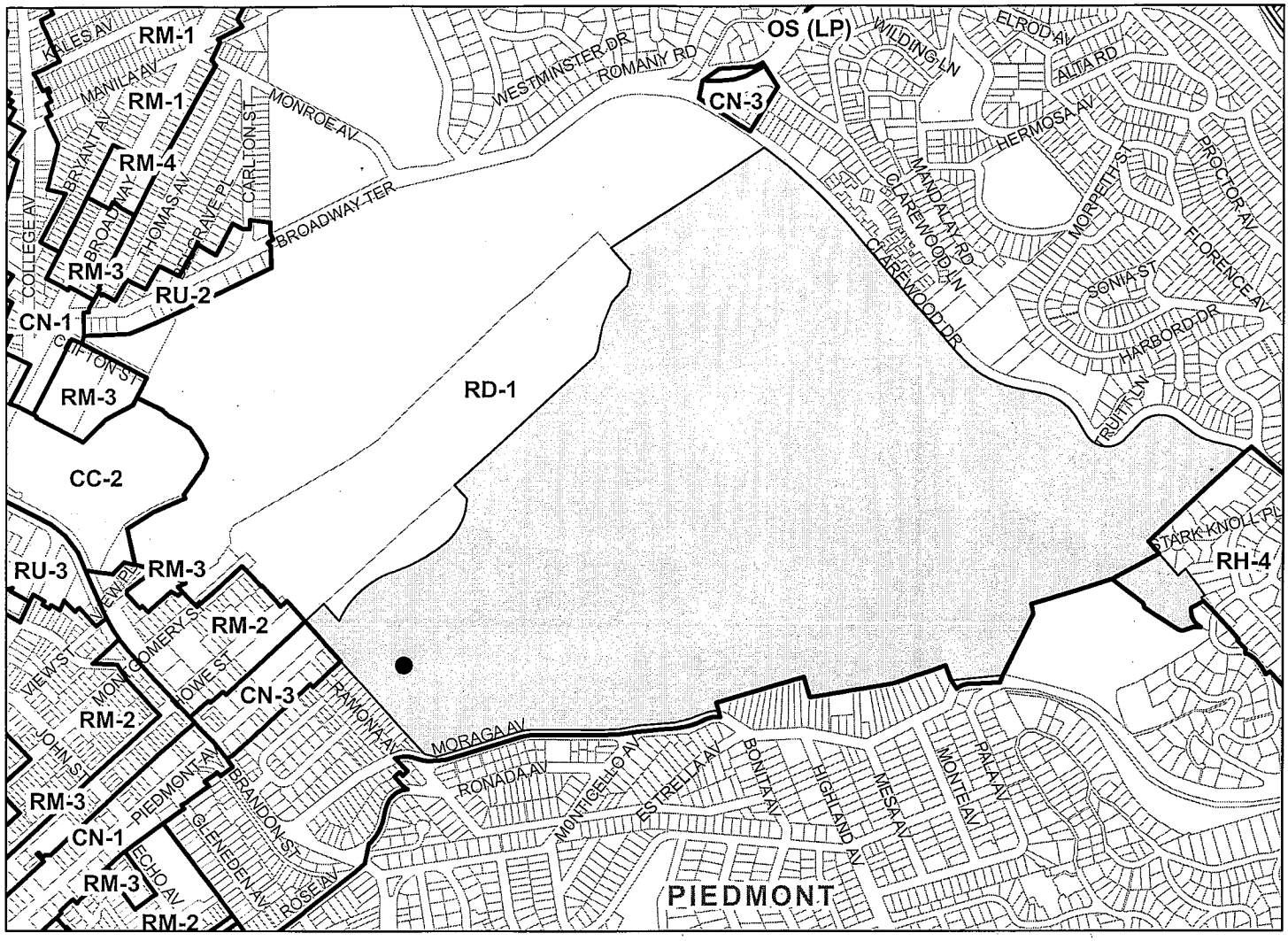
Location:	**5000 Piedmont Avenue (APN:048A-7002-603-02)**
Proposal:	Revisions to application VMD12-072 to replace the approved two-story 10,930 square foot funeral home with a proposed new one-story 7,315 square foot funeral home in the same approved location at the existing Mountain View Cemetery.
Applicant/Contact: **Phone Number:**	David Trachtenberg, David Trachtenberg Architects (510)649-1414
Owner/Contact:	Mountain View Cemetery, Jeff Lindeman
Case File Number:	**REV13-0001**
Planning Permits Required:	Regular Design Review for construction of a new structure.
General Plan:	Urban Open Space
Zoning:	RD-1 Detached Unit Residential Zone
Environmental Determination:	Exempt, Section 15332 of the State CEQA Guidelines: In-Fill Development Projects; Section 15183 of the State CEQA Guidelines: Projects consistent with a Community Plan, General Plan or Zoning. Section 15064.5 (b)(3) of the State CEQA Guidelines: Determining the Significance of Impacts on Historical and Unique Archeological Resources. Projects that follow the Secretary of the Interior's Standards for the Treatment of Historic Properties.
Historic Status:	Local Register Property Area of Primary Importance (API); Survey Rating: A1+
Service Delivery District:	2
City Council District:	1
Date Filed:	February 20, 2013
Action to be Taken:	Decision based on staff report
Finality of Decision:	Appealable to City Council within 10 calendar days
For Further Information:	Contact Case City Planners: **Mike Rivera** at **(510) 238-6417,** or by email at mrivera@oaklandnet.com, or Historic Preservation Planner, **Joann Pavlinec at (510) 238-6344**, or by email at jpavlinec@oaklandnet.com

PROJECT SUMMARY

This proposed application (REV13-0001) is for a revision to replace the approved (but not yet built) two-story funeral home with a proposed one-story funeral home in the same location. **(See Attachment F)** On July 11, 2012, the original development application (VMD12-072) was reviewed and approved by the Planning Commission. **(See Attachment C)** The original approval was for the construction of a two-story 10,930 square foot funeral home with a chapel, mortuary services, offices and other spaces. The applicant proposes a revision to eliminate the second-floor including the mortuary services and related offices. To compare the proposed design plan revisions with the originally approved design plans, the applicant has included a separate set of plans. **(See Attachments E)**

Due to construction cost, the applicant proposes to replace the approved two-story 10,930 square foot building with a proposed one-story 7,315 square foot funeral home that includes a chapel, family/state rooms, lounge/kitchen rooms, restrooms, and a utility room. The mortuary functions, an activity for which

CITY OF OAKLAND PLANNING COMMISSION



Case File: REV13-0001
Applicant: David Trachtenberg, David Trachtenberg Architects
Address: 5000 Piedmont Avenue
Zone: RD-1

a Major Variance was previously granted, were included on the second floor of the originally approved plans have been eliminated from the proposed application; the applicant is not proposing the mortuary services anywhere in the property at this time. The proposed one-story building will be constructed in the same approved site (existing driveway and partial lawn), between the gothic and tower chapels and the outdoor garden mausoleum.

On June 11, 2011, this proposal was reviewed by the City's Landmarks Advisory Review Board. The Board recommended approval to the Planning Commission. **(See Attachment C)**

Condition of Approval #3 of the original approved application VMD12-072 states that any major changes to an approved plan shall be reviewed by the Planning Director or designee to determine if such changes require submittal and approval of a revision to the approved project by the approving body. Due to the major design changes to the approved two-story building, the Planning Director referred the proposed revision to the Planning Commission, the approving body for this application.

Staff has reviewed the proposed revision and recommends approval subject to the Design Review Findings **(See Attachment A),** and to the amended Condition of Approval #1 from the original application VMD12-072 approved by the Planning Commission. **(See Attachment B)**

PROPERTY DESCRIPTION-SUMMARY

The Mountain View Cemetery located in a 230 +/- acre property is located at the east end of Piedmont Avenue. The property is bounded to the west by the St. Mary's Cemetery, the Jewish Cemetery and the Claremont Country Club, to the north by Clarewood Drive, to the east by residential properties, and to the south by Moraga Avenue and other residential properties in the City of Piedmont. The cemetery has most of its existing buildings and/or structures located near the southwest and east sides of the property. Near the southwest of the property, the cemetery has the gothic and tower chapels, crematorium, administrative offices, outdoor garden mausoleums, and a hillside mausoleum located near the center of the cemetery. The cemetery also has burial sites segmented throughout level and hillside areas, and clustered in between medium and large trees. In addition to the services provided at the property, the Mountain View Cemetery holds funeral service activities in one of the chapels, and in the main mausoleum. The property has miles of private roads, and the proposed off-street parking will still be provided along the main roads and near the proposed one-story funeral home.

PROJECT REVISION-DESCRIPTION

Based on the proposed project revision plans, received February 20, 2013, the applicant proposes to replace the approved two-story 10,930 square foot building with a new one-story 7,315 square foot building. The new one-story building will be in the same approved location as the previously approved two-story building. The new building will be constructed over an existing asphalt road, and within a section of a lawn and the reflecting pool.

The revisions include reducing about 3/4 the size of the approved rear water terrace, rearranging the layout of the ground floor that will provide family/state rooms, lounge/kitchen rooms, restroom and a utility area for a mechanical/trash/storage room. The chapel will remain in the same location as previously approved, but no mortuary functions or related offices are included in the new building because they have been eliminated from the property. The proposed revision to the approved project also includes exterior changes to the building that will be discussed under the Key Issues within this report. No changes are proposed to the approved landscaping and to the required 27 off-street parking spaces, located along and near main roads in the cemetery. **(See Attachment F)**

ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) Guidelines lists the projects that qualify as Categorical Exemptions from environmental review. The development proposal is categorically exempt from the environmental review requirements pursuant to Section 15332 for In-Fill Development Projects and pursuant to Section 15183 for projects consistent with a Community Plan, General Plan or Zoning. The following CEQA categorical exemption criteria is summarized by staff in italic print below:

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

The development proposal is consistent with the General Plan designation for Urban Open Space, and the applicable zoning requirements, subject to the making of the required Design Review Findings being granted within the content of this report.

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

The development proposal to construct a one-story funeral home, without mortuary functions and related offices is located within a 230 acre parcel. However, the construction site for the proposal is about 4,800 square feet of surface area, and is basically surrounded by urban uses.

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

The development proposal will take place in an existing cemetery that has been in operation since 1863, and the new funeral home will be constructed over an existing asphalt road that is surrounded by similar facilities. The project proposal is located in an urbanized mixed-use neighborhood, and does not pose a value for habitat to endangered, rare or threatened species.

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

The development proposal includes a Traffic Analysis report prepared by traffic consultant, Abrams Associates. In summary, the report states that the proposal will not result in any significant change in traffic conditions.

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

The proposal is located on a developed site that currently serves similar uses and it is also surrounded by an urbanized area. The construction and size of the funeral home can be served by existing and/or improved utility and public services.

LANDMARKS PRESERVATION ADVISORY BOARD (LPAB)

On March 11, 2013, the proposed revision (REV13-0001) to the approved application (VMD12-072) was reviewed by the Landmarks Preservation Advisory Board (LPAB). The City's Historic Preservation Planner, Joann Pavlinec prepared a staff report and presented the project to the LPAB. At that meeting, the LPAB reviewed the proposed application (REV13-0001) and unanimously supported Staff's recommendation, and recommended approval of the proposed project revisions to the Planning Commission. **(See Attachment C)**

EXCEPTIONS TO CATEGORICAL EXEMPTIONS - HISTORICAL RESOURCES

Per Section 15332 of the State CEQA Guidelines for In-Fill Development Projects, the proposed development is exempt. Mountain View Cemetery is an Oakland Cultural Historic Survey (OCHS) Potential Designated Historic District rated as an Area of Primary Importance (API). Therefore, per Policy 3.8 of the Historic Preservation Element, Mountain View Cemetery is a resource on Oakland's Local Register of Historical Resources and subject to Environmental Review.

Section 15064.5(b)(3) of the CEQA Guidelines as outlined below finds:

> (3) Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, shall be considered as mitigated to a level of less than a significant impact on the historical resource.

Based on the attached evaluation of the proposal with the Secretary of Interior's Standards for Rehabilitation, staff finds that the proposed revision to replace the approved two-story funeral home with a one-story funeral home is consistent with the Secretary of the Interior's Standards and therefore a less than significant impact on the historic resource, Mountain View Cemetery Area of Primary Importance. See June 12, 2012 and March 11, 2013 Staff Reports for Landmarks Preservation Advisory Board that include the Page & Turnbull letter, dated May 29, 2012. **(See Attachments C and D)**

KEY ISSUES

Design Review(Building Site)
The proposed revision to construct a single-story building does not change the footprint of the previously approved two-story building, except for the footprint of the rear cantilevered water terrace that will be reduced by about 3/4 of its original size. The proposed minor changes to the footprint of the rear cantilevered water terrace will increase spatial separation between the proposed building and the existing outdoor garden mausoleums.

Design Review (Building Elevations)
The proposed revision replaces the approved two-story, 24 foot high building with a new one-story, 20.5 foot high building. The proposed one-story building will continue to maintain its rectangular-shaped form with curved linear walls along the south, northwest and northeast building wings. The center area of the proposed building projects up about 4.5 feet from the side building wings. This building projection has an upper level roof with exposed clerestory windows on the side walls and a large overhang that includes bronze cladding at the roof fascia, eaves and soffit. The east and west wings of the one-story building have a lower level roof that measures 16 foot high and creates a horizontal plane transition to provide design interest.

The exterior materials for the proposed one-story building walls and columns still maintain the split face limestone cladding, decorative bronze metal shutters, bronze metal glazed framing with glass doors including a bronze lettering wall sign that reads: "The Water Pavilion" to be mounted at the southeast main entry. The proposal continues to provide recessed lighting mounted below the ground and at the base of each of the building columns, street light posts, illuminated pedestrian path bollards, wall-mounted and step light fixtures. See Sheets L2.0 and A7.1 for details.

CONCLUSION

Staff believes that the proposed revisions to replace the approved two-story building with a one-story building for the operation of a funeral home that includes memorial services and related family services (the mortuary functions and related offices have been eliminated) will continue to maintain the desired characteristics and uses within the cemetery. Staff also believes that the proposed one-story building design is still compatible with the surrounding historic buildings in the cemetery because it has similar size, scale and proportion and contains materials and design features to preserve the overall integrity of the property. Staff determines that the application meets the required Design Review findings **(See Attachment A)**, and recommends approval to the Planning Commission, subject to the amended Condition of Approval #1 from the original approved application and all other Conditions of Approval. **(See Attachment B)**

RECOMMENDATIONS

1. Affirm staff's Environmental Determination.

2. Approve Revision (REV130001) from the original application (VMD12-072), and subject to the attached Regular Design Review findings and to the amended Condition of Approval #1 from the original approved application.

Prepared by:

Mike Rivera
Planner II

Approved by:

Scott Miller
Zoning Manager

Approved for forwarding to the
City Planning Commission:

Rachel Flynn, Director
Department of Planning and Building

ATTACHMENTS

A. Design Review Findings
B. Condition of Approval from the original Planning Commission approved letter
C. Planning Commission Staff Report, dated July 11, 2012 and Landmarks Preservation Advisory Board Staff Report, dated June 11, 2012
D. Landmarks Preservation Advisory Board Staff Report, dated March 11, 2013
E. Original Approved Project Design Plans, dated June 27, 2012
F. Proposed Revisions to Project Design Plans, and Applicant's Letter, dated February 20, 2013

ATTACHMENT A

Design Review Findings for Approval

The findings required for Regular Design Review for the proposed revisions to the approved project are found in Section 17.136.050(B) & (C) of the Oakland Zoning Regulations, and the reasons this proposal satisfy these findings, are as follows:

SECTIONS 17.136.050(B) &(C)-REGULAR DESIGN REVIEW FINDINGS
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 proposal to replace the approved two-story building with a one-story building for the operation of funeral services still maintains a group of facilities that are well-related to one another and are in context with the surrounding buildings in the cemetery. The site, design, height, architectural features, materials, landscaping, exterior lighting and signage are all unique and compatible with the specific site and with the existing buildings at the Mountain View Cemetery.

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 for the one-story building still provides a contemporary quality design that is compatible with the different type of architecture from the surrounding buildings in the cemetery. The proposed one-story 7,315 square foot building still maintains a segmented footprint configuration, provides an interesting roof forms with articulated façade arcades, recessed walls, high quality materials and interesting design features to protect value and investment in the area.

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 proposed revisions still conforms with the City's General Plan and to the applicable design review criteria as described in the content of this report.

For Local Register Properties that are not Landmarks or located in the S-7 or S-20 zone

1. **That for additions or alterations, the proposal will not substantially impair the visual, architectural, or historic value of the affected site or facility. Consideration shall be given to design, form, scale, materials, texture, lighting, detailing and ornamentation, landscaping, Signs, and any other relevant design element or effect, and, where applicable, the relation of the above to the original design of the affected facility.**

The proposed revisions to replace the approved two-story building with a single-story building will not substantially impair the visual, architectural or historic value of the site. As described in the two separate staff reports prepared for the Landmarks Preservation Advisory Board, the Historic Preservation Staff Planner evaluated the proposed revisions to the project and found that the proposal is consistent with the Secretary of the Interior's Standards, and thus it is less than a significant impact on the historic resource for the Mountain View Cemetery.

ATTACHMENT B

Conditions of Approval
(REV13-0001 of VMD12-072)

1. **Approved Use**
   Ongoing
   a) The project shall be constructed and operated in accordance with the authorized use as described in the application materials, and the *revisions to the* design review plans dated **February 18, 2013** and submitted to the City on **February 20, 2013** 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 revised design plans, will require a separate application and approval. Any deviation from the approved drawings, Amended Conditions of Approval or use shall required prior written approval from the Director of City Planning or designee.

   b) This action by the **Planning Commission** ("this Approval") includes the approvals set forth below. This Approval includes the construction of a one-story 7,315 square foot funeral home that includes memorial services (chapel), and associated gathering family/state rooms, lounge/kitchen rooms, restrooms and a utility room for storage, mechanical and trash within the Mountain View Cemetery.

2. **Effective Date, Expiration, Extensions and Extinguishment**
   Ongoing
   Unless a different termination date is prescribed, this Approval shall expire **two (2) years** from the approval date, 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 permit, 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 for this project may invalidate this Approval if the said extension period has also expired.

3. **Scope of This Approval; Major and Minor Changes**
   Ongoing
   The project is approved pursuant to the **Planning Code** only. Minor changes to approved plans may be approved administratively by the Director of City Planning or designee. Major changes to the approved plans shall be reviewed by the Director of City Planning or designee to determine whether such changes require submittal and approval of a revision to the approved project by the approving body or a new, completely independent permit.

4. **Conformance with other Requirements**
   Prior to issuance of a demolition, grading, P-job, or other construction related permit
   a) The project applicant shall comply with all other applicable federal, state, regional and/or local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City's Building Services Division, the City's Fire Marshal, and the City's Public Works Agency. 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 of Approval #3.
   b) The applicant shall submit approved building plans for project-specific needs related to fire protection to the Fire Services Division for review and approval, including, but not limited to automatic extinguishing systems, water supply improvements and hydrants, fire department

access, elevated walking pathways, safety railings, emergency lighting and vegetation management for preventing fires.

5. Conformance to Approved Plans; Modification of Conditions or Revocation

Ongoing

a) Site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within 60-90 days of approval, unless an earlier date is specified elsewhere.

b) The City of Oakland reserves the right at any time during construction to require certification by a licensed professional that the as-built project conforms to all applicable zoning requirements, including but not limited to approved maximum heights and minimum setbacks. Failure to construct the project in accordance with approved plans may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension or other corrective action.

c) Violation of any term, **conditions of approval** or **project description** relating to the Approvals 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 Approvals or alter these **conditions of approval** if it is found that there is violation of any of the **conditions of approval** 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 Conditions of Approval.

6. Signed Copy of the Conditions of Approval

With submittal of a demolition, grading, and building permit

A copy of the approval letter and **Conditions of Approval** shall be signed by the property owner, notarized, and submitted with each set of permit plans to the appropriate City agency for this project.

7. Indemnification

Ongoing

a. To the maximum extent permitted by law, the applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the City of Oakland Redevelopment Agency, the Oakland City Planning Commission and its respective agents, officers, and employees (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, (1) an approval by the City relating to a development-related application or subdivision or (2) implementation of an approved development-related project. The City may elect, in its sole discretion, to participate in the defense of said Action and the applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.

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

8. **Compliance with Conditions of Approval**

Ongoing

The project applicant shall be responsible for compliance with the recommendations in any submitted and approved technical report and all the Conditions of Approval set forth below at its sole cost and expense, and subject to review and approval of the City of Oakland.

9. **Severability**

Ongoing

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

10. **Job Site Plans**

Ongoing throughout demolition, grading, and/or construction

At least one (1) copy of the stamped approved plans, along with the Approval Letter and Conditions of Approval, shall be available for review by City officials and project developer at the job site at all times.

11. **Stormwater and Sewer**

Prior to completing the final design for the project's sewer service

Confirmation of the capacity of the City's surrounding stormwater and sanitary sewer system and state of repair shall be completed by a qualified civil engineer with funding from the project applicant. The project applicant shall be responsible for the necessary stormwater and sanitary sewer infrastructure improvements to accommodate the proposed project. In addition, the applicant shall be required to pay additional fees to improve sanitary sewer infrastructure if required by the Sewer and Stormwater Division. Improvements to the existing sanitary sewer collection system shall specifically include, but are not limited to, mechanisms to control or minimize increases in infiltration/inflow to offset sanitary sewer increases associated with the proposed project. To the maximum extent practicable, the applicant will be required to implement Best Management Practices to reduce the peak stormwater runoff from the project site. Additionally, the project applicant shall be responsible for payment of the required installation or hook-up fees to the affected service providers.

12. **Special Inspector/Inspections, Independent Technical Review, Project Coordination and Management**

Prior to issuance of a demolition, grading, and/or construction permit

The project applicant may be required to pay for on-call third-party special inspector(s)/inspections as needed during the times of extensive or specialized plancheck review or construction. The project applicant may also be required to cover the full costs of independent technical review and other types of peer review, monitoring and inspection, including without limitation, third party plan check fees, including inspections of violations of Conditions of Approval. The project applicant shall establish a deposit with the Building Services Division, as directed by the Building Official, Director of City Planning or designee.

13. Operational Noise-General

Ongoing.

Noise levels from the activity, property, or any mechanical equipment on site shall comply with the performance standards of Section 17.120 of the Oakland Planning Code and Section 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 Planning and Zoning Division and Building Services.

14. Lighting Plan

Prior to the issuance of an electrical or building permit

The proposed lighting fixtures shall be adequately shielded to a point below the light bulb and reflector and that prevent unnecessary glare onto adjacent properties. Plans shall be submitted to the Planning and Zoning Division and the Electrical Services Division of the Public Works Agency for review and approval. All lighting shall be architecturally integrated into the site.

15. Vegetation Management Plan

http://www.oaklandnet.com/wildfirePrevention/WildfirePreventionAssessmentDistrictMap.pdf

Prior to issuance of a demolition, grading, and/or construction and Ongoing

a) The project applicant shall submit a vegetation management plan to the Planning and Zoning Division and Fire Services Division that includes if deemed appropriate, but not limited to the, following measures:
   i. Removal of dead vegetation overhanging roof and chimney areas;
   ii. Removal of leaves and needles from roofs;
   iii. Planting and placement of fire-resistant plants around the house and phasing out flammable vegetation;
   iv. Trimming back vegetation around windows;
   v. Removal of flammable vegetation on hillside slopes greater than 20%;
   vi. Pruning the lower branches of tall trees;
   vii. Clearing out ground-level brush and debris;
   viii. Stacking woodpiles away from structures.

b) The project applicant shall enter into a maintenance agreement with the City that ensures that landscaping will be maintained and adhere to measures listed above.

16. Dust Control

Prior to issuance of a demolition, grading or building permit

During construction, the project applicant shall require the construction contractor to implement the following measures required as part of Bay Area Air Quality Management District's (BAAQMD) basic and enhanced dust control procedures required for construction sites. These include:

a) Water all 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 possible.
b) Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).
c) Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.

d) Sweep daily (with water sweepers using reclaimed water if possible) all paved access roads, parking areas and staging areas at construction sites.
e) Sweep streets (with water sweepers using reclaimed water if possible) at the end of each day if visible soil material is carried onto adjacent paved roads.
f) Limit the amount of the disturbed area at any one time, where feasible.
g) Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.
h) Pave all roadways, driveways, sidewalks, etc. as soon as feasible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
i) Replant vegetation in disturbed areas as quickly as feasible.
j) Enclose, cover, water twice daily or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).
k) Limit traffic speeds on unpaved roads to 15 miles per hour.
l) Clean off the tires or tracks of all trucks and equipment leaving any unpaved construction areas.

17. Construction Emissions

Prior to issuance of a demolition, grading or building permit

To minimize construction equipment emissions during construction, the project applicant shall require the construction contractor to:

a) Demonstrate compliance with Bay Area Air Quality Management District (BAAQMD) Regulation 2, Rule 1 (General Requirements) for all portable construction equipment subject to that rule. BAAQMD Regulation 2, Rule 1 provides the issuance of authorities to construct and permits to operate certain types of portable equipment used for construction purposes (e.g., gasoline or diesel-powered engines used in conjunction with power generation, pumps, compressors, and cranes) unless such equipment complies with all applicable requirements of the "CAPCOA" Portable Equipment Registration Rule" or with all applicable requirements of the Statewide Portable Equipment Registration Program. This exemption is provided in BAAQMD Rule 2-1-105.

b) Perform low- NOx tune-ups on all diesel-powered construction equipment greater than 50 horsepower (no more than 30 days prior to the start of use of that equipment). Periodic tune-ups (every 90 days) shall be performed for such equipment used continuously during the construction period.

18. Days/Hours of Construction Operation

Ongoing throughout demolition, grading, and/or construction

The project applicant shall require construction contractors to limit standard construction activities as follows:

a) Construction activities are limited to between 7:00 AM and 7:00 PM Monday through Friday, except that pile driving 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. Monday through Friday.

b) Any construction activity proposed to occur outside of the standard hours of 7:00 am to 7:00 pm Monday through Friday for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case by case basis, with criteria including the proximity of residential uses and a consideration of resident's preferences for whether the activity is acceptable if the overall duration of construction is shortened and such construction activities shall only be allowed with the prior written authorization of the Building Services Division.

c) Construction activity shall not occur on Saturdays, with the following possible exceptions:

i. Prior to the building being enclosed, requests for Saturday construction for special activities (such as concrete pouring which may require more continuous amounts of time), shall be evaluated on a case by case basis, with criteria including the proximity of residential uses and a consideration of resident's preferences for whether the activity is acceptable if the overall duration of construction is shortened. Such construction activities shall only be allowed on Saturdays with the prior written authorization of the Building Services Division.

ii. After the building is enclosed, requests for Saturday construction activities shall only be allowed on Saturdays with the prior written authorization of the Building Services Division, and only then within the interior of the building with the doors and windows closed.

d) No extreme noise generating activities (greater than 90 dBA) shall be allowed on Saturdays, with no exceptions.

e) No construction activity shall take place on Sundays or Federal holidays.

f) 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.

g) Applicant shall use temporary power poles instead of generators where feasible.

19. Noise Control

Ongoing throughout demolition, grading, and/or construction

To reduce noise impacts due to construction, the project applicant shall require construction contractors to implement a site-specific noise reduction program, subject to the Planning and Zoning Division and the Building Services Division review and approval, which includes the following measures:

a) Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds, wherever feasible).

b) Except as provided herein,Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.

c) Stationary noise sources shall be located as far from adjacent receptors 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.

d) 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.

20. Noise Complaint Procedures

Ongoing throughout demolition, grading, and/or construction

Prior to the issuance of each building permit, along with the submission of construction documents, the project applicant shall submit to the Building Services Division a list of measures to respond to and track complaints pertaining to construction noise. These measures shall include:

a) A procedure and phone numbers for notifying the Building Services Division staff and Oakland Police Department; (during regular construction hours and off-hours);

b) A sign posted on-site pertaining with permitted construction days and hours and complaint procedures and who to notify in the event of a problem. The sign shall also include a listing of both the City and construction contractor's telephone numbers (during regular construction hours and off-hours);

c) The designation of an on-site construction complaint and enforcement manager for the project;

d) Notification of neighbors and occupants within 300 feet of the project construction area at least 30 days in advance of extreme noise generating activities about the estimated duration of the activity; and

e) A preconstruction meeting shall be held with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.

21. Bird Collision Reduction

Prior to issuance of a building permit and ongoing

The project applicant, or his or her successor, including the building manager or homeowners' association, shall submit plans to the Planning and Zoning Division, for review and approval, indicating how they intend to reduce potential bird collisions to the maximum feasible extent. The applicant shall implement the approved plan, including all mandatory measures, as well as applicable and specific project Best Management Practice (BMP) strategies to reduce bird strike impacts to the maximum feasible extent.

a) Mandatory measures include **all** of the following:

i. Comply with federal aviation safety regulations for large buildings by installing minimum intensity white strobe lighting with three second flash instead of blinking 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.

b) Additional BMP strategies to consider include the following:

i. Make clear or reflective glass visible to birds using visual noise techniques. Examples include:
   1. Use of opaque or transparent glass in window panes instead of reflective glass.
   2. Uniformly cover the outside clear glass surface with patterns (e.g., dots, decals, images, abstract patterns). Patterns must be separated by a minimum 10 centimeters (cm).
   3. Apply striping on glass surface. If the striping is less than 2 cm wide it must be applied vertically at a maximum of 10 cm apart (or 1 cm wide strips at 5 cm distance).

4. Install paned glass with fenestration patterns with vertical and horizontal mullions of 10 cm or less.
5. Place decorative grilles or louvers with spacing of 10 cm or less.
6. Apply one-way transparent film laminates to outside glass surface to make the window appear opaque on the outside.
7. Install internal screens through non-reflective glass (as close to the glass as possible) for birds to perceive windows as solid objects.
8. Install windows which have the screen on the outside of the glass.
9. Use UV-reflective glass. Most birds can see ultraviolet light, which is invisible to humans.
10. If it is not possible to apply glass treatments to the entire building, the treatment should be applied to windows at the top of the surrounding tree canopy or the anticipated height of the surrounding vegetation at maturity.

ii. Mute reflections in glass. Examples include:
1. Angle glass panes toward ground or sky so that the reflection is not in a direct line-of-sight (minimum angle of 20 degrees with optimum angle of 40 degrees).
2. Awnings, overhangs, and sunshades provide birds a visual indication of a barrier and may reduce image reflections on glass, but do not entirely eliminate reflections.

iii. Reduce Light Pollution. Examples include:
1. Turn off all unnecessary interior lights from 11 p.m. to sunrise.
2. Install motion-sensitive lighting in lobbies, work stations, walkways, and corridors, or any area visible from the exterior and retrofitting operation systems that automatically turn lights off during after-work hours.
3. Reduce perimeter lighting whenever possible.

iv. Institute a building operation and management manual that promotes bird safety. Example text in the manual includes:
1. Donation of discovered dead bird specimens to authorized bird conservation organization or museums to aid in species identification and to benefit scientific study, as per all federal, state and local laws.
2. Production of educational materials on bird-safe practices for the building occupants.
3. Asking employees to turn off task lighting at their work stations and draw office blinds or curtains at end of work day.
4. Schedule nightly maintenance during the day or to conclude before 11 p.m., if possible

SPECIFIC PROJECT CONDITIONS

22. Review of Proposed Materials

Prior to Historic Preservation Sign Off of the Building Permit Drawings

All design development and materials selections for the new construction, including building materials, signage, lighting, etc. shall be submitted to historic preservation staff for review and approval, with referral to the Landmarks Preservation Advisory Board as appropriate. This includes, but is not limited to, the exterior final exterior stone selection, pavement color and materials, shop drawings and a mock up of the lattice screen, shop drawings and material samples of the fire pit, pedestrian pathway materials, etc.

23. Landscape Maintenance.

Ongoing

All required planting shall be permanently maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with applicable landscaping requirements. All required irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced.

24. Tree Removal Permit

Prior to issuance of a demolition, grading, or building permit

Prior to removal of any protected trees, per the Protected Tree Ordinance, located on the project site or in the public right-of-way adjacent to the project, the project applicant must secure a tree removal permit from the Tree Division of the Public Works Agency, and abide by the conditions of that permit.

25. Tree Protection During Construction

Prior to issuance of a demolition, grading, or building permit

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:

a) 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 City Tree Reviewer. 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.

b) 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 City Tree Reviewer 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.

c) 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 Tree Reviewer from the base of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. No heavy construction equipment or construction materials shall be operated or stored within a distance from the base of any protected trees to be determined by the tree reviewer. 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.

d) 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.

e) 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 Agency of such damage. 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.

f) 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.

26. Archaeological Resources

Ongoing throughout demolition, grading, and/or construction

a) Pursuant to CEQA Guidelines section 15064.5 (f), "provisions for historical or unique archaeological resources accidentally discovered during construction" should be instituted.

Therefore, in the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist or paleontologist to assess the significance of the find. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified archaeologist would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Oakland. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and a report prepared by the qualified archaeologist according to current professional standards.

b) In considering any suggested measure proposed by the consulting archaeologist in order to mitigate impacts to historical resources or unique archaeological resources, the project applicant shall determine whether avoidance is necessary and feasible in light 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) shall be instituted. Work may proceed on other parts of the project site while measure for historical resources or unique archaeological resources is carried out.

c) Should an archaeological artifact or feature be discovered on-site during project construction, all activities within a 50-foot radius of the find would be halted until the findings can be fully investigated by a qualified archaeologist to evaluate the find and assess the significance of the find according to the CEQA definition of a historical or unique archaeological resource. If the deposit is determined to be significant, the project applicant and the qualified archaeologist shall meet to determine the appropriate avoidance measures or other appropriate measure, subject to approval by the City of Oakland, which shall assure implementation of appropriate measure measures recommended by the archaeologist. Should archaeologically-significant materials be recovered, the qualified archaeologist shall recommend appropriate analysis and treatment, and shall prepare a report on the findings for submittal to the Northwest Information Center.

27. Human Remains

Ongoing throughout demolition, grading, and/or construction

In the event that human skeletal remains are uncovered at the project site during construction or ground-breaking activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines 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 Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. 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.

28. Paleontological Resources

Ongoing throughout demolition, grading, and/or construction

In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards (SVP 1995,1996)).The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.

29. Vibrations Adjacent Historic Structures

Prior to issuance of a demolition, grading or building permit

The project applicant shall retain a structural engineer or other appropriate professional to determine threshold levels of vibration and cracking that could damage the adjacent Historic structures and design means and methods of construction that shall be utilized to not exceed the thresholds.

30 Screening of HVAC Equipment

Prior to issuance of a demolition, grading or building permit/Ongoing

The applicant shall screen from view all of the HVAC equipment on the building roof.

31. Crosswalk Striping/Signage

Prior to issuance of a demolition, grading or building permit/Ongoing

As determined by the City Traffic Engineer, the applicant shall revise the site plan showing the crosswalk and associated road striping and signage to eliminate or minimize the striping and replace it with material more compatible with the project site.

APPROVED BY:

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

Location:	**5000 Piedmont Avenue (APN:048A-7002-603-02)**
Proposal:	To construct a two-story, 10,930 square foot funeral home to include memorial services, mortuary functions and associated offices at the existing Mountain View Cemetery.
Applicant/Contact Person: **Phone Number:**	David Trachtenberg, David Trachtenberg Architects (510)649-1414
Owner/Contact:	Mountain View Cemetery, Jeff Lindeman
Case File Number:	**VMD12-072**
Planning Permits Required:	Major Variance to operate an undertaking service activity in a residential zone; and Regular Design Review for construction of a new structure.
General Plan:	Urban Open Space
Zoning:	RD-1 Detached Unit Residential Zone
Environmental Determination:	Exempt, Section 15332 of the State CEQA Guidelines: In-Fill Development Projects; Section 15183 of the State CEQA Guidelines: Projects consistent with a Community Plan, General Plan or Zoning. Section 15064.5 (b)(3) of the State CEQA Guidelines: Determining the Significance of Impacts on Historical and Unique Archeological Resources. Projects that follow the Secretary of the Interior's Standards for the Treatment of Historic Properties.
Historic Status:	Local Register Property Area of Primary Importance (API); Survey Rating: A1+
Service Delivery District:	2
City Council District:	1
Date Filed:	May 30, 2012 (revised design plans submitted on June 27, 2012)
Action to be Taken:	Decision based on staff report
Finality of Decision:	Appealable to City Council within 10 calendar days
For Further Information:	Contact Case City Planners: **Mike Rivera** at **(510) 238-6417,** or by email at mrivera@oaklandnet.com, or Historic Preservation Planner, **Joann Pavlinec at (510) 238-6344**, or by email at jpavlinec@oaklandnet.com

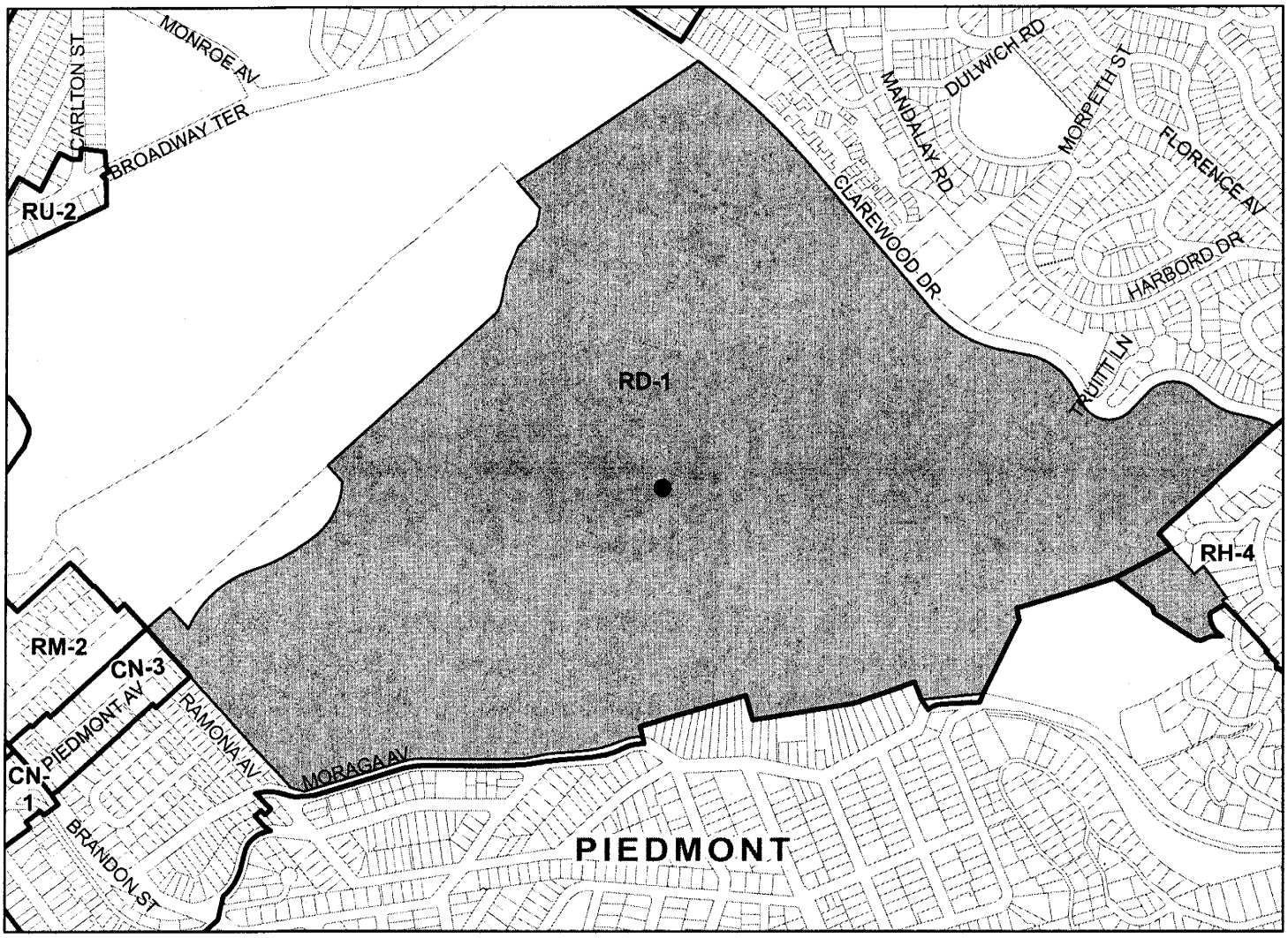
PROJECT SUMMARY

The proposal is to construct a two-story, 10,930 square foot funeral home (undertaking service), located near the southwest side of the 230 acre property. Access to the Mountain View Cemetery and to the proposed facility is from the existing entry, located at the end east of Piedmont Avenue. The two-story facility would be located on an existing driveway, located in between the existing gothic and tower chapels and the outdoor garden mausoleum. The proposal was also reviewed by the City's Landmarks Advisory Review Board on June 11, 2012, and the Board forwarded its comments recommending approval to the Planning Commission. **(Attachment D)**

Per Section 17.148.020 (A)(1) of the Oakland Planning Code, a Major Variance is required for an activity type that is not allowed in a residential zone. The property is located in the RD-1 Detached Residential Zone and Undertaking Services are not a permitted nor conditionally permitted activity in this zone. Per Section 17.148.040 (A) (1), the Planning Commission is the decision-making body for this application proposal. Staff recommends approval subject to the required Findings **(Attachment A)** and Conditions of Approval. **(Attachment B)**

ATTACHMENT C

CITY OF OAKLAND PLANNING COMMISSION



Case File: VMD12-072
Applicant: David Trachtenberg Architects, David Trachtenberg
Address: 5000 Piedmont Avenue
Zone: RD-1

PROPERTY DESCRIPTION

The 230 +/- acre cemetery property, known as the Mountain View Cemetery, is located at the east end of 5000 Piedmont Avenue in the foothills of Oakland, and was established in 1863. The property's main entry is about 850 feet from the intersection with Pleasant Valley Road. The property is bounded to the west by the St. Mary's Cemetery, Jewish Cemetery and Claremont Country Club, to the north by Clarewood Drive, to the east by residential properties, and to the south by Moraga Avenue and other residential properties in the City of Piedmont.

The main access to the Mountain View Cemetery is through a two-way gated driveway, measuring about 15 feet wide and by two small pedestrian walkways. The main entry has large decorative stone pillars with automatic metal gates of open ironwork. After crossing the main entryway, the private road connects with a tree-lined circular road that it branches out to at least five other smaller roads and extends for miles throughout the property. The cemetery has most of its existing buildings and/or structures located near the southwest and east sides of the property. Near the southwest of the property, the cemetery has the gothic and tower chapels, crematorium, administrative offices, outdoor garden mausoleums, and a main mausoleum. The property also has a hillside mausoleum, located near the center of the cemetery. The cemetery also has burial sites segmented throughout level and hillside areas, clustered in between medium and large trees. In addition to the services provided at the property, the Mountain View Cemetery holds funeral service activities in one of the chapels, and in the main mausoleum. The proposed funeral home (undertaking service) is a complimentary use to the existing activities at the Mountain View cemetery.

PROJECT DESCRIPTION

The applicant proposes to locate the new building near the southwest side of the property and in between the gothic and tower chapels and the outdoor garden mausoleum. The footprint of the proposed two-story building would be constructed over an existing asphalt road, over a portion of the front lawn and within a portion of the reflecting pool. The proposal includes the removal of the road and improvements to the lawn, located to the east of the existing gothic and tower chapels. The applicant also proposes improvements to the reflecting pool, located northeast of the proposed funeral home. The reflecting pool will be renovated and enlarged to become a contemplative back drop to the proposed building. The project includes the installation of a striped crosswalk with curb ramps over the existing private roads and front lawn located southeast. The proposal also includes the allocation of required off-street parking, located to the southeast of the site and along the existing private roads. The applicant proposes a total of 27 uncovered off-street parking spaces for the funeral home. Sixteen of the parking spaces will be located parallel on the two-way main road "Main Avenue", and eleven of the other parking spaces will be located parallel on a separate, but a nearby one-way road. The project also includes bicycle parking racks.

The proposal to construct a contemporary, two-story 10,930 square foot funeral home includes memorial services, mortuary functions and associated offices. The ground floor of the building contains the chapel, state rooms, conference/family rooms, kitchen, restrooms, loading area, a lobby and a loggia. The second-floor contains the mortuary lab and offices. The proposal also includes the construction of a terrace to the south of the building, and the expansion of the existing reflecting pool along the northeast side of the building. The applicant proposes to install the mechanical equipment on the roof (over the loggia). The proposed equipment will be behind the 4.5 foot high parapet. New landscaping is proposed and includes a row of 24-inch box trees parallel to the small road and along the east side of the proposed building and along the improved front lawn. In addition, a mix of 1-gallon and 5-gallon shrubs and groundcovers are proposed along the south side of the new building. The proposal includes a fire pit in the improved front lawn area and a low seatwall along the new pedestrian pathway. **(See Attachment C)**

LANDMARKS PRESERVATION ADVISORY BOARD (LPAB)

The Landmarks Preservation Advisory Board (LPAB) reviewed the proposal at their June 11, 2012 meeting. See Staff Report, prepared by Historic Preservation Planner, Joann Pavlinec. **(Attachment D)**. Prior to the full LPAB review, an LPAB Sub-committee (Andrews, Garry) and Historic Preservation staff met and worked with the architect and applicant on the design to discuss and make recommendations on modifications to insure that the proposal complied with the Secretary of Interior's Standards. Notes from these three meetings, April 5th and 18th and May 21st can be found in the attached June 11, 2012 LPAB Staff Report, pages 4 through 7. At the June 11, 2012 meeting the Board unanimously passed the following Motion, recommending to the Planning Commission that the Board finds:

- that the project meets the Secretary of Interior's Standards and they recommend that no CEQA process be implemented for the Cultural Resources portion; and
- that the proposal, with the Conditions of Approval, meets the design review findings.

The LPAB recommended Conditions of Approval have been incorporated within the content of this staff report.

GENERAL PLAN ANALYSIS

The property is located in the Urban Open Space Land Use Classification of the Oakland General Plan, which is intended to identify, enhance and maintain land for open space. The desired character and uses include cemeteries.

ZONING ANALYSIS

The property is located in the RD-1 Detached Unit Residential Zone. The intent of the RD-1 zone is to "create, maintain, and enhance areas with detached, single unit structures. A limited number of commercial uses will be permitted or conditionally permitted in existing non-residential facilities." Per Section 17.148.020 (A)(1) of the Oakland Planning Code, a Major Variance is required for an activity type that is not allowed in the RD-1 Detached Residential zone.

The purpose of these provisions is to prescribe the procedure for the relaxation of any substantive provision of the zoning regulations, under specified conditions, so that the public welfare is secured and substantial justice done most nearly in accord with the intent and purposes of the zoning regulations. This procedure shall apply to all proposals to vary the strict requirements of the zoning regulations.

Per Sections 17.148.050, and 17.136.050(B) & (C) of the Oakland Zoning Regulations, the proposal for an Undertaking Service Activity and the construction of a building facility in a residential zone and in an Area of Primary Importance (A1+) requires the making of Major Variance, and Regular Design Review Findings. The purpose of these findings is to analyze the operating characteristics or potential adverse effects of a proposed development on the surrounding areas. Staff will evaluate these findings in the Findings section of this report and can justify approval of the proposed application. **(See Attachment A)**

The following table is a summary that shows the proposal is consistent with the zoning regulations:

Criteria	Regulations	Proposal	Consistent
Min. Building Front Yard Setback	20 feet	492 feet +/-	Meets Criteria

Criteria	Regulations	Proposal	Consistent
Min. Building Rear Yard Setback	20 feet	3,444 feet +/-	Meets Criteria
Min. Building Side Yard Setback	5 feet	85 feet +/-	Meets Criteria
Max. Building Height	25 feet	24 feet	Meets Criteria
Off-Street Parking	27 parking spaces *	27 parking spaces **	Meets Criteria

* Number of off-street parking spaces required for the proposed project.

** The proposed off-street parking will be marked and uncovered and located on the side of the private roads.

ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) Guidelines lists the projects that qualify as Categorical Exemptions from environmental review. The development proposal is categorically exempt from the environmental review requirements pursuant to Section 15332 for In-Fill Development Projects and pursuant to Section 15183 for projects consistent with a Community Plan, General Plan or Zoning. The following CEQA categorical exemption criteria is summarized by staff in italic print below:

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

The development proposal is consistent with the General Plan designation for Urban Open Space, and the applicable zoning requirements, subject to the making of the required Variance and Design Review Findings being granted within the content of this report.

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

The development proposal to construct the two-story funeral home is located within a 230 acre parcel. However, the construction site for the proposal is about 4,800 square feet of surface area, and is basically surrounded by urban uses.

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

The development proposal will take place in an existing cemetery that has been in operation since 1863, and the new funeral home will be constructed over an existing asphalt road that is surrounded by similar facilities. The project proposal is located in an urbanized mixed-use neighborhood, and does not pose a value for habitat to endangered, rare or threatened species.

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

The development proposal includes a Traffic Analysis report prepared by traffic consultant, Abrams Associates. In summary, the report states that the proposal will not result in any significant change in traffic conditions. **(See Attachment E)**

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

The proposal is located on a developed site that currently serves similar uses and it is also surrounded by an urbanized area. The construction and size of the funeral home can be served by existing and/or improved utility and public services.

EXCEPTIONS TO CATEGORICAL EXEMPTIONS- HISTORICAL RESOURCES

Per Section 15332 of the State CEQA Guidelines for In-Fill Development Projects, the proposed development is exempt. Mountain View Cemetery is an Oakland Cultural Historic Survey (OCHS) Potential Designated Historic District rated as an Area of Primary Importance (API). Therefore, per Policy 3.8 of the Historic Preservation Element, Mountain View Cemetery is a resource on Oakland's Local Register of Historical Resources and subject to Environmental Review.

Per 15300.2f, Exceptions to Exemptions, the Planning Commission must find that there are no negative adverse effects on the Local Register Property (See General Plan HPE Section 3.8). Per 15300.2f a Categorical Exemption shall not be used for a project which may cause a substantial adverse change in the significance of the historical resource.

Section 15064.5(b)(3) of the CEQA Guidelines as outlined below finds:

> (3) Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, shall be considered as mitigated to a level of less than a significant impact on the historical resource.

Based on the attached evaluation of the proposal with the Secretary of Interior's Standards for Rehabilitation (See Landmarks Preservation Advisory Board Staff Report for Page & Turnbull letter, dated May 29, 2012 in Attachment A), staff finds that the proposal is consistent with the Secretary of the Interior's Standards and therefore a less than significant impact on the historic resource, Mountain View Cemetery Area of Primary Importance. The Landmarks Preservation Advisory Board (LPAB) has made an advisory recommendation to the Planning Commission that per the analysis of the Secretary of Interior's Standards (See Letter from Consultant, Page & Turnbull, attached to this report), that it does not have a negative adverse impact.

KEY ISSUES

Major Variance (Activity)
The applicant is requesting a major variance for an Undertaking Service Activity, which is not a permitted activity in the RD-1 Detached Residential Zone. The proposal for a funeral home that includes memorial services, mortuary functions and associated offices falls within the definition of an undertaking activity. Staff believes that the variance proposal to conduct an Undertaking Service Activity can be justified because the funeral home and related services are closely related to the existing uses occurring at the Mountain View Cemetery. Therefore, staff believes that the variance proposal can be warranted as the undertaking activity type can be justified in the required variance findings included in this report.

