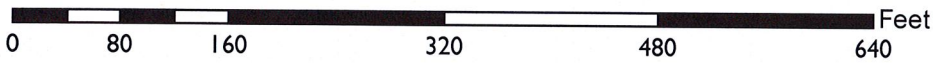
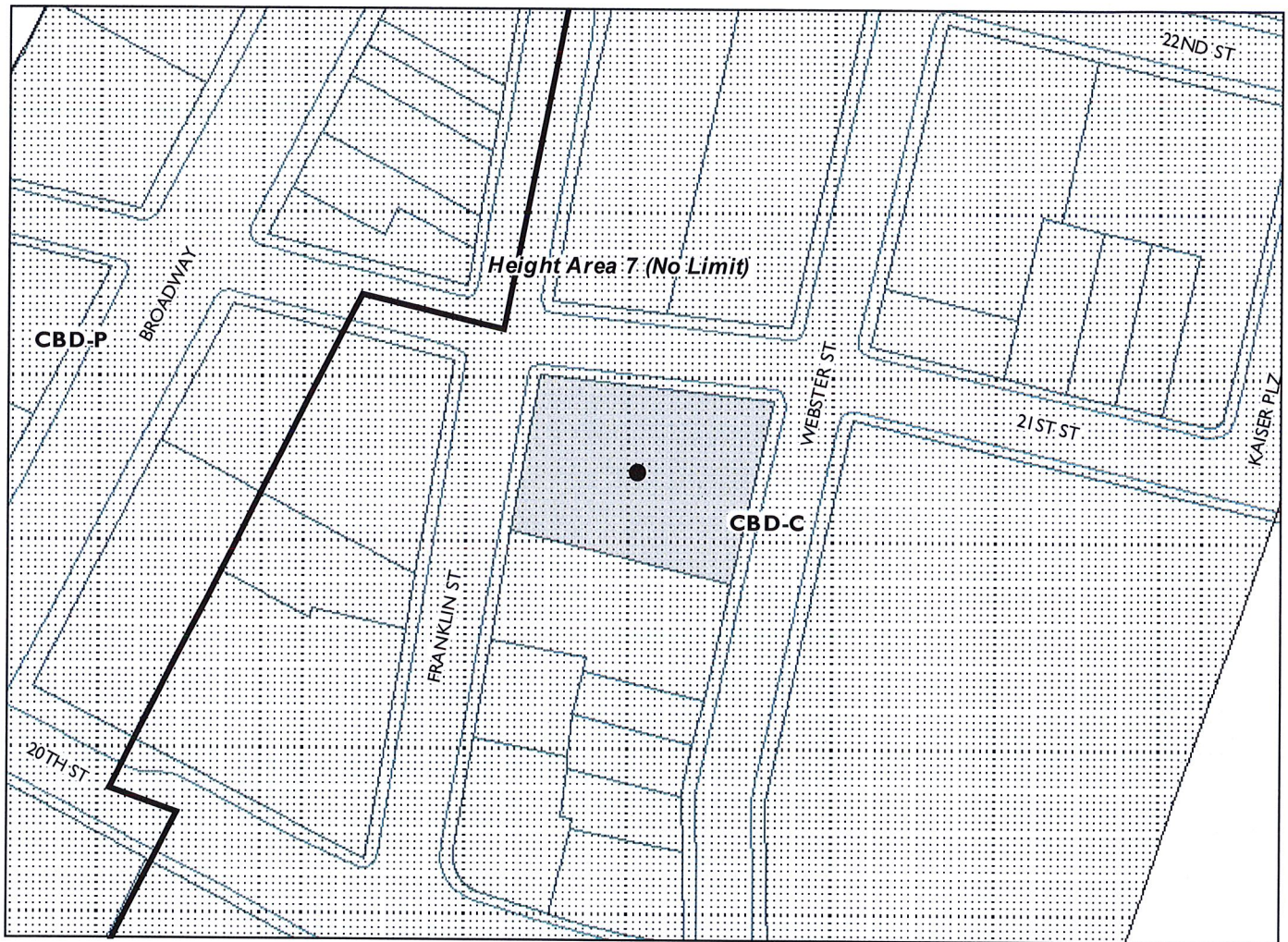


Location:	2044 Franklin St
Assessor's Parcel Number(s):	008-0651-018-01
Proposal:	Proposal to construct a new 29 story mixed use primary building containing 179 residential units with a secondary low rise 3-story townhouse building with 5 units and ground floor commercial. The entire project would have 184 units approximately 57,000 square feet of office and 6,750 square feet of commercial at the ground floor.
Applicant:	RAD Urban, Lin-Chuin Loh (510) 343-5593
Owner:	Village Glen Oakland 2 LLC
Case File Number:	PLN17050
Planning Permits Required:	This proposal will require a Regular Design Review permit for new construction; Major Conditional Use Permit for development exceeding 200,000 square feet; a Tentative Parcel Map to merge two lots and three minor variances for loading, driveway access on the primary street and for a reduction in the amount of landscaping in the public open space.
General Plan:	Central Business District
Zoning:	CBD-C; Height Area 7 (No Limit) Central Business District
Environmental Determination:	<p>A detailed CEQA Analysis was prepared for this project which concluded that the proposed project satisfies each of the following CEQA Guidelines: (1) 15332- Urban Infill Development, (2) 15300.2 (Exceptions), (3) 15183 - Projects Consistent with a Community Plan, General Plan, or Zoning; (4) 15183.3 Quality Infill Streaming. Each of the foregoing provides a separate and independent basis for CEQA compliance.</p> <p>The CEQA Analysis document may be reviewed at the Bureau of Planning offices, located at 250 Frank Ogawa Plaza, 2nd floor, during regular business hours, or it can be found as Item #70 on the City's Environmental Review Documents webpage via the following link: http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157</p>
Historic Status:	Non-historic Property
City Council District:	3
Finality of Decision:	Appealable to City Council within 10 Days
For Further Information:	Contact case planner Rebecca Lind at (510) 238-3472 or by email at rlind@oaklandnet.com .

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN17050
Applicant: RAD Urban, Lin-Chuin Loh
Address: 2044 Franklin Street
Zone: CBD-C
Height Area: Height Area 7 (No Limit) Central Business District

EXECUTIVE SUMMARY

The Nautilus Group filed an application with the Bureau of Planning to replace an existing two story commercial building/corner parking lot with a mixed-use development. The project consists of two buildings: a 356-foot-high tower providing 179 residential units, 57,000 square feet of office, as well as 3,800 square feet of commercial on the ground floor and a secondary low rise 3-story townhouse building with 5 units and 3,950 square feet of ground floor commercial.

The subject property consists of two lots with a slightly irregular parcel configuration and frontage on three streets, Franklin, 21st and Webster. Both Webster and Franklin are considered primary streets. Parking garage and commercial access is proposed from Webster Street while the residential lobby is proposed from 21st street. Separate gated townhouse entry is proposed into an interior courtyard with access from 21st street.

STAFF RECOMMENDATION(S)

1. Affirm staff's environmental determination and adopt the attached CEQA Findings.
2. Approve the Conditional Use Permit, Design Review, Variances and Vesting Tentative Parcel Map subject to the attached findings and conditions.

SURROUNDING USES

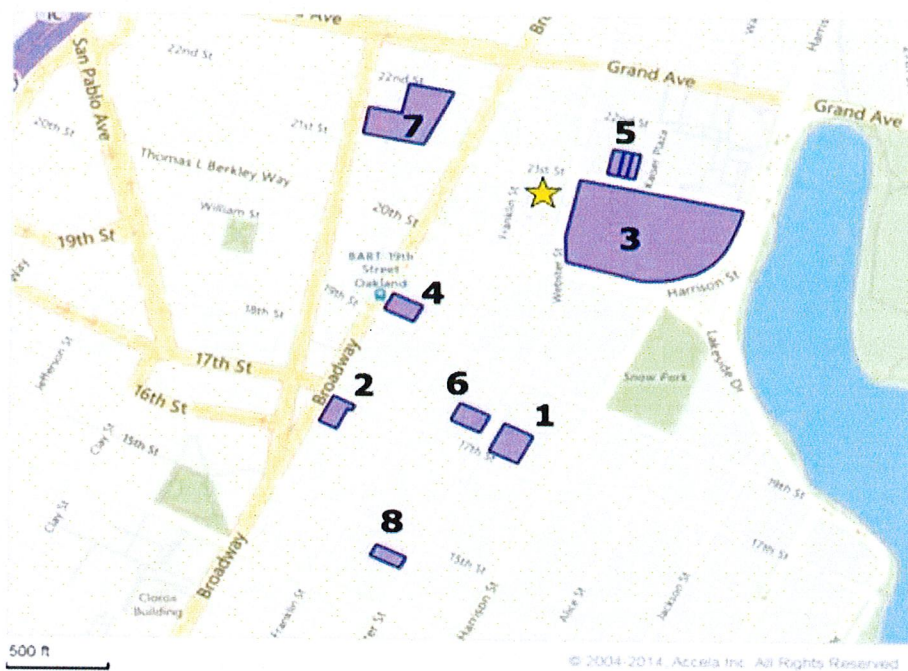
The district consists of a mix of low rise and high rise structures including a 20 story, 220-foot building and a 10-story, 110-foot building on 21st street adjacent to the subject site to the north. Both of these are commercial office buildings.

The internal lot line to the south abuts a 6 story, 75-foot-high commercial building. The site is immediately across Webster Street from the Kaiser Plaza and rooftop garden.

The building is located in a mixed commercial neighborhood with a blend of lower scale, 1950s era bank and office buildings to the west and south and taller office buildings to the north and east. Indeed, amongst the existing high rises are the two current, tallest buildings (The Ordway Building and the Kaiser Plaza building) in Oakland.

SIMILAR CASES

As noted above, this is a section of downtown Oakland with several larger buildings, many for commercial purposes. There are also several larger projects in the wider vicinity that are under construction, that have been permitted, or are seeking entitlements. Below is a brief summary of each and a map showing the location of each.



Under Construction:

1. *1700 Webster*: This 25 story 250 unit project was approved by Planning Commission in late 2015 and commenced site demolition work in February of 2017.
2. *1640 Broadway (449 17th St)*: Approved in early 2016 by the Planning Commission, this new residential building broke ground in March of 2017. It will be 33 stories tall with 254 units and would be the largest residential building in the City.

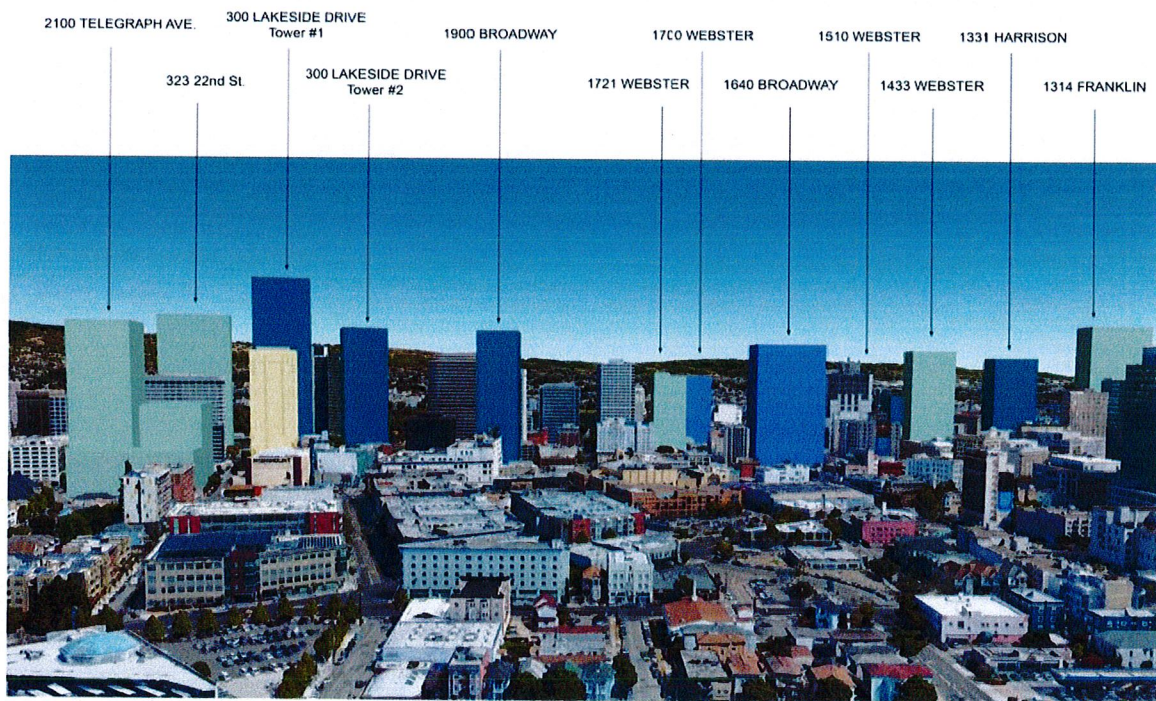
Permitted but not yet built:

3. *Kaiser Rooftop*: This project consists of two commercial office towers located on top of a portion of the Kaiser Center rooftop garden (directly across Webster St from subject site). The total net new office square footage would be approximately 1.47 million square feet.
4. *1900 Broadway*: The 2015 approved project would build 345 residential units, approximately 9,700 square feet of commercial in a 33 story high rise. It would also encompass and rehabilitate the 1920's era historic building (The Tapscott Building) at the corner of 19th and Broadway.

Under Review:

5. *323 22nd St./2 Kaiser Plaza*: This site is an existing parking lot roughly 70 yards to the east from the subject property. The applicant is studying two options, A) 1.1 million square feet of office building approximately 450 feet tall or B) a 600,000 square foot office building approximately 250 feet tall. This project is being reviewed and went to the Design Review Committee in February.

1. *1721 Webster*: This is a proposed 250 unit, 25 story residential tower that was heard by the Design Review Committee in March. It is almost directly across the street from the 1700 Webster project.
2. *2100 Telegraph*: A recently submitted project, the City is reviewing an application for approximately 880,000 square feet of office, 395 residential units and approximately 18,000 square feet of retail.
3. *1433 Webster*: This is a similar building not only in scale but design as its proposed by the same developer and involves the same modular construction method. It's included in this list due to the visual similarity this proposal shares with the project being analyzed.



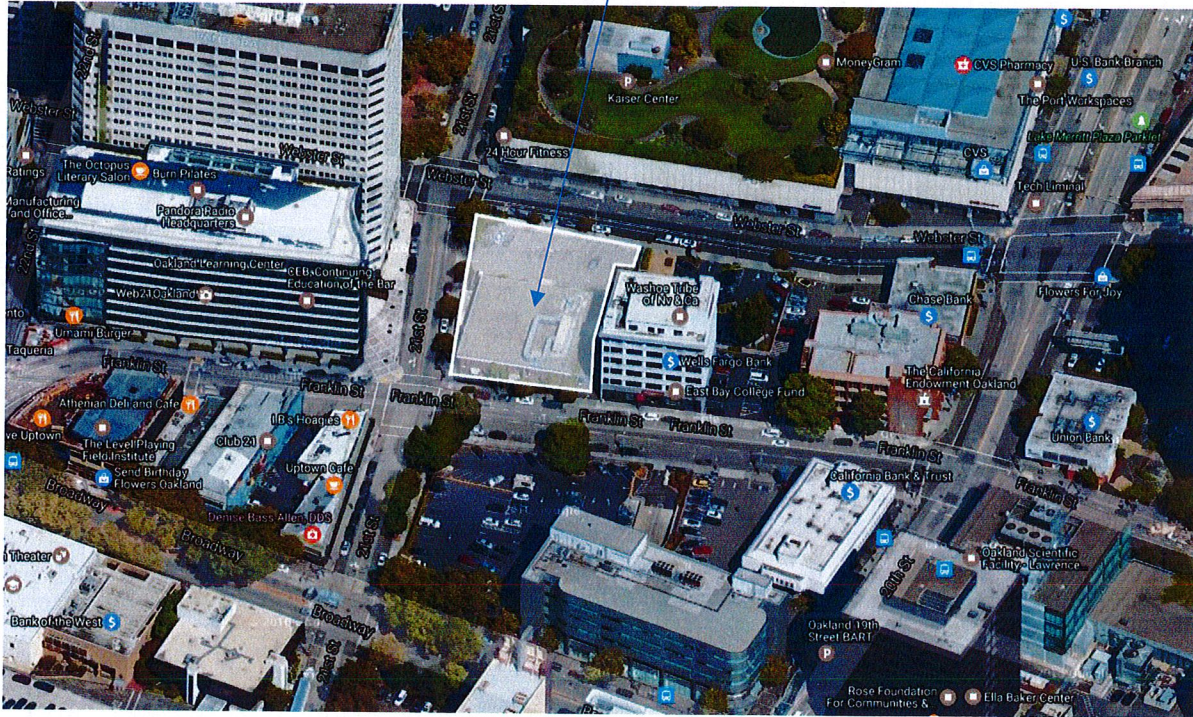
VIEW LOOKING EAST

- APPLICATION APPROVED
- APPLICATION UNDER REVIEW
- 2044 FRANKLIN STREET
- BUILDINGS UNDER CONSTRUCTION

PROJECT LOCATION

Oblique aerial of the site and surroundings, looking east.

Site



PROJECT DESCRIPTION

The proposed project would demolish the existing 2 story brick 8,861 sf building with a 24 space surface parking lot and construct a new mixed use complex with two structures. Building 1, is a 353 ft. high, 28 story tower with a 77 ft. high, 6 story podium. Building 2 is a 40 ft. high 3 story low rise building. The uses include commercial office, retail and residential proposed at a height and density that complies with the General Plan policy framework and the CBD-C zoning standards.

ISSUES BEFORE THE COMMISSION

- Regular Design Review for new construction
- Major Conditional Use Permit for development exceeding 200,000 sf;
- Minor Variances for:
 - One loading space where 2 are required,
 - Driveway access and parking on the primary street (Webster),
 - Reduction in the amount of landscaping in the public open space,
- Tentative Parcel Map for Merger of Parcels and Future Condominium Purposes
- Environmental Review

Staff has listed the applicable Findings in support of the project in Attachment A of this staff report.

BUILDING 1 TOWER/PODIUM: SUMMARY



Proposal from 21st and Webster



Proposal from Franklin

1. The ground floor; 5,379 sf with a 336 sf mezzanine.

- 1,400 square feet of retail at the corner of Webster and 21st St, with the entry on 21st.
- 15 foot ceiling height.
- Entries: residential on 21st Street and office on Webster.
- Mechanical parking system accommodating 86 cars for residential use.
- Parking access on Webster. A ramp leads to a subterranean level with additional parking
- Trash, one loading berth, mail/package room, and a locker room with showers are also provided on the first floor in the interior of the building.
- Long term bicycle parking is in the subterranean level.

2. Levels two through five: 57,873 square feet of office.

- The fifth floor terraces open to Webster St and 21st St.
- The office space extends over the parking area in the podium portion of the building.
- The sixth floor provides amenity spaces for the residents of the building with access out to a roof top outdoor open space.

3. Levels 7 through 28: residential floors with eight units per floor for a total of 176 apartments: 44 one bedroom and 132 two bedroom.

4. 29th level/ tower rooftop would contain 3 penthouses with 3 bedroom units.

BUILDING 2 LOW RISE: SUMMARY



Ground floor elevation of the proposed building at 21st and Franklin

- This building would include 5 townhouses on the 2nd and 3rd floors.
- 3950 sq. ft. of ground floor retail would wrap around the corner of 21st and Franklin with entrances on both frontages. The “L” shaped footprint is 0-30’ deep to allow enough room for retail uses, and two smaller storefront areas are proposed.
- The retail has a 15’ ceiling height and 30’ deep floor area.
- The juxtaposition of the low rise building and the tower/podium create an internal group open space between the buildings. The open space has gated access to 21st Street and through the parking garage.
- The townhouse units would have access through the open space via enclosed stairs at the rear of the units.
- Private open space is proposed on the roof of the townhouse units.

DESIGN REVIEW COMMITTEE SUMMARY

The Design Review Committee reviewed the project on May 3, 2017. The consensus of the Committee was that the design concept, materials, color and window design meet the design criteria for mixed use buildings in the downtown. Three specific issues were discussed.

- 1) *The darker color of the high- rise portion of the building.* The Committee indicated that the color was acceptable as submitted.
- 2) *Pedestrian activation on the Webster St. frontage.* The plans as submitted require a minor variance. The Committee consensus was that the garage entry on this side of the building is acceptable because retail and office entry on Webster were sufficient to address pedestrian scale on the ground floor.
- 3) *The “top” of the building.* The Committee discussed extending the “top” design which includes a lighted “lantern” to the elevations to the north and south elevation as shown on the east and west. The applicant resubmitted this design element in response to the Committee comments and this version of the building design is before the Planning Commission.

GENERAL PLAN ANALYSIS

The General Plan's Land Use and Transportation Element (LUTE) classifies the project site as being located in the Central Business District (CBD) General Plan area. The goal of the Central Business District Classification is to:

“Encourage support and enhance the downtown area as a high density mixed use urban center of regional importance and a primary hub for business, communications, office government high technology, retail, entertainment and transportation in Northern California”.

The proposed project complies with the goal of the Central Business District Classification by:

- replacing a two story commercial building and surface parking lot with a dense mixed use project;
- adding new residents and retail/commercial services to grow both the residential and business sectors;
- contributing a visually interesting building adding new height, and lights to the city skyline, providing amenities within the building such as roof gardens, and restaurant/ retail activity at the street level.

The CBD classification includes a mix of large-scale offices, commercial, urban high rise residential, institutional, open-space, cultural, educational, arts, entertainment, service, community facilities, and visitor uses.

Among the General Plan Land Use and Transportation policies and objectives applicable to the proposed Project, and which the Project conforms with, are the following:

Policy T2.1 - Encouraging Transit-Oriented Development - Transit-oriented development should be encouraged at existing or proposed transit nodes, defined by the convergence of two or more modes of public transit such as BART, bus, shuttle service, light rail or electric trolley, ferry, and intercity or commuter rail.

Policy D2.1 - Enhancing the Downtown - Downtown development should be visually interesting, harmonize with its surroundings, respect and enhance important views in and of the downtown, respect the character, history, and pedestrian-orientation of the downtown, and contribute to an attractive skyline.

Policy D10.1 – Encouraging Housing – Housing in the downtown should be encouraged as a vital component of a 24-hour community.

Policy D10.2 – Locating Housing – Housing in the downtown should be encouraged in identifiable districts, within walking distance of the 12th Street, 19th Street, City Center, and Lake Merritt BART stations to encourage transit use, and in other locations where compatible with surrounding uses.

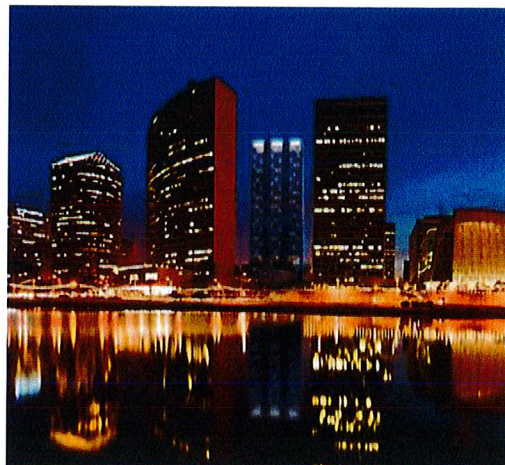
Policy 11.1 - Promoting Mixed-Use Development - Mixed use developments should be encouraged in the downtown for such purposes as to promote its diverse character, provide for needed goods and services, support local art and culture, and give incentive to reuse existing vacant or underutilized structures.

Policy 11.2 - Locating Mixed-Use Development - Mixed use development should be allowed in commercial areas, where the residential component is compatible with the desired commercial function of the area.

Policy N3.1 – Facilitating Housing Construction – Facilitating the construction of housing units should be considered a high priority for the City of Oakland.

Policy N3.2 – Encourage In-fill Development – In order to facilitate the construction of needed housing units, in-fill development that is consistent with the General Plan should take place throughout the City of Oakland.

The proposed Project is consistent/conforms with the above referenced policies and objectives and the general intent of the Central Business District land use designation by constructing a new high density residential building above a commercial ground floor on a major commercial street within the downtown core within walking distance to the 12th Street, 19th Street and Lake Merritt BART stations.



ZONING ANALYSIS

The General Plan policies are implemented by the CBD- C Zone. This is a mixed-use zone that allows high density residential, office and retail/service in the downtown. It includes standards such as height, density, parking and setbacks that encourage projects that will develop the City Center as a pedestrian area with high rise development. The CBD-C Zone also encourages amenities to support an urban residential life style in the City Center. Design requirements for new buildings include criteria for the entrance, design of the building at the ground floor, location of parking, and elements to make the street/sidewalk area interesting and busy. Design criteria also address the bulk and size of the building, upper story windows, and the building base and top.

CBD-C Zoning Standards Met by the Proposal

Proposal Activity and Facility

Permanent Residential, Office, Retail and accessory parking are allowed uses.

Density and Ratio of the floor area to the land area (FAR)

The site is in Height Area 7. In this area, there is no limit on building height and a density of one dwelling unit per 90 square feet of lot area is allowed. Commercial Floor Area Ratio (FAR) is 20.0 and applies only to the commercial portion of the project. In this zone, all of the land area can be used to calculate both the density and FAR. The proposed development meets these standards as it has a lower density and a lower FAR than the CBD-C zone allows.

Density/FAR Requirements Summary

2044 Franklin	Area	Residential Density	Commercial FAR	Max Units/ Floor Area
Allowed	25,568	1:90	20.0	284.8 / 511,360 sq. ft. FAR 20
Proposed	25,568	1:90	63,221sq. ft. commercial 2.68 FAR	184 /325,934 sq. ft. residential and commercial combined FAR 12.7

Height and Bulk

Height Area 7 allows unlimited height however building bulk and scale are still regulated by the maximum FAR and the requirement that the structure not exceed 85% of the site area above the base height. The proposed project has 44% of the site area above the base height.

2044 Franklin	Maximum Building Height	Maximum Height Building Base	
Allowed	Unlimited	120 feet	Meets Code
Proposed	362 feet	77 feet	Meets Code

Setbacks

To facilitate buildings with active street fronts and a continuous street wall, the CBD-C zone allows zero setbacks on all frontages. The intent is to reduce dead spaces along the street.

- Zoning sets a maximum setback of 5 feet on the ground floor and the first 2 upper stories on at least 75% of the frontage.
- The proposal meets both the front and side setback standard.
 - The buildings are placed within 5 feet of the property line on Webster (3 feet) and Franklin (5 feet).
 - On 21st Street the building setback varies from 5 to 10 feet from the property line along 47 feet of the 190 foot frontage and conforms to the 75% criteria.

Open Space and Landscape Plans

Amount of Open Space: The code requires 13,650 sf of open space. 14,395 sq. ft. are provided. Public Open Space must have 50% of the area in landscaping.

Private open space is proposed as

- Balconies (2,827 sf) available to 22 units on the north and south sides of the tower
- Balconies for the penthouse (1,192 sf) and
- 4,439 sf on private roof tops of the 5 townhouse units (4,439 sf).

Rate: 75 sf/unit	Required	Provided		Total SF Provided
		Public	Private	
174 Tower	13,050	3,062 sf on 6 th floor roof deck amenity over podium	2,827 sf in balconies for 22 units	5,889
Penthouse 3 Units	225 sf		1,152 sf in balconies for 3 units	1,152
Townhouse 5 units	375sf	2,915 sf in courtyard	4,439 sf on roof for 5 townhomes	7,354
Total	13,650 sf public or private	5,977	8,418	14,395

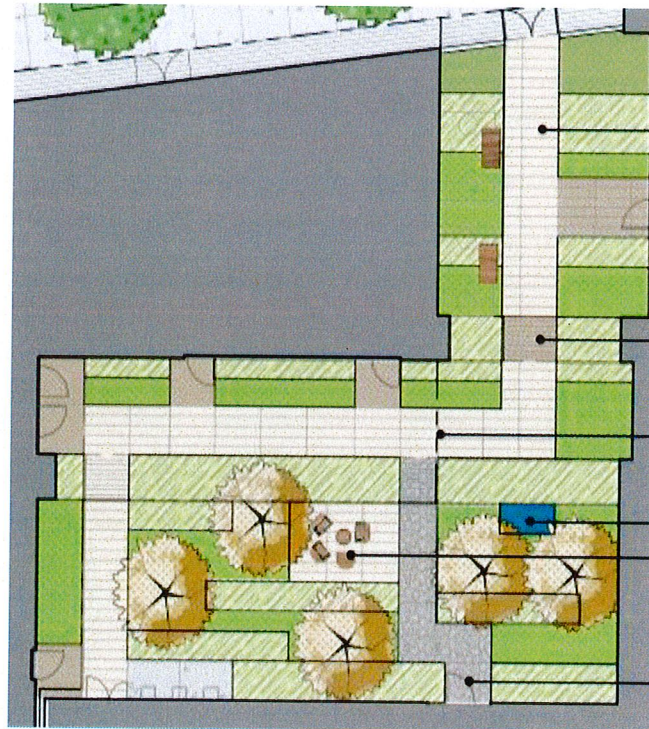
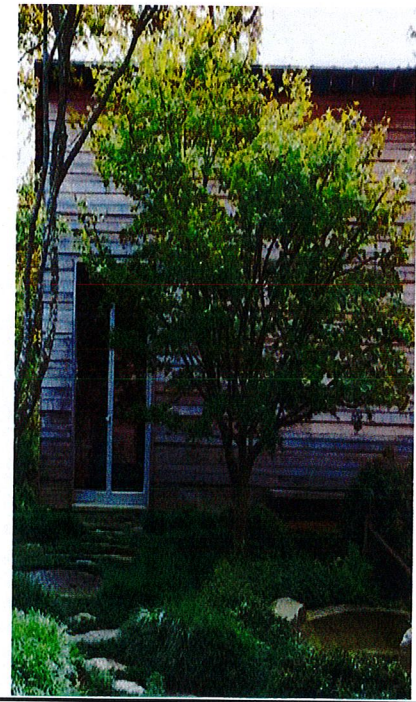
Level 1 Open Space and Landscape Plan

Ground floor group courtyard open pace is accessible to all units and meets the minimum size, location and openness and usability criteria. It also meets the 50% landscape requirement for group open space.

The courtyard is landscaped with decorative concrete set off by accent paving. Planting is proposed as a shady courtyard mix including 10 varieties of plant material. 5 Japanese Maple are proposed for accent.

(See Plan sheets L 1.1 and L2.1)

Acer palmatum 48" box (Japanese Maple)



Shady courtyard mix



4th Floor Open Space and Landscape Plan

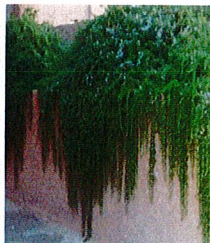
This area is proposed as private open space. Although not subject to the 50% landscape requirement significant landscaping is provided on the private roof top decks.

8 *Olea europaea* (fruitless olive) are proposed in 36" box size combined with landscape planters and step stone pedestal pavers in each private garden area. (See Plan Sheet L1.4).

The landscape material in the proposed planter boxes is a mix of little Ollie trees 15 gallons in size, and a variety of agave, fern rosemary and coast rosemary. The tree plantings would be visible from the street and tower.

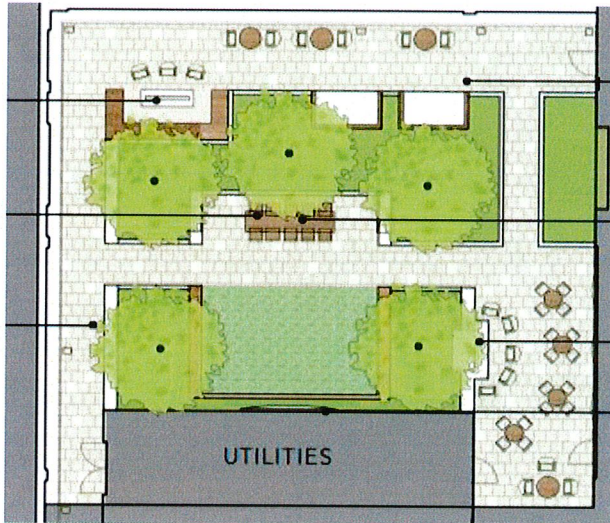


Olea Europaea



Level Six Open Space

This open space is available to all units. It includes a 2 fire pits and seating areas, a movie projection area and communal dining under shade trees. The landscape area meets size, location, openness and usability criteria but the landscape area only represents 40% of the total even including an area of landscape turf. **This portion of the proposal requires a minor variance.**



(See Plan Sheet L1.6)

Level 6 Landscape Plan



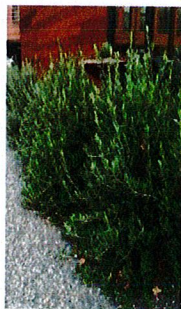
Rosmarinus Blue Spire
Blue Spire Upright Rosemary



Rosmarinus officinalis Prostratus
Trailing Rosemary



Agave Blue Flame and Blue Glow



Olea europaea Little Olive



Agave Meyer
Forefall Fern



Drake Elm

5 Drake Elm (60" box) are combined with roof mix composed of 5 different plant materials.

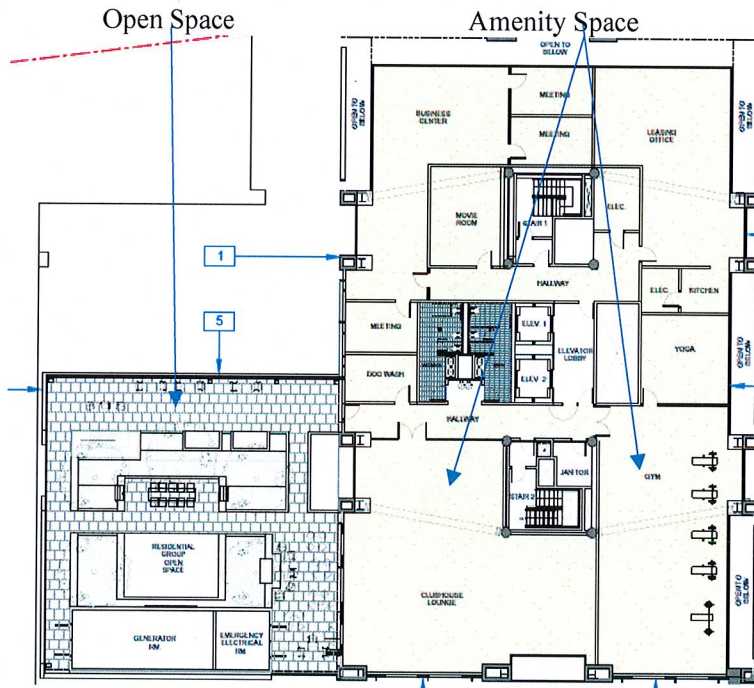
Artificial turf is proposed between benches and adjacent to the communal dining, and fire feature.

The tree plantings would be also visible from the street, and the tower, and in this case from the courtyard common open space.

6th Floor Amenity and Recreation

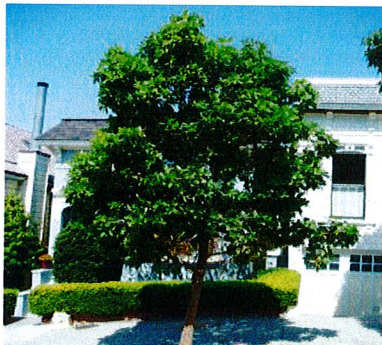
This detail of the 6th Floor Podium open space shows interior lounge, gym and movie room next to the 3062 sq. ft. public open space. While interior amenity area does not qualify as open space under the code, it supplements the recreation opportunity available on the site.

Podium rooftop open space and 6th floor amenity level are shown in this illustration



Street Trees and Street Landscaping

Seven existing trees will be removed (see Sheet C2.0) and replaced with Brisbane Box 15 gal, 24" OC. Star Jasmine (Trachaelosperm Jasiminoides) plant 5 gal 18" OC will be planted as a shrub at the base of the tree wells. (See Plan Sheet L1.1).



Brisbane Box



Star Jasmine

- **Automobile and Bicycle Parking**

There is no minimum parking requirement in the CBD-C zone for any of the proposed uses. The code limits maximum parking for each activity type. The application proposes 86 stacked parking spaces for 184 units which is below the maximum permitted. Bicycle parking meets code with a surplus of 2 long term spaces for commercial activities. Long term bike parking is provided in the basement P1 level while short term is provided at street level in the right of way and requires an encroachment permit.

		Automobile Parking Meets Code			Bicycle Parking Meets Code			
	Size	Minimum	Maximum	Provided	Long Term	Provided	Short Term	Provided
Residential	184 units	0	230	86	46	46	9	9
Retail	5.3 KSF	0	18	0	3	2	2	2
Office	57.9 KSF	0	116	0	6	8	3	3
Total			364	86	54	56	14	14

- **Loading /Trash/ Mechanical**

	Required	Proposed	Comments
Loading	2	1	Meets Code with minor variance
Trash/Recycling	2 cu ft/unit 2 cu ft/1000 sf commercial		Meets Code
Mechanical Screening			Meets Code

- **Ground floor Treatment/Transparency**

Design standards require a 55% ground floor transparency for the principal building. The project exceeds the standard for the tower. This standard does not apply to the low rise structure as it is the secondary building, but as proposed provides additional support to the pedestrian environment.

Primary Street	Transparency Required (sq. ft.)	Provided (sq. ft.) Tower	Additional Transparency Provided (sq. ft.) Low Rise
Franklin	854	none	1242 Meets Code
21 st	938	1008 Meets code	1026
Webster	602	912 Meets code	

KEY ISSUES

1. CONDITIONAL USE PERMIT

A Conditional Use Permit(CUP) is required for large-scale developments under Section 17.58.030:

No development that involves more than two hundred thousand (200,000) square feet of new floor area, or a new building or portion thereof of more than two hundred fifty (250) feet in height, shall be permitted except upon the granting of a conditional use permit.

The purpose of the CUP is to provide a procedure to evaluate special site or design requirements, operating characteristics, or potential adverse effects on surroundings, through review and, where necessary, the imposition of special conditions of approval.

This project triggers the CUP based on the size and scale of the development. 326,426 square feet of new building area and a height of 353 feet in a mixed-use project with ground-floor retail are proposed. A project of this size is encouraged by General Plan policies that envision new growth and change in underutilized vacant parcels or surface parking lots in the downtown. The building also meets the intent of the Central Business District for large-scale commercial facilities which are encouraged to enhance and support the intensification of uses in downtown. The proposal meets the zoning development standards and fits with the size and scale of similar buildings in the surrounding area.

The project was reviewed by the Design Review Committee and the internal staff technical team resulting in modifications that are reflected in the final proposal. Changes were made in the design making the project more consistent with adopted city policy for the Central Business District by increasing pedestrian activity on the street, increasing amenities available to the residents, and recommending changes in the design to further emphasize the base and top of the structure.

Specific conditional use permit findings are provided in Attachment A.

2. DESIGN REVIEW FOR NEW CONSTRUCTION

Regular Design Review is required per Section 17.136.050 because the project proposes more than three dwelling units, and includes a request for both a conditional use permit and 3 variances. Design review is intended to consider the proposed development in relationship to the physical surrounding and to evaluate specific design criteria applicable to projects in the Central Business District zones. These criteria address the design elements of the building and specific approaches to building massing, ground floor treatment, building entrances, building terminus and provisions for utilities and storage.

Specific Design Review findings are provided in Attachment A.

An overview of the design concept of the buildings and analysis of how the project meets design objectives is provided below.

Building 1 Tower and Podium.

East and West Elevations Design Elements

On these elevations, the pillars are repeated across the façade. Three strong vertical elements are created from windows repeated up the length of the tower and framed by the pillars. These window banks have off-set mullions which create additional texture and complexity but read “flat” so do not offset the strong vertical feel of the design. There are no upper story setbacks so the building presents as a straight shot from earth to sky.

A 13 foot wide modulation occurs at approximately 30 foot intervals resulting from introduction of a recessed window bank treated with darker glass. This treatment breaks up the building mass and the modulated area reads as a line of darker texture running from the base to the top of the structure. The Design Review Committee reviewed and accepted this design.



East Elevation Webster St.

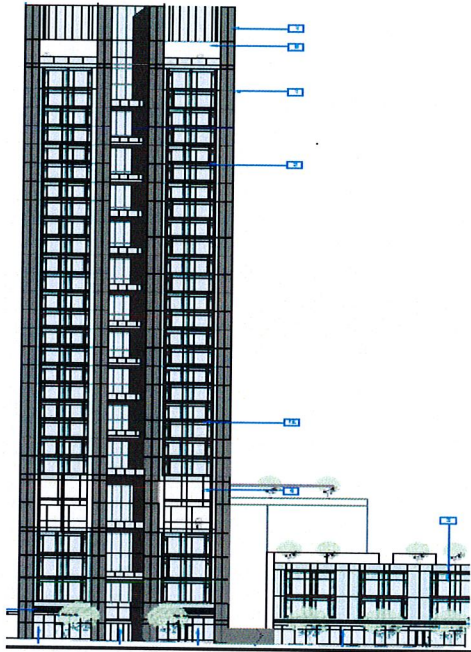


West Elevation Franklin St.

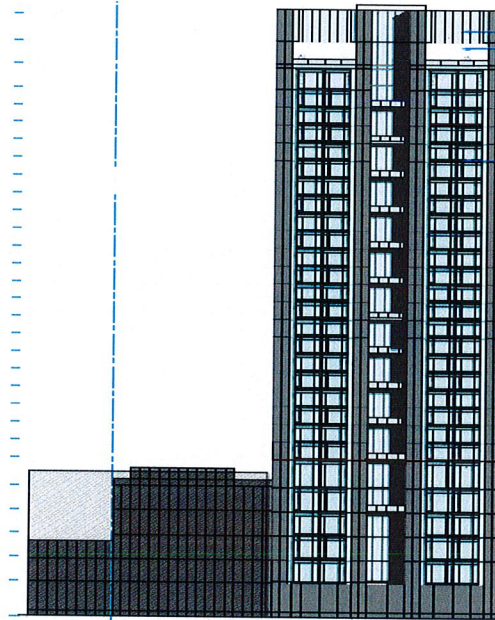
North and South Elevations Design Elements

These two sides of the building have different facades than the East/West, except for the “top” design.

North Elevation



South Elevation



North Elevation 21st St (See Plan Sheet A2.0)

The North elevation has two banks of windows and narrower aluminum clad pillars and the visual effect is both a lighter color and less mass. With increased transparency, the North elevation more effectively differentiates the base using larger windows on floors 2-6. These windows introduce a horizontal element that begins to define a base. The North side also has ground floor retail with larger display windows and a distinct residential entry that enhances the visual experience for pedestrians. These features distinguish this portion of the building from the upper stories.

South Elevation (See Plan Sheet A2.1)

The first 4 floors of the South Elevation have a balcony panel but the windows are not recessed. This elevation has the least differentiation on the amenity floor (6th).

The “Base” treatments on this elevation are a continuation of the pillars. Window treatment at the base is also different. There is no transparency at the ground floor where the parking drive aisle is located on the site plan. It should be noted that this is the interior facing façade so the simpler base will not be visible from the public street.

Building 2 Low Rise Design Elements

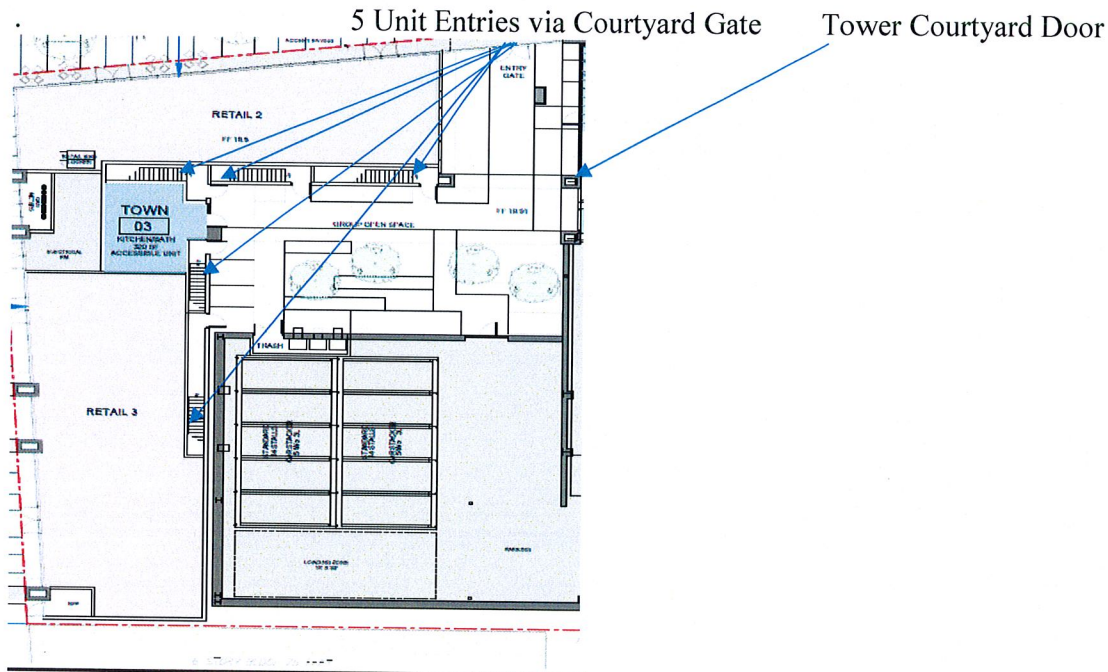
Franklin Elevation



The low rise building uses the same pillar and window system proposed for the east and west elevations. This version of the façade has the larger window bays with a narrower aluminum clad pillar and a 13' modulation with recessed windows. Only the east and south elevations are seen from the street. The building wraps the corner of Franklin and 21st creating pedestrian oriented retail on the street side and the opportunity for courtyard in the interior of the lot.

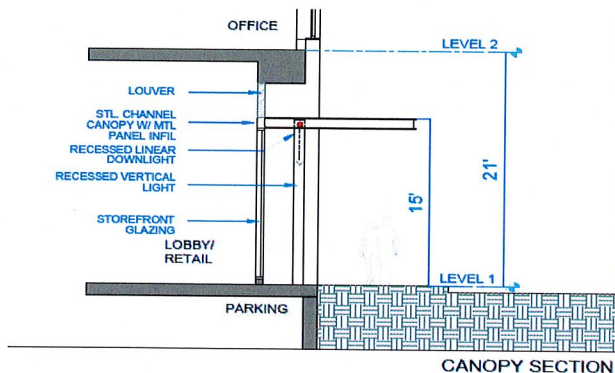
The tower elevation as experienced from the courtyard would be a 22 foot long by 77 foot high blank wall on the podium south side on half of the façade and a continuation of the pillar and window system on the other half. The east elevation of the podium wall is a continuation of pillar and window system as shown on the tower north elevation

First floor low rise building plan view showing interior courtyard and podium roof top



The courtyard includes the entries to the 5 townhouse units. This landscaped and shared open space is also accessed through the tower building lobby door and will be available to all residents of the project. A canopy is proposed at street level on 21st and on the first retail bay on Franklin.

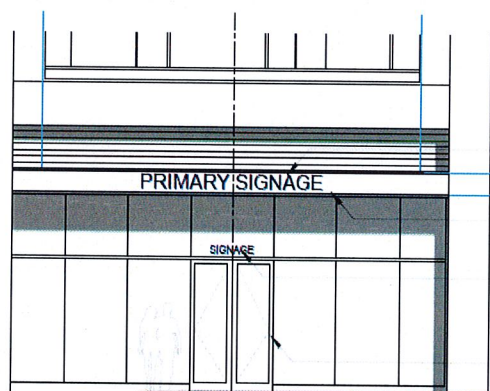
Canopy section at the entrance to first floor retail



Building Entrances

Design Standards require one prominent entrance facing a primary street.

- For nonresidential activities, the entrance is to be at grade.
- Entrances may be identified by projecting or recessing door area, changes in material, awnings, detailing or stairs.



Front entry

The Tower Building meets the design criteria for entrances as follows.

- The 21st Street façade has both residential and retail entries at grade. Both are recessed, have transparent doors and a canopy over the entry that projects 3 feet from the building. The retail entry has a change in paving material between the building and the sidewalk in the front setback area.
- The Webster St façade has a commercial entry with transparent doors and a similar canopy.
- The tower building has no entry on Franklin St.

The Low Rise Building meets the design criteria as follows.

- The 21st St façade has retail entries but no residential main entry. Townhouse entries are at the back of the building off of the common open space courtyard and are not visible public entries. The townhouse residents will access the tower lobby for mail and deliveries.
- Retail entries have transparent doors and a canopy that projects 3 feet into the sidewalk over the entry. The canopy turns the corner of the building, extending 22 feet down the Franklin frontage but ends before the entries to the Franklin side of the building.
- The Franklin façade has two retail entries with transparent doors and no canopy.

Building Massing /Building Terminus

Design requirements require the mass of newly-constructed principal buildings to be broken up into smaller forms to reduce the scale and enhance the visual interest from the street and on the horizon. Providing a visually differentiated base, middle and top of a building is one method of complying with this requirement. The design concept for this building also relies on differentiated materials and window patterns combined with the visual interest of the secondary 3 story townhouse building (45.75 feet) and the podium (77 feet).

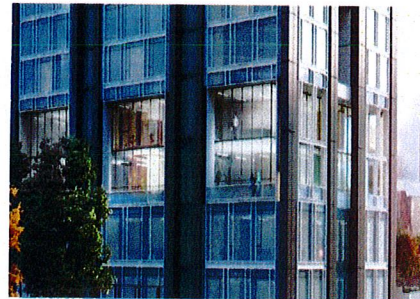
Base

The 3 story low rise building adds to the base by creating a stepped back building form as it wraps around the podium on the Franklin and 21st street elevations. These elements further articulate the mass of the tower structure from the Franklin side.



