

Case File Number: PLN19-050

January 22, 2020

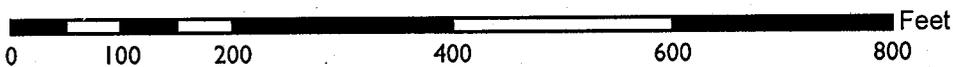
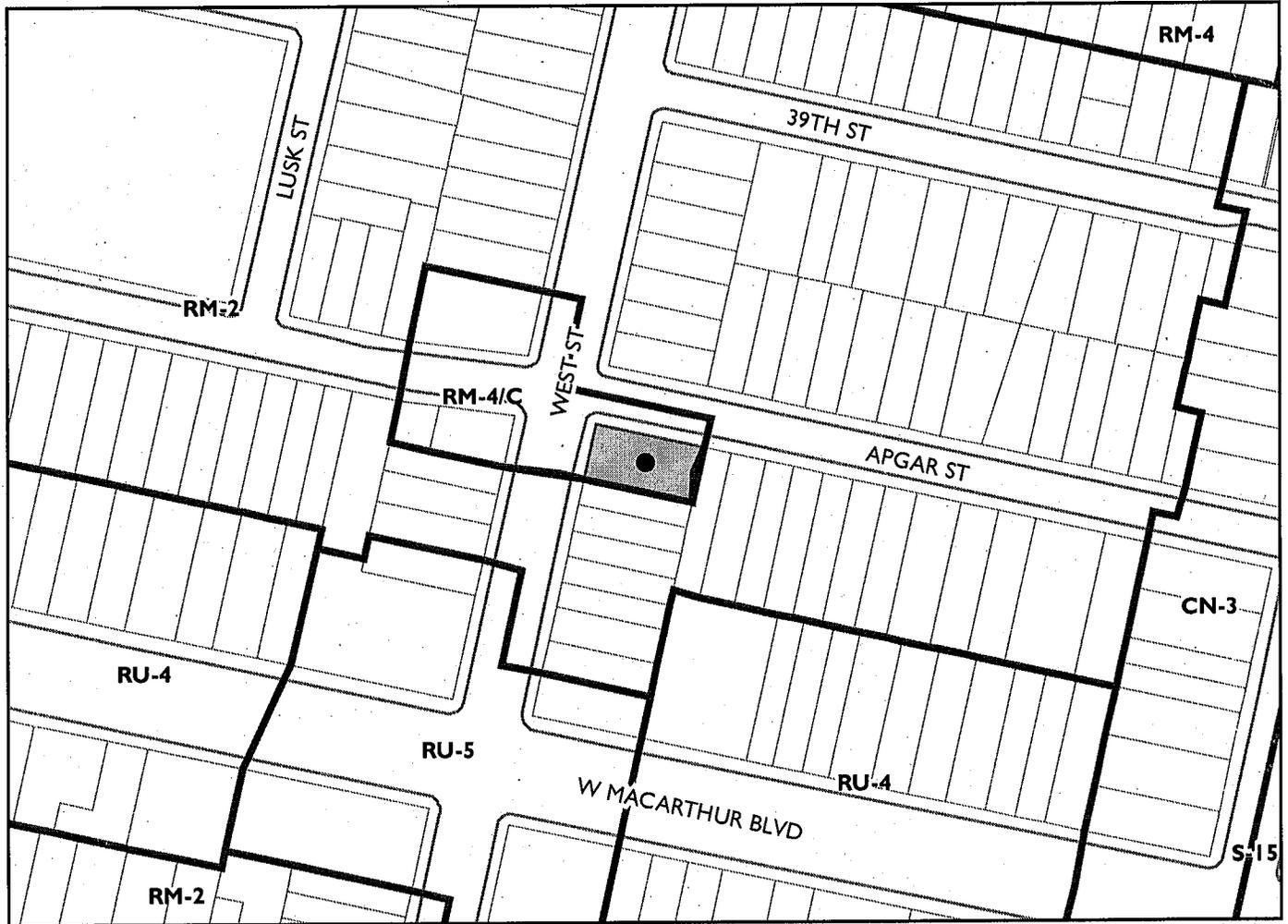
Location:	733 Apgar Street
Assessors Parcel Number:	012-0964-029-00
Proposal:	To demolish existing laundromat structure, create five mini-lots and construct four townhouse-style residential condominiums and one mixed-use (residential and commercial) condominium development.
Owner:	Apgar Street, LLC
Applicant:	Workshop 1 – Will Mollard (415)523-0304x1
Planning Permits Required:	Minor Conditional Use Permit and Design Review for a Mini-lot Development to demolish existing laundromat structure, construct four townhouse-style residential and one mixed-use condominium development; and Tentative Tract Map (TTM8505) to subdivide the site into five mini-lots with access and utility easements.
General Plan:	Mixed Housing Type Residential
Zoning:	RM – 4 Mixed Housing Type Residential/ C - Residential Commercial Combining Zone
Environmental Determination:	Exempt 15332; State CEQA Guidelines, Infill development; and Section 15183 of the CEQA Guidelines (projects consistent with a community plan, general plan, or zoning).
Historic Status:	Not a Potential Designated Historic Property (PDHP); Survey Rating: X
City Council District:	1
Status:	Pending
Action to be Taken:	Decision on application based on staff report
Staff Recommendation:	Approval subject to conditions
Finality of Decision:	Appealable to City Council
For Further Information:	Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandnet.com

SUMMARY

Workshop 1 is requesting approval of an application for a new Mini-lot Development to demolish existing laundromat structure, create five mini-lots and construct four townhouse-style residential and one mixed-use condominium development on a corner lot located at the southeast corner of Apgar and West Streets.

A Minor Conditional Use Permit is required for the Mini-lot development that allows zero-foot front yard and street-side yard setbacks for the mixed-use building. Design Review is required for the demolition of the existing structure and new construction of the proposed residential and mixed-use structures, and a Tentative Tract Map is required to subdivide the site into five mini lots with access and utility easements. The proposed development is substantially consistent with the applicable land use regulations and property development standards as specified in the Oakland Planning Code

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN19050
Applicant: Workshop I – Will Mollard
Address: 733 Apgar Street
Zone: RM-4/C

subject to the attached conditions of approval (See "Findings" and "Conditions of Approval" sections of this report for details).

Staff believes that the project will complement the goal of creating an active, pedestrian-oriented urban community in North Oakland and therefore recommend that the Commission confirm the environmental determination and approve the Minor Conditional Use Permit, Design Review and Tentative Tract Map application for the proposed project, subject to the attached Conditions of Approval.

PROPERTY DESCRIPTION

The subject 5,936 square-foot lot site is located at the southeast corner of Apgar and West Streets. The site currently contains a one-story structure, currently serving as a laundromat with surface parking enclosed by a wrought iron fence. Prominent uses and developments in the vicinity include the MacArthur Bart Station which is approximately three blocks east of the site. The Eli's club is approximately four blocks south of the subject site.

PROJECT DESCRIPTION

The proposed project involves the demolition of existing laundromat structure and associated surface parking, creation of five mini-lots, and construction of a four townhouse-style residential and one mixed-use condominium development. The project involves private access and utility easements. Four of the proposed five mini-lots will contain a one townhouse structure and the remaining one will contain a mixed-use structure comprising ground floor commercial and upper floor residential. The project provides three off-street parking space required after applying a 30% reduction for location within half a mile of a transit corridor and 10% for providing transit passes for each unit.

The exterior materials and treatments include board-formed concrete, various cement-board siding types, and aluminum-clad windows. The designs incorporate various elements and detailing such as projecting/recessed planes, varied rooflines and material changes, to achieve a visually attractive development that both read as a unified whole while featuring distinctive elements at the same time. The proposed landscaping includes trees, shrubs, ground cover, as well as hardscape such as decorative pavers, planters and other features that enhance the visual quality, functionality, and experience of the open areas.

ENVIRONMENTAL DETERMINATION

The project qualifies for an Infill Exemption under CEQA Guidelines Section 15332 and on a separate and independent basis also exempt under Section 15183 for projects consistent with a community plan, general plan, or zoning.

GENERAL PLAN ANALYSIS

The subject site is located in the Mixed Housing Type Residential land use classification according to the City of Oakland General Plan Land Use and Transportation Element (LUTE), which encourages residential developments and small commercial enterprises. The proposed project is consistent in all significant respects with the following General Plan objectives and policies:

- Objective N3: Encourage the construction, conservation, and enhancement of housing resources in order to meet the current and future housing needs of the Oakland community. The project will provide the Oakland community with five new dwelling units.
- Policy N3.1, Facilitating Housing Construction: *Facilitating the construction of housing units should be considered a high priority for the City of Oakland.* The City of Oakland's Bureau of Planning has streamlined its systems in order to facilitate the construction of new homes by assisting developers to navigate the permitting process more smoothly and timely.
- Policy N3.2, Encouraging Infill Development: *In order to facilitate the construction of needed housing units, infill development that is consistent with the General Plan should take place throughout the City Oakland.* The project is proposed for an underutilized site located in an urban area of West Oakland. The new development will be an infill replacement development for the currently underutilized site.
- Policy N6.2, Increased Home Ownership: *Housing developments that increase home ownership opportunities for households of all incomes are desirable.* The project will provide property ownership opportunities for five new households. The developer intends to build these units as condominiums which will create homeownership opportunities.

ZONING ANALYSIS

The site is zoned RM-4/C which allows a maximum residential density of 1 unit per 1,100 sq. ft. of lot area which translates into a maximum of 5 units for the 5,936 square-foot project site. The proposed 5-unit residential units and commercial space are therefore consistent with the prescribed density. The intent of the "C" Combining Zone is to allow for expanded commercial uses, as well as new commercial uses within certain areas of the Mixed Housing Type Residential (RM) Zones.

Development Standards

Standard	Allowed/Required	Proposed
Max. Residential Density	5.4 units (1/1,100 sq. ft.)	5 units
Max. Height	35 ft.	35 ft.
Min. setbacks	F-15'; SS-10'; IS-4'; R-15'	F-0'; SS-0'; IS-4'; R-15'
Min. useable open space	175 sq. ft./unit	382 sf./unit (1,914 sf. total)
Reqd. Bicycle Parking	N/A	Private stalls/yards
Reqd. off-street parking	3 spaces (with transit passes)	3 spaces (with transit passes)

KEY ISSUES AND IMPACTS

Overall, the proposed site plan and design for the proposed project are successful and consistent with the goal of creating an active, pedestrian-oriented urban community in North Oakland. The key issues and impacts are discussed below:

Site Plan and Building Design

The site plan presents an urban medium-density type development that responds to the context of urbanized development in the vicinity. The designs incorporate various elements and detailing such as projecting/recessed planes, shapes and forms, varied rooflines, material changes, etc. to achieve a visually attractive development that both read as a unified whole while featuring distinctive elements at the same time. The proposed landscaping include trees, shrubs, ground cover, as well as hardscape such as decorative pavers, planters and other features that enhance the visual quality, functionality, and experience of the open areas.

Density

The permitted density in the RM-4/C Zone is one unit for every 1,100 square feet of site area. The subject 5,936 square-foot site would therefore allow five (5) residential units.

Commercial Spaces

The two commercial spaces would be required to comply with uses permitted or conditionally permitted in the C zone.

Mini-lots

The project involves a Tentative Tract Map to subdivide the site into five mini lots. Mini-lot developments are integrated developments that are consistent with the density and all other development standards except it provides that “the maximum height and minimum yard, lot area, width, and frontage requirements otherwise applying to individual lots may be waived or modified within a mini-lot development, and floor area, parking, and other facilities may be located within said development without reference to lot-lines, upon the granting of a conditional use permit”

Setbacks

The project provides the required 15-foot front, 10-foot street-side, 4-foot and 15-foot rear yard setback for the four residential townhouses. It however proposes a zero-foot front yard and street-side yard setbacks for the mixed-use building, pursuant to Section 17.102.320 Conditional Use Permit for waiver of certain requirements in Mini-lot Developments which includes minimum yards or setbacks.

Automobile Parking

The project provides three off-street parking spaces within the development.

Useable Open Space

The RM-4 requires 175 square feet of useable open space per dwelling unit. The project provides an average of 382 square feet of private open space per unit and at least 1,914 square feet total private open space in the form of private yards and decks for the entire project. The project incorporates

landscaping (softscape and hardscape) to enhance the open areas to achieve a net reduction of peak flow stormwater run-off.

Access and Utility Easements (PUE)

The project provides utility access easements to all five lots to enable utility lines and repairmen to have access to the pertinent sections of the site.

Landscaping

The project incorporates various landscaping elements such as trees, shrubs, and other plantings to soften and achieve an attractive street and courtyard ambience. The project involves landscaped terraces on the second levels of the two wings. The proposed landscaping include trees, shrubs, ground cover, as well as hardscape such as decorative pavers, planters and other features that enhance the visual quality, functionality, and experience of the open areas.

CEQA Analysis

As described in the "Environmental Determination" section, above, none of the circumstances necessitating further CEQA review are present. Thus, the City can rely on the Previous CEQA Documents as well as qualify for Infill Exemption under Section 15332 of CEQA. As a separate and independent basis, the project is also exempt from CEQA review pursuant to CEQA Guidelines Section 15183, projects consistent with a community plan, general plan or zoning.

CONCLUSION:

The proposed new mixed-use infill development is an appropriate development for North Oakland. The project is consistent with the development standards of the RM-4/C land use regulations of the Oakland Planning Code. The project would not result in new or more severe environmental impacts beyond those identified in the and therefore no subsequent or supplemental environmental review is warranted. The site plan, building designs, layout, heights, materials, colors, open areas, and landscaping all combine as a cohesive whole that is appropriate for the subject site. Staff believes that this project will serve as a catalyst for further high quality development within the project area and Oakland as a whole.

RECOMMENDATIONS:

Based on the analysis contained in this report, the findings, and the conditions of approval attached to this report and elsewhere within the administrative record, staff believes that the proposed project is an appropriate development that will further the overall objectives of the Oakland General Plan, particularly related to new housing development. Thus, staff recommends that the Commission:

1. Affirm staff's CEQA determination; and

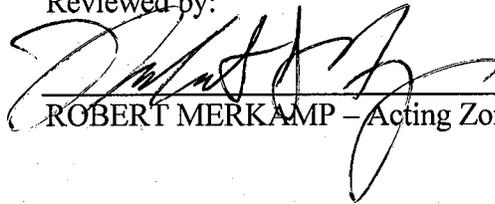
2. Approve the Conditional Use Permit, Design Review and Tentative Tract Map subject to the attached Findings and Conditions of Approval.

Prepared by:



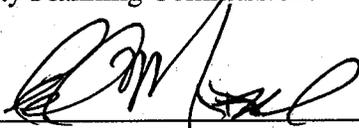
MAURICE BRENYAH-ADDOW - Planner IV

Reviewed by:



ROBERT MERKAMP - Acting Zoning Manager

Approved for forwarding to the
City Planning Commission:



ED MANASSE - Deputy Director
Bureau of Planning

- ATTACHMENTS:**
- A. Project Plans
 - B. Oakland Department of Transportation Conditions of Approval
 - C. Notice of Limitation

ATTACHMENT A: FINDINGS

This proposal meets the required findings and standards under Section 16.04.010, *Purpose*, Section 16.24.040, *Lot Design Standards*, and Section 16.08.030 *Tentative Maps*, of the Oakland Subdivision Regulations, and Sections 17.102.320 *Conditional Use Permit for waiver of certain requirements in Mini-lot Developments*, and 17.136.050, *Regular Design Review* criteria of the Oakland Planning Code as set forth below. Required findings are shown in normal type; reasons your proposal satisfies them are shown in **bold type**.

Section 16.04.010, Purpose:

“...ensure that the development of subdivisions is consistent with the goals and policies of the Oakland General Plan.”

The subject site is located in the Mixed Housing Type Residential land use classification which encourages residential developments and small commercial enterprises. The proposed townhouse mini-lot development (4 townhouse units and one mixed-use building on 5 mini-lots) is consistent with the intent of the General Plan objectives and policies which encourage the construction of housing in order to meet the current and future housing needs of the Oakland community.

Section 16.24.040 Lot design standards.

Lot design shall be consistent with the provisions of Section 16.04.010, Purpose, and the following provisions:

- A. No lot shall be created without frontage on a public street, as defined by Section 16.04.030, except:
 - 1. Lots created in conjunction with approved private access easements; or
 - 2. A single lot with frontage on a public street by means of a vehicular access corridor provided that in all cases the corridor shall have a minimum width of twenty (20) feet and shall not exceed three hundred (300) feet in length. Provided further, the corridor shall be a portion of the lot it serves, except that its area (square footage) shall not be included in computing the minimum lot area requirements of the zoning district.
The application is for a mini-lot subdivision that creates new lots with street frontages on Apgar and West Streets.

- B. The side lines of lots shall run at right angles or radially to the street upon which the lot fronts, except where impractical by reason of unusual topography.
The subject site has side lot lines that run at right angles to the abutting streets. The proposed new mini-lots will run perpendicular to Apgar Street.

- C. All applicable requirements of the zoning regulations shall be met.

The project complies with the RM-4 density, height limits, parking, and open space requirements. The mini-lot procedure allows the smaller lot sizes and reduced front yard setback.

D. Lots shall be equal or larger in measure than the prevalent size of existing lots in the surrounding area except:

1. Where the area is still considered acreage;
2. Where a deliberate change in the character of the area has been initiated by the adoption of a specific plan, a change in zone, a development control map, or a planned unit development.

The project entails a Conditional Use Permit for a mini-lot development which allows smaller lots to be created as long as the overall site complies with the development standards of the applicable zone.

E. Lots shall be designed in a manner to preserve and enhance natural out-croppings of rock, specimen trees or group of trees, creeks or other amenities.

There are no natural out-croppings of rock, specimen trees or group of trees, creeks, etc. that need preservation at the subject site or other known amenities.

Section 16.08.030 Tentative Map (Pursuant also to California Government Code §66474 (Chapter 4, Subdivision Map Act)

The Advisory Agency shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

A. That the proposed map is not consistent with applicable general and specific plans as specified in the State Government Code Section 65451.

The project is consistent with the Oakland General Plan and the West Oakland Specific Plan and located in the RM-4 zone which permits residential units at a ratio of one unit for every 1,100 square feet of site area and would allow a maximum of 5 residential units for the subject 5,936 square-foot site. Therefore, the proposed 5 residential units is consistent with the maximum residential density allowed by the General Plan and Zoning.

B. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

The project is residential in nature and consistent with the Oakland General Plan.

C. That the site is not physically suitable for the type of development.

There are no known physical constraints that make the site unsuitable for the proposed type of development.

- D. That the site is not physically suitable for the proposed density of development.

The subject site currently serves as a laundromat with surface parking. Staff is not aware of any site contamination or environmental condition that makes the site physically unsuitable for the proposed use and density. Therefore, the proposed 5-unit residential and commercial development is physically suitable for the subject site.

- E. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The subject site is located in an urbanized area and will be improved with the proposed development. There are no known fish or wildlife habitat at the site.

- F. That the design of the subdivision or type of improvements is likely to cause serious public health problems.

The attached conditions of approval are designed to ensure that best management practices are followed during demolition and construction of buildings to address potential public health impacts of the project. No serious public health problems are anticipated from the proposed development.

- G. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. (This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision).

N/A

- H. That the design of the subdivision does not provide to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

Energy efficient techniques such as south facing fenestration has been incorporated into the site planning and design to take advantage of natural solar heating and cooling opportunities.

Section 17.102.320 Conditional Use Permit for waiver of certain requirements in Mini-lot Developments

A. Basic Provisions. Subject to the provisions of subsections B and C of this section, the maximum height and minimum yard, lot area, width, and frontage requirements otherwise applying to individual lots may be waived or modified within a mini-lot development, and floor area, parking, and other facilities may be located within said development without reference to lot lines, upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134 and upon determination:

1. That there is adequate provision for maintenance of the open space and other facilities within the development; and

The proposed mini-lot development also involves a private utility access easement. A condition of approval has been added to this approval to require a maintenance agreement that ensures that adequate maintenance for all common areas is in place.

2. That the total development meets all the requirements that would apply to it if it were a single lot. **The proposed development complies with the density, height limits, useable open space, off-street parking, and all other requirements that would apply if the site were developed as a single lot. The minimum required 15-foot front setback has been waived to allow the proposed mixed-use building to serve as an anchor to the corner and have a neighborhood commercial presence.**

B. Zones in Which Requirements May Be Waived. A conditional use permit pursuant to subsection A of this section may be granted only in the S-1 or S-2 zone or in any residential or commercial zone other than RH zones or the RD-1 zone.

The subject site is zoned RM-4/C Mixed Housing Residential Zone and therefore complies with above criterion.

C. Maximum Size for Which Requirements May Be Waived. A conditional use permit pursuant to subsection A of this section may be granted only if the total land area of the mini-lot development is less than sixty thousand (60,000) square feet.

The subject site is 5,936 square feet and therefore complies with the above criterion.

