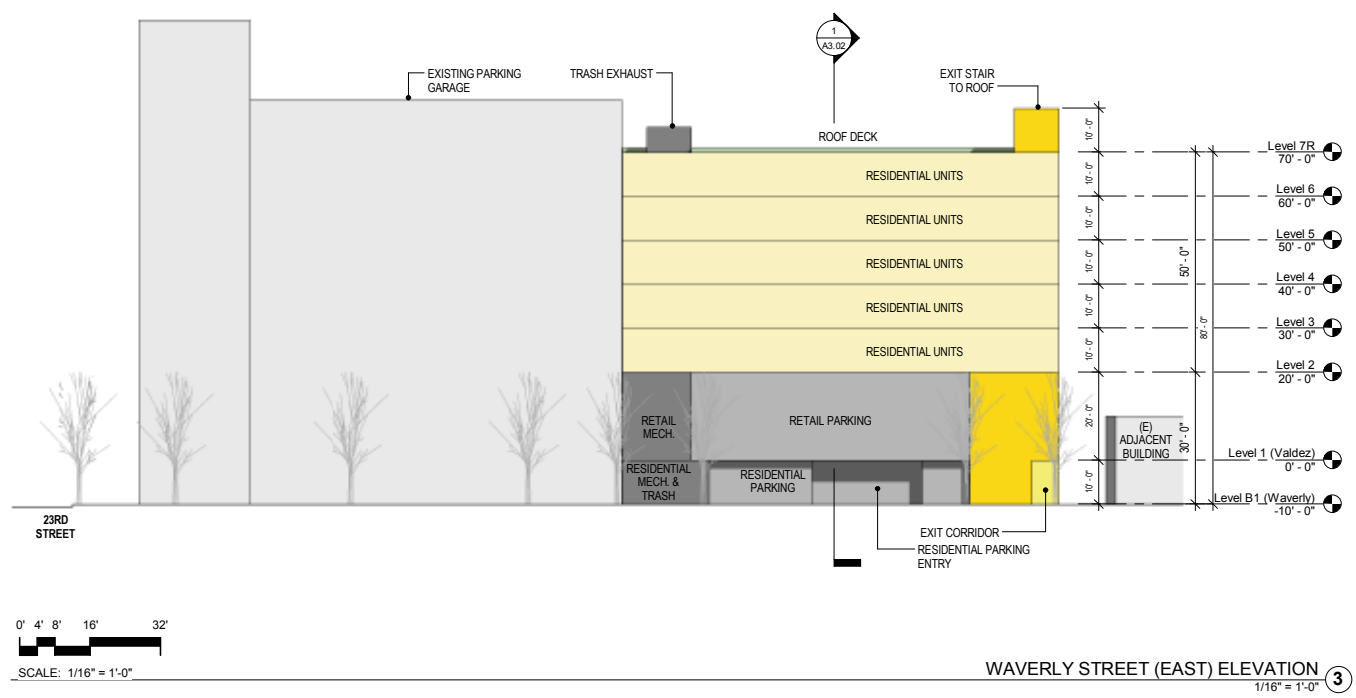