Design Review(Building Site)
The proposal to construct a two-story funeral home in between the existing gothic and tower chapels and the outdoor garden mausoleum fits with the context of the surrounding facilities in the cemetery. The footprint of the funeral home will be constructed over a large section of an asphalt driveway, over a small section of the front lawn and partially over the rear reflecting pool. The site of the funeral home is closely centered between the buildings located north and southwest. This site configuration allows for a large section of the front facade arcade to be exposed and to be visible from the south side entry circle driveway and the principal road, Main Avenue. The proposed building site maintains adequate spatial separation between the gothic chapel and the outdoor garden mausoleum in order to maintain compatibility. The proposal includes a front terrace, a small rear terrace cantilevered over the improved and enlarged reflecting pool, and pedestrian pathways.

Design Review (Building Elevations)
In elevation, the proposed 24 foot high rectangular-shaped building slightly curves from the east to the west. The front loggia and the rear portion of the chapel project out from the main building footprint to create façade setbacks and height changes, thus providing mass relief. The east and west building wings are two-stories, while the center of the facility is a one-story building with a flat roof and with a large overhang to the rear. The building has a large parapet above the loggia where it will house the mechanical equipment. The front façade of the loggia has seven arcades each measuring about 11 feet wide and 18 feet high. Each of the arcades has operable glass doors with fixed upper glass panels and transparent operable metal screens. The rear (north-east) and right (south-east) facades of the building also have similar door configuration and design. On the rear of the building, the proposed design does not contain transparent operable metal screens, but the proposal includes an interior curtain for privacy.

Design Review (Building Details)
The exterior of the building contains stone cladding "split face stone" walls and columns, bronze metal door and window framing with bronze spandrel panels, wide bronze cladding for the roof fascia, eave and soffit. The facade arcade uses clear glass doors and transparent bronze metal screens. The proposal also includes a wall sign that reads: "The Water Pavilion", located along the south-west of the building. The sign has 1-inch thick bronze letters, and it is mounted about 1-inch from the face of the wall. The proposal includes recessed lighting mounted below the ground and in front of each of the building columns. Additional lighting fixtures area also proposed such as street posts, pedestrian path bollards, wall-mounted and step light fixtures, and uplight fixtures mounted at the base of building columns. See Sheets L2.0 and A7.1 for details.

CONCLUSION

Staff believes that the project proposal is generally a good use of the site, and that it fulfills the vision of the General Plan for enhancing and maintaining the desired characteristic and uses within a cemetery. Staff also believes that the proposed building design is compatible with the surrounding buildings. The project is compatible with the nearby historic buildings because it has similar size, scale and proportion and contains materials and design features to preserve the overall integrity of the property. Staff determines that the application meets the required findings **(See Attachment A)**, and recommends approval to the Planning Commission, subject to the Conditions of Approval. **(See Attachment B)**

RECOMMENDATIONS

1. Affirm staff's Environmental Determination.

2. Approve Major Variance and Regular Design Review application VMD12-072 subject to the attached findings and conditions of approval.

Prepared by:

Mike Rivera
City Planner II

Approved by:

Robert D. Merkamp
Acting Zoning Manager

Approved for forwarding to the
City Planning Commission:

Scott Miller, Interim Planning Director
Planning, Building and Neighborhood Preservation

ATTACHMENTS

A. Findings
B. Conditions of Approval
C. Revised Project Plans, submitted on June 27, 2012
D. Landmarks Preservation Advisory Board Meeting/
Staff Report prepared by Historic Preservation Planner, Joann Pavlinec, dated June 11, 2012
E. Traffic Analysis Report, prepared by Consultant Abrams Associated, dated received July 2, 2012

ATTACHMENT A

Findings for Approval

The findings required for granting this application a Major Variance and Regular Design Review found in Sections 17.148.050, and 17.136.050(B) & (C) of the Oakland Zoning Regulations, and the reasons this proposal satisfy these findings, are as follows:

SECTION 17.148.050 –MAJOR VARIANCE FINDINGS

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.**

   The proposal is located within a 230 acre cemetery that has cremation, columbarium, and mausoleum facilities. The cemetery also provides funeral services in the existing chapels. Given that these existing services and the proposed funeral home facility are related, the strict compliance of the RD-1 residential zone would result in an unnecessary hardship. Staff finds that the proposal can be justified because it will provide services or functions that are essential and complimentary to the current uses on the property.

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.**

   While the intent of the RD-1 residential zone is to create single residential units, and supporting activities, the property was established as a cemetery in 1863 that later included additions of similar uses to respond to demographic changes and needs of the general public. Staff finds that the proposal for a funeral home and related services would be complimentary to the current uses on the property, and will contribute to the well-being and needs of the general public.

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.**

   The variance will not adversely affect the character of the surrounding area, and will not be detrimental to the public welfare because the funeral home services would be located within an existing cemetery. The proposal is within a 230 acre property and it is surrounded by other cemeteries, and far distant residential properties. The nearest residential property is located southeast and about 500 feet from the proposed site.

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.**

   Although similar Planning permits have been issued for a funeral home and related mortuary services on similar and nearby facilities on Piedmont Avenue, the variance proposal for a funeral

home and related services at 5000 Piedmont Avenue will not constitute a grant of special privilege. The proposal can be justified because there are related operation services at the Mountain View Cemetery.

5. **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 have been adopted by the Planning Commission or City Council.**

The proposal conforms to the City's General Plan and design criteria as listed in the content of this report.

SECTIONS 17.136.050(B) &(C)-REGULAR DESIGN REVIEW FINDINGS
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 proposal maintains a group of facilities that are well-related to one another and are in context with the surrounding buildings in the cemetery. The site, bulk, height, architectural features, materials and landscaping are all unique and compatible with the specific site and with the existing buildings at the Mountain View Cemetery. To protect the architecture of the building from utilities such as HVAC equipment, staff recommends a Condition that the proposed HVAC equipment on the roof should be screened from view. **(See Condition of Approval # 24)**

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 has a contemporary quality design that fits with the character of the surrounding buildings in the cemetery. The building footprint configuration, the different roof forms, the scale of the façade arcades, the recessed walls and quality materials and interesting design features serves to protect the value and investment in the area.

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 proposal conforms with the City's General Plan and to the applicable design review criteria as described in the content of this report.

For Local Register Properties that are not Landmarks or located in the S-7 or S-20 zone

1. **That for additions or alterations, the proposal will not substantially impair the visual, architectural, or historic value of the affected site or facility. Consideration shall be given to design, form, scale, materials, texture, lighting, detailing and ornamentation, landscaping, Signs, and any other relevant design element or effect, and, where applicable, the relation of the above to the original design of the affected facility.**

The proposal will not substantially impair the visual, architectural or historic value of the affected site. As described in a separate staff report for the Landmarks Preservation Advisory Board, the Historic Preservation Staff Planner evaluated the project and found that the proposal is consistent with the Secretary of the Interior's Standards, and thus a less than a significant impact on the historic resource for the Mountain View Cemetery.

FINDINGS

ATTACHMENT B

Conditions of approval

1. **Approved Use**

Ongoing

a) The project shall be constructed and operated in accordance with the authorized use as described in the application materials, and the *revised* design review plans dated **June 27, 2012** and submitted to the City on **June 27, 2012** 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 design plans, will require a separate application and approval. Any deviation from the approved drawings, Conditions of Approval or use shall required prior written approval from the Director of City Planning or designee.

b) This action by the **Planning Commission** ("this Approval") includes the approvals set forth below. This Approval includes the construction of a two-story 10,930 square foot funeral home that includes memorial services, mortuary functions and associated offices within the Mountain View Cemetery.

2. **Effective Date, Expiration, Extensions and Extinguishment**

Ongoing

Unless a different termination date is prescribed, this Approval shall expire **two (2) years** from the approval date, 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 permit, 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 for this project may invalidate this Approval if the said extension period has also expired.

3. **Scope of This Approval; Major and Minor Changes**

Ongoing

The project is approved pursuant to the **Planning Code** only. Minor changes to approved plans may be approved administratively by the Director of City Planning or designee. Major changes to the approved plans shall be reviewed by the Director of City Planning or designee to determine whether such changes require submittal and approval of a revision to the approved project by the approving body or a new, completely independent permit.

4. **Conformance with other Requirements**

Prior to issuance of a demolition, grading, P-job, or other construction related permit

a) The project applicant shall comply with all other applicable federal, state, regional and/or local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City's Building Services Division, the City's Fire Marshal, and the City's Public Works Agency. 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 of Approval #3.

b) The applicant shall submit approved building plans for project-specific needs related to fire protection to the Fire Services Division for review and approval, including, but not limited to automatic extinguishing systems, water supply improvements and hydrants, fire department access, elevated walking pathways, safety railings, emergency lighting and vegetation management for preventing fires.

5. Conformance to Approved Plans; Modification of Conditions or Revocation

Ongoing

a) Site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within 60-90 days of approval, unless an earlier date is specified elsewhere.

b) The City of Oakland reserves the right at any time during construction to require certification by a licensed professional that the as-built project conforms to all applicable zoning requirements, including but not limited to approved maximum heights and minimum setbacks. Failure to construct the project in accordance with approved plans may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension or other corrective action.

c) Violation of any term, **conditions of approval** or **project description** relating to the Approvals 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 Approvals or alter these **conditions of approval** if it is found that there is violation of any of the **conditions of approval** 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 Conditions of Approval.

6. Signed Copy of the Conditions of Approval

With submittal of a demolition, grading, and building permit

A copy of the approval letter and **Conditions of Approval** shall be signed by the property owner, notarized, and submitted with each set of permit plans to the appropriate City agency for this project.

7. Indemnification

Ongoing

a. To the maximum extent permitted by law, the applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the City of Oakland Redevelopment Agency, the Oakland City Planning Commission and its respective agents, officers, and employees (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, (1) an approval by the City relating to a development-related application or subdivision or (2) implementation of an approved development-related project. The City may elect, in its sole discretion, to participate in the defense of said Action and the applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.

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

8. **Compliance with Conditions of Approval**

Ongoing

The project applicant shall be responsible for compliance with the recommendations in any submitted and approved technical report and all the Conditions of Approval set forth below at its sole cost and expense, and subject to review and approval of the City of Oakland.

9. **Severability**

Ongoing

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

10. **Job Site Plans**

Ongoing throughout demolition, grading, and/or construction

At least one (1) copy of the stamped approved plans, along with the Approval Letter and Conditions of Approval, shall be available for review by City officials and project developer at the job site at all times.

11. **Stormwater and Sewer**

Prior to completing the final design for the project's sewer service

Confirmation of the capacity of the City's surrounding stormwater and sanitary sewer system and state of repair shall be completed by a qualified civil engineer with funding from the project applicant. The project applicant shall be responsible for the necessary stormwater and sanitary sewer infrastructure improvements to accommodate the proposed project. In addition, the applicant shall be required to pay additional fees to improve sanitary sewer infrastructure if required by the Sewer and Stormwater Division. Improvements to the existing sanitary sewer collection system shall specifically include, but are not limited to, mechanisms to control or minimize increases in infiltration/inflow to offset sanitary sewer increases associated with the proposed project. To the maximum extent practicable, the applicant will be required to implement Best Management Practices to reduce the peak stormwater runoff from the project site. Additionally, the project applicant shall be responsible for payment of the required installation or hook-up fees to the affected service providers.

12. **Special Inspector/Inspections, Independent Technical Review, Project Coordination and Management**

Prior to issuance of a demolition, grading, and/or construction permit

The project applicant may be required to pay for on-call third-party special inspector(s)/inspections as needed during the times of extensive or specialized plancheck review or construction. The project applicant may also be required to cover the full costs of independent technical review and other types of peer review, monitoring and inspection, including without limitation, third party plan check fees, including inspections of violations of Conditions of Approval. The project applicant shall establish a deposit with the Building Services Division, as directed by the Building Official, Director of City Planning or designee.

13. **Operational Noise-General**

Ongoing.

Noise levels from the activity, property, or any mechanical equipment on site shall comply with the performance standards of Section 17.120 of the Oakland Planning Code and Section 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 Planning and Zoning Division and Building Services.

14. Lighting Plan

Prior to the issuance of an electrical or building permit

The proposed lighting fixtures shall be adequately shielded to a point below the light bulb and reflector and that prevent unnecessary glare onto adjacent properties. Plans shall be submitted to the Planning and Zoning Division and the Electrical Services Division of the Public Works Agency for review and approval. All lighting shall be architecturally integrated into the site.

15. Vegetation Management Plan

http://www.oaklandnet.com/wildfirePrevention/WildfirePreventionAssessmentDistrictMap.pdf

Prior to issuance of a demolition, grading, and/or construction and Ongoing

a) The project applicant shall submit a vegetation management plan to the Planning and Zoning Division and Fire Services Division that includes if deemed appropriate, but not limited to the, following measures:
   i. Removal of dead vegetation overhanging roof and chimney areas;
   ii. Removal of leaves and needles from roofs;
   iii. Planting and placement of fire-resistant plants around the house and phasing out flammable vegetation;
   iv. Trimming back vegetation around windows;
   v. Removal of flammable vegetation on hillside slopes greater than 20%;
   vi. Pruning the lower branches of tall trees;
   vii. Clearing out ground-level brush and debris;
   viii. Stacking woodpiles away from structures.

b) The project applicant shall enter into a maintenance agreement with the City that ensures that landscaping will be maintained and adhere to measures listed above.

SPECIFIC PROJECT CONDITIONS

16. Review of Proposed Materials

Prior to Historic Preservation Sign Off of the Building Permit Drawings

All design development and materials selections for the new construction, including building materials, signage, lighting, etc. shall be submitted to historic preservation staff for review and approval, with referral to the Landmarks Preservation Advisory Board as appropriate. This includes, but is not limited to, the exterior final exterior stone selection, pavement color and materials, shop drawings and a mock up of the lattice screen, shop drawings and material samples of the fire pit, pedestrian pathway materials, etc.

17. Landscape Maintenance.

Ongoing

All required planting shall be permanently maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with applicable landscaping requirements. All required irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced.

18. Tree Removal Permit

Prior to issuance of a demolition, grading, or building permit

Prior to removal of any protected trees, per the Protected Tree Ordinance, located on the project site or in the public right-of-way adjacent to the project, the project applicant must secure a tree removal permit from the Tree Division of the Public Works Agency, and abide by the conditions of that permit.

19. Tree Protection During Construction

Prior to issuance of a demolition, grading, or building permit

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:

a) 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 City Tree Reviewer. 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.

b) 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 City Tree Reviewer 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.

c) 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 Tree Reviewer from the base of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. No heavy construction equipment or construction materials shall be operated or stored within a distance from the base of any protected trees to be determined by the tree reviewer. 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.

d) 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.

e) 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 Agency of such damage. 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.

f) 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.

20. Archaeological Resources

Ongoing throughout demolition, grading, and/or construction

a) Pursuant to CEQA Guidelines section 15064.5 (f), "provisions for historical or unique archaeological resources accidentally discovered during construction" should be instituted.

Therefore, in the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist or paleontologist to assess the significance of the find. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified archaeologist would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Oakland. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and a report prepared by the qualified archaeologist according to current professional standards.

b) In considering any suggested measure proposed by the consulting archaeologist in order to mitigate impacts to historical resources or unique archaeological resources, the project applicant shall determine whether avoidance is necessary and feasible in light 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) shall be instituted. Work may proceed on other parts of the project site while measure for historical resources or unique archaeological resources is carried out.

c) Should an archaeological artifact or feature be discovered on-site during project construction, all activities within a 50-foot radius of the find would be halted until the findings can be fully investigated by a qualified archaeologist to evaluate the find and assess the significance of the find according to the CEQA definition of a historical or unique archaeological resource. If the deposit is determined to be significant, the project applicant and the qualified archaeologist shall meet to determine the appropriate avoidance measures or other appropriate measure, subject to approval by the City of Oakland, which shall assure implementation of appropriate measure measures recommended by the archaeologist. Should archaeologically-significant materials be recovered, the qualified archaeologist shall recommend appropriate analysis and treatment, and shall prepare a report on the findings for submittal to the Northwest Information Center.

21. Human Remains

Ongoing throughout demolition, grading, and/or construction

In the event that human skeletal remains are uncovered at the project site during construction or ground-breaking activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines 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 Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. 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.

22. Paleontological Resources

Ongoing throughout demolition, grading, and/or construction

In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards (SVP 1995,1996)).The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the

paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.

23. Vibrations Adjacent Historic Structures

Prior to issuance of a demolition, grading or building permit

The project applicant shall retain a structural engineer or other appropriate professional to determine threshold levels of vibration and cracking that could damage the adjacent Historic structures and design means and methods of construction that shall be utilized to not exceed the thresholds.

24. Screening of HVAC Equipment

Prior to issuance of a demolition, grading or building permit/Ongoing

The applicant shall screen from view all of the HVAC equipment on the building roof.

APPROVED BY:

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

GENERAL NOTES

(VMP12-072)

1. THE CONTRACTOR SHALL EXECUTE THE WORK OF THIS PROJECT IN FULL COMPLIANCE WITH THE FOLLOWING CODE EDITIONS: 2010 CBC,2010 CRC, 2010 CMC, 2010 CPC, 2010 CFC, 2010 CEC, 2010 TITLE 24 ENERGY STANDARDS AND THE 2010 CA GREEN BUILDING STANDARDS CODE, AS AMENDED BY THE CITY OF OAKLAND. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE REGULATIONS, LAWS, ORDINANCES AND ORDERS BY ANY PUBLIC AUTHORITY HAVING JURISDICTION OVER THE PROJECT. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT IN A TIMELY FASHION ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF APPLICABLE CODES AND THE DRAWINGS OF WHICH THE CONTRACTOR IS OR BECOMES AWARE.

2. THE CONTRACTOR SHALL STUDY THE CONTRACT DOCUMENTS AND REPORT TO THE ARCHITECT IN WRITING ALL INCONSISTENCIES AND OMISSIONS HE FINDS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING CONDITIONS OF THE SITE AND PROJECT PRIOR TO COMMENCING WORK. IF THE CONTRACTOR PROCEEDS WITH ANY OF THE WORK WITHOUT INSTRUCTIONS OF THE ARCHITECT, WHERE SUCH INSTRUCTIONS ARE REQUIRED BY THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL MAKE GOOD AT HIS OWN COST ANY RESULTING ERROR, DAMAGE, OR DEFECTS.

3. WRITTEN DIMENSIONS ON DRAWINGS SHALL TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS. CONTRACTOR SHALL NOT SCALE DRAWINGS. IF A DIMENSION(S) HAS BEEN OMITTED THE CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE ARCHITECT IN A TIMELY FASHION.

4. CONTRACTOR SHALL VERIFY DIMENSIONS AND DETAILS OF ALL PROJECT COMPONENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION CLEARANCES OF ALL ITEMS, INCLUDING BUT NOT LIMITED TO MECHANICAL AND ELECTRICAL EQUIPMENT, AND CABINET WORK, TO BE INSTALLED IN THE PROJECT.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTION PROGRAMS IN CONNECTION WITH WORK, AND FOR MAINTAINING APPROPRIATE INSURANCE TO PROTECT THE CONTRACTOR, THE OWNER AND THE ARCHITECT.

6. CONTRACTOR SHALL PROTECT THE ADJACENT PROPERTY, THE PUBLIC AND SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY DUE TO HIS NEGLECT.

7. THE ARCHITECT WILL ASSIST THE OWNER IN SUBMITTING PLANS TO THE DEPARTMENT OF BUILDINGS FOR BUILDING PERMIT APPLICATION; ARCHITECT WILL ANSWER BUILDING DEPARTMENTS PLAN CHECK COMMENTS AND BE SUBMIT AS REQUIRED. THE OWNER WILL SECURE AND PAY FOR THE BUILDING PERMIT. CONTRACTOR WILL PAY FOR ALL OTHER PERMITS (INCLUDING ANY REQUIRED SIDEWALK SHED PERMITS, PARKING OR DUMPSTER PERMITS), LICENSES, INSPECTIONS AND THE LIKE REQUIRED TO EFFECT THE WORK OF THE CONTRACT DOCUMENTS THROUGH RECEIPT OF A CERTIFICATE OF OCCUPANCY.

8. CONTRACTOR SHALL CONSULT WITH REPRESENTATIVES OF APPLICABLE UTILITIES, INCLUDING BUT NOT LIMITED TO GAS, WATER, POWER, SEWER, TELEPHONE, AND CABLE TELEVISION, DETERMINE EXACT LOCATIONS AND AVAILABILITY OF UTILITIES, AND DETERMINE CONDITION OF EXISTING SERVICE PRIOR TO COMMENCING WORK. CONTRACTOR SHALL ADVISE ARCHITECT AND OWNER OF UNANTICIPATED CHANGES TO THE EXISTING SERVICES REQUIRED FOR THE SUCCESSFUL COMPLETION AND OPERATION OF THE PROJECT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

9. CONTRACTOR SHALL ERECT AND MAINTAIN TEMPORARY BARRICADES AND DUST-PROOF PARTITIONS AS NEEDED FOR PROTECTION AGAINST NUISANCE AND ACCIDENT, AND SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF HIS WORK AND THE OWNER'S PROPERTY FROM DAMAGE OR LOSS ARISING IN CONNECTION WITH THE WORK OF THIS PROJECT.

10. IMPROVEMENTS ON THE SITE, WORK IN PROGRESS, STORED MATERIALS ON PROPERTY SHALL BE PROTECTED BY THE CONTRACTOR FROM DAMAGE ARISING FROM THE WORK AND FROM NORMAL USE OF THE SITE DURING THE COURSE OF THE WORK WHETHER BY THE CONTRACTOR OR ANY OTHER PARTY. ALL ITEMS DAMAGED DUE TO INSUFFICIENT PROTECTION SHALL BE FULLY RESTORED TO THEIR PRIOR CONDITION BY THE CONTRACTOR AT NO COST TO THE OWNER.

11. PARTITION DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. OTHER COMPONENTS ARE DIMENSIONED TO DIMENSION POINTS SHOWN ON DETAILS, OR AS NOTED ON THE DRAWINGS.

12. NO PART OF THE STRUCTURE SHALL BE OVERLOADED BEYOND ITS SAFE CARRYING CAPACITY BY THE PLACING OF MATERIALS, EQUIPMENT, TOOLS, MACHINERY OR ANY OTHER ITEMS DURING THE COURSE OF THE CONTRACTOR'S WORK.

13. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN HIS AND THE SURROUNDING AREA, REMOVE ALL WASTE MATERIALS AND RUBBISH FROM THE PROJECT AS WELL AS HIS OR HER TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIALS. THE CONTRACTOR SHALL REMOVE PUTTY AND PAINT FROM ALL GLASS, MIRRORS, AND WASH AND POLISH SAME; REMOVE ALL LABELS, TAGS, GREASE, DIRT, STAINS, ETC. AND CLEAN ALL FIXTURES AND EQUIPMENT TO THE EXTENT OF RESTORING THEM TO THE ORIGINAL FINISH.

14. THE CONTRACTOR SHALL MAINTAIN A CURRENT COPY OF THE UBC ON SITE.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE, CONSTRUCTION-IN-PROGRESS, AND STORED MATERIALS AND EQUIPMENT, WHETHER ON- OR OFF-SITE.

16. THE OWNER SHALL PAY FOR TESTING OF ANY MATERIALS DISCOVERED ON THE SITE BY THE ARCHITECT, OWNER OR CONTRACTOR SUSPECTED OF CONTAINING TOXIC SUBSTANCES REQUIRING SPECIAL REMOVAL AND DISPOSAL. CHANGES TO THE CONTRACT RESULTING FROM THE DISCOVERY, TESTING, OR REMOVAL OF SUCH MATERIALS (IF ANY) SHALL BE EFFECTED BY A CHANGE ORDER.

17. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ANY AND ALL WORK PROVIDED BY ANY AND ALL SUBCONTRACTORS. GENERAL NOTES THAT REFER TO "CONTRACTOR" INCLUDE ALL WORK PROVIDED BY SUBCONTRACTORS. CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS, AND CONDITIONS IN FIELD PRIOR TO THE START OF PROJECT AND AT APPROPRIATE TIMES DURING THE COURSE OF CONSTRUCTION BEFORE RELATED PROJECT PHASES.

18. EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN HIS RESPECTIVE FIELD AND SHALL, PRIOR TO THE SUBMISSION OF HIS BID AND THE PERFORMANCE OF WORK, NOTIFY THE CONTRACTOR OF ANY WORK CALLED OUT IN THE CONSTRUCTION DOCUMENTS WHICH CANNOT BE EXECUTED AS INDICATED OR CANNOT BE FULLY GUARANTEED. THE CONTRACTOR WILL THEN NOTIFY THE OWNER AND ARCHITECT PRIOR TO ACCEPTANCE OF SUBCONTRACTOR'S BID

19. THE ARCHITECT HAS MADE THE ASSUMPTION THAT EXISTING CONCEALED CONDITIONS ARE STANDARD. THE CONTRACTOR WILL BE EXPECTED TO PERFORM THE NECESSARY WORK TO COMPLETE THE INDICATED CONSTRUCTION. IN THE EVENT THAT DEMOLITION REVEALS UNEXPECTED CONDITIONS, THE CONTRACTOR MUST INFORM THE OWNER AND ARCHITECT OF ANTICIPATED CHANGE ORDERS IN ADVANCE.

20. CONTRACTOR IS TO PROVIDE SAMPLES OF REQUESTED SUBMITTALS AND OF ALL PROPOSED MATERIAL SUBSTITUTIONS TO THE ARCHITECT FOR REVIEW. THE ARCHITECT WILL REQUIRE FIVE WORKING DAYS FOR REVIEW OF ALL SUBMITTALS INCLUDING SHOP DRAWINGS. SHOP DRAWINGS AND MATERIALS TO THE ARCHITECT WILL HAVE BEEN REVIEWED AND APPROVED BY THE CONTRACTOR. BY SUBMITTING SHOP DRAWINGS AND SUBMITTALS TO THE ARCHITECT, THE CONTRACTOR REPRESENTS THAT THE CONTRACTOR HAS DETERMINED AND VERIFIED MATERIAL, FIELD MEASUREMENTS, AND FIELD CONSTRUCTION RELATED THERETO, AND HAS CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND OF THE CONTRACT DOCUMENTS. THE ARCHITECT'S REVIEW OF SUBMITTALS AND SHOP DRAWINGS IS FOR CONFORMATION OF DESIGN INTENT ONLY.

21. THESE CONTRACT DOCUMENTS INTEND TO DESCRIBE A FINISHED PROJECT READY FOR LEGAL USE.

22. ANY CHANGE, MODIFICATION OR INTERPRETATION OF THE SCOPE OR REQUIREMENTS OF THESE DOCUMENTS, UNDERTAKEN WITHOUT CONSULTATION WITH THE ARCHITECT (AND ANY UNFORESEEN CONDITIONS RESULTING THEREFROM) SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR AS THE CASE MAY BE. AS STIPULATED IN THE OWNER/ARCHITECT AGREEMENT, TRACHTENBERG ARCHITECTS SHALL BE HELD HARMLESS FROM ANY CLAIMS RESULTING FROM SUCH ACTIVITY.

JUN 27 2012

— REVISED —

City of Oakland

Planning & Zoning Division

ABBREVIATIONS

&	AND	JT.	JOINT
L	ANGLE		
@	AT	LAM.	LAMINATE
CL	CENTER LINE	LT.	LIGHT
#	POUND OR NUMBER		
d	PENNY	M.B.	MACHINE BOLT
		MAX.	MAXIMUM
ACOUS	ACOUSTIC	MECH	MECHANICAL
ADJ.	ADJUSTABLE	MEMB.	MEMBRANE
APPROX.	APPROXIMATE	MET./ATL.	METAL
A.F.F.	ABOVE FINISH FLOOR	MFR.	MANUFACTURER
ALT.	ALTERNATE	MIN.	MINIMUM
ALUM.	ALUMINUM	MISC.	MISCELLANEOUS
A.B.	ANCHOR BOLT	M.O.	MASONRY OPENING
		MTD.	MOUNTED
BD.	BOARD	MUL.	MULLION
BITUM	BITUMINOUS		
BLDG.	BUILDING	(N)	NEW
BLK.	BLOCK	N	NORTH
BLKG.	BLOCKING	N.I.C.	NOT IN CONTRACT
B.O.T.	BOTTOM OF TRUSS	NO.	NUMBER
BKR.	BACKER ROD AND SEALANT	N.T.S.	NOT TO SCALE
CLG.	CEILING	OV	OVER
C.T.	CERAMIC TILE	O.C.	ON CENTER
CLK.CG.	CAULKING	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
CLR.	CLEAR		
CONC.	CONCRETE		
CONN.	CONNECTION	P. LAM.	PLASTIC LAMINATE
CONSTR.	CONSTRUCTION	PLYWD.	PLYWOOD
C.J.	CONTROL JOINT	P.T.	PRESSURE-TREATED
CONT.	CONTINUOUS	PTD.	PAINTED
CTSK.	COUNTERSUNK	PTN.	PARTITION
CMU	CONCRETE MASONRY UNIT		
		Q.T.	QUARRY TILE
D	DEPTH		
DBL.	DOUBLE	R.	RISER
DET./DTL.	DETAIL	RAD.	RADIUS
D.F.	DOUGLAS FIR	REF.	REFRIGERATOR
DIA.	DIAMETER	REINF.	REINFORCED
DIM.	DIMENSION	REQ.	REQUIRED
DN.	DOWN	RESIL.	RESILIENT
DWG.	DRAWING	RM.	ROOM
		R.O.	ROUGH OPENING
EA.	EACH	RWD.	REDWOOD
ELEC.	ELECTRICAL	RWL.	RAINWATER LEADER
ELEV.	ELEVATION		
E.P.	ELECTRICAL PANEL	SQ. FT.	SQUARE FEET
EQ.	EQUAL	SHT.	SHEET
(E)	EXISTING	SQ. IN.	SQUARE INCH
EXP. JT.	EXPANSION JOINT	SIM.	SIMILAR
EXT.	EXTERIOR	S.L.D.	SEE LANDSCAPE DRAWING
		S.M.D.	SEE MECHANICAL DRAWING
F.D.	FLOOR DRAIN	SPEC.	SPECIFICATIONS
F.E.	FIRE EXTINGUISHER	SQ.	SQUARE
F.F.	FINISH FLOOR	S.S.	STAINLESS STEEL
F.F.E.	FINISH FLOOR ELEVATION	STD.	STANDARD
FIN.	FINISH	STL.	STEEL
FL.	FLOOR	STOR.	STORAGE
F.O.C.	FACE OF CONCRETE	S.S.D.	SEE STRUCTURAL DRAWING
F.O.F.	FACE OF FINISH		
F.O.M.	FACE OF MASONRY	TEL.	TELEPHONE
F.O.S.	FACE OF STUD	T&G	TONGUE AND GROOVE
F.O.SH.	FACE OF SHEATHING	T.	TREAD
FT.	FOOT	THK.	THICK
FTG.	FOOTING	TYP.	TYPICAL
FURR.	FURRING	T.O.	TOP OF
		T.O.C.	TOP OF CONCRETE
GA.	GAUGE	T.O.O.	TOP OF OUTRIGGER
G.C.	GENERAL CONTRACTOR	T.O.P.	TOP OF PLATE
GL.	GLASS	T.O.S.	TOP OF SLAB
GSM.	GALVANIZED SHEET METAL	T.O.T.	TOP OF TRUSS
GYP. BD./ GWB	GYPSUM WALL BOARD		
		U.O.N.	UNLESS OTHERWISE NOTED
H	HEIGHT	VERT.	VERTICAL
H.B.	HOSE BIB	V.I.F.	VERIFY IN FIELD
H.C.	HOLLOW CORE	V.G.	VERTICAL GRAIN
HDWD.	HARDWOOD		
HDWR.	HARDWARE	W	WIDTH
HORIZ.	HORIZONTAL	W/	WITH
HR.	HOUR	WD.	WOOD
HW	HARDWOOD	WDW	WINDOW
IN.	INCH	W/O	WITHOUT
INTM.	INTERMEDIATE	WP.	WATERPROOF
INSUL.	INSULATION	WRC	WESTERN RED CEDAR
INT.	INTERIOR		

SYMBOL LEGEND

- ALIGN FINISH FACES
- ELEVATION/CONTROL POINT
- REVISION NUMBER
- REVISION
- WALL CONSTRUCTION TYPE
- WINDOW — SEE WINDOW SCHEDULE
- DOOR — SEE DOOR SCHEDULE
- ROOM NUMBER — SEE FINISH SCHEDULE
- DETAIL NUMBER / SHEET NUMBER — DETAIL
- ELEVATION/SECTION NUMBER / SHEET NUMBER
- INTERIOR ELEVATION NUMBER / SHEET NUMBER
- REFERENCE GRID — FACE OF STRUCTURE
- REFERENCE GRID — COLUMN CENTERLINES

PROJECT DIRECTORY

OWNER:
Jeff Lindeman, General Manager & CFO
Mountain View Cemetary
5000 Piedmont Avenue
Oakland, CA

ARCHITECT:
David Trachtenberg
Trachtenberg Architects
2421 Fourth Street
Berkeley, CA 94710
(510) 649-1414 x 12
www.trachtenbergarch.com

LANDSCAPE ARCHITECT:
Joe Runco
SWA Group
55 New Montgomery Street
Suite 888
San Francisco, CA 94105
(415) 835-5770
www.swagroup.com

PROJECT DESCRIPTION

PROJECT ADDRESS: 5000 Piedmont Avenue (APN: 48A-7002-3-2)

SCOPE OF WORK:
CONSTRUCTION OF NEW FUNERAL HOME.

ZONING CODE ANALYSIS
(BASED ON THE OAKLAND MUNICIPAL ZONING CODE)

ZONING: RD-1 (URBAN OPEN SPACE OVERLAY)

USE: CEMETARY & FUNERAL HOME

LOT AREA & FAR/FAR (TABLE 17.15.05)
LOT AREA +/- 10,016,800 SF
MAX FOR LOTS >43,560 SF 15%
MAX BUILDING AREA ALLOWED 1,502,820 SF

HEIGHT: (TABLE 17.15.03)

	ALLOWED	PROPOSED
	28'-0" MAX.	24'-0"

SETBACKS (ZONING CODE SEC. 33-22.7):

	REQUIRED	PROPOSED
FRONT	20'-0"	+/- 462'
SIDES	5'-0"	+/- 85'
REAR	20'-0"	+/- 3,444'

TOTAL FLOOR AREA (as defined by Oakland Municipal Zoning Code)
GROUND FLOOR: 7525 SF
SECOND FLOOR: 2225 SF (Mortuary Labs)
1160 SF (Office)
TOTAL: 10930 SF

NEW IMPERVIOUS SURFACE AREA: 4800 SF

PARKING ANALYSIS:

	ASSEMBLY SEATING:	20 SPACES
	MORTUARY LABS:	3 SPACES
	OFFICE	2 SPACES
	TOTAL:	27 SPACES

BICYCLE PARKING ANALYSIS:
SHORT TERM: 5% OF 27 VEHICLE SPACES = 2 BIKE RACK
LONG TERM: 5% OF 27 VEHICLE SPACES = 2 BIKE LOCKER

BUILDING CODE ANALYSIS
(BASED ON THE 2010 CALIFORNIA RESIDENTIAL CODE)

OCCUPANCY: MIXED GROUP B OFFICE AND GROUP A3 ASSEMBLY USES

MIN. CONSTRUCTION TYPE: V-B SPRINKLERED

	ALLOWABLE	PROPOSED
HEIGHT	40 FT	24'
NUMBER OF STORIES:	2*	2

AREA:

	ALLOWABLE	PROPOSED
GROUND FLOOR	12000* SF	7000 SF
SECOND FLOOR	12000* SF	2025 SF(Mortuary Labs)
		525 SF (Office)
TOTAL	24000* SF	9850 SF

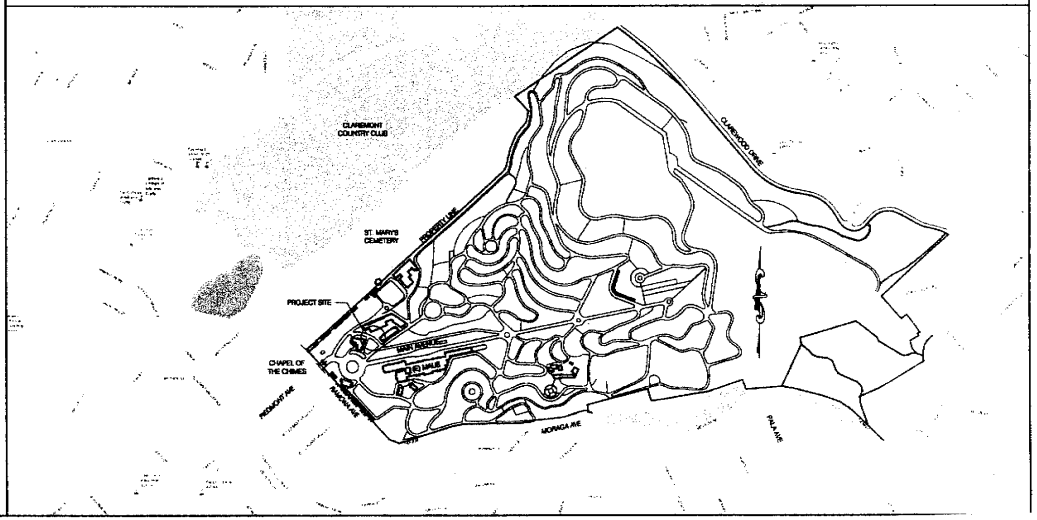
*WITH AUTOMATIC SPRINKLER SYSTEM INCREASE

DRAWING LIST

SHEET NO. & TITLE	SUBMISSION & DATE	02.09.2012 PRE-APP PACKAGE	05.25.2012 LANDMARKS BOARD	05.29.2012 ZONING SUBMITTAL	06.27.2012 ZONING REVISION					
ARCHITECTURAL DRAWINGS										
A0.0 GENERAL INFORMATION	X	X	X	X						
A0.1 APPLICANT STATEMENT	X	X	X	X						
A0.2 NEIGHBORHOOD MAP				X	X					
A0.3 AERIAL CONTEXT PHOTOGRAPH		X	X	X						
A0.4 MOUNTAIN VIEW CEMETERY SITE PLAN		X	X	X						
A0.5 EXISTING CEMETERY BUILDINGS SURVEY		X	X	X						
A0.6 SNL COMMERCIAL GREEN BUILDING CHECKLIST				X	X					
T-1 SUPPLEMENTAL TOPOGRAPHIC SURVEY				X	X					
A1.0 EXISTING SITE PLAN	X	X	X	X						
A1.1 PROPOSED SITE PLAN	X	X	X	X						
L1.0 PROPOSED LANDSCAPE PLAN	X	X	X	X						
L2.0 PROPOSED SITE LIGHTING PLAN				X	X					
A2.1 PROPOSED GROUND FLOOR PLAN	X	X	X	X						
A2.2 PROPOSED SECOND FLOOR PLAN			X	X	X					
A2.3 PROPOSED ROOF PLAN			X	X	X					
A3.1 RENDERINGS	X	X	X	X						
A3.2 RENDERINGS	X	X	X	X						
A3.3 RENDERINGS	X	X	X	X						
A3.4 RENDERINGS			X	X	X					
A3.5 RENDERINGS			X	X	X					
A3.6 EXTERIOR ELEVATIONS	X	X	X	X						
A3.7 EXTERIOR ELEVATIONS	X	X	X	X						
A3.8 MATERIALS	X	X	X	X						
A3.9 MATERIALS BOARD			X	X	X					
A4.1 BUILDING SECTIONS		X	X	X						
A4.2 WALL SECTIONS			X	X	X					
A5.1 EXISTING SITE PHOTOGRAPHS	X	X	X	X						
A5.2 EXISTING SITE PHOTOGRAPHS	X	X	X	X						
A5.3 EXISTING SITE PHOTOGRAPHS	X	X	X	X						
A5.4 EXISTING SITE PHOTOGRAPHS	X	X	X	X						
A5.5 EXISTING SITE PHOTOGRAPHS	X	X	X	X						
A7.1 MATERIALS PALETTE, PRODUCTS & SIGNAGE				X	X					

VICINITY MAP

SCALE:
1:500' @ 24"x36"
1:1000' @ 11" x17"



TRACHTENBERG ARCHITECTS

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Tel: 510.649.1414
www.TrachtenbergArch.com

Funeral Home at Mountain View Cemetery

5000 Piedmont Avenue
Oakland, CA

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JOB: 1007

SHEET:

GENERAL INFORMATION

A0.0

ATTACHMENT C

MOUNTAIN VIEW
CEMETERY

Mountain View Cemetery Association – New Funeral Home
Revised Applicant Statement June 27, 2012

The Need
Mountain View Cemetery Association, a not-for-profit organization established in 1863, proposes the development of a funeral home. Due to increases in rates of cremation and changes in cultural demographics, it is vital to the long-term ability of Mountain View Cemetery Association to serve the community and to maintain its historic buildings and grounds and to add a funeral home to its cemetery and cremation services.

The Project
This project proposes the construction of a funeral home and supporting events building on the grounds of Mountain View Cemetery Association. The proposed structure is a two-story building of about 10,930 square feet of floor area. The funeral home will include areas for memorial services, mortuary functions and associated office and support space.

Project Benefits
The design for the proposed new building has evolved in a series of meetings with Oakland Heritage Association during the course of the past year. We believe that the proposed new building will be a beautiful and dignified enhancement to Mountain View Cemetery Association. We plan on expending $5M- $7M to construct this project during a recessionary time and will create four to five new full time jobs during the next five years. Most importantly, through improving services offered by Mountain View Cemetery, the project will bring families to the cemetery who are otherwise going to cemeteries outside of Oakland. That is vital to the long-term maintenance of Mountain View Cemetery Association, which receives no tax revenue funding. However, we also recognize that the project that has evolved with the OHA will be substantially more expensive than the original project and that such costs will be amortized over time to consumers.

The Plan
Existing conditions (see attached) include two minor and infrequently used driveways situated between the Gothic Chapel and Crematory and the Outdoor Garden Mausoleum. We propose replacing these driveways with a funeral home. The existing reflection pool (north façade), needing repairs, will be renovated to become a contemplative back drop to the new building. The south façade will open to an active garden that reflects the both linear and non-linear aspects of the existing Olmsted landscape. The classic shape, use of stone and siting of the new building makes the building a landscape element that mediates the differences between the mausoleum and chapels, makes existing unrefined landscapes into well defined outdoor rooms, will be environmentally efficient and make for safe and intuitive way-finding. The plan allows the cemetery to keep two existing mature cedar trees. Last, as a sculptural landscape element it will be refined from all sides and tops.

Changing Demographics
The changing demographics of Mountain View Cemetery Association's customers require a different kind of architectural experience than that currently offered by the existing Gothic and Tower Chapels. For many of the Cemetery's customers, the Anglican nature of the Gothic and Tower Chapels is at odds with their Buddhist, Hindi, Jewish, Moslem, Atheist or other cultural and ethnic identities.

Palette/Energy Green Funeral Building
The funeral building is proposed to be clad in a rough cleaved limestone. Metal or wood shutters at each of the four foot wide openings in the south facing portico will provide shade and privacy as needed. Mechanical equipment will be well screens within the tall parapet of the roof. The funeral building will meet or exceed all required energy and green building standards.

Community Process
In the course of developing the schematic design for this project we have met with representatives of Oakland Heritage Association and with PANH, on several occasions beginning in May, 2011. Over the course of the many months in which we have engaged with these groups the design has changed and evolved a great deal. We feel that the exchange has been fruitful and process exemplary. A letter of support for the project from OHA is attached.

Revisions to the Pre-Application Submittal
While our initial application proposed to house the new funeral home areas entirely through re-modeling the existing historic Gothic Chapel, through working with the Oakland Historical Association and PANH., we have now revised our proposal to house the new funeral home areas in a new building adjacent.

Thank you for your consideration of this application.
Sincerely,

David Trachtenberg, AIA
TRACHTENBERG ARCHITECTS
510/649-1414 x 12
david@trachtenbergarch.com

Jeff Lindeman, GM & CFO
MOUNTAIN VIEW CEMETERY ASSN.
510/658-2588
jeff@mountainviewcemetery.org

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JOB: 1007

SHEET:

APPLICANT
STATEMENT

A0.1

1 A0.2 NEIGHBORHOOD MAP
1"=120' @ 11X17 1":60' @ 24X36

NOTATION KEY

1. 4466 PIEDMONT AVENUE — Duck's Nest Pre-School
2. 4480 PIEDMONT AVENUE — State Farm Insurance (Offices); Duck's Nest Preschool
3. 4460 PIEDMONT AVENUE — Parking Lot for "Chapel of the Chimes"
4. 4476 PIEDMONT AVENUE — Machine Shop for Chapel of the Chimes
5. 4466 PIEDMONT AVENUE — Colin's Wild Mountain Honey (Honey Distributor)
6. 4454 PIEDMONT AVENUE — Gthegoodstock.com (Housewares sales); Vacant photo studio
7. 4450 PIEDMONT AVENUE — Colin's Wild Mountain Honey (Honey Distributor)
8. 4446 PIEDMONT AVENUE — Inside Out (Gym); Physical Therapy Offices; Guitar instruction office
9. 4436 PIEDMONT AVENUE — Garage
10. 4432 PIEDMONT AVENUE — Art studio sales and instruction
11. 4420 PIEDMONT AVENUE — Towata Flowers (flower shop & parking)
12. 4414 PIEDMONT AVENUE — J. Miller Flowers (flower shop)
13. 4400 PIEDMONT AVENUE — Chevron (fuel sales and car wash)
14. 4401 PIEDMONT AVENUE — Tiki Lounge (bar and food)
15. 4409 PIEDMONT AVENUE — Daily Method (yoga and pilates studio)
16. 1990 PLEASANT VALLEY AVE — Parking
17. 4425 PIEDMONT AVENUE — Familias Motorcycle Club (Social Club)
18. 4429 PIEDMONT AVENUE — Residence (rental houses owned by Chapel of the Chimes)
19. 4435 PIEDMONT AVENUE — Amador Monument Company (monument fabrication and distribution)
20. 4445 PIEDMONT AVENUE — Amador Monument Company (parking and monument storage)

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SHEET

NEIGHBORHOOD MAP

A0.2

1 A0.3 AERIAL CONTEXT PHOTOGRAPH
NOT TO SCALE

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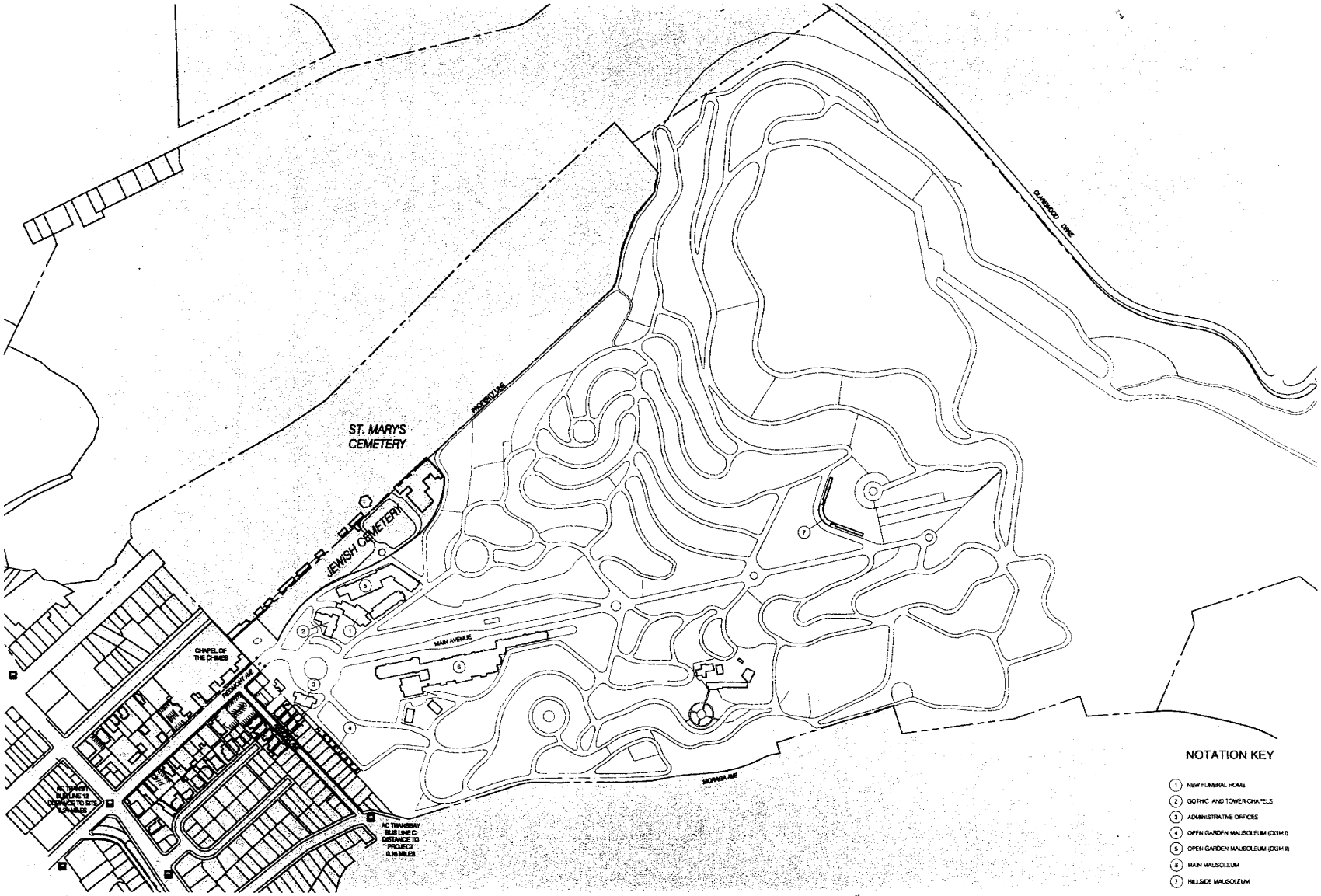
SHEET

AERIAL CONTEXT PHOTOGRAPH

A0.3



NOTATION KEY

1. NEW FUNERAL HOME
2. GOTHIC AND TOWER CHAPELS
3. ADMINISTRATIVE OFFICES
4. OPEN GARDEN MAUSOLEUM (OGM I)
5. OPEN GARDEN MAUSOLEUM (OGM II)
6. MAIN MAUSOLEUM
7. HILLSIDE MAUSOLEUM