SECTION 17.136.050(a)

REGULAR DESIGN REVIEW FINDINGS:

1. That the proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures. **The proposed new development responds to the surrounding with a site plan that organizes the units**

in four main townhouse structures with landscaped yards and one mixed use corner building. The design of each of the townhouses incorporates elements and materials that articulate the façades with recesses and projections to manage massing and minimize perceived bulk. The corner mixed use building has more of a commercial ground floor with upper floor residential look. The overall design relates well to the surrounding area in their setting, scale, bulk, height, materials and textures.

2. That the proposed design will protect, preserve or enhance desirable neighborhood characteristics. **The proposed new development will bring more residents to revitalize the neighborhood. The attached standard conditions of approval are to ensure that all potential negative impacts have been reduced to less than significant.**
3. That the proposed design will be sensitive to the topography and landscape. **The proposed development is expected to involve minimal earthwork for foundations and other site improvements.**
4. That if situated on a hill, the design and massing of the proposed building relates to the grade of the hill. N/A
5. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable district plan or development control map which has been adopted by the City council. **The proposed project will be a new investment in the community and expected to attract more high-end buildings in the area. It conforms in all respects to the Mixed Housing Type Residential General Plan classification.**

CEQA Findings:

ENVIRONMENTAL DETERMINATION

In accordance with CEQA Guidelines Sections 15332 and 15183, and as set forth in the CEQA Checklist below, the proposed Project qualifies for an exemption because the following findings can be made:

CEQA Findings

Based on an examination of the WOSP EIR, which fully and adequately analyzed and covered the potential environmental impacts associated with future projects in the West Oakland Specific Plan area, the Project meets the requirements for a Community Plan Exemption and a Qualified Infill Exemption, and no further review or analysis under CEQA is required.

In accordance with CEQA Guidelines Sections 15183 and 15332, and as set forth in the CEQA Checklist below, the proposed Project qualifies for an exemption because the following findings can be made:

A. On a separate and independent basis, the project is also exempt under CEQA Guidelines Section 15183, projects consistent with a community plan, general plan or zoning. The proposed Project would not result in significant impacts that: 1) are peculiar to the project or project site; 2) were not previously identified as significant project level, cumulative, or offsite effects in the applicable Program EIR (the 1998 LUTE EIR, and for the housing components of the proposed project, the 2010 General Plan Housing Element Update EIR and 2014 Addendum, and the WOSP EIR); or 3) were previously identified as significant effects, but which as a result of substantial new information not known at the time the WOSP EIR was certified, would increase in severity above that described in the WOSP EIR. Therefore, the proposed project is exempt from further environmental review as being consistent with a Community Plan or Zoning in accordance with Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183.

B. The project has been found to be categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) under Section 15332 of the CEQA Guidelines (Class 32, "In-fill Development Projects") because the project consists of in-fill development within an urbanized area where there is no potential for the project to cause any significant environmental impacts. Below are the findings required for projects found exempt under Section 15332 and the reasons the proposed project meets these findings:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

Finding: The project is consistent with the general plan designation and all applicable general plan policies as described in Design Review Finding #5, above. The project is consistent with the regulations in the RM-4 zone and other requirements in the Planning Code.

(b) The proposed development occurs within City limits on a project site of no more than five acres substantially surrounded by urban uses.

Finding: The project is located within the city limits of the city of Oakland in an urbanized area. The site is 5,936 square feet and less than 5 acres in size.

(c) The project site has no value as habitat for endangered, rare, or threatened species.

Finding: The project is located within a substantially urbanized area at a paved site used for surface parking. The site has no value as habitat for endangered, rare, or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Finding: The project involves 5 new residential units and ground floor commercial spaces and not anticipated to result in any significant effects relating to traffic, noise, air quality, or water quality for the following reasons.

The project will involve both construction noise and post-construction noise consistent with the typical noise associated with developments of this type in an urban location. Standard conditions of approval and uniformly applied development standards associated with construction noise and the City's Noise Ordinance will reduce noise impacts to less than significant levels. Implementation of the City's standard conditions of approval, which includes, but is not limited to, specific site design measures for post-construction stormwater pollution management, will reduce impacts to water quality to less than significant levels.

- (e) The site can be adequately served by all required utilities and public services.

Finding: The project site is conveniently accessible to all required utilities (e.g., water, power, sanitary sewer facilities, and storm drain facilities) and all required public services (e.g., police and fire services).

- C. As a separate and independent basis, the project also satisfies CEQA Guidelines Section 15183 as the project is consistent with the general plan and zoning. Specifically, as a separate and independent basis from the other CEQA findings, pursuant to CEQA section 21083.3 and Guidelines section 15183, staff recommends that the Planning Commission find: (a) the project is consistent with Land Use and Transportation Element (LUTE) of the General Plan, for which an EIR was certified in March 1998; (b) feasible mitigation measures identified in the LUTE EIR were adopted and have been, or will be, undertaken; (c) the EIR evaluated impacts peculiar to the project and/or project site, as well as off-site and cumulative impacts; (d) uniformly applied development policies and/or standards (hereafter called "Standard Conditions of Approval") have previously been adopted and found to, that when applied to future projects, substantially mitigate impacts, and to the extent that no such findings were previously made, staff recommends that the City Planning Commission find and determine that the Standard Conditions of Approval substantially reduce environmental impacts; and (e) no substantial new information exists to show that the Standard Conditions of Approval will not substantially mitigate the project and cumulative impacts.

Each of the above findings provides a separate and independent basis for CEQA compliance.

CONDITIONS OF APPROVAL

1. Approved Use

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, Staff Report and the approved plans **dated and submitted October 22, 2019**, as amended by the following conditions of approval and mitigation measures, if applicable (“Conditions of Approval” or “Conditions”).

2. Effective Date, Expiration, Extensions and Extinguishment

This Approval shall become effective immediately, unless the Approval is appealable, in which case the Approval shall become effective in ten (10) calendar days unless an appeal is filed. Unless a different termination date is prescribed, this Approval shall expire **two years** from the Approval date, or from the date of the final decision in the event of an appeal, unless within such period a complete building permit application has been filed with the Bureau of Building and diligently pursued towards completion, or the authorized activities have commenced in the case of a permit not involving construction or alteration. Upon written request and payment of appropriate fees submitted no later than the expiration date of this Approval, the Director of City Planning or designee may grant a one-year extension of this date, with additional extensions subject to approval by the approving body. Expiration of any necessary building permit or other construction-related permit for this project may invalidate this Approval if said Approval has also expired. If litigation is filed challenging this Approval, or its implementation, then the time period stated above for obtaining necessary permits for construction or alteration and/or commencement of authorized activities is automatically extended for the duration of the litigation.

3. Compliance with Other Requirements

The project applicant shall comply with all other applicable federal, state, regional, and local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City’s Bureau of Building, Fire Marshal, Department of Transportation, and Public Works Department. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition #4.

4. Minor and Major Changes

- a. Minor changes to the approved project, plans, Conditions, facilities, or use may be approved administratively by the Director of City Planning
- b. Major changes to the approved project, plans, Conditions, facilities, or use shall be reviewed by the Director of City Planning to determine whether such changes require submittal and approval of a revision to the Approval by the original approving body or a new independent permit/approval. Major revisions shall be reviewed in accordance with the procedures required for the original permit/approval. A new independent

permit/approval shall be reviewed in accordance with the procedures required for the new permit/approval.

5. Compliance with Conditions of Approval

- a. The project applicant and property owner, including successors, (collectively referred to hereafter as the "project applicant" or "applicant") shall be responsible for compliance with all the Conditions of Approval and any recommendations contained in any submitted and approved technical report at his/her sole cost and expense, subject to review and approval by the City of Oakland.
- b. The City of Oakland reserves the right at any time during construction to require certification by a licensed professional at the project applicant's expense that the as-built project conforms to all applicable requirements, including but not limited to, approved maximum heights and minimum setbacks. Failure to construct the project in accordance with the Approval may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension, or other corrective action.
- c. Violation of any term, Condition, or project description relating to the Approval is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approval or alter these Conditions if it is found that there is violation of any of the Conditions or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions. The project applicant shall be responsible for paying fees in accordance with the City's Master Fee Schedule for inspections conducted by the City or a City-designated third-party to investigate alleged violations of the Approval or Conditions.

6. Signed Copy of the Approval/Conditions

A copy of the Approval letter and Conditions shall be signed by the project applicant, attached to each set of permit plans submitted to the appropriate City agency for the project, and made available for review at the project job site at all times.

7. Blight/Nuisances

The project site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within sixty (60) days of approval, unless an earlier date is specified elsewhere.

8. Indemnification

- d. To the maximum extent permitted by law, the project applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Redevelopment Successor Agency, the Oakland

City Planning Commission, and their respective agents, officers, employees, and volunteers (hereafter collectively called "City") from any liability, damages, claim, judgment, loss (direct or indirect), action, causes of action, or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City to attack, set aside, void or annul this Approval or implementation of this Approval. The City may elect, in its sole discretion, to participate in the defense of said Action and the project applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.

- e. Within ten (10) calendar days of the filing of any Action as specified in subsection (a) above, the project applicant shall execute a Joint Defense Letter of Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Joint Defense Letter of Agreement shall survive termination, extinguishment, or invalidation of the Approval. Failure to timely execute the Letter of Agreement does not relieve the project applicant of any of the obligations contained in this Condition or other requirements or Conditions of Approval that may be imposed by the City.

9. Severability

The Approval would not have been granted but for the applicability and validity of each and every one of the specified Conditions, and if one or more of such Conditions is found to be invalid by a court of competent jurisdiction this Approval would not have been granted without requiring other valid Conditions consistent with achieving the same purpose and intent of such Approval.

10. Special Inspector/Inspections, Independent Technical Review, Project Coordination and Monitoring

The project applicant may be required to cover the full costs of independent third-party technical review and City monitoring and inspection, including without limitation, special inspector(s)/inspection(s) during times of extensive or specialized plan-check review or construction, and inspections of potential violations of the Conditions of Approval. The project applicant shall establish a deposit with Engineering Services and/or the Bureau of Building, if directed by the Director of Public Works, Building Official, Director of City Planning, Director of Transportation, or designee, prior to the issuance of a construction-related permit and on an ongoing as-needed basis.

11. Public Improvements

The project applicant shall obtain all necessary permits/approvals, such as encroachment permits, obstruction permits, curb/gutter/sidewalk permits, and public improvement ("p-job") permits from the City for work in the public right-of-way, including but not limited to, streets, curbs, gutters, sidewalks, utilities, and fire hydrants. Prior to any work in the public right-of-way, the applicant shall submit plans for review and approval by the Bureau of Planning, the Bureau of Building, Engineering Services, Department of Transportation, and

other City departments as required. Public improvements shall be designed and installed to the satisfaction of the City.

AESTHETICS

12. Trash and Blight Removal

Requirement: The project applicant and his/her successors shall maintain the property free of blight, as defined in chapter 8.24 of the Oakland Municipal Code. For nonresidential and multi-family residential projects, the project applicant shall install and maintain trash receptacles near public entryways as needed to provide sufficient capacity for building users.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

13. Graffiti Control

Requirement:

- f. During construction and operation of the project, the project applicant shall incorporate best management practices reasonably related to the control of graffiti and/or the mitigation of the impacts of graffiti. Such best management practices may include, without limitation:
 - i. Installation and maintenance of landscaping to discourage defacement of and/or protect likely graffiti-attracting surfaces.
 - ii. Installation and maintenance of lighting to protect likely graffiti-attracting surfaces.
 - iii. Use of paint with anti-graffiti coating.
 - iv. Incorporation of architectural or design elements or features to discourage graffiti defacement in accordance with the principles of Crime Prevention Through Environmental Design (CPTED).
 - v. Other practices approved by the City to deter, protect, or reduce the potential for graffiti defacement.
- g. The project applicant shall remove graffiti by appropriate means within seventy-two (72) hours. Appropriate means include the following:
 - i. Removal through scrubbing, washing, sanding, and/or scraping (or similar method) without damaging the surface and without discharging wash water or cleaning detergents into the City storm drain system.
 - ii. Covering with new paint to match the color of the surrounding surface.
 - iii. Replacing with new surfacing (with City permits if required).

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

14. Landscape Plan

h. Landscape Plan Required

- Requirement: The project applicant shall submit a final Landscape Plan for City review and approval that is consistent with the approved Landscape Plan. The Landscape Plan shall be included with the set of drawings submitted for the construction-related permit and shall comply with the landscape requirements of chapter 17.124 of the Planning Code. Proposed plants shall be predominantly drought-tolerant. Specification of any street trees shall comply with the Master Street Tree List and Tree Planting Guidelines (which can be viewed at <http://www2.oaklandnet.com/oakca1/groups/pwa/documents/report/oak042662.pdf> and <http://www2.oaklandnet.com/oakca1/groups/pwa/documents/form/oak025595.pdf>, respectively), and with any applicable streetscape plan.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: N/A

i. Landscape Installation

Requirement: The project applicant shall implement the approved Landscape Plan unless a bond, cash deposit, letter of credit, or other equivalent instrument acceptable to the Director of City Planning, is provided. The financial instrument shall equal the greater of \$2,500 or the estimated cost of implementing the Landscape Plan based on a licensed contractor's bid.

When Required: Prior to building permit final

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

j. Landscape Maintenance

Requirement: All required planting shall be permanently maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with applicable landscaping requirements. The property owner shall be responsible for maintaining planting in adjacent public rights-of-way. All required fences, walls, and irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

15. Lighting

Requirement: Proposed new exterior lighting fixtures shall be adequately shielded to a point below the light bulb and reflector to prevent unnecessary glare onto adjacent properties.

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

AIR QUALITY

16. Dust Controls – Construction Related

Requirement: The project applicant shall implement all of the following applicable dust control measures during construction of the project:

- a) Water all exposed surfaces of active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever feasible.
- b) Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).
- c) All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d) Limit vehicle speeds on unpaved roads to 15 miles per hour.
- e) All demolition activities (if any) shall be suspended when average wind speeds exceed 20 mph.
- f) All trucks and equipment, including tires, shall be washed off prior to leaving the site.
- g) Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

17. Criteria Air Pollutant Controls - Construction Related

Requirement: The project applicant shall implement all of the following applicable basic control measures for criteria air pollutants during construction of the project as applicable:

- a) Idling times on all diesel-fueled commercial vehicles over 10,000 lbs. shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to two minutes (as required by the California airborne toxics

- control measure Title 13, Section 2485, of the California Code of Regulations). Clear signage to this effect shall be provided for construction workers at all access points.
- b) Idling times on all diesel-fueled off-road vehicles over 25 horsepower shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to two minutes and fleet operators must develop a written policy as required by Title 23, Section 2449, of the California Code of Regulations ("California Air Resources Board Off-Road Diesel Regulations").
 - c) All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. Equipment check documentation should be kept at the construction site and be available for review by the City and the Bay Area Air Quality District as needed.
 - d) Portable equipment shall be powered by grid electricity if available. If electricity is not available, propane or natural gas generators shall be used if feasible. Diesel engines shall only be used if grid electricity is not available and propane or natural gas generators cannot meet the electrical demand.
 - e) Low VOC (i.e., ROG) coatings shall be used that comply with BAAQMD Regulation 8, Rule 3: Architectural Coatings.
 - f) All equipment to be used on the construction site shall comply with the requirements of Title 13, Section 2449, of the California Code of Regulations ("California Air Resources Board Off-Road Diesel Regulations") and upon request by the City (and the Air District if specifically requested), the project applicant shall provide written documentation that fleet requirements have been met.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

18. Exposure to Air Pollution (Toxic Air Contaminants)

k. Health Risk Reduction Measures

Requirement: The project applicant shall incorporate appropriate measures into the project design in order to reduce the potential health risk due to exposure to toxic air contaminants. The project applicant shall choose **one** of the following methods:

- i. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements to determine the health risk of exposure of project residents/occupants/users to air pollutants. The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then health risk reduction measures are not required. If the HRA concludes that the health risk exceeds acceptable levels, health risk reduction measures shall be identified to reduce the health risk to acceptable

levels. Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City.

- or -

ii. The project applicant shall incorporate the following health risk reduction measures into the project. These features shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City:

- Installation of air filtration to reduce cancer risks and Particulate Matter (PM) exposure for residents and other sensitive populations in the project that are in close proximity to sources of air pollution. Air filter devices shall be rated MERV-16 or higher. As part of implementing this measure, an ongoing maintenance plan for the building's HVAC air filtration system shall be required.
- Where appropriate, install passive electrostatic filtering systems, especially those with low air velocities (i.e., 1 mph).
- Phasing of residential developments when proposed within 500 feet of freeways such that homes nearest the freeway are built last, if feasible.
- The project shall be designed to locate sensitive receptors as far away as feasible from the source(s) of air pollution. Operable windows, balconies, and building air intakes shall be located as far away from these sources as feasible. If near a distribution center, residents shall be located as far away as feasible from a loading dock or where trucks concentrate to deliver goods.
- Sensitive receptors shall be located on the upper floors of buildings, if feasible.
- Planting trees and/or vegetation between sensitive receptors and pollution source, if feasible. Trees that are best suited to trapping PM shall be planted, including one or more of the following: Pine (*Pinus nigra* var. *maritima*), Cypress (*X Cupressocyparis leylandii*), Hybrid poplar (*Populus deltoids X trichocarpa*), and Redwood (*Sequoia sempervirens*).
- Sensitive receptors shall be located as far away from truck activity areas, such as loading docks and delivery areas, as feasible.
- Existing and new diesel generators shall meet CARB's Tier 4 emission standards, if feasible.
- Emissions from diesel trucks shall be reduced through implementing the following measures, if feasible:
 - Installing electrical hook-ups for diesel trucks at loading docks.
 - Requiring trucks to use Transportation Refrigeration Units (TRU) that meet Tier 4 emission standards.
 - Requiring truck-intensive projects to use advanced exhaust technology (e.g., hybrid) or alternative fuels.
 - Prohibiting trucks from idling for more than two minutes.

CONDITIONS OF APPROVAL

- Establishing truck routes to avoid sensitive receptors in the project. A truck route program, along with truck calming, parking, and delivery restrictions, shall be implemented.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

l. Maintenance of Health Risk Reduction Measures

Requirement: The project applicant shall maintain, repair, and/or replace installed health risk reduction measures, including but not limited to the HVAC system (if applicable), on an ongoing and as-needed basis. Prior to occupancy, the project applicant shall prepare and then distribute to the building manager/operator an operation and maintenance manual for the HVAC system and filter including the maintenance and replacement schedule for the filter.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

BIOLOGICAL RESOURCES

19. Tree Removal During Bird Breeding Season

Requirement: To the extent feasible, removal of any tree and/or other vegetation suitable for nesting of birds shall not occur during the bird breeding season of February 1 to August 15 (or during December 15 to August 15 for trees located in or near marsh, wetland, or aquatic habitats). If tree removal must occur during the bird breeding season, all trees to be removed shall be surveyed by a qualified biologist to verify the presence or absence of nesting raptors or other birds. Pre-removal surveys shall be conducted within 15 days prior to the start of work and shall be submitted to the City for review and approval. If the survey indicates the potential presence of nesting raptors or other birds, the biologist shall determine an appropriately sized buffer around the nest in which no work will be allowed until the young have successfully fledged. The size of the nest buffer will be determined by the biologist in consultation with the California Department of Fish and Wildlife, and will be based to a large extent on the nesting species and its sensitivity to disturbance. In general, buffer sizes of 200 feet for raptors and 50 feet for other birds should suffice to prevent disturbance to birds nesting in the urban environment, but these buffers may be increased or decreased, as appropriate, depending on the bird species and the level of disturbance anticipated near the nest.

When Required: Prior to removal of trees

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

20. Tree Permit

m. Tree Permit Required

Requirement: Pursuant to the City's Tree Protection Ordinance (OMC chapter 12.36), the project applicant shall obtain a tree permit and abide by the conditions of that permit.

When Required: Prior to approval of construction-related permit

Initial Approval: Permit approval by Public Works Department, Tree Division; evidence of approval submitted to Bureau of Building

Monitoring/Inspection: Bureau of Building

n. Tree Protection During Construction

Requirement: Adequate protection shall be provided during the construction period for any trees which are to remain standing, including the following, plus any recommendations of an arborist:

- i. Before the start of any clearing, excavation, construction, or other work on the site, every protected tree deemed to be potentially endangered by said site work shall be securely fenced off at a distance from the base of the tree to be determined by the project's consulting arborist. Such fences shall remain in place for duration of all such work. All trees to be removed shall be clearly marked. A scheme shall be established for the removal and disposal of logs, brush, earth and other debris which will avoid injury to any protected tree.
- ii. Where proposed development or other site work is to encroach upon the protected perimeter of any protected tree, special measures shall be incorporated to allow the roots to breathe and obtain water and nutrients. Any excavation, cutting, filling, or compaction of the existing ground surface within the protected perimeter shall be minimized. No change in existing ground level shall occur within a distance to be determined by the project's consulting arborist from the base of any protected tree at any time. No burning or use of equipment with an open flame shall occur near or within the protected perimeter of any protected tree.
- iii. No storage or dumping of oil, gas, chemicals, or other substances that may be harmful to trees shall occur within the distance to be determined by the project's consulting arborist from the base of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. No heavy construction equipment or construction materials shall be operated or stored within a distance from the base of any protected trees to be determined by the project's consulting arborist. Wires, ropes, or other devices shall not be attached to any protected tree, except as needed for support of the tree. No sign, other than a tag showing the botanical classification, shall be attached to any protected tree.
- iv. Periodically during construction, the leaves of protected trees shall be thoroughly sprayed with water to prevent buildup of dust and other pollution that would inhibit leaf transpiration.

