

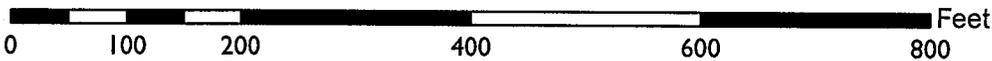
Location:	1415 Harrison Street (See map on the reverse)
Assessor's Parcel Number(s):	008-0625-045-00
Proposal:	To have a Supportive Housing Residential Activity located within thirty (30) feet of the front lot line on the ground floor of an existing principal building fronting a Commercial Corridor. <i>At the Appeal hearing before the Planning Commission on May 15, 2019, the Commission directed the Applicant/Appellant and staff to work together to develop a design that would include a sizeable retail space along 14th Street in order to make the Minor Variance Findings. The motion was to return to the Planning Commission with the proposed plan at a date uncertain. The Applicant/Appellant has modified the ground floor, and staff supports the modified proposal and has made the required Findings.</i>
Applicant and Contact Number:	Resources for Community Development /Jessica Sheldon 510 841-4410
Appellant:	Resources for Community Development – Jessica Sheldon
Owner:	Resources for Community Development
Case File Number	APL19008 (Appeal of PLN18502)
Planning Permits Required:	Minor Variance for a Supportive Housing Residential Activity located within thirty (30) feet of the front lot line on the ground floor of an existing principal building fronting a Commercial Corridor.
General Plan:	Central Business District
Zoning:	D-LM-2 Lake Merritt Station Area District Zone
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities
Historic Status:	OCHS Rating B+1+, Local Register Property
City Council District:	3
Date Appeal Filed:	2/15/19
Staff Recommendation:	Uphold the Appeal and deny the Zoning Manager's decision based on the modified project plans submitted on August 28, 2019 and the new Minor Variance Findings.
Finality of Decision:	Decision of the Planning Commission shall be final immediately pursuant to Planning Code Sec. 17.148.060.)
For Further Information:	Contact case planner Heather Klein, Planner IV at 510-238-3659 or HKlein@oaklandca.gov

SUMMARY

In September of 2017, the Zoning Manager approved a proposal to restore the Harrison Hotel located at 1415 Harrison Street and convert the Single Room Occupancy (SRO) building to 100% fully affordable Dwelling and Rooming Units for the homeless with a second floor social service office and a ground floor lobby and commercial space. The Applicant then requested a revision to reduce the Dwelling units and increase the Rooming Units on the second floor and move the social service offices and counselor meeting rooms to the ground floor in place of the commercial uses.

Staff reviewed the proposal and determined that the ground floor use would be a continuation of the Supportive Housing Residential Activity on the upper floors, and per the Planning Code, these activities may

CITY OF OAKLAND PLANNING COMMISSION



Case File: APL19008 (Appeal of PLN18502)
Applicant/Appellant: Resources for Community Development –
Jessica Sheldon
Address: 1415 Harrison Street
Zone: D-LM-2

not be located on the ground floor within thirty feet of the front lot line if the building fronted a Commercial Corridor. Therefore, a Minor Variance application was required.

The Applicant filed a Minor Variance application which was denied on February 5, 2019. On February 15, 2019, the Applicant/Appellant filed a timely Appeal of the Zoning Manager's decision.

At the Appeal hearing before the Planning Commission on May 15, 2019, the Commission directed the Applicant/Appellant and staff to work together to develop a design that would include a sizeable retail space along 14th Street.

MODIFIED PROJECT DESIGN

The Applicant/Appellant has modified the ground floor (*Attachment A*) to now include a sizeable 500 sq. ft. retail space that fronts the entire length of 14th Street (the Commercial Corridor). The 900 sq. ft. counselor offices are accessed from Harrison Street. This is appropriate as this activity requires privacy for clients and Harrison Street is not a Commercial Corridor; therefore, the regulations regarding façade transparency do not apply. Staff supports the modified proposal and has made the required Findings in support.

The Appellant's original Appeal documents and the City's May 15th Appeal staff report with the attachments can be found in *Attachment C*.

MINOR VARIANCE

The Zoning Manager has the authority to grant the Minor Variance administratively. If the Planning Commission supports the project as modified and denies the Zoning Manager's previous decision, the Zoning Manager will issue the Minor Variance following the decision. The new Findings and Minor Variance will be appealable by any interested party to the Planning Commission within 10 days of the Zoning Manager's decision.

ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) Guidelines list the projects that qualify as categorical exemptions from environmental review. The proposed project is categorically exempt from CEQA per Section 15301 because the building is existing and the Minor Variance permit is for interior ground floor alterations to the building to allow for the Supportive Housing Residential Activity.

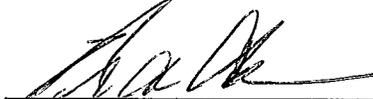
CONCLUSION

While the project still requires a Minor Variance for the depth of the ground floor retail space, this space is sizeable and fronts onto the Commercial Corridor taking up all the 14th Street frontage. Staff supports the re-design per the revised Findings in the report.

RECOMMENDATIONS:

1. Uphold the Appeal;
2. Deny the Zoning Manager's decision on the project based on the modified plans and new Minor Variance Findings; and
3. Affirm staff's environmental determination.

Prepared by:



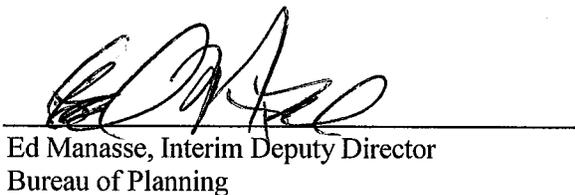
Heather A Klein
Planner IV

Reviewed by:



ROBERT D. MERKAMP
Zoning Manager

Approved for forwarding to the
City Planning Commission:



Ed Manasse, Interim Deputy Director
Bureau of Planning

ATTACHMENTS:

- A. Revised Ground Floor Plans and Applicant/Appellant narrative
- B. Proposed Draft Findings
- C. Appellant's Appeal and City staff's May 15, 2019 staff report

ATTACHMENT B: FINDINGS

This proposal meets all the required findings under the Minor Variance criteria (Section 17.148.050A), of the Oakland Planning Code (OMC Title 17) as set forth below and which are required to approve your application. Required findings are shown in **bold** type; reasons your proposal satisfies them are shown in normal type.

SECTION 17.148.050(A) - MINOR VARIANCE FINDINGS:

- A. That strict compliance with the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the purposes of the zoning regulations, due to unique physical or topographic circumstances or conditions of design; or as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution improving livability, operational efficiency, or appearance.**

The project involves the restoration of a historic building with 100% fully affordable dwelling and rooming units above the ground floor, and the conversion of the ground floor from a convenience market and barbershop (both of which are legal non-conforming) to ground floor offices for social service counselors and meeting rooms for small and large groups. As stated by the applicant: "the activities in the spaces would include one-on-one meetings with counselors to discuss topics such as housing stability, benefits, health and wellness, and employment, among other topics. The group meetings include regular 'coffee and conversation' groups, support groups such as alcoholics anonymous and narcotics anonymous, and education classes such as money management. The one-on-one meetings are offered only to residents of the project. Some of the group meetings are exclusively for the Harrison project residents, and others are open to anyone who is interested."

The Applicant has submitted a revised floor plan which now provides an effective design solution that improves livability, operational efficiency and appearance. Specifically, the 500 sq. ft. retail space is oriented along 14th Street taking up all the 40' of the frontage and providing active, pedestrian oriented uses along the Commercial Corridor. The 900 sq. ft. counselor meeting spaces are accessed from Harrison Street. This is also appropriate due to the private nature of the counselor spaces and the fact that the Planning Code does not include a transparency requirement for secondary streets like Harrison.

Second, with this orientation of the retail space along the entire 14th Street front, the concentration and continuity of retail facilities would not be weakened and would be consistent with the Lake Merritt Specific Plan which notes:

"While 14th Street will continue to be an important street for vehicular travel, the Plan seeks to enhance the pedestrian and bicycle environment to increase multi-modal access. A diversity of new uses and more active ground floor uses aim to make the area more inviting, and the increased activity and additional lighting will add to the safety of the public realm."

- B. That strict compliance with the regulations would deprive the applicant of privileges enjoyed by owners of similarly zoned property; or, as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution fulfilling the basic intent of the applicable regulation.**

This Finding can now be met. The basic intent of the regulation is to ensure that viable retail spaces are created. If the retail space is too narrow than the space is not attractive to potential tenants. In addition, because retail uses are more viable when near other retail uses, the overall concentration of retail spaces

must be retained. In this instance, the re-designed ground floor provides an effective design solution where all the façade along 14th Street will have a pedestrian-oriented, active use. Further, since the retail space is oriented to the front and for 40', the depth is less of the concern.

- C. That the variance, if granted, will not adversely affect the character, livability, or appropriate development of abutting properties or the surrounding area, and will not be detrimental to the public welfare or contrary to adopted plans or development policy.**

This Finding can now be met. First, while the re-designed retail space still requires a Variance for the depth of the space, by turning the orientation of this space to front entirely on 14th Street, the project will not adversely affect the character or appropriate development of the Commercial Corridor. Specifically, since retail uses work best in proximity to other retail uses, with the inclusion of this space, the viability of the rest of the street is not impaired for retail in the future. Second, Figure 4.3 of the Lake Merritt Specific Plan envisions active ground-floor uses, and the revised plans with the orientation at the corner and along 14th Street will result in an active ground floor on 14th Street. Third, the revised plans show a sizeable 500 sq. ft. retail space.

The variance will not be detrimental to the public welfare or contrary to adopted plans, including the Land Use and Transportation Element (LUTE) of the City's General Plan and the Lake Merritt Specific Plan. Specifically, the project is consistent with the following objectives, goals and policies.

LUTE Objective

D9: Emphasize the establishment, promotion, and retention of commercial businesses that serve the needs of downtown workers and residents.

N1: Provide for healthy, vital, and accessible commercial areas that help meet local consumer needs in the neighborhoods.

The revised project now includes a sizeable ground floor retail space with all the frontage along the 14th Street Commercial Corridor.

Lake Merritt Specific Plan

Vision- Provide services and retail options in the station area.

Goal - Attract and promote a variety of new businesses, including small businesses and start-ups, larger businesses that provide professional-level jobs (e.g., engineers, attorneys, accountants, etc.), and businesses that serve the local community (such as grocery stores, farmers markets, restaurants, pharmacies, banks, and bookstores).

Policy LU-3 Ground floor commercial uses. Expand active commercial uses, including retail and restaurants, throughout the Planning Area.

The revised project now includes a sizeable ground floor retail space with all the frontage along the 14th Street Commercial Corridor which was intentionally mapped for active ground floor use. Because of the size and length of the space along 14th Street, the Commercial Corridor is not impaired.

- D. That the variance will not constitute a grant of special privilege inconsistent with limitations imposed on similarly zoned properties or inconsistent with the purposes of the zoning regulations.**

This Finding can now be met. Variances have been granted for the depth of retail spaces in the past based on mitigating factors such as the length of the front façade, orientation of the retail space, and

overall square footage of the space. For example, staff has supported less depth if the retail frontage is longer than if the frontage was narrow.

In this instance, the frontage along 14th Street is 40' long, and the Applicant has oriented the re-designed retail space to provide all 40' of the frontage for retail. In addition, as stated above, the proposed retail will facilitate the retention and concentration of an important shopping frontage along the 14th Street Commercial Corridor which connects Downtown to Lake Merritt. As such, approval of the Variance is not a grant of special privilege.

- E. For proposals involving one or two dwelling units on a lot: That the elements of the proposal requiring the variance (e.g. elements such as buildings, walls, fences, driveways, garages and carports, etc.) conform with the design review criteria set forth in the design review procedure at Section 17.136.050.**

This Finding is not applicable as the proposal does not involve exterior alterations. Should exterior changes be proposed, a Design Review application must be filed and reviewed for compliance.

- F. For proposals involving one or two residential dwelling units on a lot: That, if the variance would relax a regulation governing maximum height, minimum yards, maximum lot coverage or building length along side lot lines, the proposal also conforms with at least one of the following criteria:**

- a. The proposal when viewed in its entirety will not adversely impact abutting residences to the side, rear, or directly across the street with respect to solar access, view blockage and privacy to a degree greater than that which would be possible if the residence were built according to the applicable regulation and, for height variances, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height; or
- b. Over 60 percent of the lots in the immediate vicinity are already developed and the proposal does not exceed the corresponding as-built condition on these lots and, for height variances, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height. The immediate context shall consist of the five closest lots on each side of the project site plus the ten closest lots on the opposite side of the street (see Illustration I-4b); however, the Director of City Planning may make an alternative determination of immediate context based on specific site conditions. Such determination shall be in writing and included as part of any decision on any variance.

This Finding is not applicable as the subject site and proposal does not involve a one-two family residential facility, but rather a multi-unit residential facility and Supportive Housing Activity.



August 30, 2019

Heather Klein
Planning & Building Department
City of Oakland
250 Frank H. Ogawa Plaza, Suite 2113
Oakland, CA 94612

Re: 1415 Harrison St
Ground floor use

Dear Ms. Klein,

I am writing with an update on the proposed use at the ground floor of 1415 Harrison St, at the corner of 14th Street and Harrison Street (the Harrison Hotel). The Harrison has been owned and controlled by Resources for Community Development (RCD) since the 1990s. RCD is a non-profit organization whose mission is to provide affordable housing for low-income communities. The Harrison Hotel is an affordable housing apartment building that is home to residents who are low-income, formerly homeless, and/or living with mental illness. To fully support these residents, there is a robust social services program in the building that offers classes, one-on-one meetings, counseling, and resource referral. This program is staffed by three part-time counselors as well as interns (in addition to on-site property managers and front desk clerks); on any given day, there are typically five services staff on-site.

The Harrison is currently in the midst of a substantial renovation, which began in February 2019 and will last approximately one year. The renovation addresses critical life-safety issues including a new roof, plumbing repairs, and elevator repairs. One of the major components of the renovation is a seismic retrofit, which involves opening up the walls and floors on floors one through three of the building to install and repair structural braces.

Since the ground floor of the Harrison is now partly opened up for this work, RCD is proposing to reconfigure its use. The corner of the Harrison had previously had about 1,400 square feet of retail space. Approximately 400 sq ft had been occupied by a small barbershop, and about 1,000 sq ft by a beer/wine/liquor store. In 2018, RCD submitted an application for a minor variance to convert this area to community- and resident-serving space, in order to improve and expand on the building's social service program. That application was denied by staff, and RCD appealed that decision to the Planning Commission.

The Planning Commission heard our appeal on May 15, 2019. At that hearing, staff presented their determination that the location was zoned for retail. RCD explained that we considered the proposed use to be a Community Education, Civic Activity, which is allowed by right in the code. RCD also explained the critical role that services play in maintaining a safe and healthy community at the Harrison, and the need for improved spaces.

The Commission did not make a determination at the meeting, but rather suggested that RCD examine opportunities to provide both retail and services in the ground floor space. In response to that feedback, RCD has worked with on-site services staff, the project architect, and local business advocates to redesign the space. The attached proposal is a revised site plan which includes approximately 500 sq ft of retail and 900 sq ft of community/resident serving space.

This layout achieves the City's goal of concentrating active retail along 14th Street. In this proposal, the entire 14th Street face of the building is devoted to retail. The retail main entrance is at the corner of 14th and Harrison. This entrance will be right below the newly restored "Harrison Hotel" marquee, an iconic part of the historic building. RCD met with staff from Councilmember McElhaney's office as well as the Mayor's Policy Director of Art Spaces to walk the building in June 2019, and both representatives urged us to include the corner entrance in a retail space.

Destructive, investigative testing at the building suggests we should be able to remove part of a wall and create a door between the existing community space and the newly proposed space. This allows the retail space to occupy the 14th Street side of the property, while the community and resident serving space is concentrated in the area further back from 14th Street. Staff and residents can enter the new space through the newly created connecting door.

This proposal includes less area for community and resident serving space than initially proposed, so some services will continue to be based out of the second floor offices where they are currently hosted. RCD's first preference was to concentrate all services and community activities on the ground floor, so residents could access a 'one-stop shop' for all the services provided. Under the revised scenario, some staff will be based in the new ground floor space while others will continue to work out of the existing second floor space.

We appreciate your review of this revised proposal. We believe it is in line with the Commission's direction to include some retail in the ground floor, and to focus such retail along the 14th Street corridor. The proposed space also creates new offices and meeting space for community and resident services, as RCD and residents have been hoping for.

Sincerely,

Jessica Sheldon
Associate Director of Housing Development

ATTACHMENT B: FINDINGS

This proposal meets all the required findings under the Minor Variance criteria (Section 17.148.050A), of the Oakland Planning Code (OMC Title 17) as set forth below and which are required to approve your application. Required findings are shown in **bold** type; reasons your proposal satisfies them are shown in normal type.

SECTION 17.148.050(A) - MINOR VARIANCE FINDINGS:

- A. That strict compliance with the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the purposes of the zoning regulations, due to unique physical or topographic circumstances or conditions of design; or as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution improving livability, operational efficiency, or appearance.**

The project involves the restoration of a historic building with 100% fully affordable dwelling and rooming units above the ground floor, and the conversion of the ground floor from a convenience market and barbershop (both of which are legal non-conforming) to ground floor offices for social service counselors and meeting rooms for small and large groups. As stated by the applicant: “the activities in the spaces would include one-on-one meetings with counselors to discuss topics such as housing stability, benefits, health and wellness, and employment, among other topics. The group meetings include regular ‘coffee and conversation’ groups, support groups such as alcoholics anonymous and narcotics anonymous, and education classes such as money management. The one-on-one meetings are offered only to residents of the project. Some of the group meetings are exclusively for the Harrison project residents, and others are open to anyone who is interested.”

The Applicant has submitted a revised floor plan which now provides an effective design solution that improves livability, operational efficiency and appearance. Specifically, the 500 sq. ft. retail space is oriented along 14th Street taking up all the 40’ of the frontage and providing active, pedestrian oriented uses along the Commercial Corridor. The 900 sq. ft. counselor meeting spaces are accessed from Harrison Street. This is also appropriate due to the private nature of the counselor spaces and the fact that the Planning Code does not include a transparency requirement for secondary streets like Harrison.

Second, with this orientation of the retail space along the entire 14th Street front, the concentration and continuity of retail facilities would not be weakened and would be consistent with the Lake Merritt Specific Plan which notes:

“While 14th Street will continue to be an important street for vehicular travel, the Plan seeks to enhance the pedestrian and bicycle environment to increase multi-modal access. A diversity of new uses and more active ground floor uses aim to make the area more inviting, and the increased activity and additional lighting will add to the safety of the public realm.”

- B. That strict compliance with the regulations would deprive the applicant of privileges enjoyed by owners of similarly zoned property; or, as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution fulfilling the basic intent of the applicable regulation.**

This Finding can now be met. The basic intent of the regulation is to ensure that viable retail spaces are created. If the retail space is too narrow than the space is not attractive to potential tenants. In addition, because retail uses are more viable when near other retail uses, the overall concentration of retail spaces

must be retained. In this instance, the re-designed ground floor provides an effective design solution where all the façade along 14th Street will have a pedestrian-oriented, active use. Further, since the retail space is oriented to the front and for 40', the depth is less of the concern.

- C. That the variance, if granted, will not adversely affect the character, livability, or appropriate development of abutting properties or the surrounding area, and will not be detrimental to the public welfare or contrary to adopted plans or development policy.**

This Finding can now be met. First, while the re-designed retail space still requires a Variance for the depth of the space, by turning the orientation of this space to front entirely on 14th Street, the project will not adversely affect the character or appropriate development of the Commercial Corridor. Specifically, since retail uses work best in proximity to other retail uses, with the inclusion of this space, the viability of the rest of the street is not impaired for retail in the future. Second, Figure 4.3 of the Lake Merritt Specific Plan envisions active ground-floor uses, and the revised plans with the orientation at the corner and along 14th Street will result in an active ground floor on 14th Street. Third, the revised plans show a sizeable 500 sq. ft. retail space.

The variance will not be detrimental to the public welfare or contrary to adopted plans, including the Land Use and Transportation Element (LUTE) of the City's General Plan and the Lake Merritt Specific Plan. Specifically, the project is consistent with the following objectives, goals and policies.

LUTE Objective

D9: Emphasize the establishment, promotion, and retention of commercial businesses that serve the needs of downtown workers and residents.

N1: Provide for healthy, vital, and accessible commercial areas that help meet local consumer needs in the neighborhoods.

The revised project now includes a sizeable ground floor retail space with all the frontage along the 14th Street Commercial Corridor.

Lake Merritt Specific Plan

Vision- Provide services and retail options in the station area.

Goal - Attract and promote a variety of new businesses, including small businesses and start-ups, larger businesses that provide professional-level jobs (e.g., engineers, attorneys, accountants, etc.), and businesses that serve the local community (such as grocery stores, farmers markets, restaurants, pharmacies, banks, and bookstores).

Policy LU-3 Ground floor commercial uses. Expand active commercial uses, including retail and restaurants, throughout the Planning Area.

The revised project now includes a sizeable ground floor retail space with all the frontage along the 14th Street Commercial Corridor which was intentionally mapped for active ground floor use. Because of the size and length of the space along 14th Street, the Commercial Corridor is not impaired.

- D. That the variance will not constitute a grant of special privilege inconsistent with limitations imposed on similarly zoned properties or inconsistent with the purposes of the zoning regulations.**

This Finding can now be met. Variances have been granted for the depth of retail spaces in the past based on mitigating factors such as the length of the front façade, orientation of the retail space, and

overall square footage of the space. For example, staff has supported less depth if the retail frontage is longer than if the frontage was narrow.

In this instance, the frontage along 14th Street is 40' long, and the Applicant has oriented the re-designed retail space to provide all 40' of the frontage for retail. In addition, as stated above, the proposed retail will facilitate the retention and concentration of an important shopping frontage along the 14th Street Commercial Corridor which connects Downtown to Lake Merritt. As such, approval of the Variance is not a grant of special privilege.

- E. For proposals involving one or two dwelling units on a lot: That the elements of the proposal requiring the variance (e.g. elements such as buildings, walls, fences, driveways, garages and carports, etc.) conform with the design review criteria set forth in the design review procedure at Section 17.136.050.**

This Finding is not applicable as the proposal does not involve exterior alterations. Should exterior changes be proposed, a Design Review application must be filed and reviewed for compliance.

- F. For proposals involving one or two residential dwelling units on a lot: That, if the variance would relax a regulation governing maximum height, minimum yards, maximum lot coverage or building length along side lot lines, the proposal also conforms with at least one of the following criteria:**

- a. The proposal when viewed in its entirety will not adversely impact abutting residences to the side, rear, or directly across the street with respect to solar access, view blockage and privacy to a degree greater than that which would be possible if the residence were built according to the applicable regulation and, for height variances, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height; or
- b. Over 60 percent of the lots in the immediate vicinity are already developed and the proposal does not exceed the corresponding as-built condition on these lots and, for height variances, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height. The immediate context shall consist of the five closest lots on each side of the project site plus the ten closest lots on the opposite side of the street (see Illustration I-4b); however, the Director of City Planning may make an alternative determination of immediate context based on specific site conditions. Such determination shall be in writing and included as part of any decision on any variance.

This Finding is not applicable as the subject site and proposal does not involve a one-two family residential facility, but rather a multi-unit residential facility and Supportive Housing Activity.

Location:	1415 Harrison Street, (APN: 008-0625-045-00) See map on reverse
Proposal:	To have a Supportive Housing Residential Activity located within thirty (30) feet of the front lot line on the ground floor of an existing principal building fronting a Commercial Corridor.
Applicant and Contact Number:	Resources for Community Development /Jessica Sheldon 510 841-4410
Appellant:	Resources for Community Development – Jessica Sheldon
Owner:	Resources for Community Development
Planning Permits Required:	Minor Variance for a Supportive Housing Residential Activity located within thirty (30) feet of the front lot line on the ground floor of an existing principal building fronting a Commercial Corridor.
General Plan:	Central Business District
Zoning:	D-LM-2 Lake Merritt Station Area District Zone
Environmental Determination:	Exempt, Section 15270 of the State CEQA Guidelines: Projects which are disapproved.
Historic Status:	OCHS Rating B+1+, Local Register Property
City Council District:	3
Date Appeal Filed:	2/15/19
Staff Recommendation:	Deny the Appeal and uphold the Zoning Manager’s decision
Finality of Decision:	Decision of the Planning Commission shall be final immediately pursuant to Planning Code Sec. 17.148.060.)
For Further Information:	Contact case planner Heather Klein, Planner IV at 510-238-3659 or HKlein@oaklandca.gov

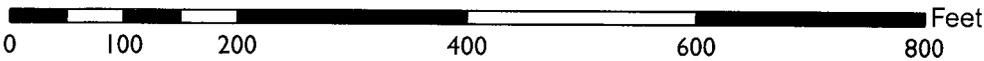
SUMMARY

Resources for Community Development (Applicant/Appellant) submitted a proposal in 2017 to restore the historic Harrison Hotel located at 1415 Harrison Street and convert the 81 Single Room Occupancy (SRO) units to 100% fully affordable Dwelling and Rooming Units for the homeless. The project also included a social service office on the second floor and conversion of the ground floor from a convenience market and barbershop into a residential lobby with commercial spaces. The project was approved by the Zoning Manager in September of 2017.

Subsequently, as part of the building permit plans, the Applicant requested a revision to reduce the Dwelling units by two and increase the Rooming Units by four in place of the social service office on the second floor and change the intended ground floor commercial use to offices and meeting rooms for social service counselors. These counselors would work directly with the residents in one-on-one and group meetings to discuss topics such as housing stability, benefits, health and wellness, and employment. Some of the group meetings would be exclusively for the residents, while others would be open to any interested person.

Staff reviewed the proposal and determined that these ground floor uses are a continuation of the Supportive Housing Residential Activity located on floors two through seven as the onsite services assist the resident in retaining housing, improving their health status, and maximizing their ability to live and work in the community. Per Planning Code Section 17.101G.030, Supportive Housing is permitted above the ground floor but has an associated limitation that states:

CITY OF OAKLAND PLANNING COMMISSION



Case File: APL19008 (original case file PLN18502)
Applicant: Resources for Community Development – Jessica Sheldon
Address: 1415 Harrison Street
Zone: D-LM-2
Height Area: LM-175, w/ CUP: LM-275 (3 bldgs)

“These activities may not be located within thirty (30) feet of the front lot line on the ground floor of an existing principal building fronting a Commercial Corridor or within thirty (30) feet of the front lot line on the ground floor of a new principal building fronting a Transitional Commercial Corridor, as defined in Section 17.101G.010.C, with the exception of incidental pedestrian entrances that lead to one of these activities elsewhere in the building.”

The Applicant submitted a request on April 10, 2018 for a Zoning Manager Determination concerning the proposed ground floor use and the interpretation of the commercial corridor in relation to the front lot line (*Attachment A*). In this request, the Applicant asked the Zoning Manager to consider the ground floor uses as a Community Education Civic Activity and the front lot line as Harrison Street. On October 26, 2018, the Zoning Manager determined that proposed ground floor use is Supportive Housing, and the front lot line is 14th Street. As such, Supportive Housing on the ground floor is not permitted without approval of a Minor Variance. (*Attachment B*). The Applicant did not appeal this determination.

On November 21, 2018, the Applicant filed a Minor Variance application for the proposed ground floor use. Staff reviewed the application, and the Zoning Manager denied the proposal on February 5, 2019 based on the project not meeting the required Minor Variance findings (*Attachment C*). On February 15, 2019, the Applicant/Appellant filed a timely Appeal of the Zoning Manager’s decision (*Attachment D*).

Under Planning Code Section 17.148.060 (Appeal to Planning Commission—Minor Variances), the Appellant must state where an error or abuse of discretion was made by the Zoning Administrator or where the Zoning Administrator’s decision is not supported by evidence in the record. The arguments raised by the Appellant fail to assert error, abuse of discretion or lack of evidence, and are summarized below in the *Basis for the Appeal* portion of this report, along with staff’s response to each argument. For the reasons stated in this report and attachments, staff recommends the Planning Commission deny the Appeal, thereby upholding the Zoning Administrator’s approval.

PROPERTY DESCRIPTION

Project Site

The project site is a mixed use-building located at the northwest intersection of 14th Street and Harrison Street in downtown Oakland. The Hotel Harrison is historic with an Oakland Cultural Heritage survey rating of B+1+. The existing ground floor has a lobby for the residential units above, a barbershop and a convenience store.

Neighborhood Characteristics

The proposal is in the Downtown Oakland neighborhood. Neighborhood characteristics include mixed-use buildings and several new high-density residential buildings that are two stories or greater. The ground floor commercial uses in the area and along 14th Street include restaurants, consumer service businesses and retail establishments.

PROJECT DESCRIPTION

The original project involved the restoration of a historic building and conversion of the 81 Single Room Occupancy (SRO) units to 52 fully 100% affordable Dwelling Units and 29 fully 100% affordable Rooming Units on floors 2 through seven, a social service office on the second floor and the conversion of the ground floor from a convenience market and barbershop to commercial uses.

The revised project includes the restoration and conversion of the 81 Single Room Occupancy (SRO) units to 50 fully 100% affordable Dwelling Units and 33 fully 100% affordable Rooming Units on floors 2 through seven, and the conversion of the ground floor from a convenience market and barbershop to offices for social service counselors and meeting rooms for small and large groups.

As stated by the Applicant: “the activities in the spaces would include one-on-one meetings with counselors to discuss topics such as housing stability, benefits, health and wellness, and employment, among other topics. The group meetings include regular ‘coffee and conversation’ groups, support groups such as alcoholics anonymous and narcotics anonymous, and education classes such as money management. The one-on-one meetings are offered only to residents of the project. Some of the group meetings are exclusively for the Harrison project residents, and others are open to anyone who is interested.” The proposed floor plan places the group meeting room at the corner of 14th and Harrison Streets and one-on-one counseling offices on 14th Street and the side of the building. A large administrative office area with desks and work stations are along Harrison Street with a large community room in the center of the ground floor between the entry lobby and the 14th Street meeting room (*Attachment E*).

GENERAL PLAN ANALYSIS

Land Use and Transportation Element

The proposed project is in the Central Business District land use classification of the Land Use and Transportation Element (LUTE) of the General Plan. The Central Business District is intended to encourage, support, and enhance the downtown area as a high density mixed-use urban center of regional importance and primary hub for business, communications, office, government, high technology, retail, entertainment, and transportation in northern California. Staff found that the project would be contrary to the LUTE. Specifically, the project is inconsistent with the following objectives:

D9: Emphasize the establishment, promotion, and retention of commercial businesses that serve the needs of downtown workers and residents.

N1: Provide for healthy, vital, and accessible commercial areas that help meet local consumer needs in the neighborhoods.

The project would remove a ground floor space located in a zone intentionally mapped for active ground floor uses and could impair the rest of the 14th Street Commercial Corridor from developing these uses.

Lake Merritt Station Area Plan

The project is located within the Lake Merritt Station Area Plan Area. Figure 4.3 of the Lake Merritt Station Area Plan envisions active ground-floor uses on Commercial Corridors which this project would not provide. The purpose of prohibiting these uses within thirty feet of the front lot line on the ground floor on a Commercial Corridor is to ensure that this area remains viable for retail, and retail uses work best in proximity to other retail uses. When the street front and especially a corner property are used for a non-retail use the whole viability of the rest of the street is impaired for this use. This affects the character or appropriate development of abutting properties, and to date, staff has denied several applications for non-retail uses on 14th Street. Therefore, the project was found to be inconsistent the Lake Merritt Station Area Plan, and specifically, the following goals and policies:

Goal - Attract and promote a variety of new businesses, including small businesses and start-ups, larger businesses that provide professional-level jobs (e.g., engineers, attorneys, accountants, etc.), and businesses

that serve the local community (such as grocery stores, farmers markets, restaurants, pharmacies, banks, and bookstores).

Policy LU-3 Ground floor commercial uses. Expand active commercial uses, including retail and restaurants, throughout the Planning Area.

The project would remove a ground floor space intentionally mapped for active ground floor use and could impair the rest of the 14th Street Commercial Corridor for these uses.

ZONING ANALYSIS

Existing Project Site Zoning

The Zoning designation for the project site is the Lake Merritt Station Area District Pedestrian Zone-2 (D-LM-2). The intent of the D-LM Zones is to implement the Lake Merritt Station Area Plan. Development in this zoning district shall be consistent with the Lake Merritt Station Area Plan, of a high-quality design, and include active ground floor uses where appropriate and feasible.

Minor Variance

The proposal is for a Supportive Housing Residential Activity with affordable housing and onsite services that assist the resident in the D-LM-2 Zone. Supportive Housing is permitted above the ground floor but has an associated limitation that states: These activities may not be located within thirty (30) feet of the front lot line on the ground floor of an existing principal building fronting a Commercial Corridor or within thirty (30) feet of the front lot line on the ground floor of a new principal building fronting a Transitional Commercial Corridor, as defined in Section 17.101G.010.C, with the exception of incidental pedestrian entrances that lead to one of these activities elsewhere in the building.”

Since the proposed activity would be located on the ground floor of an existing principal building fronting a Commercial Corridor (14th Street), the proposed Supportive Housing activity is not permitted without a Minor Variance. The Applicant applied for a Minor Variance (PLN18502), and staff denied the request for such use.

ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) Guidelines list the projects that qualify as categorical exemptions from environmental review. The proposed project is categorically exempt from the environmental review requirements pursuant to Section 15270, projects which are disapproved.

BASIS FOR THE APPEAL

The Appellant (former Applicant), Resources for Community Development, filed a timely Appeal on February 15, 2019 (*Attachment D*) of the Zoning Manager’s decision to deny the Variance application. The Appeal is based on the claim (1) that Planning staff made an error in the proposed use classification determination; (2) that Planning staff made an error in the applicability of Commercial Corridor requirements; and (3) that Planning staff made errors in the Minor Variance findings. The Appellant also offered a possible redesign at the end of their Appeal.

The following is a list of the specific issues raised in the Appeal along with staff’s response to each point. The basis for the Appeal is shown in **bold** text and the staff response follows each point in regular type.

1. Error in Use Classification

The Appellant believes that Planning staff should not have classified the proposed use as a Supportive Housing Residential Activity, but rather classify the intended use as Community Education Civic Activity. The Appellant writes: "According to 17.10.180 in the Planning Code, Community Education, Civic Activity can encompass various activities, including: support services provided for independent living skills development including self-improvement education, employment and job training for both on-site and off-site residents in conjunction with Residential Activities". The Appellant continues by stating: "The services are targeted at homeless and formerly homeless individuals, both Harrison residents and others. The primary goal of the service is housing retention and stability, the most critical element of independent living. Activities include other self-improvement groups and individual counseling to address issues dealing with health, benefits and education."

Staff's Response:

As described above, the Appellant requested a determination regarding the land use classification for the ground floor use. The City issued a determination, which was not appealed. As such, the Appellant cannot now raise this issue as part of their Appeal of the Minor Variance decision, and the Determination that this is Supportive Housing Residential stands.

However, staff reviewed the use classification for a Supportive Housing Residential Activity and a Community Education Civic Activity in relation to this project. Below is a summary of the definitions per the Planning Code.

Supportive Housing Residential Activity

Planning Code Section 17.10.114 defines a Supportive Housing Residential Activity as including housing: (a) with no limit on length of stay; (b) that is linked to an onsite or offsite service that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community; and (c) that is occupied by the following target population (as defined in subdivision (g) of Government Code Section 65582):

- A. Adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions and may, among other populations, include adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people; or
- B. Individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code), who include individuals with a disability that originated before the individual was eighteen (18) years old, but not including handicapping conditions that are solely physical in nature.

This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. Supportive Housing shall only be subject to those restrictions that apply to other residential dwellings of the same facility type in the same zone (Government Code Section 65583(a)(5)).

Community Education Civic Activity

Planning Code Section 17.10.180 defines a Community Education Civic Activity as including the activities typically performed by the following institutions:

- A. Public and private day-care centers for fifteen (15) or more children;

- B. Public and private nursery schools and kindergartens;
- C. Public and private elementary, junior high, and high schools;
- D. Support services provided for independent living skills development including self-improvement education, employment and job training for both on-site and off-site residents in conjunction with Residential Activities.

This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

The Bureau of Planning found that the proposed use of the project, based on the information provided including the project description and floor plan, more closely resembles Supportive Housing, which includes onsite services within the definition. Furthermore, this determination is based on the fact that Community Education Civic Activities do not include health-related education in the definition.

2. Error in Applicability of Commercial Corridor Requirements

The Appellant believes staff incorrectly classified the location as fronting a Commercial Corridor. The Appellant believes that of the corner parcel, Harrison Street should be considered the front lot line and that Harrison Street should not be considered a Commercial Corridor. The Appellant goes on to write: “The code therefore gives the Planning Director the ability to designate front lot lines based on the neighborhood usage. Based on actual building configuration, usage, and neighborhood patterns, the front lot line of the ‘The Harrison’ is on Harrison Street between 14th and 15th Street, and therefore not in a Commercial Corridor”.

Staff’s Response:

As described above, the Appellant requested a determination regarding the applicability of the commercial corridor requirements. The City issued a determination, which was not appealed. As such, the Appellant cannot now raise this issue as part of their Appeal of the Minor Variance decision.

Planning Code Section 17.101G.010.C, provides a definition of corridor types:

For the purposes of this Chapter only, the following definitions shall be utilized to apply special land use regulations and development standards to properties fronting the following two types of street corridors:

1. Commercial Corridor. The intent of regulations related to properties fronting “Commercial Corridors” is to maintain and promote an existing pattern of continuous ground floor Commercial Activities and Facilities along the subject corridor. The following streets are designated as Commercial Corridors: 14th Street (between Franklin and Oak Streets), 9th Street (between Broadway and Harrison Street, and between Madison and Fallon Streets), 8th Street (between Broadway and Harrison Street, and between Madison and Fallon Streets), Oak Street (between 8th and 9th Streets), Harrison Street (between 7th and 11th Streets), Webster Street (between 7th and 11th Streets), Franklin Street (between 7th and 11th Streets), and Broadway (between 7th and 10th Streets).
2. Transitional Commercial Corridor. The intent of regulations related to properties fronting “Transitional Commercial Corridors” is to expand the amount of ground floor Commercial Activities and Facilities along the subject corridor. The following streets are designated as Transitional Commercial Corridors: International Boulevard (between 1st and 4th Avenues), East 12th Street (between 1st and 4th Avenues), 8th Street (between Harrison and Madison Streets), 9th Street (between Harrison and Madison Streets), 1st Avenue (between East 12th Street and International Boulevard), Oak Street (between 5th and 8th Streets, and between 9th and 14th

Streets), Harrison Street (between 11th and 14th Streets), Webster Street (between 11th and 14th Streets, and between 5th and 7th Streets), Franklin Street (between 11th and 14th Streets, and between 5th and 7th Streets), and Broadway (between 5th and 7th Streets).

Furthermore, the Planning Code Section 17.09.040 states: "Front lot line" means: 1. On an interior lot: any abutting street line, except where an interior lot has more than one abutting street line, the Director of City Planning shall select one of the street lines as the front lot line; such selection shall conform with any neighborhood patterns. 2. On a corner lot: the shorter of any adjacent two abutting street lines, or portions thereof, which intersect at an angle of not less than forty-five (45) degrees but not more than one hundred thirty-five (135) degrees; except that the Director of City Planning may select either as the front lot line to conform with any neighborhood patterns. If adjacent street lines, or portions thereof, of a corner lot intersect at an angle of less than forty-five (45) degrees, both such street lines or portions thereof shall be deemed front lot lines.

The Planning Code does give the Planning Director or designee the ability to designate a front lot line based on the neighborhood usage. However, that only occurs when lots are of an unusual shape or configuration or when the front lot line is not clear such as whole City block development site or square parcel. In this case it is clear that 14th Street, as the narrowest street line on the corner parcel, is the front lot line. It is also clear from the definition of a Commercial Corridor that 14th Street between Franklin and Oak Streets, where this parcel is located is a Commercial Corridor. It is also clear that Harrison Street between 11th and 14th Streets is a Transitional Commercial Corridor (See map on page 2 or the report).