Middle

The 6th floor treatment at the east and west elevations begins to differentiate the base and middle. This occurs around the 77 foot amenity level. A change to larger window glass with lighter hue on floors 5 and 6 creates a light horizontal band breaking up the building mass.



Top/Building Terminus

The design criteria for the top of the tower anticipates a distinct visual terminus integrated into the design concept of the building. This requirement is met by two floors of windows creating a horizontal element composed of three rectangles. This design creates a “lantern” which would highlight the three rectangles. Lighting around the perimeter draws the eye to the top of the building.

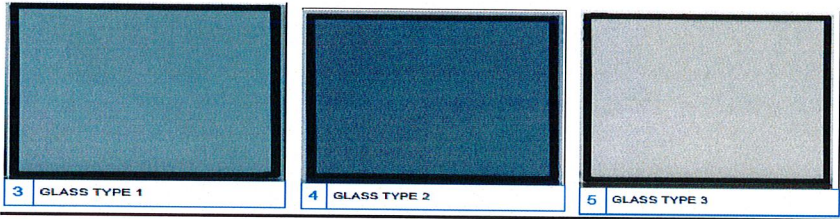


Top of Building Showing “Lantern” Rendering
(see Plan Sheet A4.3)

Upper Story Windows

The design standards require ample placement of windows above the ground floor at all street-fronting facades to achieve a coherent and appealing composition on the facade.

Large expanses of windows are proposed through the building facades. Three glass types are proposed and the placement results in a coherent feel for the building: Type 1 (sample 3) a grey/blue tint is used on the majority of the upper story windows. Type 2 (sample 4) a darker blue/grey is used within the recessed and modulated columns of the façade. Type 5 (sample 5) a lighter grey is used at the ground floor and at the 5/6th floors.



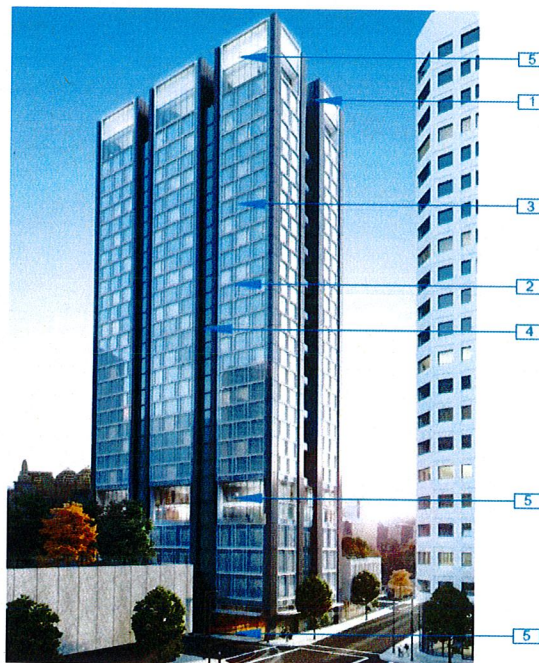
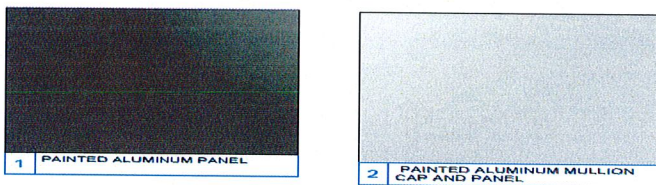
Sample 3

Sample 4

Sample 5

Other Exterior Building Materials (See Plan set p.A6.0)

Materials include an aluminum paneling and mullion system with two color treatments



3. VARIANCE REQUESTS

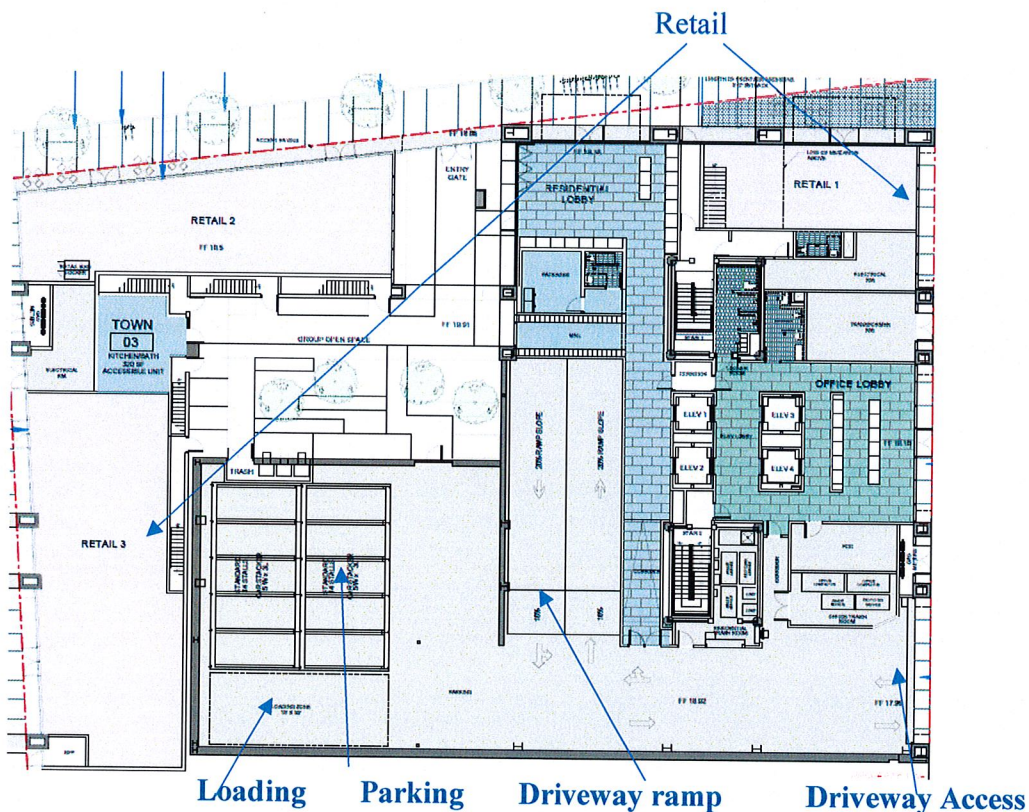
Variance #1 – Active Street Requirements and Parking Entrance

A variance is requested to allow access to parking and loading facilities from a principal street. In this case, access would be from Webster.

For newly-constructed principal buildings, the design standards stipulate that garage doors shall not be from the principal street when alternative access such as a secondary street or alley is feasible.

At this location, there is neither an alley nor a secondary frontage so parking access is required from a primary street frontage. The Webster St. frontage is proposed for the parking access, parking spaces, locker areas, mechanical rooms, located within thirty (30) feet from the street. The Webster frontage was chosen for these functional and necessary activities due to its one way southbound traffic pattern and the advantage of planning for a right turn entry into the parking garage.

Variance Request #1 and #2 both involve the layout of the ground floor of the tower building which is shown in the illustration below.

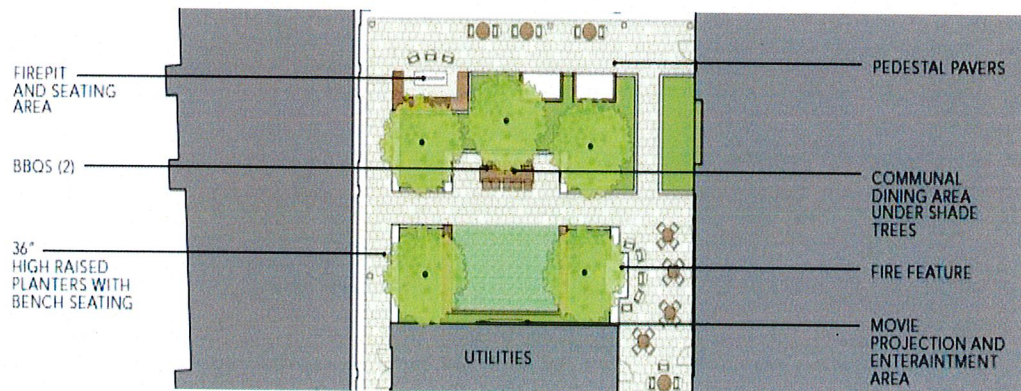


Variance #2 – Loading Request for 1 loading space when 2 are required

A minor variance is requested to provide 1 loading berth shared between residential and commercial activities rather than the 1 residential and 1 commercial loading berth required by code. Due to the lot depth, limited floor area in the tower is available. The variance is needed to resolve a trade-off between the code requirement for ground floor retail and additional loading. The loading area provided is 19'x 33' and is located on the interior wall of the building adjacent to the parking area with access from Webster.

Variance #3 – Courtyard and Podium Open Space Landscaping

A minor variance is requested to provide landscaping on less than 50% of the public open space area on the 6th Floor roof deck. This open space is designed to accommodate communal dining and has two fire pits, a movie projection and entertainment area 36" high planters with bench seating. The deck surface relies on hardscape in the form of step stone pavers and artificial turf because of the anticipated volume of public use.



Findings for the requested minor variances are provided in Attachment A

VESTING TENTATIVE PARCEL MAP

A vesting tentative parcel is included in the application to merge the existing two legal lots included in the project area into one parcel. A subsequent parcel map will be submitted to establish condominium development.

ENVIRONMENTAL DETERMINATION

For purposes of environmental review under the California Environmental Quality Act (CEQA), the project meets the Applicable CEQA streamlining and/or tiering code sections are described below, each of which, separately and independently, provide a basis for CEQA compliance.

1. **Categorical Exemption Guidelines Section 15332.** Projects that meet the criteria of this section of the CEQA Guidelines are exempt from further environmental review provided that none of the exceptions to the use of the exemption, as set forth in Guidelines Section 15300.2 is present or applicable. The CEQA Analysis prepared for this project determined that the Class 32 Infill Development Exemption is applicable to the project. The CEQA Analysis uses the Criterion of Section 15332 and analyzes potential Exceptions to the use of the Exemption as required in CEQA section 15300.2. As part of this review the CEQA analysis documented traffic generation and used the City's adopted Vehicle Miles Traveled Traffic methodology. It also evaluated air quality, wind and shadow data and independent consultant reports for Air Quality and GHG Emissions, a Pedestrian Wind Environmental Study, and a Shadow Study are incorporated into the Appendices of the CEQA Analysis.
2. **Community Plan Exemption.** Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 allow streamlined environmental review for projects that are "consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site." Section 15183(c) specifies that "if an impact is not peculiar to the parcel or to the proposed project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards..., then an EIR need not be prepared for the project solely on the basis of that impact."
3. **Qualified Infill Exemption.** Public Resources Code Section 21094.5 and CEQA Guidelines Section 15183.3 allow streamlining for certain qualified infill projects by limiting the topics subject to review at the project level, if the effects of infill development have been addressed in a planning level decision, or by uniformly applying development policies or standards. Infill projects are eligible if they are located in an urban area on a site that either has been previously developed or that adjoins existing qualified urban uses on at least 75 percent of the site's perimeter; satisfy the performance standards provided in CEQA Guidelines Appendix M; and are consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in either a sustainable communities strategy or an alternative planning strategy. No additional environmental review is required if the infill project would not cause any new specific effects or more significant effects, or if uniformly applicable development policies or standards would substantially mitigate such effects.
4. **Projects Consistent with a Redevelopment Program EIR.** Public Resources Code Section 21090 and CEQA Guidelines Section 15180 allow for subsequent activities within a Redevelopment Program EIR to be reviewed pursuant to CEQA Guidelines Section 15168 which states that an agency can approve an activity as being within the scope of the project covered by the Program EIR if no new effects could occur or no new mitigation measures would be required.

Note:

A detailed CEQA Analysis was prepared for the project and was provided under separate cover for review and consideration by the Planning Commission, and is available to the public at the Planning Department office at 250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, CA 94612 and on the City's website at:

<http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009170>

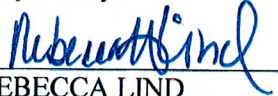
CONCLUSION

Staff believes that the proposed project is a well-designed residential tower that will enhance the City's skyline and is appropriate for the area, located within the urban core of the city and within walking distance of three BART Stations. Dense development around the City's valuable BART Stations is critical to maximize the benefits of this regional transportation system. The design of the proposed project is also consistent with the required Conditional Use Permit (CUP) criteria, Minor Variance findings and Design Review criteria.

RECOMMENDATIONS:

1. Affirm staff's environmental determination and adopt the attached CEQA Findings.
2. Approve the Conditional Use Permits, Design Review, and Vesting Tentative Parcel Map subject to the attached findings and conditions.

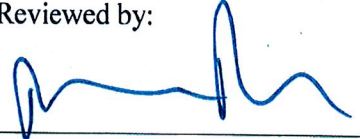
Prepared by:


REBECCA LIND
Planner III Major Projects Development
Bureau of Planning

Approved:


ROBERT MERKAMP
Development Projects Manager
Bureau of Planning

Reviewed by:



Darin Ranelletti, Deputy Director
Bureau of Planning

ATTACHMENTS:

- A. Findings for Approval
- B. Conditions of Approval
- C. SCA/RP from the 2044 Franklin CEQA Analysis Checklist
- D. Plans of the Project Site

ATTACHMENT A

FINDINGS FOR APPROVAL

FINDINGS

This proposal meets the required findings under, 17.134.050 -- General Use Permit Criteria, 17.148.050 -- General Variance Criteria, Sections 17.136.050 -- General Design Review Criteria Table 17.101G.04, Note 10. Required findings are shown in **bold** type; explanations as to why these findings can be made are in *italic*. The Project's conformance with the following findings is not limited to the discussion below, but is also included in all discussions in this report and elsewhere in this record.

17.134.050 GENERAL USE PERMIT CRITERIA.

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

The project fulfills this finding for the following reasons:

- The size, density and scale of the building and the planned residential, commercial and retail activities proposed at this location are consistent with redevelopment occurring in the Central Downtown core of the City. The project is not designed at the maximum or minimum, height, density, floor area ratio or mass allowed. The height of the main tower is 362' although unlimited height is allowed. The density is 139 sf of land area/unit where 90 sf land area/unit is allowed, the mass of the project is well within the allowed Floor Area Ratio (20 for this zoning district) with 44% coverage above 120' where 85% coverage is allowed. The planned activities include a true mix of uses: 184 residential units, 56,929 sf of commercial office and 5286 sf of ground floor retail/service. As documented in the application, the tower building will become one of 12 new buildings of similar height, scale and use approved for construction or in the planning process in the downtown.*
- The smaller scale townhouse structure (3 stories) and the parking podium (6 stories) break up the project building mass by introducing additional variation in height and upper story setback. This approach provides visual interest, and provides additional opportunity for landscaping and trees on the roof decks of the townhouse building and 6th floor podium which will be visible from the street and from apartments within the tower. These variations in the building mass also provide a transition to those existing buildings on the street which range from 2-5 stories in height.*
- This project will add active street uses including retail, an outdoor café, commercial and residential lobbies to the neighborhood where there is currently a surface parking lot and a two-story single user bank building.*

- *The tower design provides a top of building element that will add interest and variety to the city skyline.*
- *As conditioned, the proposal will fund storm-water, sidewalk, and other improvements surrounding the development.*
- *A CEQA analysis demonstrates that the project, as conditioned, will not have significant traffic, wind or shadow impacts on the surrounding streets.*
- *The reduction in the number of the loading berths will not adversely affect the neighborhood because the loading is entirely within the parking garage and located along the interior first floor wall at the end of the garage drive aisle. Unofficial additional loading could occur within the parking garage rather than on city streets.*

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 mix of 184 residential units, 56,929 sf of commercial office and 5286 sf of ground floor retail/service will provide an integrated and functional living, working and shopping experience for residents and employment and retail/service opportunities for the general public.*
- *The ground floor activities on Franklin and 21st St provide active pedestrian scale retail.*
- *Open space on the first floor courtyard and podium roof deck plus the recreation/entertainment provided on the 6th floor amenity level will be conveniently accessed by and available to residents. In addition, the building will be located near Lake Merritt recreational facilities.*
- *Parking will be conveniently located underground and behind active spaces.*
- *The project will include features which are consistent with the quality provided in other new developments and will be more attractive than much of the older development in this area. For example, it will have an interesting street oriented base with decorative paving close to the building and new street trees with an appropriate canopy. At the pedestrian level the buildings will have a higher degree of transparency than required. Changes in the window size and color will help differentiate the building base and middle, and a lighted "lantern feature" at the top will add to the skyline and be particularly noticeable at night.*
- *The different heights created by the 3 story townhouse building and 6 story parking podium with roof top decks create an opportunity for landscaping, including trees above the street level which will be visible to the pedestrian.*

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 proposal will contribute high quality residential units to the downtown resulting in the typical spin off benefits associated with a downtown residential population: activity on the weekends and evenings, increased demand for services, and increased disposable income that can support downtown retail, cultural and civic activities.*

- *Non-residential activities will create local employment and additional demand supporting other existing businesses. The proposed café and retail space will provide additional services for the existing downtown population.*
- D. That the proposal conforms to all applicable regular design review criteria set forth in the regular design review procedure at Section 17.136.050**

See Design Review Findings.

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

The project as described in the General Plan Analysis sections of this report is the type of new development needed to build a high density mixed use urban center of regional importance and a primary hub for business, communications, office government high technology, retail, entertainment and transportation called for in the Central Business District Land Use designation. The density, range of activities provided and design of the building and site plan meet Policy D2.1 Enhancing the Downtown: It is a dense urban scale mixed use development that will bring population and employment into the downtown. It will support transit and a non-motor modes of transportation. It will contribute visually to Oakland's streetscape by having activity at the pedestrian level and contribute to the skyline with its building "top" lantern design.

SECTION 17.136.050 REGULAR DESIGN REVIEW CRITERIA.

A. For Residential Facilities.

- 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 project consists of two buildings: a 29 story residential tower of 362 feet attached to a 6 story podium with parking and office activities and a 3 story townhouse building with ground floor retail.*
 - *The proposed height and bulk of the project would be consistent with the surrounding neighborhood; there are 8 such high rise projects within 2 blocks of the project site.*
 - *The townhouse building would relate to the smaller retail buildings located on Franklin Street.*
 - *The base of the tower consists of a double height ground floor retail space and 4 story office building above. The double height retail space continues the pedestrian retail experience from the adjacent 2 story retail buildings on 15th street.*
 - *The 4 story office space and low rise building is of similar height and scale to the mid-rise office buildings located on Webster, and to the Kaiser parking structure and roof garden across the street.*
 - *The materials and texture enhance the visual interest of the buildings. The ground floor retail is primarily clad with an aluminum window system with clear glazing. There are projecting canopies to add interest and material variety to the street experience. The mid portion of the tower consists of 22 residential levels clad in*

a metal panel system and curtain wall glazing system. The top of the tower is defined by a glass curtain wall system with accent lighting as a decorative top.

2. **That the proposed design will protect, preserve, or enhance desirable neighborhood characteristics;**
 - *The pedestrian retail experience is one of the more desirable characteristics of the neighborhood. The proposed project will enhance this experience by providing a large retail and/or restaurant space along Webster, Franklin, and 21st St.*
 - *The ground floor storefront is setback 3 feet and can be used for small outdoor seating adjacent to the glass. At the corner of Webster and 21st St. the project is setback more than the maximum 5' allowed and there will be a large outdoor seating area located here for the retail space to utilize.*
 - *The existing sidewalk will be replaced with a new sidewalk and decorative concrete accents.*
 - *The project is also proposing large operable doors on the ground floor to open up the ground floor and blur the line between indoor and outdoor spaces, and to activate the sidewalk.*
3. **That the proposed design will be sensitive to the topography and landscape.**
 - *The project is an urban infill development that extends from lot line to lot line.*
 - *The project is not proposing to adjust any of the offsite grading or flow lines in the curb and will conform to the existing topography around the perimeter of the site.*
 - *The site is covered by existing buildings and an asphalt parking lot, and there is no existing landscaping on site.*
4. **That, if situated on a hill, the design and massing of the proposed building relates to the grade of the hill. *Not applicable***
5. **That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.**
 - *The project conforms to the General Plan in terms of use intensity density and range of allowed activities.*
 - *The project provides the kind of urban mixed use infill project that implements the General Plan Goal of creating the downtown area as a high density mixed use urban center of regional importance.*
 - *The project implements **Policy D2.1 Enhancing the Downtown.**: The design results in a dense urban scale mixed use development that will contribute visually to Oakland's downtown area. at both the street level, and in the skyline.*
 - *The project conforms to the specific design guidelines in **Zoning Code Section 17.58.060 B Design Standards** relating to building entrances, massing, building terminus, upper story windows and Materials and transparency requirements.*

These particular requirements are analyzed in the design review section of this report.

B. For Nonresidential Facilities and Signs.

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

The design of the commercial portions of this project are analyzed in the Design Review analysis sections of this report and included in the finding for Residential projects. In addition, as the proposal is a mixed-use project, the residential and non-residential components are well integrated with each other. While there are distinct commercial and residential lobbies in terms of design, and the impact of these features on the surrounding neighborhood, they are indistinguishable.

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

The proposal will project the value of investments in the area by providing an attractive retail/ service and office component to the neighborhood.

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

- *The commercial components of this project comply with the General Plan and meet the specific design requirement of Section Zoning Code Section 17.58 .060 B. as analyzed in the General Plan section, Design Review section and Residential Findings for Design Review section of this report.*

17.148.050 VARIANCE FINDINGS REQUIRED. For non-active uses driveway and loading entrance on a principal street.

1. **That strict compliance with the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the purposes of the zoning regulations, due to unique physical or topographic circumstances or conditions of design; or, as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution improving livability, operational efficiency, or appearance.**
 - a. *A variance is required because the proposed non-active uses, specifically driveway entrance and loading entrance is located on Webster, a principal street:*
 - b. *The tower has 2 street frontages, approximately 134 linear feet along Webster St. and approximately 86 linear feet along 21st St.*
 - i. *The other 2 sides of the tower fronts interior lot line and the townhouse building interior courtyard.*

- c. *Trying to locate all 80 linear feet of the utility spaces and non-active use on 21st street would turn the ground floor elevation on the 21st St side into a utilitarian elevation with no active use.*
 - d. *The non-active use would also occupy the highly desirable corner retail space. This would make a poor pedestrian experience.*
 - e. *Trying to locate all the utilities, loading and driveway into one side of the tower would create a significant operational inefficiency for the building*
- 2. **That strict compliance with the regulations would deprive the applicant of privileges enjoyed by owners of similarly zoned property; or, as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution fulfilling the basic intent of the applicable regulation.**
 - a. *The current design for 2044 Franklin locates the parking entrance, gas meter, and electrical transformer along Webster. The total non-activated street frontage along Webster is 80 linear feet. A smaller tower located at 1700 Webster Street currently under construction had the transformer, parking entrance, gas meter, fire pump, egress stair and loading area also on Webster. The plans for 1700 Webster show 88' of non-active street frontage which comparable to the proposed project. Not granting the variance would deprive 2044 Franklin of the same privilege as 1700 Webster.*
- 3. **That the variance, if granted, will not adversely affect the character, livability, or appropriate development of abutting properties or the surrounding area, and will not be detrimental to the public welfare or contrary to adopted plans or development policy.** *Locating the bulk of the utility and non-active space on the Webster frontage will allow insertion of active use functions between the non-active. Breaking up the non- active use into smaller pieces and cladding them with curtain wall that matches the active use conceals the non-active use and improves the pedestrian experience.*
- 4. **That the variance will not constitute a grant of special privilege inconsistent with limitations imposed on similarly zoned properties or inconsistent with the purposes of the zoning regulations.**
 - a. *Similar tower development projects such as 1700 Webster located 3 blocks from the subject property, a similar sized tower with a similar program, has all the non-active use located on Webster Street.*
- 5. **That the elements of the proposal requiring the variance (e.g., elements such as buildings, walls, fences, driveways, garages and carports, etc.) conform with the regular design review criteria set forth in the design review procedure at Section 17.136.050.**
 - a. *The non- active use will be treated with the same exterior design element as the active use: These elements are to be cladded with a curtain wall that matches the active use. This treatment will improve the pedestrian experience and provide continuity in the design of the building.*

17.148.050 VARIANCE FINDINGS REQUIRED. For 1 loading berth where 2 residential loading berths and 1 commercial loading berth is required.

- 1. That strict compliance with the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the purposes of the zoning regulations, due to unique physical or topographic circumstances or conditions of design; or, as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution improving livability, operational efficiency, or appearance.**
 - a. Providing 1 loading berth shared between residential and commercial in lieu of the 2 residential and 1 commercial loading berths is needed due to the size and shape of the parcel. There is not enough space in the depth of the parcel to site 3 loading spaces and also provide active street front retail. Allowing a reduction in the number of loading spaces would increase the amount of ground floor retail on the street frontage. Increasing the amount of ground floor retail improves livability and appearance on the ground floor.*
- 2. That strict compliance with the regulations would deprive the applicant of privileges enjoyed by owners of similarly zoned property; or, as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution fulfilling the basic intent of the applicable regulation.**
 - a. Requiring 3 loading berths would preclude a design with more ground floor retail which is inconsistent with the intent of the CBD-C.*
- 3. That the variance, if granted, will not adversely affect the character, livability, or appropriate development of abutting properties or the surrounding area, and will not be detrimental to the public welfare or contrary to adopted plans or development policy.**
 - a. Reduction in the number of loading spaces will not change that fact that loading will still occur in the parking garage adjacent to parking rather than on the public street.*
 - b. Providing more ground floor retail frontage in lieu of more loading will increase the livability and character of the neighborhood more than providing another loading berth and garage door.*
- 4. That the variance will not constitute a grant of special privilege inconsistent with limitations imposed on similarly zoned properties or inconsistent with the purposes of the zoning regulations.**
 - a. There are two high rise multifamily projects located at 1700 Webster and 1640 Broadway that were granted a variance to provide 1 loading berth. Those projects are of similar type and scale and use.*
- 5. That the elements of the proposal requiring the variance (e.g., elements such as buildings, walls, fences, driveways, garages and carports, etc.) conform with the regular design review criteria set forth in the design review procedure at Section 17.136.050.**
 - a. Not applicable. The loading is located in the interior of the building and is within the building approved through the regular design review process.*

17.148.050 VARIANCE FINDINGS REQUIRED. For reduction of the amount of landscaping in the group open space.

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

2044 Franklin is a high-rise site in the CBD with 1 DU/138 SF residential density. The project complies with the open space requirement in terms of the amount of open space provided but seeks a variance from the requirement to provide 50% landscape area in the group open space. Due to the high density nature of high-rise projects, usable amenity space will be highly desired by the tenants. Amenity space with common gathering facilities, fireplaces and movie projection provides a strong recreation value in these urban environments. Because high use is anticipated conventional open space landscaping such as lawns and flower plantings would be impractical on roof top and interior courtyard open areas and would create operational inefficiency. A higher percentage of hardscape, well designed to complement the landscape plan, is reasonable for these high use areas. This type of hardscape combined with amenity features and plantings in raised pots meets the intent of the code by providing an alternative high amenity and functional recreational opportunity.

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

- a. Similarly zoned tower projects at 1700 Webster, 1640 Broadway and 1314 Franklin were not required to meet the 50% landscape requirement for group open space. This information is documented in the CEQA documents for these projects.*
- b. The intent of the 50% landscape requirement is to provide visual interest and quality design and to keep group open spaces from becoming bleak and empty unused spaces. The multiple amenities provided in the open space area such as BBQ grills, movie viewing area, fire pits and outdoor dining when combined with landscaping is an alternate way to meet the intent of having an enriched landscaped recreational environment.*

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

- a. The group open spaces are located in a level 1 courtyard and Level 6 amenity floor. Neither of these areas would be accessible to the public. These reductions in planting area would not have any impact on the character, livability or appropriate development of abutting properties.*

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

- a. *Other similarly zoned tower projects located at 1700 Webster, 1640 Broadway and 1314 Franklin have reduced landscaping in the public open space areas.*
6. **That the elements of the proposal requiring the variance (e.g., elements such as buildings, walls, fences, driveways, garages and carports, etc.) conform with the regular design review criteria set forth in the design review procedure at Section 17.136.050.**
 - a. *The alternative hardscape elements and amenity elements of the open space plans are included in the landscape plan and have been analyzed and review as part of the overall project design review and conform to established design review criteria.*

16.08.030 – TENTATIVE MAP FINDINGS (Pursuant also to California Government Code §66474 (Chapter 4, Subdivision Map Act))

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

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

The proposal is consistent with the Central Business District General Plan designation by constructing a new high density residential building above a commercial ground floor on a major commercial street within the downtown core and within walking distance to three BART stations. See additional General Plan Conformity findings above.

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

The proposal is consistent with the Central Business District General Plan designation by constructing a new high density residential building above a commercial ground floor on a major commercial street within the downtown core and within walking distance to three BART stations. See additional General Plan Conformity findings above.

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

The site is suitable for the proposed development as it is located close to public utilities, transit, and other civic facilities.

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

The proposed density is consistent with the General Plan density envisioned for the area.

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

The site has been previously developed and does not contain any wildlife habitat or waterways.

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

There should be no adverse health effects. This is in a mixed-use development containing residential, office and retail uses located in the downtown area. It will not introduce any new use classifications that are incompatible with the surrounding neighborhood.

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

There are no easements on this property at present to allow the public access to anything.

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

The project could to be set up for solar panels on the rooftop.

SECTION 16.24.040 – LOT DESIGN STANDARDS

As a one lot subdivision for condominium purposes these standards are not applicable.

CEQA COMPLIANCE FINDINGS

I. Introduction: These findings are made pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et seq.; “CEQA”) and the CEQA Guidelines (Cal. Code Regs. title 14, section 15000 et seq.; “CEQA Guidelines”) by the Zoning Manager in connection with the environmental analysis of the effects of implementation of the 2044 Franklin Street project, as more fully described elsewhere in this Staff Report and in the City of Oakland (“City”) CEQA Analysis document entitled “2044 Franklin Street Project CEQA Analysis” dated November 8, 2017 (“CEQA Analysis”) (the “Project”). The City is the lead agency for purposes of compliance with the requirements of CEQA. These CEQA findings are attached and incorporated by reference into each and every decision associated with approval of the Project and are based on substantial evidence in the entire administrative record.

II. Applicability/Adoption of Previous CEQA Documents

- A. Adoption of General Plan Land Use and Transportation Element (LUTE) and Certification of 1998 LUTE EIR: The City finds and determines that (a) the Oakland City Council on March 24, 1998 adopted Resolution No. 74129 C.M.S. which adopted the General Plan Land Use and Transportation Element, made appropriate CEQA findings, including certification of the 1998 LUTE Environmental Impact Report (“EIR”); and (b) the LUTE satisfies the description of “Community Plan” set out in Public Resources Code section 21083.3(e) and in CEQA Guidelines section 15183, as well the description of “Planning Level Document” set out in Public Resources Code section 21094.5 and in CEQA Guidelines section 15183.3. The City Council, in adopting the LUTE following a public hearing, approved applicable mitigation measures which are largely the same as those identified in the other Program EIRs prepared after the 1998 LUTE EIR, either as mitigation measures or as a part of newer Standard Conditions of Approval (“SCAs”) which constitute uniformly applied development policies or

standards (together with other City development regulations) and determined that the mitigation measures set out in the 1998 LUTE EIR, would substantially mitigate the impacts of the LUTE and future projects thereunder. While approved after certification of the 1998 LUTE EIR, growth and potential effects of the development of the Project would have been considered in the cumulative growth projections factored into the LUTE EIR analysis.

- B. Adoption of Oakland Housing Element Update (2007-2014 and 2015-2025) and Certification of Oakland Housing Element Update EIR and Addendum: The City finds and determines that (a) the Oakland City Council on December 21, 2010, adopted Resolution No. 83194 C.M.S. which adopted the 2007-2014 Housing Element, made appropriate CEQA findings, including certification of the 2010 Environmental Impact Report (EIR); and (b) the Oakland City Council on November 20, 2014, adopted Resolution No. 85315 C.M.S. which adopted the 2015-2023 Housing Element, made appropriate CEQA findings, including certification of the 2014 Addendum to the 2010 EIR; and (c) the 2010 Housing Element Update EIR satisfies the designation of a "Program EIR" under CEQA Guidelines section 15183 as well the description of "Planning Level Document" set out in Public Resources Code section 21094.5 and in CEQA Guidelines section 15183.3. The City Council, in adopting the Oakland Housing Element Updates following a public hearing, approved applicable mitigation measures and standard conditions of approval and determined that the uniformly applicable development policies or standards, together with the mitigation measures set out in the 2010 Housing Element Update EIR would substantially mitigate the impacts of the Housing Element Update and future projects thereunder.
- C. Adoption of the Central District Urban Renewal Plan and Amendments thereto and Certification of the Central District Urban Renewal Plan Amendments EIR (or "Redevelopment Plan Amendments EIR"): The City finds and determines that (a) the Oakland City Council on June 12, 1969 adopted Resolution No. 7987 C.M.S. which adopted the Central District Urban Renewal Plan for the Project Area; and (b) the Oakland City Council on March 20, 2012, adopted Resolution No. 83767 C.M.S. which adopted amendments to the Urban Renewal Plan and made appropriate CEQA findings including certification of the Central District Urban Renewal Plan Amendments EIR; and (c) the Redevelopment Plan Amendments EIR satisfies the designation of a "Program EIR" under CEQA guidelines Section 15180, as such subsequent activities are subject to requirements under CEQA Section 15168. The City Council, in adopting the Central District Urban Renewal Plan Amendments following a public hearing, approved applicable mitigation measures and standard conditions of approval and determined that the uniformly applicable development policies or standards, together with the mitigation measures set out in the Redevelopment Plan Amendments EIR would substantially mitigate the impacts of the Central District Urban Renewal Plan Amendments and future projects thereunder.

III. CEQA Analysis Document: The CEQA Analysis and all of its findings, determinations and information is hereby incorporated by reference as if fully set forth herein. The CEQA Analysis concluded that the Project satisfies each of the following CEQA provisions, qualifying the Project for four separate CEQA statutory exemptions as summarized below and provides substantial evidence to support the following findings.

The City hereby finds that, as set forth below and in the checklist attached as part of the CEQA Analysis, the Project is exempt from any additional CEQA Analysis under the Infill Exemption: Public Resources Code Section 21084 (CEQA Guidelines §15332), Code Section 21084 (CEQA Guidelines "Community Plan Exemption" of Public Resources Code section 21083.3 (CEQA Guidelines §15183) and/or the "Qualified Infill Exemption" under Public Resources section 21094.5 (CEQA Guidelines §15183.3) and/or the "Redevelopment Projects" under Public Resources Code section 21090 (CEQA Guidelines §15180), thus no additional environmental analysis beyond the CEQA Analysis is necessary. The specific statutory exemptions are discussed below in more detail.

A. Infill Exemption: Public Resources Code Section 21084 (CEQA Guidelines §15332): The City finds and determines that, for the reasons set forth below and in the CEQA Analysis, an Infill Exemption applies to the Project and no further environmental analysis is required since the Project (A) is consistent with the General Plan and Zoning Regulations, (B) is a site less than 5 acres within City limits and surrounded by urban uses, (C) has no value as habitat for endangered, rare or threatened species, (D) would not, as evidenced by technical studies, reports and analysis prepared for the CEQA Analysis, result in any significant effects related to traffic, noise, air quality or water quality, and (E) would be adequately served by all required utilities and public services. The City's finding that the Project is categorically exempt from environmental review does not preclude a determination that statutory exemptions also apply. Based upon the CEQA Analysis and other substantial evidence in the record, the City finds and determines that the Project would not have a significant impact on the environmental and is exempt from environmental review.

B. Community Plan Exemption; Public Resources Code Section 21083.3 (CEQA Guidelines §15183): The City finds and determines that, for the reasons set out below and in the CEQA Analysis, the Community Plan Exemption applies to the Project. Therefore, no further environmental analysis is required because all of the Project's effects on the environment were adequately analyzed and mitigation measures provided in the 2010 Oakland Housing Element Update EIR and 2014 Addendum for the evaluation of the housing components of the Project, and the 1998 LUTE EIR for the overall project (collectively called "Previous CEQA Documents"); there are no significant effects on the environment which are peculiar to the Project or to the parcel upon which it is located not addressed and mitigated in the Previous CEQA Documents; and there is no new information showing that any of the effects shall be more significant than described in the Previous CEQA Documents.

As set out in detail in the CEQA Analysis, the City finds that, pursuant to CEQA Guidelines section 15183 and Public Resources Code section 21083.3, the Project is consistent with the development density analyzed in the Previous CEQA Documents and that there are no environmental effects of the Project peculiar to the Project or the Project Site which were not analyzed as significant effects in the Previous CEQA Documents, nor are there potentially significant off-site impacts and cumulative impacts not discussed in the Previous CEQA Documents; nor are any of the previously identified significant effects which, as a result of substantial information not known at the time of certification of the Previous CEQA Documents, are now determined to present a more severe adverse impact than discussed in the Previous CEQA Documents. As such, no further analysis of the environmental effects of the Project is required.

C. Qualified Infill Exemption; Public Resources Code Section 21094.5 (CEQA Guidelines §15183.3): The City finds and determines that, for the reasons set forth below and in

adequately analyzed and mitigation measures provided in the Previous CEQA Documents; the Project will cause no new specific effects not addressed in the Previous CEQA Documents that are specific to the Project or the Project Site; and there is no substantial new information showing that the adverse environmental effects of the Project are more significant than described in the Previous CEQA Documents.

The City finds that, pursuant to CEQA Guidelines section 15183.3, the CEQA Analysis contains a written analysis consistent with Appendix M to the CEQA Guidelines examining whether the Project will cause any effects that require additional review under CEQA. The contents of the analysis documents that the Project is located in an urban area satisfying the requirements of CEQA Guidelines section 15183.3 and satisfies the applicable performance standards set forth in Appendix M to the CEQA Guidelines. It also explains how the effects of the Project were analyzed in the Previous CEQA Documents; and indicates that the Project incorporates all applicable mitigation measures and SCAs from the Previous CEQA Documents. The analysis also determines that the Project will cause no new specific effects not analyzed in the Previous CEQA Documents; determines that there is no substantial new information showing that the adverse environmental effects of the Project are more significant than described in the Previous CEQA Documents, determines that the Project will not cause new specific effects or more significant effects, and documents how uniformly applicable development policies or standards (including, without limitation, the SCAs) will mitigate environmental effects of the Project. Based upon the CEQA Analysis and other substantial evidence in the record, the City finds and determines that no further environmental analysis of the effects of the Project is required.

D. Program EIRs and Redevelopment Projects (CEQA Guidelines §15168 and § 15180):

The City finds and determines that for the reasons set forth below and in the CEQA Analysis, that the 2011 Redevelopment Plan Amendments EIR applies to the Project and no further environmental analysis is required since all the Project's effects on the environment were adequately analyzed and mitigation measures provided in the 2011 Redevelopment Plan Amendments EIR; the Project will cause no new specific effects not addressed in the 2011 Redevelopment Plan Amendments EIR that are specific to the Project or the Project Site; and there is no substantial new information showing that the adverse environmental effects of the Project are more significant than described in the 2011 Redevelopment Plan Amendments EIR .

IV. Severability: The City finds that all four CEQA provisions discussed and determined to be applicable in Section III above are separately and independently applicable to the consideration of the Project and should any of the three be determined not to be so applicable, such determinations shall have no effect on the validity of these findings and the approval of the Project on any of the other grounds.

V. Incorporation by Reference of Statement of Overriding Considerations: Each of the Previous CEQA Documents identified significant and unavoidable impacts.¹ The 1998 LUTE EIR identified six areas of environmental effects of the LUTE that presented significant and unavoidable impacts; the 2010 Oakland Housing Element Update EIR and 2014 Addendum identified two areas of environmental effects of the Housing Element Update that presented significant and unavoidable impacts; and the Redevelopment Plan Amendments EIR identified

¹ If these or any other findings inaccurately identify or fail to list a significant and unavoidable impact identified in the analysis, findings and conclusions of the 1988 LUTE EIR, the 2010 Housing Element and 2014 Addendum EIR, the Redevelopment Plan Amendments EIR or their administrative records as a whole, the identification of that impact and any mitigation measure or SCA required to be implemented as part of the Project is not affected.

three areas of environmental effects of the Redevelopment Plan Amendments that presented significant and unavoidable impacts. Because the Project may contribute to some significant and unavoidable impacts identified in the Previous CEQA Documents identified above, but a Subsequent and/or Supplemental EIR is not required in accordance with CEQA Guidelines sections 15162, 15163, 15164, 15168, 15180, 15183 and 15183.3, a Statement of Overriding Considerations is not legally required. Nevertheless, in the interest of being conservative, the Statements of Overriding Consideration for the 1998 LUTE EIR, adopted by the City Council on March 24, 1998, via Resolution No. 74129 C.M.S.; for the 2010 Oakland Housing Element Update EIR and 2014 Addendum adopted by the Oakland City Council on December 21, 2010, via Resolution No. 83194 C.M.S and on November 20, 2014, via Resolution No. 85315 C.M.S., respectively; and for the Redevelopment Plan Amendments EIR, adopted by the City Council on March 20, 2012, via Resolution No. 83767 C.M.S, are all hereby incorporated by reference as if fully set forth herein.

ATTACHMENT B

CONDITIONS OF APPROVAL

STANDARD ADMINISTRATIVE CONDITIONS:

1. Approved Use

Ongoing

- a) The project shall be constructed and operated in accordance with the authorized use as described in the application materials, staff report, and the plans dated August 16, 2017, and as amended by the following conditions. Any additional uses or facilities other than those approved with this permit, as described in the project description and the approved plans, will require a separate application and approval. Any deviation from the approved drawings, Conditions of Approval or use shall require prior written approval from the Director of City Planning or designee.
- b) This action by the City Planning Commission ("this Approval") includes the approvals set forth below. This Approval includes: Approval of Conditional Use Permit, Variances, Vesting Tentative Map and Design Review for the construction of a 326,426 square foot, 29-story mixed use tower and secondary low rise townhouse building.

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 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 serving of any Action as specified in subsection (a) above on the City, 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. Standard Conditions of Approval /Reporting Program (SCA/RP)

- a. All mitigation measures identified in the 2044 Franklin Street CEQA Analysis Document are included in the Standard Condition of Approval / Reporting Program (SCA/RP) which is included in these Conditions of Approval and are incorporated herein by reference, as Attachment C, as Conditions of Approval of the project. The Standard Conditions of Approval identified in the 2044 Franklin Street CEQA Analysis Document are also included in the SCA/RP, and are, therefore, incorporated into these Conditions by reference but are not repeated in these Conditions. To the extent that there is any inconsistency between the SCA/RP and these Conditions, the more restrictive Conditions

shall govern. In the event a Standard Condition of Approval recommended in the 2044 Franklin Street CEQA Analysis Document has been inadvertently omitted from the SCA/RP, that Standard Condition of Approval is adopted and incorporated from the 2044 Franklin Street CEQA Analysis Document into the SCA/RP by reference, and adopted as a Condition of Approval. The project applicant and property owner shall be responsible for compliance with the requirements of any submitted and approved technical reports, all applicable mitigation measures adopted, and with all Conditions of Approval set forth herein at his/her sole cost and expense, unless otherwise expressly provided in a specific Condition of Approval, and subject to the review and approval by the City of Oakland. The SCA/RP identifies the timeframe and responsible party for implementation and monitoring for each Standard Condition of Approval. Monitoring of compliance with the Standard Conditions of Approval will be the responsibility of the Bureau of Planning and the Bureau of Building, with overall authority concerning compliance residing with the Environmental Review Officer. Adoption of the SCA/RP will constitute fulfillment of the CEQA monitoring and/or reporting requirement set forth in section 21081.6 of CEQA.

- b. Prior to the issuance of the first construction-related permit, the project applicant shall pay the applicable monitoring fee to the City in accordance with the City's Master Fee Schedule.

PROJECT SPECIFIC CONDITIONS:

15. Exterior Finishes/ Final Design Details

Requirement: The final building permit plan set shall contain detailed information on all proposed exterior finishes and elevations for approval by the Director of Planning. If requested sample materials shall be submitted to the Bureau of Planning.

When Required: Prior to issuance of a Building Permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Planning

16. Car Parking

Ongoing

- a) Off-street parking spaces shall be leased or sold separately from the rental or purchase of dwelling units for the life of the dwelling units, such that potential renters or buyers shall have the option of renting or buying a residential unit at a price lower than would be the case if there were a single price for both the residential unit and the parking space(s). It is acceptable to accomplish this by the developer marketing the units with rents that include one parking space per unit and if the resident does not desire to use the space, the rent amount will reduce accordingly.
- b) Parking spaces shall be offered only to residents of the dwelling units served by the off-street parking, except that any surplus spaces that are not rented or sold may be rented to non-residents with the provision that such spaces must be vacated on 30 days' notice if requested by residents to be made available to them.

17. Tentative Map

1. The project will require the establishment of City Monuments as determined by the City Surveyor upon submission of the Final Map.
2. The Project will require the establishment of a City Benchmark as determined by the City Surveyor upon submission of the final map. The City will supply the bronze disk to be used.
3. All interior existing and historic lot lines shall be abandoned or removed by the final map
4. No Portion of the buildings shall extend over the property lines without the appropriate easement which shall be shown on the final map and cite its recordation information
5. No portion of the buildings shall extend over the Right of Way line without the authorization of the Right of Way Engineer. Any required encroachment permit shall be shown as an easement which shall be shown on the final map and cite its recordation information.
6. Any existing under-sidewalk 'delivery vault' shall be removed and backfilled or, if to remain, shall require a major encroachment permit obtainable from the Right of Way Engineer Any required encroachment permit shall be shown as an easement which shall be shown on the final map and cite its recordation information
7. As noted, the lack of the plan set being based on City of Oakland datum prevents the invert records of the various sewer and storm lines from being accurately checked. Sewer and drainage review is therefore pended until receipt of a corrected tentative map.

18. Engineering Conditions of Approval

Applicant shall obtain a PX Permit and address all conditions in the Memorandum from the Department of Public Works dated July 12, 2017

19. Public Art for Private Development Condition of Approval

Requirement: The project is subject to the City's Public Art Requirements for Private Development, adopted by Ordinance No. 13275 C.M.S. ("Ordinance"). The public art contribution requirements are equivalent to one-half percent (0.5%) for the "residential" building development costs, and one percent (1.0%) for the "non-residential" building development costs. The contribution requirement can be met through the commission or acquisition and installation of publicly accessible 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.

When Required: Prior to issuance of Final Certificate of Occupancy and Ongoing

Initial Approval: Bureau of Planning

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

Requirement: When the condominium units created are offered for sale, the Covenants, Conditions and Restrictions (CC&Rs) for the approved units shall be submitted to the Planning and Zoning Division for review. The CC&Rs shall provide for the establishment of a non-profit homeowner's association to maintain and operate of all common landscaping, driveways, and other facilities, in accordance with approved plans. Membership in the association shall be made a condition of ownership. The developer shall be a member of such association until all units are sold.

When Required: If the condominium units are offered for immediate sale, within one year after issuance of the first certificate of occupancy. If not, prior to the first sale of a condominium unit.

ATTACHMENT C

CITY OF OAKLAND – STANDARD CONDITIONS OF APPROVAL

The City of Oakland's Uniformly Applied Development Standards adopted as Standard Conditions of Approval (Standard Conditions of Approval, or SCAs) were originally adopted by the City in 2008 (Ordinance No. 12899 C.M.S.) pursuant to Public Resources Code section 21083.3) and have been incrementally updated over time. The most recent update was adopted April 11, 2017. The SCAs incorporate development policies and standards from various adopted plans, policies, and ordinances (such as the Oakland Planning and Municipal Codes, Oakland Creek Protection, Stormwater Water Management and Discharge Control Ordinance, Oakland Tree Protection Ordinance, Oakland Grading Regulations, National Pollutant Discharge Elimination System (NPDES) permit requirements, Green Building Ordinance, historic/Landmark status, California Building Code, and Uniform Fire Code, among others), which have been found to substantially mitigate environmental effects.

These SCAs are incorporated into projects as conditions of approval, regardless of the determination of a project's environmental impacts. As applicable, the SCAs are adopted as requirements of an individual project when it is approved by the City, and are designed to, and will, avoid or substantially reduce a project's environmental effects.

In reviewing project applications, the City determines which SCAs apply based upon the zoning district, community plan, and the type of permits/approvals required for the project. Depending on the specific characteristics of the project type and/or project site, the City will determine which SCAs apply to a specific project. Because these SCAs are mandatory City requirements imposed on a city-wide basis, environmental analyses assume that these SCAs will be imposed and implemented by the project, and are not imposed as mitigation measures under CEQA.

All SCAs identified in the CEQA Analysis—which is consistent with the measures and conditions presented in the City of Oakland General Plan, Land Use and Transportation EIR (LUTE EIR, 1998)—are included herein. To the extent that any SCA identified in the CEQA Analysis was inadvertently omitted, it is automatically incorporated herein by reference.

The first column identifies the SCA applicable to that topic in the CEQA Analysis.

The second column identifies the monitoring schedule or timing applicable to the project.

The third column names the party responsible for monitoring the required action for the project.

In addition to the SCAs identified and discussed in the CEQA Analysis, other SCAs that are applicable to the project are included herein.

