

Case File Number: PLN17-026**April 5, 2017**

Location:	3268 San Pablo Avenue
Assessors Parcel Number:	009-0722-007-00
Proposal:	To demolish existing structure and construct a new 51-unit senior housing development involving incentives/concessions for affordable housing.
Owner:	Satellite Affordable Housing Associates (SAHA)
Applicant:	Devin Nicole Ellin (510)809-2772
Case Number:	PLN17-026
Planning Permits Required:	Major Conditional Use Permit for 75% senior housing density bonus; and Design Review for new construction.
General Plan:	Urban Residential
Zoning:	RU-5 Urban Residential Zone
Environmental Determination:	Exempt Section 15332 and also relies on previous West Oakland Specific Plan (WOSP) EIR; and Section 15183 of the CEQA Guidelines (projects consistent with a community plan, general plan, or zoning).
Historic Status:	Not a Potentially Designated Historic Property (PDHP); Survey Rating: *d3
City Council District:	3
Status:	Pending
Finality of decision:	Appealable to City Council within 10 days
Action to be Taken:	Decision based on staff report.
For Further Information:	Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandnet.com

SUMMARY

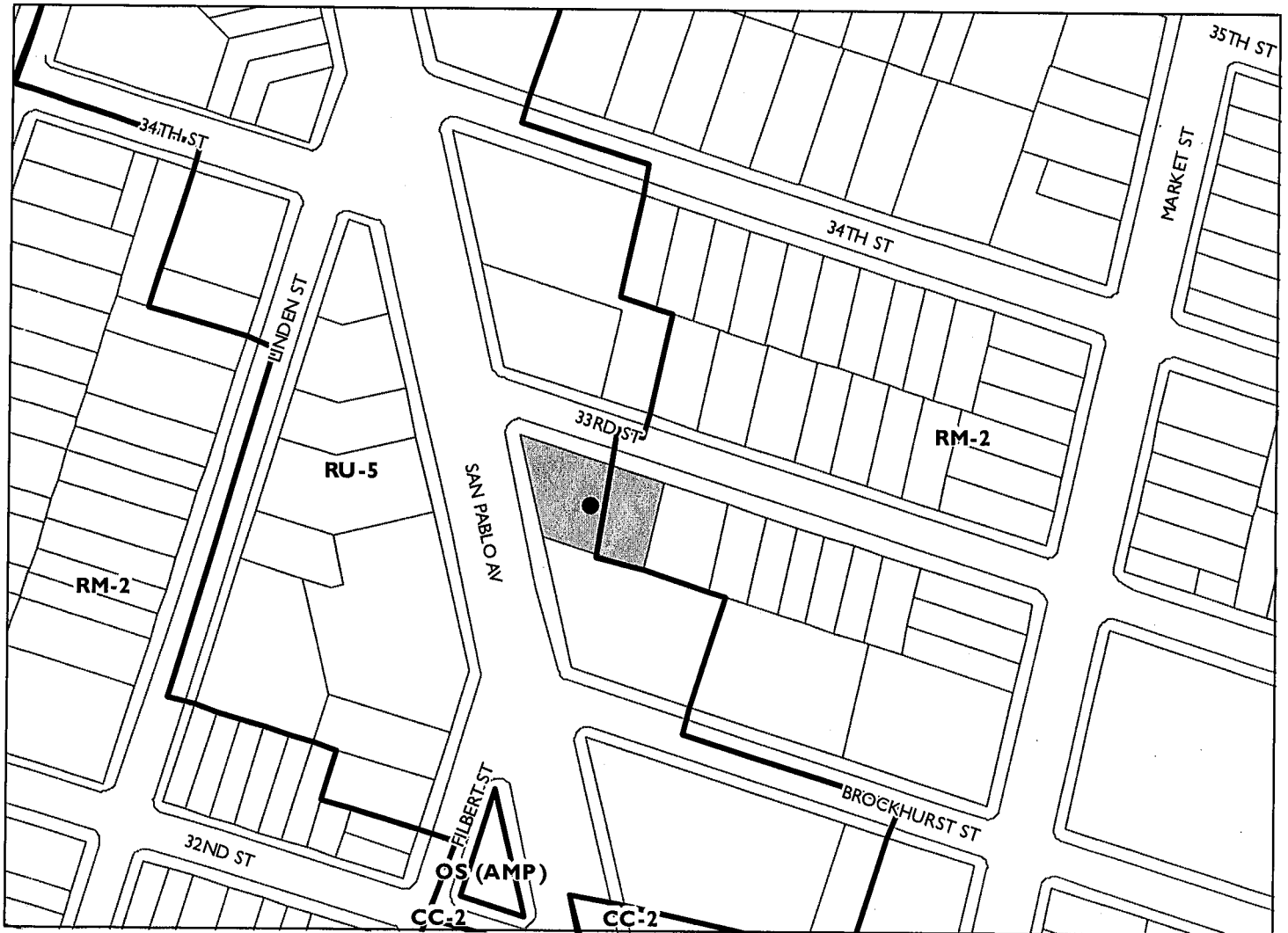
Satellite Affordable Housing Associates (SAHA) has filed an application with the Bureau of Planning to demolish an existing structure, formerly used as a church, to construct a new five-story, 51-unit senior housing development. The subject 0.26-acre (11,202 sq. ft.) site is located at the corner of San Pablo Avenue and 33rd Street.

The project involves a Conditional Use Permit for a 75% density bonus to allow 51 senior housing units where 29.87 regular units are permitted. Pursuant to Section 17.16.110 which allows up to a 75% parking reduction for senior housing, the project also involves a 64% parking reduction to provide 13 off-street parking spaces where 36 spaces are required for regular units. Pursuant to Section 17.134.020A(d) of the Oakland Municipal Code (O.M.C), a Major Conditional Use Permit is required for developments that exceed the base density of the RU-5 zone, and Regular Design Review is required for new construction.

The project provides affordable senior housing to Oakland residents in a well-designed modern facility with state-of-the-art amenities. The proposal complies with all the applicable regulations and will serve to enhance the San Pablo Avenue corridor. Staff recommends that the Planning Commission approve the project subject to the attached conditions of approval.

(SEE MAP ON REVERSE SIDE)**#10**

CITY OF OAKLAND PLANNING COMMISSION



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Case File: PLN17026

Applicant: Devin Nicole Ellin

Address: 3268 San Pablo Ave

Zone: RU-5

PROPERTY DESCRIPTION

The subject 0.26-acre (11,202 sq. ft.) site is located at the southeast corner of the San Pablo and 33rd Street intersection. The vicinity has a variety of civic, commercial, and residential uses. The site is adjacent to, and shares boundaries with, the St. Andrews Senior Housing facility. The Power for Living Church is across the street and the California Hotel, is located two blocks to the north of the subject site. Other prominent uses in the vicinity include St Mary's Center (whose activities include senior services) and the West Oakland Youth Center. Alvin's auto recycling is directly across the street.

PROJECT DESCRIPTION

The proposed project involves the demolition of the existing former church building and construction of a new 5-story, 51-unit senior housing facility. The ground level contains parking, an entry lobby, office space, a common room, and landscaped group open spaces.

The exterior materials and treatments of the revised project include cast concrete, metal panels, fiber cement panels, aluminum, and glass. The design incorporates various elements and detailing such as projecting/recessed planes, a series of grouped fenestration, a rhythm of shapes and forms, a varied roofline and material changes. to achieve a visually attractive development that features distinctive elements that combine as a unified whole.

CEQA ANALYSIS

The project qualifies for categorical Infill exemption under Section 15332 and also relies on the West Oakland Specific Plan (WOSP) EIR. On a separate and independent basis, the project qualifies under Section 15183 of the CEQA Guidelines for projects consistent with a community plan, general plan, or zoning.

GENERAL PLAN ANALYSIS

The subject site is located in the Urban Residential general plan land use area which is intended to create, maintain, and enhance areas of the City that are appropriate for multi-unit mid-rise or high-rise residential structures in locations with good access to transportation and other services. The proposed project is a multi-unit development located along San Pablo Avenue, which is a major transit corridor in Oakland and the East Bay, and is therefore, consistent with the Urban Residential General Plan classification.

The proposed project is consistent in all significant respects with the following General Plan objectives and policies:

- Objective N3: Encourage the construction, conservation, and enhancement of housing resources in order to meet the current and future housing needs of the Oakland community. The project will provide the West Oakland community with 51 new senior housing units.
- Policy N3.1, Facilitating Housing Construction: Facilitating the construction of housing units should be considered a high priority for the City of Oakland. The City of Oakland's Bureau of Planning has streamlined its systems in order to facilitate the construction of new homes by assisting developers to navigate the permitting process smoothly and in a timely manner.
- Policy N3.2, Encouraging Infill Development: In order to facilitate the construction of needed housing units, infill development that is consistent with the General Plan should take place throughout the City Oakland. The project is proposed for a site located in an urban area of West Oakland. The new development will be an infill development for the currently underutilized site.

SPECIFIC PLAN ANALYSIS

The subject site is located with the San Pablo Avenue Opportunity Area of the West Oakland Specific Plan (WOSP). As stated in the WOSP, the vision of the West Oakland Specific Plan is to see this remarkable community further thrive as a culturally and economically diverse urban neighborhood and leverage its unique strengths which include well-preserved Victorian neighborhoods and newer communities that enjoy a sunny climate and a generous proportion of park space. The WOSP envisions a future West Oakland where the character of historic neighborhoods has been maintained. Successful new mixed-income neighborhoods provide a range of housing options, and new housing development is transit-oriented and transit served.

The San Pablo Avenue Opportunity Area of the WOSP where the subject site is located is envisioned for San Pablo Avenue to unite the Clawson and Hoover neighborhoods as well as link downtown Oakland and Emeryville. San Pablo Avenue will be re-established as a local "main street" serving the adjacent neighborhoods and wider region. Historic residential and commercial buildings will be preserved and enhanced. New residential development will include ground floor commercial and other neighborhood-serving uses. San Pablo Avenue will function as a high-quality pedestrian environment as well as a major transit artery. West Grand Avenue and Market Street will become a new neighborhood node with residential and commercial development in compatibly-scaled buildings, serving the adjacent McClymonds and Ralph Bunche neighborhoods.

Some of the community planning goals & objectives identified in the WOSP are as follows:

Goals

Expand upon, improve and stabilize the range of available housing opportunities.

Objectives

1. Avoid displacement of existing residents;
2. Stabilize rents;
3. Expand opportunities for affordable home ownership without concentrating low income housing;
4. Locate new housing near transit, including restricted affordable units where appropriate;
5. Improve existing housing stock;

The proposed senior housing improves an existing underutilized site, does not displace residents, creates affordable units, is located on a transit route, and provides new housing stock consistent with the San Pablo Opportunity Area and vision, goals, and objective of the WOSP.

ZONING ANALYSIS

The project requires a Major Conditional Use Permit for projects involving

Development Standards

Development Standard	Required	Proposed
Max. Regular Residential Density	29.87 units (375 sq. ft./unit)	N/A
Max. Senior Housing Density	52.27 units (29.87units x 1.75 density bonus)	51
Max. Non-residential FAR	3.0	N/A
Max. Height	60 ft.	45 ft.
Maximum Number of Stories	5	5
Min. setbacks	0ft. front & sides; 15 ft. rear	0 ft. front & sides; 15feet rear
Min. useable open space	7,650 sq. ft. (150 sq. ft./unit)	2,827 sq. ft./unit
Reqd. Bicycle Parking – Senior Housing	5 Long term(LT)1/10 units 3 Short Term(ST) 1/20 units	13 LT/ST
Reqd. off-street parking for regular units	35.7 spaces (1/Unit less 30%)	N/A
Reduced off-street parking for senior housing (up to 75% reduction)	9 spaces (35.7 less 75%)	13 spaces (64% reduction)

KEY ISSUES AND IMPACTS

Overall, the proposed site plan and design for the proposed project is successful and consistent with the goal of creating an visually pleasing, active, pedestrian-oriented senior housing development in Oakland. The key issues and impacts are discussed below:

New affordable housing for seniors in West Oakland

The proposed new 51-unit senior housing development is located on San Pablo Avenue which is a major transit corridor within close proximity to similar senior housing facilities. The new facility is expected to provide a convenient and affordable senior housing facility with easy access to shops and services in the Downtown area. The proximity to other existing senior facilities will provide for convenient delivery of senior services.

Automobile Parking

Pursuant to Section 17.116.110, the number of parking spaces prescribed in Section 17.116.060 may be reduced by not to exceed seventy-five percent (75%) for each dwelling unit that is regularly occupied by at least one individual who is at least fifty-five (55) years of age or older or is physically handicapped regardless of age. The project therefore takes advantage of this parking

reduction provision to provide 13 off-street parking spaces within a ground level garage which is a 64% parking reduction. Since the seniors are expected to do very limited driving, the number of parking spaces provided are expected to be sufficient for the residents and guests.

Site Plan and Building Design

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

Useable Open Space

The RU-5 zone requires 150 square feet of useable open space per dwelling unit and a total of 7,650 square feet for the entire development. The project provides a total of 2,827 square feet for the entire project and requests an affordable housing concession to provide less outdoor open space. Instead the project provides indoor community space for seniors to congregate. The project incorporates landscaping (softscape and hardscape) to enhance the open areas to achieve a net reduction of peak flow stormwater run-off.