1 / A0.4 MOUNTAIN VIEW CEMETERY SITE PLAN

1"=400' @ 11X17 1":200' @ 24X36

N

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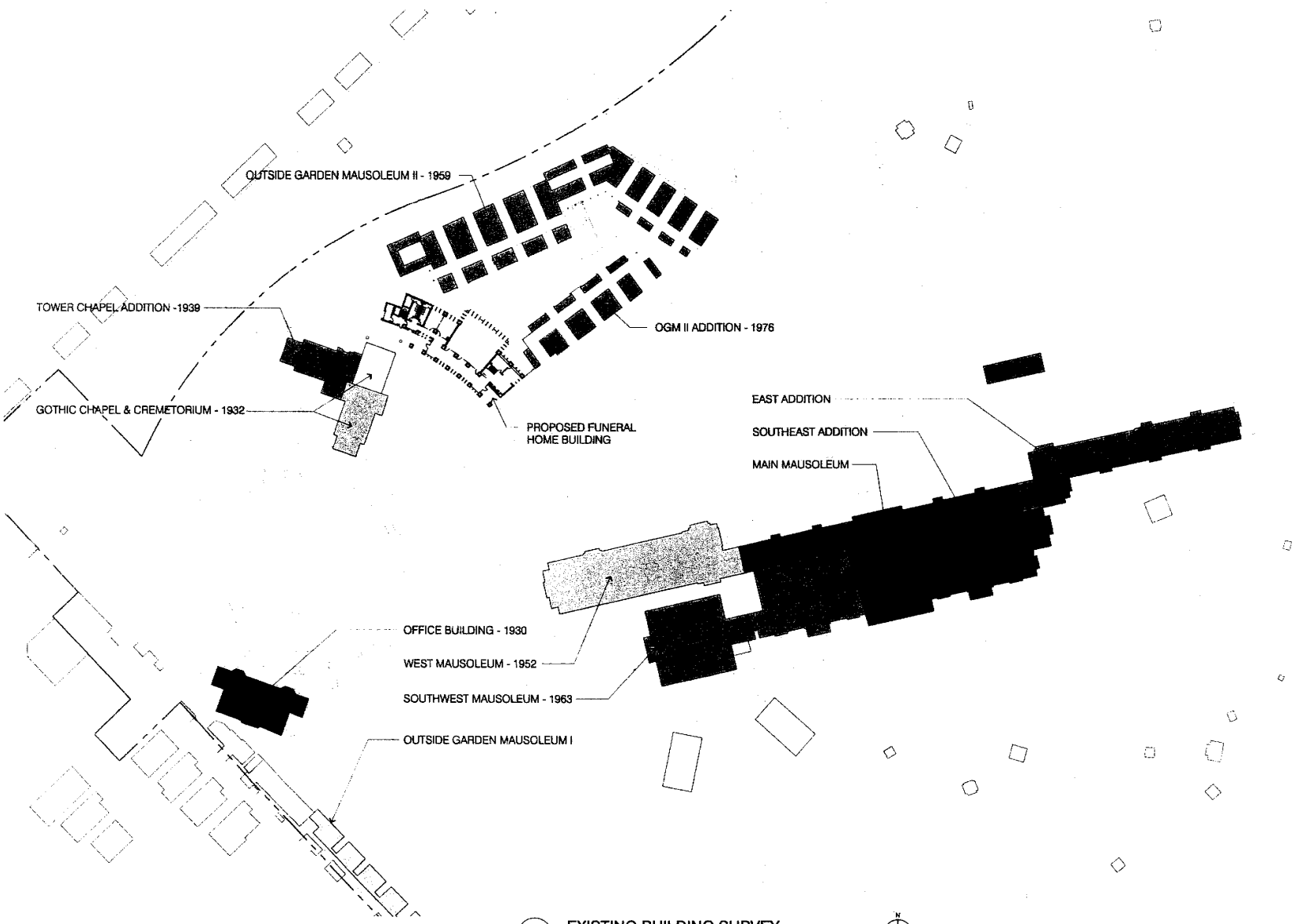
JOB: 1007

SHEET:

MOUNTAIN VIEW CEMETERY SITE PLAN

A0.4



1/0.5 EXISTING BUILDING SURVEY
1"=100' @ 11X17 1"=50' @ 24X36

N

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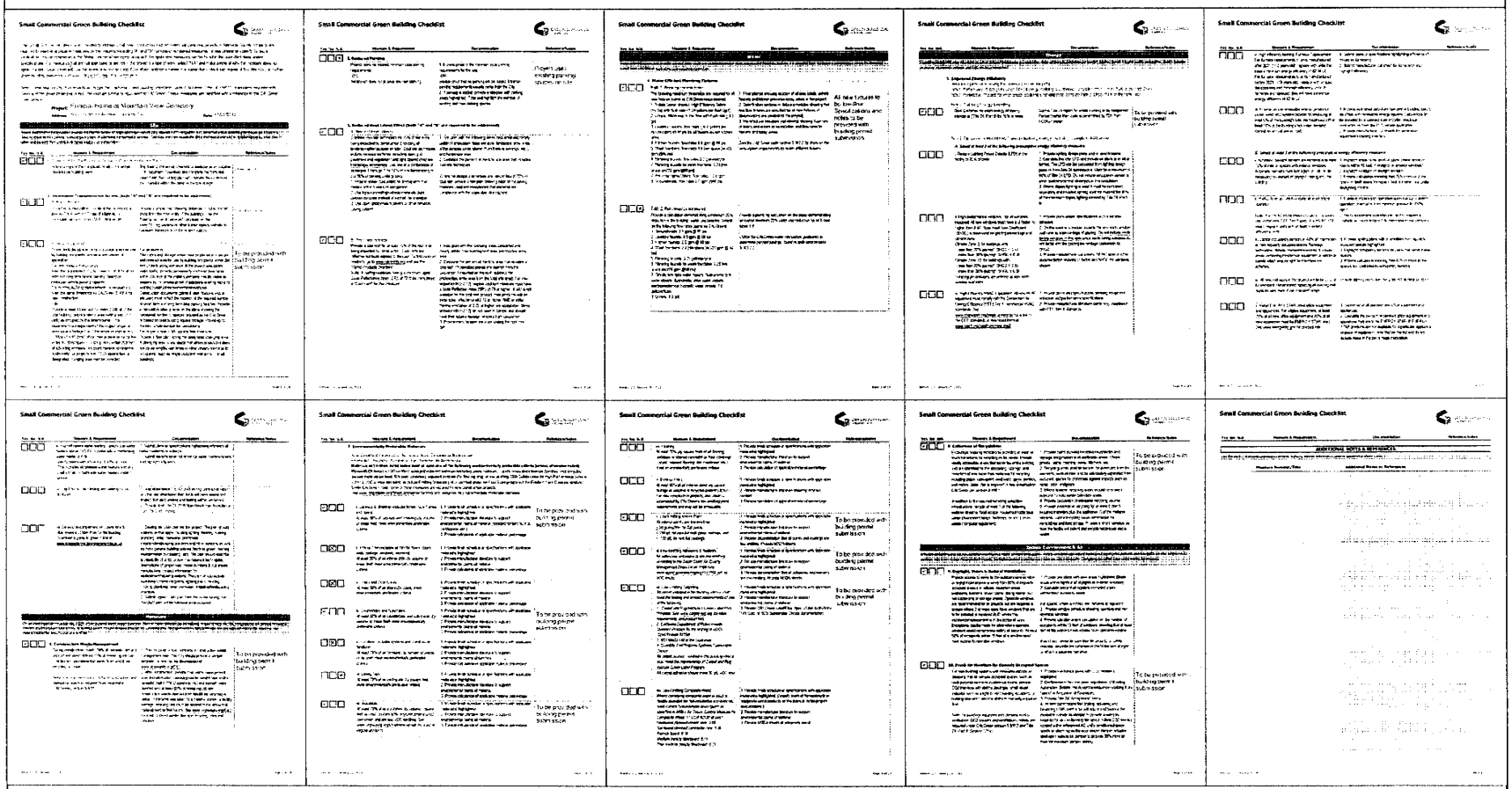
JOB: 1007

SHEET

EXISTING BUILDING SURVEY

A0.5

SMALL COMMERCIAL GREEN BUILDING CHECKLIST



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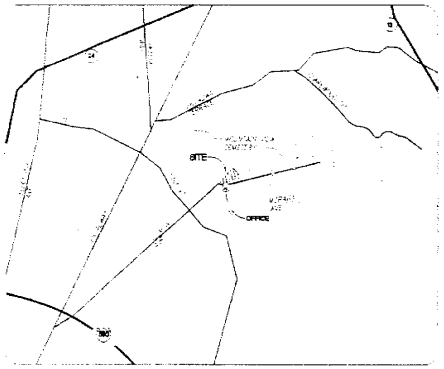
JOB: 1007

SHEET:

SMALL COMMERCIAL GREEN BUILDING CHECKLIST

A0.6

MOUNTAIN VIEW CEMETERY
SUPPLEMENTAL TOPOGRAPHIC SURVEY



VICINITY MAP

ABBREVIATIONS

LEGEND

UTILITY NOTE

SURVEY NOTE

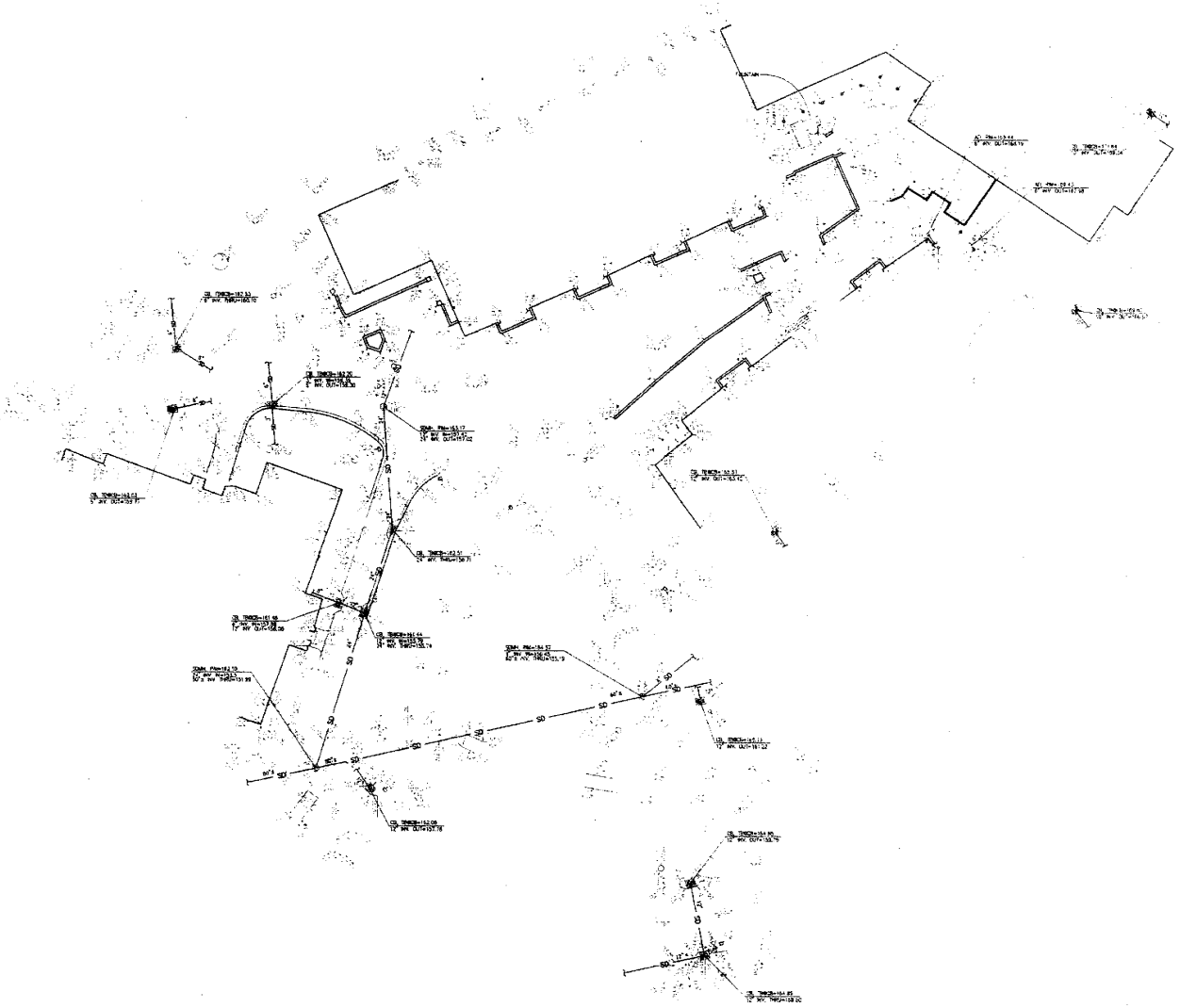
BENCHMARK

BASIS OF BEARINGS

TREE NOTE

UNAUTHORIZED CHANGES AND USES

CAUTION



SANDIS
SUNNYVALE ROSEVILLE OAKLAND

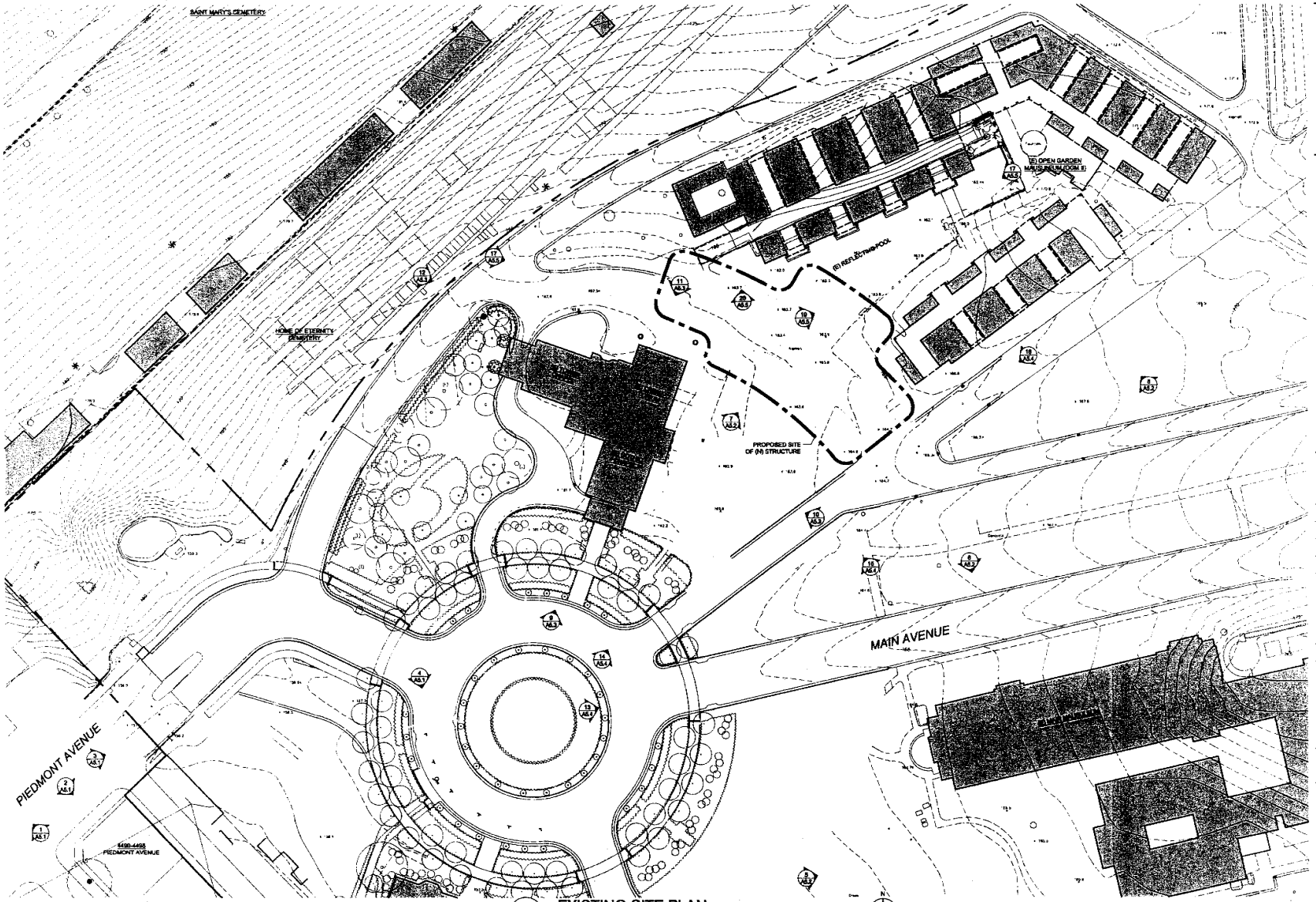
DRAWING NO. 607114

No.	REVISION	DATE	BY

MOUNTAIN VIEW CEMETERY
5000 PIEDMONT AVE.
OAKLAND, CA. 94611

SUPPLEMENTAL TOPOGRAPHIC SURVEY

T-1
1



1 A1.0 EXISTING SITE PLAN 1"=60' @ 11X17 1"=30' @ 24X36

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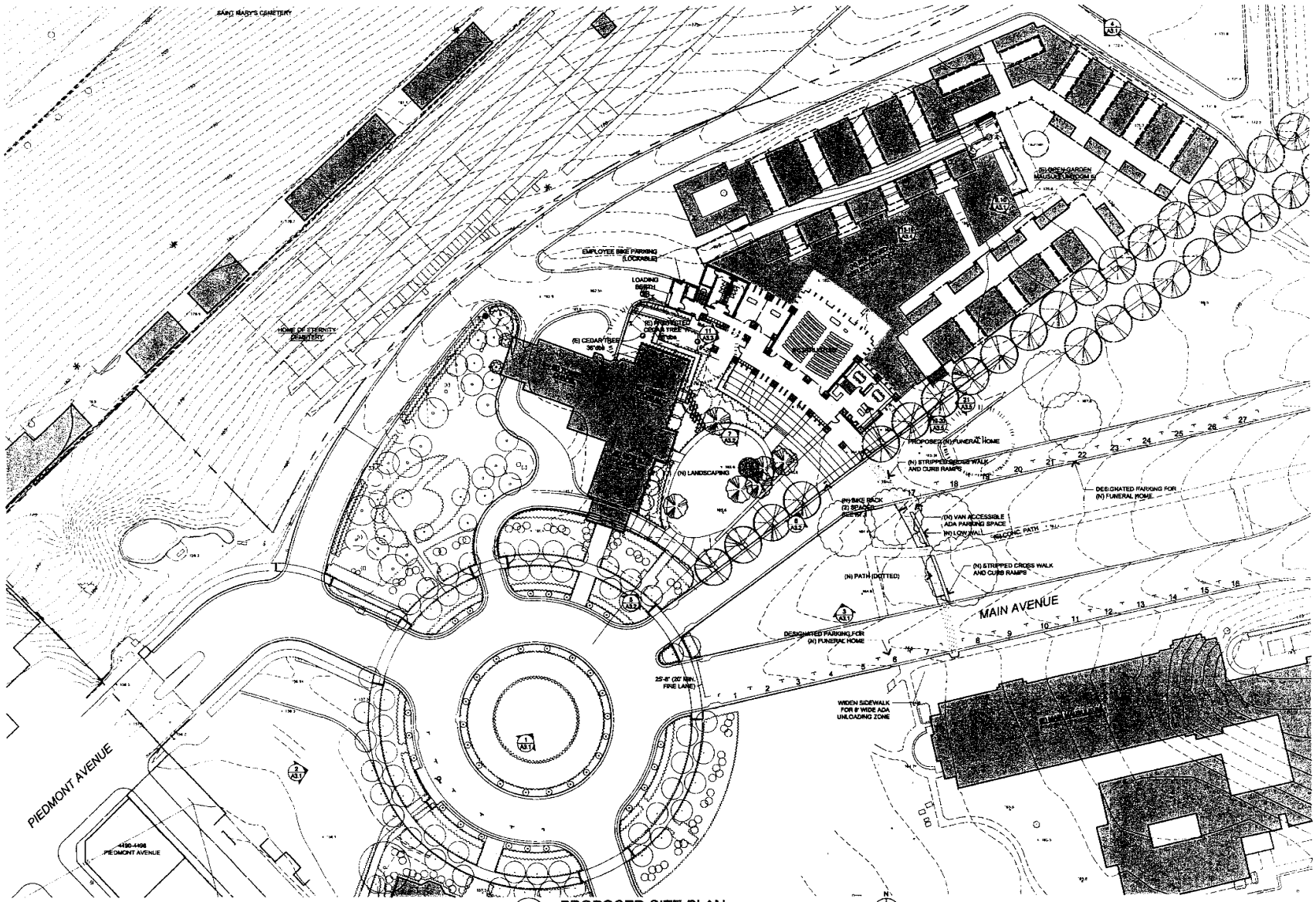
SHEET:

EXISTING SITE PLAN

A1.0



1 A1.1 PROPOSED SITE PLAN
1"=60' @ 11X17 1":30' @ 24X36

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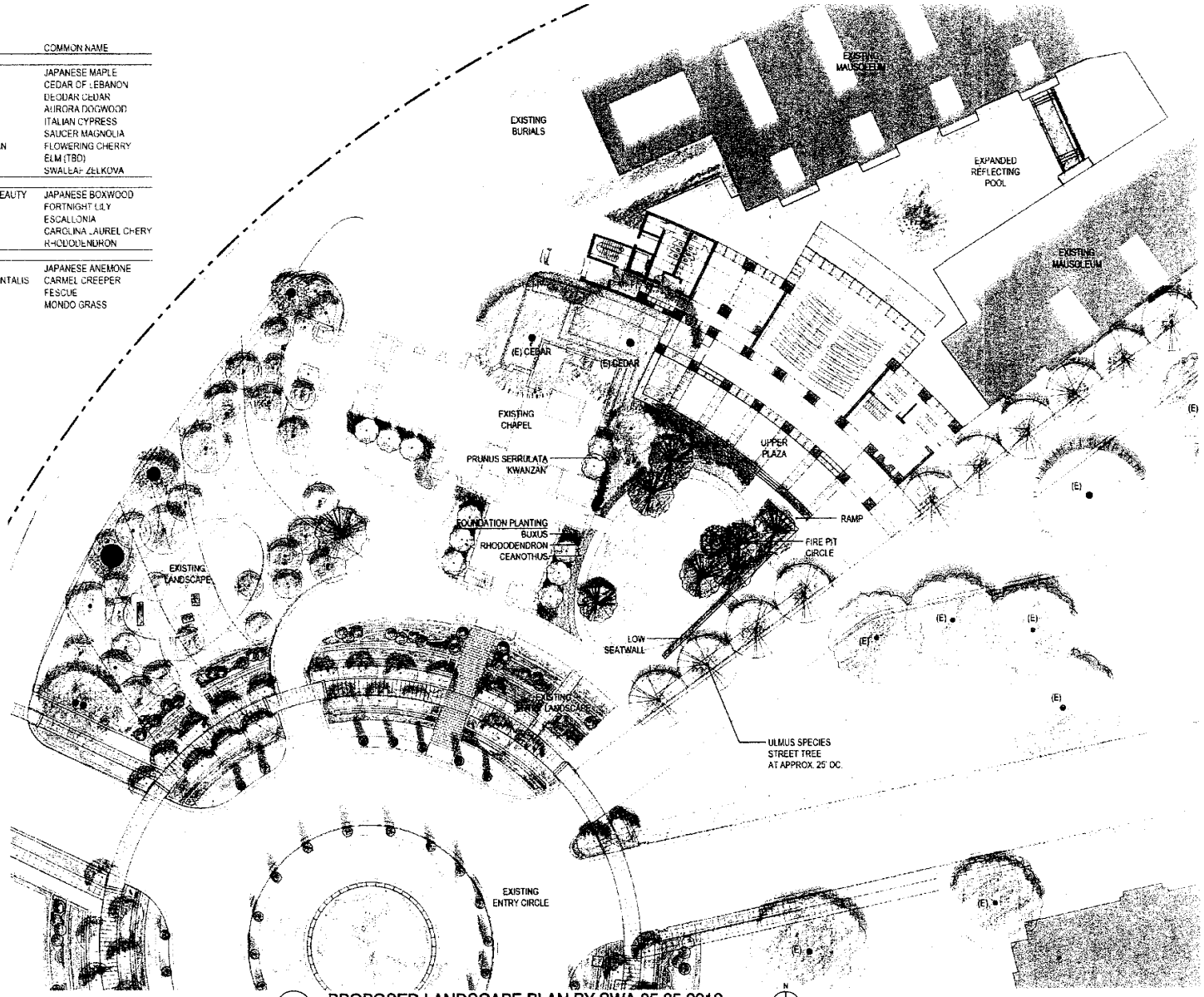
PROPOSED SITE PLAN

A1.1

CONCEPTUAL PLANT LIST

SIZE	BOTANICAL NAME	COMMON NAME
TREES		
24" BOX	ACER PALMATUM	JAPANESE MAPLE
24" BOX	CEDRUS LIBANI	CEDAR OF LEBANON
24" BOX	CEDRUS DEODARA	DEODAR CEDAR
24" BOX	CORNUS X RUTBAN AURORA	AURORA DOGWOOD
24" BOX	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS
24" BOX	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA
24" BOX	PRUNUS SERRULATA 'KWANZAN'	FLOWERING CHERRY
24" BOX	ULMUS SPECIES	ELM (TBD)
24" BOX	ZELKOVA SERRATA (OPTION)	SWALEAF ZELKOVA
SHRUBS		
1 GAL.	BUXUS M. JAPONICA 'GREEN BEAUTY'	JAPANESE BOXWOOD
5 GAL.	DIETES VEGETA	FORTNIGHT LILY
5 GAL.	ESCALLONIA RUBRA	ESCALLONIA
5 GAL.	PRUNUS CAROLINEANA	CAROLINA LAUREL CHERY
5 GAL.	RHODODENDRON 'BIBIANI'	RHODODENDRON
GROUNDCOVERS		
1 GAL.	ANEMONE X HYBRIDA	JAPANESE ANEMONE
1 GAL.	CEANOTHUS GRISEUS HORIZONTALIS	CARMEL CREEPER
1 GAL.	FESTUCA SP.	FESCUE
1 GAL.	OPHIOPOGON JAPONICUS	MONDO GRASS



1 / L1.0 PROPOSED LANDSCAPE PLAN BY SWA 05.25.2012

1:40 @ 11X17 1:20 @ 24X36

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SHEET:

PROPOSED LANDSCAPE PLAN

L1.0

MOUNTAIN VIEW CEMETERY

OAKLAND, CALIFORNIA

0 30 60 120

Scale: 1" = 30' - 0"
June 11, 2012

North

S W A

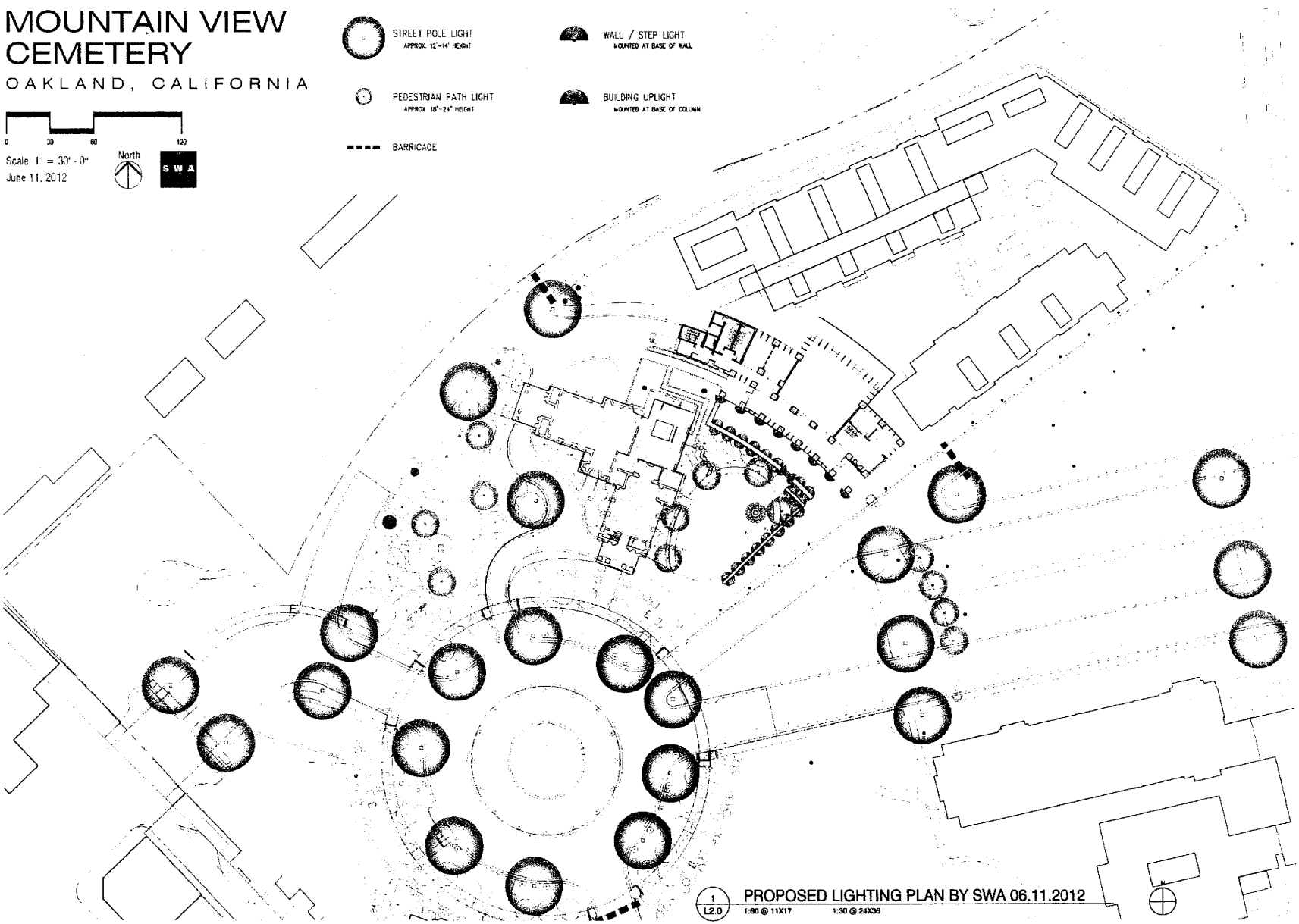
STREET POLE LIGHT
APPROX. 12'-14' HEIGHT

PEDESTRIAN PATH LIGHT
APPROX. 18'-24' HEIGHT

BARRICADE

WALL / STEP LIGHT
MOUNTED AT BASE OF WALL

BUILDING UPLIGHT
MOUNTED AT BASE OF COLUMN



1 / L2.0 PROPOSED LIGHTING PLAN BY SWA 06.11.2012
1:60 @ 11X17 1:30 @ 24X36

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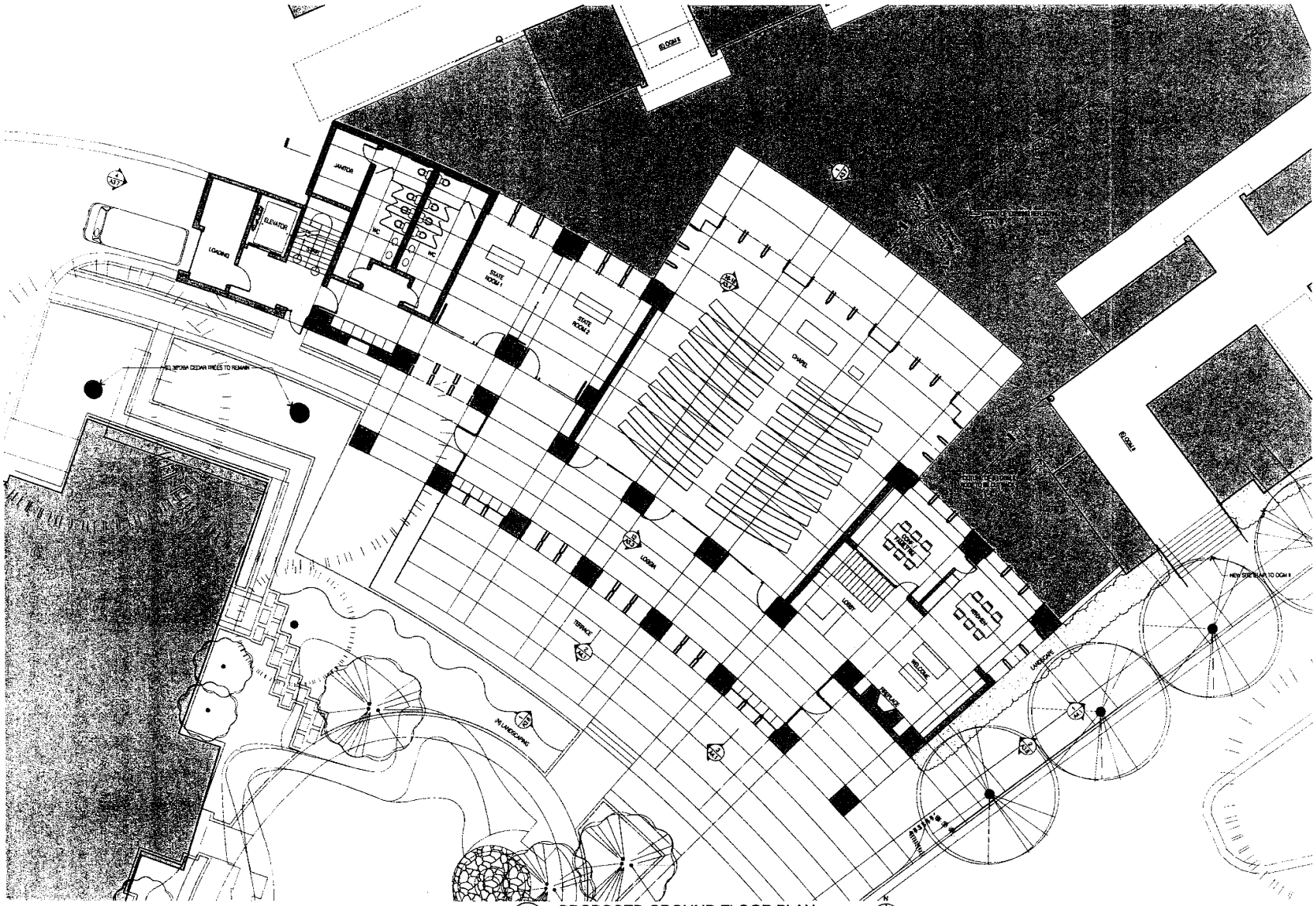
PROPOSED LIGHTING PLAN

L2.0



1 A2.1 PROPOSED GROUND FLOOR PLAN

1/16"=1'-0" @ 11X17 1/8"=1'-0" @ 24X36

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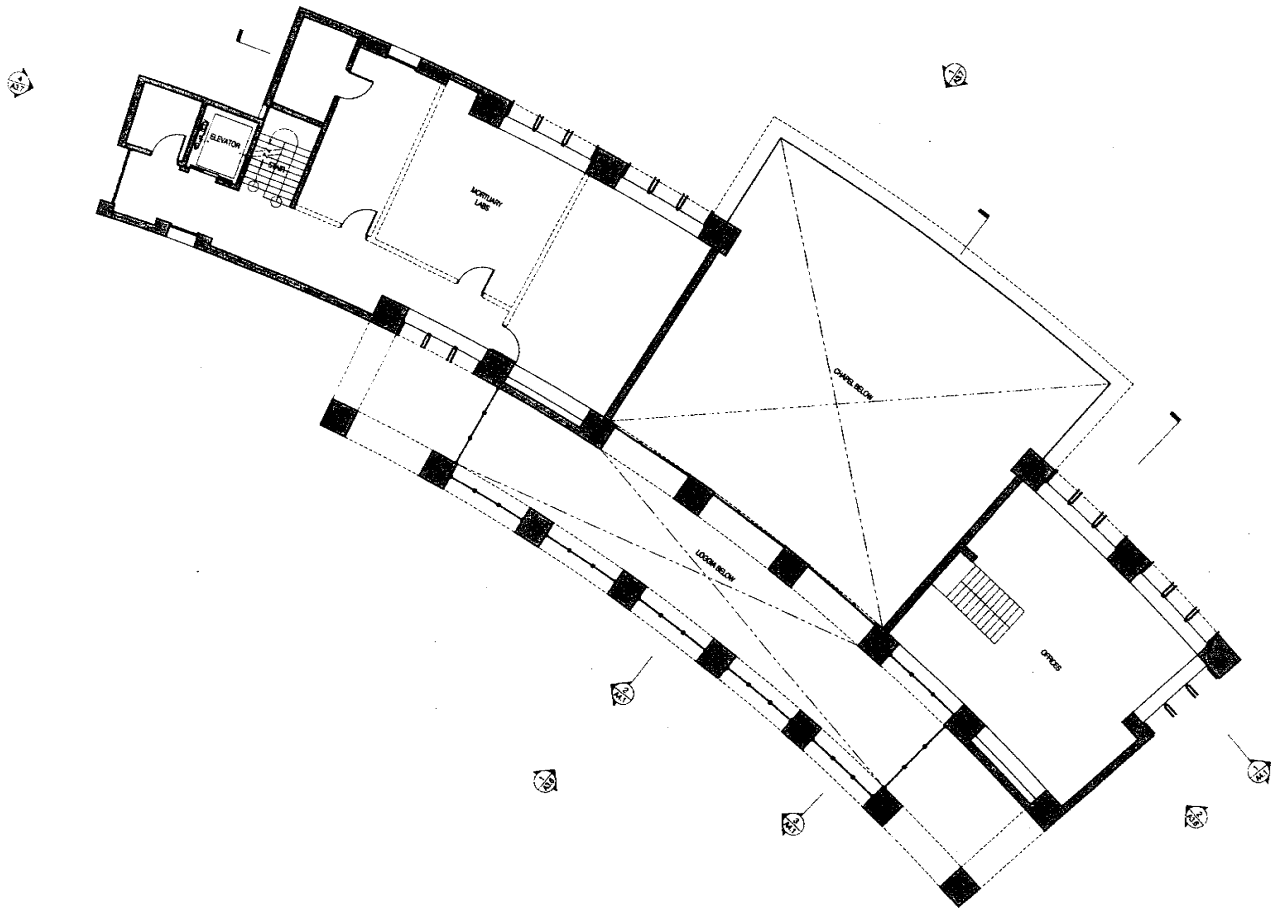
PROPOSED GROUND FLOOR PLAN

A2.1



1 / A2.2 PROPOSED SECOND FLOOR PLAN

1/16"=1'-0" @ 11X17 1/8"=1'-0" @ 24X36

N

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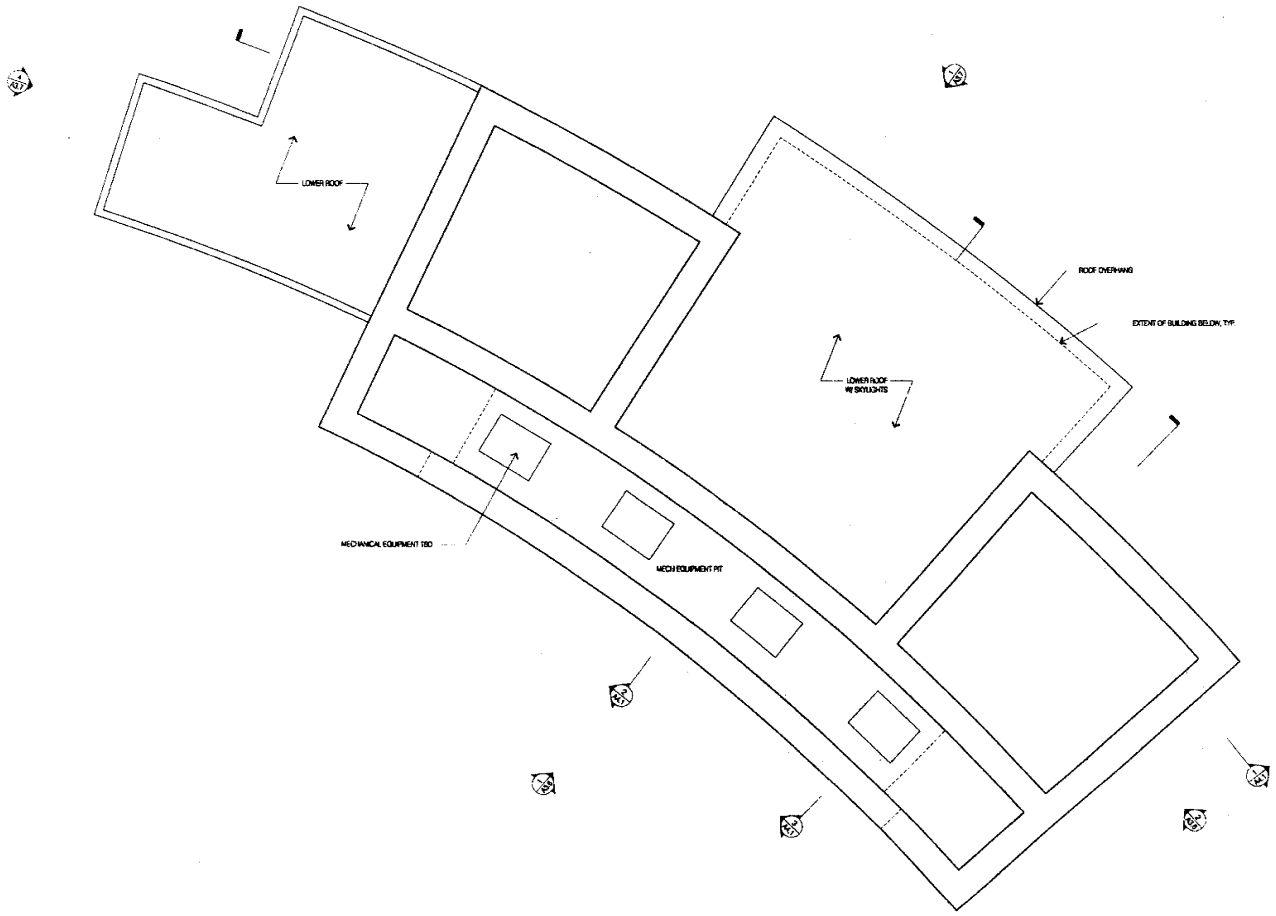
PROPOSED SECOND FLOOR PLAN

A2.2



1 A2.3 PROPOSED ROOF PLAN

1/16"=1'-0" @ 11X17 1/8"=1'-0" @ 24X36

N

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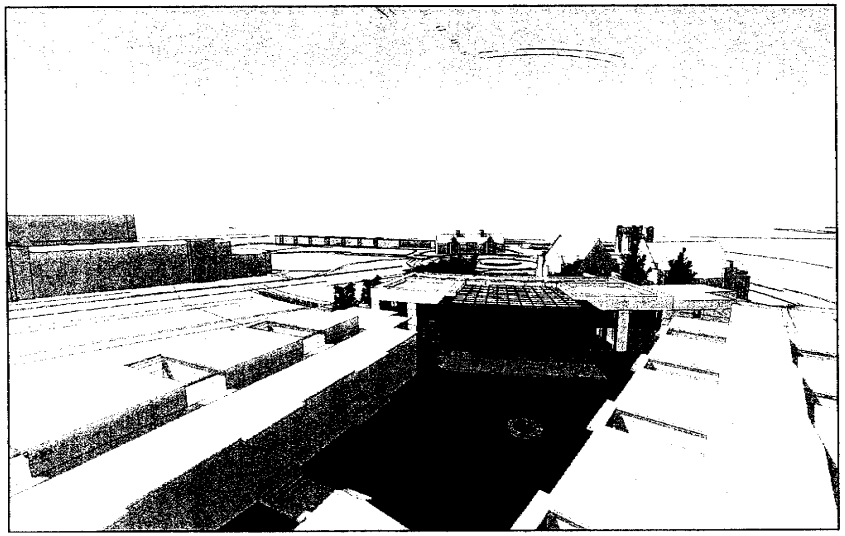
JOB: 1007

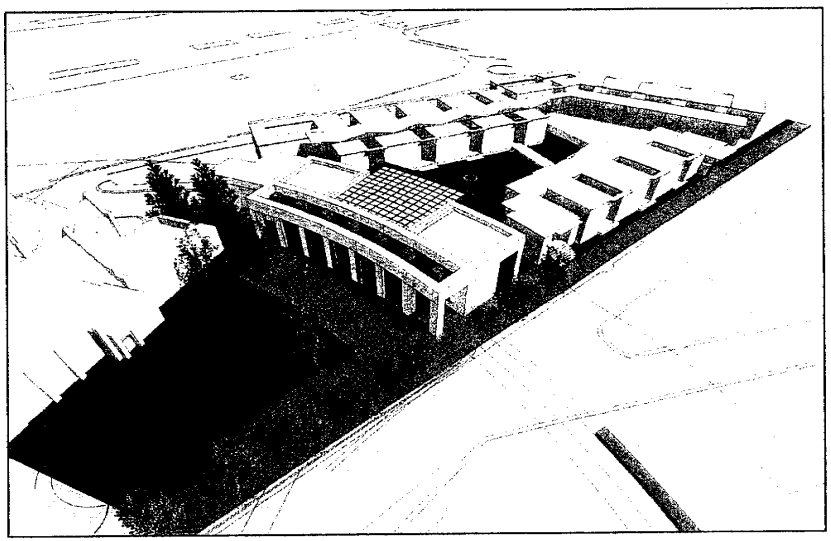
SHEET

PROPOSED ROOF PLAN

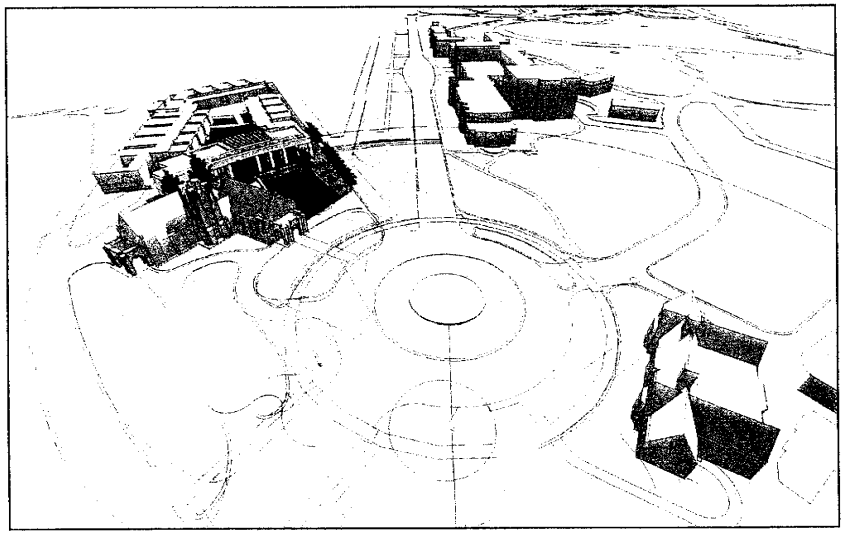
A2.3



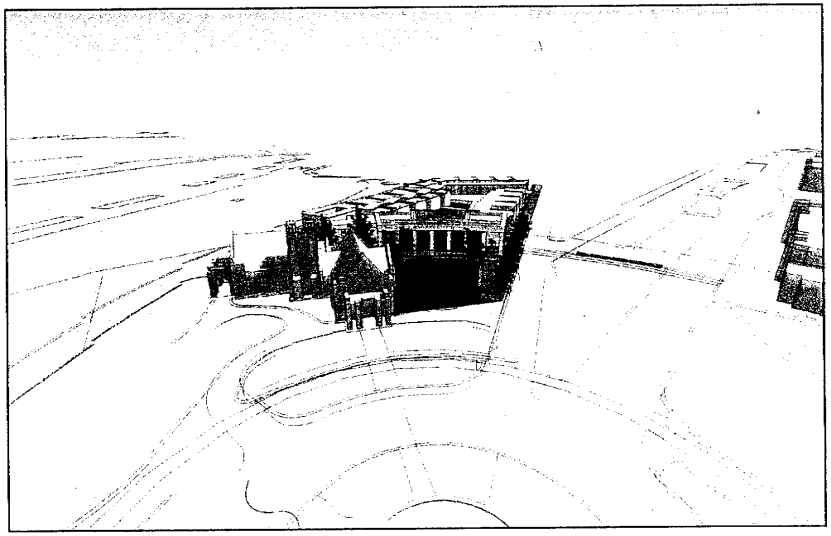
4 A3.1 AERIAL RENDERING SOUTH-WEST TOWARD SITE



3 A3.1 AERIAL RENDERING NORTH TOWARD SITE



2 A3.1 AERIAL RENDERING EAST TOWARD SITE



1 A3.1 AERIAL RENDERING NORTH-EAST TOWARD SITE

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SHEET:

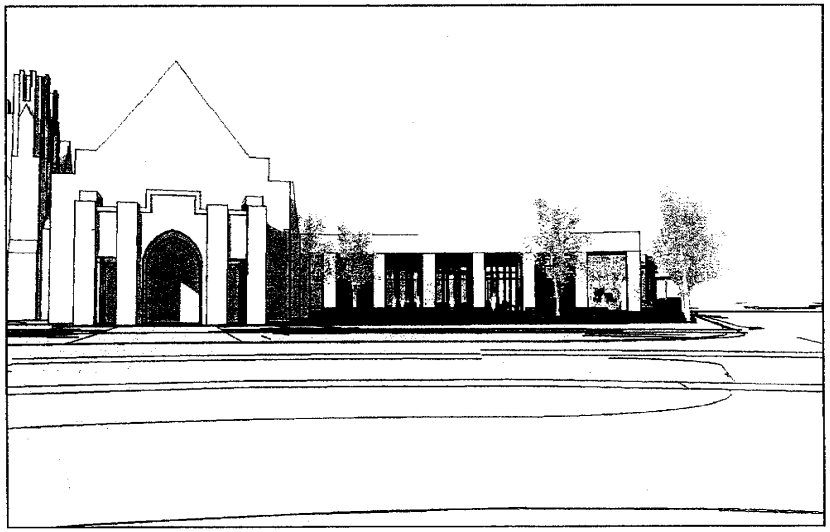
RENDERINGS

A3.1

8 A3.2 PERSPECTIVE RENDERING SOUTH EAST LOGGIA CLOSE-UP

7 A3.2 PERSPECTIVE RENDERING SOUTH-WEST FACADE

6 A3.2 PERSPECTIVE RENDERING SOUTH-EAST ENTRANCE



5 A3.2 PERSPECTIVE RENDERING SOUTH-WEST FACADE

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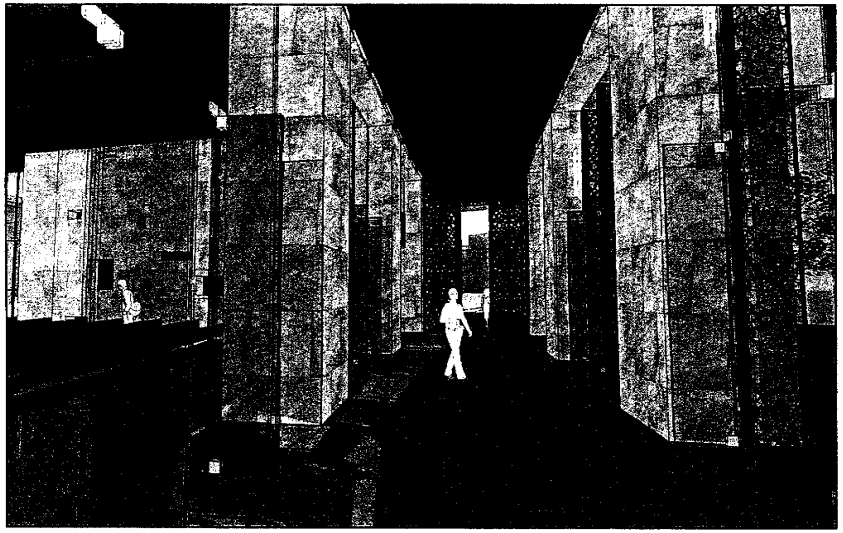
SHEET:

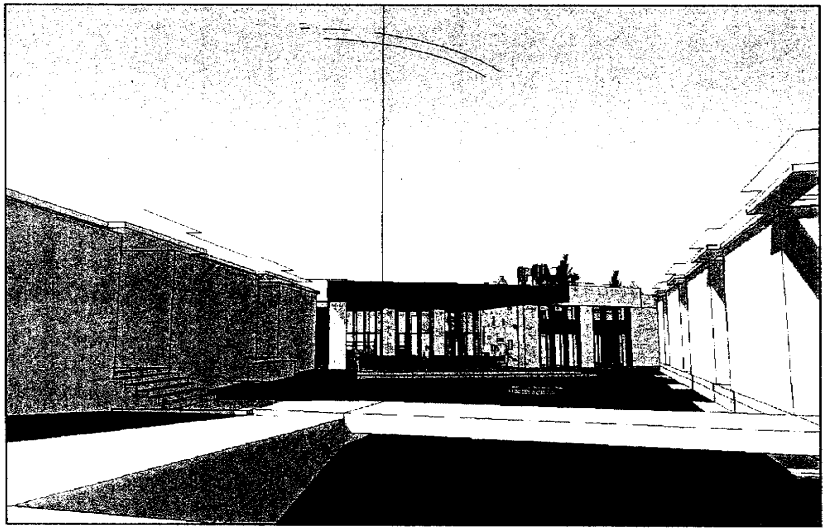
RENDERINGS

A3.2

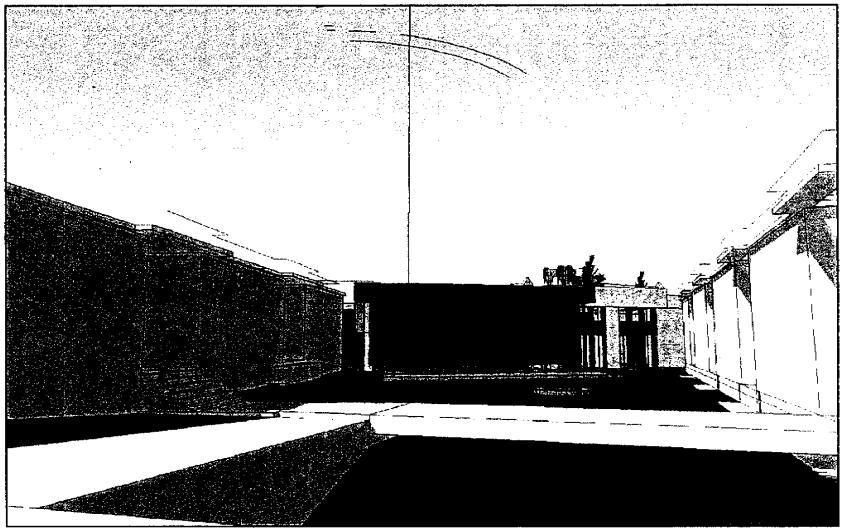


12 A3.3 INTERIOR RENDERING LOGGIA - VIEW SOUTH-EAST

11 A3.3 PERSPECTIVE RENDERING NORTH-WEST ENTRANCE



10 A3.3 PERSPECTIVE RENDERING NORTH-EAST FACADE-OPEN



9 A3.3 PERSPECTIVE RENDERING NORTH-EAST FACADE-CLOSED

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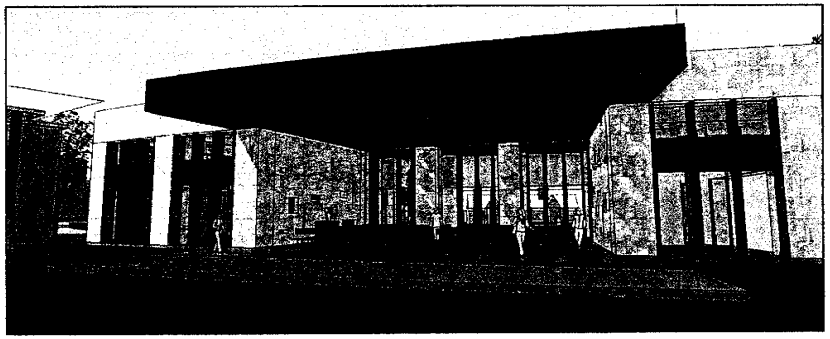
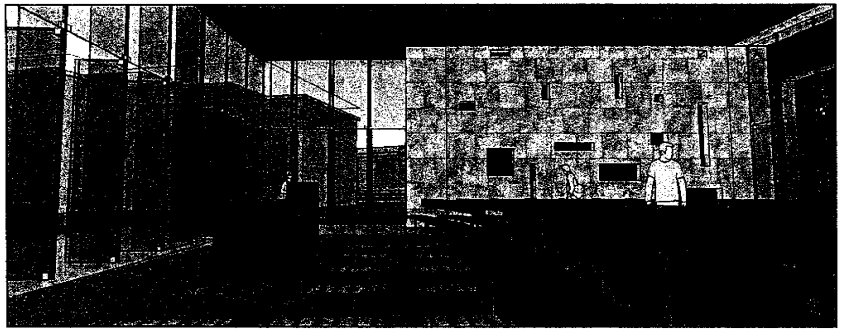
RENDERINGS

A3.3

18 A3.4 INTERIOR RENDERING CHAPEL - FULLY OPEN

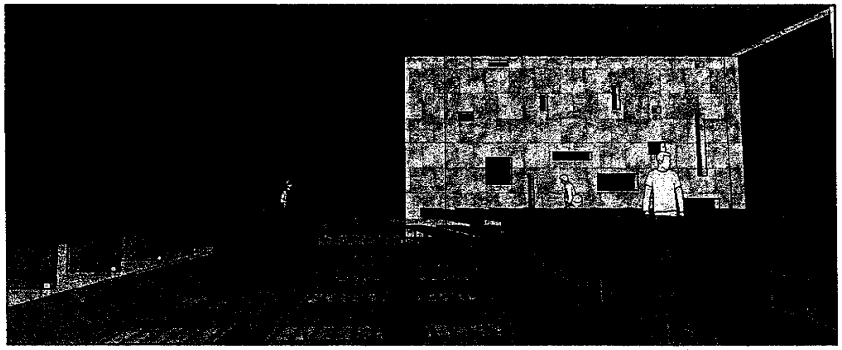


15 A3.4 PERSPECTIVE RENDERING - NORTH-EAST FACADE - FULLY OPEN

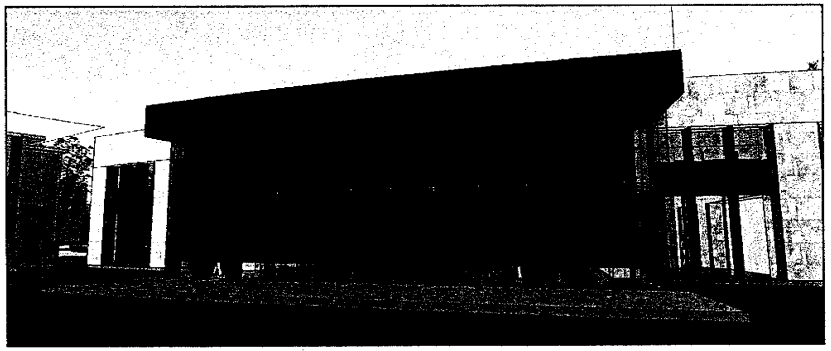


17 A3.4 INTERIOR RENDERING CHAPEL - DOOR OPEN

14 A3.4 PERSPECTIVE RENDERING - NORTH-EAST FACADE - DOORS OPEN



16 A3.4 INTERIOR RENDERING CHAPEL - CURTAIN DRAWN



13 A3.4 PERSPECTIVE RENDERING - NORTH-EAST FACADE - CURTAIN DRAWN

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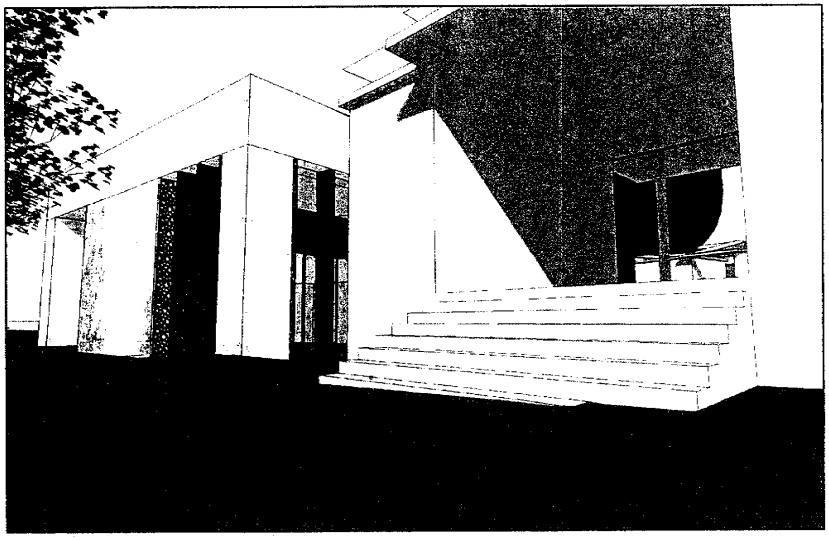
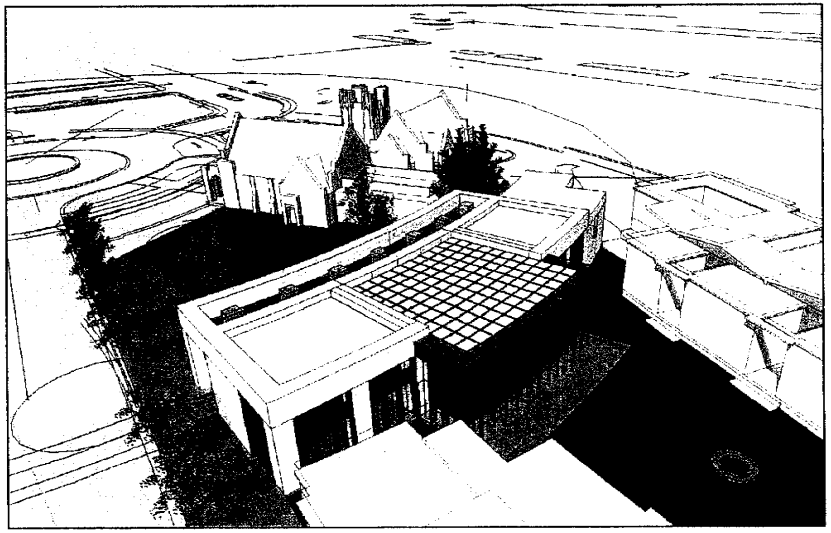
RENDERINGS

A3.4



21 A3.5 PERSPECTIVE RENDERING CHAPEL - FUNERAL HOME AT (E) OGM II

20 A3.5 PERSPECTIVE RENDERING CHAPEL - FUNERAL HOME AT (E) OGM II



19 A3.5 INTERIOR RENDERING CHAPEL - VIEW SOUTH-EAST

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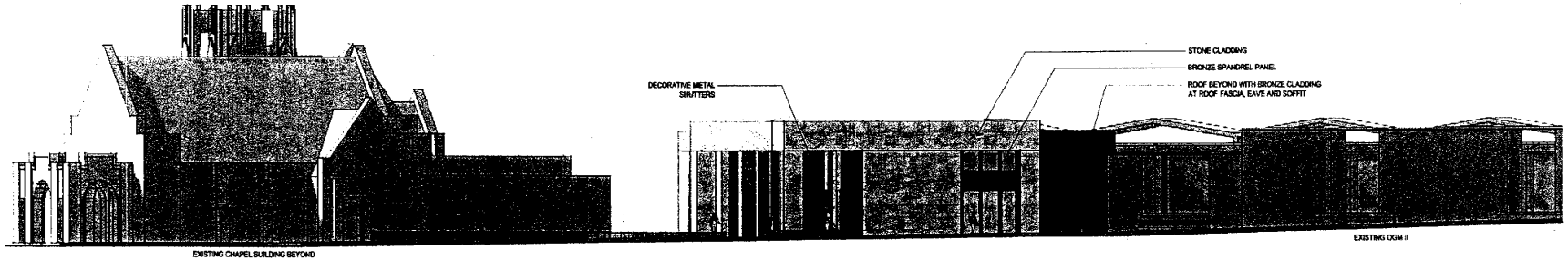
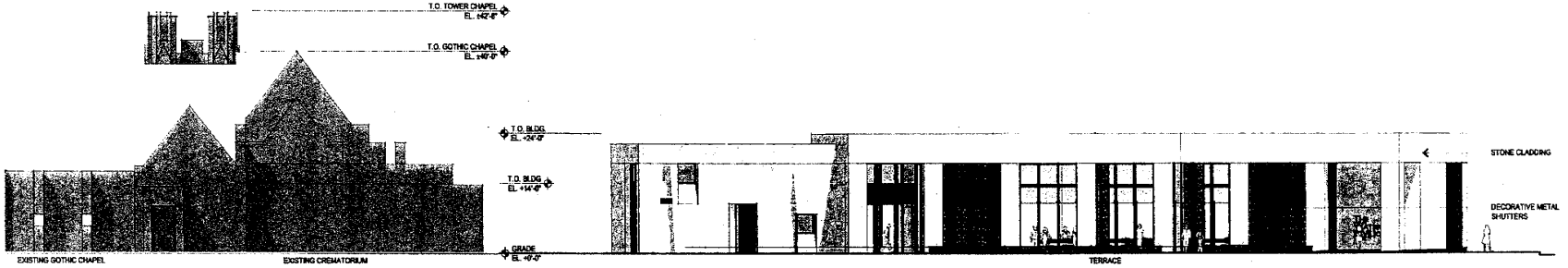
RENDERINGS

A3.5



2 / A3.6 **PROPOSED SOUTH-EAST ELEVATION**

3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36



EXISTING GOTHIC CHAPEL & CREMATORIUM SOUTH-EAST ELEVATIONS
(SHOWN FOR REFERENCE ONLY)

1 / A3.6 **PROPOSED SOUTH-WEST ELEVATION**

3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36

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EXTERIOR ELEVATIONS

A3.6

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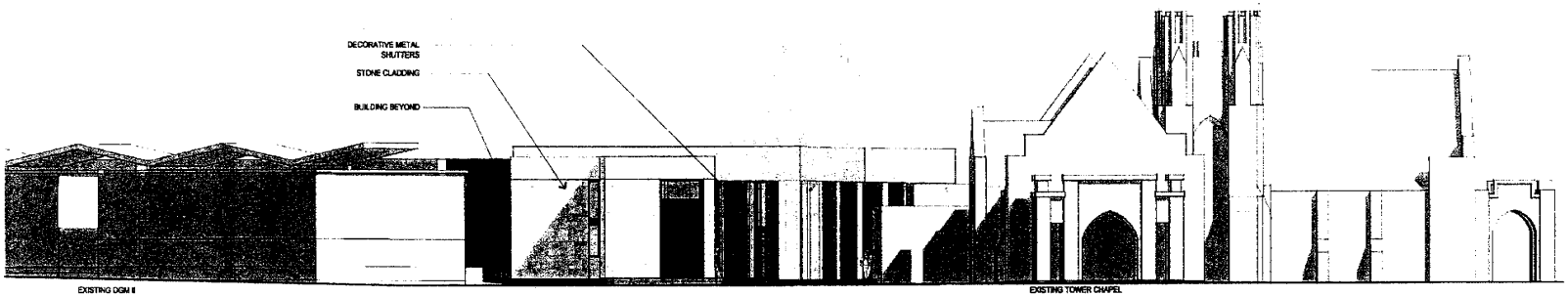
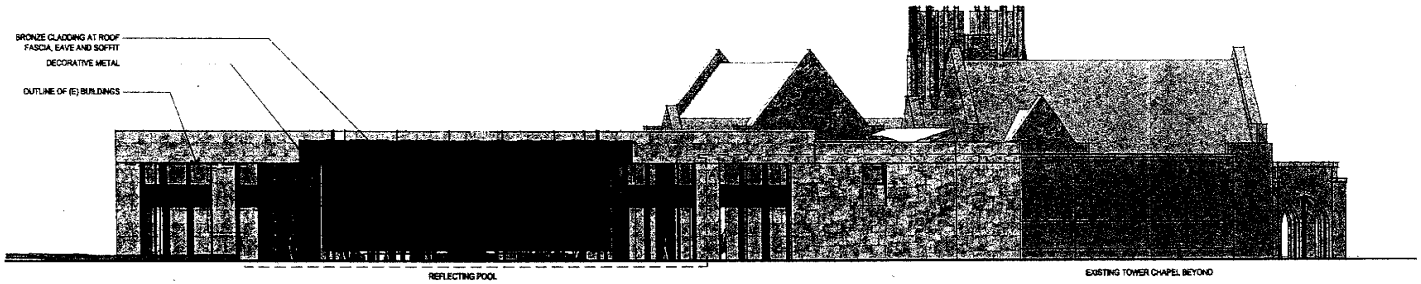


2 / A3.7 PROPOSED NORTH-WEST ELEVATION
3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36



1 / A3.7 PROPOSED NORTH-EAST ELEVATION
3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36

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JOB 1007

SHEET:

EXTERIOR ELEVATIONS

A3.7

1 / A3.6 STONE CLADDING - SAMPLE (Installations for Reference Only)
GETTY MUSEUM, LOS ANGELES, CA

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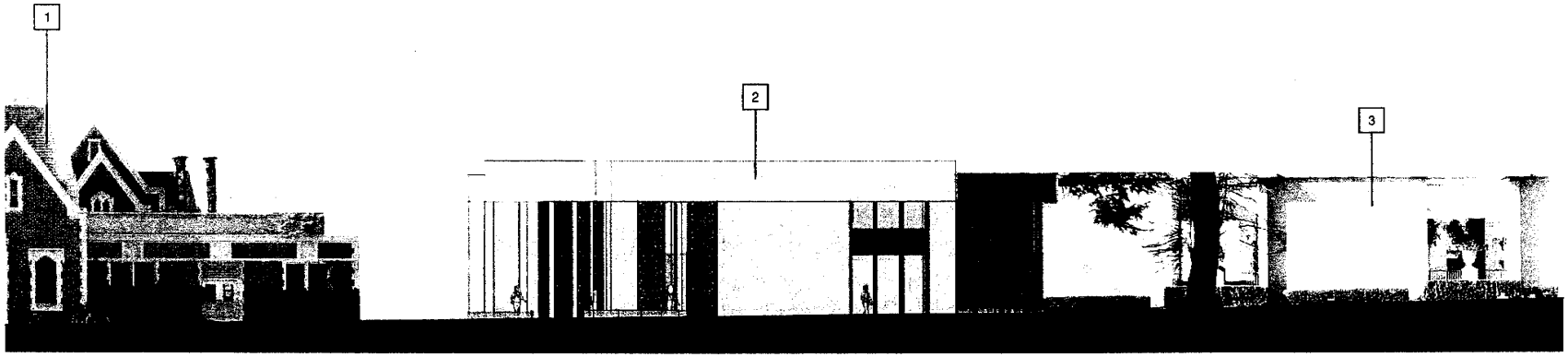
JOB: 1007

SHEET:

MATERIALS

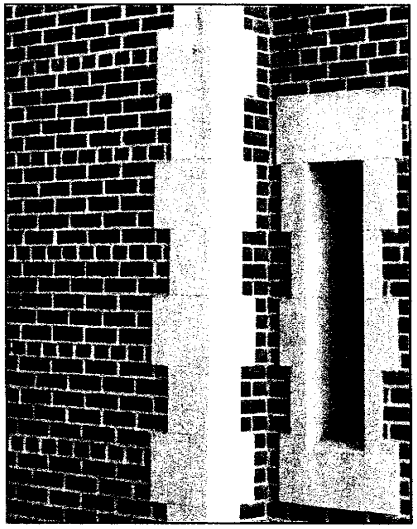
A3.8



PROPOSED SOUTH-EAST ELEVATION

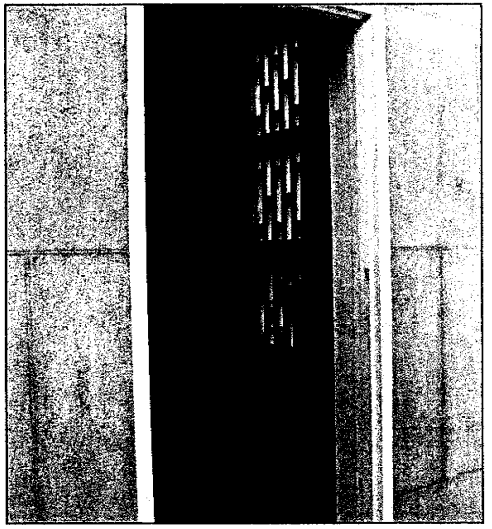
SCALE: 1/16"=1'-0" @ 11X17 1/8"=1'-0" @ 24X36

0 4 8 32



1 TOWER & GOTHIC CHAPEL
RED BRICK & PRECAST STONE WORK

2 PROPOSED FUNERAL HOME
SPLIT FACE STONE



3 OUTSIDE GARDEN MAUSALEUMS I &II
EXTERIOR CEMENT PLASTER WITH FAUX GRANITE FINISH

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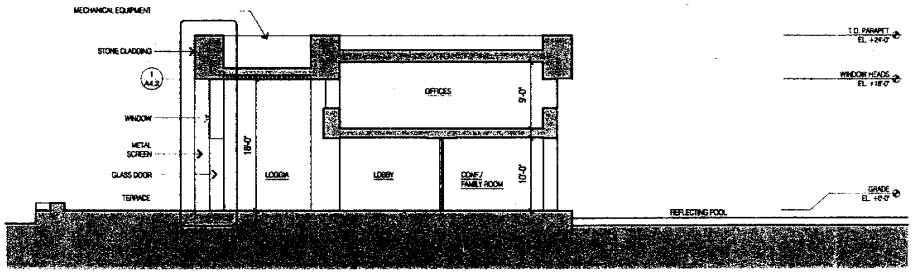
SHEET:

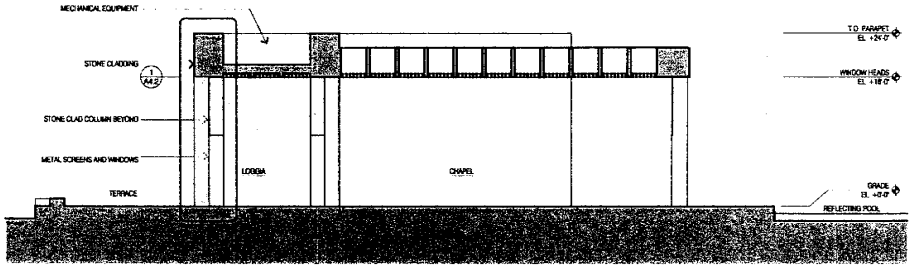
MATERIALS
BOARD

A3.9



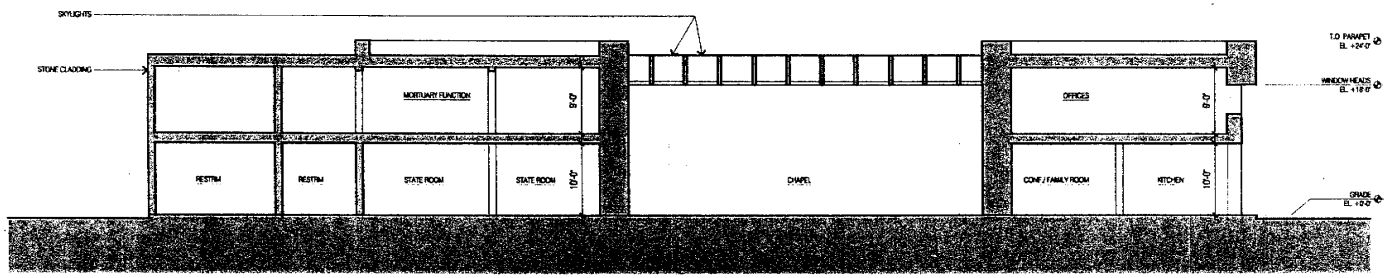
3 A4.1 **PROPOSED BUILDING SECTION 3**

3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36



2 A4.1 **PROPOSED BUILDING SECTION 2**

3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36



1 A4.1 **PROPOSED BUILDING SECTION 1**

3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36

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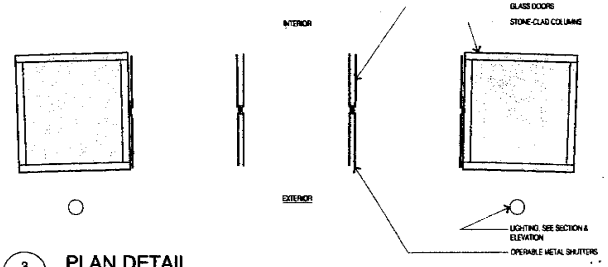
JOB: 1007

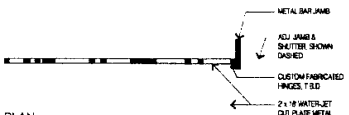
SHEET:

BUILDING SECTIONS

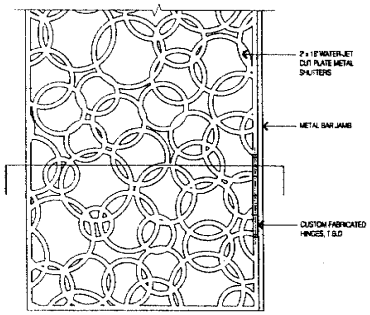
A4.1



3 A4.2 **PLAN DETAIL**
1/4"=1'-0" @ 11X17 1/2"=1'-0" @ 24X36

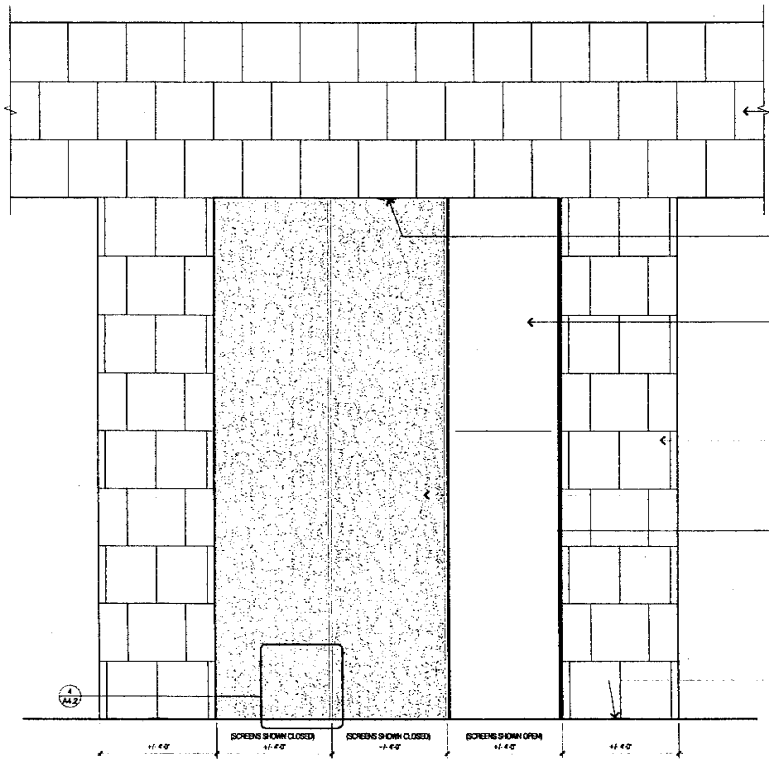


PLAN

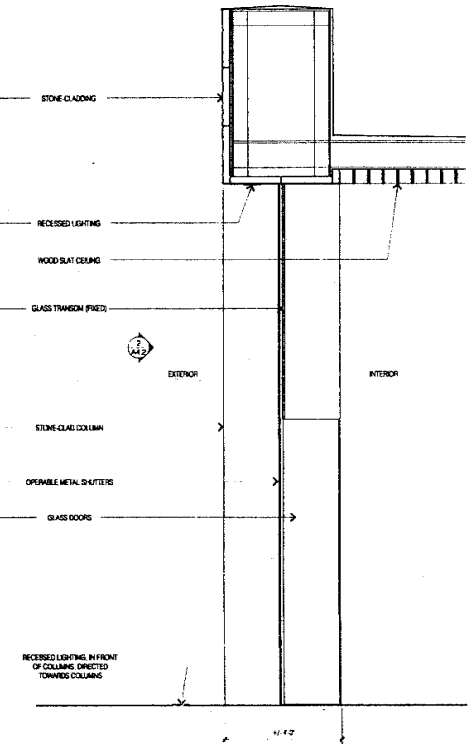


ELEVATION

4 A4.2 **SHUTTER DETAILS**
1/2"=1'-0" @ 11X17 1"=1'-0" @ 24X36



2 A4.2 **ELEVATION DETAIL**
1/4"=1'-0" @ 11X17 1/2"=1'-0" @ 24X36



1 A4.2 **WALL SECTION**
1/4"=1'-0" @ 11X17 1/2"=1'-0" @ 24X36

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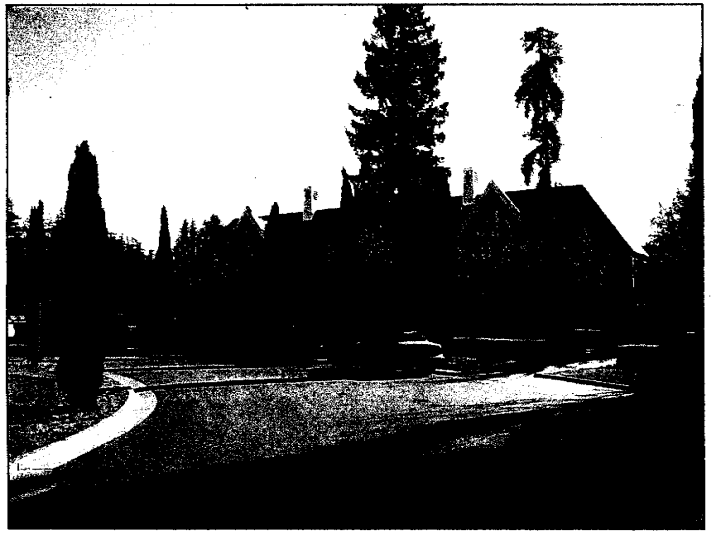
WALL SECTION & DETAIL ELEVATION

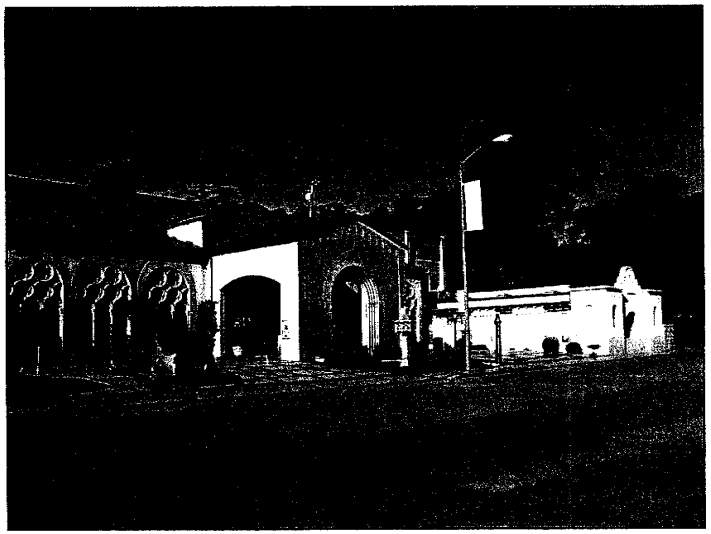
A4.2



4 / A5.1 MAIN OFFICES-NORTH ELEVATION

3 / A5.1 VIEW TOWARD SITE FROM ENTRY GATE

2 / A5.1 4490 & 4498 PIEDMONT AVENUE



1 / A5.1 CHAPEL OF THE CHIMES
4499 PIEDMONT AVENUE

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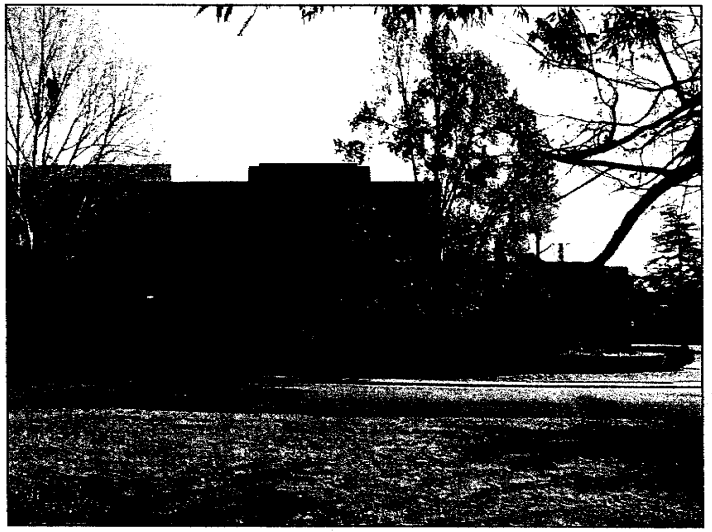
SHEET:

EXISTING SITE PHOTOGRAPHS

A5.1

6 A5.2 OGM II - SOUTH ELEVATION

7 A5.2 OGM II - WEST ELEVATION



6 A5.2 MAIN MAUSULEUM-NORTH ELEVATION

5 A5.2 MAIN MAUSULEUM-WEST ELEVATION

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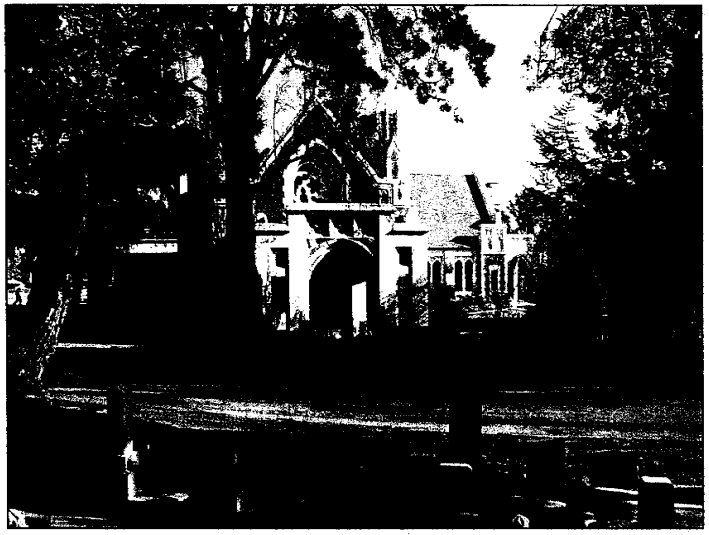
JOB. 1007

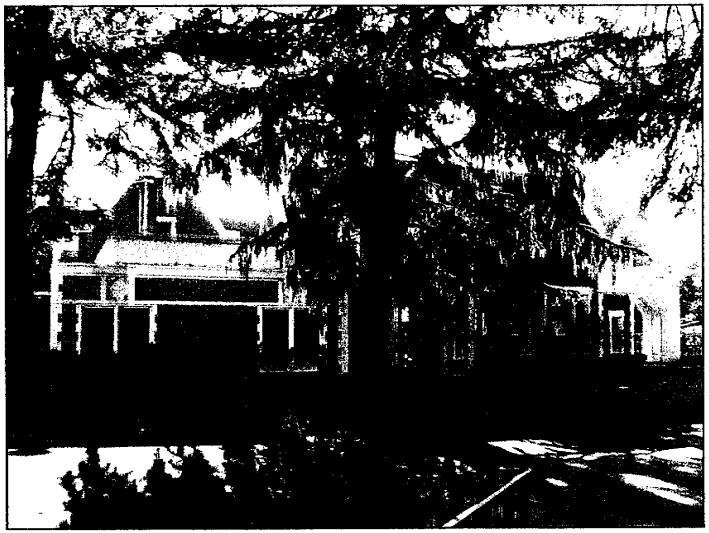
SHEET

EXISTING SITE PHOTOGRAPHS

A5.2

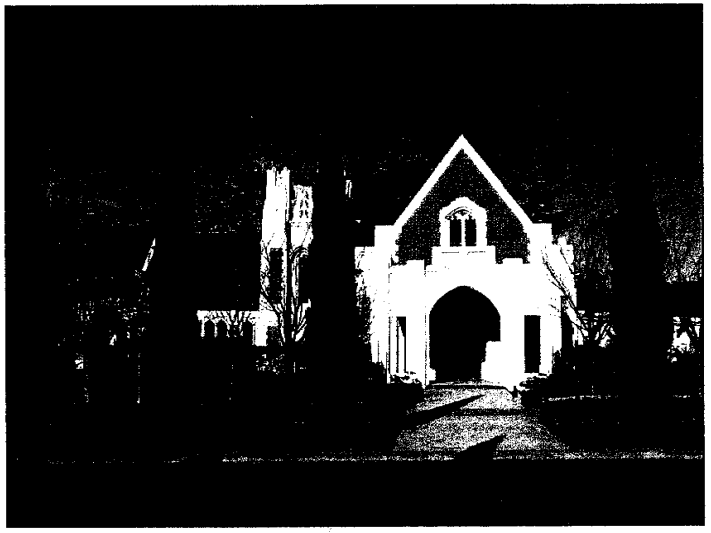


12 A5.3 TOWER CHAPEL-NORTH ELEVATION



11 A5.3 CREMATORIUM & TOWER CHAPEL-WEST ELEVATION

10 A5.3 GOTHIC CHAPEL-SOUTH ELEVATION



9 A5.3 GOTHIC CHAPEL-WEST ELEVATION

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SHEET:

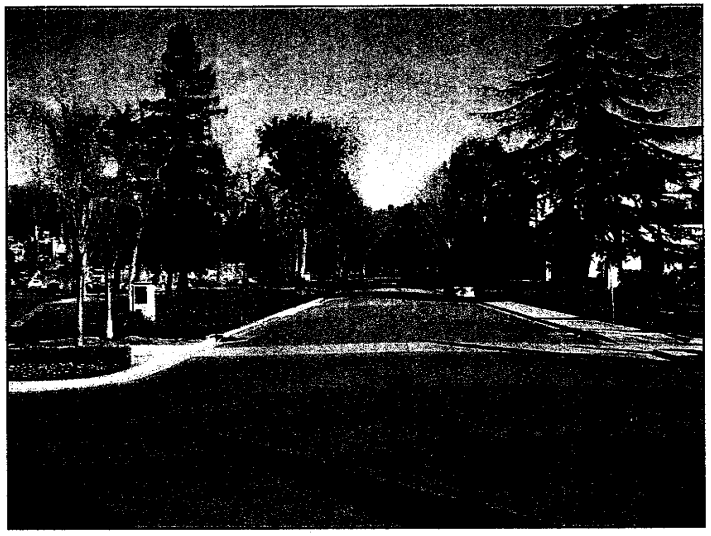
EXISTING SITE PHOTOGRAPHS

A5.3

16 A5.4 VIEW WEST TOWARD SITE FROM SIDE ROAD

15 A5.4 VIEW NORTH TOWARD SITE FROM MAIN ROAD

14 A5.4 VIEW EAST TOWARD SITE FROM CIRCLE



13 A5.4 VIEW EAST UP MAIN ROAD FROM CIRCLE

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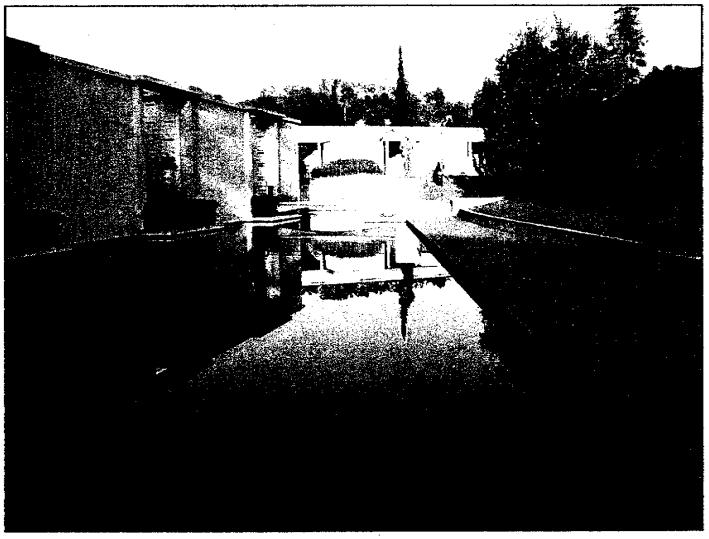
SHEET:

EXISTING SITE PHOTOGRAPHS

A5.4

20 A5.5 VIEW NORTH TOWARD SITE FROM LAWN



19 A5.5 VIEW NORTH FROM SITE TOWARD OGM II

18 A5.5 VIEW WEST TOWARD SITE

17 A5.5 VIEW SOUTH TOWARD SITE FROM OGM II

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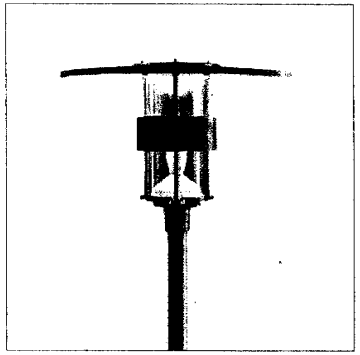
JOB 1007

SHEET

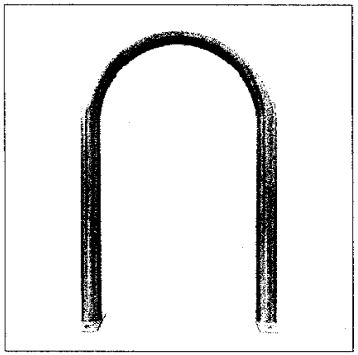
EXISTING SITE PHOTOGRAPHS

A5.5

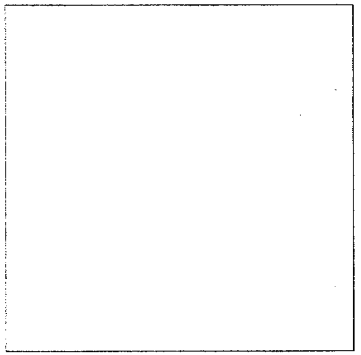
5 SIGNAGE



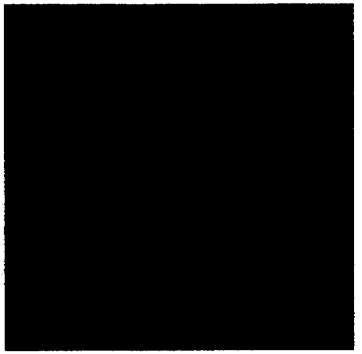
9 SITE LIGHTING - POSTS
LOUIS POULSEN - ALBERTSLUND MAXI POST (DARK GRAY)



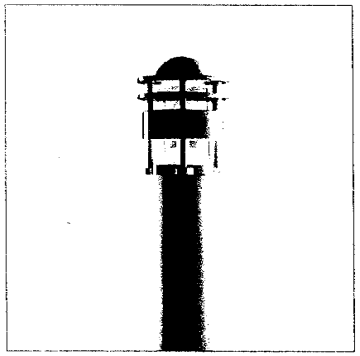
7 BIKE RACK
DERO - HOOP RACK HD



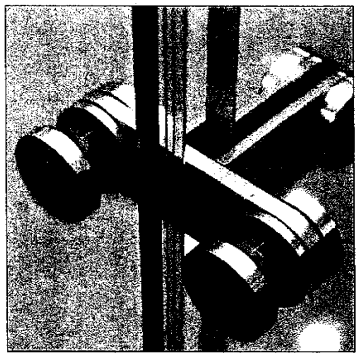
4 PATTERNED ETCHED GLASS
(AT INTERIOR ONLY)



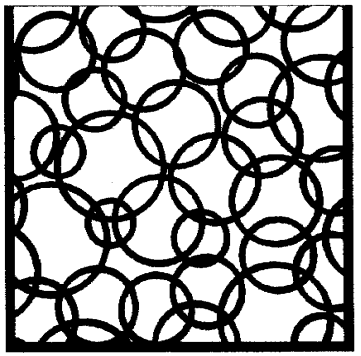
2 BRONZE



8 SITE LIGHTING - BOLLARDS
LOUIS POULSEN - ALBERTSLUND BOLLARD (DARK GRAY)



6 FRAMELESS GLAZING & HARDWARE



3 WATER-JET CUT BRONZE SHUTTERS

1 SPLIT FACE STONE

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JOB: 1007

SHEET:

MATERIALS
PALETTE,
PRODUCTS &
SIGNAGE

A7.1

I.	**Project Location:**	**5000 Piedmont Avenue (Mountain View Cemetery) APN: 048A-7002-603-02**
	Proposal:	To construct a two-story, approximate10,930 square foot funeral home, including memorial services, mortuary functions, associated office and support spaces.
	Owner/Contact:	Mountain View Cemetery/Jeff Lindeman
	Contact Person/Phone Number:	David Trachtenberg, AIA/ (510)649-1414
	General Plan:	Urban Open Space
	Zoning:	RD-1 Detached Unit Residential Zone-1
	Environmental Determination:	LPAB review and advisory recommendation on Cultural Resources under CEQA Guidelines section 15064.5(b) (3) – Determining the Significance of Impacts on Historical and Unique Archeological Resources – Projects that follow the Secretary of the Interior's Standards for the Treatment of Historic Properties. Note: *This proposal will be analyzed for a Complete Environmental Determination under the full Application for Development Review.*
	Historic Status:	Mountain View Cemetery: OCHS Potential Designated Historic District - Area of Primary Importance (API); Gothic Chapel and Administration Buildings - OCHS Potential Designated Historic Properties, rated A1+ (A = Highest Importance) (1+ = Contributor to an API).
	Service Delivery District:	2
	City Council District:	Brunner
	Action to be Taken:	Advisory Landmarks Preservation Advisory Board (LPAB) recommendations on Design Review and Environmental Determination - Cultural Resources.
	For Further Information:	Contact Planners **Joann Pavlinec** at **(510) 238-6344,** or by email: jpavlinec@oaklandnet.com, or **Mike Rivera** at (510)2386417, or by email: mrivera@oaklandnet.com.

INTRODUCTION

This proposal, to construct a new two-story, approximately 10,930 square foot building at Mountain View Cemetery for use as a funeral home and supporting activities, is before the Landmarks Preservation Advisory Board (LPAB) for advisory comments to the Planning Commission on the Design Review and the Environmental Determination for Cultural Resources.

ATTACHMENT D

BACKGROUND –

Summary of Cemetery History and prominent Architectural Contributors

Historically, burial in the church or near the church was common. However, with the industrial age and rapidly growing urban populations, these church areas became crowded. This alarmed the public with rumors of disease. The 'rural cemetery,' a special area set aside for burial of the dead in pleasant surroundings, was then created. This was a part of the wider growth of urban improvements, such as water and sewer systems and public parks.

The Mountain View Cemetery Association organized under the Rural Cemetery Act of 1859. Two hundred acres were purchased at what is now the head of Piedmont Avenue. At that time, the land was two miles north of town. Mountain View Cemetery, which opened in 1865, was one of the later garden cemeteries in the United States, following at least 66 other garden cemeteries.

The Mountain View Cemetery trustees had their first meeting in 1863. By April 1864 they were corresponding with Frederick Law Olmsted, the noted New York Landscape architect, who had come to California in 1863 for the Mariposa Mining Estates. In 1864 the trustees met with Olmsted who gave his views for laying out the grounds. Due to the lack of water, and after viewing the Bay Area's barren scorched summer landscape, he did not imitate the eastern cemeteries but chose Italian cypress, cedars from Lebanon, stone pines of Italy and the Monterey pine and native oak. It was not anticipated that Anthony Chabot would bring ample irrigation water to the area a few years later and that the local creek would be dammed, making two ponds for cemetery watering needs. By 1879, three fountains were added and by the 1880s the hills were dense with foliage. The cypress trees were replaced by magnolias and orange trees. The main avenue was lined with roses, geraniums, and lilies. Mountain View Cemetery has the feeling of a magnificent park, with flowered paths, wide avenues, green lawns, trees and shrubbery. And, although Olmsted was passionate in his wish that cemeteries not be used as parks, many neighbors find this an inviting place to walk.

For many years Mountain View offered only interment. However, to meet the desires of the community, cremation, columbarium and mausoleum services were added.

Mountain View Cemetery Area of Primary Importance and Contributors

The Oakland Cultural Heritage Survey (OCHS) rates the entire Cemetery as an Area of Primary Importance (API), and therefore it is on the City's Local Register.

Two Potential Designated Historic Properties (PDHP) rated by the OCHS as 'A' Highest importance and '1+' Contributors to an Area of Primary Importance, surround the circle driveway entry area. The Gothic Chapel, consisting of the 1929 chapel and crematorium and the1939 chapel, together form an L-plan revival funerary building. The architects of the 1929 chapel and crematorium are Weeks and Day; and the architect of the 1939 tower chapel addition is Harry M. Michelsen. The complex has a cross-gabled, slate roof, square tower with elaborate Gothic cast concrete ornament, tall pointed-arch windows, stained glass, concrete coping and buttresses and two monumental arched entry vestibules. The other 'A1+' PDHP building,

located to the southwest of the entry circle, is the Mountain View Cemetery office, also a Gothic Revival building and also built in 1929 by Weeks and Day, architects. It is a T-shaped plan, with a hip slate roof. Both buildings have exterior walls of dark red brick and concrete ornament, and quoins.

The main Mausoleum and columbarium, setback further from the circle entry, on the south side of the main avenue, was built in 1929, designed by Weeks and Day, architects, with various additions up to 1963. The OCHS rates this building as 'A1+', the same as the Gothic Chapel and office. Its original building is of Classic design with Greek features, including Doric columns, labyrinth patterns in the upper areas of the building segments, and acroteria mounted at the apex and lowest corners of the of the pediment. Later additions, while compatible with the original Classic style, take on more of a Moderne influence. The building is reinforced concrete, with cast bronze portals.

Equally set back from the circle entry and to the northeast of the Gothic Chapel building is a later addition to the cemetery, including a reflecting pool and the Outside Garden Mausoleum (OGM), built in 1959 by Kitchen & Hunt, Architects, with an addition in 1976. The OCHS did not rate this complex, but staff, OCHS and others commenting on the project believe that this complex, now greater than 50 years old, may be considered a Contributor to the Mountain View Cemetery API, based on further OCHS research, documentation and evaluation for confirmation. The building design is a late 50's, early 60's Modern, with spaces to suit their functions, plain surfaces, defined by structural systems, such as the reinforced concrete, folded plate roof.

PROPOSAL

As in the past, the Cemetery Association finds new demands to meet the current community needs. First are the increases in rates of cremation, between 55-60% in California. Second are changes in the death-care industry, where consolidated services reduce costs. Finally, changing demographics require a different kind of architectural expression than is currently offered by the existing Gothic and Tower Chapels. The Anglican nature of the Gothic and Tower Chapels is at odds with Buddhist, Hindu, Jewish, Muslim, atheist or other cultural and ethnic identities. The proposed 10,930 square foot funeral home will include areas for memorial services, mortuary functions and associated office and support space.

Please see the enclosed set of current drawings, dated 5-25-2012 – Landmarks Board (Attachment B). The applicant proposes to:

Site

- Site the new building on an infrequently used driveway situated between the Gothic Chapel and Crematory and the Outside Garden Mausoleum;
- Eliminate the existing driveway in front of the Gothic Chapel to enlarge the existing landscaped area and provide pedestrian paths;
- Create a well-defined outdoor room defined by the facades of the existing Gothic Chapel and the new proposed funeral home arcaded facade;

- Create a well defined path, following the curvature of the entry circle, from parking areas along the main avenue to the new proposed building entry;
- Enlarge and repair the existing Outside Garden Mausoleum reflecting pool which will become a contemplative backdrop to the new building;

Building

- Create a two-story, curved building form that appears segmented into parts, in plan and elevation, with a central two-story, skylighted space and two two-story side wings, the northwest wing height, slightly lowered in height to address its adjacency to the existing crematorium;
- Use high-quality durable materials, including split face limestone as the exterior finish material and bronze, lattice shutters;
- Provide an openness to the facade arcade spacing and transparency in the layers behind it, that will permit views to the OGM and reflecting pool from the front of the building and outdoor garden room;
- Incorporate bronze spandrel panels in the wings' glazed areas (See A3.3, Renderings 9 and 10, A3.5 rendering 17, A3.6 and A3.6ALT, A3.7 and A3.7· ALT, all LPAB 5-25-12 set);

Signage

- Provide simple bronze signage, individual letters, in the Cemetery's font, at the recessed area of the first bay of the arcade closest to the street, which is also the entry point to the building (15" upper case and 11" lower case in height);

Landscaping and Site Lighting

- To landscape along the adjacent street in a more formal way with street trees at approximately 25 ft. o.c., and in a more informal way the newly created outdoor room, including a fire pit (See Sheet L1.0).
- Provide new site lighting posts and bollards in dark grey metal (plan to be presented at the meeting);

LPAB SUB-COMMITTEE REVIEW (Andrews, Garry) – April 5, April 18 and May 21, 2012

April 5, 2012 –

Pre-application Attachment C

Please see **Attachment C** for the proposal that the Sub-committee reviewed (a one-story building). At this meeting the Staff and the Sub-committee made the following comments and recommendations:

- Reviewed a limestone sample and found the color to be compatible with other Mountain View Cemetery material colors (See page A3.9);
- Posed questions about the amount of relief of the texture of the stone; applicant responded that it is not yet representative (sample was for color only);
- Recommended that the proposed design, while screening the different design styles between the Gothic Chapel and the OGM, be studied to better enhance

and blend the new proposal with the character and design of the OGM, at the rear of the proposal, in order to provide more compatibility; Study how the rear wall of the proposed design is compatible with and ties to the OGM;

- Study lowering the height at the northwest end of the proposal to be more consistent with the height of the Gothic Chapel walls;
- Address the relationship of the Gothic Chapel and the OGM;
    - Requested images that illustrate the level of transparency from the newly created outdoor room and from the front façade of the proposed building, through the proposed building to the contemplative water feature; the design should provide a clear connection between the two;
    - Study the proportions (spacing, size of openings) of the arcaded front to be more transparent and open; are doors necessary?
- Requested that the proposal be articulated as a building of parts, central portion with wings, both in plan and height to be more compatible with existing buildings plans and elevations.