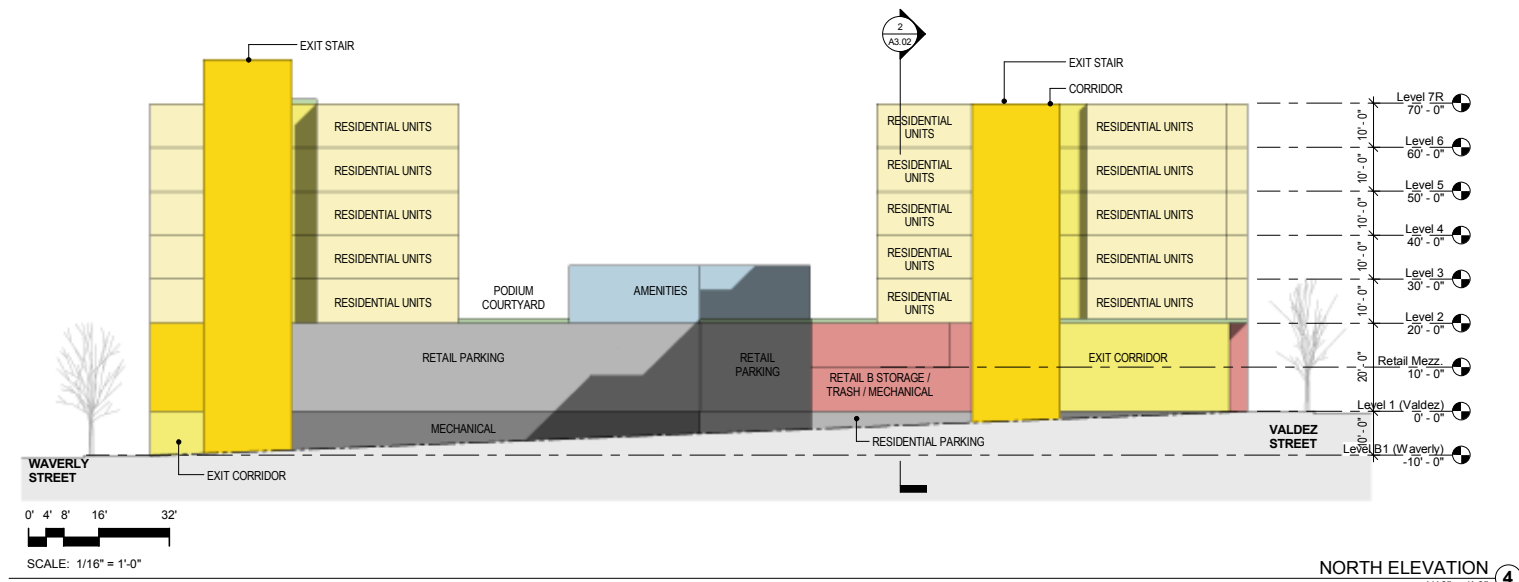