The project sponsor is responsible for compliance with any recommendations in approved technical reports and with all SCAs set forth herein at its sole cost and expense, unless otherwise expressly provided in a specific SCA, and subject to the review and approval of the City of Oakland. Overall monitoring and compliance with the SCAs will be the responsibility of the Planning and Zoning Division. Prior to the issuance of a demolition, grading, and/or construction permit, the project sponsor shall pay the applicable mitigation and monitoring fee to the City in accordance with the City's Master Fee Schedule.

Note that the SCAs included in this document are referred to using an abbreviation for the environmental topic area and are numbered sequentially for each topic area—i.e., **SCA AIR-1**, **SCA AIR-2**, etc. The SCA title and the SCA number that corresponds to the City's master SCA list are also provided—i.e., **SCA AIR-1: Construction-Related Air Pollution (Dust and Equipment Emissions) (#19)**.

Standard Conditions of Approval	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
Aesthetics, Shadow and Wind			
SCA AES-1: Graffiti Control. (#16) 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: <ol style="list-style-type: none"> Installation and maintenance of landscaping to discourage defacement of and/or protect likely graffiti-attracting surfaces. Installation and maintenance of lighting to protect likely graffiti-attracting surfaces. Use of paint with anti-graffiti coating. Incorporation of architectural or design elements or features to discourage graffiti defacement in accordance with the principles of Crime Prevention Through Environmental Design (CPTED). 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: <ol style="list-style-type: none"> 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. Covering with new paint to match the color of the surrounding surface. Replacing with new surfacing (with City permits if required). 	Ongoing	N/A	Bureau of Building
SCA AES-2: Landscape Plan. (#17) a. <i>Landscape Plan Required</i> 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.	Prior to approval of construction-related permit	Bureau of Planning	N/A
b. <i>Landscape Installation</i> 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.	Prior to building permit final	Bureau of Planning	Bureau of Building
c. <i>Landscape Maintenance</i> 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	Ongoing	N/A	Bureau of Building

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	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
Standard Conditions of Approval 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.			
SCA AES-3: Lighting. (#18) 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.	Prior to building permit final	N/A	Bureau of Building
SCA AES-4: Bird Collision Reduction Measures (#25). The project applicant shall submit a Bird Collision Reduction Plan for City review and approval to reduce potential bird collisions to the maximum feasible extent. The Plan shall include all of the following mandatory measures, as well as applicable and specific project Best Management Practice (BMP) strategies to reduce bird strike impacts to the maximum feasible extent. The project applicant shall implement the approved Plan. Mandatory measures include <u>all</u> of the following: <ol style="list-style-type: none"> i. For large buildings subject to federal aviation safety regulations, install minimum intensity white strobe lighting with three second flash instead of solid red or rotating lights. ii. Minimize the number of and co-locate rooftop-antennas and other rooftop structures. iii. Monopole structures or antennas shall not include guy wires. iv. Avoid the use of mirrors in landscape design. v. Avoid placement of bird-friendly attractants (i.e., landscaped areas, vegetated roofs, water features) near glass unless shielded by architectural features taller than the attractant that incorporate bird friendly treatments no more than two inches horizontally, four inches vertically, or both (the "two-by-four" rule), as explained below. vi. Apply bird-friendly glazing treatments to no less than 90 percent of all windows and glass between the ground and 60 feet above ground or to the height of existing adjacent landscape or the height of the proposed landscape. Examples of bird-friendly glazing treatments include the following: <ul style="list-style-type: none"> • Use opaque glass in window panes instead of reflective glass. • Uniformly cover the interior or exterior of clear glass surface with patterns (e.g., dots, stripes, decals, images, abstract patterns). Patterns can be etched, fritted, or on films and shall have a density of no more than two inches horizontally, four inches vertically, or both (the "two-by-four" rule). • Install paned glass with fenestration patterns with vertical and horizontal mullions no more than two inches horizontally, four inches vertically, or both (the "two-by-four" rule). 	Prior to approval of construction-related permit	Bureau of Planning	Bureau of Building

Standard Conditions of Approval	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
<ul style="list-style-type: none"> • Install external screens over non-reflective glass (as close to the glass as possible) for birds to perceive windows as solid objects. • Install UV-pattern reflective glass, laminated glass with a patterned UV-reflective coating, or UV-absorbing and UV-reflecting film on the glass since most birds can see ultraviolet light, which is invisible to humans. • Install decorative grilles, screens, netting, or louvers, with openings no more than two inches horizontally, four inches vertically, or both (the "two-by-four" rule). • Install awnings, overhangs, sunshades, or light shelves directly adjacent to clear glass which is recessed on all sides. • Install opaque window film or window film with a pattern/design which also adheres to the "two-by-four" rule for coverage. <p>vii. Reduce light pollution. Examples include the following:</p> <ul style="list-style-type: none"> • Extinguish night-time architectural illumination treatments during bird migration season (February 15 to May 15 and August 15 to November 30). • Install time switch control devices or occupancy sensors on non-emergency interior lights that can be programmed to turn off during non-work hours and between 11:00 p.m. and sunrise. • Reduce perimeter lighting whenever possible. • Install full cut-off, shielded, or directional lighting to minimize light spillage, glare, or light trespass. • Do not use beams of lights during the spring (February 15 to May 15) or fall (August 15 to November 30) migration. <p>viii. Develop and implement a building operation and management manual that promotes bird safety. Example measures in the manual include the following:</p> <ul style="list-style-type: none"> • Donation of discovered dead bird specimens to an authorized bird conservation organization or museums (e.g., UC Berkeley Museum of Vertebrate Zoology) to aid in species identification and to benefit scientific study, as per all federal, state and local laws. • Distribution of educational materials on bird-safe practices for the building occupants. Contact Golden Gate Audubon Society or American Bird Conservancy for materials. • Asking employees to turn off task lighting at their work stations and draw office blinds, shades, curtains, or other window coverings at end of work day. • Install interior blinds, shades, or other window coverings in windows above the ground floor visible from the exterior as part of the construction contract, lease agreement, or CC&Rs. 			

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Standard Conditions of Approval	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
<ul style="list-style-type: none"> Schedule nightly maintenance during the day or to conclude before 11 p.m., if possible. 			
Air Quality			
<p>SCA AIR-1: Construction-Related Air Pollution (Dust and Equipment Emissions). (#19)</p> <p>The project applicant shall implement all of the following applicable air pollution control measures during construction of the project:</p> <ol style="list-style-type: none"> 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. 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). 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. 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. Enclose, cover, water twice daily, or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.). Limit vehicle speeds on unpaved roads to 15 miles per hour. 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. 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 	During construction	N/A	Bureau of Planning

Standard Conditions of Approval	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
<p>Regulations ("California Air Resources Board Off-Road Diesel Regulations").</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>l. All excavation, grading, and demolition activities shall be suspended when average wind speeds exceed 20 mph.</p> <p>m. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.</p> <p>n. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for one month or more).</p> <p>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> <p>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.</p> <p>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.</p> <p>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.</p> <p>s. All trucks and equipment, including tires, shall be washed off prior to leaving the site.</p>			

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Standard Conditions of Approval	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
<p>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.</p> <p>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.</p> <p>v. Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., BAAQMD Regulation 8, Rule 3: Architectural Coatings).</p> <p>w. All construction equipment, diesel trucks, and generators shall be equipped with Best Available Control Technology for emission reductions of NOx and PM.</p> <p>x. Off-road heavy diesel engines shall meet the California Air Resources Board's most recent certification standard.</p> <p>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.</p>			
<p>Note: Screening analysis presented in Attachment E has demonstrated that the Project would be below the applicable threshold. No further action is required under this SCA.</p> <p>SCA AIR-2: Exposure to Air Pollution (Toxic Air Contaminants). (#20)</p> <p><i>a. Health Risk Reduction Measures</i></p> <p>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 <u>one</u> of the following methods:</p> <p>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</p>	Prior to Approval of Construction-Related Permit	Bureau of Planning	Bureau of Building

Standard Conditions of Approval	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
<p>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.</p> <p>— or —</p> <p>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:</p> <ul style="list-style-type: none"> • Installation of air filtration to reduce cancer risks and Particulate Matter (PM) exposure for residents and other sensitive populations in the project that are in close proximity to sources of air pollution. Air filter devices shall be rated MERV-13 or higher. As part of implementing this measure, an ongoing maintenance plan for the building's HVAC air filtration system shall be required. • Where appropriate, install passive electrostatic filtering systems, especially those with low air velocities (i.e., 1 mph). • Phasing of residential developments when proposed within 500 feet of freeways such that homes nearest the freeway are built last, if feasible. • The project shall be designed to locate sensitive receptors as far away as feasible from the source(s) of air pollution. Operable windows, balconies, and building air intakes shall be located as far away from these sources as feasible. If near a distribution center, residents shall be located as far away as feasible from a loading dock or where trucks concentrate to deliver goods. • Sensitive receptors shall be located on the upper floors of buildings, if feasible. • Planting trees and/or vegetation between sensitive receptors and pollution source, if feasible. Trees that are best suited to trapping PM shall be planted, including one or more of the following: Pine (<i>Pinus nigra</i> var. <i>maritima</i>), Cypress (<i>X Cupressocyparis leylandii</i>), Hybrid poplar (<i>Populus deltoids</i> X <i>trichocarpa</i>), and Redwood (<i>Sequoia sempervirens</i>). • 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. 			

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Standard Conditions of Approval	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
<ul style="list-style-type: none"> Emissions from diesel trucks shall be reduced through implementing the following measures, if feasible: <ul style="list-style-type: none"> 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. 			
b. Maintenance of Health Risk Reduction Measures: 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.	Ongoing	N/A	Bureau of Building
SCA AIR-3: Stationary Sources of Air Pollution (Toxic Air Contaminants). (#21) The project applicant shall incorporate appropriate measures into the project design in order to reduce the potential health risk due to on-site stationary sources of toxic air contaminants.	Prior to approval of construction-related permit	Bureau of Planning	Bureau of Building
SCA AIR-4: Asbestos in Structures (#23). 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.	Prior to approval of construction-related permit	Applicable regulatory agency with jurisdiction	Applicable regulatory agency with jurisdiction
Biological Resources			
SCA BIO-1: Tree Removal During Bird Breeding Season. (#26) To the extent feasible, removal of any tree and/or other vegetation suitable for nesting of birds shall not occur during the bird breeding season of February 1 to August 15 (or during December 15 to August 15 for trees located in or near marsh, wetland, or aquatic habitats). If tree removal must occur during the bird breeding season, all trees to be removed shall be surveyed by a qualified biologist to verify the presence or absence of nesting raptors or other birds. Pre-removal surveys shall be conducted within 15 days prior to the start of work and shall be submitted to the City for review and approval. If the survey indicates the potential presence of nesting raptors or other birds, the biologist shall determine an appropriately sized buffer around the nest in which no work will be allowed until the young have successfully fledged. The size of the	Prior to removal of trees	Bureau of Building.	Bureau of Building.

Standard Conditions of Approval	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
nest buffer will be determined by the biologist in consultation with the California Department of Fish and Wildlife, and will be based to a large extent on the nesting species and its sensitivity to disturbance. In general, buffer sizes of 200 feet for raptors and 50 feet for other birds should suffice to prevent disturbance to birds nesting in the urban environment, but these buffers may be increased or decreased, as appropriate, depending on the bird species and the level of disturbance anticipated near the nest.			
SCA BIO-3: Tree Permit. (#27) <i>a. Tree Permit Required</i> 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.	Prior to approval of construction-related permit	Permit approval by Public Works Department, Tree Division; evidence of approval submitted to Bureau of Building	Bureau of Building
<i>b. Tree Protection During Construction</i> 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: <ol style="list-style-type: none"> 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. 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. 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 	During construction	Public Works Department, Tree Division	Bureau of Building

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Standard Conditions of Approval	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>			
<p><i>c. Tree Replacement Plantings</i></p> <p>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:</p> <ul style="list-style-type: none"> • 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. • Replacement tree species shall consist of <i>Sequoia sempervirens</i> (Coast Redwood), <i>Quercus agrifolia</i> (Coast Live Oak), <i>Arbutus menziesii</i> (Madrone), <i>Aesculus californica</i> (California Buckeye), <i>Umbellularia californica</i> (California Bay Laurel), or other tree species acceptable to the Tree Division. • 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. • Minimum planting areas must be available on site as follows: <ul style="list-style-type: none"> ○ For <i>Sequoia sempervirens</i>, three hundred fifteen (315) square feet per tree; ○ For other species listed, seven hundred (700) square feet per tree. 	Prior to building permit final	Public Works Department, Tree Division	Bureau of Building

Standard Conditions of Approval	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
<ul style="list-style-type: none"> 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. 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. 			
Cultural Resources			
<p>SCA CULT-1: Archaeological and Paleontological Resources – Discovery During Construction. (#29)</p> <p>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.</p> <p>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 Project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practicable.</p>	During construction	N/A	Bureau of Building

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	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
Standard Conditions of Approval 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.			
SCA CULT-2: Human Remains – Discovery during Construction. (#31): 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.	During Construction	N/A	Bureau of Building
Geology and Soils			
SCA GEO-1: Construction-Related Permit(s). (#33) 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.	Prior to approval of construction-related permit	Bureau of Building	Bureau of Building
SCA GEO-2: Soils Report. (#34) 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.	Prior to approval of construction-related permit	Bureau of Building	Bureau of Building
Hazards and Hazardous Materials			
SCA HAZ-1: Hazardous Materials Related to Construction. (#39)	During construction	N/A	Bureau of Building

Standard Conditions of Approval	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
<p>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:</p> <ol style="list-style-type: none"> Follow manufacture's recommendations for use, storage, and disposal of chemical products used in construction; Avoid overtopping construction equipment fuel gas tanks; During routine maintenance of construction equipment, properly contain and remove grease and oils; Properly dispose of discarded containers of fuels and other chemicals; 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 <p>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.</p>			
<p>SCA-HAZ-2: Hazardous Building Materials and Site Contamination. (#40)</p> <p><i>a. Hazardous Building Materials Assessment</i></p> <p>The project applicant shall submit a comprehensive assessment report to the Bureau of Building, signed by a qualified environmental professional, documenting the presence or lack thereof of asbestos-containing materials (ACMs), lead-based paint, polychlorinated biphenyls (PCBs), and any other building materials or stored materials classified as hazardous materials by State or federal law. If lead-based paint, ACMs, PCBs, or any other building materials or stored materials classified as hazardous materials are present, the project applicant shall submit specifications signed by a qualified environmental professional, for the stabilization and/or removal of the identified hazardous materials in accordance with all applicable laws and regulations. The project applicant shall implement the approved recommendations and submit to the City evidence of approval for any proposed remedial action and required clearances by the applicable local, state, or federal regulatory agency.</p>	Prior to Approval of demolition, grading, or building Permit	Bureau of Building	Bureau of Building

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	When Required	Initial Approval	Monitoring/ Inspection
<p><i>b. Environmental Site Assessment Required</i></p> <p>The Project applicant shall submit a Phase I Environmental Site Assessment report, and Phase II Environmental Site Assessment report if warranted by the Phase I report, for the Project site for review and approval by the City. The report(s) shall be prepared by a qualified environmental assessment professional and include recommendations for remedial action, as appropriate, for hazardous materials. The Project applicant shall implement the approved recommendations and submit to the City evidence of approval for any proposed remedial action and required clearances by the applicable local, state, or federal regulatory agency.</p>	Prior to approval of construction-related permit	Applicable regulatory agency with jurisdiction	Applicable regulatory agency with jurisdiction
<p><i>c. Health and Safety Plan Required</i></p> <p>The project applicant shall submit a Health and Safety Plan for the review and approval by the City in order to protect project construction workers from risks associated with hazardous materials. The project applicant shall implement the approved Plan.</p>	Prior to Approval of Construction-Related Permit	Bureau of Building	Bureau of Building
<p><i>d. Best Management Practices (BMPs) Required for Contaminated Sites</i></p> <p>The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential soil and groundwater hazards. These shall include the following:</p> <ul style="list-style-type: none"> i. Soil generated by construction activities shall be stockpiled on-site in a secure and safe manner. All contaminated soils determined to be hazardous or non-hazardous waste must be adequately profiled (sampled) prior to acceptable reuse or disposal at an appropriate off-site facility. Specific sampling and handling and transport procedures for reuse or disposal shall be in accordance with applicable local, state, and federal requirements. ii. Groundwater pumped from the subsurface shall be contained on-site in a secure and safe manner, prior to treatment and disposal, to ensure environmental and health issues are resolved pursuant to applicable laws and policies. Engineering controls shall be utilized, which include impermeable barriers to prohibit groundwater and vapor intrusion into the building. 	During construction	N/A	Bureau of Building

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	When Required	Initial Approval	Monitoring/ Inspection
SCA-HAZ-3: Hazardous Materials Business Plan. (#41) The project applicant shall submit a Hazardous Materials Business Plan for review and approval by the City, and shall implement the approved Plan. The approved Plan shall be kept on file with the City and the project applicant shall update the Plan as applicable. The purpose of the Hazardous Materials Business Plan is to ensure that employees are adequately trained to handle hazardous materials and provides information to the Fire Department should emergency response be required. Hazardous materials shall be handled in accordance with all applicable local, state, and federal requirements. The Hazardous Materials Business Plan shall include the following: <ol style="list-style-type: none"> The types of hazardous materials or chemicals stored and/or used on-site, such as petroleum fuel products, lubricants, solvents, and cleaning fluids. The location of such hazardous materials. An emergency response plan including employee training information. A plan that describes the manner in which these materials are handled, transported, and disposed.	Prior to building permit final	Oakland Fire Department	Oakland Fire Department
Hydrology and Water Quality			
SCA HYD-1: Erosion and Sedimentation Control Measures for Construction. (#44). 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.	Prior to Approval of Construction-Related Permit	Bureau of Building	N/A
SCA HYD-2: NPDES C.3 Stormwater Requirements for Regulated Projects. (#50) <i>a. Post-Construction Stormwater Management Plan Required</i> The project applicant shall comply with the requirements of Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES). The project applicant shall submit a Post-Construction Stormwater Management Plan to the City for review and approval with the project drawings submitted for site improvements, and shall implement the approved Plan during construction. The Post-Construction Stormwater Management Plan shall include and identify the following: <ol style="list-style-type: none"> Location and size of new and replaced impervious surface; Directional surface flow of stormwater runoff; Location of proposed on-site storm drain lines; Site design measures to reduce the amount of impervious surface area; Source control measures to limit stormwater pollution; 	Prior to Approval of Construction-Related Permit	Bureau of Planning; Bureau of Building	Bureau of Building

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<p>vi. Stormwater treatment measures to remove pollutants from stormwater runoff, including the method used to hydraulically size the treatment measures; and</p> <p>vii. Hydromodification management measures, if required by Provision C.3, so that post-project stormwater runoff flow and duration match pre-project runoff.</p>			
<p>b. Maintenance Agreement Required</p> <p>The project applicant shall enter into a maintenance agreement with the City, based on the Standard City of Oakland Stormwater Treatment Measures Maintenance Agreement, in accordance with Provision C.3, which provides, in part, for the following:</p> <p>i. The project applicant accepting responsibility for the adequate installation/construction, operation, maintenance, inspection, and reporting of any on-site stormwater treatment measures being incorporated into the project until the responsibility is legally transferred to another entity; and</p> <p>ii. Legal access to the on-site stormwater treatment measures for representatives of the City, the local vector control district, and staff of the Regional Water Quality Control Board, San Francisco Region, for the purpose of verifying the implementation, operation, and maintenance of the on-site stormwater treatment measures and to take corrective action if necessary.</p> <p>The maintenance agreement shall be recorded at the County Recorder's Office at the applicant's expense.</p>	Prior to Building Permit Final	Bureau of Building	Bureau of Building
Noise			
<p>SCA NOI-1: Construction Days/Hours. (#58): The project applicant shall comply with the following restrictions concerning construction days and hours:</p> <p>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.</p> <p>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.</p> <p>c. No construction is allowed on Sunday or federal holidays.</p> <p>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.</p>	During Construction	N/A	Bureau of Building

Standard Conditions of Approval	Implementation/Monitoring		
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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.			
SCA NOI-2: Construction Noise. (#59): 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: <ol style="list-style-type: none"> 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. 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. Applicant shall use temporary power poles instead of generators where feasible. 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. 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. 	During Construction	N/A	Bureau of Building
SCA NOI-3: Extreme Construction Noise. (#60) <ol style="list-style-type: none"> Construction Noise Management Plan Required 	Prior to Approval	Bureau of Building	Bureau of Building

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<p>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:</p> <ul style="list-style-type: none"> 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. <p>Based on the potential noise impacts from construction equipment to nearby sensitive receptors, the following draft site-specific noise attenuation measures are additionally recommended for inclusion in the Construction Noise Management Plan:</p> <p>Temporary noise barriers will be placed between the proposed construction activities and nearby receptors. The noise barriers may be constructed from plywood and installed on top of a portable concrete K-Rail system to be able to move and/or adjust the wall location during construction activities. A sound blanket system hung on scaffolding, or other noise reduction materials that result in an equivalent or greater noise reduction than plywood, may also be used. Due to the proximity of the commercial and apartment buildings located at the northern and southern borders of project site, respectively, the use of Sound Transmission Class (STC) rated materials, or other materials that could similarly provide high levels of noise reduction above what plywood or sound blankets alone could provide, should be incorporated into the design of the noise barriers installed at these borders. An STC rating roughly equals the decibel reduction in noise volume that a wall, window, or door can provide. Therefore, using STC-rated materials could substantially increase the level of noise reduction provided by the barrier. The composition, location, height, and width of the barriers during different phases of construction will be determined by a qualified acoustical</p>			

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<p>consultant and incorporated into the Construction Noise Management Plan for the project.</p> <p>Best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds) will be used for project equipment and trucks during construction wherever feasible. For example, exhaust mufflers on pneumatic tools can lower noise levels by up to about 10 dBA and external jackets can lower noise levels by up to about 5 dBA.</p> <p>Noise control blankets will be utilized on the building structure as the building is erected to reduce noise emission from the site. The use of noise control blankets will particularly be targeted to cover the levels of the building that have line of sight with the windows of adjacent receptors;</p> <p>Construction equipment will be positioned as far away from noise-sensitive receptors as possible. The project site is surrounded by hard surfaces, and therefore, for every doubling of the distance between a given receptor and construction equipment, noise will be reduced by approximately 6 dBA.</p> <p><i>b. Public Notification Required</i></p> <p>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.</p>			
<p>SCA NOI-4: Project-Specific Construction Noise Reduction Measures. (#61): 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.</p>	Prior to Approval of Construction-Related Permit	Bureau of Building	Bureau of Building
<p>SCA NOI-5: Construction Noise Complaints. (#62): 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:</p> <p>a. Designation of an on-site construction complaint and enforcement manager for the project;</p> <p>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;</p>	Prior to Approval of Construction-Related Permit	Bureau of Building	Bureau of Building

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<p>c. Protocols for receiving, responding to, and tracking received complaints; and</p> <p>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.</p>			
<p>SCA NOI-6: Exposure to Community Noise. (#63): The project applicant shall submit a Noise Reduction Plan prepared by a qualified acoustical engineer for City review and approval that contains noise reduction measures (e.g., sound-rated window, wall, and door assemblies) to achieve an acceptable interior noise level in accordance with the land use compatibility guidelines of the Noise Element of the Oakland General Plan. The applicant shall implement the approved Plan during construction. To the maximum extent practicable, interior noise levels shall not exceed the following:</p> <p>a. 45 dBA: Residential activities, civic activities, hotels.</p> <p>b. 50 dBA: Administrative offices; group assembly activities.</p> <p>c. 55 dBA: Commercial activities.</p> <p>d. 65 dBA: Industrial activities.</p>	Prior to Approval of Construction-Related Permit	Bureau of Planning	Bureau of Building
<p>SCA NOI-7: Operational Noise. (#64). 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.</p>	Ongoing	N/A	Bureau of Building
Transportation /Traffic			
<p>SCA TRANS-1: Construction Activity in the Public Right-of-Way. (#68)</p> <p><i>a. Obstruction Permit Required</i></p> <p>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.</p>	Prior to Approval of Construction Related Permit	Bureau of Building	Bureau of Building
<p><i>b. Traffic Control Plan Required</i></p> <p>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.</p>	Prior to Approval of Construction Related Permit	Public Works Department, Transportation Services Division	Bureau of Building

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<p><i>c. Repair City Streets</i></p> <p>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.</p>	Prior to Building Permit Final	N/A	Bureau of Building
<p>SCA TRANS-2: Bicycle Parking. (#69). 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.</p>	Prior to approval of construction-related permit	Bureau of Planning	Bureau of Building
<p>SCA TRANS-3: Transportation and Parking Demand. (#71)</p> <p><i>a. Transportation and Parking Demand Management (TDM) Plan Required</i></p> <p>The project applicant shall submit a Transportation and Parking Demand Management (TDM) Plan for review and approval by the City.</p> <p>i. The goals of the TDM Plan shall be the following:</p> <ul style="list-style-type: none"> a. Reduce vehicle traffic and parking demand generated by the project to the maximum extent practicable, consistent with the potential traffic and parking impacts of the project. b. Achieve the following project vehicle trip reductions (VTR): c. Projects generating 50-99 net new a.m. or p.m. peak hour vehicle trips: 10 percent VTR d. Projects generating 100 or more net new a.m. or p.m. peak hour vehicle trips: 20 percent VTR e. Increase pedestrian, bicycle, transit, and carpool/vanpool modes of travel. All four modes of travel shall be considered, as appropriate. f. Enhance the City's transportation system, consistent with City policies and programs. <p>ii. TDM strategies to consider include, but are not limited to, the following:</p> <ul style="list-style-type: none"> g. Inclusion of additional long-term and short-term bicycle parking that meets the design standards set forth in chapter five of the Bicycle Master Plan and the Bicycle Parking Ordinance (chapter 17.117 of the Oakland Planning Code), and shower and locker facilities in commercial developments that exceed the requirement. h. Construction of and/or access to bikeways per the Bicycle Master Plan; construction of priority bikeways, on-site signage and bike lane striping. i. Installation of safety elements per the Pedestrian Master Plan (such as crosswalk striping, curb ramps, count down signals, bulb outs, etc.) to encourage convenient and safe crossing at 	Prior to Approval of Construction-Related Permit	Bureau of Planning	N/A

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<p>arterials, in addition to safety elements required to address safety impacts of the project.</p> <p>j. Installation of amenities such as lighting, street trees, and trash receptacles per the Pedestrian Master Plan and any applicable streetscape plan.</p> <p>k. Construction and development of transit stops/shelters, pedestrian access, way finding signage, and lighting around transit stops per transit agency plans or negotiated improvements.</p> <p>l. Direct on-site sales of transit passes purchased and sold at a bulk group rate (through programs such as AC Transit Easy Pass or a similar program through another transit agency).</p> <p>m. Provision of a transit subsidy to employees or residents, determined by the project applicant and subject to review by the City, if employees or residents use transit or commute by other alternative modes.</p> <p>n. Provision of an ongoing contribution to transit service to the area between the project and nearest mass transit station prioritized as follows: 1) Contribution to AC Transit bus service; 2) Contribution to an existing area shuttle service; and 3) Establishment of new shuttle service. The amount of contribution (for any of the above scenarios) would be based upon the cost of establishing new shuttle service (Scenario 3).</p> <p>o. Guaranteed ride home program for employees, either through 511.org or through separate program.</p> <p>p. Pre-tax commuter benefits (commuter checks) for employees.</p> <p>q. Free designated parking spaces for on-site car-sharing program (such as City Car Share, Zip Car, etc.) and/or car-share membership for employees or tenants.</p> <p>r. On-site carpooling and/or vanpool program that includes preferential (discounted or free) parking for carpools and vanpools.</p> <p>s. Distribution of information concerning alternative transportation options.</p> <p>t. Parking spaces sold/leased separately for residential units. Charge employees for parking, or provide a cash incentive or transit pass alternative to a free parking space in commercial properties.</p> <p>u. Parking management strategies including attendant/valet parking and shared parking spaces.</p> <p>v. Requiring tenants to provide opportunities and the ability to work off-site.</p> <p>w. Allow employees or residents to adjust their work schedule in order to complete the basic work requirement of five eight-hour workdays by adjusting their schedule to reduce vehicle trips to the worksite (e.g., working four, ten-hour days; allowing employees to work from home two days per week).</p> <p>x. Provide or require tenants to provide employees with staggered work hours involving a shift in the set work hours of all employees at the workplace or flexible work hours involving individually determined work hours.</p>			

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The TDM Plan shall indicate the estimated VTR for each strategy, based on published research or guidelines where feasible. For TDM Plans containing ongoing operational VTR strategies, the Plan shall include an ongoing monitoring and enforcement program to ensure the Plan is implemented on an ongoing basis during project operation. If an annual compliance report is required, as explained below, the TDM Plan shall also specify the topics to be addressed in the annual report.			
<i>b. TDM Implementation — Physical Improvements</i> For VTR strategies involving physical improvements, the project applicant shall obtain the necessary permits/approvals from the City and install the improvements prior to the completion of the project.	Prior to Building Permit Final	Bureau of Building	Bureau of Building
<i>c. TDM Implementation — Operational Strategies</i> For projects that generate 100 or more net new a.m. or p.m. peak hour vehicle trips and contain ongoing operational VTR strategies, the project applicant shall submit an annual compliance report for the first five years following completion of the project (or completion of each phase for phased projects) for review and approval by the City. The annual report shall document the status and effectiveness of the TDM program, including the actual VTR achieved by the project during operation. If deemed necessary, the City may elect to have a peer review consultant, paid for by the project applicant, review the annual report. If timely reports are not submitted and/or the annual reports indicate that the project applicant has failed to implement the TDM Plan, the project will be considered in violation of the Conditions of Approval and the City may initiate enforcement action as provided for in these Conditions of Approval. The project shall not be considered in violation of this Condition if the TDM Plan is implemented but the VTR goal is not achieved.	Ongoing	Bureau of Planning	Bureau of Planning
Utilities and Service Systems			
SCA UTIL-1: Construction and Demolition Waste Reduction and Recycling. (#74) 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	Prior to Approval of Construction-Related Permit	Public Works Department, Environmental Services Division	Public Works Department, Environmental Services Division

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accordance with current City requirements. The WRRP may be submitted electronically at www.greenhalo.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.			
SCA UTIL-2: Underground Utilities. (#75) 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.	During Construction	N/A	Bureau of Building
SCA UTIL-3: Recycling Collection and Storage Space. (#76) 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.	Prior to Approval of Construction-Related Permit	Bureau of Planning	Bureau of Building
SCA UTIL-4: Green Building Requirements. (#77) <i>a. Compliance with Green Building Requirements During Plan-Check</i> 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.	Prior to Approval of Construction-Related Permit	Bureau of Building	N/A




















































Standard Conditions of Approval	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
<p>Copy of the Unreasonable Hardship Exemption, if granted, during the review of the Planning and Zoning permit.</p> <p>Permit plans that show, in general notes, detailed design drawings, and specifications as necessary, compliance with the items listed in subsection (ii) below.</p> <p>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.</p> <p>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.</p> <p>Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.</p> <p>Ii. The set of plans in subsection (i) shall demonstrate compliance with the following:</p> <p>CALGreen mandatory measures.</p> <p>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.</p> <p>A minimum of 23 points (3 Community; 6 IAQ/Health; 6 Resources; 8 Water) as defined by the Green Building Ordinance for Residential New Construction.</p> <p>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.</p> <p>The required green building point minimums in the appropriate credit categories.</p>			
<i>b. Compliance with Green Building Requirements During Construction</i>	During Construction	N/A	Bureau of Building

ATTACHMENT C

Standard Conditions of Approval	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
<p>The project applicant shall comply with the applicable requirements of CALGreen and the Oakland Green Building Ordinance during construction of the project.</p> <p>The following information shall be submitted to the City for review and approval:</p> <p>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.</p> <p>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.</p> <p>Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.</p>			
<p><i>c. Compliance with Green Building Requirements After Construction</i></p> <p>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 Build It Green 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.</p>	After Project Completion as Specified	Bureau of Planning	Bureau of Building
<p>SCA UTIL-5: Sanitary Sewer System. (#79)</p> <p>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.</p>	Prior to Approval of Construction-Related Permit	Public Works Department, Department of Engineering and Construction	N/A
<p>SCA UTIL-6: Storm Drain System. (#80)</p> <p>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.</p>	Prior to Approval of Construction-Related Permit	Bureau of Building	Bureau of Building

ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

ALL SCREENED INFORMATION REFLECTS EXISTING CONDITIONS

- | | |
|---|---|
|  | EXISTING PROPERTY LINE OR R/W LINE |
|  | INTERIOR PROPERTY LINE TO BE REMOVED |
|  | EXISTING PROPERTY LINE OUTSIDE LIMIT OF MAP |
|  | EXISTING MONUMENT LINE |
|  | BUILDING LINE |
|  | RIGHT OF WAY TO BE DEDICATED |
|  | PROPERTY EASEMENT |
|  | PROPOSED MONUMENT TO BE SET |
|  | EXISTING CITY MONUMENT |
|  | STORM MAIN HOLE |
|  | SANITARY MAIN HOLE |
|  | SANITARY CLEAMOUT |
|  | ASPH-ALC CONCRETE |
|  | APFA TRAIN |
|  | JACK OF WALK |
|  | ILLUSTRATIVE UTILITY JACK |
|  | FLOW LINE |
|  | GROUND |
|  | GRADY BREAK |
|  | WALCMENT |
|  | TOP OF CURB |
|  | SIDEWALK |
|  | CONCRETE |
|  | EDGE OF PAVEMENT |
|  | BUILDING CORNER |
|  | PUNTER |
|  | HANDICAP RAMP |
|  | TOP OF AC R/W |
|  | POST INDICATOR VALVE |
|  | 8 INCH FLOW |
|  | TELEPHONE FULL BOX |
|  | CABLE TELEVISION BOX |
|  | TOP OF R/W |
|  | TOP OF WALL |
|  | POWER POLE |
|  | WATER VALVE |
|  | WATER METER |
|  | JACK VALVE |
|  | HANDICAP RAMP |
|  | POINT ON LINE |
|  | BUILDING LINE |
|  | CENTERLINE |
|  | FLOW LINE |
|  | VALLEY GUTTER |
|  | DOWN LINE FENCE |
|  | BOTTOM OF WALL |
|  | BUILDING OVER-HANG |
|  | TYPICAL |
|  | ELECTRIC VALVE |
|  | SON |
|  | GUT WALK |
| | THE HOBART |
| | WATER VALVE |
| | POST INDICATOR VALVE |
| | BACK FLOW PREVENTER |
| | WALK METER |
| | THE HOBART |
| | WIRE SERVICE |
| | FOUND |
| | WATER |

CASEMENTS, INFRASTRUCTURE, AND PUBLIC FACILITIES

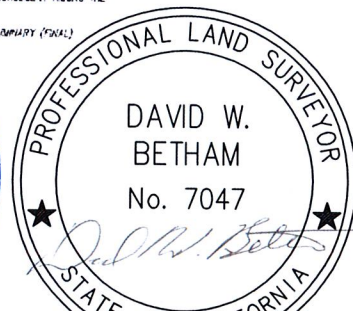
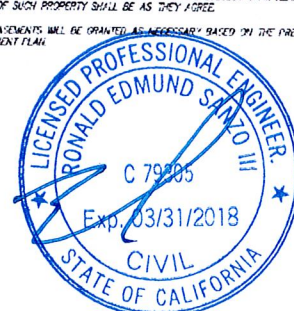
MUNICIPAL CODE SECTION 16.08.00 STATES THAT A TENTATIVE MAP SUBMITTED TO THE CITY SHALL SHOW EACH OF THE FOLLOWING ITEMS:

1. THE LOCATION, WIDTH AND NAMES OF THE EXISTING OR PLANNED STREETS OR OTHER PUBLICWAYS INTENDING TO ADJOIN TO THE TRACT EXISTING ADJACENT PARCELS, SHOWING RIGHTS-OF-WAY AND OTHER IMPORTANT FEATURES SUCH AS PUBLIC SUBDIVISION MAPS OR CORRELATION LINES AND INTERSECTIONS OF OTHER PUBLIC FEATURES AS SHOWN ON THIS MAP.
2. THE TRACT NUMBER OF NAMES OF ADJACENT SUBDIVISIONS OR THE NAMES OF RECORDED CHAINERS OF ADJOINING PARCELS OF CONVEYANCE, LAND AS SHOWN ON THIS MAP.
3. EXISTING STREETS, CERTAINS OF OTHER UNDESIGNED STRUCTURES, THROUGH THE TRACT AND IMMEDIATELY ADJACENT THERETO WITH CURB STREETS, DRAINS AND LOCATIONS INDICATED AS SHOWN ON THIS MAP.
4. CONTIGUOUS WITH INTERVALS OF FIVE FEET OR LESS REFERRED TO CITY DATUM AS SHOWN ON THIS MAP.
5. THE LAYOUT, NAMES AND PROPOSED MOTIFS OF STREETS, ALLEYS AND EASEMENTS AS SHOWN ON THIS MAP.
6. ALL PARCELS OF LAND INTENDED TO BE DEDICATED FOR PUBLIC USE OR RESERVED FOR THE USE OF PROPERTY OWNERS IN THE PROPOSED SUBDIVISION, TOGETHER WITH THE PURPOSE OF CONDITIONS OR LIMITATIONS OF SUCH RESERVATION, IF ANY, AS SHOWN ON THIS MAP.
7. TRUE NORTH POINT, SCALE AND DATE AS SHOWN ON THIS MAP.
8. THE LAYOUT, NUMBERS AND APPROPRIATE DEDICATIONS OF PROPOSED LOTS AS SHOWN ON THIS MAP.
9. THE PROPOS OF EACH STREET WITH TENTATIVE GRADES.
10. SIGNED STATEMENT BY SUBDIVIDER DESIGN AND OWNER OF SURVEYING ENGINEER, PLANNING, ENGINEERING, SURVEYING AND CIVIL, SURVEYING AND OTHER INSTRUMENTS PROPOSED TO BE CONSTRUCTED.
11. THE CROSS-SECTIONS OF PROPOSED STREETS SHOWING THE WIDTH OF ROADWAY, LOCATION AND WIDTH OF SIDEWALKS AS SHOWN ON THIS MAP.
12. A PLAN AND ELEVATION OF PROPOSED SIDEWALK, STREET FURNITURE OR CONFINED SIDEWALKS AND OTHER PUBLIC UTILITIES, WITH DRAINAGE AND SLOPE SPECIFICATIONS.
13. STATEMENT OF RESTRICTIONS TO BE IMPOSED BY SUBDIVIDER AS TO USE OR OCCUPANCY OF LAND, BUILDING SETBACK, YARD AREA, VALUE OF CONSTRUCTION AND ANY OTHER RESTRICTIONS.
14. ANY REQUIRED DATA WHICH IT IS NECESSARY OR IMPRACTICAL TO PLACE UPON THE TENTATIVE MAP SHALL BE SUBMITTED IN WRITING WITH THE MAP.

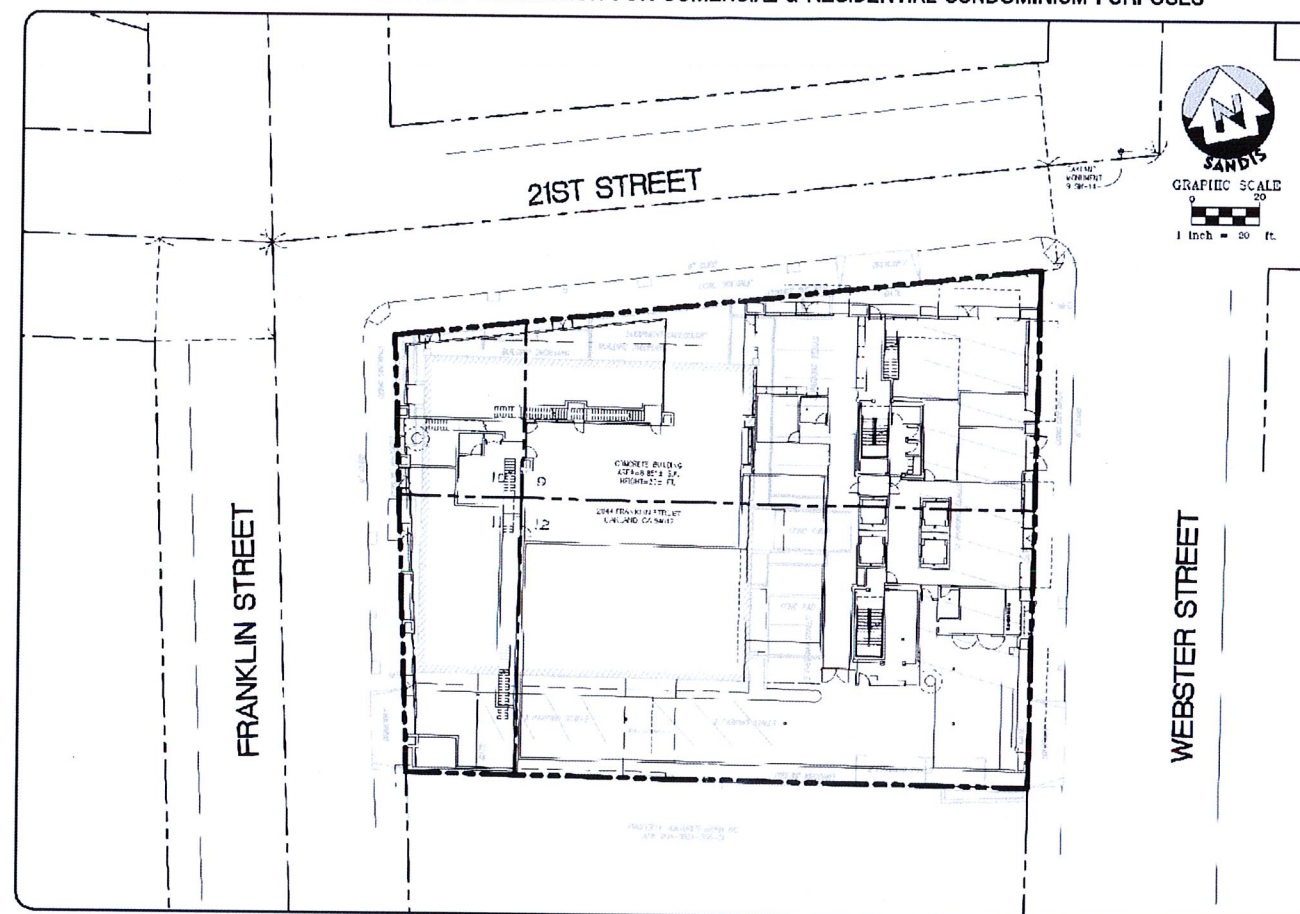
EACH OF THESE ITEMS, TO THE EXTENT THEY PERTAIN TO ABOVE GROUND, OFFSITE INFRASTRUCTURE AND IMPROVEMENTS RELATED TO THE YTPM (WITH THE EXCEPTION OF SIDEWALK IMPROVEMENTS ALONG WOOD STREET OPPOSITE THE FRONTAGE OF THE WOOD STREET ZONING DISTRICT), AND TO THE EXTENT THEY PERTAIN TO IMPROVEMENTS IN EXISTING AND PROPOSED PUBLIC RIGHTS OF WAY WITHIN THE SUBJECT YTPM, ARE DEPICTED ON THE ACCOMPANYING SHEETS.

WITH RESPECT TO OTHER INFRASTRUCTURE AND IMPROVEMENTS, THESE ITEMS ARE CONCEPTUALLY
DEPICTED IN THE ACCOMPANYING SHEETS. THE PRECISE DETAILS OF HOW THESE FACILITIES WILL BE
IMPLEMENTED, SIZED OR BUILT WILL BE ACCORDING TO THE FOLLOWING STANDARDS:

- A. ALL FACILITIES MAY BE CONSISTENT WITH THE CITY OF OAKLAND STANDARDS, GUIDELINES AND REGULATIONS FOR DEVELOPMENT, AS ADOPTED BY THE CITY OF OAKLAND STANDARDS AS APPROPRIATE.
- B. ALL FACILITIES MAY BE CONSISTENT WITH ONE OR MORE FINAL DEVELOPMENT PLANS FOR ALL OR PORTIONS OF THE AREA ENCOMPASSED BY THE SUBJECT VITAL AS SUCH FINAL DEVELOPMENT PLANS BECOME AVAILABLE TO THE CITY PRIOR TO RECONSTRUCTION OF THE FINAL MAP.
- C. STREET LIGHTING MAINTENANCE FACILITIES AND WASTEWATER FACILITIES WILL BE CONSTRUCTED ACCORDING TO THE PUBLISHED STANDARDS OF THE CITY OF OAKLAND LAND DEVELOPMENT STANDARDS AND ACCORDING TO THE ACTING CITY ENGINEER'S CURRENT MANUAL, JUNE 2015.
- D. WATER FACILITIES WILL BE CONSTRUCTED ACCORDING TO THE PUBLISHED STANDARDS OF THE EAST BAY MUNICIPAL UTILITY DISTRICT RELATING TO SUCH FACILITIES.
- E. COMMUNICATION FACILITIES (SUCH AS ACCOMMODATIONS FOR TELEVISIONS CABLE, TELEPHONE LINES, FIBER OPTIC AND/OR CDS LINES), WILL BE SITED AND BUILT ACCORDING TO THE PUBLISHED STANDARDS OF THE CITY OF OAKLAND AND ANY FUTURE AGREEMENTS OAKLAND HAS WITH THE RELEVANT COMMUNICATION SERVICE PROVIDER (SUCH AS COMCAST, SPRINT, ET AL) THAT APPLY TO THE SUBJECT VITAL.
- F. STREETSCAPES AND LANDSCAPING WILL USE TREES FROM OAKLAND'S PUBLISHED TREE LIST AS IT APPLIES TO THE SUBJECT VITAL.
- G. EASEMENTS OF FACILITIES MAY BE REQUIRED TO THE CONFIGURED SITE OR BUILT TO SERVE OTHER MAPS WITHIN THE ZONING DISTRICT OTHER THAN THE SUBJECT VITAL RECONSTRUCTING THE OWNERS OF SUCH PROPERTY SHALL BE AS THEY FORTH.
- H. UTILITY EASEMENTS WILL BE GRANTED AS NECESSARY, BASED ON THE PRELIMINARY "PAUL"



A PARCEL MERGER AND SUBDIVISION FOR COMERCIAL & RESIDENTIAL CONDOMINIUM PURPOSES



KEY MAP
SCALE: 1"=20'

THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS TENTATIVE MAP IS BASED ON FIELD SURVEYS PERFORMED BY SANDS SURVEY CREWS IN FEBRUARY OF 2015 AND MARCH OF 2016.

BEFORE THE ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR DEVELOPMENT ON EACH PARCEL, THE PROJECT SPONSOR SHALL CONSTRUCT PAVING IMPROVEMENTS INCLUDING CURB AND SIDEWALK IMPROVEMENTS ALONG THE FRONTS OF FRANKLIN STREET, 21ST STREET, AND WEBSTER STREET.

THE REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA: A LIQUEFACTION HAZARD ZONE PURSUANT TO SECTION 2632(c) OF THE PUBLIC RESOURCES CODE. THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE FLOODING MAY OCCUR. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY MAY BE AFFECTED BY A NATURAL DISASTER, TRANSFERRED(2) AND TRANSFERRED(3). MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

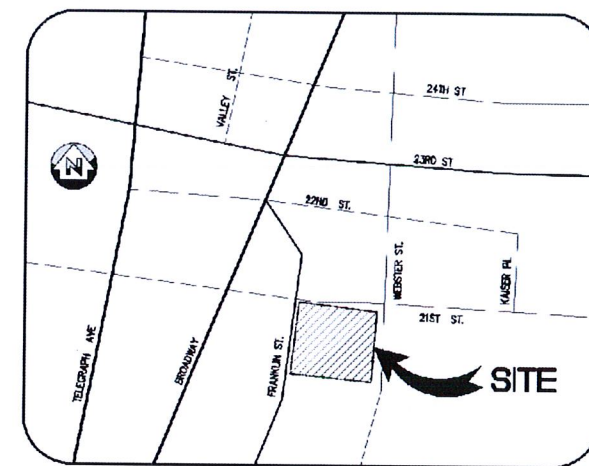
THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 06010C0067C DATED AUGUST 3, 2009

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY A TEST EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

1. OWNER/APPLICANT/ENGINEER
VILLAGE OF NEW OAKLAND 2 & LAC
720 BAY 100TH
OAKLAND, CA 94612
2. ENGINEER
SAMUELS CIVIL ENGINEERS AND SURVEYORS
608 9TH STREET
OAKLAND, CA 94607
3. SOILS ENGINEER
LANCASH
1401 14TH STREET, 3RD FLOOR
OAKLAND, CA 94612-1420(198)
4. BENCHMARK
CITY MONUMENT K-7 S.F.S.A.R.I. 1963 LOCATED AT THE
INTERSECTION OF BROADWAY AVENUE AND 21ST STREET
ALLEGATION 7,240' NEAR SEA LEVEL DATUM (NAD 83, 1983)
(FOR CONVERSION TO CITY OF OAKLAND DATUM SUBSTRY OF 1.00
FEET FROM THE NOMINAL VALUES OF THE ELEVATIONS SHOWN
ON THIS SURVEY.)
5. BASIS OF BEARINGS
THE BEARING OF N 26°14'38" E FOR THE MONUMENT LINE OF
BROADWAY AS SHOWN ON THAT CERTAIN PARCEL MAP 7792, FILED
ON MAY 1, 2008 IN BOOK 288 OF MAPS AT PAGE 90-02, ALAMEDA
COUNTY RECORDS WAS TAKEN AS THE BASIS OF THE BEARINGS
SHOWN ON THIS SURVEY.
6. A/P/N
CGS-891-016-1
7. EXISTING LAND USE
COMMERCIAL BUILDING/STAPLES LOT
8. EXISTING ZONING
CGS-C (CENTRAL BUSINESS DISTRICT-COMMERCIAL)
9. PROPOSED LAND USE
COMMERCIAL, RESIDENTIAL
10. SITE AREA
TOTAL AREA: 35,858.95 SQ. FT. 1,67.2 AC
(NUMBER OF PARCELS: 1)
11. EXISTING SITE IMPROVEMENTS
1/1 EXISTING ON-SITE SURFACE IMPROVEMENTS TO BE REMOVED.
12. EXISTING FRONTAGE IMPROVEMENTS
1/1 EXISTING FRONTAGE STREET IMPROVEMENTS TO BE CONSTRUCTED
1/1 SHOWN.
13. EMERGENCY SITE IMPROVEMENTS
EMERGENCY VEHICLE ACCESS SHALL BE CONSTRUCTED TO MEET H-2-
LOADING AND SHALL BE CONSTRUCTED TO THE SATISFACTION OF THE
CITY OF OAKLAND PUBLIC WORKS DEPARTMENT AND FIRE
DEPARTMENT.