Landscaping

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

Concessions/Incentives

The project applicant is requesting two concessions: 1) to allow the height of the building to exceed the 30-foot height limit at the rear setback line by 10 feet where 30 feet maximum is required. The intent of this height limit is provide a smoother transition from the taller building masses located along the corridor to the abutting shorter residential structures. Staff supports granting of this concession since the abutting structure is a three-story apartment building with an approximately 40-foot setback from the rear of the subject site; and 2) to allow a 2,827 square-foot usable open space located on the ground floor and the fourth floor, where 7,650 total usable open space is required. Staff also supports granting this concession since the project does provide a community room that provides an interior space where seniors can congregate safely at all times of the day and during all seasons of the year. Without granting these concessions, the number of affordable senior units would be less and the project might not be economically feasible.

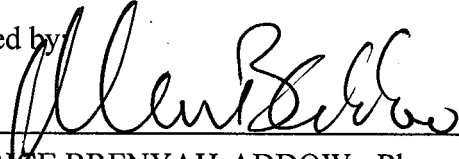
RECOMMENDATIONS:

Based on the analysis contained in this report, the findings, and the conditions of approval attached to this report and elsewhere within the administrative record, staff believes that the proposed project is an

appropriate development that will further the overall objectives of the West Oakland Specific Plan (WOSP) and the Oakland General Plan, particularly related to new affordable senior housing. Thus, staff recommends that the Commission:

1. Affirm staff's CEQA determination; and
2. Approve the Design Review subject to the attached Findings and Conditions of Approval.

Prepared by:



MAURICE BRENYAH-ADDOW - Planner III

Reviewed by:



SCOTT MILLER - Zoning Manager

Approved for forwarding to the
City Planning Commission:



DARIN RANELLETTI – Interim Director
Planning and Building Department

ATTACHMENTS: A. Project Plans

ATTACHMENT A: FINDINGS

This proposal meets the required findings and standards under Sections 17.106.060. *Increased number of living units in senior citizen housing*, 17.134.050, *Conditional Use Permit* and 17.136.050, *Regular Design Review* criteria of the Oakland Planning Code as set forth below. Required findings are shown in normal type; reasons your proposal satisfies them are shown in **bold type**.

SECTION 17.106.060:

Wherever provided for in the applicable individual zone regulations, the number of residential living units otherwise permitted or conditionally permitted may be increased by not to exceed seventy-five percent (75%) in senior citizen housing where living units are regularly occupied by not more than two individuals at least one of whom is sixty (60) years of age or older or is physically handicapped regardless of age, upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134 and upon determination that the proposal conforms to both of the following additional use permit criteria:

- A. That such occupancy is guaranteed, for a period of not less than fifty (50) years, by appropriate conditions incorporated into the permit;
Condition of Approval #48 has been added to ensure that the applicant complies with this requirement. The condition requires recordation of this requirement with the Alameda County Recorder's Office.

- B. That the impact of the proposed facilities will be substantially equivalent to that produced by the kind of development otherwise allowed within the applicable zone, with consideration being given to the types and rentals of the living units, the probable number of residents therein, and the demand for public facilities and services generated.

There are similar senior housing facilities in the vicinity and any impact of the proposed new senior facility is expected to be equivalent to the other facilities. If regular housing units were developed at the subject site the impacts are expected to be equivalent and probably even higher since there would be more traffic and noise compared to that usually associated with senior housing facilities.

SECTION 17.134.050:

- (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 Conditional Use Permit is to allow a 75% density bonus for senior housing. This increase in density is appropriate since senior housing tends to be a low impact use, generates little traffic, and provides critical affordable for senior

citizens. The higher number of senior dwelling units allows more units per square-foot of site area and reduces the marginal land cost per unit.

- (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 project will create a convenient and functional living environment for future senior residents by means of providing spacious dwelling units with useable indoor and outdoor spaces and appropriate number of off-street parking. The new units will be an improvement to the currently underutilized site.
- (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 project will be residential in nature and use. This will contribute to the successful operation of the surrounding area in its basic community function as an urban residential area.
- (d) That the proposal conforms to all applicable design review criteria set forth in the DESIGN REVIEW PROCEDURES at Section 17.136.070(a). **The proposed design is compatible with the development pattern and architectural styles in the neighborhood and therefore, the proposal conforms to the applicable design review criteria.**
- (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 proposal conforms to the Urban Residential General Plan which encourages the development of a medium density residential units.**

SECTION 17.136.050(a)

REGULAR DESIGN REVIEW FINDINGS:

1. That the proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures. **The proposed new development responds to the San Pablo Corridor surroundings with a 5-story structure that has a ground floor community room, office space and parking. The design incorporates elements and materials that articulate the façades with recesses and projections to manage massing and minimize perceived bulk. The overall design relates well to the surrounding area in their setting, scale, bulk, height, materials and textures.**
2. That the proposed design will protect, preserve or enhance desirable neighborhood characteristics. **The proposed new senior housing development will result in a new and attractive building structure that will revitalize the neighborhood. The attached**

FINDINGS

standard conditions of approval will ensure that all potential negative impacts have been reduced to less than significant.

3. That the proposed design will be sensitive to the topography and landscape.
The proposed development is expected to involve minimal earthwork for foundations and other site improvements.
4. That if situated on a hill, the design and massing of the proposed building relates to the grade of the hill. N/A
5. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable district plan or development control map which has been adopted by the City council. **See Section 17.134.050(e) above.**

CONDITIONS OF APPROVAL**1. Approved Use**

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, Staff report and the approved plans **dated January 26, 2017 and submitted January 26, 2017**, 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. Compliance Matrix

The project applicant shall submit a Compliance Matrix, in both written and electronic form, for review and approval by the Bureau of Planning and the Bureau of Building that lists each Condition of Approval (including each mitigation measure if applicable) in a sortable spreadsheet. The Compliance Matrix shall contain, at a minimum, each required Condition of Approval, when compliance with the Condition is required, and the status of compliance with each Condition. For multi-phased projects, the Compliance Matrix shall indicate which Condition applies to each phase. The project applicant shall submit the initial Compliance Matrix prior to the issuance of the first construction-related permit and shall submit an updated matrix upon request by the City.

13. 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.

14. 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

15. Graffiti Control

Requirement:

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

16. 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

17. 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

18. 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

19. 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-16 or higher. As part of implementing this measure, an ongoing maintenance plan for the building's HVAC air filtration system shall be required.
 - Where appropriate, install passive electrostatic filtering systems, especially those with low air velocities (i.e., 1 mph).
 - Phasing of residential developments when proposed within 500 feet of freeways such that homes nearest the freeway are built last, if feasible.
 - The project shall be designed to locate sensitive receptors as far away as feasible from the source(s) of air pollution. Operable windows, balconies, and building air intakes shall be located as far away from these sources as feasible. If near a distribution center, residents shall be located as far away as feasible from a loading dock or where trucks concentrate to deliver goods.
 - Sensitive receptors shall be located on the upper floors of buildings, if feasible.
 - Planting trees and/or vegetation between sensitive receptors and pollution source, if feasible. Trees that are best suited to trapping PM shall be planted, including one or more of the following: Pine (*Pinus nigra* var. *maritima*), Cypress (*X Cupressocyparis leylandii*), Hybrid poplar (*Populus deltoids X trichocarpa*), and Redwood (*Sequoia sempervirens*).
 - Sensitive receptors shall be located as far away from truck activity areas, such as loading docks and delivery areas, as feasible.
 - Existing and new diesel generators shall meet CARB's Tier 4 emission standards, if feasible.

- Emissions from diesel trucks shall be reduced through implementing the following measures, if feasible:
 - Installing electrical hook-ups for diesel trucks at loading docks.
 - Requiring trucks to use Transportation Refrigeration Units (TRU) that meet Tier 4 emission standards.
 - Requiring truck-intensive projects to use advanced exhaust technology (e.g., hybrid) or alternative fuels.
 - Prohibiting trucks from idling for more than two minutes.
 - 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

20. 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

BIOLOGICAL RESOURCES

21. 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

22. 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

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

26. Seismic Hazards Zone (Landslide/Liquefaction)

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

HAZARDS AND HAZARDOUS MATERIALS**27. Hazardous Materials Related to Construction**

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

- a. Follow manufacture's recommendations for use, storage, and disposal of chemical products used in construction;
- b. Avoid overtopping construction equipment fuel gas tanks;
- c. During routine maintenance of construction equipment, properly contain and remove grease and oils;
- d. Properly dispose of discarded containers of fuels and other chemicals;

- e. Implement lead-safe work practices and comply with all local, regional, state, and federal requirements concerning lead (for more information refer to the Alameda County Lead Poisoning Prevention Program); and
- f. If soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the project applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notifying the City and applicable regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

HYDROLOGY AND WATER QUALITY

28. 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

29. Erosion and Sedimentation Control Plan for Construction

d. Erosion and Sedimentation Control Plan Required

Requirement: The project applicant shall submit an Erosion and Sedimentation Control Plan to the City for review and approval. The Erosion and Sedimentation Control Plan shall include all necessary measures to be taken to prevent excessive stormwater runoff or carrying by stormwater runoff of solid materials on to lands of adjacent property owners, public streets, or to creeks as a result of conditions created by grading and/or construction operations. The Plan shall include, but not be limited to, such measures as short-term erosion control planting, waterproof slope covering, check dams, interceptor ditches, benches, storm drains, dissipation structures, diversion dikes, retarding berms

and barriers, devices to trap, store and filter out sediment, and stormwater retention basins. Off-site work by the project applicant may be necessary. The project applicant shall obtain permission or easements necessary for off-site work. There shall be a clear notation that the plan is subject to changes as changing conditions occur. Calculations of anticipated stormwater runoff and sediment volumes shall be included, if required by the City. The Plan shall specify that, after construction is complete, the project applicant shall ensure that the storm drain system shall be inspected and that the project applicant shall clear the system of any debris or sediment.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

e. Erosion and Sedimentation Control During Construction

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

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 Small Projects

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

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

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

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. Project-Specific Construction Noise Reduction Measures

Requirement: 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 noise impacts. The project applicant shall implement the approved Plan during construction

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

37. Construction Noise Complaints

Requirement: The project applicant shall submit to the City for review and approval a set of procedures for responding to and tracking complaints received pertaining to construction noise, and shall implement the procedures during construction. At a minimum, the procedures shall include:

- a. Designation of an on-site construction complaint and enforcement manager for the project;

- b. A large on-site sign near the public right-of-way containing permitted construction days/hours, complaint procedures, and phone numbers for the project complaint manager and City Code Enforcement unit;
- c. Protocols for receiving, responding to, and tracking received complaints; and
- d. Maintenance of a complaint log that records received complaints and how complaints were addressed, which shall be submitted to the City for review upon the City's request.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

38. 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

TRANSPORTATION/TRAFFIC

39. 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

40. 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

41. 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

42. 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

43. 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

44. Green Building Requirements

a. Compliance with Green Building Requirements During Plan-Check

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

- i. The following information shall be submitted to the City for review and approval with the application for a building permit:
 - Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficiency Standards.
 - Completed copy of the final green building checklist approved during the review of the Planning and Zoning permit.

- Copy of the Unreasonable Hardship Exemption, if granted, during the review of the Planning and Zoning permit.
 - Permit plans that show, in general notes, detailed design drawings, and specifications as necessary, compliance with the items listed in subsection (ii) below.
 - Copy of the signed statement by the Green Building Certifier approved during the review of the Planning and Zoning permit that the project complied with the requirements of the Green Building Ordinance.
 - Signed statement by the Green Building Certifier that the project still complies with the requirements of the Green Building Ordinance, unless an Unreasonable Hardship Exemption was granted during the review of the Planning and Zoning permit.
 - Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.
- ii. The set of plans in subsection (i) shall demonstrate compliance with the following:
- CALGreen mandatory measures.
 - All pre-requisites per the green building checklist approved during the review of the Planning and Zoning permit, or, if applicable, all the green building measures approved as part of the Unreasonable Hardship Exemption granted during the review of the Planning and Zoning permit.
 - **53** per the appropriate checklist approved during the Planning entitlement process.
 - All green building points identified on the checklist approved during review of the Planning and Zoning permit, unless a Request for Revision Plan-check application is submitted and approved by the Bureau of Planning that shows the previously approved points that will be eliminated or substituted.
 - The required green building point minimums in the appropriate credit categories.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

b. Compliance with Green Building Requirements During Construction

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

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

- i. Completed copies of the green building checklists approved during the review of the Planning and Zoning permit and during the review of the building permit.

- ii. Signed statement(s) by the Green Building Certifier during all relevant phases of construction that the project complies with the requirements of the Green Building Ordinance.
- iii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

c. Compliance with Green Building Requirements After Construction

Requirement: Within sixty (60) days of the final inspection of the building permit for the project, the Green Building Certifier shall submit the appropriate documentation to **Green Building Certification Institute** and attain the minimum required certification/point level. Within one year of the final inspection of the building permit for the project, the applicant shall submit to the Bureau of Planning the Certificate from the organization listed above demonstrating certification and compliance with the minimum point/certification level noted above.

When Required: After project completion as specified

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

45. Sanitary Sewer System

Requirement: The project applicant shall prepare and submit a Sanitary Sewer Impact Analysis to the City for review and approval in accordance with the City of Oakland Sanitary Sewer Design Guidelines. The Impact Analysis shall include an estimate of pre-project and post-project wastewater flow from the project site. In the event that the Impact Analysis indicates that the net increase in project wastewater flow exceeds City-projected increases in wastewater flow in the sanitary sewer system, the project applicant shall pay the Sanitary Sewer Impact Fee in accordance with the City's Master Fee Schedule for funding improvements to the sanitary sewer system.