3. Error in Minor Variance Findings

The Appellant believes that the minor variances findings did not address the historic and affordable housing constraints faced by the existing building for possible expansion of services elsewhere in the building. The Appellant writes: "In short, the fact that this is an existing building which is over 100 years old, a historic property, and encumbered by regulatory restrictions for affordable housing impose practical difficulties that are not comparable to a building being newly constructed in this neighborhood. There is no other option to provide the necessary space for social services.

- **The building is completely built out to its lot line, providing no space for new construction on the site.**
- **The building is on the local and national register of historic places, so adding additional height or floors to the building is not permitted.**
- **The City of Oakland and State of California require that the building provide 81 apartments for low-income housing, requirements that are on title for a 55-year period. There is therefore no flexibility to convert other spaces in the building to new uses.**

None of these conditions apply to a property that is being newly constructed in the neighborhood. If RCD were building a new building, we would design the building footprint and encumbrances, that is not possible".

Staff's Response:

The Zoning Manager took the building's constraints into account and did not error or abuse his discretion in determining that compliance with the active ground floor requirement would not result in a practical difficulty or unnecessary hardship due to unique physical or topographic circumstances or conditions of design. The Zoning Manager acted within his discretion to consider that the building is existing and has over the years provided retail and consumer services that activated the street. It should be noted that the original application included these services on the second floor, and so they could be accommodated within the existing conditions of design.

The revision would include moving the services proposed in the original application from the second floor to the ground floor and adding additional units in that space. As such, based on the policies in the LUTE and the Lake Merritt Specific Plan, the proposal does not include an effective design solution improving the livability, operational efficiency, or appearance of the street and does not fulfill the intent of the Commercial Corridor regulations. There is substantial evidence supporting the Zoning Manager's rejection of Appellant's argument that the proposed ground-floor services would contribute to the street activation more than the existing retail uses. Such a use would instead weaken the concentration and continuity of retail facilities at the ground-level and would impair the retention or concentration of an important shopping frontage along the 14th Street Commercial Corridor that connects Downtown to Lake Merritt. In addition, the Lake Merritt Specific Plan notes:

"While 14th Street will continue to be an important street for vehicular travel, the Plan seeks to enhance the pedestrian and bicycle environment to increase multi-modal access. A diversity of new uses and more active ground floor uses aim to make the area more inviting, and the increased activity and additional lighting will add to the safety of the public realm."

Alameda County Health Care for the Homeless - Trust Health Center provides services to this population at 384 14th Street, and so there are services in the area. It is clear from looking at that use on the street, that the concentration and continuity of retail was weakened by the loss of active ground-floor uses at 384 14th street. In addition, due to the private nature of the proposed ground floor uses, the proposal would not likely meet the 65% open ground floor commercial façade transparency requirements, which was also an issue at 384 14th Street.¹

Finally, the Zoning Manager's decision is consistent with previous denials or withdrawn requests to locate non-retail Administrative Office and Medical Service uses on the ground floor of 14th street

4. Conclusion/ Re-design

The Appellant suggests a potential compromise with a re-designed project which would add approximately 400 square-feet of retail spaces in the existing commercial barbershop space while keeping the corner at 14th and Harrison Streets for Supportive Housing residential activities of counseling services. The Appellant writes: "In recognition of the staff's denial of this application and desire to see retail in this location, RCD would be willing to set aside the smaller of the two retail spaces (the 400 square-foot space with an entrance on 14th Street) for traditional retail. We can revise the design so that the other ground-floor space can accommodate the necessary offices and meeting rooms for Life Long Medical Care. We sincerely hope the City can at least approve that proposal, since we have no other option for expanding services to residents and the community."

Staff's Response:

Although the Appellant is willing to mitigate the loss of a corner retail space by adding a small, approximately 400 square-foot retail space, the prominent corner of 14th and Harrison Streets would remain closed off. As noted throughout this report, this would impair the retention or concentration of an important shopping frontage along the 14th Street commercial corridor that connects Downtown to Lake Merritt.

Again, the LUTE and Lake Merritt Specific Plan envision active ground-floor uses on Commercial Corridors. Retail uses work best in proximity to other retail uses. When the street front and especially a corner property is used for a non-retail use, the whole viability of the rest of the street is impaired. The

¹ This project was denied by the Zoning Manager in December of 2012 and was overturned by the Planning Commission in 2013

project would remove a ground floor space on a street that has been intentionally mapped for active ground floor use and if approved, could impair the rest of the 14th Street Commercial Corridor for these uses.

Although staff is supportive of the mission and the need to have services close to residents, staff cannot still make the findings for approval.

- There is no practical difficulty or unnecessary hardship due to unique physical circumstances.
- The proposal, even with the re-design, does not offer an effective design solution.
- The proposal will affect the character and appropriate development of abutting properties.
- The proposal is a grant of special privilege as staff has denied non-retail requests on 14th before.
- The proposal is not consistent with the LUTE and the Lake Merritt Station Area Plan.

CONCLUSION

As noted throughout this report, there is substantial evidence supporting the Zoning Manager's decision. Staff recommends that the Residential Appeals Committee uphold the Zoning Manager's decision and deny the Appeal.

RECOMMENDATIONS:

1. Uphold staff's CEQA environmental determination.
2. Deny the Appeal and uphold the Zoning Administrator's denial of the project based on this Appeal report.

Prepared by:



Heather A Klein
Planner IV

Reviewed by:


ROBERT D. MERKAMP
Zoning Manager

Approved for forwarding to the
City Planning Commission:



Ed Manasse, Interim Deputy Director
Bureau of Planning

ATTACHMENTS:

- A. Appellant's Request Letter a for Zoning Manager Determination dated April 10, 2018
- B. Zoning Manager's Determination Letter dated: October 26, 2018
- C. Denial Letter of Case File PLN18502 dated February 5, 2019
- D. Appeal of Case File PLN18502 dated February 15, 2019
- E. Project Plans and Site Photos



April 10, 2018

Heather Klein
Planning & Building Department
City of Oakland
250 Frank H. Ogawa Plaza, 2nd Floor
Oakland, CA 94612

Re: Harrison Hotel Request for Determination Letter
PLN17192

Dear Ms. Klein:

In September 2017, the City of Oakland Planning and Building Department approved RCD's plans to renovate the Harrison Hotel, including the conversion of some rooming units to dwelling units and certain exterior building alterations and modifications. RCD is now requesting approval of revised plans that, in addition to the previously-approved work, would also (1) create two new rooming units and (2) convert the ground floor stores to community-serving space.

The Harrison Hotel is an affordable housing apartment building that is home to residents who are low-income, formerly homeless, and/or living with mental illness. To fully support these residents, there is a robust social services program in the building that offers classes, one-on-one meetings, counseling, and resource referral. This program is staffed by three part-time counselors as well as interns (in addition to on-site property managers and front desk clerks). For the past 20+ years, these staff have been working out of cramped, converted units in the building. It appears that these spaces were initially apartments or residential hotel units, but during the 1990s renovation were converted to make-shift offices. The services staff have long requested improved office space, in order to better serve their clients.

The building also has ground-floor retail in the form of a small barbershop and a liquor store/market. While we manage the liquor store as best as possible, it is a use that encourages loitering and littering, and is not the kind of community-serving space that RCD hopes to support in our properties. Both of these spaces will be impacted by the upcoming renovation and, due to structural work, will need to be partly and temporarily closed down during construction.

Since the stores will be impacted by construction anyway, RCD is proposing to take advantage of the opportunity to re-vision how the ground floor space is used and propose a use more in line with our mission as well as the City's vision of a safe and community-oriented neighborhood. We are proposing to permanently relocate the existing retail tenants (with all required relocation assistance) and build out the space as with community-serving offices and meeting rooms. The counselors who currently work in the cramped building spaces would be moved to new offices in this ground-floor space. There would also be space for group meetings. This move would free up space in the upper residential floors, where we can create two new residential apartments. These apartments would be "rooming units" (with shared baths and no cooking facilities). This would bring the total apartment count to 83.

■ Resources for Community Development
2220 Oxford Street • Berkeley, CA 94704
(510) 841-4410 • FAX (510) 548-3502
WWW.RCDHOUSING.ORG

ATTACHMENT A

We believe this proposal is 'win win' in that it creates new community-serving space and creates two new affordable housing units, both important goals at a time when non-profits and low-income households are facing a critical shortage of affordable spaces and homes.

Request to create two new rooming units

In the Determination Letter dated September 14, 2017, Oakland determined that this site was zoned for 52 dwelling units (apartments with kitchens) and 29 rooming units (apartments without kitchens), for a total of 81 apartments. In that Letter, the Zoning Manager indicated that two rooming units are equivalent to one dwelling unit. Per that calculation, RCD is proposing to reduce the dwelling unit count by two and increase the rooming unit count by four.

	dwelling units	rooming units	total apartments
approved Sept 2017	52	29	81
proposed change	reduce by two	increase by four	
proposed total count	50	33	83

RCD requests that the City approve the proposal for up to 83 apartments, including 50 dwelling units and 33 rooming units. It is possible that, depending on funding availability, the actual number of dwelling units will be less than 50 (i.e., these units would remain as rooming units, with no kitchens). In no case will the plans include more than the 50 dwelling units listed here.

Request to change ground floor use

The proposed new use of the ground floor would include offices for social service counselors and meeting rooms for small and large groups. The activities in this space would include one-on-one meetings with counselors to discuss topics such as housing stability, benefits, health and wellness, and employment, among other topics. The group meetings include regular 'coffee and conversation' groups, support groups such as alcoholics anonymous and narcotics anonymous, and education classes such as money management. The one-on-one meetings are offered only to residents of the Harrison. Some of the group meetings are exclusively for Harrison residents, and others are open to anyone who is interested. Services are run by Lifelong Medical Care, a federally qualified health center program that runs community clinics, dental clinics, counseling/mental health services, and supportive housing programs. They operate out of several affordable housing properties and clinics throughout the East Bay, including a downtown Oakland clinic. Lifelong refers clients from among this wide range to the classes and activities at Harrison Hotel.

The proposed use appears to fall into the category of *Community Education Civic Activity*. From 17.10.180 in the Planning Code, this includes: *Support services provided for independent living skills development including self-improvement education, employment and job training for both on-site and off-site residents in conjunction with Residential Activities*. This seems like a permitted use, in this zone (D-LM-2), under table 17.101G.01 of the Planning Code.

Alternately, the City might determine that as proposed, the entire building would be classified as Supportive Housing Residential Activities, since more than half of the activities in the new ground floor space will serve Harrison residents only. In that case, this use is permitted in this zone, except *“these activities may not be located within thirty (30) feet of the front lot line on the ground floor of an existing principal building fronting a Commercial Corridor”* (table 17.101G.01 of the Planning Code).

Determination of front lot line

In an email from Michael Bradley on April 3, 2018, in relation to the question of the ground floor use, RCD was asked to indicate which side of the 1415 Harrison Street parcel is considered the front lot line. Since the parcel is located on a corner lot, the front lot line is not straightforward. In this case, the definition of front lot line should rely on common use and understanding of the building. In the proposed renovation of the ground floor, the property would have three entrances from Harrison Street, one entrance exactly on the corner, and one exit-only door on 13th Street. The vast majority of people entering the building will enter via the main entrance at 1415 Harrison Street. A few people may enter at 1405 or 1411 Harrison Street, or the corner door, to directly attend community meetings. Since there are multiple entries to the space, and the majority lie on Harrison Street with none directly on 13th Street, we believe the front lot line is Harrison Street. In this location, Harrison Street is neither a Commercial Corridor nor a Transitional Corridor.

Attachments

As requested, we have included here a floor plan showing the proposed layout of the new ground floor space. This includes a line indicating the 30' setback from the front lot line (since this is a small parcel, that essentially encompasses the whole building). This plan also highlights the multiple entrances to the building.

Thank you for your consideration. Please let us know if you require any additional information. I can be contacted at (510) 841 – 4410 x335 or jsheldon@rcdhousing.org.

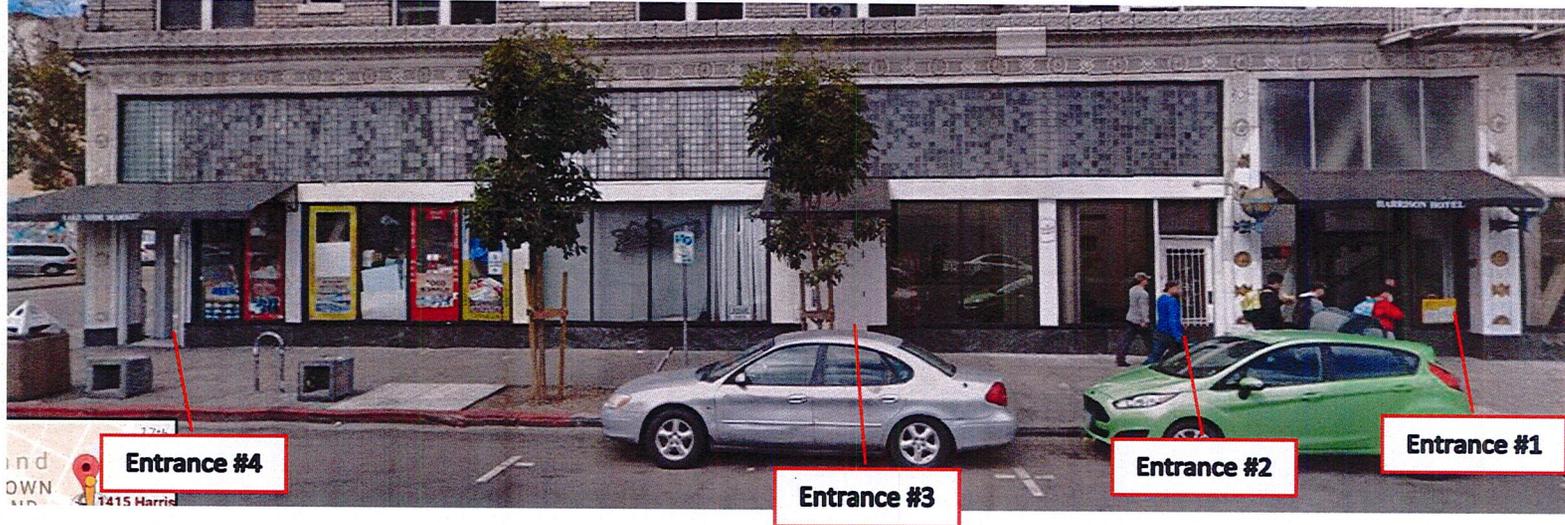
Sincerely,

Jessica Sheldon

Jessica Sheldon
Assistant Director of Housing Development

HARRISON HOTEL
1415 Harrison Street

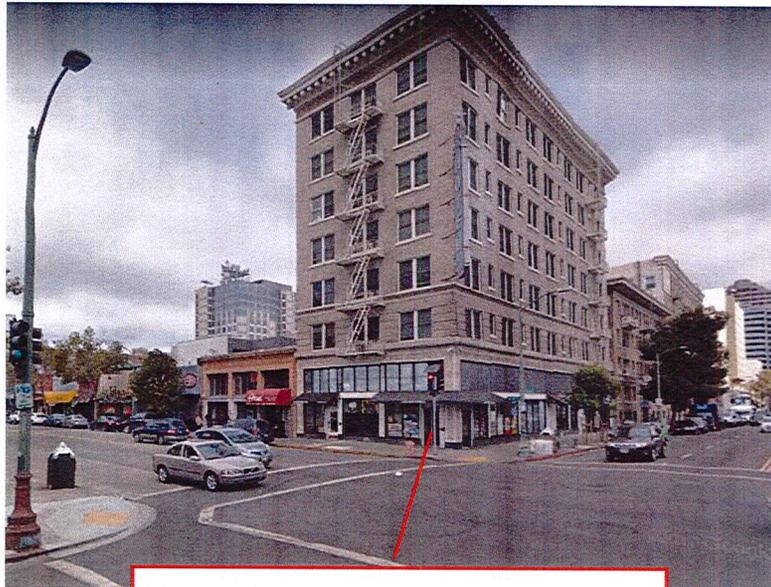
Existing Entrances on Harrison St



Existing Entrances on 14th St



View of Harrison at 14th St & Harrison St



**Entrance #3
can enter from either 14th St or Harrison**

View from Harrison St, including main building entrance



Entrance #1
Main entrance to property

CITY OF OAKLAND



DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA • SUITE 3315 • OAKLAND, CALIFORNIA 94612

Planning and Building Department
Bureau of Planning

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Sent via U.S. Mail

October 26, 2018

Resources for Community Development
c/o Jessica Sheldon
2220 Oxford Street
Berkeley, CA 94704

RE: Case File No. DET180043; 1415 Harrison Street; APN: 008-0625-045-00

This letter is in response to your request, dated April 10, 2018, for a Zoning Manager's Determination concerning the proposed ground floor use and the interpretation of the commercial corridor in relation to front lot line for the subject property. The project involves the restoration of a historic building with 100% fully affordable dwelling and rooming units above the ground floor, and the conversion of the ground floor from a convenience market and barbershop (both of which are legal non-conforming) to ground floor offices for social service counselors and meeting rooms for small and large groups. As stated by the applicant: "the activities in the spaces would include one-on-one meetings with counselors to discuss topics such as housing stability, benefits, health and wellness, and employment, among other topics. The group meetings include regular 'coffee and conversation' groups, support groups such as alcoholics anonymous and narcotics anonymous, and education classes such as money management. The one-on-one meetings are offered only to residents of the project. Some of the group meetings are exclusively for the Harrison project residents, and others are open to anyone who is interested." The proposed floor plan places the group meeting room at the corner of 14th and Harrison Streets and one-on-one counseling offices on 14th Street and the side of the building. A large administrative office area with desks and work stations are along Harrison Street with a large community room in the center of the ground floor between the entry lobby and the 14th Street meeting room.

The current zoning for 1415 Harrison Street is the Lake Merritt Station Area District Pedestrian Zone-2 (D-LM-2), The current land use designation for the subject parcel, per the Land Use and Transportation Element (LUTE) of the General Plan, is the Central Business District (CBD).

Staff reviewed your determination request for the use classification of Supportive Housing, Residential Activities and Community Education, Civic Activities and the definition of a Commercial Corridor in relation to front lot line. Below is a summary of the definitions per the Planning Code.

Specifically, Planning Code Section 17.10.114 defines Supportive Housing, Residential Activities.

Supportive Housing Residential Activities include housing: (a) with no limit on length of stay; (b) that is linked to an onsite or offsite service that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community; and (c) that is occupied by the following target population (as defined in subdivision (g) of Government Code Section 65582):

ATTACHMENT B

- A. Adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions and may, among other populations, include adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people; or
- B. Individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code), who include individuals with a disability that originated before the individual was eighteen (18) years old, but not including handicapping conditions that are solely physical in nature.

This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. Supportive Housing shall only be subject to those restrictions that apply to other residential dwellings of the same facility type in the same zone (Government Code Section 65583(a)(5)).

Specifically, Planning Code Section 17.10.180 defines Community Education, Civic Activities.

Community Education Civic Activities include the activities typically performed by the following institutions:

- A. Public and private day-care centers for fifteen (15) or more children;
- B. Public and private nursery schools and kindergartens;
- C. Public and private elementary, junior high, and high schools;
- D. Support services provided for independent living skills development including self-improvement education, employment and job training for both on-site and off-site residents in conjunction with Residential Activities.

This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

Specifically, Planning Code Section 17.101G.010.C, provides a definition of corridor types:

For the purposes of this Chapter only, the following definitions shall be utilized to apply special land use regulations and development standards to properties fronting the following two types of street corridors:

1. **Commercial Corridor.** The intent of regulations related to properties fronting "Commercial Corridors" is to maintain and promote an existing pattern of continuous ground floor Commercial Activities and Facilities along the subject corridor. The following streets are designated as **Commercial Corridors: 14th Street (between Franklin and Oak Streets), 9th Street (between Broadway and Harrison Street, and between Madison and Fallon Streets), 8th Street (between Broadway and Harrison Street, and between Madison and Fallon Streets), Oak Street (between 8th and 9th Streets), Harrison Street (between 7th and 11th Streets), Webster Street (between 7th and 11th Streets), Franklin Street (between 7th and 11th Streets), and Broadway (between 7th and 10th Streets).**

2. **Transitional Commercial Corridor.** The intent of regulations related to properties fronting "Transitional Commercial Corridors" is to expand the amount of ground floor Commercial Activities and Facilities along the subject corridor. The following streets are designated as **Transitional Commercial Corridors: International Boulevard (between 1st and 4th Avenues), East 12th Street (between 1st and 4th Avenues), 8th Street (between Harrison and Madison Streets), 9th Street (between Harrison and Madison Streets), 1st Avenue (between East 12th Street and International Boulevard), Oak Street (between 5th and 8th Streets, and between 9th and 14th Streets), Harrison Street (between 11th and 14th Streets), Webster Street (between 11th and 14th Streets, and between 5th and 7th Streets), Franklin Street (between 11th and 14th Streets, and between 5th and 7th Streets), and Broadway (between 5th and 7th Streets).**

Furthermore, the Planning Code Section 17.09.040: Definitions states: "Front lot line" means: 1. On an interior lot: any abutting street line, except where an interior lot has more than one abutting street line, the Director of City Planning shall select one of the street lines as the front lot line; such selection shall conform with any neighborhood patterns. 2. On a corner lot: the shorter of any adjacent two abutting street lines, or portions thereof, which intersect at an angle of not less than forty-five (45) degrees but not more than one hundred thirty-five (135) degrees; except that the Director of City Planning may select either as the front lot line to conform with any neighborhood patterns. If adjacent street lines, or

portions thereof, of a corner lot intersect at an angle of less than forty-five (45) degrees, both such street lines or portions thereof shall be deemed front lot lines.

The Bureau of Planning finds that the proposed use of the project, based on the applicant provided description and floor plan, is Supportive Housing, a residential activity associated with the affordable housing development on the floors two through seven with onsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and work in the community on the ground floor. Supportive Housing is permitted on floors above the ground floor and have an associated limitation L1 that states: These activities may not be located within thirty (30) feet of the front lot line on the ground floor of an existing principal building fronting a Commercial Corridor or within thirty (30) feet of the front lot line on the ground floor of a new principal building fronting a Transitional Commercial Corridor, as defined in Section 17.101G.010.C, with the exception of incidental pedestrian entrances that lead to one of these activities elsewhere in the building.

Since the proposed activity would be located on the ground floor of an existing principal building fronting a Commercial Corridor, the proposed Supportive Housing activity is not permitted as proposed on the ground floor at the subject site. Such a use would weaken the concentration and continuity of retail facilities at the ground-level, and would impair the retention or concentration of an important shopping frontage along the 14th Street commercial corridor which connects Downtown to Lake Merritt. Additionally, due to the privacy nature of the proposed ground floor uses, the design would not likely meet the 65% open ground floor commercial façade transparency requirements.

If you, or any interested party, seeks to challenge this decision, an appeal **must** be filed by no later than ten calendar (10) days from the date of this letter, by **4:00 pm on November 5, 2018**. An appeal shall be on a form provided by the Planning and Zoning Division of the Community and Economic Development Agency, and submitted to the same at 250 Frank H. Ogawa Plaza, Suite 2114, to the attention of **Michael Bradley, Planner III**. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the Zoning Manager or wherein his/her decision is not supported by substantial evidence and must include payment of **\$1,622.57** in accordance with the City of Oakland Master Fee Schedule. Failure to timely appeal will preclude you, or any interested party, from challenging the City's decision in court. The appeal itself must raise each and every issue that is contested, along with all the arguments and evidence in the record which supports the basis of the appeal; failure to do so may preclude you, or any interested party, from raising such issues during the appeal and/or in court. However, the appeal will be limited to issues and/or evidence presented to the Zoning Manager prior to the close of the previously noticed public comment period on the matter.

If you have further questions regarding this matter, please contact Michael Bradley, Planner III at (510) 238-6935 or mbradley@oaklandca.gov.

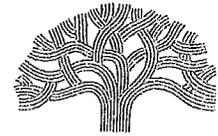
Sincerely,



Robert Merkamp
Acting Zoning Manager

Prepared by: Michael Bradley, Planner III

CITY OF OAKLAND



DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA • SUITE 3315 • OAKLAND, CALIFORNIA 94612

Planning and Building Department
Bureau of Planning

(510) 238-3941
FAX (510) 238-6538
TDD (510) 238-3254

Sent via U.S. Mail and Electronic Mail

February 5, 2019

Resources for Community Development
c/o Jessica Sheldon
2220 Oxford Street
Berkeley, CA 94704

RE: Case File No. PLN18502; 1415 Harrison Street; APN: 008-0625-045-00

Dear Ms. Sheldon:

Your application, as described below, has been **DENIED** for the reasons stated in Attachment A, which contains the findings required to support this decision. This decision is effective ten (10) days after the date of this letter unless appealed as explained below.

The following table summarizes the proposed project:

Proposal:	To have a Supportive Housing Residential Activity located within thirty (30) feet of the front lot line on the ground floor of an existing principal building fronting a Commercial Corridor.
Planning Permits Required:	A Minor Variance for a Supportive Housing Residential Activity located within thirty (30) feet of the front lot line on the ground floor of an existing principal building fronting a Commercial Corridor.
General Plan:	Central Business District
Zoning:	D-LM-2 Lake Merritt Station Area District Zone
Environmental Determination:	Exempt, Section 15270 of the State CEQA Guidelines: Projects which are disapproved.
Historic Status:	OCHS Rating: B+1+, Local Register Property
City Council District:	3

If you, or any interested party, seeks to challenge this decision, an appeal **must** be filed by no later than ten calendar (10) days from the date of this letter, by **4:00 pm on February 15, 2019**. An appeal shall be on a form provided by the Planning and Zoning Division of the Community and Economic Development Agency, and submitted to the same at 250 Frank H. Ogawa Plaza, Suite 2114, to the attention of **Michael Bradley, Planner III**. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the Zoning Manager or wherein his/her decision is not supported by substantial evidence and must include payment of **\$1,622.57** in accordance with the City of Oakland Master Fee Schedule. Failure to timely appeal will preclude you, or any interested party, from challenging the City's decision in court. The appeal itself must raise each and every issue that is contested, along with all the arguments and evidence in the record which supports the basis of the appeal; failure to do so may preclude you, or any interested party, from raising such issues during the appeal and/or in court. However, the appeal will be limited to issues and/or evidence presented to the Zoning Manager prior to the close of the previously noticed public comment period on the matter.

ATTACHMENT C

If you have any questions, please contact the case planner, **Michael Bradley, Planner III** at (510) 238-6935 or mbradley@oaklandca.gov, however, this does not substitute for filing of an appeal as described above.

Very Truly Yours,


ROBERT MERKANI
Zoning Manager

Attachments:

- A. Findings
- B. Conditions of Approval, including Standard Conditions of Approvals

ATTACHMENT A: FINDINGS

This proposal fails to meet all the required findings under the Minor Variance criteria (Section 17.148.050A), of the Oakland Planning Code (OMC Title 17) as set forth below and which are required to approve your application. Required findings are shown in **bold type**; reasons your proposal fails to satisfy them are shown in normal type.

SECTION 17.148.050(A) - MINOR VARIANCE FINDINGS:

- A. That strict compliance with the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the purposes of the zoning regulations, due to unique physical or topographic circumstances or conditions of design; or as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution improving livability, operational efficiency, or appearance.**

The project involves the restoration of a historic building with 100% fully affordable dwelling and rooming units above the ground floor, and the conversion of the ground floor from a convenience market and barbershop (both of which are legal non-conforming) to ground floor offices for social service counselors and meeting rooms for small and large groups. As stated by the applicant: "the activities in the spaces would include one-on-one meetings with counselors to discuss topics such as housing stability, benefits, health and wellness, and employment, among other topics. The group meetings include regular 'coffee and conversation' groups, support groups such as alcoholics anonymous and narcotics anonymous, and education classes such as money management. The one-on-one meetings are offered only to residents of the project. Some of the group meetings are exclusively for the Harrison project residents, and others are open to anyone who is interested." The proposed floor plan places the group meeting room at the corner of 14th and Harrison Streets and one-on-one counseling offices on 14th Street and the side of the building. A large administrative office area with desks and work stations are along Harrison Street with a large community room in the center of the ground floor between the entry lobby and the 14th Street meeting room.

The proposal is for Supportive Housing, a residential activity associated with the affordable housing development on the floors two through seven with onsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and work in the community on the ground floor. Supportive Housing is permitted on floors above the ground floor and have an associated limitation L1 that states: These activities may not be located within thirty (30) feet of the front lot line on the ground floor of an existing principal building fronting a Commercial Corridor or within thirty (30) feet of the front lot line on the ground floor of a new principal building fronting a Transitional Commercial Corridor, as defined in Section 17.101G.010.C, with the exception of incidental pedestrian entrances that lead to one of these activities elsewhere in the building.

Since the proposed activity would be located on the ground floor of an existing principal building fronting a Commercial Corridor (14th Street), the proposed Supportive Housing activity is not permitted as proposed on the ground floor at the subject site.

The finding cannot be met. There is not a practical difficulty or unnecessary hardship due to unique physical or topographic circumstances or conditions of design. The building is existing, has over the years provided retail and consumer services which activate the street. The proposal does not include an effective design solution improving the appearance of the street. Such a use would weaken the concentration and continuity of retail facilities at the ground-level, and would impair the retention or concentration of an important shopping frontage along the 14th Street Commercial Corridor which connects Downtown to Lake Merritt. In addition, the Lake Merritt Specific Plan notes:

"While 14th Street will continue to be an important street for vehicular travel, the Plan seeks to enhance the pedestrian and bicycle environment to increase multi-modal access. A diversity of new uses and more active ground floor uses aim to make the area more inviting, and the increased activity and additional lighting will add to the safety of the public realm."

Furthermore, due to the private nature of the proposed ground floor uses, the design would not likely meet the 65% open ground floor commercial façade transparency requirements.

- B. That strict compliance with the regulations would deprive the applicant of privileges enjoyed by owners of similarly zoned property; or, as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution fulfilling the basic intent of the applicable regulation.**

This finding cannot be met. The Bureau of Planning has discouraged and denied other non-retail or restaurant related uses on 14th Street and other parts of the Central Business District on Commercial Corridors that would weaken the concentration and continuity of retail facilities at the ground-level, and would impair the retention or concentration of an important shopping frontage along the 14th Street commercial corridor which connects Downtown to Lake Merritt. Those uses included an architecture firm (315-14th Street), health care activities (386-14th Street) and other office related activities. For example, the health care activities that was approved by the Planning Commission on appeal has reduced the retail pedestrian experience for half of 14th Street between Franklin and Webster.

- C. That the variance, if granted, will not adversely affect the character, livability, or appropriate development of abutting properties or the surrounding area, and will not be detrimental to the public welfare or contrary to adopted plans or development policy.**

This finding cannot be met. The variance could affect the character or appropriate development of abutting properties. Figure 4.3 of the Lake Merritt Specific Plan is envisions active ground-floor uses. The purpose of not placing these uses within thirty (30) feet of the front lot line on the ground floor of an existing principal building fronting a Commercial Corridor is to ensure that this area remains viable for retail. Retail uses work best is proximity to other retail uses. When the street front and especially a corner property is used for a non-retail use the whole viability of the rest of the street is impaired for this use.

The variance will also be detrimental to the public welfare or contrary to adopted plans, including the Land Use and Transportation Element (LUTE) of the City's General Plan and the Lake Merritt Specific Plan. Specifically, the project is inconsistent with the following objectives, goals and policies.

LUTE Objective

D9: Emphasize the establishment, promotion, and retention of commercial businesses that serve the needs of downtown workers and residents.

N1: Provide for healthy, vital, and accessible commercial areas that help meet local consumer needs in the neighborhoods.

The project would remove a ground floor space intentionally mapped for active ground floor use and could impair the rest of the 14th Street Commercial Corridor for these uses.

Lake Merritt Specific Plan

Vision- Provide services and retail options in the station area.

Goal - Attract and promote a variety of new businesses, including small businesses and start-ups, larger businesses that provide professional-level jobs (e.g., engineers, attorneys, accountants, etc.), and businesses that serve the local community (such as grocery stores, farmers markets, restaurants, pharmacies, banks, and bookstores).

Policy LU-3 Ground floor commercial uses. Expand active commercial uses, including retail and restaurants, throughout the Planning Area.

The project would remove a ground floor space intentionally mapped for active ground floor use and could impair the rest of the 14th Street Commercial Corridor for these uses.

- D. That the variance will not constitute a grant of special privilege inconsistent with limitations imposed on similarly zoned properties or inconsistent with the purposes of the zoning regulations.**

This finding cannot be met. The granting of the variance will be inconsistent with the purposes of the zoning regulations. As stated above, other uses that could potentially impair the retention or concentration of an important shopping frontage along the 14th Street Commercial corridor which connects Downtown to Lake Merritt, have been discouraged or denied, thus granting this variance would constitute special privilege.

- E. For proposals involving one or two dwelling units on a lot: That the elements, of the proposal requiring the variance (e.g. elements such as buildings, walls, fences, driveways, garages and carports, etc.) conform with the design review criteria set forth in the design review procedure at Section 17.136.050.**

This finding is not applicable as the proposal does not involve exterior alterations. Should exterior changes be proposed, a Design Review application must be filed and reviewed for compliance.

- F. For proposals involving one or two residential dwelling units on a lot: That, if the variance would relax a regulation governing maximum height, minimum yards, maximum lot coverage or building length along side lot lines, the proposal also conforms with at least one of the following criteria:**

- a. The proposal when viewed in its entirety will not adversely impact abutting residences to the side, rear, or directly across the street with respect to solar access, view blockage and privacy to a degree greater than that which would be possible if the residence were built according to the applicable regulation and, for height variances, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height; or
- b. Over 60 percent of the lots in the immediate vicinity are already developed and the proposal does not exceed the corresponding as-built condition on these lots and, for height variances, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height. The immediate context shall consist of the five closest lots on each side of the project site plus the ten closest lots on the opposite side of the street (see Illustration I-4b); however, the Director of City Planning may make an alternative determination of immediate context based on specific site conditions. Such determination shall be in writing and included as part of any decision on any variance.

This finding is not applicable as the subject site and proposal does not involve a one-two family residential facility, but rather a multi-unit residential facility and Supportive Housing Activity.



**CITY OF OAKLAND
APPEAL FORM
FOR DECISION TO PLANNING COMMISSION, CITY
COUNCIL OR HEARING OFFICER**

PROJECT INFORMATION

Case No. of Appealed Project: PLN18502

Project Address of Appealed Project: 1415 Harrison Street

Assigned Case Planner/City Staff: Michael Bradley

APPELLANT INFORMATION:

Printed Name: Jessica Sheldon

Phone Number: 510-841-4410 x335

Mailing Address: 2220 Oxford St

Alternate Contact Number: _____

City/Zip Code Berkeley, CA 94704

Representing: property owner

Email: jsheldon@rcdhousing.org

An appeal is hereby submitted on:

- AN ADMINISTRATIVE DECISION (APPEALABLE TO THE CITY PLANNING COMMISSION OR HEARING OFFICER)**

YOU MUST INDICATE ALL THAT APPLY:

- Approving an application on an Administrative Decision
- Denying an application for an Administrative Decision
- Administrative Determination or Interpretation by the Zoning Administrator
- Other (please specify) _____

Please identify the specific Administrative Decision/Determination Upon Which Your Appeal is Based Pursuant to the Oakland Municipal and Planning Codes listed below:

- Administrative Determination or Interpretation (OPC Sec. 17.132.020)
- Determination of General Plan Conformity (OPC Sec. 17.01.080)
- Design Review (OPC Sec. 17.136.080)
- Small Project Design Review (OPC Sec. 17.136.130)
- Minor Conditional Use Permit (OPC Sec. 17.134.060)
- Minor Variance (OPC Sec. 17.148.060)
- Tentative Parcel Map (OMC Section 16.304.100)
- Certain Environmental Determinations (OPC Sec. 17.158.220)
- Creek Protection Permit (OMC Sec. 13.16.450)
- Creek Determination (OMC Sec. 13.16.460)
- City Planner's determination regarding a revocation hearing (OPC Sec. 17.152.080)
- Hearing Officer's revocation/impose or amend conditions (OPC Sec. 17.152.150 &/or 17.156.160)
- Other (please specify) _____

(Continued on reverse)

(Continued)

- A DECISION OF THE CITY PLANNING COMMISSION (APPEALABLE TO THE CITY COUNCIL)** Granting an application to: **OR** Denying an application to:

YOU MUST INDICATE ALL THAT APPLY:

Pursuant to the Oakland Municipal and Planning Codes listed below:

- Major Conditional Use Permit (OPC Sec. 17.134.070)
- Major Variance (OPC Sec. 17.148.070)
- Design Review (OPC Sec. 17.136.090)
- Tentative Map (OMC Sec. 16.32.090)
- Planned Unit Development (OPC Sec. 17.140.070)
- Environmental Impact Report Certification (OPC Sec. 17.158.220F)
- Rezoning, Landmark Designation, Development Control Map, Law Change (OPC Sec. 17.144.070)
- Revocation/impose or amend conditions (OPC Sec. 17.152.160)
- Revocation of Deemed Approved Status (OPC Sec. 17.156.170)
- Other (please specify) _____

FOR ANY APPEAL: An appeal in accordance with the sections of the Oakland Municipal and Planning Codes listed above shall state specifically wherein it is claimed there was an error or abuse of discretion by the Zoning Administrator, other administrative decisionmaker or Commission (Advisory Agency) or wherein their/its decision is not supported by substantial evidence in the record, or in the case of Rezoning, Landmark Designation, Development Control Map, or Law Change by the Commission, shall state specifically wherein it is claimed the Commission erred in its decision. The appeal must be accompanied by the required fee pursuant to the City's Master Fee Schedule.

You must raise each and every issue you wish to appeal on this Appeal Form (or attached additional sheets). Failure to raise each and every issue you wish to challenge/appeal on this Appeal Form (or attached additional sheets), and provide supporting documentation along with this Appeal Form, may preclude you from raising such issues during your appeal and/or in court. However, the appeal will be limited to issues and/or evidence presented to the decision-maker prior to the close of the public hearing/comment period on the matter.

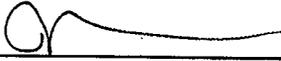
The appeal is based on the following: *(Attach additional sheets as needed.)*

See attached additional sheets.

Supporting Evidence or Documents Attached. *(The appellant must submit all supporting evidence along with this Appeal Form; however, the appeal will be limited evidence presented to the decision-maker prior to the close of the public hearing/comment period on the matter.)*

(Continued on reverse)

(Continued)



Signature of Appellant or Representative of
Appealing Organization

2/15/19

Date

TO BE COMPLETED BY STAFF BASED ON APPEAL TYPE AND APPLICABLE FEE

APPEAL FEE: \$ _____

Fees are subject to change without prior notice. The fees charged will be those that are in effect at the time of application submittal. All fees are due at submittal of application.

Date/Time Received Stamp Below:

Below For Staff Use Only

Cashier's Receipt Stamp Below:

**Harrison Hotel – 1415 Harrison Street
PLN 18502
Appeal of Denial of Minor Variance Application**

Resources for Community Development (RCD) is appealing the decision by the Agency to deny our application for a minor variance to revise the ground floor of the Harrison Hotel at 1415 Harrison Street. Below is a description of the proposed activities, followed by an explanation of where we believe the Agency erred in denying the application.

PROJECT LOCATION

The Harrison Hotel is located at the 1415 Harrison Street, with a small portion of the building frontage on 14th Street and the majority of building frontage on Harrison Street. The main entrance to the building is on Harrison Street. The entrance to the proposed ground floor use is at the corner of Harrison and 14th Streets.

PROJECT DESCRIPTION

The Harrison Hotel is an affordable housing apartment building that is home to residents who are low-income, formerly homeless, and/or living with mental illness. To fully support these residents, there is a robust social services program in the building that offers classes, one-on-one meetings, counseling, and resource referral. These services are provided by a third-party, Life Long Medical Care, whose staff here includes three part-time counselors as well as interns (in addition to on-site property managers and front desk clerks). For the past 20+ years, these staff have been working out of cramped, converted units in the building. It appears that these spaces were initially apartments or residential hotel units, but during an earlier renovation were converted to make-shift offices. The services staff have long requested improved office space, in order to better serve their clients.

