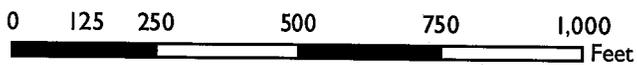
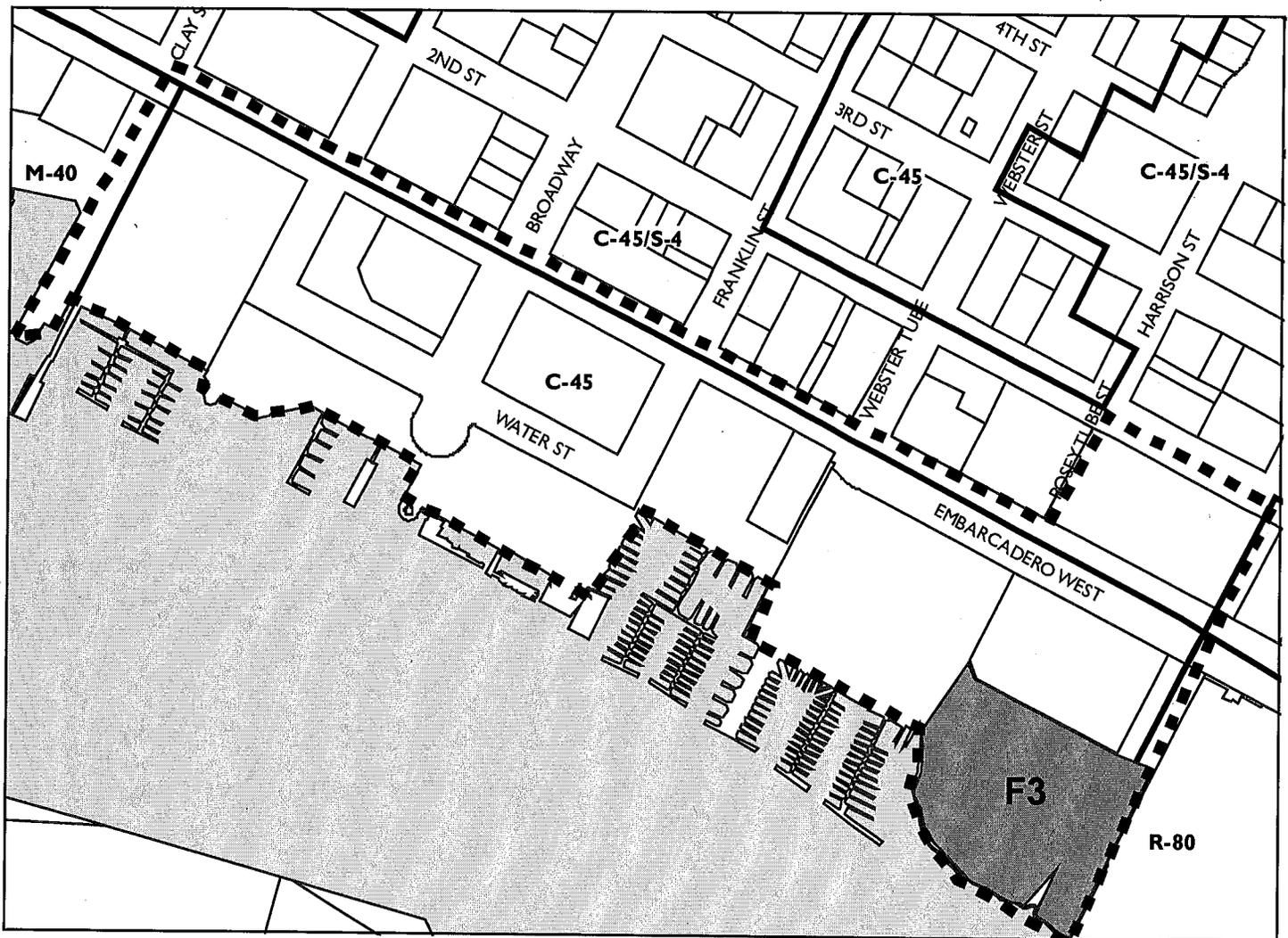


Location:	Jack London Square Development Project: Site F3 (south of Embarcadero, between Alice and Harrison Streets, APN 018 042000402).
Proposal:	Final Development Permit for Site F3.
Applicant:	CIM Group, Sean Buran: p: (323) 860-1811
Owner:	CIM Group
Planning Permits Required:	Final Development Permit.
General Plan:	Waterfront Commercial Recreation-1.
Zoning:	C-45 Community Shopping Commercial Zone
Environmental Determination:	Final EIR certified on March 17, 2004 by the Planning Commission; Addendum #1 approved on September 23, 2014.
Historic Status:	None for affected sites.
Service Delivery District:	I – Downtown/West Oakland/Harbor
City Council District:	3 – Lynette Gibson McElhaney
Action to be Taken:	Conduct design review of proposed FDP
Finality of Decision:	NA (Design review, only; No action will be taken at this meeting)
For further information:	Contact case planner Catherine Payne at 510-238-6168 or by e-mail at cpayne@oaklandnet.com

SUMMARY

The purpose of this report is to solicit design review input regarding a proposed Final Development Permits (FDP) related to the Jack London District Planned Unit Development (case files ER030004, DA13171 and PUD13170). The City of Oakland originally approved the nine-site, multi-phased development project known as “Jack London Square” in 2004. Three sites have been constructed, building permit applications have been submitted for two additional sites, and the applicant is currently seeking a FDP for the last remaining development opportunity site in Jack London Square. In summary, the applicant proposes hotel development, consistent with the PUD development allowances, for Site F3.

CITY OF OAKLAND PLANNING COMMISSION



Case File: PUD13170-PUDF03
Applicant: CIM Group
Address: Jack London Square Development Project: Site F3
(Oakland Estuary between Alice & Webster Streets)
Zone: C-45

PROJECT SITE AND SURROUNDING AREA

The Jack London Square project site is a nine-site area located along the Oakland Estuary (at the southern terminus of Broadway) between Clay and Alice Streets. More specifically, Jack London Square project "Site F3" is located on the waterfront, south of Water Street (a pedestrian paseo) and between Alice and Harrison Streets. Surrounding land uses include entertainment, dining and destination retail uses and the Jack London Square Marina to the south. Site F3 is located immediately south of the planned mixed-use residential and ground floor commercial project on Site F2, and west of "The Landing" multi-family residential complex.

PROJECT BACKGROUND

Project History

The City of Oakland approved the nine-site, multi-phased development project known as "Jack London Square" in 2004. The project is located on sites located throughout the Jack London District of Oakland, south of Interstate 880, and owned by the Port of Oakland (with the exception of Sites D and F2, which are owned by CIM Group). The project was subject to an Environmental Impact Report, Preliminary and Final Development Permits (and appeal), Major Conditional Use Permit (and appeal), Major Variance, Rezone, Development Agreement (and appeal), with final approvals for the land use entitlements granted by the Oakland City Council on June 15, 2004. The PUD was revised in 2014 to allow residential development options on Sites D and F2.

The adopted project is a mixed-use development scheme that supports the retail, entertainment and dining uses in the project area, while providing needed complementary residential uses, as well. The project was subject to a high level of design scrutiny in both 2004 and 2014, with a concern for how buildings and land uses would relate to the waterfront, to the public spaces in Jack London Square (including the Bay Trail), and to nearby residential uses.

Since 2004, the project proponent has developed three sites: Sites "C", "G" and "F1". "Site C" is a commercial building that includes 16,000 square feet of above-ground floor office space and 16,000 square feet of vacant retail, dining and entertainment space on the ground floor. "Site G" includes 1,086 parking spaces (although the site was only required to have 743 spaces), 30,000 square feet of vacant retail space on the ground floor, and a pedestrian bridge connecting the building to Jack London Square over the railroad ROW along Embarcadero. "Site F1" is a six-story building with an approximately 33,000 square-foot footprint, and encompasses a total of 191,000 square feet; there is a restaurant located on the ground floor and mostly occupied office uses on the upper floors.

Most recently, the applicant has submitted building permit applications for the approved residential uses planned for Sites D and F2. In addition, the applicant is preparing to submit applications for tenant improvements for two uses on the ground floor of Site G: an entertainment use in one part of the space, and a grocery store use in the other portion.

The current proposed FDP for a hotel at F3 is consistent with and unchanged from the original project approvals.

PROJECT DESCRIPTION

The proposed project is a hotel located on the waterfront in the Jack London District. The application is for a Final Development Permit (FDP) related to the Jack London District Planned Unit Development (JLD PUD).

The proposed scheme is an amenity-rich hotel that includes event space, a bar, a restaurant, a pool and landscaped grounds.

The proposed development scheme includes the following components:

- Hotel Uses: The proposed hotel is small with substantial amenities. The hotel includes a small number of rooms with significant grounds and amenities:
 - Rooms: The proposed hotel includes 155 guest rooms (or “keys”) located above-ground floor in double-loaded corridors in the portion of the building running perpendicular to the edge of the Estuary.
 - Restaurant/bar/kitchen: The proposal includes approximately 4,500 square feet of restaurant and bar space (including a separate bar on the second level of the portion of the building running parallel and adjacent to Water Street).
 - Event space/meeting rooms: The proposal includes a large, 3,700 square-foot meeting room area or event space fronting Water Street at the intersection with Harrison Street.
 - Parking: On-site parking for twenty-two vehicles is provided in the building on the ground level facing (and accessed from) Alice Street. Additional parking is available, consistent with the approved PUD, at the Parcel G garage.
 - Back-of-house: Approximately 6,000 square feet of back-of-house uses (including janitorial, service, employee and office space) are located throughout the ground floor in the Alice Street and Water Street building wings.
- Design: The project is designed as an urban resort with the hotel building oriented toward significant landscaped grounds and views of the San Francisco Bay. The site is planned to create an urban wall along Water and Alice Streets, with amenities contained toward the center of the site, and a landscaped berm edge along the San Francisco Bay Trail (Bay Trail) to provide privacy and a visually interesting experience from the Bay Trail. In addition, the project has been oriented to maximize views of the Oakland Estuary and San Francisco Bay beyond.
 - Size and Layout: The proposed 100,000 square-foot building is L-shaped with one wing fronting Water Street and the other wing located parallel to Alice Street. The Water Street wing is two stories while the Alice Street wing is six stories. The Alice Street wing contains the parking and back-of-house uses on the ground floor with the hotel rooms located in the upper five stories, sited to maximize

views. The Water Street wing includes the lobby, restaurant, bar, event space and meeting rooms, back-of-house uses, and a public restroom.

- Ground floor height: The ground floor will have a minimum of fifteen feet floor-to-ceiling height.
- Landscaping concept: The landscaping is designed around a central pool. Dunes line the site perimeter to the west and south of the site, creating privacy for guests and a windbreak to allow comfortable outdoor use of the site. Access from the hotel to the San Francisco Bay Trail is provided for guests along the southern perimeter of the site. The area to the northeast of the pool provides pool seating and access from the event space and restaurant. The second-story roof deck includes a bar and bay viewing deck projections over the landscaped area below.

GENERAL PLAN ANALYSIS

Existing General Plan Land Use Classifications

The Site F3 General Plan land use classification is Waterfront Commercial Recreation-1 (WCR-1). The intent of this classification is to “Extend public-oriented waterfront activities west from Webster Street to Alice Street, in conjunction with enhanced public access, open space, and recreational opportunities.” (EPP, page 132) With regards to desired character, “Future development in this area should be primarily retail, restaurant, cultural, office, hotel, commercial-recreational, conference, exhibition, performances, shows, parks and public open spaces, and recreational opportunities with active public-oriented uses on ground floors on streets and adjacent to open space areas. Water uses also included.” (EPP, p. 132) The maximum FAR is 3.0. The WCR-1 designation allows hotel uses and emphasizes pedestrian-oriented development with active public-oriented uses on the ground floor.

ZONING ANALYSIS

Zoning District Analysis

Site F3 is zoned C-45 Community Shopping Commercial Zone (C-45 zone). The zoning regulations are consistent with the General Plan land use designations and would allow the proposed project. The intent of the C-45 zone is to “create, preserve, and enhance areas with a wide range of both retail and wholesale establishments serving both long and short term needs in compact locations oriented toward pedestrian comparison shopping, and is typically appropriate to commercial clusters near intersections of major thoroughfares.” (Oakland Planning Code Section 17.56.010) The maximum FAR is 7.0. The C-45 zone regulations allow semi-transient habitation, or hotel uses, outright. The planned hotel has a 1.0 FAR and is an allowed use and within the allowable intensity specified in the C-45 district.

The following table compares the proposed project with the C-45 development standards:

Zoning Criteria	C-45 Development Standards	Site F3 Proposal	Comments
Land Use	Includes semi-transient residential	Semi-transient residential	Complies
Maximum FAR	7.0	1.0 FAR (100k sf building/100k sf site)	Zoning intensity does not apply in Estuary Plan area if GP FAR not exceeded; Complies
Front Yard	0'	0' and greater	Complies
Street Side Yard	0'	0' and greater	Complies
Interior Side Yard	0' unless if opposite living room window, then 8' plus 2' additional for each story above ground level	0' and greater	Complies
Courts	Required opposite legally required windows	Courts provided	Complies
Rear Yard	0'	0' and greater	Complies
Building Height	None	80'	Complies
Parking	No maximum	22 spaces (plus Site G garage)	Complies
Loading	<50 k sf = 0 >50k sf = 1	None shown	1 space required; Does not comply
Bicycle Parking	Long-term: 1 per 4 keys Short-term: 1 per 20 keys		47 spaces required; TBD
Recycling Space	2 cubic feet of space per unit	None shown	310 cf required; TBD

PUD Analysis

The planned hotel is the prescribed use for the Jack London District PUD. The land use entitlements allow for an up-to 250-key hotel, with a maximum size of 220,000 square feet, and up to 30,000 square feet of conference space. The proposed Site F3 FDP application is within the approved allowances, with 155 keys in an approximately 100,000 square-foot facility, and less than 4,000 square feet of meeting and event space.

