

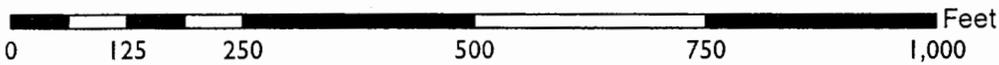
Project Name:	7-Eleven Store
Location:	506 International Boulevard (APN 020-0134-007-03)
Proposal:	To establish a new 7-Eleven Convenience Market Commercial Activity in a new facility
Contact Person/Phone Number:	Jesse Kent/ (916) 966-7325
Owner:	Habibisoureh Nozar, Jomehri Parvin
Case File Number:	PLN16-027
Planning Permits Required:	Major Conditional Use Permit to allow a 3,052 square foot Mini-market/convenience store with a 460 square-foot canopy to cover gasoline service, and continued tobacco service, with no alcohol sales, 10 parking spaces, adding new signage, and with 24 hour operation on a 23,957 square foot parcel, to replace an automotive gas station, Design Review for constructing new facility
General Plan:	Mixed Housing Type Residential & Neighborhood Center Mixed Use Commercial
Zoning:	CN-3 Neighborhood Center Commercial Zoning District
Environmental Determination:	Categorically Exempt under California Environmental Quality Act (CEQA) Guidelines Sections 15301 (existing facilities), 15302 (replacement or reconstruction), 15303 (new construction of small structures), 15332 (urban infill), and 15183 (projects consistent with a community plan, general plan, or zoning)
Historic Status:	Not a Potential Designated Historic Property
Service Delivery District:	SDS-3
City Council District:	2
Commission Action to Be Taken:	Recommendation based on staff report
Finality of Decision:	Appealable to City Council within 10 days
For Further Information:	David Valeska at (510) 238-2075, dvalueska@oaklandnet.com

SUMMARY

This application involves a request to establish a convenience market to replace an existing 1,800 square-foot commercial building at 506 International Boulevard. The project includes enclosed and open facilities on a half-acre lot. A rebuilt and enlarged building would be used for 3,052 square feet of convenience sales, including continued legal nonconforming sale of tobacco within a 100 square feet area within the establishment. No alcoholic beverage sales are involved. Existing gas pumps and canopy would be retained and rebuilt.

A Major Conditional Use Permit (CUP) is required in order to establish a Convenience Market. The planning process for this CUP is intended to control crime, noise and other negative effects of the business relative to neighbors, through conditions of approval. Regular Design Review is also required to replace the existing building. Issues under consideration include proximity of the Convenience Market to residential properties; vehicular access and on-site movement; and potential for late-night noise and litter from patrons exiting the property. Conditions of approval would restrict the project to limit effects.

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN16027
Applicant: Jesse Kent
Address: 506 International Boulevard
Zone: CN-3

Staff recommends approval with conditions. Potential benefits include provision of gasoline and convenience items at this location; and increased contribution to the economic vitality of the area. This type of small market sometimes has noise and traffic issues and sometimes causes security issues. The nearest gas station/minimarket over a half mile away. The applicant's design addresses safety and other issues.

PROJECT DESCRIPTION

The applicant proposes to rebuild/expand an existing 1,800 square foot gasoline station to approximately 3,052 square feet. Existing tobacco sales in less than 100 square feet would continue. There would be no alcohol sales. The three-pump and awning gasoline service area would be rebuilt. Ample parking (10 spaces) in excess of Planning Code minimums would be provided on a 23,957 square-foot parcel (almost a half acre in size). The applicant requests 24 hour operation. The project would retain the existing 300-foot corner street frontage of the gas station, and driveways to serve gas pumps and the market.

ENVIRONMENTAL REVIEW

Staff has evaluated the project according to the California Environmental Quality Act (CEQA) and determined it is exempt from environmental review for the following reasons:

The project includes a 3,052 square foot convenience market area which is less than one-third of the CEQA limit of 10,000 square feet of building area added, and is not likely to produce measurable physical or other environmental effects. Staff has reviewed the environmental (hazmat) site clearance dated December 11, 2015 from Stantec Consulting engineering and found that the requested City permit would not expose the public to exceptional chemical/environmental risk. The report is on file for review. The project is categorically exempt from CEQA review pursuant to CEQA Guidelines sections 15301 (existing facilities), 15302 (replacement or reconstruction), 15303 (new construction of small structures), 15332 (urban infill), and 15183 (projects consistent with a community plan, general plan, or zoning).

CEQA Sections 15332 and 15183 Findings:

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. A project of this type is exempt under Sections 15301, 15302 and 15303. 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. 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, all applicable general plan policies, and the applicable zoning regulations as described under the "General Plan Analysis" and "Zoning Analysis" sections as well as the findings listed below.

- (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 along an arterial street. The site is 23,957 square feet, approximately one half acre, 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 on a site containing a commercial building. 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 only 3,512 square feet of rebuilt building and canopy is not anticipated to result in any significant effects relating to traffic, noise, air quality, or water quality for the following reasons:

The project would 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 associated with construction noise and the City's Noise Ordinance would reduce noise impacts to less than significant levels.

Considering the projected less-than-significant traffic impacts associated with the building and the availability of nearby transit which would further reduce potential traffic associated with the project, the impacts to air quality from the pollution generated by vehicles would be less than significant. Implementation of Standard Conditions of Approval involving Dust Control and Construction Emissions, would further reduce air quality 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, would 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).

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.

GENERAL PLAN ANALYSIS

The project site is within the Mixed Housing type Residential and Neighborhood Center Mixed Use Commercial General Plan/LUTE designations. A convenience store with gasoline service, on such a small scale, is consistent with the neighborhood-oriented commercial needed to supply surrounding mostly residential areas with basic needs. The past use of the site is similar in scale. The new proposal has no conflict with the General Plan.

ZONING ANALYSIS

The project is within the CN-3 Neighborhood Center Commercial Zoning District. A purpose of this zoning district is to provide commercial services to primarily residential areas. The proposal for this site rebuilds an existing gasoline service station as a new convenience market with gasoline pumps. This provides services which were anticipated in the CN-3 zoning district to provide for daily needs of nearby residents, and thus is consistent with the zoning designation.

KEY ISSUES AND IMPACTS

1. Major Conditional Use Permit

The Oakland Planning Code requires a Major Conditional Use Permit for a mini-market or convenience store, in order to limit and control potential adverse effects such as noise, crime and traffic. The applicant's proposal is of a type and scale which limits such adverse effects to lesser levels:

Noise. The new building will encapsulate most human and mechanical noises. The location and orientation of the building reduces noise which might be directed toward residential properties. The large site and corner location further separate the site from some residential properties. The normal operation of gasoline service under a canopy results in minimal noise since vehicles usually have their engines (and radios) off when using gas pumps, and vehicles are in the service area only for a few minutes each.

Crime. Convenience markets can be loitering or lingering places for potential criminals. However, the operational and design measures provided in this application limit the risk for such behavior. The proposal was reviewed by a neighborhood council (NCPC beats 18X/18Y/19X) in March 2016, as reported by Edith Guillen and Officer Jen Sena of City staff. The neighborhood representatives, with Police review, generally found the project acceptable.

Traffic. Convenience markets can cause awkward or dysfunctional traffic patterns if sited or oriented incorrectly. In the case of the applicant's project, the corner location and positioning of the structures, and locations of driveways, minimize traffic problems. International Boulevard has a signalized intersection at this location which efficiently moves traffic. The location, about a mile east of the Lake Merritt area and away from freeway offramps, has only limited traffic and has capacity for more traffic. Thus the project does not cause serious traffic problems.

The applicant plans to operate a well-run store but a Conditional Use Permit would run with the property. If this operator moves out, a replacement business would be required to comply with the project description and conditions of this CUP and Design Review.

2. Design Review

The project was evaluated for compliance with City Design Guidelines and in the design context of the surrounding area, as described in detail in attached Findings. The modest scale of the proposed building and canopy is similar to past use of the site and to designs of nearby commercial buildings. The new building has substantial open setbacks on its half-acre site which minimize the effect of height, bulk or scale, which are themselves only modest.

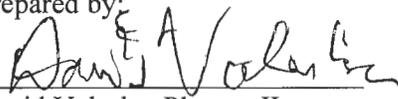
CONCLUSION

The applicant chose this location due to its proximity to clients in the surrounding neighborhood and customers from International Boulevard, while still being freestanding from competition with larger markets. The applicant also chose the site because of its location near customers in a "fuel desert" where customers are underserved. Operating with the store with staff observing the area results in enhanced night presence, which helps to deter crime at and near the property. Business operations under conditions of approval will minimize trash and noise. As set forth in the attached Findings, the proposed project meets all of the required Findings for a Major CUP and Design Review, therefore staff recommends approval.

RECOMMENDATION:

1. Affirm staff's environmental determination; and
2. Approve the Major Conditional Use Permit for Convenience Market activity and Regular Design Review, for 506 International Boulevard, based on findings and subject to the attached conditions.

Prepared by:



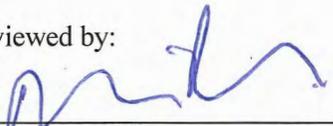
 David Valeska, Planner II

Reviewed by:



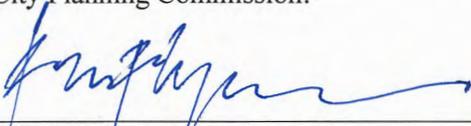
 SCOTT MILLER
 Zoning Manager

Reviewed by:



 DARIN RANELLETTI, Deputy Director
 Bureau of Planning

Approved for forwarding to the City Planning Commission:



 RACHEL FLYNN, Director
 Planning and Building Department

Attachments:

- A. Findings for Approval
- B. Conditions of Approval
- C. Plans and Photographs

ATTACHMENT A: FINDINGS

FINDINGS FOR APPROVAL

This proposal meets the required findings under the Oakland Planning Code. Required findings are shown in **bold type**; explanations as to why these findings can be made are in normal type.

Section 17.134.050 (General Use Permit Criteria):

- A. That the location, size, design, and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development.**

The proposed store would satisfy a community need which does not affect livability of the surrounding neighborhood, and will be operated in a scale which is compatible with neighborhood character. The store will offer 24 hour convenience shopping in a neighborhood which has fewer of such facilities than other areas. No alcohol would be sold and the small display area of tobacco sales from the past will not be enlarged. The draft approval contains conditions limiting noise, light, trash/litter, loitering, late hours and similar factors to offset any potential for negative effects of convenience sales related activities. Improvements are recommended that will provide a more attractive facility.

- B. That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant.**

The expanded store will promote availability of food, beverages, sundries, newspapers and other items, and enhance the convenience and functional living environment of its customers. The small size as rebuilt, reusing an existing gasoline service area, will create an attractive facility as warranted by location and setting. International Boulevard is a business district where such uses are appropriate. Alcohol sales will not be conducted and tobacco sales will not increase in area.