RCD is preparing for a major renovation of the Harrison Hotel, to begin in March 2019. The proposed renovation has already been approved by the Planning Department and construction documents have been approved by the Building Department. The renovation will include a structural retrofit, modifications to increase ADA accessibility, a new roof, elevator repairs, plumbing repairs, and addition of kitchenettes to a portion of the apartments.

The building also has ground-floor retail space of about 1,400 square feet, divided into one space of 400 sq ft and another of 1,000 sq ft. In the recent past, these spaces have been occupied by a small barbershop and a liquor store/market. The barber retired in 2018 and ended his lease. The liquor store had been on a month-to-month lease. RCD terminated the lease recently due to the upcoming renovation and the desired change in use for the space. (The tenant was provided relocation benefits and moving assistance.) Building staff and neighbors had long complained about the liquor store tenancy. It was a use that encouraged loitering and littering, and is not the kind of community-serving space that RCD hopes to support in our properties. The fact that the space would have needed to be temporarily closed for the structural retrofit offered an opportunity to permanently pursue a change in tenancy here.

Since construction will be underway anyway, RCD is proposing to take advantage of the opportunity to revision how the ground floor space is used and propose a use more in line with our mission as well as the City's vision of a safe and community-oriented neighborhood. Now that there are no current retail tenants, we are proposing to build community-serving offices and meeting rooms. The Life Long Medical

Care counselors who currently work in the cramped building spaces would be moved to new offices in this ground-floor space. There would also be space for group meetings. These spaces would allow services staff to continue the activities they have offered for years, but also expand activities to better serve the residents and neighborhood.

As described in our initial application, the current service activities serve both Harrison residents and the larger community. Current activities include, and would continue to include in the new space, one-on-one meetings with counselors to discuss topics such as housing stability, benefits, health and wellness, and employment, among other topics. The group meetings include regular 'coffee and conversation' groups, support groups such as alcoholics anonymous and narcotics anonymous, and education classes such as money management. The one-on-one meetings are offered only to residents of the Harrison. Some of the group meetings are exclusively for Harrison residents, and others are open to anyone who is interested. For example, alcoholics anonymous and narcotics anonymous groups are open to the public. Services are run by Lifelong Medical Care, a federally qualified health center program that runs community clinics, dental clinics, counseling/mental health services, and supportive housing programs. They operate out of several affordable housing properties and clinics throughout the East Bay, including a downtown Oakland clinic. Lifelong refers clients from among this wide range to the classes and activities at Harrison Hotel.

A ground floor renovation would create the opportunity to offer more community-serving activities at Harrison. Given current configuration, it is very difficult to invite the public to activities and groups at Harrison. But, if the use is approved and renovation moves forward, Lifelong is eager to expand the services both for Harrison residents and the public. Lifelong would be able to recruit more interns and thus offer more activities (currently, the ability to have on-site staff is limited by space, not interest or budget). They will identify what services their non-Harrison clients are in need of and not currently receiving in the neighborhood, and see if there is a fit for the new ground floor space. Through their Oakland clinics and other work, Lifelong has a large base of Oakland clientele and is very familiar with the needs of the homeless and low-income population. Possible services open to the public include expanded support group activities, hypertension or diabetes clinics, or drop-in resource referrals.

APPLICATION APPEAL

We are appealing the denial of the Minor Variance application on three grounds. One, the use should not be classified as a Supportive Housing Residential Activity, it should be classified as Community Education, Civic Activity, which is a permitted use in this location. Two, the space should not be subject to the restrictions imposed on a Commercial Corridor, since the main entrance and building frontage is along Harrison Street, which is not a Commercial Corridor. And third, if the City continues to decide that the setback limitations apply, we believe the minor variance should be granted because the historic nature of the building means that strict compliance with the regulations results in hardship to residents and the neighborhood.

1. Error in Use Classification

Staff denied the initial proposal for the space because they classified the proposed use as Supportive Housing Residential Activity. We believe that the proposed ground floor use should be correctly classified as "Community Education, Civic Activity", which is a permitted ground floor use in this zone. According to 17.10.180 in the Planning Code, "Community Education, Civic Activity" can encompass various activities, including: Support services provided for independent living skills development

including self-improvement education, employment and job training for both on-site and off-site residents in conjunction with Residential Activities.

This description is an apt summary of the activities proposed for the Harrison ground floor. The services are targeted at homeless and formerly homeless individuals, both Harrison residents and others. The primary goal of the services is housing retention and stability, the most critical element of independent living. Activities include other self-improvement groups and individual counseling to address issues dealing with health, benefits, and education. Currently, Lifelong offers a few groups open to the general public, but these options are limited given the building configuration. The current space for group meetings is open to the rest of the Harrison building, so inviting the public into meetings creates a security concern for the building. But, the proposed ground floor renovation would not be accessible to the rest of the property. Both residents and other visitors would need to enter the offices through a direct entrance, separate from the residential entrance. This opens up new possibilities for how Lifelong can serve the general public out of this space. If the use is approved and renovation moves forward, Lifelong is eager to expand the services both for Harrison residents and the public. Lifelong would be able to recruit more interns and thus offer more activities (currently, the ability to have on-site staff is limited by space, not interest or budget). They will identify what services their non-Harrison clients are in need of and not currently receiving in the neighborhood, and see if there is a fit for the new ground floor space. Through their Oakland clinics and other work, Lifelong has a large base of Oakland clientele and is very familiar with the needs of the homeless and low-income population. Possible services open to the public include expanded support group activities, hypertension or diabetes clinics, or drop-in resource referrals. Lifelong and RCD would also open the space to other community-based organizations with a similar focus for occasional (e.g. weekly, monthly) activities. The ground floor could serve as a resource for organizations looking for spaces to host evening community meetings or activities, serving similar populations in need of independent living skills.

Given this proposed use, RCD believes the correct classification is Community Education Civic Activity.

2. Error in Applicability of Commercial Corridor Requirements

In the letter denying our proposal, staff wrote the required permit was: "A Minor Variance for a Supportive Housing Residential Activity located within thirty (30) feet of the front lot line on the ground floor of an existing principal building fronting a Commercial Corridor." Above, we discuss why we don't believe the proposal is for a Supportive Housing Residential Activity. We also believe staff incorrectly classified this location as fronting a Commercial Corridor. In practice and neighborhood patterns, the front lot line of the Harrison does not front a Commercial Corridor. It fronts Harrison Street, which is not a Commercial Corridor and therefore not subject to the minor variance requirement.

The Zoning Code defines "front lot line" as: "... On a corner lot: the shorter of any adjacent two abutting street lines, or portions thereof, which intersect at an angle of not less than forty-five (45) degrees but not more than one hundred thirty-five (135) degrees; except that the Director of City Planning may select either as the front lot line to conform with any neighborhood patterns. If adjacent street lines, or portions thereof, of a corner lot intersect at an angle of less than forty-five (45) degrees, both such street lines or portions thereof shall be deemed front lot lines."

The code therefore gives the Planning Director the ability to designate front lot lines based on neighborhood usage. Based on actual building configuration, usage, and neighborhood patterns, the

- The City of Oakland and State of California require that the building provide 81 apartments for low-income housing, requirements that are on title for a 55 year period. There is therefore no flexibility to convert other spaces in the building to new uses.

None of these conditions apply to a property that is being newly constructed in the neighborhood. If RCD were building a new building, we would design the building to accommodate both retail and the proposed services spaces. However, given the existing building footprint and encumbrances, that is not possible.

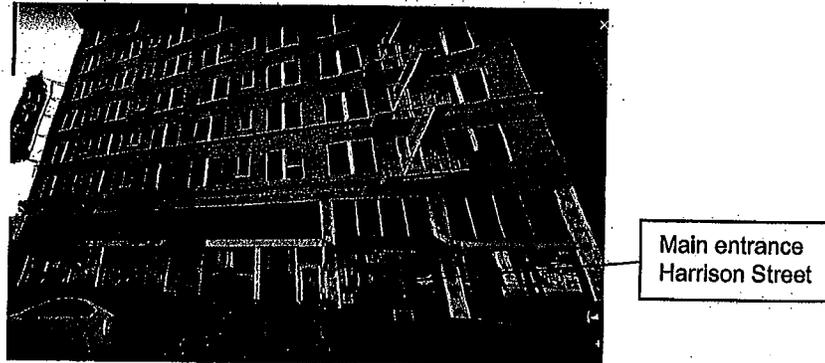
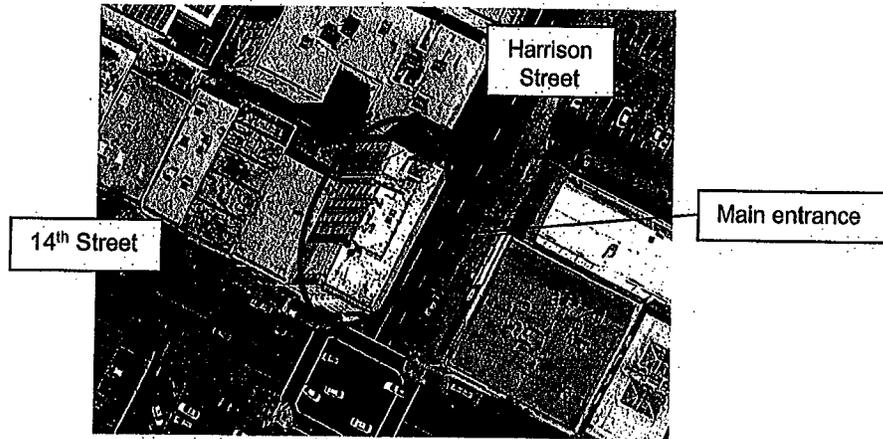
CONCLUSION

RCD appreciates your re-consideration of the minor variance application. The use of a portion of the ground floor space for a civic activity is allowed and the best use of this space for the building residents and wider neighborhood. The City of Oakland has prioritized housing for its highest need residents, including those who are homeless and struggling with mental illness and/or addictions. RCD is proud to partner with the City to house these residents, but it is well known that housing alone is not enough to break the cycle of homelessness and addiction. Housing needs to be paired with extensive services in order to be successful. Through a contract with Lifelong Medical Care, RCD is eager to provide those services here, but options are limited by space. Providing quality services is in the best interest not only of the residents, but for the whole community. The entire neighborhood and city benefit when residents stay sober and housed.

In recognition of the staff's denial of this application and desire to see retail in this location, RCD would be willing to set aside the smaller of the two retail spaces (the 400 sq ft space with an entrance on 14th Street) for traditional retail. We can revise the design so that the other ground-floor space can accommodate the necessary offices and meeting rooms for Life Long Medical Care. We sincerely hope the City can at least approve that proposal, since we have no other option for expanding services to residents and the community.

The City has stated time and again that it is doing everything it can to address the housing and homelessness crisis. Providing sufficient services to allow high-risk residents to retain their housing is a key piece of addressing that crisis. We urge the City to prioritize these residents over a strict (and, we believe, incorrect) interpretation of the zoning code.

front lot line of The Harrison is on Harrison Street between 14th and 15th Street, and therefore not in a Commercial Corridor. The following images illustrate the main building entrance.



Given neighborhood patterns, we request that the Director of City Planning determine that the front lot line is on Harrison Street. Harrison Street is not a Commercial Corridor, and therefore the setback requirement should not apply to this building.

3. Error in Minor Variance Findings

The application for a Minor Variance detailed the ways in which the proposal met the Findings requirements. See list attached as Exhibit A, copied from the initial application. In short, the fact that this is an existing building which is over 100 years old, a historic property, and encumbered by regulatory restrictions for affordable housing impose practical difficulties that are not comparable to a building being newly constructed in this neighborhood. There is no other option to provide the necessary space for social services.

- The building is completely built out to its lot line, providing no space for new construction on the site.
- The building is on the local and national register of historic places, so adding additional height or floors to the building is not permitted.

Exhibit A – Minor Variance Findings

- A. **Strict compliance would result in unnecessary hardship.** An effective design solution, compliant with existing zoning, would result in unnecessary hardship here given the building's existing construction, historic status, and regulations as an affordable housing property. The Harrison Hotel was built in 1913 and is on the National Register of Historic Places. The property is built out to the lot line on all sides and there are no opportunities to expand the footprint. The building is seven stories tall, and floors 2 through 7 are occupied by residential apartments. There are a total of 81 small SRO apartments in the building. All apartments are set aside for low-income and formerly homeless households, through restrictions from the City, County, and State. Those restrictions call for 81 affordable apartments, so there is no available room on upper floors for additional social service space.

RCD is pursuing a solution to provide expanded social service space for the residents and community. This space is needed in order to better meet resident and community needs. The services provided at Harrison are critical for residents to maintain housing, avoid returning to homelessness, maintain healthy and addiction-free lifestyles, and pursue education goals. The ability to fully serve the households and other community members is limited by the lack of ground floor space.

One, existing community space is very limited. There are a few cramped offices on the building's mezzanine, but these barely have enough space for the over 3.0FTE services staff working in the building. There are no areas for private, HIPAA compliant meetings with residents, other than rotating through the small spaces. The lack of private space limits our ability to best serve residents.

Two, there is no secure space in the existing residential area for services to the community. Lifelong Medical Care has attempted to offer groups and activities open to community members, but there is no closed off area for group meetings and giving visitors access to the existing community space would give them access to the entire building. There is no way to close off the rest of the building without conflicts with the historic character.

We believe the buildings residents and community at large would hugely benefit from expanded social services at the building. Improved services would reduce loitering around the building, reduce turnover and homelessness, and reduce substance dependence. Existing building conditions are preventing the property from providing these best solutions.

- B. **Strict compliance with the regulations would deprive the applicant of privileges enjoyed by owners of similarly zoned property; or, as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution fulfilling the basic intent of the applicable regulation.** Note that, since this is a minor variance application, only the latter half of this criteria need be satisfied. Denial of the application absolutely precludes an effective design solution meeting the intent of the regulation. The intent of the regulation is to provide a pleasant pedestrian experience in the downtown area. The current use of the space as a liquor store, with loitering and littering, does not contribute to the desired experience. The intent of the ground floor regulation is to create a continuous corridor of active retail for properties facing 14th Street. This building, however, does not face 14th Street. The 14th Street side is only 40' long and the main building entrance is mid-way down the block on Harrison Street. Allowing resident- and community-serving spaces on the ground floor here would not be out of line with the City's goal of active retail for properties that do face 14th Street.

Furthermore, the proposed use would still be an active ground floor use. Harrison residents will still walk out of the building and into the new services space to join activities, creating a flow of people in and out of the space. With the expanded space, Lifelong can also offer expanded activities open to the community, such as more AA groups, hypertension clinics, and housing retention clinics. These activities have not been an option to date given limited existing space.

Strict compliance with the regulations puts extra regulation on Harrison compared to the property just next door at 1425 Harrison Street, which has an entirely residential ground floor. The historic Hotel Oakland, also affordable housing, is located catty-corner from the Harrison, and has a very similar use as the one proposed here.

- C. **The requested variance will in no way adversely affect the character, livability, or appropriate development of abutting properties and will not be detrimental to public welfare.** The proposed ground floor use will result in no change to the building footprint and have no impact on future neighboring property development. In fact, the proposed use would be beneficial to public welfare by removing the existing beer/wine store, which is a detriment to public welfare (through encouraging loitering).

Staff determined that the proposed use would be contrary to adopted plans, but in fact the proposal aligns with many elements of the Oakland General Plan and the Lake Merritt Station Area Plan. The Station Area Plan includes, among others, the following goals:

- An active, vibrant, and safe district
- Encourage equitable, sustainable, and healthy development
- Increase and diversify housing
- Provide services and retail options
- Maximize opportunities for preservation and re-use of historic buildings
- Model progressive innovations

The proposed ground floor use aligns with all of these goals. The proposed use will preserve the building's historic character (in fact, the larger renovation includes renovation of the historic blade sign and exterior lighting to improve the historic condition). The expanded services will allow RCD to better serve the low-income households in the property, ensuring diversified housing for the long-term future. The proposed use will be a healthy and safe area, a vast improvement over the current use.

- D. **The requested variance would not constitute a grant of special privilege.** The proposed use is in line with uses that are allowed at adjacent properties such as 1425 Harrison Street or the Hotel Oakland across the street. The proposed use is consistent with the purposes of the zoning regulations, to create a livable downtown area. The proposed use would enhance the livability of the area by providing greater services to Harrison residents and community members, increasing their ability to be community-minded citizens.

E. N/A

F. N/A



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HARRISON HOTEL
1415 Harrison Street
Oakland, CA 94612

1618

Sheet

CODE ANALYSIS,
SYMBOLS &
ABBREVIATIONS

A0.01

CODE ANALYSIS

HARRISON HOTEL 1415 Harrison Street, Oakland, CA
Gelfand Partners Architects

updated: 11/30/17

Building Areas
CODE TABLE

	OCCUPANCY TYPE					ALTERATIONS		
	R2 - Apts	A3 - Cmty rooms (accessory)	B - Office (accessory)	M - Mercantile	Subtotal	Area Altered	Struct'l Altered	% Structure Altered
Existing & PH1 Areas (sf)								
Basement	2,877	-	-	-	2,877	-	-	0%
Ground Floor (incl. Mezzanine)	1,192	736	836	1,708	4,472	2,520	1,800	40%
2nd	3,032	-	254	-	3,286	1,286	1,800	55%
3rd	3,286	-	-	-	3,286	2,052	1,800	55%
4th	3,286	-	-	-	3,286	2,052	1,800	55%
5th	3,120	166	-	-	3,286	2,052	1,800	55%
6th	3,286	-	-	-	3,286	2,052	1,800	55%
7th	3,286	-	-	-	3,286	2,052	1,800	55%
	19,296	902			24,188	14,066	12,600	52.1%

58.2%

CODE TABLE

	OCCUPANCY TYPE					ALTERATIONS		
	R2 - Apts	A3 - Cmty rooms (accessory)	B - Office (accessory)	M - Mercantile	Subtotal	Area Altered	Struct'l Altered	% Structure Altered
PROPOSED PH2 Areas (sf)								
Basement	2,877	-	-	-	2,877	-	-	0%
Ground Floor (incl. Mezzanine)	1,192	736	2,544	-	4,472	1,708	-	0%
2nd	3,286	-	-	-	3,286	1,314	-	0%
3rd	3,286	-	-	-	3,286	818	-	0%
4th	3,286	-	-	-	3,286	818	-	0%
5th	3,120	166	-	-	3,286	818	-	0%
6th	3,286	-	-	-	3,286	818	-	0%
7th	3,286	-	-	-	3,286	818	-	0%
	19,550	902			24,188	7,112	-	0.0%

Existing = 7 stories Existing = 70.5' Sprinklered 29.4%

Type I-B

180', 160' depending on area increase < OK CBC 1504.3
12 stories; 11 stores with area increase < OK CBC 1504.4

Area (sf)	R2 - Apts	A3 - Cmty room (accessory)	B - Office (accessory)	M - Mercantile	Subtotal
	SM (without height increase)	UL	UL	UL	UL
SM (with height increase)	UL	UL	UL	UL	
Total Allowable:	UL OK	UL OK	UL OK	UL OK	UL ^ OK

Type III-A

85' - sprinklered, no area increase, 65' with area incr. < OK CBC 1504.3
5 stories; 4 stories with area increase, 3 for A-2; 5 for I < NOT OK CBC 1504.4

Area (sf)	R2 - Apts	A3 - Cmty room (accessory)	B - Office (accessory)	M - Mercantile	Subtotal
	SM (without height increase)	72,000	72,000	72,000	55,500
SM (with height increase)	-24,000	-24,000	-24,000	-55,500	
				46,500	^ OK

*OK w/o height incr *OK w/o height incr *OK w/o height incr OK

TYPE OF CONSTRUCTION (Table 601)

CBC 1601 Fire-Resistance Rating for Building Elements

Clementina Towers	Existing construction	Existing Rating	Type I-B Req'd Rating	Type III-A Req'd Rating	Comments
Primary Structural Frame	Steel columns & beams, brick exterior walls	2	2	1	
Bearing Walls - Exterior	none	3-4	2	2	
Bearing Walls - Interior	none	3-4	2	1	
Nonbearing Walls - Exterior	Brick	3-4	1 or 0 per 602	1 or 0 per 602	1 hour if less than 30' fire separ.
Nonbearing Walls - Interior	1-5/8" or 2-1/2" metal studs, 1/2" gyp board	0-1	0	0	
Floors & Floor-Ceilings	wood sheathing o/2x12 joist, 5/8" plas clg	1	2	1	
Roof & Roof-Ceilings	wood sheathing o/2x joist, 5/8" plas clg	1	1	1	

if analyzed by existing building elements: *** NOT OK (existing) OK (reoccelling not complying)

603.1 Allowable materials: 1. Fire-retardant-treated wood shall be permitted in: 1.1. Nonbearing partitions where the required fire resistance rating is 2 hours or less.

Shaft Enclosures	1-5/8" metal stud, (2) layers 1/2" gyp ea side or CH stud w/1" + (2) layers 1/2"	2	1, 2	1, 2	CBC 713.4: 2 hour if > 4 stories
Stairway Construction	wood stud w/5/8" plas each side	1	1, 2	1, 2	CBC 713.4: 2 hour if > 4 stories

*** NOT OK (existing shaft enclosures non-complying) *** NOT OK (existing stair enclosures non-complying)

Note: Originally constructed in 1914, the Harrison Hotel has a steel frame with wood joist floor and roof infill and brick exterior walls. Interior partitions are wood framed with plaster (or later gypsum board) on both sides. The construction method is closest to current Type III-A. However, because of the building's height (7 stories over basement), Type III-A is not permissible, even with bonuses for being fully sprinklered and having increased frontage (open to street on two sides).

ABBREVIATIONS

&	AND	LIN	LINEAR
∠	ANGLE	LTG	LIGHTING
C	CENTERLINE	MATL	MATERIAL
Ø	DIAMETER OR ROUND	MAX	MAXIMUM
#	NUMBER	MB	MACHINE BOLT
d	PENNY	MECH	MECHANICAL
(E)	EXISTING	MFR	MANUFACTURER
(N)	NEW	MIN	MINIMUM
AC	AIR CONDITIONING	MSC	MISCELLANEOUS
ACCS	ACCESS OR ACCESSIBLE	MS	MACHINE SCREW
ACT	ACOUSTICAL CEILING TILE	N	NORTH
AD	AREA DRAIN	NEG	NEGATIVE
ADJ	ADJACENT	NIC	NOT IN CONTRACT
AFF	ABOVE FINISH FLOOR	NO	NUMBER
AL	ALUMINUM	NTS	NOT TO SCALE
ALT	ALTERNATE	OC	ON CENTER(S)
ANOD	ANODIZED	OD	OUTSIDE DIAMETER
APPROX	APPROXIMATE	OFCI	OWNER FURNISHED
ARCH	ARCHITECTURAL	OFI	OWNER FURNISHED & OWNER INSTALLED
ASTM	AMERICAN SOCIETY FOR TESTING & MATERIALS	PERF	PERFORATED
AVG	AVERAGE	PERP	PERPENDICULAR
BD	BOARD	PL	PLATE
BLOG	BUILDING	PLAM	PLASTIC LAMINATE
BLK	BLOCK BLOCKING	PLBG	PLUMBING
BOT	BOTTOM	PLY	PLYWOOD
BTW	BETWEEN	PREFAB	PREFABRICATE(D)
BUR	BUILT-UP ROOF	PROP	PROPERTY
CAB	CABINET	PSI	POUNDS PER SQUARE INCH
CB	CATCH BASIN	PTD	PAINTED
CT	CERAMIC TILE	PT	PRESSURE TREATED
CI	CAST IRON	QTY	QUANTITY
CLG	CEILING	RCP	REFLECTED CEILING PLAN
CLR	CLEAR	RD	ROOF DRAIN
CMU	CONCRETE MASONRY UNIT	REF	REFERENCE
COL	COLUMN	REINF	REINFORCED
CONC	CONCRETE	REQD	REQUIRED
CONT	CONTINUOUS	RESL	RESILIENT
DBL	DOUBLE	RO	ROUGH OPENING
DEMO	DEMOLISH	RWL	RAIN WATER LEADER
DF	DRINKING FOUNTAIN	S	SOUTH
DIA	DIAMETER	SCD	SEE ALSO CIVIL DRAWINGS
DIAG	DIAGONAL	SCHED	SCHEDULE, SCHEDULED
DIM	DIMENSION	SED	SEE ELECTRICAL DWGS.
DN	DOWN	SF	SQUARE FOOT
DR	DOOR	SHT	SHEET
DWG	DRAWING	SIM	SIMILAR
EA	EACH	SILD	SEE ALSO LANDSCAPE DWGS.
ELEV	ELEVATION	SMD	SEE ALSO MECHANICAL DWGS.
ELEC	ELECTRICAL	SFD	SEE ALSO PLUMBING DWGS.
EXT	EXTERIOR	SPEC	SPECIFICATIONS
FAB	FABRICATE	SSD	SEE ALSO STRUCTURAL DRAWINGS
FACP	FIRE ALARM CONTROL PANEL	SST	STAINLESS STEEL
FAR	FLOOR AREA RATIO	STD	STANDARD
FD	FLOOR DRAIN	STL	STEEL
FDN	FOUNDATION	STRT	STRUCTURAL
FE	FIRE EXTINGUISHER	SUSP	SUSPEND, SUSPENDED
FFE	FINISHED FLOOR ELEVATION	T&G	TONGUE AND GROOVE
FIN	FINISH (ED)	THRU	THROUGH
FIXT	FIXTURE	TOC	TOP OF CURB
FLEX	FLEXIBLE	TP	TOP OF PAVEMENT
FLR	FLOOR	TYP	TYPICAL
FLUOR	FLUORESCENT	TW	TOP OF WALL
FOC	FACE OF CONCRETE	UON	UNLESS OTHERWISE NOTED
FOF	FACE OF FINISH	VERT	VERTICAL
FOS	FACE OF STUD	VDFG	VERTICAL GRAIN DOUGLAS FIR
FT	FEET, FOOT	W	WEST
FTG	FOOTING	W	WITH
GA	GAUGE	WO	WITHOUT
GAL	GALLON	WD	WOOD
GALV	GALVANIZED	WF	WIDE FLANGE (STEEL)
GEN	GENERAL	WN	WINDOW
GFCI	GROUND FAULT CIRCUIT INTERRUPTED	YD	YARD
GND	GROUND		
GSM	GALVANIZED SHEET METAL		
GYP BD	GYP/SM WALLBOARD		
HB	HOSE BIB		
HM	HOLLOW METAL		
HORZ	HORIZONTAL		
HT	HEIGHT		
ID	INSIDE DIAMETER (DIM)		
IN	INCH		
INFO	INFORMATION		
INSUL	INSULATION		
LAV	LAVATORY		
LB	POUND		
LF	LINEAR FEET		

SYMBOLS

	GRID-LINE INDICATION
	ROOM IDENTIFICATION
	UNIT
	ROOM NAME
	ROOM NUMBER
	ROOM AREA (SQUARE FEET)
	INTERIOR ELEVATION KEY
	ELEVATION NUMBER
	ELEVATION SHEET
	ELEVATION ORIENTATION
	SECTION KEY
	SECTION NUMBER
	SECTION SHEET
	DETAIL KEY
	DETAIL NUMBER
	DETAIL SHEET
	EXTERIOR ELEVATION KEY
	ELEVATION NUMBER
	ELEVATION SHEET
	DOOR NUMBER
	REFER TO DOOR SCHEDULE
	ASTERISK INDICATES PANIC HARDWARE
	SIGNAGE NUMBER
	REFER TO SIGNAGE SCHEDULE
	SIGN TYPE SEE A10.03
	WINDOW NUMBER
	REFER TO WINDOW SCHEDULE
	WALL TYPE
	REFER TO WALL TYPE SHEET
	WALL TYPE ABOVE TYPICAL WALL
	REFER TO WALL TYPE SHEET SEE PLANS, EXTERIOR, & INTERIOR ELEVATIONS FOR LOCATIONS.
	CASEWORK TYPE
	REFER TO CASEWORK SCHEDULE
	WORK POINT
	(OR CONTROL OR DATUM POINT)
	MATCHLINE
	SHEET KEYNOTE
	PRODUCT KEYNOTE
	PREFIX DESIGNATES SPECIFICATION DIVISION
	ACCESSORY LETTER
	REFER TO ACCESSORY SCHEDULE
	FLUSH TRANSITION
	BETWEEN ADJACENT SURFACES
	CEILING HEIGHT
	DIMENSION POINT
	DIM POINT NOTATION IS THE INTERSECTION OF THE CENTER LINES OF THE STUDS OF EACH WALL ASSEMBLY



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Key Plan

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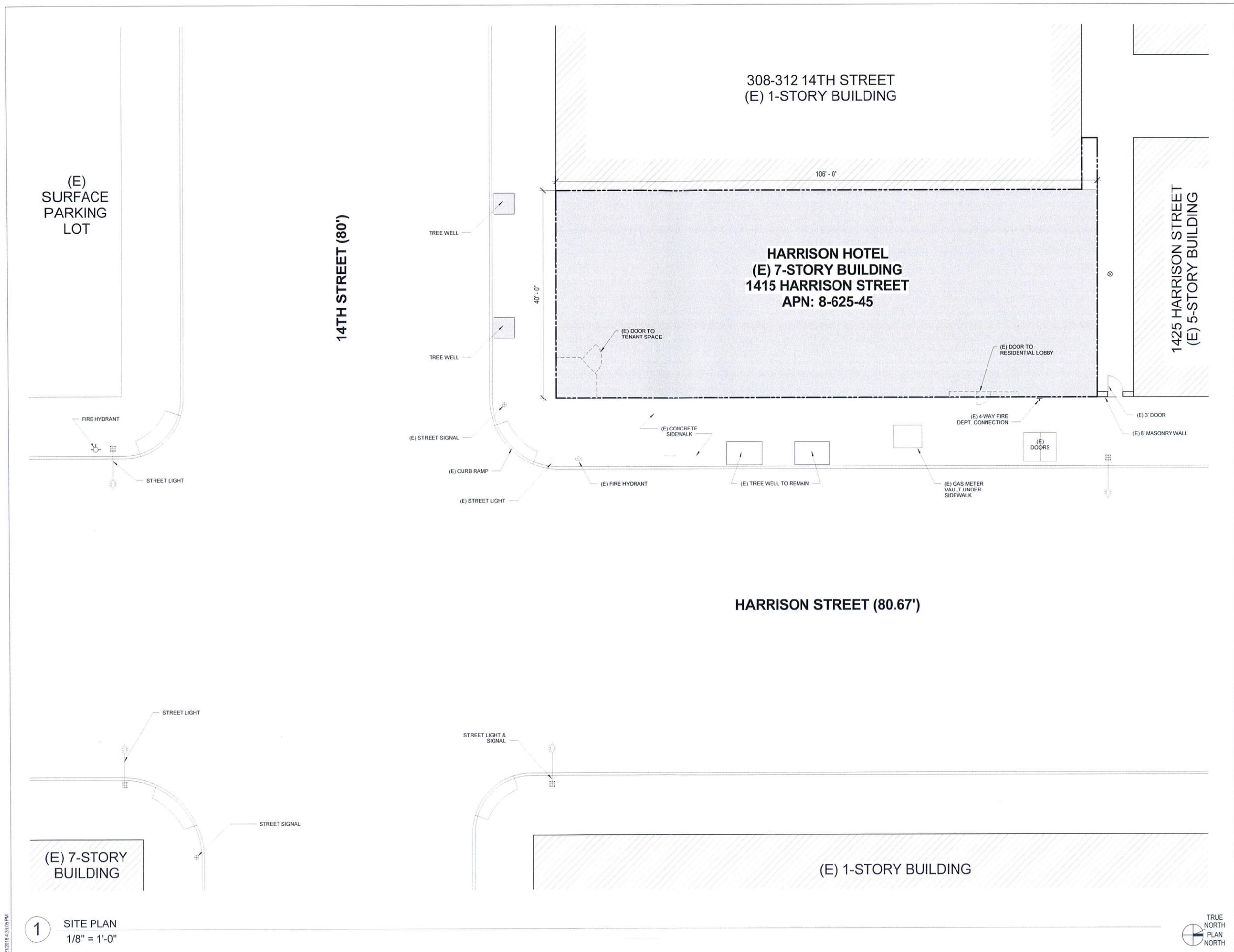
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SITE PLAN

A1.00

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(E) SURFACE
PARKING
LOT

14TH STREET (80')

308-312 14TH STREET
(E) 1-STORY BUILDING

**HARRISON HOTEL
(E) 7-STORY BUILDING**
1415 HARRISON STREET
APN: 8-625-45

1425 HARRISON STREET
(E) 5-STORY BUILDING

HARRISON STREET (80.67')

(E) 7-STORY
BUILDING

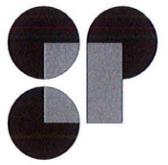
(E) 1-STORY BUILDING

1 SITE PLAN
1/8" = 1'-0"



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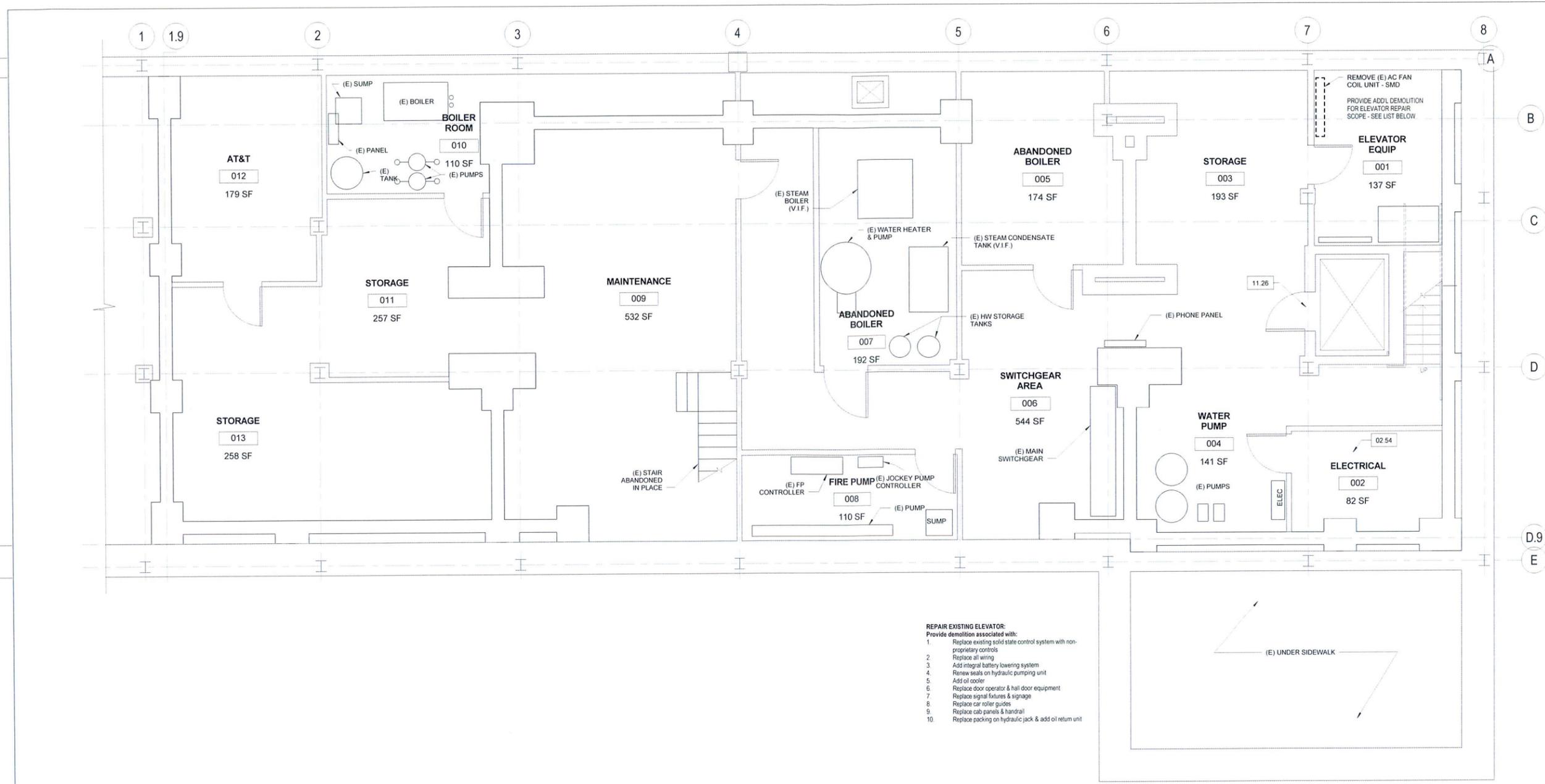
1618

Sheet

BASEMENT DEMOLITION
PLAN

A1.10

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- REPAIR EXISTING ELEVATOR:**
Provide demolition associated with:
1. Replace existing solid state control system with non-proprietary controls
 2. Replace all wiring
 3. Add integral battery lowering system
 4. Renew seals on hydraulic pumping unit
 5. Add oil cooler
 6. Replace door operator & hall door equipment
 7. Replace signal fixtures & signage
 8. Replace car roller guides
 9. Replace cab panels & handrail
 10. Replace packing on hydraulic jack & add oil return unit

1 BASEMENT DEMOLITION PLAN
1/4" = 1'-0"



SHEET NOTES

1. PROTECT (E) STRUCTURE TO REMAIN - PROVIDE SHORING & BRACING AS REQUIRED
 2. PROTECT (E) UTILITIES TO REMAIN - INCLUDING ELECTRICAL, LIGHTING, PLUMBING, MECHANICAL, FIRE PROTECTION & LOW VOLTAGE INFRASTRUCTURE - SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION & DEVICES - SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION
 3. PROTECT (E) WALLS & DOORS TO REMAIN - PROTECT FINISHES TO REMAIN
 4. PROVIDE DOORBELL/STROBE AT COMMUNICATION UNITS (HW) - SEE
 5. PROVIDE TEMPORARY SERVICES AT MEP EQUIPMENT TO REMOVE & REINSTALL - AS NEEDED
 6. SEE STRUCTURAL, MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS FOR ADDITIONAL SCOPE
 7. FOR WALL TYPES SEE A10.00. FOR DOORS, DOOR TYPES & FINISH SCHEDULE SEE A8.10. FOR ACCESSIBLE MOUNTING HEIGHTS & DIMENSIONS SEE A10.06. FOR SIGNAGE SEE A10.05. FOR CASEWORK DETAILS SEE A10.04
- ALTERNATE #1: STRUCTURAL IMPROVEMENTS - REPLACEMENT OF STEEL BRACE FRAME MEMBERS & FIBER REINFORCING AT EXISTING BRICK WALLS.
ALTERNATE #2: KITCHENETTES - PROVISION OF KITCHENETTES & ASSOCIATED PLUMBING, ELECTRICAL & FINISH WORK.