STORM DRAIN:	STORM DRAINAGE TO BE INSTALLED TO COLLECT LOCAL RUNOFF WITHIN SITE AND CONNECT TO EXISTING PUBLIC STORM DRAIN SYSTEM (CITY OF OAKLAND), ALAMEDA COUNTY FLOOD CONTROL DISTRICT.
WATERS:	SERVICE TO BE PROVIDED BY EAST BAY MUNICIPAL UTILITY DISTRICT (EBMUD).
SANITARY SEWER:	SANITARY SEWER TO BE INSTALLED TO SERVICE SEWER DISCHARGE WITHIN SITE AND CONNECT TO EXISTING PUBLIC SEWER SYSTEM (CITY OF OAKLAND).
GAS & FLEETING:	SERVICE TO BE PROVIDED BY PACIFIC GAS & ELECTRIC (PG&E).
TELEPHONE:	SERVICE TO BE PROVIDED BY AT&T AND/OR COMCAST.

T-1 COVER SHEET
T-2 EXISTING BOUNDARY AND TOPOGRAPHIC SURVEY
T-3 TENTATIVE MAP
T-4 GRADING & DRAINAGE PLAN
T-5 UTILITY PLAN
T-6 GRADING SECTIONS



VICINITY MAP



DATE: 4-14-2017
SCALE: AS SHOWN
DRAWN BY: RAE
APPROVED BY: RES
DRAWING NO:
617008

DATE _____, 2017 DATE _____, 2017

RONALD FORTUNED SANCHEZ III DAVID W. BETHAM
U.S. NO. 73309, U.S. NO. 7047,
EXHIBIT 3, 11-18 EXHIBIT 3, 11-18

[illegible]

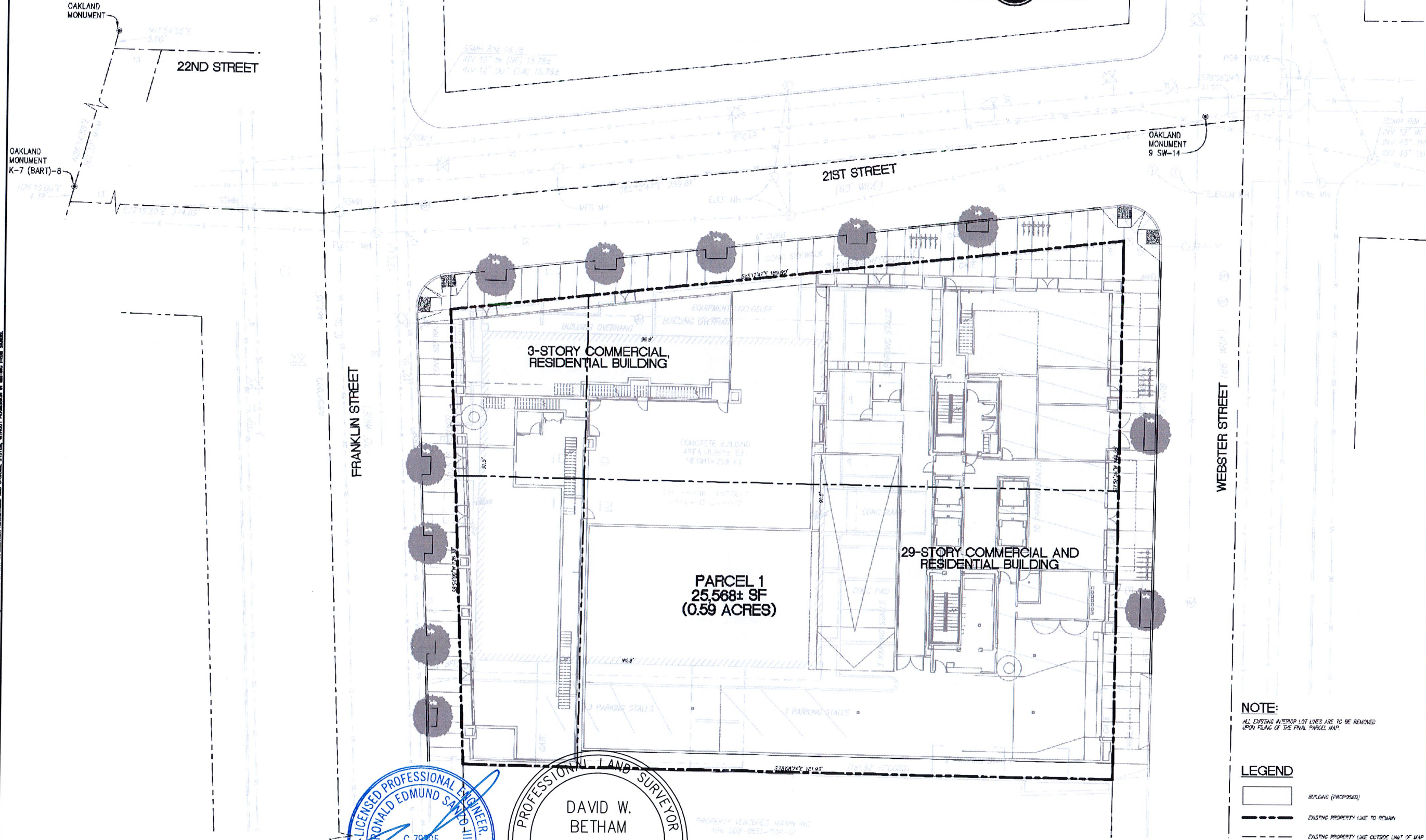
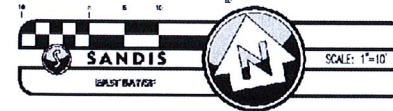
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2044 FRANKLIN STREET

CALIFORNIA

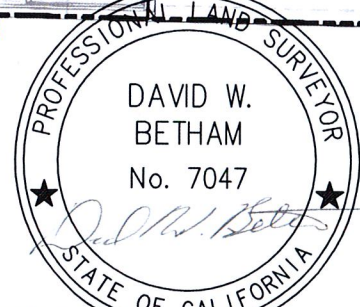
**VESTING TENTATIVE PARCEL MAP 10683
COVER SHEET**

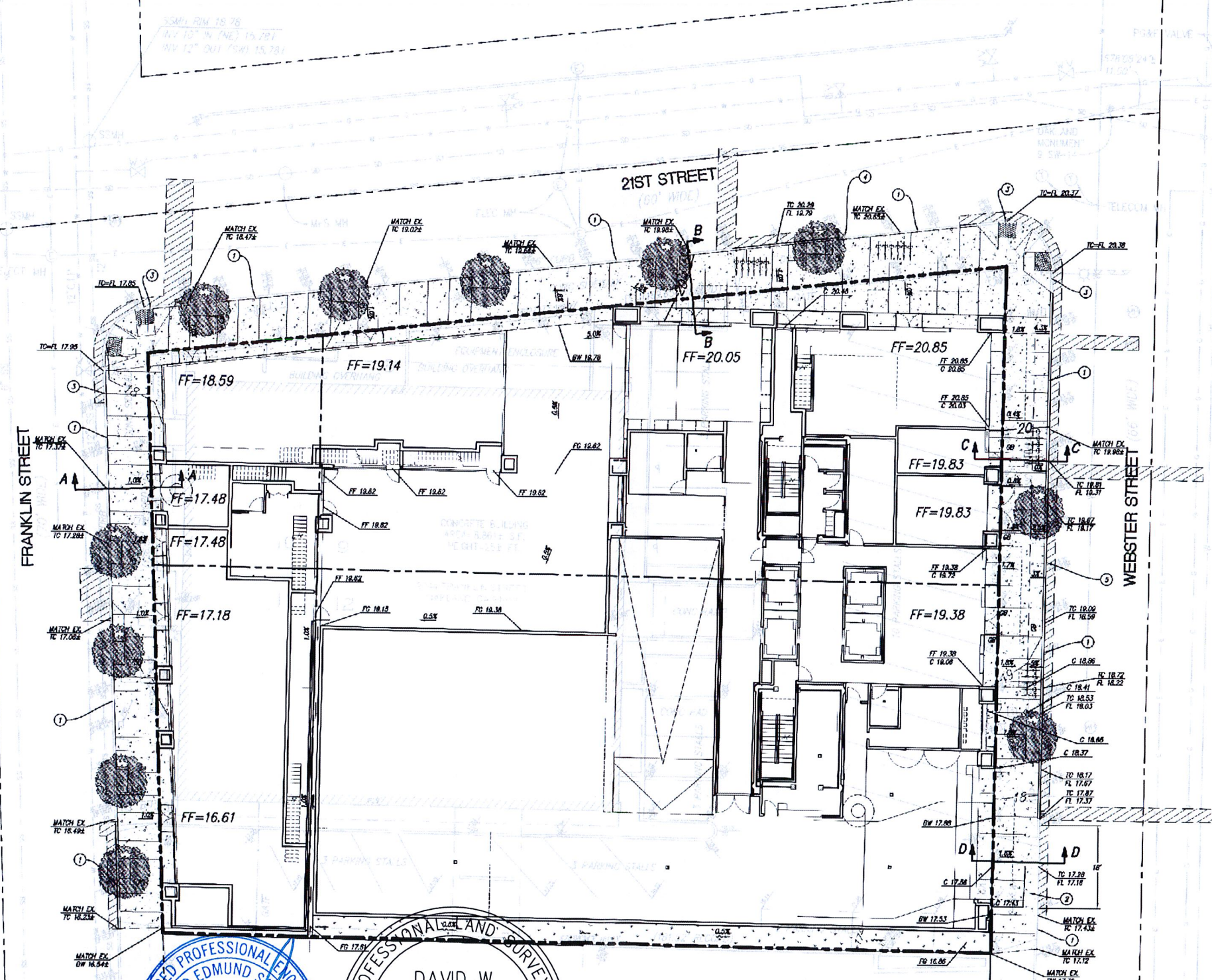
SHEET
T-1
OF 6 SHEETS



NOTE:
ALL EXISTING INTERIOR LOT LINES ARE TO BE REMOVED UPON FILING OF THE FINAL PARCEL MAP.

- LEGEND**
- [Solid line] BUILDING (PROPOSED)
 - [Dashed line] EXISTING PROPERTY LINE TO REMAIN
 - [Dotted line] EXISTING PROPERTY LINE OUTSIDE LIMIT OF MAP
 - [Dash-dot line] INTERIOR PROPERTY LINE TO BE REMOVED
 - [Thin solid line] EXISTING MONUMENT LINE
 - [Circle with cross] FOUND EXISTING CITY/COORDINATED MONUMENT
 - [Circle with dot] FOUND REFERENCE POINT PER CORNER RECORD



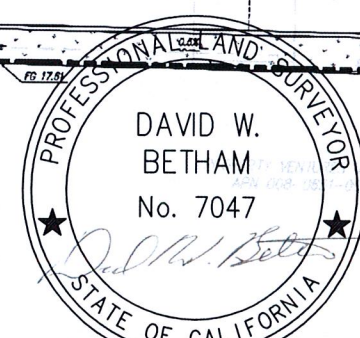


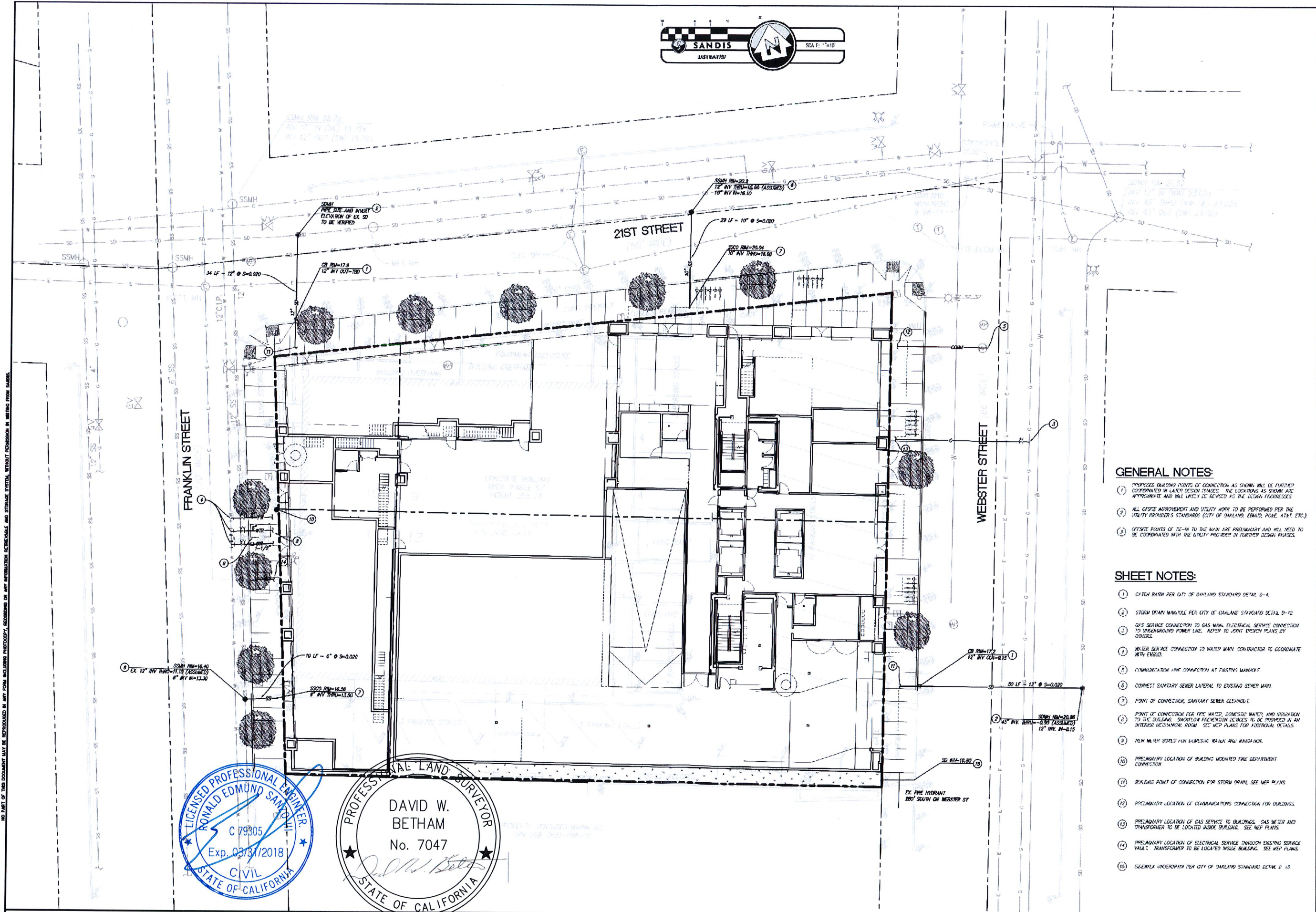
PROPOSED IMPROVEMENTS:

- ① SIDEWALK PER CITY OF OAKLAND STANDARD DETAIL S-1
- ② CURB PER CITY OF OAKLAND STANDARD DETAIL S-2
- ③ CURB RAMP PER CALTRANS STANDARD PLAN ABRA
- ④ PROJECT IS PROPOSING TO MAINTAIN THE EXISTING CURB WHERE POSSIBLE AND REPLACE THE SIDEWALK ALONG THE PROPERTY FRONTAGE ONLY.
- ⑤ IN LOCATIONS WHERE DEEP LIFT OR TYPING IS OCCURRING ADJACENT TO THE CURB, THE CURB WILL ALSO BE REPLACED.

LEGEND:

- PROPERTY LINE
- SAWCUT AND CONTOUR LINE
- 10 DEEP LIFT PAVEMENT
- UTILITY TRENCH PER CITY OF OAKLAND STD. DETAILS D-22.0 AND D-22.1
- CONCRETE SIDEWALK
- FLAKING

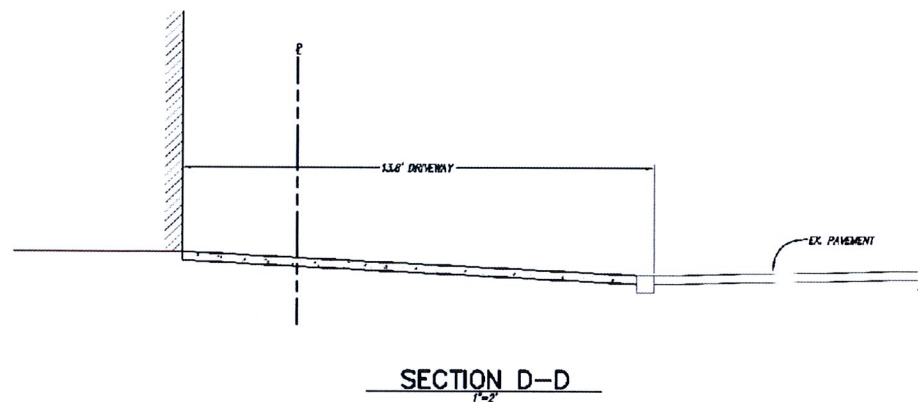
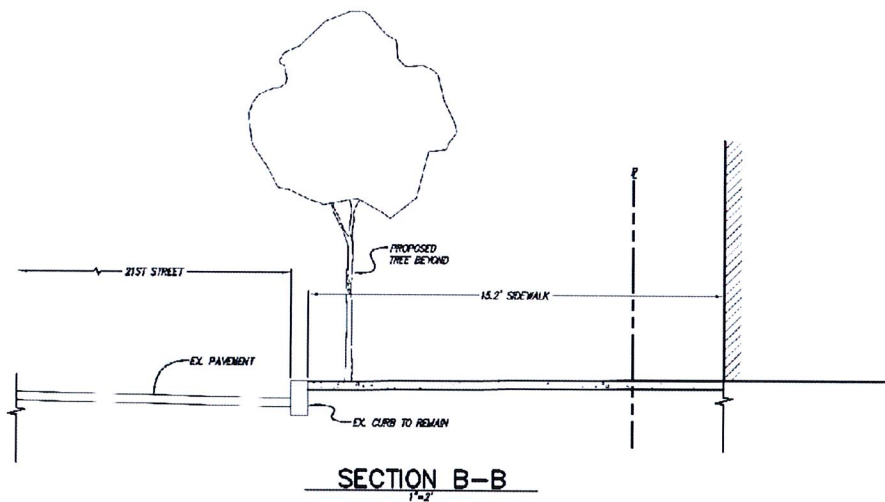
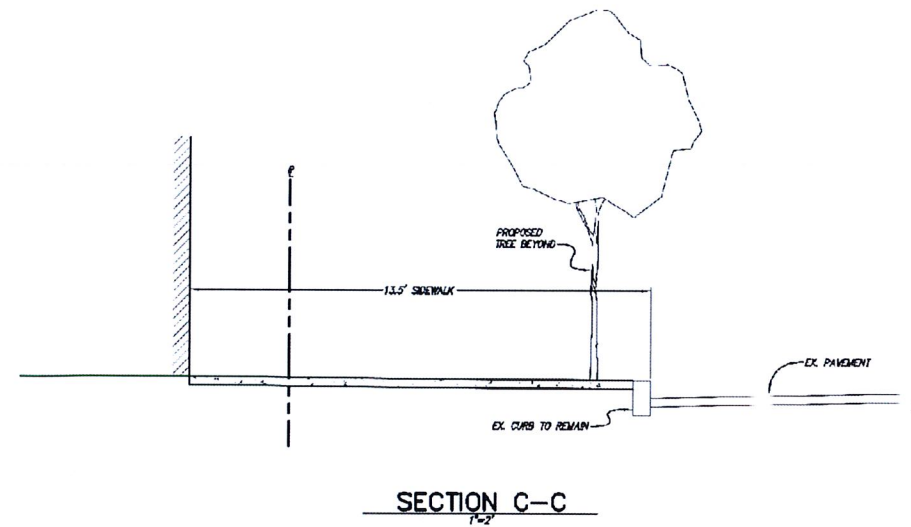
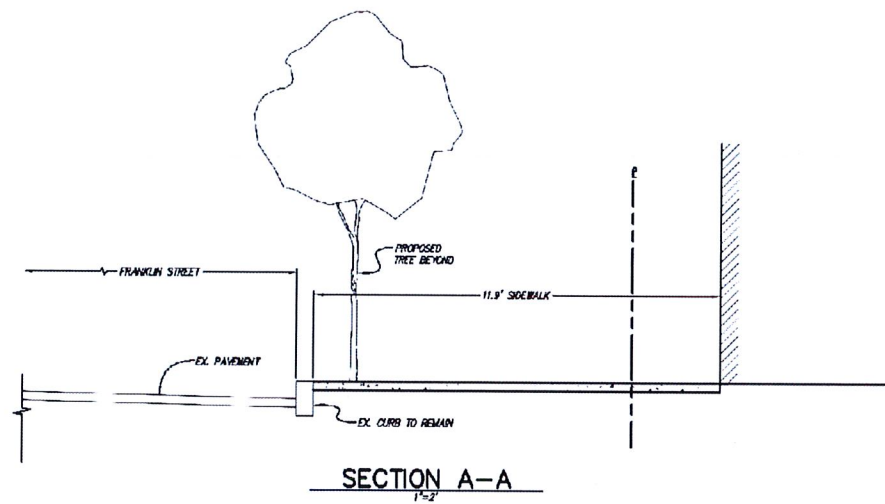




- (1) PROPOSED BUILDING POINTS OF CONNECTION AS SHOWN WILL BE FURTHER COORDINATED IN LATER DESIGN PHASES. THE LOCATIONS AS SHOWN ARE APPROXIMATE AND WILL LIKELY BE REVISED AS THE DESIGN PROGRESSES.
- (2) ALL GSEITE IMPROVEMENT AND UTILITY WORK TO BE PERFORMED PER THE UTILITY PROVIDER'S STANDARDS (CITY OF OAKLAND, ENRAC, PG&E, AT&T, ETC.)
- (3) GSEITE POINTS OF TIE-IN TO THE MAIN ARE PRELIMINARY AND WILL NEED TO BE COORDINATED WITH THE UTILITY PROVIDER IN FURTHER DESIGN PHASES.

- (1) CATCH BASIN PER CITY OF OAKLAND STANDARD DETAIL D-4.
- (2) STORM DRAIN MANHOLE PER CITY OF OAKLAND STANDARD DETAIL D-12.
- (2) GAS SERVICE CONNECTION TO GAS MAIN, ELECTRICAL SERVICE CONNECTION TO UNDERGROUND POWER LINE. REFER TO JOINT EXISTING PLANS FOR DETAILS.
- (1) WATER SERVICE CONNECTION TO WATER MAIN. CONTRACTOR TO COORDINATE WITH EUBCO.
- (2) COMMUNICATION LINE CONNECTION AT EXISTING MANHOLE.
- (6) CONNECT SANITARY SEWER LATERAL TO EXISTING SEWER MAIN.
- (7) POINT OF CONNECTION, SANITARY SEWER CLEANOUT.
- (2) POINT OF CONNECTION FOR FIRE WATER, DOMESTIC WATER, AND SUBSTATION TO THE BUILDING. TRANSMISSION FACILITY/MAIN SERVICES TO BE PROTECTED IN AN INTEGRAL REINFORCED CONCRETE. SEE MEP PLANS FOR ADDITIONAL DETAILS.
- (1) NEW WATER SERVICE FOR DOMESTIC WATER AND MANHOLE.
- (10) PRELIMINARY LOCATION OF BUILDING MOUNTED FIRE DEPARTMENT CONNECTION.
- (11) BUILDING POINT OF CONNECTION FOR STORM DRAIN. SEE MEP PLANS.
- (12) PRELIMINARY LOCATION OF COMMUNICATIONS CONNECTION FOR BUILDINGS.
- (13) PRELIMINARY LOCATION OF GAS SERVICE TO BUILDINGS. GAS METER AND TRANSDUCER TO BE LOCATED INSIDE BUILDING. SEE MEP PLANS.
- (14) PRELIMINARY LOCATION OF ELECTRICAL SERVICE THROUGH EXISTING SERVICE VAULT. TRANSFORMER TO BE LOCATED INSIDE BUILDING. SEE MEP PLANS.
- (16) SIDEWALK UNDERPASS PER CITY OF OAKLAND STANDARD DETAIL D-13.

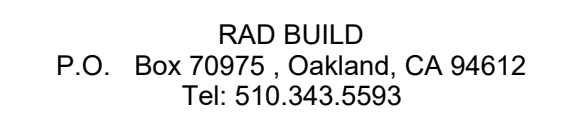
A circular professional seal for a land surveyor. The outer ring contains the text "PROFESSIONAL LAND SURVEYOR" at the top and "STATE OF CALIFORNIA" at the bottom, separated by two five-pointed stars. The center of the seal contains the name "DAVID W. BETHAM" and the number "No. 7047". A handwritten signature, "David W. Betham", is written across the bottom half of the seal.



NO PART OF THIS DOCUMENT MAY BE REPRODUCED IN ANY FORM INCLUDING PHOTOGRAPHY, RECORDING OR ANY INFORMATION RETRIEVABLE AND STORAGE SYSTEM, WITHOUT PERMISSION IN WRITING FROM SANDIS.

<p>SANDIS 4801 HED STREET OAKLAND, CA 94612 P: 510.373.8100 WWW.SANDIS.COM</p> <p>SILICON VALLEY TRI VALLEY CENTRAL VALLEY EAST BAY-SF</p> <p>File: 210119006 (1) FRANKLIN(1) PLAN SET(1) 30072 SF(1) MAP(1) 6 Aug Date: 1 Apr 2017 10:18 AM</p>	<p>DATE: 4-4-2017 SCALE: AS SHOWN DRAWN BY: SAE APPROVED BY: RES DRAWING NO: 617006</p>	<p>DATE: 4-4-2017</p> <p>REVISION</p> <table border="1"> <tr> <th>No.</th> <th>REVISION</th> <th>DATE</th> <th>BY</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	No.	REVISION	DATE	BY													<p>2044 FRANKLIN STREET</p> <p>OAKLAND</p> <p>CALIFORNIA</p>	<p>VESTING TENTATIVE PARCEL MAP 10683</p> <p>SECTIONS</p>	<p>SHEET</p> <p>T-6</p> <p>OF 8 SHEETS</p>
			No.	REVISION	DATE	BY															
<p>DAVID W. BETHAM</p> <p>R.C.P. NO. 75304</p> <p>EXP. 12-31-18</p>	<p>DAVID W. BETHAM</p> <p>1-5, NO. 7047</p> <p>EXP. 12-31-18</p>	<p>2044 FRANKLIN STREET</p> <p>OAKLAND</p> <p>CALIFORNIA</p>	<p>VESTING TENTATIVE PARCEL MAP 10683</p> <p>SECTIONS</p>	<p>SHEET</p> <p>T-6</p> <p>OF 8 SHEETS</p>																	

BASIC APPLICATION FOR DEVELOPMENT REVIEW



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LANDSCAPE

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SANTA MONICA, CA 90404
L 310.828.8054

AGENCY APPROVALS



PLAN CHECK

ISSUE RECORD

No.	Description	Date
001	BASIC APPLICATION FOR DEV. REVIEW	2-23-2017
002	BASIC APPLICATION FOR DEV. REVIEW	3-30-2017
003	BASIC APPLICATION FOR DEV. REVIEW	8-16-2017

RAD BUILD
P.O. Box 70975
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Tel: 510.343.5593

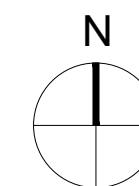
TITLE SHEET

RAD Project Number	16502
Date	16, AUGUST 2017
Drawn by	

A0.1

Scale

PROJECT LOCATION



SHEET INDEX

Sheet	Drawing	Scale
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PROJECT INFORMATION & SITE PLAN

A0.1	Title Sheet	NTS
A0.2	Project Data	NTS
A0.3A	Green Building Checklist	NTS
A0.3B	Green Building Checklist	NTS
A0.4	Existing Condition Photos	NTS
A0.4B	Existing Condition Photos	NTS
A0.4C	Existing Condition Photos	NTS
A0.4D	Existing Condition Photos	NTS
A0.6	Demolition Plan	3/32"=1'-0"
A0.7	Site Plan	1/16"=1'-0"

CIVIL

C0.0	Topographic Survey	1"=20'-0"
C1.0	Stormwater Management	1"=20'-0"
C2.0	Tree Exhibit	N.T.S

LANDSCAPE DESIGN

L1.1	Level 1 Landscape Plan	N.T.S
L1.4	Level 4 Landscape Plan	N.T.S
L1.6	Level 6 Landscape Plan	N.T.S

L2.0	Tree Imagery	N.T.S
L2.1	Shrub Imagery	N.T.S
L2.2	Shrub Imagery	N.T.S

Sheet	Drawing	Scale
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ARCHITECTURAL

ARCHITECTURE		
A1.0	Level P1	3/32"=1'-0"
A1.1	Level 1	3/32"=1'-0"
A1.2	Level 2	3/32"=1'-0"
A1.3	Level 3	3/32"=1'-0"
A1.4	Level 4	3/32"=1'-0"
A1.5	Level 5	3/32"=1'-0"
A1.6	Level 6	3/32"=1'-0"
A1.7	Level 7-28 Residential	3/32"=1'-0"
A1.8	Level 29 Penthouse	3/32"=1'-0"
A1.9	Mechanical Penthouse	3/32"=1'-0"
A1.10	Roof Plan	3/32"=1'-0"

A2.0	Building Elevation	1/32"=1'-0"
A2.1	Building Elevation	1/32"=1'-0"
A3.0	Building Section	1/32"=1'-0"

A4.0	Signage & Canopy Concept	N.T.S
A4.1	Level 1 Lighting Concept	N.T.S
A4.2	Level 6 Lighting Concept	N.T.S
A4.3	Roof Lighting Concept	N.T.S

BUILDING MASSING AND RENDERINGS

A5.0	Perspective Rendering	N.T.S
A5.1	Perspective Rendering	N.T.S
A5.2	Perspective Rendering	N.T.S
A5.3	Perspective Rendering	N.T.S
A5.4	Perspective Rendering	N.T.S
A5.5	Perspective Rendering	N.T.S
A6.0	Materials and Colors	N.T.S



PROJECT INFORMATION: PLANNING

ADDRESS:	2044 Franklin Street, Oakland, CA (Cross Street: 21st)																																										
ZONING SUMMARY:	Lot Area: 25,568 sf Zoning District: CBD-C (Commercial Zone) Height Limit: No Limit (CBD- Height Area 7) Max Height Base: 120'. Max FAR: 20.0 Residential Density: 90 sf of lot area required per unit																																										
EXISTING SITE :	The site contains a two story brick and masonry building with business occupancy. The building will be demolished.																																										
PROJECT DESCRIPTION:	The project consists of a new 29 story mixed-use tower with a separate low-rise town homes building. Project contains 179 apartment units, 5 town homes, 56,929 SF of commercial office space and 5,286 SF of ground floor retail.																																										
HEIGHT:	The project contains a tower with a height of up to 362' feet																																										
OCCUPANCY:	R-2 Multi-Residential, S-2 Garage, B-Business, A3-Assembly, A-2 Restaurant																																										
CONSTRUCTION:	Type IA (High-rise) Type II-B (Low-rise)																																										
BULK:	Max allowed up to 120 feet = 100% Max allowed above 120 feet= 85% (21,675 sf) Proposed: 44% coverage above 120 feet (11,500 sf)																																										
ALLOWABLE DEVELOPMENT DENSITY	<table><tr><th colspan="3">ALLOWABLE MAX DWELLING UNIT</th></tr><tr><th>Lot Area</th><th>Res Density</th><th>Allowable Units</th></tr><tr><td>25,568</td><td>90</td><td>284</td></tr><tr><th colspan="3">ALLOWABLE MAX FLOOR AREA</th></tr><tr><th>Lot Area</th><th>FAR</th><th>Total</th></tr><tr><td>25,568</td><td>20</td><td>511,360</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td>Total</td><td>511,360</td></tr></table> <table><tr><th colspan="2">PROPOSED DWELLING UNIT</th></tr><tr><th>Type of Unit</th><th>Count</th></tr><tr><td>Market Rate</td><td>184</td></tr><tr><th colspan="2">PROPOSED FLOOR AREA</th></tr><tr><th>Type of Area</th><th>TOTAL</th></tr><tr><td>Residential</td><td>264,211</td></tr><tr><td>Retail</td><td>5,286</td></tr><tr><td>Commercial</td><td>56,929</td></tr><tr><td>Total</td><td>326,426</td></tr></table>	ALLOWABLE MAX DWELLING UNIT			Lot Area	Res Density	Allowable Units	25,568	90	284	ALLOWABLE MAX FLOOR AREA			Lot Area	FAR	Total	25,568	20	511,360					Total	511,360	PROPOSED DWELLING UNIT		Type of Unit	Count	Market Rate	184	PROPOSED FLOOR AREA		Type of Area	TOTAL	Residential	264,211	Retail	5,286	Commercial	56,929	Total	326,426
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BUILDING SUMMARY

BUILDING 1 : TOWER											
FLOOR/ LEVEL			DWELLING UNITS				FAR	OPEN SPACE			PARKING
HEIGHT	FLOOR TO FLOOR	LEVEL	1 BED	2 BED	PH	TOTAL	FLOOR AREA	GROUP OPEN SPACE	PRIVATE OPEN SPACE	TOTAL OPEN SPACE	PARKING SPACES
362.0	0	ROOF									
347.0	15	MECH					472				
324.0	23	29			3	3	8,821		1192	1192	
310.5	13.50	28	2	6	0	8	10,331			0	
300.2	10.33	27	2	6	0	8	10,331		257	257	
289.8	10.33	26	2	6	0	8	10,331		0	0	
279.5	10.33	25	2	6	0	8	10,331		257	257	
269.2	10.33	24	2	6	0	8	10,331		0	0	
258.8	10.33	23	2	6	0	8	10,331		257	257	
248.5	10.33	22	2	6	0	8	10,331		0	0	
238.2	10.33	21	2	6	0	8	10,331		257	257	
227.8	10.33	20	2	6	0	8	10,331		0	0	
217.5	10.33	19	2	6	0	8	10,331		257	257	
207.2	10.33	18	2	6	0	8	10,331		0	0	
196.8	10.33	17	2	6	0	8	10,331		257	257	
186.5	10.33	16	2	6	0	8	10,331		0	0	
176.2	10.33	15	2	6	0	8	10,331		257	257	
165.8	10.33	14	2	6	0	8	10,331		0	0	
155.5	10.33	13	2	6	0	8	10,331		257	257	
145.2	10.33	12	2	6	0	8	10,331		0	0	
134.8	10.33	11	2	6	0	8	10,331		257	257	
124.5	10.33	10	2	6	0	8	10,331		0	0	
114.2	10.33	9	2	6	0	8	10,331		257	257	
103.8	10.33	8	2	6	0	8	10,331		0	0	
93.5	10.33	7	2	6	0	8	10,331		257	257	
77.0	16.50	6	0	0	0	0	9,188	3,062		3062	
63.0	14.00	5	0	0	0	0	12,797			0	
49.0	14.00	4	0	0	0	0	14,162			0	
35.0	14.00	3	0	0	0	0	14,164			0	
21.0	14.00	2	0	0	0	0	14,164			0	
11.0	10.00	Mez	0	0	0	0	294			0	
0.0	11.00	1	0	0	0	0	5,738	0		0	26
-14.5	-14.50	P1	0	0	0	0	2,396			0	48
TOTAL			44	132	3	179	309,478	3,062	4,019	7,081	74

BUILDING 2: LOW RISE											
FLOOR/ LEVEL			DWELLING UNITS				FAR	OPEN SPACE			PARKING
HEIGHT	FLOOR TO FLOOR	LEVEL	1 BED	2 BED	TOWN HOUSE	TOTAL	FLOOR AREA RATIO	GROUP OPEN SPACE	PRIVATE OPEN SPACE	TOTAL OPEN SPACE	PARKING SPACES
44.75	0.00	Roof	0	0	0	0	696	0	4,439	4439	
27.0	17.75	3	0	0	0	0	5,554	0		0	
15.0	12.00	2	0	0	4	4	5,371	0		0	0
0.0	15.00	1	0	0	1	1	5,327	2,915		2915	0
TOTAL			0	0	5	5	16,948	2,915	4,439	7,354	0

GRAND TOTAL											
			44	132	8	184	326,426	5,977	8,458	14,435	74

PARKING:

Vehicular Parking Required				Vehicular Parking Provided	
Type	Units / Area	Parking Factor	Required (Units x Open space factor)	TYPE	Count
Residential	184	0	0	Residential	74
Commercial	0	0	0	Commerical	0
Total			0	Total Open Space	74

Residential Bicycle Parking Required				Residential Bicycle Parking Provided	
Type		Parking Factor	Required (Units x Open space factor)	TYPE	Count
Residential - Short Term	184	1/20	9	Residential - Short Term	9
Residential - Long Term	184	1/4	46	Residential - Long Term	46
Total			55	Total	55

Commercial Bicycle Parking Required				Commercial Bicycle Parking Provided	
Type		Parking Factor	Required (Units x Open space factor)	TYPE	Count
Commercial - Short Term	57,873	1/20000	3	Commercial - Short Term	3
Commercial - Long Term	57,873	1/10000	6	Commercial - Long Term	8
Total			9	Total	11

Retail Bicycle Parking Required				Retail Bicycle Parking Provided	
Type		Parking Factor	Required (Units x Open space factor)	TYPE	Count
Commercial - Short Term	5,348	1/12,000	2 (Min.)	Retail - Short Term	2
Commercial - Long Term	5,348	1/5,000	2 (min.)	Retail - Long Term	2
Total			4	Total	4

OPEN SPACE:

OPEN SPACE REQUIRED			OPEN SPACE PROVIDED	
Units	Open Space Factor	Required (Units x Open space factor)	TYPE	Count
184	75	13,800	Private Open Space	8,458
			Group Open Space	5,977
			Total Open Space	14,435

GROUND FLOOR TRANSPARENCY:

GROUND FLOOR TRANSPARENCY							
Building 1: Tower							
Frontage Length	Frontage Height	Frontage Area		Glazing Length	Glazing Height	Glazing Area	
134	21	2814		63	16	1008	
86	21	1806		57	16	912	
		4620	Bldg 1 Total			1920	Bldg 1 Total
Building 2: Low Rise							
Frontage Length	Frontage Height	Frontage Area		Glazing Length	Glazing Height	Glazing Area	
122	15	1830		92	13.5	1242	
76	15	1140		76	13.5	1026	
		2970	Bldg 2 Total			2268	Bldg 2 Total
Project Total				Project Total			
7590 Frontage Area				4188 Glazing Area			
				55.18% Percent Glazing			



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P.O. Box 70975, Oakland, CA 94612
Tel: 510.343.5593

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AGENCY APPROVALS



PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	BASIC APPLICATION FOR DEV. REVIEW	2-23-2017
002	BASIC APPLICATION FOR DEV. REVIEW	3-30-2017
003	BASIC APPLICATION FOR DEV. REVIEW	6-16-2017

2044 Franklin St.
Oakland, CA 94609

RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

DATA SHEET

RAD Project Number 16502
Date 16, AUGUST 2017
Drawn by

A0.2

Scale

Total Points Targeted: 120
Certificate Level:

NEW HOME RATING SYSTEM, VERSION 7.0

MULTIFAMILY CHECKLIST

The GreenPoint Rated checklist tracks features that incorporate LEED® v4 home. GreenPoint Rated is administered by Build It Green, a non-profit whose mission is to promote healthy, energy and resource efficient buildings in California.

This evidence demonstrates compliance with the GreenPoint Rated program. See the following information page for categories: Commercial (2) Energy (2), Indoor Air Quality/Health (3), Resources (3), and Water (3); and meet the prerequisite CALGreen minimum points: E5.2, 1, 2, 1, 0, 1, 07.

Directorate of Real Estate & a registered member has the option of "Net", "Net +", or "Net -" as a range of percentages to allocate points. Select the appropriate increment and the appropriate points will appear in the "Points Achieved" column.

The criteria for the green building program listed below are described in the GreenPoint Rated Home Rating Manual. For more information please see [newbuildingsgreen.org/greenpoint-rated](#)

Build It Green is not a code enforcement agency.

A house is a key GreenPoint Rated 4 star feature as verified by a Certified GreenPoint Rated through Build It Green.

Issue Number: Multifamily - Version 7.0

Project Name: 2044 Franklin Street

Project Address: 2044 Franklin Street

Project City: Oakland

Project Zip: 94612

Category	Points Required	Possible Points
Energy	28	30
Water	6	10
Resources	6	10
Indoor Air Quality/Health	6	10

Minimum Points

Targeted Points

Measures		Points Achieved	Points Currently	Points Potentially Available	Notes
CALGreen	Yes	CALGreen Res (REQUIRED)	4	1	1
A. SITE					
No	A1. Construction Footprint		0	1	
A2. Job Site Construction Waste Diversion					
Yes	A2.1 75% C&D Waste Diversion (Excluding Alternative Dry Cover)		2	2	
Yes	A2.2 85% C&D Waste Diversion (Excluding Alternative Dry Cover)		2	2	
Yes	A2.3 Recycling Rates from Third Party Verified Mixed-Waste Facility		1	1	
No	A3. Recycled Content Base Material		0	1	
Yes	A4. Heat Island Effect Reduction (Non-Roof)				light color paving, overhangs, underground parking
Yes	A5. Construction Environmental Quality Management Plan Including Flush-Out		1	1	
A6. Stormwater Control: Prescriptive Path					
No	A6.1 Permeable Paving/Bio-Retention		0	1	
No	A6.2 Filtration and/or Bio-Retention Features		0	1	media filtration?
No	A6.3 Non-Leaching Hardscaping Materials		0	1	
No	A6.4 Small Stormwater Storage Design		0	1	
TBD	A7. Stormwater Control: Performance Path			3	media filtration?
B. FOUNDATION					
No	B1. Fly Ash and/or Slag in Concrete		0	1	
No	B2. Radon-Resistant Construction		0	2	
N/A	B3. Foundation Drainage System		0	2	
N/A	B4. Moisture Controlled Crawlspace		0	1	
B5. Structural Pest Controls					
Yes	B5.1 Termite Shields and Separated Exterior Wood-to-Concrete Connections		1	1	non combustible construction
No	B5.2 Plant Trunks, Bases, or Stems at Least 36 Inches from the Foundation		0	1	
C. LANDSCAPE					
E.O.D.C.	Enter the landscape area percentage				
Yes	C1. Plants Grouped by Water Needs (Hydrozoning)		1	1	
Yes	C2. Three Inches of Mulch in Planting Beds		1	1	
C3. Resource Efficient Landscapes					
Yes	C3.1 No Invasive Species Listed by Cal-IPC		1	1	
Yes	C3.2 Plants Chosen and Located to Grow to Natural Size		0	1	
Yes	C3.3 Ungrazed Grassland, Lantana, Native American, Mediterranean species, or Other Appropriate Species		0	2	
C4. Minimal Turf in Landscape					
Yes	C4.1 No Turf on Slopes exceeding 10% and No Overhead Sprinklers installed in Areas Less Than Eight Feet Wide		0	2	
Yes	C4.2 Turf on a Limited Percentage of Landscape Area		0	2	
No	C5. Trees to Moderate Building Temperature		0	1	
No	C6. High-Efficiency Irrigation Systems		0	2	
No	C7. One Inch of Compost in the Top Six to Twelve inches of Soil		0	2	
No	C8. Rainwater Harvesting System		0	3	
No	C9. Recycled Wastewater Irrigation System		0	1	
No	C10. Subsoiler or Dedicated Motor for Landscape Irrigation		0	2	
TBD	C11. Landscape Meets Water Budget			1	
	C12. Environmentally Preferable Materials for Site				

© Build It Green

GreenPoint Rated New Home Multifamily Checklist Version 7.0

Project Name: 2043 Franklin Street Project Street: 2043 Franklin Street Project City, District Project ZIP: 94114		Points Achieved	Community Priority	Energy Efficiency	Materials Sustainability	Water Conservation	Health and Safety
Yes	C12.1 Environmentally Preferable Materials for 10% of Non-Pat Landscape Elements and Fixtures	0	0	1	1		
Yes	C12.2 Play Structures and Surfaces Have an Average Recycled Content 20%	0	0	0	1		
No	C13. Reduced Light Pollution	0	1	1			
No	C14. Large Statue Tree(s)	0	1	1			
No	C15. Third Party Landscape Program Certification	0	0	0	1		not enough landscape area
Yes	C16. Maintenance Contract with Certified Professional	0	0	0	1		
No	C17. Community Garden	0	2	1			
D. STRUCTURAL FRAME AND BUILDING ENVELOPE							
D1. Optimal Value Engineering							
Yes	D1.1 Joists, Rafters, and Studs at 24 Inches on Center	0	1	2			
Yes	D1.2 Non-Load Bearing Door and Window Headers Sized for Load	1	1	1			
No	D1.3 Advanced Framing Measures	0	2				
No	D2. Construction Material Efficiencies	0	1	1			
D3. Engineered Lumber							
Yes	D3.1 Engineered Beams and Headers	1	1	1			
Yes	D3.2 Wood I-Joists or Web Trusses for Floors	1	1	1			
Yes	D3.3 Engineered Lumber for Roof Rafters	1	1	1			
No	D3.4 Engineered or Finger-Jointed Studs for Vertical Applications	0	1	1			
No	D3.5 OSB for Soffits	0	1	0.5			
No	D3.6 OSB for Wall and Roof Sheathing	0	0.5				
No	D4. Insulated Headers	0	1				
D5. FSC-Certified Wood							
No	D5.1 Dimensional Lumber, Studs, and Timber	0	0	4			
50%	D5.2 Panel Products	1	1	3			
D6. Solid Wall Systems							
No	D6.1 At Least 90% of Floors	0	0	1			
No	D6.2 At Least 90% of Exterior Walls	0	0	1	1		
No	D6.3 At Least 90% of Roofs	0	0	1	1		
No	D7. Energy Heels on Roof Trusses	0	1	1			
No	D8. Overhangs and Gutters	0	1	1	1		
D9. Reduced Pollution Entering the Home from the Garage							
Yes	D9.1 Detached Garage	2	2	2			
Yes	D9.2 Migration Strategies for Attached Garage	0	1				
D10. Structural Pest and Rot Control							
Yes	D10.1 All Wood Located At Least 12 Inches Above the Soil	1	1	1			
Yes	D10.2 Wood Treatment: Treating With Borates or Factory-impregnated, or With Materials Other Than Wood	1	1	1			
Yes	D11. Moisture-Resistant Materials in Wet Areas (such as Kitchens, Bathrooms, Utility Rooms, and Basements)	2	1	1			
E. EXTERIOR							
No	E1. Environmentally Preferable Decking	0	1	1			
Yes	E2. Flashing Installation Third-Party Verified	2	2	2			
Yes	E3. Rain Screen Wall System	2	2				
Yes	E4. Durable and Non-Combustible Cladding Materials	1	1	1			
E5. Durable Roofing Materials							
No	E5.1 Durable and Fire Resistant Roofing Materials or Assembly	1	1	1			
No	E5.2 Roofing Warranty for Shingle Roofing	0	0	0	0	0	0
No	E6. Vegetated Roof	0	2	2			
F. INSULATION							
F1. Insulation with 30% Post-Consumer or 60% Post-Industrial Recycled Content							
Yes	F1.1 Walls and Floors	1	1	1			
Yes	F1.2 Ceilings	1	1	1			
F2. Insulation that Meets the CDPH Standard Method—Residential for Low Emissions							
Yes	F2.1 Walls and Floors	1	1	1			
Yes	F2.2 Ceilings	1	1	1			
F3. Insulation That Does Not Contain Fire Retardants							
Yes	F3.1 Cavity Walls and Floors	1	1	1			
Yes	F3.2 Ceilings	1	1	1			
No	F3.3 Exterior and Exterior Insulation	0	1	1			
G. PLUMBING							
G1. Efficient Distribution of Domestic Hot Water							
Yes	G1.1 Insulated Hot Water Pipes	1	1	1			
Yes	G1.2 Water-Saving Fixtures and Low-Flow Hot Water Distribution	1	1	1			educational resources