- C. That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region.**

The proposed store will function to meet the community's food and beverage convenience needs, for vehicular drivers and for pedestrians. This facility would have similar traffic, noise and light to that which it had in the past as a legal business. This facility complements the offerings of nearby businesses by attracting customers to the area.

- D. That the proposal conforms to all applicable design review criteria set forth in the design review procedure at Section 17.136.070.**

The convenience market at 506 International Boulevard replaces an existing facility which is half as large; the new facility will be enlarged in area by less than 2000 net square feet. The changes in the

building design compared to the existing façade are cosmetic and an improvement. The design fulfills design review criteria of Section 17.136.050 (B) listed below.

- E. That the proposal conforms in all significant respects with the Oakland General Plan and with any other applicable plan or development control map which has been adopted by the City Council.**

The General Plan allows for review and approval of Convenience Sales uses by Conditional Use Permit. The General Plan also allows for businesses that will not cause undue nuisance activity. The Neighborhood Center Mixed Use Commercial and Mixed Housing Type Residential land use categories envision small commercial services for neighborhoods within the larger residential context, similar to the mom and pop stores of the past. An attractive and well-managed store at this location will conform to adopted plans.

Section 17.103.030 (A) - Special Use Permit Criteria:

- 1. That the proposal will not contribute to undue proliferation of such uses in a area where additional ones would be undesirable, with consideration to be given to the area's function and character, problems of crime and loitering, and traffic problems and capacity.**

The proposed store is not envisioned to contribute to the same types of loitering and other problems as do some other convenience stores, due to design and to physical separation from areas which might produce loitering. City crime statistics for recent months show that overall crime rates near the applicant's site are similar to commercial areas elsewhere in similar areas of the City. The neighborhood streets have sufficient capacity to support this small facility without causing undue problems, subject to compliance with conditions. Some of the traffic is foot traffic due to its location in a neighborhood commercial area.

- 2. That the proposal will not adversely affect adjacent or nearby churches, temples or synagogues; public or parochial, or private elementary, junior high, or high schools; public parks or recreation centers; or public or parochial playgrounds**

The proposed facility will not be near sensitive uses. Most of these sensitive (school, church etc.) activities are closed during the evening, so half of the store hours of operation would not overlap with hours of such uses. Staff believes that the design will protect nearby uses from adverse effects.

- 3. That the proposal will not interfere with the movement of people along an important pedestrian street.**

The facility entrance will include ADA disabled access. The 100 to 200 projected daily customers would be arriving throughout the day and evening, monitored by a counter staff which minimizes the crowd management issues. The building entry does not impede pedestrian corridors.

- 4. That the proposed development will be of an architectural and visual quality and character, which harmonizes with, or where appropriate enhances the surrounding area.**

The building's simple façade is compatible with nearby facilities and has details similar to some of its neighbors. The facility will retain and enhance an architectural character that harmonizes with and enhances the area.

5. **That the design will avoid unduly large or obtrusive signs, bleak unlandscaped parking areas, and an overall garish impression.**

Proposed signage and parking is provided on-site, with only minimal expansion from existing conditions and is consistent with the Oakland Planning Code standard.

6. **That adequate litter receptacles will be provided where appropriate.**

As conditioned, there will be non-flammable trash containers installed proximate to the entrance of the facility and litter will be removed from the sidewalk and gutter in front of and to twenty feet beyond the premises.

7. **That where the proposed use is in close proximity to residential uses, and especially to bedroom windows, it will be limited in hours of operation, or designed or operated, so as to avoid disruption of residents' sleep between the hours of ten PM and seven AM.**

All but a few of the nearby dwellings are sufficiently distant to limit noise effects from the facility. Existing roadway noise including International Boulevard, an arterial road, creates an ambient level which may mask some of the store's noise effects. Attached conditions are provided to ameliorate some of the potential noise effects, including minimizing open windows or doors in the rear of the building facing homes, as well as operational and lighting controls.

Section 17.33.030(L4)--CN Zone Findings

1. **The proposal will not detract from the character desired for the area.**

The design of the façade is an upgrade from existing conditions and blends well with the area.

2. **The proposal will not impair a generally continuous wall of building facades.**

The section of International Boulevard is not a shopping street and has few building façade walls of commercial facilities near the sidewalk.

3. **The proposal will not weaken the concentration and continuity of retail facilities at ground level, and will not impair the retention or creation of an important shopping frontage.**

There is no concentration of retail facilities or shopping frontage in this mainly residential area.

4. **The proposal will not interfere with the movement of people along an important pedestrian street.**

This section of International Boulevard is not an important pedestrian street and the very small store in this application would not interfere with people moving on the wide sidewalks.

5. **The proposal will conform in all significant respects with any applicable district plan which has been adopted by the City Council.**

The proposal is consistent with district plan has been adopted for this International Boulevard area, and the rebuild of the facility will have positive changes and enhancements. The activity change will be less than 2,000 net square feet added to a new building which is set back from the street.

17.136.050(B) FINDINGS FOR REGULAR DESIGN REVIEW (Non-Residential Facilities and Signs):

1. That the proposal will help achieve or maintain a group of facilities which are well related to one another and which, when taken together, will result in a well-composed design, with consideration given to site, landscape, bulk, height, arrangement, texture, materials, colors, and appurtenances; the relation of these factors to other facilities in the vicinity; and the relation of the proposal to the total setting as seen from key points in the surrounding area. Only elements of design which have some significant relationship to outside appearance shall be considered, except as otherwise provided in Section 17.136.060;

The proposed building facilities would enhance the appearance of the site, updating past improvements, and would provide an aesthetically appealing street frontage, helping to draw customers to this neighborhood location. The revised architecture and a requirement for added landscaping, which is justified by CUP findings, will create a welcoming façade for drivers through this boulevard-oriented entry to the neighborhood.

2. That the proposed design will be of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area;

The proposed design features would provide an aesthetically appealing street frontage compatible with neighboring commercial and residential facilities, similar to similarly sized and positioned buildings located in the area. Additional landscaping would be provided along International Boulevard.

3. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.

The project adds retail activities to an existing gasoline service station in the CN-3 Neighborhood Commercial District. Staff finds it to be consistent with the Oakland General Plan. In addition, the proposal includes features such as landscaping and architectural detailing intended to provide an aesthetically pleasing frontage along the public Right-of-Way, consistent with the objectives of the Design Review criteria.

Part 1: Standard Conditions of Approval – General Administrative Conditions

1. Approved Use

The project shall be constructed and operated in accordance with the authorized use as described in the approved application for a convenience sales building of 3,516 square feet of building and canopy area, with 24 hour operation, not including alcohol and not including sales of tobacco in excess of the legal nonconforming area (less than 100 square feet) operated in January, 2016; and the approved plans dated January 25, 2016 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 calendar days unless an appeal is filed. Unless a different termination date is prescribed, this Approval shall expire two calendar years from the Approval date, or from the date of the final decision in the event of an appeal, unless within such period all necessary permits for construction or alteration have been issued, 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, 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 60 days of approval, unless an earlier date is specified elsewhere.

8. Indemnification

- a. 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.

- b. 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 the Bureau of Building, if directed by the Building Official, Director of City Planning, 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, and other City departments as required. Public improvements shall be designed and installed to the satisfaction of the City.

12. Construction Management Plan

Prior to the issuance of the first construction-related permit, the project applicant and his/her general contractor shall submit a Construction Management Plan (CMP) for review and approval by the Bureau of Planning, Bureau of Building, and other relevant City departments such as the Fire Department and the Public Works Department as directed. The CMP shall contain measures to minimize potential construction impacts including measures to comply with all construction-related Conditions of Approval (and mitigation measures if applicable) such as dust control, construction emissions, hazardous materials, construction days/hours, construction traffic control,

waste reduction and recycling, stormwater pollution prevention, noise control, complaint management, and cultural resource management (see applicable Conditions below). The CMP shall provide project-specific information including descriptive procedures, approval documentation, and drawings (such as a site logistics plan, fire safety plan, construction phasing plan, proposed truck routes, traffic control plan, complaint management plan, construction worker parking plan, and litter/debris clean-up plan) that specify how potential construction impacts will be minimized and how each construction-related requirement will be satisfied throughout construction of the project.

13. Regulatory Permits and Authorizations from Other Agencies

Requirement: The project applicant shall obtain all necessary regulatory permits and authorizations from applicable resource/regulatory agencies including, but not limited to, the Regional Water Quality Control Board, Bay Area Air Quality Management District, Bay Conservation and Development Commission, California Department of Fish and Wildlife, U. S. Fish and Wildlife Service, and Army Corps of Engineers and shall comply with all requirements and conditions of the permits/authorizations. The project applicant shall submit evidence of the approved permits/authorizations to the City, along with evidence demonstrating compliance with any regulatory permit/authorization conditions of approval.

When Required: Prior to activity requiring permit/authorization from regulatory agency

Initial Approval: Approval by applicable regulatory agency with jurisdiction; evidence of approval submitted to Bureau of Planning

Monitoring/Inspection: Applicable regulatory agency with jurisdiction

AESTHETICS

14. Landscape Plan

a. *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.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: N/A

b. *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

c. *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. Construction-Related Air Pollution Controls (Dust and Equipment Emissions)

Requirement: The project applicant shall implement all of the following applicable air pollution 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. Pave all roadways, driveways, sidewalks, etc. within one month of site grading or as soon as feasible. In addition, building pads should be laid within one month of grading or as soon as feasible unless seeding or soil binders are used.

- e. Enclose, cover, water twice daily, or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).
- f. Limit vehicle speeds on unpaved roads to 15 miles per hour.
- g. 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 five 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.
- h. 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 five 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").
- i. 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.
- j. Portable equipment shall be powered by electricity if available. If electricity is not available, propane or natural gas shall be used if feasible. Diesel engines shall only be used if electricity is not available and it is not feasible to use propane or natural gas.
- k. All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.
- l. All excavation, grading, and demolition activities shall be suspended when average wind speeds exceed 20 mph.
- m. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- n. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for one month or more).
- o. Designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress.
- p. Install appropriate wind breaks (e.g., trees, fences) on the windward side(s) of actively disturbed areas of the construction site to minimize wind blown dust. Wind breaks must have a maximum 50 percent air porosity.
- q. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.
- r. Activities such as excavation, grading, and other ground-disturbing construction activities shall be phased to minimize the amount of disturbed surface area at any one time.
- s. All trucks and equipment, including tires, shall be washed off prior to leaving the site.
- t. 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.
- u. All equipment to be used on the construction site and subject to the requirements of Title 13, Section 2449, of the California Code of Regulations ("California Air Resources Board Off-

Road Diesel Regulations”) must meet emissions and performance requirements one year in advance of any fleet deadlines. Upon request by the City, the project applicant shall provide written documentation that fleet requirements have been met.