ISSUES

The proposed project is an attractive hotel design with components of a destination resort. The expansive grounds and separate bar and restaurant, along with amenities like an outdoor pool and possible event space, suggest a luxury recreation and entertainment experience more than a modest economy hotel or motel facility. A luxury, destination hotel would be a beneficial use in the Jack London District and for the Oakland community, attracting visitors to the city and activating the waterfront consistent with long-term City goals and objectives. At the same time, staff has concerns regarding how the project site planning relates to and supports neighboring uses and the larger Jack London District:

Site Planning:

- **Water Street:** Water Street, a pedestrian paseo, is the organizing feature of the Jack London District. Water Street runs parallel to the Oakland Estuary, and along the Estuary through significant portions of the district. Over the past few decades, the Port with support from the City of Oakland, and previous developers, have oriented ground-floor commercial and other active uses in the Jack London District toward Water Street and intersections with Water Street. The proposed hotel design minimizes activation of Water Street.
 - **Ground floor:** Proposed ground floor uses on Water Street include restrooms, back-of-house offices, private dining room, and meeting rooms at the corner with Harrison Street. These uses do not activate Water Street or provide any porosity between the public and private realms. Staff believes that active uses, like the restaurant and bar should be located along Water Street and, particularly, at the intersection with Harrison Street. Staff has an additional concern that the plans are unclear as to the proposed use for the ground floor space located at the intersection of Water and Harrison Streets: some plans indicate an event space while other plans indicate meeting rooms. The City worked closely with this same applicant to activate the corner of the F2 site at the same intersection and intends to ensure that the entire intersection is designed to perform as an active node for the larger Jack London District.
 - **Second floor:** The proposed hotel bar is located on a roof deck along Water Street. The bar is designed to be a unique, destination space providing views to the Estuary and San Francisco beyond. However, this outdoor bar would also be located across from the upper levels of residential townhouses facing the opposite side of Water Street. The bar could be noisy and otherwise present a nuisance for residential uses on the opposite side of Water Street.
- **Harrison and Water Street Intersection:** As noted above, Water Street is the primary axis around which the Jack London District is organized and the dining and entertainment heart of the district. The intersections between Water Street and crossing streets, like Harrison Street, should function as highly activated nodes with concentrated commercial uses and connectivity between the private and public realms. This intersection is one of the primary points of access from the surrounding area into the Jack London District and should feel open, busy and welcoming. However, the hotel site planning places the meeting rooms (which could function as an event space) at that important corner. Staff

believes this is an inappropriate use to locate at that corner if the objective is to support the City goal of having a lively entertainment and dining district.

- Dunes: The proposed project includes a dune landscape along the western and southern perimeters of the site. The dunes will provide privacy and protection from the wind for hotel guests. However, without sections and more design information, it is unclear how the dunes would affect the public experience of the water's edge and Bay Trail. Staff is concerned that the dunes would create a fortress-like, unactivated edge that could be uncomfortable for the public. The current design includes two points of entry between the hotel and the public Bay Trail. Staff requests further information about the dune design and further exploration of the interface between the hotel site and the Bay Trail.

Water Street

The proposed Site F3 hotel plans suggest a canopy feature over Water Street. Staff is concerned that this feature will make the pedestrian paseo feel private. Staff requests a more complete design of Water Street to ensure that the space will be a successful public facility for visitors to the Jack London District. Water Street should be designed to convey continuity with the paseo to the north, and to be a welcoming public space.

Architectural Design

The proposed building is attractively designed with clean massing, interesting projections, large window openings and reliance on high-quality finishes. Staff has no specific concerns about the architectural design of the building.

Development Standards

Future plans for Planning Commission consideration should indicate loading, bicycle parking and recycling space.

RECOMMENDATION

This staff report identifies specific design and site planning concerns. Staff recommends that the Design Review Committee discuss these and any other design comments regarding the proposed Site F3 hotel FDP.

Prepared by, and Approved for forwarding
to the Design Review Committee:



CATHERINE PAYNE
Acting Development Planning Manager

Attachments:

- A. Proposed Project Plans



JACK LONDON SQUARE HOTEL
OAKLAND, CALIFORNIA

DEVELOPER

CIM CIM Group

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ARCHITECT

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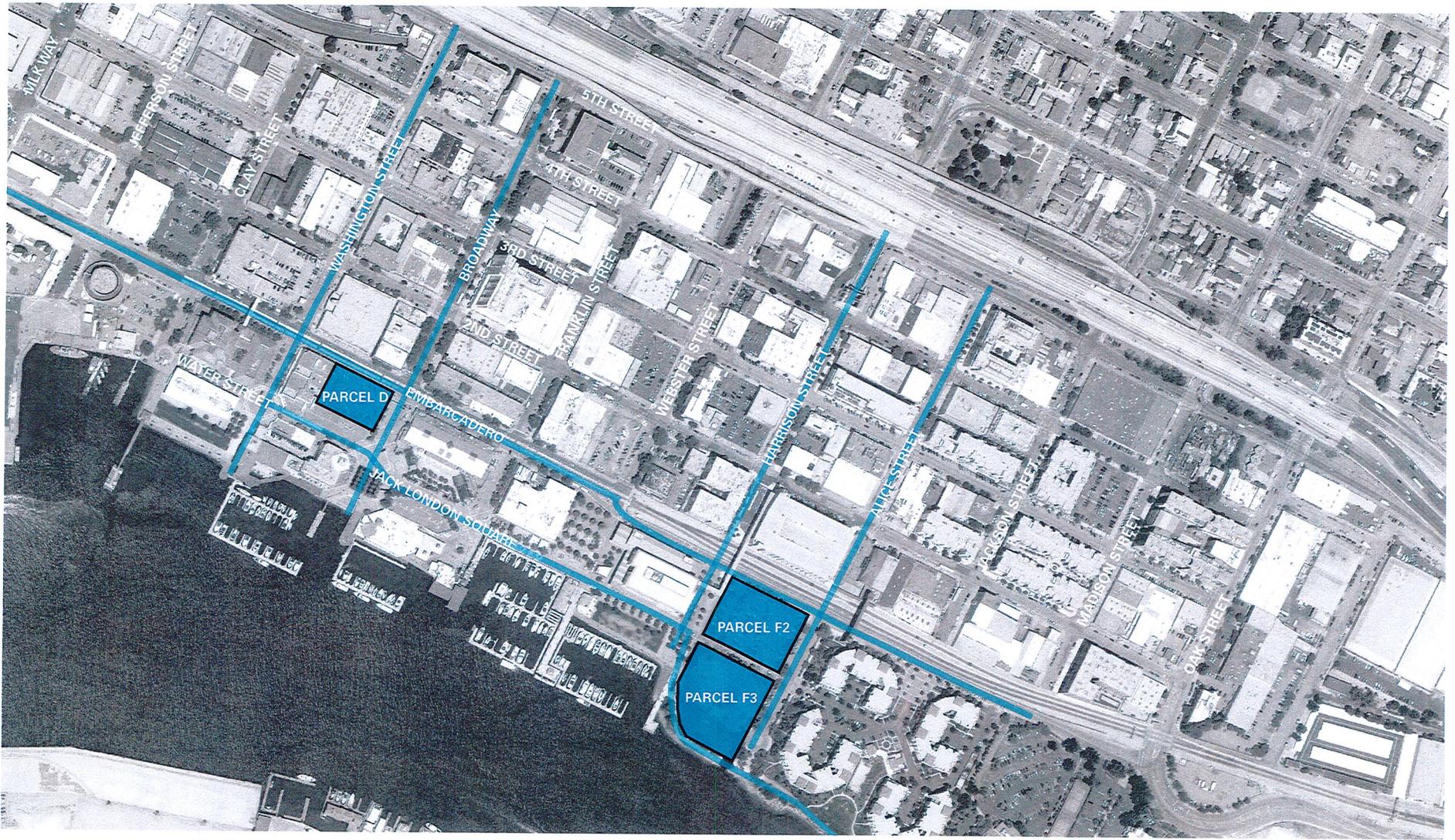
PROJECT DIRECTORY

OWNER
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 4700 WILSHIRE BOULEVARD,
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 T 323.860.4900

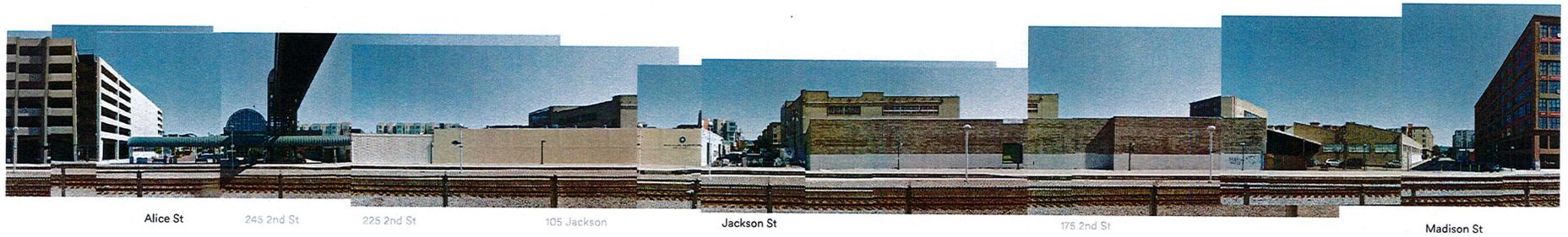
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 SOLOMON CORDWELL BUENZ
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 San Francisco, CA 94111
 415.216.2450

CIVIL ENGINEER
 SANDIS
 636 9th Street
 Oakland, CA 94607
 510.873.8866

LANDSCAPE ARCHITECT
 SURFACE DESIGN INC
 Pier 33, The Embarcadero #200
 San Francisco, CA 94111
 415.621.5522



Embarcadero (Facing North)



Embarcadero (Facing South)



141 Embarcadero

Jackson St

101 Embarcadero

Alice St

PARCEL F2

Harrison St



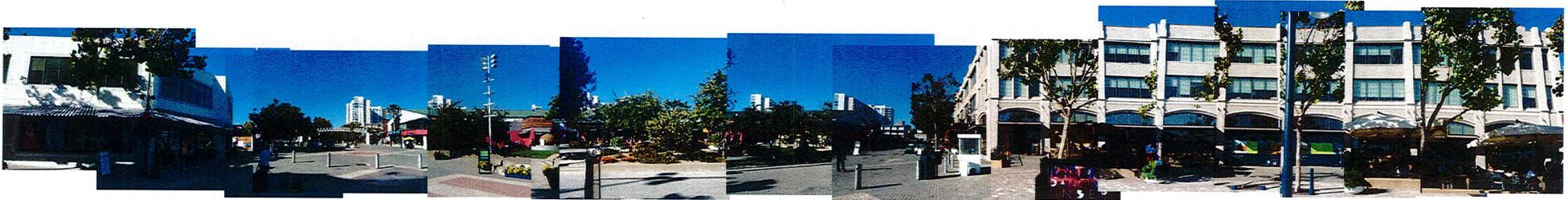
55 Harrison

65 Webster

Franklin St

98 Broadway

Water St & SF Bay Trail (Facing North)



Broadway

98 Broadway

Franklin St

65 Webster



Webster St

55 Harrison



55 Harrison

Harrison St

PARCEL F3

Alice St

131 Embarcadero

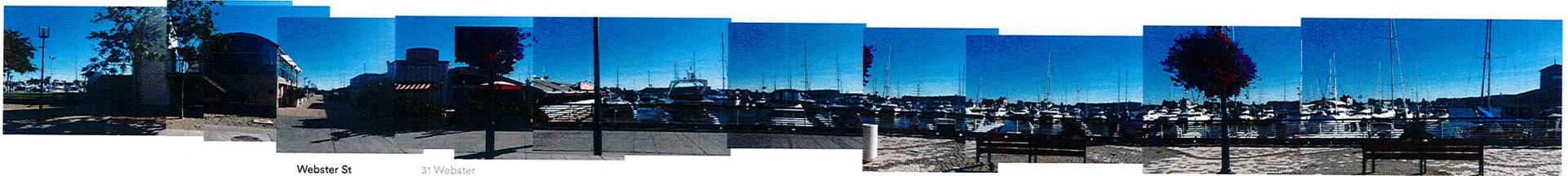
121 Embarcadero

Madison St

Water St & SF Bay Trail (Facing South)



PARCEL F3



Webster St

31 Webster



1 Franklin Franklin St

409 Water

Broadway

Harrison St (Facing West)



55 Harrison

Embarcadero

311 2nd St

2nd St

229 Harrison

3rd St



311 4th St

4th St

300 4th St

417 Harrison

425 Harrison

5th St

Alice St (Facing East)



5th St

428 Alice

4th St

247 4th St

248 3rd St

3rd St

220-200 Alice

2nd St



Embarcadero

101 Embarcadero

2-58 Alice

PARCEL F3

Item	Notes	FDP - Proposed
Regulating Agency	City of Oakland	
Governing Regulations	Ordinance No. 12612	
Parcel Area	99,826 sf	
Zoning Classification	C-45; PUD	
General Plan Classification	MUD	
Land Use	Hotel; Conference Center; Retail	Mixed Use
Density (Unit Count)		155 rooms
FAR	7.00	
Building Height	175' (13 stories Max.)	67' 6 stories
Parking	One (1) space for each six hundred (600) square feet on the ground floor One (1) space for each one thousand (1,000) square feet of floor area not on the ground floor of a building	22 parking spaces on-site balance of code required parking to be provided per PUD on Site G (§17.142.100.F)



LEED v4 for BD+C: New Construction and Major Renovation
Project Checklist

Project Name: JLS Parcel F3
Date: 08.21.2017

Y ? N
1

Credit Integrative Process 1

10	2	20	Location and Transportation	16
16			Credit LEED for Neighborhood Development Location	16
1			Credit Sensitive Land Protection	1
	2		Credit High Priority Site	2
5			Credit Surrounding Density and Diverse Uses	5
3	2		Credit Access to Quality Transit	5
		1	Credit Bicycle Facilities	1
1			Credit Reduced Parking Footprint	1
		1	Credit Green Vehicles	1

5	5	0	Sustainable Sites	10
Y			Prereq Construction Activity Pollution Prevention	Required
	1		Credit Site Assessment	1
	2		Credit Site Development - Protect or Restore Habitat	2
1			Credit Open Space	1
2	1		Credit Rainwater Management	3
2			Credit Heat Island Reduction	2
1			Credit Light Pollution Reduction	1

4	0	3	Water Efficiency	11
Y			Prereq Outdoor Water Use Reduction	Required
Y			Prereq Indoor Water Use Reduction	Required
Y			Prereq Building-Level Water Metering	Required
2			Credit Outdoor Water Use Reduction	2
2			Credit Indoor Water Use Reduction	6
	2		Credit Cooling Tower Water Use	2
	1		Credit Water Metering	1

9	7	17	Energy and Atmosphere	33
Y			Prereq Fundamental Commissioning and Verification	Required
Y			Prereq Minimum Energy Performance	Required
Y			Prereq Building-Level Energy Metering	Required
Y			Prereq Fundamental Refrigerant Management	Required
6			Credit Enhanced Commissioning	6
1	5	12	Credit Optimize Energy Performance	18
		1	Credit Advanced Energy Metering	1
	2		Credit Demand Response	2
		3	Credit Renewable Energy Production	3
		1	Credit Enhanced Refrigerant Management	1
2			Credit Green Power and Carbon Offsets	2