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Department of Engineering and Construction

Monitoring/Inspection: N/A

46. Storm Drain System

Requirement: The project storm drainage system shall be designed in accordance with the City of Oakland's Storm Drainage Design Guidelines. To the maximum extent practicable, peak stormwater runoff from the project site shall be reduced by at least 25 percent compared to the pre-project condition.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

47. Public Art for Private Development Condition of Approval

This project is subject to the City's Public Art Requirements for Private Development, adopted by Ordinance No. 13275 C.M.S. ("Ordinance"). As a residential project, the public art contribution requirement is equivalent to one half percent (0.5%) of building development costs for the project. The contribution requirement can be met through the commission or acquisition and installation of publicly accessible art on the development site, payment of an in-lieu contribution to the City's established public art fund, or satisfaction of alternative compliance methods described in the Ordinance. The applicant shall provide proof of full payment of the in lieu contribution, or provide proof of installation of artwork on the development site prior to the City's issuance of a final certificate of occupancy for each Phase unless a separate, legal binding instrument is executed ensuring compliance within a timely manner, subject to City approval. On-site art installation shall be designed by independent artists, or artists working in conjunction with arts or community organizations, that are verified by the City to either hold a valid Oakland business license and/or be an Oakland-based 501(c)(3) tax designated organization in good standing.

The project sponsor shall allocate the public art funds to hire Oakland-based artists to provide public art on or near the site in West Oakland.

When Required: Prior to issuance of Final Certificate of Occupancy for the first unit and Ongoing

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

48. Affordable Senior Housing Requirements

The developers shall be required to comply with the following conditions:

- a. All living units shall be regularly occupied by not more than two individuals at least one of whom is fifty-five (55) years of age or older or is physically handicapped regardless of age,
- b. That such occupancy is guaranteed, for a period of not less than fifty (50) years, from when it receives a certificate of occupancy from the Oakland Building Services.

When Required: Prior to entering into the first lease/contract for the rental or sale of any unit in the building; and 50 years thereafter.

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

This requirement shall be recorded with the Alameda County Recorder's Office and the applicant shall provide proof of such recordation to the Oakland Planning Department for City records.

When Required: Prior to application for building permits.

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

Applicant Statement

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

Name of Project Applicant

Signature of Project Applicant

Date

APPROVED BY:

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

CONDITIONS OF APPROVAL

33rd + SAN PABLO
SENIOR HOUSING

3268 SAN PABLO AVENUE
OAKLAND, CA 94608

PROJECT TEAM

DEVELOPER

SATELLITE AFFORDABLE HOUSING ASSOCIATES
1835 ALCATRAZ AVENUE
BERKELEY, CA 94703
Phone: 510-809-2772
CONTACT: DEVIN ELLIN
devine@satellithomes.org

ARCHITECT

HKIT ARCHITECTS
538 NINTH ST SUITE 240
OAKLAND, CA 94607
Phone: 510-625-9800
CONTACT: RICHARD CALDWELL, AIA
PRINCIPAL
rcaldwell@hkit.com

CIVIL

LUK AND ASSOCIATES
738 ALFRED NOBEL DRIVE
MERCULES, CA 94547
Phone: 510-724-3388
CONTACT: JACKIE LUK
jackie@lukassociates.com

LANDSCAPE

VAN DORN ABED LANDSCAPE ARCHITECTS,
INC.
81 14TH STREET
SAN FRANCISCO, CA 94103
Phone: 415-864-1921X102
CONTACT: Shari Van Dorn
shari@valaia.com



VIEW FACING SOUTHEAST ALONG SAN PABLO AVENUE

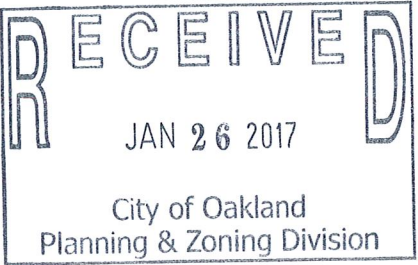
PROJECT INFORMATION

RU-5 ASSUMED FOR ENTIRE SITE	
APN	009-0722-007
ADDRESS	3268 SAN PABLO AVE
ZONE	RU-5
WEST END OF SITE	EXISTING. RE-ZONE TO RU-5 PENDING
EAST END OF SITE	60
HEIGHT ZONE	
GENERAL PLAN - "URBAN RESIDENTIAL"	
USES	PERMITTED - permanent housing
SITE AREA	
SQUARE FEET	11,202 S.F.
ACRES	0.26 ACRES
DENSITY	
SITE AREA (S.F.) PER UNIT	
MAX ALLOWABLE DWELLING: 375 S.F. / UNIT	375 S.F. / UNIT
CITY OF OAKLAND SENIOR HOUSING BONUS: +75%	214 S.F. / UNIT
PROPOSED DENSITY	220 S.F. / UNIT
F.A.R.	
N/A	3.4
HEIGHT	
CONSTRUCTION	1 TYPE I + 4 TYPE V
MAX. ALLOWABLE HEIGHT	60'
MAX TOTAL STORIES ABOVE GRADE	5
PROPOSED HEIGHT	60'
EXCEPTIONS - CHIMNEYS, MECH EQUIPMENT	10'
PENTHOUSES, STAIR TOWERS	12'
YARDS AND COURTS	
FRONT SETBACK (FACING SAN PABLO)	0'
STREET SIDE SETBACK (FACING 33RD)	0
INTERIOR SIDE SETBACK (FACING SOUTH - ST. ANDREWS)	0
ADD'L STREET SIDE SETBACK WHEN REAR ABUTS RM - 20' SETBACK RM	20' DEEP 1/2 OF ADJ RM FRONT SETBACK
REQ'D REAR SETBACK ADJACENT RM ZONE (FACING RM TO EAST)	15' TO 30' HIGH, THEN 1:1
PROPOSED REAR SETBACK	10' TO 40' HIGH, THEN 1:1. SEE ELEVATIONS
COURTS	
MIN. DIM - L.R. WINDOWS	16' "4" FOR EVERY STORY
MIN. DIM - B.R. WINDOWS	10'
PROJECTIONS - BAYS / BALCONIES	3' INTO FRONT OR REAR
EAVES, AWNINGS, CORNICES	4' FRONT + REAR
	2' COURT + INTERIOR SIDE
MAX OVERALL BAY WIDTH	50% BUILDING FRONTAGE
MAX INDIVIDUAL BAY WIDTH	15'
MAX BAY PROJECTION	5' FOR FRONT AND REAR, 2' FOR STREET SIDE
MISC REQUIREMENTS	
FIRST FLOOR MINIMUM HEIGHT (SEP. FROM GRADE TO LIVING UNIT)	13'

OPEN SPACE (S.F.)	
REQUIRED - 150 s.f. / unit per table 17.19.04	
REQUIRED GROUP OPEN SPACE = 150 X 51	7,650 S.F.
MIN. DIMENSION	15'
PROVIDED - COMMON	
MAIN COURTYARD (FLOOR 1)	1,767 S.F.
TERRACE (FLOOR 4)	1,060 S.F.
TOTAL PROVIDED	2,827 S.F.
PROVIDED - PRIVATE	
SUBSTITUTION FOR COMMON OPEN SPACE 2:1	0 S.F.
PROVIDED - INDOOR COMMON SPACE COUNTED AS OPEN SPACE	0
TOTAL OPEN SPACE PROVIDED (COMMON + 2X PRIVATE)	2,827 S.F.
UNITS	
STUDIO	13 25%
ONE BEDROOM	38 75%
TWO BEDROOM (MANAGER)	- 0%
TOTAL	51
BUILDING AREA (S.F.) - GROSS AREAS	
FLOOR 1	
CONDITIONED AREA (OFFICES / LOBBY)	3,486 S.F.
UNCONDITIONED (GARAGE/UTILITY) AREA	4,994 S.F.
FLOOR 2	9,067 S.F.
FLOOR 3	9,067 S.F.
FLOOR 4	8,003 S.F.
FLOOR 5	7,976 S.F.
TOTAL GROSS AREA	42,593 S.F.
TOTAL GROSS AREA - CONDITIONED ONLY	37,599 S.F.
PARKING	
ACCESS PREFERRED FROM SECONDARY STREET	
REQUIRED	
BASE PARKING RATIO - RU-5 ZONE	"1:1"
RESIDENT PARKING - ASSUMING 1:1 PARKING	51 STALLS
SENIOR HOUSING REDUCTION	75%
TOTAL REQUIRED	13 STALLS
TOTAL PROVIDED	13 STALLS
MIN. STALL DIMENSIONS	8.5' X 18'
ALIDE	21'
BICYCLES	
SHORT TERM (10% OF PARKING, MIN 4)	10% OF PARKING (or MIN 4)
LONG TERM (1 PER 4 UNITS)	13 BIKES
LOADING	
REQUIRED FOR RESIDENTIAL USES OVER 50,000 S.F.	N/A

SHEET INDEX

G0.0	PROJECT INFORMATION
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L2.1	TREE DISPOSITION PLAN
L2.2	PRELIMINARY PLAN LIST & IMAGERY
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A0.2	RENDERINGS
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A3.4	EXTERIOR ELEVATIONS
A3.5	COLOR & MATERIAL BOARD



VICINITY MAP



538 NINTH STREET SUITE 240 • OAKLAND, CA 94607
T 510 625 9800 • F 510 625 9801 • WWW.HKIT.COM

33rd + SAN PABLO
SENIOR HOUSING

OAKLAND, CALIFORNIA

JOB NO. 20237
DRAWN
CHECKED
JOB CAPTAIN PM
DATE 01/13/17

DRAWING TITLE
PROJECT
INFORMATION

**33rd + SAN PABLO
 SENIOR HOUSING**

OAKLAND, CALIFORNIA

JOB NO. 20237
 DRAWN
 CHECKED
 JOB CAPTAIN PM
 DATE 01/13/17

DRAWING TITLE
**EXISTING
 CONDITIONS**

SCALE AS NOTED

G1.0
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3 VIEW FACING SOUTH ALONG SAN PABLO AVENUE



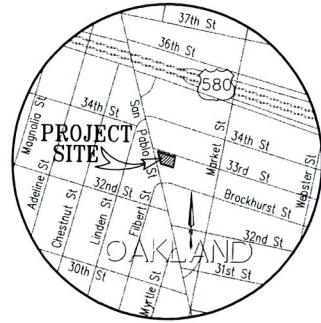
4 VIEW FACING WEST ALONG 33RD STREET



1 SITE PLAN



2 VIEW FACING NORTHEAST ALONG SAN PABLO AVENUE



VICINITY MAP
NOT TO SCALE

LEGEND

SYMBOLS	DESCRIPTION
---	EXTERIOR BOUNDARY
---	RIGHT OF WAY LINE
---	ADJOINER PROPERTY LINE
---	OLD LOT LINE
---	MONUMENT LINE
---	BUILDING LINE
---	BUILDING LINE
○	FOUND STANDARD CITY MONUMENT
○	FOUND PK NAIL AS NOTED
(152.95')	RECORD DATA
A.C.R.	ALAMEDA COUNTY RECORDS
R/W	RIGHT OF WAY
BK.	BOOK
PG.	PAGE
(M-M)	MONUMENT TO MONUMENT
(T)	TOTAL
HC	HANDICAP
AC	ASPHALT CONCRETE
SSMH	SANITARY SEWER MANHOLE
SL	STREET LIGHT
CONC	CONCRETE
GRD	GROUND
TWELL	TREE WELL
WM	WATER METER
SSMH	SANITARY SEWER MANHOLE
UT	UTILITY POLE
GUY	GUY POLE
SIGN	SIGN
CONC	CONCRETE ELEVATION
GRD	GROUND ELEVATION
TP	TOP OF PAVEMENT ELEVATION
IC	TOP OF CURB ELEVATION
BW	BACK OF SIDEWALK ELEVATION
FL	FLOW LINE ELEVATION
LIP	CONCRETE LIP ELEVATION

CIVIL ENGINEER:
Luk and Associates
Civil Engineering
Land Planning
Land Surveying
738 Alfred Nobel Drive
Hercules, CA 94547
Phone (510) 724-3388
Fax (510) 724-3383
email: aluk@lukassociates.com