KEYNOTES

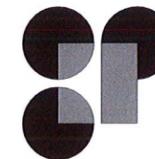
- | | |
|-------|--|
| 02.54 | COORDINATE ANY DEMOLITION REQUIRED FOR ELECTRICAL WORK - SEE E2.10 |
| 11.26 | ELEVATOR SCOPE - SEE A6.15 |

LEGEND

- | | | |
|---|---|--|
| EXISTING WALL TO REMAIN | REMOVE (E) WALL | REMOVE (E) MOD BIT ROOFING AND CAP SHEET |
| REMOVE PLASTER WALL FINISH, BASE & FURRING FOR FRP ON BRICK - SSD | REMOVE (E) DOOR & FRAME | SHORE FRAMING AT FLOOR OPENING FOR BRACE FRAME & OTHER STRUCTURE |
| REMOVE (E) FLOORING & FRAMING FOR VENTILATION SHAFT | REMOVE (E) FLOORING & FRAMING AS NECESSARY FOR BRACE FRAME OR FRP - SSD | REMOVE (E) RESILIENT FLOORING & MASTIC BACK TO SUBFLOOR |

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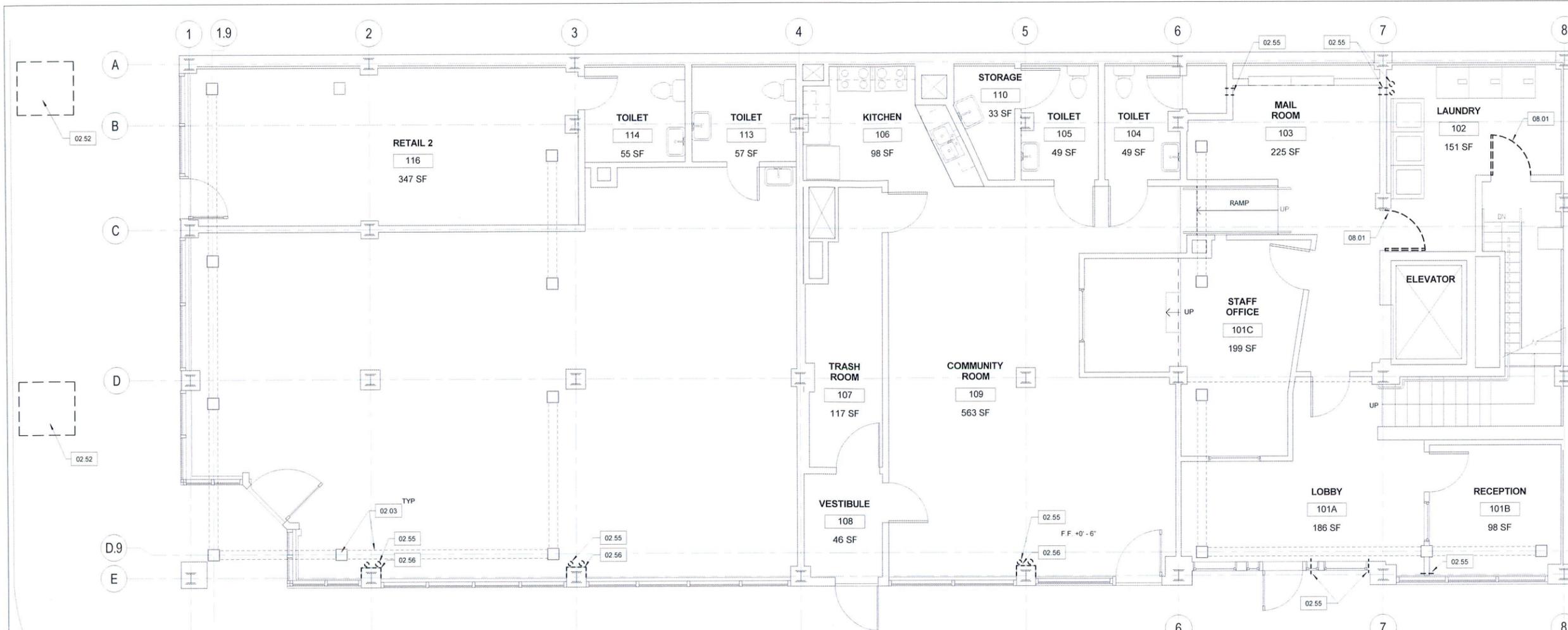
Project
HARRISON HOTEL
1415 Harrison Street
Oakland, CA 94612

1618

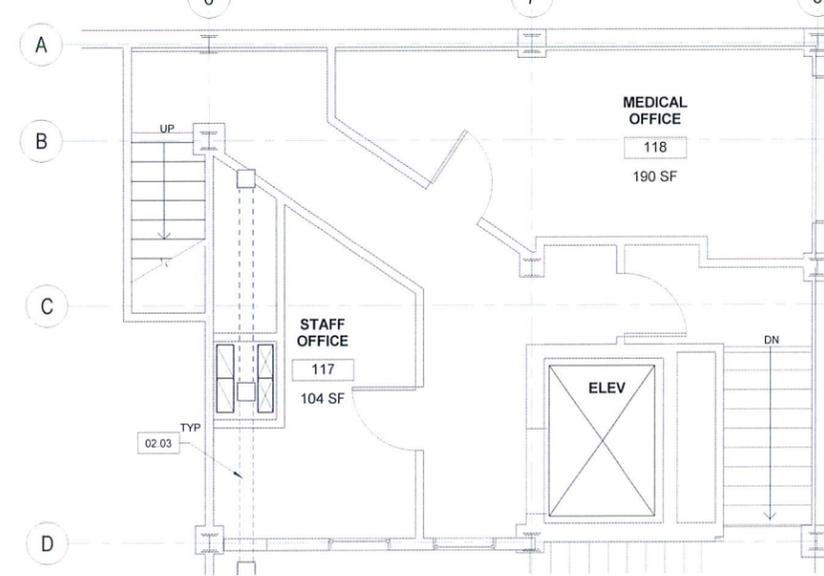
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FIRST FLOOR &
MEZZANINE
DEMOLITION PLAN
A1.11

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1 FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"



2 MEZZANINE DEMOLITION PLAN
1/4" = 1'-0"



- PROTECT (E) STRUCTURE TO REMAIN - PROVIDE SHORING & BRACING AS REQUIRED
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- PROTECT (E) WALLS & DOORS TO REMAIN - PROTECT FINISHES TO REMAIN
- REMOVE EXISTING SIGNAGE @ LOCATIONS OF NEW SIGNS - SEE PLANS
- PROVIDE TEMPORARY SERVICES AT MEP EQUIPMENT TO REMOVE & REINSTALL - AS NEEDED
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SHEET NOTES

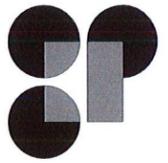
KEYNOTES

- 02.03 (E) STEEL BRACE FRAME TO REMAIN
- 02.52 SAWCUT 4" X 4" FOR TREE WELL - SEE 1&2/A10.07
- 02.55 DRILL HOLES FOR CONDUITS OR PIPING - SED, SMD, SPD
- 02.56 REMOVE GYP BD FINISH AS NECESSARY FOR PLUMBING LINE REPLACEMENT
- 08.01 REMOVE & STORE (E) DOOR AND FRAME FOR REINSTALLATION

LEGEND

- EXISTING WALL TO REMAIN
- REMOVE (E) WALL
- REMOVE PLASTER WALL FINISH, BASE & FURRING FOR FRP ON BRICK - SSD
- REMOVE (E) DOOR & FRAME
- REMOVE (E) FLOORING & FRAMING FOR VENTILATION SHAFT
- REMOVE (E) MOD. BIT. ROOFING AND CAP SHEET
- SHORE FRAMING AT FLOOR OPENING FOR BRACE FRAME & OTHER STRUCTURE
- REMOVE (E) FLOORING & FRAMING AS NECESSARY FOR BRACE FRAME OR FRP - SSD
- REMOVE (E) RESILIENT FLOORING & MASTIC BACK TO SUBFLOOR

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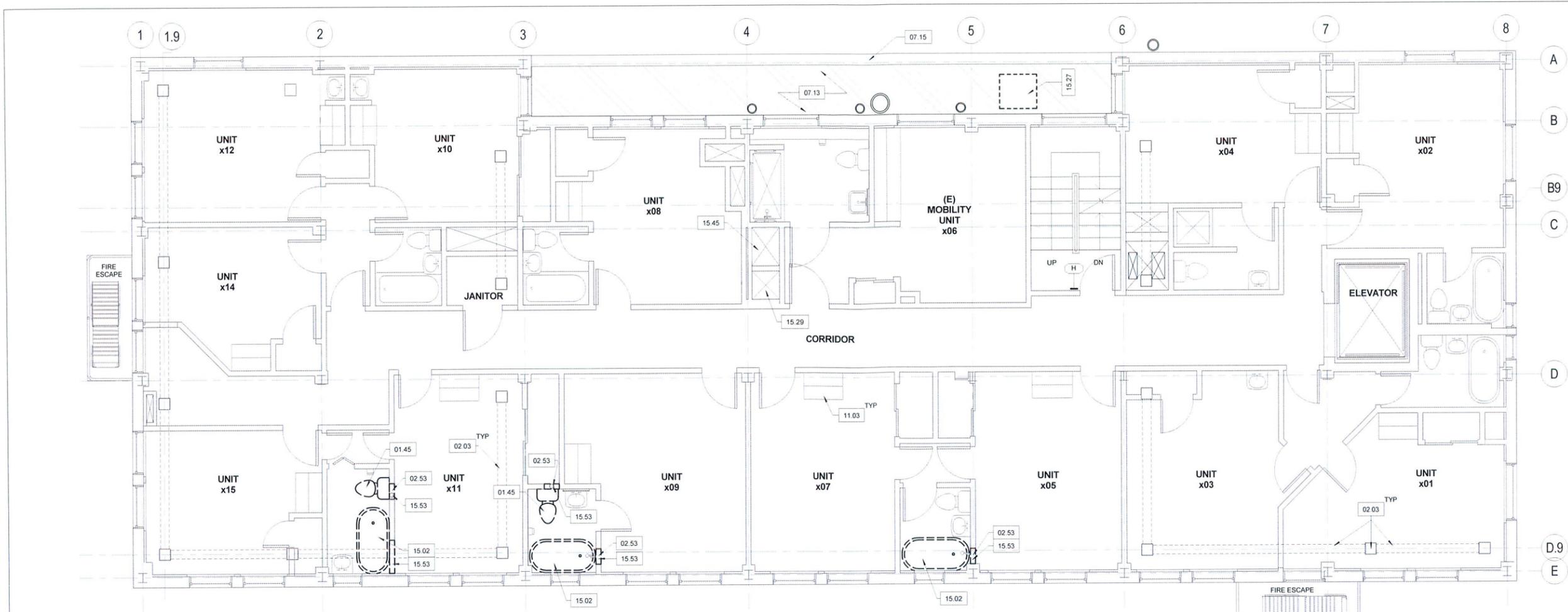
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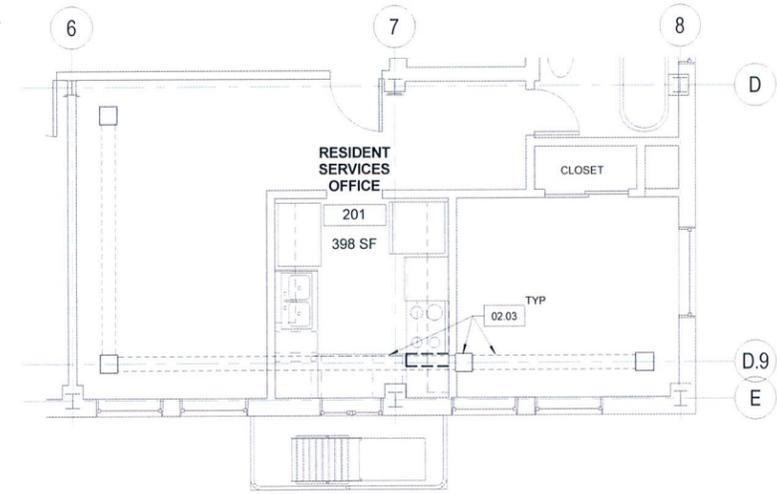
2ND & 3RD FLOOR
DEMOLITION PLAN

A1.12

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1 2ND & 3RD FLOOR DEMOLITION PLAN
1/4" = 1'-0"



2 UNIT 201 RESIDENT SERVICES OFFICE DEMOLITION PLAN
1/4" = 1'-0"



SHEET NOTES

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KEYNOTES

01.45	REMOVE (E) TOILET
02.03	(E) STEEL BRACE FRAME TO REMAIN
02.53	REMOVE PORTION OF WALL FOR STACK REMOVAL
07.13	REMOVE (E) ROOFING @ LOW ROOF
07.15	REMOVE (E) PARAPET FLASHING
11.03	(E) CABINET TO REMAIN
15.02	REMOVE & STORE TUB FOR REINSTALLATION
15.27	REMOVE (E) AC CONDENSER UNIT - SMD
15.29	(E) SHAFT TO REMAIN
15.45	(E) VENTILATION DUCT TO REMAIN
15.53	REMOVE (E) VENT & SANITARY SEWER STACK

LEGEND

	EXISTING WALL TO REMAIN		REMOVE (E) MOD. BIT ROOFING AND CAP SHEET
	REMOVE (E) WALL		SHORE FRAMING AT FLOOR OPENING FOR BRACE FRAME & OTHER STRUCTURE
	REMOVE PLASTER WALL FINISH, BASE & FURRING FOR FRP ON BRICK - SSD		REMOVE (E) FLOORING & FRAMING AS NECESSARY FOR BRACE FRAME OR FRP - SSD
	REMOVE (E) DOOR & FRAME		REMOVE (E) RESILIENT FLOORING & MASTIC BACK TO SUBFLOOR
	REMOVE (E) FLOORING & FRAMING FOR VENTILATION SHAFT		

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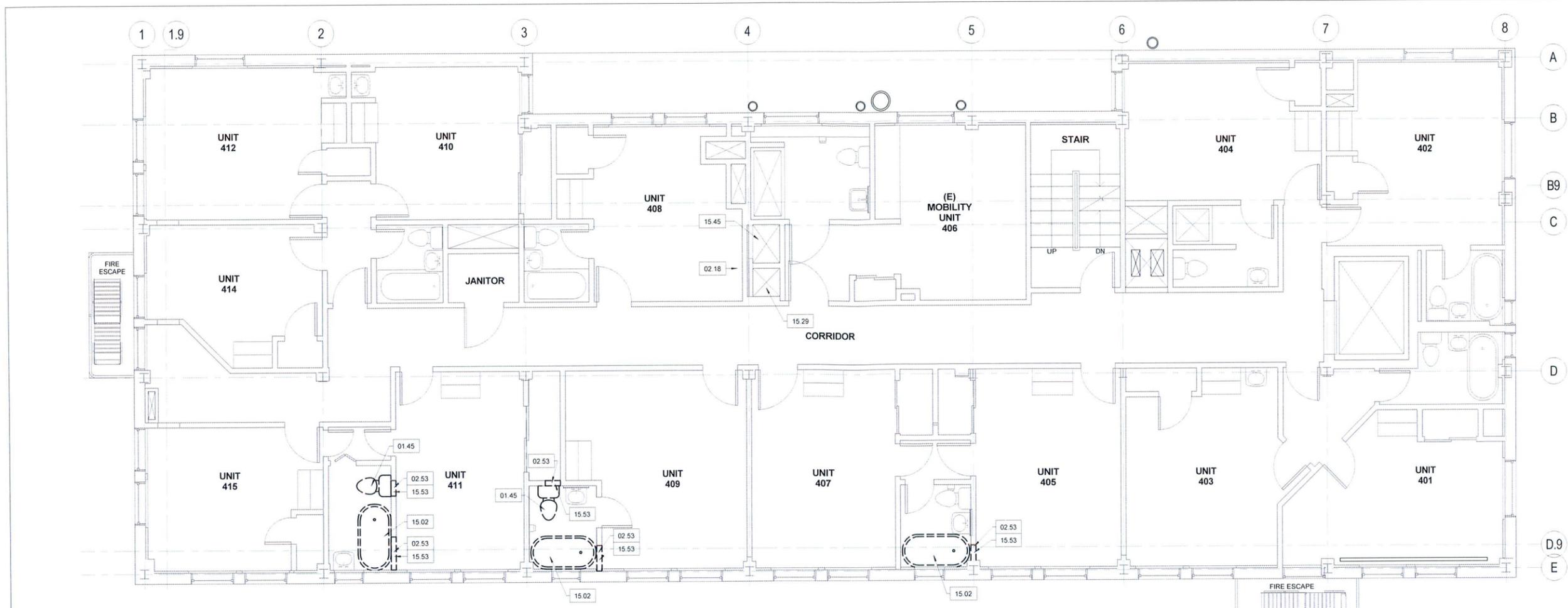
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4TH FLOOR
DEMOLITION PLAN

A1.13

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1 4TH FLOOR DEMOLITION PLAN
1/4" = 1'-0"



SHEET NOTES

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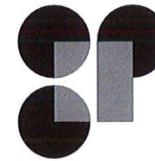
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KEYNOTES

01.45	REMOVE (E) TOILET
02.18	CUT FLOORING FOR PLUMBING & ELEC
02.53	REMOVE PORTION OF WALL FOR STACK REMOVAL
15.02	REMOVE & STORE TUB FOR REINSTALLATION
15.29	(E) SHAFT TO REMAIN
15.45	(E) VENTILATION DUCT TO REMAIN
15.53	REMOVE (E) VENT & SANITARY SEWER STACK

LEGEND

	EXISTING WALL TO REMAIN		REMOVE (E) MOD BIT ROOFING AND CAP SHEET
	REMOVE (E) WALL		SHORE FRAMING AT FLOOR OPENING FOR BRACE FRAME & OTHER STRUCTURE
	REMOVE PLASTER WALL FINISH, BASE & FURRING FOR FRP ON BRICK - SSD		REMOVE (E) FLOORING & FRAMING AS NECESSARY FOR BRACE FRAME OR FRP - SSD
	REMOVE (E) DOOR & FRAME		REMOVE (E) RESILIENT FLOORING & MASTIC BACK TO SUBFLOOR
	REMOVE (E) FLOORING & FRAMING FOR VENTILATION SHAFT		



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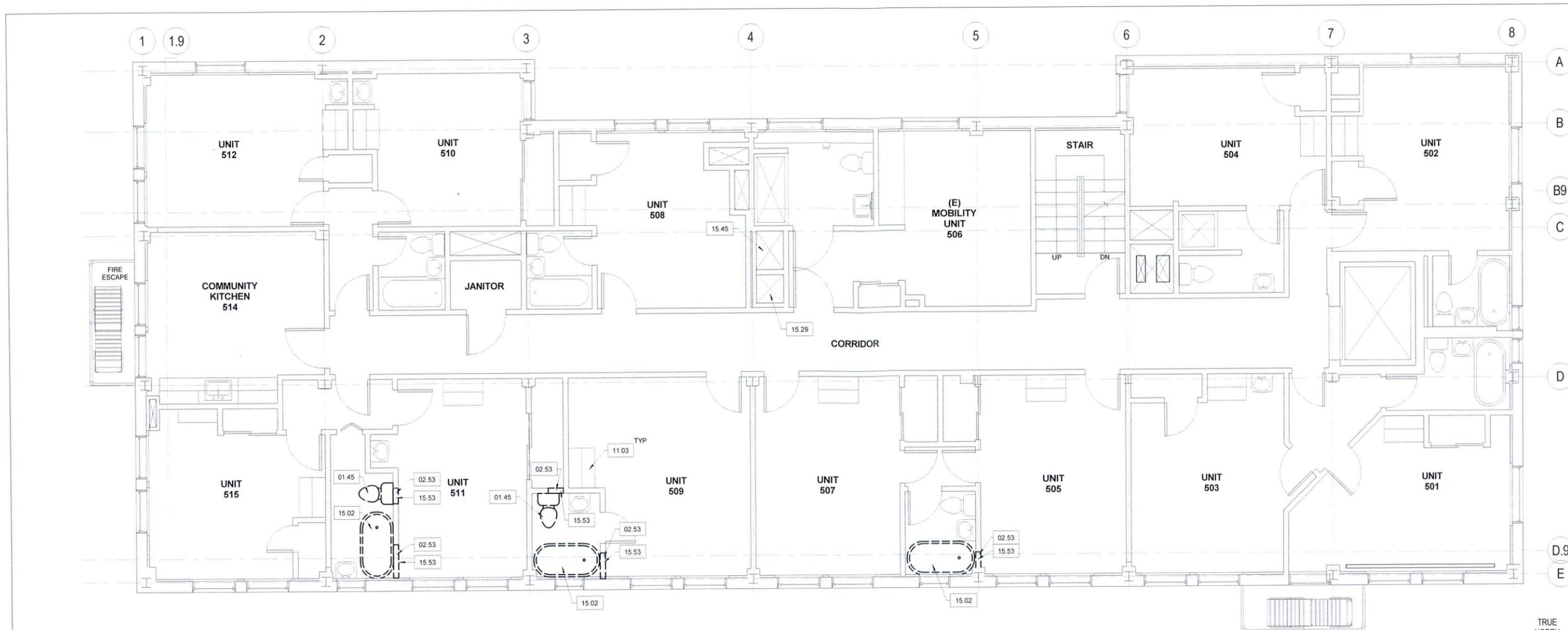
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5TH FLOOR
DEMOLITION PLAN

A1.14

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1 5TH FLOOR DEMOLITION PLAN
1/4" = 1'-0"



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KEYNOTES

01.45	REMOVE (E) TOILET
02.53	REMOVE PORTION OF WALL FOR STACK REMOVAL
11.03	(E) CABINET TO REMAIN
15.02	REMOVE & STORE TUB FOR REINSTALLATION
15.29	(E) SHAFT TO REMAIN
15.45	(E) VENTILATION DUCT TO REMAIN
15.53	REMOVE (E) VENT & SANITARY SEWER STACK

LEGEND

	EXISTING WALL TO REMAIN		REMOVE (E) MOD BIT ROOFING AND CAP SHEET
	REMOVE (E) WALL		SHORE FRAMING AT FLOOR OPENING FOR BRACE FRAME & OTHER STRUCTURE
	REMOVE PLASTER WALL FINISH, BASE & FURRING FOR FRP ON BRICK - SSD		REMOVE (E) FLOORING & FRAMING AS NECESSARY FOR BRACE FRAME OR FRP - SSD
	REMOVE (E) DOOR & FRAME		REMOVE (E) RESILIENT FLOORING & MASTIC BACK TO SUBFLOOR
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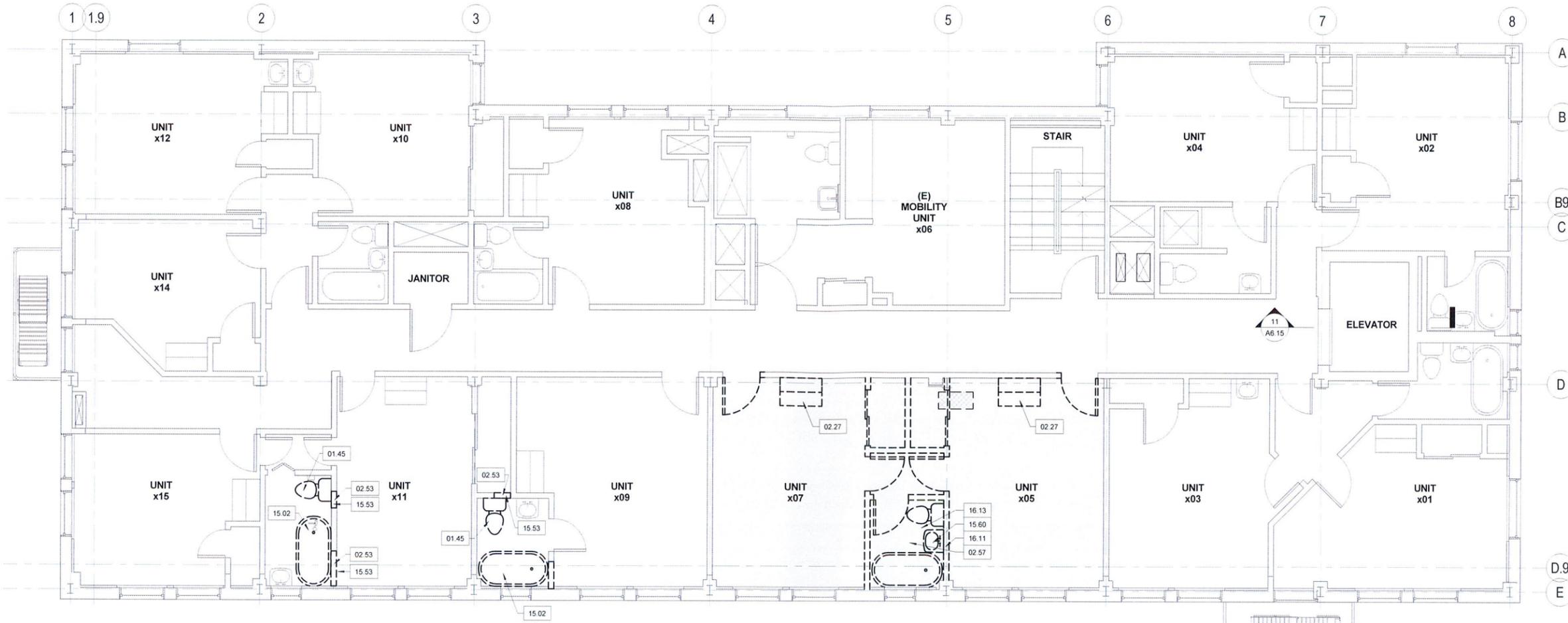


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1618
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**6TH - 7TH FLOOR
DEMOLITION PLAN**

A1.15



1 6TH FLOOR & 7TH FLOOR DEMOLITION PLAN
1/4" = 1'-0"



SHEET NOTES

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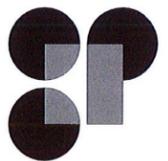
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KEYNOTES

01.45	REMOVE (E) TOILET
02.27	REMOVE CABINETS
02.53	REMOVE PORTION OF WALL FOR STACK REMOVAL
02.57	REMOVE (E) CERAMIC TILE FLOORING
15.02	REMOVE & STORE TUB FOR REINSTALLATION
15.53	REMOVE (E) VENT & SANITARY SEWER STACK
15.60	REMOVE PLUMBING FIXTURES, FITTINGS & PIPING - SPD
16.11	RELOCATE (E) ELECTRICAL - SED
16.13	REMOVE (E) LIGHTING & CONTROLS - SED

LEGEND

	EXISTING WALL TO REMAIN		REMOVE (E) MOD. BIT. ROOFING AND CAP SHEET
	REMOVE (E) WALL		SHORE FRAMING AT FLOOR OPENING FOR BRACE FRAME & OTHER STRUCTURE
	REMOVE PLASTER WALL FINISH, BASE & FURRING FOR FRP ON BRICK - SSD		REMOVE (E) FLOORING & FRAMING AS NECESSARY FOR BRACE FRAME OR FRP - SSD
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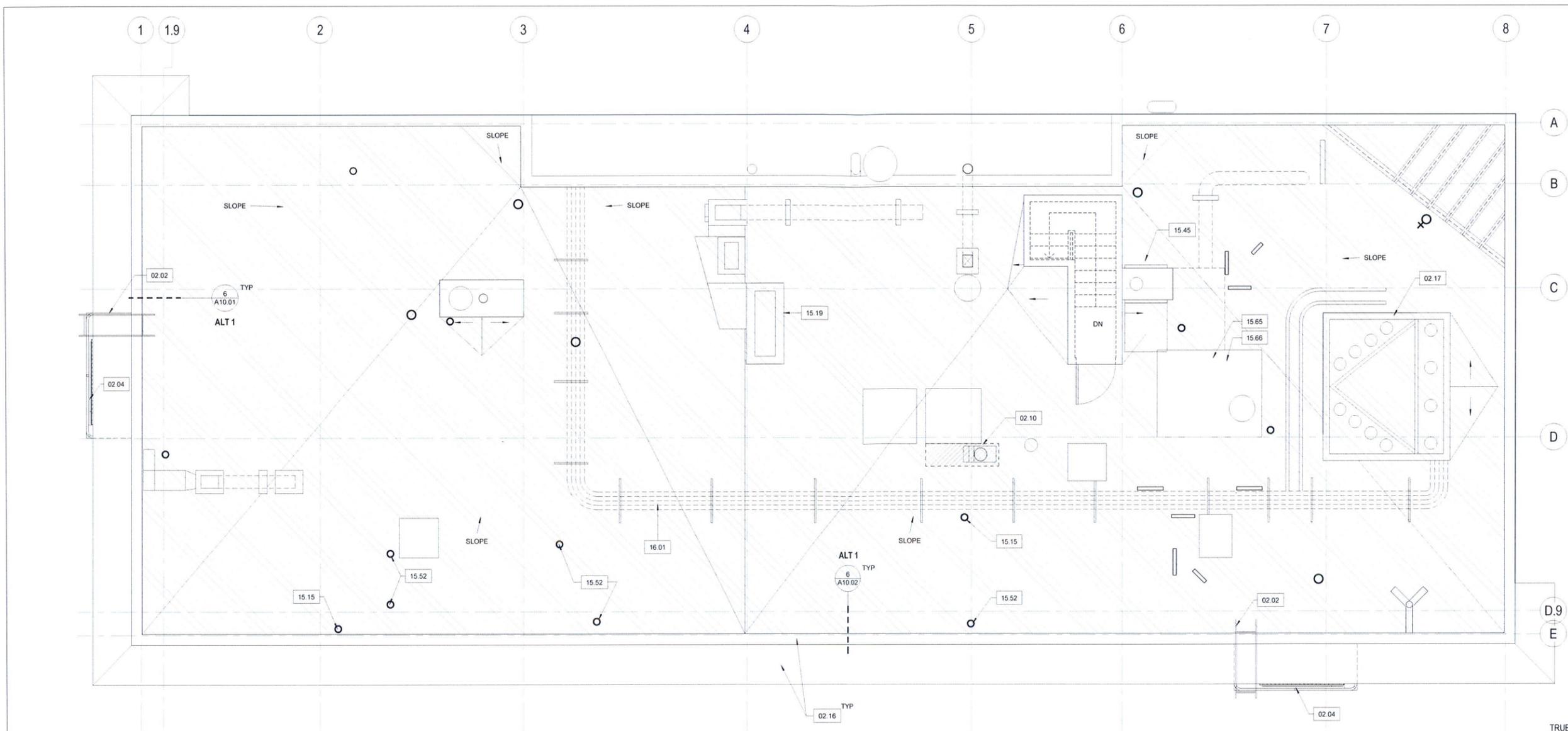
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**ROOF DEMOLITION
PLAN**

A1.16

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1 ROOF DEMOLITION PLAN
1/4" = 1'-0"



SHEET NOTES

- PROTECT (E) STRUCTURE TO REMAIN - PROVIDE SHORING & BRACING AS REQUIRED
 - PROTECT (E) UTILITIES TO REMAIN - INCLUDING ELECTRICAL, LIGHTING, PLUMBING, MECHANICAL, FIRE PROTECTION & LOW VOLTAGE INFRASTRUCTURE & DEVICES - SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION
 - PROTECT (E) WALLS & DOORS TO REMAIN - PROTECT FINISHES TO REMAIN
 - PROVIDE DOORBELL/STROBE AT COMMUNICATION UNITS (HVI) - SED
 - PROVIDE TEMPORARY SERVICES AT MEP EQUIPMENT TO REMOVE & REINSTALL - AS NEEDED
 - SEE STRUCTURAL, MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS FOR ADDITIONAL SCOPE
 - FOR WALL TYPES SEE A10.00. FOR DOORS, DOOR TYPES & FINISH SCHEDULE SEE A8.10. FOR ACCESSIBLE MOUNTING HEIGHTS & DIMENSIONS SEE A10.06. FOR SIGNAGE SEE A10.05. FOR CASEWORK DETAILS SEE A10.04
- ALTERNATE #1: STRUCTURAL IMPROVEMENTS** - REPLACEMENT OF STEEL BRACE FRAME MEMBERS & FIBER REINFORCING AT EXISTING BRICK WALLS.
ALTERNATE #2: KITCHENETTES - PROVISION OF KITCHENETTES & ASSOCIATED PLUMBING, ELECTRICAL & FINISH WORK.

KEYNOTES

02.02	(E) FIRE ESCAPE LADDER TO REMAIN
02.04	(E) FIRE ESCAPE BELOW TO REMAIN
02.10	DEMO FOR (N) EXHAUST SHAFT AT - MOBILITY UNITS
02.16	(E) PARAPET FLASHING TO REMAIN
02.17	(E) ELEV PENTHOUSE TO REMAIN
15.15	(E) VENT PIPE TO REMAIN
15.19	(E) ROOF VENT TO REMAIN
15.45	(E) VENTILATION DUCT TO REMAIN
15.52	REMOVE (E) VENT STACK
15.65	BASE BID - (E) CONDENSER UNIT TO REMAIN - COORDINATE FLASHING MODIFICATION WITH ROOFING SCOPE
15.66	ALTERNATE 5: REMOVE (E) CONDENSER UNIT - SMD
16.01	(E) AT&T CONDUITS TO REMAIN

LEGEND

- EXISTING WALL TO REMAIN
- WALL
- DOOR & FRAME IN NEW WALL
- NEW DOOR - EXISTING FRAME & WALL TO REMAIN
- REMOVE (E) MOD. BIT ROOFING AND CAP SHEET



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	PERMIT SUBMISSION	2018-04-23
1	PLAN CHECK REVISION 1	2018-07-27
	OUT TO BID SET	2018-09-14
	Out to Bid Revised	2018-09-20

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Architect



Project

HARRISON HOTEL
1415 Harrison Street
Oakland, CA 94612

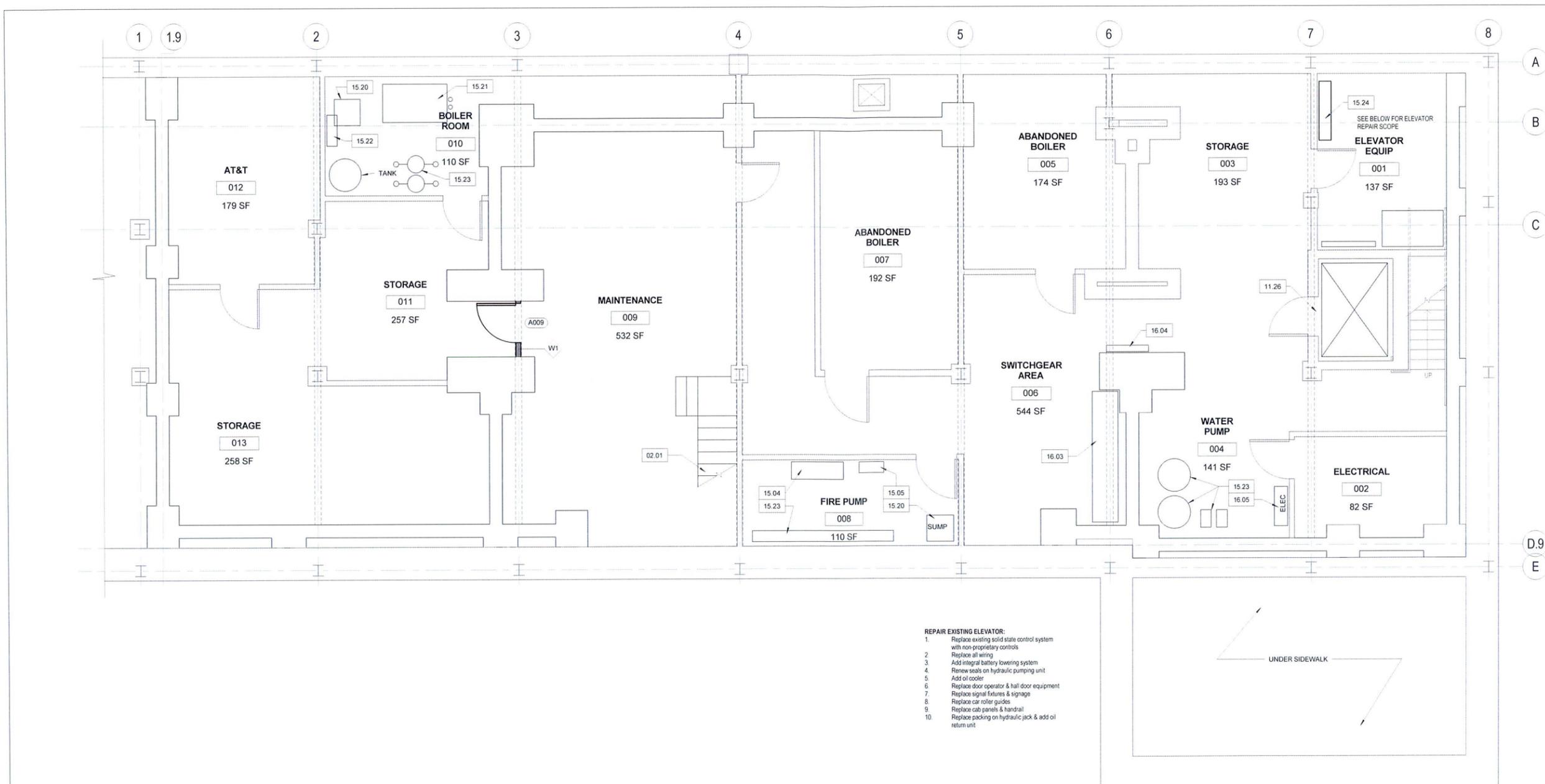
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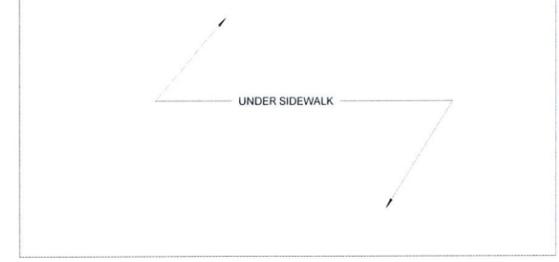
BASEMENT FLOOR PLAN

A2.10

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- REPAIR EXISTING ELEVATOR:**
1. Replace existing solid state control system with non-proprietary controls
 2. Replace all wiring
 3. Add integral battery lowering system
 4. Renew seals on hydraulic pumping unit
 5. Add oil cooler
 6. Replace door operator & hall door equipment
 7. Replace signal fixtures & signage
 8. Replace car roller guides
 9. Replace cab panels & handrail
 10. Replace packing on hydraulic jack & add oil return unit



1 BASEMENT FLOOR PLAN
1/4" = 1'-0"

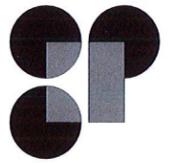
SHEET NOTES
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3. PROTECT (E) WALLS & DOORS TO REMAIN - PROTECT FINISHES TO REMAIN
4. PROVIDE DOORBELL/STROBE AT COMMUNICATION UNITS (HVI) - SED
5. PROVIDE TEMPORARY SERVICES AT MEP EQUIPMENT TO REMOVE & REINSTALL - AS NEEDED
6. SEE STRUCTURAL, MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS FOR ADDITIONAL SCOPE
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KEYNOTES
02.01 (E) STAIR ABANDONED IN PLACE
11.26 ELEVATOR SCOPE - SEE A6.15
15.04 (E) FP CONTROLLER
15.05 (E) JOCKEY PUMP CONTROLLER
15.20 (E) SUMP
15.21 (E) BOILER
15.22 (E) PANEL
15.23 (E) PUMPS
15.24 REPLACE AC UNIT - SMD
16.03 (E) MAIN SWITCHGEAR
16.04 (E) PHONE PANEL
16.05 (E) ELEC

LEGEND	
	EXISTING WALL TO REMAIN
	EXISTING CONCRETE WALL
	NEW WALL
	DOOR & FRAME IN NEW WALL
	(E) DOOR & FRAME TO REMAIN
	ELEVATOR: REPLACE RAM & HYDRAULIC PUMP - (E) DOORS & CAB TO REMAIN

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Consultants

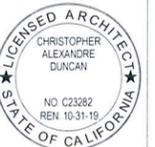
Key Plan

Drawing Record

Revision Number	Issues/Submission	Date
	PERMIT SUBMISSION	2018-04-23
1	PLAN CHECK REVISION 1	2018-07-27
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	OUT TO BID SET R01	2018-09-20
2	BID ADDENDUM 1	2018-10-18