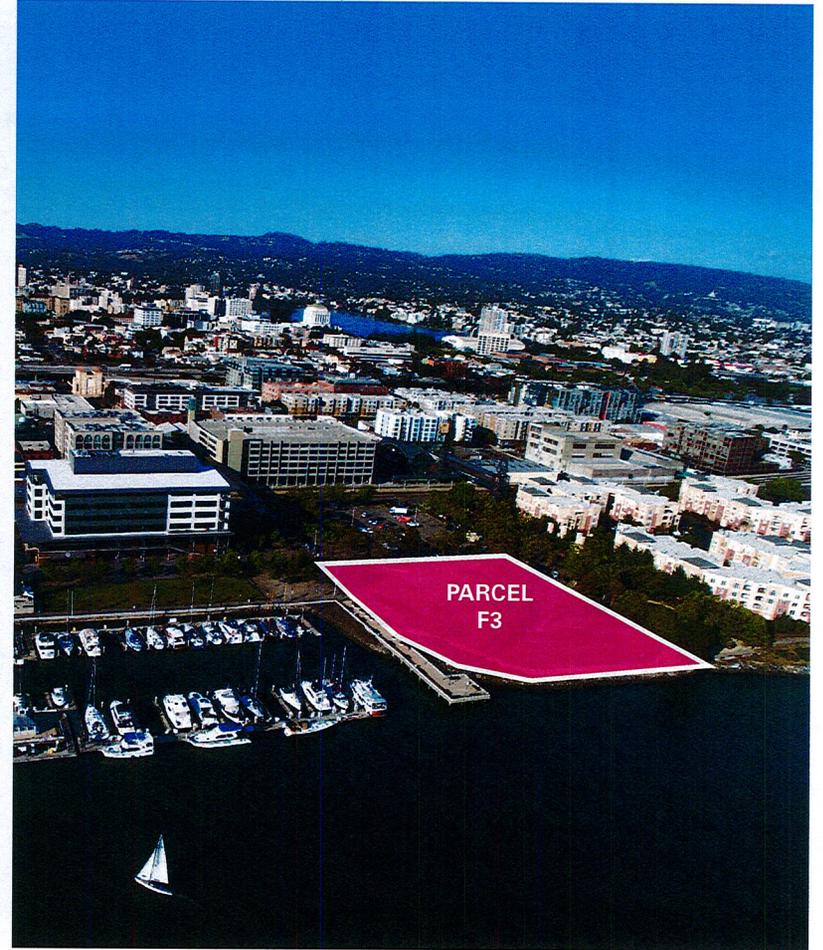
5	0	8	Materials and Resources	13
Y			Prereq Storage and Collection of Recyclables	Required
Y			Prereq Construction and Demolition Waste Management Planning	Required
		5	Credit Building Life-Cycle Impact Reduction	5
1		1	Credit Building Product Disclosure and Optimization - Environmental Product Declarations	2
1		1	Credit Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1		1	Credit Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit Construction and Demolition Waste Management	2

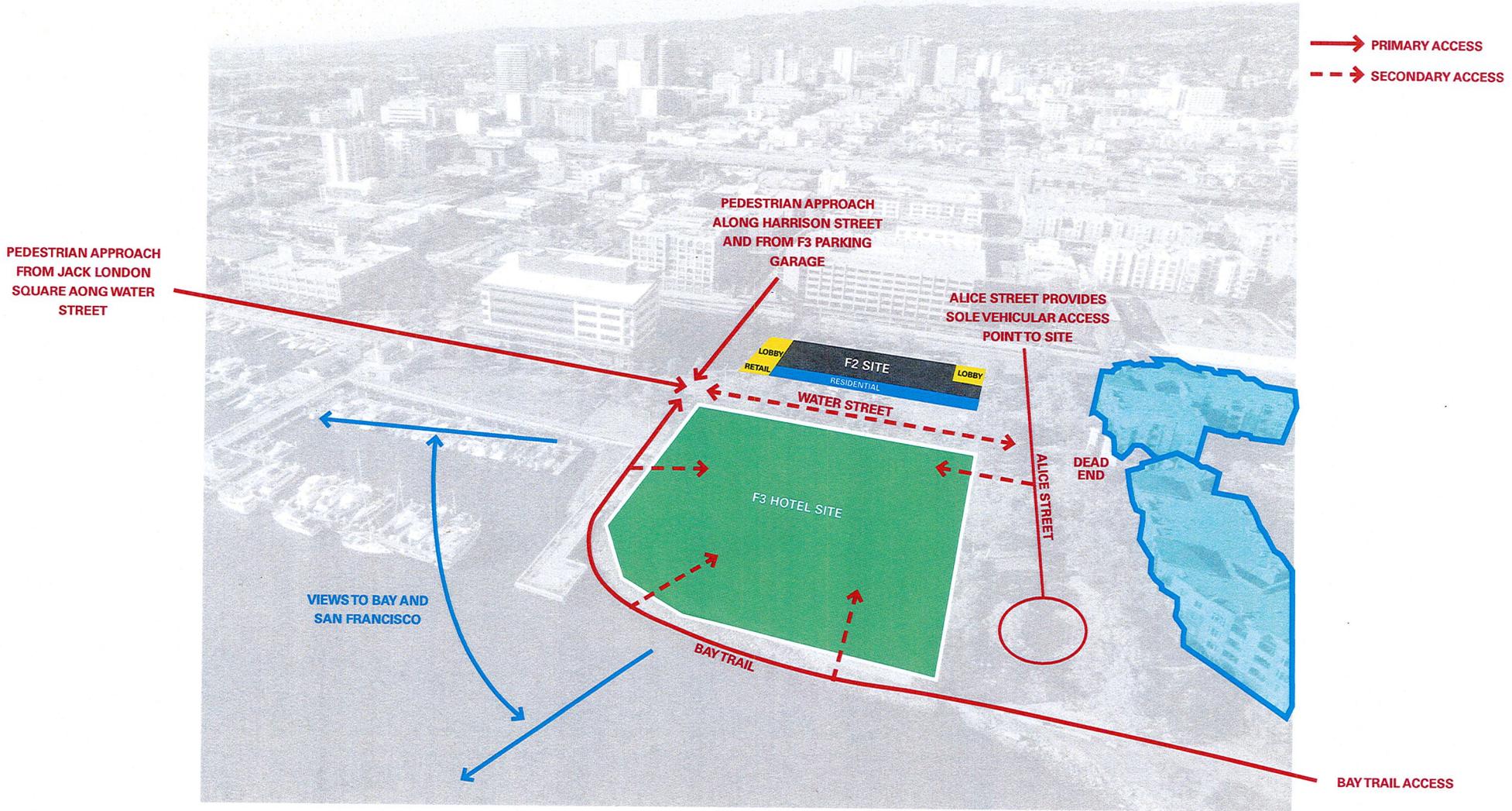
6	6	4	Indoor Environmental Quality	16
Y			Prereq Minimum Indoor Air Quality Performance	Required
Y			Prereq Environmental Tobacco Smoke Control	Required
		2	Credit Enhanced Indoor Air Quality Strategies	2
3			Credit Low-Emitting Materials	3
1			Credit Construction Indoor Air Quality Management Plan	1
		2	Credit Indoor Air Quality Assessment	2
1			Credit Thermal Comfort	1
	2		Credit Interior Lighting	2
	3		Credit Daylight	3
1			Credit Quality Views	1
1			Credit Acoustic Performance	1

1	0	5	Innovation	6
		5	Credit Innovation	5
1			Credit LEED Accredited Professional	1

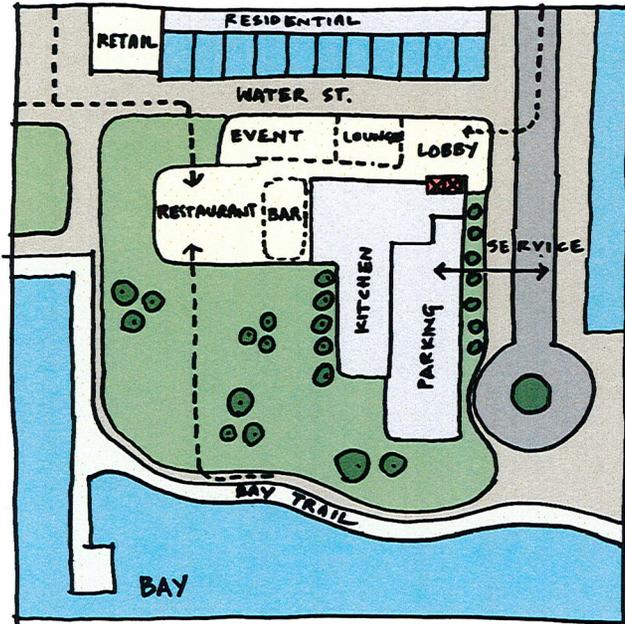
0	4	0	Regional Priority	4
	1		Credit Regional Priority: Specific Credit	1
	1		Credit Regional Priority: Specific Credit	1
	1		Credit Regional Priority: Specific Credit	1
	1		Credit Regional Priority: Specific Credit	1

40 | 25 | 57 TOTALS Possible Points: 110
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110





1. RESTAURANT AT CORNER. KITCHEN FACING WATER



WATERFRONT: LEAST ACTIVE. INCREASED BACK OF HOUSE. LOBBY AND EVENT SPACE DISCONNECTED FROM WATERFRONT

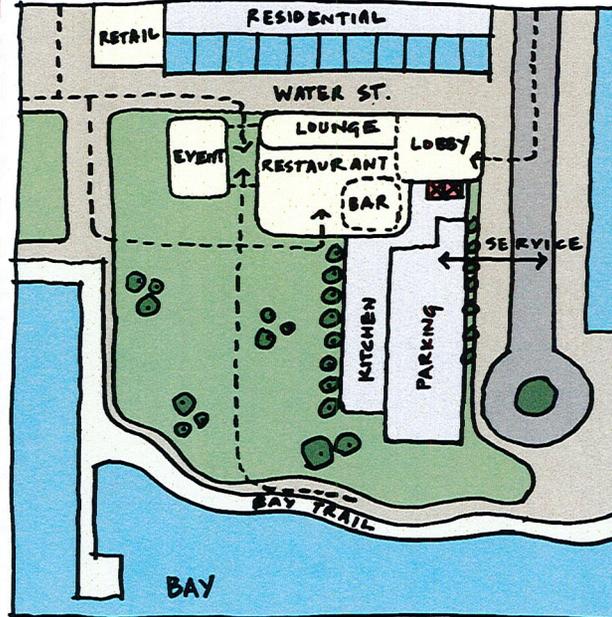
APPROACH FROM JACK LONDON SQUARE: MOST ACTIVE. RESTAURANT AND EVENT SPACE ENGAGE CORNER.

WATER ST.: MOST ACTIVE. MAY CREATE EXCESSIVE NOISE AND PRIVACY CONCERNS

ALICE STREET: BEST SOLUTION FOR SERVICE COMPONENTS AND PARKING. DIRECT HOTEL ACCESS. HOTEL LOBBY REMOTE FROM WATERFRONT.

PREFERRED OPTION

2. RESTAURANT FACING WATER. KITCHEN ALONG ALICE



WATERFRONT: ACTIVE. GOOD ACCESS FROM BAY TRAIL. RESTAURANT/ BAR AND EVENT SPACE ENGAGE WITH HOTEL OPEN SPACE. SERVICE COMPONENTS REQUIRE SCREENING.

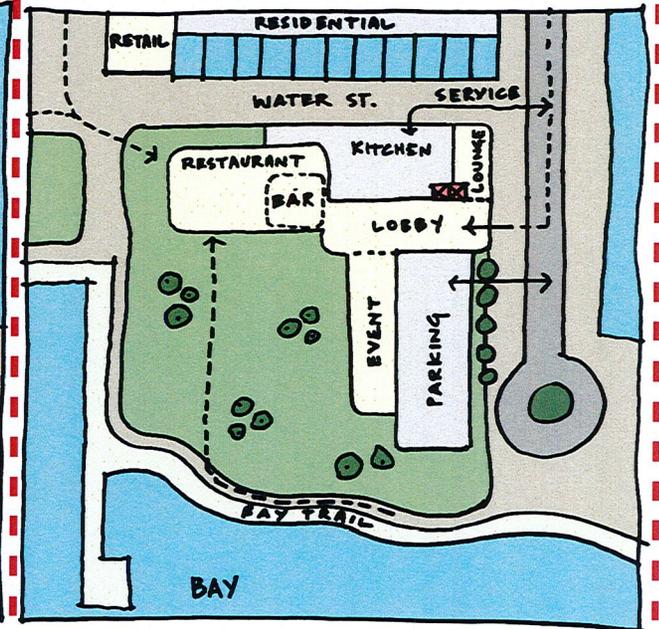
APPROACH FROM JACK LONDON SQUARE: ACTIVE. HOTEL EVENT SPACE ACTIVATES CORNER. WILL REQUIRE PROGRAMMING BY HOTEL: BREAKFAST BAR, EVENTS AND RECEPTIONS, WEDDINGS, DAILY COFFEE/ BREAKFAST SERVICE. POSSIBLE ROOFTOP BAR.

WATER ST.: ACTIVE BUT WITH THE QUIETER FUNCTIONS OF THE HOTEL. NO PRIVACY ISSUES

ALICE STREET: BEST SOLUTION FOR SERVICE COMPONENTS AND PARKING. DIRECT HOTEL ACCESS. HOTEL LOBBY HAS DIRECT VISUAL CONNECTION TO WATERFRONT.