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Project Name: 2044 Franklin Street Project Street: 2044 Franklin Street Project City/Country: New York, NY 10012 Project Rev: 16419		Pass Achieved	Community Energy	LEED/Health Energy	Resilience	Water	
TSO	G1.3 Increased Efficiency in Hot Water Distribution					2	plumbing review
G2. Install Water-Efficient Fixtures							
	G2.1 WaterSense Showershead 1.8 gpm with Matching Compensation Valve	2				2	
Yes	G2.2 WaterSense Bathroom Faucets with 1.0gpm or less	1				1	
c1-23 gpd	G2.3 WaterSense Toilets with a Maximum performance (MSP) threshold of No. Less than 500 Gpm @ 120psi OR 1.1 gpf	1				2	
No	G2.4 Urinals with Flush Rate of 0.1 Gallon/Flush					1	
No	G3. Pre-Plumbing for Graywater System	0				1	
	G4. Operational Graywater System					3	
TSO	G5. Thermostatic Shower Valve or Auto-Diversing Tub Spout					1	
TSO	G6. Submeter Water for Tenants					2	2018 code required
H. HEATING, VENTILATION, AND AIR CONDITIONING							
H1. Sealed Combustion Units							
TSO	H1.1 Sealed Combustion Furnace				1		mech review
Yes	H1.2 Sealed Combustion Water Heater	2			2		mech review
No	H2. High Performing Zoned Hydronic Radiant Heating System				1		
	H3. Effective Ductwork				1		
Yes	H3.1 Duct Mastic on Duct Joints and Seams				1		
Yes	H3.2 Pressure Balance the Ductwork System				1		
Yes	H4. ENERGY STAR® Bathroom Fans Per HVI Standards with Air Flow Verified	1			1		mech review
H5. Advanced Practices for Cooling							
No	H5.1 ENERGY STAR Ceiling Fans in Living Areas and Bedrooms	0			1		
	H5.2 Operable Windows and Daylights Located to Reduce Cooling Ventilation in At Least One Room in 80% of Units				1		
H6. Whole House Mechanical Ventilation Practices to Improve Indoor Air Quality							
Yes	H6.1 Meet ASHRAE Standard 62.2-2010 Ventilation Residential Standards	Y	R	R	R	R	R
Yes	H6.2 Advanced Ventilation Standards	0		2			mech review
Yes	H6.3 Outdoor Air is Filtered and Tempered	1		1			mech review
H7. Effective Range Design and Installation							
Yes	H7.1 Effective Range Hood Cuing and Invalidation	1		1			mech review
No	H7.2 Automatic Range Hood Control	0		1			
Yes	H8. High Efficiency HVAC Filter (MERV 13+)	0		1			mech review
No	H9. Advanced Refrigerants	0		1			mech review
I. RENEWABLE ENERGY							
No	I1. Pre-Plumbing for Solar Water Heating	0		1			
No	I2. Preparation for Future Photovoltaic Installation	0		1			
100%	I3. Onsite Renewable Generation (Solar PV, Solar Thermal, and Wind)	0		25			
I4. Net Zero Energy Home							
	I4.1 Near Zero Energy Home	0		2			
	I4.2 Net Zero Electric	0		4			
	I5. Energy Storage System	0		1			
	I6. Solar Hot Water Systems to Preheat Domestic Hot Water	0		4			
	I7. Photovoltaic System for Multifamily Projects	0		6			
J. BUILDING PERFORMANCE AND TESTING							
Yes	J1. Third-Party Verification of Quality of Insulation Installation	0		1			
Yes	J2. Supply and Return Air Flow Testing	2		1			
Yes	J3. Mechanical Ventilation Testing	1		1			
TSO	J4. Combustion Appliance Safety Testing						
	J5. Building Energy Performance						
100%	J5.1 Home Meets or Exceeds Energy Compliance Pathway	11		30			
100%	J5.2 Non-Residential Spaces Operate Under Title 24	3		18			
Yes	J6. Title 24 Prepared and Signed by a CAEC Certified Energy Analyst	1		1			
	J7. Participation in Utility Program with Third-Party Plan Review	0		1			
	J8. ENERGY STAR for Homes	0		1			
	J9. EPA Indoor Airflow Certification	0		1			
No	J10. Blower Door Testing			2			
No	J11. Compartmentalization of Units	0		1			
K. FINISHES							
K1. Entrways Designed to Reduce Tracked-In Contaminants							
Yes	K1.1 Entrways in Individual Units	1		1			
Yes	K1.2 Entrways to Buildings	0		1			
Yes	K2. Zero-VOC Interior Wall and Ceiling Paints	2		2			

Project Name: 2044 Franklin Street Project Street: 2044 Franklin Street Project City: Oakland Project Zip: 94612		Health Adapted	Community Community	Energy	Materials	Resources	Water
K4. Environmentally Preferable Materials for Interior Finish							
No	K4.1 Cabinets	0	2	2			
No	K4.2 Interior Trim	0	2	2			
No	K4.3 Shelving	0	0	2			
No	K4.4 Doors	0	0	2			
No	K4.5 Countertops	0	0	1			
K5. Formaldehyde Emissions in Interior Finish Exceed CARB							
No	K5.1 Doors	0	0	1			
No	K5.2 Cabinets and Countertops	0	0	2			
No	K5.3 Interior Trim and Shelving	0	0	2			
K6. Products That Comply With the Health Product Declaration Open Standard							
No	K7. Indoor Air Formaldehyde Level Less Than 27 Parts Per Billion	0	0	2			
K8. Comprehensive Inclusion of Low Emitting Finishes							
Yes	K9. Durable Cabinets	2	2	2			
No	K10. At Least 25% of Interior Furniture Has Environmentally Preferable Attributes	0	1				
L. FLOORING							
No	L1. Environmentally Preferable Flooring	0	0	3			
No	L2. Low-Emitting Flooring Meets CDPH 2010 Standard Method--Residential	0	0	3			
Yes	L3. Durable Flooring	0	0	2			
No	L4. Thermal Mass Flooring	0	0	1			
M. APPLIANCES AND LIGHTING							
Yes	M1. ENERGY STAR® Dishwasher	1	1	1			
M2. Efficient Clothes Washing and Drying							
No	M2.1 GEE-Rated Clothes Washer	0	0	1	2		
Yes	M2.2 Energy Star Dryer	1	1	1			
No	M2.3 Solar Dryer Laundry Lines	0	0	0.5			
<20 cubic feet	M3. Star-Efficient ENERGY STAR Refrigerator	1	2	2			
M4. Permanent Controls for Waste Reduction Strategies							
No	M4.1 Built-In Recycling Center	0	0	1			
No	M4.2 Built-In Composting Center	0	0	1			
M5. Lighting Efficiency							
Yes	M5.1 High-Efficiency Lighting	2	2	2			Lighting review
Yes	M5.2 Lighting System Designed to IEBCNA outdoor standards or Unleaded by Lighting Consultant	2	2	2			Lighting review
Tier 1	M6. Electric Vehicle Charging Stations and Infrastructure	1	2	1			electrical review
Yes	M7. Central Laundry	0	0	1			
Yes	M8. Gearless Elevator	1	1				
N. COMMUNITY							
N1. Smart Development							
Yes	N1.1 Infill Site	2	1	1	1		
No	N1.2 Designated Brownfield Site	0	0	1	1		
<20	N1.3 Conserve Resources by Increasing Density	1	1	2	2		AF&B
No	N1.4 Cluster Homes for Land Preservation	0	0	1	1		
No	N1.5 Home Site Efficiency	0	0	1	1		
Enter the area of the home, in square feet							
Enter the number of bedrooms							
N2. Home(s)/Development Located Near Major Transit Stop							
Yes	N2.1 Within 1 Mile of a Major Transit Stop	0	1	1			
Yes	N2.2 Within 1/2 mile of a Major Transit Stop	1	2	2			
N3. Pedestrian and Bicycle Access							
No	N3.1 Pedestrian Access to Services Within 1/2 Mile of Community Services	2	2	2			
Enter the number of Tier 1 services							
Enter the number of Tier 2 services							
Yes	N3.2 Connection to Pedestrian Pathways	1	1	1			
Yes	N3.3 Traffic Calming Strategies	2	2	2			
No	N3.4 Sidewalks Buffered from Roadways and 5-6 Feet Wide	0	0	1			
Yes	N3.5 Bicycle Storage for Residents	1	1	1			
Yes	N3.6 Bicycle Storage for Non-Residents	1	1	1			
1 space per unit	N3.7 Reduced Parking Capacity	2	2	2			
N4. Outdoor Gathering Places							
Yes	N4.1 Public or Semi-Public Outdoor Gathering Places for Residents	1	1	1			landscape review
No	N4.2 Public Outdoor Gathering Places with Direct Access to Tier 1 Community Services	0	0	1			




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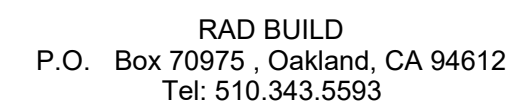
GreenPrint Rated New Home Multifamily Checklist Version 2

Project Name: 2044 Franklin Street Project Street: 2044 Franklin Street Project City: Oakland Project Zip: 94612		Points Awarded	Points Available	Energy	Indoor Air Quality	Water	Score
N5. Social Interaction							
Yes	N5.1 Residence Entries with Views to Calders	1	1				
No	N5.2 Entrances Visible from Street and/or Other Front Doors	0	1				
No	N5.3 Porches Opened to Street and Public Space	0	1				
N6. Passive Solar Design							
No	N6.1 Heating Load	0	2				
No	N6.2 Cooling Load	0	2				
N7. Adaptable Building							
Yes	N7.1 Universal Design Principles in Units	2	1	1			
No	N7.2 Full-Function Independent Rental Unit	0	1				
N8. Affordability							
No	N8.1 Dedicated Units for Households Making 60% of AMI or Less	0	2				
No	N8.2 Units with Multiple Bedroom for Households Making 60% of AMI or Less	0	1				
No	N8.3 At Least 20% of Units at 120% AMI or Less are For Sale	0	1				
N9. Mixed-Use Developments							
No	N9.1 Live/Work Units Include a Dedicated Commercial Entrance	0	1				
No	N9.2 At Least 2% of Development Floor Space Supports Mixed Use	0	1				
No	N9.3 Half of the Non-Residential Floor Space is Dedicated to Community Service	0	1				
N8. Resiliency							
No	N8.1 Climate Impact Assessment	0	1	1	1		
No	N8.2 Strategies to Address Assessment Findings	0	1	1	1		
N9. Social Equity							
No	N9.1 Diverse Workforce	0	1	1	1		
No	N9.2 Community Location	0	1				
O. OTHER							
Yes	O1. GreenPoint Rating Checklist in Blueprints	Y	R	R	R	R	
Yes	O2. Pre-Construction Kickoff Meeting with Rater and Subcontractors	2	0.5	1	0.5		
Yes	O3. Orientation and Training to Occupants—Conduct Educational Walkthroughs	0	0.5	0.5	0.5	0.5	
Yes	O4. Builder's or Developer's Management Staff are Certified Green Building Professionals	0	0.5	0.5	0.5	0.5	
O5. Home System Monitors							
Yes	O5.1 Energy Home System Monitors		1				electrical review
Yes	O5.2 Water Home System Monitors				1		plumbing review
O6. Green Building Education							
No	O6.1 Marketing Green Building	0	2				
Yes	O6.2 Green Building Signage	1	0.5			0.5	
O7. Green Appraisal Addendum							
Yes	O7.1 Detailed Durability Rating and Third-Party Verification of Plan Implementation	Y	R	R	R	R	
Yes	O8. Residents Are Offered Free or Discounted Tenant Passes	2	2		1		
Yes	O10. Vandalism Deterrence Practices and Vandalism Management Plan	1	1				
Yes	O11. Tobacco Free Buildings	2	2				
No	O12. Integrated Pest Management Plan	0	1				
P. DESIGN CONSIDERATIONS							
P1. Acoustics: Noise and Vibration Control		1	1				
Enter the number of Tier 1 practices							acoustical review
Enter the number of Tier 2 practices							acoustical review
P2. Mixed-Use Design Strategies							
Yes	P2.1 Tenant Improvement Requirements for Build-Outs		1	1			leasing review
Yes	P2.2 Commercial Loading Area Separated for Residential Area	1	1				leasing review
Yes	P2.3 Separate Mechanical and Plumbing Systems		1				mechanical review
P3. Commissioning							
No	P3.1 Design Phase	0	1				
Yes	P3.2 Construction Phase	3	2	1			
Yes	P3.3 Post-Construction Phase	3	2	1			
P4. Building Enclosure Testing							
Yes		4	1	1			
Summary							
Total Available Points in Specific Categories		404	4	11	69	94	54
Minimum Points Required in Specific Categories		20	2	5	9	9	9
Total Points Awarded		108	1	1	1	1	1

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GreenPoint Rated New Home Multifamily Checklist

		
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LANDSCAPE PAMELA BURTON & COMPANY 1430 OLYMPIC BOULEVARD SANTA MONICA, CA 90404 t. 310.828.8054		
AGENCY APPROVALS		
		
PLAN CHECK #		
ISSUE RECORD		
No.	Description	Date
001	BASIC APPLICATION FOR DEV. REVIEW	2-23-2017
002	BASIC APPLICATION FOR DEV. REVIEW	3-30-2017
003	BASIC APPLICATION FOR DEV. REVIEW	8-16-2017
<div style="display: flex; justify-content: space-between;"> <div> 2044 Franklin St. Oakland, CA 94609 RAD BUILD P.O. Box 70975 Oakland, CA 94612 Tel: 510.343.5593 </div> <div>  </div> </div>		
GREEN POINT		
RAD Project Number		16502
Date		16, AUGUST 2017
Drawn by		
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PAMELA BURTON & COMPANY
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SANTA MONICA, CA 90404
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2044 Franklin St.
Oakland, CA 94609

RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

PRAD Project Number	16502
Date	16 AUGUST 2013

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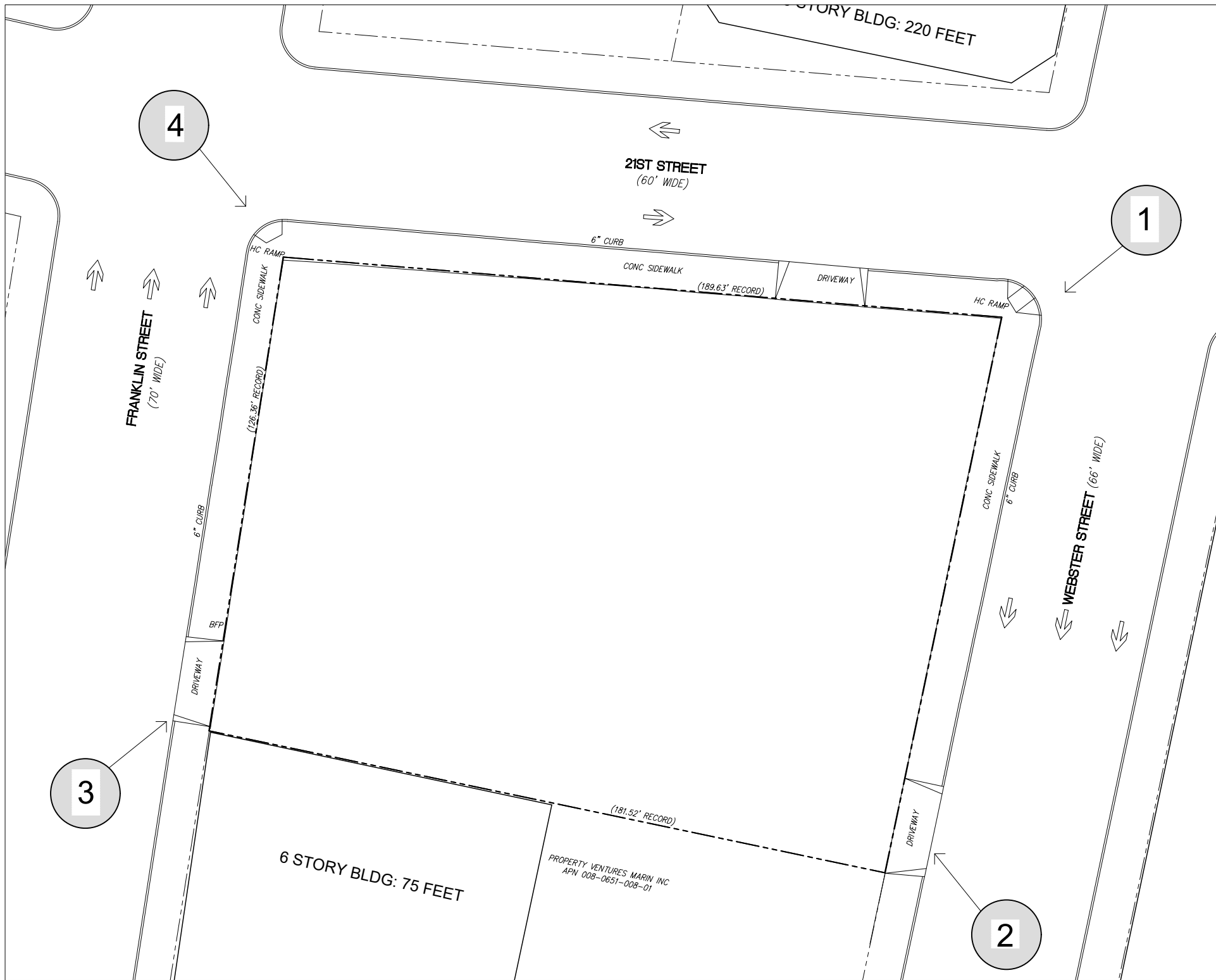
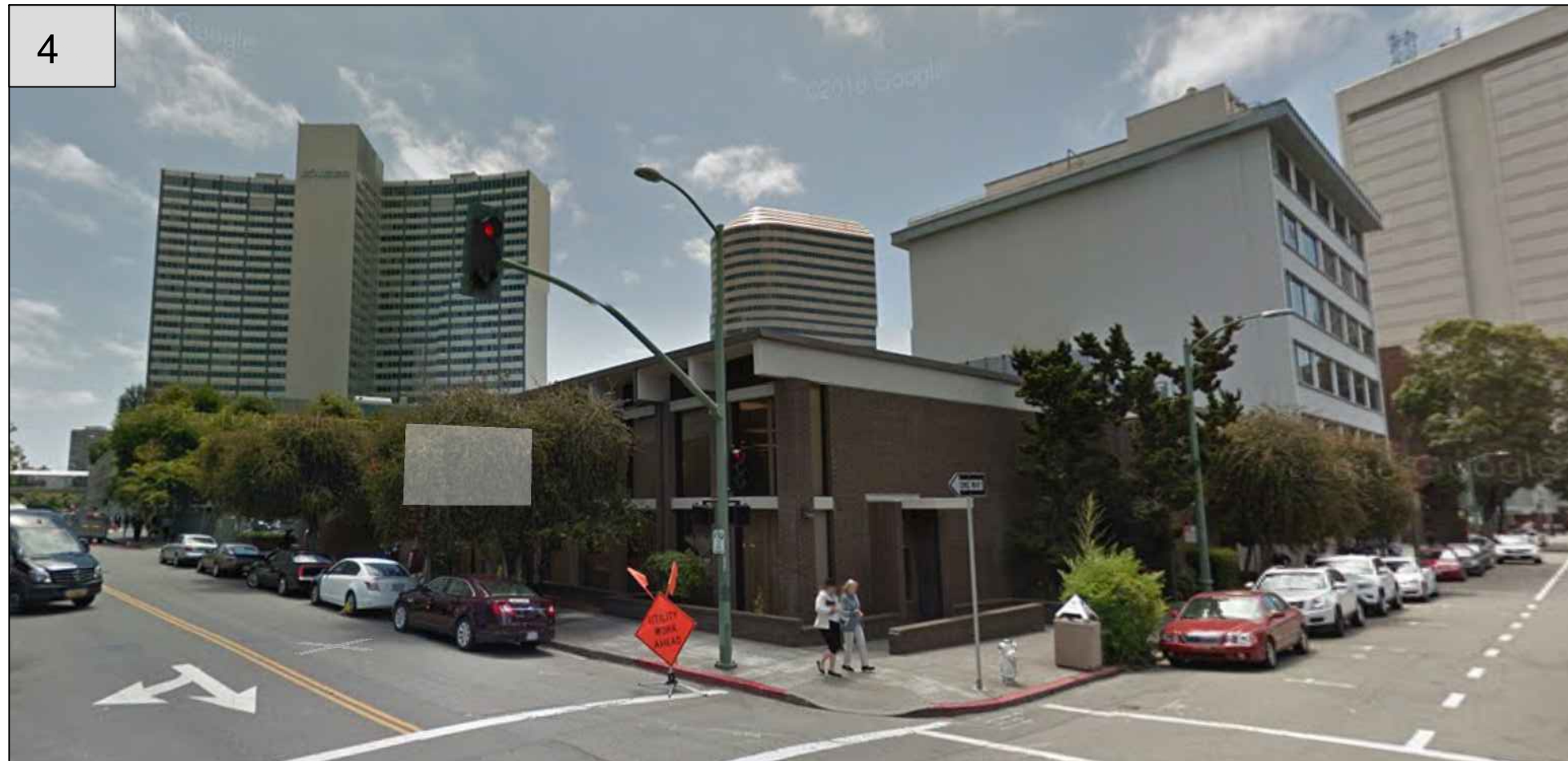
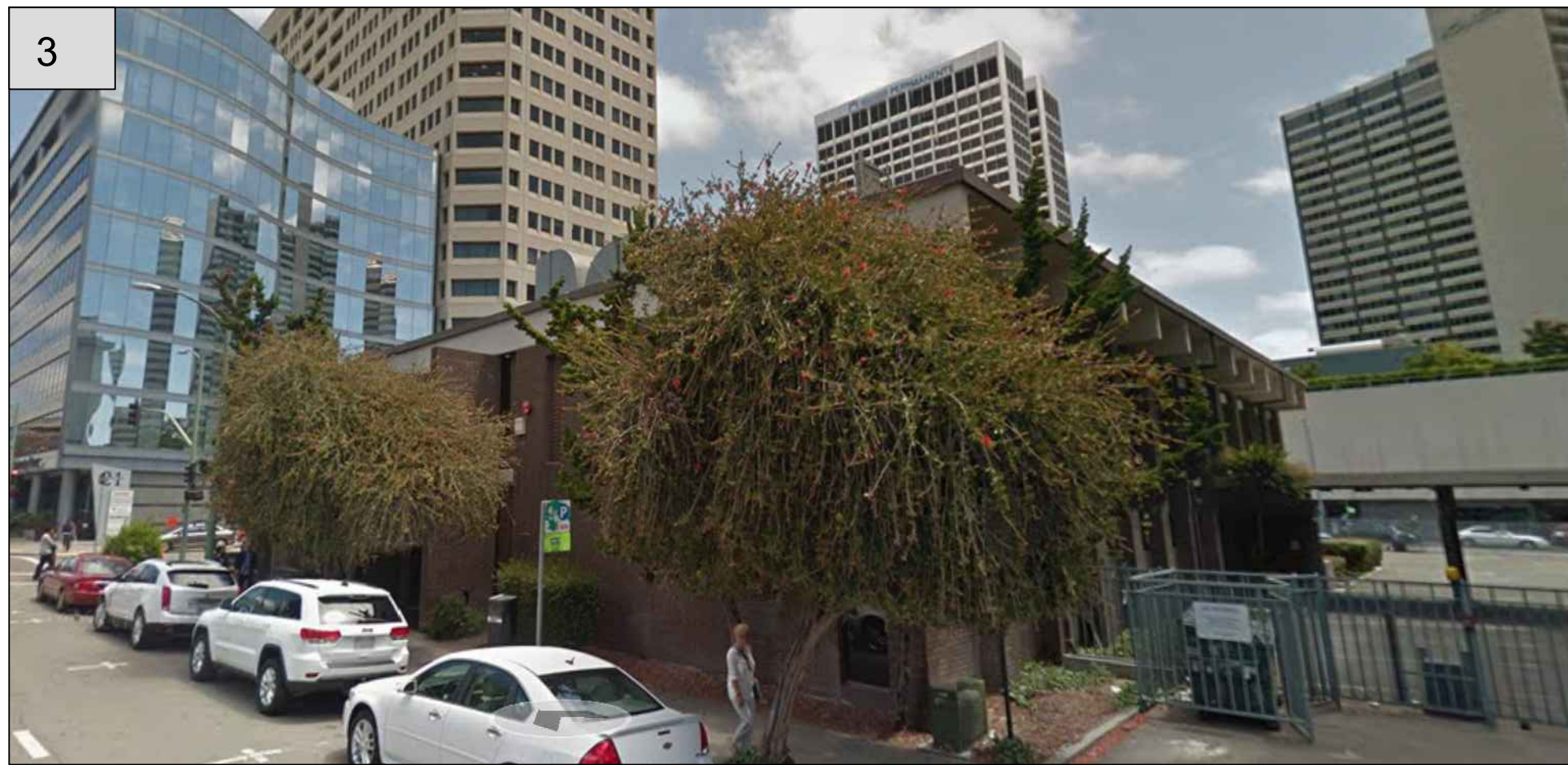
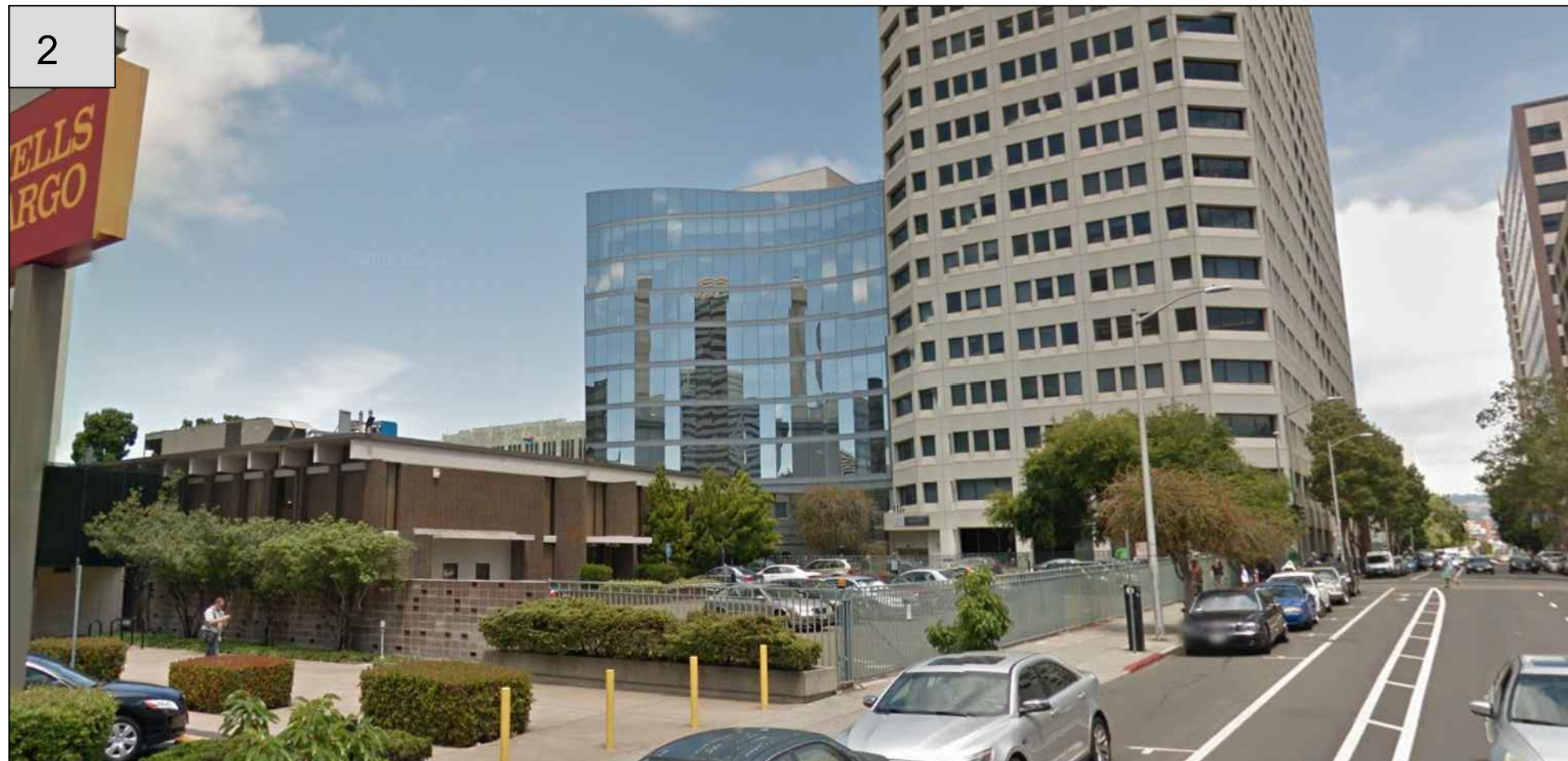
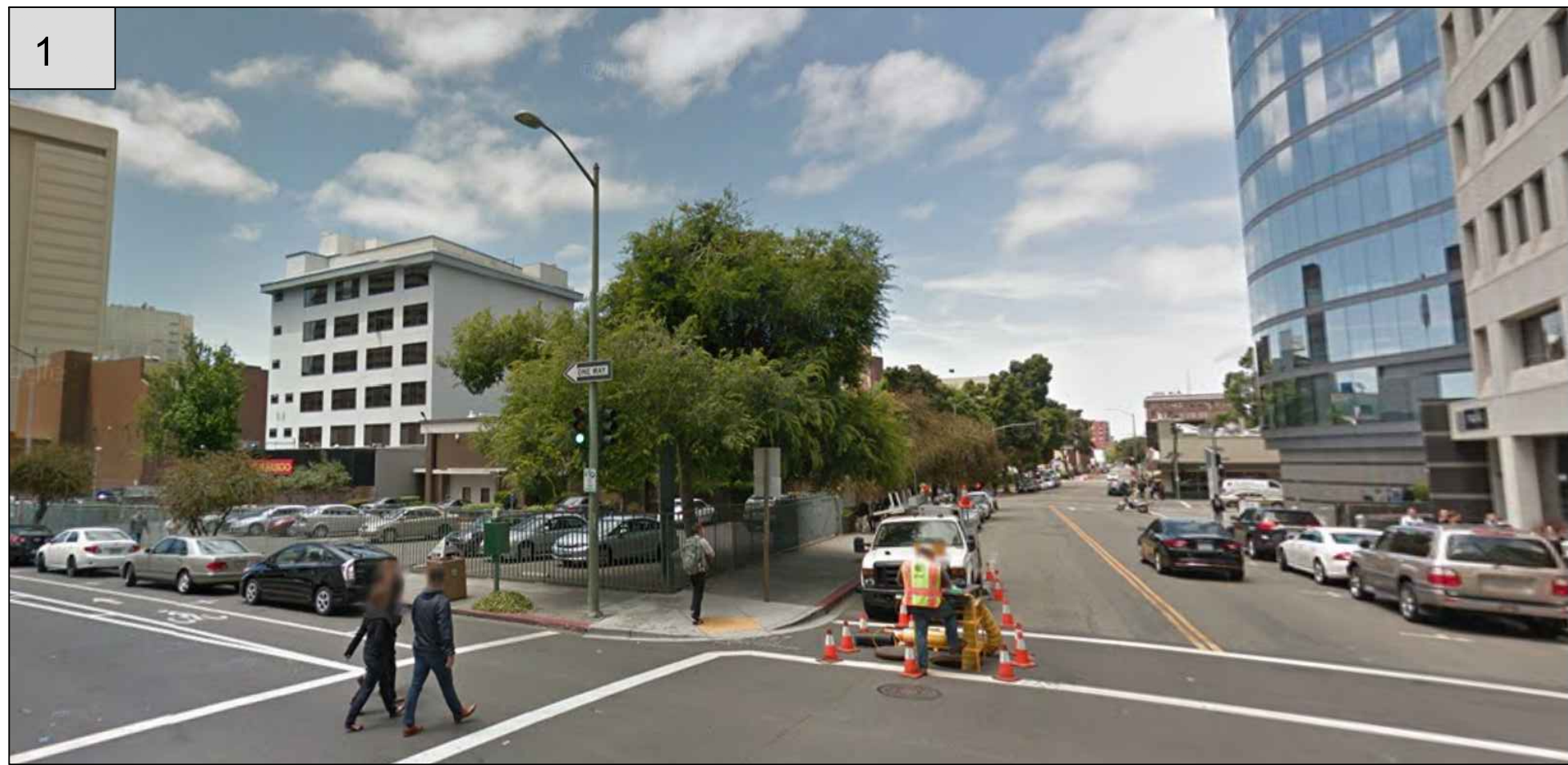


PHOTO LOCATION

SITE PHOTOGRAPHY: PROJECT SITE 1



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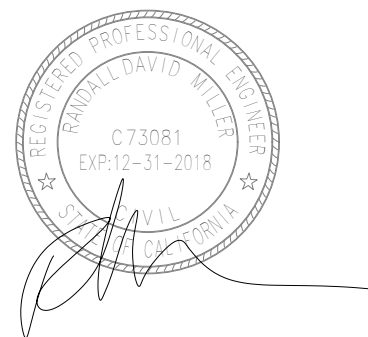
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AGENCY APPROVALS



PLAN CHECK #

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001	BASIC APPLICATION FOR DEV. REVIEW	2-23-2017
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003	BASIC APPLICATION FOR DEV. REVIEW	6-16-2017

2044 Franklin St.
Oakland, CA 94609
RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

EXISTING
CONDITION

RAD Project Number 16502
Date 16, AUGUST 2017
Drawn by

A0.4

Scale NTS

AERIAL KEY



BROADWAY

NORTH SIDE OF 21ST STREET

FRANKLIN STREET



2100 WEBSTER

2101 WEBSTER STREET

WEBSTER STREET



338 21ST STREET



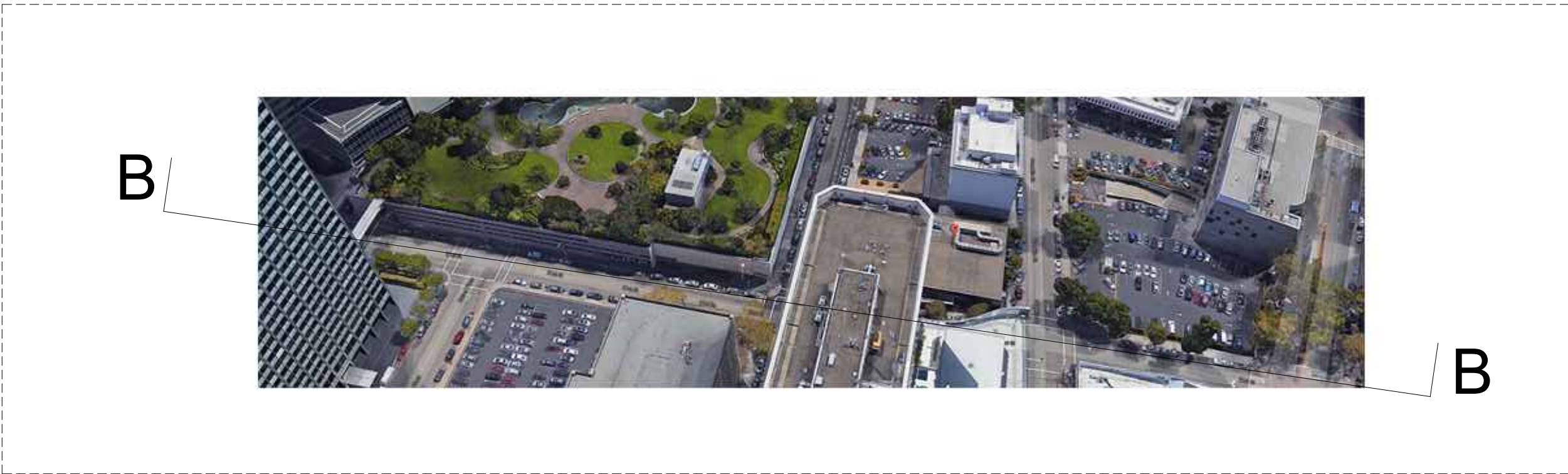
FRANKLIN STREET

THE ORDWAY BUILDING

NORTH SIDE OF 21ST STREET

1

AERIAL KEY



KAISER CENTER AND PARKING GARAGE



344 20TH STREET:
24 HOUR FITNESS



WEBSTER STREET



N/E CORNER OF SITE



N/W CORNER OF SITE

PROJECT SITE: 2044 FRANKLIN STREET

FRANKLIN STREET

SOUTH SIDE OF 21ST STREET

2

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B U I L D

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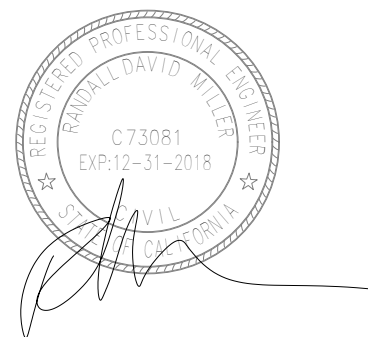
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AGENCY APPROVALS



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003	BASIC APPLICATION FOR DEV. REVIEW	8-16-2017

2044 Franklin St.

Oakland, CA 94609

RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

EXISTING
CONDITION

RAD Project Number 16502
Date 16, AUGUST 2017
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NORTH SIDE OF 21ST STREET 21ST STREET



2044 FRANKLIN STREET



2030 FRANKLIN STREET



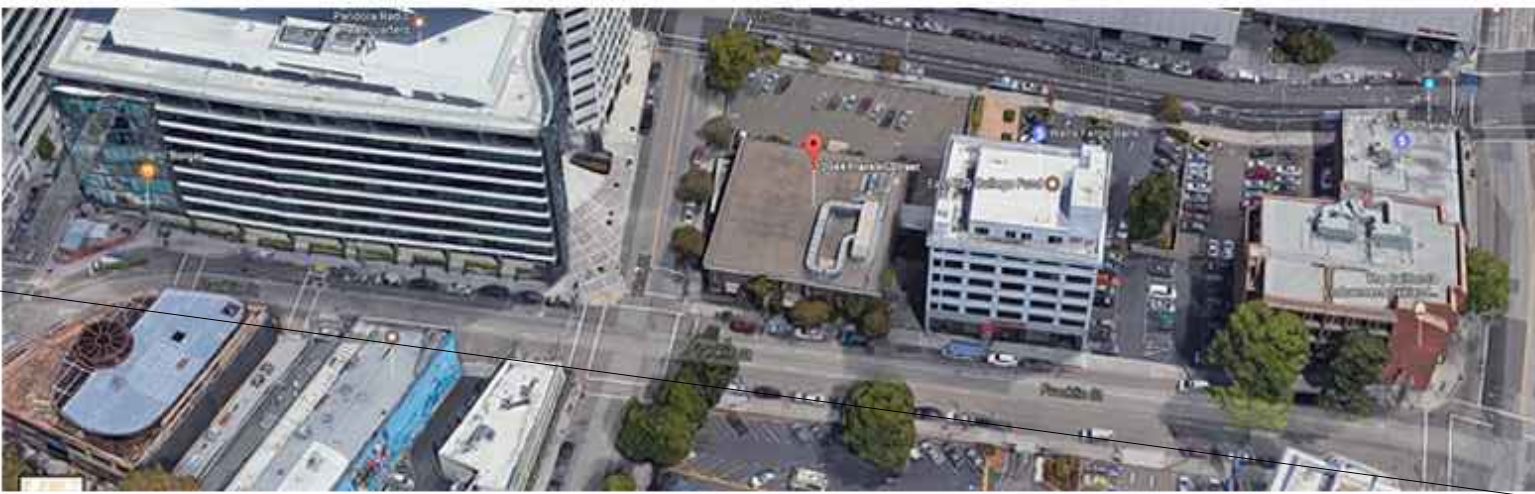
2100 FRANKLIN STREET



350 20TH STREET 20TH STREET

A

A



AERIAL KEY

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NAUTILUS GROUP INC.

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PROJECT DESIGN

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230 E. OHIO ST. SUITE 410
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T. 510.459.3795

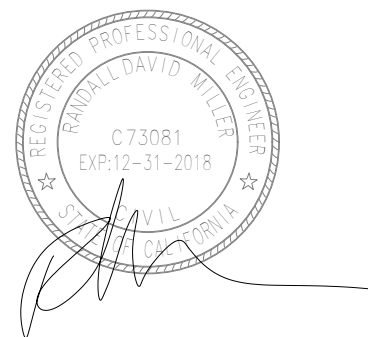
CIVIL

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OAKLAND, CA 94607
T. 510.873.8866

LANDSCAPE

PAMELA BURTON & COMPANY
1430 OLYMPIC BOULEVARD
SANTA MONICA, CA 90404
T. 310.828.9554

AGENCY APPROVALS



PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	BASIC APPLICATION FOR DEV. REVIEW	2-23-2017
002	BASIC APPLICATION FOR DEV. REVIEW	3-30-2017
003	BASIC APPLICATION FOR DEV. REVIEW	8-16-2017

2044 Franklin St.

Oakland, CA 94609

RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

EXISTING
CONDITION

RAD Project Number 16502
Date 16, AUGUST 2017
Drawn by

A0.4C

Scale NTS

B

B



AERIAL KEY



20TH STREET 400 20TH STREET



2001 FRANKLIN STREET 2044 BROADWAY



21 ST STREET 400 21ST STREET



2115 21ST STREET

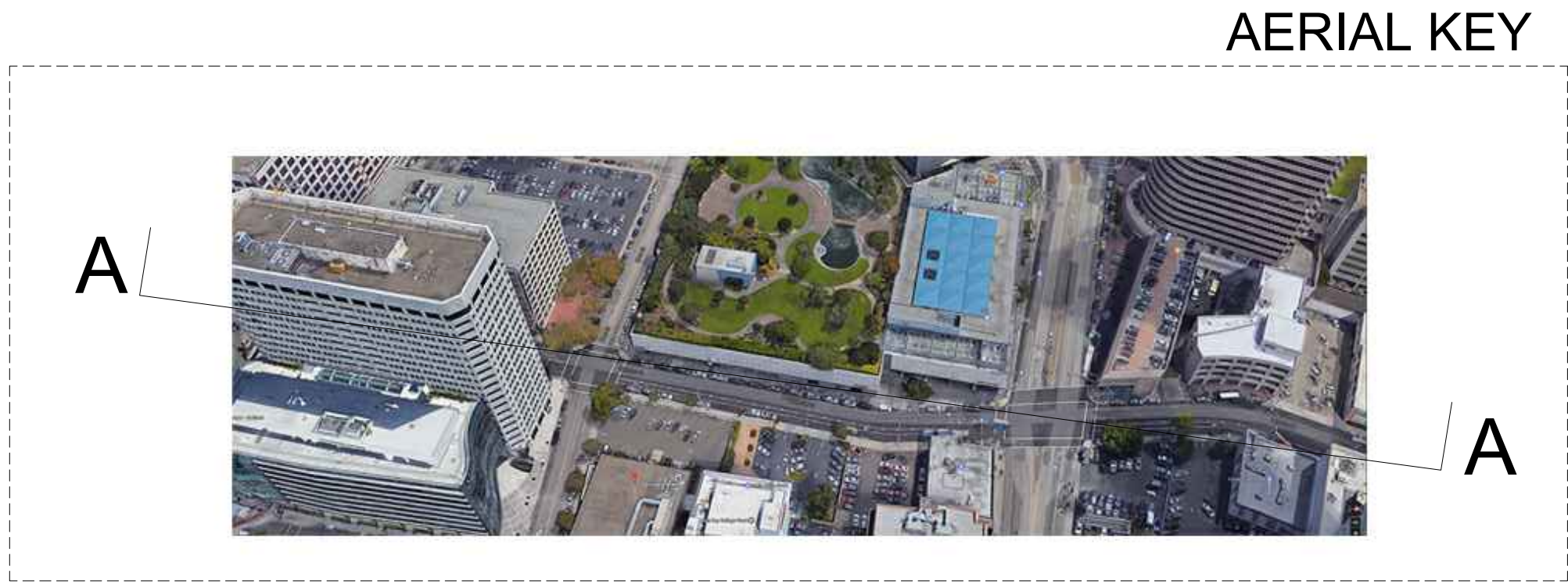


2124 BROADWAY 2128 BROADWAY 2135 FRANKLIN STREET

B

SOUTH SIDE OF FRANKLIN STREET

2



338 21ST STREET



21ST STREET

344 20TH STREET:
24 HOUR FITNESS



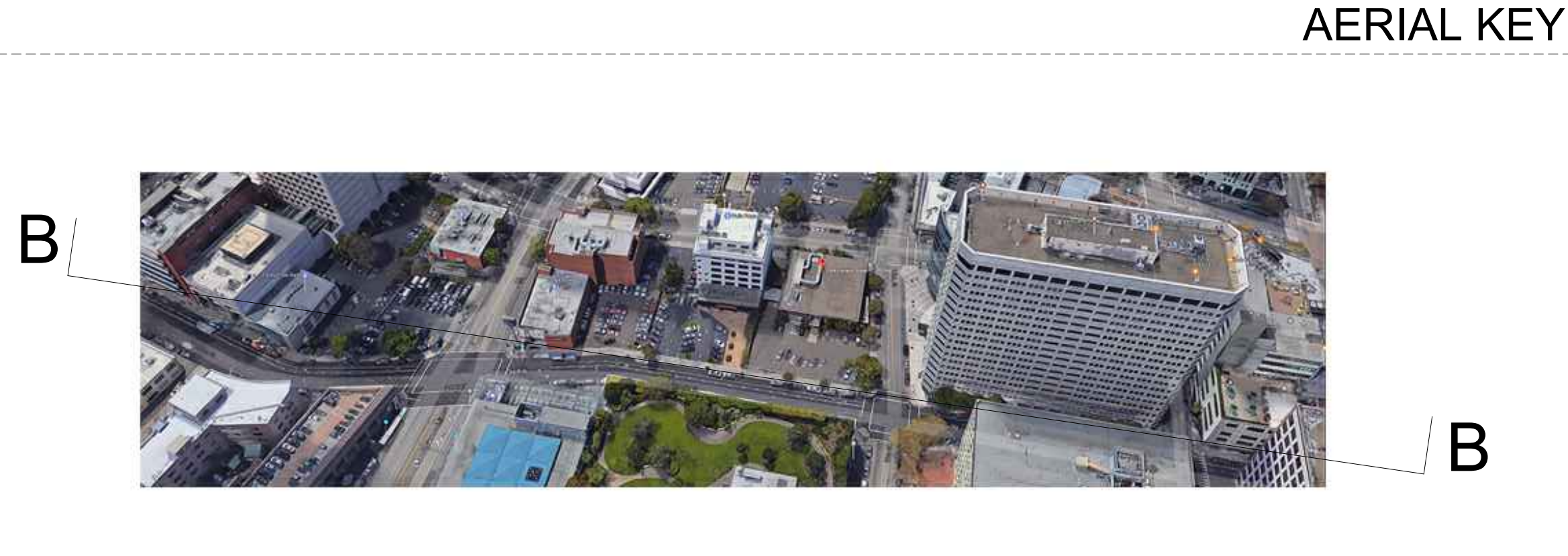
344 20TH STREET: CVS



20TH STREET

WEBSTER STREET: EAST SIDE

1



20TH STREET



350 20TH STREET



2017 WEBSTER

2021 WEBSTER

PROJECT SITE: 2044 FRANKLIN STREET



21ST STREET

2101 WEBSTER STREET

WEBSTER STREET: WEST SIDE

2

RAD
B U I L D

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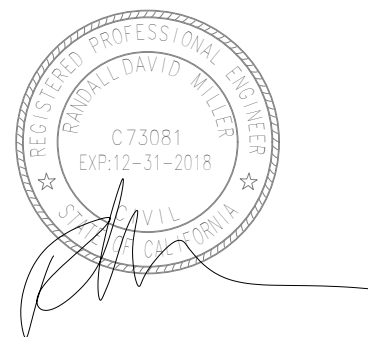
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CONDITION

RAD Project Number	16502
Date	16, AUGUST 2017
Drawn by	

A0.4D

Scale NTS

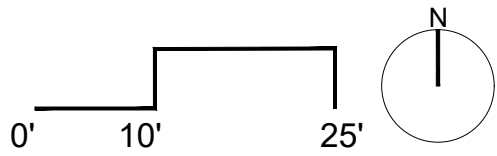


NOTATION KEY

- 1 (E) STREET TREE TO BE REMOVED
- 2 NEW STREET TREE
- 3 RESIDENTIAL OPEN SPACE
- 4 (E) CURB CUT TO BE REMOVED
- 5 NON-OCCUPIABLE ROOF
- 6 20 FOOT CITY STANDARD CURB CUT
- 7 CANOPY ENCROACHING 6.5 FEET BEYOND PROPERTY LINE.
- 8 COURTYARD ENTRY GATE
- 9 SHORT TERM BIKE PARKING
- 10 MECHANICAL ROOM

SPECIAL NOTES

ALL MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW.