- v. If any damage to a protected tree should occur during or as a result of work on the site, the project applicant shall immediately notify the Public Works Department and the project's consulting arborist shall make a recommendation to the City Tree Reviewer as to whether the damaged tree can be preserved. If, in the professional opinion of the Tree Reviewer, such tree cannot be preserved in a healthy state, the Tree Reviewer shall require replacement of any tree removed with another tree or trees on the same site deemed adequate by the Tree Reviewer to compensate for the loss of the tree that is removed.
- vi. All debris created as a result of any tree removal work shall be removed by the project applicant from the property within two weeks of debris creation, and such debris shall be properly disposed of by the project applicant in accordance with all applicable laws, ordinances, and regulations.

When Required: During construction

Initial Approval: Public Works Department, Tree Division

Monitoring/Inspection: Bureau of Building

o. Tree Replacement Plantings

Requirement: Replacement plantings shall be required for tree removals for the purposes of erosion control, groundwater replenishment, visual screening, wildlife habitat, and preventing excessive loss of shade, in accordance with the following criteria:

- i. No tree replacement shall be required for the removal of nonnative species, for the removal of trees which is required for the benefit of remaining trees, or where insufficient planting area exists for a mature tree of the species being considered.
- ii. Replacement tree species shall consist of Sequoia sempervirens (Coast Redwood), Quercus agrifolia (Coast Live Oak), Arbutus menziesii (Madrone), Aesculus californica (California Buckeye), Umbellularia californica (California Bay Laurel), or other tree species acceptable to the Tree Division.
- iii. Replacement trees shall be at least twenty-four (24) inch box size, unless a smaller size is recommended by the arborist, except that three fifteen (15) gallon size trees may be substituted for each twenty-four (24) inch box size tree where appropriate.
- iv. Minimum planting areas must be available on site as follows:
 - For Sequoia sempervirens, three hundred fifteen (315) square feet per tree;
 - For other species listed, seven hundred (700) square feet per tree.
- v. In the event that replacement trees are required but cannot be planted due to site constraints, an in lieu fee in accordance with the City's Master Fee Schedule may be substituted for required replacement plantings, with all such revenues applied toward tree planting in city parks, streets and medians.
- vi. The project applicant shall install the plantings and maintain the plantings until established. The Tree Reviewer of the Tree Division of the Public Works Department may require a landscape plan showing the replacement plantings and

the method of irrigation. Any replacement plantings which fail to become established within one year of planting shall be replanted at the project applicant's expense.

When Required: Prior to building permit final

Initial Approval: Public Works Department, Tree Division

Monitoring/Inspection: Bureau of Building

CULTURAL RESOURCES

21. Archaeological and Paleontological Resources – Discovery During Construction

Requirement: Pursuant to CEQA Guidelines section 15064.5(f), in the event that any historic or prehistoric subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant shall notify the City and consult with a qualified archaeologist or paleontologist, as applicable, to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined unnecessary or infeasible by the City. Feasibility of avoidance shall be determined with consideration of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted. Work may proceed on other parts of the project site while measures for the cultural resources are implemented.

In the event of data recovery of archaeological resources, the project applicant shall submit an Archaeological Research Design and Treatment Plan (ARDTP) prepared by a qualified archaeologist for review and approval by the City. The ARDTP is required to identify how the proposed data recovery program would preserve the significant information the archaeological resource is expected to contain. The ARDTP shall identify the scientific/historic research questions applicable to the expected resource, the data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The ARDTP shall include the analysis and specify the curation and storage methods. Data recovery, in general, shall be limited to the portions of the archaeological resource that could be impacted by the proposed project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practicable. Because the intent of the ARDTP is to save as much of the archaeological resource as possible, including moving the resource, if feasible, preparation and implementation of the ARDTP would reduce the potential adverse impact to less than significant. The project applicant shall implement the ARDTP at his/her expense.

In the event of excavation of paleontological resources, the project applicant shall submit an excavation plan prepared by a qualified paleontologist to the City for review and approval. All significant cultural materials recovered shall be subject to scientific analysis,

professional museum curation, and/or a report prepared by a qualified paleontologist, as appropriate, according to current professional standards and at the expense of the project applicant.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

22. Human Remains – Discovery During Construction

Requirement: Pursuant to CEQA Guidelines section 15064.5(e)(1), in the event that human skeletal remains are uncovered at the project site during construction activities, all work shall immediately halt and the project applicant shall notify the City and the Alameda County Coroner. If the County Coroner determines that an investigation of the cause of death is required or that the remains are Native American, all work shall cease within 50 feet of the remains until appropriate arrangements are made. In the event that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of section 7050.5 of the California Health and Safety Code. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance, and avoidance measures (if applicable) shall be completed expeditiously and at the expense of the project applicant.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

GEOLOGY AND SOILS

23. Construction-Related Permit(s)

Requirement: The project applicant shall obtain all required construction-related permits/approvals from the City. The project shall comply with all standards, requirements and conditions contained in construction-related codes, including but not limited to the Oakland Building Code and the Oakland Grading Regulations, to ensure structural integrity and safe construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

24. Soils Report

Requirement: The project applicant shall submit a soils report prepared by a registered geotechnical engineer for City review and approval. The soils report shall contain, at a

minimum, field test results and observations regarding the nature, distribution and strength of existing soils, and recommendations for appropriate grading practices and project design. The project applicant shall implement the recommendations contained in the approved report during project design and construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

25. Seismic Hazards Zone (Landslide/Liquefaction)

Requirement: The project applicant shall submit a site-specific geotechnical report, consistent with California Geological Survey Special Publication 117 (as amended), prepared by a registered geotechnical engineer for City review and approval containing at a minimum a description of the geological and geotechnical conditions at the site, an evaluation of site-specific seismic hazards based on geological and geotechnical conditions, and recommended measures to reduce potential impacts related to liquefaction and/or slope stability hazards. The project applicant shall implement the recommendations contained in the approved report during project design and construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

HAZARDS AND HAZARDOUS MATERIALS

26. Hazardous Materials Related to Construction

Requirement: The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential negative effects on groundwater, soils, and human health. These shall include, at a minimum, the following:

- a. Follow manufacture's recommendations for use, storage, and disposal of chemical products used in construction;
- b. Avoid overtopping construction equipment fuel gas tanks;
- c. During routine maintenance of construction equipment, properly contain and remove grease and oils;
- d. Properly dispose of discarded containers of fuels and other chemicals;
- e. Implement lead-safe work practices and comply with all local, regional, state, and federal requirements concerning lead (for more information refer to the Alameda County Lead Poisoning Prevention Program); and
- f. If soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other

hazardous materials or wastes are encountered), the project applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notifying the City and applicable regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

HYDROLOGY AND WATER QUALITY

27. Erosion and Sedimentation Control Measures for Construction

Requirement: The project applicant shall implement Best Management Practices (BMPs) to reduce erosion, sedimentation, and water quality impacts during construction to the maximum extent practicable. At a minimum, the project applicant shall provide filter materials deemed acceptable to the City at nearby catch basins to prevent any debris and dirt from flowing into the City's storm drain system and creeks.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

28. Erosion and Sedimentation Control Plan for Construction

p. Erosion and Sedimentation Control Plan Required

Requirement: The project applicant shall submit an Erosion and Sedimentation Control Plan to the City for review and approval. The Erosion and Sedimentation Control Plan shall include all necessary measures to be taken to prevent excessive stormwater runoff or carrying by stormwater runoff of solid materials on to lands of adjacent property owners, public streets, or to creeks as a result of conditions created by grading and/or construction operations. The Plan shall include, but not be limited to, such measures as short-term erosion control planting, waterproof slope covering, check dams, interceptor ditches, benches, storm drains, dissipation structures, diversion dikes, retarding berms and barriers, devices to trap, store and filter out sediment, and stormwater retention basins. Off-site work by the project applicant may be necessary. The project applicant shall obtain permission or easements necessary for off-site work. There shall be a clear notation that the plan is subject to changes as changing conditions occur. Calculations of anticipated stormwater runoff and sediment volumes shall be included, if required by the City. The Plan shall specify that, after construction is complete, the project applicant

shall ensure that the storm drain system shall be inspected and that the project applicant shall clear the system of any debris or sediment.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

q. *Erosion and Sedimentation Control During Construction*

Requirement: The project applicant shall implement the approved Erosion and Sedimentation Control Plan. No grading shall occur during the wet weather season (October 15 through April 15) unless specifically authorized in writing by the Bureau of Building.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

29. NPDES C.3 Stormwater Requirements for Regulated Projects

r. *Post-Construction Stormwater Management Plan Required*

Requirement: The project applicant shall comply with the requirements of Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES). The project applicant shall submit a Post-Construction Stormwater Management Plan to the City for review and approval with the project drawings submitted for site improvements, and shall implement the approved Plan during construction. The Post-Construction Stormwater Management Plan shall include and identify the following:

- i. Location and size of new and replaced impervious surface;
- ii. Directional surface flow of stormwater runoff;
- iii. Location of proposed on-site storm drain lines;
- iv. Site design measures to reduce the amount of impervious surface area;
- v. Source control measures to limit stormwater pollution;
- vi. Stormwater treatment measures to remove pollutants from stormwater runoff, including the method used to hydraulically size the treatment measures; and
- vii. Hydromodification management measures, if required by Provision C.3, so that post-project stormwater runoff flow and duration match pre-project runoff.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

s. *Maintenance Agreement Required*

Requirement: The project applicant shall enter into a maintenance agreement with the City, based on the Standard City of Oakland Stormwater Treatment Measures

Maintenance Agreement, in accordance with Provision C.3, which provides, in part, for the following:

- i. The project applicant accepting responsibility for the adequate installation/construction, operation, maintenance, inspection, and reporting of any on-site stormwater treatment measures being incorporated into the project until the responsibility is legally transferred to another entity; and
- ii. Legal access to the on-site stormwater treatment measures for representatives of the City, the local vector control district, and staff of the Regional Water Quality Control Board, San Francisco Region, for the purpose of verifying the implementation, operation, and maintenance of the on-site stormwater treatment measures and to take corrective action if necessary.

The maintenance agreement shall be recorded at the County Recorder's Office at the applicant's expense.

When Required: Prior to building permit final

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

30. NPDES C.3 Stormwater Requirements for Small Projects

Requirement: Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant shall incorporate one or more of the following site design measures into the project:

- a. Direct roof runoff into cisterns or rain barrels for reuse;
- b. Direct roof runoff onto vegetated areas;
- c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas;
- d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas;
- e. Construct sidewalks, walkways, and/or patios with permeable surfaces; or
- f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.

The project drawings submitted for construction-related permits shall include the proposed site design measure(s) and the approved measure(s) shall be installed during construction. The design and installation of the measure(s) shall comply with all applicable City requirements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

31. Structures in a Flood Zone

Requirement: The project shall be designed to ensure that new structures within a 100-year flood zone do not interfere with the flow of water or increase flooding. The project

applicant shall submit plans and hydrological calculations for City review and approval with the construction-related drawings that show finished site grades and floor elevations elevated above the Base Flood Elevation (BFE).

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

NOISE

32. Construction Days/Hours

Requirement: The project applicant shall comply with the following restrictions concerning construction days and hours:

- a. Construction activities are limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, except that pier drilling and/or other extreme noise generating activities greater than 90 dBA shall be limited to between 8:00 a.m. and 4:00 p.m.
- b. Construction activities are limited to between 9:00 a.m. and 5:00 p.m. on Saturday. In residential zones and within 300 feet of a residential zone, construction activities are allowed from 9:00 a.m. to 5:00 p.m. only within the interior of the building with the doors and windows closed. No pier drilling or other extreme noise generating activities greater than 90 dBA are allowed on Saturday.
- c. No construction is allowed on Sunday or federal holidays.

Construction activities include, but are not limited to, truck idling, moving equipment (including trucks, elevators, etc.) or materials, deliveries, and construction meetings held on-site in a non-enclosed area.

Any construction activity proposed outside of the above days and hours for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case-by-case basis by the City, with criteria including the urgency/emergency nature of the work, the proximity of residential or other sensitive uses, and a consideration of nearby residents'/occupants' preferences. The project applicant shall notify property owners and occupants located within 300 feet at least 14 calendar days prior to construction activity proposed outside of the above days/hours. When submitting a request to the City to allow construction activity outside of the above days/hours, the project applicant shall submit information concerning the type and duration of proposed construction activity and the draft public notice for City review and approval prior to distribution of the public notice.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

33. Construction Noise

Requirement: The project applicant shall implement noise reduction measures to reduce noise impacts due to construction. Noise reduction measures include, but are not limited to, the following:

- a. Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds) wherever feasible.
- b. Except as provided herein, impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.
- c. Applicant shall use temporary power poles instead of generators where feasible.
- d. Stationary noise sources shall be located as far from adjacent properties as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City to provide equivalent noise reduction.
- e. The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

34. Extreme Construction Noise

t. Construction Noise Management Plan Required

Requirement: Prior to any extreme noise generating construction activities (e.g., pier drilling, pile driving and other activities generating greater than 90dBA), the project applicant shall submit a Construction Noise Management Plan prepared by a qualified acoustical consultant for City review and approval that contains a set of site-specific noise attenuation measures to further reduce construction impacts associated with extreme noise generating activities. The project applicant shall implement the approved Plan during construction. Potential attenuation measures include, but are not limited to, the following:

- i. Erect temporary plywood noise barriers around the construction site, particularly along on sites adjacent to residential buildings;

- ii. Implement “quiet” pile driving technology (such as pre-drilling of piles, the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions;
- iii. Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site;
- iv. Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings by the use of sound blankets for example and implement such measure if such measures are feasible and would noticeably reduce noise impacts; and
- v. Monitor the effectiveness of noise attenuation measures by taking noise measurements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

u. Public Notification Required

Requirement: The project applicant shall notify property owners and occupants located within 300 feet of the construction activities at least 14 calendar days prior to commencing extreme noise generating activities. Prior to providing the notice, the project applicant shall submit to the City for review and approval the proposed type and duration of extreme noise generating activities and the proposed public notice. The public notice shall provide the estimated start and end dates of the extreme noise generating activities and describe noise attenuation measures to be implemented.

When Required: During construction

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

35. Operational Noise

Requirement: Noise levels from the project site after completion of the project (i.e., during project operation) shall comply with the performance standards of chapter 17.120 of the Oakland Planning Code and chapter 8.18 of the Oakland Municipal Code. If noise levels exceed these standards, the activity causing the noise shall be abated until appropriate noise reduction measures have been installed and compliance verified by the City.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

36. Affordable Housing Impact Fee

Requirement: The project applicant shall comply with the requirements of the City of Oakland Affordable Housing Impact Fee Ordinance (chapter 15.72 of the Oakland Municipal Code).

When Required: Prior to issuance of building permit; subsequent milestones pursuant to ordinance

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

PUBLIC SERVICES

37. Capital Improvements Impact Fee

Requirement: The project applicant shall comply with the requirements of the City of Oakland Capital Improvements Fee Ordinance (chapter 15.74 of the Oakland Municipal Code).

When Required: Prior to issuance of building permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

TRANSPORTATION/TRAFFIC

38. Construction Activity in the Public Right-of-Way

v. Obstruction Permit Required

Requirement: The project applicant shall obtain an obstruction permit from the City prior to placing any temporary construction-related obstruction in the public right-of-way, including City streets, sidewalks, bicycle facilities, and bus stops.

When Required: Prior to approval of construction-related permit

Initial Approval: Department of Transportation

Monitoring/Inspection: Department of Transportation

w. Traffic Control Plan Required

Requirement: In the event of obstructions to vehicle or bicycle travel lanes, bus stops, or sidewalks, the project applicant shall submit a Traffic Control Plan to the City for review and approval prior to obtaining an obstruction permit. The project applicant shall submit evidence of City approval of the Traffic Control Plan with the application for an obstruction permit. The Traffic Control Plan shall contain a set of comprehensive traffic control measures for auto, transit, bicycle, and pedestrian accommodations (or detours, if accommodations are not feasible), including detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. The Traffic Control Plan shall be in conformance with the City's Supplemental Design

Guidance for Accommodating Pedestrians, Bicyclists, and Bus Facilities in Construction Zones. The project applicant shall implement the approved Plan during construction.

Initial Approval: Department of Transportation

Monitoring/Inspection: Department of Transportation

x. Repair of City Streets

Requirement: The project applicant shall repair any damage to the public right-of way, including streets and sidewalks, caused by project construction at his/her expense within one week of the occurrence of the damage (or excessive wear), unless further damage/excessive wear may continue; in such case, repair shall occur prior to approval of the final inspection of the construction-related permit. All damage that is a threat to public health or safety shall be repaired immediately.

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Department of Transportation

39. Bicycle Parking

Requirement: The project applicant shall comply with the City of Oakland Bicycle Parking Requirements (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall demonstrate compliance with the requirements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

40. Transportation Improvements

Requirement: The project applicant shall implement the recommended on- and off-site transportation-related improvements contained within the Transportation Impact Review for the project (e.g., signal timing adjustments, restriping, signalization, traffic control devices, roadway reconfigurations, transportation demand management measures, and transit, pedestrian, and bicyclist amenities). The project applicant is responsible for funding and installing the improvements, and shall obtain all necessary permits and approvals from the City and/or other applicable regulatory agencies such as, but not limited to, Caltrans (for improvements related to Caltrans facilities) and the California Public Utilities Commission (for improvements related to railroad crossings), prior to installing the improvements. To implement this measure for intersection modifications, the project applicant shall submit Plans, Specifications, and Estimates (PS&E) to the City for review and approval. All elements shall be designed to applicable City standards in effect at the time of construction and all new or upgraded signals shall include these enhancements as required by the City. All other facilities supporting vehicle travel and alternative modes through the intersection

shall be brought up to both City standards and ADA standards (according to Federal and State Access Board guidelines) at the time of construction. Current City Standards call for, among other items, the elements listed below:

- a. 2070L Type Controller with cabinet accessory
- b. GPS communication (clock)
- c. Accessible pedestrian crosswalks according to Federal and State Access Board guidelines with signals (audible and tactile)
- d. Countdown pedestrian head module switch out
- e. City Standard ADA wheelchair ramps
- f. Video detection on existing (or new, if required)
- g. Mast arm poles, full activation (where applicable)
- h. Polara Push buttons (full activation)
- i. Bicycle detection (full activation)
- j. Pull boxes
- k. Signal interconnect and communication with trenching (where applicable), or through existing conduit (where applicable), 600 feet maximum
- l. Conduit replacement contingency
- m. Fiber switch
- n. PTZ camera (where applicable)
- o. Transit Signal Priority (TSP) equipment consistent with other signals along corridor
- p. Signal timing plans for the signals in the coordination group
- q. Bi-directional curb ramps (where feasible, and if project is on a street corner)
- r. Upgrade ramps on receiving curb (where feasible, and if project is on a street corner)

When Required: Prior to building permit final or as otherwise specified

Initial Approval: Bureau of Building; Department of Transportation

Monitoring/Inspection: Bureau of Building

41. Transportation Impact Fee

Requirement: The project applicant shall comply with the requirements of the City of Oakland Transportation Impact Fee Ordinance (chapter 15.74 of the Oakland Municipal Code).

When Required: Prior to issuance of building permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

42. Plug-In Electric Vehicle (PEV) Charging Infrastructure

- a. *PEV-Ready Parking Spaces*

Requirement: The applicant shall submit, for review and approval of the Building Official and the Zoning Manager, plans that show the location of parking spaces equipped with full electrical circuits designated for future PEV charging (i.e. "PEV-Ready") per the requirements of Chapter 15.04 of the Oakland Municipal Code. Building electrical plans shall indicate sufficient electrical capacity to supply the required PEV-Ready parking spaces.

When Required: Prior to Issuance of Building Permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

UTILITY AND SERVICE SYSTEMS

43. Construction and Demolition Waste Reduction and Recycling

Requirement: The project applicant shall comply with the City of Oakland Construction and Demolition Waste Reduction and Recycling Ordinance (chapter 15.34 of the Oakland Municipal Code) by submitting a Construction and Demolition Waste Reduction and Recycling Plan (WRRP) for City review and approval, and shall implement the approved WRRP. Projects subject to these requirements include all new construction, renovations/alterations/modifications with construction values of \$50,000 or more (except R-3 type construction), and all demolition (including soft demolition) except demolition of type R-3 construction. The WRRP must specify the methods by which the project will divert construction and demolition debris waste from landfill disposal in accordance with current City requirements. The WRRP may be submitted electronically at www.greenhalosystems.com or manually at the City's Green Building Resource Center. Current standards, FAQs, and forms are available on the City's website and in the Green Building Resource Center.