PREFERRED ALTERNATE

3. RESTAURANT AT CORNER. KITCHEN FACING WATER STREET

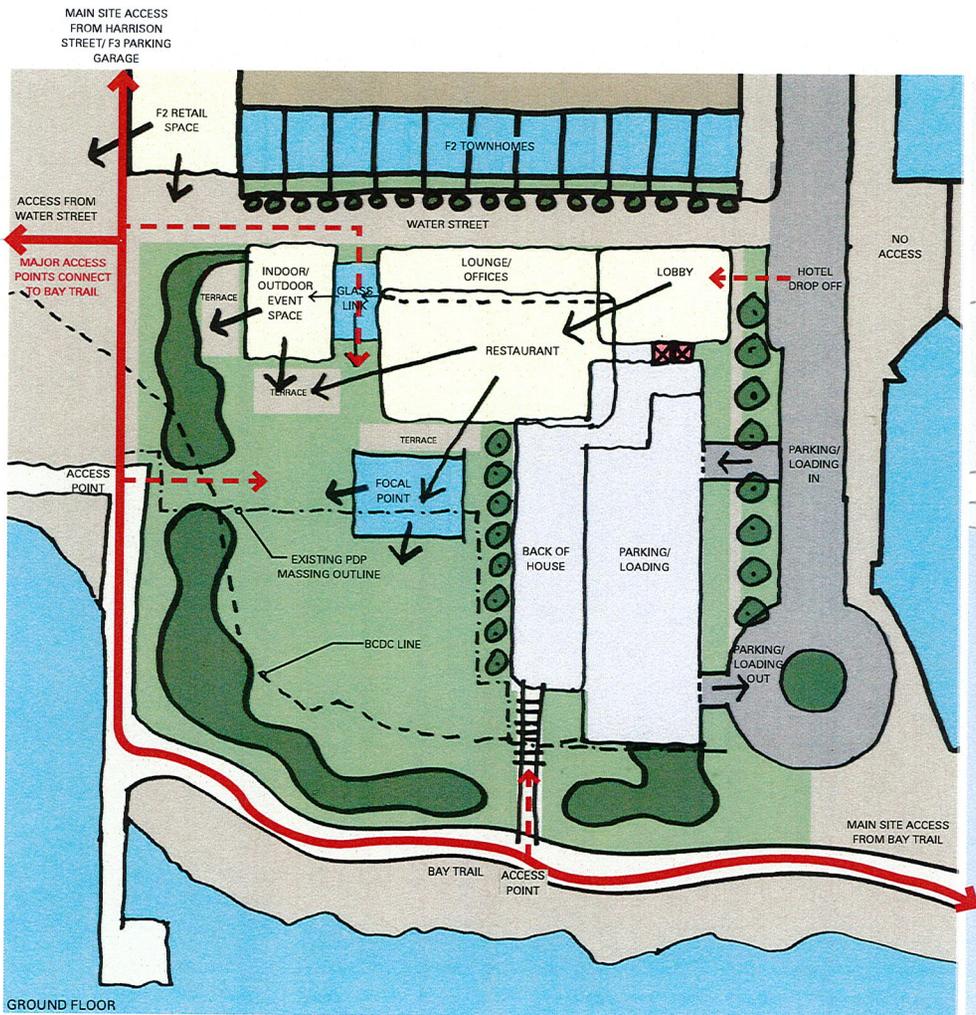


WATERFRONT: MOST ACTIVE. GOOD ACCESS FROM BAY TRAIL. RESTAURANT/ BAR AND EVENT SPACE ENGAGE WITH HOTEL OPEN SPACE

APPROACH FROM JACK LONDON SQUARE: ACTIVE. RESTAURANT ENGAGES CORNER.

WATER ST.: LEAST ACTIVE WITH SOME SERVICE/TRASH ACCESS REQUIRED ALONG WATER STREET. DEGRADES QUALITY OF WATER STREET AS RESIDENTIAL STREET.

ALICE STREET: GOOD HOTEL FRONTAGE AND CONNECTION TO CORNER. SERVICE COMPONENT REDUCED.





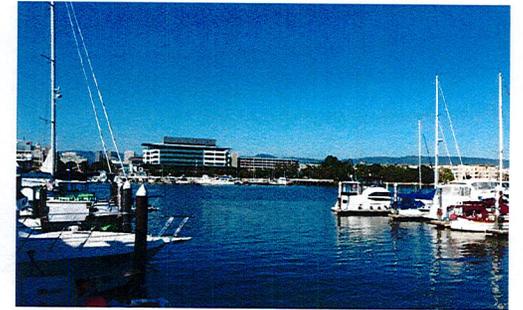
1: View of Parcel F3 from Alice Street



2: View of Parcel F3 from Waterfront



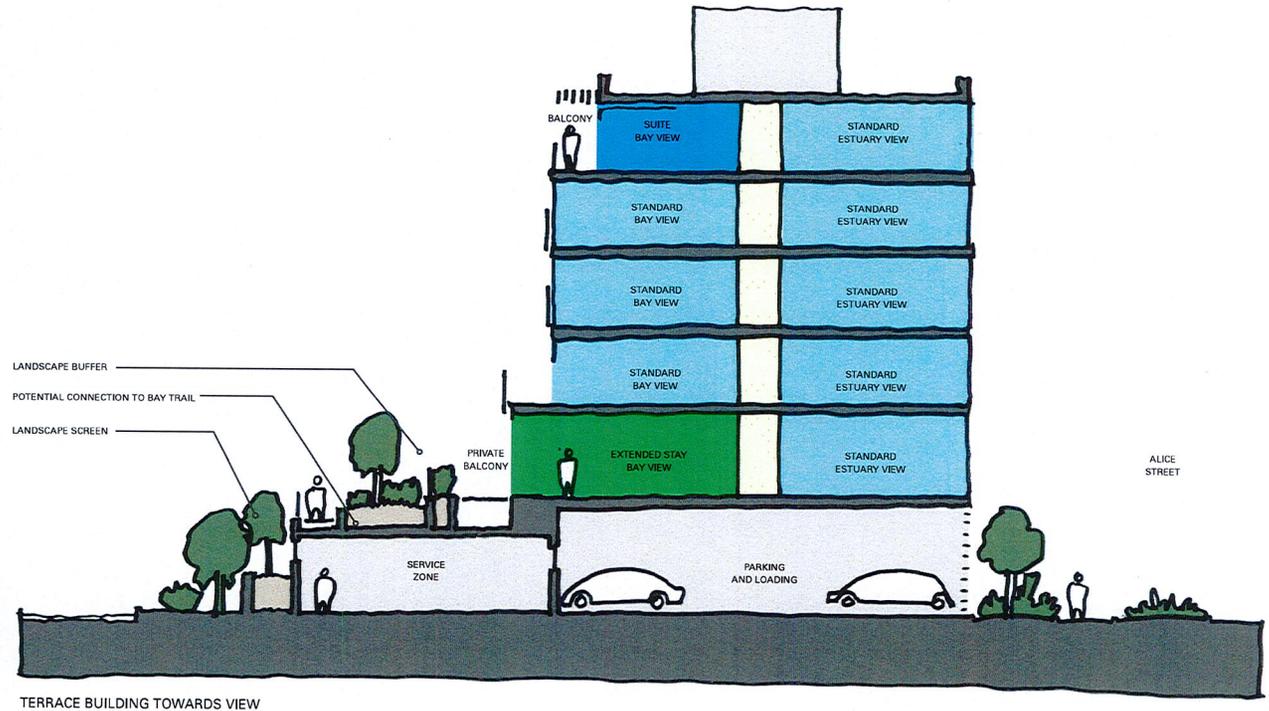
3: View of Parcel F3 from Water Street and Harrison Street



4: View of Parcel F3 from Alameda Island



5: View from SF Bay Trail of Parcel F3





SURVEY NOTE

SURVEY INFORMATION SHOWN INCLUDES POINTS FROM SURVEYS CONDUCTED AUGUST 2015 AND AUGUST 2017.

BENCHMARK

THE BASIS OF ELEVATION FOR THIS SURVEY IS THE PORT OF OAKLAND MONUMENT No. 1018, AN ALUMINUM DISK STAMPED "PORT OF OAKLAND SURVEY CONTROL" ON CHANDLER RD AT WESTER STREET.
ELEVATION = 11.838 FEET (PORT OF OAKLAND DATUM)

SURVEY UTILITY NOTE

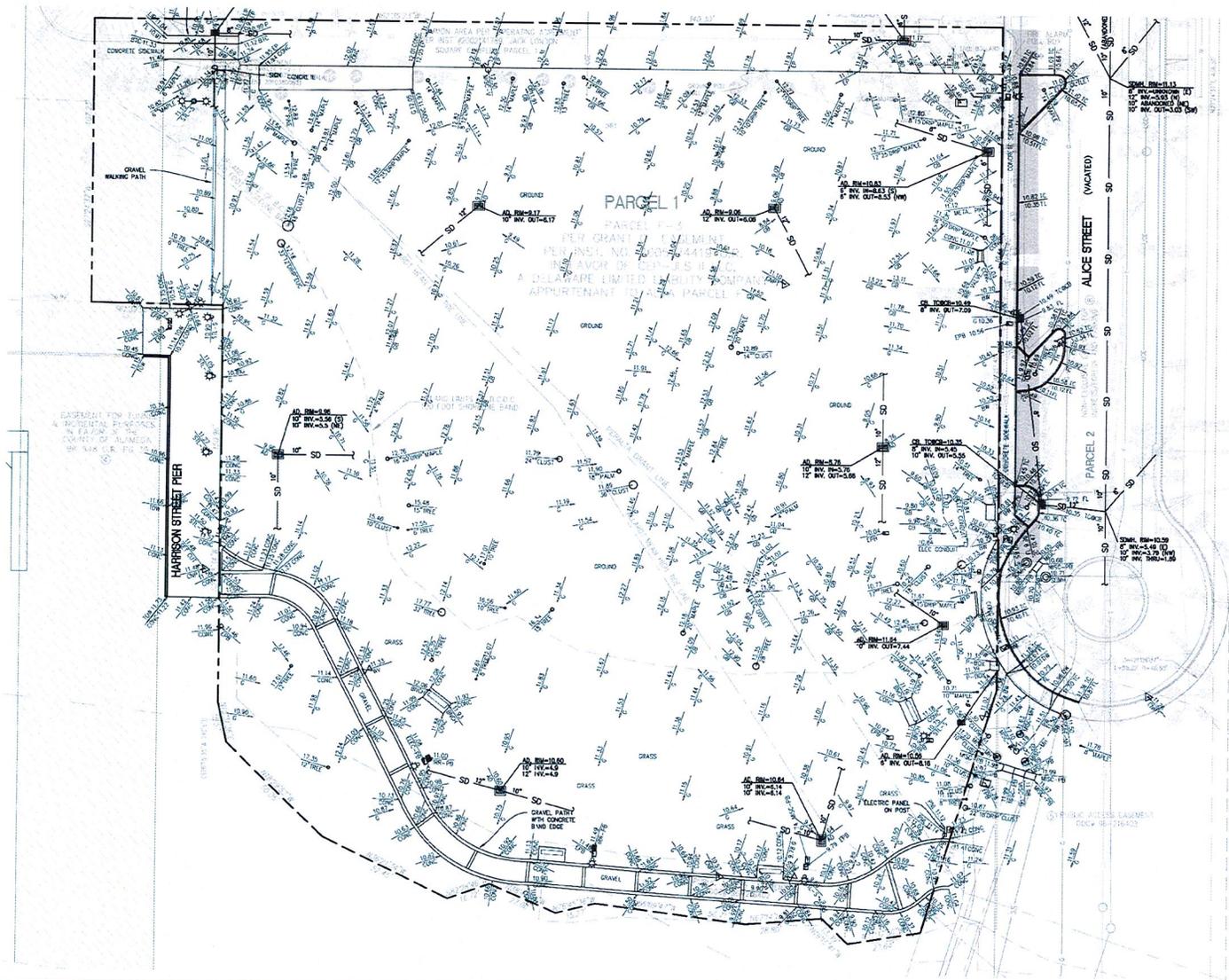
THE TYPES, LOCATIONS, SIZES AND /OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

ABBREVIATIONS

- AD - AREA DRAIN
- BLDC - BUILDING CORNER
- BLDN - BUILDING LINE
- BOLL - BOLLARD
- BDW - BOTTOM OF WALL
- CHSHT - SURVEY CHECK SHOT
- CL - CENTER LINE OR GLASS
- CNPT - SURVEY CONTROL POINT
- COM-PR - COMMUNICATIONS PULLBOX
- CONC - CONCRETE
- DI - DRAIN INLET
- ELEC-M - ELECTRICAL MANHOLE
- ELEC-PN - ELECTRICAL PANEL
- EP - EDGE OF PAVEMENT
- EPB - ELECTRICAL PULLBOX
- FDC - FIRE DEPARTMENT CONNECTION
- FF - FINISHED FLOOR
- FN - FIRE HYDRANT
- FL - FLOW LINE
- FMW - FOUND SURVEY MONUMENT
- FR - FOUND RAILROAD SINK
- FRK - FOUND SURVEY BENCHMARK
- FRK RR - FOUND RAILROAD SINK (SURVEY BENCHMARK)
- FRKRRPT - FOUND SURVEY CONTROL POINT
- G - GROUND
- GM - GAS METER
- GRATE - DRAIN INLET GRATE
- GV - GAS VALVE
- LIP - LIP OF GUTTER
- MISC-CO - MISCELLANEOUS CLEANOUT
- MISC-MH - MISCELLANEOUS MANHOLE
- MISC-PB - MISCELLANEOUS PULLBOX
- MISC-V - MISCELLANEOUS VALVE
- PA - PAVEMENT ELEVATION
- PAVE - PAVEMENT ELEVATION
- RR - RAILROAD TRACK CENTERLINE
- SDCD - STORM DRAIN CLEANOUT
- SSMH - SANITARY SEWER MANHOLE
- STL - STREET LIGHT
- STL-D - DOUBLE-ARM STREET LIGHT
- STL - SINGLE-ARM STREET LIGHT
- STLR - STREET LIGHT PULLBOX
- SW - SIDEWALK
- TC - TOP OF CURB
- TC@CB - TOP OF CURB AT CATCH BASIN
- TD - TRENCH DRAIN
- TH - DOOR THRESHOLD
- TB - TOP OF BANK
- TOW - TOP OF WALL
- TWP - SURVEY TEMPORARY WORK POINT
- VL - VAULT
- WV - WATER VALVE

LEGEND

- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- BUILDING FACE
 - EDGE OF PAVEMENT
 - BUILDING OVERHANG
 - CURB LINE
 - SANITARY SEWER
 - STORM DRAIN
 - TELECOMMUNICATIONS
 - WATER LINE
 - UNDERGROUND
 - ELECTRIC LINE
 - FENCE
 - 100' CONTOURS
 - HWS - HOT WATER SUPPLY
 - HWR - HOT WATER RETURN
 - CWS - CHILLED WATER SUPPLY
 - CW - CHILLED WATER SUPPLY
 - TV/F - TV / FIRE ALARM
 - TEL - TELECOM
 - 450V - ELECTRIC (UNKNOWN UTILITY)
 - A - ELECTRIC (UNKNOWN UTILITY)
 - CITY MONUMENT
 - STORM DRAIN MANHOLE
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEANOUT
 - AREA DRAIN
 - ELECTRIC UTILITY BOX
 - TELEPHONE PULL BOX
 - CABLE TELEVISION BOX
 - POWER POLE
 - WATER VALVE
 - GAS VALVE
 - WATER METER
 - ELECTRODER
 - ELECTRIC VALVE
 - SIGN
 - CUY WIRE
 - FIRE HYDRANT
 - SPOT ELEVATION
 - TREE WITH BRNLINE, TYPE AND DIAMETER AS INDICATED