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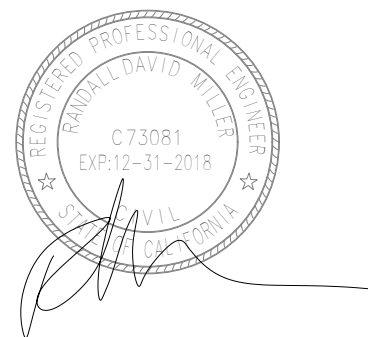
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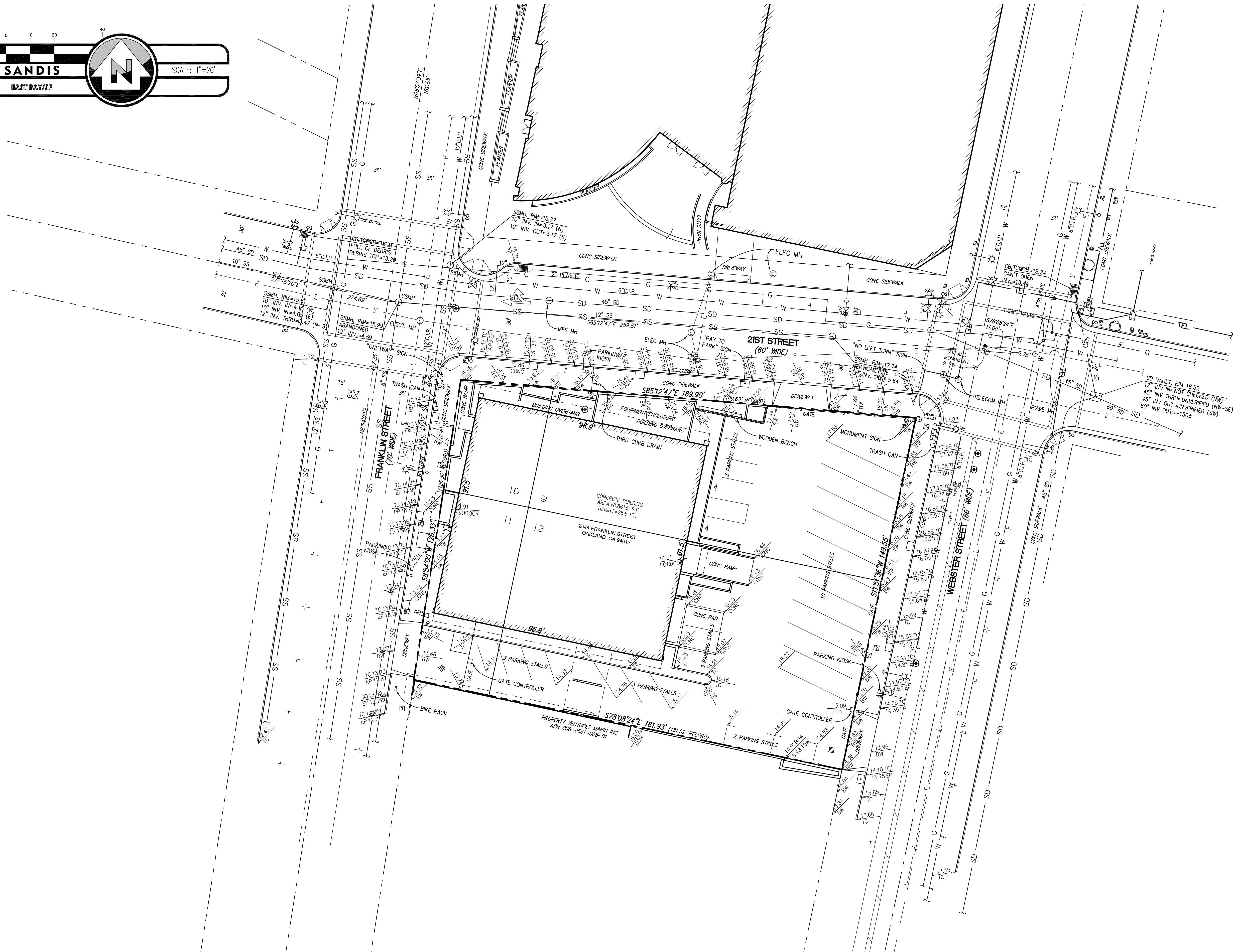
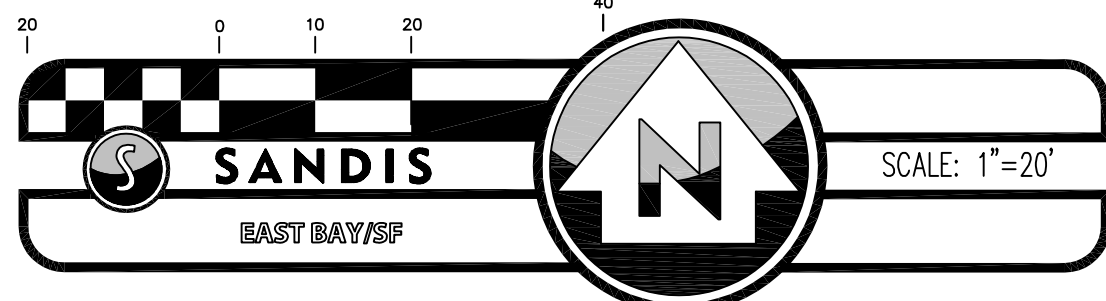
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SITE PLAN

RAD Project Number 16502
Date 16, AUGUST 2017
Drawn by

A0.7

Scale 1/16" = 1'-0"



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PLAN CHECK

ISSUE RECORD

[illegible]

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TOPOGRAPHIC
SURVEY
(For Reference
Only)

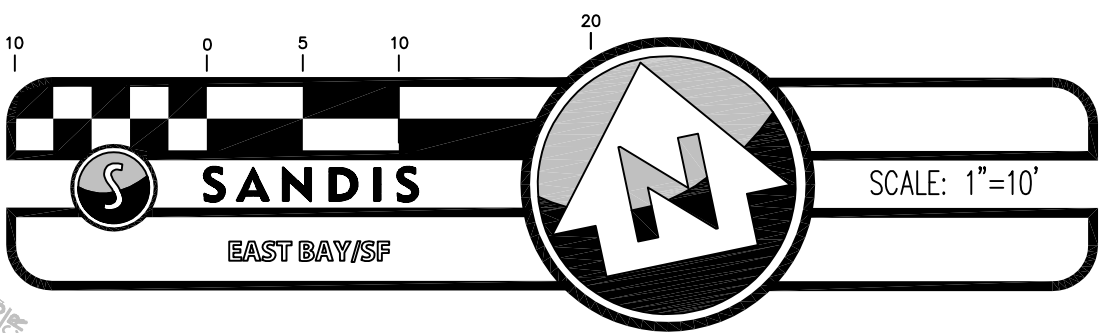
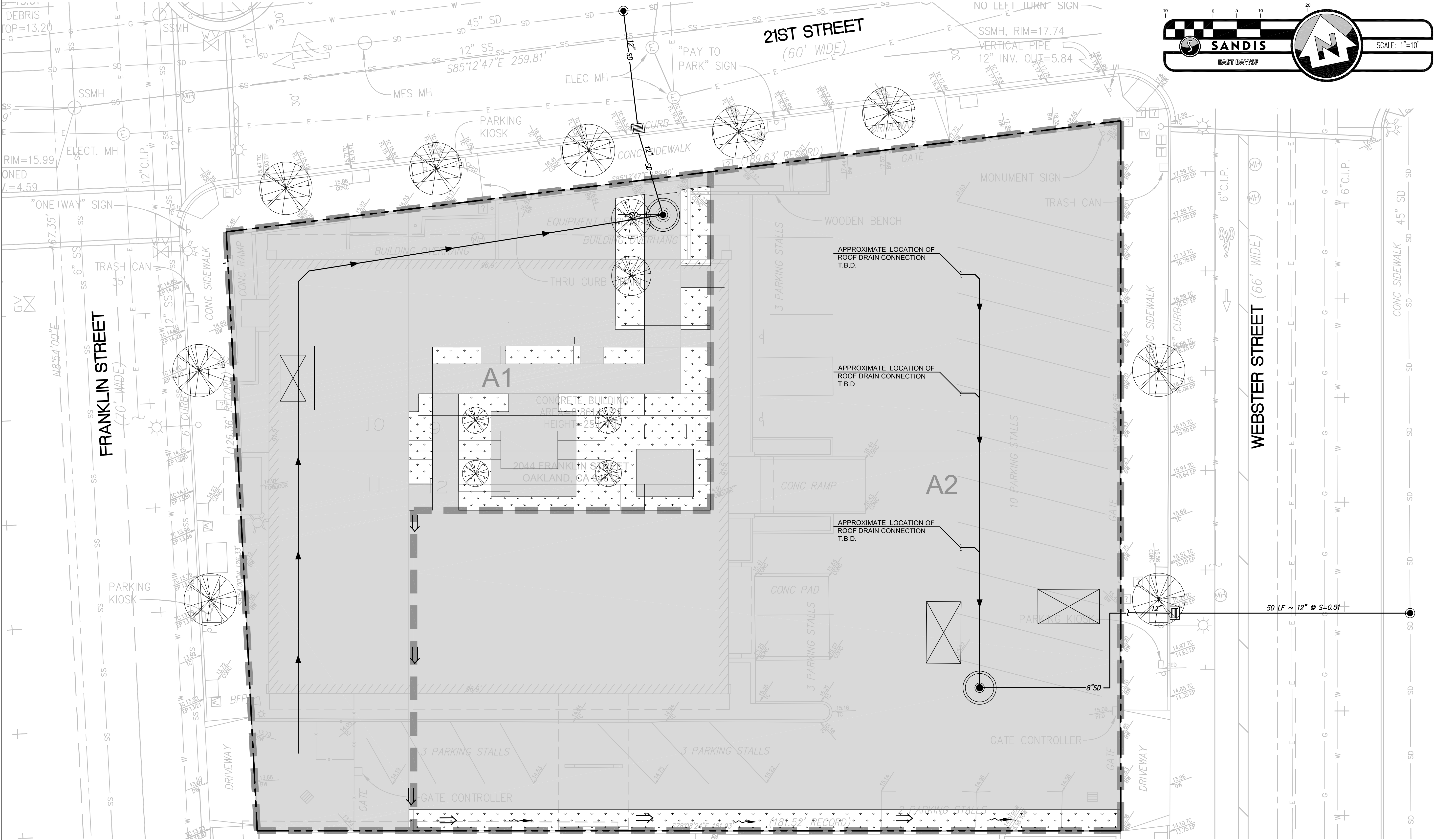
RAD Project Number 16502

Date 16, AUGUST 2017

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Scale 1"=20'



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STORMWATER
MANAGEMENT
PLAN

RAD Project Number 16502
Date 16, AUGUST 2017
Drawn by

C1.0

Scale 1"=10'

STORMWATER MANAGEMENT PLAN NOTES

- THE PROPOSED PROJECT WILL INCLUDE MORE THAN 10,000 SQUARE FEET OF IMPERVIOUS SURFACE AND HAS THEREBY BEEN PLANNED TO COMPLY WITH THE PROVISION C.3 – NEW DEVELOPMENT AND REDEVELOPMENT OF THE MUNICIPAL REGIONAL STORMWATER PERMIT (ORDER NO. R2-2015-0049).
- 50% RULE CHECK – WHERE A REDEVELOPMENT PROJECT RESULTS IN AN ALTERATION OF MORE THAN 50 PERCENT OF THE IMPERVIOUS SURFACE OF A PREVIOUSLY EXISTING DEVELOPMENT, THE ENTIRE PROJECT, CONSISTING OF ALL EXISTING, NEW, AND/OR REPLACED IMPERVIOUS SURFACES, MUST BE INCLUDED IN THE TREATMENT SYSTEM DESIGN. THIS PROJECT IS REPLACING ALL THE EXISTING IMPERVIOUS SURFACES ON SITE AND WILL THEREFORE BE TREATING ALL IMPERVIOUS SURFACES ON SITE.
- THIS PROJECT IS CONSIDERED A SPECIAL CATEGORY TYPE B LARGER INFILL PROJECT WHICH IS LESS THAN OR EQUAL TO 2 ACRES OF IMPERVIOUS SURFACE. THEREFORE, THE PROJECT CAN UTILIZE NON-LID STORMWATER TREATMENT MEASURES AS ALLOWED BY APPENDIX K OF THE ALAMEDA COUNTY C.3 TECHNICAL MANUAL (2015). PER TABLE K-1 (CATEGORY B LID TREATMENT REDUCTION CREDITS, BASED ON THE DENSITY OF DEVELOPMENT) THE PROJECT FLOOR AREA RATIO EXCEEDS 4:1 AND THEREFORE 100% OF THE C.3.D AMOUNT OF RUNOFF MAY BE TREATED WITH NON-LID MEASURES.
- GENERAL STORMWATER QUALITY APPROACH – THE PROJECT WILL INSTALL ONE OR MORE MEDIA FILTER DEVICES TO TREAT RUNOFF FROM THE ROOF AND PODIUM LEVELS. SITE DESIGN MEASURES WILL INCLUDE DIRECTING SOME ROOF RUNOFF TO ADJACENT LANDSCAPING AREAS. SOURCE CONTROL MEASURES WILL INCLUDE PLUMBING INTERIOR FLOOR DRAINS TO SEWER, COVERING THE TRASH/RECYCLING STORAGE AREAS, AND PLUMBING THESE AREAS TO SANITARY SEWER.
- SIZING CRITERIA – STORMWATER QUALITY FEATURES WILL BE SIZED TO COMPLY WITH THE NPDES PERMIT PROVISION C.3 AND THE LATEST EDITION (2013) OF THE ALAMEDA COUNTY STORMWATER MANUAL. THE PROPOSED MEDIA FILTER HAS BEEN SIZED USING A FLOW HYDRAULICS DESIGN BASIS, ASSUMING A FLOW OF RUNOFF RESULTING FROM A RAIN EVENT EQUAL TO AT LEAST 0.2 IN/HR INTENSITY RATE.
- HYDROMODIFICATION – THE PROJECT DOES NOT CREATE OR REPLACE ONE ACRE OR MORE OF IMPERVIOUS AND THEREFORE IS NOT SUBJECT TO COMPLYING WITH HYDROMODIFICATION REQUIREMENTS.
- PEAK FLOW ANALYSIS – THE PROPOSED SITE ADDS APPROXIMATELY 1,736 SF OF IMPERVIOUS SURFACE. THE PRE-DEVELOPMENT PEAK RUNOFF FLOW RATE FOR A 10-YEAR STORM EVENT, CALCULATED PER THE CITY OF OAKLAND STORMWATER GUIDELINES, IS APPROXIMATELY 1.81 CFS. THE POST DEVELOPMENT PEAK RUNOFF FOR A TEN YEAR STORM IS APPROXIMATELY 1.87 CFS. THIS RESULTS IN AN INCREASE OF 0.06 CFS FOR A 10 YEAR STORM EVENT. THE PROJECT IS THEREFORE NOT PROPOSING ADDITIONAL FLOW CONTROL MEASURES SINCE THIS INCREASE IS CONSIDERED NEGLIGIBLE.

AREA SUMMARY

TOTAL SITE AREA ^A	TOTAL AREA DISTURBED ^D	TOTAL EXISTING / PRE-PROJECT IMPERVIOUS SURFACE ^E	REPLACED IMPERVIOUS SURFACE ^F	NEW IMPERVIOUS SURFACE ^G	TOTAL POST-PROJECT IMPERVIOUS SURFACE ^H	TOTAL POST-PROJECT PERVIOUS SURFACE
25,568 SF	25,568 SF	23,832 SF	23,832 SF	1,070 SF	25,568 SF	666 SF

- LAND AREA DISTURBED = SURFACE AREA OF CONSTRUCTION ACTIVITIES, INCLUDING GRADING, CONSTRUCTION, STAGING, AND STORAGE AREAS.
- EXISTING/PRE-PROJECT IMPERVIOUS SURFACE = TOTAL AMOUNT OF IMPERVIOUS SURFACE ON-SITE PRIOR TO THE PROJECT.
- REPLACED IMPERVIOUS SURFACE = PROJECT IMPERVIOUS SURFACE THAT REPLACES EXISTING/PRE-PROJECT IMPERVIOUS SURFACE.
- NEW IMPERVIOUS SURFACE = PROJECT IMPERVIOUS SURFACE THAT REPLACES EXISTING/PRE-PROJECT PERMEABLE SURFACE.
- POST-PROJECT IMPERVIOUS SURFACE = TOTAL AMOUNT OF IMPERVIOUS SURFACE ON-SITE AFTER COMPLETION OF THE PROJECT.
- SITE AREA IS ASSUMED TO BE AREA WITHIN PROPERTY LINES AND DOES NOT INCLUDE AREA IN PUBLIC RIGHT OF WAY.

LEGEND

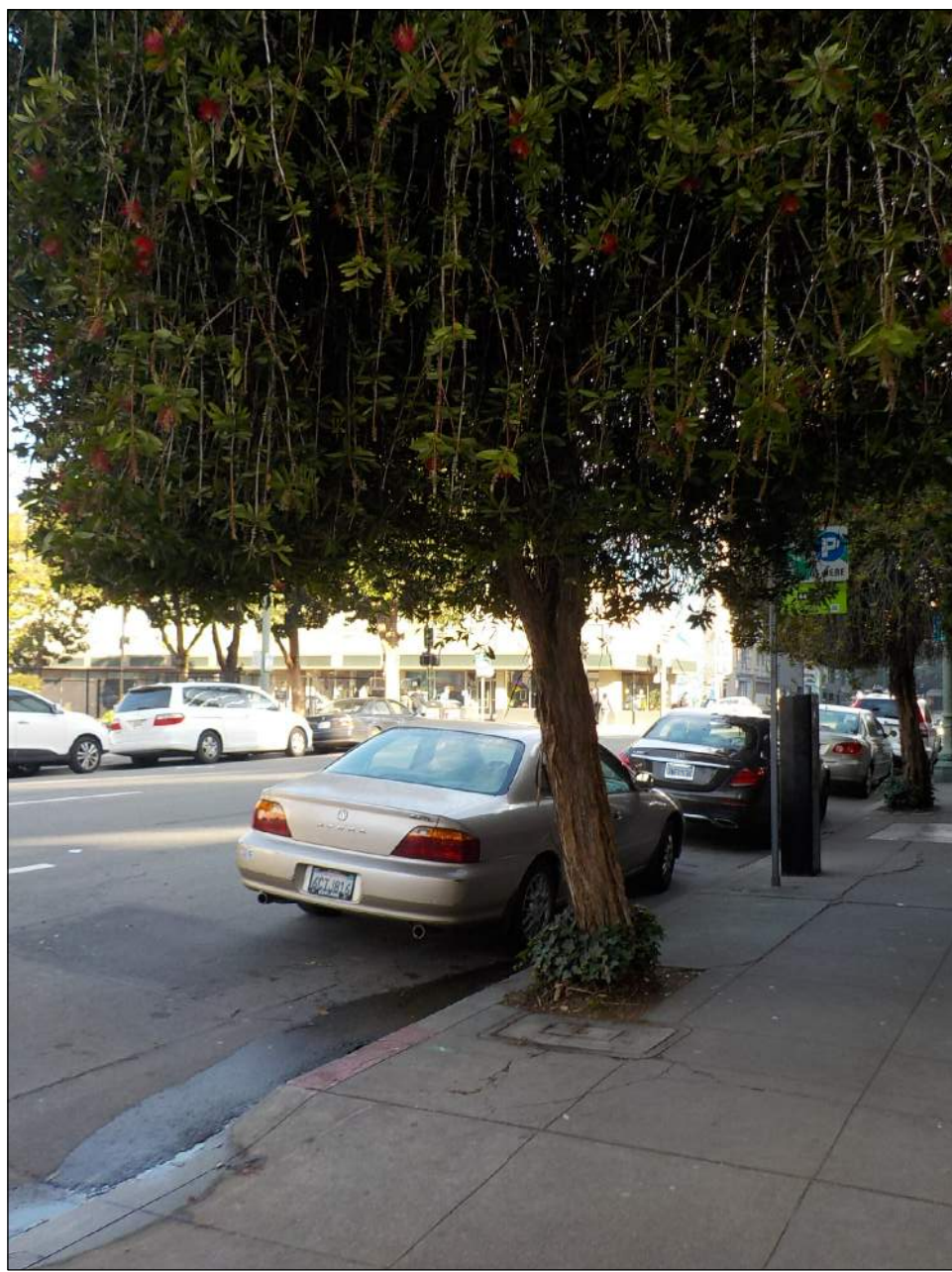
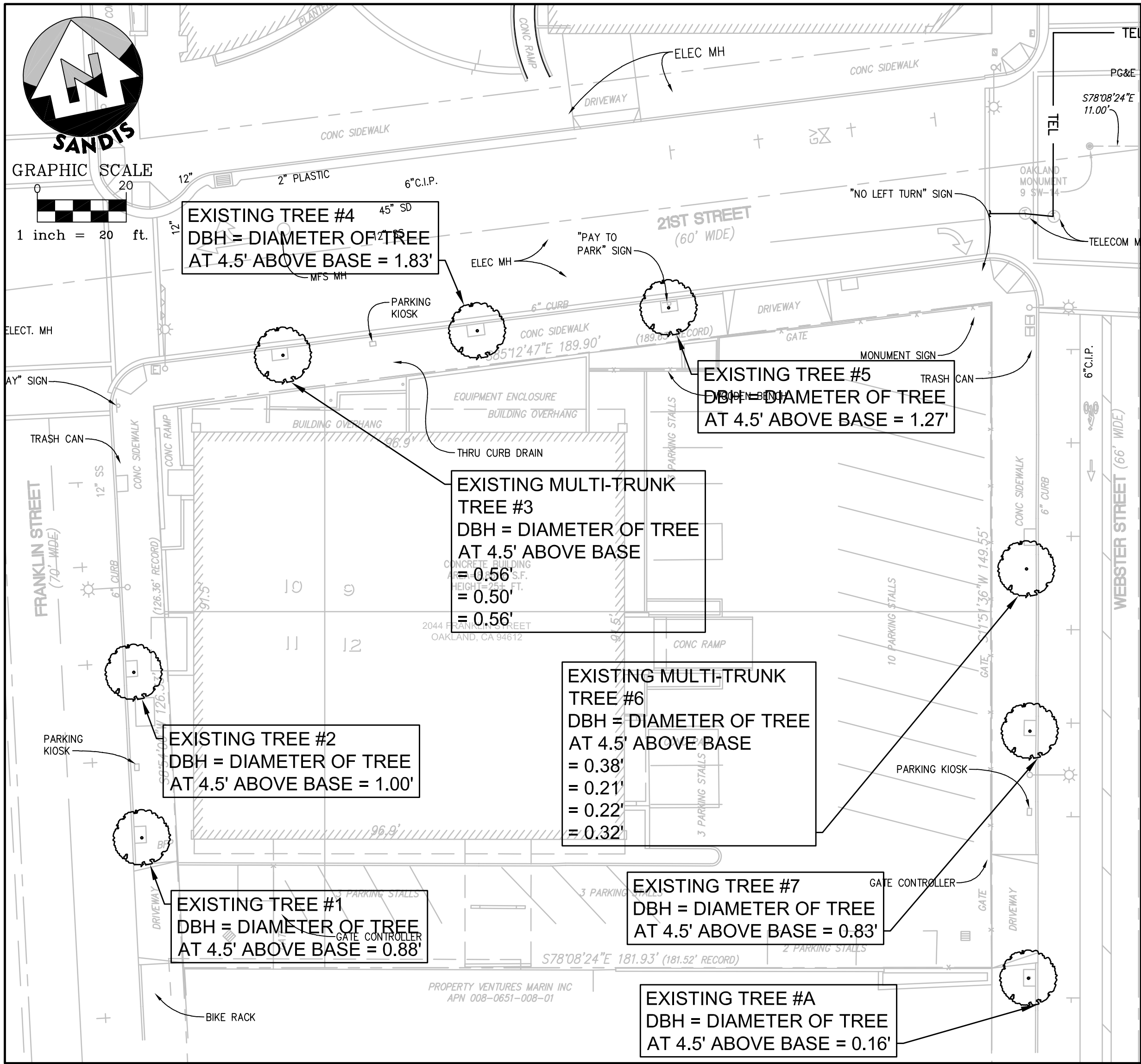
- PROPERTY LINE
- DRAINAGE AREA
- EXISTING STORM DRAIN MAIN
- PROPOSED STORM DRAIN LINE
- PROPOSED ROOF DRAIN
- APPROXIMATE DIRECTION OF ROOF RUNOFF
- DIRECTION OF RUNOFF

MEDIA FILTER AND VAULT
(5 CARTRIDGE 18" KRISTAR
PERKFILTER MANHOLE
PROPOSED)

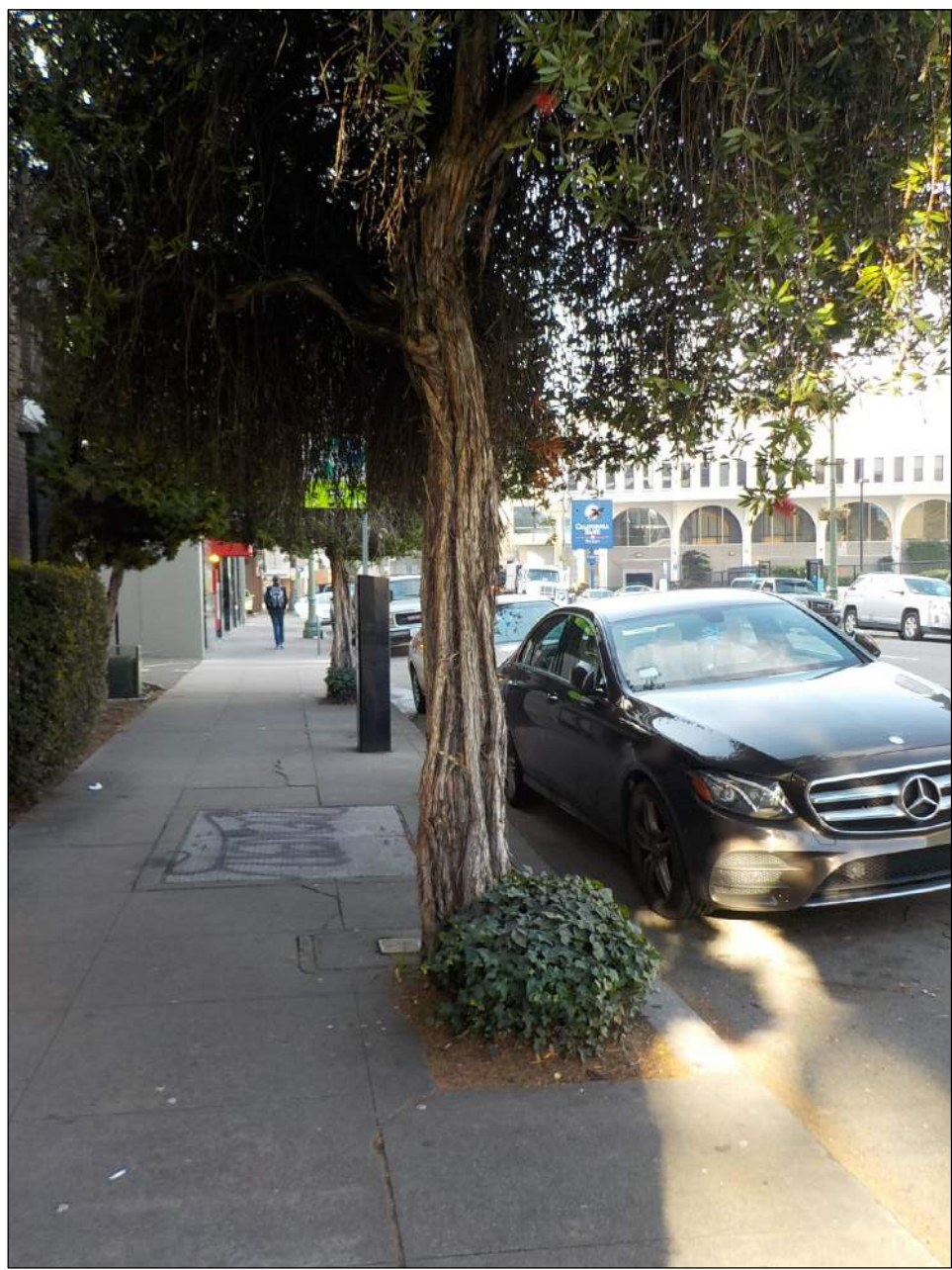
PROPOSED PERVIOUS AREA

EXISTING, NEW, AND/OR
REPLACED IMPERVIOUS AREA
TO BE TREATED

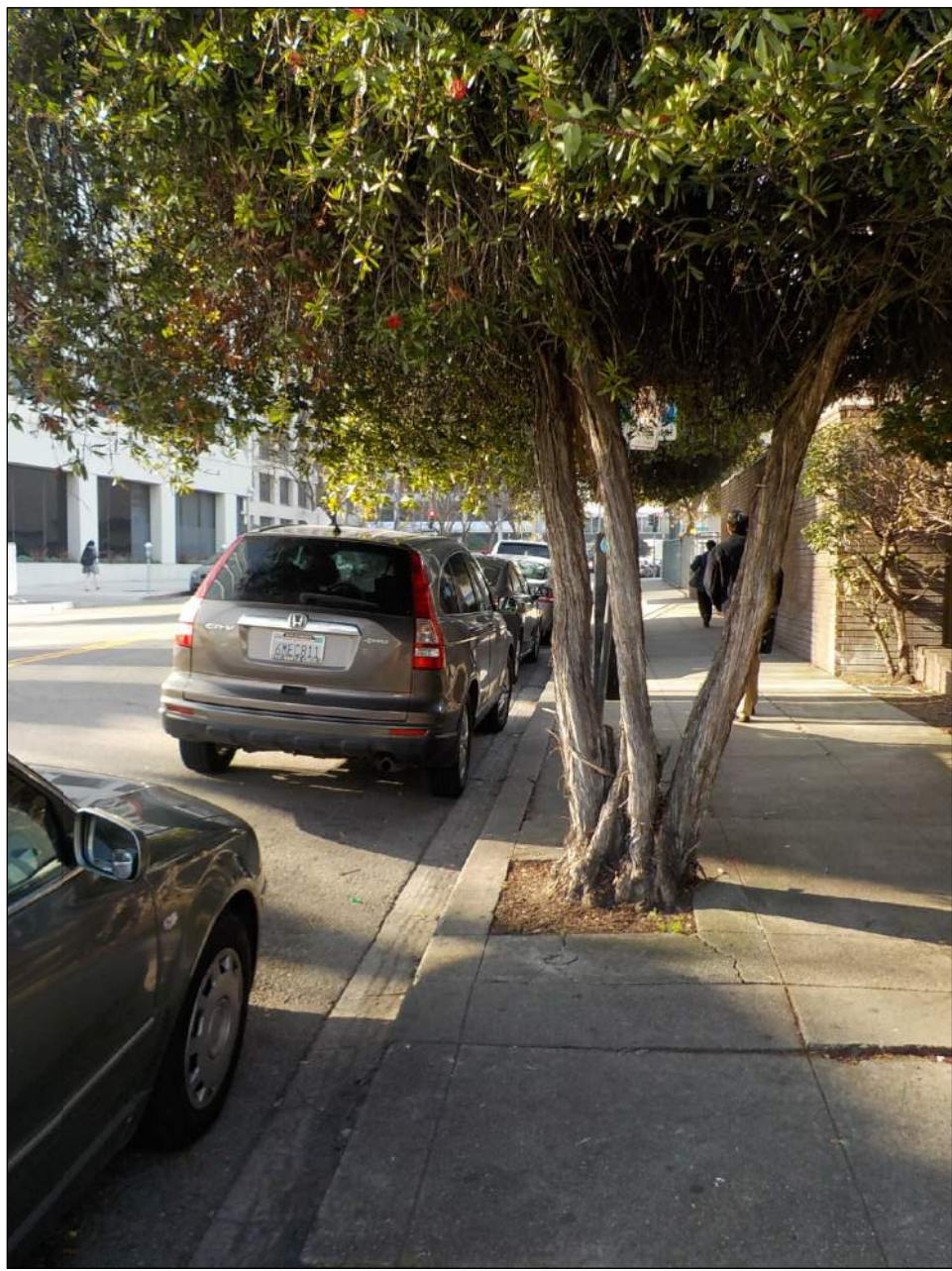
TRASH ROOM



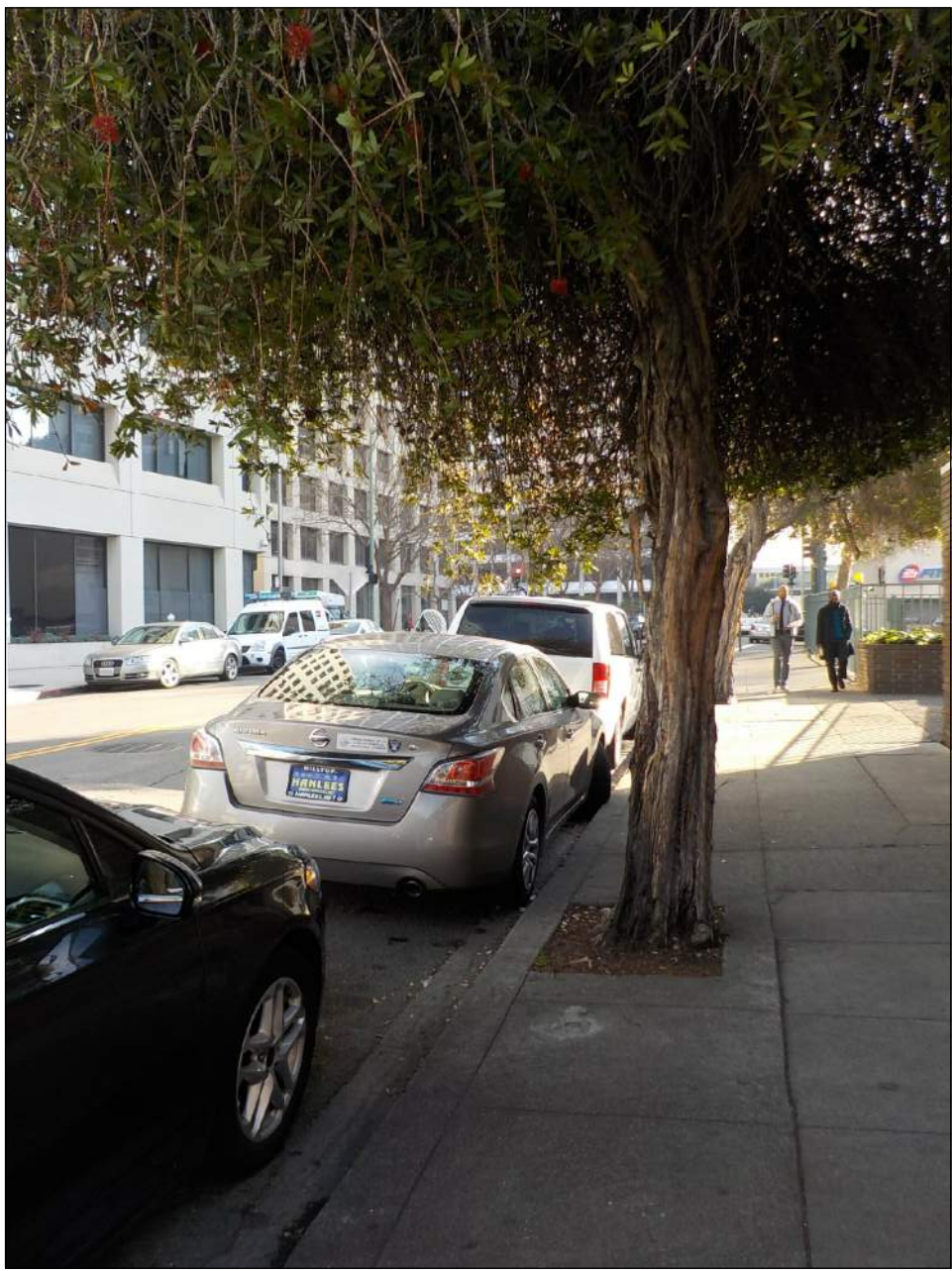
TREE #1



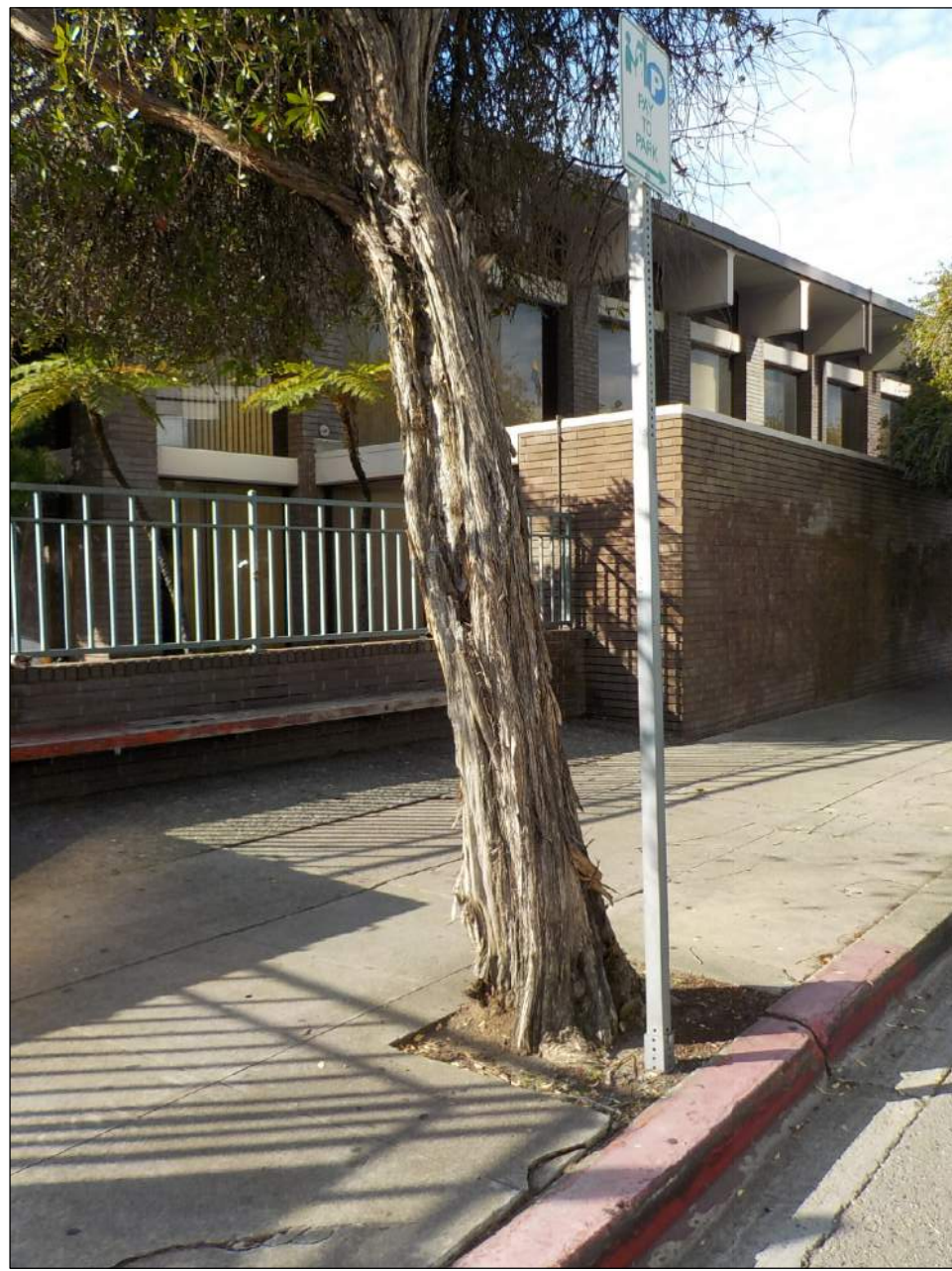
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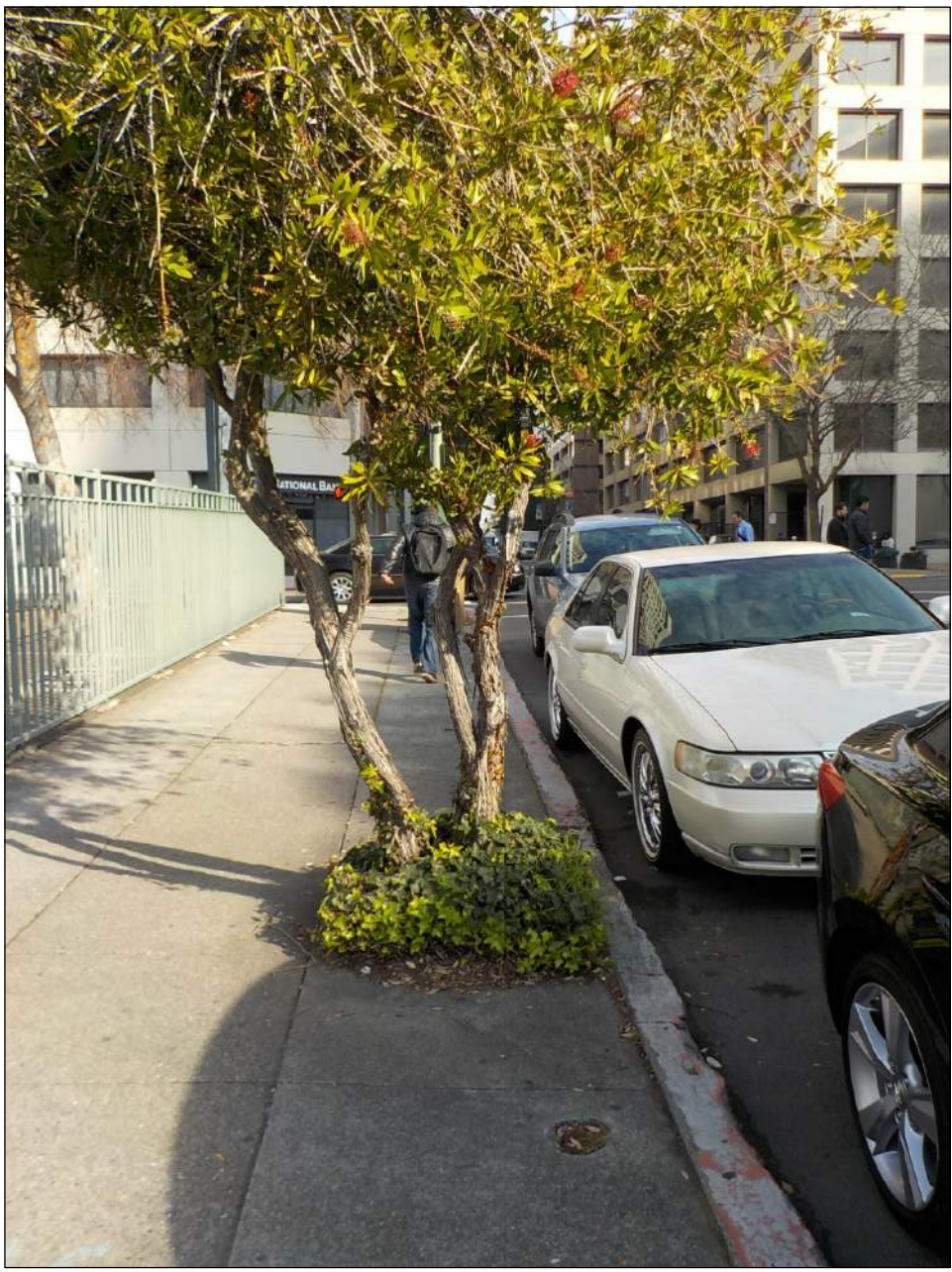
TREE #3



TREE #4



TREE #5



TREE #6



TREE #7



TREE #A

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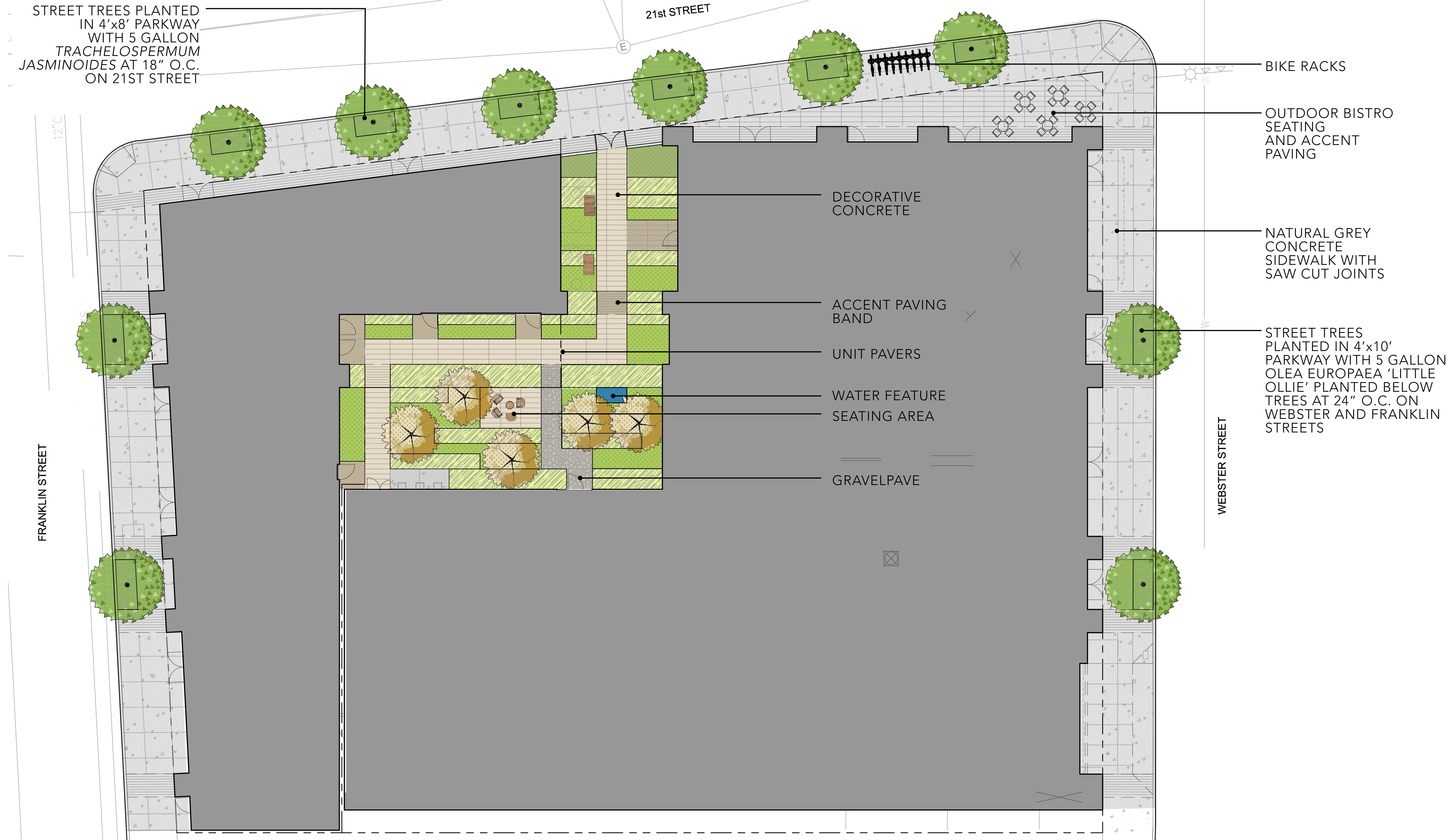
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TREE SURVEY



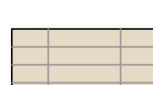

RAD Project Number	16502
Date	16, AUGUST 2017
Drawn by	

C2.0



Scale 1"=20'



HARDSCAPE LEGEND

	CONCRETE SIDEWALK - NATURAL GRAY, LIGHT BROOM FINISH
	ACCENT BANDING PAVEMENT - INTEGRAL COLOR WITH TOPCAST FINISH WITH SAW-CUT JOINT PATTERN
	UNIT PAVERS SIZE: 1'x4' COLOR: SUPPLIER:
	GRAVELPAVE 2 SIZE: 3/8" CRUSHED COLOR: TBD

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
	Acer palmatum	Multi-Trunk Japanese Maple	48"box	5	
	Tristania conferta	Brisbane Box	24"box	10	

SHRUB MIXES

PLANT NAME (BOTANICAL/COMMON)	CONT.	SPACING	% AREA
SHADY COURTYARD MIX			
Blechnum spicant / Deer Fern	5 GAL	24" o.c.	10%
Clivia minata 'Yellow' / Yellow Kaffir Lilly	1 GAL	18" o.c.	10%
Coprosma repens 'Marble Queen' / Mirror Plant	5 GAL	24" o.c.	10%
Helleborus argutifolius / Coriscan Hellebore	5 GAL	24" o.c.	10%
Heuchera / Coral Bells	5 GAL	12" o.c.	10%
Mahonia repens / Creeping Mahonia	5 GAL	36" o.c.	10%
Sagina subulata / Irish Moss	4" Plugs	6" o.c.	10%
Soleirolia soleirolia / Baby Tears	5 GAL	24" o.c.	10%
Dianella tasmanica 'Variegata'	5 GAL	30" o.c.	10%
Cornus sericea / Red Twig Dogwood	5 GAL	30" o.c.	10%

ACCENT PLANT MIX			
Ribes viburnifolium / Evergreen Currant	1 GAL	36" o.c.	20%
Olea europaea 'Little Ollie'	15 GAL	36" o.c.	40%
Podocarpus gracillior	15 GAL	24" o.c.	40%

STREETSCAPE PLANTERS			
Olea europaea 'Little Ollie' / Little Ollie Olive	15 GAL	30" o.c.	50%
Trachelospermum jasminoides / Star jasmine	5 GAL	18" o.c.	50%

IRRIGATION NOTE:

The irrigation system will be designed to meet the State of California Model Water Efficient Landscape Ordinance (MWELO). All planting areas will be irrigated with a drip irrigation system and weather-based irrigation controller that includes moisture and/or rain sensor shutoff.