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Environmental Services Division

Monitoring/Inspection: Public Works Department, Environmental Services Division

44. Underground Utilities

Requirement: The project applicant shall place underground all new utilities serving the project and under the control of the project applicant and the City, including all new gas, electric, cable, and telephone facilities, fire alarm conduits, street light wiring, and other wiring, conduits, and similar facilities. The new facilities shall be placed underground along the project's street frontage and from the project structures to the point of service. Utilities under the control of other agencies, such as PG&E, shall be placed underground if feasible. All utilities shall be installed in accordance with standard specifications of the serving utilities.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

45. Recycling Collection and Storage Space

Requirement: The project applicant shall comply with the City of Oakland Recycling Space Allocation Ordinance (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall contain recycling collection and storage areas in compliance with the Ordinance. For residential projects, at least two (2) cubic feet of storage and collection space per residential unit is required, with a minimum of ten (10) cubic feet. For nonresidential projects, at least two (2) cubic feet of storage and collection space per 1,000 square feet of building floor area is required, with a minimum of ten (10) cubic feet.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

46. Green Building Requirements

b. Compliance with Green Building Requirements During Plan-Check

Requirement: The project applicant shall comply with the requirements of the California Green Building Standards (CALGreen) mandatory measures and the applicable requirements of the City of Oakland Green Building Ordinance (chapter 18.02 of the Oakland Municipal Code).

- i. The following information shall be submitted to the City for review and approval with the application for a building permit:
 - Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficiency Standards.
 - Completed copy of the final green building checklist approved during the review of the Planning and Zoning permit.
 - Copy of the Unreasonable Hardship Exemption, if granted, during the review of the Planning and Zoning permit.
 - Permit plans that show, in general notes, detailed design drawings, and specifications as necessary, compliance with the items listed in subsection (ii) below.
 - Copy of the signed statement by the Green Building Certifier approved during the review of the Planning and Zoning permit that the project complied with the requirements of the Green Building Ordinance.
 - Signed statement by the Green Building Certifier that the project still complies with the requirements of the Green Building Ordinance, unless an Unreasonable Hardship Exemption was granted during the review of the Planning and Zoning permit.
 - Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.

- ii. The set of plans in subsection (i) shall demonstrate compliance with the following:
 - CALGreen mandatory measures.
 - **53 Points** per the appropriate checklist approved during the Planning entitlement process.
 - All green building points identified on the checklist approved during review of the Planning and Zoning permit, unless a Request for Revision Plan-check application is submitted and approved by the Bureau of Planning that shows the previously approved points that will be eliminated or substituted.
 - The required green building point minimums in the appropriate credit categories.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

c. *Compliance with Green Building Requirements During Construction*

Requirement: The project applicant shall comply with the applicable requirements of CALGreen and the Oakland Green Building Ordinance during construction of the project.

The following information shall be submitted to the City for review and approval:

- i. Completed copies of the green building checklists approved during the review of the Planning and Zoning permit and during the review of the building permit.
- ii. Signed statement(s) by the Green Building Certifier during all relevant phases of construction that the project complies with the requirements of the Green Building Ordinance.
- iii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

d. *Compliance with Green Building Requirements After Construction*

Requirement: Prior to the finaling the Building Permit, the Green Building Certifier shall submit the appropriate documentation to City staff and attain the minimum required point level.

When Required: Prior to Final Approval

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

47. Water Efficient Landscape Ordinance (WELO)

Requirement: The project applicant shall comply with California's Water Efficient Landscape Ordinance (WELO) in order to reduce landscape water usage. For any landscape project with an aggregate (total noncontiguous) landscape area equal to 2,500 sq. ft. or less. The project applicant may implement either the Prescriptive Measures or the Performance Measures, of, and in accordance with the California's Model Water Efficient Landscape Ordinance. For any landscape project with an aggregate (total noncontiguous) landscape area over 2,500 sq. ft., the project applicant shall implement the Performance Measures in accordance with the WELO.

Prescriptive Measures: Prior to construction, the project applicant shall submit documentation showing compliance with Appendix D of California's Model Water Efficient Landscape Ordinance (see website below starting on page 23):

<http://www.water.ca.gov/wateruseefficiency/landscapeordinance/docs/Title%2023%20extract%20-%20Official%20CCR%20pages.pdf>

Performance Measures: Prior to construction, the project applicant shall prepare and submit a Landscape Documentation Package for review and approval, which includes the following

-
- a. Project Information:
 - i. Date,
 - ii. Applicant and property owner name,
 - iii. Project address,
 - iv. Total landscape area,
 - v. Project type (new, rehabilitated, cemetery, or home owner installed),
 - vi. Water supply type and water purveyor,
 - vii. Checklist of documents in the package, and
 - viii. Applicant signature and date with the statement: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."
 - b. Water Efficient Landscape Worksheet
 - i. Hydrozone Information Table
 - ii. Water Budget Calculations with Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use
 - c. Soil Management Report
 - d. Landscape Design Plan
 - e. Irrigation Design Plan, and
 - f. Grading Plan

Upon installation of the landscaping and irrigation systems, the Project applicant shall submit a Certificate of Completion and landscape and irrigation maintenance schedule for review and approval by the City. The Certificate of Compliance shall also be submitted to the local water purveyor and property owner or his or her designee.

For the specific requirements within the Water Efficient Landscape Worksheet, Soil Management Report, Landscape Design Plan, Irrigation Design Plan and Grading Plan, see the link below.

<http://www.water.ca.gov/wateruseefficiency/landscapeordinance/docs/Title%2023%20extract%20-%20Official%20CCR%20pages.pdf>

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

Other Standard Conditions

48. Employee Rights

Requirement: The project applicant and business owners in the project shall comply with all state and federal laws regarding employees' right to organize and bargain collectively with employers and shall comply with the City of Oakland Minimum Wage Ordinance (chapter 5.92 of the Oakland Municipal Code).

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

Project Specific Conditions of Approval

49. Fence Design

The applicant shall revise the design of the proposed front yard fence to a provide 60% minimum transparency.

When Required: Prior to application for a building permit

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

50. Tentative Parcel Map

In order for the proposed project to be completed as condominiums, the project applicant shall apply and receive approval for a Final Parcel Map with the City of Oakland Planning and Building Departments.

When Required: Prior to approval of issuance of certificate of occupancy

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

51. Certification of Parcel Map

A Parcel Map may be certified by the City Engineer at the expiration of the ten-day appeal period from the date of this approval.

When Required: Ongoing

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

52. Submittal of Final Map and Final Map Requirements

A Final Map shall be submitted to the Building Services Department, within 2 years of the approval of this permit. The Final Map shall include: all easements for right-of-way provided for public services or utilities; all property which is offered for dedication for public use; and all property that may be reserved by deed or covenant for common use of the property owners in the subdivision, in a form acceptable to the City Engineer and acceptance language by the City Engineer, along with all other supplementary maps or plans required as conditions of approval. The applicant shall record the Final Map and a written legal description of the reconfigured parcels as part of the deed with the Alameda County Recorder's Office and proof of such recordation shall be provided to the Planning Department prior to issuance of Building Permits. Failure to file a Final Parcel Map within these time limits shall nullify the previous approval or conditional approval of the Tentative Parcel Map.

When Required: Within two years of the effective date of approval, and ongoing

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

53. Covenants, Conditions and Restrictions & Homeowner's Association

The Covenants, Conditions and Restrictions (CC&Rs) for the units shall be submitted to the Planning and Zoning Division for review. The CC&Rs shall provide for the establishment of a non-profit homeowners association for the maintenance and operation of all on-site, pathways, common open space and all common landscaping, driveways, and other facilities, in accordance with approved plans. Membership in the association shall be made a condition of ownership. The developer shall be a member of such association until all units are sold.

When Required: Prior to certificate of occupancy.

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

54. Maintenance Agreement and On-Going Owner Responsibility

Applicants for a mini-lot development shall submit, for approval, an agreement for parking restrictions and maintenance of all common facilities including access easements, and landscape maintenance. Upon staff approval, the proposed agreement shall be recorded by the applicant within thirty (30) days with the Alameda County Recorder. In addition, applicants for a shared access facility shall provide documentation of continuing liability insurance coverage. Documentation of insurance coverage shall include the written undertaking of each insurer to give the city thirty (30) days' prior written notice of cancellation, termination, or material change of such insurance coverage.

When Required: Prior to certificate of occupancy for the first unit.

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

55. Decorative and Permeable pavers

The applicant shall incorporate decorative and permeable pavers into the design of all driveways and open parking pads and revised plans showing details of the proposed materials and finishes shall be submitted to the Planning Department for review and approval.

When Required: Prior to application for building permits

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

56. Parking Spaces

Each of the proposed parking spaces shall be maintained as required off-street parking spaces for the intended units. No parking space shall be used or converted for any other purpose without prior review and approval by the Oakland Planning Department.

When Required: Ongoing

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

57. Additional Landscaping between fence and sidewalk

The applicant shall revise the plans to provide additional landscape buffer between the front façade, proposed front yard fence, and the sidewalk.

When Required: Prior to application for building permits

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

58. Oakland Department of Transportation (PWA) Conditions of Approval

The project is subject to the Oakland Department of Transportation's Conditions of Approval as stated in Attachment B.

When Required: Ongoing

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

59. Final Building Materials and Colors

The applicant shall submit the final exterior building materials and colors to the Oakland Planning Bureau for review and approval. The material proposed for the base of the building shall be a high quality durable material (e.g. Stone, board-formed cast concrete, tile, etc.). Concrete without an attractive pattern is not an acceptable base materials.

When Required: Prior to application for a building permit

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

60. Transit Passes

The property owner or homeowners association shall make permanently available a monthly transit benefit to each dwelling unit in an amount equal to either one-half the price of an Adult 31-Day AC Transit Pass or an AC Transit EasyPass. This benefit shall be placed on a Regional Transit Connection Clipper Card. A notice describing this transit benefit shall be permanently posted in a common area of the development that is clearly visible to residents.

When Required: Prior to Final Inspection/Ongoing

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Planning

61. Recordation of Condition of Approval #60 (Transit Passes Requirement)

The applicant shall use the attached Notice of Limitation (Attachment C) to record Condition of Approval #60 which requires permanent provision of transit passes for each dwelling unit, at the Alameda County Recorder's Office located 1106 Madison Street, Oakland, CA 94612, and proof of recordation shall be provided to the Oakland Planning Department for the project file.

When Required: Prior to Final Inspection/Ongoing

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Planning

62. Address Signs

Requirement:

Address signs shall be located at the front of the site where they can be clearly identified from the street. The design and location of illuminated address signs be submitted to and approved by the Zoning Administrator.

When Required: Final Inspections and Ongoing

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Planning

Applicant Statement

I have read and accept responsibility for the Conditions of Approval. I agree to abide by and conform to the Conditions of Approval, as well as to all provisions of the Oakland Planning Code and Oakland Municipal Code pertaining to the project.

Name of Project Applicant

Signature of Project Applicant

Date

APPROVED BY:

City Planning Commission: _____ (date) _____ (vote)



Memorandum

Comments on Review of Tentative Tract Map 8505 PLN 19.050: 733 Apgar Street

December 23, 2019

I have reviewed the submitted Tentative Tract Map dated December 20, 2019 and have the following requirements to be added to the **Conditions of Approval**.

1. The final parcel map shall clearly show the process and development of the location of the boundary lines from adjoining streets and boundaries. This includes how the depth of the lot was confirmed.
2. Depending upon this process, and at discretion of the City Surveyor, a standard city monument(s) or a private monument meeting City specifications may be required to be installed at an approved location.
3. All of the property lines of the parcels (new and perimeter) should be shown and dimensioned on the map.
4. Elevations: Are based upon the City of Oakland Datum and must cite the City Benchmark used to establish the elevations.
5. If the tentative map does not cite a specific Benchmark as the basis for the City of Oakland Datum, then as a Condition of Approval, a Standard City Benchmark shall be installed at the nearest intersection, or as directed by the City Surveyor, and the appropriate paperwork submitted to this office for approval.
6. The applicant must investigate and confirm, in writing, that no portion of the project lies with a Seismic Hazard area as shown upon the State Geologist maps (**reference is made to PRC Division 2, Chapter 7.8 section 2696**). If the project does lie within such an area, the appropriate certificate shall be added to the final map. A copy of this certificate is available from the City.
7. No portion of any new structure shall extend beyond the boundary lines without the appropriate easement. Portions which will extend beyond the ROW line must be approved by the Right of Way Engineer.
8. Monument all new and existing parcel lines.
9. The title should adhere to the following format ("merger" is placed in the short legal as opposed to the title, for consistency with City of Oakland format). Additionally, include a callout for lot line to be removed on the map. See below:

TRACT MAP 8505
5 LOT SUBDIVISION AND
CONDOMINIUM PROJECT
WITH ONE RESIDENTIAL UNIT AND ONE COMMERCIAL UNIT ON LOT 5
BEING A MERGER OF LOTS 10 AND 11, BLOCK C...
(...SHORT LEGAL)

10. Place a benchmark at *either* of the block intersections:
- Apgar Street and West Street
 - Apgar Street and MLK Jr. Way
11. If utilizing street splits to resolve the R/W, place a 3" brass disk epoxied at a representative offset to block angle point locations.
12. Along the Easterly lot line of APN 12-0964-029, there appears to be a curb encroachment into the neighboring property. Please verify owner of the curb and if there is an encroachment, resolve by one of the following:
- Removal
 - Relocation
 - Easement/Agreement with neighbor

Note: A portion of this curb also extends into the Public Right of Way. Please resolve by obtaining an encroachment permit from DOT.

Respectfully Submitted,



Negine Malboubi, Survey Technician

City of Oakland

Department of Transportation, Engineering Services

If Project is approved by the Advisory Agency, attach the Engineering Services "Conditions of Approval" provided below.

Planning/Zoning Number(s) PLN19050				Engineering Staff Contact Joe Grassick			
Project Address 733 Apgar Street				Project Description 5 Mini-lot sub, 5 new bldgs, incl. 2 new mixed use condos			
Tentative Map No. TTM8505		No. of New Lots		5	No. Condominiums	2	<input checked="" type="checkbox"/> Mixed Use
<input type="checkbox"/> No Map	<input type="checkbox"/> Parcel Map Waiver	<input type="checkbox"/> Merger	<input type="checkbox"/> Lot Line Adjustment LLA	No. Existing Lots LLA		No. New Lots LLA	
GENERAL REQUIREMENTS				SPECIFIC PROJECT CONDITIONS OF APPROVAL			
SIDEWALKS, CURB AND GUTTERS 1. Existing sidewalks fronting subject property must be compliant with ADA standards. 2. Uplifted, uneven, damaged sidewalks shall be repaired with no more than ¼ inch lift and no more than 2% cross slope. 3. Sidewalk clear width of 5.5 feet minimum is required and must not be less than 50-inches between obstacles, poles, trees, hydrants, pinch points for ADA access. 4. Existing sidewalks, curbs/gutter/driveway approaches damaged, broken or if non-standard shall be repaired. 5. A Curb, Gutter and Sidewalk (CGS) permit is required to repair or construct sidewalk. 6. Infrastructure and improvements to be privately maintained within the right of way and any non-standard features MAY be accepted with an Encroachment Permit. 7. City may revoke encroachment permit at its sole discretion and may charge property owner(s) for use of the right-of-way.				Prior to recording the Final Map, Tract Map 8505, the Applicant shall enter into a Subdivision Improvement Agreement (SIA) for construction of improvements within the City's right-of-way. Applicant shall apply for a PX Permit and submit the project improvement plans prepared by a registered civil engineer to Engineering Services for review. Improvement plans and Engineer's Cost Estimate must be reviewed and approved by Engineering prior to scheduling the date for City Council approval of the Final Map and SIA.			
STREET PAVING AND STRIPING 8. Street and roadway area(s) fronting the development must be resurfaced up to one traffic lane in width 13 ft. or to the centerline of the street, after completion of construction and as required by the Inspector. 9. Evaluation of the street's Pavement Condition Index at time plans are submitted for permit review shall determine any restoration requirements. 10. Existing striping fronting the property and up to 1 block length shall be restored to the satisfaction of the Inspector. Thermoplastic shall be required unless specified otherwise in the plans approved for construction. 11. "Moratorium Streets" are resurfaced or newly constructed streets within the past 5-year period. No trenching or excavation is permitted on any Moratorium Street without the written authorization of the Public Works Director.				Engineering Services will determine if any of the improvements shown on the plans submitted for the PX permit require the review and approval of the City's Traffic Engineer prior to issuance of the PX permit. Actual limit of pavement restoration will be determined based on the project affected street Pavement Condition Index.			
DRIVEWAYS 12. Driveway approach, length, width, driveway separation, clearances from poles and utilities, type of curb, driveway angle, shall be approved by Bureau of Planning in advance of any review by Engineering Services. 13. Any existing driveway that will no longer be required to serve the property shall be replaced with new sidewalk curb and gutter, with curb striping as required by Inspector.				Driveway approaches shall be identified on the improvement plans for the PX permit and proposed locations must be approved by Engineering Services.			
CURB RAMPS 14. New curb ramps shall meet the latest State of California standards when plans are submitted for review.				Replace the existing curb ramp on the			

CITY OF OAKLAND Department of Transportation
Engineering Services "Conditions of Approval"

<p>15. Curb ramps shall be directional unless approved otherwise in writing by the City Engineer.</p> <p>16. New curb ramps are required at intersections fronting the project site and when the use or occupancy necessitates installation or replacement of curb ramps. Additional curb ramps required by the City Engineer shall be installed by the project sponsor.</p> <p>17. Where a new curb ramp is required for the project the curb ramp located on the opposite side of the roadway, across a marked or un-marked crosswalk, shall also be installed or upgraded to be ADA compliant by the project sponsor.</p>	<p>southeast corner of the Apgar-West intersection with dual directional ramps, and install high visibility crosswalks across Apgar and West Streets. Detailed ramp design and crosswalks shall be included with plans submitted for PX permit.</p>
<p><u>STREET GEOMETRY AND STRIPING DESIGN</u></p> <p>18. New striping, curb painting, bulb-outs, changes to existing dimensions, impact to traffic resulting from development, traffic pattern, circulation, signals, traffic count, street/lane change shall be reviewed and approved by the City's Traffic Engineer.</p> <p>19. Any alteration to geometry of roadway/sidewalk, markings, traffic control signs and devices shall be reviewed and approved by the City's Traffic Engineer.</p> <p>20. Traffic and parking sign posts shall be coated with anti-graffiti coating.</p> <p>21. Traffic Control Plans (TCP) for temporary traffic control measures shall be submitted separately for review and approval by City's Traffic Engineer prior to permit issuance and when the TCP is adjusted and updated during construction.</p>	<p>Engineering Services will determine if any of the improvements shown on the plans submitted for the PX permit require the review and approval of the City's Traffic Engineer prior to issuance of the PX permit.</p>
<p><u>SANITARY SEWER</u></p> <p>22. Sanitary sewer impact analysis is required when new development results in a net increase of volume of wastewater flow to the City's sanitary sewer system. Sewer flow calculations prepared by developer's engineer must include existing and proposed flows. Developer shall submit analysis with completed application for review. Mitigation fees shall be paid prior to issuance of a Building or PX permit whichever occurs first.</p> <p>23. A "PSL" certificate, Sewer Lateral Permit, and EBMUD Inspection are required for all projects where construction costs are one-hundred thousand dollars (\$100K +) or more.</p> <p>24. A Sewer Lateral permit (SL) is required for any new sewer lateral or rehabilitation of existing lateral. Abandonment of a sewer lateral requires a separate permit.</p> <p>25. Sewer profiles shall be included on the plans approved for construction. If existing utilities are within twelve inches (12") of proposed sewer, engineer shall have existing utility potholed and resolve conflict before approval of plans.</p>	<p>Applicant shall submit sewer calculations for review and approval at the time of submitting improvement plans for PX permit. Applicant shall obtain PSL certificate, a SL permit and lateral abandonment permit(s) as applicable to the proposed development.</p> <p>Each building shall have its own separate sewer lateral.</p>
<p><u>STORM DRAINS</u></p> <p>26. Connection of storm drain to sewer line is prohibited. Any unauthorized connection shall be separated from the sanitary sewer.</p> <p>27. Drainage plans shall be submitted for review and approval. Plans shall follow City standard details and design standards. Blind connections or tap connections are prohibited for storm drains.</p>	<p>Applicant shall submit the storm drainage calculations for review and approval at the time of submitting the improvement plans for PX permit. No runoff shall cross private property lines without first recording a storm drainage easement for this purpose.</p>

CITY OF OAKLAND Department of Transportation
Engineering Services "Conditions of Approval"