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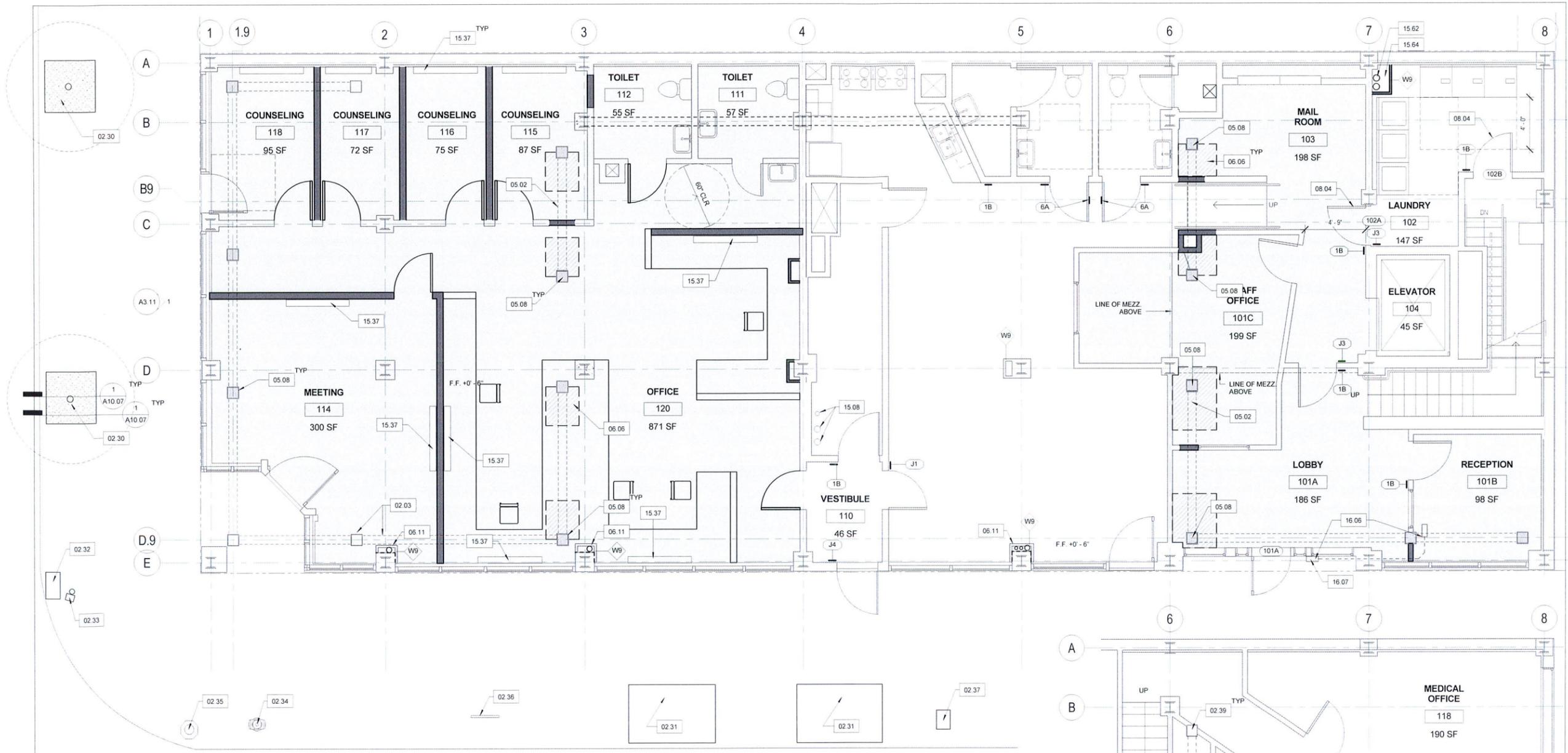
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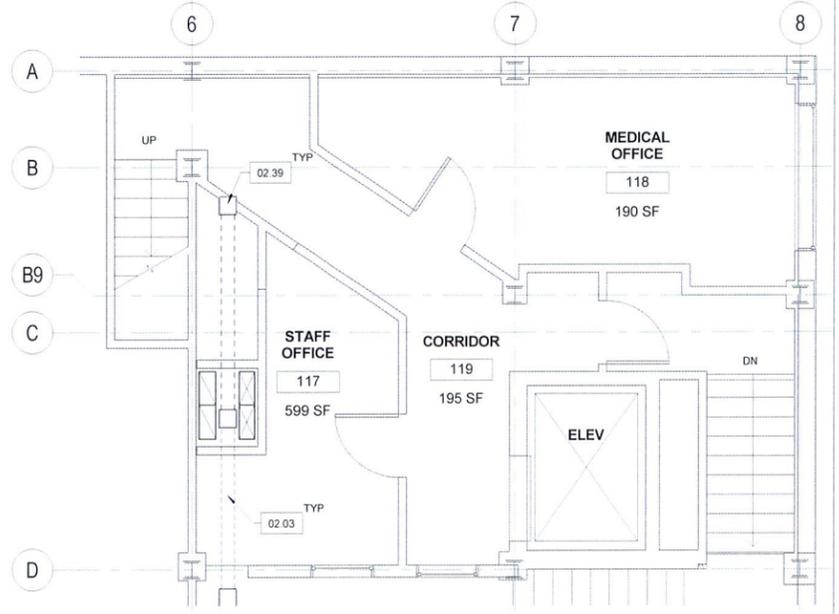
**FIRST FLOOR &
MEZZANINE FLOOR
PLAN, SIGNAGE PLAN**

A2.11

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Models\2018-10-31_Arch Ground Fir
Offices\2018-10-31_1618-Harrison.rvt



1 FIRST FLOOR PLAN
1/4" = 1'-0"



2 MEZZANINE FLOOR PLAN
1/4" = 1'-0"



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- SEE STRUCTURAL, MECHANICAL, ELECTRICAL & PLUMBING FOR ADDITIONAL SCOPE

KEYNOTES

- | | | |
|---------------------------------------|---|--|
| 02.03 (E) STEEL BRACE FRAME TO REMAIN | 02.39 (E) STEEL COLUMN TO REMAIN | 08.04 REVERSE SWING DIRECTION OF (E) DOOR |
| 02.30 STREET TREE - 24" BOX | 05.02 STEEL BRACE FRAME - SSD - PAINT - ALT 1 | 15.08 (E) FIRE SPRINKLER PIPES |
| 02.31 (E) TREE WELL TO REMAIN | 05.08 (E) STEEL COLUMN - DRILL HOLE - GROUT FILL @ 1ST & 2ND FLOORS - SSD - ALT 1 | 15.37 RADIATOR - SMD |
| 02.32 (E) TRAFFIC BOX TO REMAIN | 06.06 PATCH FLOOR & FRAMING @ REMOVED BRACE FRAME | 15.62 LINESET UP FROM ELEVATOR MACHINE ROOM |
| 02.33 (E) TRAFFIC SIGNAL TO REMAIN | 06.11 PATCH GYP B'D AT PLBG LINE | 15.64 PLUMBING RISER LOCATION - SPD |
| 02.34 (E) FIRE HYDRANT TO REMAIN | | 16.06 INTERCOM (DOORING) - SED |
| 02.35 (E) STREET LIGHT TO REMAIN | | 16.07 CAMERA, TIE TO DOORING ENTRY ACCESS SYSTEM - SED |
| 02.36 (E) BIKE RACK TO REMAIN | | |
| 02.37 (E) WATER METER TO REMAIN | | |

LEGEND

- | | |
|--|---|
| EXISTING WALL TO REMAIN | AREAS OF STEEL FRAMING WORK - REPLACE AFFECTED FINISHES AND FRAMING - ALT 1 |
| DOOR & FRAME IN NEW WALL | FLOORING AT AREAS AFFECTED BY STRUCTURAL WORK |
| NEW DOOR - EXISTING FRAME & WALL TO REMAIN | PROVIDE NEW ROOFING |
| SIGNAGE - SEE A10.05 | |

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Project

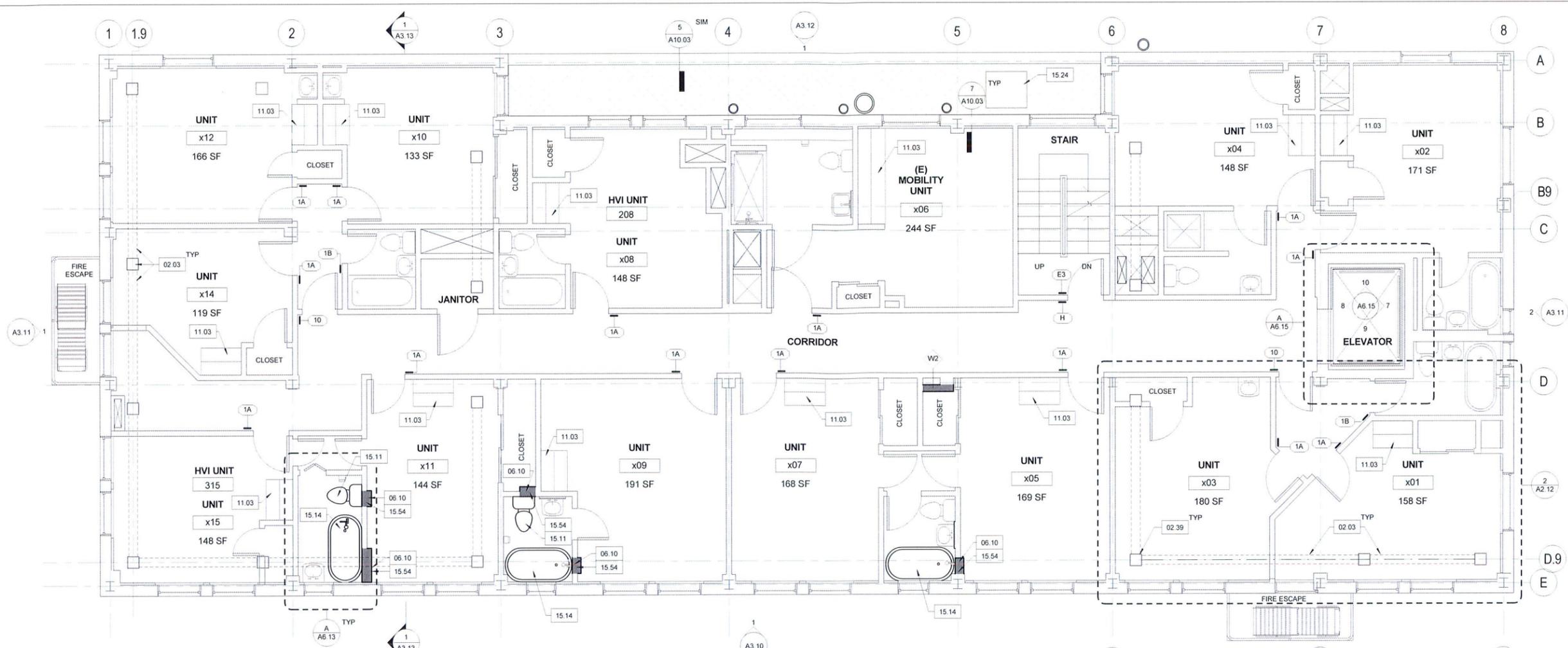
HARRISON HOTEL
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Sheet

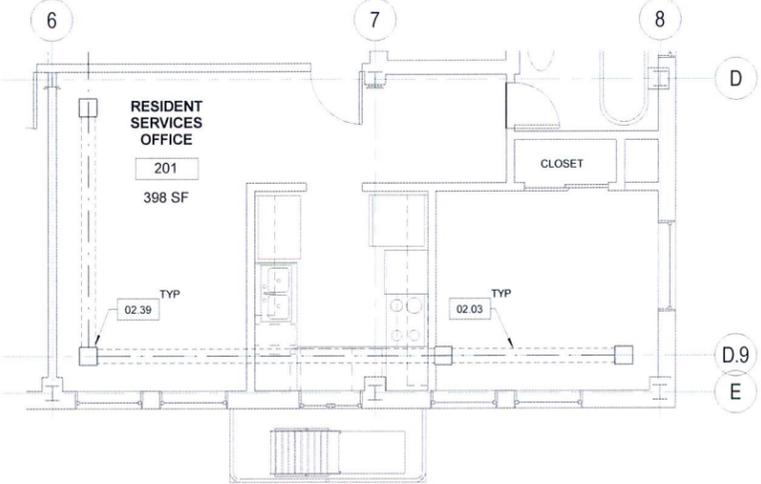
2ND & 3RD FLOOR
PLAN, UNIT 201 PLAN,
SIGNAGE PLAN

A2.12

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1 2ND & 3RD FLOOR PLAN
1/4" = 1'-0"



2 UNIT 201 RESIDENT SERVICES OFFICE
1/4" = 1'-0"



SHEET NOTES

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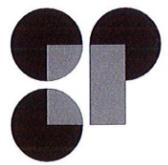
KEYNOTES

- | | |
|-------|--|
| 02.03 | (E) STEEL BRACE FRAME TO REMAIN |
| 02.39 | (E) STEEL COLUMN TO REMAIN - DRILL HOLE - FILL WITH GROUT - BASE BID - SSD |
| 06.10 | PATCH WALL TO MATCH (E) @ STACK REPLACEMENT |
| 11.03 | (E) CABINET TO REMAIN |
| 15.11 | TOILET - SPD |
| 15.14 | REINSTALL STORED TUB & FITTINGS |
| 15.24 | REPLACE AC UNIT - SMD |
| 15.54 | REPLACE SANITARY & VENT STACK - SPD |

LEGEND

- | | | | |
|--|---|--|--|
| | EXISTING WALL TO REMAIN | | AREAS OF STEEL FRAMING WORK OR FRP - REPLACE AFFECTED FINISHES AND FRAMING |
| | WALL | | FLOORING AT AREAS AFFECTED BY STRUCTURAL WORK |
| | DOOR & FRAME IN NEW WALL | | PROVIDE NEW ROOFING |
| | NEW DOOR - EXISTING FRAME & WALL TO REMAIN | | 6A SIGNAGE - SEE A10.05 |
| | PROVIDE FURRED WALL OVER FRP REINFORCING - PATCH FLOOR @ FLR - TO-FLR FRP - SEE 4/S5.30 | | |

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Key Plan

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Project

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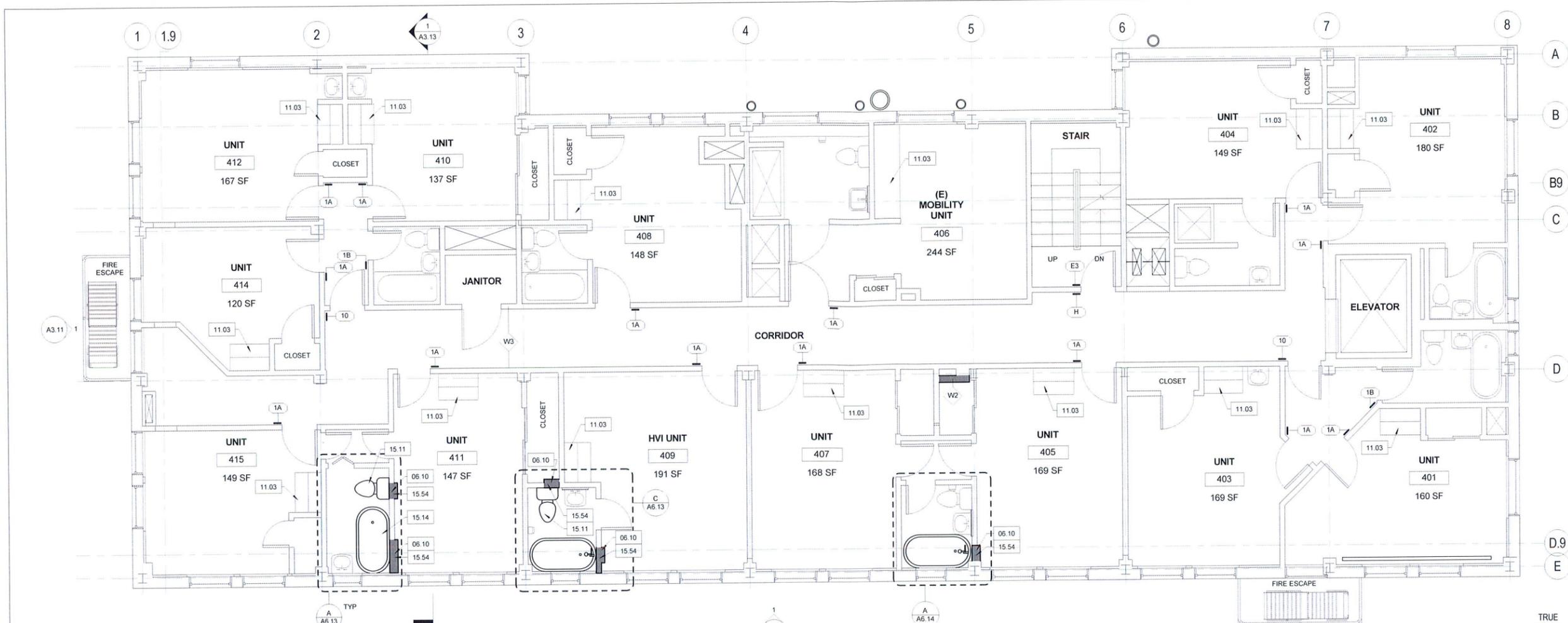
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4TH FLOOR & SIGNAGE
PLAN

A2.13

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1 4TH FLOOR PLAN
1/4" = 1'-0"



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KEYNOTES

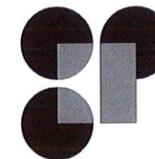
06.10	PATCH WALL TO MATCH (E) @ STACK REPLACEMENT
11.03	(E) CABINET TO REMAIN
15.11	TOILET - SPD
15.14	REINSTALL STORED TUB & FITTINGS
15.54	REPLACE SANITARY & VENT STACK - SPD

LEGEND

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- WALL
- DOOR & FRAME IN NEW WALL
- NEW DOOR - EXISTING FRAME & WALL TO REMAIN
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- PROVIDE NEW ROOFING
- SIGNAGE - SEE A10.05

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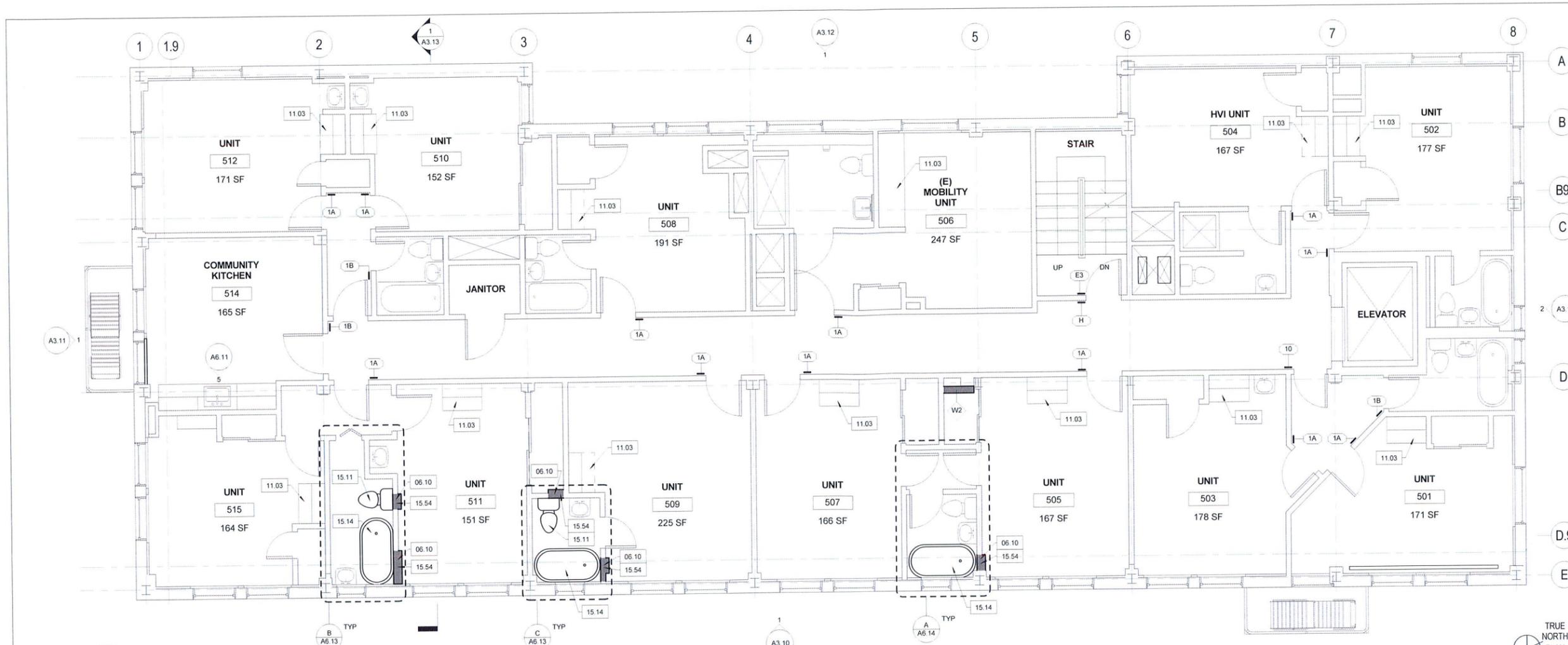
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Sheet

5TH FLOOR & SIGNAGE
PLAN

A2.14

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1 5TH FLOOR PLAN
1/4" = 1'-0"



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- ALTERNATE #2: KITCHENETTES - PROVISION OF KITCHENETTES & ASSOCIATED PLUMBING, ELECTRICAL & FINISH WORK.

KEYNOTES

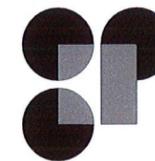
06.10	PATCH WALL TO MATCH (E) @ STACK REPLACEMENT
11.03	(E) CABINET TO REMAIN
15.11	TOILET - SPD
15.14	REINSTALL STORED TUB & FITTINGS
15.54	REPLACE SANITARY & VENT STACK - SPD

LEGEND

- EXISTING WALL TO REMAIN
- WALL
- DOOR & FRAME IN NEW WALL
- NEW DOOR - EXISTING FRAME & WALL TO REMAIN
- PROVIDE FURRED WALL OVER FRP REINFORCING - PATCH FLOOR @ FLR - TO-FLR FRP - SEE 4/S5.30
- AREAS OF STEEL FRAMING WORK OR FRP - REPLACE AFFECTED FINISHES AND FRAMING
- FLOORING AT AREAS AFFECTED BY STRUCTURAL WORK
- PROVIDE NEW ROOFING
- 6A SIGNAGE - SEE A10.05

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Key Plan

Drawing Record

Revision Number	Issues/Submission	Date
	SD - PHASE I	2017-08-29
	DD SUBMITTAL	2017-10-17
	50% CD	2017-11-15
	PROGRESS SET	2018-01-05
	PERMIT SUBMISSION	2018-03-23
	PERMIT SUBMISSION	2018-04-23
1	PLAN CHECK REVISION 1	2018-07-27
	CUT TO BID SET	2018-09-14

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Architect



Project

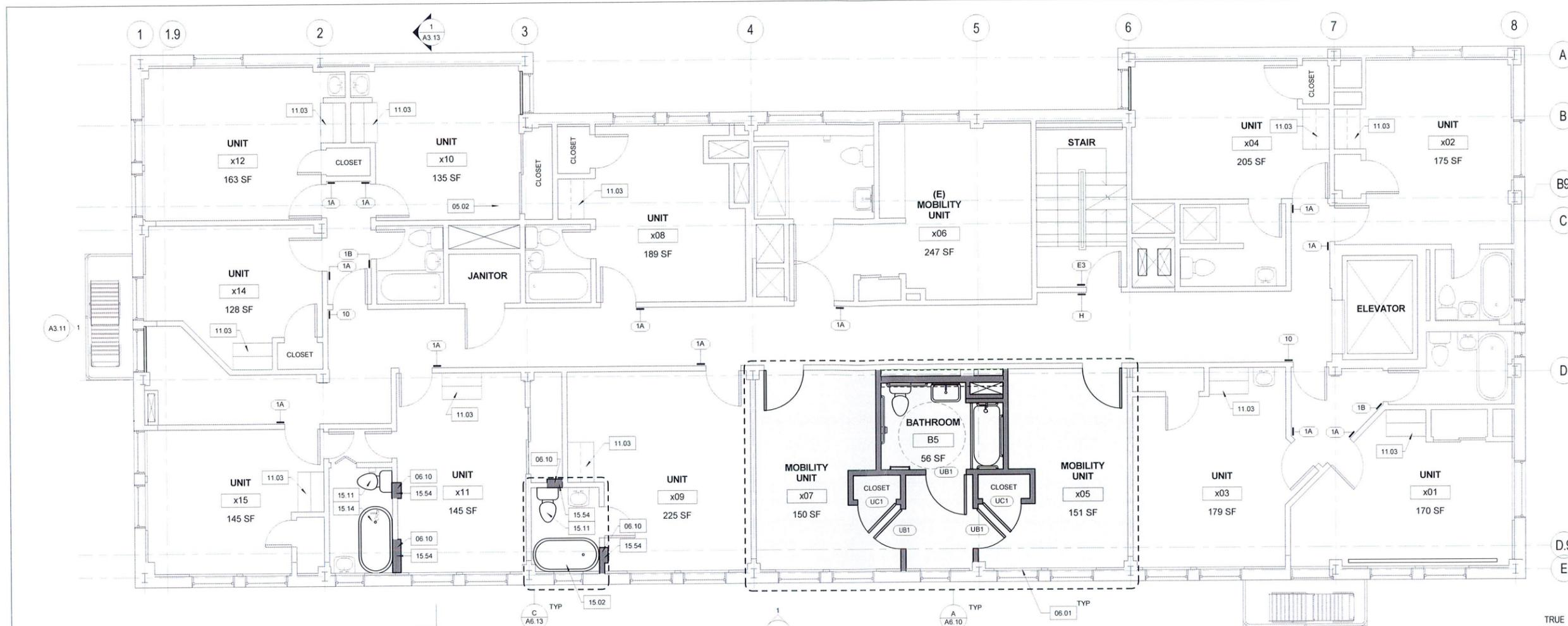
HARRISON HOTEL
1415 Harrison Street
Oakland, CA 94612

1618
Sheet

6TH - 7TH FLOOR PLAN,
SIGNAGE PLAN

A2.15

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1 6TH & 7TH FLOOR PLAN
1/4" = 1'-0"

SHEET NOTES

- PROTECT (E) STRUCTURE TO REMAIN - PROVIDE SHORING & BRACING AS REQUIRED
 - PROTECT (E) UTILITIES TO REMAIN - INCLUDING ELECTRICAL, LIGHTING, PLUMBING, MECHANICAL, FIRE PROTECTION & LOW VOLTAGE INFRASTRUCTURE
 - & DEVICES - SEE MEP DRAWINGS FOR ADDITIONAL INFORMATION
 - PROTECT (E) WALLS & DOORS TO REMAIN - PROTECT FINISHES TO REMAIN
 - PROVIDE DOORBELL/STROBE AT COMMUNICATION UNITS (HV) - SED
 - PROVIDE TEMPORARY SERVICES AT MEP EQUIPMENT TO REMOVE & REINSTALL - AS NEEDED
 - SEE STRUCTURAL, MECHANICAL, ELECTRICAL & PLUMBING DRAWINGS FOR ADDITIONAL SCOPE
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KEYNOTES

05.02	STEEL BRACE FRAME - SSD - PAINT
06.01	REINSTALL WINDOW TRIM AT GRIDLINES E & 1 FRP
06.10	PATCH WALL TO MATCH (E) @ STACK REPLACEMENT
11.03	(E) CABINET TO REMAIN
15.02	REMOVE & STORE TUB FOR REINSTALLATION
15.11	TOILET - SPD
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	DOOR & FRAME IN NEW WALL		FLOORING AT AREAS AFFECTED BY STRUCTURAL WORK
	NEW DOOR - EXISTING FRAME & WALL TO REMAIN		PROVIDE NEW ROOFING
	PROVIDE FURRED WALL OVER FRP REINFORCING - PATCH FLOOR @ FLR-TO-FLR FRP - SEE 4/S5.30		6A SIGNAGE - SEE A10.05

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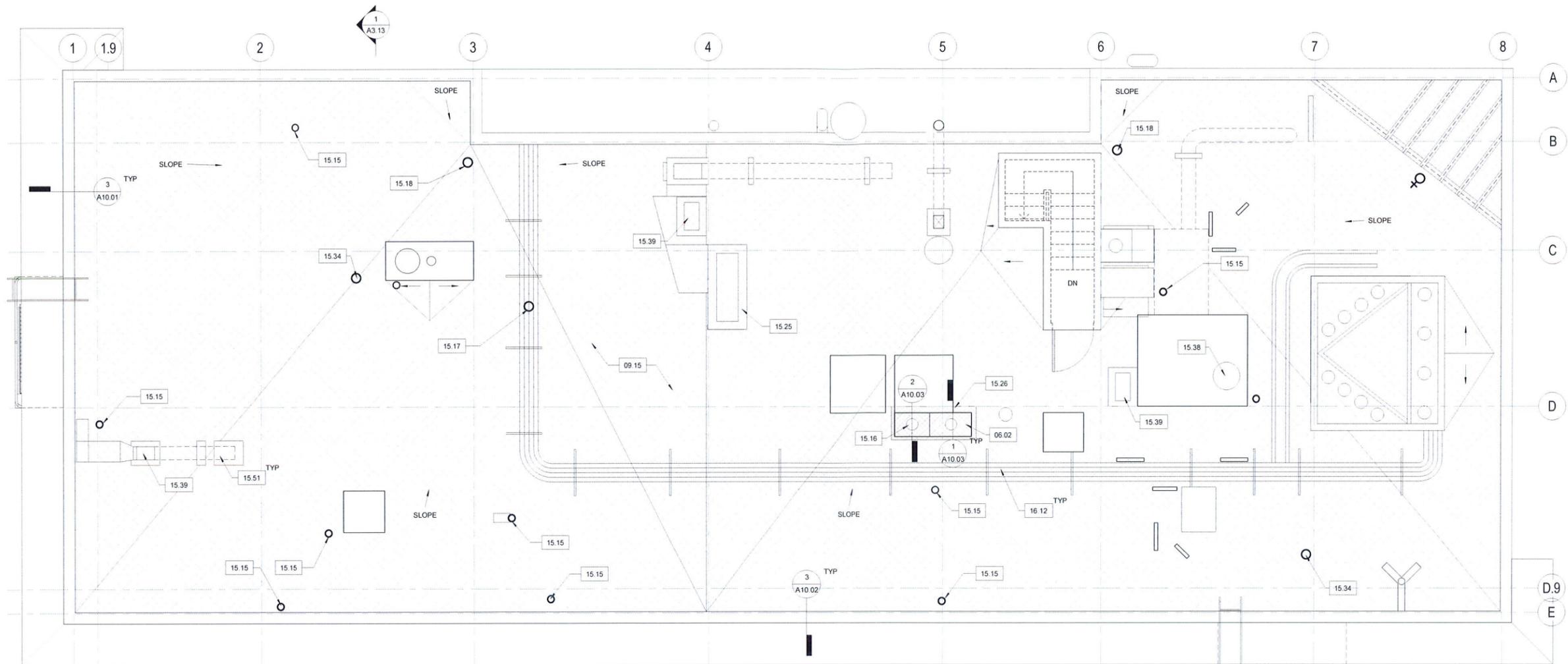
Key Plan

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1	PLAN CHECK REVISION 1	2018-07-27
	OUT TO BID SET	2018-09-14

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Architect



1 ROOF PLAN
1/4" = 1'-0"

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SHEET NOTES

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KEYNOTES

06.02	PATCH MOD. BIT. ROOFING @ VENT & EXHAUST
09.15	PVC ROOFING
15.15	(E) VENT PIPE TO REMAIN
15.16	VENT - SPD
15.17	EXHAUST T-CAP
15.18	(E) ROOF DRAIN - PROTECT
15.25	ROOF VENT AT SHAFT - SMD
15.26	EXHAUST FOR MOBILITY UNITS - SMD
15.34	(E) EXHAUST TO REMAIN
15.38	REPLACE ROOFTOP VENTILATION EQUIPMENT - ALTERNATE
15.39	REPLACE EXHAUST FAN - ALTERNATE
15.51	HVAC TO REMAIN
16.12	(E) CONDUIT TO REMAIN

LEGEND

- EXISTING WALL TO REMAIN
- WALL
- DOOR & FRAME IN NEW WALL
- NEW DOOR - EXISTING FRAME & WALL TO REMAIN
- NEW PVC ROOFING

Project
HARRISON HOTEL
1415 Harrison Street
Oakland, CA 94612

1618

Sheet

ROOF PLAN

A2.16

Location:	1415 Harrison Street, (APN: 008-0625-045-00) See map on reverse
Proposal:	To have a Supportive Housing Residential Activity located within thirty (30) feet of the front lot line on the ground floor of an existing principal building fronting a Commercial Corridor.
Applicant and Contact Number:	Resources for Community Development /Jessica Sheldon 510 841-4410
Appellant:	Resources for Community Development – Jessica Sheldon
Owner:	Resources for Community Development
Planning Permits Required:	Minor Variance for a Supportive Housing Residential Activity located within thirty (30) feet of the front lot line on the ground floor of an existing principal building fronting a Commercial Corridor.
General Plan:	Central Business District
Zoning:	D-LM-2 Lake Merritt Station Area District Zone
Environmental Determination:	Exempt, Section 15270 of the State CEQA Guidelines: Projects which are disapproved.
Historic Status:	OCHS Rating B+1+, Local Register Property
City Council District:	3
Date Appeal Filed:	2/15/19
Staff Recommendation:	Deny the Appeal and uphold the Zoning Manager’s decision
Finality of Decision:	Decision of the Planning Commission shall be final immediately pursuant to Planning Code Sec. 17.148.060.)
For Further Information:	Contact case planner Heather Klein, Planner IV at 510-238-3659 or HKlein@oaklandca.gov

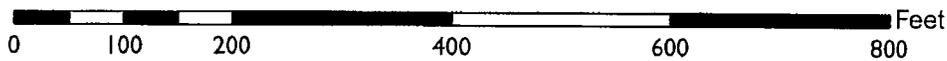
SUMMARY

Resources for Community Development (Applicant/Appellant) submitted a proposal in 2017 to restore the historic Harrison Hotel located at 1415 Harrison Street and convert the 81 Single Room Occupancy (SRO) units to 100% fully affordable Dwelling and Rooming Units for the homeless. The project also included a social service office on the second floor and conversion of the ground floor from a convenience market and barbershop into a residential lobby with commercial spaces. The project was approved by the Zoning Manager in September of 2017.

Subsequently, as part of the building permit plans, the Applicant requested a revision to reduce the Dwelling units by two and increase the Rooming Units by four in place of the social service office on the second floor and change the intended ground floor commercial use to offices and meeting rooms for social service counselors. These counselors would work directly with the residents in one-on-one and group meetings to discuss topics such as housing stability, benefits, health and wellness, and employment. Some of the group meetings would be exclusively for the residents, while others would be open to any interested person.

Staff reviewed the proposal and determined that these ground floor uses are a continuation of the Supportive Housing Residential Activity located on floors two through seven as the onsite services assist the resident in retaining housing, improving their health status, and maximizing their ability to live and work in the community. Per Planning Code Section 17.101G.030, Supportive Housing is permitted above the ground floor but has an associated limitation that states:

CITY OF OAKLAND PLANNING COMMISSION



Case File: APL19008 (original case file PLN18502)
Applicant: Resources for Community Development – Jessica Sheldon
Address: 1415 Harrison Street
Zone: D-LM-2
Height Area: LM-175, w/ CUP: LM-275 (3 bldgs)

“These activities may not be located within thirty (30) feet of the front lot line on the ground floor of an existing principal building fronting a Commercial Corridor or within thirty (30) feet of the front lot line on the ground floor of a new principal building fronting a Transitional Commercial Corridor, as defined in Section 17.101G.010.C, with the exception of incidental pedestrian entrances that lead to one of these activities elsewhere in the building.”

The Applicant submitted a request on April 10, 2018 for a Zoning Manager Determination concerning the proposed ground floor use and the interpretation of the commercial corridor in relation to the front lot line (*Attachment A*). In this request, the Applicant asked the Zoning Manager to consider the ground floor uses as a Community Education Civic Activity and the front lot line as Harrison Street. On October 26, 2018, the Zoning Manager determined that proposed ground floor use is Supportive Housing, and the front lot line is 14th Street. As such, Supportive Housing on the ground floor is not permitted without approval of a Minor Variance. (*Attachment B*). The Applicant did not appeal this determination.

On November 21, 2018, the Applicant filed a Minor Variance application for the proposed ground floor use. Staff reviewed the application, and the Zoning Manager denied the proposal on February 5, 2019 based on the project not meeting the required Minor Variance findings (*Attachment C*). On February 15, 2019, the Applicant/Appellant filed a timely Appeal of the Zoning Manager’s decision (*Attachment D*).

Under Planning Code Section 17.148.060 (Appeal to Planning Commission—Minor Variances), the Appellant must state where an error or abuse of discretion was made by the Zoning Administrator or where the Zoning Administrator’s decision is not supported by evidence in the record. The arguments raised by the Appellant fail to assert error, abuse of discretion or lack of evidence, and are summarized below in the *Basis for the Appeal* portion of this report, along with staff’s response to each argument. For the reasons stated in this report and attachments, staff recommends the Planning Commission deny the Appeal, thereby upholding the Zoning Administrator’s approval.

PROPERTY DESCRIPTION

Project Site

The project site is a mixed use-building located at the northwest intersection of 14th Street and Harrison Street in downtown Oakland. The Hotel Harrison is historic with an Oakland Cultural Heritage survey rating of B+1+. The existing ground floor has a lobby for the residential units above, a barbershop and a convenience store.

Neighborhood Characteristics

The proposal is in the Downtown Oakland neighborhood. Neighborhood characteristics include mixed-use buildings and several new high-density residential buildings that are two stories or greater. The ground floor commercial uses in the area and along 14th Street include restaurants, consumer service businesses and retail establishments.

PROJECT DESCRIPTION

The original project involved the restoration of a historic building and conversion of the 81 Single Room Occupancy (SRO) units to 52 fully 100% affordable Dwelling Units and 29 fully 100% affordable Rooming Units on floors 2 through seven, a social service office on the second floor and the conversion of the ground floor from a convenience market and barbershop to commercial uses.

The revised project includes the restoration and conversion of the 81 Single Room Occupancy (SRO) units to 50 fully 100% affordable Dwelling Units and 33 fully 100% affordable Rooming Units on floors 2 through seven, and the conversion of the ground floor from a convenience market and barbershop to offices for social service counselors and meeting rooms for small and large groups.

As stated by the Applicant: “the activities in the spaces would include one-on-one meetings with counselors to discuss topics such as housing stability, benefits, health and wellness, and employment, among other topics. The group meetings include regular ‘coffee and conversation’ groups, support groups such as alcoholics anonymous and narcotics anonymous, and education classes such as money management. The one-on-one meetings are offered only to residents of the project. Some of the group meetings are exclusively for the Harrison project residents, and others are open to anyone who is interested.” The proposed floor plan places the group meeting room at the corner of 14th and Harrison Streets and one-on-one counseling offices on 14th Street and the side of the building. A large administrative office area with desks and work stations are along Harrison Street with a large community room in the center of the ground floor between the entry lobby and the 14th Street meeting room (*Attachment E*).

GENERAL PLAN ANALYSIS

Land Use and Transportation Element

The proposed project is in the Central Business District land use classification of the Land Use and Transportation Element (LUTE) of the General Plan. The Central Business District is intended to encourage, support, and enhance the downtown area as a high density mixed-use urban center of regional importance and primary hub for business, communications, office, government, high technology, retail, entertainment, and transportation in northern California. Staff found that the project would be contrary to the LUTE. Specifically, the project is inconsistent with the following objectives:

D9: Emphasize the establishment, promotion, and retention of commercial businesses that serve the needs of downtown workers and residents.

N1: Provide for healthy, vital, and accessible commercial areas that help meet local consumer needs in the neighborhoods.

The project would remove a ground floor space located in a zone intentionally mapped for active ground floor uses and could impair the rest of the 14th Street Commercial Corridor from developing these uses.

Lake Merritt Station Area Plan

The project is located within the Lake Merritt Station Area Plan Area. Figure 4.3 of the Lake Merritt Station Area Plan envisions active ground-floor uses on Commercial Corridors which this project would not provide. The purpose of prohibiting these uses within thirty feet of the front lot line on the ground floor on a Commercial Corridor is to ensure that this area remains viable for retail, and retail uses work best in proximity to other retail uses. When the street front and especially a corner property are used for a non-retail use the whole viability of the rest of the street is impaired for this use. This affects the character or appropriate development of abutting properties, and to date, staff has denied several applications for non-retail uses on 14th Street. Therefore, the project was found to be inconsistent the Lake Merritt Station Area Plan, and specifically, the following goals and policies:

Goal - Attract and promote a variety of new businesses, including small businesses and start-ups, larger businesses that provide professional-level jobs (e.g., engineers, attorneys, accountants, etc.), and businesses

that serve the local community (such as grocery stores, farmers markets, restaurants, pharmacies, banks, and bookstores).

Policy LU-3 Ground floor commercial uses. Expand active commercial uses, including retail and restaurants, throughout the Planning Area.