Alternatives to the Pre-application, Presented by the Applicant(s) w/*Group Response*

Following the above discussion, the applicant presented alternate concepts.

- Expansion of the central chapel room to extend out over, cantilever over the water, in order for the space to accommodate a larger group;
  Group liked the expansion/cantilever over the water element as it further articulates the proposed building and provides better integration with the OGM group.
- A two-level portion of the building at the northwest end in order to accommodate all lab functions at this building (as opposed to using the crematory portion currently located in the Gothic Chapel building);
  Questioned the two-story element at the northwest end, where height should be lowered to address the lower height of the Gothic Chapel wall; asked if the second level could be set back from the first in order to reduce its massing.
- As an alternative to providing two levels at this northwest end, extending the first floor area at the northwest end to the extent that the OGM and the proposed building would touch;
  Recommended against expansion of the floor area at the northwest end and concurrent reduction of the water feature.
- Potential to pop up the roof over the central chapel room to provide a clerestory, which would provide more light to the chapel room space.
  Would like to see studies of the central chapel clerestory in elevation.

April 18, 2012-

04-18-2012 -Attachment D

Please see **Attachment D** for the proposal that the Sub-committee reviewed.

- The proposal was modified to a two-story winged building (previously one-story), with a central open two-story space (as previously submitted).

As recommended/supported by the group at the 4-5-2012 meeting:

- The northwest wing, although two stories, was reduced in height as a gesture to the Gothic Chapel wall height; it was also extended in plan to accommodate the required program, but in a manner that did not reduce the water feature or impact the OGM;
- The central chapel space was enlarged and cantilevered over the water;
- The front façade arcade spacing was changed; every other pier was eliminated to allow for a more open view through the building to the water;
- The rear façade bay spacing was modified to relate to both the proposed front façade arcade and to the OGM proportions of walls and openings between the walls;

At this meeting, the Staff and the Sub-committee supported the above changes. Further discussion centered on the proposed wood shutters and other potential materials for this feature, signage, lighting, and protection (e.g. railings) at the cantilever section over the water.

These would be addressed at the next meeting.

May 21, 2012-

05-21-2012 –The presentation was by SketchUp, a 3D Modeling Program

- The proposal was modified to include:
    - Bronze, circle-lattice shutters;
    - several studies of the central roof area;
        - with skylights,'slots', that would wash the side walls of the Chapel (See page A.2.3 LPAB 5-25-12 set);
        - A folded plate roof over the central portion, as is used in the OGM II 1959 over the walk way space (this is not part of the Landmark submittal);
        - A flat roof that is lower in height than the wings, clad in bronze at the fascia, eave and soffit (included in the Landmark submittal, see pages A3.6, A3.7 LPAB 5-25-12 set); and
        - A roof that sloped upward from the outdoor garden space to the rear contemplative pool (included in the Landmark submittal, see pages A3.5, A3.6 ALT, A3.7 ALT, LPAB 5-25-12 set).
    - Several studies of the rear wall of the Chapel space;
        - Bays that follow the same spacing of the front façade bays; however, the piers are constructed of bronze, circle lattice material (included in the Landmark submittal, See A3.3, details 9 and 10 and A3.4, details 13 and 14); and
        - A wall that consists entirely of the lattice doors without the piers (described above) so that the rear chapel wall is more continuously open (without the see-through piers) when the lattice doors are open (not illustrated in the Landmark submittal);

- The landscaping was discussed.

Overall, the committee felt that any of these choices could work, and left the decision to the applicants, with the possibility of presenting the options to the full Board.

ENTITLEMENT REQUIREMENTS

Zoning Compliance

In addition to the Design Review findings, on which the LPAB will make advisory comments to the Planning Commission, this proposal requires a Major Variance permit to operate an Undertaking Service Activity where such activity is not allowed in the RD-1 Detached Unit Residential Zone.

Green Building Compliance

For Non-residential new construction greater than 10,000 square feet, but less than 25,000 square feet, two checklists are required, the Small Commercial checklist and the LEED New Construction Checklist. All applicable measures on the Small Commercial Checklist are required to be included in the project. The LEED Checklist has to be completed, but no further LEED related work is required.

Design Review Compliance

Early on in the review, staff reviewed existing research materials and visited the site to begin to define some of the character defining features of Mountain View Cemetery buildings and layout. These include:

- **Cemetery building form features**: One-story buildings, segmented into parts, wings (both in plan and in elevation) and/or facades articulated with minor setbacks and minor height changes along façades.
  Proposal: One large central open two-story height space, with two-story wings to each side, including footprint setbacks, with minor height changes at the northwest wing, and at the central chapel space.
- **Cemetery building details features:**
  - **Building edges:** existing buildings' corners and roof termination areas of the facades defined and clearly articulated/decorated;
  - **Building entries:** clearly articulated entry points;
  - **Columns:** Building designs often incorporates columns;
  - **Skylights:** Visible on some of existing buildings;
  - **Materials:** Constructed of the most durable materials
  - **Color palette:** red brick, concrete, stone, granite (shades of grey), bronze;
  - **Porticos**: Existing are very open;

Proposal: The building incorporates durable materials, stone and bronze, with a clear entry point articulated by a setback and signage. Similar to the effects of columns, the proposal incorporates piers in an arcaded façade. The skylight 'slots' will not be visible, but do reflect existing buildings use of skylights. The stone will be compatible with the color palette (See A3.9).

- **Location of major funerary/mausoleum, chapel buildings:** at cemetery entry area;
  Proposal: The building is sited at the entry circle area, and works to both transition and link the Gothic Chapel and the OGM complex.
- **Cemetery outdoor rooms:** Existing Main Mausoleum has small courtyard. Mausoleum II has small garden area, contemplative pool and outdoor areas in between mausoleum segments.
  Proposal – Will enlarge and incorporate existing pool into design as a visual element from the chapel, and also from the newly created outdoor room formed by the siting of the proposed building.

Staff finds that the proposal incorporates many of the features of the existing buildings and layout of the buildings at the Cemetery.

Per Zoning Regulations Section 17.15.020 of the Detached Unit Residential Zone Regulations, Design Review is required per the design review procedure in Chapter 17.136. The proposal must comply with the following design review findings.

17.136.050 Regular design review criteria.
Regular design review approval may be granted only if the proposal conforms to all of the following:

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.
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;
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.

C. **For Local Register Properties that are not Landmarks or located in the S-7 or S-20 zone:**

1. That for additions or alterations, the proposal will not substantially impair the visual, architectural, or historic value of the affected site or facility. Consideration shall be given to design, form, scale, materials, texture, lighting, detailing and ornamentation,

landscaping, Signs, and any other relevant design element or effect, and, where applicable, the relation of the above to the original design of the affected facility.

Staff Response: Please see the discussion of compliance with the Secretary of Interior's Standards – Standards for Rehabilitation by Page & Turnbull (Attachment A). Based on the Standards Analysis, the sub-committee comments, recommendations and recommended approval to the full Board, and the Conditions of Approval, staff finds that the proposal complies with the above required Design Review criteria.

The proposed project will not substantially impair the visual, architectural, or historic value of the affected site or facility. The initial submitted proposal was already in compliance with a number of the design review findings, including *overall* siting, scale, building form, and materials. It is clear from this report and attachments, that further extensive consideration to refine and develop the original pre-application submittal has significantly increased the proposed building's relationship to both the OGM building and pool group and the Gothic Chapel, with design development that further shaped and enhanced the proposal's relationship to many site specific conditions, including:

- Further articulation of the building footprint and the building's massing to be more compatible with the specific site and with the existing segmented buildings at Mountain View Cemetery;
- Modification to the proportions of the arcade openings to permit greater transparency from the newly created outdoor room to the reflecting pool;
- Design development of the chapel rear wall and the chapel roof to better integrate this wall and roof design, with the OGM complex and with the overall design of the proposal's front façade and overall building materials;
- Design development of the initial proposed wood shutters, to a bronze lattice door, which is more durable and compatible with Mountain View's material palette;
- Reduction in signage to one sign, from the original proposal;
- Review of the program which modified the wings into two-story wings in order to accommodate the building use in a more comprehensive and gracious service oriented way.

ENVIRONMENTAL REVIEW
-CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Mountain View Cemetery is an Oakland Cultural Historic Survey (OCHS) Potential Designated Historic District rated as an Area of Primary Importance (API). Therefore, per Policy 3.8 of the Historic Preservation Element, Mountain View Cemetery is a resource on Oakland's Local Register of Historical Resources and subject to Environmental Review.

The City has established California Environmental Quality Act (CEQA) thresholds and criteria of significance guidelines. With respect to Cultural and Historic Resources, a project would have a significant impact on the environment if it would:

1. Cause a substantial adverse change in the significance of a historical resource. Specifically, a substantial adverse change includes physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be "materially impaired." The significance of an historical resource is "materially impaired" when a project demolishes or materially alters, in an adverse manner, those physical characteristics of the resource that convey its historical significance and that justify its inclusion on an historical resource list.

Section 15064.5(b)(3) of the CEQA Guidelines as outlined below finds:

(3) Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, shall be considered as mitigated to a level of less than a significant impact on the historical resource.

Based on the attached evaluation of the proposal with the Secretary of Interior's Standards for Rehabilitation (Attachment A), staff finds that the proposal is consistent with the Secretary of the Interior's Standards and therefore a less than significant impact on the historic resource, Mountain View Cemetery Area of Primary Importance.

ISSUES FOR DISCUSSION

There are several choices in the submittal that need to be discussed and resolved. The two areas of multiple design proposals are the Chapel roof and the Chapel rear wall.

Chapel Roof
The submittal includes the following:

- A flat roof that is lower in height than the wings, clad in bronze at the fascia, eave and soffit (included in the Landmark submittal, see pages A3.6, A3.7, LPAB 5-25-12 set); and
- A roof that sloped upward from the outdoor garden space to the rear contemplative pool (included in the Landmark submittal, see pages A3.5, A3.6 ALT, A3.7 ALT, LPAB 5-25-12 set).

These were both presented to the sub-committee. The sub-committee did not make a recommendation, but felt that either could work.

Staff notes that the flat roof is more in keeping with the overall building design. However, depending on structural needs, this could result in a heavy appearing roof at the rear of the structure, viewed from the OGM complex. The sloped roof, while not in keeping as strongly

with the design direction of the rest of the building, is much lighter in appearance and also in its lightness and angle relates better to the folded plate roof of the OGM building.

Staff recommends that the LPAB discuss both options and make a Board recommendation.

Chapel - Rear Wall
The submittal includes the following:

- Bays that follow the same spacing of the front façade bays; however, the piers are constructed of bronze, circle lattice material (included in the Landmark submittal, see A3.3, details 9 and 10 and A3.4, details 13 and 14);
- A wall that consists entirely of the lattice doors without the piers (described above) so that the rear chapel wall is more continuously open (without the see-through piers) when the lattice doors are open (not illustrated in the Landmark submittal);
- A wall where the bronze lattice shutters lift up (typical to a garage door) (see Sheet A3.4, detail 15).

The first two were presented to the sub-committee. The sub-committee did not make a recommendation, but felt that either could work. The third is a new addition with the Board submittal.

Staff agrees with the sub-committee direction that either of the first two could work. While the first is in keeping with the overall building design, with the same appearance of bays as the front, but with the piers being designed of the bronze lattice material, the second provides a much more open view to the reflecting pond.

The third proposal of the uplift bronze lattice work injects a completely different element into the overall design. Staff feels that this lattice operation takes away from the Classic tone of the building, the repose and peacefulness of the building, making it more active and busy as do the interior battered side walls in the chapel.

Staff recommends that the LPAB discuss the options and make a Board recommendation.

RECOMMENDATION

Staff recommends that the Board:

1. Receive any testimony from the applicant and interested citizens;
2. Discuss the proposal and give direction on the issues for discussion and any issues raised by the Board;
3. Find that the proposal with the Conditions of Approval meets the Design Review findings;
4. Find that the proposal meets the Secretary of the Interior's Standards for Rehabilitation;
5. Affirm staff's Cultural Resources, Environmental Determination;
6. Forward Board recommendations to the Planning Commission.

Respectfully submitted:

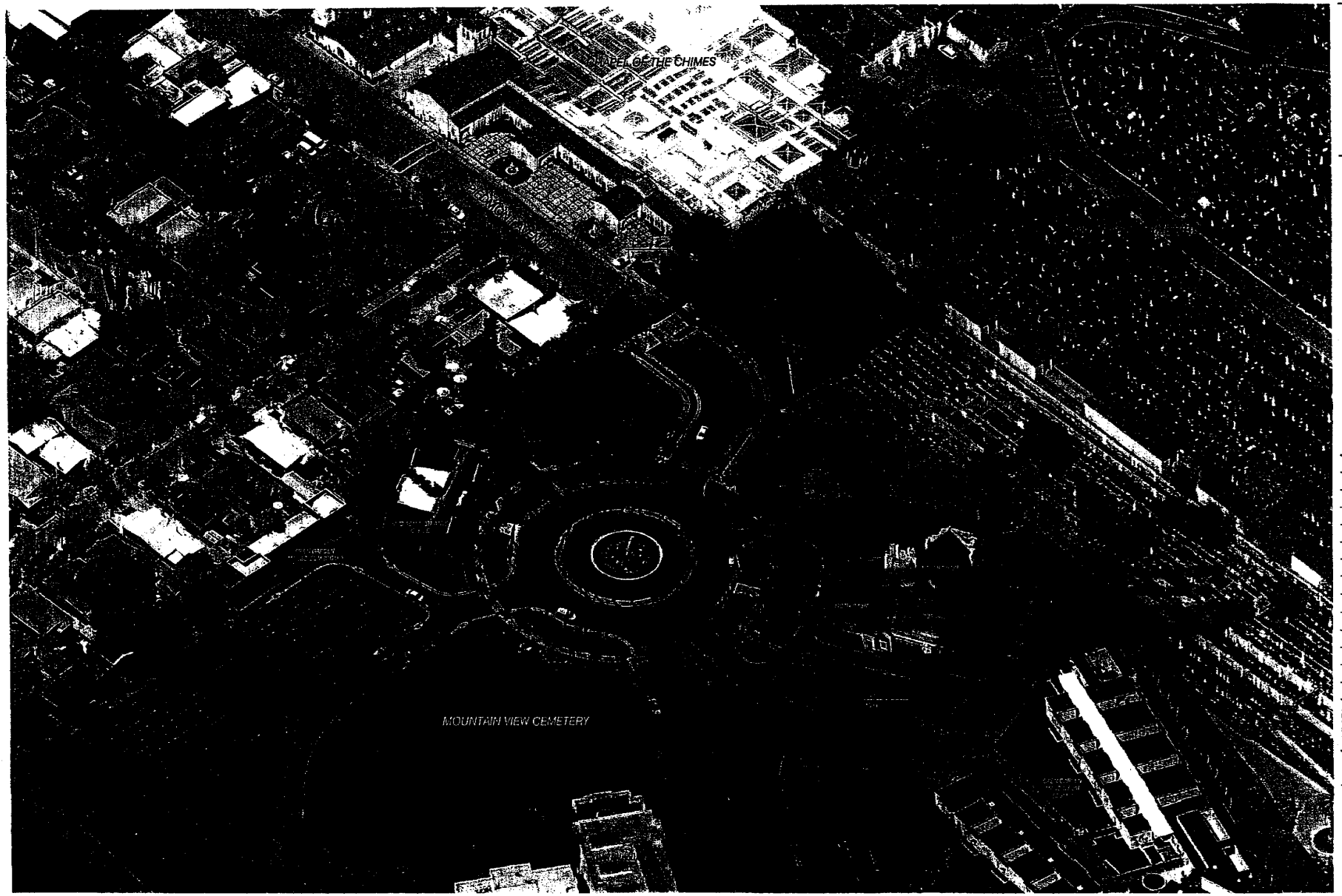
SCOTT MILLER
Interim Director
Planning, Building and Neighborhood Preservation

Prepared by:

Joann Pavlinec
Planner III, Historic Preservation

Attachments:

A: Page & Turnbull letter dated May 29, 2012 – Compliance with the Secretary of the Interior' Standards for Rehabilitation
B. Plans and Elevations, Renderings, Sections, Material photos, site photos
C. Review Package for the 4-5-12 Sub-committee review
D. Review Package for the 4-18-12 Sub-committee review



1 A0.3 AERIAL CONTEXT PHOTOGRAPH
NOT TO SCALE

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Funeral Home at Mountain View Cemetery

5000 Piedmont Avenue
Oakland, CA

02.09.2012 PRE-APP PACKAGE
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JOB: 1007

SHEET:

AERIAL CONTEXT PHOTOGRAPH

A0.3

MOUNTAIN VIEW
CEMETERY

Mountain View Cemetery Association – New Funeral Home
Revised Applicant Statement May 23, 2012

The Need
Mountain View Cemetery Association, a not-for-profit organization established in 1863, proposes the development of a funeral home. Due to increases in rates of cremation and changes in cultural demographics, it is vital to the long-term ability of Mountain View Cemetery Association to serve the community and to maintain its historic buildings and grounds and to add a funeral home to its cemetery and cremation services.

The Project
This project proposes the construction of a funeral home and supporting events building on the grounds of Mountain View Cemetery Association. The proposed structure is a two-story building of about 9,950 square feet of gross floor area. The funeral home will include areas for memorial services, mortuary functions and associated office and support space

Project Benefits
The design for the proposed new building has evolved in a series of meetings with Oakland Heritage Association during the course of the past year. We believe that the proposed new building will be a beautiful and dignified enhancement to Mountain View Cemetery Association. We plan on expending $5M- $7M to construct this project during a recessionary time and will create four to five new full time jobs during the next five years. Most importantly, through improving services offered by Mountain View Cemetery, the project will bring families to the cemetery who are otherwise going to cemeteries outside of Oakland. That is vital to the long-term maintenance of Mountain View Cemetery Association, which receives no tax revenue funding. However, we also recognize that the project that has evolved with the OHA will be substantially more expensive than the original project and that such costs will be amortized over time to consumers.

The Plan
Existing conditions (see attached) include two minor and infrequently used driveways situated between the Gothic Chapel and Crematory and the Outdoor Garden Mausoleum. We propose replacing these driveways with a funeral home. The existing reflection pool (north façade), needing repairs, will be renovated to become a contemplative back drop to the new building. The south façade will open to an active garden that reflects the both linear and non-linear aspects of the existing Olmsted landscape. The classic shape, use of stone and siting of the new building makes the building a landscape element that mediates the differences between the mausoleum and chapels, makes existing unrefined landscapes into well-defined outdoor rooms, will be environmentally efficient and make for safe and intuitive way-finding. The plan allows the cemetery to keep two existing mature cedar trees. Last, as a sculptural landscape element it will be refined from all sides (and top).

Changing Demographics
The changing demographics of Mountain View Cemetery Association's customers require a different kind of architectural experience than that currently offered by the existing Gothic and Tower Chapels. For many of the Cemetery's customers, the Anglican nature of the Gothic and Tower Chapels is at odds with their Buddhist, Hindi, Jewish, Muslum, Atheist or other cultural and ethnic identities.

Palette/Energy Green Funeral Building
The funeral building is proposed to be clad in a rough cleaved limestone. Metal or wood shutters at each of the four foot wide openings in the south facing portico will provide shade and privacy as needed. Mechanical equipment will be well screens within the tall parapet of the roof. The funeral building will meet or exceed all required energy and green building standards.

Community Process
In the course of developing the schematic design for this project we have met with representatives of Oakland Heritage Association and with PANIL on several occasions beginning in May, 2011. Over the course of the many months in which we have engaged with these groups the design has changed and evolved a great deal. We feel that the exchange has been fruitful and process exemplary. A letter of support for the project from OHA is attached.

Revisions to the Pre-Application Submittal
While our initial application proposed to house the new funeral home areas entirely through re-modeling the existing historic Gothic Chapel, through working with the Oakland Historical Association and PANIL, we have now revised our proposal to house the new funeral home areas in a new building adjacent.

Copied below is the Zoning Department's email response to our initial Pre-Application Submittal. The important point of this email is the clarification that funeral homes services are simply a continuation of the existing use.

[redacted]

Thank you for your consideration of this application.
Sincerely,

David Trachtenberg, AIA
TRACHTENBERG ARCHITECTS
510/649-1414 x 12
david@trachtenbergach.com

Jeff Lindeman, GM & CFO
MOUNTIAN VIEW CEMETERY ASSN.
510/658-2588
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SHEET:

APPLICANT STATEMENT

A0.1

NOTATION KEY

1. NEW FUNERAL HOME
2. GOTHIC AND TOWER CHAPELS
3. ADMINISTRATIVE OFFICES
4. OPEN GARDEN MAUSOLEUM (OGM I)
5. OPEN GARDEN MAUSOLEUM (OGM II)
6. MAIN MAUSOLEUM
7. HILLSIDE MAUSOLEUM

1 / A0.4 MOUNTAIN VIEW CEMETERY SITE PLAN

1"=400' @ 11X17 1":200' @ 24X36

N

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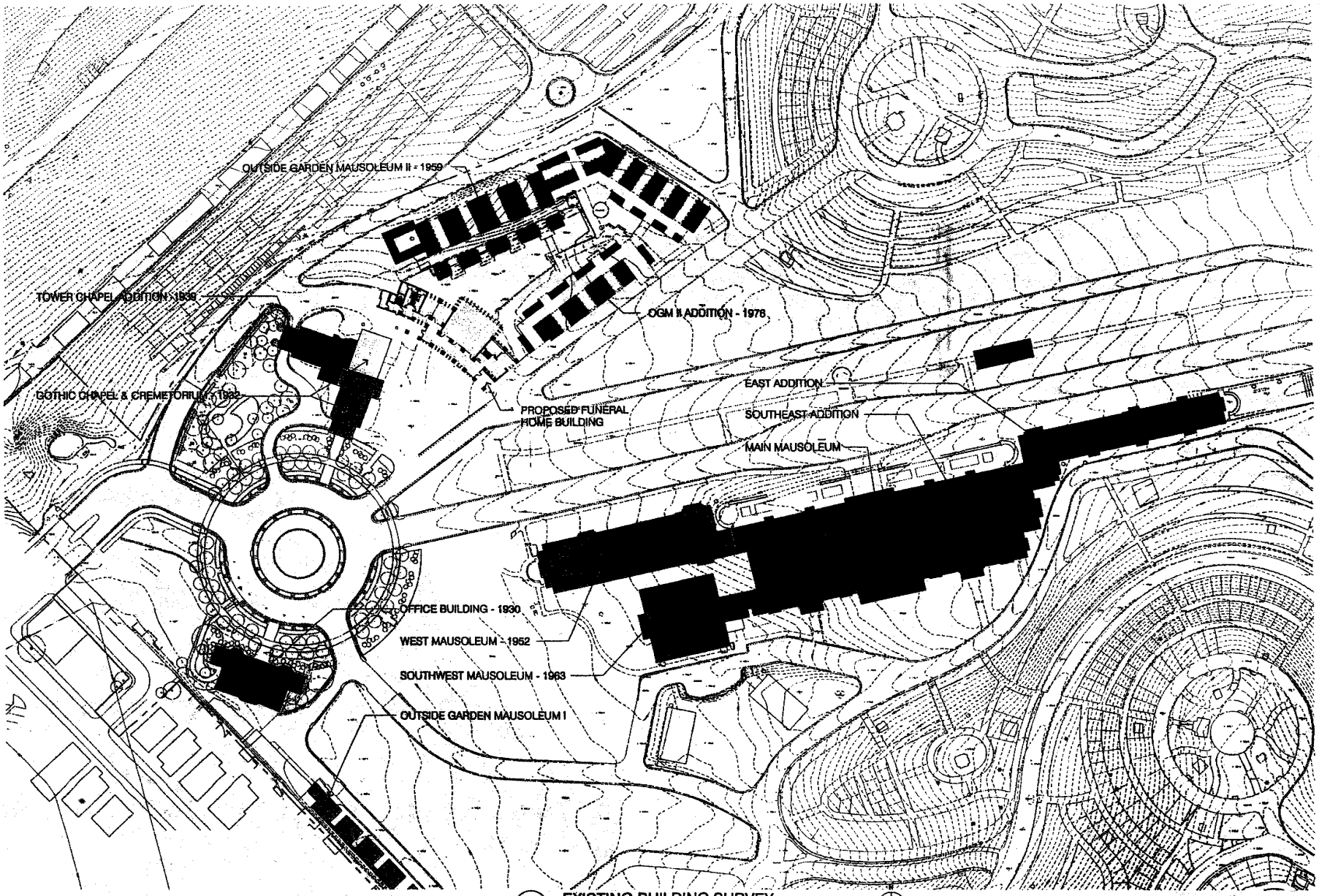
JOB: 1007

SHEET:

MOUNTAIN VIEW CEMETERY SITE PLAN

A0.4



1/0.5 EXISTING BUILDING SURVEY

1"=100' @ 11X17 1"=50' @ 24X36

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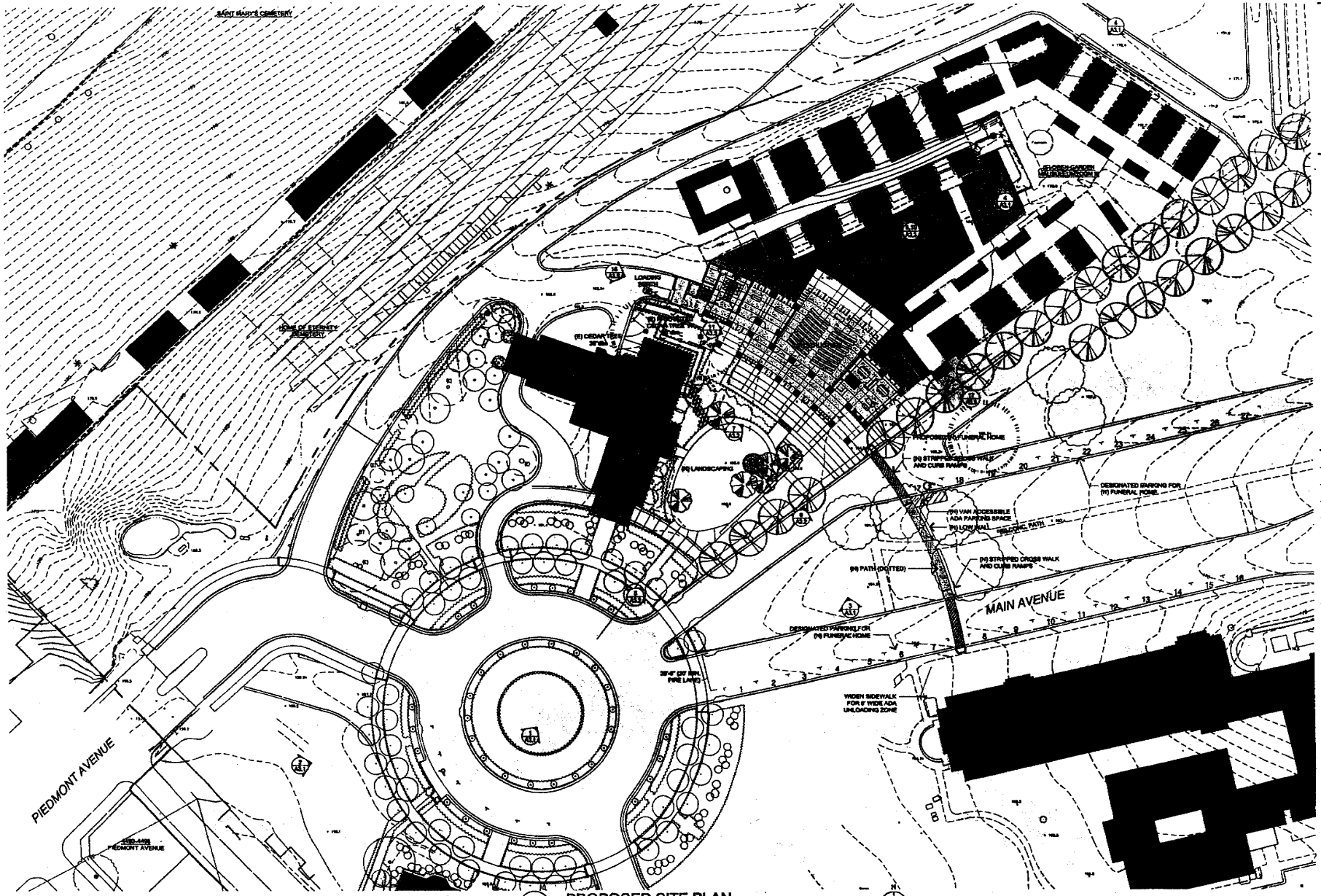
JOB: 1007

SHEET:

EXISTING BUILDING SURVEY

A0.5



1 A1.1 PROPOSED SITE PLAN
1"=60' @ 11X17 1"=30' @ 24X36

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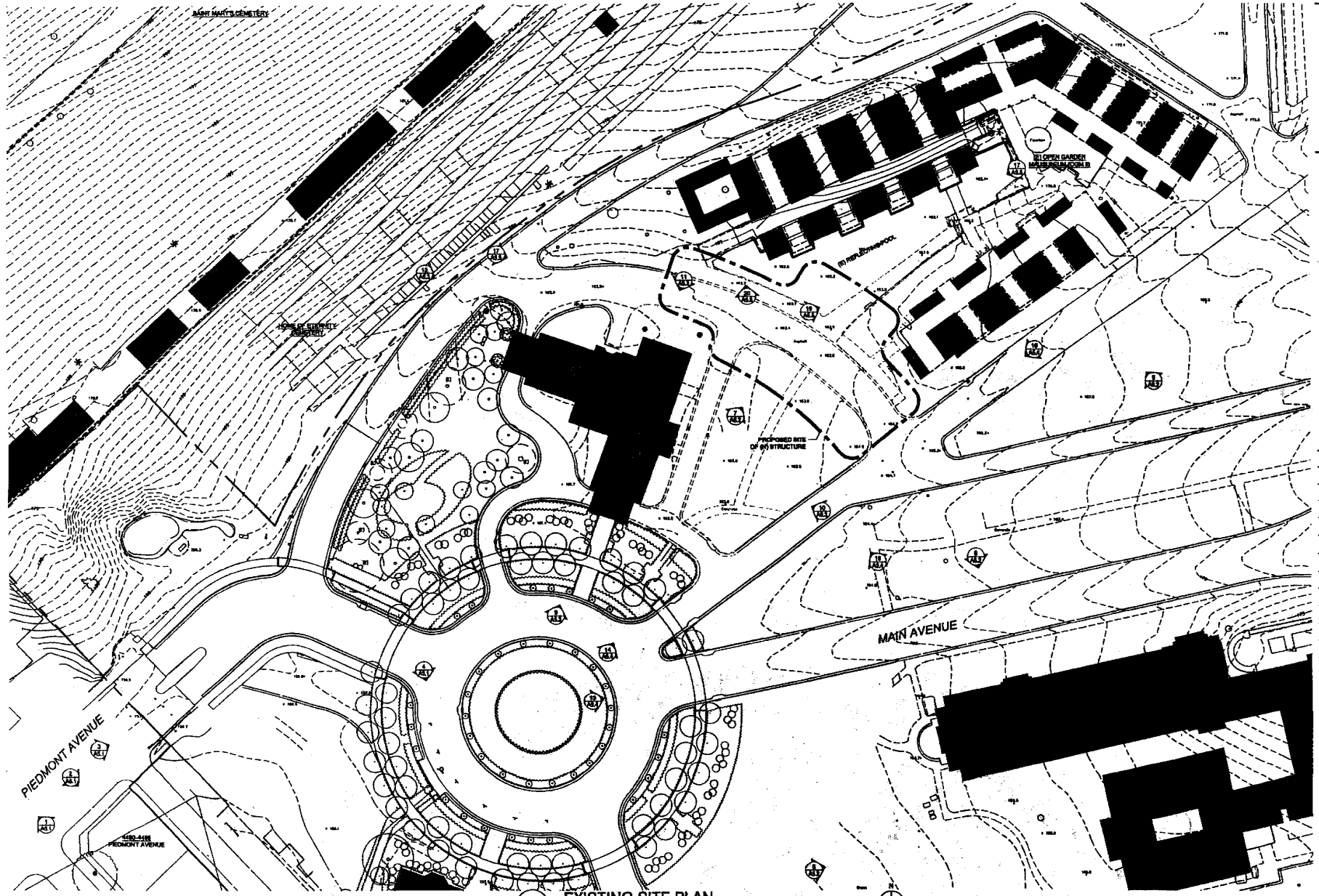
JOB: 1007

SHEET:

PROPOSED SITE PLAN

A1.1



1 A1.0 EXISTING SITE PLAN
1"=60' @ 11X17 1"=30' @ 24X36

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JOB: 1007

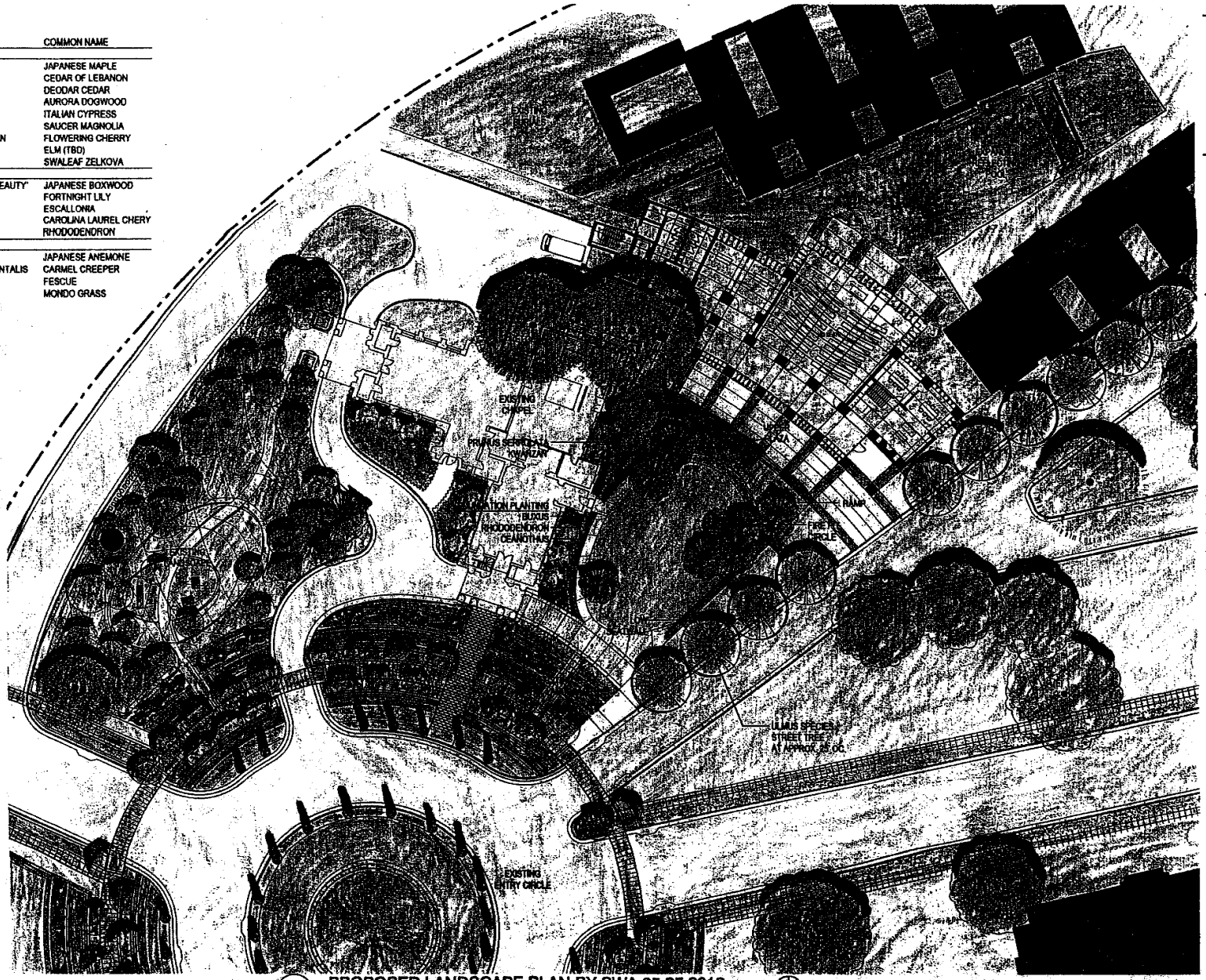
SHEET:

EXISTING SITE PLAN

A1.0

CONCEPTUAL PLANT LIST

SIZE	BOTANICAL NAME	COMMON NAME
TREES		
24" BOX	ACER PALMATUM	JAPANESE MAPLE
24" BOX	CEDRUS LIBANI	CEDAR OF LEBANON
24" BOX	CEDRUS DEODARA	DEODAR CEDAR
24" BOX	CORNUS X RUTBAN 'AURORA'	AURORA DOGWOOD
24" BOX	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS
24" BOX	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA
24" BOX	PRUNUS SERRULATA 'KWANZAN	FLOWERING CHERRY
24" BOX	ULMUS SPECIES.	ELM (TBD)
24" BOX	ZELKOVA SERRATA (OPTION)	SWALEAF ZELKOVA
SHRUBS		
1 GAL.	BUXUS M. JAPONICA 'GREEN BEAUTY'	JAPANESE BOXWOOD
5 GAL.	DIETES VEGETA	FORTNIGHT LILY
5 GAL.	ESCALLONIA RUBRA	ESCALLONIA
5 GAL.	PRUNUS CAROLINEANA	CAROLINA LAUREL CHERY
5 GAL.	PHODODENDRON 'BIBIANI'	RHODODENDRON
GROUNDCOVERS		
1 GAL.	ANEMONE X HYBRIDA	JAPANESE ANEMONE
1 GAL.	CEANOTHUS GRISEUS HORIZONTALIS	CARMEL CREEPER
1 GAL.	FESTUCA SP.	FESCUE
1 GAL.	OPHIOPOGON JAPONICUS	MONDO GRASS



1 L1.0 PROPOSED LANDSCAPE PLAN BY SWA 05.25.2012

1:40 @ 11X17 1:20 @ 24X36

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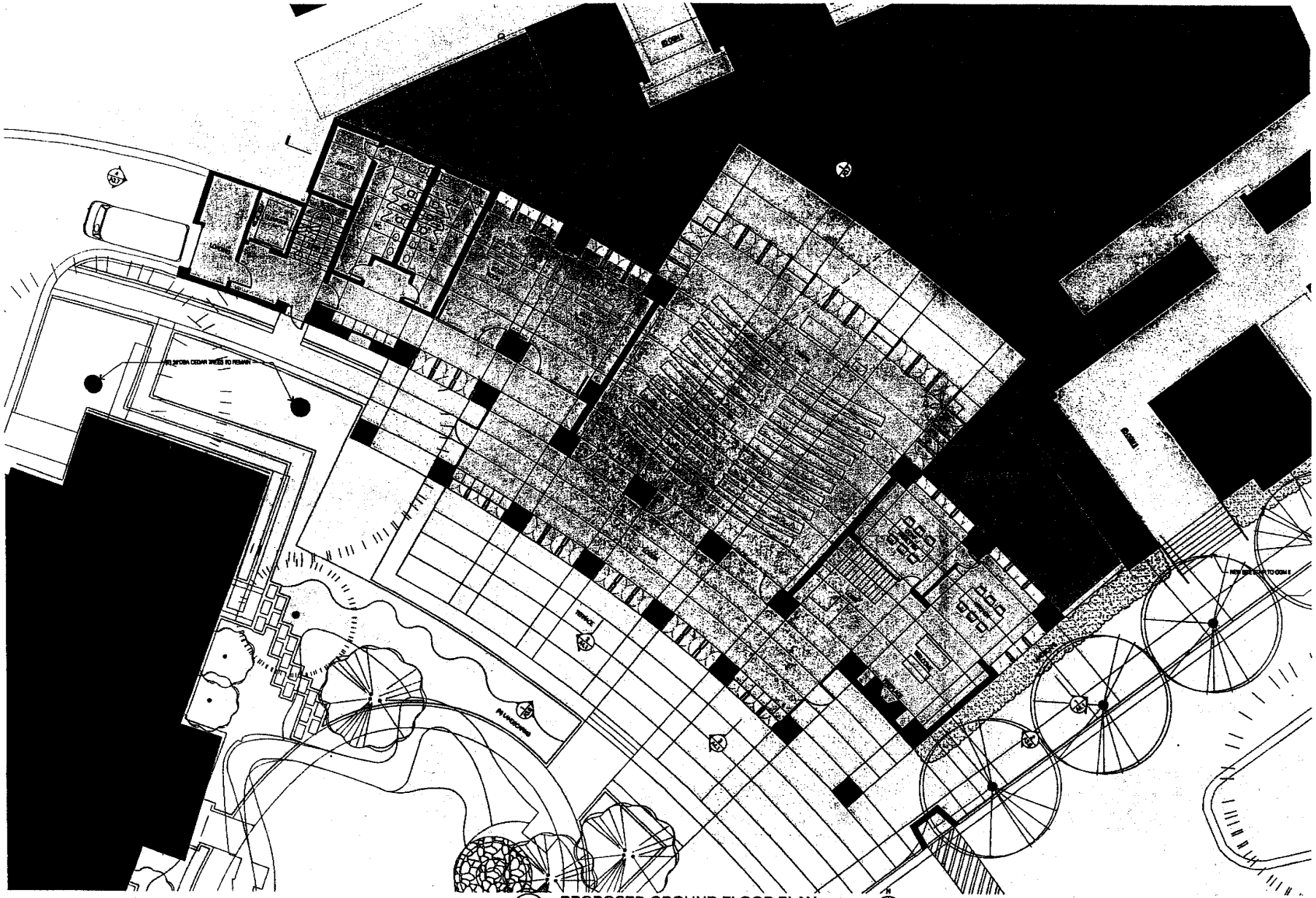
JOB: 1007

SHEET:

PROPOSED LANDSCAPE PLAN

L1.0



1 A2.1 PROPOSED GROUND FLOOR PLAN
1/16"=1'-0" @ 11X17 . 1/8"=1'-0" @ 24X36

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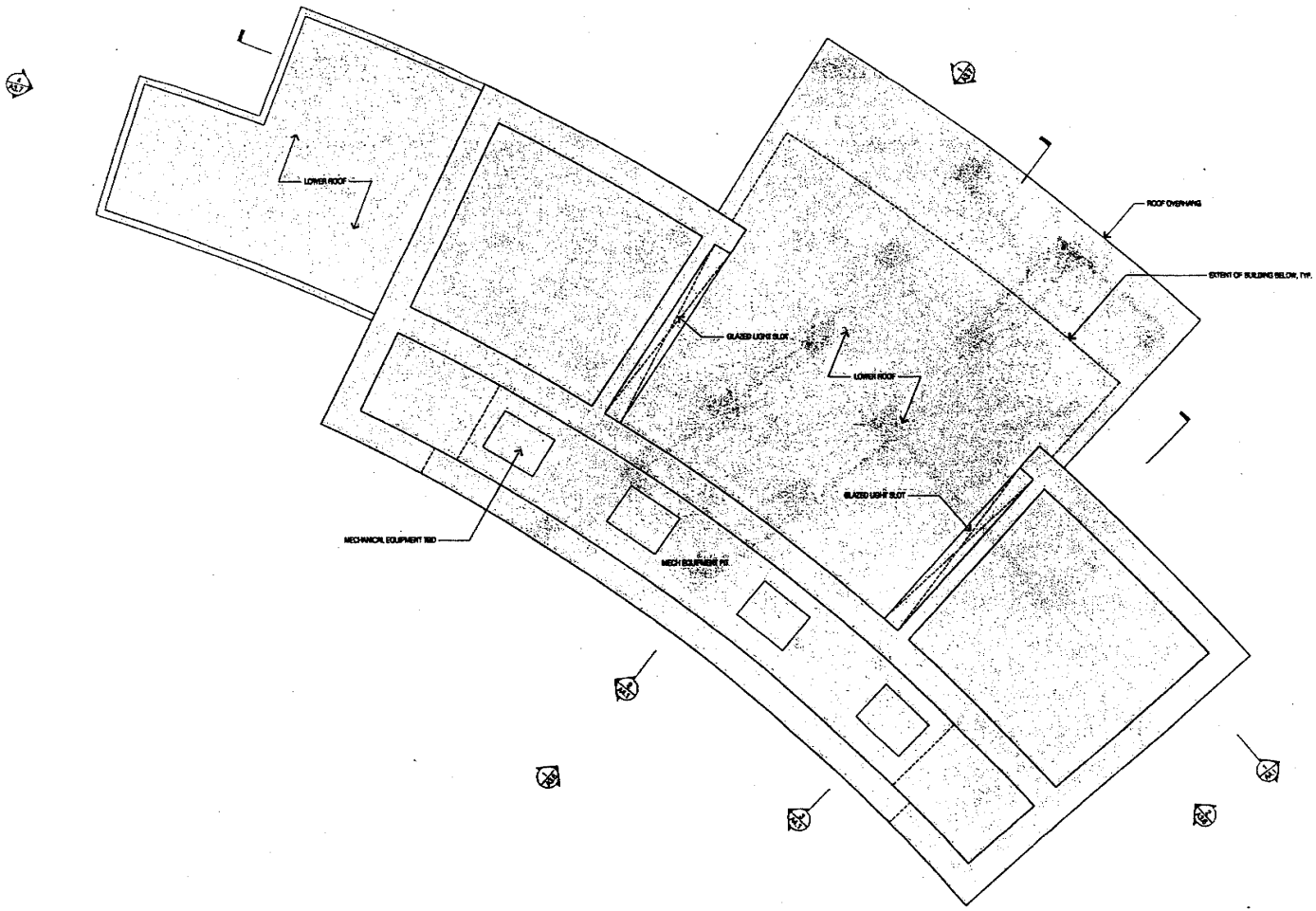
JOB: 1007

SHEET:

PROPOSED GROUND FLOOR PLAN

A2.1



1 A2.3 PROPOSED ROOF PLAN
1/16"=1'-0" @ 11X17 1/8"=1'-0" @ 24X36

N

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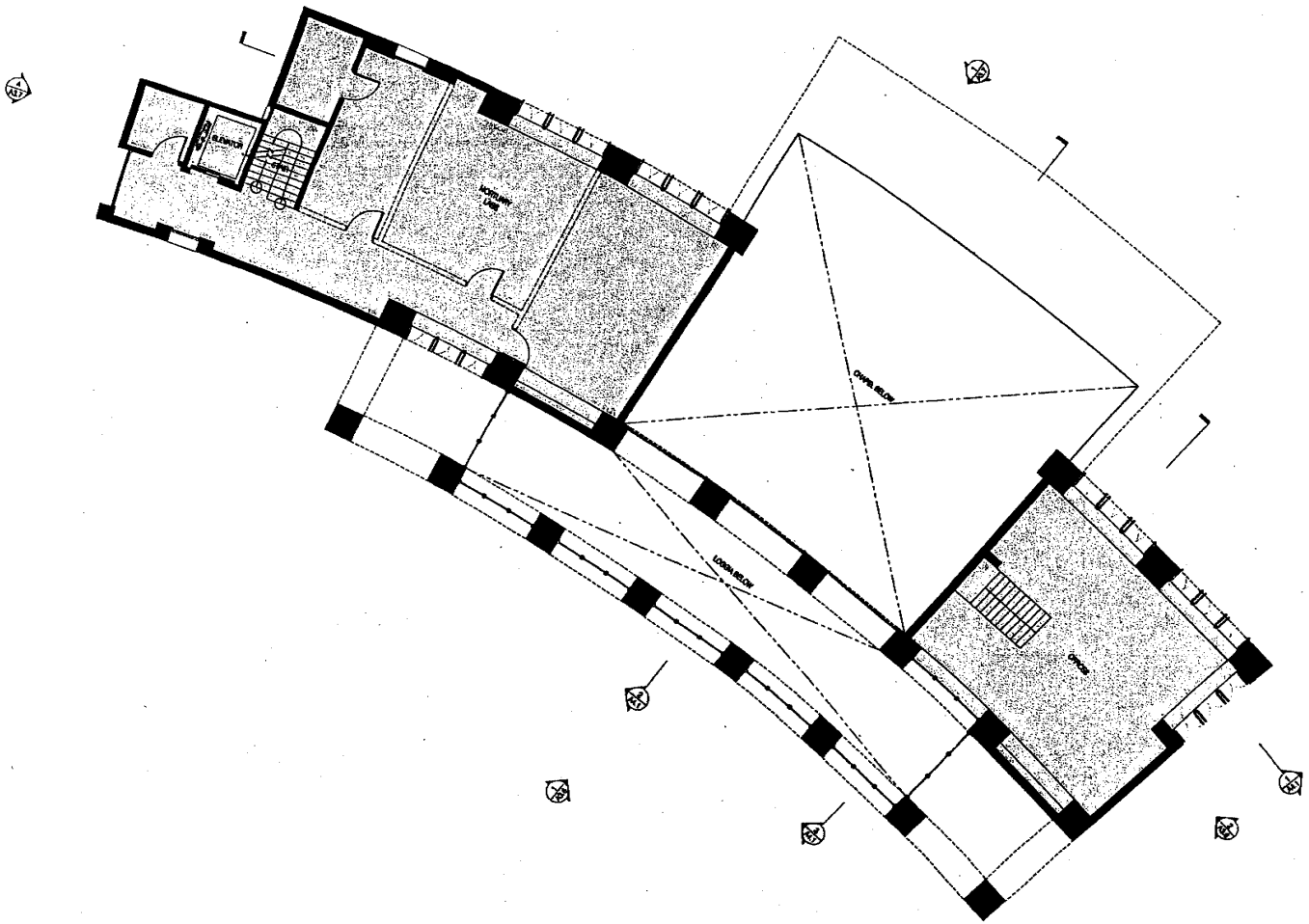
JOB: 1007

SHEET:

PROPOSED ROOF PLAN

A2.3



1 / A2.2 PROPOSED SECOND FLOOR PLAN

1/16"=1'-0" @ 11X17 1/8"=1'-0" @ 24X36

N

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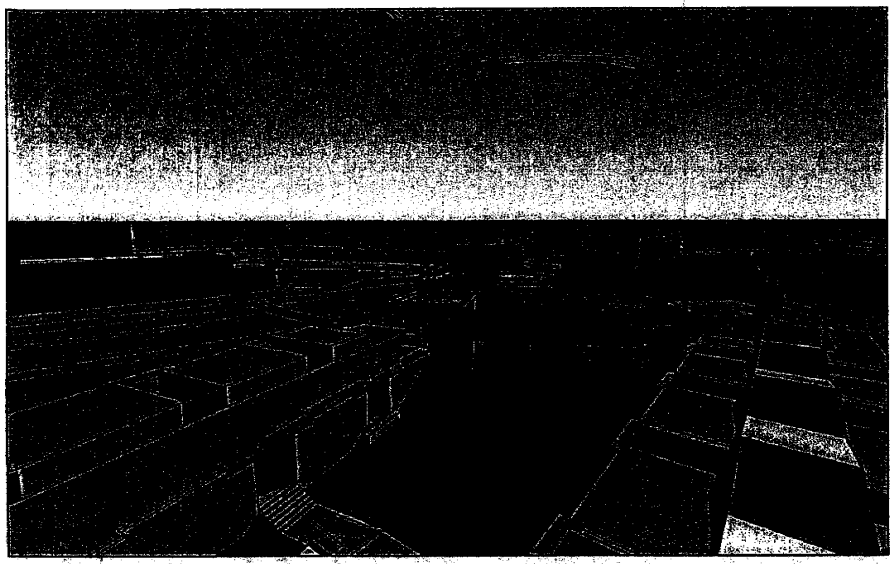
JOB: 1007

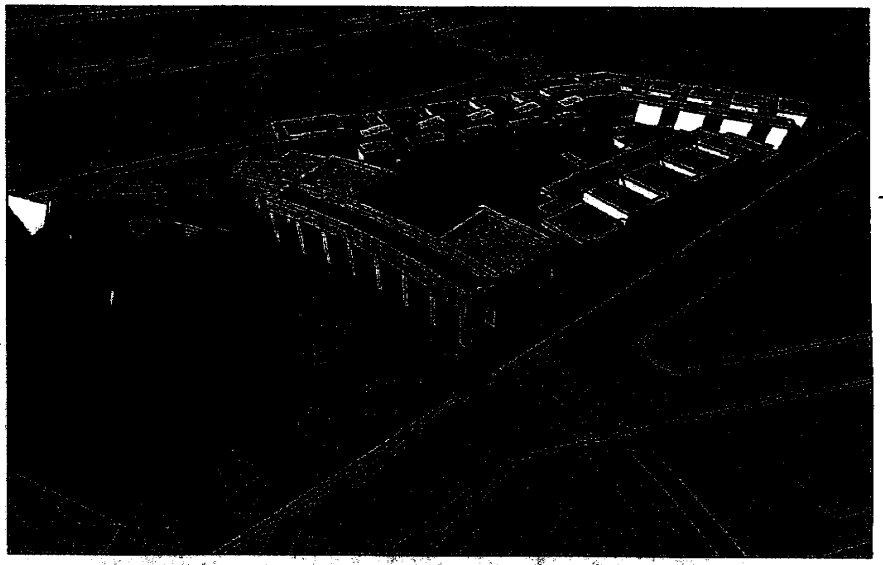
SHEET:

PROPOSED SECOND FLOOR PLAN

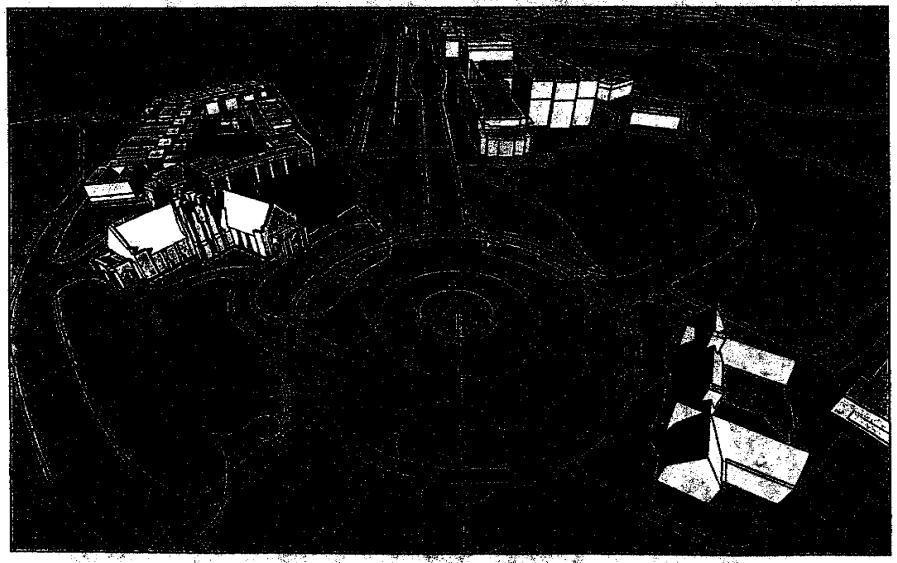
A2.2



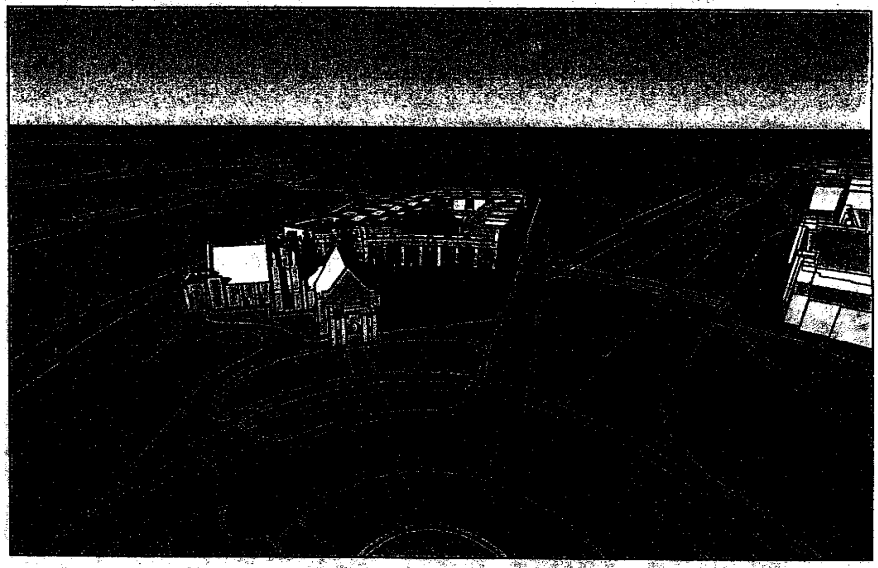
4 A3.1 AERIAL RENDERING SOUTH-WEST TOWARD SITE



3 A3.1 AERIAL RENDERING NORTH TOWARD SITE



2 A3.1 AERIAL RENDERING EAST TOWARD SITE



1 A3.1 AERIAL RENDERING NORTH-EAST TOWARD SITE

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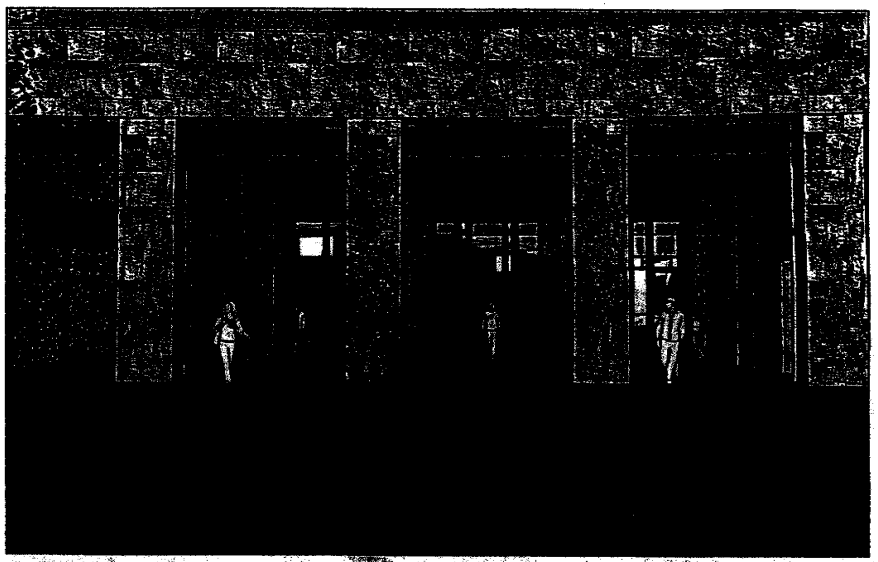
JOB: 1007

SHEET:

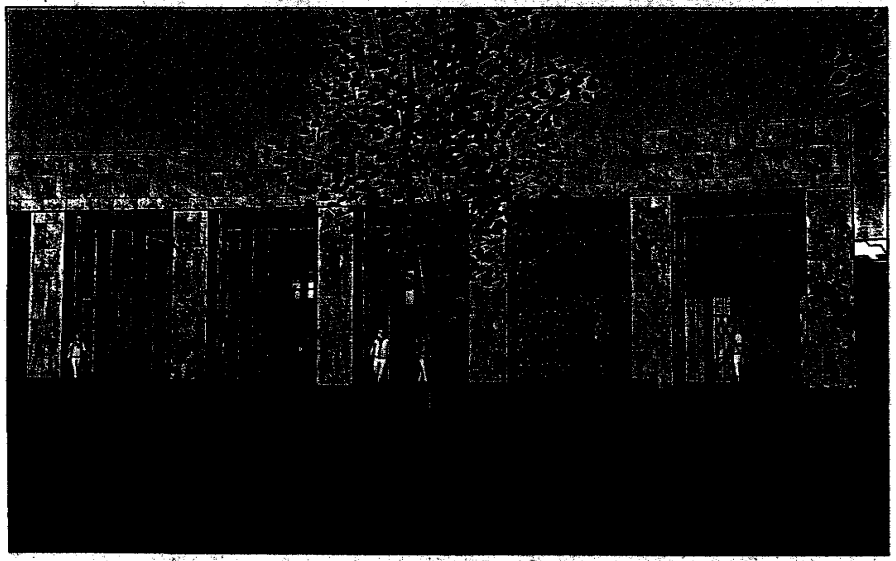
RENDERINGS

A3.1

8 A3.2 PERSPECTIVE RENDERING SOUTH EAST LOGGIA CLOSE-UP



7 A3.2 PERSPECTIVE RENDERING SOUTH-WEST FACADE



6 A3.2 PERSPECTIVE RENDERING SOUTH-EAST ENTRANCE

5 A3.2 PERSPECTIVE RENDERING SOUTH-WEST FACADE

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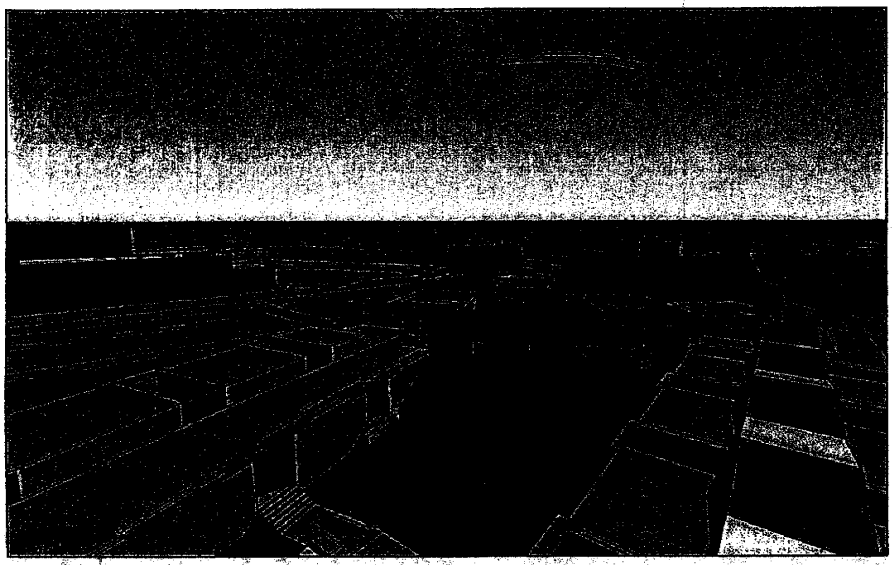
JOB: 1007

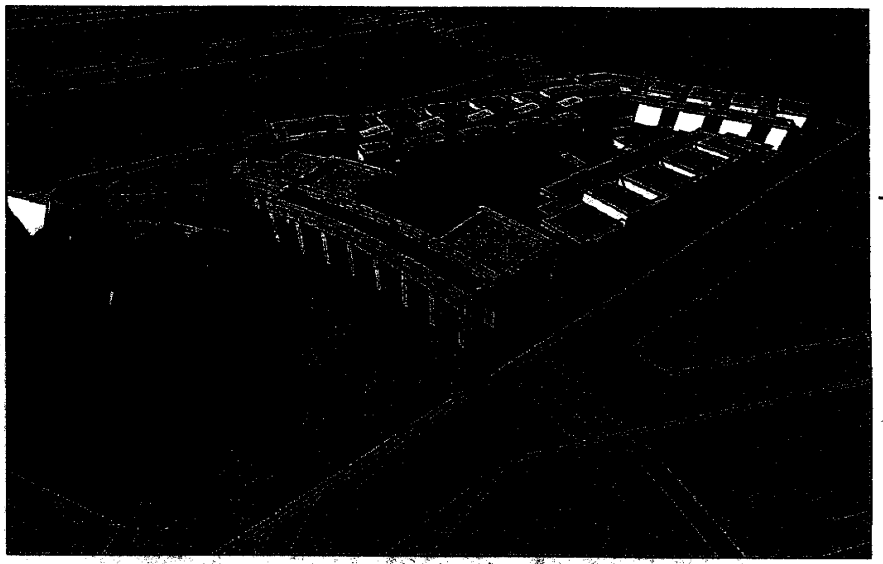
SHEET:

RENDERINGS

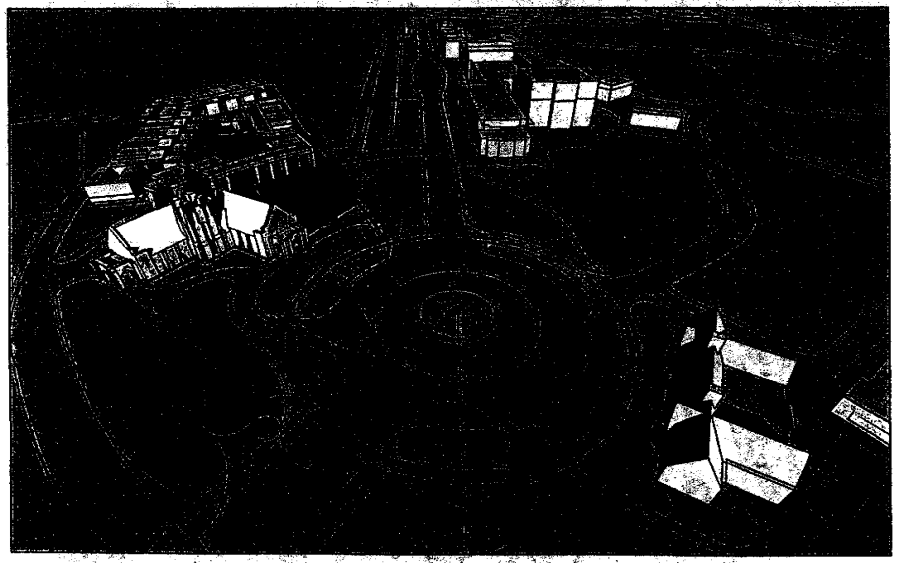
A3.2



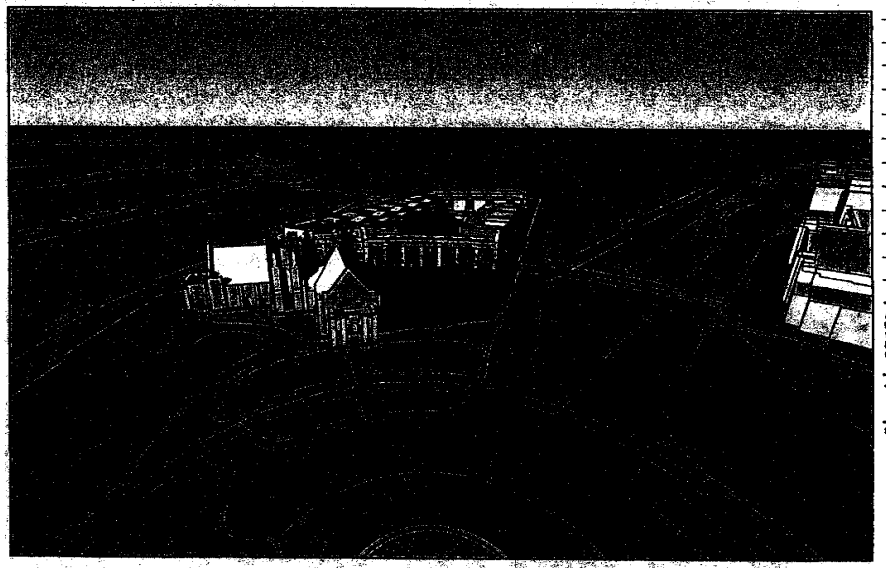
4 A3.1 AERIAL RENDERING SOUTH-WEST TOWARD SITE



3 A3.1 AERIAL RENDERING NORTH TOWARD SITE



2 A3.1 AERIAL RENDERING EAST TOWARD SITE



1 A3.1 AERIAL RENDERING NORTH-EAST TOWARD SITE

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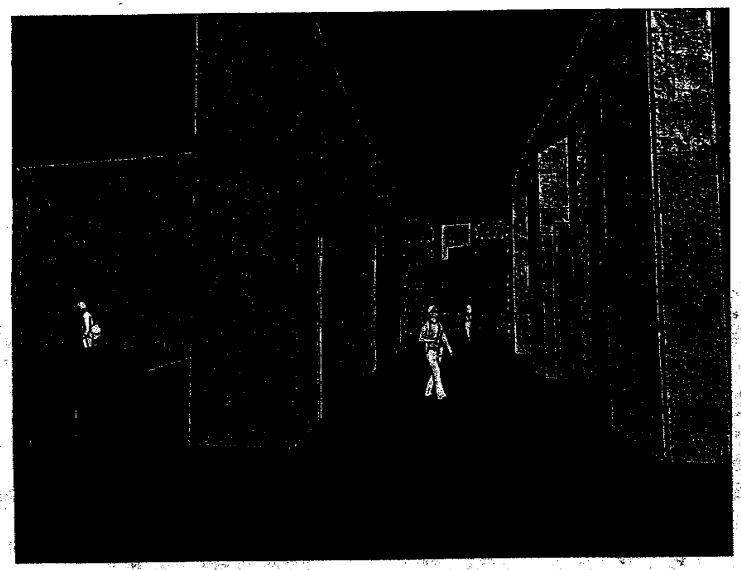
JOB: 1007

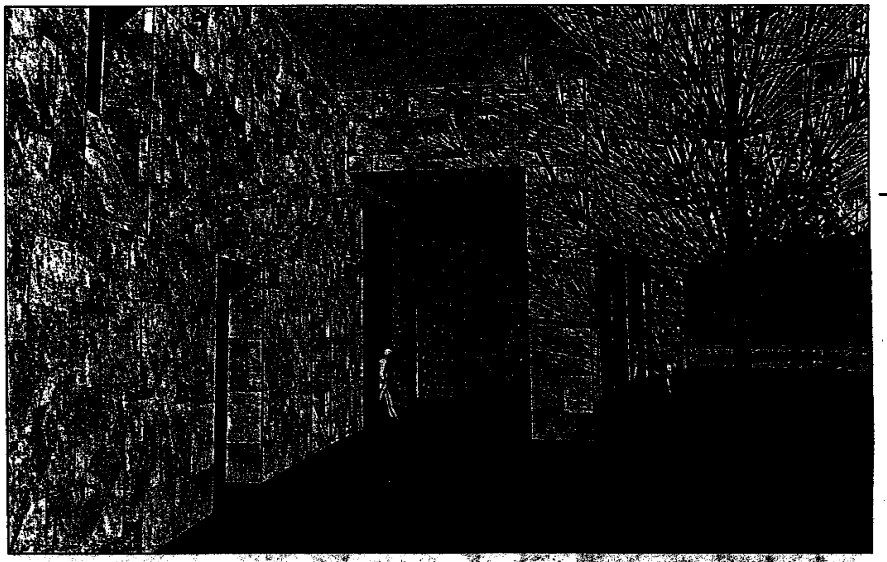
SHEET:

RENDERINGS

A3.1



12 A3.3 INTERIOR RENDERING LOGGIA - VIEW SOUTH-EAST



11 A3.3 PERSPECTIVE RENDERING NORTH-WEST ENTRANCE

10 A3.3 PERSPECTIVE RENDERING NORTH-EAST FACADE-CLOSED

9 A3.3 PERSPECTIVE RENDERING NORTH-EAST FACADE-OPEN

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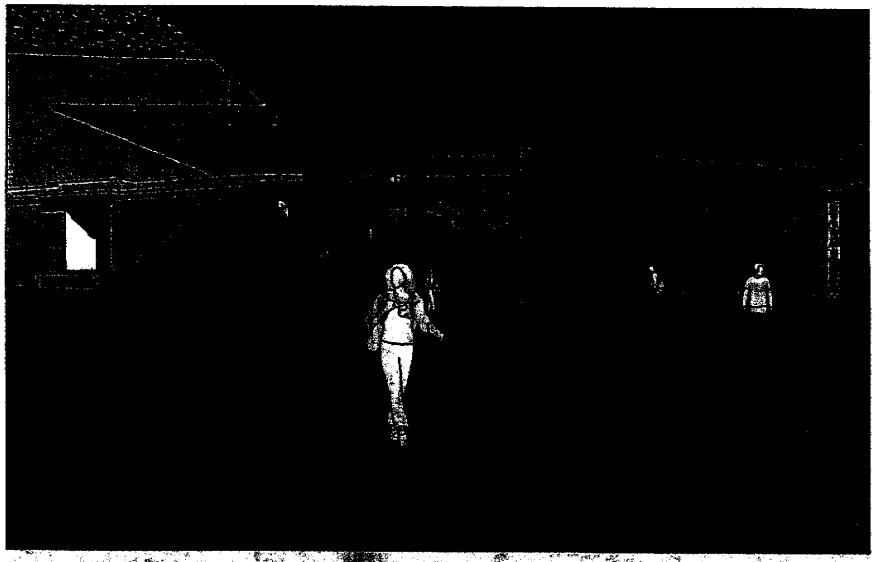
JOB: 1007

SHEET:

RENDERINGS

A3.3

16 A3.4 INTERIOR RENDERING CHAPEL - VIEW SOUTH-EAST



15 A3.4 INTERIOR RENDERING CHAPEL - VIEW SOUTH-EAST

14 A3.4 INTERIOR RENDERING CHAPEL - VIEW NORTH-EAST

13 A3.4 INTERIOR RENDERING CHAPEL - VIEW NORTH-EAST

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RENDERINGS

A3.4

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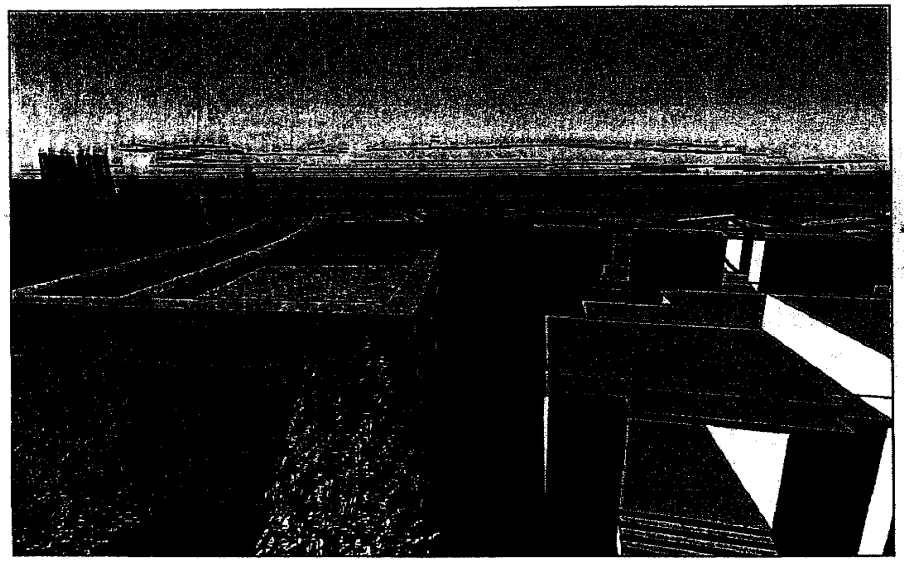
JOB: 1007

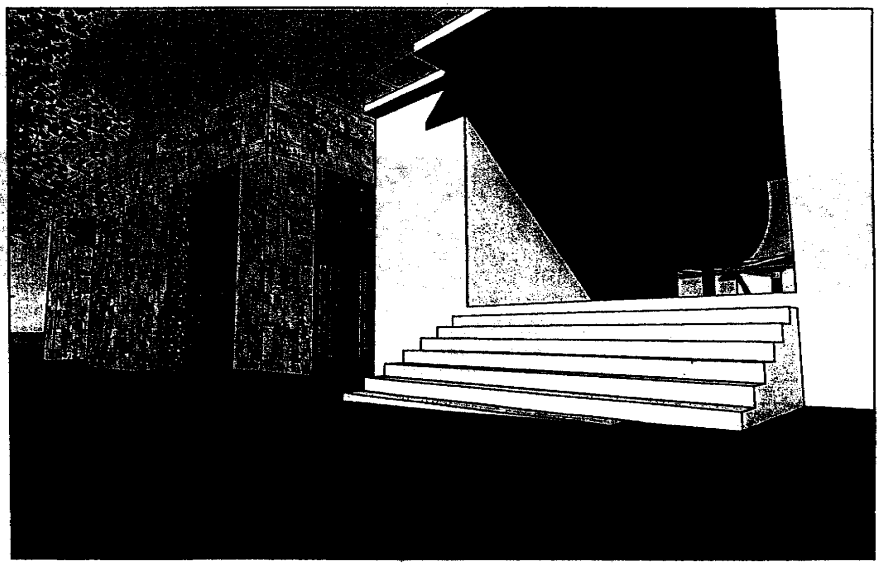
SHEET:

RENDERINGS

A3.5



18 A3.5 PERSPECTIVE RENDERING NORTH-EAST FACADE-CLOSED



17 A3.5 INTERIOR RENDERING CHAPEL - VIEW SOUTH-EAST

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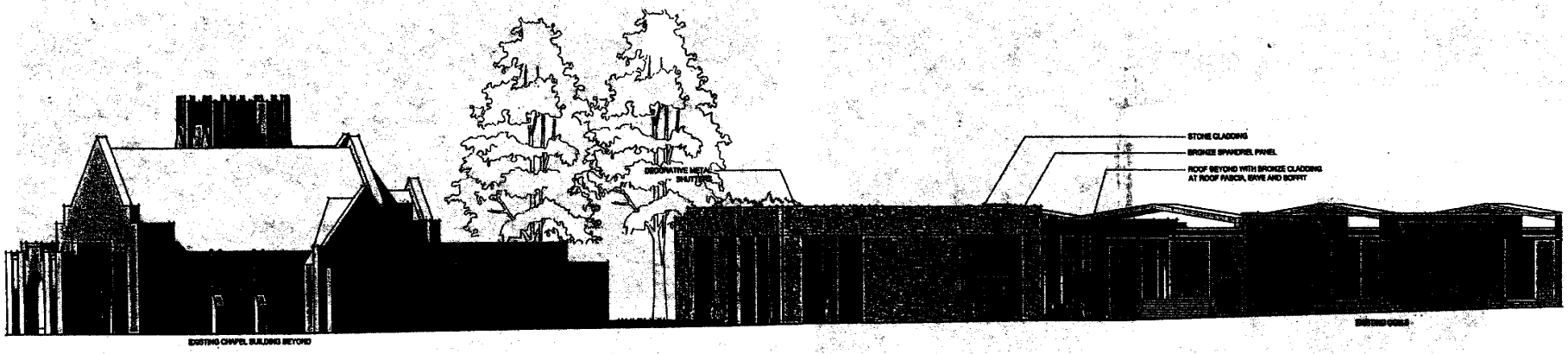
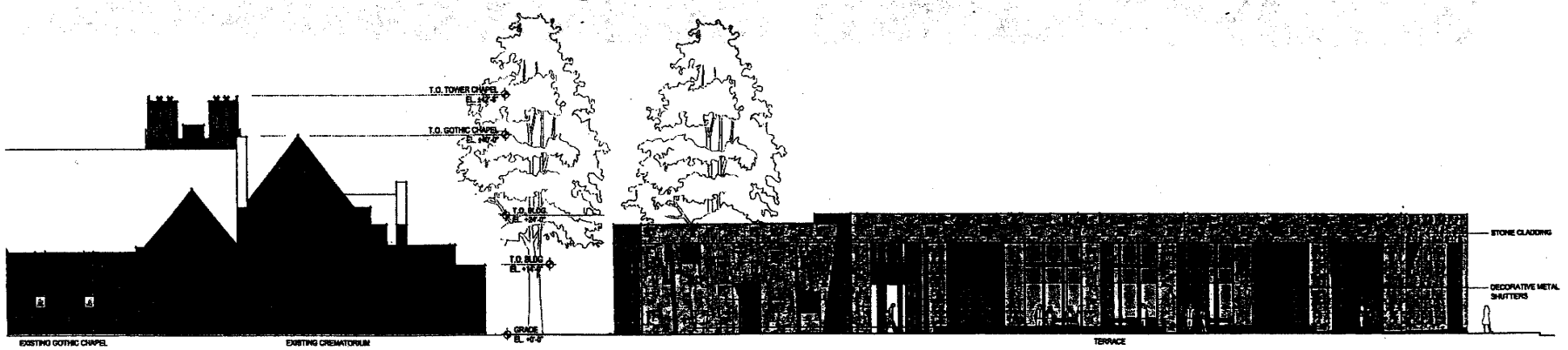


2 / A3.6 PROPOSED SOUTH-EAST ELEVATION
3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36



EXISTING GOTHIC CHAPEL & CREMATORIUM SOUTH-EAST ELEVATIONS
(SHOWN FOR REFERENCE ONLY)

1 / A3.6 PROPOSED SOUTH-WEST ELEVATION
3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36

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JOB: 1007

SHEET:

EXTERIOR ELEVATIONS

A3.6

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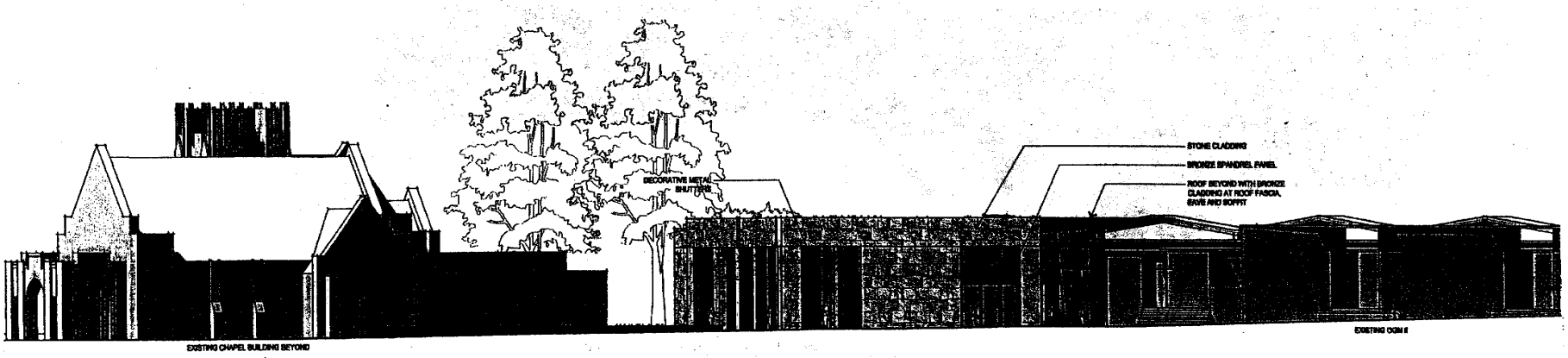
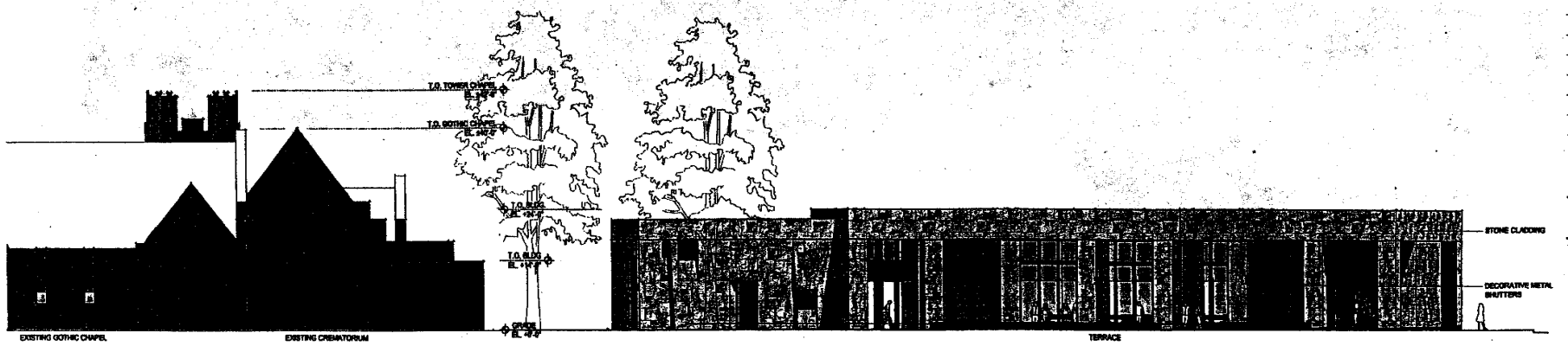


2 / A3.6 ALT PROPOSED SOUTH-EAST ELEVATION-ALTERNATE ROOF

3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36



EXISTING GOTHIC CHAPEL & CREMATORIUM SOUTH-EAST ELEVATIONS
(SHOWN FOR REFERENCE ONLY)

1 / A3.6 ALT PROPOSED SOUTH-WEST ELEVATION-ALTERNATE ROOF

3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36

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JOB: 1007

SHEET:

EXTERIOR ELEVATIONS ALTERANTE ROOF

A3.6 ALT

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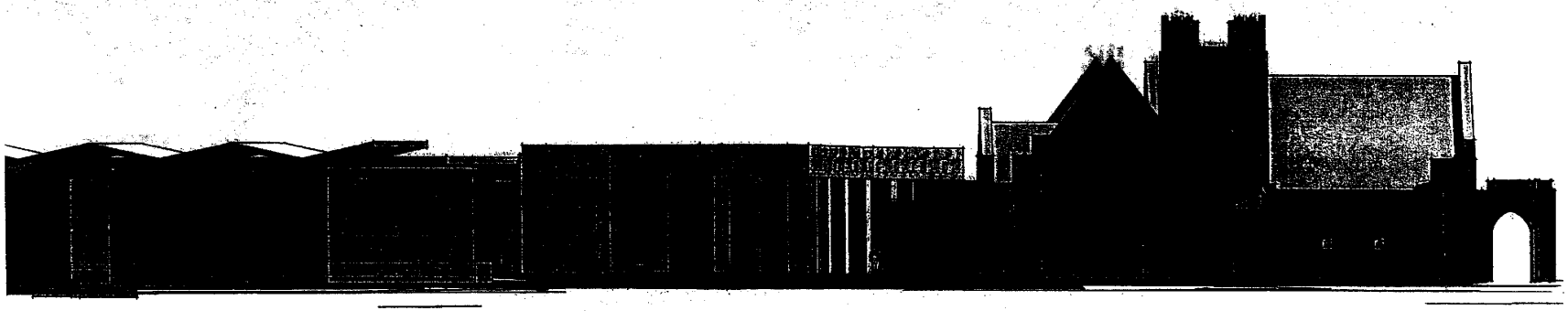
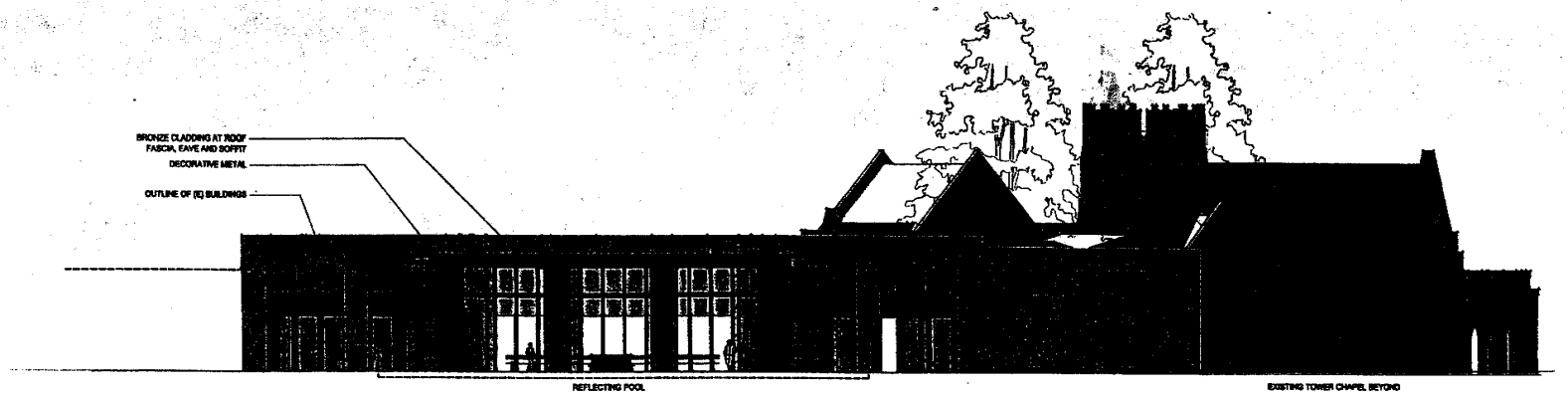


2 / A3.7 PROPOSED NORTH-WEST ELEVATION
3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36



1 / A3.7 PROPOSED NORTH-EAST ELEVATION
3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36

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JOB: 1007

SHEET:

EXTERIOR ELEVATIONS

A3.7

PROPOSED PROJECT SPECIFIC CONDITIONS OF APPROVAL

1. **Review of Proposed Materials**

   Prior to Historic Preservation Sign Off of the Building Permit Drawings

   All design development and materials selections for the new construction, including building materials, signage, lighting, etc. shall be submitted to historic preservation staff for review and approval, with referral to the Landmarks Preservation Advisory Board as appropriate. This includes, but is not limited to, the exterior final exterior stone selection, pavement color and materials, shop drawings and a mock up of the lattice screen, shop drawings and material samples of the fire pit, pedestrian pathway materials, etc.

2. **Landscape Maintenance.**

   Ongoing

   All required planting shall be permanently maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with applicable landscaping requirements. All required irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced.

3. **Tree Removal Permit**

   Prior to issuance of a demolition, grading, or building permit

   Prior to removal of any protected trees, per the Protected Tree Ordinance, located on the project site or in the public right-of-way adjacent to the project, the project applicant must secure a tree removal permit from the Tree Division of the Public Works Agency, and abide by the conditions of that permit.

4. **Tree Protection During Construction**

   Prior to issuance of a demolition, grading, or building permit

   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:

   a) 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 City Tree Reviewer. 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.

   b) 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 City Tree Reviewer 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.

c) 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 Tree Reviewer from the base of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. No heavy construction equipment or construction materials shall be operated or stored within a distance from the base of any protected trees to be determined by the tree reviewer. 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.

d) 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.

e) 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 Agency of such damage. 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.

f) 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.

5. **Archaeological Resources**

Ongoing throughout demolition, grading, and/or construction

a) Pursuant to CEQA Guidelines section 15064.5 (f), "provisions for historical or unique archaeological resources accidentally discovered during construction" should be instituted. Therefore, in the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist or paleontologist to assess the significance of the find. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified archaeologist would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Oakland. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and a report prepared by the qualified archaeologist according to current professional standards.

b) In considering any suggested measure proposed by the consulting archaeologist in order to mitigate impacts to historical resources or unique archaeological resources, the project applicant shall determine whether avoidance is necessary and feasible in light 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) shall be instituted. Work may proceed on other parts of the project site while measure for historical resources or unique archaeological resources is carried out.

c) Should an archaeological artifact or feature be discovered on-site during project construction, all activities within a 50-foot radius of the find would be halted until the findings can be fully investigated by a qualified archaeologist to evaluate the find and assess the significance of the find according to the CEQA definition of a historical or unique archaeological resource. If the deposit is determined to be significant, the project applicant and the qualified archaeologist shall meet to determine the appropriate avoidance measures or other appropriate measure, subject to approval by the City of Oakland, which shall assure implementation of appropriate measure measures recommended by the archaeologist. Should archaeologically-significant materials be recovered, the qualified archaeologist shall recommend appropriate analysis and treatment, and shall prepare a report on the findings for submittal to the Northwest Information Center.

6. **Human Remains**

Ongoing throughout demolition, grading, and/or construction

In the event that human skeletal remains are uncovered at the project site during construction or ground-breaking activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines 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 Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. 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.

7. **Paleontological Resources**

Ongoing throughout demolition, grading, and/or construction

In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards (SVP 1995,1996)). The qualified paleontologist

shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.

8. **Vibrations Adjacent Historic Structures**

Prior to issuance of a demolition, grading or building permit

The project applicant shall retain a structural engineer or other appropriate professional to determine threshold levels of vibration and cracking that could damage the adjacent Historic structures and design means and methods of construction that shall be utilized to not exceed the thresholds.

May 29, 2012

Joann Pavlinec, Planner IV
Staff to Landmark Advisory Preservation Board
City of Oakland
250 Frank H. Ogawa Plaza, Suite 3330
Oakland, CA 94612

RE: Mountain View Cemetery, Building Addition Project [11148]

Dear Ms. Pavlinec,

I have been asked by Jeff Lindeman, Executive Director of Mountain View Cemetery, and David Trachtenberg, architect of a proposed new building within the cemetery complex, to comment on the design of a proposed new building with particular reference to the Secretary of the Interior's *Standards for Rehabilitation* (Standards), and the question of whether the added structure would negatively impact the Mountain View Cemetery District or any historic resource within it.

The Oakland Cultural Heritage Survey (OCHS) surveyed buildings within the Cemetery in 1994, and in 1998 a city-wide reconnaissance survey defined the Cemetery property, along with certain other buildings, as the Mountain View Cemetery District (District). The OCHS assigned a preliminary rating of A1+ to the District, and confirmed ratings of A1+ assigned in 1994 to the Administration Building (1930) and Chapel/Crematorium Building (1929-1939 with additions through 1963), which are within the Cemetery. The Mountain View Cemetery District comprises about 200 acres, mostly a single property.

The building designed by Trachtenberg Architects is intended to supplement the function of the Gothic Chapel, Tower Chapel and Crematorium [collectively rated A1+ by the OCHS], designed by Weeks and Day and mostly built between 1929 and 1939. The two chapels, though successful designs, are Gothic Revival in style and protestant-Christian in tradition. Today's funeral practice is not necessarily denominational, is often oriented to nature and freedom of expression, and is therefore sometimes unsuited to the Gothic and Tower spaces. The proposed new building answers some of these concerns.

The architects have designed a building that is placed northeast of the existing Chapels/ Crematorium in the location of a former connector road. Massing of the new building forms a right angle with the existing grouping. All spaces within the new building look out to the northeast upon an enlarged reflecting pool, while to the southwest a landscaped courtyard connects with the existing historic buildings and offers access to the new one.

ATTACHMENT A

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My response to the design of the proposed building addition is that it *does* comply with the Standards and *does not* pose any negative impact upon cultural resources within the environment. In making this preliminary determination I have taken into account the immediate setting of the new building, which includes the Cemetery entrance circle and the Gothic, Tower and Crematorium complex; the overall setting, which includes the Mountain View Cemetery District; and finally the master plan for the Cemetery, designed by Frederick Law Olmsted in 1863.

Immediate Setting [See Figure 1]

The following are comments that pertain to the immediate setting of the proposed building addition:

- The Gothic and Tower Chapels retain their prominence on Entry Circle; the proposed new building is placed well back to allow the historic buildings to dominate.
- Most existing planting is retained, including two important trees to the northeast of the crematorium.
- The Entry court to the new building forms a side yard to the existing buildings; the proposed pedestrian approach follows the line of existing vehicle movement;
- The proposed new building is placed mostly within an existing connector road that is not a part of the Olmsted master plan.
- The reflecting pool to the northeast (not a defining characteristic of the District) now is bordered on two sides by the Outside Garden Mausoleum II designed in 1959 by Kitchen & Hunt, Architects (OGM II) and the Outside Garden Mausoleum II Addition of 1976. Though the Cemetery was surveyed in 1998 (when the OGM II was less than 50 years old), it is possible that OGM II could be considered a historic resource now. The proposed new building at least partially obscures views of the OGM complex from the Entry Circle. That said, the new building is designed to allow views of the water and of OGM II *through* proposed new construction.

Overall Setting

The following are comments that pertain to the wider context and setting of the District:

- The overall setting is formed by the District itself. An extremely small portion of the District is being affected by the new construction, which is to be placed in a zone where substantial building has occurred over time. None of the defining characteristics of the District, as inferred from the OCHS primary records, is being affected.
- The main characteristic of the District, and indeed of any cemetery district, is the accretion of funerary structures, mausoleums, graves and markers over time. It is to be expected, then, that new or changed requirements for built facilities will arise from time to time. It is appropriate that the District be monitored at these times to be sure

that its defining characteristics are not lost. But it is not necessary to prevent or to discourage new building.

Olmsted Master Plan [See Figure 2]

The following are comments that pertain to the Olmsted Master Plan and its influence over the District:

- The key surviving aspects of the Olmsted Master Plan are: the entry circle, an important main axis (red in the illustration) running from the entry roughly east, a 'lozenge' of axial roads that define the first-encountered, more formal part of the Cemetery. Of this lozenge only a few axial roads were built, and even fewer survive; these are shown in dark blue on the Figure. Beyond the axial grouping, minor paths or ways follow existing topography (shown in light blue). A good many of these paths were built and do survive.
- The site of the proposed new building is not related to Olmsted's plan, and indeed is placed on a connector road (yellow in the illustration) that was last altered in 1959 as part of the development of Outside Garden Mausoleum II. If one were to choose a location, near the Entry Circle, that is least related to the Olmsted plan, this might be a good choice.
- The main axis having been defined, subsequent important buildings – or groupings – have been completed to the north and south of it. The Main Mausoleum, built in 1929 and enlarged at intervals until 1963, has provided a 'south wall' to the main axis and has concentrated many of the above-ground needs of the District within its walls.
- The proposed building addition adds to and strengthens the grouping made by the OGM II and the OGM II Addition. These buildings, together with the Gothic-Tower complex, provide a less formal but perceptible 'wall' to the north.

Standards Analysis

Standard 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed addition augments the historic use of the property and furthers the purposes of the District. The project complies with Standard 1.

Standard 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The historic character of the District is being maintained. No distinctive materials are being removed. The spatial relationship between the OGM II, OGM II Addition, the associated reflecting pool and the District is being altered by the placement of the

new building, but neither the two buildings nor the pool are character-defining aspects of the District, and the new architectural relationships are carefully studied. The project complies with Standard 2.

Standard 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

No conjectural features or elements from other historic properties are being proposed; the new building addition is contemporary in style. The project complies with Standard 3.

Standard 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

No changes to the property that have acquired significance over time will be removed. The project complies with Standard 4.

Standard 5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

No distinctive or historic materials, features, finishes, construction techniques or examples of craftsmanship that characterize the property will be altered or removed. The project complies with Standard 5.

Standard 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

No historic construction will be altered by this project. The project complies with Standard 6.

Standard 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Chemical or physical treatments will not be applied to any historic materials or construction. The project complies with Standard 7.

Standard 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

It is not anticipated that archeological material will be encountered in the course of proposed construction. If such material is found, the project sponsor will follow approved methods of response and mitigation. The project complies with Standard 8.

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The new addition is of a size similar to the structures surrounding it and of a lesser height than the Gothic and Tower Chapels & Crematorium. It is designed in a contemporary style and is faced with stone. It does not destroy spatial relationships that characterize the property, though it does alter spatial relationships with existing buildings and landscape features. Its scale, proportions, and massing are appropriate. The project complies with Standard 9.

Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.

The proposed addition is sited in a location such that, if it were removed in the future, the character of the District as it appears now would be unaltered and unimpaired. The project complies with Standard 10.

Conclusion

As stated above, I do not see any significant environmental impact posed by the addition, to the District, of the building proposed and described here. In the interest of brevity and of time I have not included certain analysis which would typically become a part of an environmental review, but I am glad to supplement this letter with any further information you would need.

Sincerely,

J. Gordon Turnbull, FAIA
Principal

Overleaf: Figure 1, Figure 2, References

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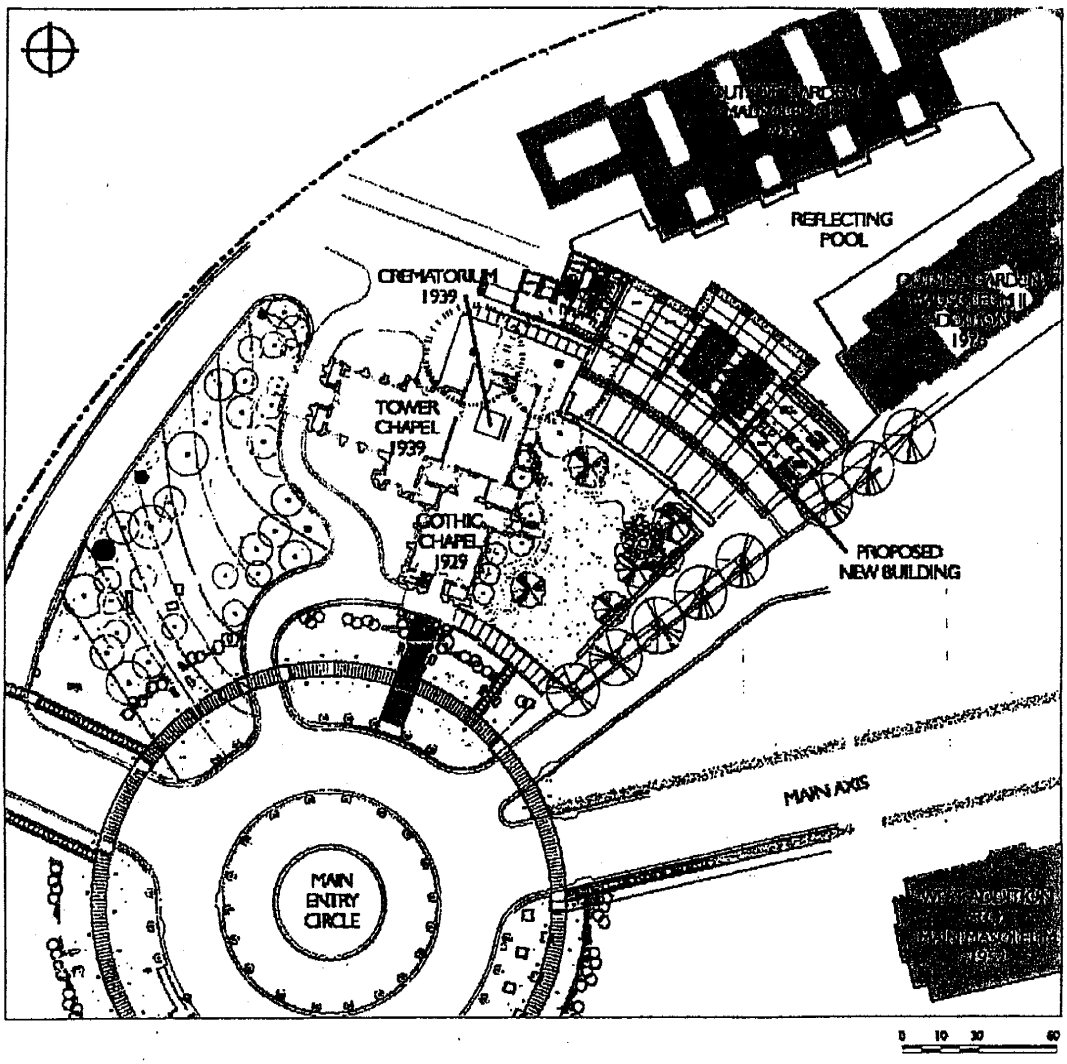


Figure 1: Immediate Setting of Proposed New Construction
Mountain View Cemetery, Oakland, CA

Figure 2: Comparison of Olmsted Master Plan with Existing Conditions
Mountain View Cemetery, Oakland, CA

References:

Archives, Mountain View Cemetery

Garavaglia Architecture: Mountain View Cemetery Mausoleum Project, Oakland, California, Substantial Adverse Change/Material Impairment Review, May 23, 2003 (unpublished).