- v. Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., BAAQMD Regulation 8, Rule 3: Architectural Coatings).
- w. All construction equipment, diesel trucks, and generators shall be equipped with Best Available Control Technology for emission reductions of NOx and PM.
- x. Off-road heavy diesel engines shall meet the California Air Resources Board’s most recent certification standard.
- y. Post a publicly-visible large on-site sign that includes the contact name and phone number for the project complaint manager responsible for responding to dust complaints and the telephone numbers of the City’s Code Enforcement unit and the Bay Area Air Quality Management District. When contacted, the project complaint manager shall respond and take corrective action within 48 hours.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

17. Exposure to Air Pollution (Toxic Air Contaminants)

a. 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-13 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.
 - 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

b. 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

18. Asbestos in Structures

Requirement: The project applicant shall comply with all applicable laws and regulations regarding demolition and renovation of Asbestos Containing Materials (ACM), including but not limited to California Code of Regulations, Title 8; California Business and Professions Code, Division 3; California Health and Safety Code sections 25915-25919.7; and Bay Area Air Quality Management District, Regulation 11, Rule 2, as may be amended. Evidence of compliance shall be submitted to the City upon request.

When Required: Prior to approval of construction-related permit

Initial Approval: Applicable regulatory agency with jurisdiction

Monitoring/Inspection: Applicable regulatory agency with jurisdiction

19. Naturally-Occurring Asbestos

Requirement: The project applicant shall comply with all applicable laws and regulations regarding construction in areas of naturally-occurring asbestos, including but not limited to, the Bay Area Air Quality Management District's (BAAQMD) Asbestos Airborne Toxic Control Measures for Construction, Grading, Quarrying, and Surface Mining Operations (implementing California Code of Regulations, section 93105, as may be amended) requiring preparation and implementation of an Asbestos Dust Mitigation Plan to minimize public exposure to naturally-occurring asbestos. Evidence of compliance shall be submitted to the City upon request.

When Required: Prior to approval of construction-related permit

Initial Approval: Applicable regulatory agency with jurisdiction

Monitoring/Inspection: Applicable regulatory agency with jurisdiction

BIOLOGICAL RESOURCES

20. Tree Permit

a. 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

b. 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, filing, 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

c. *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. Archaeologically Sensitive Areas – Pre-Construction Measures

Requirement: The project applicant shall implement either Provision A (Intensive Pre-Construction Study) or Provision B (Construction ALERT Sheet) concerning archaeological resources.

Provision A: Intensive Pre-Construction Study.

The project applicant shall retain a qualified archaeologist to conduct a site-specific, intensive archaeological resources study for review and approval by the City prior to soil-disturbing activities occurring on the project site. The purpose of the site-specific, intensive archaeological resources study is to identify early the potential presence of history-period archaeological resources on the project site. At a minimum, the study shall include:

- a. Subsurface presence/absence studies of the project site. Field studies may include, but are not limited to, auguring and other common methods used to identify the presence of archaeological resources.
- b. A report disseminating the results of this research.
- c. Recommendations for any additional measures that could be necessary to mitigate any adverse impacts to recorded and/or inadvertently discovered cultural resources.

If the results of the study indicate a high potential presence of historic-period archaeological resources on the project site, or a potential resource is discovered, the project applicant shall hire a qualified archaeologist to monitor any ground disturbing activities on the project site during construction and prepare an ALERT sheet pursuant to Provision B below that details what could potentially be found at the project site. Archaeological monitoring would include briefing construction personnel about the type of artifacts that may be present (as referenced in the ALERT sheet, required per Provision B below) and the procedures to follow if any artifacts are encountered, field recording and sampling in accordance with the Secretary of Interior's Standards and Guidelines for Archaeological Documentation, notifying the appropriate officials if human remains or cultural resources are discovered, and preparing a report to document negative

findings after construction is completed if no archaeological resources are discovered during construction.

Provision B: Construction ALERT Sheet.

The project applicant shall prepare a construction “ALERT” sheet developed by a qualified archaeologist for review and approval by the City prior to soil-disturbing activities occurring on the project site. The ALERT sheet shall contain, at a minimum, visuals that depict each type of artifact that could be encountered on the project site. Training by the qualified archaeologist shall be provided to the project’s prime contractor, any project subcontractor firms (including demolition, excavation, grading, foundation, and pile driving), and utility firms involved in soil-disturbing activities within the project site.

The ALERT sheet shall state, in addition to the basic archaeological resource protection measures contained in other standard conditions of approval, all work must stop and the City’s Environmental Review Officer contacted in the event of discovery of the following cultural materials: concentrations of shellfish remains; evidence of fire (ashes, charcoal, burnt earth, fire-cracked rocks); concentrations of bones; recognizable Native American artifacts (arrowheads, shell beads, stone mortars [bowls], humanly shaped rock); building foundation remains; trash pits, privies (outhouse holes); floor remains; wells; concentrations of bottles, broken dishes, shoes, buttons, cut animal bones, hardware, household items, barrels, etc.; thick layers of burned building debris (charcoal, nails, fused glass, burned plaster, burned dishes); wood structural remains (building, ship, wharf); clay roof/floor tiles; stone walls or footings; or gravestones. Prior to any soil-disturbing activities, each contractor shall be responsible for ensuring that the ALERT sheet is circulated to all field personnel, including machine operators, field crew, pile drivers, and supervisory personnel. The ALERT sheet shall also be posted in a visible location at the project site.

When Required: Prior to approval of construction-related permit; during construction

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

23. 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

24. 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

25. 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

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

27. **Site Contamination**

a. ***Environmental Site Assessment Required***

Requirement: The project applicant shall submit a Phase I Environmental Site Assessment report, and Phase II Environmental Site Assessment report if warranted by the Phase I report, for the project site for review and approval by the City. The report(s) shall be prepared by a qualified environmental assessment professional and include recommendations for remedial action, as appropriate, for hazardous materials. The project applicant shall implement the approved recommendations and submit to the City evidence of approval for any proposed remedial action and required clearances by the applicable local, state, or federal regulatory agency.

When Required: Prior to approval of construction-related permit

Initial Approval: Oakland Fire Department

Monitoring/Inspection: Oakland Fire Department

b. ***Health and Safety Plan Required***

Requirement: The project applicant shall submit a Health and Safety Plan for the review and approval by the City in order to protect project construction workers from risks associated with hazardous materials. The project applicant shall implement the approved Plan.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

c. ***Best Management Practices (BMPs) Required for Contaminated Sites***

Requirement: The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential soil and groundwater hazards. These shall include the following:

- i. Soil generated by construction activities shall be stockpiled on-site in a secure and safe manner. All contaminated soils determined to be hazardous or non-hazardous waste must be adequately profiled (sampled) prior to acceptable reuse or disposal at an

- appropriate off-site facility. Specific sampling and handling and transport procedures for reuse or disposal shall be in accordance with applicable local, state, and federal requirements.
- ii. Groundwater pumped from the subsurface shall be contained on-site in a secure and safe manner, prior to treatment and disposal, to ensure environmental and health issues are resolved pursuant to applicable laws and policies. Engineering controls shall be utilized, which include impermeable barriers to prohibit groundwater and vapor intrusion into the building.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

28. Hazardous Materials Business Plan

Requirement: The project applicant shall submit a Hazardous Materials Business Plan for review and approval by the City, and shall implement the approved Plan. The approved Plan shall be kept on file with the City and the project applicant shall update the Plan as applicable. The purpose of the Hazardous Materials Business Plan is to ensure that employees are adequately trained to handle hazardous materials and provides information to the Fire Department should emergency response be required. Hazardous materials shall be handled in accordance with all applicable local, state, and federal requirements. The Hazardous Materials Business Plan shall include the following:

- a. The types of hazardous materials or chemicals stored and/or used on-site, such as petroleum fuel products, lubricants, solvents, and cleaning fluids.
- b. The location of such hazardous materials.
- c. An emergency response plan including employee training information.
- d. A plan that describes the manner in which these materials are handled, transported, and disposed.

When Required: Prior to building permit final

Initial Approval: Oakland Fire Department

Monitoring/Inspection: Oakland Fire Department

HYDROLOGY AND WATER QUALITY

29. 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

30. Site Design Measures to Reduce Stormwater Runoff

Requirement: Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant is encouraged to incorporate appropriate site design measures into the project to reduce the amount of stormwater runoff. These measures may include, but are not limited to, the following:

- a. Minimize impervious surfaces, especially directly connected impervious surfaces and surface parking areas;
- b. Utilize permeable paving in place of impervious paving where appropriate;
- c. Cluster structures;
- d. Direct roof runoff to vegetated areas;
- e. Preserve quality open space; and
- f. Establish vegetated buffer areas.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

31. Source Control Measures to Limit Stormwater Pollution

Requirement: Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant is encouraged to incorporate appropriate source control measures to limit pollution in stormwater runoff. These measures may include, but are not limited to, the following:

- a. Stencil storm drain inlets “No Dumping – Drains to Bay;”
- b. Minimize the use of pesticides and fertilizers;
- c. Cover outdoor material storage areas, loading docks, repair/maintenance bays and fueling areas;
- d. Cover trash, food waste, and compactor enclosures; and
- e. Plumb the following discharges to the sanitary sewer system, subject to City approval:
- f. Discharges from indoor floor mats, equipment, hood filter, wash racks, and, covered outdoor wash racks for restaurants;
- g. Dumpster drips from covered trash, food waste, and compactor enclosures;
- h. Discharges from outdoor covered wash areas for vehicles, equipment, and accessories;
- i. Swimming pool water, if discharge to on-site vegetated areas is not feasible; and
- j. Fire sprinkler test water, if discharge to on-site vegetated areas is not feasible.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

32. NPDES C.3 Stormwater Requirements for Regulated Projects

a. *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

b. *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

NOISE

33. 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

34. 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

35. Extreme Construction Noise

a. 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

b. 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

36. 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

: N/A

TRANSPORTATION/TRAFFIC

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

a. *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 and sidewalks.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

b. *Traffic Control Plan Required*

Requirement: In the event of obstructions to vehicle or bicycle travel lanes, 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 detours, including detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. The project applicant shall implement the approved Plan during construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Transportation Services Division

Monitoring/Inspection: Bureau of Building

c. 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: Bureau of Building

38. 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

UTILITY AND SERVICE SYSTEMS

39. 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

40. 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

41. 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 cubic feet of storage and collection space per residential unit is required, with a minimum of ten cubic feet. For nonresidential projects, at least two cubic feet of storage and collection space per 1,000 square feet of building floor area is required, with a minimum of ten cubic feet.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

SPECIFIC PROJECT CONDITIONS

42. Hours

The business may be open to the public for business 24 hours daily.