The project would remove a ground floor space intentionally mapped for active ground floor use and could impair the rest of the 14th Street Commercial Corridor for these uses.

ZONING ANALYSIS

Existing Project Site Zoning

The Zoning designation for the project site is the Lake Merritt Station Area District Pedestrian Zone-2 (D-LM-2). The intent of the D-LM Zones is to implement the Lake Merritt Station Area Plan. Development in this zoning district shall be consistent with the Lake Merritt Station Area Plan, of a high-quality design, and include active ground floor uses where appropriate and feasible.

Minor Variance

The proposal is for a Supportive Housing Residential Activity with affordable housing and onsite services that assist the resident in the D-LM-2 Zone. Supportive Housing is permitted above the ground floor but has an associated limitation that states: These activities may not be located within thirty (30) feet of the front lot line on the ground floor of an existing principal building fronting a Commercial Corridor or within thirty (30) feet of the front lot line on the ground floor of a new principal building fronting a Transitional Commercial Corridor, as defined in Section 17.101G.010.C, with the exception of incidental pedestrian entrances that lead to one of these activities elsewhere in the building.”

Since the proposed activity would be located on the ground floor of an existing principal building fronting a Commercial Corridor (14th Street), the proposed Supportive Housing activity is not permitted without a Minor Variance. The Applicant applied for a Minor Variance (PLN18502), and staff denied the request for such use.

ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) Guidelines list the projects that qualify as categorical exemptions from environmental review. The proposed project is categorically exempt from the environmental review requirements pursuant to Section 15270, projects which are disapproved.

BASIS FOR THE APPEAL

The Appellant (former Applicant), Resources for Community Development, filed a timely Appeal on February 15, 2019 (*Attachment D*) of the Zoning Manager’s decision to deny the Variance application. The Appeal is based on the claim (1) that Planning staff made an error in the proposed use classification determination; (2) that Planning staff made an error in the applicability of Commercial Corridor requirements; and (3) that Planning staff made errors in the Minor Variance findings. The Appellant also offered a possible redesign at the end of their Appeal.

The following is a list of the specific issues raised in the Appeal along with staff’s response to each point. The basis for the Appeal is shown in **bold** text and the staff response follows each point in regular type.

1. Error in Use Classification

The Appellant believes that Planning staff should not have classified the proposed use as a Supportive Housing Residential Activity, but rather classify the intended use as Community Education Civic Activity. The Appellant writes: "According to 17.10.180 in the Planning Code, Community Education, Civic Activity can encompass various activities, including: support services provided for independent living skills development including self-improvement education, employment and job training for both on-site and off-site residents in conjunction with Residential Activities". The Appellant continues by stating: "The services are targeted at homeless and formerly homeless individuals, both Harrison residents and others. The primary goal of the service is housing retention and stability, the most critical element of independent living. Activities include other self-improvement groups and individual counseling to address issues dealing with health, benefits and education."

Staff's Response:

As described above, the Appellant requested a determination regarding the land use classification for the ground floor use. The City issued a determination, which was not appealed. As such, the Appellant cannot now raise this issue as part of their Appeal of the Minor Variance decision, and the Determination that this is Supportive Housing Residential stands.

However, staff reviewed the use classification for a Supportive Housing Residential Activity and a Community Education Civic Activity in relation to this project. Below is a summary of the definitions per the Planning Code.

Supportive Housing Residential Activity

Planning Code Section 17.10.114 defines a Supportive Housing Residential Activity as including housing: (a) with no limit on length of stay; (b) that is linked to an onsite or offsite service that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community; and (c) that is occupied by the following target population (as defined in subdivision (g) of Government Code Section 65582):

A. Adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions and may, among other populations, include adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people; or

B. Individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code), who include individuals with a disability that originated before the individual was eighteen (18) years old, but not including handicapping conditions that are solely physical in nature.

This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. Supportive Housing shall only be subject to those restrictions that apply to other residential dwellings of the same facility type in the same zone (Government Code Section 65583(a)(5)).

Community Education Civic Activity

Planning Code Section 17.10.180 defines a Community Education Civic Activity as including the activities typically performed by the following institutions:

A. Public and private day-care centers for fifteen (15) or more children;

- B. Public and private nursery schools and kindergartens;
- C. Public and private elementary, junior high, and high schools;
- D. Support services provided for independent living skills development including self-improvement education, employment and job training for both on-site and off-site residents in conjunction with Residential Activities.

This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

The Bureau of Planning found that the proposed use of the project, based on the information provided including the project description and floor plan, more closely resembles Supportive Housing, which includes onsite services within the definition. Furthermore, this determination is based on the fact that Community Education Civic Activities do not include health-related education in the definition.

2. Error in Applicability of Commercial Corridor Requirements

The Appellant believes staff incorrectly classified the location as fronting a Commercial Corridor. The Appellant believes that of the corner parcel, Harrison Street should be considered the front lot line and that Harrison Street should not be considered a Commercial Corridor. The Appellant goes on to write: "The code therefore gives the Planning Director the ability to designate front lot lines based on the neighborhood usage. Based on actual building configuration, usage, and neighborhood patterns, the front lot line of the 'The Harrison' is on Harrison Street between 14th and 15th Street, and therefore not in a Commercial Corridor".

Staff's Response:

As described above, the Appellant requested a determination regarding the applicability of the commercial corridor requirements. The City issued a determination, which was not appealed. As such, the Appellant cannot now raise this issue as part of their Appeal of the Minor Variance decision.

Planning Code Section 17.101G.010.C, provides a definition of corridor types:

For the purposes of this Chapter only, the following definitions shall be utilized to apply special land use regulations and development standards to properties fronting the following two types of street corridors:

1. Commercial Corridor. The intent of regulations related to properties fronting "Commercial Corridors" is to maintain and promote an existing pattern of continuous ground floor Commercial Activities and Facilities along the subject corridor. The following streets are designated as Commercial Corridors: 14th Street (between Franklin and Oak Streets), 9th Street (between Broadway and Harrison Street, and between Madison and Fallon Streets), 8th Street (between Broadway and Harrison Street, and between Madison and Fallon Streets), Oak Street (between 8th and 9th Streets), Harrison Street (between 7th and 11th Streets), Webster Street (between 7th and 11th Streets), Franklin Street (between 7th and 11th Streets), and Broadway (between 7th and 10th Streets).
2. Transitional Commercial Corridor. The intent of regulations related to properties fronting "Transitional Commercial Corridors" is to expand the amount of ground floor Commercial Activities and Facilities along the subject corridor. The following streets are designated as Transitional Commercial Corridors: International Boulevard (between 1st and 4th Avenues), East 12th Street (between 1st and 4th Avenues), 8th Street (between Harrison and Madison Streets), 9th Street (between Harrison and Madison Streets), 1st Avenue (between East 12th Street and International Boulevard), Oak Street (between 5th and 8th Streets, and between 9th and 14th

Streets), Harrison Street (between 11th and 14th Streets), Webster Street (between 11th and 14th Streets, and between 5th and 7th Streets), Franklin Street (between 11th and 14th Streets, and between 5th and 7th Streets), and Broadway (between 5th and 7th Streets).

Furthermore, the Planning Code Section 17.09.040 states: "Front lot line" means: 1. On an interior lot: any abutting street line, except where an interior lot has more than one abutting street line, the Director of City Planning shall select one of the street lines as the front lot line; such selection shall conform with any neighborhood patterns. 2. On a corner lot: the shorter of any adjacent two abutting street lines, or portions thereof, which intersect at an angle of not less than forty-five (45) degrees but not more than one hundred thirty-five (135) degrees; except that the Director of City Planning may select either as the front lot line to conform with any neighborhood patterns. If adjacent street lines, or portions thereof, of a corner lot intersect at an angle of less than forty-five (45) degrees, both such street lines or portions thereof shall be deemed front lot lines.

The Planning Code does give the Planning Director or designee the ability to designate a front lot line based on the neighborhood usage. However, that only occurs when lots are of an unusual shape or configuration or when the front lot line is not clear such as whole City block development site or square parcel. In this case it is clear that 14th Street, as the narrowest street line on the corner parcel, is the front lot line. It is also clear from the definition of a Commercial Corridor that 14th Street between Franklin and Oak Streets, where this parcel is located is a Commercial Corridor. It is also clear that Harrison Street between 11th and 14th Streets is a Transitional Commercial Corridor (See map on page 2 or the report).

3. Error in Minor Variance Findings

The Appellant believes that the minor variances findings did not address the historic and affordable housing constraints faced by the existing building for possible expansion of services elsewhere in the building. The Appellant writes: "In short, the fact that this is an existing building which is over 100 years old, a historic property, and encumbered by regulatory restrictions for affordable housing impose practical difficulties that are not comparable to a building being newly constructed in this neighborhood. There is no other option to provide the necessary space for social services.

- **The building is completely built out to its lot line, providing no space for new construction on the site.**
- **The building is on the local and national register of historic places, so adding additional height or floors to the building is not permitted.**
- **The City of Oakland and State of California require that the building provide 81 apartments for low-income housing, requirements that are on title for a 55-year period. There is therefore no flexibility to convert other spaces in the building to new uses.**

None of these conditions apply to a property that is being newly constructed in the neighborhood. If RCD were building a new building, we would design the building footprint and encumbrances, that is not possible".

Staff's Response:

The Zoning Manager took the building's constraints into account and did not error or abuse his discretion in determining that compliance with the active ground floor requirement would not result in a practical difficulty or unnecessary hardship due to unique physical or topographic circumstances or conditions of design. The Zoning Manager acted within his discretion to consider that the building is existing and has over the years provided retail and consumer services that activated the street. It should be noted that the original application included these services on the second floor, and so they could be accommodated within the existing conditions of design.

The revision would include moving the services proposed in the original application from the second floor to the ground floor and adding additional units in that space. As such, based on the policies in the LUTE and the Lake Merritt Specific Plan, the proposal does not include an effective design solution improving the livability, operational efficiency, or appearance of the street and does not fulfill the intent of the Commercial Corridor regulations. There is substantial evidence supporting the Zoning Manager's rejection of Appellant's argument that the proposed ground-floor services would contribute to the street activation more than the existing retail uses. Such a use would instead weaken the concentration and continuity of retail facilities at the ground-level and would impair the retention or concentration of an important shopping frontage along the 14th Street Commercial Corridor that connects Downtown to Lake Merritt. In addition, the Lake Merritt Specific Plan notes:

"While 14th Street will continue to be an important street for vehicular travel, the Plan seeks to enhance the pedestrian and bicycle environment to increase multi-modal access. A diversity of new uses and more active ground floor uses aim to make the area more inviting, and the increased activity and additional lighting will add to the safety of the public realm."

Alameda County Health Care for the Homeless - Trust Health Center provides services to this population at 384 14th Street, and so there are services in the area. It is clear from looking at that use on the street, that the concentration and continuity of retail was weakened by the loss of active ground-floor uses at 384 14th street. In addition, due to the private nature of the proposed ground floor uses, the proposal would not likely meet the 65% open ground floor commercial façade transparency requirements, which was also an issue at 384 14th Street.¹

Finally, the Zoning Manager's decision is consistent with previous denials or withdrawn requests to locate non-retail Administrative Office and Medical Service uses on the ground floor of 14th street

4. Conclusion/ Re-design

The Appellant suggests a potential compromise with a re-designed project which would add approximately 400 square-feet of retail spaces in the existing commercial barbershop space while keeping the corner at 14th and Harrison Streets for Supportive Housing residential activities of counseling services. The Appellant writes: "In recognition of the staff's denial of this application and desire to see retail in this location, RCD would be willing to set aside the smaller of the two retail spaces (the 400 square-foot space with an entrance on 14th Street) for traditional retail. We can revise the design so that the other ground-floor space can accommodate the necessary offices and meeting rooms for Life Long Medical Care. We sincerely hope the City can at least approve that proposal, since we have no other option for expanding services to residents and the community."

Staff's Response:

Although the Appellant is willing to mitigate the loss of a corner retail space by adding a small, approximately 400 square-foot retail space, the prominent corner of 14th and Harrison Streets would remain closed off. As noted throughout this report, this would impair the retention or concentration of an important shopping frontage along the 14th Street commercial corridor that connects Downtown to Lake Merritt.

Again, the LUTE and Lake Merritt Specific Plan envision active ground-floor uses on Commercial Corridors. Retail uses work best in proximity to other retail uses. When the street front and especially a corner property is used for a non-retail use, the whole viability of the rest of the street is impaired. The

¹ This project was denied by the Zoning Manager in December of 2012 and was overturned by the Planning Commission in 2013

project would remove a ground floor space on a street that has been intentionally mapped for active ground floor use and if approved, could impair the rest of the 14th Street Commercial Corridor for these uses.

Although staff is supportive of the mission and the need to have services close to residents, staff cannot still make the findings for approval.

- There is no practical difficulty or unnecessary hardship due to unique physical circumstances.
- The proposal, even with the re-design, does not offer an effective design solution.
- The proposal will affect the character and appropriate development of abutting properties.
- The proposal is a grant of special privilege as staff has denied non-retail requests on 14th before.
- The proposal is not consistent with the LUTE and the Lake Merritt Station Area Plan.

CONCLUSION

As noted throughout this report, there is substantial evidence supporting the Zoning Manager's decision. Staff recommends that the Residential Appeals Committee uphold the Zoning Manager's decision and deny the Appeal.

RECOMMENDATIONS:

1. Uphold staff's CEQA environmental determination.
2. Deny the Appeal and uphold the Zoning Administrator's denial of the project based on this Appeal report.

Prepared by:



Heather A Klein
Planner IV

Reviewed by:


ROBERT D. MERKAMP
Zoning Manager

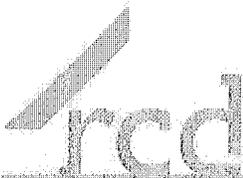
Approved for forwarding to the
City Planning Commission:



Ed Manasse, Interim Deputy Director
Bureau of Planning

ATTACHMENTS:

- A. Appellant's Request Letter a for Zoning Manager Determination dated April 10, 2018
- B. Zoning Manager's Determination Letter dated: October 26, 2018
- C. Denial Letter of Case File PLN18502 dated February 5, 2019
- D. Appeal of Case File PLN18502 dated February 15, 2019
- E. Project Plans and Site Photos



April 10, 2018

Heather Klein
Planning & Building Department
City of Oakland
250 Frank H. Ogawa Plaza, 2nd Floor
Oakland, CA 94612

Re: Harrison Hotel Request for Determination Letter
PLN17192

Dear Ms. Klein:

In September 2017, the City of Oakland Planning and Building Department approved RCD's plans to renovate the Harrison Hotel, including the conversion of some rooming units to dwelling units and certain exterior building alterations and modifications. RCD is now requesting approval of revised plans that, in addition to the previously-approved work, would also (1) create two new rooming units and (2) convert the ground floor stores to community-serving space.

The Harrison Hotel is an affordable housing apartment building that is home to residents who are low-income, formerly homeless, and/or living with mental illness. To fully support these residents, there is a robust social services program in the building that offers classes, one-on-one meetings, counseling, and resource referral. This program is staffed by three part-time counselors as well as interns (in addition to on-site property managers and front desk clerks). For the past 20+ years, these staff have been working out of cramped, converted units in the building. It appears that these spaces were initially apartments or residential hotel units, but during the 1990s renovation were converted to make-shift offices. The services staff have long requested improved office space, in order to better serve their clients.

The building also has ground-floor retail in the form of a small barbershop and a liquor store/market. While we manage the liquor store as best as possible, it is a use that encourages loitering and littering, and is not the kind of community-serving space that RCD hopes to support in our properties. Both of these spaces will be impacted by the upcoming renovation and, due to structural work, will need to be partly and temporarily closed down during construction.

Since the stores will be impacted by construction anyway, RCD is proposing to take advantage of the opportunity to re-vision how the ground floor space is used and propose a use more in line with our mission as well as the City's vision of a safe and community-oriented neighborhood. We are proposing to permanently relocate the existing retail tenants (with all required relocation assistance) and build out the space as with community-serving offices and meeting rooms. The counselors who currently work in the cramped building spaces would be moved to new offices in this ground-floor space. There would also be space for group meetings. This move would free-up space in the upper residential floors, where we can create two new residential apartments. These apartments would be "rooming units" (with shared baths and no cooking facilities). This would bring the total apartment count to 83.

Resources for Community Development
2220 Oxford Street • Berkeley, CA 94704
(510) 841-4410 • Fax (510) 548-3502
www.rcdhousing.org

ATTACHMENT A



Resources for Community Development

We believe this proposal is 'win win' in that it creates new community-serving space and creates two new affordable housing units, both important goals at a time when non-profits and low-income households are facing a critical shortage of affordable spaces and homes.

Request to create two new rooming units

In the Determination Letter dated September 14, 2017, Oakland determined that this site was zoned for 52 dwelling units (apartments with kitchens) and 29 rooming units (apartments without kitchens), for a total of 81 apartments. In that Letter, the Zoning Manager indicated that two rooming units are equivalent to one dwelling unit. Per that calculation, RCD is proposing to reduce the dwelling unit count by two and increase the rooming unit count by four.

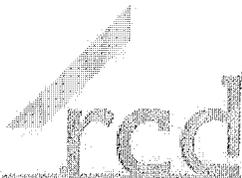
	dwelling units	rooming units	total apartments
approved Sept 2017	52	29	81
proposed change	reduce by two	increase by four	
proposed total count	50	33	83

RCD requests that the City approve the proposal for up to 83 apartments, including 50 dwelling units and 33 rooming units. It is possible that, depending on funding availability, the actual number of dwelling units will be less than 50 (i.e., these units would remain as rooming units, with no kitchens). In no case will the plans include more than the 50 dwelling units listed here.

Request to change ground floor use

The proposed new use of the ground floor would include offices for social service counselors and meeting rooms for small and large groups. The activities in this space would include one-on-one meetings with counselors to discuss topics such as housing stability, benefits, health and wellness, and employment, among other topics. The group meetings include regular 'coffee and conversation' groups, support groups such as alcoholics anonymous and narcotics anonymous, and education classes such as money management. The one-on-one meetings are offered only to residents of the Harrison. Some of the group meetings are exclusively for Harrison residents, and others are open to anyone who is interested. Services are run by Lifelong Medical Care, a federally qualified health center program that runs community clinics, dental clinics, counseling/mental health services, and supportive housing programs. They operate out of several affordable housing properties and clinics throughout the East Bay, including a downtown Oakland clinic. Lifelong refers clients from among this wide range to the classes and activities at Harrison Hotel.

The proposed use appears to fall into the category of *Community Education Civic Activity*. From 17.10.180 in the Planning Code, this includes: *Support services provided for independent living skills development including self-improvement education, employment and job training for both on-site and off-site residents in conjunction with Residential Activities*. This seems like a permitted use, in this zone (D-LM-2), under table 17.101G.01 of the Planning Code.



Alternately, the City might determine that as proposed, the entire building would be classified as Supportive Housing Residential Activities, since more than half of the activities in the new ground floor space will serve Harrison residents only. In that case, this use is permitted in this zone, except "these activities may not be located within thirty (30) feet of the front lot line on the ground floor of an existing principal building fronting a Commercial Corridor" (table 17.101G.01 of the Planning Code).

Determination of front lot line

In an email from Michael Bradley on April 3, 2018, in relation to the question of the ground floor use, RCD was asked to indicate which side of the 1415 Harrison Street parcel is considered the front lot line. Since the parcel is located on a corner lot, the front lot line is not straightforward. In this case, the definition of front lot line should rely on common use and understanding of the building. In the proposed renovation of the ground floor, the property would have three entrances from Harrison Street, one entrance exactly on the corner, and one exit-only door on 13th Street. The vast majority of people entering the building will enter via the main entrance at 1415 Harrison Street. A few people may enter at 1405 or 1411 Harrison Street, or the corner door, to directly attend community meetings. Since there are multiple entries to the space, and the majority lie on Harrison Street with none directly on 13th Street, we believe the front lot line is Harrison Street. In this location, Harrison Street is neither a Commercial Corridor nor a Transitional Corridor.

Attachments

As requested, we have included here a floor plan showing the proposed layout of the new ground floor space. This includes a line indicating the 30' setback from the front lot line (since this is a small parcel, that essentially encompasses the whole building). This plan also highlights the multiple entrances to the building.

Thank you for your consideration. Please let us know if you require any additional information. I can be contacted at (510) 841 - 4410 x335 or jsheldon@rcdhousing.org.

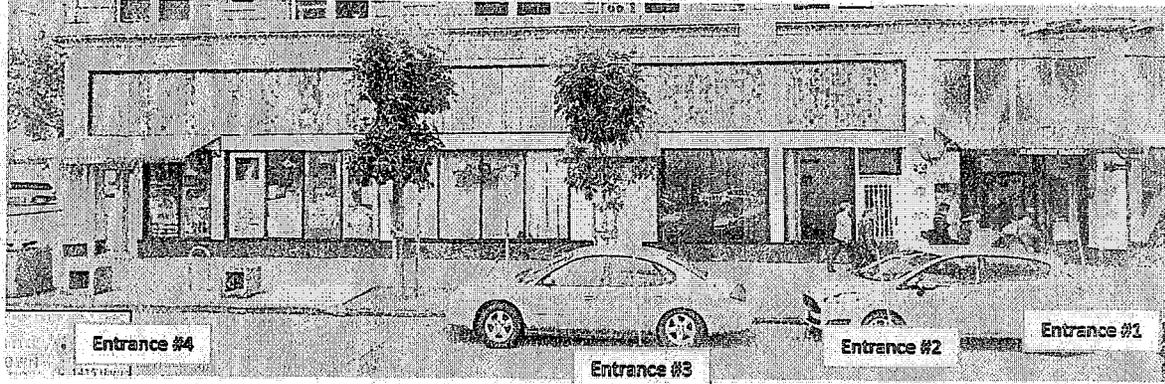
Sincerely,

Jessica Sheldon

Jessica Sheldon
Assistant Director of Housing Development

HARRISON HOTEL
1415 Harrison Street

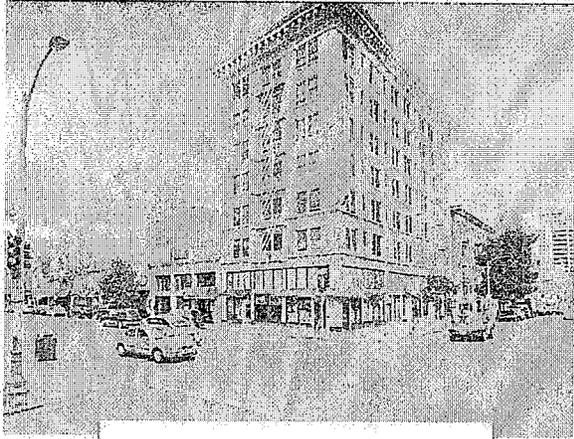
Existing Entrances on Harrison St



Existing Entrances on 14th St

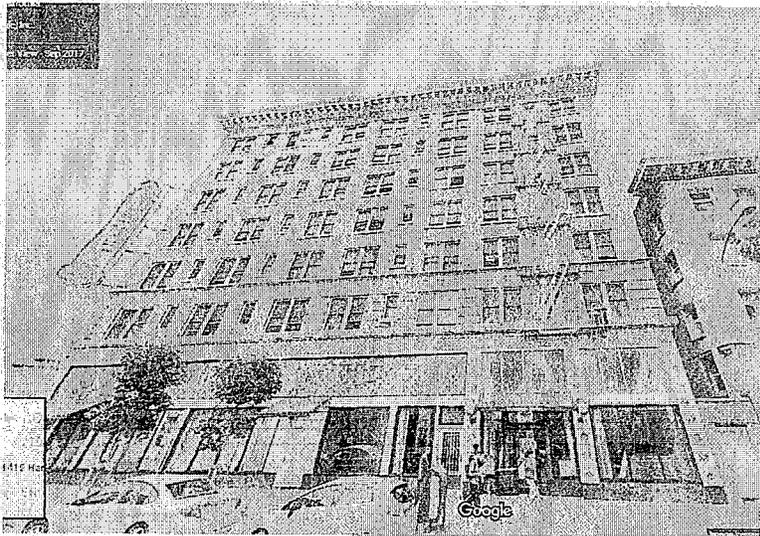


View of Harrison at 14th St & Harrison St



Entrance #3
can enter from either 14th St or Harrison

View from Harrison St, including main building entrance



Entrance #1
Main entrance to property

CITY OF OAKLAND



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Planning and Building Department
Bureau of Planning

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TDD (510) 238-3254

Sent via U.S. Mail

October 26, 2018

Resources for Community Development
c/o Jessica Sheldon
2220 Oxford Street
Berkeley, CA 94704

RE: Case File No. DET180043; 1415 Harrison Street; APN: 008-0625-045-00

This letter is in response to your request, dated April 10, 2018, for a Zoning Manager's Determination concerning the proposed ground floor use and the interpretation of the commercial corridor in relation to front lot line for the subject property. The project involves the restoration of a historic building with 100% fully affordable dwelling and rooming units above the ground floor, and the conversion of the ground floor from a convenience market and barbershop (both of which are legal non-conforming) to ground floor offices for social service counselors and meeting rooms for small and large groups. As stated by the applicant: "the activities in the spaces would include one-on-one meetings with counselors to discuss topics such as housing stability, benefits, health and wellness, and employment, among other topics. The group meetings include regular 'coffee and conversation' groups, support groups such as alcoholics anonymous and narcotics anonymous, and education classes such as money management. The one-on-one meetings are offered only to residents of the project. Some of the group meetings are exclusively for the Harrison project residents, and others are open to anyone who is interested." The proposed floor plan places the group meeting room at the corner of 14th and Harrison Streets and one-on-one counseling offices on 14th Street and the side of the building. A large administrative office area with desks and work stations are along Harrison Street with a large community room in the center of the ground floor between the entry lobby and the 14th Street meeting room.

The current zoning for 1415 Harrison Street is the Lake Merritt Station Area District Pedestrian Zone-2 (D-LM-2), The current land use designation for the subject parcel, per the Land Use and Transportation Element (LUTE) of the General Plan, is the Central Business District (CBD).

Staff reviewed your determination request for the use classification of Supportive Housing, Residential Activities and Community Education, Civic Activities and the definition of a Commercial Corridor in relation to front lot line. Below is a summary of the definitions per the Planning Code.

Specifically, Planning Code Section 17.10.114 defines Supportive Housing, Residential Activities.

Supportive Housing Residential Activities include housing: (a) with no limit on length of stay; (b) that is linked to an onsite or offsite service that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and, when possible, work in the community; and (c) that is occupied by the following target population (as defined in subdivision (g) of Government Code Section 65582):

ATTACHMENT B

- A. Adults with low incomes having one or more disabilities, including mental illness, HIV or AIDS, substance abuse, or other chronic health conditions and may, among other populations, include adults, emancipated minors, families with children, elderly persons, young adults aging out of the foster care system, individuals exiting from institutional settings, veterans, and homeless people; or
- B. Individuals eligible for services provided under the Lanterman Developmental Disabilities Services Act (Division 4.5 (commencing with Section 4500) of the Welfare and Institutions Code), who include individuals with a disability that originated before the individual was eighteen (18) years old, but not including handicapping conditions that are solely physical in nature.

This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. Supportive Housing shall only be subject to those restrictions that apply to other residential dwellings of the same facility type in the same zone (Government Code Section 65583(a)(5)).

Specifically, Planning Code Section 17.10.180 defines Community Education, Civic Activities.

Community Education Civic Activities include the activities typically performed by the following institutions:

- A. Public and private day-care centers for fifteen (15) or more children;
- B. Public and private nursery schools and kindergartens;
- C. Public and private elementary, junior high, and high schools;
- D. Support services provided for independent living skills development including self-improvement education, employment and job training for both on-site and off-site residents in conjunction with Residential Activities.

This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

Specifically, Planning Code Section 17.101G.010.C, provides a definition of corridor types:

For the purposes of this Chapter only, the following definitions shall be utilized to apply special land use regulations and development standards to properties fronting the following two types of street corridors:

1. **Commercial Corridor.** The intent of regulations related to properties fronting "Commercial Corridors" is to maintain and promote an existing pattern of continuous ground floor Commercial Activities and Facilities along the subject corridor. The following streets are designated as **Commercial Corridors: 14th Street (between Franklin and Oak Streets), 9th Street (between Broadway and Harrison Street, and between Madison and Fallon Streets), 8th Street (between Broadway and Harrison Street, and between Madison and Fallon Streets), Oak Street (between 8th and 9th Streets), Harrison Street (between 7th and 11th Streets), Webster Street (between 7th and 11th Streets), Franklin Street (between 7th and 11th Streets), and Broadway (between 7th and 10th Streets).**
2. **Transitional Commercial Corridor.** The intent of regulations related to properties fronting "Transitional Commercial Corridors" is to expand the amount of ground floor Commercial Activities and Facilities along the subject corridor. The following streets are designated as Transitional Commercial Corridors: International Boulevard (between 1st and 4th Avenues), East 12th Street (between 1st and 4th Avenues), 8th Street (between Harrison and Madison Streets), 9th Street (between Harrison and Madison Streets), 1st Avenue (between East 12th Street and International Boulevard), Oak Street (between 5th and 8th Streets, and between 9th and 14th Streets), **Harrison Street (between 11th and 14th Streets), Webster Street (between 11th and 14th Streets, and between 5th and 7th Streets), Franklin Street (between 11th and 14th Streets, and between 5th and 7th Streets), and Broadway (between 5th and 7th Streets).**

Furthermore, the Planning Code Section 17.09.040: Definitions states: **"Front lot line" means:** 1. On an interior lot: any abutting street line, except where an interior lot has more than one abutting street line, the Director of City Planning shall select one of the street lines as the front lot line; such selection shall conform with any neighborhood patterns. 2. **On a corner lot: the shorter of any adjacent two abutting street lines,** or portions thereof, which intersect at an angle of not less than forty-five (45) degrees but not more than one hundred thirty-five (135) degrees; except that the Director of City Planning may select either as the front lot line to conform with any neighborhood patterns. If adjacent street lines, or

portions thereof, of a corner lot intersect at an angle of less than forty-five (45) degrees, both such street lines or portions thereof shall be deemed front lot lines.

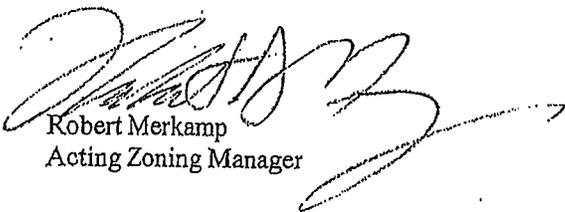
The Bureau of Planning finds that the proposed use of the project, based on the applicant provided description and floor plan, is Supportive Housing, a residential activity associated with the affordable housing development on the floors two through seven with onsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and work in the community on the ground floor. Supportive Housing is permitted on floors above the ground floor and have an associated limitation LI that states: These activities may not be located within thirty (30) feet of the front lot line on the ground floor of an existing principal building fronting a Commercial Corridor or within thirty (30) feet of the front lot line on the ground floor of a new principal building fronting a Transitional Commercial Corridor, as defined in Section 17.101G.010.C, with the exception of incidental pedestrian entrances that lead to one of these activities elsewhere in the building.

Since the proposed activity would be located on the ground floor of an existing principal building fronting a Commercial Corridor, the proposed Supportive Housing activity is not permitted as proposed on the ground floor at the subject site. Such a use would weaken the concentration and continuity of retail facilities at the ground-level, and would impair the retention or concentration of an important shopping frontage along the 14th Street commercial corridor which connects Downtown to Lake Merritt. Additionally, due to the privacy nature of the proposed ground floor uses, the design would not likely meet the 65% open ground floor commercial façade transparency requirements.

If you, or any interested party, seeks to challenge this decision, an appeal must be filed by no later than ten calendar (10) days from the date of this letter, by **4:00 pm on November 5, 2018**. An appeal shall be on a form provided by the Planning and Zoning Division of the Community and Economic Development Agency, and submitted to the same at 250 Frank H. Ogawa Plaza, Suite 2114, to the attention of **Michael Bradley, Planner III**. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the Zoning Manager or wherein his/her decision is not supported by substantial evidence and must include payment of **\$1,622.57** in accordance with the City of Oakland Master Fee Schedule. Failure to timely appeal will preclude you, or any interested party, from challenging the City's decision in court. The appeal itself must raise each and every issue that is contested, along with all the arguments and evidence in the record which supports the basis of the appeal; failure to do so may preclude you, or any interested party, from raising such issues during the appeal and/or in court. However, the appeal will be limited to issues and/or evidence presented to the Zoning Manager prior to the close of the previously noticed public comment period on the matter.

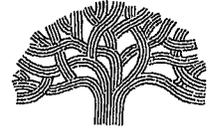
If you have further questions regarding this matter, please contact Michael Bradley, Planner III at (510) 238-6935 or mbradley@oaklandca.gov.

Sincerely,


Robert Merkamp
Acting Zoning Manager

Prepared by: Michael Bradley, Planner III

CITY OF OAKLAND



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Planning and Building Department
Bureau of Planning

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FAX (510) 238-6538
TDD (510) 238-3254

Sent via U.S. Mail and Electronic Mail

February 5, 2019

Resources for Community Development
c/o Jessica Sheldon
2220 Oxford Street
Berkeley, CA 94704

RE: Case File No. PLN18502; 1415 Harrison Street; APN: 008-0625-045-00

Dear Ms. Sheldon:

Your application, as described below, has been **DENIED** for the reasons stated in Attachment A, which contains the findings required to support this decision. This decision is effective ten (10) days after the date of this letter unless appealed as explained below.

The following table summarizes the proposed project:

Proposal:	To have a Supportive Housing Residential Activity located within thirty (30) feet of the front lot line on the ground floor of an existing principal building fronting a Commercial Corridor.
Planning Permits Required:	A Minor Variance for a Supportive Housing Residential Activity located within thirty (30) feet of the front lot line on the ground floor of an existing principal building fronting a Commercial Corridor.
General Plan:	Central Business District
Zoning:	D-LM-2 Lake Merritt Station Area District Zone
Environmental Determination:	Exempt, Section 15270 of the State CEQA Guidelines: Projects which are disapproved.
Historic Status:	OCHS Rating: B+1+, Local Register Property
City Council District:	3

If you, or any interested party, seeks to challenge this decision, an appeal **must** be filed by no later than ten calendar (10) days from the date of this letter, by **4:00 pm on February 15, 2019**. An appeal shall be on a form provided by the Planning and Zoning Division of the Community and Economic Development Agency, and submitted to the same at 250 Frank H. Ogawa Plaza, Suite 2114, to the attention of **Michael Bradley, Planner III**. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the Zoning Manager or wherein his/her decision is not supported by substantial evidence and must include payment of \$1,622.57 in accordance with the City of Oakland Master Fee Schedule. Failure to timely appeal will preclude you, or any interested party, from challenging the City's decision in court. The appeal itself must raise each and every issue that is contested, along with all the arguments and evidence in the record which supports the basis of the appeal; failure to do so may preclude you, or any interested party, from raising such issues during the appeal and/or in court. However, the appeal will be limited to issues and/or evidence presented to the Zoning Manager prior to the close of the previously noticed public comment period on the matter.

ATTACHMENT C

If you have any questions, please contact the case planner, **Michael Bradley, Planner III** at (510) 238-6935 or mbradley@oaklandca.gov, however, this does not substitute for filing of an appeal as described above.

Very Truly Yours,


ROBERT MERRAMP
Zoning Manager

Attachments:

- A. Findings
- B. Conditions of Approval, including Standard Conditions of Approvals

ATTACHMENT A: FINDINGS

This proposal fails to meet all the required findings under the Minor Variance criteria (Section 17.148.050A), of the Oakland Planning Code (OMC Title 17) as set forth below and which are required to approve your application. Required findings are shown in **bold** type; reasons your proposal fails to satisfy them are shown in normal type.

SECTION 17.148.050(A) - MINOR VARIANCE FINDINGS:

- A. That strict compliance with the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the purposes of the zoning regulations, due to unique physical or topographic circumstances or conditions of design; or as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution improving livability, operational efficiency, or appearance.**

The project involves the restoration of a historic building with 100% fully affordable dwelling and rooming units above the ground floor, and the conversion of the ground floor from a convenience market and barbershop (both of which are legal non-conforming) to ground floor offices for social service counselors and meeting rooms for small and large groups. As stated by the applicant: "the activities in the spaces would include one-on-one meetings with counselors to discuss topics such as housing stability, benefits, health and wellness, and employment, among other topics. The group meetings include regular 'coffee and conversation' groups, support groups such as alcoholics anonymous and narcotics anonymous, and education classes such as money management. The one-on-one meetings are offered only to residents of the project. Some of the group meetings are exclusively for the Harrison project residents, and others are open to anyone who is interested." The proposed floor plan places the group meeting room at the corner of 14th and Harrison Streets and one-on-one counseling offices on 14th Street and the side of the building. A large administrative office area with desks and work stations are along Harrison Street with a large community room in the center of the ground floor between the entry lobby and the 14th Street meeting room.

The proposal is for Supportive Housing, a residential activity associated with the affordable housing development on the floors two through seven with onsite services that assist the supportive housing resident in retaining the housing, improving his or her health status, and maximizing his or her ability to live and work in the community on the ground floor. Supportive Housing is permitted on floors above the ground floor and have an associated limitation L1 that states: These activities may not be located within thirty (30) feet of the front lot line on the ground floor of an existing principal building fronting a Commercial Corridor or within thirty (30) feet of the front lot line on the ground floor of a new principal building fronting a Transitional Commercial Corridor, as defined in Section 17.101G.010.C, with the exception of incidental pedestrian entrances that lead to one of these activities elsewhere in the building.

Since the proposed activity would be located on the ground floor of an existing principal building fronting a Commercial Corridor (14th Street), the proposed Supportive Housing activity is not permitted as proposed on the ground floor at the subject site.

The finding cannot be met. There is not a practical difficulty or unnecessary hardship due to unique physical or topographic circumstances or conditions of design. The building is existing, has over the years provided retail and consumer services which activate the street. The proposal does not include an effective design solution improving the appearance of the street. Such a use would weaken the concentration and continuity of retail facilities at the ground-level, and would impair the retention or concentration of an important shopping frontage along the 14th Street Commercial Corridor which connects Downtown to Lake Merritt. In addition, the Lake Merritt Specific Plan notes:

"While 14th Street will continue to be an important street for vehicular travel, the Plan seeks to enhance the pedestrian and bicycle environment to increase multi-modal access. A diversity of new uses and more active ground floor uses aim to make the area more inviting, and the increased activity and additional lighting will add to the safety of the public realm."

Furthermore, due to the private nature of the proposed ground floor uses, the design would not likely meet the 65% open ground floor commercial façade transparency requirements.

- B. That strict compliance with the regulations would deprive the applicant of privileges enjoyed by owners of similarly zoned property; or, as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution fulfilling the basic intent of the applicable regulation.**

This finding cannot be met. The Bureau of Planning has discouraged and denied other non-retail or restaurant related uses on 14th Street and other parts of the Central Business District on Commercial Corridors that would weaken the concentration and continuity of retail facilities at the ground-level, and would impair the retention or concentration of an important shopping frontage along the 14th Street commercial corridor which connects Downtown to Lake Merritt. Those uses included an architecture firm (315-14th Street), health care activities (386-14th Street) and other office related activities. For example, the health care activities that was approved by the Planning Commission on appeal has reduced the retail pedestrian experience for half of 14th Street between Franklin and Webster.

- C. That the variance, if granted, will not adversely affect the character, livability, or appropriate development of abutting properties or the surrounding area, and will not be detrimental to the public welfare or contrary to adopted plans or development policy.**

This finding cannot be met. The variance could affect the character or appropriate development of abutting properties. Figure 4.3 of the Lake Merritt Specific Plan envisions active ground-floor uses. The purpose of not placing these uses within thirty (30) feet of the front lot line on the ground floor of an existing principal building fronting a Commercial Corridor is to ensure that this area remains viable for retail. Retail uses work best is proximity to other retail uses. When the street front and especially a corner property is used for a non-retail use the whole viability of the rest of the street is impaired for this use.

The variance will also be detrimental to the public welfare or contrary to adopted plans, including the Land Use and Transportation Element (LUTE) of the City's General Plan and the Lake Merritt Specific Plan. Specifically, the project is inconsistent with the following objectives, goals and policies.