N



LEVEL 1 LANDSCAPE PLAN

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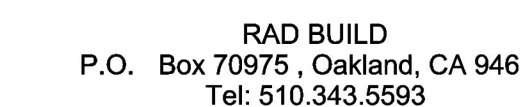
RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

LEVEL 1 LANDSCAPE PLAN

RAD Project Number 16502
Date 16, AUGUST 2017
Drawn by

L1.1

Scale 3/32" = 1'-0"



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OAKLAND, CA 94607
t 510.873.8866

LANDSCAPE

PAMELA BURTON & COMPANY
1430 OLYMPIC BOULEVARD
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t. 310.828.8054

AGENCY APPROVALS

PLAN CHECK

ISSUE RECORD

No.	Description	
001	BASIC APPLICATION FOR DEV. REVIEW	
002	BASIC APPLICATION FOR DEV. REVIEW	
003	BASIC APPLICATION FOR DEV. REVIEW	

2044 Franklin St.

Oakland, CA 94609

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LEVEL 4
LANDSCAPE
PLAN

RAD Project Number	16502
--------------------	-------

Date 16, AUGUST 2017

Drawn by

L1.4

Scale $3/32" = 1'-0"$



LEVEL 4 LANDSCAPE PLAN



HARDSCAPE LEGEND



STEPSTONE PEDESTAL PAVERS
SIZE: 1'x4'
COLOR: TBD

PLANT SCHEDULE

TREES	BOTANICAL NAME	COMMON NAME	SIZE	QTY	REMARKS
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Olea europaea 'Swan Hill' TM	Swan Hill Olive	36"box	8
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SHRUB MIX

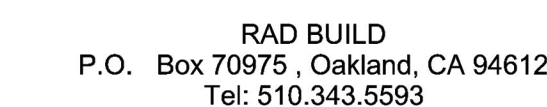
PLANT NAME (BOTANICAL/COMMON)	CONT.	SPACING	% AREA
-------------------------------	-------	---------	--------

4TH FLOOR ROOF TERRACE MIX			
Agave x 'Blue Flame'	5 GAL	18" o.c.	20%
Asparagus meyeri / Foxtail Fern	1 GAL	24" o.c.	20%
Olea europaea 'Little Ollie' / Little Olive Olive	15 GAL	30" o.c.	20%
Rosmarinus officinalis 'Prostratus' / Rosemary	5 GAL	18" o.c.	20%
Westringia fruticosa 'Mundi'	5 GAL	18" o.c.	20%

NOTE: PROVIDE LIGHTWEIGHT PLANTING SOIL
FOR ALL LEVEL 4 PLANTING AREAS

IRRIGATION NOTE:

The irrigation system will be designed to meet the State of California Model Water Efficient Landscape Ordinance (MWEL0). All planting areas will be irrigated with a drip irrigation system and weather-based irrigation controller that includes moisture and/or rain sensor shutoff.



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AGENCY APPROVALS

PLAN CHECK

ISSUE RECORD

[illegible]

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LEVEL 6
LANDSCAPE
PLAN

RAD Project Number	16502
--------------------	-------

Date 16, AUGUST 2017


Drawn by

L1.6

Scale $3/32" = 1'-0"$



PLANT SCHEDULE



<u>TREES</u>	<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>	<u>SIZE</u>	<u>QTY</u>	<u>REMARKS</u>
	Ulmus parvifolia 'Drake'	Drake Elm	60"box	5	

SHRUB MIX

	PLANT NAME (BOTANICAL/COMMON)	CONT.	SPACING	% AREA
	6TH FLOOR ROOF MIX			
	Agave x 'Blue Flame'	5 GAL	18" o.c.	20%
	Asparagus meyeri / Foxtail Fern	1 GAL	24" o.c.	20%
	Olea europaea 'Little Ollie' / Little Olive Olive	15 GAL	30" o.c.	20%
	Rosmarinus officinalis 'Prostratus' / Rosemary	5 GAL	18" o.c.	20%
	Westringia fruticosa 'Mundi'	5 GAL	18" o.c.	20%

NOTE: PROVIDE LIGHTWEIGHT PLANTING SOIL
FOR LEVEL 6 PLANTING AREAS

HARDSCAPE LEGEND

-  STEPSTONE PEDESTAL PAVERS
SIZE: 1'x4'
COLOR: TBD
-  ARTIFICIAL TURF

IRRIGATION NOTE:

The irrigation system will be designed to meet the State of California Model Water Efficient Landscape Ordinance (MWEL0). All planting areas will be irrigated with a drip irrigation system and weather-based irrigation controller that includes moisture and/or rain sensor shutoff.



LEVEL 6 LANDSCAPE PLAN

PLANT PALETTE - TREES



Acer palmatum
Japanese Maple



Ulmus parvifolia
Drake Elm



Olea europaea 'Swan Hill'
Fruitless Olive

PLANT PALETTE - STREET TREES



Tristania conferta
Brisbane Box



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LANDSCAPE

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AGENCY APPROVALS

PLAN CHECK #

ISSUE RECORD

No.	Description	Date
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TREE IMAGERY -
OVERALL PLAN

RAD Project Number	16502
Date	16, AUGUST 2017
Drawn by	

L2.0

PLANT PALETTE - SHRUBS AT GROUND FLOOR COURTYARD



Olea europaea 'Little Ollie'
Little Ollie Olive



Ribes viburnifolium
Evergreen Currant



Clivia minata 'Yellow'
Yellow Kaffir Lilly



Blechnum spicant
Deer Fern



Cornus sericea
Red Twig Dogwood



Heuchera x 'Santa Ana Cardinal'
Coral Bells



Soleirolia soleirolii
Baby's Tears



Coprosma repens 'Marble Queen'
Marble Queen Mirror Plan



Helleborus argutifolius
Corsican Hellebore



Mahonia repens
Creeping Mahonia



Sagina subulata
Irish Moss



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SHRUB IMAGERY -
GROUND FLOOR
COURTYARD

RAD Project Number 16502
Date 16, AUGUST 2017
Drawn by

L2.1



PLANT PALETTE - SHRUBS AT 6TH FLOOR ROOF DECK



Rosmarinus 'Blue Spires'
Blue Spires Upright Rosemary



Rosmarinus officinalis 'Prostratus'
Trailing Rosemary



Agave 'Blue Flame' and 'Blue Glow'



Olea eurpoea 'Little Ollie'
Little Ollie Olive



Asparagus meyeri
Foxtail Fern



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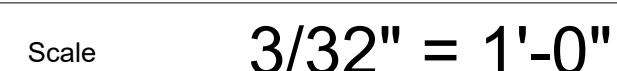
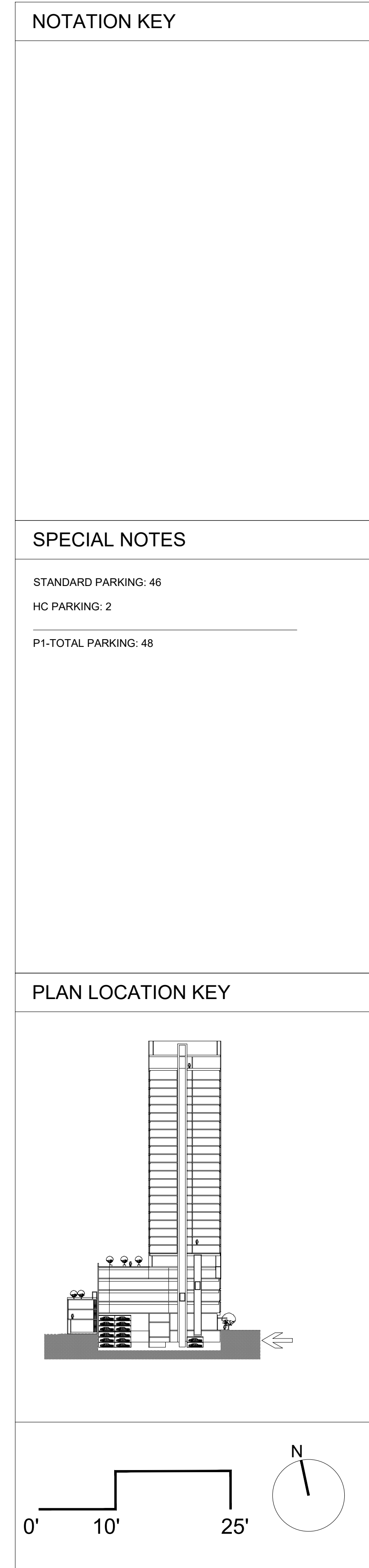
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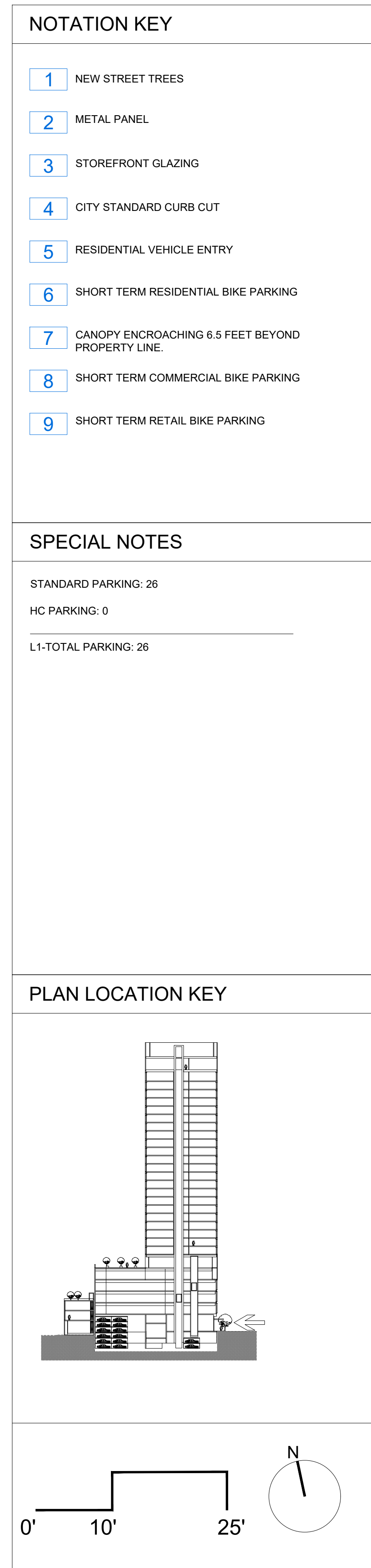
SHRUB IMAGERY -
6TH FLOOR ROOF

RAD Project Number	16502
Date	16, AUGUST 2017
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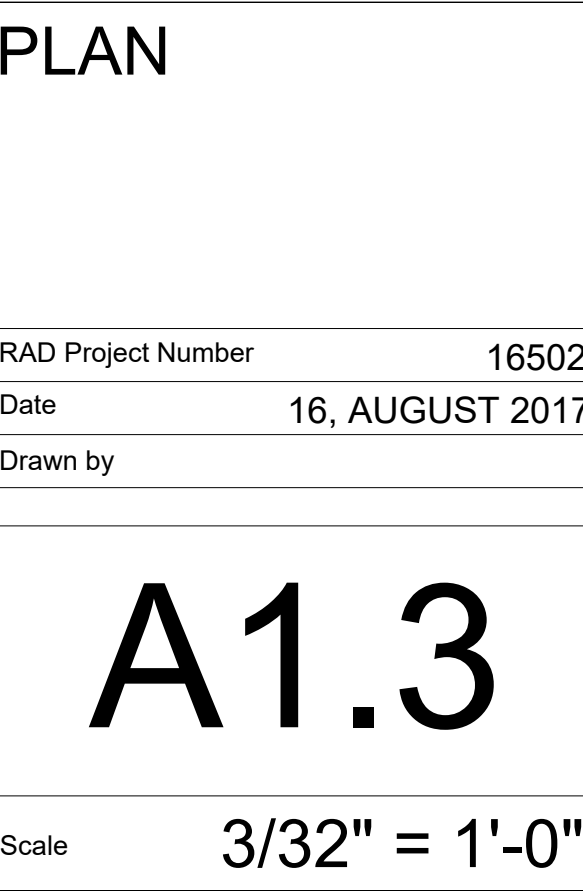


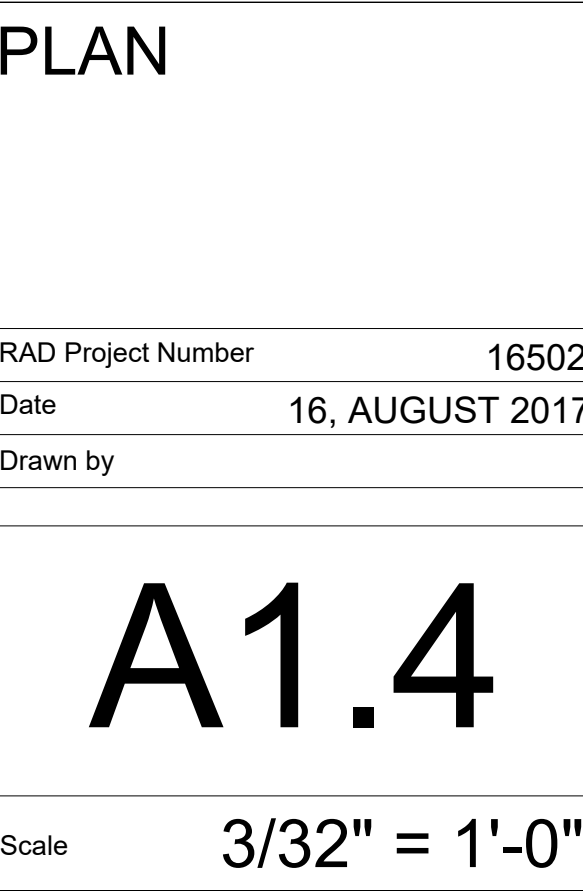
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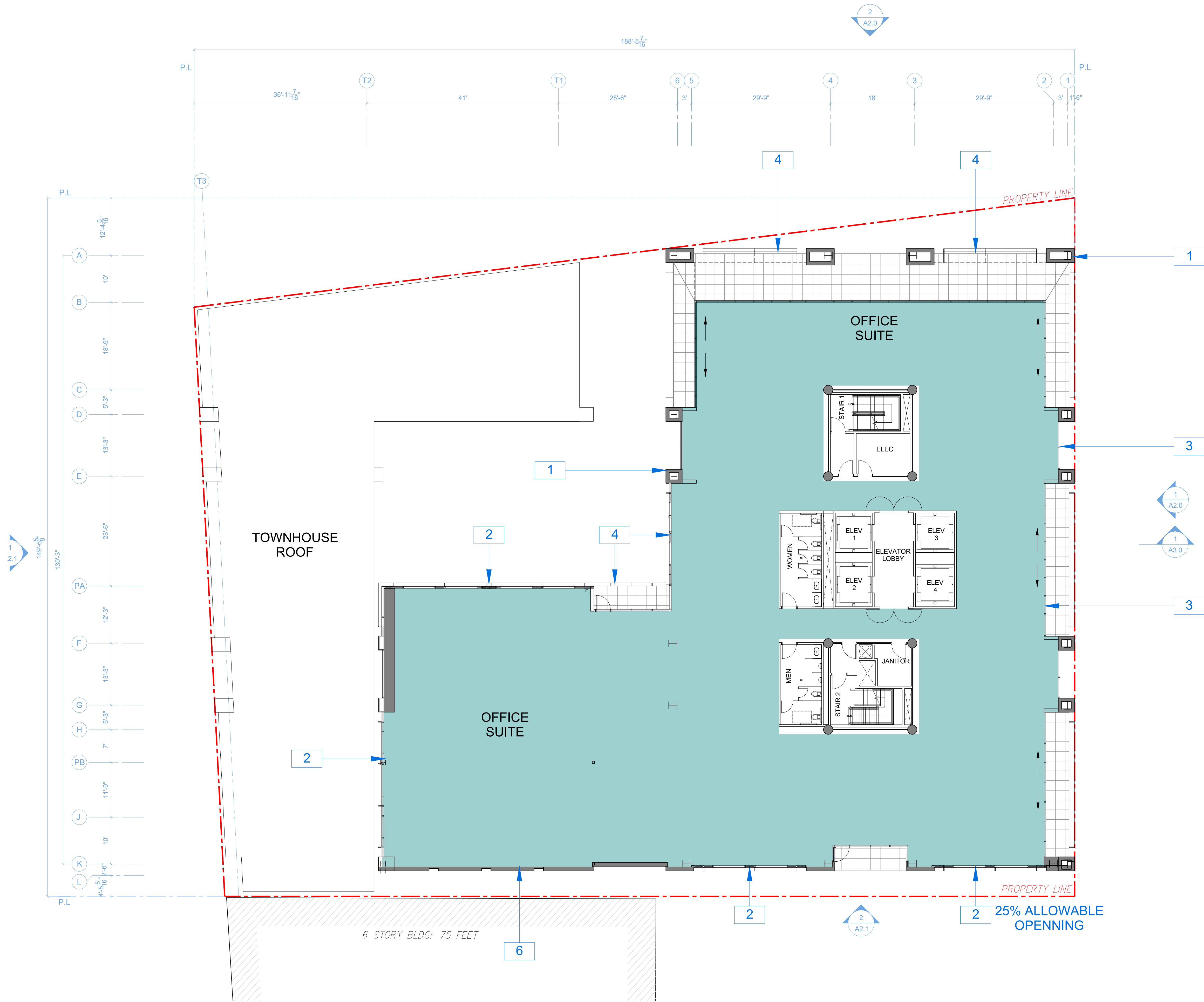












NOTATION KEY	
1	METAL PANEL CURTAINWALL
2	CURTAINWALL GLAZING WITH EXTRUDED MULLION CAP
3	CURTAINWALL GLAZING
4	DECORATIVE MULLION SCREEN
5	42" GLASS GUARDRAIL
6	HIDDEN LOT LINE WALL. PAINTED CEMENT PLASTER

SPECIAL NOTES	

PLAN LOCATION KEY

0' 10' 25'



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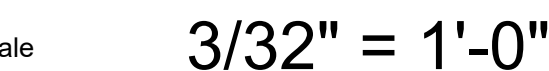
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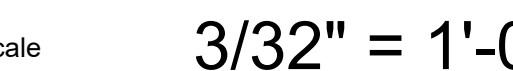
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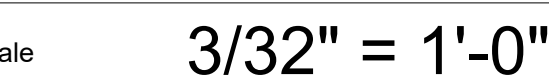
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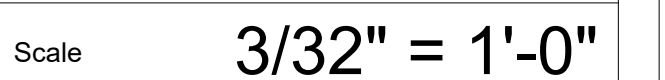
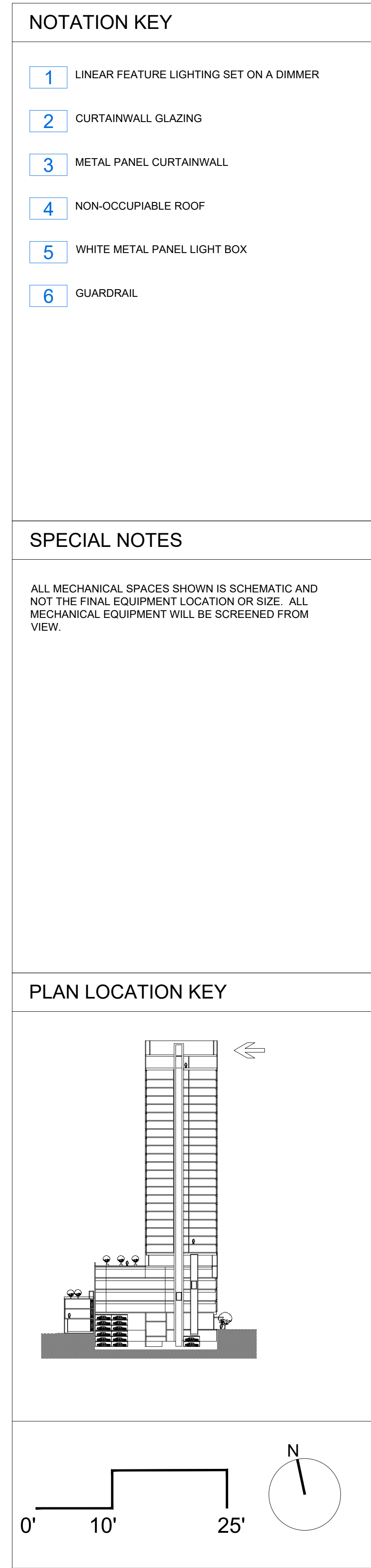
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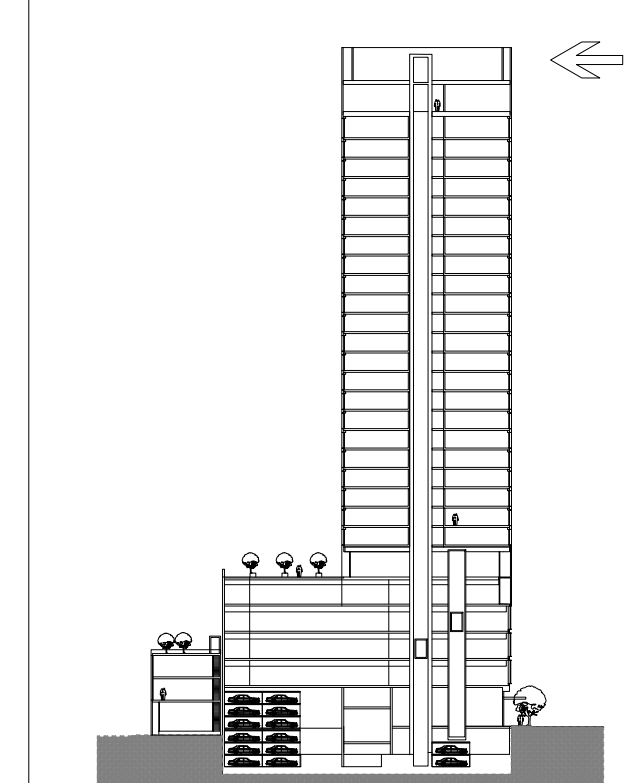
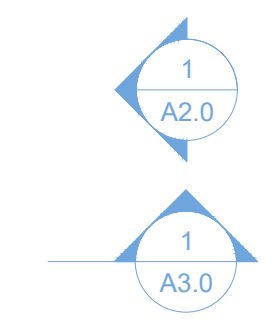
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ELEVATION

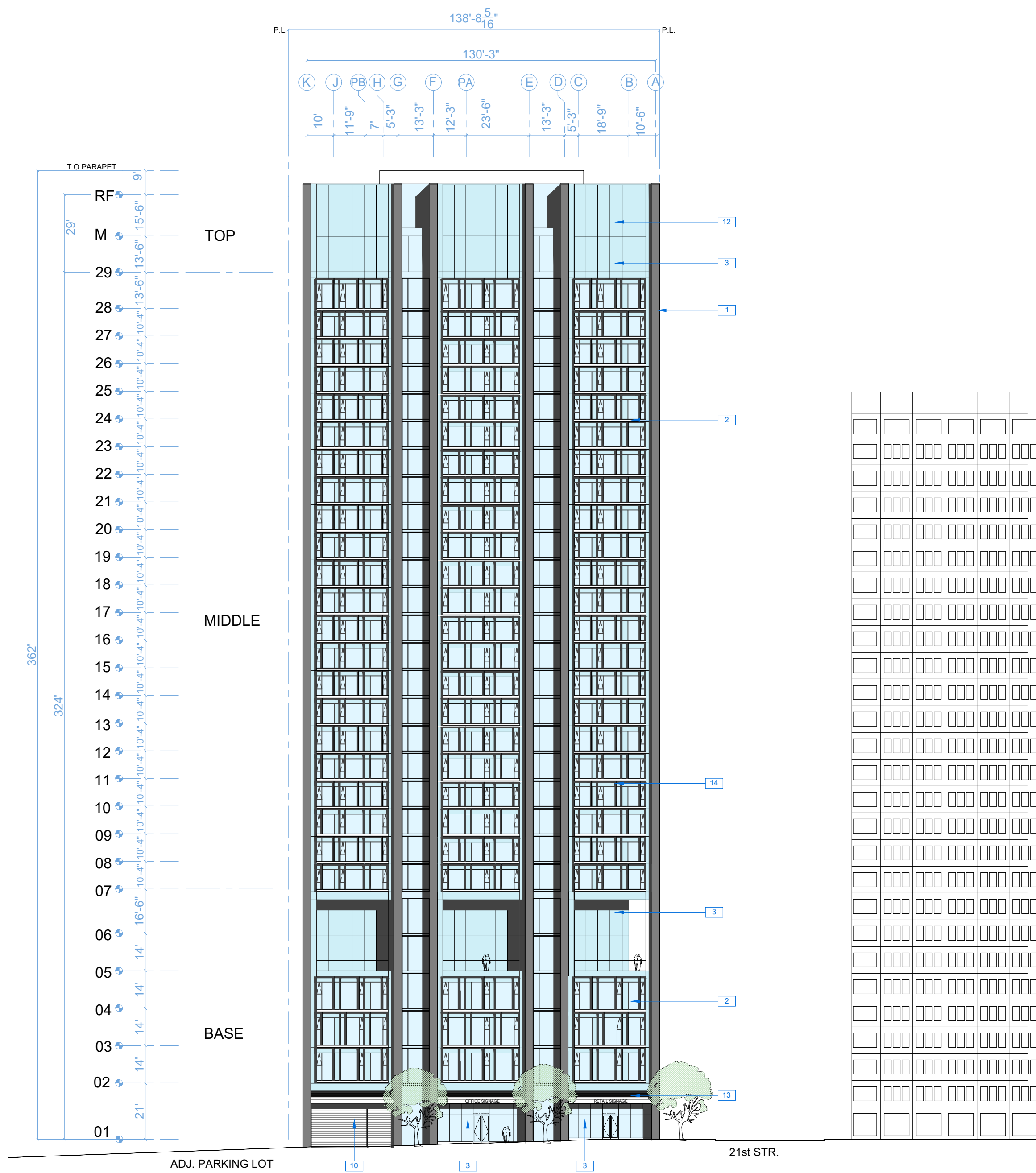
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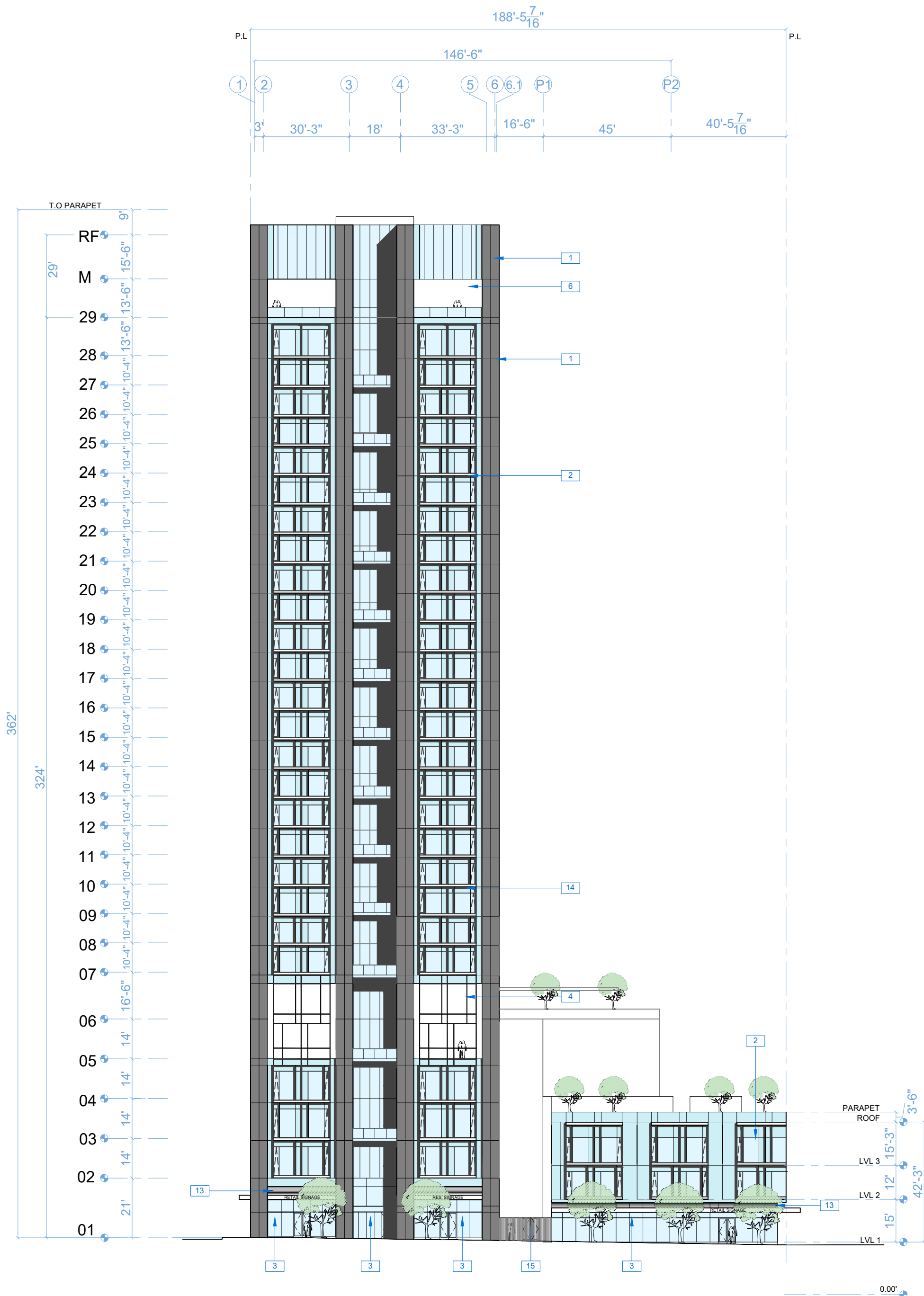
NOTATION KEY

- | | |
|---|--|
| 1 METAL PANEL CURTAINWALL | 9 CANOPY ENCRANCHING 6.5 FEET OVER PROPERTY LINE |
| 2 CURTAINWALL GLAZING WITH EXTRUDED MULLION CAP | 10 RESIDENTIAL PARKING ENTRANCE PERFORATED OVERHEAD DOOR |
| 3 STOREFRONT GLAZING | 11 CEMENT PLASTER |
| 4 DECORATIVE MULLION SCREEN | 12 TOWER TOP FEATURE-LIGHTING |
| 5 PRIVATE OUTDOOR DECK (OFFICE) | 13 ALUMINUM MECHANICAL LOUVER AT RETAIL |
| 6 PRIVATE OUTDOOR DECK | 14 PERFORATED ALUMINUM VENT COVER AT FLOOR SLAB |
| 7 BALCONY WITH GLASS GUARDRAIL | 15 VERTICAL MTL PICKET PRIVACY FENCE AND ENTRY GATE |
| 8 SIGNAGE | |



EAST ELEVATION (WEBSTER STREET)

1



NORTH ELEVATION (21st STREET)

2



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ELEVATION

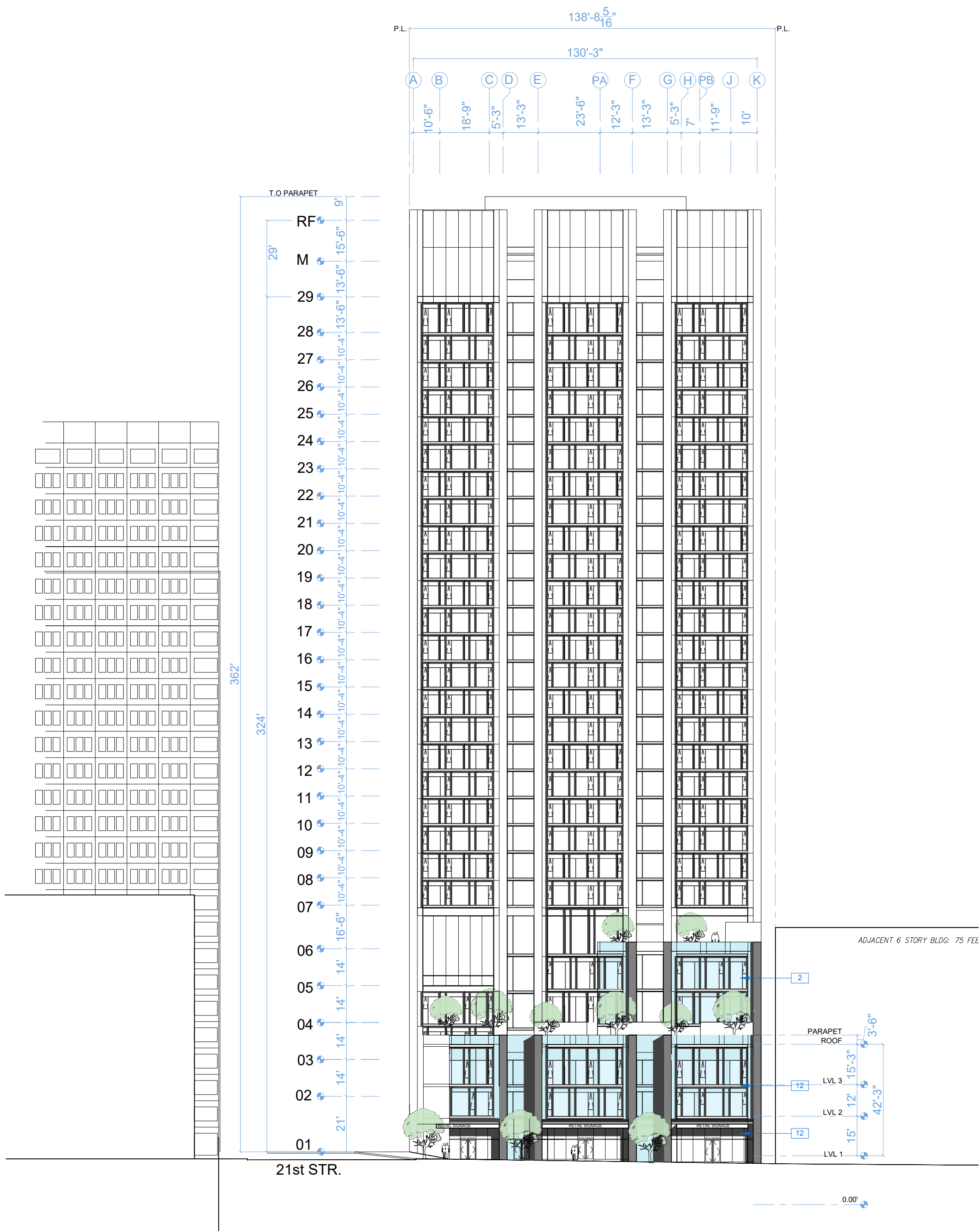
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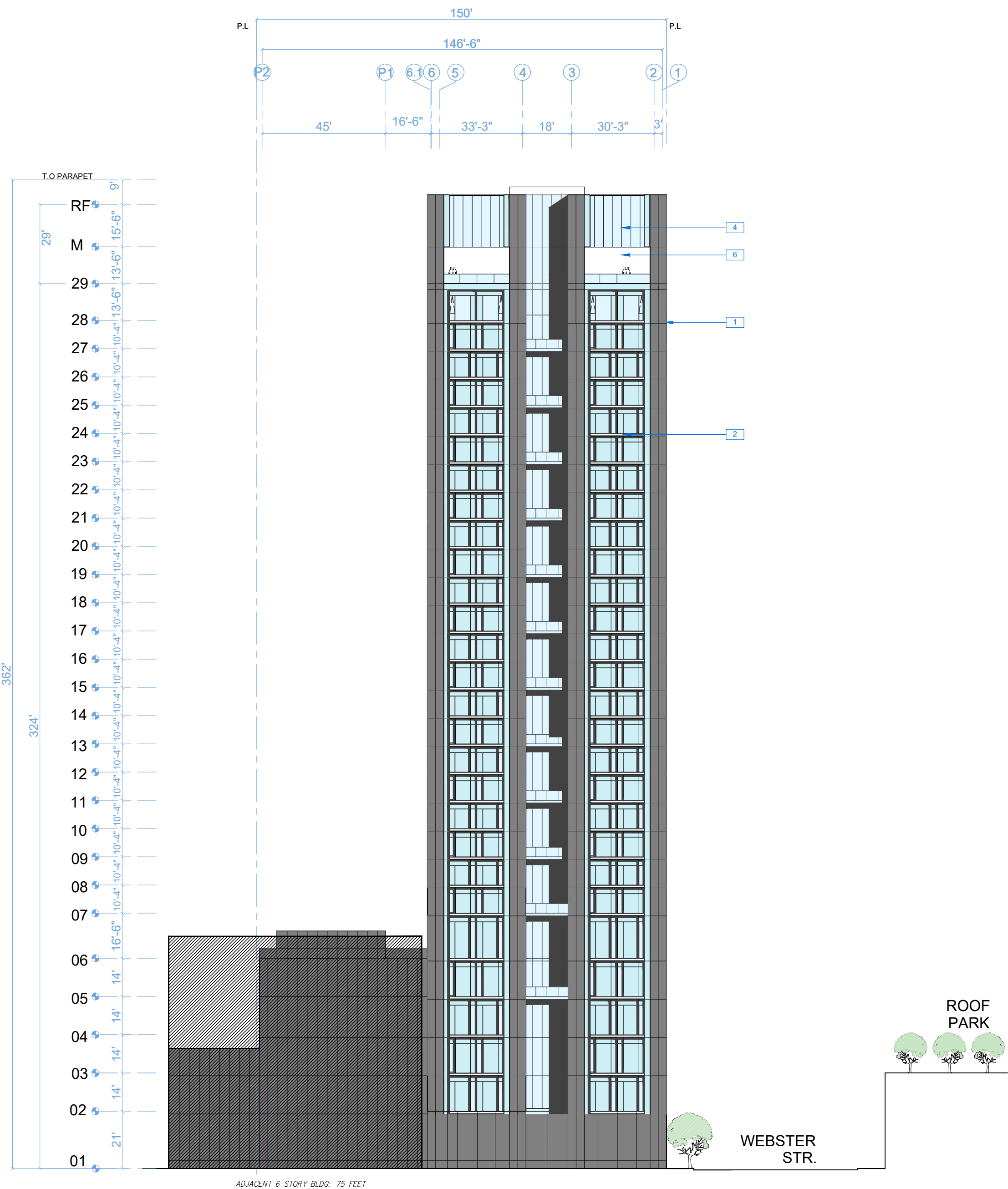
NOTATION KEY

- | | |
|---|--|
| 1 METAL PANEL CURTAINWALL | 8 SIGNAGE |
| 2 CURTAINWALL GLAZING WITH EXTRUDED MULLION CAP | 9 CANOPY ENCRDACHING 6.5 FEET OVER PROPERTY LINE |
| 3 STOREFRONT GLAZING | 10 RESIDENTIAL PARKING ENTRANCE PERFORATED OVERHEAD DOOR |
| 4 TOWER TOP FEATURE-LIGHTING | 11 CEMENT PLASTER |
| 5 PRIVATE OUTDOOR DECK (OFFICE) | 12 PERFORATED ALUMINUM VENT COVER AT FLOOR SLAB |
| 6 PRIVATE OUTDOOR DECK | |
| 7 BALCONY WITH GLASS GUARDRAIL | |



WEST ELEVATION (FRANKLIN ST.)

1



SOUTH ELEVATION

2



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ARCHITECT OF RECORD

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636 9TH STREET
OAKLAND, CA 94607
T. 510.873.8866

LANDSCAPE

PAMELA BURTON & COMPANY
1430 OLYMPIC BOULEVARD
SANTA MONICA, CA 90404
T. 310.828.9254

AGENCY APPROVALS



PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	BASIC APPLICATION FOR DEV. REVIEW	2-23-2017
002	BASIC APPLICATION FOR DEV. REVIEW	3-30-2017
003	BASIC APPLICATION FOR DEV. REVIEW	8-16-2017

2044 Franklin St.
Oakland, CA 94609

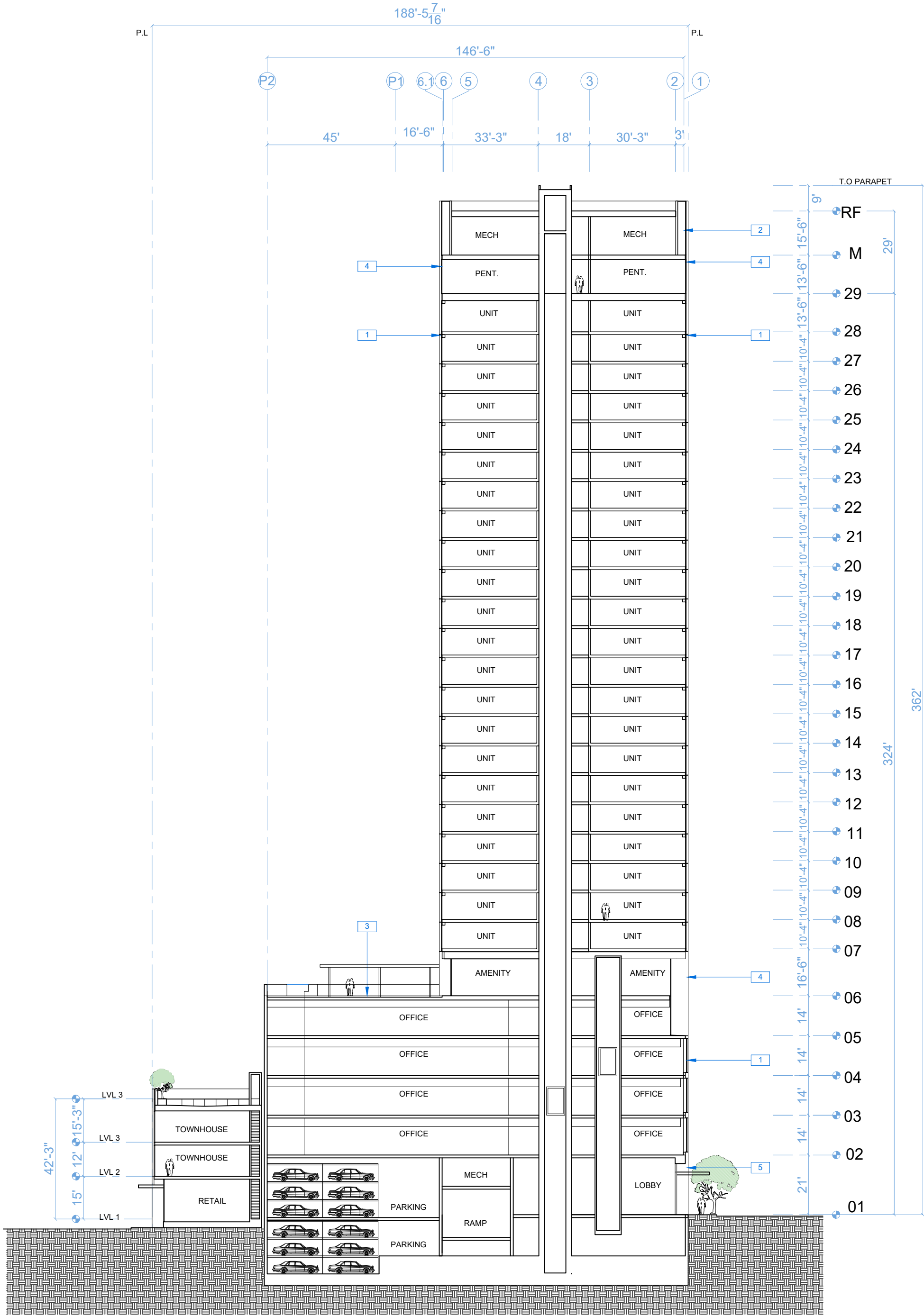
RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

SECTION

RAD Project Number	16502
Date	16, AUGUST 2017
Drawn by	

A3.0

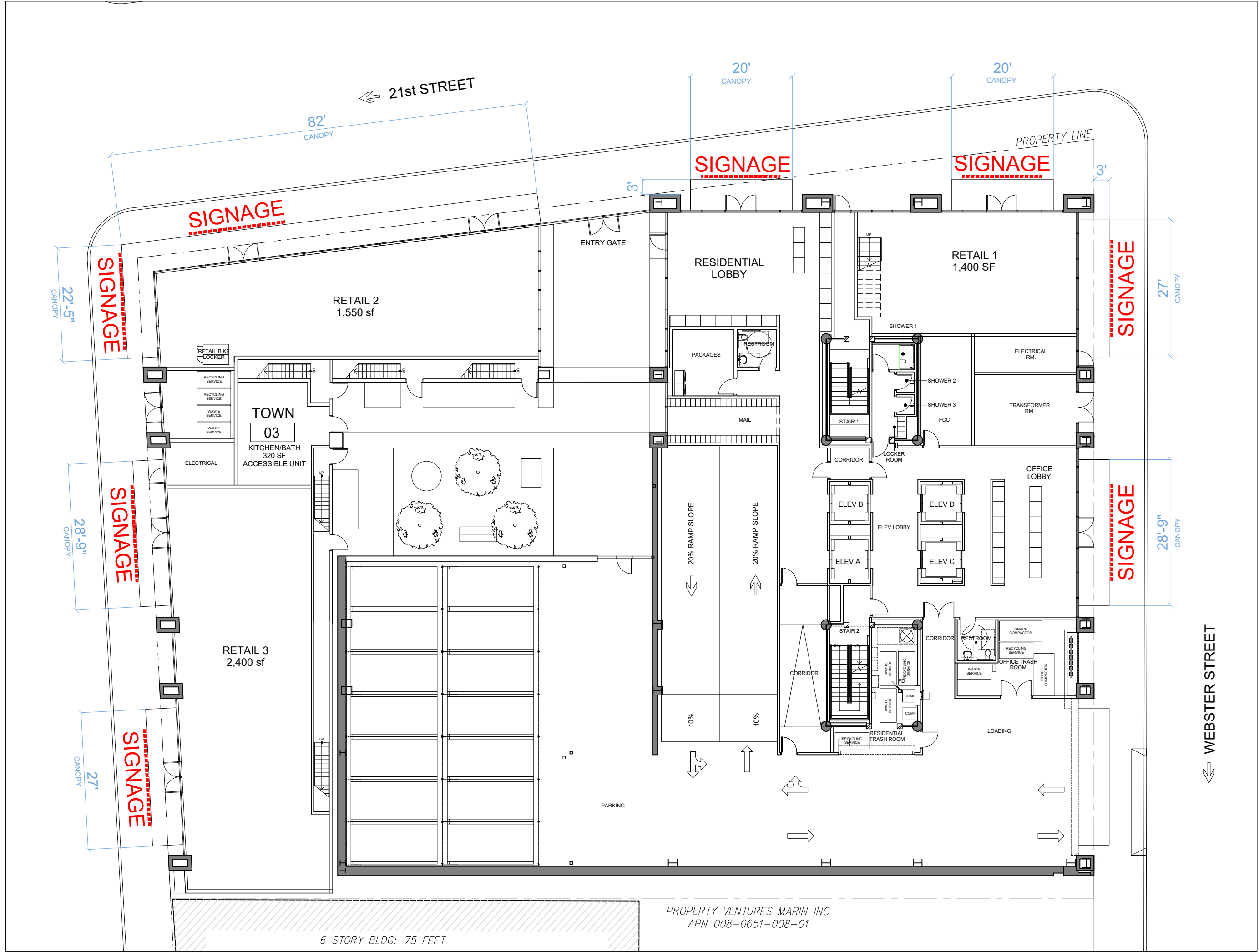
Scale 1/32" = 1'-0"



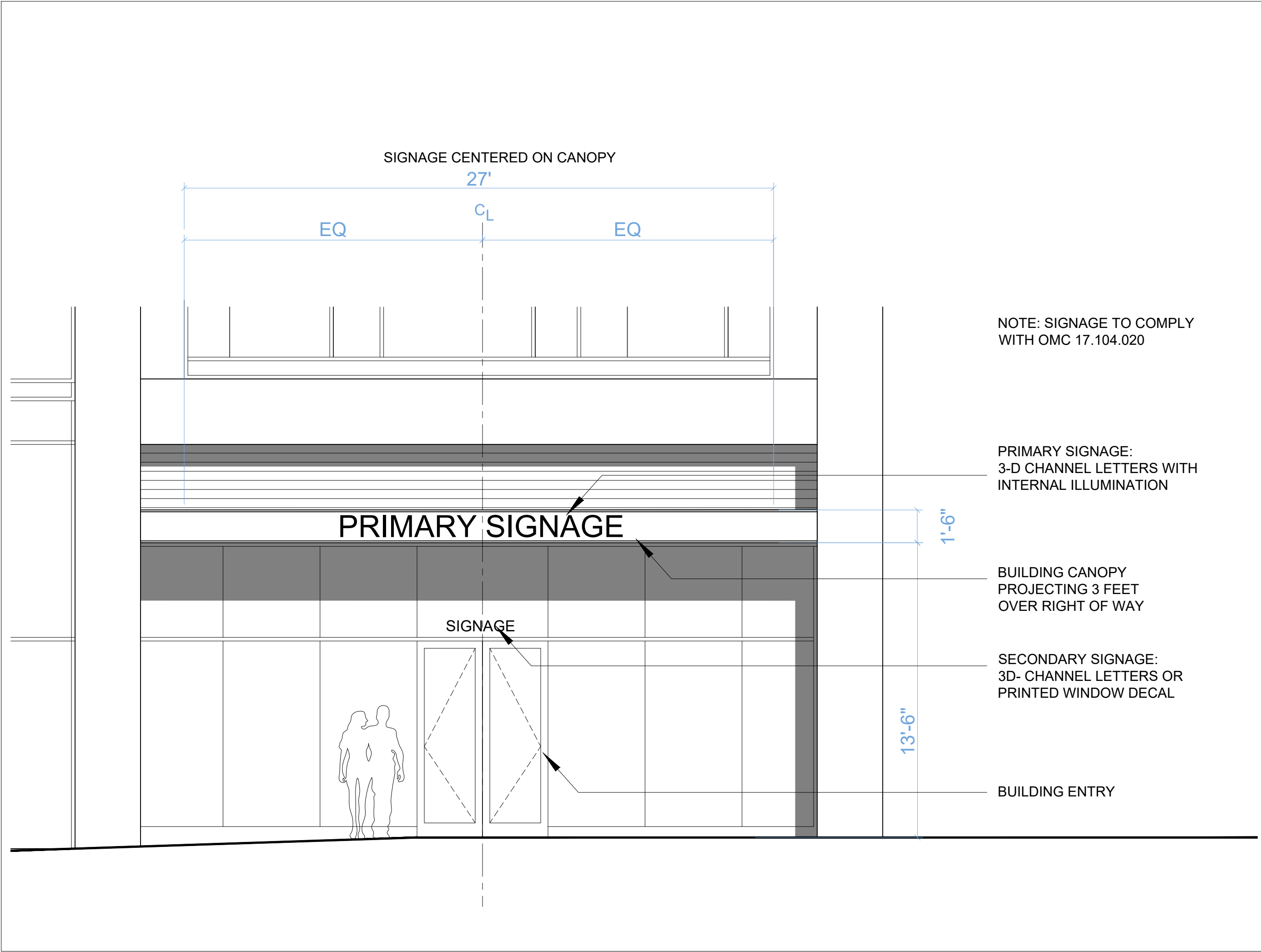
NOTATION KEY	
1	CURTAINWALL GLAZING WITH EXTRUDED MULLION CAP
2	LIGHT FEATURE
3	GROUP OPEN SPACE
4	CURTAINWALL GLAZING
5	ALUMINUM MECHANICAL LOUVER