43. Security

Requirement: The applicant/property owner shall continue to keep all the windows clear of visual obstructions including, but not limited to signage beyond 20% window coverage, any advertising displays, product racks, refrigerated equipment, cardboard, trash, wire mesh/security bars, reflective coatings, or other materials. This is more restrictive than the state regulations related to signage.

When Required: Ongoing

Initial Approval: N/A.

Monitoring and Inspection: Code Compliance

44. Facility Management

Requirement:

- a. Lighting shall be maintained providing enough illumination to identify loiterers standing in front of the store and in the parking lot. Such illumination shall remain lit during all hours of darkness when the business is open.
- b. The licensees/property owners shall clear the gutter and sidewalks twenty feet beyond the property lines along these streets of litter twice daily or as needed to control litter (sweep or mechanically clean weekly). The licensee shall clean the sidewalk with steam or equivalent measures once per month.
- c. Graffiti shall be removed from the premises within 72 hours (3 days) of application.
- d. No pay phones are permitted outside the building.
- e. The owner, manager, and employees of this establishment shall make appropriate efforts to discourage loitering from the premises including calling the police to ask that they remove loiterers who refuse to leave. Persons hanging around the exterior of the establishment with no apparent business for more than ten minutes shall be asked to leave. Techniques discussed in the manual entitled "Loitering: Business and Community Based Solutions" may be used and are recommended by the Alcoholic Beverage Action Team.

When Required: Ongoing.

Initial Approval: N/A

Monitoring and Inspection: Code Compliance

45. Trash and Litter

Requirement:

The applicant/property owner shall install and maintain at least one (1), non-flammable trash can located near the entrance of the store. Said trash receptacle shall be emptied as needed to avoid overflow and/or adverse odors.

When Required: Ongoing

Initial Approval: N/A

Monitoring and Inspection: Code Compliance

46. Tobacco Sales

Requirement:

The store may only sell the amount of tobacco and the area of sales which existed in January 2016, which is less than 100 square feet, and may not expand such tobacco sales without a Major Conditional Use Permit pursuant to the Oakland Planning Code.

When Required: Ongoing

Initial Approval: N/A

Monitoring and Inspection: Code Compliance

46. Limitations on Merchandise and Sales

Requirement:

The applicant will not sell spirit liquors, beer or wine. The applicant may sell freshly prepared food (except fast food) and packaged food, clothing (e.g. shirts with logos), sundries, newspapers, drug store type items and other merchandise commonly sold at convenience markets.

When Required: Ongoing

Initial Approval: N/A

Monitoring and Inspection: Code Compliance

47. Sign Modifications

Requirement:

Signs if modified shall receive all required Planning and Building permits and may be required to provide additional landscaping added at its base to the satisfaction of the Zoning Manager.

When Required: Prior to installation

Initial Approval: N/A

Monitoring and Inspection: Bureau of Building

48. Improvements to Parcel

Requirement:

The parcel shall be improved by relocating driveways, restoring with curb and gutter, replacing asphalt paving and providing new pervious landscape area as shown on the plans. Street trees and a minimum of three (3) on-site trees (15 gallon minimum size) shall be added, in addition to groundcover.

When Required: Prior to occupancy

Initial Approval: Bureau of Building

Monitoring and Inspection: Bureau of Building

7-ELEVEN #37634

DEVELOPMENT DESIGN REVIEW - CITY OF OAKLAND

GROUND UP NON- PROTOTYPE CONVENIENCE STORE
506 INTERNATIONAL BLVD, OAKLAND, CA 94606



SMITH
DEVELOPMENT &
CONSTRUCTION
COMPANY

3D DIMENSION GROUP
ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING
3400 S. GILBERT STREET | GREENWOOD VILLAGE, STE. 3108, CO. 80111 | (773) 583-1100 | info@3dgroup.com



01 EXISTING BUILDING & SITE



02 PROPOSED WIREFRAME



05 PROPOSED BUILDING



03 PROPOSED BUILDING



04 PROPOSED BUILDING WITH CANOPY

project title

7-ELEVEN
OAKLAND, CA
506 INTERNATIONAL BLVD. | OAKLAND, CALIFORNIA 94606
GROUND UP NON-PROTOTYPE | C-STORE
OAKLAND | ALAMEDA COUNTY | STATE OF CALIFORNIA

project number
CS135.2015
drawing issuance
SDP SET 2016.01.25
drawing revisions
No. Description: Date:
OWNER 2016.01.25
SDP REVIEW 2016.01.25
REVISION
REVISION
drawing seal

drawing title
STREETSCAPE
RENDERINGS

drawing number
DR4.0

7-ELEVEN #37634

DEVELOPMENT DESIGN REVIEW - CITY OF OAKLAND

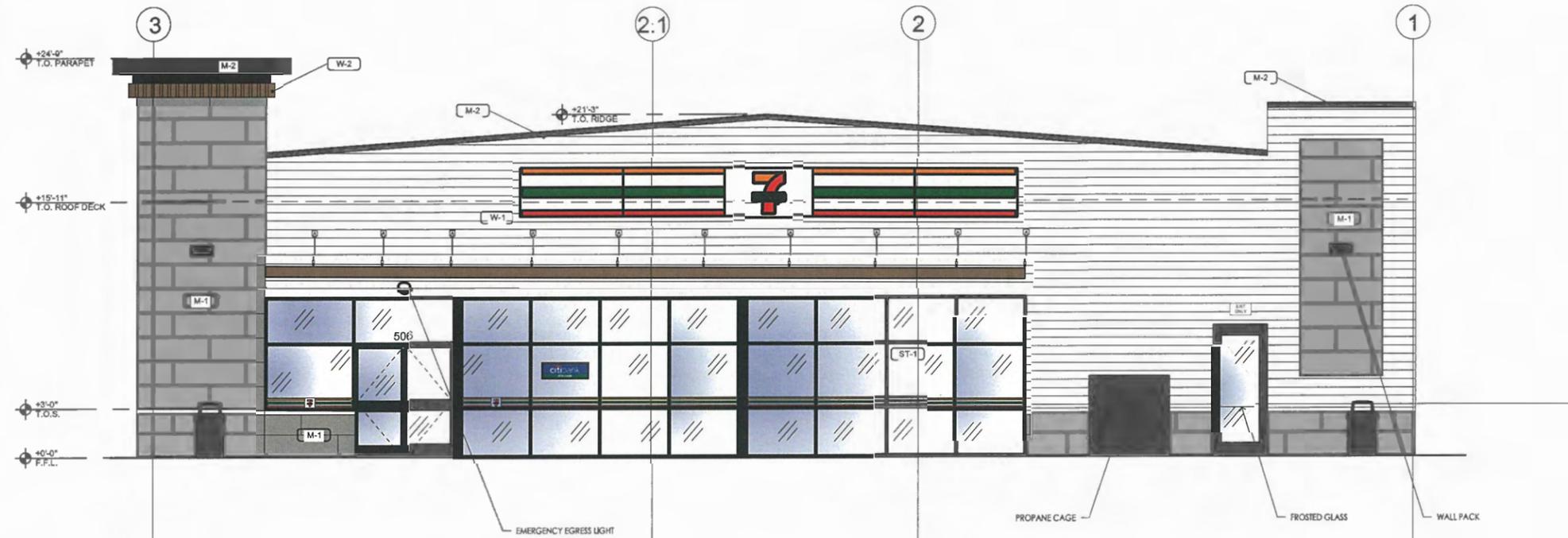
GROUND UP NON-PROTOTYPE CONVENIENCE STORE
506 INTERNATIONAL BLVD, OAKLAND, CA 94606



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COMPANY

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3605 GARFIELD STREET GREENWOOD VILLAGE, ILL. STATE, CO 60111 | 773.233.2100 | thedimensiongroup.com

MATERIALS	
W-1	NICHIBOARD - WHITE CEDAR NICHIIHA W/ ANTI GRAFFITI FINISH
W-2	PRETREATED 2X WOOD BEAMS
M-1	ARCHITECTURAL WALL PANEL - NICHIIHA "ARCHITECTURAL BLOCK" - GRAY W/ ANTI GRAFFITI FINISH
M-2	PREFINISHED METAL - SW 'SEAL SKIN'
ST-1	STOREFRONT SYSTEM - KAWNEER 451T VG



01 SOUTH (FRONT) ELEVATION
1/4" = 1'-0"

SOUTH ELEVATION CALCULATIONS	
TOTAL	1,487 sqft
FENESTRATION:	270 sqft
GLAZING	270 sqft
DOORS	40.8 sqft (INCLUDED IN GLAZING)
NICH BOARD (W-1)	819 sqft
2X WOOD BEAMS (W-2)	7.5 sqft
NICHIIHA A-BLOCK (M-1)	347 sqft
PREFINISHED METAL (M-2)	30 sqft

WEST ELEVATION CALCULATIONS	
TOTAL	1,036 sqft
FENESTRATION:	100 sqft
GLAZING	70 sqft
DOORS	90 sqft
NICHIBOARD (W-1)	529.5 sqft
2X WOOD BEAMS (W-2)	7.5 sqft
NICHIIHA A-BLOCK (M-1)	314 sqft
PREFINISHED METAL (M-2)	21 sqft



02 WEST (SIDE) ELEVATION
1/4" = 1'-0"

project title

7-ELEVEN
OAKLAND, CA
506 INTERNATIONAL BLVD, I, OAKLAND, CALIFORNIA 94606
GROUND UP NON-PROTOTYPE | C-STORE
OAKLAND | ALAMEDA COUNTY | STATE OF CALIFORNIA

project number
C5135.2015
drawing issuance
SDP SET 2016.01.25
drawing revisions
No. Description: Date:
OWNER 2016.01.25
SDP REVIEW 2016.01.25
REVISION
REVISION
drawing seal

drawing title
COLORED BUILDING &
CANOPY ELEVATIONS

drawing number
DR3.2

7-ELEVEN #37634

DEVELOPMENT DESIGN REVIEW - CITY OF OAKLAND

GROUND UP NON-PROTOTYPE CONVENIENCE STORE
506 INTERNATIONAL BLVD, OAKLAND, CA 94606



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4602 S. QUINCY STREET | GREENWOOD VILLAGE, DE 5108, CO 80111 | CO.780.543.3100 | thefirmgroup.com