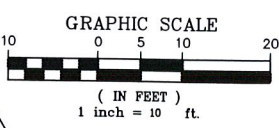
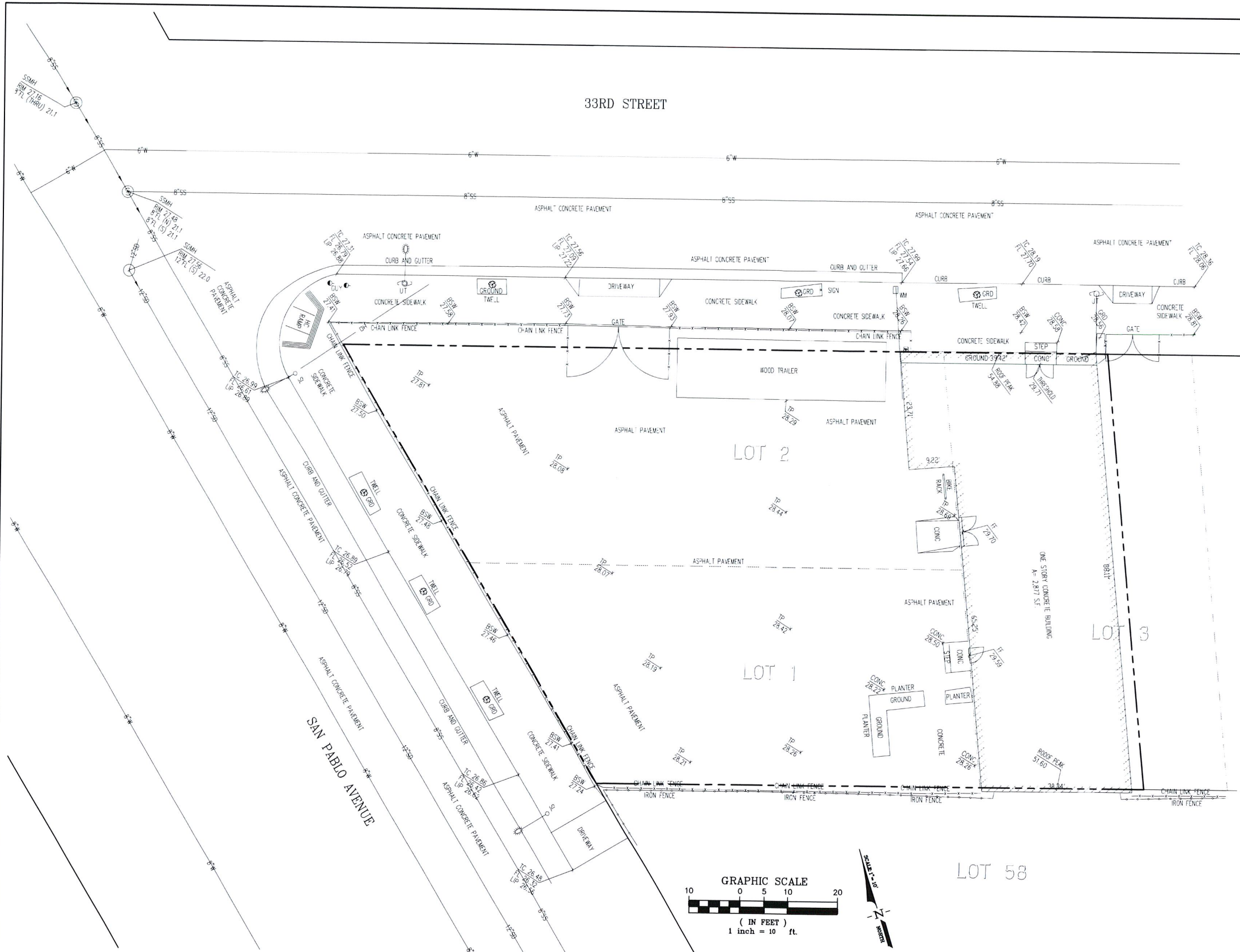
SAN PABLO SENIOR
HOUSING

OAKLAND, CALIFORNIA

JOB NO. 16053A10
DRAWN D.A.D.
CHECKED J.L.
JOB CAPTAIN T.Y.
DATE DECEMBER 2016

DRAWING TITLE
**TOPOGRAPHIC
SURVEY**

SCALE 1" = 10'
C-1



NOTES

- EASEMENTS AND/OR RIGHTS OF WAY ARE SHOWN HEREON PER THE PTR. OTHER EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, IF ANY, ARE NOT SHOWN HEREON.
- DATE OF FIELD SURVEY: APRIL 19, 2016 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.
- UTILITY JURISDICTIONS / PROVIDERS ARE AS FOLLOWS:
STORM DRAIN: CITY OF OAKLAND
SANITARY SEWER: CITY OF OAKLAND
WATER: EAST BAY MUNICIPAL UTILITIES DISTRICT (EBMUD)
ELECTRICITY/NATURAL GAS: PACIFIC GAS & ELECTRIC CO.

BENCHMARK

FOUND PIN IN MONUMENT AT THE INTERSECTION OF BROCKHURST STREET AND MARKET STREET. 5 FEET NORTH OF CENTERLINE OF BROCKHURST STREET AND 11 FEET WEST OF CENTER LINE OF MARKET STREET, ELEVATION = 29.83 FEET, CITY OF OAKLAND DATUM.

BASIS OF BEARING

THE LINE BETWEEN FOUND STANDARD CITY OF OAKLAND MONUMENTS ALONG SAN PABLO AVENUE BETWEEN 33RD STREET AND BROCKHURST STREET, TAKEN AS SOUTH 13°12'56" EAST.

LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF ALAMEDA, CITY OF OAKLAND, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 1 AND 2 AND THE WESTERN 33 FEET, FRONT AND REAR MEASUREMENT, OF LOT 3 IN BLOCK "Q", AS SAID LOTS AND BLOCK ARE SHOWN ON THE "MAP OF THE PROPERTY OF THE CENTRAL LAND COMPANY", FILED NOVEMBER 25, 1873 IN BOOK 2 OF MAPS, PAGE 26 IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

APN: 009-0722-007

SURVEYOR'S CERTIFICATE

THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYORS ACT AT THE REQUEST OF SATELLITE AFFORDABLE HOUSING ASSOCIATES IN APRIL 2016.

JACQUELINE LUK
FOR LUK & ASSOCIATES, INC.
P.L.S. 8934
DATE DEC. 9, 2016



CML ENGINEER:
Luk and Associates
Civil Engineering
Land Planning
Land Surveying
738 Alfred Nobel Drive
Hercules, CA 94547
Phone (510) 724-3388
Fax (510) 724-3383
email: aluk@lukassociates.com

**SAN PABLO SENIOR
HOUSING**

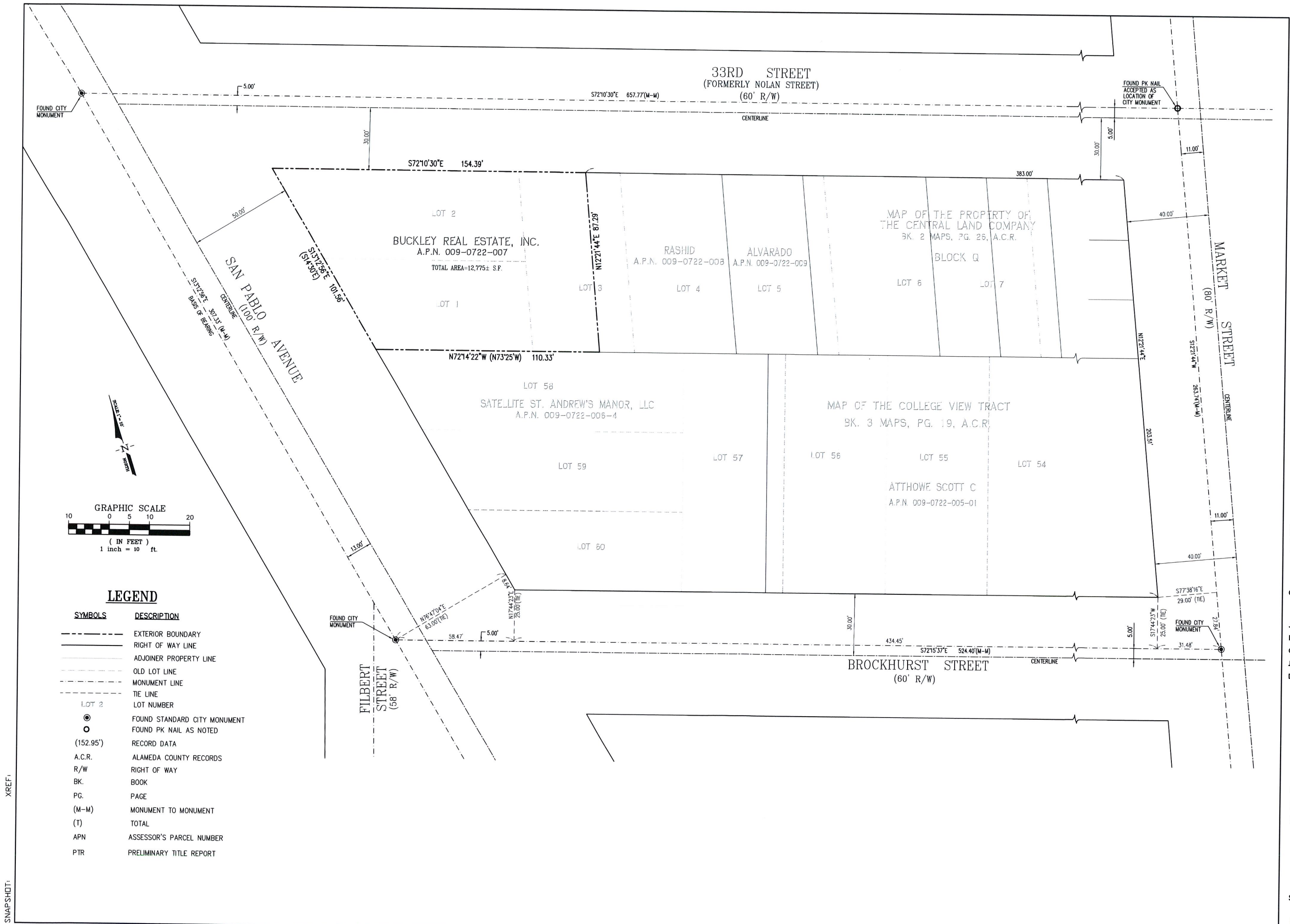
OAKLAND, CALIFORNIA

JOB NO. 16053A10
DRAWN D.A.D.
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DATE DECEMBER 2016

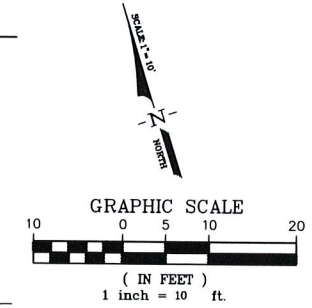
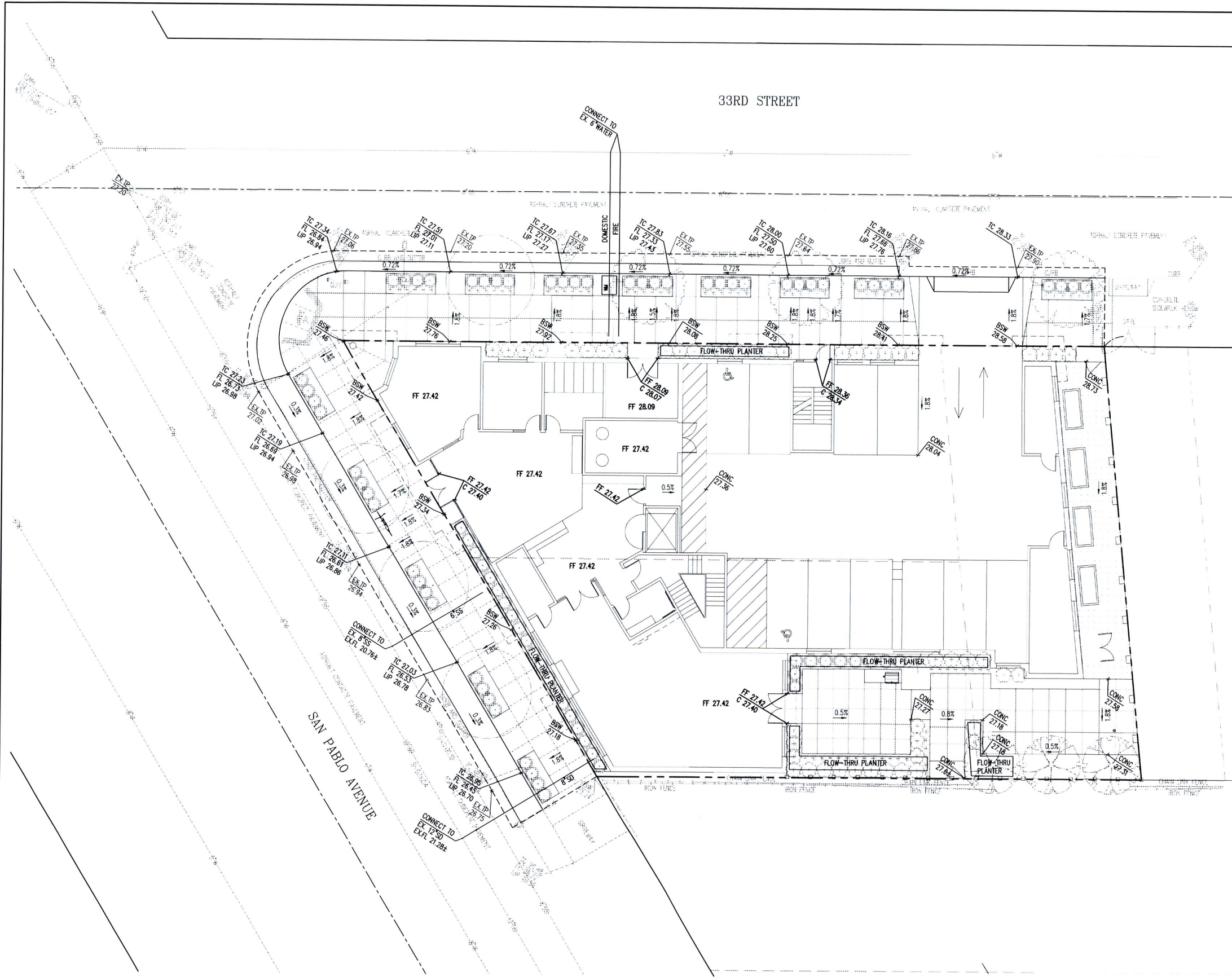
DRAWING TITLE
**BOUNDARY
SURVEY**

SCALE 1" = 10'

C-1.1



XREF: BDRY, MASTOP, SITEPLAN
SNAPSHOT: P-OP



CIVIL ENGINEER:
Luk and Associates
Civil Engineering
Land Planning
Land Surveying
738 Alfred Nobel Drive
Hercules, CA 94547
Phone (510) 724-3388
Fax (510) 724-3383
email: aluk@lukassociates.com