SECTION

1



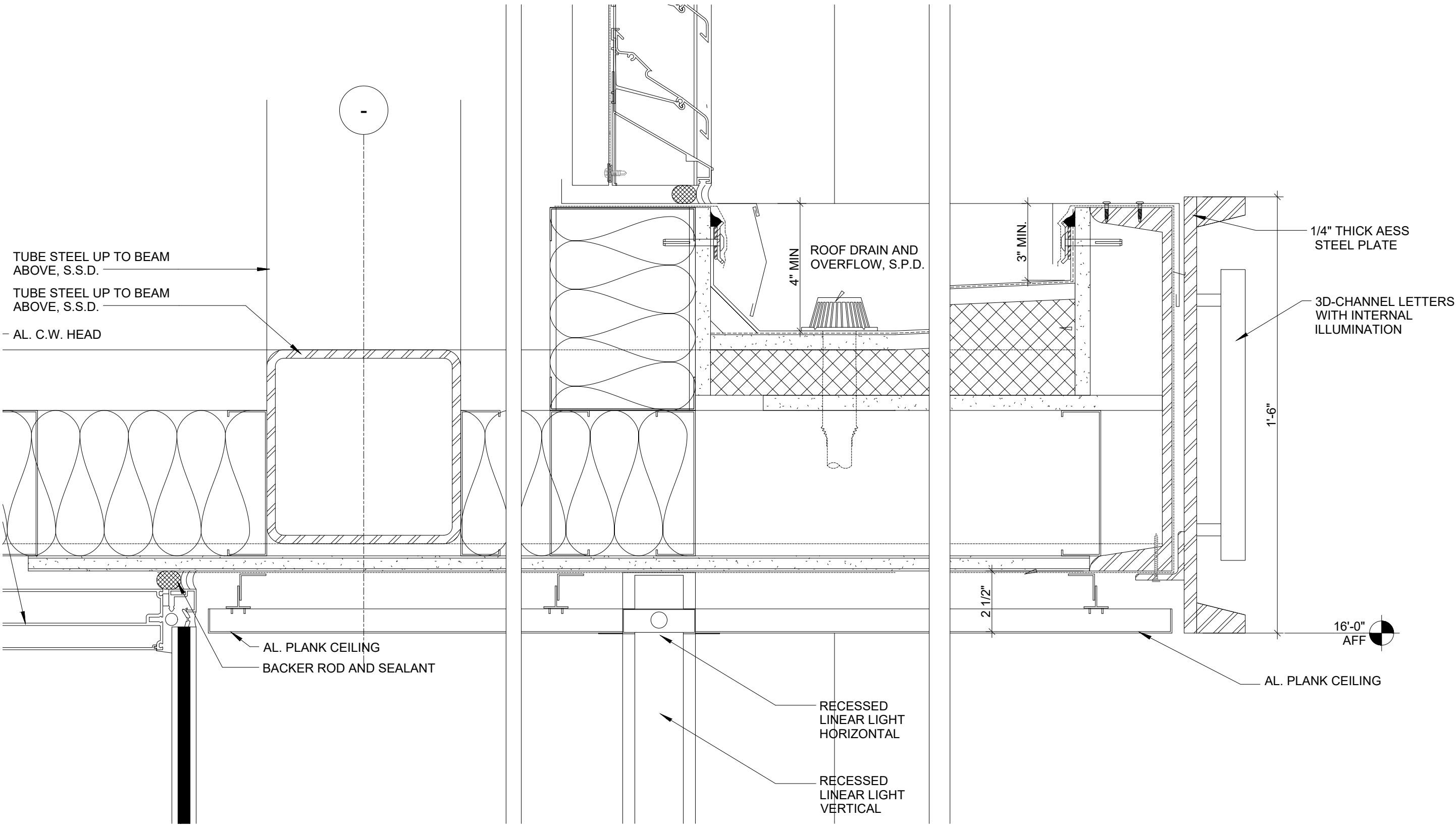
LEVEL 1 SIGNAGE LOCATION PLAN



LEVEL 1 SIGNAGE ELEVATION



LEVEL 1: CANOPY RENDERING



CANOPY DETAIL 3" = 1'-0"

RAD
B U I L D

RAD BUILD
P.O. Box 70975, Oakland, CA 94612
Tel: 510.343.5593

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RAD BUILD
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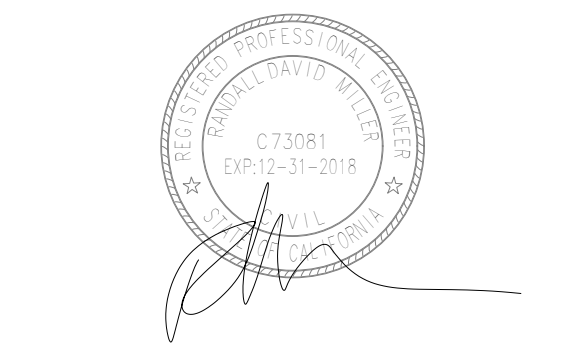
ARCHITECT OF RECORD
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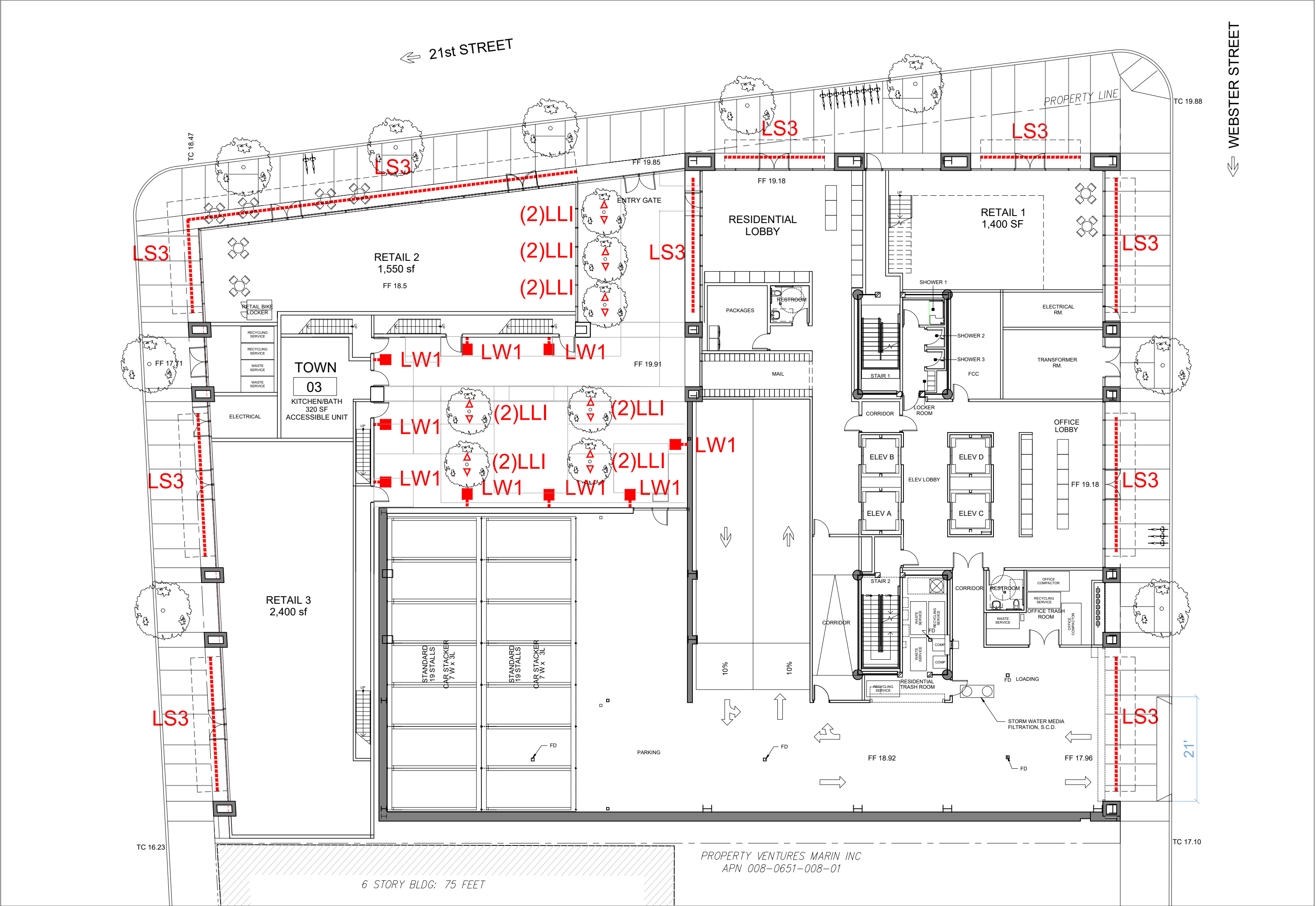
2044 Franklin St.
Oakland, CA 94609
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P.O. Box 70975
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**BUILDING
SIGNAGE**

RAD Project Number 16502
Date 16, AUGUST 2017
Drawn by

A4.0

Scale NTS



LEVEL 1 PLAN



LEVEL 1: CANOPY RENDERING

LIGHTING TYPE: LS3

RECESSED LED LINEAR DOWNLIGHT

VIA WET LED

RECESSED

3

LUMENWERX
WWW.LUMENWERX.COM



DESCRIPTION

Via Wet offers architectural lighting for wet locations in both exterior and interior applications. With a simple 3 1/2" high by 4 1/2" wide profile of extruded aluminum, Via Wet can be installed in recessed, ceiling, wall, or pendant mounting.

Fully sealed, Via Wet is suitable for extreme weather conditions, -20°F/-4°F to 40°F/104°F. A choice of output options provides up to 1000 lumens per foot section.

PROJECT:

TYPE:

NOTES:

ORDER GUIDE		LED		CUT		LUMEN PACKAGES		COLOR TEMP	
LUMINAIRE ID	OPTICS	LIGHT SOURCE	CHIT	LUMEN PACKAGES	COLOR TEMP	LUMEN PACKAGES	COLOR TEMP	LUMEN PACKAGES	COLOR TEMP
VIAWET	vs wet recessed	LED	High performance LED	80 - 80CRI	80 - 80CRI	800 - low output 500lm/ft	30 - 3000K	800 - low output 500lm/ft	30 - 3000K
VIAWET	vs wet recessed	LED	High performance LED	80 - 80CRI	80 - 80CRI	800 - mid output 750lm/ft	35 - 3500K	800 - mid output 750lm/ft	35 - 3500K
VIAWET	vs wet recessed	LED	High performance LED	80 - 80CRI	80 - 80CRI	800 - high output 1000lm/ft	40 - 4000K	800 - high output 1000lm/ft	40 - 4000K

LUMINAIRE LENGTH	VOLTAGE	DRIVER	ELECTRICAL	EF	OHIC	MOUNTING	FINISH
Standard sections: 12 ft	120V	DI: Full dimming 0-10V	1 circuit	EF and best	OHIC - other ceiling (specify)	W - matte white	W - matte white
For all other specify length	277V, 277V	DI: 0-10V dimming 0-10V	+EMT - emergency light circuit			CP - custom	CP - custom
For all other specify length	277V, 277V	DI: 0-10V dimming 0-10V	+EL - high light circuit			FR - custom	FR - custom
Continuous Run - 4' sections	277V, 277V	DI: 0-10V dimming 0-10V	+EL - high light circuit			FR - custom	FR - custom
Continuous Run - 4' sections	277V, 277V	DI: 0-10V dimming 0-10V	+EL - high light circuit			FR - custom	FR - custom

See page 2 for ordering code detailed information

LIGHTING TYPE: LW1

WALL MOUNTED SCENCE

TWILIGHT - model: WS-W55

LED Outdoor



Shown without accessories (with channel)

PRODUCT DESCRIPTION

Twilight light of day through the rain, indirect LED illumination behind a lattice screen gives the illusion of daylight. Clear free illumination with indirect and down lighting for safety, security and architectural accent.

FEATURES

- Precast - Wet location listed
- STL & STL listed
- ADA-compliant, low profile design
- Removable cage for maintenance
- Removable LED module
- No maintenance or repair required
- 50,000 hour rated life
- Color Temp: 3000K
- CRI: 90

ORDER NUMBER

Model	Height	Width	Watt	Voltage	Lumens	Finish
WS-W55	24"	12"	20W	120V	1200	3000K

LIGHTING TYPE: LL1

STAKE MOUNTED LED FLOODLIGHT

B-K LIGHTING

PRODUCTS IMAGES ABOUT US AGENT LOCATOR YOUR ACCOUNT

PRODUCT LOCATOR CATEGORY MATERIAL SOURCE STANDARD / CUSTOM Reset All

Micro Nite Star™ Solid State (BKSLL-1) Power of 1'

Features Documentation Product Images Project Images Rep Tools For Use With



Micro Nite Star™

Shown in Black Satin Finish (BLP)

LIGHTING TYPES

CANOPY SECTION

SCHEMATIC LEVEL 1 LIGHTING PLAN

1

RAD BUILD

RAD BUILD
P.O. Box 70975, Oakland, CA 94612
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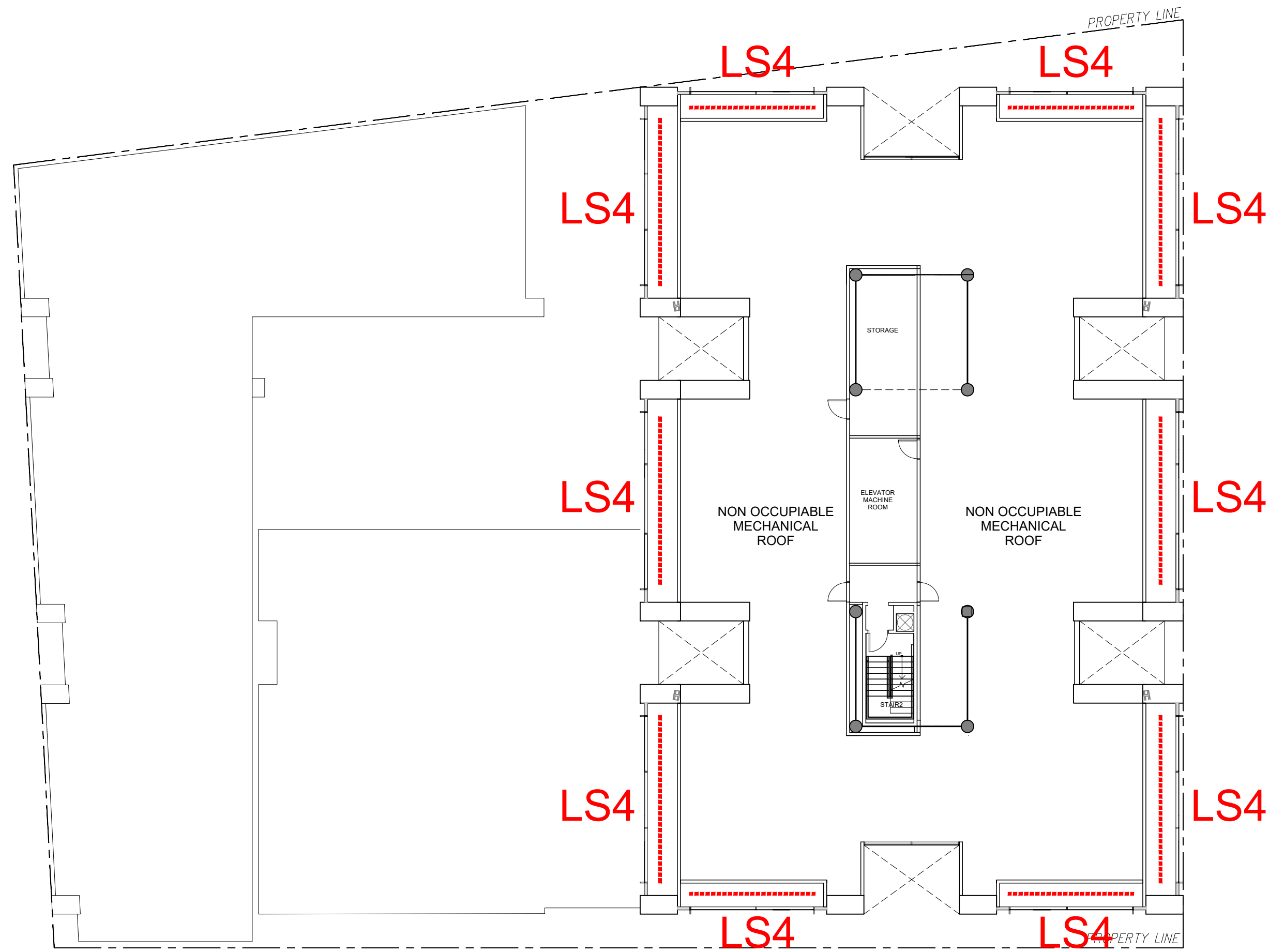
RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

SCHEMATIC LIGHTING PLAN

RAD Project Number 16502
Date 16, AUGUST 2017
Drawn by

A4.1

Scale N.T.S



ROOF PLAN

LIGHTING TYPE: LS4

LINEAR ACCENT LIGHT. FIXTURE TO BE SET ON TIME CLOCK CONTROLLED DIMMER TO ALLOW FOR ROOFTOP LIGHT FEATURE TO BE DIMMED LATE AT NIGHT.

ECOSENSE

TROV

OVERVIEW • SPECIFICATIONS • ORDERING

INTERIOR + EXTERIOR | L50 GRAZE

DATE PROJECT FIRM TYPE

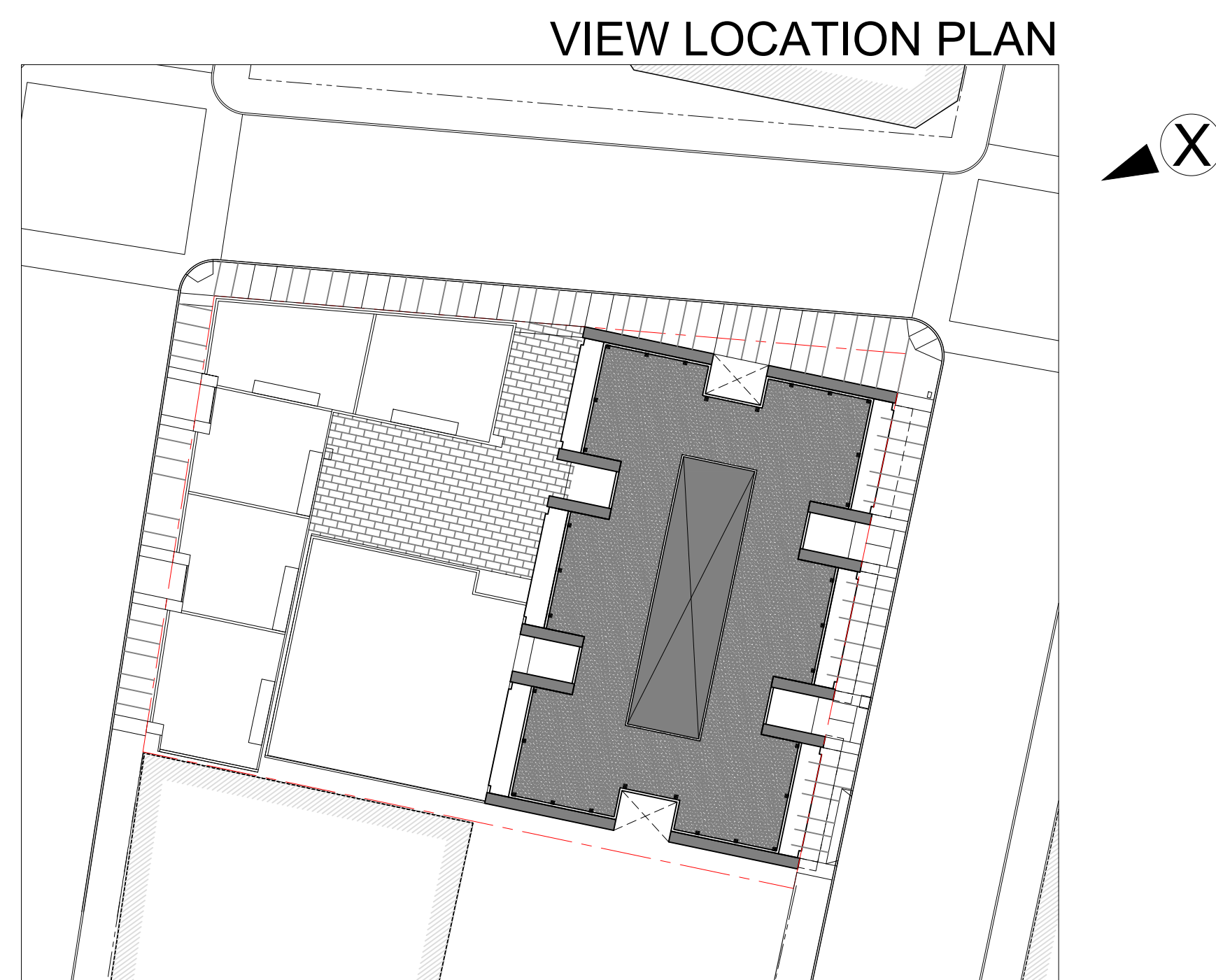
THE L50 INCLUDES PATENTED OPTICAL DESIGN THAT DELIVERS THE WIDEST RANGE OF BEAM ANGLE OPTIONS FOR PRECISE COVE, WALL GRazing, WALL WASHING OR LINE OF LIGHT APPLICATIONS. EXCLUSIVE FLIP TO FLAT™ HINGE DESIGN PROVIDES FLEXIBILITY WHEN MANAGING SMALL COVE DETAILS. TROV OFFERS SMOOTH, FLICKER-FREE DIMMING DOWN TO 0%.

FEATURES:

- DIM TO 0%, ELV REVERSE PHASE
- 24 BEAM ANGLES
- MULTI-VOLT
- FLIP TO FLAT™
- 6 CCT OPTIONS
- 80+ AND 90+ CRI OPTIONS
- IP54 INTERIOR AND IP66 EXTERIOR OPTIONS

MODEL/ SIZE	INTERIOR/ EXTERIOR	LENGTH	POWER	CCT	CRI	VOLTAGE	OPTICS
L50	I	12" 48"	02 04 06 08 10 12	WHITE CCT 22 27 30 35 40 50	MONO COLOR GR BL AM	80 90+ Blank For Color	MULT (120-277V)
							GRazing 9' x 25' 16' x 35' 18' x 45' 15' x 25' 15' x 25' 15' x 25'
							WASHING 25' x 25' 25' x 45' 25' x 75' 25' x 75' 25' x 75' 25' x 75'
							COVE 40' x 40' 40' x 60' 40' x 60' 40' x 60' 40' x 60' 40' x 60'
							LINE OF LIGHT 70' x 40' 70' x 70'

EVAMDI E-1 0-1, 1.48, 1.7, 2.0, 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, 2.8, 2.9, 3.0, 3.1, 3.2, 3.3, 3.4, 3.5, 3.6, 3.7, 3.8, 3.9, 4.0, 4.1, 4.2, 4.3, 4.4, 4.5, 4.6, 4.7, 4.8, 4.9, 5.0, 5.1, 5.2, 5.3, 5.4, 5.5, 5.6, 5.7, 5.8, 5.9, 6.0, 6.1, 6.2, 6.3, 6.4, 6.5, 6.6, 6.7, 6.8, 6.9, 7.0, 7.1, 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 8.0, 8.1, 8.2, 8.3, 8.4, 8.5, 8.6, 8.7, 8.8, 8.9, 9.0, 9.1, 9.2, 9.3, 9.4, 9.5, 9.6, 9.7, 9.8, 9.9, 10.0, 10.1, 10.2, 10.3, 10.4, 10.5, 10.6, 10.7, 10.8, 10.9, 11.0, 11.1, 11.2, 11.3, 11.4, 11.5, 11.6, 11.7, 11.8, 11.9, 12.0, 12.1, 12.2, 12.3, 12.4, 12.5, 12.6, 12.7, 12.8, 12.9, 13.0, 13.1, 13.2, 13.3, 13.4, 13.5, 13.6, 13.7, 13.8, 13.9, 14.0, 14.1, 14.2, 14.3, 14.4, 14.5, 14.6, 14.7, 14.8, 14.9, 15.0, 15.1, 15.2, 15.3, 15.4, 15.5, 15.6, 15.7, 15.8, 15.9, 16.0, 16.1, 16.2, 16.3, 16.4, 16.5, 16.6, 16.7, 16.8, 16.9, 17.0, 17.1, 17.2, 17.3, 17.4, 17.5, 17.6, 17.7, 17.8, 17.9, 18.0, 18.1, 18.2, 18.3, 18.4, 18.5, 18.6, 18.7, 18.8, 18.9, 19.0, 19.1, 19.2, 19.3, 19.4, 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52.7, 52.8, 52.9, 53.0, 53.1, 53.2, 53.3, 53.4, 53.5, 53.6, 53.7, 53.8, 53.9, 54.0, 54.1, 54.2, 54.3, 54.4, 54.5, 54.6, 54.7, 54.8, 54.9, 55.0, 55.1, 55.2, 55.3, 55.4, 55.5, 55.6, 55.7, 55.8, 55.9, 56.0, 56.1, 56.2, 56.3, 56.4, 56.5, 56.6, 56.7, 56.8, 56.9, 57.0, 57.1, 57.2, 57.3, 57.4, 57.5, 57.6, 57.7, 57.8, 57.9, 58.0, 58.1, 58.2, 58.3, 58.4, 58.5, 58.6, 58.7, 58.8, 58.9, 59.0, 59.1, 59.2, 59.3, 59.4, 59.5, 59.6, 59.7, 59.8, 59.9, 60.0, 60.1, 60.2, 60.3, 60.4, 60.5, 60.6, 60.7, 60.8, 60.9, 61.0, 61.1, 61.2, 61.3, 61.4, 61.5, 61.6, 61.7, 61.8, 61.9, 62.0, 62.1, 62.2, 62.3, 62.4, 62.5, 62.6, 62.7, 62.8, 62.9, 63.0, 63.1, 63.2, 63.3, 63.4, 63.5, 63.6, 63.7, 63.8, 63.9, 64.0, 64.1, 64.2, 64.3, 64.4, 64.5, 64.6, 64.7, 64.8, 64.9, 65.0, 65.1, 65.2, 65.3, 65.4, 65.5, 65.6, 65.7, 65.8, 65.9, 66.0, 66.1, 66.2, 66.3, 66.4, 66.5, 66.6, 66.7, 66.8, 66.9, 67.0, 67.1, 67.2, 67.3, 67.4, 67.5, 67.6, 67.7, 67.8, 67.9, 68.0, 68.1, 68.2, 68.3, 68.4, 68.5, 68.6, 68.7, 68.8, 68.9, 69.0, 69.1, 69.2, 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PERSPECTIVE: NORTH-EAST CORNER

1

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RAD BUILD
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Tel: 510.343.5593

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CIVIL

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t. 510.873.8866

LANDSCAPE

PAMELA BURTON & COMPANY
1430 OLYMPIC BOULEVARD
SANTA MONICA, CA 90404
T 310.828.8054

AGENCY APPROVALS



PLAN CHECK #

ISSUE RECORD

[illegible]

2044 Franklin St.

Oakland, CA 94609

RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

PERSPECTIVE

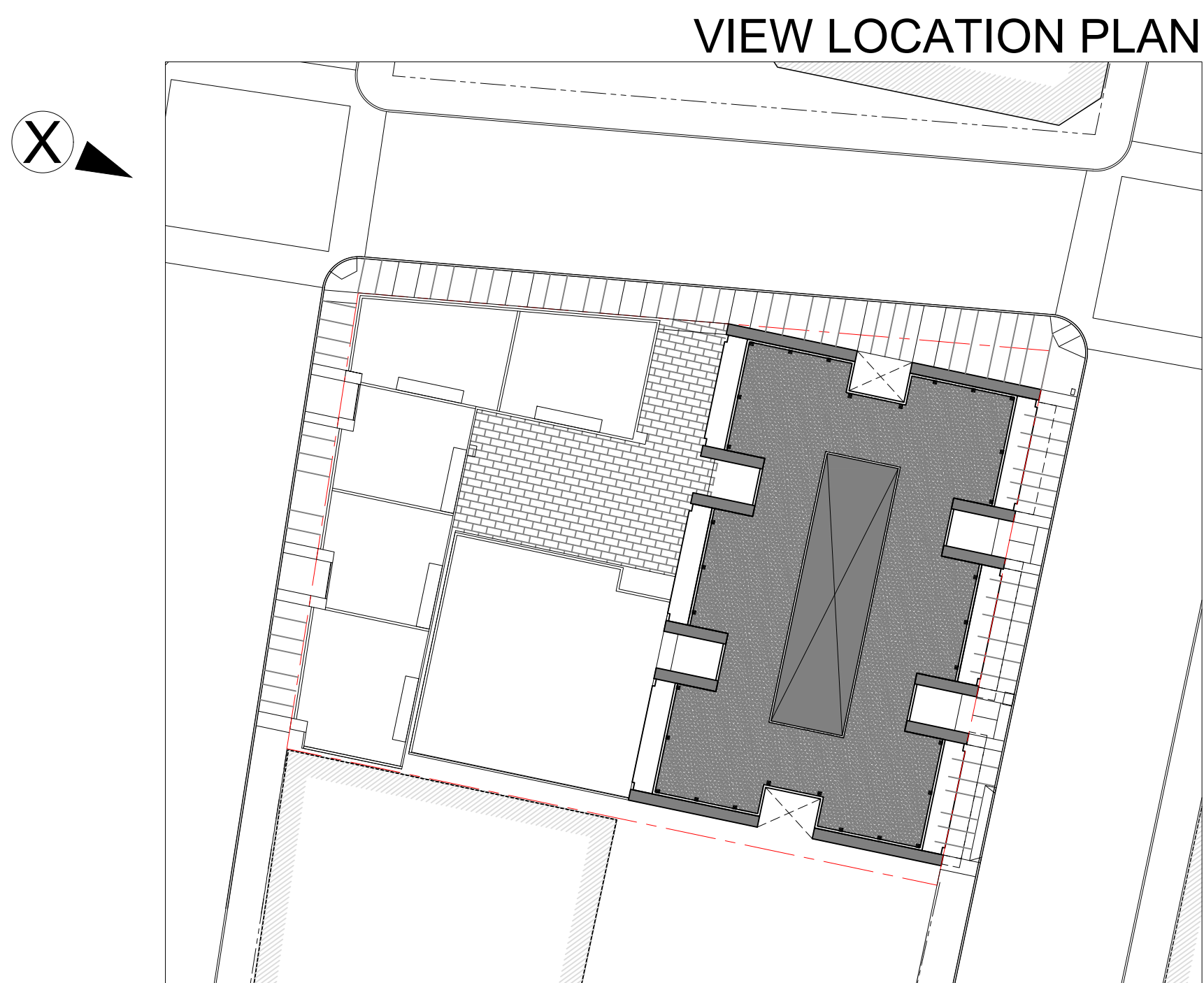
RAD Project Number	16502
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Date	16, AUGUST 2017
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Drawn by

A5.0

Scale $1/16" = 1'-0"$



PERSPECTIVE: WEST ELEVATION

1



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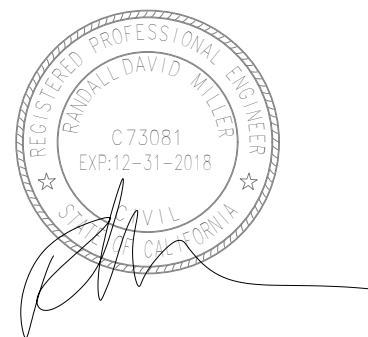
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AGENCY APPROVALS



PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	BASIC APPLICATION FOR DEV. REVIEW	2-23-2017
002	BASIC APPLICATION FOR DEV. REVIEW	3-30-2017
003	BASIC APPLICATION FOR DEV. REVIEW	6-16-2017

2044 Franklin St.

Oakland, CA 94609

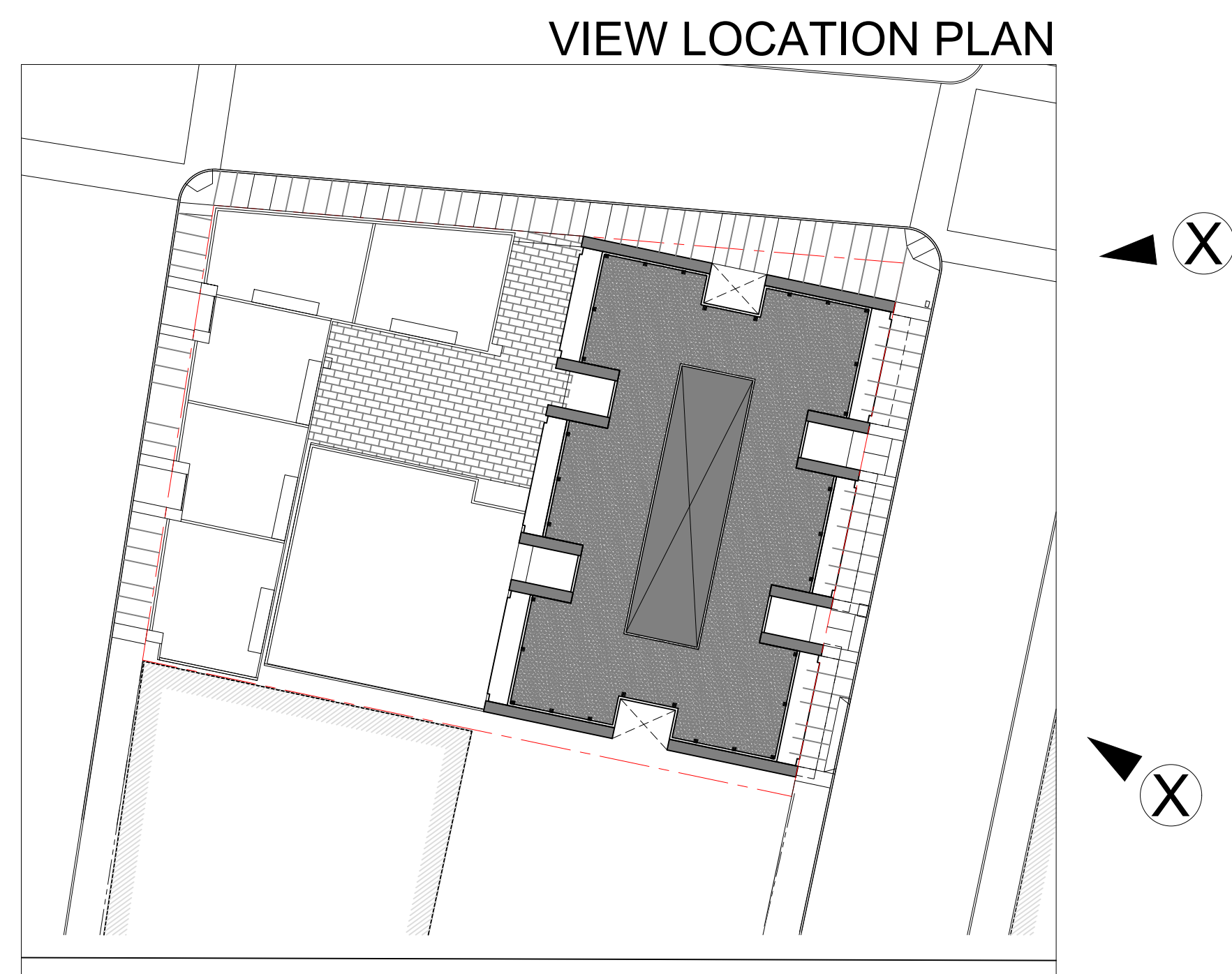
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Oakland, CA 94612
Tel: 510.343.5593

PERSPECTIVE

RAD Project Number 16502
Date 16, AUGUST 2017
Drawn by

A5.1

Scale 1/16" = 1'-0"



PERSPECTIVE: WEST ELEVATION

1

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AGENCY APPROVALS



PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	BASIC APPLICATION FOR DEV. REVIEW	2-23-2017
002	BASIC APPLICATION FOR DEV. REVIEW	3-30-2017
003	BASIC APPLICATION FOR DEV. REVIEW	8-16-2017

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Oakland, CA 94609

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PERSPECTIVE

RAD Project Number	16502
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Date	16, AUGUST 2017
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A5.2

Scale NTS

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AGENCY APPROVALS



PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	BASIC APPLICATION FOR DEV. REVIEW	2-23-2017
002	BASIC APPLICATION FOR DEV. REVIEW	3-30-2017
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2044 Franklin St.

Oakland, CA 94609

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Tel: 510.343.5593

PERSPECTIVE

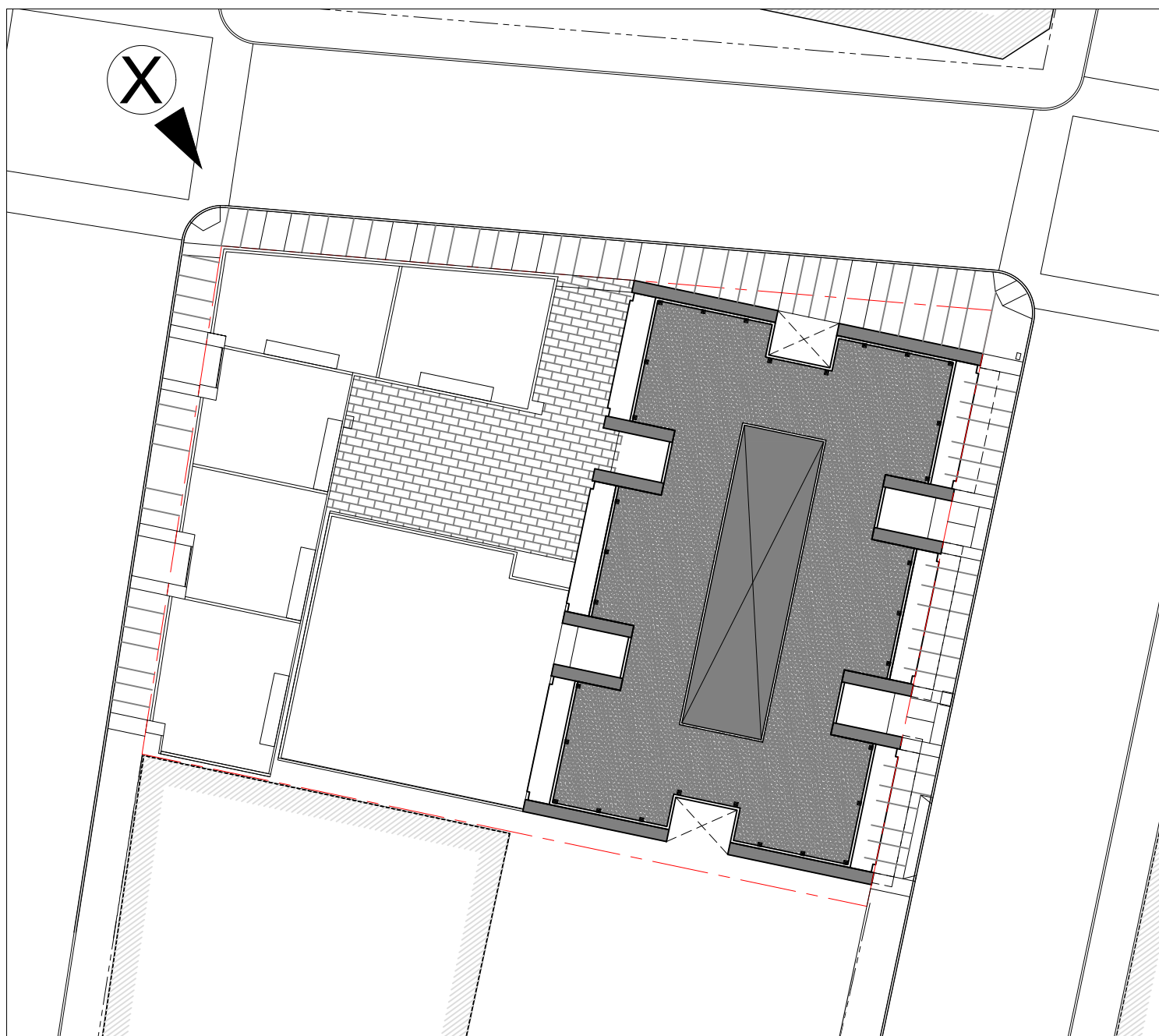
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Date 16, AUGUST 2017
Drawn by

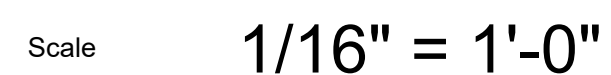
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VIEW LOCATION PLAN







1



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ISSUE RECORD

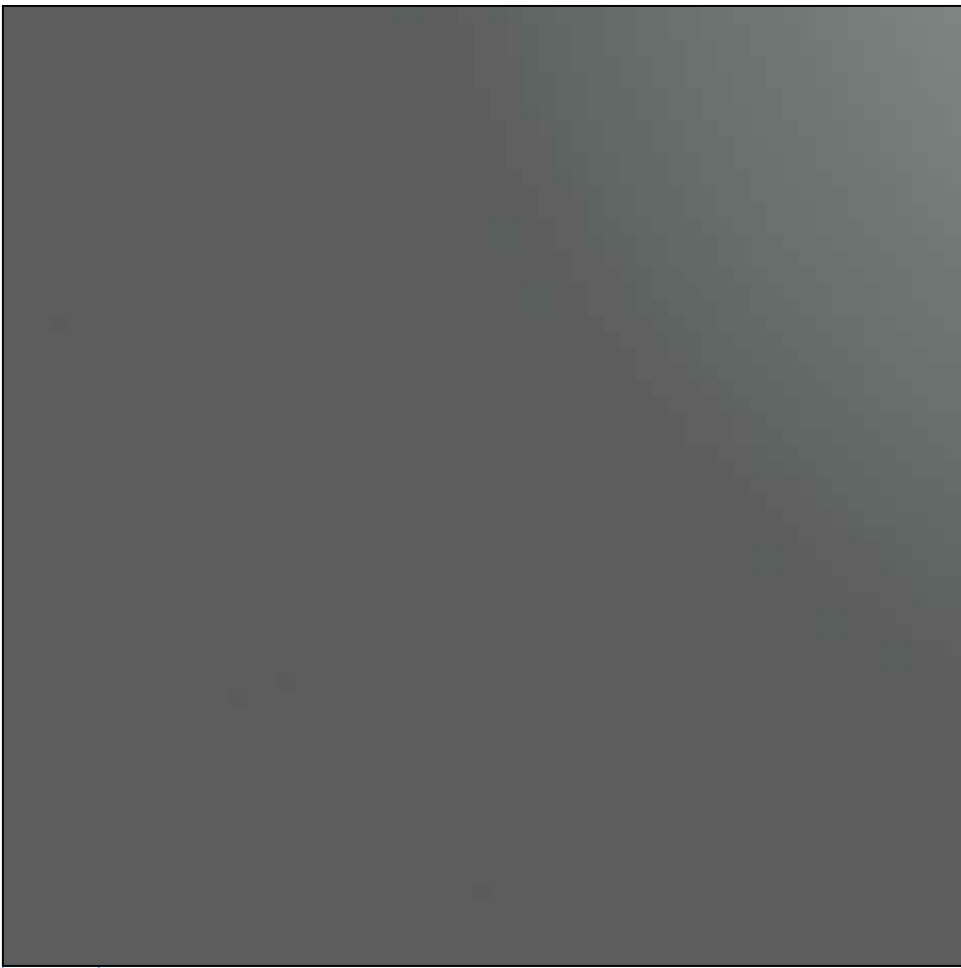
No.	Description	Date
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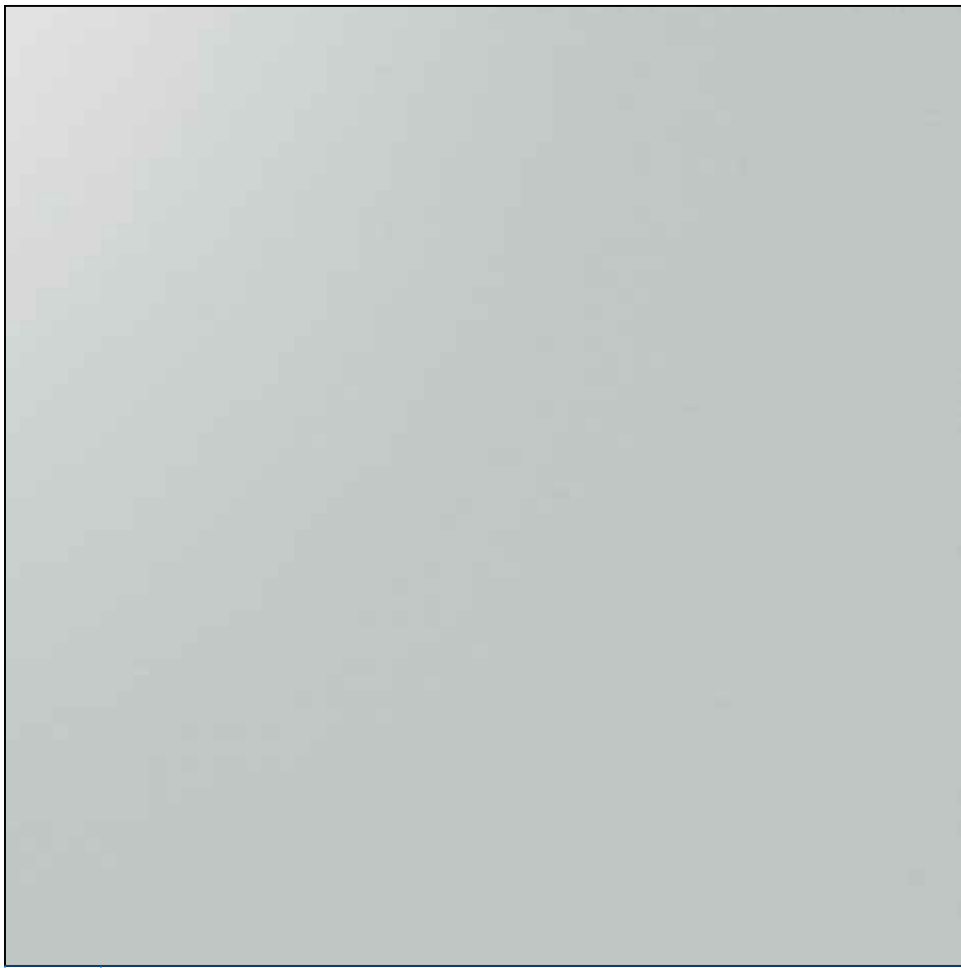
Drawn by _____

A5.5

Scale NTS



1 PAINTED ALUMINUM PANEL



2 PAINTED ALUMINUM MULLION CAP AND PANEL



3 GLASS TYPE 1



4 GLASS TYPE 2



5 GLASS TYPE 3

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AGENCY APPROVALS



PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	BASIC APPLICATION FOR DEV. REVIEW	2-23-2017
002	BASIC APPLICATION FOR DEV. REVIEW	3-30-2017
003	BASIC APPLICATION FOR DEV. REVIEW	8-16-2017

2044 Franklin St.

Oakland, CA 94609

RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

PERSPECTIVE

RAD Project Number 16502
Date 16, AUGUST 2017
Drawn by

A6.0

Scale NTS

MATERIAL

1

- APPLICATION APPROVED
- APPLICATION UNDER REVIEW
- 2044 FRANKLIN STREET
- BUILDINGS UNDER CONSTRUCTION

* Future project locations and statistics obtained through the following sources:

- “www.arcgis.com” under “Major Projects - September 2016
- City of Oakland Bureau of Planning “List of Active Major Development Projects / Fall 2016



VIEW LOOKING EAST



RAD BUILD
P.O. Box 70975, Oakland, CA 94612
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P.O. Box 70975, OAKLAND, CA 94612
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GENERAL CONTRACTOR

RAD BUILD
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ARCHITECT OF RECORD

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PROJECT DESIGN

RAD DESIGN/ SDG
230 E. OHIO ST. SUITE 410
CHICAGO, IL 60611
T. 510.459.3795

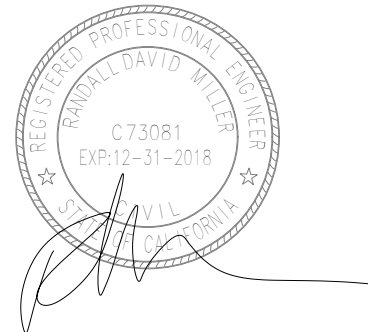
CIVIL

SANDIS CIVIL ENGINEERS SURVEYORS, INC.
636 9TH STREET
OAKLAND, CA 94607
T. 510.873.8866

LANDSCAPE

PAMELA BURTON & COMPANY
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2044 Franklin St.

Oakland, CA 94609

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FUTURE DEVELOPMENT

RAD Project Number	16502
Date	16, AUGUST 2017
Drawn by	

A6.1

Scale NTS