SCALE: 1" = 20'-0"

SIXTH FLOOR ②
1" = 20'-0"



1" = 20'-0"



23RD AND VALDEZ
2300 VALDEZ STREET, OAKLAND, CA 94612

REVISION SCHEDULE	NO.	ISSUE	DATE

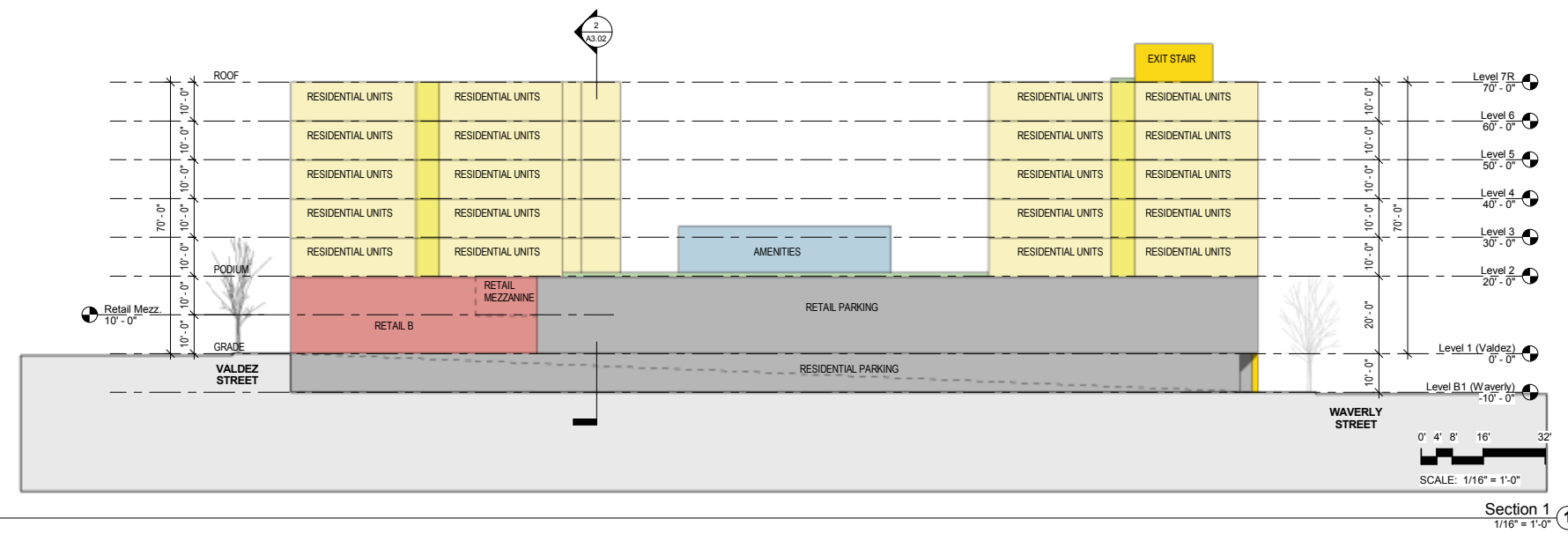
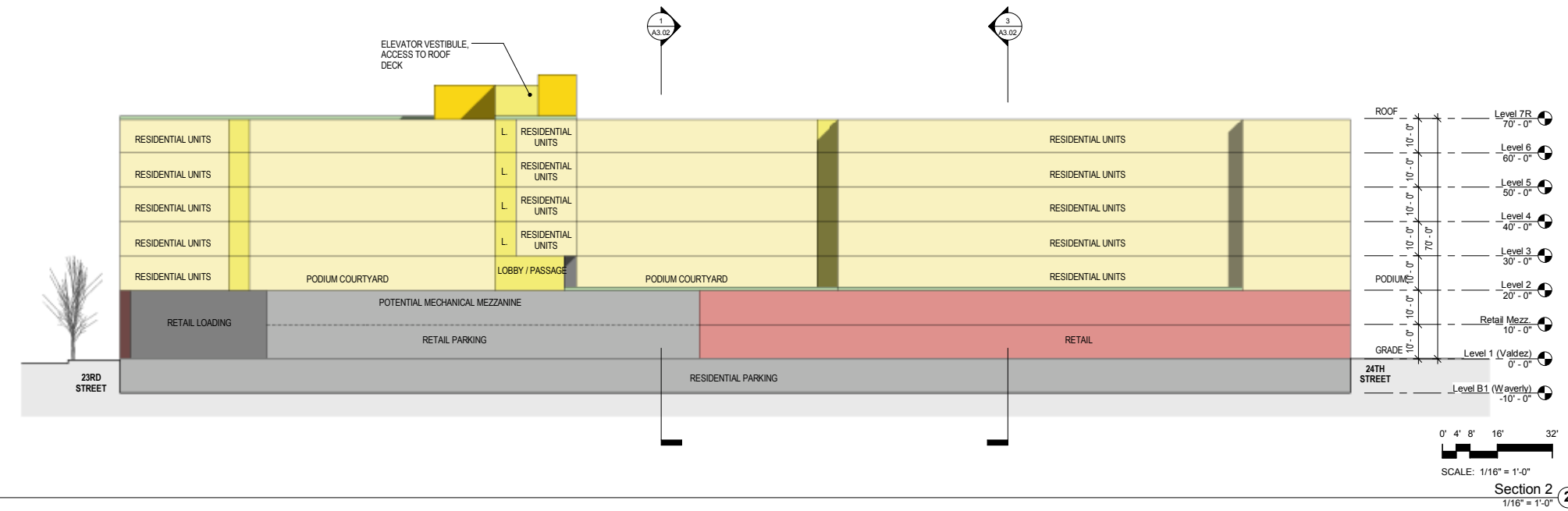
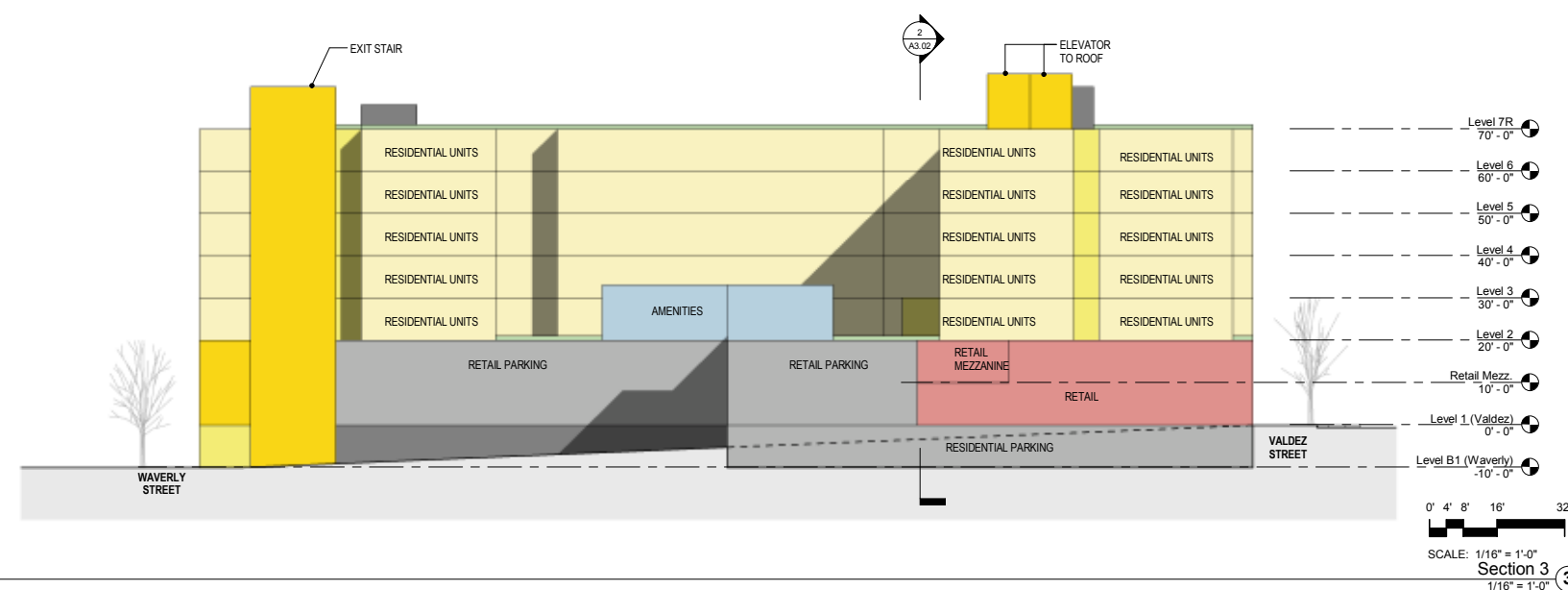
MASSING ELEVATIONS