LUTE Objective

D9: Emphasize the establishment, promotion, and retention of commercial businesses that serve the needs of downtown workers and residents.

N1: Provide for healthy, vital, and accessible commercial areas that help meet local consumer needs in the neighborhoods.

The project would remove a ground floor space intentionally mapped for active ground floor use and could impair the rest of the 14th Street Commercial Corridor for these uses.

Lake Merritt Specific Plan

Vision- Provide services and retail options in the station area.

Goal - Attract and promote a variety of new businesses, including small businesses and start-ups, larger businesses that provide professional-level jobs (e.g., engineers, attorneys, accountants, etc.), and businesses that serve the local community (such as grocery stores, farmers markets, restaurants, pharmacies, banks, and bookstores).

Policy LU-3 Ground floor commercial uses. Expand active commercial uses, including retail and restaurants, throughout the Planning Area.

The project would remove a ground floor space intentionally mapped for active ground floor use and could impair the rest of the 14th Street Commercial Corridor for these uses.

- D. That the variance will not constitute a grant of special privilege inconsistent with limitations imposed on similarly zoned properties or inconsistent with the purposes of the zoning regulations.**

This finding cannot be met. The granting of the variance will be inconsistent with the purposes of the zoning regulations. As stated above, other uses that could potentially impair the retention or concentration of an important shopping frontage along the 14th Street Commercial corridor which connects Downtown to Lake Merritt, have been discouraged or denied, thus granting this variance would constitute special privilege.

- E. For proposals involving one or two dwelling units on a lot: That the elements, of the proposal requiring the variance (e.g. elements such as buildings, walls, fences, driveways, garages and carports, etc.) conform with the design review criteria set forth in the design review procedure at Section 17.136.050.**

This finding is not applicable as the proposal does not involve exterior alterations. Should exterior changes be proposed, a Design Review application must be filed and reviewed for compliance.

- F. For proposals involving one or two residential dwelling units on a lot: That, if the variance would relax a regulation governing maximum height, minimum yards, maximum lot coverage or building length along side lot lines, the proposal also conforms with at least one of the following criteria:**

- a. The proposal when viewed in its entirety will not adversely impact abutting residences to the side, rear, or directly across the street with respect to solar access, view blockage and privacy to a degree greater than that which would be possible if the residence were built according to the applicable regulation and, for height variances, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height; or
- b. Over 60 percent of the lots in the immediate vicinity are already developed and the proposal does not exceed the corresponding as-built condition on these lots and, for height variances, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height. The immediate context shall consist of the five closest lots on each side of the project site plus the ten closest lots on the opposite side of the street (see Illustration I-4b); however, the Director of City Planning may make an alternative determination of immediate context based on specific site conditions. Such determination shall be in writing and included as part of any decision on any variance.

This finding is not applicable as the subject site and proposal does not involve a one-two family residential facility, but rather a multi-unit residential facility and Supportive Housing Activity.



**CITY OF OAKLAND
 APPEAL FORM
 FOR DECISION TO PLANNING COMMISSION, CITY
 COUNCIL OR HEARING OFFICER**

PROJECT INFORMATION

Case No. of Appealed Project: PLN18502
 Project Address of Appealed Project: 1415 Harrison Street
 Assigned Case Planner/City Staff: Michael Bradley

APPELLANT INFORMATION:

Printed Name: Jessica Sheldon Phone Number: 510-841-4410 x335
 Mailing Address: 2220 Oxford St Alternate Contact Number: _____
 City/Zip Code: Berkeley, CA 94704 Representing: property owner
 Email: jsheldon@rcdhousing.org

An appeal is hereby submitted on:

- AN ADMINISTRATIVE DECISION (APPEALABLE TO THE CITY PLANNING COMMISSION OR HEARING OFFICER)**

YOU MUST INDICATE ALL THAT APPLY:

- Approving an application on an Administrative Decision
- Denying an application for an Administrative Decision
- Administrative Determination or Interpretation by the Zoning Administrator
- Other (please specify) _____

Please identify the specific Administrative Decision/Determination Upon Which Your Appeal is Based Pursuant to the Oakland Municipal and Planning Codes listed below:

- Administrative Determination or Interpretation (OPC Sec. 17.132.020)
- Determination of General Plan Conformity (OPC Sec. 17.01.080)
- Design Review (OPC Sec. 17.136.080)
- Small Project Design Review (OPC Sec. 17.136.130)
- Minor Conditional Use Permit (OPC Sec. 17.134.060)
- Minor Variance (OPC Sec. 17.148.060)
- Tentative Parcel Map (OMC Section 16.304.100)
- Certain Environmental Determinations (OPC Sec. 17.158.220)
- Creek Protection Permit (OMC Sec. 13.16.450)
- Creek Determination (OMC Sec. 13.16.460)
- City Planner's determination regarding a revocation hearing (OPC Sec. 17.152.080)
- Hearing Officer's revocation/impose or amend conditions (OPC Sec. 17.152.150 &/or 17.156.160)
- Other (please specify) _____

(Continued on reverse)

(Continued)

- A DECISION OF THE CITY PLANNING COMMISSION (APPEALABLE TO THE CITY COUNCIL)** Granting an application to: OR Denying an application to:

YOU MUST INDICATE ALL THAT APPLY:

Pursuant to the Oakland Municipal and Planning Codes listed below:

- Major Conditional Use Permit (OPC Sec. 17.134.070)
- Major Variance (OPC Sec. 17.148.070)
- Design Review (OPC Sec. 17.136.090)
- Tentative Map (OMC Sec. 16.32.090)
- Planned Unit Development (OPC Sec. 17.140.070)
- Environmental Impact Report Certification (OPC Sec. 17.158.220F)
- Rezoning, Landmark Designation, Development Control Map, Law Change (OPC Sec. 17.144.070)
- Revocation/impose or amend conditions (OPC Sec. 17.152.160)
- Revocation of Deemed Approved Status (OPC Sec. 17.156.170)
- Other (please specify) _____

FOR ANY APPEAL: An appeal in accordance with the sections of the Oakland Municipal and Planning Codes listed above shall state specifically wherein it is claimed there was an error or abuse of discretion by the Zoning Administrator, other administrative decisionmaker or Commission (Advisory Agency) or wherein their/its decision is not supported by substantial evidence in the record, or in the case of Rezoning, Landmark Designation, Development Control Map, or Law Change by the Commission, shall state specifically wherein it is claimed the Commission erred in its decision. The appeal must be accompanied by the required fee pursuant to the City's Master Fee Schedule.

You must raise each and every issue you wish to appeal on this Appeal Form (or attached additional sheets). Failure to raise each and every issue you wish to challenge/appeal on this Appeal Form (or attached additional sheets), and provide supporting documentation along with this Appeal Form, may preclude you from raising such issues during your appeal and/or in court. However, the appeal will be limited to issues and/or evidence presented to the decision-maker prior to the close of the public hearing/comment period on the matter.

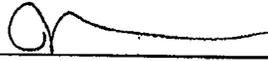
The appeal is based on the following: *(Attach additional sheets as needed.)*

See attached additional sheets.

Supporting Evidence or Documents Attached. *(The appellant must submit all supporting evidence along with this Appeal Form; however, the appeal will be limited evidence presented to the decision-maker prior to the close of the public hearing/comment period on the matter.)*

(Continued on reverse)

(Continued)



Signature of Appellant or Representative of
Appealing Organization

2/15/19

Date

TO BE COMPLETED BY STAFF BASED ON APPEAL TYPE AND APPLICABLE FEE

APPEAL FEE: \$ _____

Fees are subject to change without prior notice. The fees charged will be those that are in effect at the time of application submittal. All fees are due at submittal of application.

.....

Date/Time Received Stamp Below: Below For Staff Use Only Cashier's Receipt Stamp Below:

Harrison Hotel – 1415 Harrison Street

PLN 18502

Appeal of Denial of Minor Variance Application

Resources for Community Development (RCD) is appealing the decision by the Agency to deny our application for a minor variance to revise the ground floor of the Harrison Hotel at 1415 Harrison Street. Below is a description of the proposed activities, followed by an explanation of where we believe the Agency erred in denying the application.

PROJECT LOCATION

The Harrison Hotel is located at the 1415 Harrison Street, with a small portion of the building frontage on 14th Street and the majority of building frontage on Harrison Street. The main entrance to the building is on Harrison Street. The entrance to the proposed ground floor use is at the corner of Harrison and 14th Streets.

PROJECT DESCRIPTION

The Harrison Hotel is an affordable housing apartment building that is home to residents who are low-income, formerly homeless, and/or living with mental illness. To fully support these residents, there is a robust social services program in the building that offers classes, one-on-one meetings, counseling, and resource referral. These services are provided by a third-party, Life Long Medical Care, whose staff here includes three part-time counselors as well as interns (in addition to on-site property managers and front desk clerks). For the past 20+ years, these staff have been working out of cramped, converted units in the building. It appears that these spaces were initially apartments or residential hotel units, but during an earlier renovation were converted to make-shift offices. The services staff have long requested improved office space, in order to better serve their clients.

RCD is preparing for a major renovation of the Harrison Hotel, to begin in March 2019. The proposed renovation has already been approved by the Planning Department and construction documents have been approved by the Building Department. The renovation will include a structural retrofit, modifications to increase ADA accessibility, a new roof, elevator repairs, plumbing repairs, and addition of kitchenettes to a portion of the apartments.

The building also has ground-floor retail space of about 1,400 square feet, divided into one space of 400 sq ft and another of 1,000 sq ft. In the recent past, these spaces have been occupied by a small barbershop and a liquor store/market. The barber retired in 2018 and ended his lease. The liquor store had been on a month-to-month lease. RCD terminated the lease recently due to the upcoming renovation and the desired change in use for the space. (The tenant was provided relocation benefits and moving assistance.) Building staff and neighbors had long complained about the liquor store tenancy. It was a use that encouraged loitering and littering, and is not the kind of community-serving space that RCD hopes to support in our properties. The fact that the space would have needed to be temporarily closed for the structural retrofit offered an opportunity to permanently pursue a change in tenancy here.

Since construction will be underway anyway, RCD is proposing to take advantage of the opportunity to re-vision how the ground floor space is used and propose a use more in line with our mission as well as the City's vision of a safe and community-oriented neighborhood. Now that there are no current retail tenants, we are proposing to build community-serving offices and meeting rooms. The Life Long Medical

Care counselors who currently work in the cramped building spaces would be moved to new offices in this ground-floor space. There would also be space for group meetings. These spaces would allow services staff to continue the activities they have offered for years, but also expand activities to better serve the residents and neighborhood.

As described in our initial application, the current service activities serve both Harrison residents and the larger community. Current activities include, and would continue to include in the new space, one-on-one meetings with counselors to discuss topics such as housing stability, benefits, health and wellness, and employment, among other topics. The group meetings include regular 'coffee and conversation' groups, support groups such as alcoholics anonymous and narcotics anonymous, and education classes such as money management. The one-on-one meetings are offered only to residents of the Harrison. Some of the group meetings are exclusively for Harrison residents, and others are open to anyone who is interested. For example, alcoholics anonymous and narcotics anonymous groups are open to the public. Services are run by Lifelong Medical Care, a federally qualified health center program that runs community clinics, dental clinics, counseling/mental health services, and supportive housing programs. They operate out of several affordable housing properties and clinics throughout the East Bay, including a downtown Oakland clinic. Lifelong refers clients from among this wide range to the classes and activities at Harrison Hotel.

A ground floor renovation would create the opportunity to offer more community-serving activities at Harrison. Given current configuration, it is very difficult to invite the public to activities and groups at Harrison. But, if the use is approved and renovation moves forward, Lifelong is eager to expand the services both for Harrison residents and the public. Lifelong would be able to recruit more interns and thus offer more activities (currently, the ability to have on-site staff is limited by space, not interest or budget). They will identify what services their non-Harrison clients are in need of and not currently receiving in the neighborhood, and see if there is a fit for the new ground floor space. Through their Oakland clinics and other work, Lifelong has a large base of Oakland clientele and is very familiar with the needs of the homeless and low-income population. Possible services open to the public include expanded support group activities, hypertension or diabetes clinics, or drop-in resource referrals.

APPLICATION APPEAL

We are appealing the denial of the Minor Variance application on three grounds. One, the use should not be classified as a Supportive Housing Residential Activity, it should be classified as Community Education, Civic Activity, which is a permitted use in this location. Two, the space should not be subject to the restrictions imposed on a Commercial Corridor, since the main entrance and building frontage is along Harrison Street, which is not a Commercial Corridor. And third, if the City continues to decide that the setback limitations apply, we believe the minor variance should be granted because the historic nature of the building means that strict compliance with the regulations results in hardship to residents and the neighborhood.

1. Error in Use Classification

Staff denied the initial proposal for the space because they classified the proposed use as Supportive Housing Residential Activity. We believe that the proposed ground floor use should be correctly classified as "Community Education, Civic Activity", which is a permitted ground floor use in this zone. According to 17.10.180 in the Planning Code, "Community Education, Civic Activity" can encompass various activities, including: Support services provided for independent living skills development

including self-improvement education, employment and job training for both on-site and off-site residents in conjunction with Residential Activities.

This description is an apt summary of the activities proposed for the Harrison ground floor. The services are targeted at homeless and formerly homeless individuals, both Harrison residents and others. The primary goal of the services is housing retention and stability, the most critical element of independent living. Activities include other self-improvement groups and individual counseling to address issues dealing with health, benefits, and education. Currently, Lifelong offers a few groups open to the general public, but these options are limited given the building configuration. The current space for group meetings is open to the rest of the Harrison building, so inviting the public into meetings creates a security concern for the building. But, the proposed ground floor renovation would not be accessible to the rest of the property. Both residents and other visitors would need to enter the offices through a direct entrance, separate from the residential entrance. This opens up new possibilities for how Lifelong can serve the general public out of this space. If the use is approved and renovation moves forward, Lifelong is eager to expand the services both for Harrison residents and the public. Lifelong would be able to recruit more interns and thus offer more activities (currently, the ability to have on-site staff is limited by space, not interest or budget). They will identify what services their non-Harrison clients are in need of and not currently receiving in the neighborhood, and see if there is a fit for the new ground floor space. Through their Oakland clinics and other work, Lifelong has a large base of Oakland clientele and is very familiar with the needs of the homeless and low-income population. Possible services open to the public include expanded support group activities, hypertension or diabetes clinics, or drop-in resource referrals. Lifelong and RCD would also open the space to other community-based organizations with a similar focus for occasional (e.g. weekly, monthly) activities. The ground floor could serve as a resource for organizations looking for spaces to host evening community meetings or activities, serving similar populations in need of independent living skills.

Given this proposed use, RCD believes the correct classification is Community Education Civic Activity.

2. Error in Applicability of Commercial Corridor Requirements

In the letter denying our proposal, staff wrote the required permit was: "A Minor Variance for a Supportive Housing Residential Activity located within thirty (30) feet of the front lot line on the ground floor of an existing principal building fronting a Commercial Corridor." Above, we discuss why we don't believe the proposal is for a Supportive Housing Residential Activity. We also believe staff incorrectly classified this location as fronting a Commercial Corridor. In practice and neighborhood patterns, the front lot line of the Harrison does not front a Commercial Corridor. It fronts Harrison Street, which is not a Commercial Corridor and therefore not subject to the minor variance requirement.

The Zoning Code defines "front lot line" as: "... On a corner lot: the shorter of any adjacent two abutting street lines, or portions thereof, which intersect at an angle of not less than forty-five (45) degrees but not more than one hundred thirty-five (135) degrees; except that the Director of City Planning may select either as the front lot line to conform with any neighborhood patterns. If adjacent street lines, or portions thereof, of a corner lot intersect at an angle of less than forty-five (45) degrees, both such street lines or portions thereof shall be deemed front lot lines."

The code therefore gives the Planning Director the ability to designate front lot lines based on neighborhood usage. Based on actual building configuration, usage, and neighborhood patterns, the

- The City of Oakland and State of California require that the building provide 81 apartments for low-income housing, requirements that are on title for a 55 year period. There is therefore no flexibility to convert other spaces in the building to new uses.

None of these conditions apply to a property that is being newly constructed in the neighborhood. If RCD were building a new building, we would design the building to accommodate both retail and the proposed services spaces. However, given the existing building footprint and encumbrances, that is not possible.

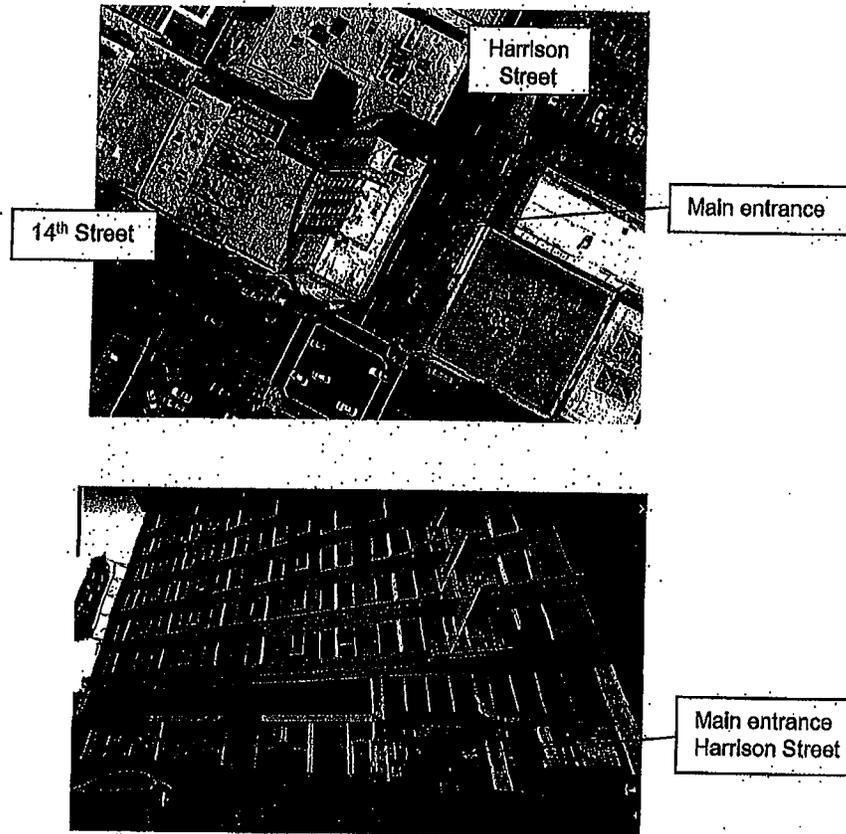
CONCLUSION

RCD appreciates your re-consideration of the minor variance application. The use of a portion of the ground floor space for a civic activity is allowed and the best use of this space for the building residents and wider neighborhood. The City of Oakland has prioritized housing for its highest need residents, including those who are homeless and struggling with mental illness and/or addictions. RCD is proud to partner with the City to house these residents, but it is well known that housing alone is not enough to break the cycle of homelessness and addiction. Housing needs to be paired with extensive services in order to be successful. Through a contract with Lifelong Medical Care, RCD is eager to provide those services here, but options are limited by space. Providing quality services is in the best interest not only of the residents, but for the whole community. The entire neighborhood and city benefit when residents stay sober and housed.

In recognition of the staff's denial of this application and desire to see retail in this location, RCD would be willing to set aside the smaller of the two retail spaces (the 400 sq ft space with an entrance on 14th Street) for traditional retail. We can revise the design so that the other ground-floor space can accommodate the necessary offices and meeting rooms for Life Long Medical Care. We sincerely hope the City can at least approve that proposal, since we have no other option for expanding services to residents and the community.

The City has stated time and again that it is doing everything it can to address the housing and homelessness crisis. Providing sufficient services to allow high-risk residents to retain their housing is a key piece of addressing that crisis. We urge the City to prioritize these residents over a strict (and, we believe, incorrect) interpretation of the zoning code.

front lot line of The Harrison is on Harrison Street between 14th and 15th Street, and therefore not in a Commercial Corridor. The following images illustrate the main building entrance.



Given neighborhood patterns, we request that the Director of City Planning determine that the front lot line is on Harrison Street. Harrison Street is not a Commercial Corridor, and therefore the setback requirement should not apply to this building.

3. Error In Minor Variance Findings

The application for a Minor Variance detailed the ways in which the proposal met the Findings requirements. See list attached as Exhibit A, copied from the initial application. In short, the fact that this is an existing building which is over 100 years old, a historic property, and encumbered by regulatory restrictions for affordable housing impose practical difficulties that are not comparable to a building being newly constructed in this neighborhood. There is no other option to provide the necessary space for social services.

- The building is completely built out to its lot line, providing no space for new construction on the site.
- The building is on the local and national register of historic places, so adding additional height or floors to the building is not permitted.

Exhibit A – Minor Variance Findings

- A. **Strict compliance would result in unnecessary hardship.** An effective design solution, compliant with existing zoning, would result in unnecessary hardship here given the building's existing construction, historic status, and regulations as an affordable housing property. The Harrison Hotel was built in 1913 and is on the National Register of Historic Places. The property is built out to the lot line on all sides and there are no opportunities to expand the footprint. The building is seven stories tall, and floors 2 through 7 are occupied by residential apartments. There are a total of 81 small SRO apartments in the building. All apartments are set aside for low-income and formerly homeless households, through restrictions from the City, County, and State. Those restrictions call for 81 affordable apartments, so there is no available room on upper floors for additional social service space.

RCD is pursuing a solution to provide expanded social service space for the residents and community. This space is needed in order to better meet resident and community needs. The services provided at Harrison are critical for residents to maintain housing, avoid returning to homelessness, maintain healthy and addiction-free lifestyles, and pursue education goals. The ability to fully serve the households and other community members is limited by the lack of ground floor space.

One, existing community space is very limited. There are a few cramped offices on the building's mezzanine, but these barely have enough space for the over 3.0FTE services staff working in the building. There are no areas for private, HIPAA compliant meetings with residents, other than rotating through the small spaces. The lack of private space limits our ability to best serve residents.

Two, there is no secure space in the existing residential area for services to the community. Lifelong Medical Care has attempted to offer groups and activities open to community members, but there is no closed off area for group meetings and giving visitors access to the existing community space would give them access to the entire building. There is no way to close off the rest of the building without conflicts with the historic character.

We believe the buildings residents and community at large would hugely benefit from expanded social services at the building. Improved services would reduce loitering around the building, reduce turnover and homelessness, and reduce substance dependence. Existing building conditions are preventing the property from providing these best solutions.

- B. **Strict compliance with the regulations would deprive the applicant of privileges enjoyed by owners of similarly zoned property; or, as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution fulfilling the basic intent of the applicable regulation.** Note that, since this is a minor variance application, only the latter half of this criteria need be satisfied. Denial of the application absolutely precludes an effective design solution meeting the intent of the regulation. The intent of the regulation is to provide a pleasant pedestrian experience in the downtown area. The current use of the space as a liquor store, with loitering and littering, does not contribute to the desired experience. The intent of the ground floor regulation is to create a continuous corridor of active retail for properties facing 14th Street. This building, however, does not face 14th Street. The 14th Street side is only 40' long and the main building entrance is mid-way down the block on Harrison Street. Allowing resident- and community-serving spaces on the ground floor here would not be out of line with the City's goal of active retail for properties that do face 14th Street.

Furthermore, the proposed use would still be an active ground floor use. Harrison residents will still walk out of the building and into the new services space to join activities, creating a flow of people in and out of the space. With the expanded space, Lifelong can also offer expanded activities open to the community, such as more AA groups, hypertension clinics, and housing retention clinics. These activities have not been an option to date given limited existing space.

Strict compliance with the regulations puts extra regulation on Harrison compared to the property just next door at 1425 Harrison Street, which has an entirely residential ground floor. The historic Hotel Oakland, also affordable housing, is located catty-corner from the Harrison, and has a very similar use as the one proposed here.

- C. **The requested variance will in no way adversely affect the character, livability, or appropriate development of abutting properties and will not be detrimental to public welfare.** The proposed ground floor use will result in no change to the building footprint and have no impact on future neighboring property development. In fact, the proposed use would be beneficial to public welfare by removing the existing beer/wine store, which is a detriment to public welfare (through encouraging loitering).

Staff determined that the proposed use would be contrary to adopted plans, but in fact the proposal aligns with many elements of the Oakland General Plan and the Lake Merritt Station Area Plan. The Station Area Plan includes, among others, the following goals:

- An active, vibrant, and safe district
- Encourage equitable, sustainable, and healthy development
- Increase and diversify housing
- Provide services and retail options
- Maximize opportunities for preservation and re-use of historic buildings
- Model progressive innovations

The proposed ground floor use aligns with all of these goals. The proposed use will preserve the building's historic character (In fact, the larger renovation includes renovation of the historic blade sign and exterior lighting to improve the historic condition). The expanded services will allow RCD to better serve the low-income households in the property, ensuring diversified housing for the long-term future. The proposed use will be a healthy and safe area, a vast improvement over the current use.

- D. **The requested variance would not constitute a grant of special privilege.** The proposed use is in line with uses that are allowed at adjacent properties such as 1425 Harrison Street or the Hotel Oakland across the street. The proposed use is consistent with the purposes of the zoning regulations, to create a livable downtown area. The proposed use would enhance the livability of the area by providing greater services to Harrison residents and community members, increasing their ability to be community-minded citizens.

E. N/A

F. N/A

HARRISON HOTEL REHABILITATION

1415 Harrison Street
Oakland, CA 94612



VICINITY MAP

REGIONAL MAP

SHEET LIST

Sheet No.	Description
AD06	COVER SHEET & SHEET LIST
AD07	CONC. ANALYSIS, SWIMMING & AMBERGMENTS
AD08	SITE PLAN
AD09	FOUNDATION DETAIL PLAN
AD10	FIRST FLOOR & MEZZANINE DEMOLITION PLAN
AD11	2ND & 3RD FLOOR DEMOLITION PLAN
AD12	4TH FLOOR DEMOLITION PLAN
AD13	5TH - 7TH FLOOR DEMOLITION PLAN
AD14	MECH. DEMOLITION PLAN
AD15	ROOF DEMOLITION PLAN
AD16	2ND & 3RD FLOOR DEMOLITION REP.
AD17	4TH - 7TH FLOOR DEMOLITION REP. UNIT 114 RCP
AD18	5TH - 7TH FLOOR DEMOLITION REP.
AD19	2ND & 3RD FLOOR PLAN & MEZZANINE FLOOR PLAN
AD20	2ND & 3RD FLOOR PLAN, UNIT 201 PLAN
AD21	4TH - 7TH FLOOR PLAN, UNIT 214 PLAN
AD22	5TH - 7TH FLOOR PLAN
AD23	ROOF PLAN
AD24	WEST & EAST ELEVATIONS
AD25	SECTION ELEVATION
AD26	BUILDING SECTIONS
AD27	SECTION ELEVATION
AD28	2ND & 3RD FLOOR RCP
AD29	4TH - 7TH FLOOR RCP
AD30	5TH - 7TH FLOOR RCP
AD31	MECH. DEMOLITION PLAN AND DETAILS
AD32	ROOF DEMOLITION PLAN AND DETAILS
AD33	MECH. DEMOLITION PLAN AND DETAILS
AD34	ROOF DEMOLITION PLAN AND DETAILS
AD35	MECH. DEMOLITION PLAN AND DETAILS
AD36	ROOF DEMOLITION PLAN AND DETAILS
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AD38	ROOF DEMOLITION PLAN AND DETAILS
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AD79	MECH. DEMOLITION PLAN AND DETAILS
AD80	ROOF DEMOLITION PLAN AND DETAILS
AD81	MECH. DEMOLITION PLAN AND DETAILS
AD82	ROOF DEMOLITION PLAN AND DETAILS
AD83	MECH. DEMOLITION PLAN AND DETAILS
AD84	ROOF DEMOLITION PLAN AND DETAILS
AD85	MECH. DEMOLITION PLAN AND DETAILS
AD86	ROOF DEMOLITION PLAN AND DETAILS
AD87	MECH. DEMOLITION PLAN AND DETAILS
AD88	ROOF DEMOLITION PLAN AND DETAILS
AD89	MECH. DEMOLITION PLAN AND DETAILS
AD90	ROOF DEMOLITION PLAN AND DETAILS
AD91	MECH. DEMOLITION PLAN AND DETAILS
AD92	ROOF DEMOLITION PLAN AND DETAILS
AD93	MECH. DEMOLITION PLAN AND DETAILS
AD94	ROOF DEMOLITION PLAN AND DETAILS
AD95	MECH. DEMOLITION PLAN AND DETAILS
AD96	ROOF DEMOLITION PLAN AND DETAILS
AD97	MECH. DEMOLITION PLAN AND DETAILS
AD98	ROOF DEMOLITION PLAN AND DETAILS
AD99	MECH. DEMOLITION PLAN AND DETAILS
AD100	ROOF DEMOLITION PLAN AND DETAILS

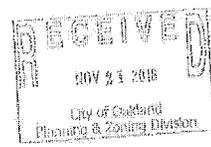
SCOPE OF WORK

Section	Item	Description
Mechanical	ME001	Mechanical Legend
	ME002	Mechanical Equipment Floor Plan
	ME003	Mechanical Equipment Floor Plan & Scaffolding Plan
	ME004	Mechanical Equipment Floor Plan, Unit 201 Plan
	ME005	Mechanical Equipment Floor Plan, Unit 214 Plan
	ME006	Mechanical Equipment Floor Plan
	ME007	Mechanical Equipment Floor Plan
	ME008	Mechanical Equipment Floor Plan
	ME009	Mechanical Equipment Floor Plan
	ME010	Mechanical Equipment Floor Plan
Electrical	EL001	Electrical Legend
	EL002	Electrical Equipment and Demolition Floor Plan
	EL003	Electrical Equipment and Demolition Floor Plan
	EL004	Electrical Equipment and Demolition Floor Plan
	EL005	Electrical Equipment and Demolition Floor Plan
	EL006	Electrical Equipment and Demolition Floor Plan
	EL007	Electrical Equipment and Demolition Floor Plan
	EL008	Electrical Equipment and Demolition Floor Plan
	EL009	Electrical Equipment and Demolition Floor Plan
	EL010	Electrical Equipment and Demolition Floor Plan
Plumbing	PL001	Plumbing Legend
	PL002	Plumbing Equipment and Demolition Floor Plan
	PL003	Plumbing Equipment and Demolition Floor Plan
	PL004	Plumbing Equipment and Demolition Floor Plan
	PL005	Plumbing Equipment and Demolition Floor Plan
	PL006	Plumbing Equipment and Demolition Floor Plan
	PL007	Plumbing Equipment and Demolition Floor Plan
	PL008	Plumbing Equipment and Demolition Floor Plan
	PL009	Plumbing Equipment and Demolition Floor Plan
	PL010	Plumbing Equipment and Demolition Floor Plan



GELFAND PARTNERS
ARCHITECTS

OWNER: HARRISON HOTEL
ARCHITECT: GELFAND PARTNERS
DATE: 10/24/2016



Sheet No.	Description	Quantity
AD06	Cover Sheet & Sheet List	1
AD07	CONC. ANALYSIS, SWIMMING & AMBERGMENTS	1
AD08	SITE PLAN	1
AD09	FOUNDATION DETAIL PLAN	1
AD10	FIRST FLOOR & MEZZANINE DEMOLITION PLAN	1
AD11	2ND & 3RD FLOOR DEMOLITION PLAN	1
AD12	4TH FLOOR DEMOLITION PLAN	1
AD13	5TH - 7TH FLOOR DEMOLITION PLAN	1
AD14	MECH. DEMOLITION PLAN	1
AD15	ROOF DEMOLITION PLAN	1
AD16	2ND & 3RD FLOOR DEMOLITION REP.	1
AD17	4TH - 7TH FLOOR DEMOLITION REP. UNIT 114 RCP	1
AD18	5TH - 7TH FLOOR DEMOLITION REP.	1
AD19	2ND & 3RD FLOOR PLAN & MEZZANINE FLOOR PLAN	1
AD20	2ND & 3RD FLOOR PLAN, UNIT 201 PLAN	1
AD21	4TH - 7TH FLOOR PLAN, UNIT 214 PLAN	1
AD22	5TH - 7TH FLOOR PLAN	1
AD23	ROOF PLAN	1
AD24	WEST & EAST ELEVATIONS	1
AD25	SECTION ELEVATION	1
AD26	BUILDING SECTIONS	1
AD27	SECTION ELEVATION	1
AD28	2ND & 3RD FLOOR RCP	1
AD29	4TH - 7TH FLOOR RCP	1
AD30	5TH - 7TH FLOOR RCP	1
AD31	MECH. DEMOLITION PLAN AND DETAILS	1
AD32	ROOF DEMOLITION PLAN AND DETAILS	1
AD33	MECH. DEMOLITION PLAN AND DETAILS	1
AD34	ROOF DEMOLITION PLAN AND DETAILS	1
AD35	MECH. DEMOLITION PLAN AND DETAILS	1
AD36	ROOF DEMOLITION PLAN AND DETAILS	1
AD37	MECH. DEMOLITION PLAN AND DETAILS	1
AD38	ROOF DEMOLITION PLAN AND DETAILS	1
AD39	MECH. DEMOLITION PLAN AND DETAILS	1
AD40	ROOF DEMOLITION PLAN AND DETAILS	1
AD41	MECH. DEMOLITION PLAN AND DETAILS	1
AD42	ROOF DEMOLITION PLAN AND DETAILS	1
AD43	MECH. DEMOLITION PLAN AND DETAILS	1
AD44	ROOF DEMOLITION PLAN AND DETAILS	1
AD45	MECH. DEMOLITION PLAN AND DETAILS	1
AD46	ROOF DEMOLITION PLAN AND DETAILS	1
AD47	MECH. DEMOLITION PLAN AND DETAILS	1
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AD51	MECH. DEMOLITION PLAN AND DETAILS	1
AD52	ROOF DEMOLITION PLAN AND DETAILS	1
AD53	MECH. DEMOLITION PLAN AND DETAILS	1
AD54	ROOF DEMOLITION PLAN AND DETAILS	1
AD55	MECH. DEMOLITION PLAN AND DETAILS	1
AD56	ROOF DEMOLITION PLAN AND DETAILS	1
AD57	MECH. DEMOLITION PLAN AND DETAILS	1
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AD64	ROOF DEMOLITION PLAN AND DETAILS	1
AD65	MECH. DEMOLITION PLAN AND DETAILS	1
AD66	ROOF DEMOLITION PLAN AND DETAILS	1
AD67	MECH. DEMOLITION PLAN AND DETAILS	1
AD68	ROOF DEMOLITION PLAN AND DETAILS	1
AD69	MECH. DEMOLITION PLAN AND DETAILS	1
AD70	ROOF DEMOLITION PLAN AND DETAILS	1
AD71	MECH. DEMOLITION PLAN AND DETAILS	1
AD72	ROOF DEMOLITION PLAN AND DETAILS	1
AD73	MECH. DEMOLITION PLAN AND DETAILS	1
AD74	ROOF DEMOLITION PLAN AND DETAILS	1
AD75	MECH. DEMOLITION PLAN AND DETAILS	1
AD76	ROOF DEMOLITION PLAN AND DETAILS	1
AD77	MECH. DEMOLITION PLAN AND DETAILS	1
AD78	ROOF DEMOLITION PLAN AND DETAILS	1
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AD80	ROOF DEMOLITION PLAN AND DETAILS	1
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AD95	MECH. DEMOLITION PLAN AND DETAILS	1
AD96	ROOF DEMOLITION PLAN AND DETAILS	1
AD97	MECH. DEMOLITION PLAN AND DETAILS	1
AD98	ROOF DEMOLITION PLAN AND DETAILS	1
AD99	MECH. DEMOLITION PLAN AND DETAILS	1
AD100	ROOF DEMOLITION PLAN AND DETAILS	1



HARRISON HOTEL
REHABILITATION
COVER SHEET & SHEET LIST

ATTACHMENT E

A0.00



GELFAND PARTNERS ARCHITECTS

DATE: 10/15/13
PROJECT: HARRISON HOTEL
CLIENT: GELFAND PARTNERS ARCHITECTS
SCALE: AS SHOWN
REVISIONS:

DESCRIPTION: ARCHITECTURAL SITE PLAN
DATE: 10/15/13
BY: GELFAND PARTNERS ARCHITECTS
CHECKED BY: GELFAND PARTNERS ARCHITECTS

Key Plan

Drawing Sheet

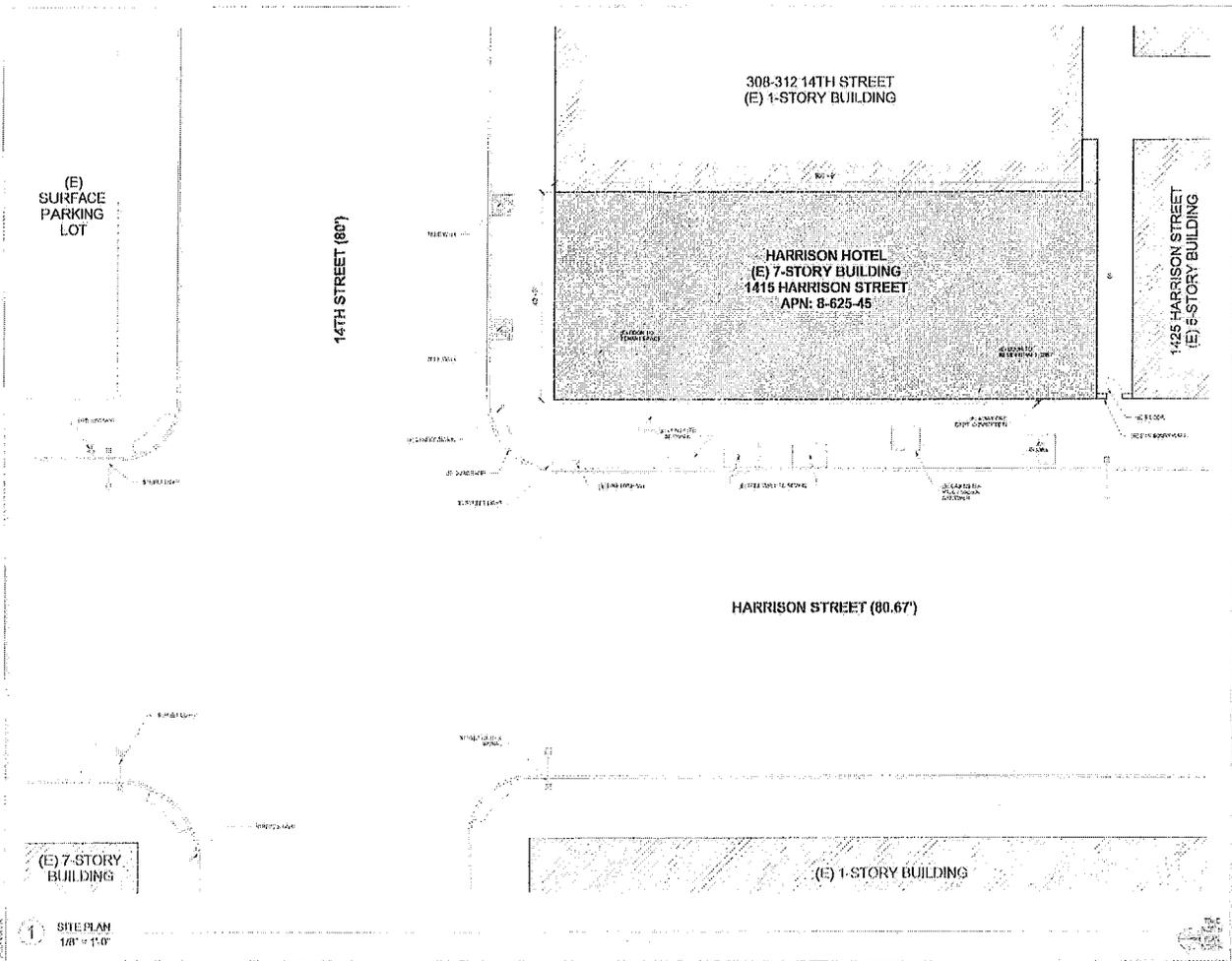
NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	10/15/13
2	REVISIONS	
3	REVISIONS	
4	REVISIONS	
5	REVISIONS	
6	REVISIONS	
7	REVISIONS	
8	REVISIONS	
9	REVISIONS	
10	REVISIONS	



HARRISON HOTEL
1415 Harrison Street
Oakland, CA 94612

SITE PLAN

A1.00



1 SITE PLAN
1/8" = 1'-0"



GELFAND PARTNERS ARCHITECTS

CONTRACT NO. 1415-HS-01-01

DATE: 01/15/11

PROJECT: HARRISON HOTEL

1415 HANSON STREET, OAKLAND, CA 94612

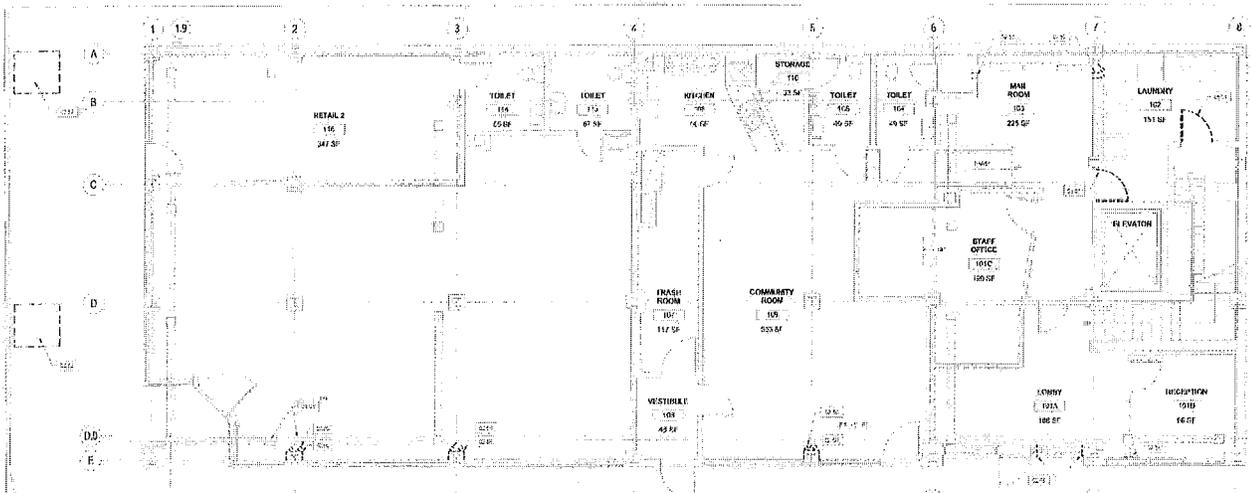
OWNER: HARRISON HOTEL

ARCHITECT: GELFAND PARTNERS ARCHITECTS

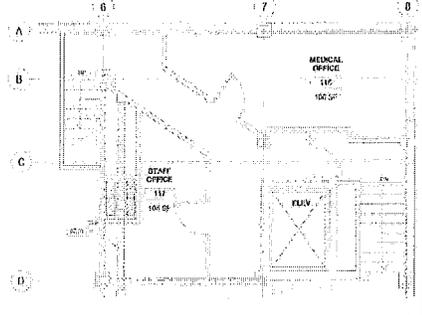
DATE: 01/15/11

PROJECT: HARRISON HOTEL

1415 HANSON STREET, OAKLAND, CA 94612



1 FIRST FLOOR DEMOLITION PLAN
1/4" = 1'-0"



2 MEZZANINE DEMOLITION PLAN
1/4" = 1'-0"

Drawing Record

NO.	DATE	DESCRIPTION
1	01/15/11	ISSUED FOR PERMIT
2	01/15/11	ISSUED FOR PERMIT
3	01/15/11	ISSUED FOR PERMIT
4	01/15/11	ISSUED FOR PERMIT
5	01/15/11	ISSUED FOR PERMIT
6	01/15/11	ISSUED FOR PERMIT
7	01/15/11	ISSUED FOR PERMIT
8	01/15/11	ISSUED FOR PERMIT
9	01/15/11	ISSUED FOR PERMIT
10	01/15/11	ISSUED FOR PERMIT



Project: 1415-HS-01-01
HARRISON HOTEL
1415 Hanson Street
Oakland, CA 94612

FIRST FLOOR & MEZZANINE DEMOLITION PLAN
A1.11

SHEET NOTES

1. PROVIDE ALL APPROVALS TO REMOVE AND REPAIR AS SHOWN AND REQUIRED.

2. PROVIDE ALL APPROVALS TO REMOVE AND REPAIR AS SHOWN AND REQUIRED. PROVIDE ALL APPROVALS TO REMOVE AND REPAIR AS SHOWN AND REQUIRED.