<p>28. Hydrology and Hydraulic Calculations, shall meet City's Storm Drainage Design Standards.</p> <p>29. Reduction in Peak Flow by 25% or to the extent possible is required.</p>	
<p><u>STORM WATER TREATMENT</u></p> <p>30. Requirements for permanent and temporary storm water pollution prevention, Alameda County Clean Water Program (C.3), shall be included in the Building improvement plans for on-site work. Any approved storm drain from on-site development shall be tied to an inlet structure at the back of curb designating public and private ownership.</p> <p>31. Permanent storm water treatment (BMP's) to service the development shall be privately maintained and included in the O&M Agreement for the project.</p> <p>32. Roof runoff must be directed through an approved treatment device prior to entering the City's storm drainage system.</p> <p>33. Right-of-way shall not be used for storm water treatment features.</p>	<p>Applicant shall submit the storm drainage calculations for review and approval at the time of submitting the improvement plans for PX permit.</p>
<p><u>STREET TREES AND LANDSCAPING (PRIVATE)</u></p> <p>34. Trees and irrigation for the proposed development shall be owned and maintained by the property owner(s).</p> <p>35. Landscape and irrigation plans shall be submitted with the civil plans for work (PX permit) for review and approval by the City's Arborist.</p> <p>36. Landscape, irrigation plans and tree species shall meet City standards for Street Tree Planting.</p> <p>37. Tree shall be spaced twenty feet (20') on center and shall not obstruct street lights. Tree wells shall be 3 ft. x 3ft. or 4 ft. x 4 ft. (minimum) for mature tree height of 25 to 40 feet.</p> <p>38. Tree Grates, Root Barrier and Staking Details for new trees shall be included in the approved plans. Tree Grates must be ADA compliant.</p>	<p>The improvement plans submitted for the PX permit shall include landscape and irrigation plans for any landscaping proposed with the City's right-of-way. Any street trees, tree grates and root barriers shall be reviewed and approved by the City's Arborist as determined by Engineering Services.</p>
<p><u>EASEMENTS AND ENCROACHMENTS</u></p> <p>39. All property lines, existing and proposed easements, shall be clearly shown on the plans for construction (PX permit).</p> <p>40. Easement dedication or vacation requires separate application and permit (PPE permit) if not included on a Final Tract Map or Parcel Map.</p> <p>41. Major Encroachment permits require City Council resolution and Indenture Agreement with County Recorder's Number shown on the Final or Parcel Map.</p> <p>42. Permanent building elements encroaching into the right-of-way normally require a Major Encroachment (ENMJ permit). Other approved encroachments may be part of Minor Encroachment (ENMI permit).</p> <p>43. City may revoke encroachment permit at its sole discretion and may charge property owner(s) for use of the right-of-way.</p>	<p>Consider adding a reciprocal easement (or reservation thereof) between Lots 3 and 4 for access along the corridors from Apgar Street. 5 feet may not be sufficient access for each property when moving furniture, equipment, or performing maintenance.</p> <p>All easements shall be shown on the final map.</p>
<p><u>SITE PLAN</u></p> <p>44. A Site Plan shall be provided with permit plan set and include: north arrow, scale, property boundaries, topography, vegetation, proposed/existing structures,</p>	<p>A site plan shall be submitted with the improvement plans for the PX permit.</p>

CITY OF OAKLAND Department of Transportation
Engineering Services "Conditions of Approval"

<p>utilities, easements, roadways, monuments, wells, and any important key elements.</p>	
<p><u>STREET LIGHTS AND UTILITIES (PW ELECTRICAL)</u> 45. A photometric plan and analysis of existing and proposed street lights is required for all projects requiring a PX permit and as determined by the City Engineer. Design shall meet City Outdoor Lighting Standards. http://www2.oaklandnet.com/oakca1/groups/pwa/documents/policy/oak026007.pdf 46. Upon review and approval of the photometrics analysis, the project sponsor shall design and include additional streetlights as required by the City and shall also provide 10% spare streetlight fixtures for City's Electrical Maintenance Operations. 47. Pedestrian signal and push buttons for intersection crossings shall be included in the plans for construction when required by the Traffic Engineer. 48. Utility undergrounding shall be clearly identified on all construction permitted plans as approved by the Project Planner, Oakland Fire Department, Public Works Department and Dept. of Transportation. 49. Pull boxes shall be locking. 50. Existing, reinstalled and new Streetlights, Parking Meters and Kiosks shall be included on the plans approved for construction. Separate fees and approvals by Public Works Maintenance is required to remove or install Streetlights, Parking Meters and Kiosk.</p>	<p>The improvement plans shall identify the location and details for all existing and proposed street lights along the street frontage of the proposed project. A photometric analysis shall be submitted as part of the PX permit application.</p>
<p><u>SPECIAL ZONES: CDMG Designation (LS/LQ), A-P Zone, Flood Zone, Creek/water course, GAAD, etc.</u> 51. Design, approvals, outside agency permits, and construction methods shall meet all applicable Federal, State, and City's Municipal Code requirements for properties located in hazard zone and flood zone. 52. Peer Review of Soils, Geotechnical, Hydrology, Hydraulic, and Structural Reports, engineering plans, grading, remediation, final map may be required. 53. CDMG Designation and potential for liquefaction(LQ) and/or landslide(LS) shall be clearly identified on individual lots of the Tentative Map, Parcel Map of final Tract Map.</p>	<p>The improvement plans shall identify on the cover sheet the flood zone designation and FIRM rate map for the property. The Geotechnical Engineer and reference to soils reports shall also be included on the cover sheet of the improvement plans submitted for review and approval.</p> <p>The project site is within Liquefaction Hazard Zone, severity level 3.</p>
<p><u>TENTATIVE MAP, PARCEL MAP, TRACT MAP</u> 54. Fire Access, Emergency Vehicle Access, Shared Access (Agreement or CC&R's), Utility Easements shall be clearly shown and identified on Maps. 55. Setbacks from the property lines, buffer areas, easements, buildings and separation required between structures and buildings shall be identified on Tentative Map. 56. After approval by Planning and Zoning of a Tentative Map a separate application to Engineering Services is required for review and approval of the Parcel or Tract Map by the City Surveyor and City Engineer. 57. Tract Map and Subdivision Improvement Agreement (SIA) requires City Council Approval. 58. Survey Monuments Protection, Surety/Bond may be required prior to approval of Parcel or Final Map.</p>	<p>After approval by Planning and Zoning of a Tentative Map, a separate application to Engineering Service is required for review and approval of the Final Map by City Surveyor and City Engineer.</p>

CITY OF OAKLAND Department of Transportation
 Engineering Services "Conditions of Approval"

<p>CONSTRUCTION</p> <p>59. All work within the City's right-of-way or easement requires a valid permit.</p> <p>60. Shoring Plans, Retaining Walls, Streetlight and Traffic Signal Pole Foundations and other structures require a separate Building Permit from the Building Department.</p> <p>61. An Obstruction Permit (OB) may be required prior to issuance of a Grading, Building, PX, CGS or another related permit. OB permits are required for temporary or permanent removal of metered and non-metered parking spaces, sidewalk closure(s), staging of materials, construction dewatering equipment, blocking, placement of storage units, equipment within the right-of-way.</p> <p>62. An approved Traffic Control Plan (TCP) may be required prior to issuance of an OB permit, PX permit or any work requiring Traffic Control Measures within the City's right-of-way.</p>	<p>PX permit is required for offsite improvements. OB permit is required if there are any impacted public parking spaces or vehicular or pedestrian traffic. Traffic Control Plan may be required prior to issuance to OB and PX permit.</p> <p>SL Permit is required for any new or abandoned sewer lateral.</p>
<p>OTHER</p> <p>63. Projects with "<i>Special</i>" considerations, for example; may require utility undergrounding of overhead utilities, improvements off-site (i.e. new traffic signal), ownership of land/project sponsor TCSE Economics & Workforce Development, a City Capital Project, or may be part of a larger "Master Planned Development" with Development Agreement and/or phased Final Maps.</p>	<p>Conditions may apply at time of building permit application.</p>

PER CITY RECORDS AND INFORMATION RECEIVED FOR REVIEW ITEMS NOTED BELOW MAY AFFECT THE DESIGN, REVIEW AND APPROVAL, PERMITTING, MAP APPROVAL PROCESSES. *(The City assumes No Responsibility for the Accuracy and/or Completeness thereof.)*

Preliminary Title Report		Vacation / Dedication	
Flood Zone	Zone X	Easement	
Creek Permit / Water Course		Existing Utilities / Overhead	
Land / Boundary Survey		BART	
Lot Dimension(s)		CALTRANS	
Sidewalk Clearance (i.e. 5.5 ft.)		EBMUD	
Sidewalk Curb Ramps		PG&E	
Encroachment		UPRR	
CDMG Designation		City of Oakland Ownership	
Land Stability	In Liquefaction zone, severity level 3	City of Berkley	
Street Lighting		City of Emeryville	
Traffic Circulation / Bicycle Lane		City of Piedmont	
Traffic Signal		Other	

*Additional information is provided below:

Planning/Zoning Number	Map Number (if applicable)	DATE
PLN19050	TTM8505	12/20/2019

RECORDING REQUESTED BY:

WHEN RECORDED MAIL TO:

(If other than "City of Oakland" the applicant shall ensure that a copy is provided to the City.)

THIS SPACE FOR RECORDER'S USE ONLY

NOTICE OF LIMITATION OF USE OF PROPERTY

Subject Property Address:	733 Apgar Street
Subject Property APN:	012 -0964-029-00
Planning Permit Number:	PLN19 - 050
Building Permit Number:	N/A

Notice is hereby given that the City of Oakland, Department of Planning and Building duly issued the above referenced permits to the owner(s) of the above referenced property authorizing:

Demolition of existing laundromat structure, creation of five mini-lots and construction of four townhouse-style residential condominiums and one mixed-use (residential and commercial) condominium development.

Additionally, notice is hereby given that the use of the subject property is subject to the following limitation(s), as marked below, pursuant to Title 17 of the Oakland Municipal Code (Oakland Planning Code):

The use of the subject property is subject to the following Conditions of Approval:

The property owner or homeowners association shall make permanently available a monthly transit benefit to each dwelling unit in an amount equal to either one-half the price of an Adult 31-Day AC Transit Pass or an AC Transit EasyPass. This benefit shall be placed on a Regional Transit Connection Clipper Card. A notice describing this transit benefit shall be permanently posted in a common area of the building such as a lobby or mailroom that is clearly visible to residents.

Owner of Record: _____ Date: _____

Signed: _____ Print: _____

State of _____ County of _____

On _____ before me, _____
Name and Title of Officer (e.g., "Jane Doe Notary Public")

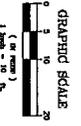
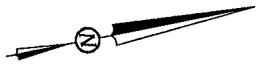
Personally appeared _____
Name(s) of Signer(s)

Personally known to me – OR

Proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the state of California that the foregoing paragraph is true and correct.

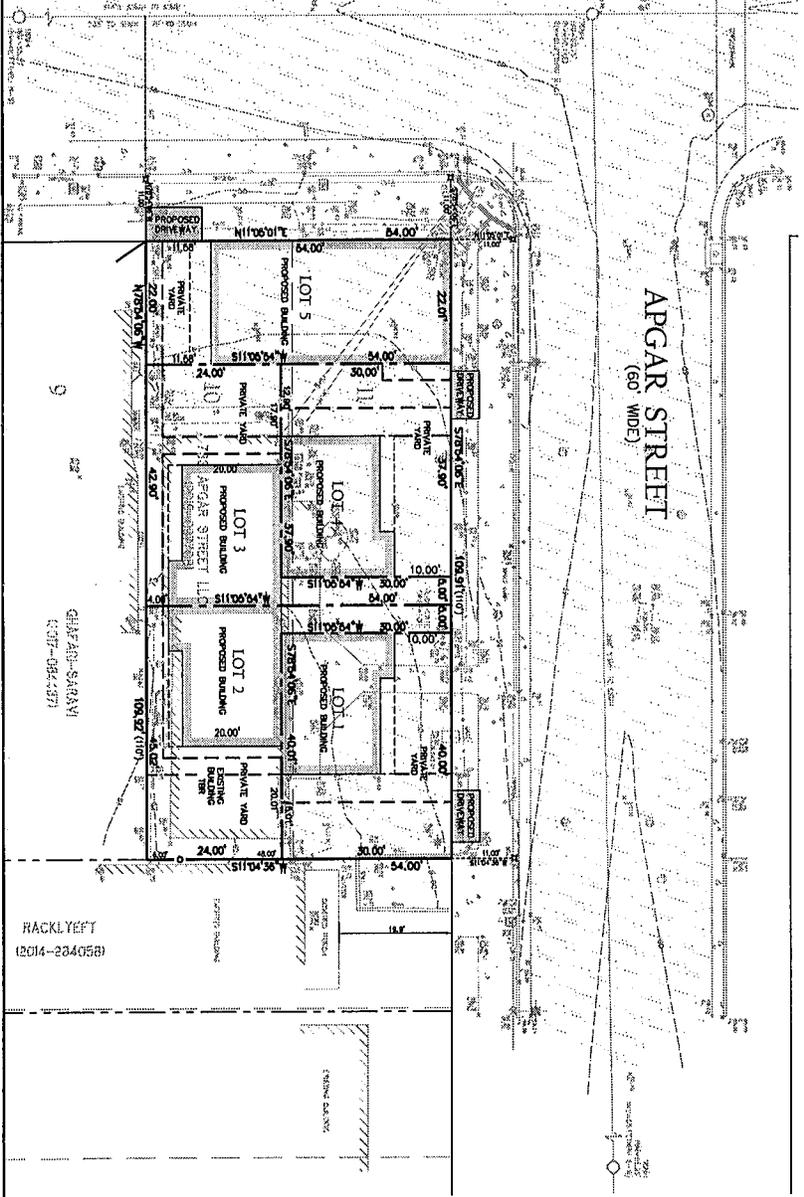
WITNESS my hand and official seal.

Signature of Notary Public



WEST STREET
(80' WIDE)

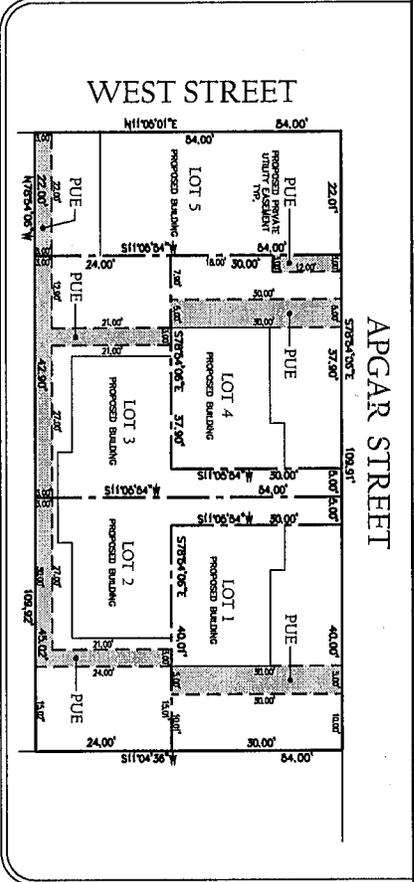
APGAR STREET
(60' WIDE)



WEST STREET

APGAR STREET

PROPOSED EASEMENT DETAIL



TENTATIVE TRACT
MAP NO. 8505

A 5 LOT SUBDIVISION AND MENGER
WITH AUTHORIZATION FOR
1 RESIDENTIAL CONDOMINIUM UNIT AND 1
COMMERCIAL CONDOMINIUM UNIT ON LOTS 1
AND 5
ON OFFICIAL MAP NO. 8505 OF ALAMEDA COUNTY
FILED JUNE 11, 1988 IN MAP BOOK 10, PAGE 26
CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA
FEBRUARY, 2019
SCALE: 1" = 10'

BAY AREA LAND SURVEYING INC.
3555 Redwood Parkway, Suite 101
Richmond, CA 94683
(925) 731-1100



DAVID C. ENGEL, L.S. 2022
DATE: 1/20/19 (REVISION PROPOSED) (AS SHOWN)
DATE: 1/20/19 (REVISION PROPOSED) (AS SHOWN)

NOTES:

- ALL HATCHED LOT LINES WITHIN THE SUBJECT PARCEL.
- BOUNDARY TO BE RELOCATED BY THIS SUBDIVISION.
- THE LOCATION OF THE SUBJECT PARCEL IS SHOWN ON THE OFFICIAL MAP NO. 8505 OF ALAMEDA COUNTY FILED JUNE 11, 1988 IN MAP BOOK 10, PAGE 26, CITY OF OAKLAND, COUNTY OF ALAMEDA, STATE OF CALIFORNIA.
- THIS MAP IS FOR THE PURPOSE OF CONTRACTING AND CONSTRUCTION.
- THIS MAP IS NOT TO BE USED FOR ANY OTHER PURPOSE.

EXISTING BUILDING FEES:

- BC-347.5 ELY OF PL.
- BC-212.5 SLY OF PL.
- BC-212.5 WLY OF PL.
- BC-212.5 NLY OF PL.
- BC-212.5 NWLY OF PL.
- BC-212.5 SWLY OF PL.
- BC-212.5 SLY OF PL.
- BC-212.5 WLY OF PL.
- BC-212.5 NLY OF PL.
- BC-212.5 NWLY OF PL.
- BC-212.5 SWLY OF PL.
- MASSAGED AT NORTH ANGLE TO PL.

OWNER/SUBDIVIDER:
2022 APGAR STREET, LLC
2022 APGAR STREET, LLC
OAKLAND, CA 94612

LOT AREA:

LOT 1	1,200.00 SQ. FT.
LOT 2	1,100.00 SQ. FT.
LOT 3	1,100.00 SQ. FT.
LOT 4	1,175.00 SQ. FT.
LOT 5	1,088.00 SQ. FT.
TOTAL AREA	5,663.00 SQ. FT.

BASES OF BEARINGS:
MONUMENT LINE WITH UPRIGHT
REVERSE TRACT AS N 110°31' E

BEYOND-LINE:
PT. OF OAKLAND MONUMENT STATION 7/8 N
MONUMENT LINE BEYOND L.N. FRONT OF HOUSE
ELEVATION = 48.00' CRT OF OAKLAND DISTRICT

BASES OF SURVEY:
THE LOT LOCATION WAS BASED UPON THE USE OF
THE PLAIN GROUND POINT (O.D. 20) AND THE
MONUMENT LINE WITH UPRIGHT AND THE
OR POINT OF SURVEY STREET & WEST STREET

LEGEND:

1	EXISTING LOT LINE
2	PROPOSED EASEMENT LINE
3	PROPOSED PARCEL/LOT LINE
4	RIGHT OF WAY LINE

NO.	DESCRIPTION	DATE	BY
1	AS SHOWN		
2	AS SHOWN		
3	AS SHOWN		
4	AS SHOWN		
5	AS SHOWN		
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100	AS SHOWN		



PROJECT PROGRAM				
	Beds	Baths	Saleable Area	Buildable Area
741 Apgar Street - Residential				
Level 1			458	
Level 2	2	1	500	
Level 3	1	1	417	
Total	3	2.0	1,375	
743 Apgar Street - Residential				
Level 1			468	
Level 2	2	1	500	
Level 3	1	1	417	
Total	3	2.0	1,385	
745 Apgar Street - Residential				
Level 1			468	
Level 2	2	1	500	
Level 3	1	1	417	
Total	3	2.0	1,385	
747 Apgar Street - Residential				
Level 1			458	
Level 2	2	1	500	
Level 3	1	1	417	
Total	3	2.0	1,375	
3840-3844 West Street - Mixed Use				
3840 West Street - Residential				
Level 1			30	88
Level 2	3	1.5	927	1,016
Level 3	1	1	324	376
Deck				175
Total	4	2.5	1,281	1,480
3842 West Street - Commercial				
		0.5	373	423
3844 West Street - Commercial				
		0.5	373	423

PROJECT INFORMATION			
Property Address	733 Apgar Steet		
Parcel Number	12-964-29		
Zoning District	RM-4 / C		
General Plan			
Occupancy Type	R3 & B		
Construction Type	V-B		
Sprinklers	NFPA 13D		
Applicable Codes	Oakland Municipal Code		
	2016 California Building, Mechanical, Plumbing, Electrical Codes		
	2016 California Energy Code		
	2016 California Green Building Standards Code		
Lot Coverage	<u>Existing</u>	<u>Limit</u>	<u>Proposed</u>
Lot Size (sf)	5,936	n/a	no change
Lot Coverage (sf)	1,875	n/a	3,419
Lot Coverage (%)	32%	n/a	58%
Residential Density	<u>Existing</u>	<u>Limit</u>	<u>Proposed</u>
Total Density	0	5	5
Building Areas		<u>Net Salable</u>	<u>Gross Buildable</u>
Residential (sf)		6,799	7,843
Commercial (sf)		746	845
Building Height		<u>Limit</u>	<u>Proposed</u>
Dwelling Unit (House)		35'	33'-6"
Mixed-Use Building		35'	34'-2"
Car Parking		<u>Req'd</u>	<u>Proposed</u>
		5	3

PROJECT DESCRIPTION

DEMOLITION OF AN (E) VACANT COMMERCIAL BUILDING AND SURFACE PARKING LOT AND CONSTRUCTION OF A NEW MIXED-USED DEVELOPMENT CONTAINING 5 RESIDENCES AND 2 COMMERCIAL SPACES.

THE LOT WILL BE SUBDIVIDED INTO 5 MINI-LOTS. 4 OF THESE LOTS WILL EACH CONTAIN ONE 3-STORY DETACHED SINGLE-FAMILY HOUSES. EACH WILL CONTAIN 3 BEDROOMS AND 2 BATHROOMS. THE (4) FOUR HOUSES WILL BE ADDRESSED 741, 743, 745 & 747 APGAR STREET.