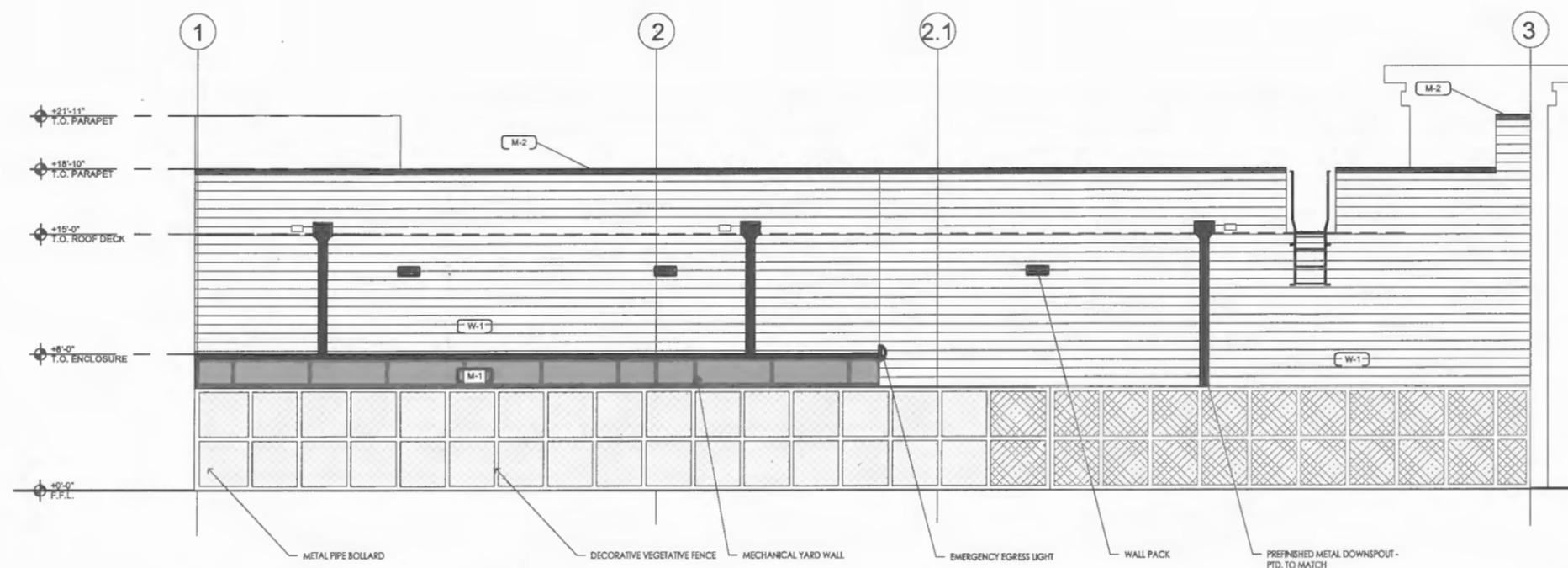
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7-ELEVEN
OAKLAND, CA
506 INTERNATIONAL BLVD. | OAKLAND, CALIFORNIA 94606
GROUND UP NON-PROTOTYPE | C-STORE
OAKLAND | ALAMEDA COUNTY | STATE OF CALIFORNIA

project number
C5135.2015
drawing issuance
SDP SET 2016.01.25
drawing revisions
No. Description Date:
OWNER 2016.01.25
SDP REVIEW 2016.01.25
REVISION
REVISION
drawing seal

drawing title
COLORED BUILDING &
CANOPY ELEVATIONS

drawing number
DR3.3

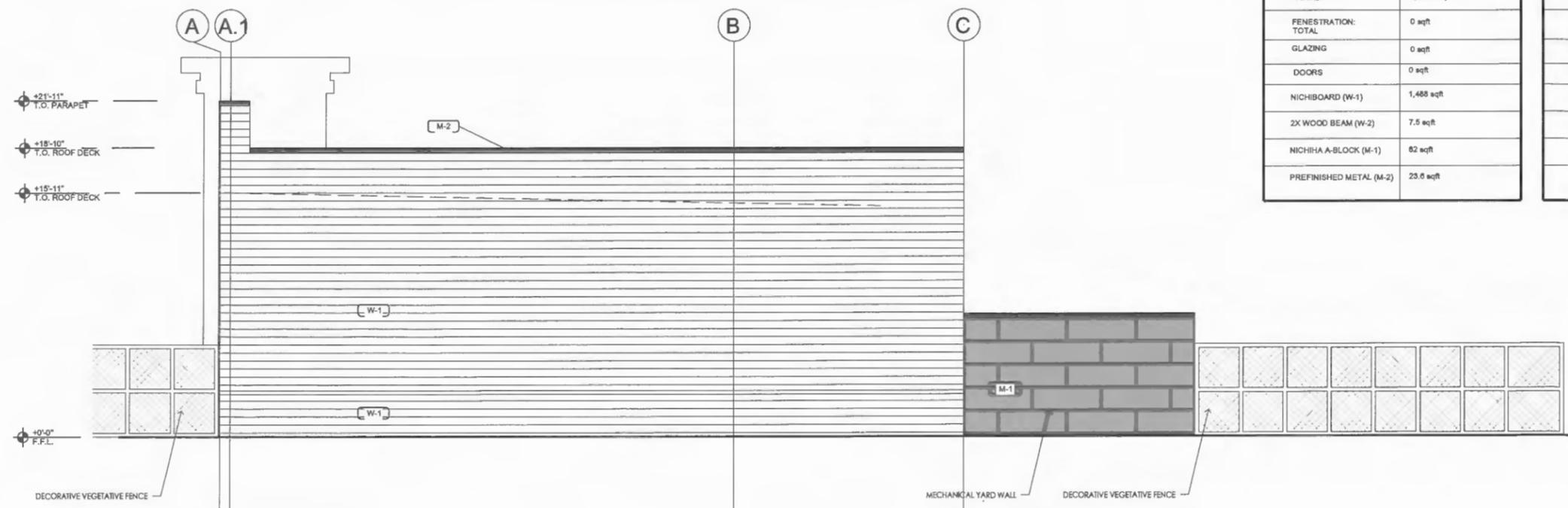


01 NORTH (REAR) ELEVATION
1/4" = 1'-0"

MATERIALS	
W-1	NICHIBOARD - WHITE CEDAR NICHIIHA W/ ANTI GRAFFITI FINISH
W-2	PRETREATED 2X WOOD BEAMS
M-1	ARCHITECTURAL WALL PANEL - NICHIIHA "ARCHITECTURAL BLOCK" - GRAY W/ ANTI GRAFFITI FINISH
M-2	PREFINISHED METAL - SW 'SEAL SKIN'
ST-1	STOREFRONT SYSTEM - KAWNEER 451T VG

NORTH ELEVATION CALCULATIONS	
TOTAL	1,593.5 sqft
FENESTRATION: TOTAL	0 sqft
GLAZING	0 sqft
DOORS	0 sqft
NICHIBOARD (W-1)	1,488 sqft
2X WOOD BEAM (W-2)	7.5 sqft
NICHIIHA A-BLOCK (M-1)	82 sqft
PREFINISHED METAL (M-2)	23.6 sqft

EAST ELEVATION CALCULATIONS	
TOTAL	1,030 sqft
FENESTRATION: TOTAL	88.5 sqft
GLAZING	0 sqft
DOORS	88.5 sqft
NICHIBOARD (W-1)	903 sqft
2X WOOD BEAM (W-2)	7.5 sqft
NICHIIHA A-BLOCK (M-1)	120 sqft
PREFINISHED METAL (M-2)	13 sqft



02 EAST (SIDE) ELEVATION
1/4" = 1'-0"

7-ELEVEN #37634

DEVELOPMENT DESIGN REVIEW - CITY OF OAKLAND

GROUND UP NON-PROTOTYPE CONVENIENCE STORE
506 INTERNATIONAL BLVD, OAKLAND, CA 94606



SMITH
DEVELOPMENT &
CONSTRUCTION
COMPANY



project title

7-ELEVEN
OAKLAND, CA
506 INTERNATIONAL BLVD., OAKLAND, CALIFORNIA 94606
GROUND UP NON-PROTOTYPE | C-STORE
OAKLAND | ALAMEDA COUNTY | STATE OF CALIFORNIA

project number
C5135.2015
drawing issuance
SDP SET 2016.01.25
drawing revisions
No. Description: Date:
OWNER 2016.01.25
SDP REVIEW 2016.01.25
REVISION
REVISION
drawing seal

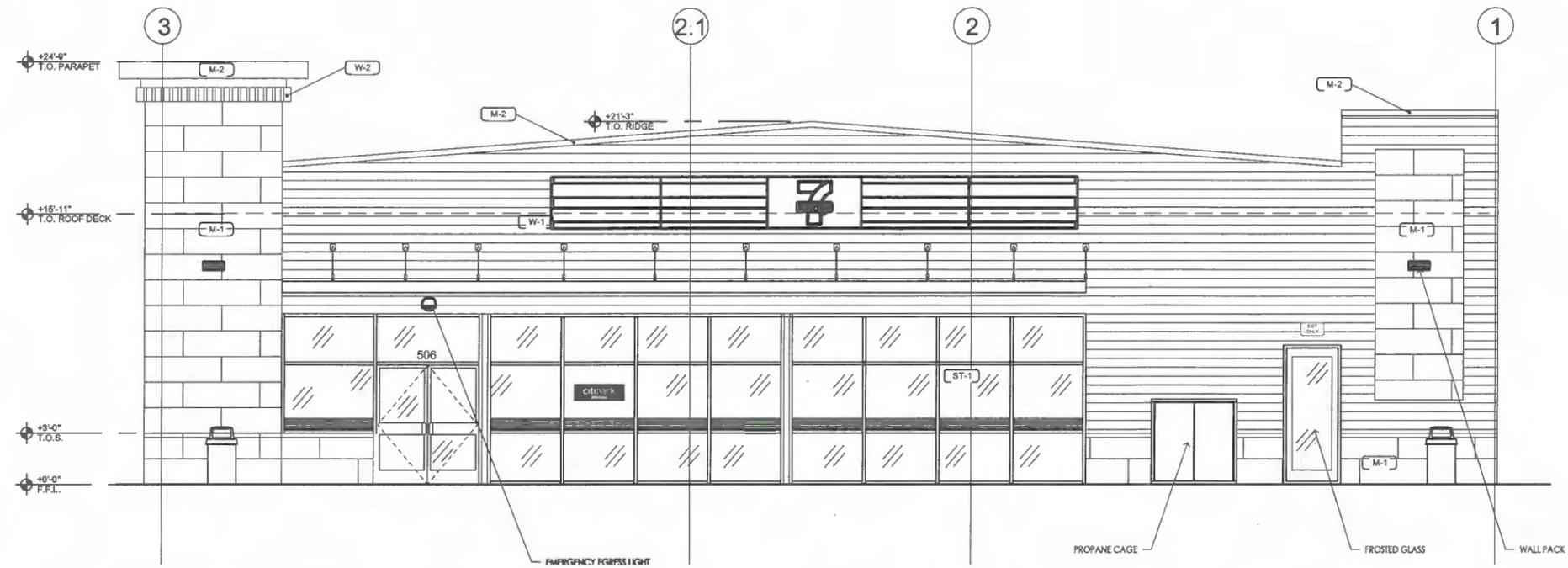
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ELEVATIONS