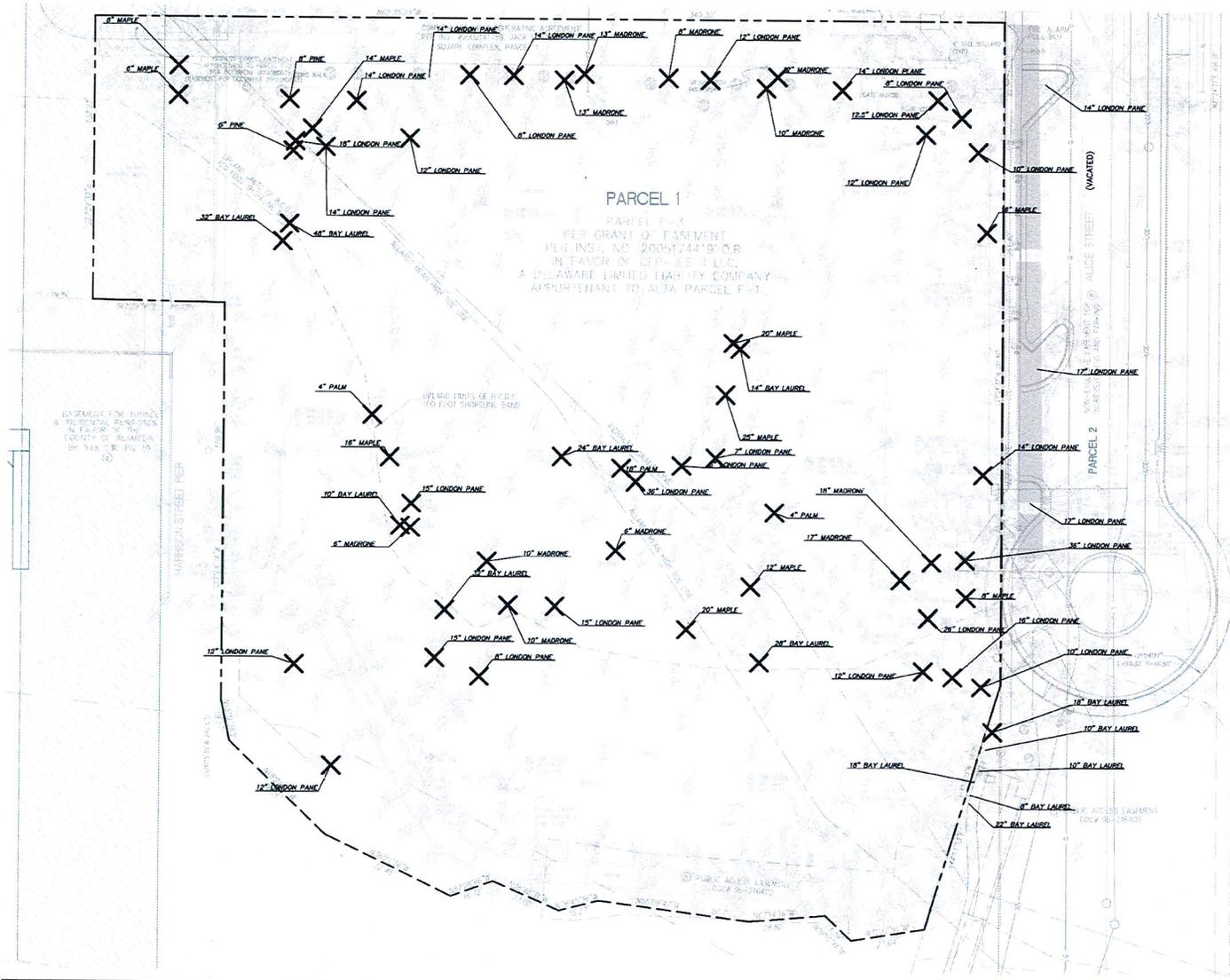


BOUNDARY AND TOPOGRAPHIC SURVEY
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12 - 04 - 2017
 F3: 2017011



C0.1



SURVEY NOTE

SURVEY INFORMATION SHOWN INCLUDES POINTS FROM SURVEYS CONDUCTED AUGUST 2015 AND AUGUST 2017.

BENCHMARK

THE BASIS OF ELEVATION FOR THIS SURVEY IS THE PORT OF OAKLAND MONUMENT NO. 1016, AN ALUMINUM DISK STAMPED "PORT OF OAKLAND SURVEY CONTROL" ON EMBARCADERO AT WEBSTER STREET. ELEVATION = 11.838 FEET (PORT OF OAKLAND DATUM)

LEGEND

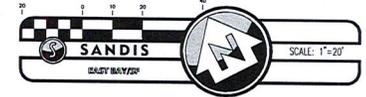
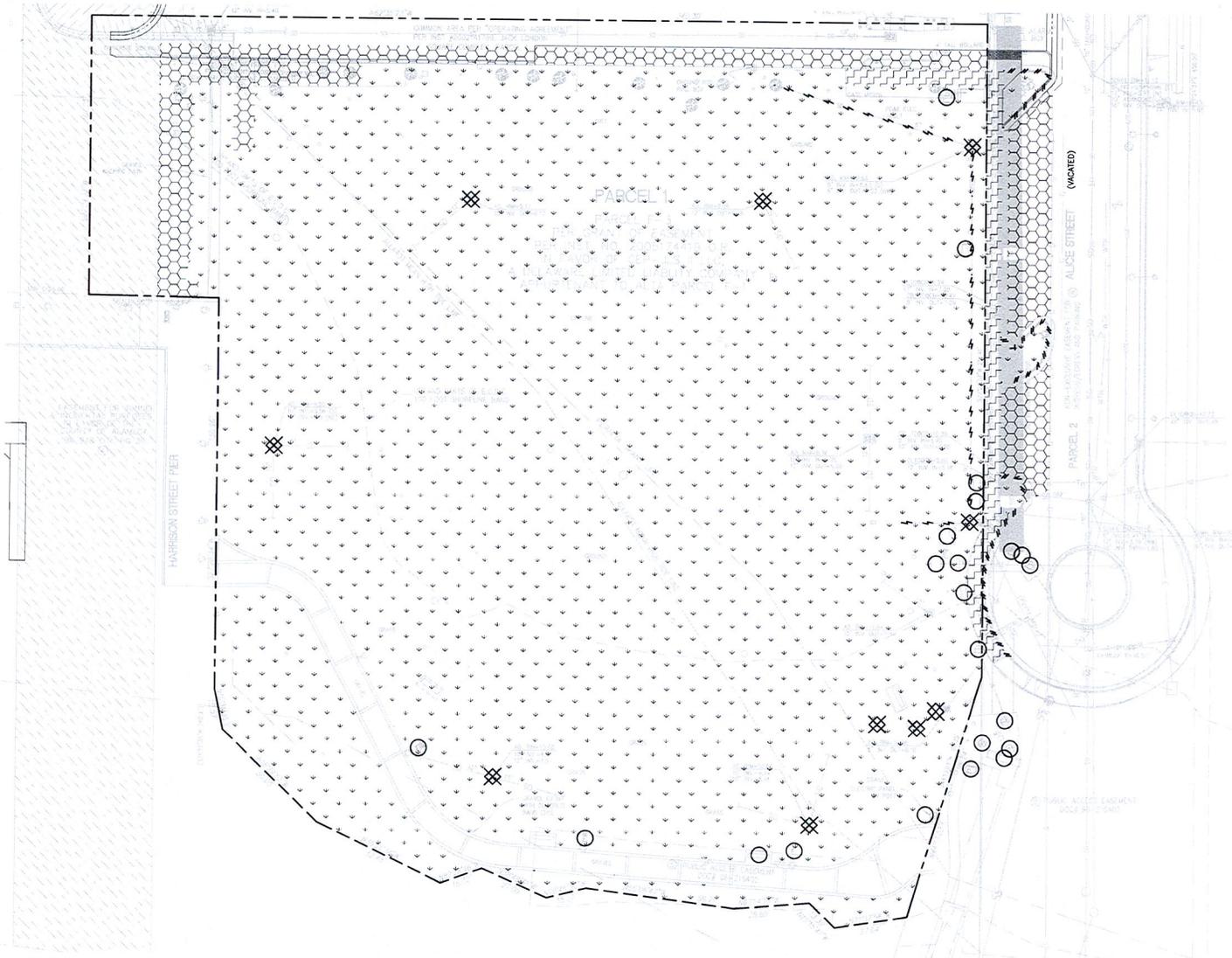
X DEMO AND REMOVE EX. TREE

0 20' 40'



CIM

EXISTING TREE PLAN
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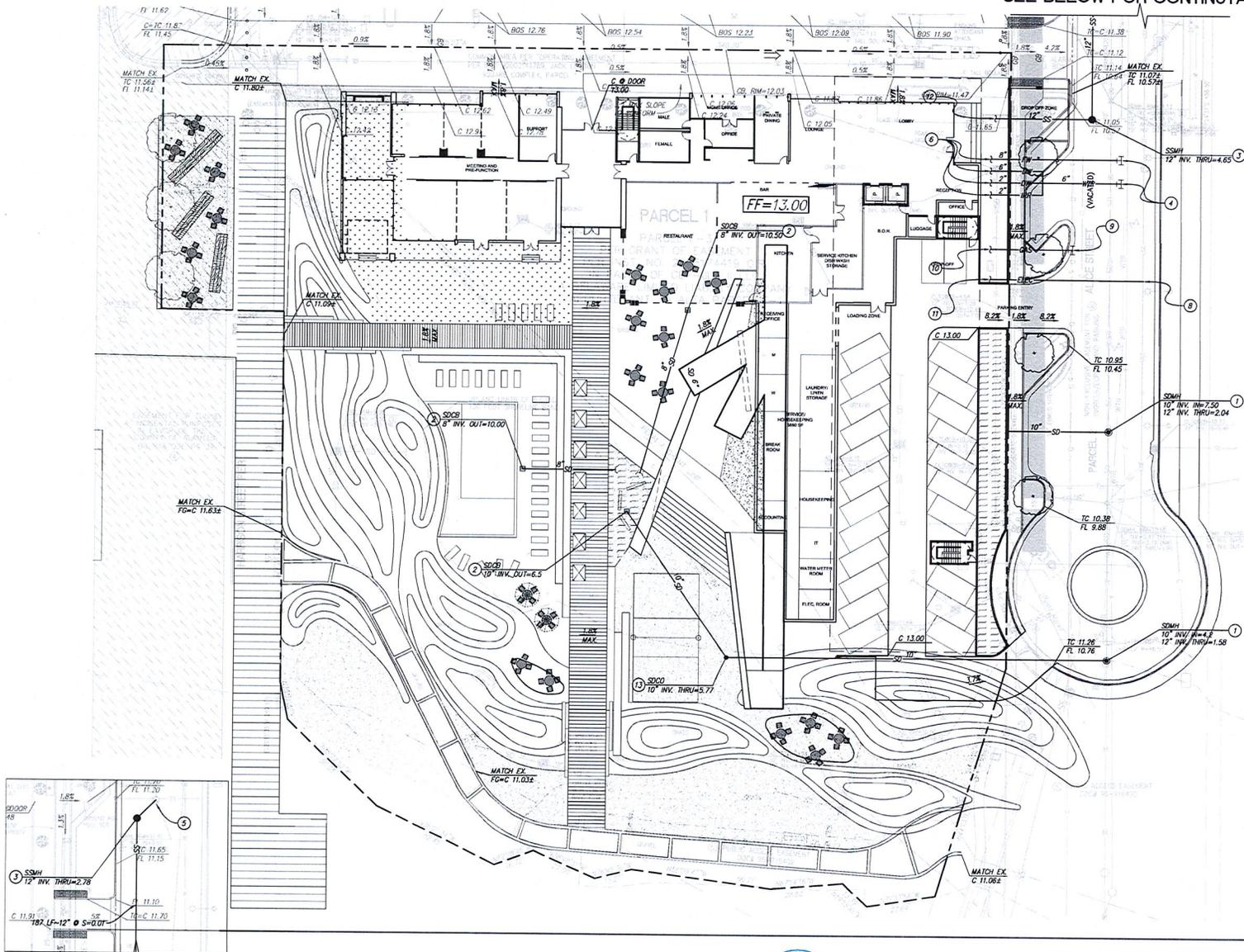
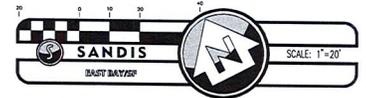


LEGEND

- SAWCUT
-  DEMO AND REMOVE EX. ASPHALT PAVEMENT AND EX. BASE MATERIAL
-  DEMO AND REMOVE EX. CONCRETE AND BASE MATERIAL
-  CLEAR AND GRUB
-  DEMO & REMOVE EX. CURB AND GUTTER
-  DEMO AND REMOVE EX. UTILITY LINE
-  DEMO AND REMOVE EX. UTILITY STRUCTURE
-  DEMO AND REMOVE EX. TREE
-  PROTECT EXISTING UTILITY TO REMAIN



SEE BELOW FOR CONTINUATION



LEGEND

- PROPERTY LINE
- - - SAWCUT LINE
- SS SANITARY SEWER LINE
- SD STORM DRAIN LINE
- FW FIRE WATER LINE
- WR WATER LINE
- IRR IRRIGATION LINE
- DW DOMESTIC WATER LINE
- BIO-TREATMENT AREA

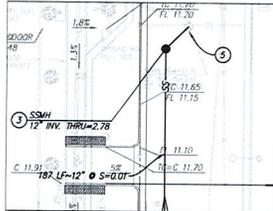
GENERAL NOTES

1. INFORMATION REGARDING EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES SHOWN ON THESE PLANS WAS TAKEN FROM RECORD DATA KNOWN TO THE DESIGN ENGINEER AND IS NOT MEANT TO BE A FULL CATALOG OF EXISTING CONDITIONS. CONTRACTOR SHALL CONDUCT FIELD INVESTIGATIONS AS REQUIRED TO VERIFY THE LOCATION AND ELEVATION OF EXISTING SUBSURFACE IMPROVEMENTS AND UTILITIES (WHETHER SHOWN ON THESE PLANS OR NOT) PRIOR TO THE COMMENCEMENT OF WORK. CONTRACTOR SHALL NOTIFY THE CIVIL DESIGN ENGINEER IMMEDIATELY UPON DISCOVERY OF ANY DISCREPANCIES BETWEEN EXISTING CONDITIONS IN THE FIELD AND INFORMATION SHOWN ON THESE PLANS.
2. ELEVATIONS AND LOCATIONS OF EXISTING UTILITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO START OF CONSTRUCTION AFFECTING SAID LINES.