SAN PABLO SENIOR HOUSING

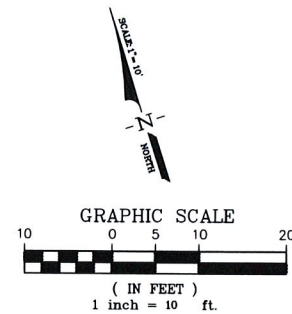
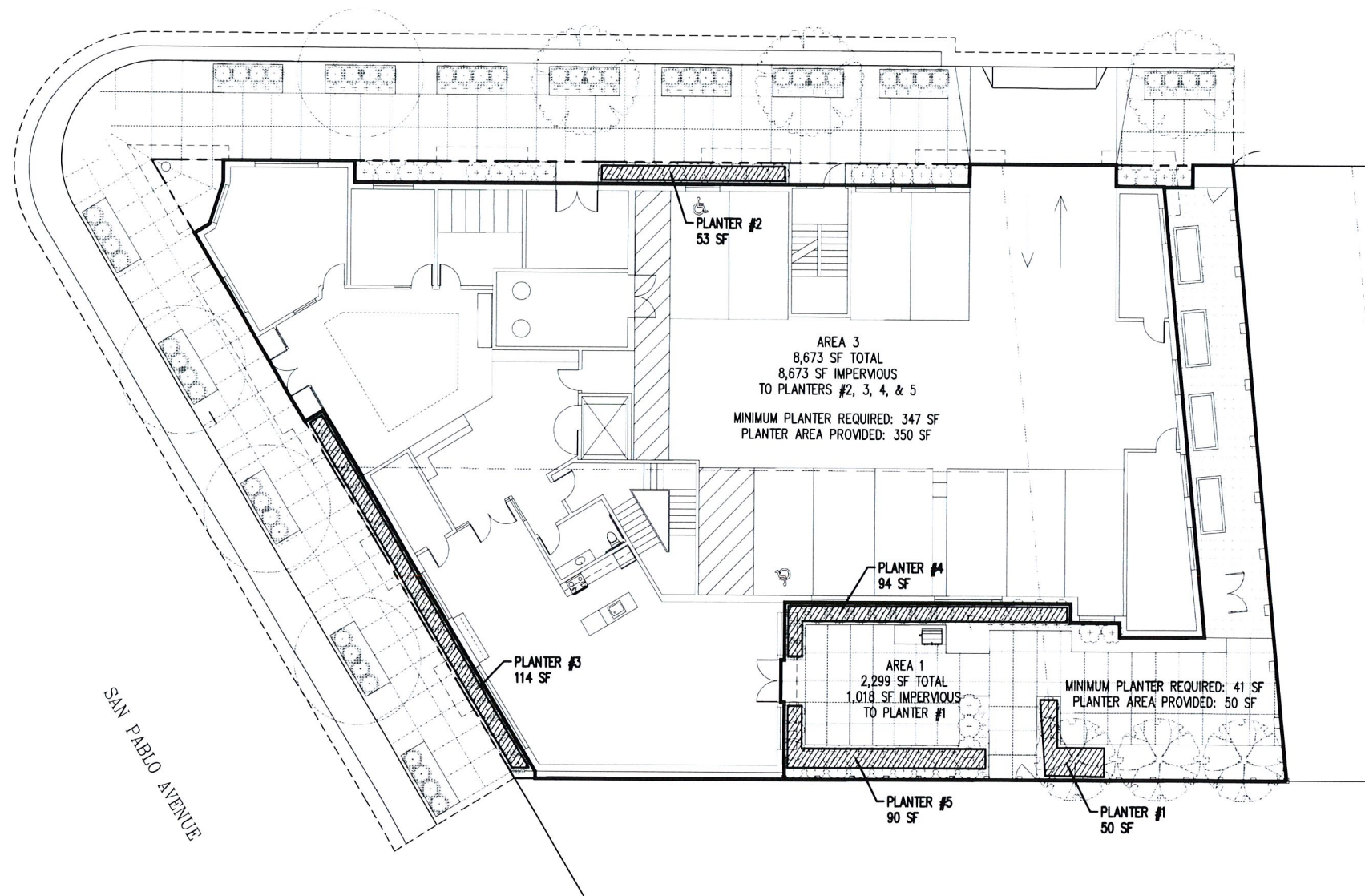
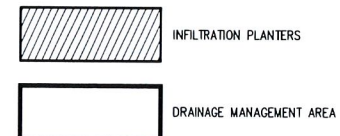
OAKLAND, CALIFORNIA

JOB NO. 16053A10
DRAWN D.A.D.
CHECKED J.L.
JOB CAPTAIN T.Y.
DATE DECEMBER 2016

DRAWING TITLE
**PRELIMINARY
IMPROVEMENT
PLAN**

SCALE 1" = 10'
C-2

33RD STREET

**TREATMENT LEGEND****CIVIL ENGINEER:****Luk and Associates**

Civil Engineering
Land Planning
Land Surveying

738 Alfred Nobel Drive
Hercules, CA 94547
Phone (510) 724-3388
Fax (510) 724-3383
email: aluk@lukassociates.com

SAN PABLO SENIOR HOUSING

OAKLAND, CALIFORNIA

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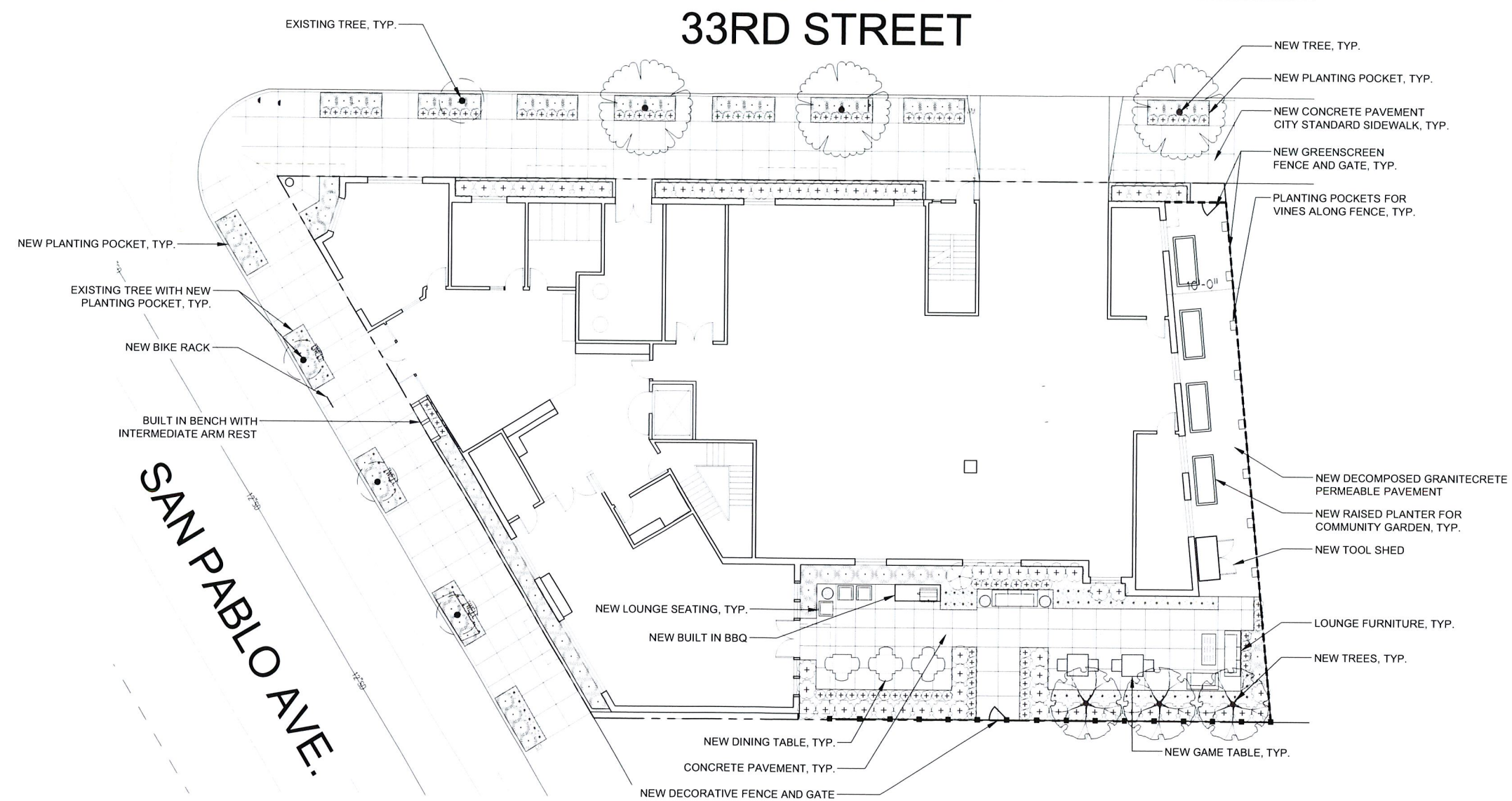
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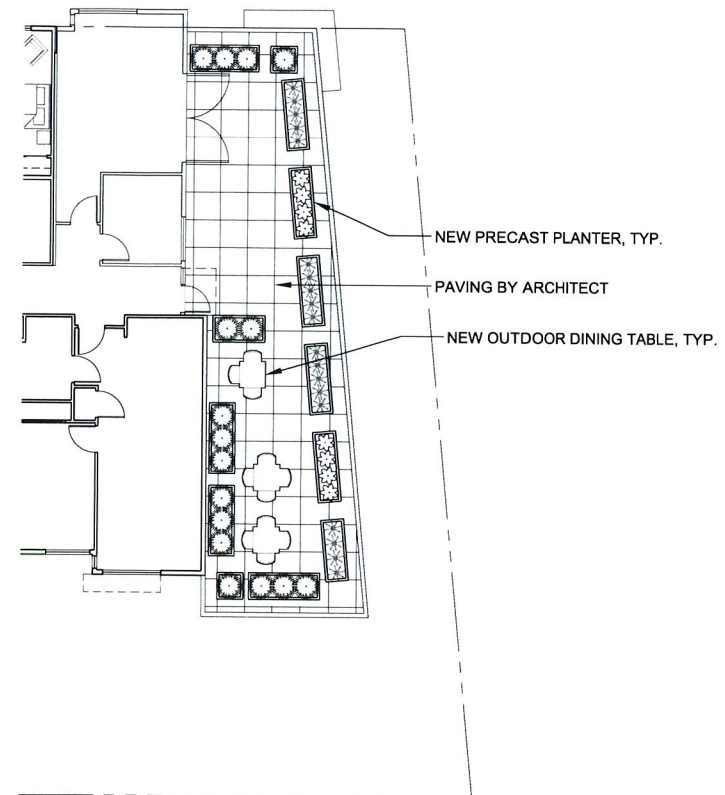
**PRELIMINARY
STORMWATER
TREATMENT PLAN**

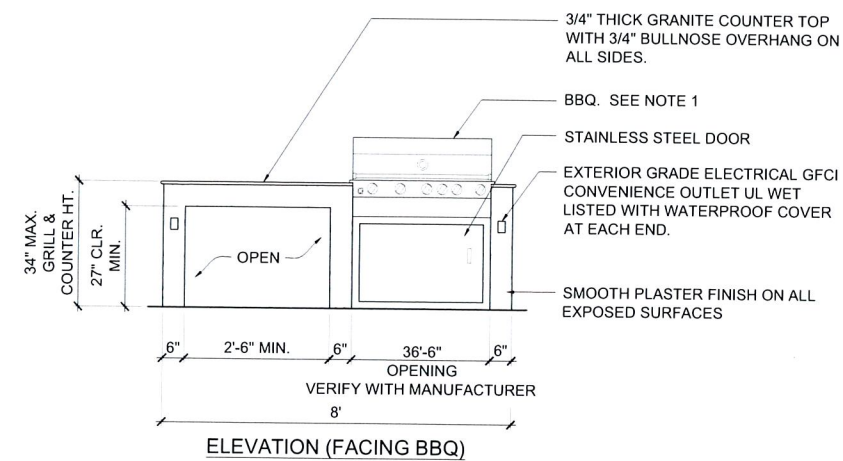
SCALE

1" = 10'