drawing number
DR3.0

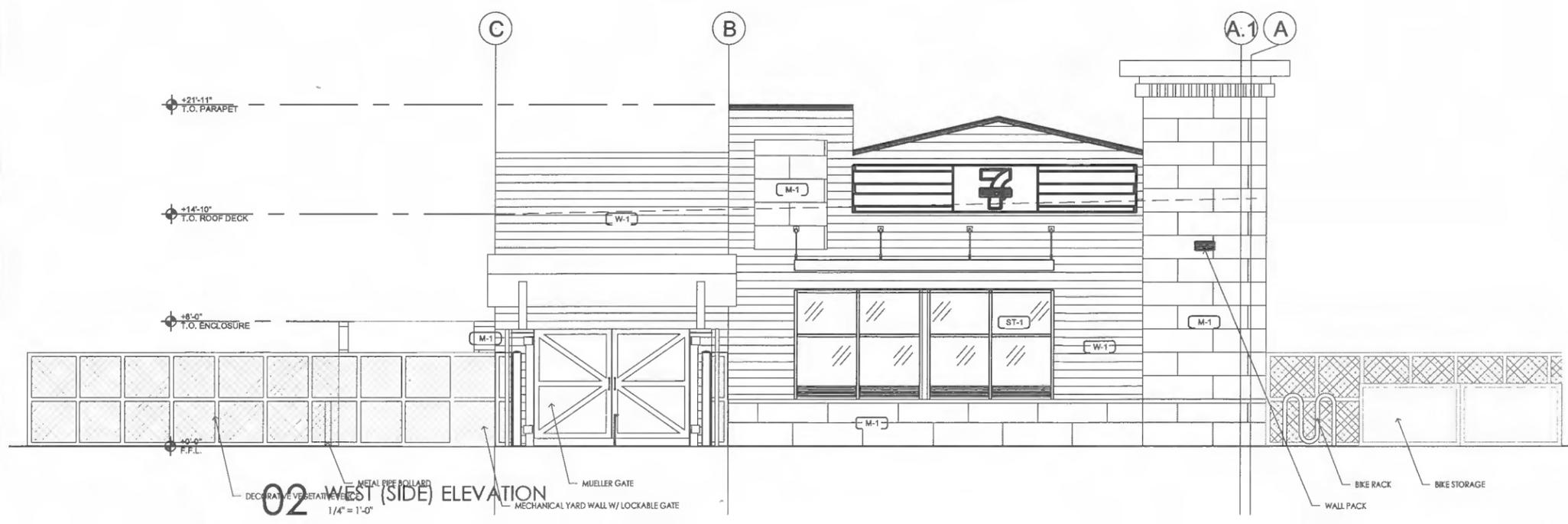
MATERIALS	
W-1	NICHIBOARD - WHITE CEDAR NICHIIHA W/ ANTI GRAFFITI FINISH
W-2	PRETREATED 2X WOOD BEAMS
M-1	ARCHITECTURAL WALL PANEL - NICHIIHA "ARCHITECTURAL BLOCK" - GRAY W/ ANTI GRAFFITI FINISH
M-2	PREFINISHED METAL - SW 'SEAL SKIN'
ST-1	STOREFRONT SYSTEM - KAWNEER 451T VG

SOUTH ELEVATION CALCULATIONS	
TOTAL	1,487 sqft
FENESTRATION: TOTAL	279 sqft
GLAZING	279 sqft
DOORS	40.8 sqft (INCLUDED IN GLAZING)
NICHIBOARD (W-1)	819 sqft
2X WOOD BEAMS (W-2)	7.5 sqft
NICHIIHA A-BLOCK (M-1)	347 sqft
PREFINISHED METAL (M-2)	30 sqft

WEST ELEVATION CALCULATIONS	
TOTAL	1,030 sqft
FENESTRATION: TOTAL	180 sqft
GLAZING	70 sqft
DOORS	90 sqft
NICHIBOARD (W-1)	529.5 sqft
2X WOOD BEAMS (W-2)	7.5 sqft
NICHIIHA A-BLOCK (M-1)	314 sqft
PREFINISHED METAL (M-2)	21 sqft



01 SOUTH (FRONT) ELEVATION
1/4" = 1'-0"



02 WEST (SIDE) ELEVATION
1/4" = 1'-0"

7-ELEVEN #37634

DEVELOPMENT DESIGN REVIEW - CITY OF OAKLAND

GROUND UP NON-PROTOTYPE CONVENIENCE STORE
506 INTERNATIONAL BLVD, OAKLAND, CA 94606



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COMPANY

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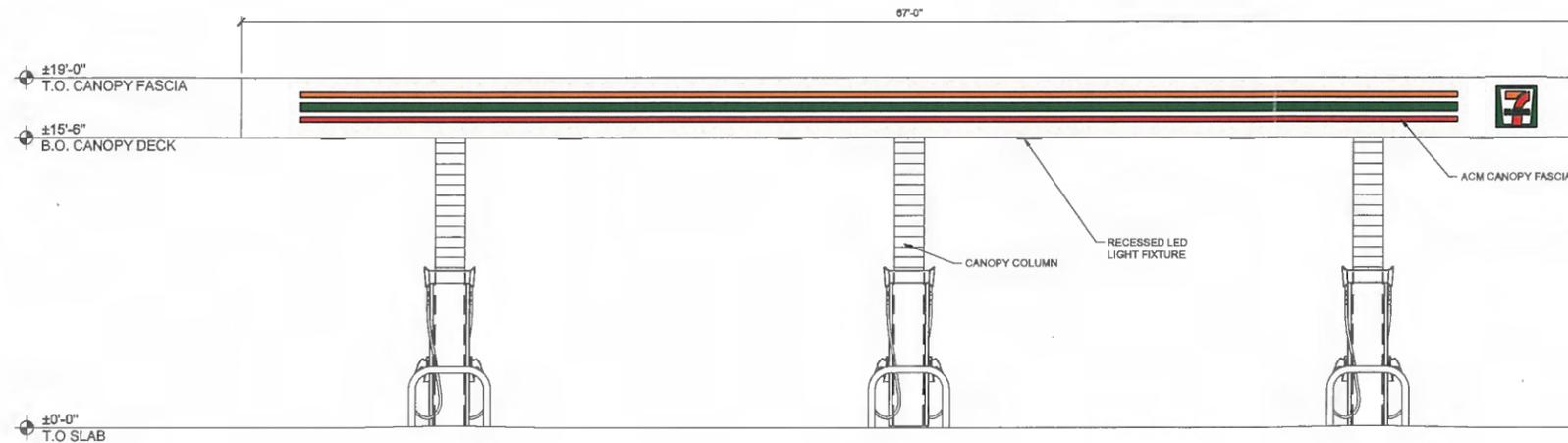
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7-ELEVEN
OAKLAND, CA
506 INTERNATIONAL BLVD., OAKLAND, CALIFORNIA 94606
GROUND UP NON-PROTOTYPE | C-STORE
OAKLAND | ALAMEDA COUNTY | STATE OF CALIFORNIA

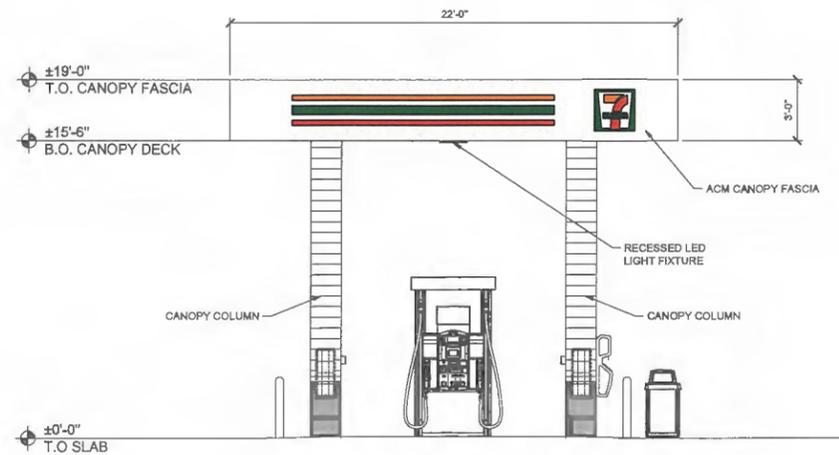
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drawing issuance
SDP SET 2016.01.25
drawing revisions
No. Description: Date:
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SDP REVIEW 2016.01.25
REVISION
REVISION
drawing seal

drawing title
FUELING CANOPY
ELEVATIONS

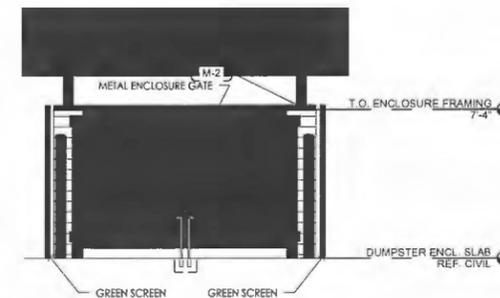
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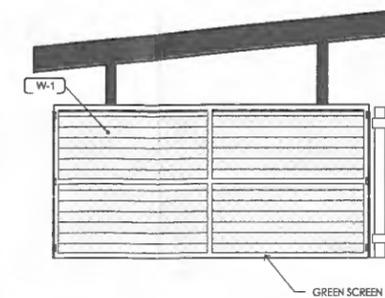
01 SOUTH/NORTH (FRONT/REAR) FUELING CANOPY ELEVATION
1/4" = 1'-0"