SHEET NOTES

- 1 STORM DRAIN MANHOLE.
- 2 CATCH BASIN.
- 3 SANITARY SEWER MANHOLE.
- 4 WATER SERVICE CONNECTION TO WATER MAIN. CONTRACTOR TO COORDINATE WITH EBMUD.
- 5 CONNECT TO EXISTING SANITARY TO SEWER MANHOLE.
- 6 POINT OF CONNECTION FOR FIRE WATER, DOMESTIC WATER, AND IRRIGATION TO THE BUILDING. BACKFLOW PREVENTION DEVICES TO BE PROVIDED IN AN INTERIOR MECHANICAL ROOM.
- 7 STORMWATER MEDIA FILTER.
- 8 CONNECT TO EXISTING ELECTRIC SERVICE.
- 9 CONNECT TO EXISTING GAS MAIN.
- 10 POINT OF CONNECTION FOR GAS.
- 11 POINT OF CONNECTION FOR ELECTRICAL SERVICES.
- 12 POINT OF CONNECTION FOR SANITARY SEWER.
- 13 STORM DRAIN CLEAN OUT

SEE ABOVE FOR CONTINUATION



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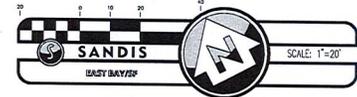
GRADING AND UTILITY PLAN
 DESIGN REVIEW COMMITTEE
 Jack London Square - Parcel F3
 CIM Group

12 - 04 - 2017

F3 2017011

0 20' 40'

C2.0



PRELIMINARY STORMWATER TREATMENT MEASURES

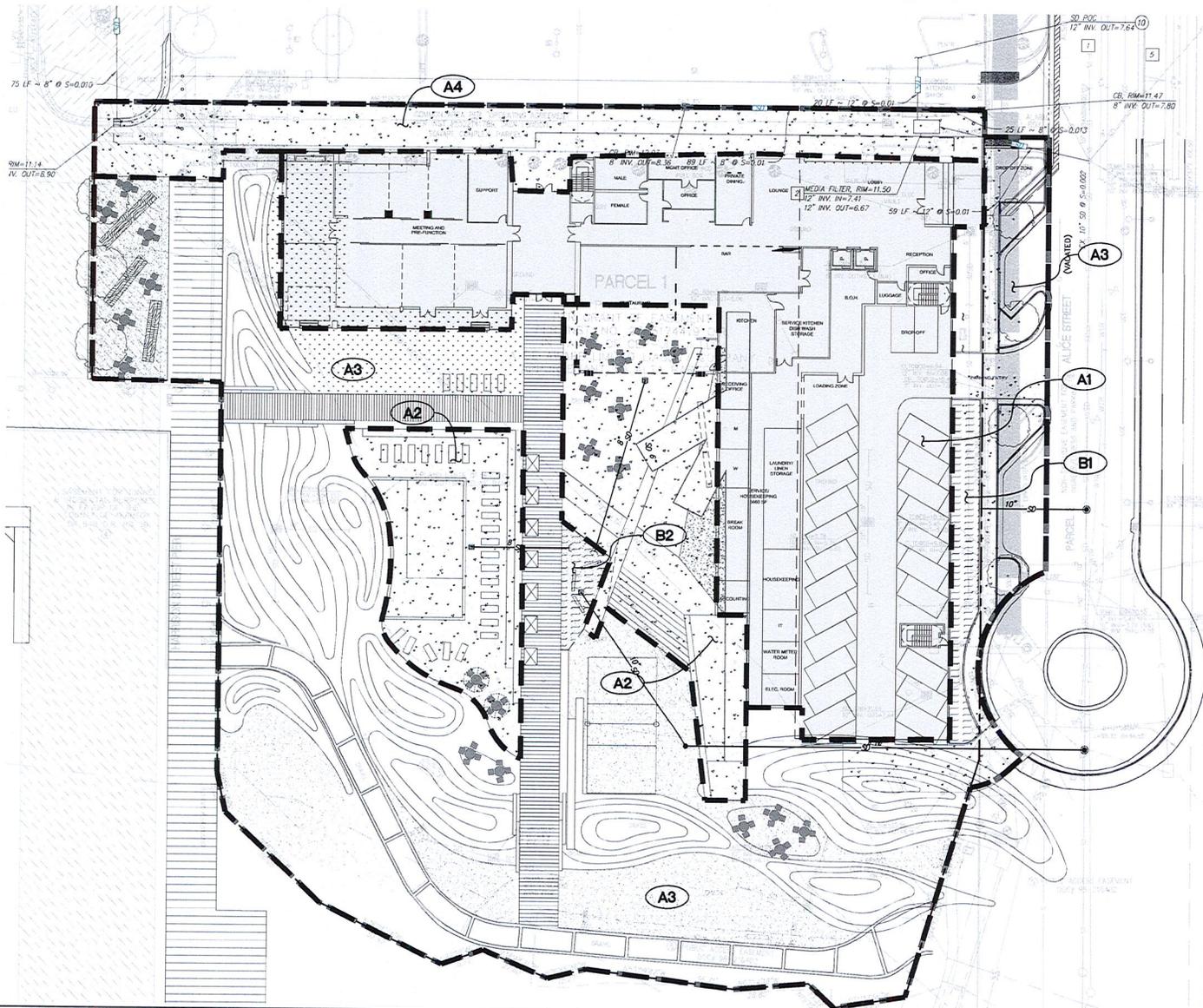
AREA ID	ROOF (SF)	IMPERVIOUS (SF)	PERVIOUS (SF)	TOTAL (SF)	TREATED VIA
A1	29,800	0	0	29,800	B1
A2	0	14,000	0	14,000	B2
A3	0	3,110	53,140	53,140	SELF-TREATING
A4	0	7,610	0	7,610	SEE GENERAL NOTE 2
TOTAL	29800	24,720	53,140	104,550	

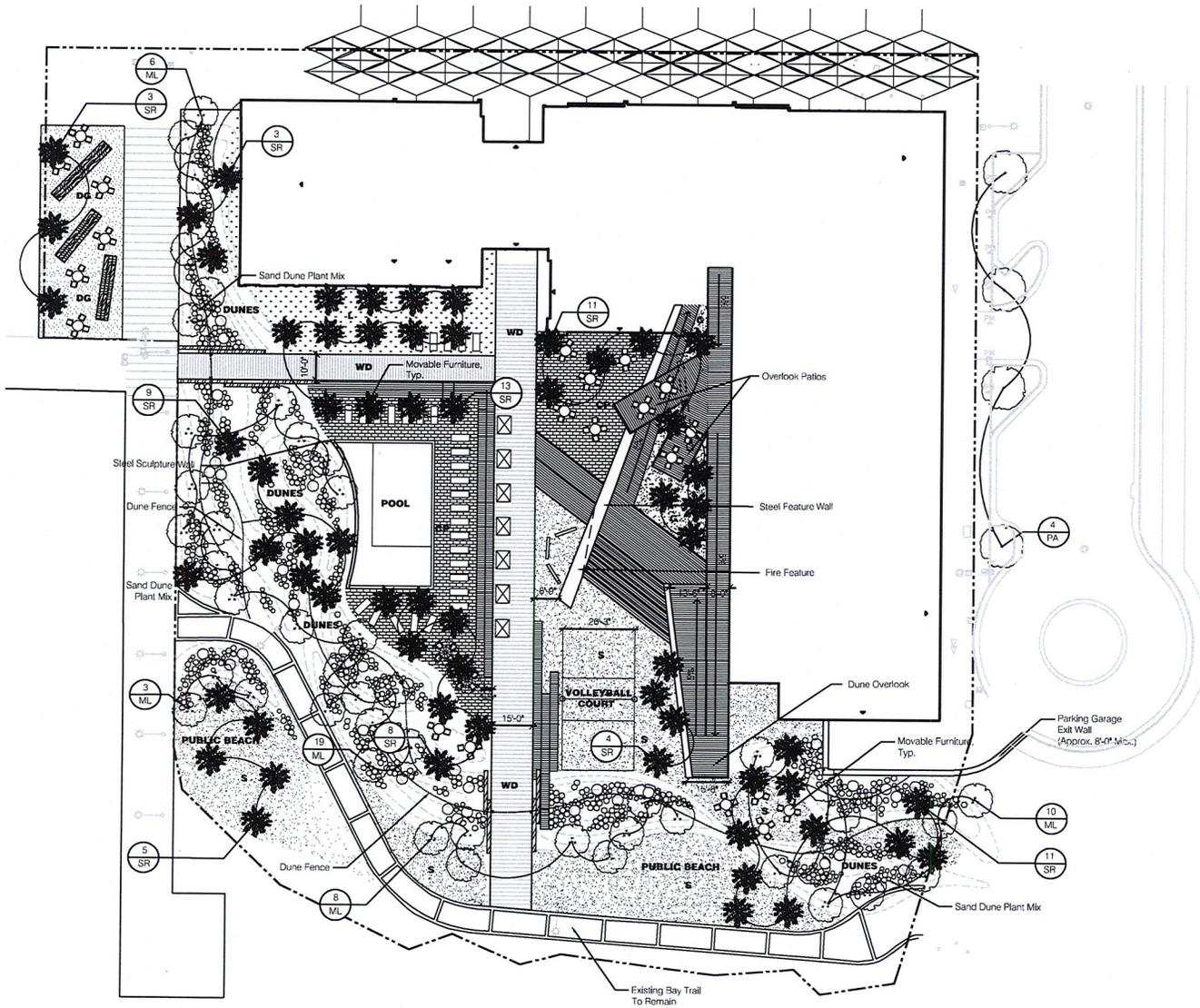
- GENERAL NOTES**
- ALL OTHER AREAS NOT SHOWN IN THE LEGEND BELOW SHALL BE ASSUMED TO BE PERVIOUS SURFACES.
 - TREATMENT OF AREA A4 WAS INCLUDED IN THE PROJECT AT PARCEL F3 (NORTH OF THIS PROPERTY) AND WILL BE TREATED BY A MEDIA FILTER TO BE INSTALLED BY THAT PROJECT.

- STORMWATER MANAGEMENT PLAN NOTES**
- THE PROPOSED PROJECT WILL INCLUDE MORE THAN 10,000 SQUARE FEET OF IMPERVIOUS SURFACE AND HAS THEREBY BEEN PLANNED TO COMPLY WITH THE PROVISION C.3 - NEW DEVELOPMENT AND REDEVELOPMENT OF THE MUNICIPAL REGIONAL STORMWATER PERMIT (ORDER NO. R2-2009-0074).
 - GENERAL STORMWATER QUALITY APPROACH - STORMWATER QUALITY FEATURES WILL INCLUDE MINIMIZING IMPERVIOUS SURFACES AND FILTERING STORMWATER RUNOFF BY DRAINING IMPERVIOUS SURFACES TO BIO-TREATMENT PRIOR TO BEING CONVEYED OFFSITE.

LEGEND

- PROPERTY LINE
- LIMIT OF SITE WORK
- WATERSHED BOUNDARY
- DIRECTION OF RUNOFF
- ROOF (IMPERVIOUS)
- PAVING (IMPERVIOUS)
- BIO-TREATMENT AREA
- BIO-TREATMENT





Landscape Architectural Layout Notes

1. Use dimensional information given. Do not scale drawings. Direct questions about dimensions to the Landscape Architect in writing.
2. All dimensions are parallel or perpendicular to the lines from which they are measured unless noted otherwise.
3. All dimensions shown are taken to the face or centerline of elements unless otherwise noted.

Landscape Architectural Materials Notes

1. The Contractor shall refer any questions on materials, finishes, labor and/or products not specified herein to the Landscape Architect, prior to ordering materials or starting work.
2. All lines and dimensions are parallel or perpendicular to the lines from which they are measured unless otherwise shown.
3. Field Measurements: Take accurate field measurements before preparation of Shop Drawings and/or fabrication. Do not delay job progress.

Landscape Architectural Planting Notes

1. The Contractor shall locate and verify all existing and new utility line locations prior to planting, and shall report any utility conflicts to the Construction Manager.
2. Contractor shall receive approval from Landscape Architect of plant layout prior to installation.
3. The trunk flare (at the base of the tree) shall be properly exposed for all plantings.
4. Keep root balls intact prior to and during planting operations. Plants with broken or damaged root balls shall be rejected and immediately removed from the site. Keep root balls damp and protected from damage due to sun and wind. Do not shave root balls.
5. Temporary irrigation shall be provided for plant establishment and maintenance period.
6. 1 year landscape maintenance and warranty period.

Landscape Architectural Irrigation Notes

1. The Irrigation system will be designed to distribute a minimum amount of water in order to promote active and healthy growth of all proposed plantings
2. The Irrigation system shall be designed and installed in conformance with all applicable state and local codes and ordinances. By licensed contractors and experienced workmen.
3. The Irrigation controller shall have an automatic timer with battery backup and rain shut-off
4. All valves shall have separate pressure regulators filters and shut off as necessary.
5. The system shall have a shut-off and reduced pressure backflow assembly.
6. The Irrigation system shall be comprised of all drip or bubblers

LEGEND

- LOW** Limit of Work
- Proposed 2' Contour
- Property Line
- Egress
- Sand
- Wood Decking
- Groundcover
- Decomposed Granite
- Lawn
- Wood Walls
- Concrete Pavers
- Proposed Tree (*Platanus x acerifolia*) See Schedule
- Proposed Tree (*Syagrus romanzoffiana*) See Schedule
- Proposed Tree (*Melaleuca lanceolata*) See Schedule
- Movable Furniture
- Pool Lounge Chair
- Pool Cabana
- Water St. Canopy

Planting Schedule

Qty	Qty	Scientific Name	Common Name	Size	Rootball	Root	Spacing
Trees							
SR	1	<i>Syagrus romanzoffiana</i>	Queen Palm	15'-20' tall	--	BBB	--
ML	46	<i>Melaleuca lanceolata</i>	Black Paperbark	3" Cal.	36"	Box	Per Plan
PA	4	<i>Platanus x acerifolia</i> 'Columbia'	London Plane	3.5" Cal	48"	Box	Per Plan

Sand Dune Plant Mix							
14%	<i>Encyonema parvifolium</i>	Coast Buckwheat	1 Gal.	--	Cont.	18" O.C.	
14%	<i>Ceanothus glandulosus</i>	Pt. Reyes Ceanothus	1 Gal.	--	Cont.	18" O.C.	
14%	<i>Artemisia alpina</i>	European Marjoram Grass	1 Gal.	--	Cont.	12" O.C.	
14%	<i>Carex pansa</i>	Dune Sedge	1 Gal.	--	Cont.	18" O.C.	
14%	<i>Castilleja affinis</i>	Coast Indian Palmbrush	1 Gal.	--	Cont.	18" O.C.	
14%	<i>Eriopon pilosus</i>	Seaside thistle	1 Gal.	--	Cont.	18" O.C.	
14%	<i>Lotus scoparius</i>	Deerweed	1 Gal.	--	Cont.	12" O.C.	