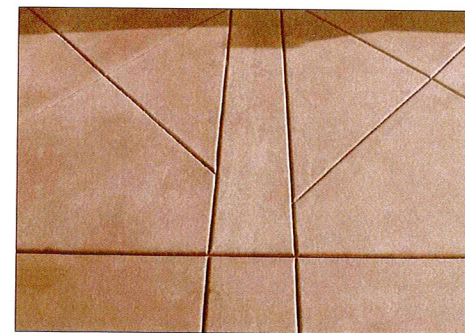
C-3



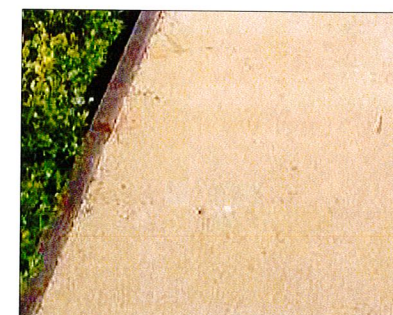




BUILT IN BBQ



COLORED CONCRETE



DECOMPOSED GRANTECRETE



GREEN SCREEN FENCE



DECORATIVE FENCE



COMMUNITY GARDEN PLANTER



BIKE RACK



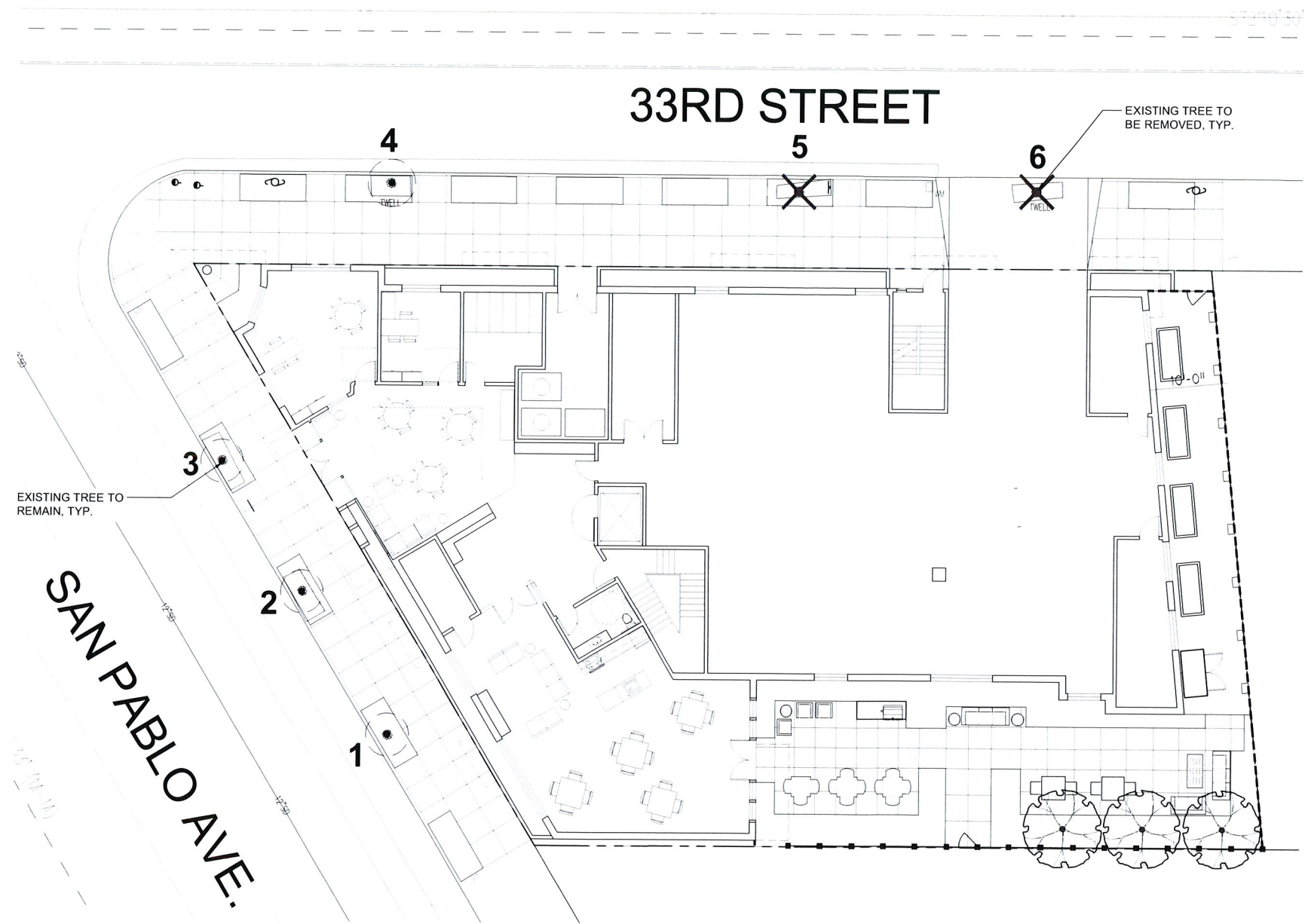
LOUNGE FURNITURE



PRECAST PLANTER

TREE INVENTORY TABLE				
NUMBER	BOTANICAL NAME	DBH	PROTECTED TREE	REMOVE
1	PISTACIA CHINENSIS	4"	YES	NO
2	PISTACIA CHINENSIS	4"	YES	NO
3	PISTACIA CHINENSIS	4"	YES	NO
4	PISTACIA CHINENSIS	5"	YES	NO
5	PISTACIA CHINENSIS	5"	YES	YES
6	PISTACIA CHINENSIS	3"-4"	YES	YES

- NOTES:
- 1. TOTAL PROTECTED TREES TO BE REMOVED: 2
 - 2. TOTAL NEW TREES TO BE ADDED: 6
 - 3. TREE INVENTORY PROVIDED BY VAN DORN ABED LANDSCAPE ARCHITECTS.
 - 4. PROTECTED TREE AS DEFINED BY CITY OF OAKLAND TREE PRESERVATION ORDINANCE.



PLANT IMAGERY - TREES



AESCULUS X 'BRIOTII'

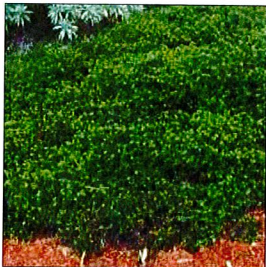


PISTACIA CHINENSIS

PLANT IMAGERY - SHRUBS, GRASSES, AND GROUND COVERS



ANIGOZANTHOS 'BIG RED'



ARCTOSTAPHYLOS
'EMERALD CARPET'



ASPARAGUS DENS. 'MEYERS'



CAREX TESTACEA



CHONDROPETALUM TECTORUM



CORREA 'DUSTY BELLS'



ERIGERON KARVINSKIANUS



ERYSIMUM 'WENLOCK BEAUTY'



FESTUCA MAIREI



GERANIUM INCANUM



GREVILLEA 'NOELLII'



JUNCUS PATENS



LIMONIUM PEREZII



MACFADYENA UNGUIS-CATI



NEPETA FAASSENII





PHORMIUM 'BRONZE BABY'



PHORMIUM 'DUET'

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT	REMARKS
	AES CAR	AESCULUS X CARNEA 'BRIOTII'	BRIOTII HORSECHESTNUT	24"BOX	M
	PIS CHI	PISTACIA CHINENSIS	CHINESE PISTACHE	24"BOX	L
SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	CONT	REMARKS
	ANI SPE	ANIGOZANTHOS SPECIES	KANGAROO PAW	5 GAL	L
	ARC MAN	ARCTOSTAPHYLOS X 'EMERALD CARPET'	EMERALD CARPET MANZANITA	5 GAL	M
	ASP DEN	ASPARAGUS DENSIFLORUS 'MYERS'	MYERS ASPARAGUS	5 GAL	M
	CAR TES	CAREX TESTACEA	CAREX	1 GAL	M
	CHO TEC	CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	L
	COR DU2	CORREA X 'DUSKY BELLS'	AUSTALIAN FUCHSIA	5 GAL	L
	ERI KAR	ERIGERON KARVINSKIANUS	FLEABANE	1 GAL	L
	ERY WEN	ERYSIMUM LINIFOLIUM 'WENLOCK BEAUTY'	WALLFLOWER	5 GAL	L
	FES MAI	FESTUCA MAIREI	ATLAS FESCUE	5 GAL	L
	GER INC	GERANIUM INCANUM	TRAILING GERANIUM	1 GAL	L
	GRE NOE	GREVILLEA X 'NOELLII'	GREVILLEA	5 GAL	L
	JUN PAT	JUNCUS PATENS	CALIFORNIA GRAY RUSH	5 GAL	L
	LIM PER	LIMONIUM PEREZII	STATICE	5 GAL	L
	MAC UNG	MACFADYENA UNGUIS-CATI	YELLOW TRUMPET VINE	15 GAL	L
	NEP FAA	NEPETA X FAASSENII	CATMINT	5 GAL	L
	PHO SPE	PHORMIUM SPECIES	NEW ZEALAND FLAX	5 GAL	L
	PHO DUE	PHORMIUM X 'DUET'	NEW ZEALAND FLAX	5 GAL	L

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2 VIEW FACING NORTHEAST ALONG SAN PABLO AVENUE



1 VIEW FACING SOUTH ALONG SAN PABLO AVENUE

33rd + SAN PABLO SENIOR HOUSING

OAKLAND, CALIFORNIA

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DATE 01/13/17

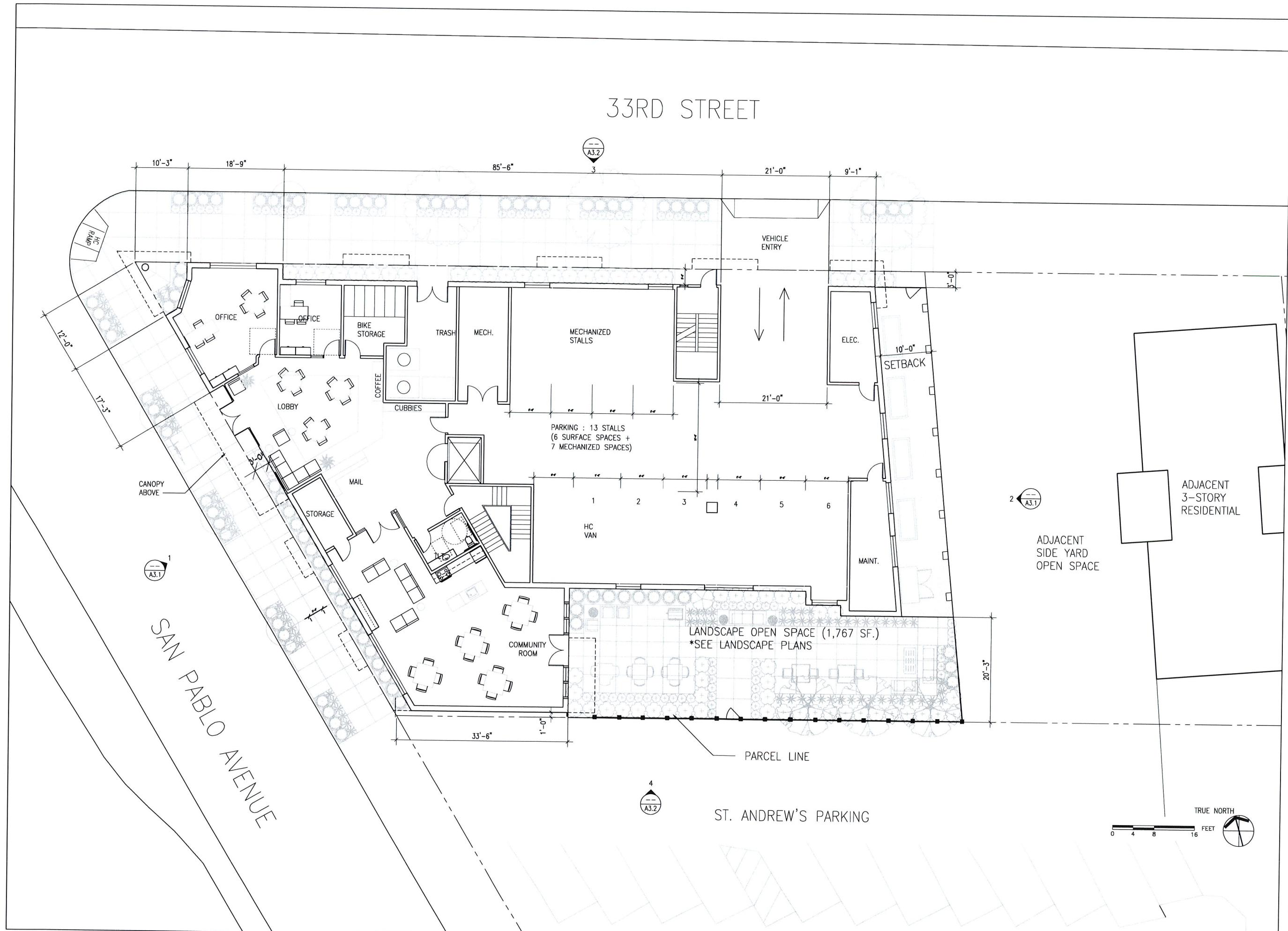
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RENDERINGS