THE 5TH MINI-LOT WILL CONTAIN A 3-LEVEL MIXED-USE BUILDING WITH 2 COMMERCIAL CONDOMINIUMS AND 1 RESIDENTIAL CONDOMINIUM. THE GROUND LEVEL CONTAINS BOTH COMMERCIAL SPACES AND THE ENTRY FOR THE RESIDENCE. THE 2ND AND 3RD LEVELS ARE SOLELY FOR THE RESIDENCE. THE RESIDENCE WILL CONTAIN 4 BEDROOMS AND 2.5 BATHROOMS. THESE WILL BE ADDRESSED 3840 WEST STREET FOR THE RESIDENCE AND 3842 & 3844 WEST STREET FOR THE COMMERCIAL SPACES.

THE PROJECT WILL CONTAIN 3 UNCOVERED PARKING SPACES FOR 741 & 747 APGAR STREET AND 3840 WEST STREET.

PROJECT TEAM

OWNER/BUILDER:
733 APGAR STREET, LLC
953 W. MACARTHUR BLVD.
OAKLAND, CA 94608
WILL MOLLARD
(415) 523-0304 x.1

ARCHITECT:
WORKSHOP1, INC.
953 W. MACARTHUR BLVD.
OAKLAND, CA 94608
MIKE PITLER
(415) 523-0304 x.2

LANDSCAPE ARCHITECT:
WORKSHOP1, INC.
953 W. MACARTHUR BLVD.
OAKLAND, CA 94608
MIKE PITLER
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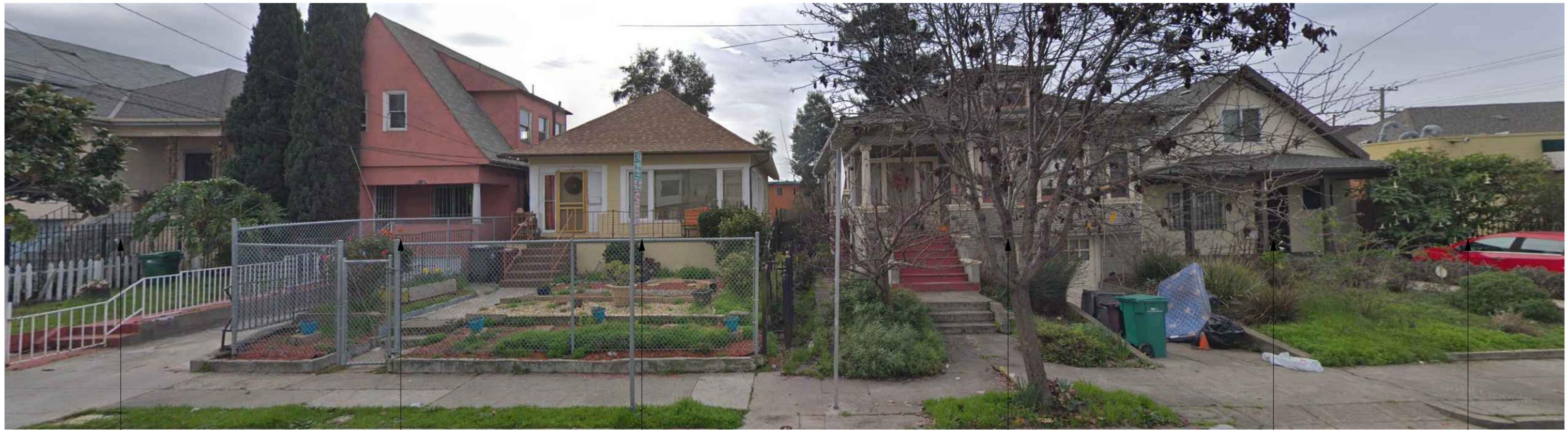
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5161 VALLEY VIEW ROAD
EL SOBRANTE, CA 94803
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DRAWINGS SHEET INDEX

A0.1	COVER PAGE
A0.2	AERIAL PHOTO - EXISTING CONDITIONS
A0.3	SITE PHOTOS - SUBJECT PROPERTY
A0.4	SITE PHOTOS - ADJACENT PROPERTIES
A0.5	SITE PHOTOS - ADJACENT CORNER PROPERTIES
A0.6	NEIGHBORHOOD PRECEDENTS - MIXED-USE CORNER BUILDINGS
A1.1	PROJECT RENDERING - CORNER VIEW AT APGAR & WEST STREETS
A1.2	PROJECT RENDERING - VIEW ALONG APGAR STREET
A1.3	PROJECT 3D AERIAL VIEWS
A2.1	SITE PLAN - EXISTING & DEMOLITION CONDITIONS
A2.2	SITE PLAN - REQUIRED SETBACKS
A2.3	SITE PLAN - PROPOSED MINI-LOT SUBDIVISION
A2.4	SITE PLAN - PROPOSED CONDITIONS
A2.5	SITE PLAN - 1ST (GROUND) LEVEL
A2.6	SITE PLAN - 2ND LEVEL
A2.7	SITE PLAN - 3RD / ROOF LEVEL
A3.0	BUILDING SECTIONS & MATERIAL PALETTE
A3.1	BUILDING ELEVATIONS - PAGE 1
A3.2	BUILDING ELEVATIONS - PAGE 2
L2.1	LANDSCAPING SITE PLAN
L2.2	LANDSCAPING DETAILS







715 Apgar St

719 Apgar St

723 Apgar St

729 Apgar St

735 Apgar St

733 Apgar St
(SUBJECT PROPERTY)

733 Apgar
(SUBJECT PROPERTY)

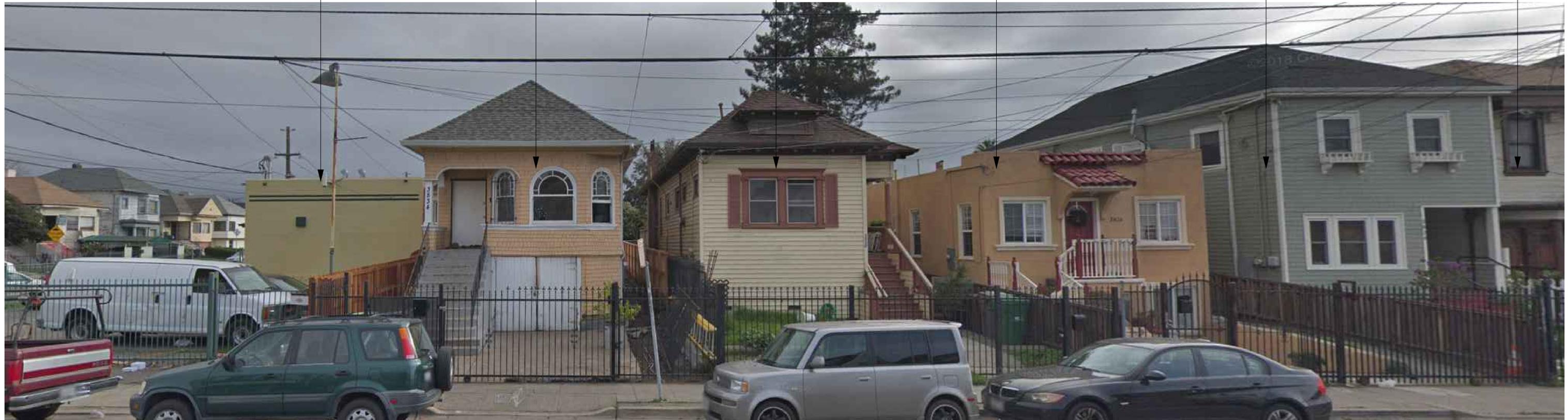
3834 West St

3830 West St

3826 West St

3824 West St

3818 West St





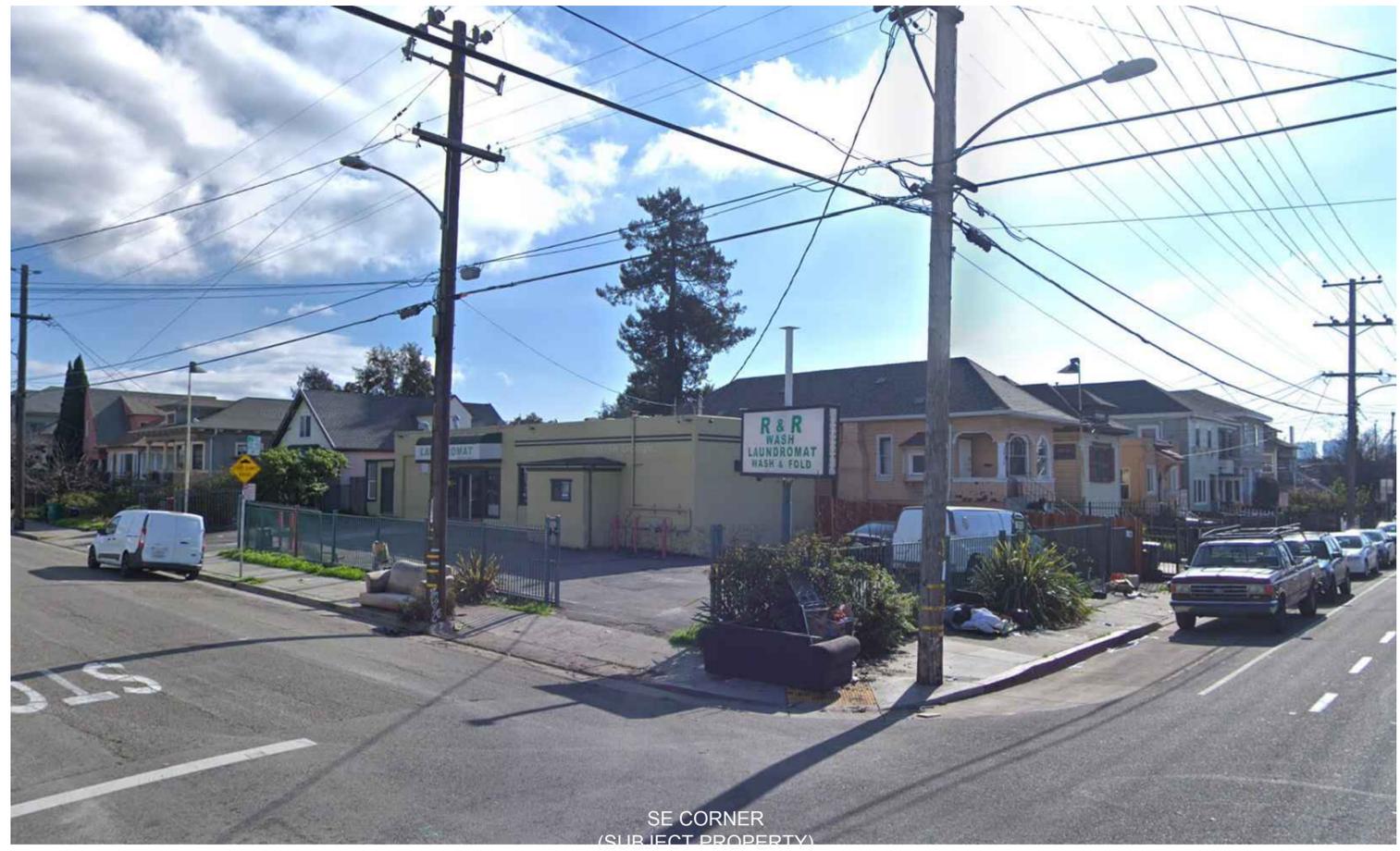
NW CORNER



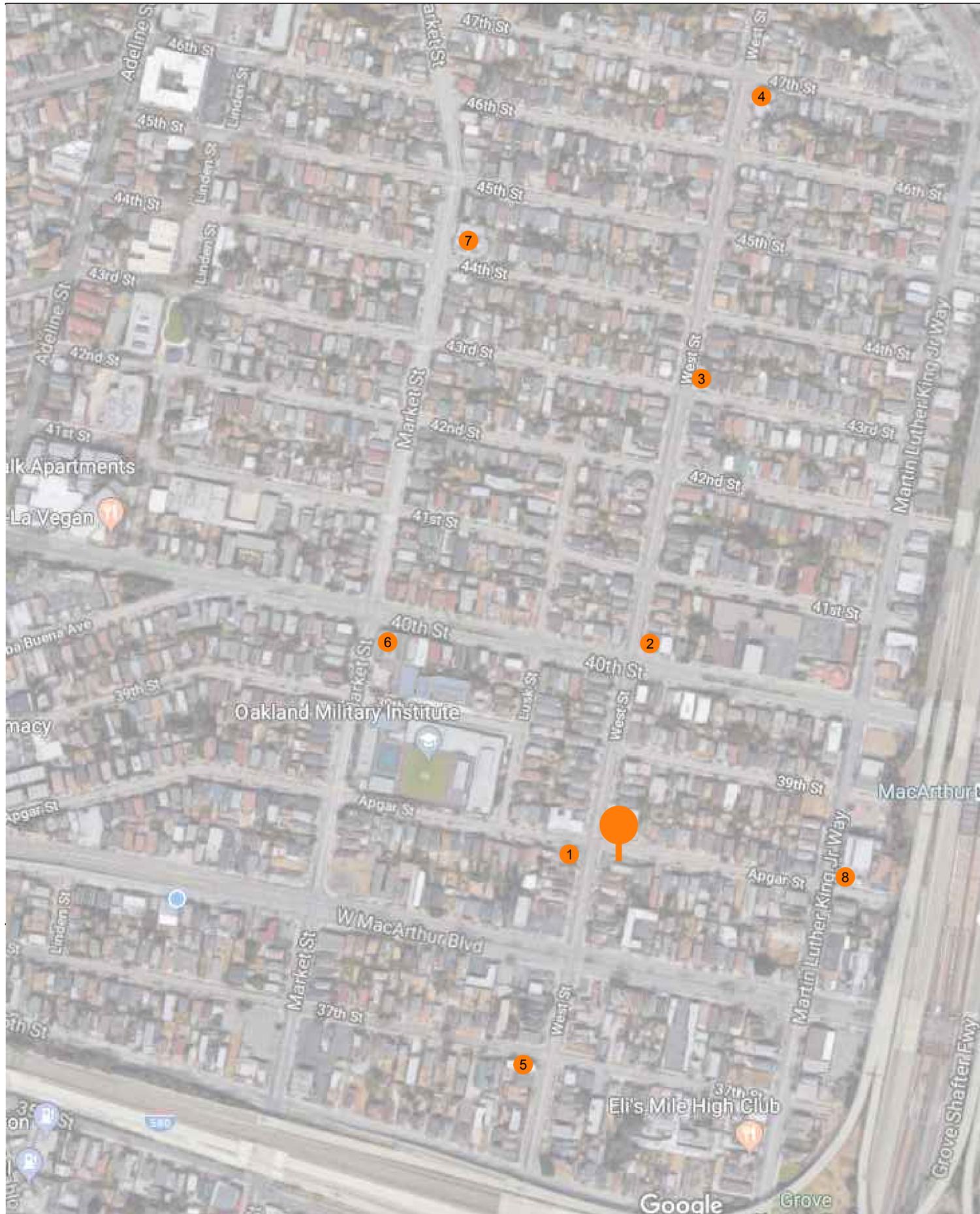
NE CORNER



SW CORNER



SE CORNER
(SUBJECT PROPERTY)



8. 3854 MLK JR. WAY



4. 4630 WEST STREET



7. 896 45TH STREET



3. 4300 WEST STREET



6. 3924 MARKET STREET



2. 768 40TH STREET



5. 813 37TH STREET

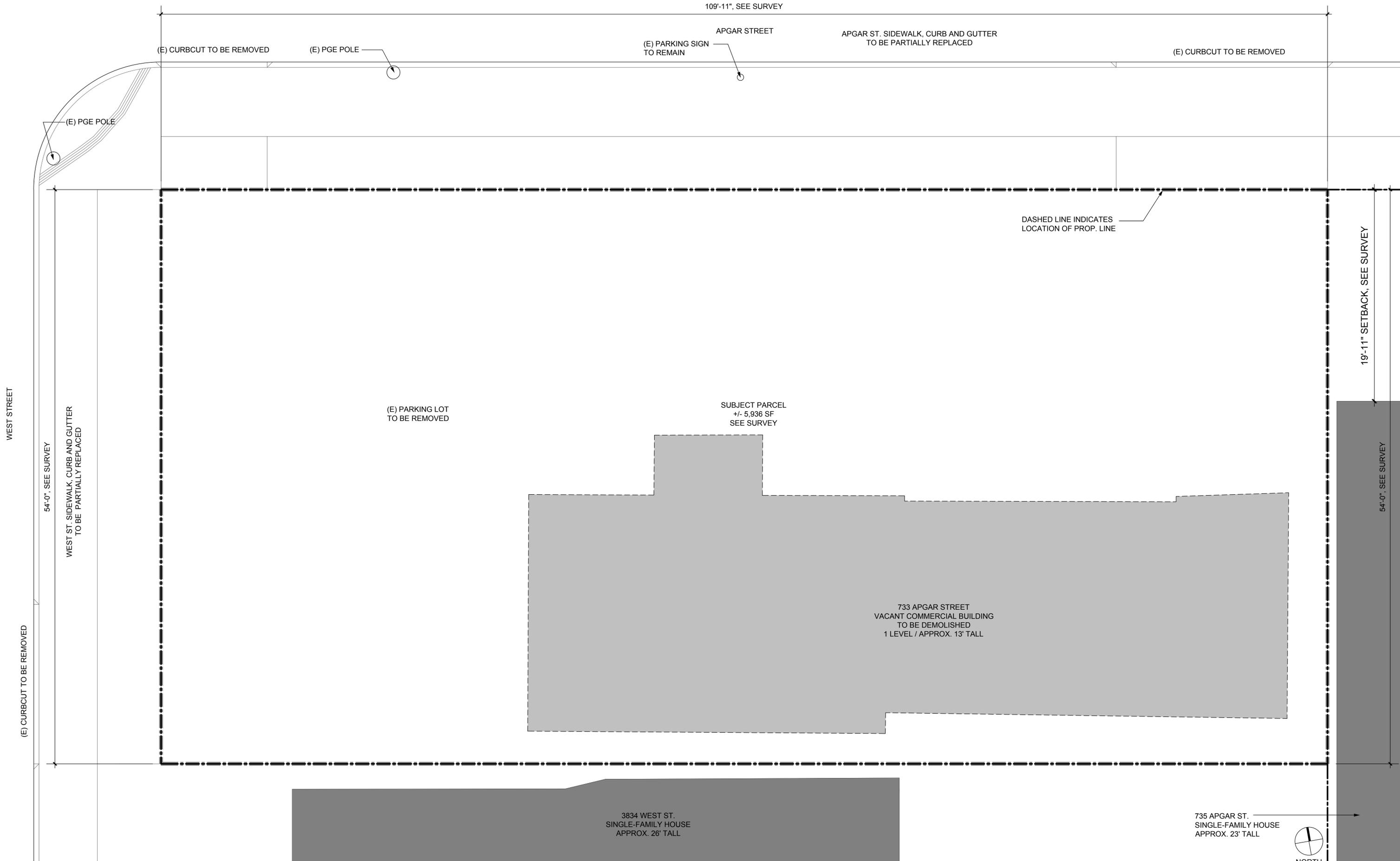


1. 3841 WEST STREET









109'-11", SEE SURVEY

APGAR STREET

DASHED LINE INDICATES LOCATION OF PROP. LINE

SIDE YARD (STREET) SETBACK
10'-0" RESIDENTIAL
0' COMMERCIAL

FRONT YARD SETBACK
15'-0" RESIDENTIAL
0' COMMERCIAL

REAR YARD SETBACK
15'-0" RESIDENTIAL
15'-0" COMMERCIAL

NOTE FOR COMBINED C ZONING
NO FRONT OR SIDE SETBACKS ARE REQUIRED FOR COMMERCIAL FACILITIES IN THE C COMBINING ZONE EXCEPT WHENEVER AN INTERIOR SIDE LOT LINE OF ANY LOT LOCATED IN THE C COMBINING ZONE ABUTS AN INTERIOR SIDE LOT LINE OF ANY LOT THAT IS NOT LOCATE IN A C COMBINING ZONE OR COMMERCIAL ZONE, THERE SHALL BE PROVIDED ON THE FORMER LOT, ALONG THE ABUTTING PORTION OF ITS SIDE LOT LINE, A SIDE YARD WITH A MINIMUM WIDTH OF FIVE (5) FEET.