02 WEST/EAST (SIDE) FUELING CANOPY ELEVATION
1/4" = 1'-0"



03 DUMPSTER ENCLOSURE
1/4" = 1'-0"



drawing title
FUELING CANOPY
ELEVATIONS

drawing number
DR3.5

7-ELEVEN #37634

DEVELOPMENT DESIGN REVIEW - CITY OF OAKLAND

GROUND UP NON-PROTOTYPE CONVENIENCE STORE
506 INTERNATIONAL BLVD, OAKLAND, CA 94606



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CONSTRUCTION
COMPANY

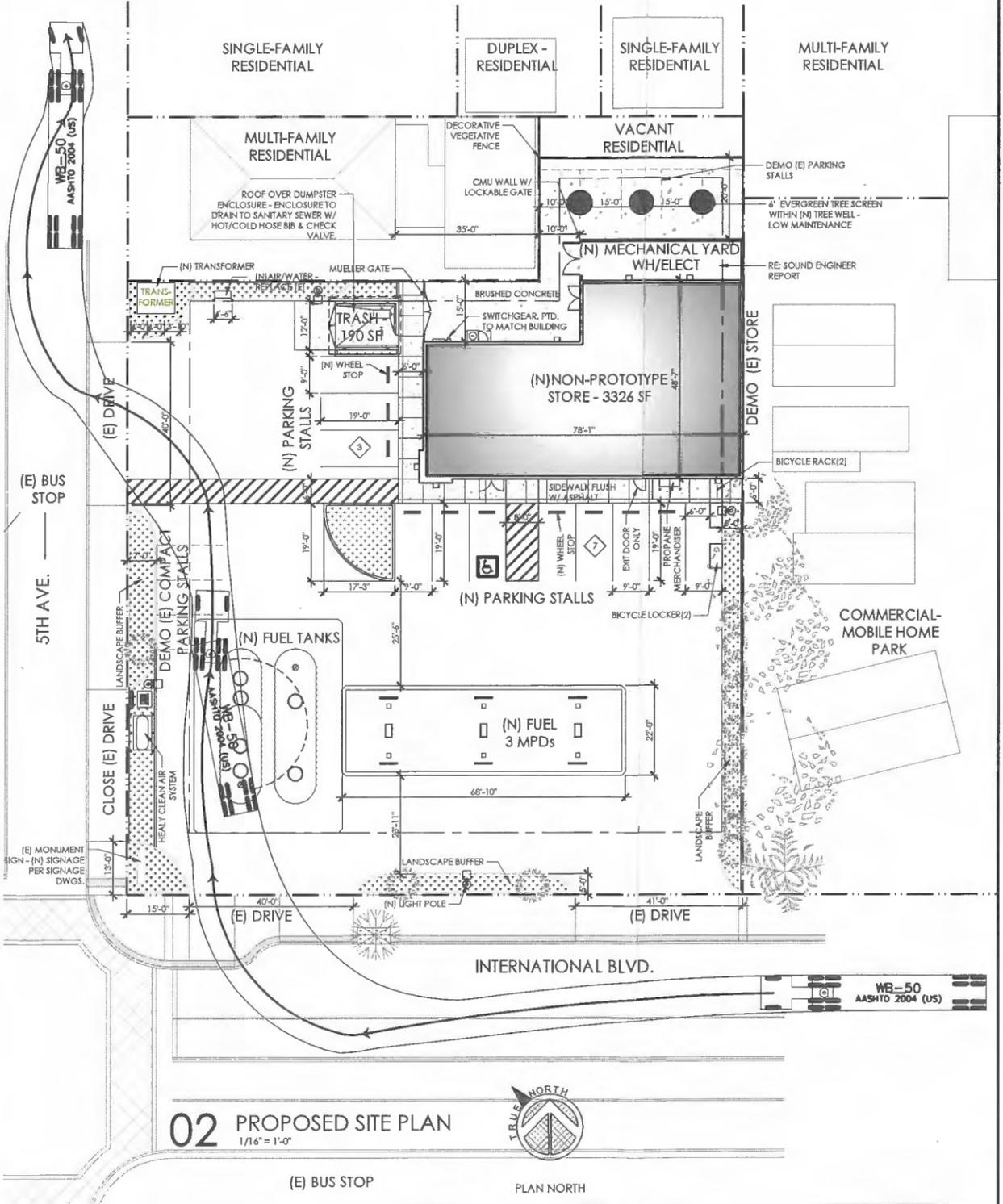
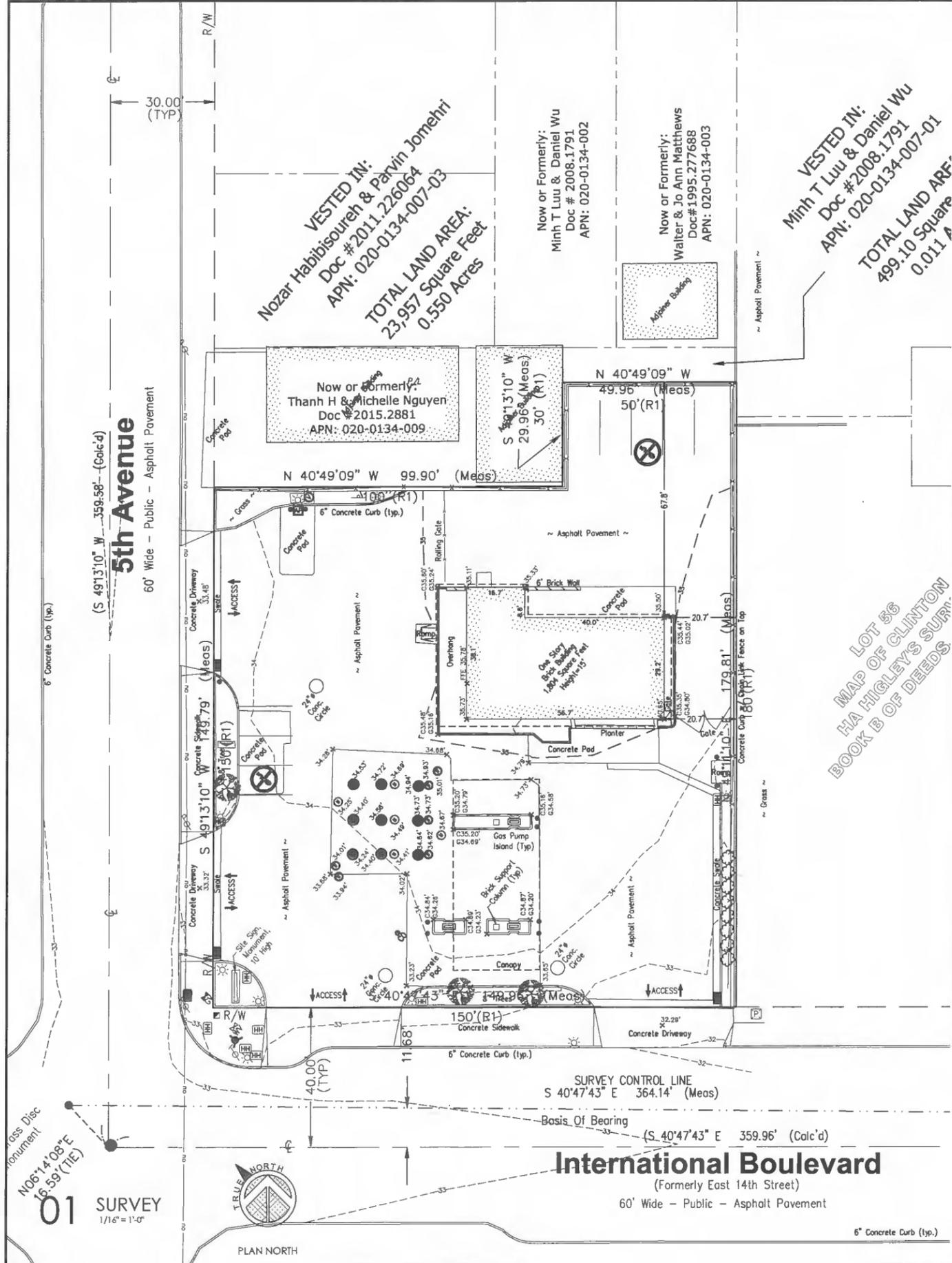


project title

7-ELEVEN
OAKLAND, CA
506 INTERNATIONAL BLVD. | OAKLAND, CALIFORNIA 94606
GROUND UP NON-PROTOTYPE | C-STORE
OAKLAND | ALAMEDA COUNTY | STATE OF CALIFORNIA

project number
CS135.2015
drawing issuance
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drawing revisions
No. Description: Date:
OWNER 2016.01.25
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REVISION
REVISION

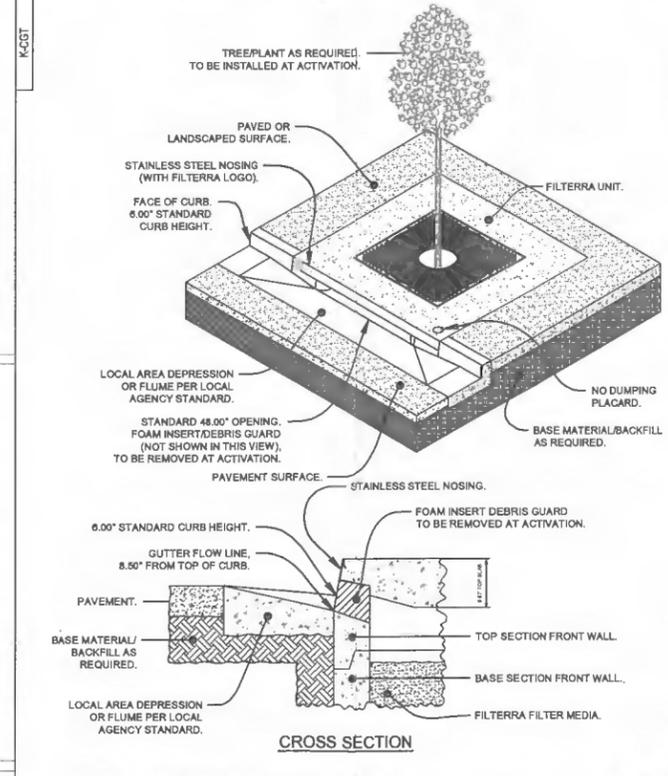
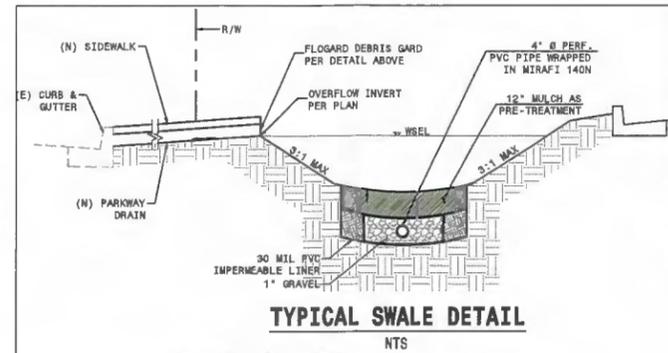
drawing title
SURVEY & PROPOSED SITE PLAN
drawing number
DR0.0



5TH Avenue

International Boulevard

- SOURCE CONTROL BMP'S:**
- SD10 SITE DESIGN & LANDSCAPE PLANNING
 - SD11 ROOF RUNOFF CONTROLS
 - SD12 EFFICIENT IRRIGATION
 - SD13 STORM DRAIN SIGNAGE/STENCIL
 - SD32 TRASH STORAGE AREAS
- TREATMENT CONTROL BMP'S:**
- B10-1 BIORETENTION WITH UNDERDRAINS
 - B10-2 VEGETATED SWALE
 - B10-7 PROPRIETARY BIO TREATMENT
 - PRE-2 DRAIN INSERT (FLOGARD DEBRIS GUARD)