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LANDSCAPE PLAN - GROUND LEVEL
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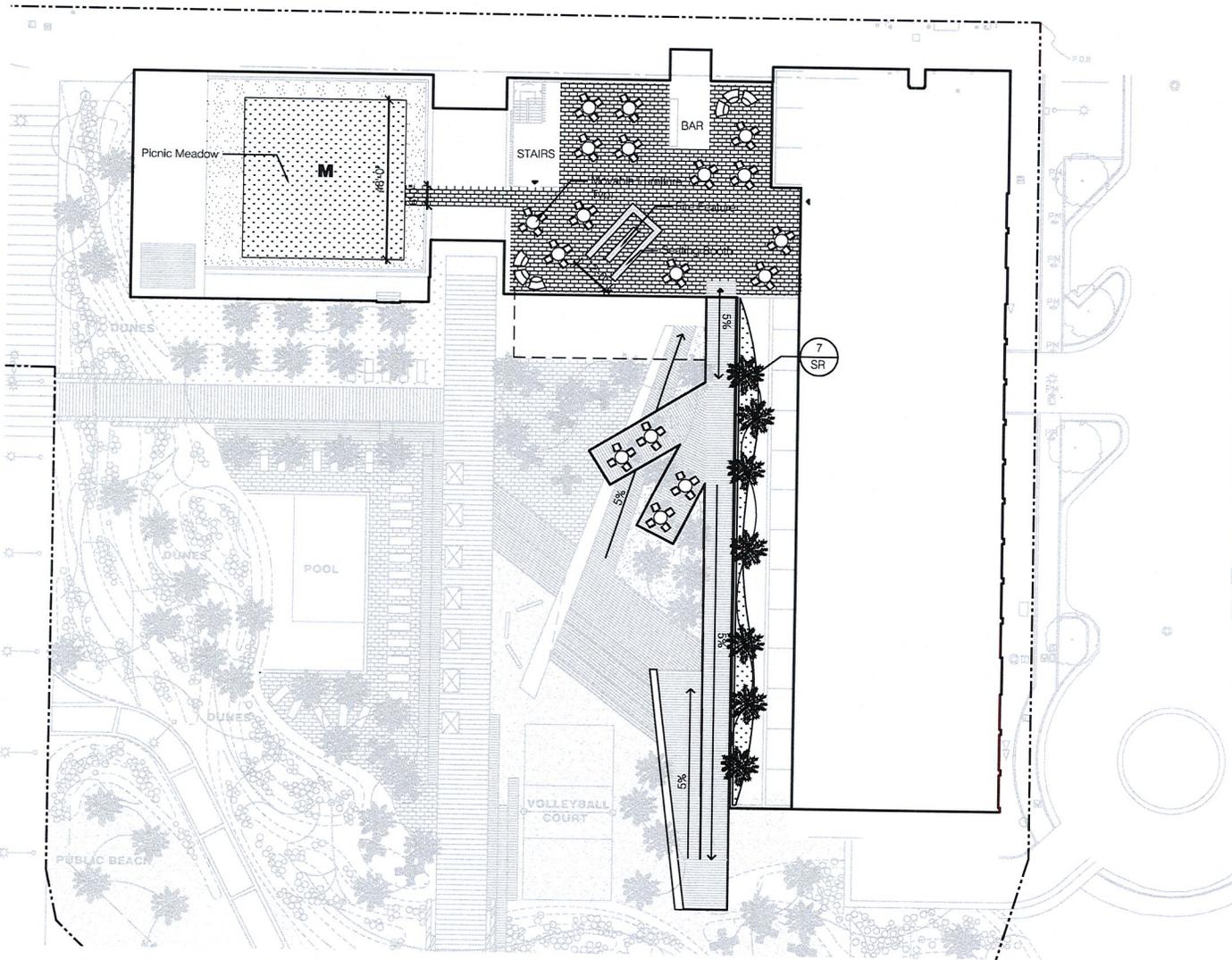


12 - 04 - 2017

F3: 2017011

0 20' 40'

L1.1



Landscape Architectural Layout Notes

1. Use dimensional information given. Do not scale drawings. Direct questions about dimensions to the Landscape Architect in writing.
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3. All dimensions shown are taken to the face or centerline of elements unless otherwise noted.

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2. All lines and dimensions are parallel or perpendicular to the lines from which they are measured unless otherwise shown.
3. Field Measurements: Take accurate field measurements before preparation of Shop Drawings and/or fabrication. Do not delay job progress.

Landscape Architectural Planting Notes

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2. Contractor shall receive approval from Landscape Architect of plant layout prior to installation.
3. The trunk flare (at the base of the tree) shall be properly exposed for all plantings.
4. Keep root balls intact prior to and during planting operations. Plants with broken or damaged root balls shall be rejected and immediately removed from the site. Keep root balls damp and protected from damage due to sun and wind. Do not shave root balls.
5. Temporary irrigation shall be provided for plant establishment and maintenance period.
6. 1 year landscape maintenance and warranty period.

Landscape Architectural Irrigation Notes

1. The irrigation system will be designed to distribute a minimum amount of water in order to promote active and healthy growth of all proposed plantings
2. The irrigation system shall be designed and installed in conformance with all applicable state and local codes and ordinances. By licensed contractors and experienced workmen.
3. The irrigation controller shall have an automatic timer with battery backup and rain shut-off
4. All valves shall have separate pressure regulators/filters and shut off as necessary.
5. The system shall have a shut-off and reduced pressure backflow assembly.
6. The irrigation system shall be comprised of all drip or bubblers

LEGEND

- LOW** — Limit of Work
- Proposed 2' Contour
- Property Line
- ▼ Egress
- DC** Decomposed Granite
- MP** Meadow Planting
- CP** Concrete Pavers
- Proposed Tree (*Syagrus romanzoffiana*) See Schedule
- Movable Furniture

Planting Schedule

Key	Qty	Scientific Name	Common Name	Size	Rootball	Root	Spacing
Trees							
SR	7	<i>Syagrus romanzoffiana</i>	Queen Palm	15-20 tall	--	BSR	--
Picnic Meadow Mix							
25%		<i>Eriogonum parviflorum</i>	Cliff Buckwheat	1 Gal.	--	Cont.	18" O.C.
25%		<i>Ceanothus glaucosus</i>	Pl. Hayes Ceanothus	1 Gal.	--	Cont.	18" O.C.
25%		<i>Ammophila arenaria</i>	European Marram Grass	1 Gal.	--	Cont.	12" O.C.
25%		<i>Carex parisa</i>	Dune Sedge	1 Gal.	--	Cont.	18" O.C.

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LANDSCAPE PLAN - LEVEL 2
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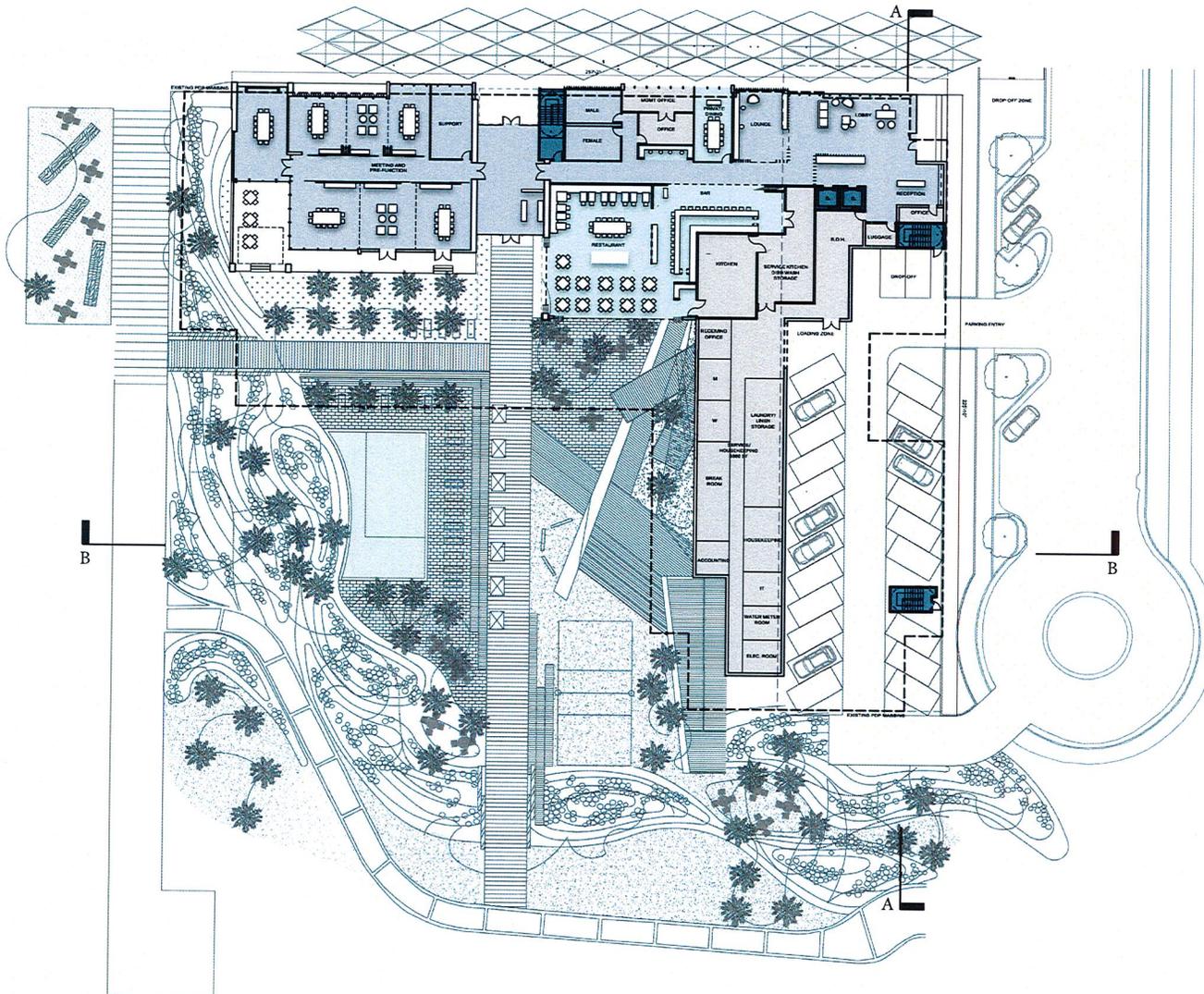


12 - 04 - 2017

F3 2017011

0 16' 32'

L1.2



HOTEL PROGRAM

Ground Floor

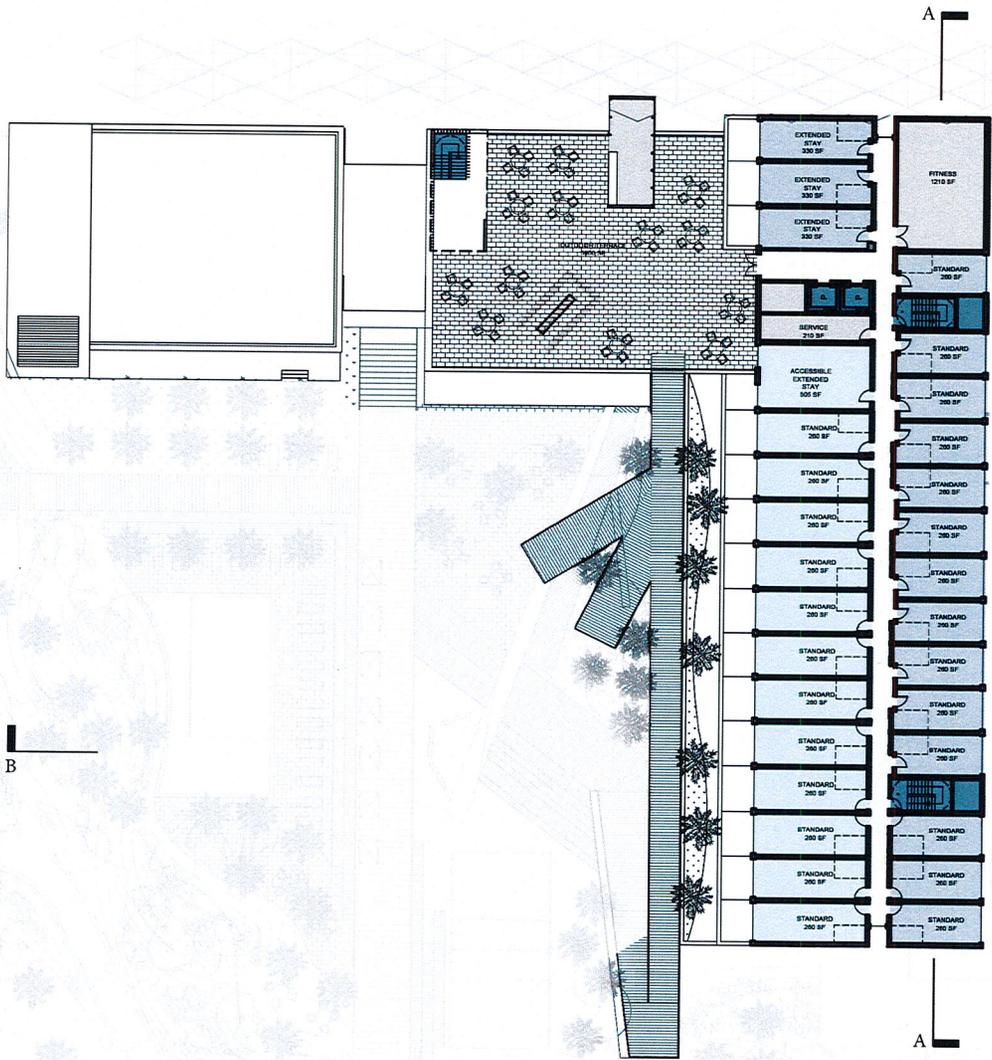
Restaurant/ Bar/ Kitchen	4,750 sf
Meeting Rooms	3,700 sf
Back of House/ Offices/ Management/ Storage	6,000 sf
Lobby/ Lounge/ Reception	3,350 sf
Restrooms	500 sf