DASHED LINE INDICATES LOCATION OF RESIDENTIAL SETBACKS

DASHED LINE INDICATES LOCATION OF COMMERCIAL SETBACKS

SIDE YARD (INTERIOR) SETBACK
4'-0" RESIDENTIAL
5'-0" COMMERCIAL

3834 WEST ST.
SINGLE-FAMILY HOUSE
APPROX. 26' TALL

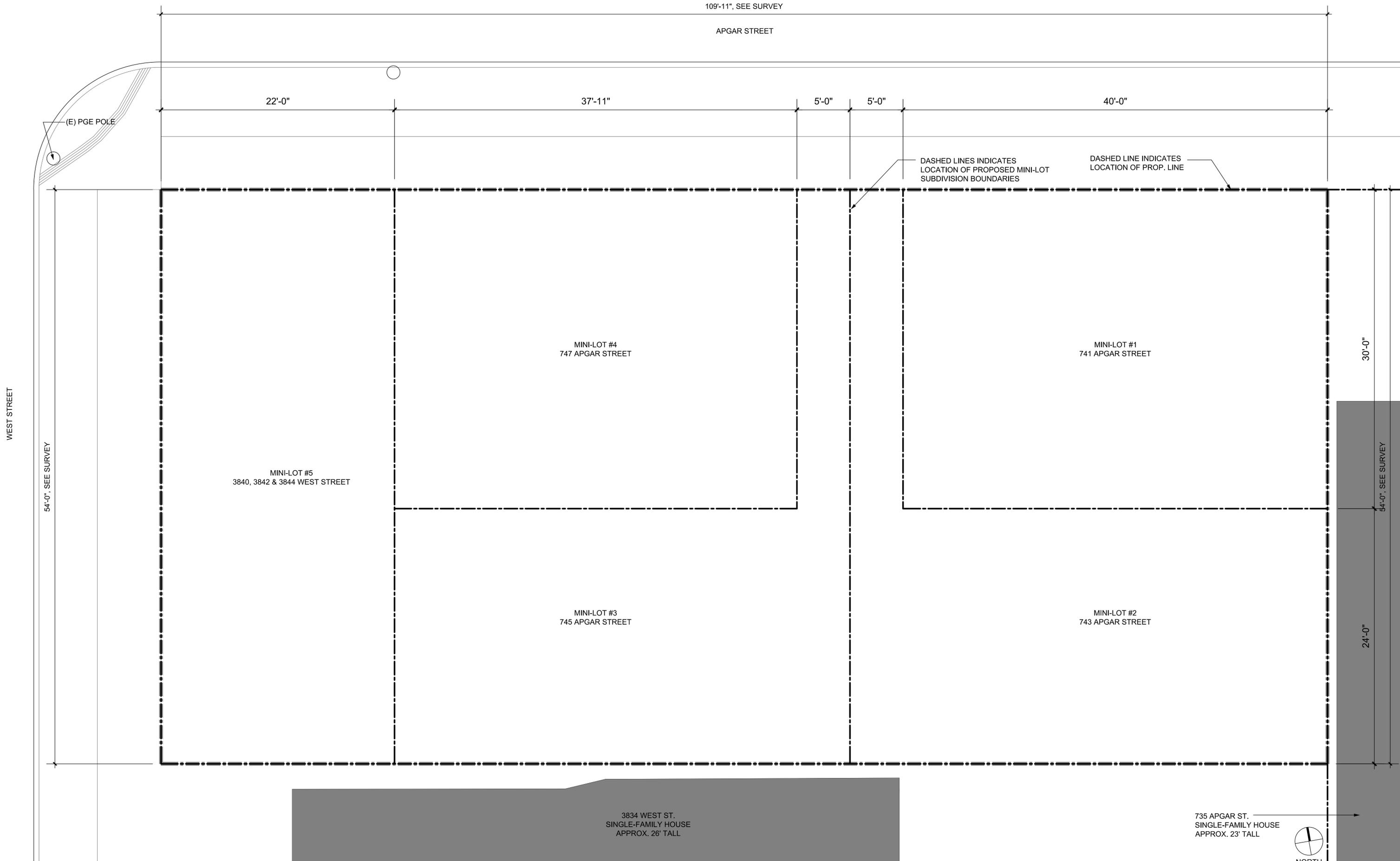
735 APGAR ST.
SINGLE-FAMILY HOUSE
APPROX. 23' TALL

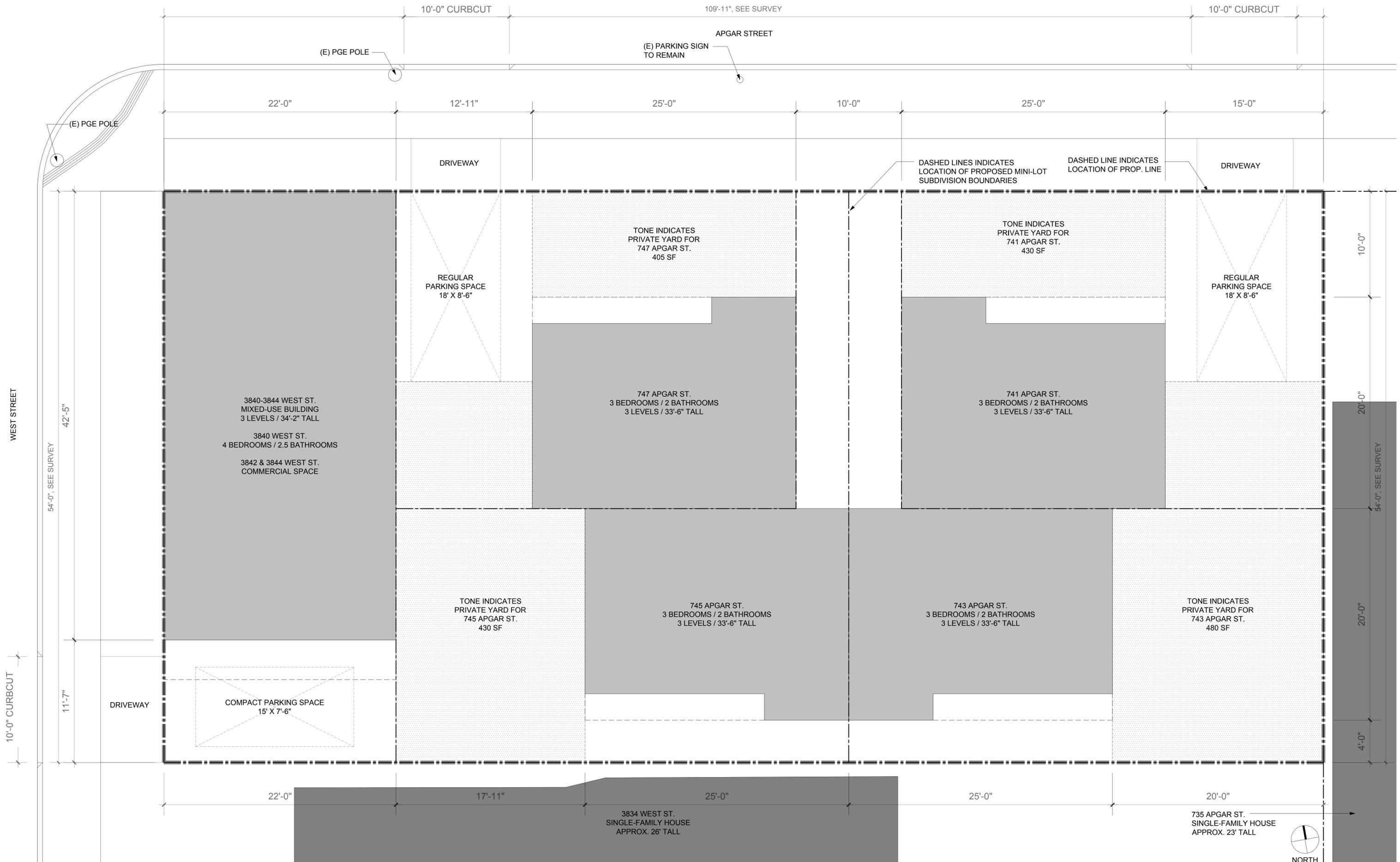


WEST STREET

54'-0", SEE SURVEY

54'-0", SEE SURVEY





109'-11", SEE SURVEY

APGAR STREET

22'-0"

12'-11"

25'-0"

10'-0"

25'-0"

15'-0"

3844 WEST ST.
COMMERCIAL SPACE

REGULAR
PARKING SPACE
18' X 8'-6"

REGULAR
PARKING SPACE
18' X 8'-6"

3842 WEST ST.
COMMERCIAL SPACE

3840 WEST ST.
ENTRY

COMPACT PARKING SPACE
15' X 7'-6"

3834 WEST ST.
SINGLE-FAMILY HOUSE
APPROX. 26' TALL

735 APGAR ST.
SINGLE-FAMILY HOUSE
APPROX. 23' TALL



NORTH

WEST STREET

54'-0", SEE SURVEY

42'-5"

11'-7"

10'-0"

20'-0"

54'-0", SEE SURVEY

20'-0"

4'-0"

22'-0"

17'-11"

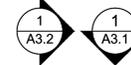
25'-0"

25'-0"

20'-0"

109'-11", SEE SURVEY

APGAR STREET



22'-0"

12'-11"

25'-0"

10'-0"

25'-0"

15'-0"

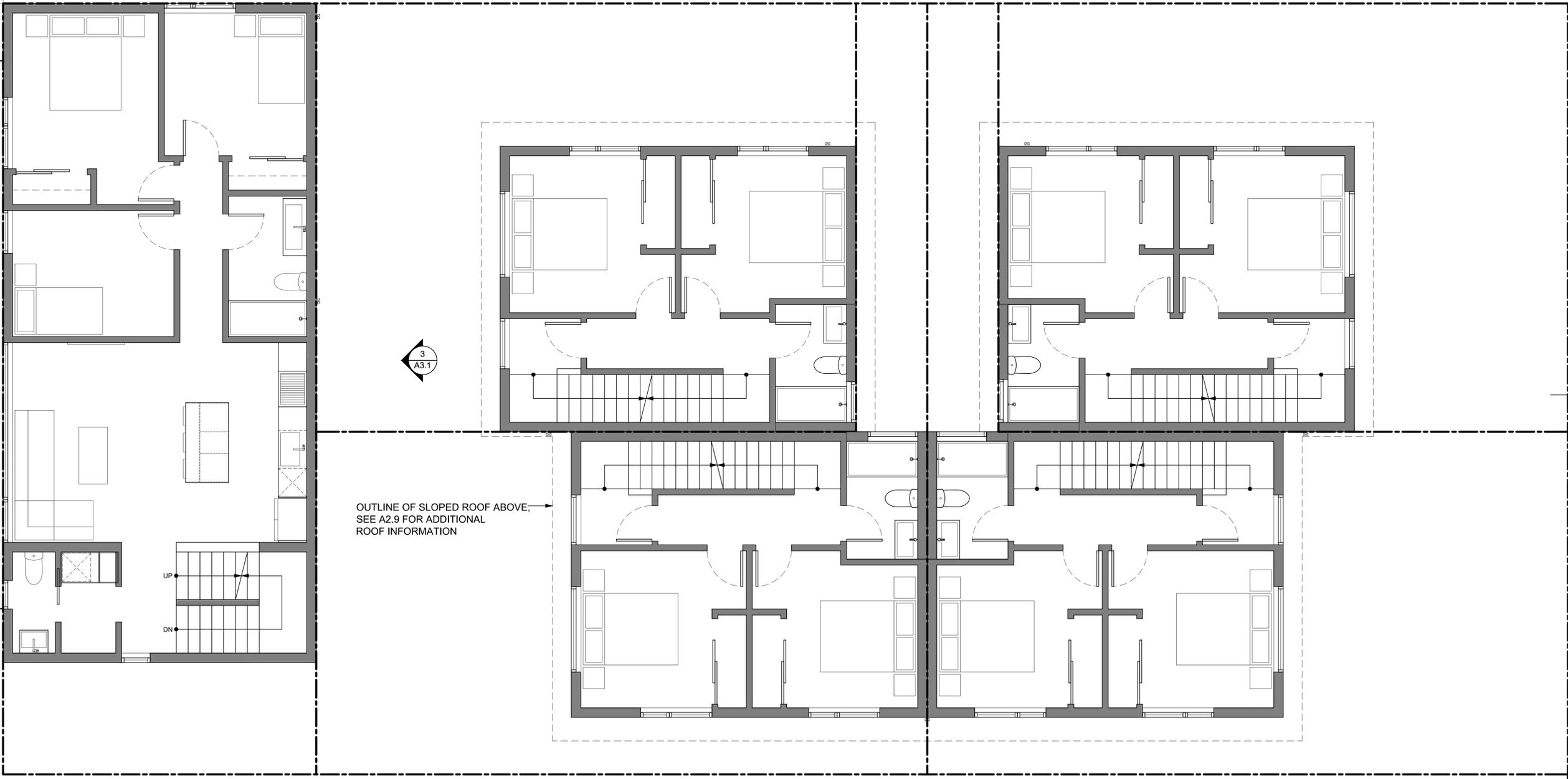
WEST STREET

54'-0", SEE SURVEY

46'-2"



7'-10"



OUTLINE OF SLOPED ROOF ABOVE,
SEE A2.9 FOR ADDITIONAL
ROOF INFORMATION



10'-0"

20'-0"



20'-0"

4'-0"

54'-0", SEE SURVEY

22'-0"

17'-11"

25'-0"

25'-0"

20'-0"

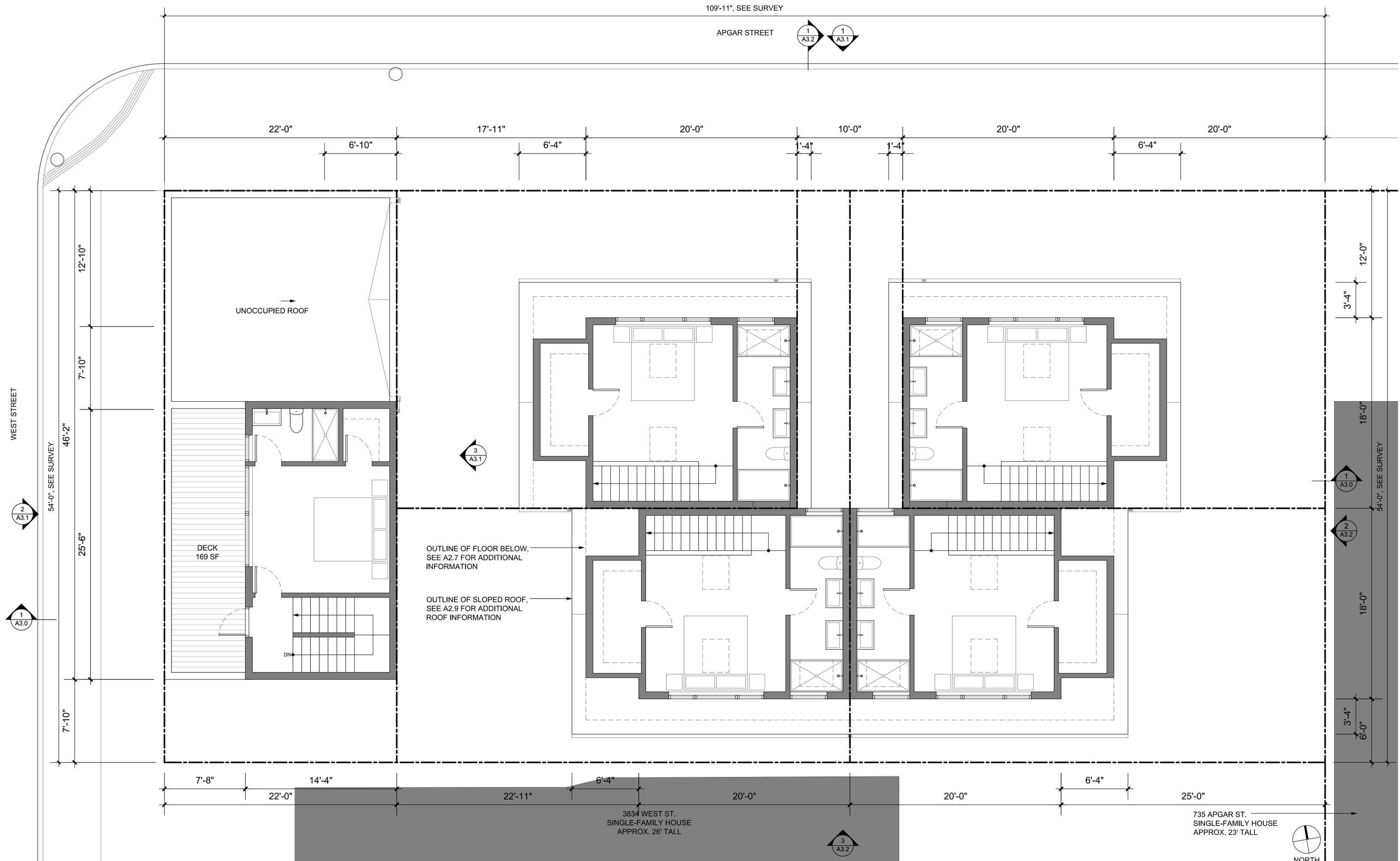
3834 WEST ST.
SINGLE-FAMILY HOUSE
APPROX. 26' TALL



735 APGAR ST.
SINGLE-FAMILY HOUSE
APPROX. 23' TALL

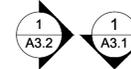


NORTH



109'-11", SEE SURVEY

APGAR STREET



22'-0"

6'-10"

17'-11"

6'-4"

20'-0"

10'-0"

20'-0"

6'-4"

20'-0"

WEST STREET



54'-0", SEE SURVEY

12'-10"

7'-10"

46'-2"

25'-6"

7'-10"



10'-0"

3'-4"

20'-0"

54'-0", SEE SURVEY

1 A3.0

2 A3.2

20'-0"

3'-4"

4'-0"

7'-8"

14'-4"

22'-0"

22'-11"

6'-4"

20'-0"

20'-0"

6'-4"

25'-0"

3834 WEST ST.
SINGLE-FAMILY HOUSE
APPROX. 26' TALL



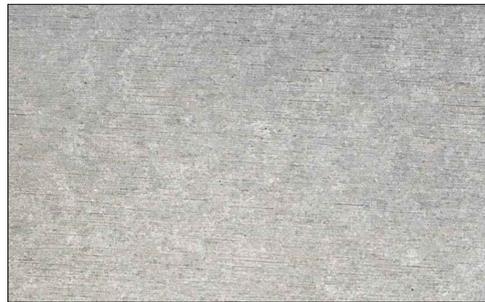
735 APGAR ST.
SINGLE-FAMILY HOUSE
APPROX. 23' TALL