Oakland Cultural Heritage Survey: Department of Parks and Recreation Evaluation Forms 523:

Mountain View Cemetery District Primary Record, 9/30/98
Mountain View Cemetery District Continuation Sheets
Mountain View Cemetery Administration Building Primary Record, 9/30/94
Mountain View Cemetery Chapel Building Primary Record, 9/30/94

GENERAL NOTES

1. THE CONTRACTOR SHALL EXECUTE THE WORK OF THIS PROJECT IN FULL COMPLIANCE WITH THE FOLLOWING CODE EDITIONS; 2010 CBC,2010 CRC, 2010 CMC, 2010 CPC, 2010 CFC, 2010 CEC, 2010 TITLE 24 ENERGY STANDARDS AND THE 2010 CA GREEN BUILDING STANDARDS CODE, AS AMENDED BY THE CITY OF OAKLAND. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE REGULATIONS, LAWS, ORDINANCES AND ORDERS BY ANY PUBLIC AUTHORITY HAVING JURISDICTION OVER THE PROJECT. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT IN A TIMELY FASHION ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF APPLICABLE CODES AND THE DRAWINGS OF WHICH THE CONTRACTOR IS OR BECOMES AWARE.

2. THE CONTRACTOR SHALL STUDY THE CONTRACT DOCUMENTS AND REPORT TO THE ARCHITECT IN WRITING ALL INCONSISTENCIES AND OMISSIONS HE FINDS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING CONDITIONS OF THE SITE AND PROJECT PRIOR TO COMMENCING WORK. IF THE CONTRACTOR PROCEEDS WITH ANY OF THE WORK WITHOUT INSTRUCTIONS OF THE ARCHITECT, WHERE SUCH INSTRUCTIONS ARE REQUIRED BY THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL MAKE GOOD AT HIS OWN COST ANY RESULTING ERROR, DAMAGE, OR DEFECTS.

3. WRITTEN DIMENSIONS ON DRAWINGS SHALL TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS. CONTRACTOR SHALL NOT SCALE DRAWINGS. IF A DIMENSION(S) HAS BEEN OMITTED THE CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE ARCHITECT IN A TIMELY FASHION.

4. CONTRACTOR SHALL VERIFY DIMENSIONS AND DETAILS OF ALL PROJECT COMPONENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION CLEARANCES OF ALL ITEMS, INCLUDING BUT NOT LIMITED TO MECHANICAL AND ELECTRICAL EQUIPMENT, AND CABINET WORK, TO BE INSTALLED IN THE PROJECT.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTION PROGRAMS IN CONNECTION WITH WORK, AND FOR MAINTAINING APPROPRIATE INSURANCE TO PROTECT THE CONTRACTOR, THE OWNER AND THE ARCHITECT.

6. CONTRACTOR SHALL PROTECT THE ADJACENT PROPERTY, THE PUBLIC AND SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY DUE TO HIS NEGLECT.

7. THE ARCHITECT WILL ASSIST THE OWNER IN SUBMITTING PLANS TO THE DEPARTMENT OF BUILDINGS FOR BUILDING PERMIT. APPLICATION ARCHITECT WILL ANSWER BUILDING DEPARTMENT'S PLAN CHECK COMMENTS AND RE SUBMIT AS REQUIRED. THE OWNER WILL SECURE AND PAY FOR THE BUILDING PERMIT. CONTRACTOR WILL PAY FOR ALL OTHER PERMITS (INCLUDING ANY REQUIRED SIDEWALK SHED PERMITS, FENCE OR DUMPSTER PERMITS), LICENSES, INSPECTIONS AND THE LIKE REQUIRED TO EFFECT THE WORK OF THE CONTRACT DOCUMENTS THROUGH RECEIPT OF A CERTIFICATE OF OCCUPANCY.

8. CONTRACTOR SHALL CONSULT WITH REPRESENTATIVES OF APPLICABLE UTILITIES, INCLUDING BUT NOT LIMITED TO GAS, WATER, POWER, SEWER, TELEPHONE, AND CABLE TELEVISION, DETERMINE EXACT LOCATIONS AND AVAILABILITY OF UTILITIES, AND DETERMINE CONDITION OF EXISTING SERVICE PRIOR TO COMMENCING WORK. CONTRACTOR SHALL ADVISE ARCHITECT AND OWNER OF UNANTICIPATED CHANGES TO THE EXISTING SERVICES REQUIRED FOR THE SUCCESSFUL COMPLETION AND OPERATION OF THE PROJECT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

9. CONTRACTOR SHALL ERECT AND MAINTAIN TEMPORARY BARRICADES AND DUST-PROOF PARTITIONS AS NEEDED FOR PROTECTION AGAINST NUISANCE AND ACCIDENT, AND SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF HIS WORK AND THE OWNER'S PROPERTY FROM DAMAGE OR LOSS ARISING IN CONNECTION WITH THE WORK OF THIS PROJECT.

10. IMPROVEMENTS ON THE SITE, WORK IN PROGRESS, STORED MATERIALS ON PROPERTY SHALL BE PROTECTED BY THE CONTRACTOR FROM DAMAGE ARISING FROM THE WORK AND FROM NORMAL USE OF THE SITE DURING THE COURSE OF THE WORK WHETHER BY THE CONTRACTOR OR ANY OTHER PARTY. ALL ITEMS DAMAGED DUE TO INSUFFICIENT PROTECTION SHALL BE FULLY RESTORED TO THEIR PRIOR CONDITION BY THE CONTRACTOR AT NO COST TO THE OWNER.

11. PARTITION DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. OTHER COMPONENTS ARE DIMENSIONED TO DIMENSION POINTS SHOWN ON DETAILS, OR AS NOTED ON THE DRAWINGS.

12. NO PART OF THE STRUCTURE SHALL BE OVERLOADED BEYOND ITS SAFE CARRYING CAPACITY BY THE PLACING OF MATERIALS, EQUIPMENT, TOOLS, MACHINERY OR ANY OTHER ITEMS DURING THE COURSE OF THE CONTRACTOR'S WORK.

13. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN HIS AND THE SURROUNDING AREA, REMOVE ALL WASTE MATERIALS AND RUBBISH FROM THE PROJECT AS WELL AS HIS OR HER TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIALS. THE CONTRACTOR SHALL REMOVE PUTTY AND PAINT FROM ALL GLASS, MIRRORS, AND WASH AND POLISH SAME; REMOVE ALL LABELS, TAGS, GREASE, DIRT, STAINS, ETC. AND CLEAN ALL FIXTURES AND EQUIPMENT TO THE EXTENT OF RESTORING THEM TO THE ORIGINAL FINISH.

14. THE CONTRACTOR SHALL MAINTAIN A CURRENT COPY OF THE UBC ON SITE.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE, CONSTRUCTION-IN-PROGRESS, AND STORED MATERIALS AND EQUIPMENT, WHETHER ON- OR OFF-SITE.

16. THE OWNER SHALL PAY FOR TESTING OF ANY MATERIALS DISCOVERED ON THE SITE BY THE ARCHITECT, OWNER OR CONTRACTOR SUSPECTED OF CONTAINING TOXIC SUBSTANCES REQUIRING SPECIAL REMOVAL AND DISPOSAL. CHANGES TO THE CONTRACT RESULTING FROM THE DISCOVERY, TESTING, OR REMOVAL OF SUCH MATERIALS (IF ANY) SHALL BE EFFECTED BY A CHANGE ORDER.

17. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ANY AND ALL WORK PROVIDED BY ANY AND ALL SUBCONTRACTOR'S. GENERAL NOTES THAT REFER TO "CONTRACTOR" INCLUDE ALL WORK PROVIDED BY SUBCONTRACTORS. CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS, AND CONDITIONS IN FIELD PRIOR TO THE START OF PROJECT AND AT APPROPRIATE TIMES DURING THE COURSE OF CONSTRUCTION BEFORE RELATED PROJECT PHASES.

18. EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN HIS RESPECTIVE FIELD AND SHALL, PRIOR TO THE SUBMISSION OF HIS BID AND THE PERFORMANCE OF WORK, NOTIFY THE CONTRACTOR OF ANY WORK CALLED OUT IN THE CONSTRUCTION DOCUMENTS WHICH CANNOT BE EXECUTED AS INDICATED OR CANNOT BE FULLY GUARANTEED. THE CONTRACTOR WILL THEN NOTIFY THE OWNER AND ARCHITECT PRIOR TO ACCEPTANCE OF SUBCONTRACTOR'S BID.

19. THE ARCHITECT HAS MADE THE ASSUMPTION THAT EXISTING CONCEALED CONDITIONS ARE STANDARD. THE CONTRACTOR WILL BE EXPECTED TO PERFORM THE NECESSARY WORK TO COMPLETE THE INDICATED CONSTRUCTION. IN THE EVENT THAT DEMOLITION REVEALS UNEXPECTED CONDITIONS, THE CONTRACTOR MUST INFORM THE OWNER AND ARCHITECT OF ANTICIPATED CHANGE ORDERS IN ADVANCE.

20. CONTRACTOR IS TO PROVIDE SAMPLES OF REQUESTED SUBMITTALS AND OF ALL PROPOSED MATERIAL SUBSTITUTIONS TO THE ARCHITECT FOR REVIEW. THE ARCHITECT WILL REQUIRE FIVE WORKING DAYS FOR REVIEW OF ALL SUBMITTALS INCLUDING SHOP DRAWINGS. SHOP DRAWINGS AND MATERIALS TO THE ARCHITECT WILL HAVE BEEN REVIEWED AND APPROVED BY THE CONTRACTOR, BY SUBMITTING SHOP DRAWINGS AND SUBMITTALS TO THE ARCHITECT, THE CONTRACTOR REPRESENTS THAT THE CONTRACTOR HAS DETERMINED AND VERIFIED MATERIAL, FIELD MEASUREMENTS, AND FIELD CONSTRUCTION RELATED THERETO, AND HAS CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND OF THE CONTRACT DOCUMENTS. THE ARCHITECT'S REVIEW OF SUBMITTALS AND SHOP DRAWINGS IS FOR CONFIRMATION OF DESIGN INTENT ONLY.

21. THESE CONTRACT DOCUMENTS INTEND TO DESCRIBE A FINISHED PROJECT READY FOR LEGAL USE.

22. ANY CHANGE, MODIFICATION OR INTERPRETATION OF THE SCOPE OR REQUIREMENTS OF THESE DOCUMENTS, UNDERTAKEN WITHOUT CONSULTATION WITH THE ARCHITECT (AND ANY UNFORESEEN CONDITIONS RESULTING THEREFROM) SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR AS THE CASE MAY BE, AS STIPULATED IN THE OWNER/ARCHITECT AGREEMENT. TRACHTENBERG ARCHITECTS SHALL BE HELD HARMLESS FROM ANY CLAIMS RESULTING FROM SUCH ACTIVITY.

ABBREVIATIONS

&	AND	JT.	JOINT
∠	ANGLE	LAM.	LAMINATE
@	AT	LT.	LIGHT
CL	CENTER LINE		
#	POUND OR NUMBER		
ø	PENNY	MB.	MACHINE BOLT
		MAX.	MAXIMUM
ACOUS.	ACOUSTIC	MECH.	MECHANICAL
ADJ.	ADJUSTABLE	MEMB.	MEMBRANE
APPROX.	APPROXIMATE	MET./MTL.	METAL
A.F.F.	ABOVE FINISH FLOOR	MFR.	MANUFACTURER
ALT.	ALTERNATE	MIN.	MINIMUM
ALUM.	ALUMINUM	MISC.	MISCELLANEOUS
A.B.	ANCHOR BOLT	M.O.	MASONRY OPENING
		MTD.	MOUNTED
BD.	BOARD	MUL.	MULLION
BITUM.	BITUMINOUS		
BLDG.	BUILDING	(N)	NEW
BLK.	BLOCK	N	NORTH
BLKG.	BLOCKING	N.I.C.	NOT IN CONTRACT
B.O.T.	BOTTOM OF TRUSS	NO.	NUMBER
BRS	BACKER ROD AND SEALANT	N.T.S.	NOT TO SCALE
CLG.	CEILING	O/	OVER
C.T.	CERAMIC TILE	O.C.	ON CENTER
CLKG.	CAULKING	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
CLR.	CLEAR		
CONC.	CONCRETE		
CONN.	CONNECTION	P. LAM.	PLASTIC LAMINATE
CONSTR.	CONSTRUCTION	PLYWD.	PLYWOOD
C.J.	CONTROL JOINT	P.T.	PRESSURE-TREATED
CONT.	CONTINUOUS	PTD.	PAINTED
CTSK.	COUNTERSUNK	PTN.	PARTITION
CMU	CONCRETE MASONRY UNIT		
		Q.T.	QUARRY TILE
D	DEPTH	R.	RISER
DBL.	DOUBLE	RAD.	RADIUS
DET./DTL.	DETAIL	REF.	REFRIGERATOR
D.F.	DOUGLAS FIR	REINF.	REINFORCED
DIA.	DIAMETER	REQ.	REQUIRED
DIM.	DIMENSION	RESIL.	RESILIENT
DN.	DOWN	RM.	ROOM
DWG.	DRAWING	R.O.	ROUGH OPENING
		RWD.	REDWOOD
EA.	EACH	RWL.	RAINWATER LEADER
ELEC.	ELECTRICAL		
ELEV.	ELEVATION		
E.P.	ELECTRICAL PANEL	SQ. FT.	SQUARE FEET
EQ.	EQUAL	SHT.	SHEET
(E)	EXISTING	SQ. IN.	SQUARE INCH
EXP. JT.	EXPANSION JOINT	SIM.	SIMILAR
EXT.	EXTERIOR	S.L.D.	SEE LANDSCAPE DRAWING
		S.M.D.	SEE MECHANICAL DRAWING
F.D.	FLOOR DRAIN	SPEC.	SPECIFICATIONS
F.E.	FIRE EXTINGUISHER	SQ.	SQUARE
F.F.	FINISH FLOOR	S.S.	STAINLESS STEEL
F.F.E.	FINISH FLOOR ELEVATION	STD.	STANDARD
FIN.	FINISH	STL.	STEEL
FL.	FLOOR	STOR.	STORAGE
F.O.C.	FACE OF CONCRETE	S.S.D.	SEE STRUCTURAL DRAWING
F.O.F.	FACE OF FINISH		
F.O.M.	FACE OF MASONRY	TEL.	TELEPHONE
F.O.S.	FACE OF STUD	T&G	TONGUE AND GROOVE
F.O.SH.	FACE OF SHEATHING	T.	TREAD
FT.	FOOT	THK.	THICK
FTG.	FOOTING	TYP.	TYPICAL
FURR.	FURRING	T.O.	TOP OF
		T.O.C.	TOP OF CONCRETE
GA.	GAUGE	T.O.C.	TOP OF CUTBOSER
G.C.	GENERAL CONTRACTOR	T.O.P.	TOP OF PLATE
GL.	GLASS	T.O.S.	TOP OF SLAB
GSM.	GALVANIZED SHEET METAL	T.O.T.	TOP OF TRUSS
GYP. BD./ GWB.	GYPSUM WALL BOARD	U.O.N.	UNLESS OTHERWISE NOTED
H.	HEIGHT	VERT.	VERTICAL
H.B.	HOSE BIB	V.I.F.	VERIFY IN FIELD
H.C.	HOLLOW CORE	V.G.	VERTICAL GRAIN
HDWD.	HARDWOOD		
HDWR.	HARDWARE	W	WIDTH
HORIZ.	HORIZONTAL	W/	WITH
HR.	HOUR	WD.	WOOD
HW	HARDWOOD	WDW	WINDOW
IN.	INCH	W/O	WITHOUT
INTM.	INTERMEDIATE	WP	WATERPROOF
INSUL.	INSULATION	WRC	WESTERN RED CEDAR
INT.	INTERIOR		

SYMBOL LEGEND

- ALIGN FINISH FACES
- ELEVATION/CONTROL POINT
- REVISION NUMBER
- REVISION
- WALL CONSTRUCTION TYPE
- WINDOW SEE WINDOW SCHEDULE
- DOOR SEE DOOR SCHEDULE
- ROOM NUMBER SEE FINISH SCHEDULE
- DETAIL
- ELEVATION/SECTION
- INTERIOR ELEVATION
- REFERENCE GRID
- REFERENCE GRID

PROJECT DIRECTORY

OWNER:
Jeff Lindemen, General Manager & CFO
Mountain View Cemetery
5000 Piedmont Avenue
Oakland, CA

ARCHITECT:
David Trachtenberg
Trachtenberg Architects
2421 Fourth Street
Berkeley, CA 94710
(510) 649-1414 x 12
www.trachtenbergarch.com

LANDSCAPE ARCHITECT:
Joe Runco
SWA Group
83 New Montgomery Street
Suite 888
San Francisco, CA 94105
(415) 896-5770
www.swagroup.com

PROJECT DESCRIPTION

PROJECT ADDRESS: 5000 Piedmont Avenue (APN: 48A-7002-3-2)

SCOPE OF WORK:
CONSTRUCTION OF NEW FUNERAL HOME.

ZONING CODE ANALYSIS
(BASED ON THE OAKLAND MUNICIPAL ZONING CODE)

ZONING: RD-1 (URBAN OPEN SPACE OVERLAY)

USE: CEMETARY & FUNERAL HOME

LOT AREA & FARWAR (TABLE 17.16.05)
LOT AREA +/- 19,019,699 SF
MAX FOR LOTS >43,560 SF 15%
MAX BUILDING AREA ALLOWED 1,852,920 SF

HEIGHT: (TABLE 17.16.02)

	ALLOWED	PROPOSED
	28'-0" MAX.	24'-0"

SETBACKS (ZONING CODE SEC. 33-22.7):

	REQUIRED	PROPOSED
FRONT	20'-0"	+/- 45'
SIDES	5'-0"	+/- 50'
REAR	20'-0"	+/- 2,447'

TOTAL FLOOR AREA (as defined by Oakland Municipal Zoning Code)
GROUND FLOOR: 7825 SF
SECOND FLOOR: 2335 SF (Mortuary Labs)
1160 SF (Office)
TOTAL: 10320 SF

NEW IMPERVIOUS SURFACE AREA: 4859 SF

PARKING ANALYSIS:

ASSEMBLY SEATING:	20 SPACES
MORTUARY LABS:	3 SPACES
OFFICE:	3 SPACES
TOTAL:	26 SPACES

BUILDING CODE ANALYSIS
(BASED ON THE 2010 CALIFORNIA RESIDENTIAL CODES)

OCCUPANCY: MIXED GROUP B OFFICE AND GROUP A3 ASSEMBLY USES

MIN. CONSTRUCTION TYPE: V-B SPRINKLERED

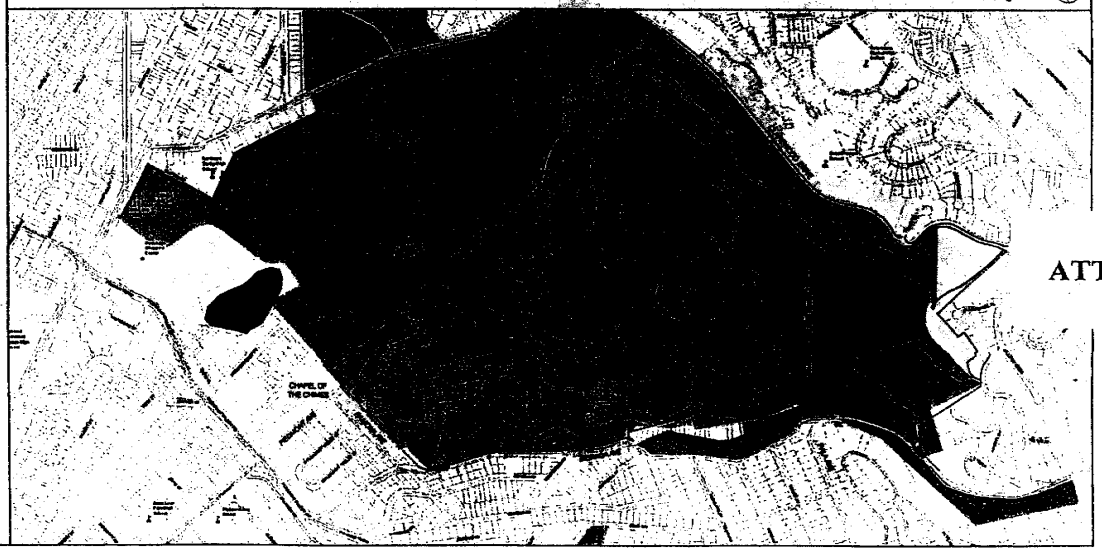
	ALLOWABLE	PROPOSED
HEIGHT	40 FT	24'
NUMBER OF STORIES:	2*	2
AREA:	ALLOWABLE	PROPOSED
GROUND FLOOR	12000* SF	7825 SF
SECOND FLOOR	12000* SF	2335 SF (Mortuary Labs)
		1160 SF (Office)
TOTAL	24000* SF	3495 SF

*WITH AUTOMATIC SPRINKLER SYSTEM (INCREASE)

DRAWING LIST

SHEET NO. & TITLE	SUBMISSION & DATE	02.09.2012 PRE-APP PACKAGE	05.25.2012 LANDMARKS BOARD
ARCHITECTURAL DRAWINGS			
A0.0 GENERAL INFORMATION	X	X	
A0.1 APPLICANT STATEMENT	X	X	
A0.2 NEIGHBORHOOD MAP			
A0.3 AERIAL CONTEXT PHOTOGRAPH		X	
A0.4 MOUNTAIN VIEW CEMETERY SITE PLAN		X	
A0.5 EXISTING CEMETERY BOUNDARY SURVEY		X	
A0.6 SB, COMMERCIAL GREEN BUILDING CHECKLIST			
T-1 SUPPLEMENTAL TOPOGRAPHIC SURVEY			
A1.0 EXISTING SITE PLAN	X	X	
A1.1 PROPOSED SITE PLAN	X	X	
L1.0 PROPOSED LANDSCAPE PLAN	X	X	
A1.3 PROPOSED GROUND FLOOR PLAN	X	X	
A1.2 PROPOSED SECOND FLOOR PLAN		X	
A1.3 PROPOSED ROOF PLAN		X	
A3.1 RENDERING	X	X	
A3.2 RENDERING	X	X	
A3.3 RENDERING	X	X	
A3.4 RENDERING		X	
A3.5 RENDERING		X	
A3.6 EXTERIOR ELEVATIONS	X	X	
A3.3-ALT EXTERIOR ELEVATIONS		X	
A3.7 EXTERIOR ELEVATIONS	X	X	
A3.7-ALT EXTERIOR ELEVATIONS		X	
A3.8 MATERIALS	X	X	
A3.9 MATERIALS BOARD		X	
A4.1 BUILDING SECTIONS		X	
A4.2 WALL SECTIONS		X	
A5.0 EXISTING SITE PHOTOGRAPHS	X	X	
A5.1 EXISTING SITE PHOTOGRAPHS	X	X	
A5.2 EXISTING SITE PHOTOGRAPHS	X	X	
A5.3 EXISTING SITE PHOTOGRAPHS	X	X	
A5.4 EXISTING SITE PHOTOGRAPHS	X	X	
A5.5 EXISTING SITE PHOTOGRAPHS	X	X	

VICINITY MAP



SCALE:
1:500 @ 24"x36"
1:1000 @ 11"x17"

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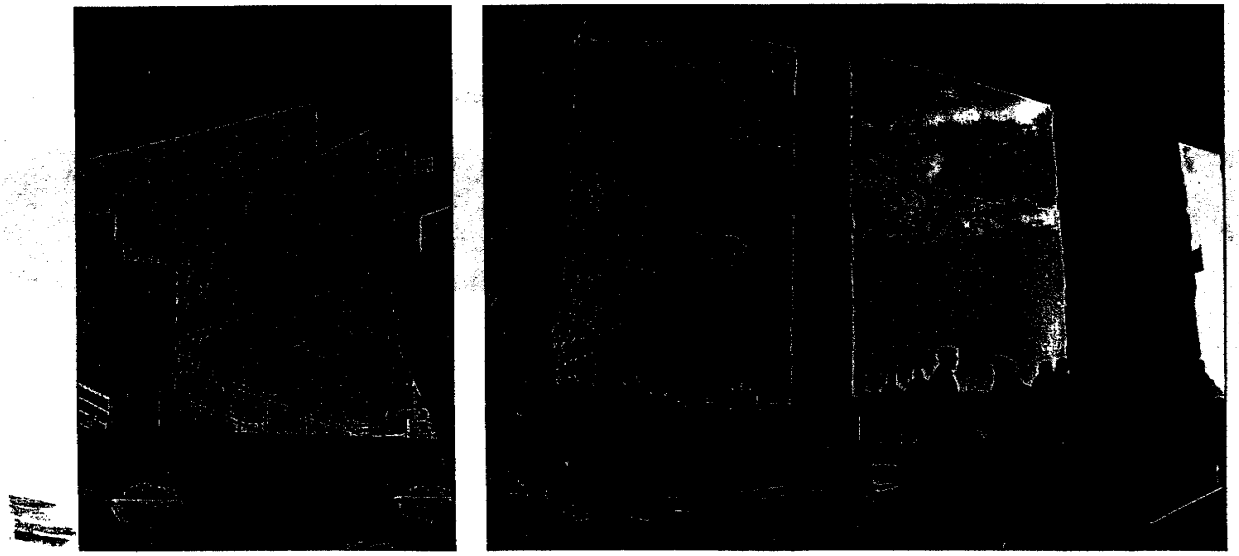
ATTACHMENT B

SHEET:

GENERAL INFORMATION

A0.0



1 A3.8 STONE CLADDING - SAMPLE (Installations for Reference Only)
GETTY MUSEUM, LOS ANGELES, CA

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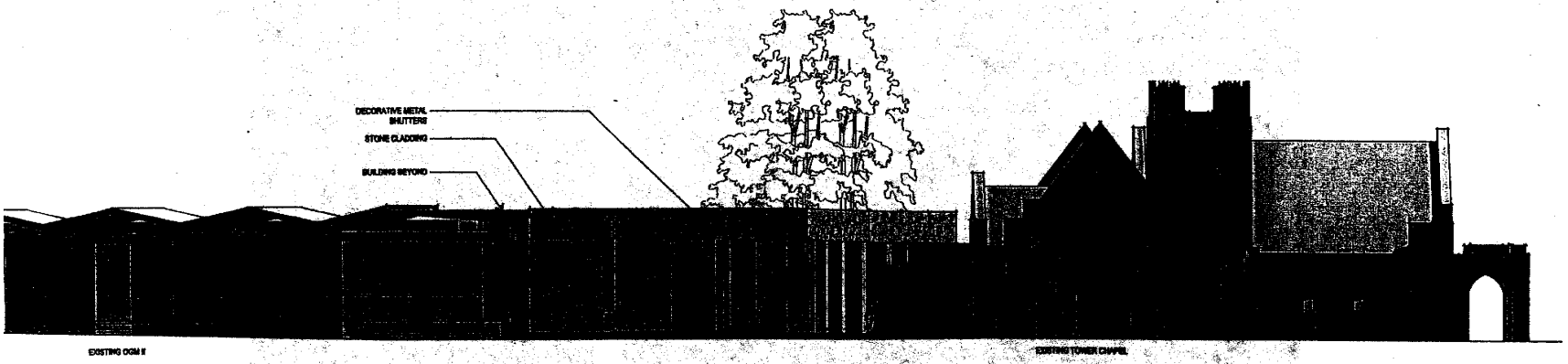
JOB: 1007

SHEET:

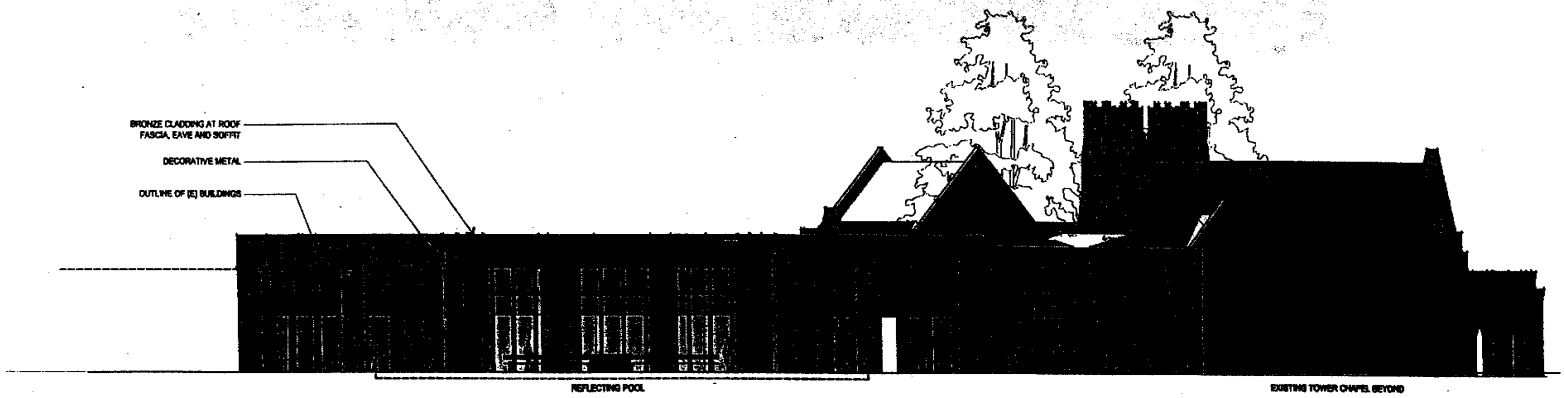
MATERIALS

A3.8



2 / A3.7ALT PROPOSED NORTH-WEST ELEVATION-ALTERNATE ROOF

3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36



1 / A3.7ALT PROPOSED NORTH-EAST ELEVATION - ALTERNATE ROOF

3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36

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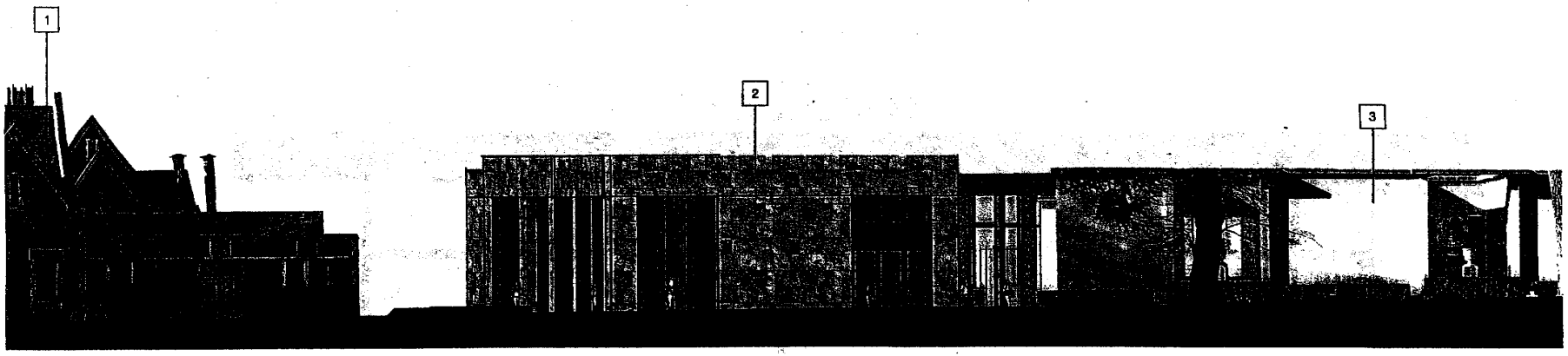
JOB: 1007

SHEET:

EXTERIOR ELEVATIONS ALTERNATE ROOF

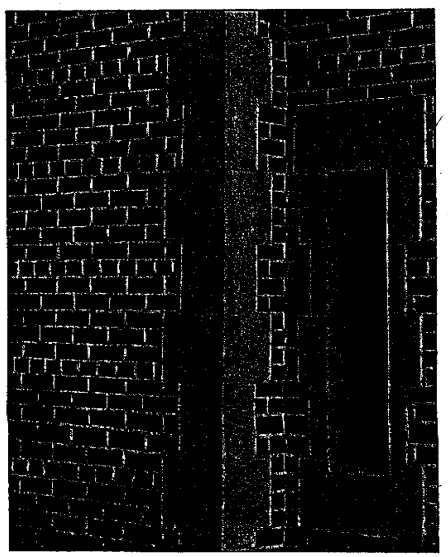
A3.7 ALT



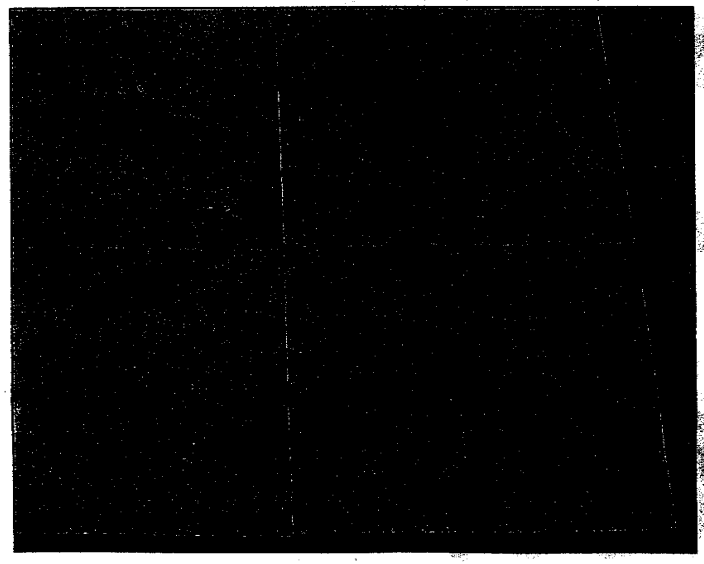
PROPOSED SOUTH-EAST ELEVATION

SCALE: 1/16"=1'-0" @ 11X17 1/8"=1'-0" @ 24X36

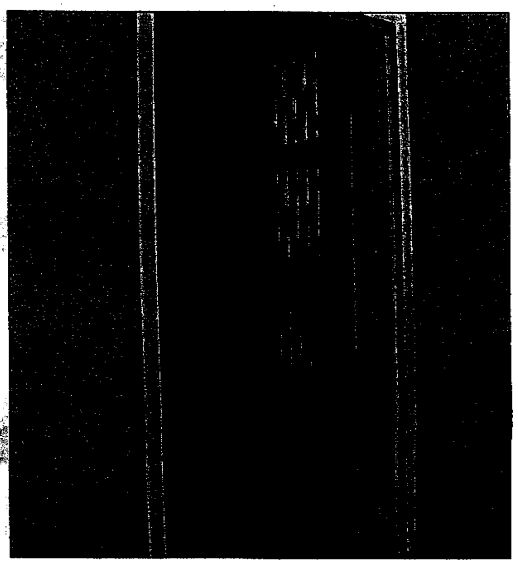
0 4 8 32



1 TOWER & GOTHIC CHAPEL
RED BRICK & PRECAST STONE WORK



2 PROPOSED FUNERAL HOME
SPLIT FACE STONE



3 OUTSIDE GARDEN MAUSALEUMS I &II
EXTERIOR CEMENT PLASTER WITH FAUX GRANITE FINISH

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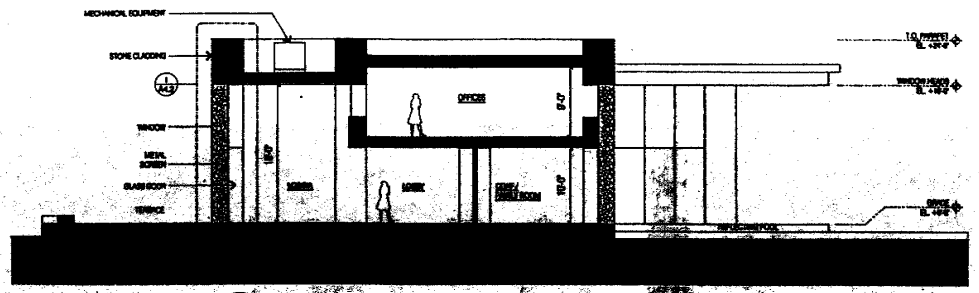
JOB: 1007

SHEET:

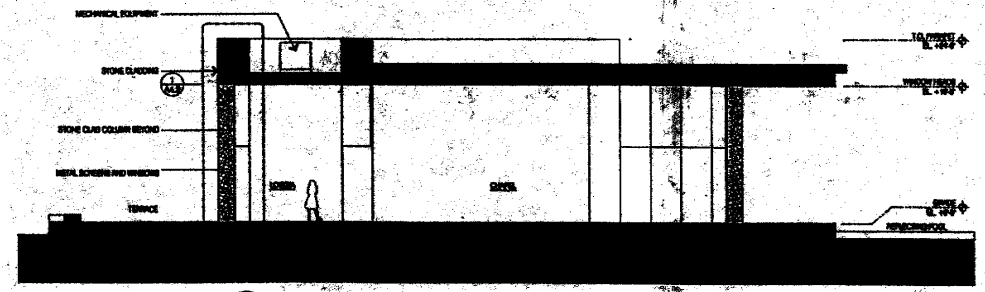
MATERIALS BOARD

A3.9



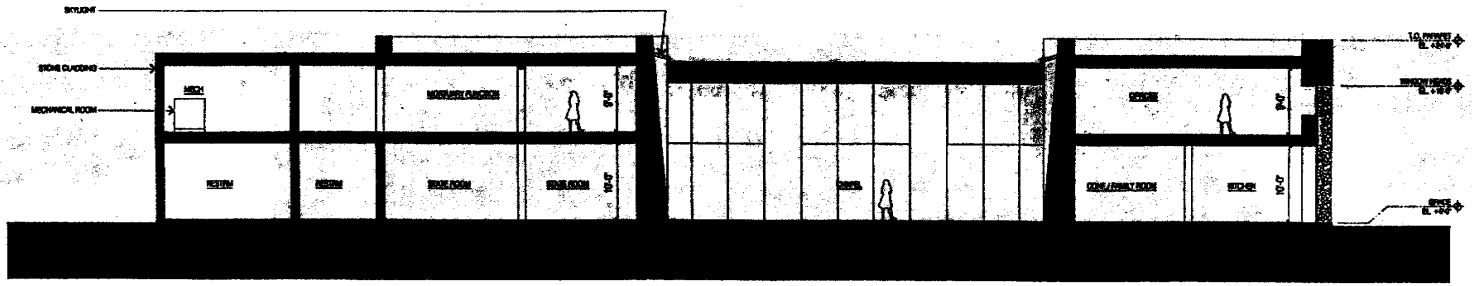
3 / A4.1 **PROPOSED BUILDING SECTION 3**

3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36



2 / A4.1 **PROPOSED BUILDING SECTION 2**

3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36



1 / A4.1 **PROPOSED BUILDING SECTION 1**

3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36

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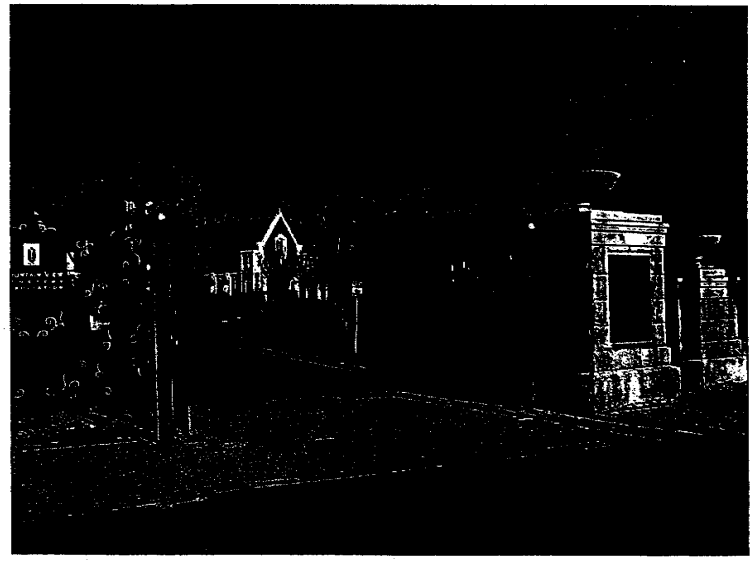
JOB: 1007

SHEET:

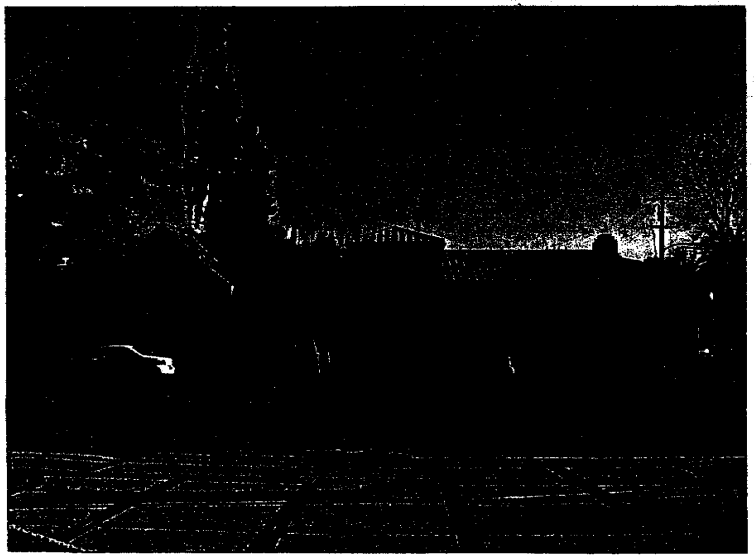
BUILDING SECTIONS

A4.1

4 / A5.1 MAIN OFFICES-NORTH ELEVATION



3 / A5.1 VIEW TOWARD SITE FROM ENTRY GATE



2 / A5.1 4490 & 4498 PIEDMONT AVENUE

1 / A5.1 CHAPEL OF THE CHIMES
4499 PIEDMONT AVENUE

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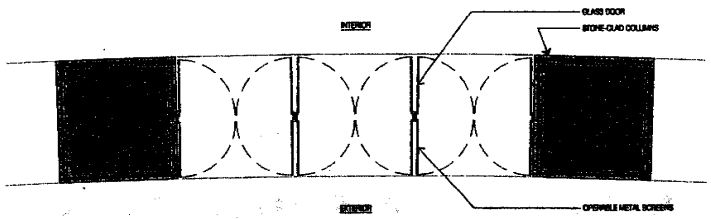
JOB: 1007

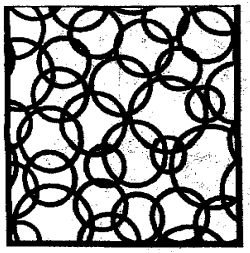
SHEET:

EXISTING SITE PHOTOGRAPHS

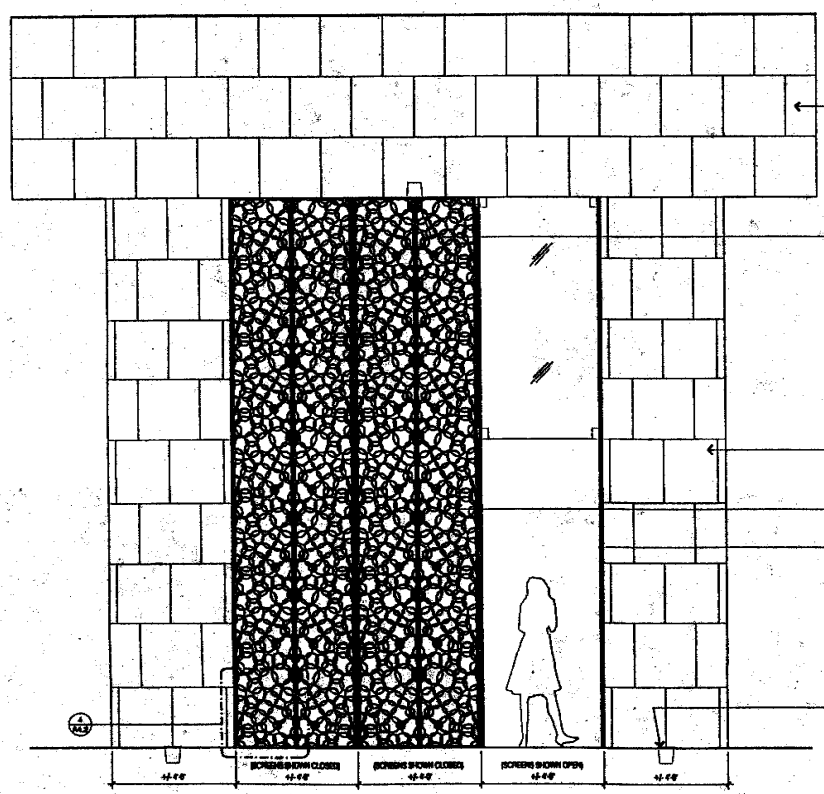
A5.1



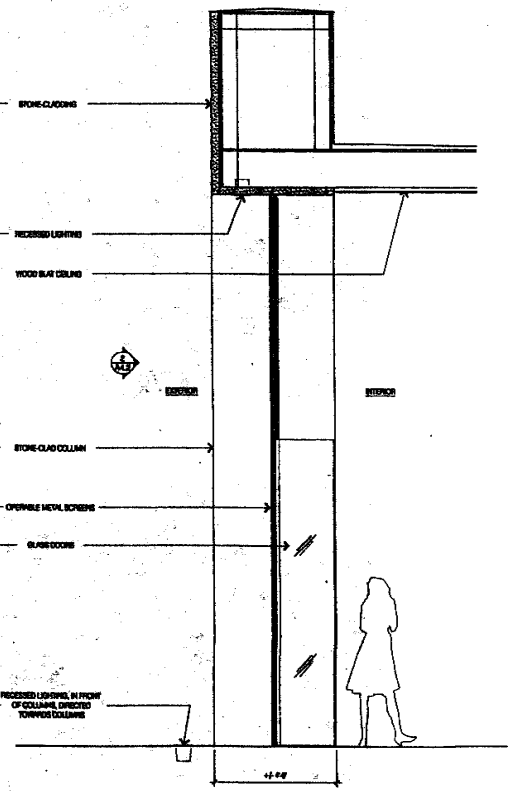
3 / A4.2 **PLAN DETAIL**
1/4"=1'-0" @ 11X17 1/2"=1'-0" @ 24X36



4 / A4.2 **SCREEN DETAIL**
1/4"=1'-0" @ 11X17 1/2"=1'-0" @ 24X36



2 / A4.2 **ELEVATION DETAIL**
1/4"=1'-0" @ 11X17 1/2"=1'-0" @ 24X36



1 / A4.2 **WALL SECTION**
1/4"=1'-0" @ 11X17 1/2"=1'-0" @ 24X36

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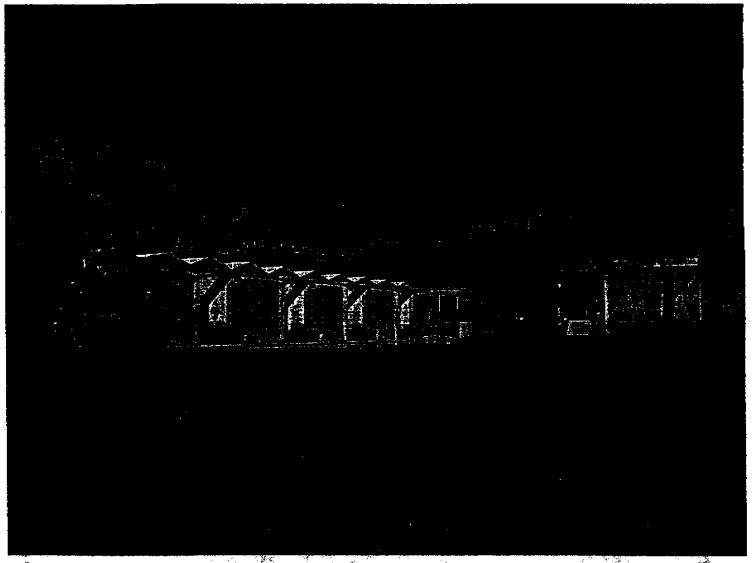
JOB: 1007

SHEET:

WALL SECTION & DETAIL ELEVATION

A4.2

8 A5.2 OGM II - SOUTH ELEVATION



7 A5.2 OGM II - WEST ELEVATION

6 A5.2 MAIN MAUSULEUM-NORTH ELEVATION

5 A5.2 MAIN MAUSULEUM-WEST ELEVATION

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JOB: 1007

SHEET:

EXISTING SITE PHOTOGRAPHS

A5.2

12 A5.3 TOWER CHAPEL-NORTH ELEVATION

11 A5.3 CREMATORIUM & TOWER CHAPEL-WEST ELEVATION

10 A5.3 GOTHIC CHAPEL-SOUTH ELEVATION

9 A5.3 GOTHIC CHAPEL-WEST ELEVATION

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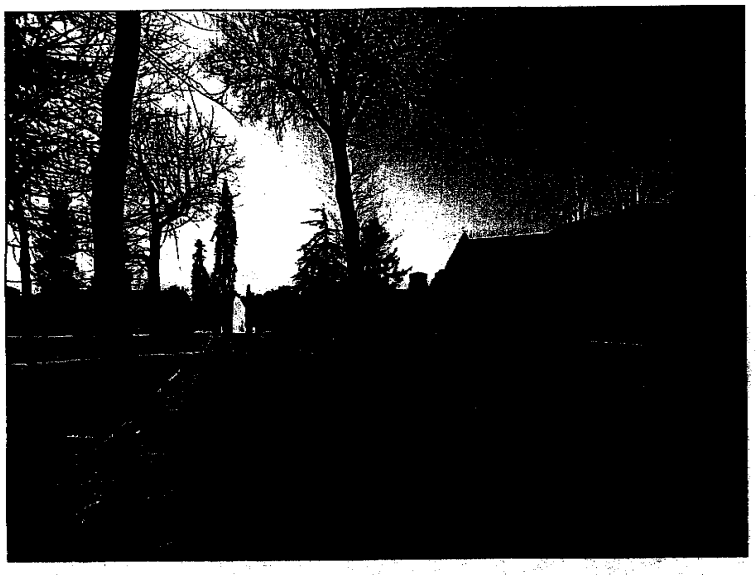
JOB: 1007