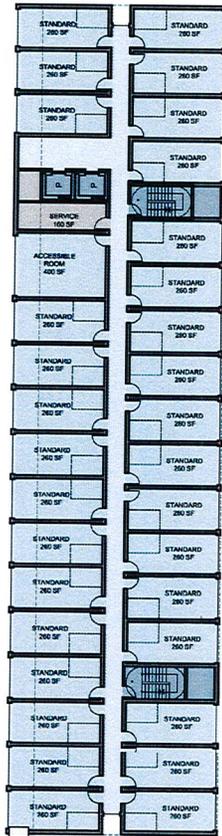
Second Floor

Exercise Room	1,210 sf
---------------	----------

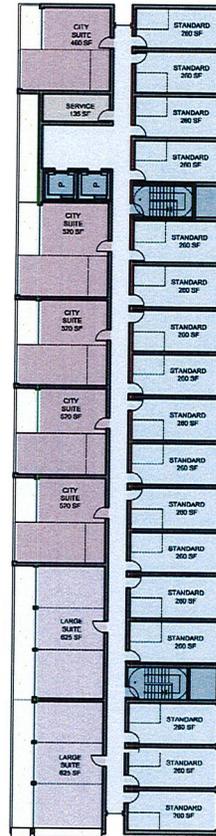
Roof

MEP	3,000 sf
-----	----------

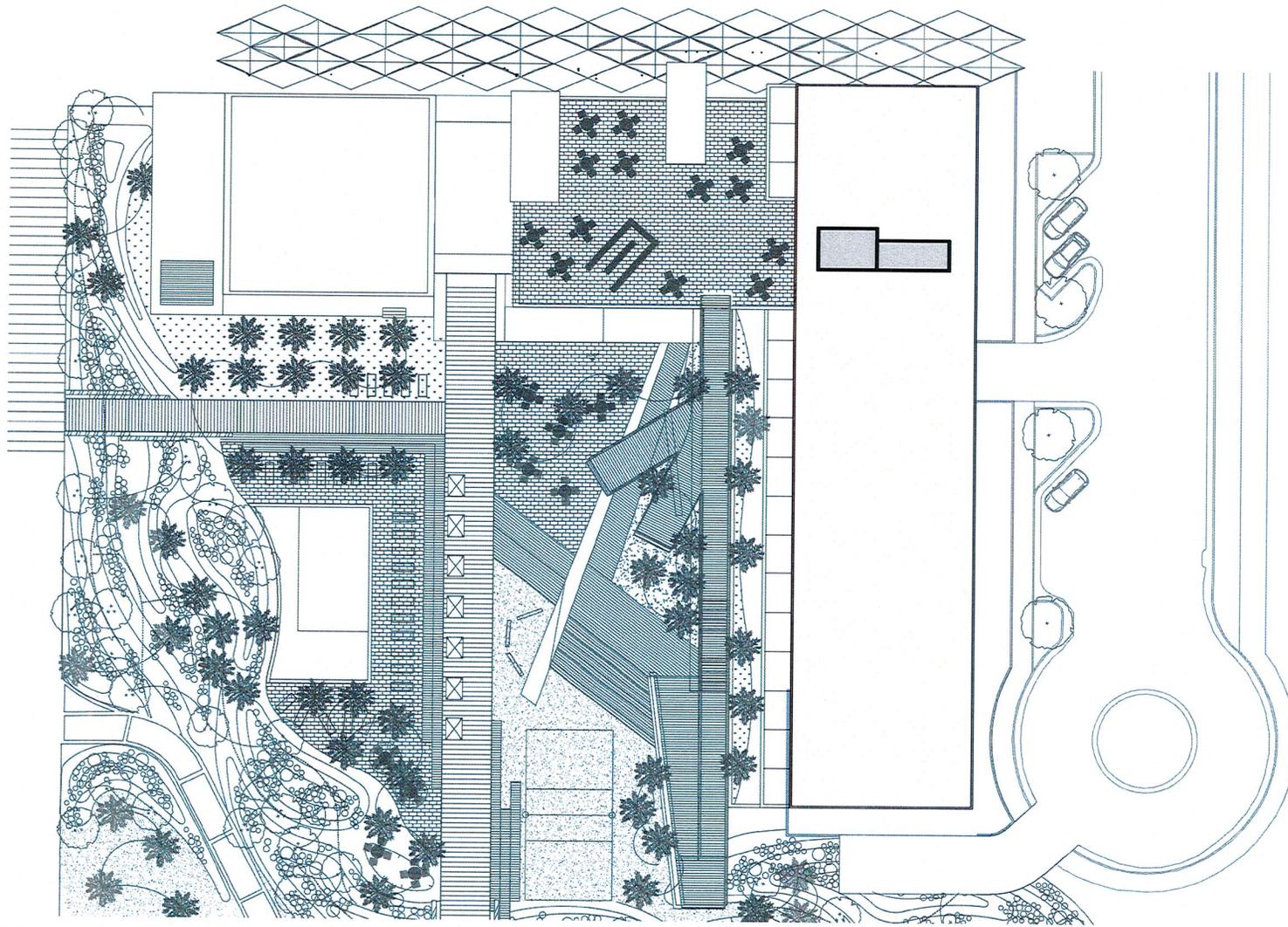




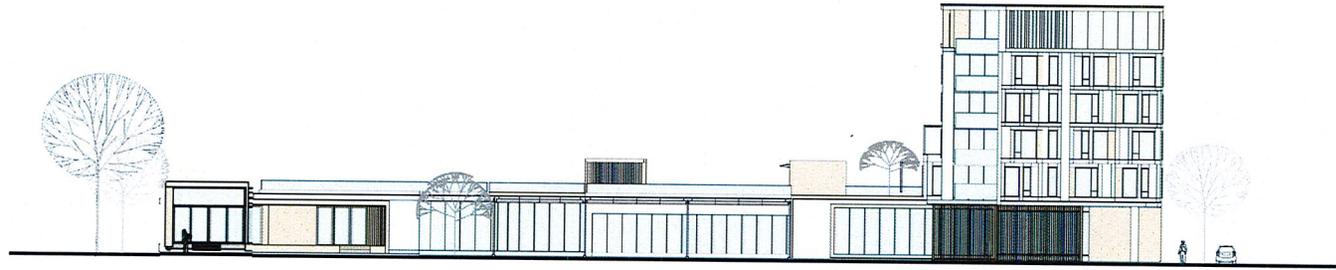
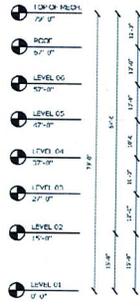
LEVEL 3-5



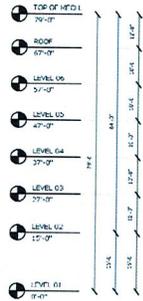
LEVEL 6



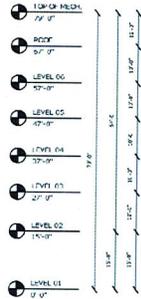
flr. Elev.	f / f Flr.	rooms/ flr.	Standard 260 (sf)	Extended 330 (sf)	City Suite 460 (sf)	Large Suite 625 (sf)	NSF (sf)	GSF (sf)	Residential Parking spaces	GSF (sf)	Totals GSF (sf)
+67.00	12 Roof/ MEP							3,000			3,000
+57.00	10 06	24	17	0	5	2	7,970	11,425			11,425
+47.00	10 05	33	33	0	0	0	8,580	12,360			12,360
+37.00	10 04	33	33	0	0	0	8,580	12,360			12,360
+27.00	10 03	33	30	3	0	0	8,790	12,360			12,360
+15.00	12 02	32	15	17	0	0	9,510	14,860			14,860
+0.00	15 01							20,730	23	8,865	29,595
	Totals	155	128	20	5	2	43,430	87,095	23	8,865	95,960



SOUTH ELEVATION

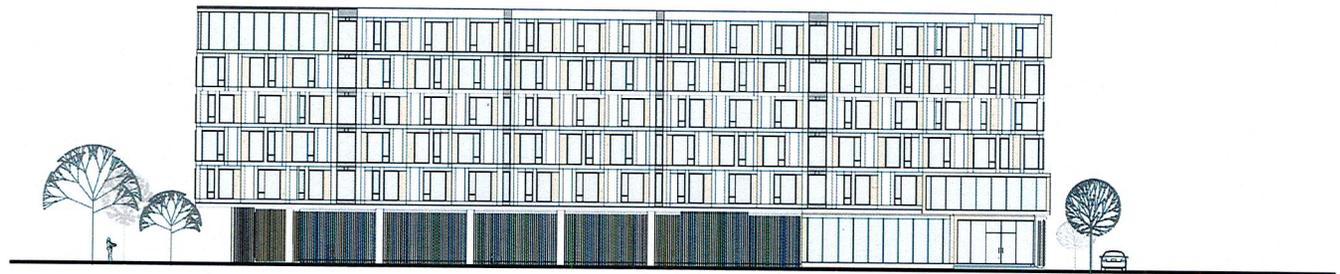
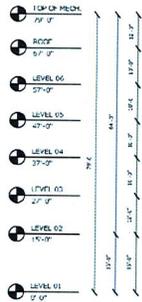


NORTH ELEVATION (WATER ST)

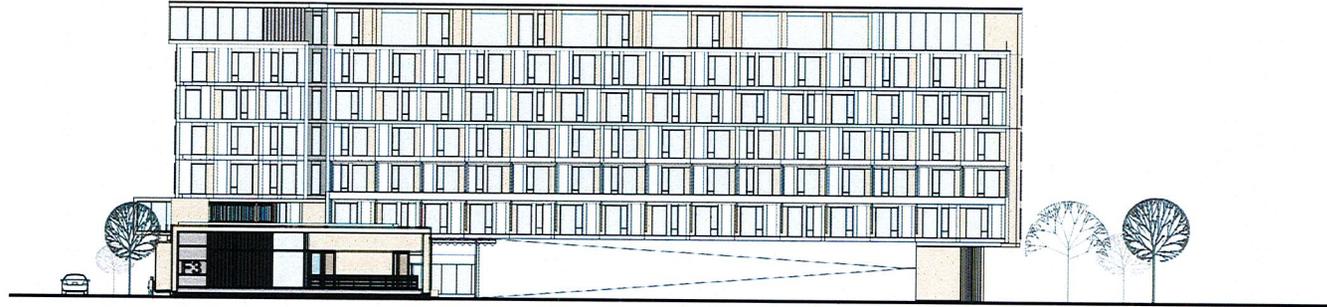
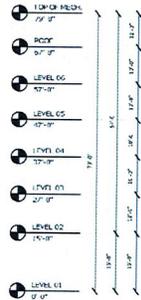


WEST ELEVATION

Room Count:	
Level 02	32
Level 03	33
Level 04	33
Level 05	33
Level 06	24
Total	155

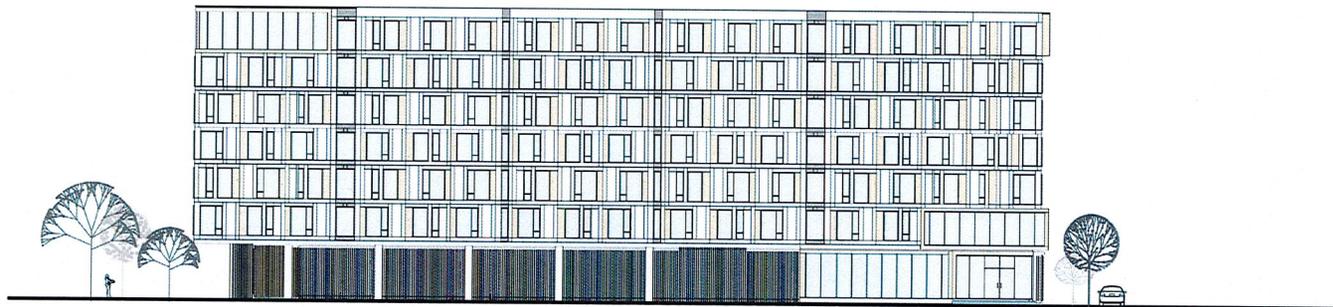
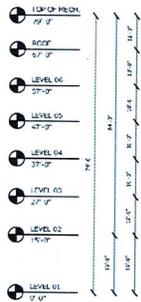


EAST ELEVATION (ALICE ST)

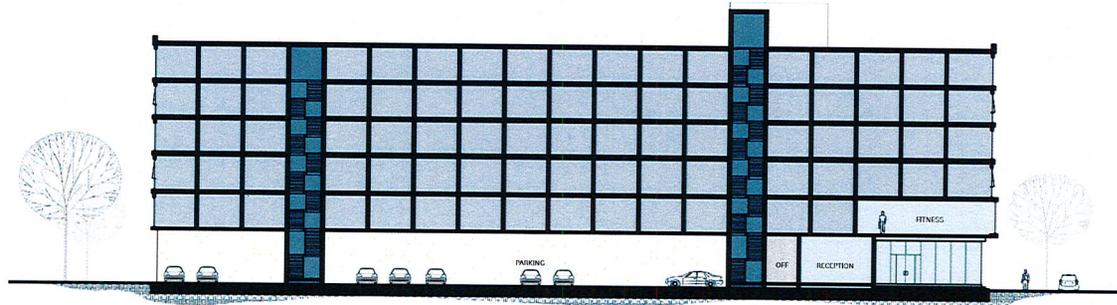
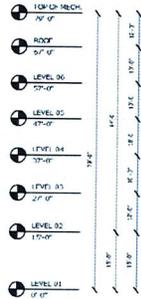


WEST ELEVATION

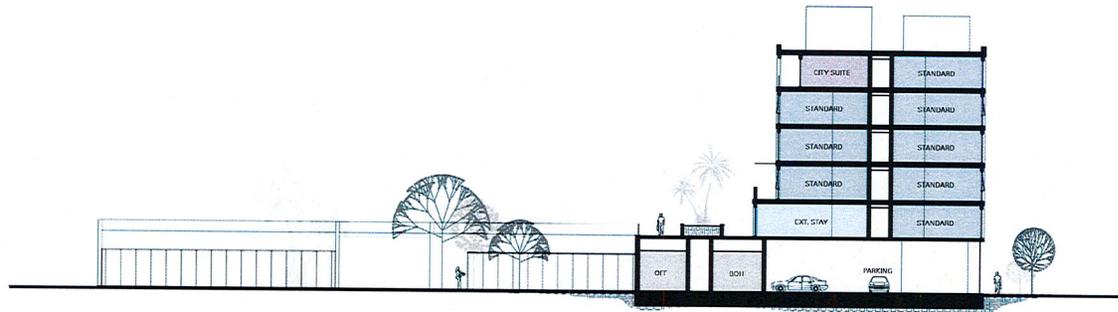
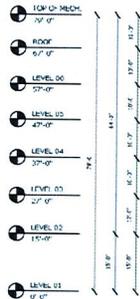
Room Count:	
Level 02	26
Level 03	27
Level 04	27
Level 05	27
Level 06	27
Level 07	21
Total	155



EAST ELEVATION (ALICE ST)



SECTION A-A



SECTION B-B



- 1 HIGH PERFORMANCE INSULATED GLAZING (LOW-E)
- 2 THERMOCROMEX PLASTER FINISH
- 3 RESYSTA COMPOSITE SIDE (LIGHT)

- 4 RESYSTA COMPOSITE SIDING (DARK)
- 5 PRE-FINISHED ALUMINUM WINDOW FRAME