NORTH



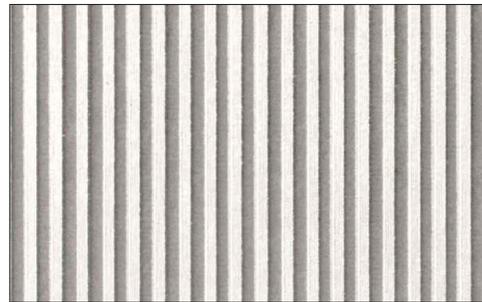
1/A3.0 - EAST/WEST SECTION



1. CEMENT PANEL RAIN-SCREEN W/ INTEGRAL LIGHT GRAY COLOR



2. CEMENT PANEL RAIN-SCREEN W/ INTEGRAL CHARCOAL COLOR



3. EQUITONE 'LINEA' CEMENT PANEL WITH INTEGRAL WHITE COLOR



4. HIGH-QUALITY ALUMINUM CLAD WINDOW W/ ANODIZED FINISH



5. 1"x6" REDWOOD FENCING W/ NATURAL FINISH



6. BOARD-FORMED CONCRETE



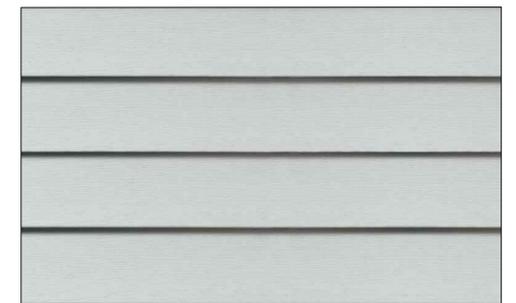
7. CHARCOAL COLOR ASPHALT SHINGLE ROOF



8. 1.5x1.5 REDWOOD PICKETS W/ NATURAL FINISH



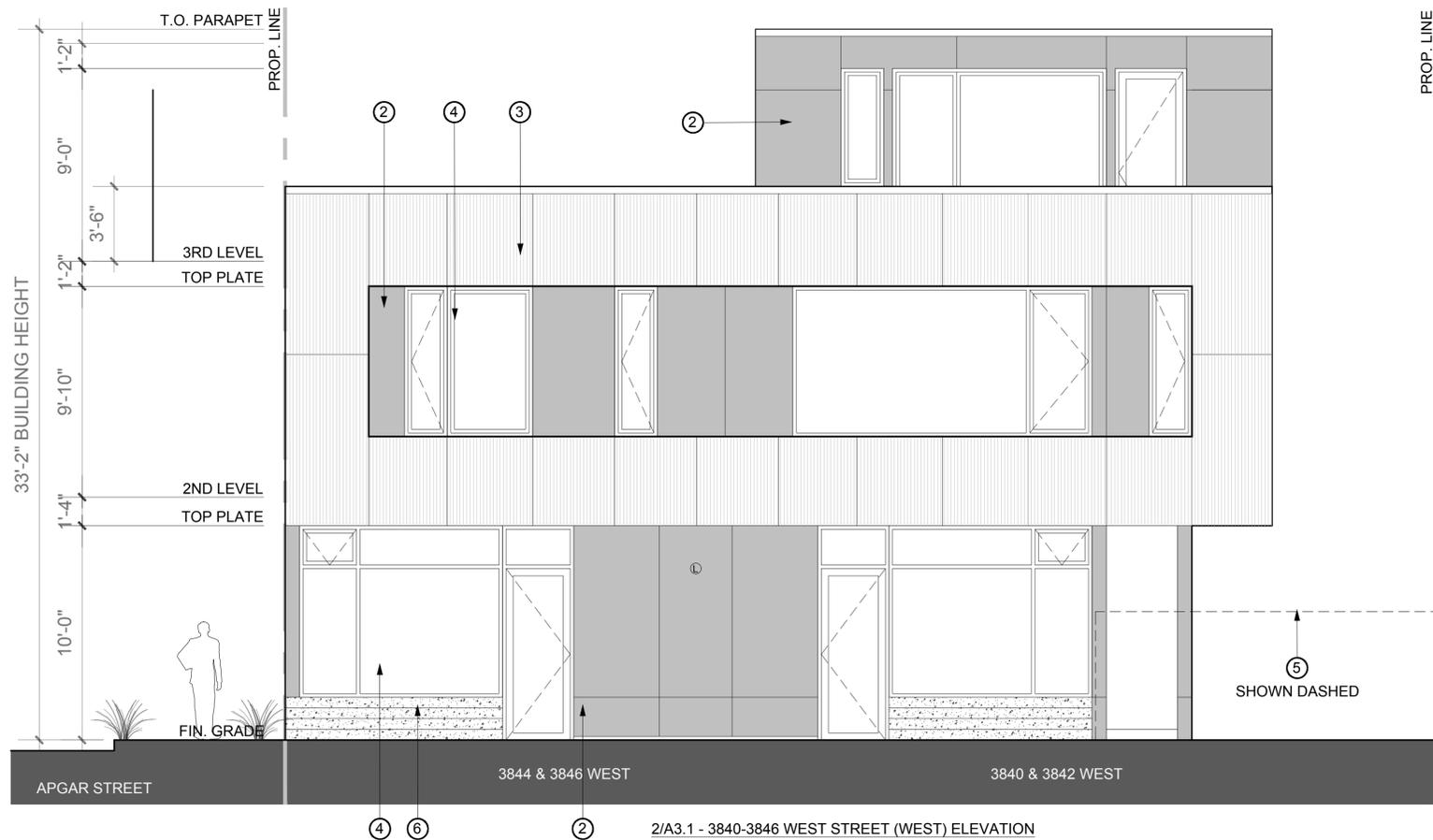
9. HORIZONTAL LAP CHARCOAL SIDING WITH 6" EXPOSURE AND PAINTED



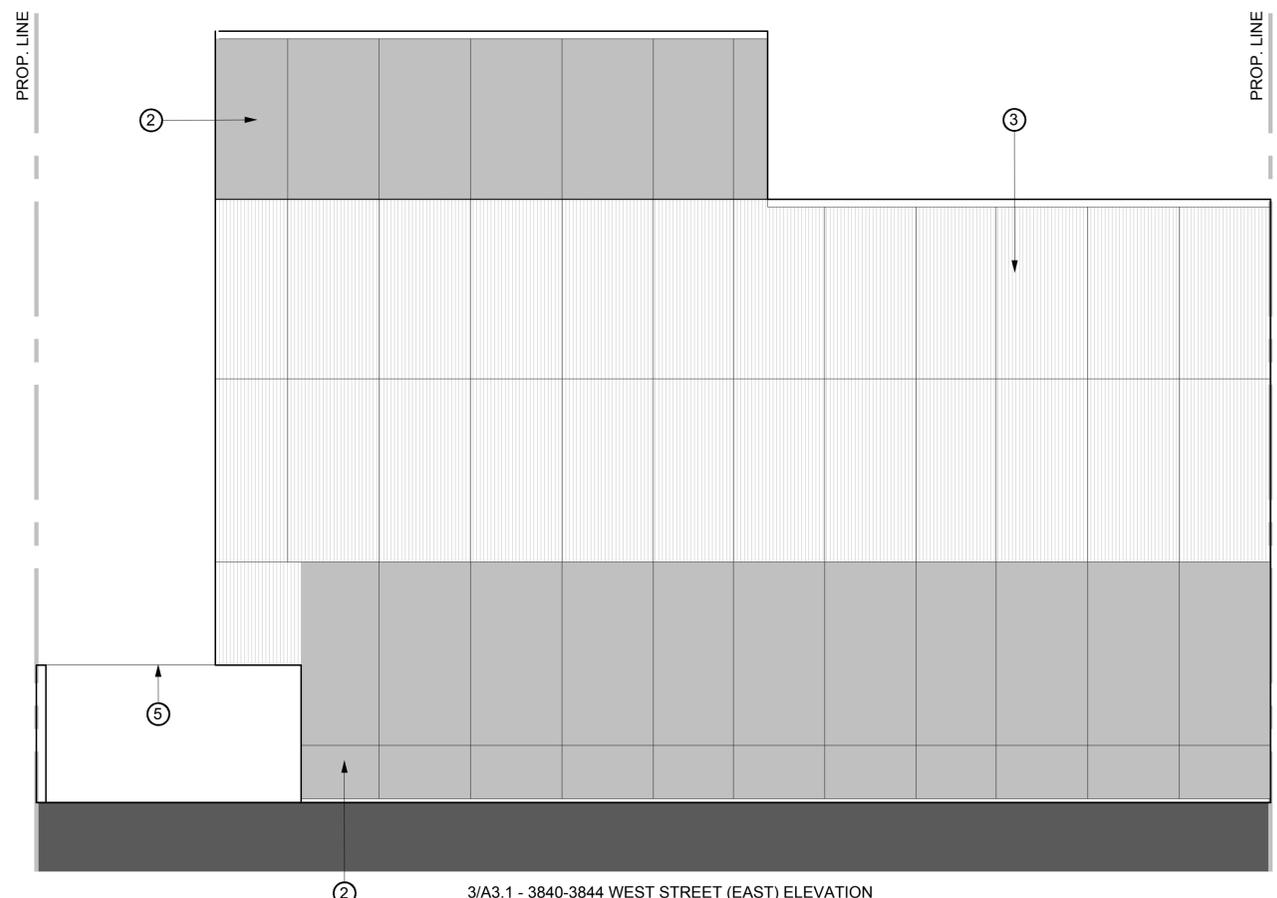
10. HORIZONTAL LAP WHITE SIDING WITH 6" EXPOSURE AND PAINTED



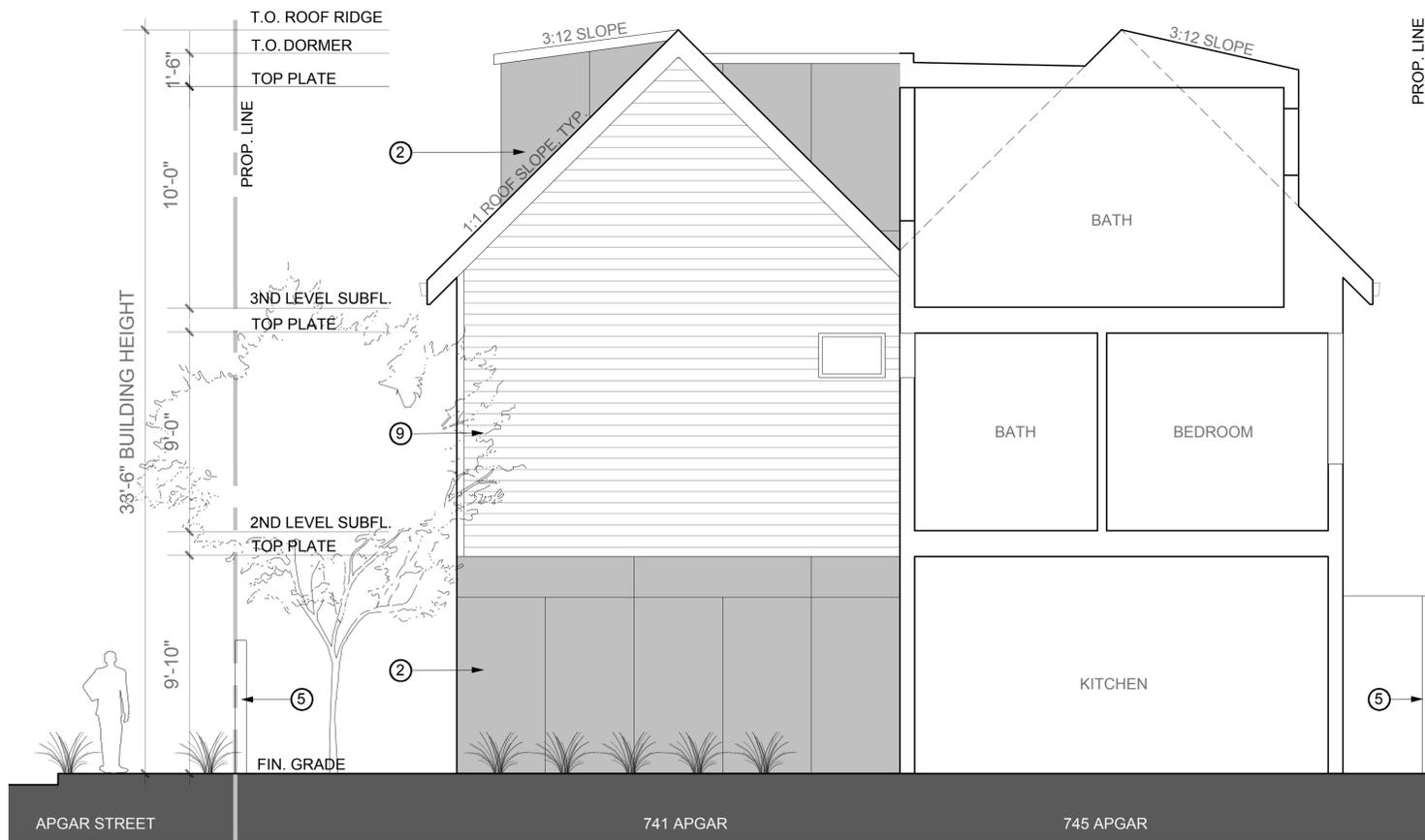
1/A3.1 - APGAR STREET (NORTH) ELEVATION



2/A3.1 - 3840-3846 WEST STREET (WEST) ELEVATION



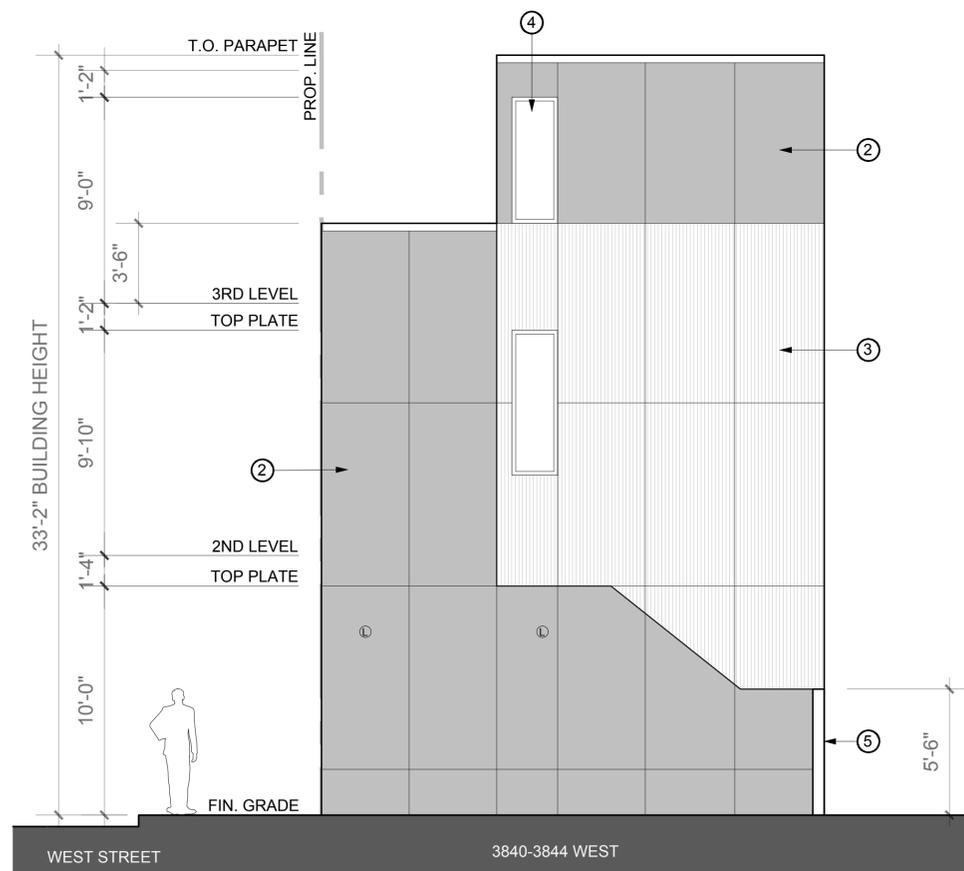
3/A3.1 - 3840-3844 WEST STREET (EAST) ELEVATION



1/A3.2 - NORTH/SOUTH SECTION & ELEVATION



2/A3.2 - EAST ELEVATION



3/A3.2 - SOUTH ELEVATION

109'-11", SEE SURVEY

APGAR STREET

(E) PARKING SIGN TO REMAIN

(E) PGE POLE

(E) PGE POLE

WEST STREET

54'-0", SEE SURVEY

54'-0", SEE SURVEY



SYMBOL LEGEND:

- WALL-MOUNTED DOWN LIGHT CONTROLLED BY SWITCH
- WALL-MOUNTED DOWN LIGHT CONTROLLED BY MOTION SENSOR
- CLG.-MOUNTED DOWN LIGHT CONTROLLED BY SWITCH

3834 WEST ST.
SINGLE-FAMILY HOUSE
APPROX. 26' TALL

735 APGAR ST.
SINGLE-FAMILY HOUSE
APPROX. 23' TALL



#	Common Name	Scientific / Descriptive Name	Sun / Shade	Evergreen / Deciduous	Height	Spread	Purchase Size	Quantity (On Site)	Quantity (ROW)	Comments
1	Pittosporum, Silver Tawhiwhi	Pittosporum tenuifolium 'Silver Sheen'	full sun to part shade	Evergreen	25-40 ft	6-8 ft	5/15 gal	11	0	Easily pruned to hedge
2	Purple Hopseed Bush	Dodonaea viscosa 'Purpurea'	full sun (loses color in shade)	Evergreen	15	10-15 ft	5/15 gal	16	0	Easily pruned to hedge
3*	Little River Wattle	Acacia cognata 'Cousin Itt' ('Mini Cog')	full sun to part shade	Evergreen	2-3 ft	3-6 ft	1/2/5 gal	0	0	Low growing mounding plant
4	Variiegated Lavender Mint Bush	Prostanthera ovalifolia 'Variegata'	full sun to part shade	Evergreen	4-6 ft	4-6 ft	1/2/5 gal	24	0	Dense, upright, mint fragrance
5*	Hybrid Cordyline	Cordyline 'Design Line Burgundy'	full sun to light shade	Evergreen	3 ft	3 ft	1/2/5 gal	0	0	Mounding, weeping clumped plant
6*	Pink Hybrid Variegated Dracaena	Cordyline 'Electric Pink'	full sun to light shade	Evergreen	4-8 ft	4 ft	1/5/15 gal	0	0	
7	Mondo Grass	Ophiopogon japonicus	full sun to part shade	Evergreen	8-12 in		1 gal	11	79	informal groundcover
8	Platinum Beauty Variegated Dwarf Mat Rush	Lomandra longifolia 'Roma 13' (Platinum Beauty)	full sun to moderate shade	Evergreen	2-3 ft	2-3 ft	1/2/5 gal	0	34	
9*	Myers Asparagus Fern	Asparagus densiflorus 'Myers'	dense shade to full sun	Evergreen	2+ ft		1/2/5 gal	0	0	"fluffy" fern, fronds die back with frost
10*	Sword Fern	Nephrolepis exaltata	sun or shade on coast or shade	Evergreen	2-4 ft		1/2/5 gal	0	0	very stiff, upright growth
11	Mexican Feather Grass	Nassella tenuissima	full sun	Evergreen	1-2 ft	1-2 ft	1/2/5 gal	0	53	
12	Japanese Maple	Acer palmatum	sun to part shade	Deciduous	10-25 ft	10-25 ft	24" box	4	0	
13*	Japanese Maple	Acer shirasawanum	full sun to part shade	Deciduous	16-20 ft	16-20 ft	24" box	0	0	
14*	Japanese Maple	Acer japonicum	full sun to part shade	Deciduous	20-30 ft	20-30 ft	24" box	0	0	dwarf varieties (8-10 ft) available
15*	Magnolia	Magnolia grandiflora 'Bracken's Brown Beauty'	full sun	Evergreen	20-30 ft	15-25 ft	24" box	0	0	
16	Native Bentgrass	Native Bentgrass, Agrostis pallens	full sun to part shade	turf	n/a	n/a	sod	675 sf	0	appearance of traditional lawn

* Note: Alternate plants (shown as quantity 0) to be substituted as needed if planned plants are unavailable at the time of landscaping.

LANDSCAPING GENERAL NOTES

1. PLANTING SELECTION SHALL BE DONE BY A LICENSED ARCHITECT AND BE CONSISTENT WITH THE STATE'S WATER EFFICIENT LANDSCAPE ORDINANCE (WELO).
2. IRRIGATION SYSTEM SHALL BE DESIGN AND INSTALLED BY A LICENSED LANDSCAPED CONTRACTOR. EACH DWELLING UNIT SHALL HAVE ITS OWN SYSTEM LOCATED IN EACH YARD. EACH SYSTEM SHALL INCLUDE A TIMER AND RAIN SENSOR AS FURTHER DESCRIBED IN THE IRRIGATION NOTES BELOW.
3. ALL GRAVEL AND MULCH SHALL BE DESIGN/BUILD AND SELECTED BY OWNER DURING CONSTRUCTION.
4. ALL PAVING SHALL BE POURED-IN-PLACE CONCRETE PER BOTH THE GEOTECHNICAL AND STRUCTURAL ENGINEER'S RECOMMENDATIONS. JOINTS SHALL BE CAST-IN-PLACE USING 2X2 WOOD STRIPS TO PROVIDE 1-1/2" WIDE BY 1-1/2" DEEP JOINTS. THESE WILL BE FILLED WITH GRAVEL.
5. LANDSCAPING SHOWN IN RIGHT-OF-WAY NOT INCLUDED IN THIS PERMIT APPLICATION. RATHER THEY ARE INCLUDED TO SHOW THE SCOPE OF THE PROJECT AND DESIGN INTENT.

IMPROVEMENTS IN THE PUBLIC RIGHT-OF-WAY, INCLUDING PLANTINGS, TREES AND SIDEWALKS/ PAVING, SHALL BE IN COMPLIANCE WITH APPROVALS AND THE CITY OF OAKLAND STANDARDS AND SPECIFICATIONS.
6. THE PLANS AND PLANTING SCHEDULE IDENTIFY THE DESIRED PLANTS AT THIS TIME. THEY PLANTS MAY CHANGE AT THE TIME OF INSTALLATION DUE TO AVAILABILITY AT LOCAL NURSERY (IDENTIFIED AS ALTERNATES IN THE PLANTING SCHEDULE.) ALL PLANTS TO BE DROUGHT TOLERANT AND CALIFORNIAN NATIVE SPECIES. THE QUANTITY AND SPACING OF PLANTS WILL BE ADJUSTED PER PARTICULAR SPECIMEN REQUIREMENTS.
7. ALL FENCING SHALL BE 6'-0" IN HEIGHT FROM FINISH GRADE. IT WILL BE CONSTRUCTED OF 4X4 P.T. POSTS AT APPROX. 8' O.C. SPACING AND CLAD WITH HORIZ. 1X8 ROUGH-HEWN REDWOOD FENCING BOARDS W/ 1/8" SPACING, SEE ARCHITECTURAL DETAILS FOR MORE INFORMATION.
8. TOTAL IMPERVIOUS SURFACE AREA IS LESS THAN 2,500 SF AND THEREFORE PROJECT IS NOT REQUIRED TO COMPLY WITH THE C3 STORMWATER MEASURES.
9. ALL PLANTING AREAS WILL BE COVERED IN 3" OF MULCH 1/4" BLACK FIR MULCH.

IRRIGATION NOTES:

1. ALL PLANTS WILL BE WATERED BY A HIGH-EFFICIENCY DRIP IRRIGATION SYSTEM.
2. POINT OF CONNECTION OF IRRIGATION SYSTEM SHALL HAVE A MANUAL SHUTOFF VALVE AND BACKFLOW PREVENTION DEVICE.
3. IRRIGATION CONTROLLER: RAIN BIRD SST600OUT 6-STATION OUTDOOR SST IRRIGATION TIMER WITH RSD RAIN SENSOR OR EQUIVALENT.
4. IRRIGATION VALVES WITH PRESSURE-REGULATING FILTER: RAIN BIRD 3/4" ANTI-SIPHON DRIP CONTROL ZONE KIT (0.2-5 GPM) OR EQUIVALENT.
5. IRRIGATION EMISSION DEVICES: RAIN BIRD DROP EMITTERS OR EQUIVALENT.