JOB NUMBER:	1408
DATE:	9/22/2014
SCALE:	1/16" = 1'-0"

PRELIMINARY - NOT FOR CONSTRUCTION

A3.01

9/26/2014 9:52:51 AM



23RD AND VALDEZ
2300 VALDEZ STREET, OAKLAND, CA 94612

REVISION SCHEDULE	
NO.	DATE

MASSING SECTIONS

JOB NUMBER:	1408
DATE:	9/22/14
SCALE:	1/16" = 1'-0"

- PRELIMINARY - NOT FOR CONSTRUCTION -

A3.02

23RD AND VALDEZ
2300 VALDEZ STREET, OAKLAND, CA 94612

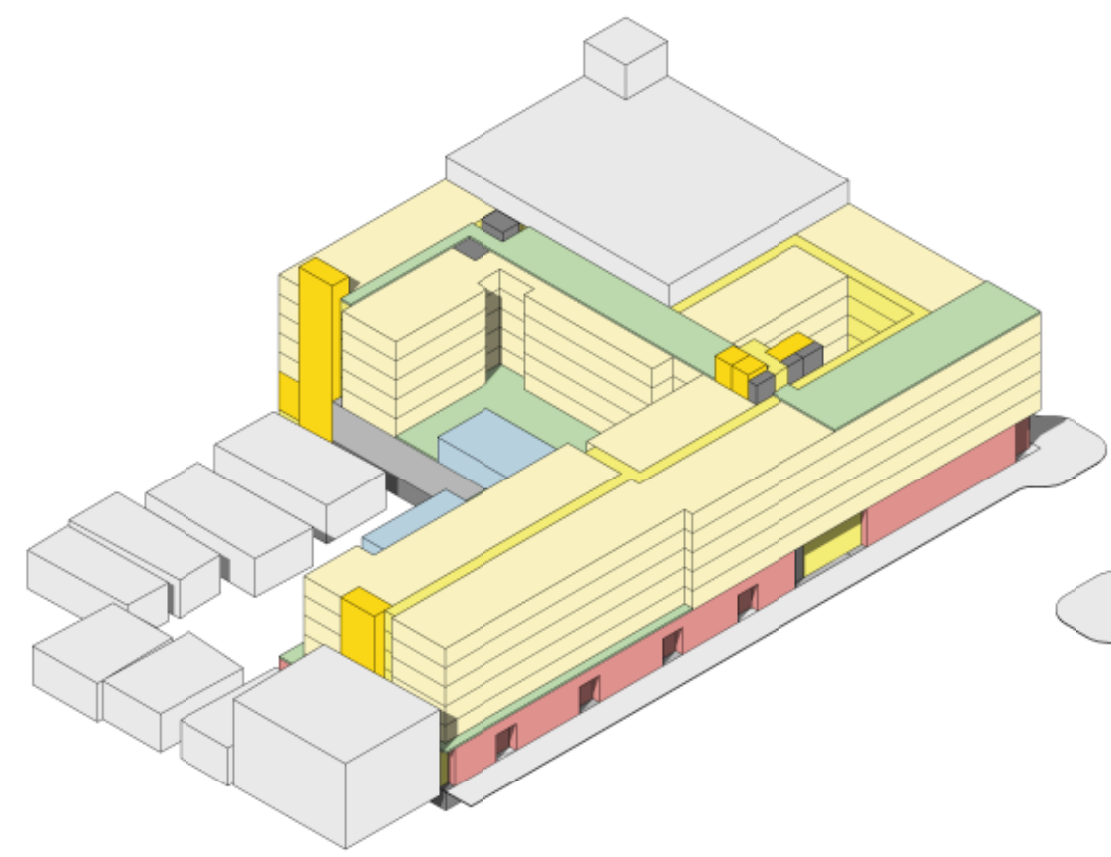
REVISION SCHEDULE

NO.	ISSUE	DATE
1	PLANNING PERMITTED	08/2014
2	APPL. CALIF. 95	

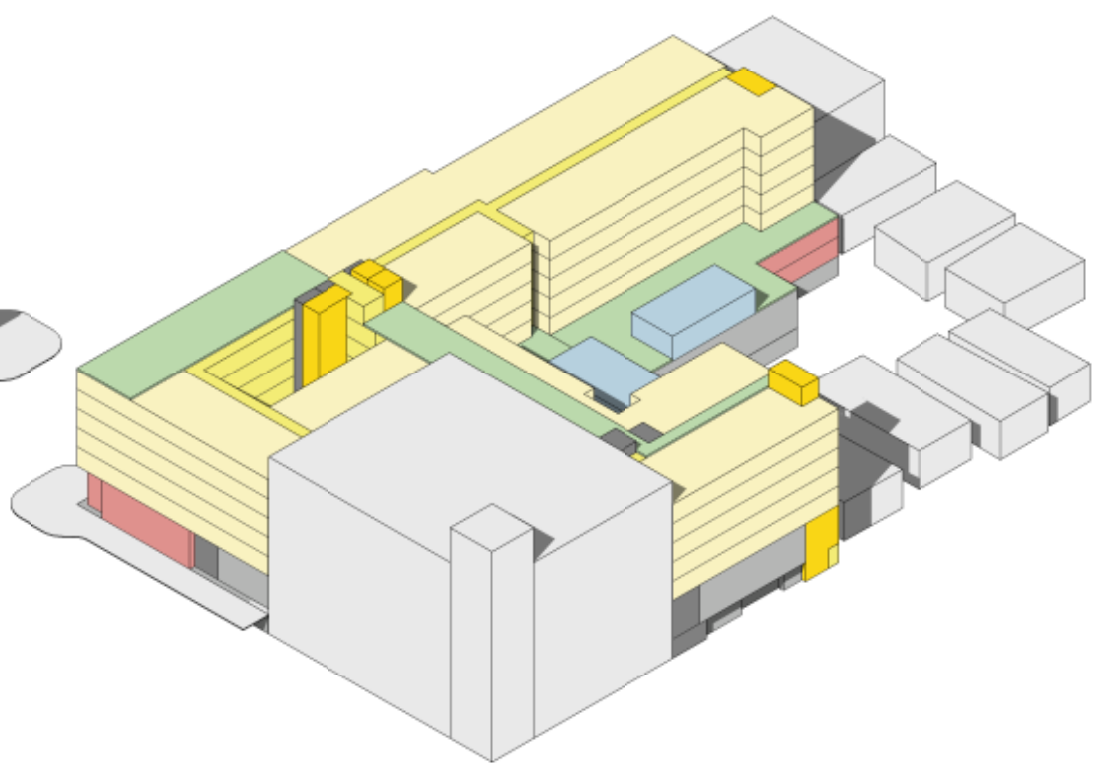
3D VIEWS

JOB NUMBER: 1408
DATE: 9/2/2014
SCALE:

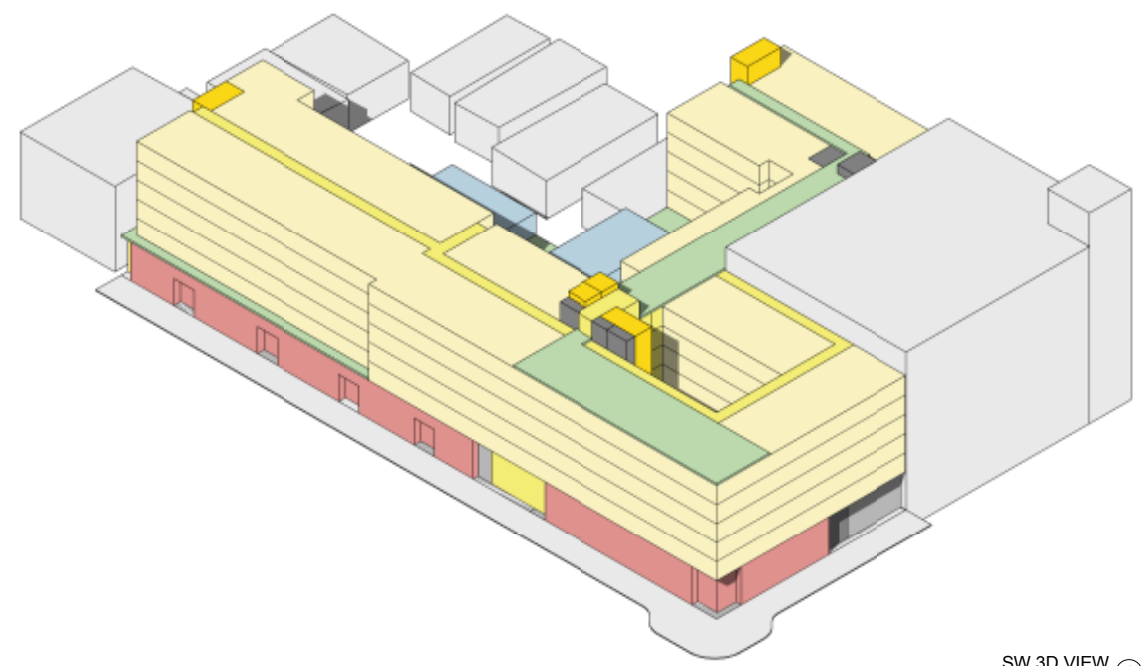
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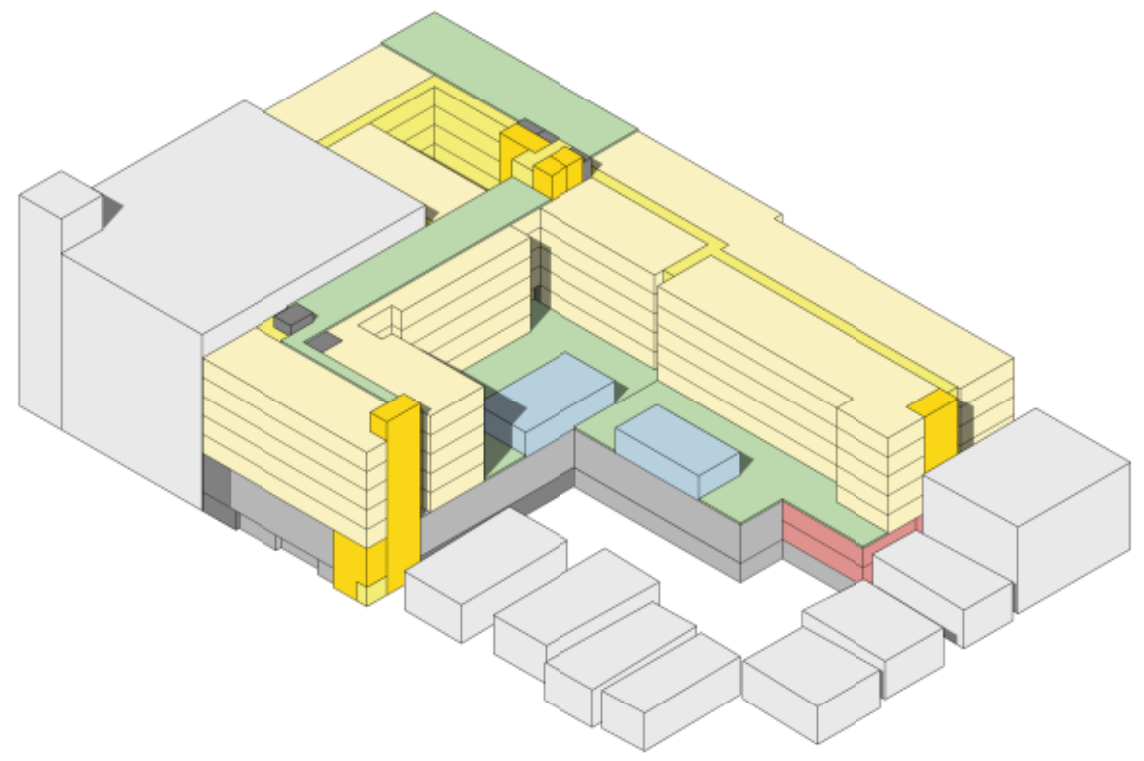
NW 3D VIEW ③



SE 3D VIEW ②



SW 3D VIEW ④



NE 3D VIEW ①