- LEGEND:**
- PROPOSED LANDSCAPE AREA = 3,025 SF
 - PROP. 6" PCC/ 8" BASE = 2,577 SF
 - PROP. 3" AC/ 3" BASE = 14,719 SF
 - PROP. BUILDING ROOF = 3,838 SF
 - TOTAL 23,957 SF

- EXISTING FLOW DIRECTION
- PROPOSED FLOW DIRECTION
- - - DMA BOUNDARY
- DMA-X
X,XXX SF
XX.XX ac DMA INFORMATION

Filterra® Precast Curb Inlet Opening and Gutter / Flume Detail

KriStar Enterprises, Inc. 300 Station Plaza, Santa Rosa, CA 95407
 Pkz 805.579.8819, Fax: 707.524.8188, www.kristar.com

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BENCH MARK:
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BASIS OF BEARINGS:
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REVISIONS			
DATE	NO.	DESCRIPTION	BY / CHK/APP

DESIGN BY: TT
 DRAWN BY: JB
 CHECKED BY: TT
 DATE: 01-13-2016

P inc
 PLUMP ENGINEERING INC.
 CONSULTING ENGINEERS IN
 CIVIL, SURVEYING, ARCHITECTURAL
 AND STRUCTURAL ENGINEERING
 914 E. KATELLA AVENUE
 ANAHEIM, CALIFORNIA 92805
 (714) 385-1835, FAX (714) 385-1834

REGISTERED PROFESSIONAL ENGINEER
 TRYFON P. TRYFONOPOULOS
 NO. 65859
 EXP. 12/31/17
 CIVIL
 STATE OF CALIFORNIA

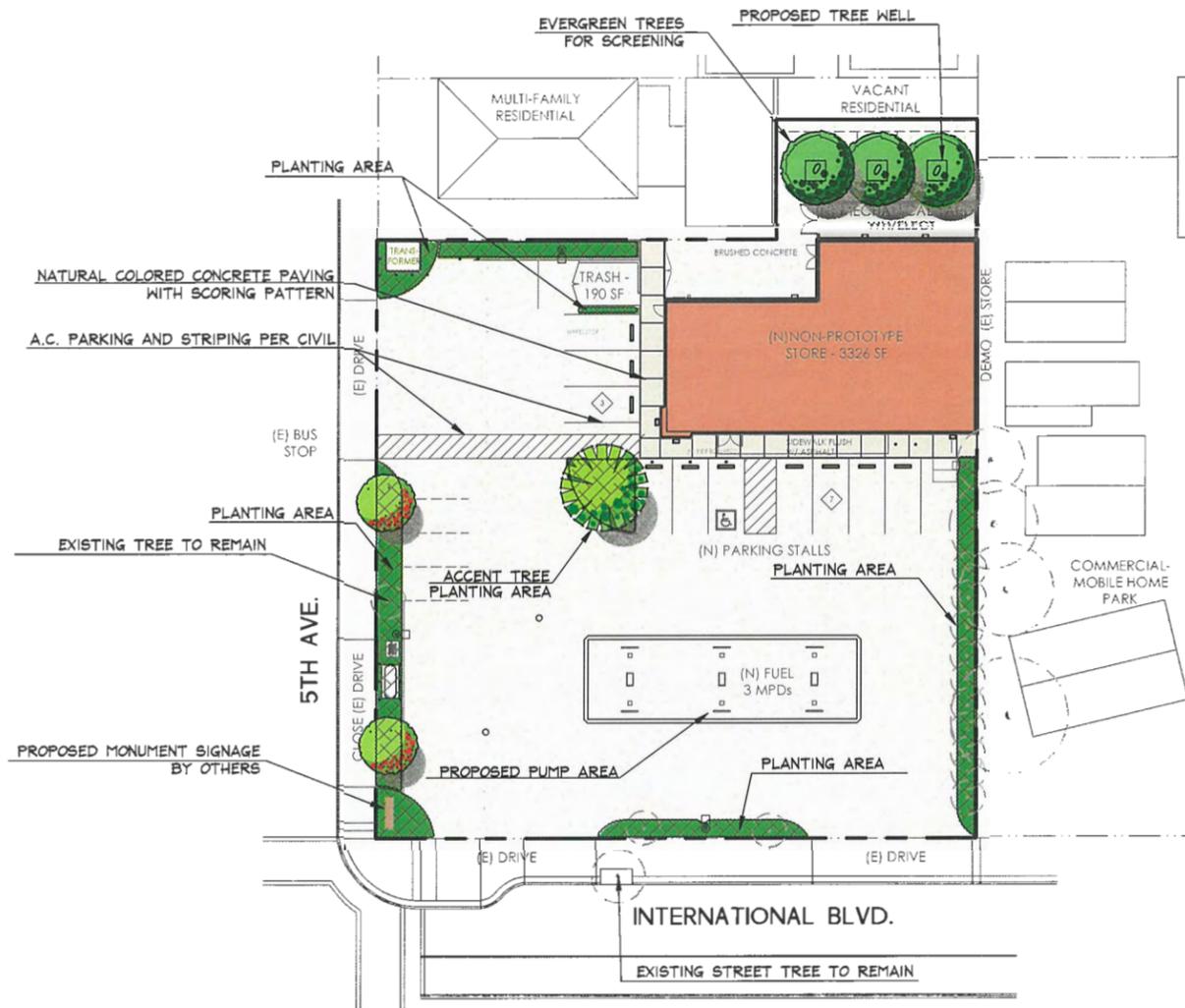
01-13-2016
 DATE

7-ELEVEN
 506 INTERNATIONAL BLVD.
 OAKLAND, CA
LID PLAN

DRAWING NO.
C01

SHEET: 1 OF 1

PROJECT NO.
160113



PLANT PALETTE

Symbol	Botanical Name	Common Name	Size	WUCOLS Region 1
TREES				
Existing Trees to Remain				
	<i>Koelneria bipinnata</i>	Chinese Lantern Tree	24" box	Med
	<i>Lagerstroemia indica</i>	Crape Myrtle	24" box	Low
	<i>Laurus nobilis</i>	Sweet Bay	24" box	Low
SHRUBS/ GROUNDCOVERS				
	Agave species	Agave	5 gallon	Low
	Aloe species	Aloe	1 gallon	Low
	<i>Anigostanthos flavida</i>	Kangaroo Paw	5 gallon	Low
	<i>Baccharis p. 'Twin Peaks'</i>	Coyote Bush	1 gallon	Low
	<i>Callistemon v. 'Little John'</i>	Dwarf Bottlebrush	5 gallon	Low
	<i>Carissa m. 'Green Carpet'</i>	Dwarf Natal Plum	5 gallon	Low
	<i>Dielsia vagata</i>	Fortnight Lily	1 gallon	Low
	<i>Lantana montevidensis</i>	Trailing Lantana	1 gallon	Low
	<i>Lavandula angustifolia 'Hidcote'</i>	Pink English Lavender	5 gallon	Low
	<i>Leucophyllum f. 'Compacta'</i>	Texas Ranger	5 gallon	Low
	<i>Ligustrum japonica 'Texanum'</i>	Texas Privet	15 gallon	Med
	<i>Muhlenbergia rigens</i>	Deer Grass	1 gallon	Low
	<i>Myoporum parvifolium</i>	Myoporum	1 gallon	Low
	<i>Myrtus communis 'Compacta'</i>	Dwarf Myrtle	5 gallon	Low
	<i>Rhampholepis indica</i>	India Hawthorn	15 gallon	Low
	<i>Rosa 'Flower Carpet'</i>	Groundcover Rose	1 gallon	Med
	<i>Rosmarinus o. 'Marjorca Pink'</i>	n.c.n. (upright Rosemary)	5 gallon	Low
	<i>Salvia clevelandii</i>	Cleveland Sage	5 gallon	Low
	<i>Salvia gregii 'Flame'</i>	Furman's Red Autumn Sage	5 gallon	Low

NOTES:
 PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY OF OAKLAND.
 ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.
 ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.
 ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.
BASIS OF DESIGN

This project is to be designed with the goals of low maintenance and sustainability in mind while enhancing the architectural qualities of the proposed building. This will be accomplished through the use of accent plant material to emphasize entries and primary architectural features of the structures and by screening and buffering of appropriate areas. Plants will also be used to provide shade within the parking environment. The following are directives to be accomplished in the design of the landscape:

Water Conservation
 The landscape for this project is intended to provide a quality and needed amenity for the overall project. Our focus on this design was to conserve water and to provide an attractive landscape that conforms to City of Oakland standards. The following lists the basic design features and inclusions.

The concept of our irrigation system design is to utilize low volume, high efficiency bubblers, MP rotators & low volume spray heads to reduce overall water consumption and increase efficiency. The new irrigation system will be connected to a water meter which is separate from the building domestic supply. Control for the new system will be from a controller that utilizes an ET based "Smart" system to maximize the water savings.

Sprinkler heads will be adjusted to eliminate overspray on to buildings and hardscape or other non planted areas while providing adequate and even coverage to all planting areas.

Differing conditions (solar exposure, plant type) will have separate valves to allow appropriate water delivery to meet plant needs and to allow watering time flexibility.

Drought tolerant plants: All plants on the palette are low to moderate water use according to WUCOLS rating for the particular site. The concept of our planting design is to reduce the overall water use.

Maintenance and Waste reduction
 Lower maintenance plant material will be selected based in order to reduce the frequency of pruning and trimming, as well as limit the amount of required fertilization. Plants will also be chosen based on their limited amount of fruit, seed, and leaf litter drop. This will reduce the amount of maintenance equipment emissions, generation of green waste, and limit the amount of travel and labor required. Also, the selection of hardy, disease-resistant, and longer-lived plants will reduce the amount of resources needed to replace dead and dying plant material.

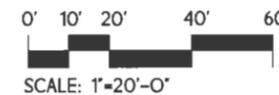
Site compatibility
 The landscape is to be designed in such a way as to enhance and frame the structures, as well as reinforce the architectural volume, mass, and style. The design is to be compatible with the scale/height of the building and will provide shade screening and buffering where appropriate. The landscape will also provide visual emphasis to vehicular and pedestrian circulation routes and destinations without hiding or visually impairing traffic site lines and areas where security is a concern. Plants with stiff thorns, allergens, or toxins will not be used. Plants will be chosen and arranged to be visually and environmentally appealing.

CONCEPTUAL LANDSCAPE PLAN

7-ELEVEN

506 INTERNATIONAL BLVD, OAKLAND, CALIFORNIA

SHEET 1 OF 1
 DATE: 01-11-16



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