SCALE AS NOTED

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SENIOR HOUSING**

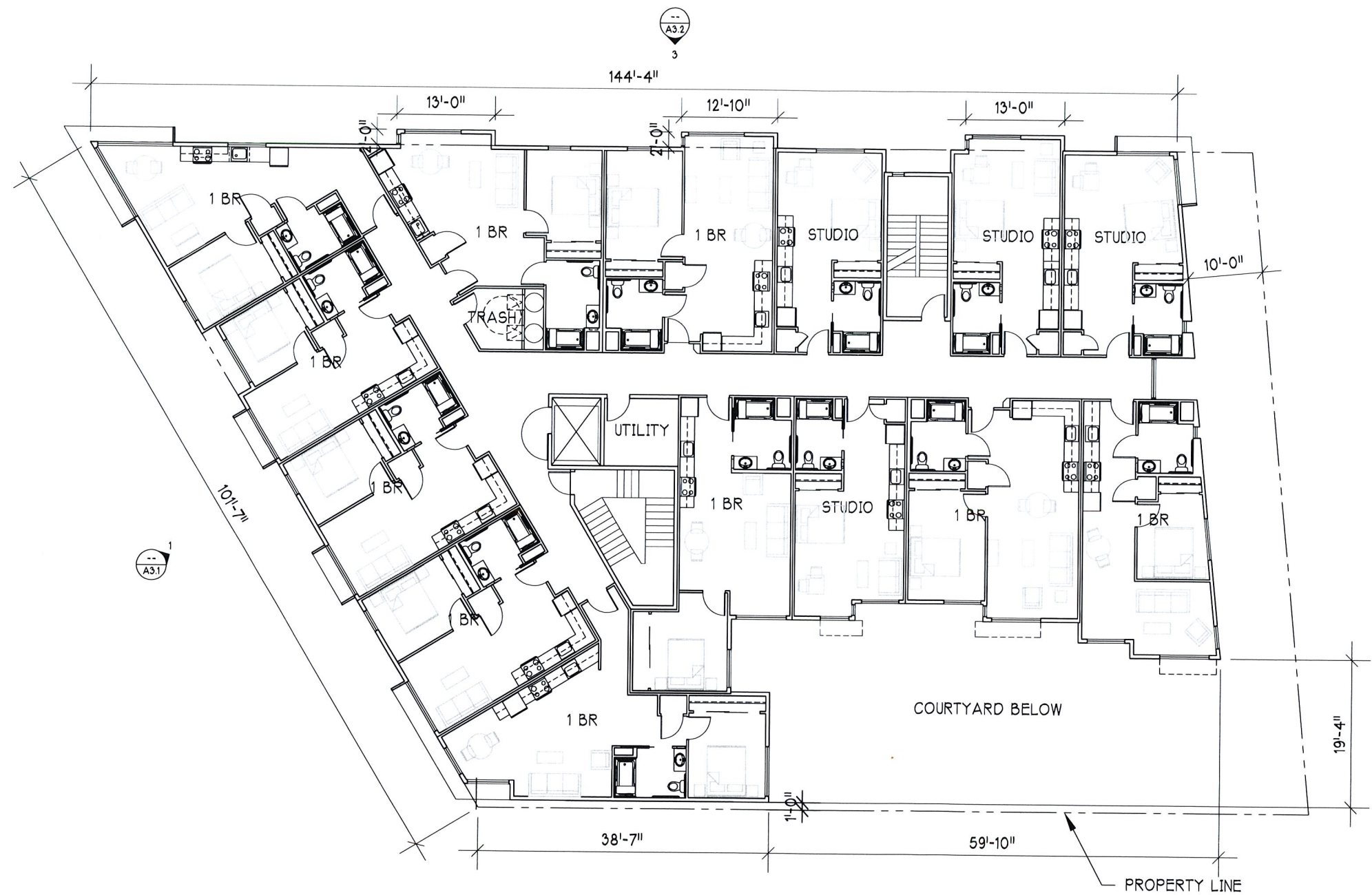
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DRAWING TITLE
1ST FLOOR PLAN

SCALE 1/8" = 1' - 0"

A2.1
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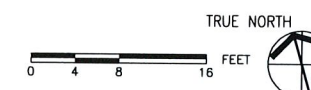
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2ND FLOOR PLAN

SCALE 1/8" = 1' - 0"

OAKLAND, CALIFORNIA

DRAWING TITLE
3RD FLOOR PLAN

A2.3





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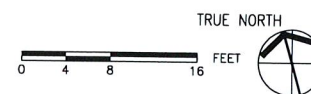
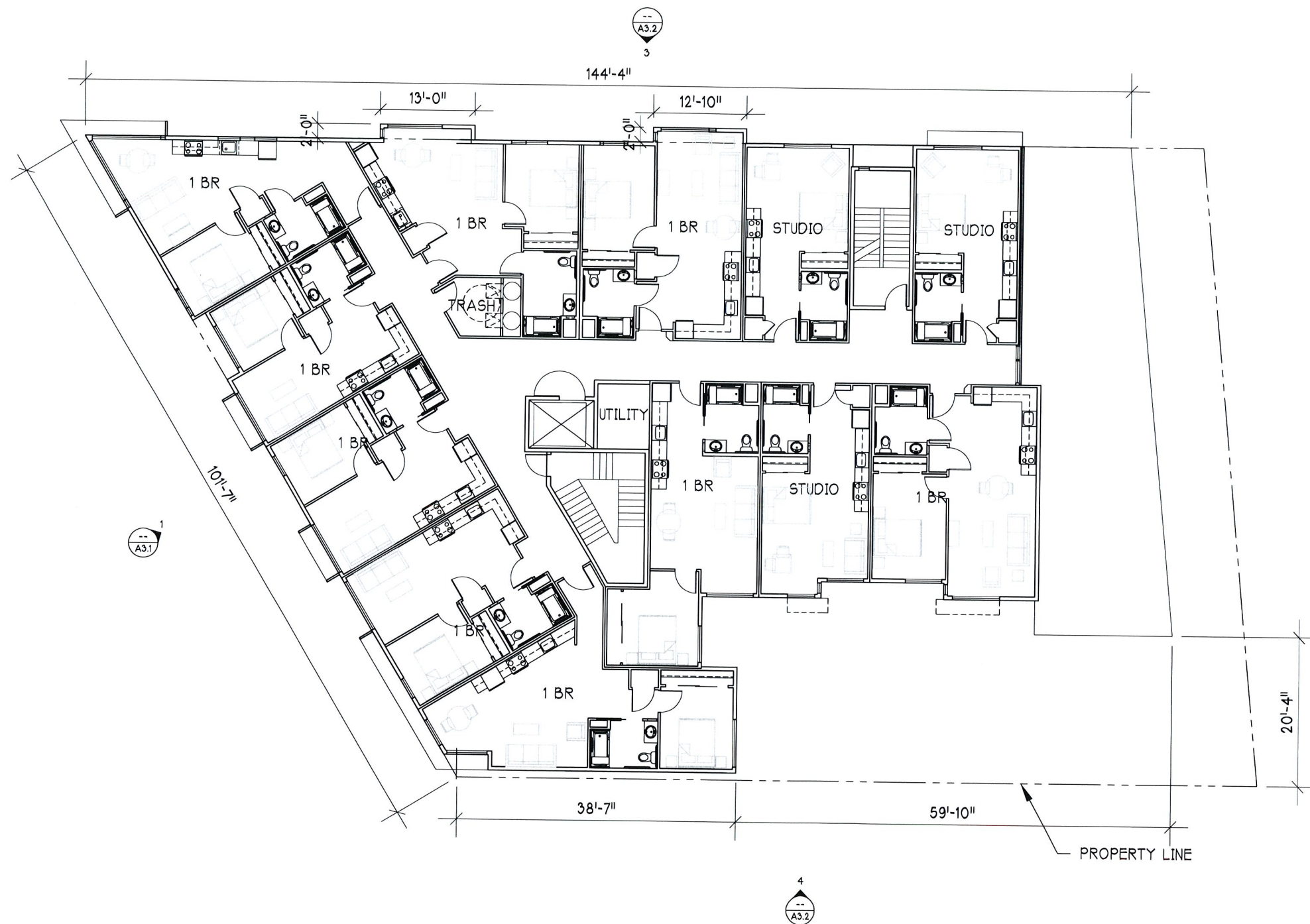
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DRAWING TITLE
4TH FLOOR PLAN

SCALE 1/8" = 1'-0"

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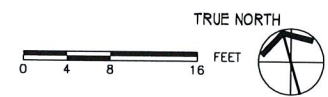
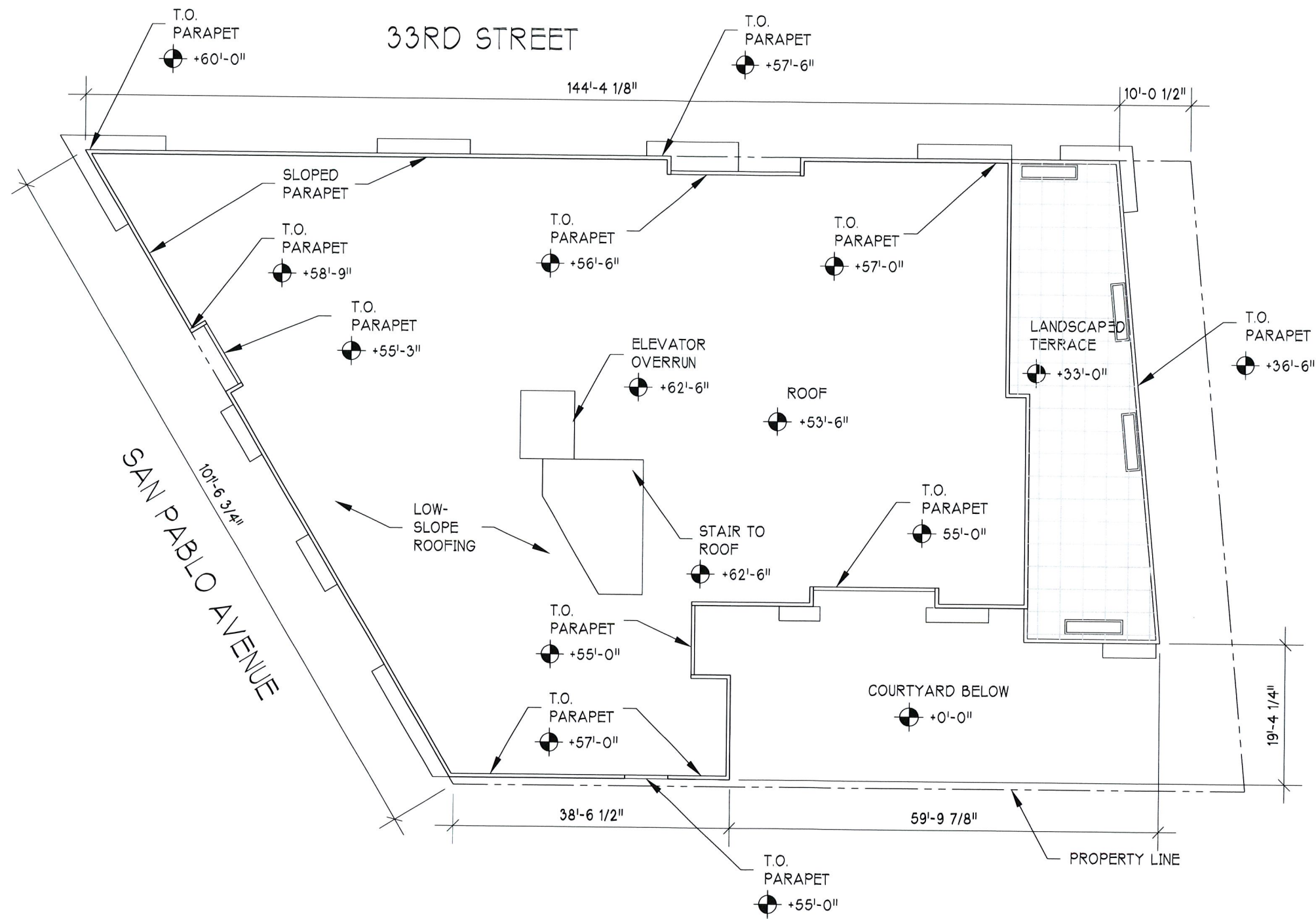
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5TH FLOOR PLAN

SCALE 1/8" = 1' - 0"

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DRAWING TITLE
ROOF PLAN

SCALE 1/8" = 1' - 0"

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EXTERIOR ELEVATIONS

SCALE 1/8" = 1' - 0"
A3.1
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1 WEST ELEVATION: ALONG SAN PABLO AVE.
SCALE : 1/8" = 1'-0"

SD ELEVATION NOTES

- 1 LIGHT FIXTURE, SEE: COLOR BOARD
- 2 STORM WATER TREATMENT PLANTER
- 3 GARAGE DOOR, SEE: COLOR BOARD
- 4 6' FENCE : SEE LANDSCAPE PLAN
- 5 ELEVATOR PENTHOUSE
- 6 STAIR PENTHOUSE
- 7 ENTRANCE CANOPY SOFFIT & SIGNAGE

EXTERIOR FINISH LEGEND

MARK	MATERIAL	LOCATION	FINISH/COLOR (REFER TO COLOR/MATERIAL BOARD)
AL-10	ALUMINUM STOREFRONT	LOBBY AND COMMUNITY ROOM	CLEAR ANODIZED
AL-11	ALUMINUM	UNIT WINDOWS	CLEAR ANODIZED
AL-12	ALUMINUM	GARAGE OPENING SCREEN	PAINTED PERFORATED PANEL - CUSTOM LASERCUT (COLOR 1, GRAY)
AL-13	ALUMINUM	HORIZONTAL SUN SHADE	PAINTED PERFORATED ALUMINUM - BOK OR SIMILAR (COLOR 1, GRAY) (ALT - GRAY COLOR VINYL)
AL-14	ALUMINUM	GARAGE DOOR	CLEAR ANODIZED. PERFORATED PANELS
FC-10	FIBER CEMENT PANEL	EXTERIOR WALLS	PRE-FINISHED COLOR #1 (WHITE) WITH CLEAR ANODIZED ALUM. REVEALS
FC-11	FIBER CEMENT PANEL	EXTERIOR WALLS	PRE-FINISHED COLOR #2 (GRAY) WITH CLEAR ANODIZED ALUM. REVEALS
FC-12	FIBER CEMENT PANELS	STREET FACING PODIUM WALLS AT FIRST FLOOR	PRE-FINISHED COLOR #3 WITH ANTI-GRAFFITI COATING
FC-20	FIBER CEMENT PLANK	EXTERIOR WALLS	COLOR 1 (DARK GRAY - 7" SMOOTH TEXTURE
FC-21	FIBER CEMENT PLANK	EXTERIOR WALLS AT COURTYARD	COLOR 2 (FACTORY FINISH - NATURAL WOOD APPEARANCE) - RANDOM WIDTHS
CC-10	CONCRETE	PLANTER/STOOP WALLS ALONG STREET + WALLS FACING NEIGHBORS	BOARD FORMED CONCRETE WITH ANTI-GRAFFITI COATING
MP-10	METAL PANEL	CANOPY FASCIA, SAN PABLO BAYS	PAINTED ALUMINUM FACED COMPOSITE PANELS (ALUCOBOND OR SIM.) COLOR 1 (LIGHT GRAY)
MP-11	METAL PANEL	CANOPY FASCIA, SAN PABLO BAYS	PAINTED ALUMINUM FACED COMPOSITE PANELS (ALUCOBOND OR SIM.) COLOR 2 (ACCENT COLOR)
WD-10	WOOD	WOOD PANELING - ENTRY SOFFIT, COMMUNITY BUILDING	PREMIUM GRADE CEDAR OR ACCOYA WOOD WITH CLEAR FINISH