3. PROVIDE ALL APPROVALS TO REMOVE AND REPAIR AS SHOWN AND REQUIRED.

4. PROVIDE ALL APPROVALS TO REMOVE AND REPAIR AS SHOWN AND REQUIRED.

5. PROVIDE ALL APPROVALS TO REMOVE AND REPAIR AS SHOWN AND REQUIRED.

6. PROVIDE ALL APPROVALS TO REMOVE AND REPAIR AS SHOWN AND REQUIRED.

7. PROVIDE ALL APPROVALS TO REMOVE AND REPAIR AS SHOWN AND REQUIRED.

8. PROVIDE ALL APPROVALS TO REMOVE AND REPAIR AS SHOWN AND REQUIRED.

9. PROVIDE ALL APPROVALS TO REMOVE AND REPAIR AS SHOWN AND REQUIRED.

10. PROVIDE ALL APPROVALS TO REMOVE AND REPAIR AS SHOWN AND REQUIRED.

KEYNOTES

- 01.00. LEAVE EXISTING FINISH IN PLACE
- 02.00. REMOVE EXISTING FINISH AND REPAIR
- 03.00. REMOVE EXISTING FINISH AND REPAIR
- 04.00. REMOVE EXISTING FINISH AND REPAIR
- 05.00. REMOVE EXISTING FINISH AND REPAIR
- 06.00. REMOVE EXISTING FINISH AND REPAIR
- 07.00. REMOVE EXISTING FINISH AND REPAIR
- 08.00. REMOVE EXISTING FINISH AND REPAIR
- 09.00. REMOVE EXISTING FINISH AND REPAIR
- 10.00. REMOVE EXISTING FINISH AND REPAIR

LEGEND

- 1. REMOVE EXISTING FINISH AND REPAIR
- 2. REMOVE EXISTING FINISH AND REPAIR
- 3. REMOVE EXISTING FINISH AND REPAIR
- 4. REMOVE EXISTING FINISH AND REPAIR
- 5. REMOVE EXISTING FINISH AND REPAIR
- 6. REMOVE EXISTING FINISH AND REPAIR
- 7. REMOVE EXISTING FINISH AND REPAIR
- 8. REMOVE EXISTING FINISH AND REPAIR
- 9. REMOVE EXISTING FINISH AND REPAIR
- 10. REMOVE EXISTING FINISH AND REPAIR



GELFAND PARTNERS ARCHITECTURE

DATE: 01/15/2014

PROJECT: HARRISON HOTEL

LOCATION: 1415 HARRISON STREET, OAKLAND, CA 94612

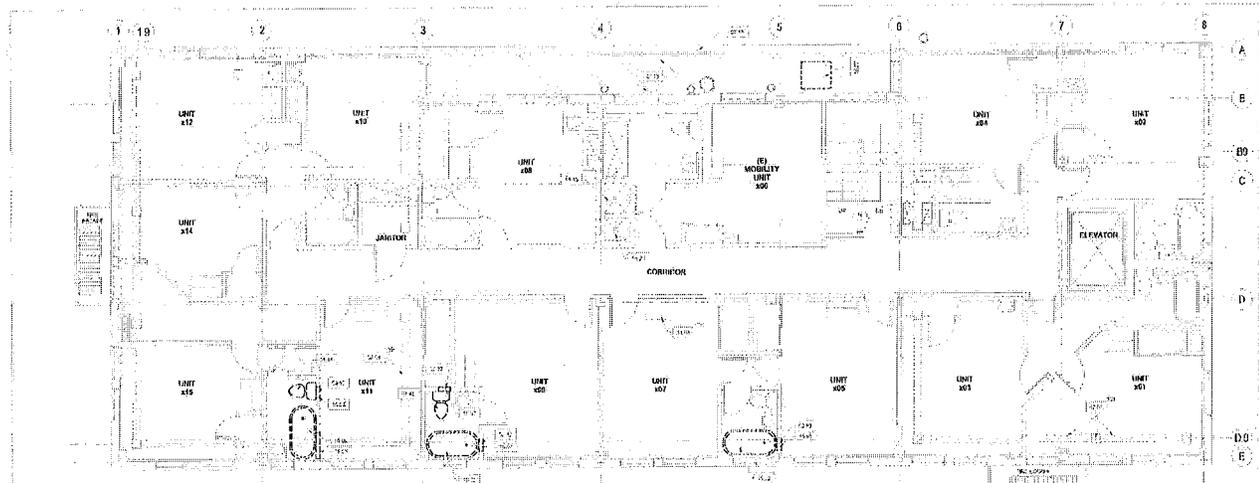
SCALE: 1/4" = 1'-0"

DESIGNED BY: J. GELFAND

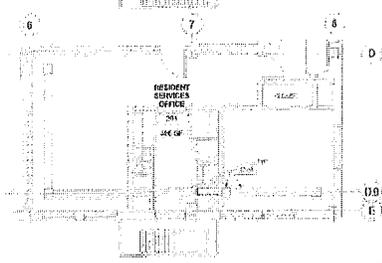
DRAWN BY: J. GELFAND

CHECKED BY: J. GELFAND

DATE: 01/15/2014



1 2ND & 3RD FLOOR DEMOLITION PLAN
1/4" = 1'-0"



2 UNIT 201 RESIDENT SERVICES OFFICE DEMOLITION PLAN
1/4" = 1'-0"

SHEET NOTES

- 1. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CONSTRUCTION CODE AND ALL APPLICABLE ORDINANCES.
- 2. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CONSTRUCTION CODE AND ALL APPLICABLE ORDINANCES.
- 3. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CONSTRUCTION CODE AND ALL APPLICABLE ORDINANCES.
- 4. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CONSTRUCTION CODE AND ALL APPLICABLE ORDINANCES.
- 5. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CONSTRUCTION CODE AND ALL APPLICABLE ORDINANCES.
- 6. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CONSTRUCTION CODE AND ALL APPLICABLE ORDINANCES.
- 7. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CONSTRUCTION CODE AND ALL APPLICABLE ORDINANCES.
- 8. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CONSTRUCTION CODE AND ALL APPLICABLE ORDINANCES.
- 9. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CONSTRUCTION CODE AND ALL APPLICABLE ORDINANCES.
- 10. ALL DEMOLITION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA CONSTRUCTION CODE AND ALL APPLICABLE ORDINANCES.

KEYNOTES

- 1. REMOVE THE VOLET.
- 2. REMOVE THE BRIDGE FRAME TO PERMANENT FOUNDATION.
- 3. REMOVE THE BRIDGE FRAME TO PERMANENT FOUNDATION.
- 4. REMOVE THE BRIDGE FRAME TO PERMANENT FOUNDATION.
- 5. REMOVE THE BRIDGE FRAME TO PERMANENT FOUNDATION.
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- 8. REMOVE THE BRIDGE FRAME TO PERMANENT FOUNDATION.
- 9. REMOVE THE BRIDGE FRAME TO PERMANENT FOUNDATION.
- 10. REMOVE THE BRIDGE FRAME TO PERMANENT FOUNDATION.

LEGEND



Revised

NO.	DATE	DESCRIPTION
1	01/15/2014	ISSUED FOR PERMIT
2	01/15/2014	ISSUED FOR PERMIT
3	01/15/2014	ISSUED FOR PERMIT
4	01/15/2014	ISSUED FOR PERMIT
5	01/15/2014	ISSUED FOR PERMIT
6	01/15/2014	ISSUED FOR PERMIT
7	01/15/2014	ISSUED FOR PERMIT
8	01/15/2014	ISSUED FOR PERMIT
9	01/15/2014	ISSUED FOR PERMIT
10	01/15/2014	ISSUED FOR PERMIT

ISSUED FOR PERMIT

HARRISON HOTEL
1415 Harrison Street
Oakland, CA 94612

2ND & 3RD FLOOR DEMOLITION PLAN

A1.12



GELFAND PARTNERS ARCHITECTS

PROJECT: HARRISON HOTEL
1415 HARRISON STREET
OAKLAND, CA 94612

DATE: 12/20/10
SCALE: AS SHOWN

KEY PLAN

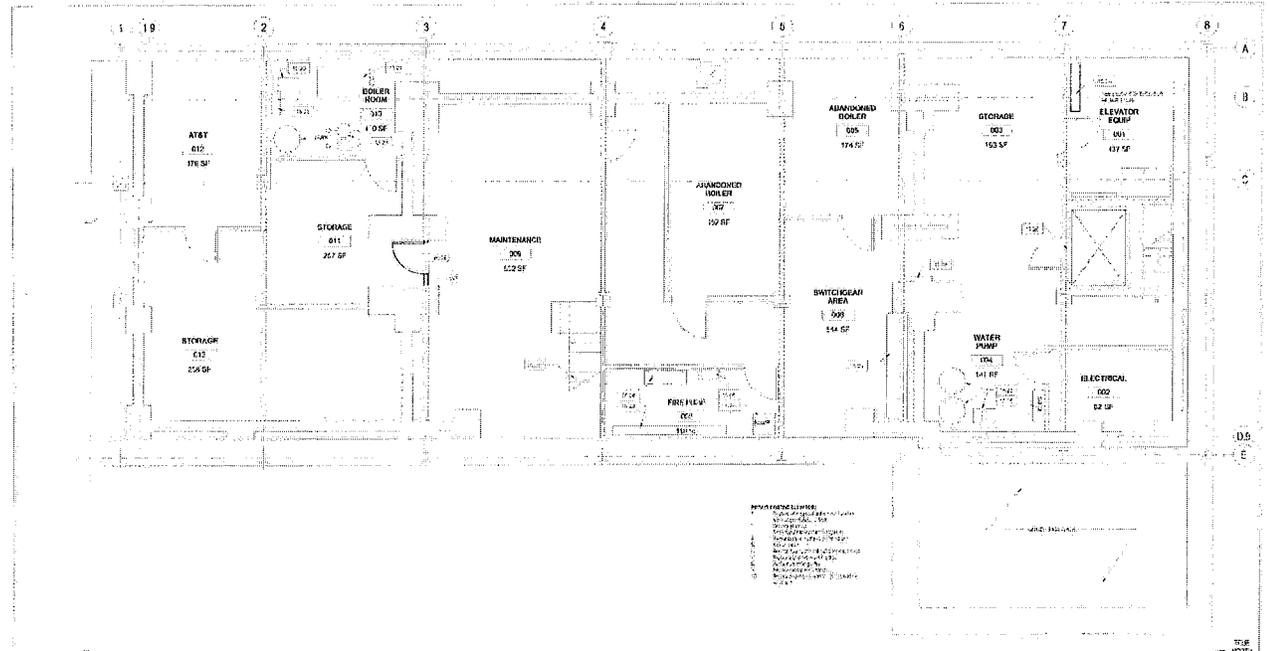
Revisions table with columns for No., Description, and Date.



HARRISON HOTEL
1415 Harrison Street
Oakland, CA 94612

BASEMENT FLOOR PLAN

A2.10



1 BASEMENT FLOOR PLAN
1/4" = 1'-0"

SHEET NOTES

- 1. FINISHES TO BE DETERMINED BY THE ARCHITECT...
2. PROVIDE...
3. PROVIDE...
4. PROVIDE...
5. PROVIDE...
6. PROVIDE...
7. PROVIDE...
8. PROVIDE...
9. PROVIDE...
10. PROVIDE...

KEYNOTES

Table with 2 columns: Keynote number and description.

LEGEND

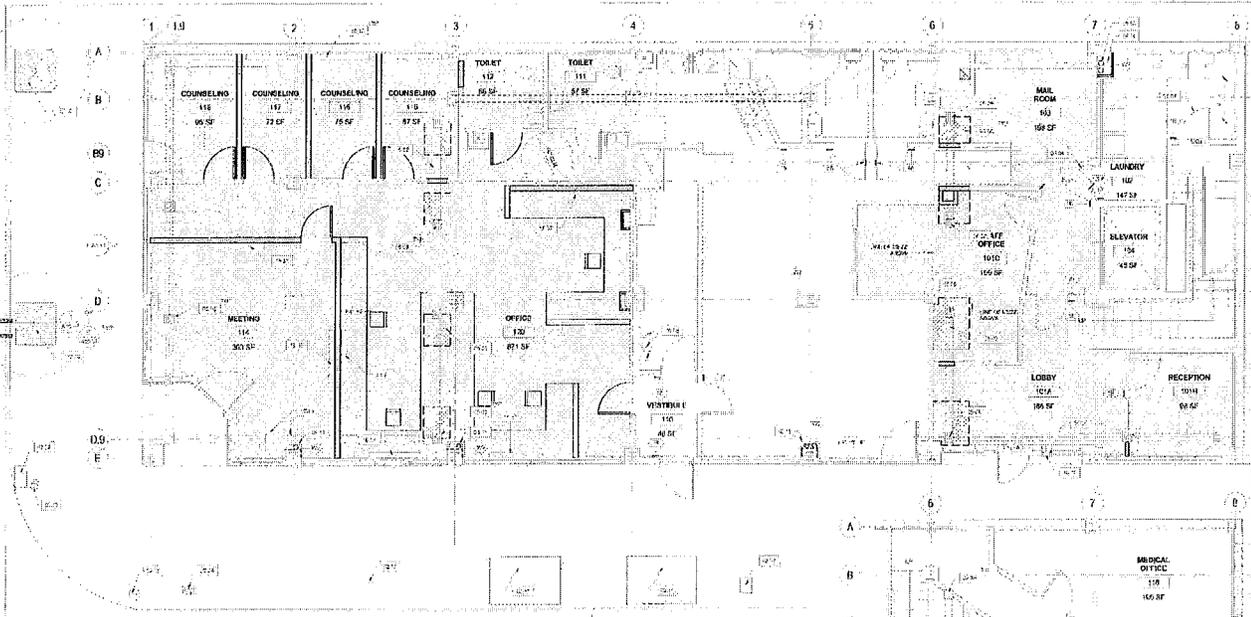
- 1. UNFINISHED WALLS
2. UNFINISHED FLOORS
3. UNFINISHED CEILING
4. UNFINISHED ROOF
5. UNFINISHED EXTERIOR WALLS
6. UNFINISHED EXTERIOR FLOORS
7. UNFINISHED EXTERIOR CEILING
8. UNFINISHED EXTERIOR ROOF



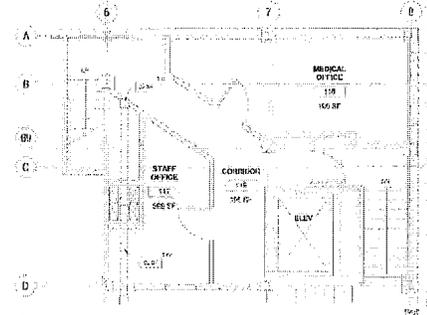
GELFAND PARTNERS
ARCHITECTS

PROJECT: HARRISON HOTEL
1415 HARRISON STREET
OAKLAND, CA 94612

DATE: 08/11/11
DRAWN BY: J. GELFAND
CHECKED BY: J. GELFAND
PROJECT MANAGER: J. GELFAND



1 FIRST FLOOR PLAN
1/4" = 1'-0"



2 MEZZANINE FLOOR PLAN
1/4" = 1'-0"

SHEET NOTES

1. PROJECT IS SUBJECT TO ALL CITY, COUNTY, STATE AND FEDERAL REQUIREMENTS.
2. PROVIDE ALL MATERIALS TO BE USED IN ACCORDANCE WITH ALL APPLICABLE ELECTRICAL, PLUMBING, MECHANICAL, FIRE PROTECTION & CEILING/FLOOR/INTERIORS CODES AND ORDINANCES.
3. PROVIDE ALL WALL & CEILING FINISHES - PROJECT SUBJECT TO MARKET.
4. PROVIDE ALL TYPES OF DOORS FOR EXTERIOR ENDS TYPE A FINISH TO MEET SECTION 12 TO EACH ROOM. PROVIDE ALL TYPES OF DOORS FOR INTERIOR ENDS TYPE A FINISH TO MEET SECTION 12 TO EACH ROOM.
5. SEE STRUCTURAL ARCHITECTURAL TECHNICAL DRAWINGS FOR ALL FINISH SCHEDULES.

KEYNOTES

- | | | | |
|----------------|----------------|----------------|----------------|
| 00 10. 1. 0.00 | 00 20. 1. 0.00 | 00 30. 1. 0.00 | 00 40. 1. 0.00 |
| 00 11. 1. 0.00 | 00 21. 1. 0.00 | 00 31. 1. 0.00 | 00 41. 1. 0.00 |
| 00 12. 1. 0.00 | 00 22. 1. 0.00 | 00 32. 1. 0.00 | 00 42. 1. 0.00 |
| 00 13. 1. 0.00 | 00 23. 1. 0.00 | 00 33. 1. 0.00 | 00 43. 1. 0.00 |
| 00 14. 1. 0.00 | 00 24. 1. 0.00 | 00 34. 1. 0.00 | 00 44. 1. 0.00 |
| 00 15. 1. 0.00 | 00 25. 1. 0.00 | 00 35. 1. 0.00 | 00 45. 1. 0.00 |
| 00 16. 1. 0.00 | 00 26. 1. 0.00 | 00 36. 1. 0.00 | 00 46. 1. 0.00 |
| 00 17. 1. 0.00 | 00 27. 1. 0.00 | 00 37. 1. 0.00 | 00 47. 1. 0.00 |
| 00 18. 1. 0.00 | 00 28. 1. 0.00 | 00 38. 1. 0.00 | 00 48. 1. 0.00 |
| 00 19. 1. 0.00 | 00 29. 1. 0.00 | 00 39. 1. 0.00 | 00 49. 1. 0.00 |

LEGEND



Dining Room

Room	Area	Notes
101	180 SF	
101M	80 SF	
102	100 SF	
103	120 SF	
104	140 SF	
105	160 SF	
106	180 SF	
107	200 SF	
108	220 SF	
109	240 SF	
110	260 SF	
111	280 SF	
112	300 SF	
113	320 SF	
114	340 SF	



HARRISON HOTEL
1415 Harrison Street
Oakland, CA 94612

FIRST FLOOR & MEZZANINE FLOOR PLAN, SIGNAGE PLAN
A2.11

DATE: 08/11/11
DRAWN BY: J. GELFAND
CHECKED BY: J. GELFAND
PROJECT MANAGER: J. GELFAND



GELFAND PARTNERS ARCHITECTS

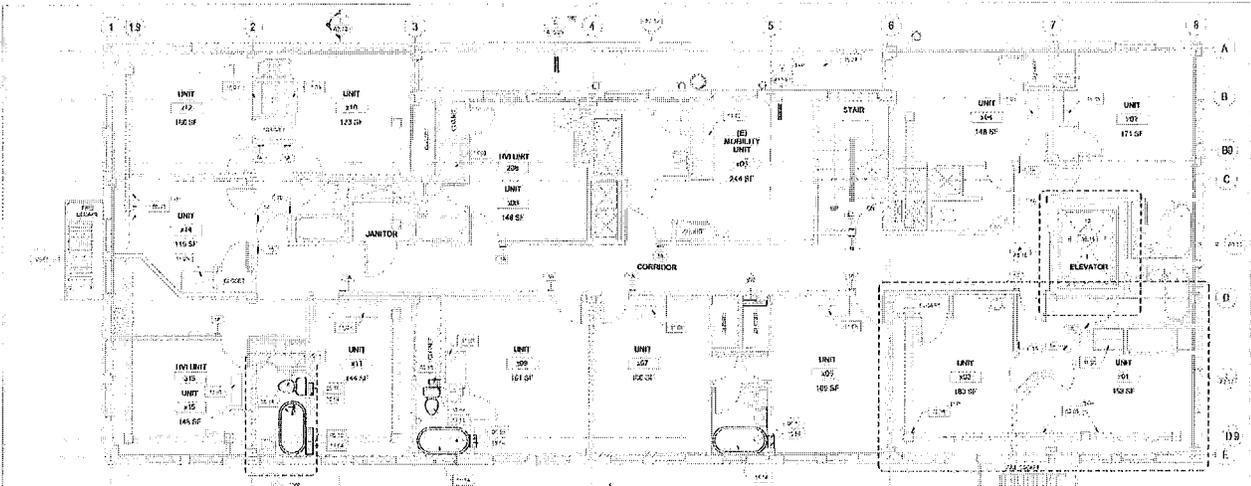
PROJECT: HARRISON HOTEL
DATE: 10/15/12
DRAWING NO: A2.12

DESIGNER: GELFAND PARTNERS ARCHITECTS
CHECKED: [Name]
DATE: 10/15/12

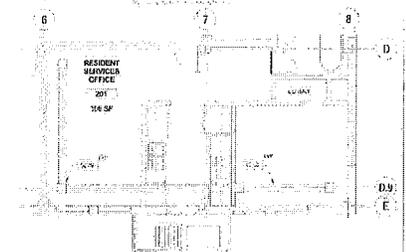
REVISIONS:
NO. DESCRIPTION
1. CORRECTED UNIT 201 AREA

DATE: 10/15/12

BY: [Name]



1 2ND & 3RD FLOOR PLAN
1/4" = 1'-0"



2 UNIT 201 RESIDENT SERVICES OFFICE
1/4" = 1'-0"

SHEET NOTES
1. PROJECT IS SUBJECT TO ALL CITY, COUNTY AND STATE REGULATIONS.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES.
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KEYNOTES
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LEGEND
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9. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES.
10. ALL WORK SHALL BE DONE IN ACCORDANCE WITH ALL APPLICABLE CODES.

Table with columns for Item, Description, and Date. Includes a list of items and their corresponding dates.

10/15/12

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GELFAND PARTNERS ARCHITECTS

1415 Harrison Street, Oakland, CA 94612

DATE: 05/11/11 PROJECT: HARRISON HOTEL
DRAWN BY: J. GELFAND CHECKED BY: J. GELFAND
SCALE: AS SHOWN PROJECT NO: 11-0001
REVISIONS: NONE

MECHANICAL/ELECTRICAL: J. GELFAND
ARCHITECTURE: J. GELFAND
STRUCTURE: J. GELFAND
INTERIOR DESIGN: J. GELFAND

Key Plan

Revised Notes

NO.	DATE	DESCRIPTION
1	05/11/11	ISSUED FOR PERMIT
2	05/11/11	ISSUED FOR PERMIT
3	05/11/11	ISSUED FOR PERMIT
4	05/11/11	ISSUED FOR PERMIT
5	05/11/11	ISSUED FOR PERMIT
6	05/11/11	ISSUED FOR PERMIT
7	05/11/11	ISSUED FOR PERMIT
8	05/11/11	ISSUED FOR PERMIT
9	05/11/11	ISSUED FOR PERMIT
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13	05/11/11	ISSUED FOR PERMIT
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17	05/11/11	ISSUED FOR PERMIT
18	05/11/11	ISSUED FOR PERMIT
19	05/11/11	ISSUED FOR PERMIT
20	05/11/11	ISSUED FOR PERMIT

PERMIT NO. 11-0001



J. GELFAND, P.E.

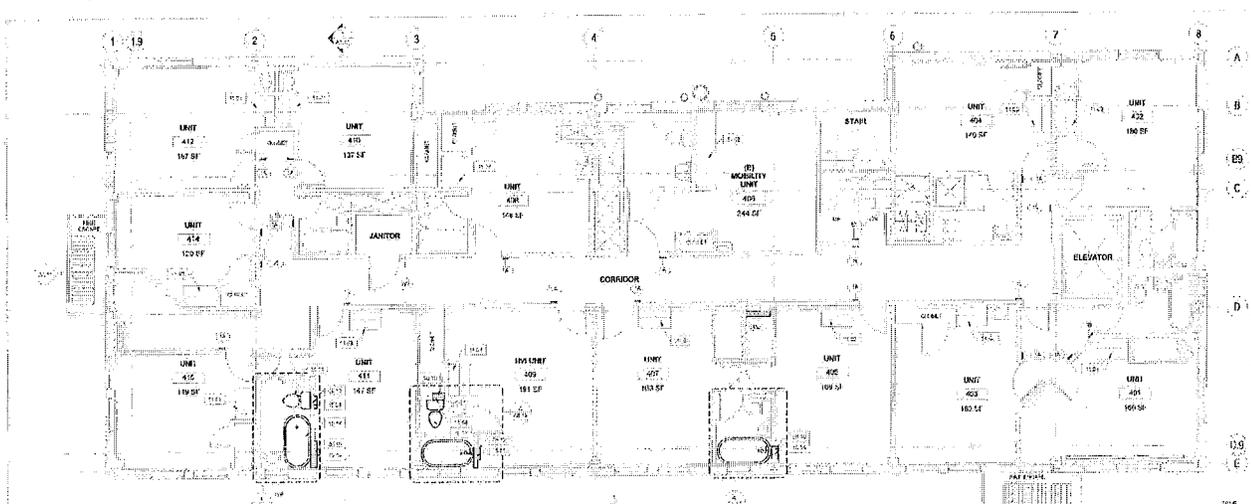
HARRISON HOTEL
1415 Harrison Street
Oakland, CA 94612

DATE: 05/11/11

4TH FLOOR & SIGNAGE PLAN

A2.13

Scale: 1/8" = 1'-0"



4TH FLOOR PLAN
1/8" = 1'-0"

TRUE NORTH

SHEET NOTES
1. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING AND PROPOSED WORK.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING AND PROPOSED WORK.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING AND PROPOSED WORK.
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20. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL EXISTING AND PROPOSED WORK.

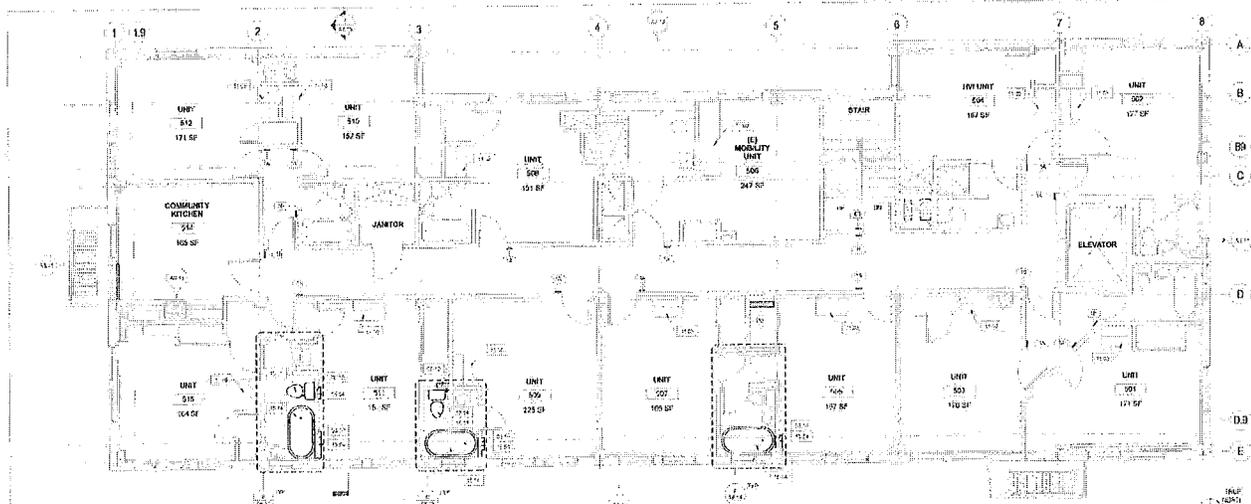
KEYNOTES
K1: 1/8" DIA. BRASS NUTS TO MATCH EXISTING BRASS REPLACEMENT
K2: 1/8" DIA. BRASS NUTS TO MATCH EXISTING BRASS REPLACEMENT
K3: 1/8" DIA. BRASS NUTS TO MATCH EXISTING BRASS REPLACEMENT
K4: 1/8" DIA. BRASS NUTS TO MATCH EXISTING BRASS REPLACEMENT
K5: 1/8" DIA. BRASS NUTS TO MATCH EXISTING BRASS REPLACEMENT
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K10: 1/8" DIA. BRASS NUTS TO MATCH EXISTING BRASS REPLACEMENT
K11: 1/8" DIA. BRASS NUTS TO MATCH EXISTING BRASS REPLACEMENT
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K18: 1/8" DIA. BRASS NUTS TO MATCH EXISTING BRASS REPLACEMENT
K19: 1/8" DIA. BRASS NUTS TO MATCH EXISTING BRASS REPLACEMENT
K20: 1/8" DIA. BRASS NUTS TO MATCH EXISTING BRASS REPLACEMENT

LEGEND
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20. 1/8" DIA. BRASS NUTS TO MATCH EXISTING BRASS REPLACEMENT



GELFAND PARTNERS ARCHITECTS

Project: Harrison Hotel
 Location: 1415 Harrison Street, Oakland, CA 94612
 Date: 10/20/14
 Scale: 1/4" = 1'-0"



1 5TH FLOOR PLAN
 1/4" = 1'-0"

SHEET NOTES

1. UNLESS OTHERWISE NOTED, PROVIDE IN ACCORDANCE WITH THE 2013 CALIFORNIA BUILDING CODE.
2. PROVIDE SCHEDULE 40 HOLLOW STRUCTURAL STEEL (HSS) FOR ALL STRUCTURAL STEEL MEMBERS.
3. PROVIDE 1/2" THICK CONCRETE SLABS ON GRADE AND 4" THICK CONCRETE SLABS ON BEAMS.
4. PROVIDE 1/2" THICK CONCRETE SLABS ON BEAMS AND 4" THICK CONCRETE SLABS ON GRADE.
5. PROVIDE 1/2" THICK CONCRETE SLABS ON BEAMS AND 4" THICK CONCRETE SLABS ON GRADE.
6. PROVIDE 1/2" THICK CONCRETE SLABS ON BEAMS AND 4" THICK CONCRETE SLABS ON GRADE.
7. PROVIDE 1/2" THICK CONCRETE SLABS ON BEAMS AND 4" THICK CONCRETE SLABS ON GRADE.
8. PROVIDE 1/2" THICK CONCRETE SLABS ON BEAMS AND 4" THICK CONCRETE SLABS ON GRADE.
9. PROVIDE 1/2" THICK CONCRETE SLABS ON BEAMS AND 4" THICK CONCRETE SLABS ON GRADE.
10. PROVIDE 1/2" THICK CONCRETE SLABS ON BEAMS AND 4" THICK CONCRETE SLABS ON GRADE.

KEYNOTES

- 1. 1/2" HOLLOW STRUCTURAL STEEL (HSS) 4x4x1/2
- 2. 1/2" HOLLOW STRUCTURAL STEEL (HSS) 4x4x1/2
- 3. 1/2" HOLLOW STRUCTURAL STEEL (HSS) 4x4x1/2
- 4. 1/2" HOLLOW STRUCTURAL STEEL (HSS) 4x4x1/2
- 5. 1/2" HOLLOW STRUCTURAL STEEL (HSS) 4x4x1/2
- 6. 1/2" HOLLOW STRUCTURAL STEEL (HSS) 4x4x1/2
- 7. 1/2" HOLLOW STRUCTURAL STEEL (HSS) 4x4x1/2
- 8. 1/2" HOLLOW STRUCTURAL STEEL (HSS) 4x4x1/2
- 9. 1/2" HOLLOW STRUCTURAL STEEL (HSS) 4x4x1/2
- 10. 1/2" HOLLOW STRUCTURAL STEEL (HSS) 4x4x1/2

LEGEND



DATE: 10/20/14
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT: Harrison Hotel
 SHEET: 5TH FLOOR & SIGNAGE PLAN
 SCALE: 1/4" = 1'-0"



HARRISON HOTEL
 1415 Harrison Street
 Oakland, CA 94612

5TH FLOOR & SIGNAGE PLAN

A2.14



GELFAND PARTNERS ARCHITECTS

CONTRACT NO. 1415
 PROJECT NO. 1415
 SHEET NO. A2.15

DATE: 08/15/11
 DRAWN BY: J. GELFAND
 CHECKED BY: J. GELFAND

PROJECT: HARRISON HOTEL
 1415 HARRISON STREET
 OAKLAND, CA 94612

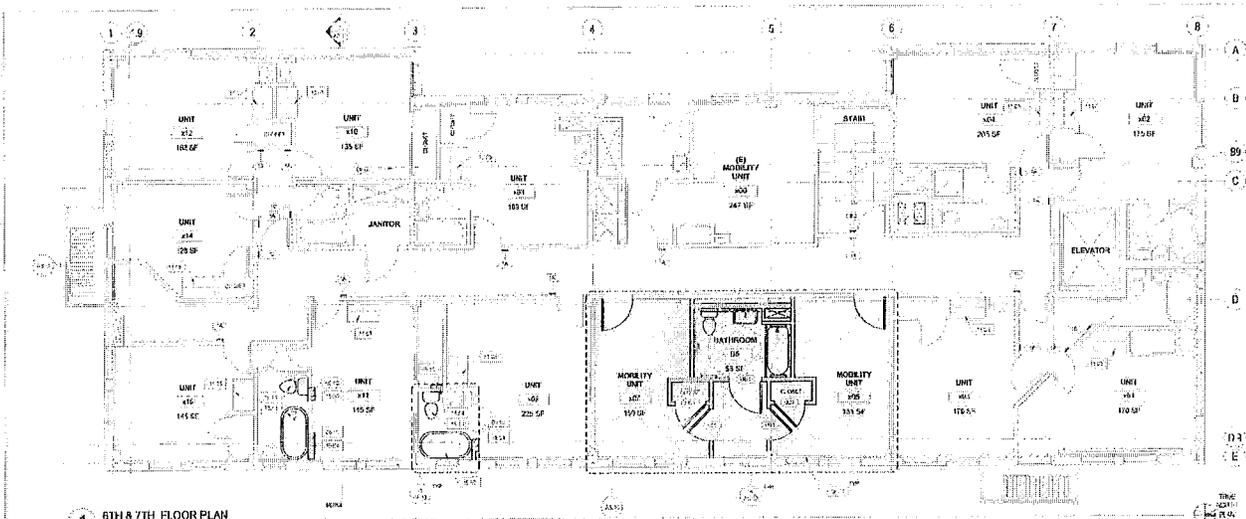
REVISIONS

NO.	DATE	DESCRIPTION
1	08/15/11	ISSUED FOR PERMIT
2	08/15/11	ISSUED FOR CONSTRUCTION



HARRISON HOTEL
 1415 Harrison Street
 Oakland, CA 94612

6TH - 7TH FLOOR PLAN, SIGNAGE PLAN
 A2.15



1 6TH & 7TH FLOOR PLAN
 1/4" = 1'-0"

DATE: 08/15/11
 TIME: 10:00 AM

SHEET NOTES

1. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE 2008 CALIFORNIA BUILDING CODE, PREVIOUS EDITIONS AND ALL APPLICABLE ORDINANCES.
2. PROTECT ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
3. VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING CONDITIONS.
4. PROVIDE SUFFICIENT BRACING AND SHORING TO MAINTAIN STRUCTURAL INTEGRITY DURING CONSTRUCTION.
5. PROVIDE PROTECTION FOR ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2008 CALIFORNIA BUILDING CODE, PREVIOUS EDITIONS AND ALL APPLICABLE ORDINANCES.
7. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2008 CALIFORNIA BUILDING CODE, PREVIOUS EDITIONS AND ALL APPLICABLE ORDINANCES.
8. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE 2008 CALIFORNIA BUILDING CODE, PREVIOUS EDITIONS AND ALL APPLICABLE ORDINANCES.

KEYNOTES

- 05 07 STEEL BRACE FRAME - UNIT 400
- 14 01 GENERAL VENTILATION FROM EXISTING P.A. FRP
- 05 10 EXISTING VENTILATION SYSTEM REPLACEMENT
- 11 01 EXISTING DOORWAY
- 10 05 EXISTING STONE TILE OVER SUBFLOOR
- 15 11 FORM 1 - FRP
- 15 14 EXISTING STONE TILE OVER SUBFLOOR
- 15 04 EXISTING STONE TILE OVER SUBFLOOR

LEGEND