1 NORTH ELEVATION: ALONG 33RD STREET
SCALE : 1/8" = 1'-0"

SD ELEVATION NOTES

- 1 LIGHT FIXTURE, SEE: COLOR BOARD
- 2 STORM WATER TREATMENT PLANTER
- 3 GARAGE DOOR, SEE: COLOR BOARD
- 4 6' FENCE, SEE: LANDSCAPE PLAN
- 5 ELEVATOR PENTHOUSE
- 6 STAIR PENTHOUSE
- 7 ENTRANCE CANOPY SOFFIT & SIGNAGE
- 8 PERFORATED PANEL AT GARAGE OPENINGS

EXTERIOR FINISH LEGEND

MARK	MATERIAL	LOCATION	FINISH/COLOR (REFER TO COLOR/MATERIAL BOARD)
AL-10	ALUMINUM STOREFRONT	LOBBY AND COMMUNITY ROOM	CLEAR ANODIZED
AL-11	ALUMINUM	UNIT WINDOWS	CLEAR ANODIZED
AL-12	ALUMINUM	GARAGE OPENING SCREEN	PAINTED PERFORATED PANEL – CUSTOM LASERCUT (COLOR 1, GRAY)
AL-13	ALUMINUM	HORIZONTAL SUN SHADE	PAINTED PERFORATED ALUMINUM – BOK OR SIMILAR (COLOR 1, GRAY) (ALT – GRAY COLOR VINYL)
AL-14	ALUMINUM	GARAGE DOOR	CLEAR ANODIZED. PERFORATED PANELS
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WD-10	WOOD	WOOD PANELING – ENTRY SOFFIT, COMMUNITY BUILDING	PREMIUM GRADE CEDAR OR ACCOYA WOOD WITH CLEAR FINISH

33rd + SAN PABLO
SENIOR HOUSING

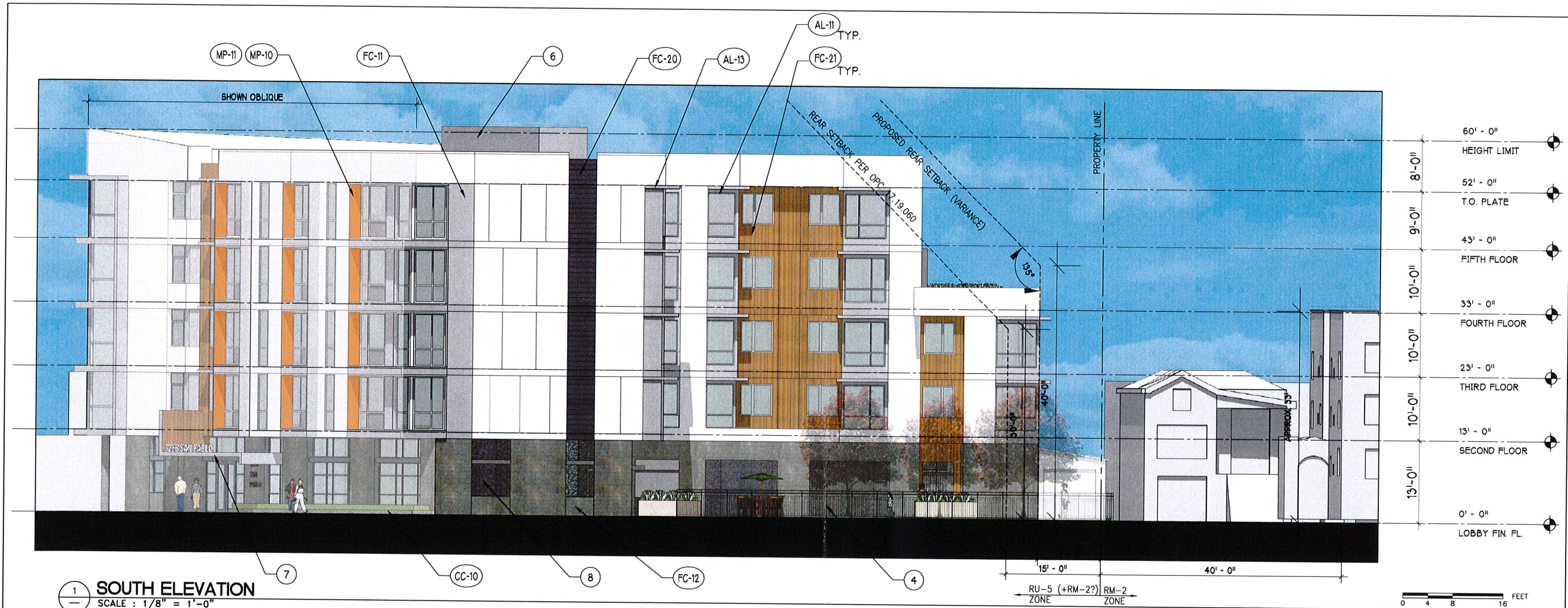
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EXTERIOR ELEVATIONS

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1 SOUTH ELEVATION
SCALE : 1/8" = 1'-0"

SD ELEVATION NOTES

- 1 LIGHT FIXTURE, SEE: COLOR BOARD
- 2 STORM WATER TREATMENT PLANTER
- 3 GARAGE DOOR, SEE: COLOR BOARD
- 4 6' FENCE, SEE: LANDSCAPE PLAN
- 5 ELEVATOR PENTHOUSE
- 6 STAIR PENTHOUSE
- 7 ENTRANCE CANOPY SOFFIT & SIGNAGE
- 8 PERFORATED PANEL AT GARAGE OPENINGS

EXTERIOR FINISH LEGEND

MARK	MATERIAL	LOCATION	FINISH/COLOR (REFER TO COLOR/MATERIAL BOARD)
AL-10	ALUMINUM STOREFRONT	LOBBY AND COMMUNITY ROOM	CLEAR ANODIZED
AL-11	ALUMINUM	UNIT WINDOWS	CLEAR ANODIZED
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WD-10	WOOD	WOOD PANELING – ENTRY SOFFIT, COMMUNITY BUILDING	PREMIUM GRADE CEDAR OR ACCOYA WOOD WITH CLEAR FINISH

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SENIOR HOUSING

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1 EAST ELEVATION
SCALE: 1/20" = 1'-0"

SD ELEVATION NOTES

- 1 LIGHT FIXTURE, SEE: COLOR BOARD
- 2 STORM WATER TREATMENT PLANTER
- 3 GARAGE DOOR, SEE: COLOR BOARD
- 4 6' FENCE, SEE: LANDSCAPE PLAN
- 5 ELEVATOR PENTHOUSE
- 6 STAIR PENTHOUSE
- 7 ENTRANCE CANOPY SOFFIT & SIGNAGE
- 8 PERFORATED PANEL AT GARAGE OPENINGS
- 9 TERRACE CANOPY SOFFIT

EXTERIOR FINISH LEGEND

MARK	MATERIAL	LOCATION	FINISH/COLOR (REFER TO COLOR/MATERIAL BOARD)
AL-10	ALUMINUM STOREFRONT	LOBBY AND COMMUNITY ROOM	CLEAR ANODIZED
AL-11	ALUMINUM	UNIT WINDOWS	CLEAR ANODIZED
AL-12	ALUMINUM	GARAGE OPENING SCREEN	PAINTED PERFORATED PANEL - CUSTOM LASERCUT (COLOR 1, GRAY)
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WD-10	WOOD	WOOD PANELING - ENTRY SOFFIT, COMMUNITY BUILDING	PREMIUM GRADE CEDAR OR ACCOYA WOOD WITH CLEAR FINISH

33rd + SAN PABLO SENIOR HOUSING

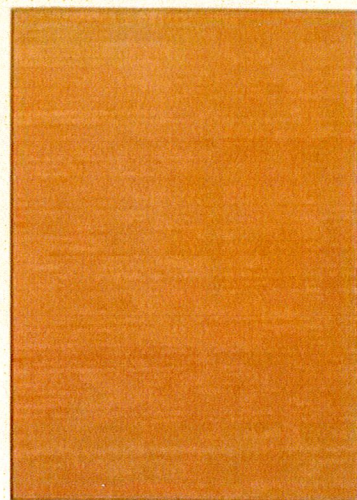
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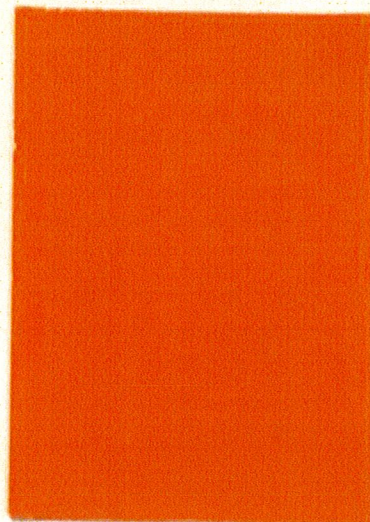
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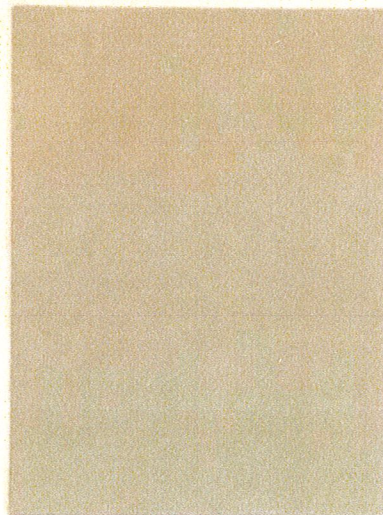
WD-10

WOOD
PREMIUM GRADE CEDAR
OR ACCOYA WITH
CLEAR FINISH



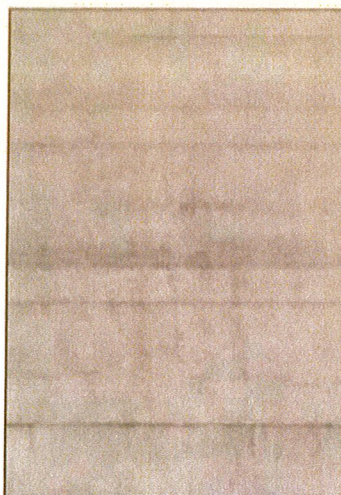
MP-11

METAL PANEL
PAINTED ALUMINUM
FACED COMPOSITE
PANEL WITH
PREFINISHED COLOR 2,
ACCENT COLOR



MP-10

METAL PANEL
PAINTED ALUMINUM
FACED COMPOSITE
PANEL WITH
PREFINISHED COLOR 1,
LIGHT GRAY



CC-10

CONCRETE
FINISH:
BOARD-FORMED
WITH ANTI-GRAFFITI
COATING

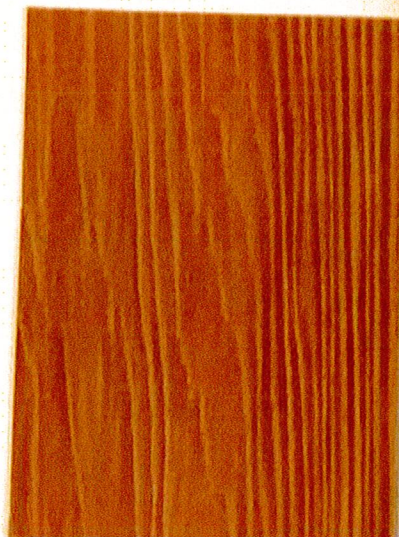


FC-20

FIBER CEMENT
PLANK
FINISH: COLOR 1,
DARK GRAY WITH 7"
SMOOTH TEXTURE



EXTERIOR
LIGHTING
FIXTURE



FC-21

FIBER CEMENT
PLANK
FINISH: COLOR 2,
NATURAL WOOD,
RANDOM WIDTHS



FC-10

FIBER CEMENT
PANEL
FINISH:
PREFINISHED
COLOR #1,
WHITE



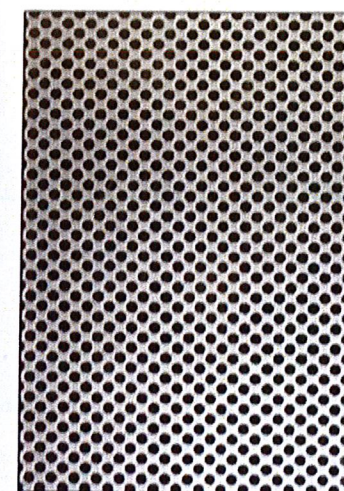
FC-11

FIBER CEMENT
PANEL
FINISH: PREFINISHED
COLOR #2,
ACCENT COLOR



FC-12

FIBER CEMENT
PANEL
FINISH: PREFINISHED
COLOR #2,
ACCENT COLOR



AL-12

PERFORATED
ALUMINUM
FINISH:
PAINTED,
COLOR 1 GRAY

AL-13



AL-14

PERFORATED
ALUMINUM
FINISH: CLEAR
ANODIZED



COLOR AND MATERIAL BOARD

SCALE: 1/20" = 1'-0"



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**SAN PABLO SENIOR
HOUSING**

OAKLAND, CALIFORNIA

JOB NO. 20237

DRAWN

CHECKED

JOB CAPTAIN PM

DATE

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**COLOR AND
MATERIAL BOARD**

SCALE AS NOTED

A3.5

EXPIRATION: 12 MONTHS FROM DATE OF ISSUE