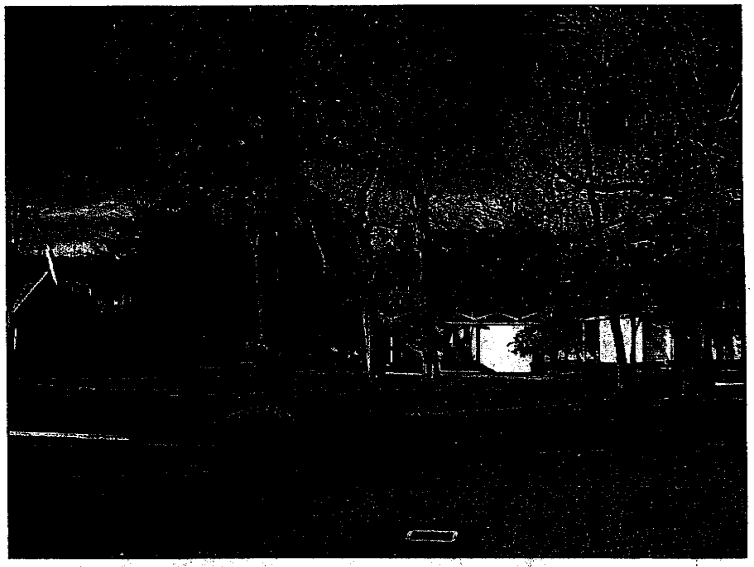
SHEET:

EXISTING SITE PHOTOGRAPHS

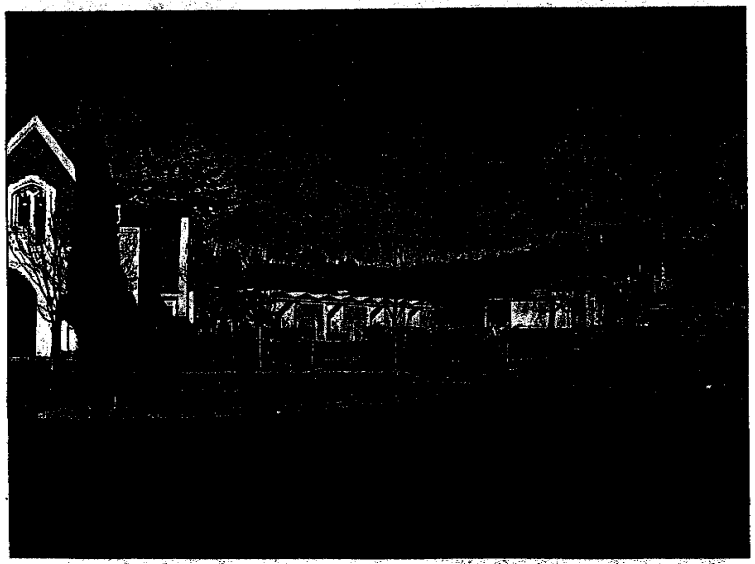
A5.3



16 A5.4 VIEW WEST TOWARD SITE FROM SIDE ROAD



15 A5.4 VIEW NORTH TOWARD SITE FROM MAIN ROAD



14 A5.4 VIEW EAST TOWARD SITE FROM CIRCLE

13 A5.4 VIEW EAST UP MAIN ROAD FROM CIRCLE

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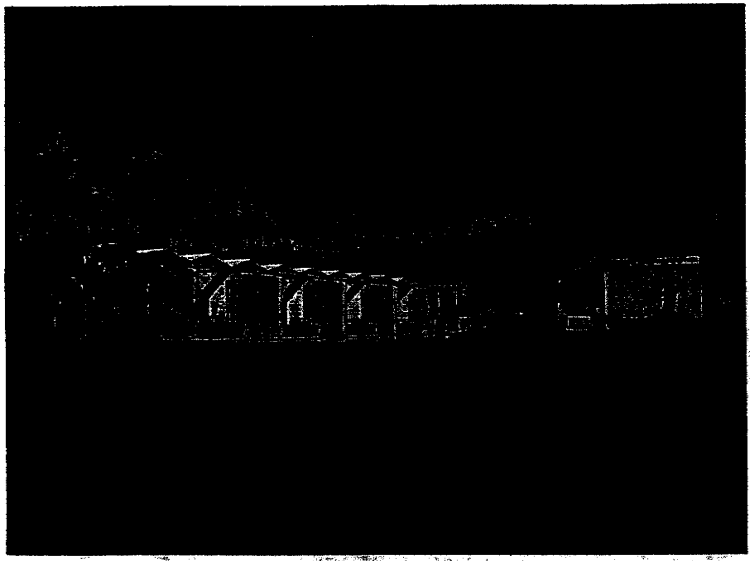
JOB: 1007

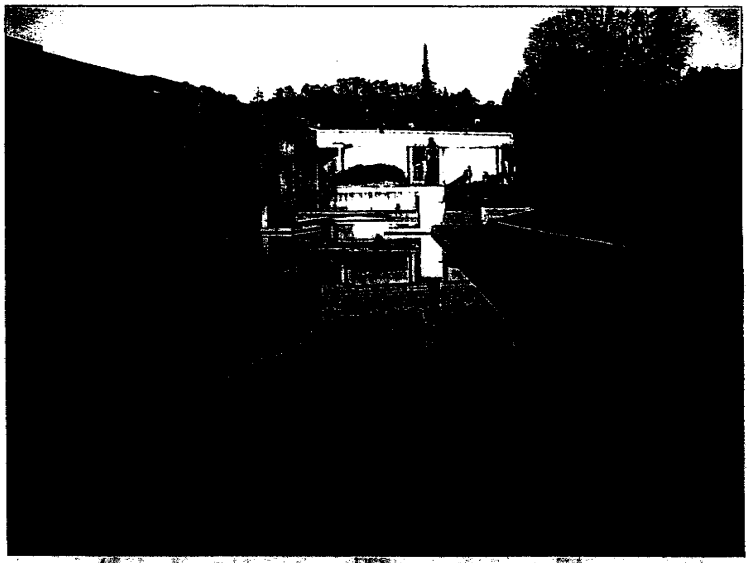
SHEET:

EXISTING SITE PHOTOGRAPHS

A5.4

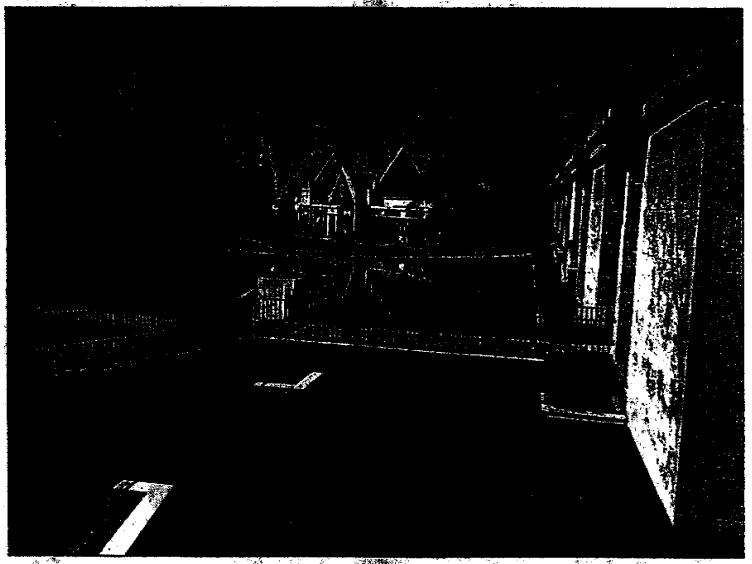


20 A5.5 VIEW NORTH TOWARD SITE FROM LAWN



19 A5.5 VIEW NORTH FROM SITE TOWARD OGM II

18 A5.5 VIEW WEST TOWARD SITE



17 A5.5 VIEW SOUTH TOWARD SITE FROM OGM II

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Funeral Home at Mountain View Cemetery

5000 Piedmont Avenue
Oakland, CA

02.09.2012 PRE-APP PACKAGE
05.25.2012 LANDMARKS BOARD

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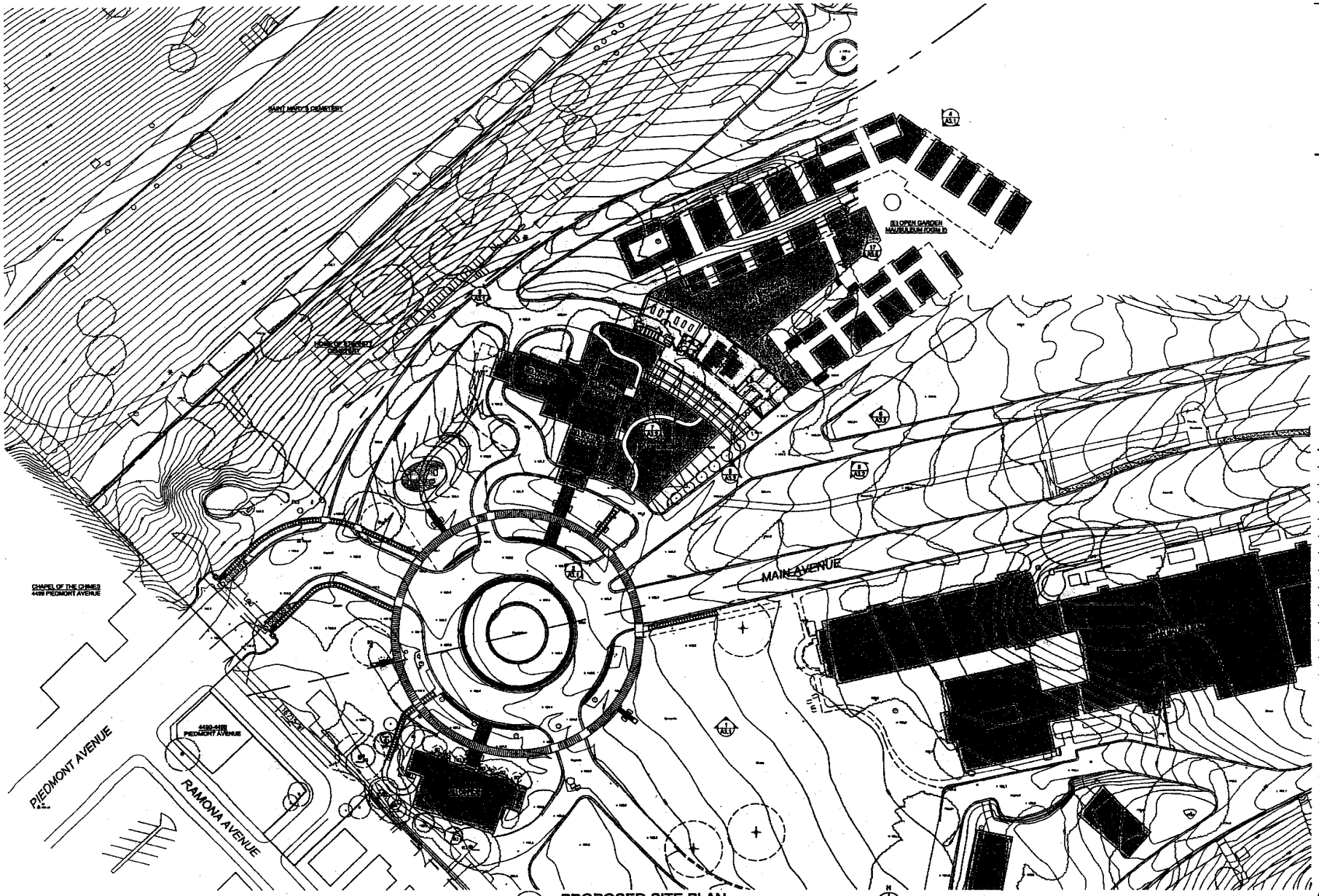
JOB: 1007

SHEET:

EXISTING SITE PHOTOGRAPHS

A5.5



1 A1.1 PROPOSED SITE PLAN
1"=80' @ 11X17 1"=40' @ 24X36

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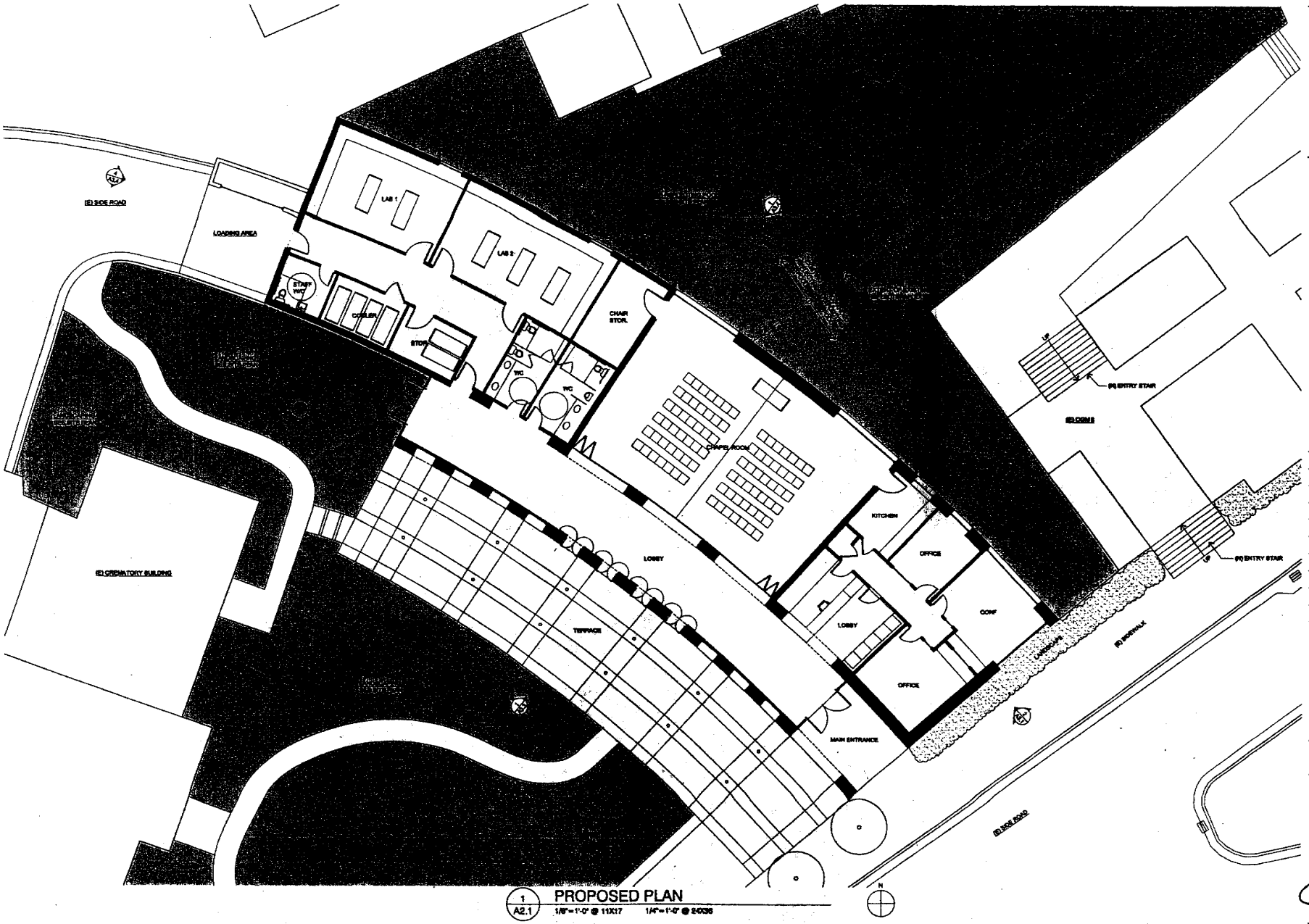
JOB: 1007

SHEET:

PROPOSED
SITE PLAN

A1.1



1 A2.1 PROPOSED PLAN
1/8"=1'-0" @ 11X17 1/4"=1'-0" @ 24X36

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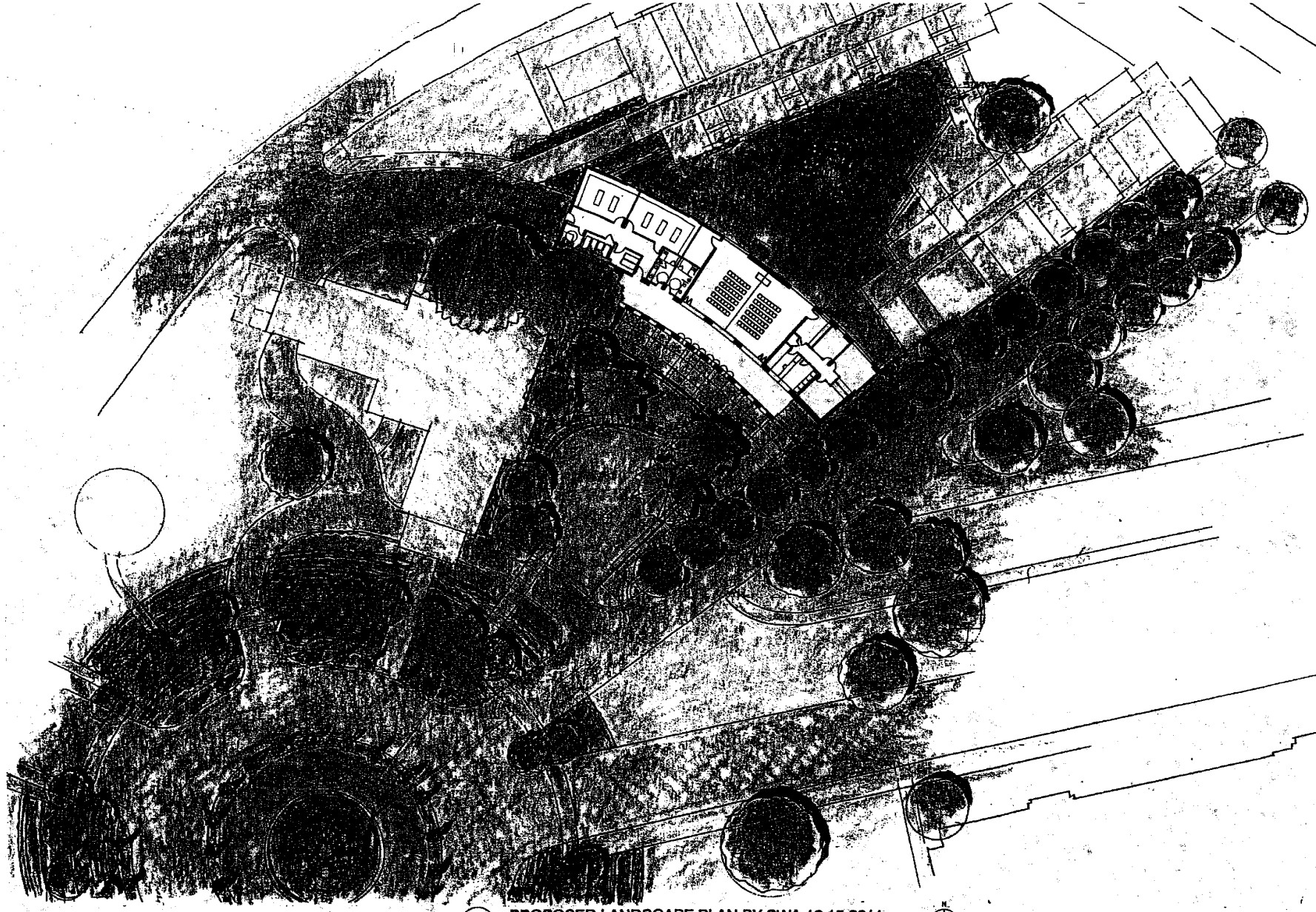
JOB: 1007

SHEET:

PROPOSED PLAN

C- A2.1



1 A2.2 PROPOSED LANDSCAPE PLAN BY SWA 12.15.2011

1:40 @ 11X17 1:20 @ 24X36

TRACHTENBERG ARCHITECTS

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Berkeley, California 94710
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www.TrachtenbergArch.com

S W A

San Francisco Office
55 New Montgomery Street, Suite 888
San Francisco, California 94105
Tel: 415.836.8770

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5000 Piedmont Avenue
Oakland, CA

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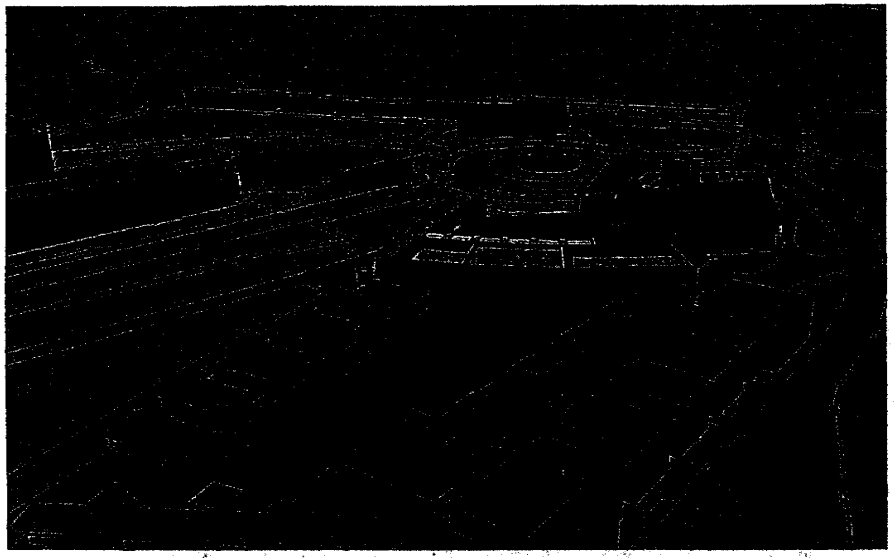
JOB: 1007

SHEET:

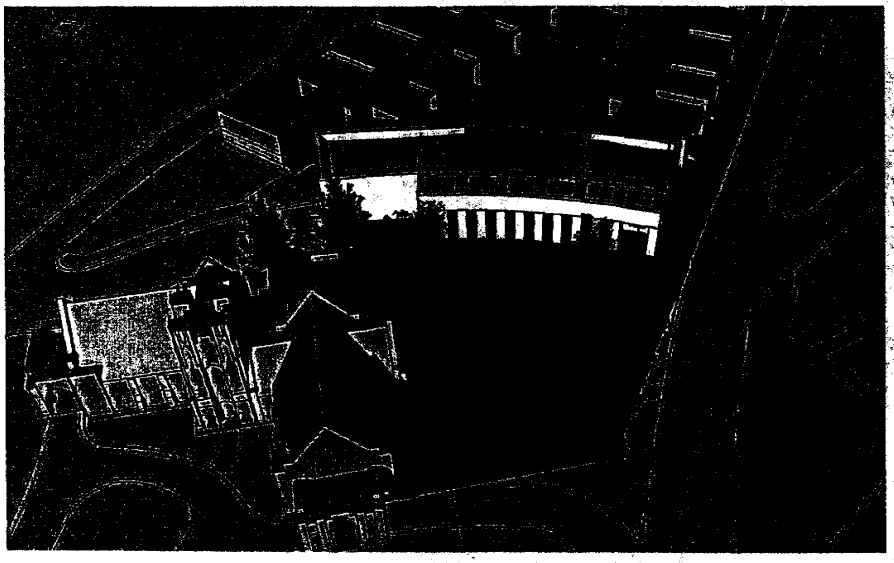
PROPOSED LANDSCAPE PLAN

C- A2.2

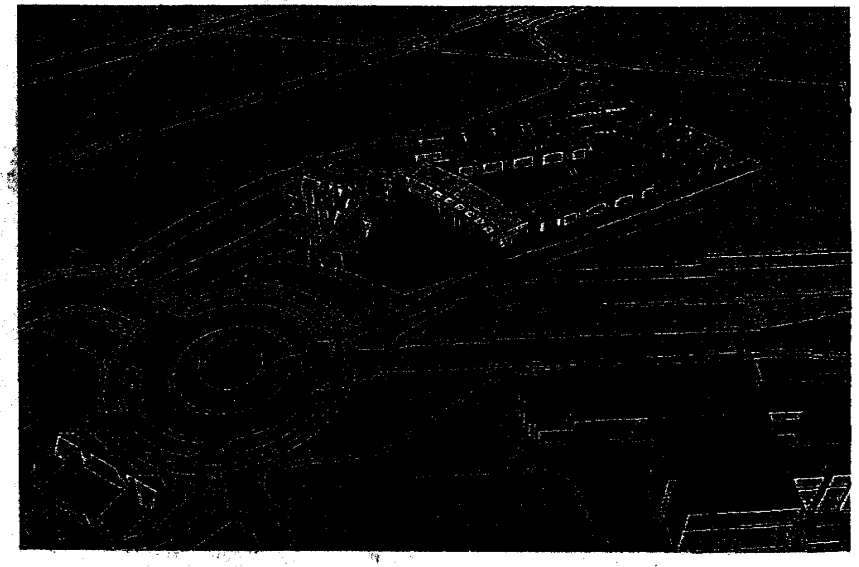


4 A3.1 AERIAL RENDERING SOUTH-WEST TOWARD SITE

3 A3.1 AERIAL RENDERING EAST TOWARD SITE



2 A3.1 AERIAL RENDERING#2 NORTH-EAST TOWARD SITE



1 A3.1 AERIAL RENDERING #1 NORTH TOWARD SITE

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JOB: 1007

SHEET:

RENDERINGS

C - A3.1

MOUNTAIN VIEW
CEMETERY

Mountain View Cemetery Association – New Funeral Home
Revised Applicant Statement February 9, 2012

The Need
Mountain View Cemetery Association, a not-for-profit organization established in 1863, proposes the development of a funeral home. Due to increases in rates of cremation and changes in cultural demographics, it is vital to the long-term ability of Mountain View Cemetery Association to serve the community and to maintain its historic buildings and grounds and to add a funeral home to its cemetery and cremation services.

The Project
This project proposes the construction of a funeral home and supporting events building on the grounds of Mountain View Cemetery Association. The proposed structure is a one-story building of ±6,500 sq. ft. The funeral home will include areas for memorial services, mortuary functions and associated office and support space

Project Benefits
The design for the proposed new building has evolved in a series of meetings with Oakland Heritage Association during the course of the past year. We believe that the proposed new building will be a beautiful and dignified enhancement to Mountain View Cemetery Association. We plan on expending $4M- $6M to construct this project during a recessionary time and will create four to five new full time jobs during the next five years. Most importantly, through improving services offered by Mountain View Cemetery, the project will bring families to the cemetery who are otherwise going to cemeteries outside of Oakland. That is vital to the long-term maintenance of Mountain View Cemetery Association, which receives no tax revenue funding. However, we also recognize that the project that has evolved with the OHA will be substantially more expensive than the original project and that such costs will be amortized over time to consumers.

The Plan
Existing conditions (see attached) include two minor and infrequently used driveways situated between the Gothic Chapel and Crematory and the Outdoor Garden Mausoleum. We propose replacing these driveways with a funeral home. The existing reflection pool (north façade), needing repairs, will be renovated to become a contemplative back drop to the new building. The south façade will open to an active garden that reflects the both linear and non-linear aspects of the existing Olmsted landscape. The classic shape, use of stone and siting of the new building makes the building a landscape element that mediates the differences between the mausoleum and chapels, makes existing unrefined landscapes into well-defined outdoor rooms, will be environmentally efficient and make for safe and intuitive way-finding. The plan allows the cemetery to keep two existing mature cedar trees. Last, as a sculptural landscape element it will be refined from all sides (and top).

Changing Demographics
The changing demographics of Mountain View Cemetery Association's customers require a different kind of architectural experience than that currently offered by the existing Gothic and Tower Chapels. For many of the Cemetery's customers, the Anglican nature of the Gothic and Tower Chapels is at odds with their Buddhist, Hindi, Jewish, Muslum, Atheist or other cultural and ethnic identities.

Palette/Energy Green Funeral Building
The funeral building is proposed to be clad in a rough cleaved limestone. Metal or wood shutters at each of the four foot wide openings in the south facing portico will provide shade and privacy as needed. Mechanical equipment will be well screens within the tall parapet of the roof. The funeral building will meet or exceed all required energy and green building standards.

Community Process
In the course of developing the schematic design for this project we have met with representatives of Oakland Heritage Association and with PANIL on several occasions beginning in May, 2011. Over the course of the many months in which we have engaged with these groups the design has changed and evolved a great deal. We feel that the exchange has been fruitful and process exemplary. A letter of support for the project from OHA is attached.

Revisions to the Pre-Application Submittal
While our initial application proposed to house the new funeral home areas entirely through re-modeling the existing historic Gothic Chapel, through working with the Oakland Historical Association and PANIL, we have now revised our proposal to house the new funeral home areas in a new building adjacent.

Copied below is the Zoning Department's email response to our initial Pre-Application Submittal. The important point of this email is the clarification that funeral homes services are simply a continuation of the existing use.

[redacted]

Thank you for your consideration of this application.
Sincerely,

David Trachtenberg, AIA
TRACHTENBERG ARCHITECTS
510/649-1414 x 12
david@trachtenbergach.com

Jeff Lindeman, GM & CFO
MOUNTIAN VIEW CEMETERY ASSN.
510/658-2588
jeff@mountainviewcemetery.org

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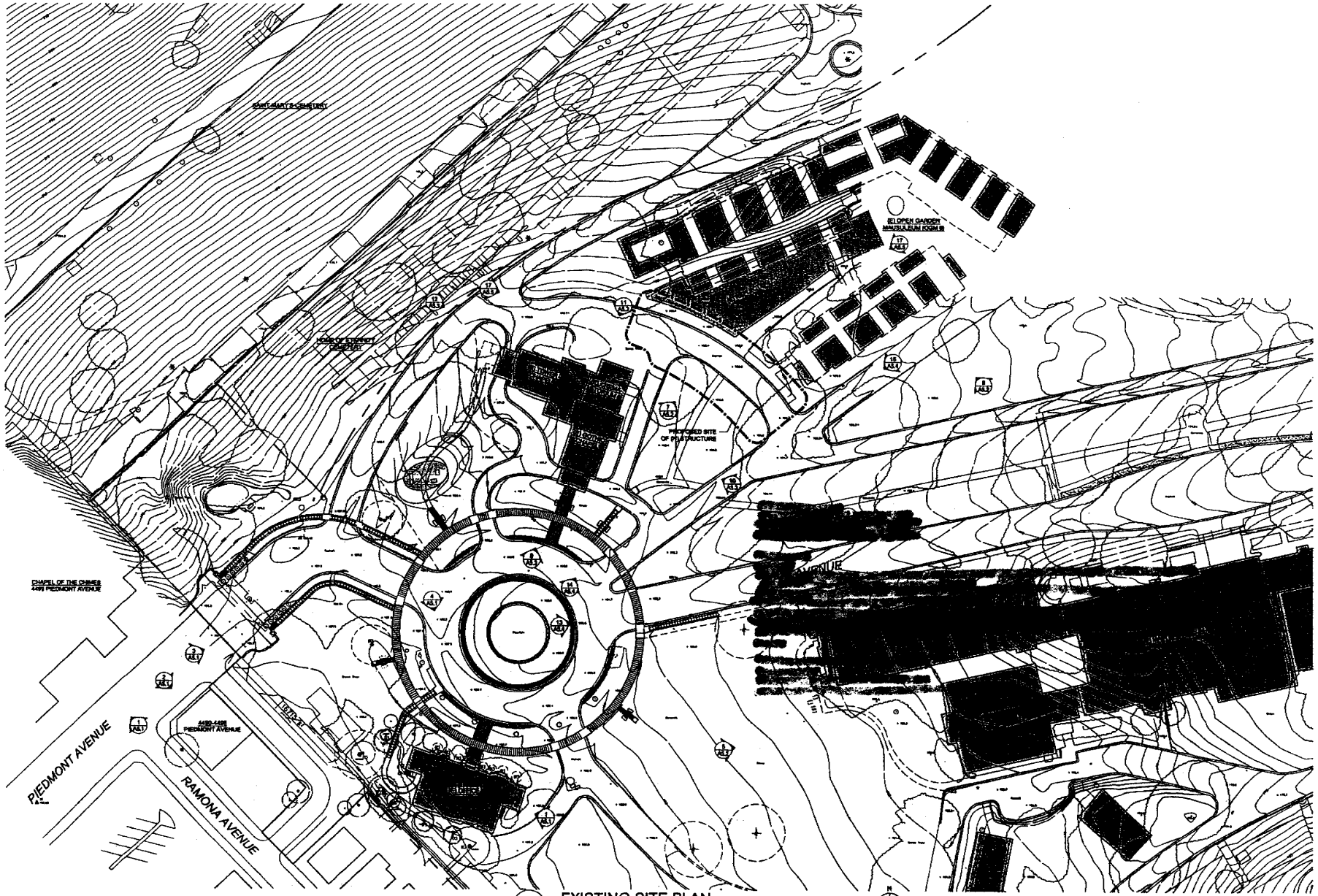
JOB: 1007

SHEET:

APPLICANT STATEMENT

A0.1



1 A1.0 EXISTING SITE PLAN
1"=80' @ 11X17 1"=40' @ 24X36

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JOB: 1007

SHEET:

EXISTING SITE PLAN

C- A1.0

GENERAL NOTES

1. THE CONTRACTOR SHALL EXECUTE THE WORK OF THIS PROJECT IN FULL COMPLIANCE WITH THE FOLLOWING CODE EDITIONS; 2010 CBC,2010 CRC, 2010 CMC, 2010 CPC, 2010 CFC, 2010 CEC, 2010 TITLE 24 ENERGY STANDARDS AND THE 2010 CA GREEN BUILDING STANDARDS CODE, AS AMENDED BY THE CITY OF DANVILLE. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE REGULATIONS, LAWS, ORDINANCES AND ORDERS BY ANY PUBLIC AUTHORITY HAVING JURISDICTION OVER THE PROJECT. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT IN A TIMELY FASHION ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF APPLICABLE CODES AND THE DRAWINGS OF WHICH THE CONTRACTOR IS OR BECOMES AWARE.

2. THE CONTRACTOR SHALL STUDY THE CONTRACT DOCUMENTS AND REPORT TO THE ARCHITECT IN WRITING ALL INCONSISTENCIES AND OMISSIONS HE FINDS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING CONDITIONS OF THE SITE AND PROJECT PRIOR TO COMMENCING WORK. IF THE CONTRACTOR PROCEEDS WITH ANY OF THE WORK WITHOUT INSTRUCTIONS OF THE ARCHITECT, WHERE SUCH INSTRUCTIONS ARE REQUIRED BY THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL MAKE GOOD AT HIS OWN COST ANY RESULTING ERROR, DAMAGE, OR DEFECTS.

3. WRITTEN DIMENSIONS ON DRAWINGS SHALL TAKE PRECEDENCE. OVER DIMENSIONS SCALED FROM DRAWINGS, CONTRACTOR SHALL NOT SCALE DRAWINGS. IF A DIMENSION(S) HAS BEEN OMITTED THE CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE ARCHITECT IN A TIMELY FASHION.

4. CONTRACTOR SHALL VERIFY DIMENSIONS AND DETAILS OF ALL PROJECT COMPONENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION CLEARANCES OF ALL ITEMS, INCLUDING BUT NOT LIMITED TO MECHANICAL AND ELECTRICAL EQUIPMENT, AND CABINET WORK, TO BE INSTALLED IN THE PROJECT.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTION PROGRAMS IN CONNECTION WITH WORK, AND FOR MAINTAINING APPROPRIATE INSURANCE TO PROTECT THE CONTRACTOR, THE OWNER AND THE ARCHITECT.

6. CONTRACTOR SHALL PROTECT THE ADJACENT PROPERTY, THE PUBLIC AND SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY DUE TO HIS NEGLECT.

7. THE ARCHITECT WILL ASSIST THE OWNER IN SUBMITTING PLANS TO THE DEPARTMENT OF BUILDINGS FOR BUILDING PERMIT. APPLICATION ARCHITECT WILL ANSWER BUILDING DEPARTMENT'S PLAN CHECK COMMENTS AND RE SUBMIT AS REQUIRED. THE OWNER WILL SECURE AND PAY FOR THE BUILDING PERMIT. CONTRACTOR WILL PAY FOR ALL OTHER PERMITS INCLUDING ANY REQUIRED SIDEWALK SHED PERMITS, PARKING OR DUMPSTER PERMITS, LICENSES, INSPECTIONS AND THE LIKE REQUIRED TO EFFECT THE WORK OF THE CONTRACT DOCUMENTS THROUGH RECEIPT OF A CERTIFICATE OF OCCUPANCY.

8. CONTRACTOR SHALL CONSULT WITH REPRESENTATIVES OF APPLICABLE UTILITIES, INCLUDING BUT NOT LIMITED TO GAS, WATER, POWER, SEWER, TELEPHONE, AND CABLE TELEVISION, DETERMINE EXACT LOCATIONS AND AVAILABILITY OF UTILITIES, AND DETERMINE CONDITION OF EXISTING SERVICE PRIOR TO COMMENCING WORK. CONTRACTOR SHALL ADVISE ARCHITECT AND OWNER OF UNANTICIPATED CHANGES TO THE EXISTING SERVICES REQUIRED FOR THE SUCCESSFUL COMPLETION AND OPERATION OF THE PROJECT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

9. CONTRACTOR SHALL ERECT AND MAINTAIN TEMPORARY BARRICADES AND DUST-PROOF PARTITIONS AS NEEDED FOR PROTECTION AGAINST NUISANCE AND ACCIDENT, AND SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF HIS WORK, AND THE OWNER'S PROPERTY FROM DAMAGE OR LOSS ARISING IN CONNECTION WITH THE WORK OF THIS PROJECT.

10. IMPROVEMENTS ON THE SITE, WORK IN PROGRESS, STORED MATERIALS ON PROPERTY SHALL BE PROTECTED BY THE CONTRACTOR FROM DAMAGE ARISING FROM THE WORK AND FROM NORMAL USE OF THE SITE DURING THE COURSE OF THE WORK WHETHER BY THE CONTRACTOR OR ANY OTHER PARTY. ALL ITEMS DAMAGED DUE TO INSUFFICIENT PROTECTION SHALL BE FULLY RESTORED TO THEIR PRIOR CONDITION BY THE CONTRACTOR AT NO COST TO THE OWNER.

11. PARTITION DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. OTHER COMPONENTS ARE DIMENSIONED TO DIMENSION POINTS SHOWN ON DETAILS, OR AS NOTED ON THE DRAWINGS.

12. NO PART OF THE STRUCTURE SHALL BE OVERLOADED BEYOND ITS SAFE CARRYING CAPACITY BY THE PLACING OF MATERIALS, EQUIPMENT, TOOLS, MACHINERY OR ANY OTHER ITEMS DURING THE COURSE OF THE CONTRACTOR'S WORK.

13. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN HIS AND THE SURROUNDING AREA, REMOVE ALL WASTE MATERIALS AND RUBBISH FROM THE PROJECT AS WELL AS HIS OR HER TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIALS. THE CONTRACTOR SHALL REMOVE PUTTY AND PAINT FROM ALL GLASS, MIRRORS, AND WASH AND POLISH SAME; REMOVE ALL LABELS, TAGS, GREASE, DIRT, STAINS, ETC. AND CLEAN ALL FIXTURES AND EQUIPMENT TO THE EXTENT OF RESTORING THEM TO THE ORIGINAL FINISH.

14. THE CONTRACTOR SHALL MAINTAIN A CURRENT COPY OF THE UBC ON SITE.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE, CONSTRUCTION-IN-PROGRESS, AND STORED MATERIALS AND EQUIPMENT, WHETHER ON- OR OFF-SITE.

16. THE OWNER SHALL PAY FOR TESTING OF ANY MATERIALS DISCOVERED ON THE SITE BY THE ARCHITECT, OWNER OR CONTRACTOR SUSPECTED OF CONTAINING TOXIC SUBSTANCES REQUIRING SPECIAL REMOVAL AND DISPOSAL. CHANGES TO THE CONTRACT RESULTING FROM THE DISCOVERY, TESTING, OR REMOVAL OF SUCH MATERIALS (IF ANY) SHALL BE EFFECTED BY A CHANGE ORDER.

17. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ANY AND ALL WORK PROVIDED BY ANY AND ALL SUBCONTRACTORS. GENERAL NOTES THAT REFER TO "CONTRACTOR" INCLUDE ALL WORK PROVIDED BY SUBCONTRACTORS. CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS, AND CONDITIONS IN FIELD PRIOR TO THE START OF PROJECT AND AT APPROPRIATE TIMES DURING THE COURSE OF CONSTRUCTION BEFORE RELATED PROJECT PHASES.

18. EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN HIS RESPECTIVE FIELD AND SHALL, PRIOR TO THE SUBMISSION OF HIS BID AND THE PERFORMANCE OF WORK, NOTIFY THE CONTRACTOR OF ANY WORK CALLED OUT IN THE CONSTRUCTION DOCUMENTS WHICH CANNOT BE EXECUTED AS INDICATED OR CANNOT BE FULLY GUARANTEED. THE CONTRACTOR WILL THEN NOTIFY THE OWNER AND ARCHITECT PRIOR TO ACCEPTANCE OF SUBCONTRACTOR'S BID.

19. THE ARCHITECT HAS MADE THE ASSUMPTION THAT EXISTING CONCEALED CONDITIONS ARE STANDARD. THE CONTRACTOR WILL BE EXPECTED TO PERFORM THE NECESSARY WORK TO COMPLETE THE INDICATED CONSTRUCTION. IN THE EVENT THAT DEMOLITION REVEALS UNEXPECTED CONDITIONS, THE CONTRACTOR MUST INFORM THE OWNER AND ARCHITECT OF ANTICIPATED CHANGE ORDERS IN ADVANCE.

20. CONTRACTOR IS TO PROVIDE SAMPLES OF REQUESTED SUBMITTALS AND OF ALL PROPOSED MATERIAL SUBSTITUTIONS TO THE ARCHITECT FOR REVIEW. THE ARCHITECT WILL REQUIRE FIVE WORKING DAYS FOR REVIEW OF ALL SUBMITTALS INCLUDING SHOP DRAWINGS. SHOP DRAWINGS AND MATERIALS THE ARCHITECT WILL HAVE BEEN REVIEWED AND APPROVED BY THE CONTRACTOR. BY SUBMITTING SHOP DRAWINGS AND SUBMITTALS TO THIS ARCHITECT, THE CONTRACTOR REPRESENTS THAT THE CONTRACTOR HAS DETERMINED AND VERIFIED MATERIAL, FIELD MEASUREMENTS, AND FIELD CONSTRUCTION RELATED THERETO, AND HAS CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND OF THE CONTRACT DOCUMENTS. THE ARCHITECT'S REVIEW OF SUBMITTALS AND SHOP DRAWINGS IS FOR CONFIRMATION OF DESIGN INTENT ONLY.

21. THESE CONTRACT DOCUMENTS INTEND TO DESCRIBE A FINISHED PROJECT READY FOR LEGAL USE.

22. ANY CHANGE, MODIFICATION OR INTERPRETATION OF THE SCOPE OR REQUIREMENTS OF THESE DOCUMENTS, UNDERTAKEN WITHOUT CONSULTATION WITH THE ARCHITECT (AND ANY UNFORESEEN CONDITIONS RESULTING THEREFROM) SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR AS THE CASE MAY BE, AS STIPULATED IN THE OWNER/ARCHITECT AGREEMENT. TRACHTENBERG ARCHITECTS SHALL BE HELD HARMLESS FROM ANY CLAIMS RESULTING FROM SUCH ACTIVITY.

ABBREVIATIONS

&	AND	JT.	JOINT
L	ANGLE	LAM.	LAMINATE
@	AT	LT.	LIGHT
CL	CENTER LINE		
#	POUND OR NUMBER	MB.	MACHINE BOLT
d	PENNY	MAS.	MASONRY
		MECH.	MECHANICAL
ACOUS.	ACOUSTIC	MEMB.	MEMBRANE
ADJ.	ADJUSTABLE	MET.	METAL
APPROX.	APPROXIMATE	MET./ARTL.	METAL
A.F.F.	ABOVE FINISH FLOOR	MFR.	MANUFACTURER
ALT.	ALTERNATE	MIN.	MINIMUM
ALUM.	ALUMINUM	MISC.	MISCELLANEOUS
A.B.	ANCHOR BOLT	M.O.	MASONRY OPENING
		MTD.	MOUNTED
BD.	BOARD	MUL.	MULLION
BITUM.	BITUMINOUS		
BLDG.	BUILDING	(N)	NEW
BLK.	BLOCK	N	NORTH
BLK'G.	BLOCKING	N.I.C.	NOT IN CONTRACT
B.O.T.	BOTTOM OF TRUSS	NO.	NUMBER
BRS	BACKER ROD AND SEALANT	N.T.S.	NOT TO SCALE
CLG.	CEILING	OF	OYSER
C.T.	CERAMIC TILE	O.C.	ON CENTER
C.J.K'G.	CAULKING	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
CLR.	CLEAR		
CONC.	CONCRETE		
CONN.	CONNECTION	P. LAM.	PLASTIC LAMINATE
CONSTR.	CONSTRUCTION	PLYWD.	PLYWOOD
C.J.	CONTROL JOINT	P.T.	PRESSURE-TREATED
CONT.	CONTINUOUS	PTD.	PAINTED
CTSK.	COUNTERSUNK	PTN.	PARTITION
CMU	CONCRETE MASONRY UNIT		
		Q.T.	QUARRY TILE
D	DEPTH		
DBL.	DOUBLE	R.	RISER
DET./DTL.	DETAIL	RAD.	RADIUS
D.F.	DOUGLAS FIR	REF.	REFRIGERATOR
DIA.	DIAMETER	REINF.	REINFORCED
DIM.	DIMENSION	REQ.	REQUIRED
DN.	DOWN	RESIL.	RESILIENT
DWG.	DRAWING	RM.	ROOM
		R.O.	ROUGH OPENING
EA.	EACH	RWD.	REDWOOD
ELEC.	ELECTRICAL	RWL.	RAINWATER LEADER
ELEV.	ELEVATION		
E.P.	ELECTRICAL PANEL	SQ. FT.	SQUARE FEET
EQ.	EQUAL	SHT.	SHEET
(E)	EXISTING	SQ. IN.	SQUARE INCH
EXP.JT.	EXPANSION JOINT	SIM.	SIMILAR
EXT.	EXTERIOR	S.L.D.	SEE LANDSCAPE DRAWING
		S.M.D.	SEE MECHANICAL DRAWING
F.D.	FLOOR DRAIN	SPEC.	SPECIFICATIONS
F.E.	FIRE EXTINGUISHER	SQ.	SQUARE
F.F.	FINISH FLOOR	S.S.	STAINLESS STEEL
F.F.E.	FINISH FLOOR ELEVATION	STD.	STANDARD
FIN.	FINISH	STL.	STEEL
FL.	FLOOR	STOR.	STORAGE
F.O.C.	FACE OF CONCRETE	S.S.D.	SEE STRUCTURAL DRAWING
F.O.F.	FACE OF FINISH		
F.O.M.	FACE OF MASONRY	TEL.	TELEPHONE
F.O.S.	FACE OF STUD	T&G	TONGUE AND GROOVE
F.O.SH.	FACE OF SHEATHING	T.	TREAD
FT.	FOOT	THK.	THICK
FTG.	FOOTING	TYP.	TYPICAL
FURR.	FURRING	T.O.	TOP OF
		T.O.C.	TOP OF CONCRETE
GA.	GAUGE	T.O.G.	TOP OF GUTTERDOER
G.C.	GENERAL CONTRACTOR	T.O.P.	TOP OF PLATE
GL.	GLASS	T.O.S.	TOP OF SLAB
GSM.	GALVANIZED SHEET METAL	T.O.T.	TOP OF TRUSS
GYP. BD./ GYPB.	GYPSUM WALL BOARD		
		U.O.N.	UNLESS OTHERWISE NOTED
H	HEIGHT	VERT.	VERTICAL
H.B.	HOSE BIB	V.I.F.	VERIFY IN FIELD
H.C.	HOLLOW CORE	V.G.	VERTICAL GRAIN
HDWD.	HARDWOOD		
HDWR.	HARDWARE	W	WIDTH
HORIZ.	HORIZONTAL	W	WITH
HR.	HOUR	WD.	WOOD
HW	HARDWOOD	WDW	WINDOW
IN.	INCH	W/O	WITHOUT
INTM.	INTERMEDIATE	WP	WATERPROOF
INSUL.	INSULATION	WRC	WESTERN RED CEDAR
INT.	INTERIOR		

SYMBOL LEGEND

- ALIGN FINISH FACES
- ELEVATION/CONTROL POINT
- REVISION NUMBER
- REVISION
- WALL CONSTRUCTION TYPE
- WINDOW — SEE WINDOW SCHEDULE
- DOOR — SEE DOOR SCHEDULE
- ROOM NUMBER — SEE FINISH SCHEDULE
- DETAIL
- ELEVATION/SECTION
- INTERIOR ELEVATION
- REFERENCE GRID
- REFERENCE GRID

PROJECT DIRECTORY

OWNER:
Mountain View Cemetery
5000 Piedmont Avenue
Oakland, CA

ARCHITECT:
David Trachtenberg
Trachtenberg Architects
2421 Fourth Street
Berkeley, CA 94710
(510) 649-1414
www.TrachtenbergArch.com

LANDSCAPE ARCHITECT:
Joe Ponce
EPDA Group
99 New Montgomery Street
Suite 850
San Francisco, CA 94105
(415) 538-0770
www.epdagroup.com

PROJECT DESCRIPTION

PROJECT ADDRESS: 5000 Piedmont Avenue (APN: 48A-7003-3-2)

SCOPE OF WORK:
CONSTRUCTION OF NEW FUNERAL HOME.

ZONING CODE ANALYSIS
(BASED ON THE OAKLAND MUNICIPAL ZONING CODE)

ZONING: RD-1 (URBAN OPEN SPACE OVERLAY)

USE: CEMETARY & FUNERAL HOME

HEIGHT: (TABLE 17.15.03)

	ALLOWED	PROPOSED
	35'-0" MAX.	24'-0"

SETBACKS (ZONING CODE SEC. 33-22.7):

	REQUIRED	PROPOSED
FRONT	20'-0"	+/- 450'
SIDES	8'-0"	+/- 89'
REAR	20'-0"	+/- 3,444'

LOT AREA: +/- 230 ACRES (+/- 10,018,800 SF)

NEW GROSS FLOOR AREA: 9,782 SQ. FT.

FAR (TABLE 17.15.03)

LOT AREA	+/- 10,018,800 SF
MAX FOR LOTS >43,560 SF	15%
MAX BUILDING AREA ALLOWED	1,502,820 SF

BUILDING CODE ANALYSIS
(BASED ON THE 2010 CALIFORNIA RESIDENTIAL CODE)

OCCUPANCY: MIXED GROUP B OFFICE AND GROUP A3 ASSEMBLY USES

MIN. CONSTRUCTION TYPE: V-B SPRINKLERED

	ALLOWABLE	PROPOSED
HEIGHT:	40 FT	28'
NUMBER OF STORIES:	1	1
AREA PER LEVEL	12,000*	9,782 SF

*WITH AUTOMATIC SPRINKLER SYSTEM INCREASE

FIRE RATINGS (TABLES 601, 602):
FIRE SEPARATION DISTANCE (FSD)

FRONT	34'-3" (> 30')
SIDES	(> 30')
REAR	16' (10<X<30)

ALLOWABLE OPENINGS: VARIES
SPRINKLER SYSTEM: AUTOMATIC SPRINKLER SYSTEM TO BE PROVIDED

DRAWING LIST

SHEET NO. & TITLE	SUBMISSION & DATE: 02.09.2012 PRE-APP PACKAGE
ARCHITECTURAL DRAWINGS	
A0.0 GENERAL INFORMATION	X
A0.1 APPLICANT STATEMENT	X
A1.0 EXISTING SITE PLAN	X
A1.0 PROPOSED SITE PLAN	X
A2.1 PROPOSED PLAN	X
A2.2 PROPOSED LANDSCAPE PLAN	X
A3.1 RENDERINGS	X
A3.2 RENDERINGS	X
A3.3 EXTERIOR ELEVATIONS	X
A3.4 EXTERIOR ELEVATIONS	X
A3.5 MATERIALS	X
A5.1 EXISTING SITE PHOTOGRAPHS	X
A5.2 EXISTING SITE PHOTOGRAPHS	X
A5.3 EXISTING SITE PHOTOGRAPHS	X
A5.4 EXISTING SITE PHOTOGRAPHS	X
A5.5 EXISTING SITE PHOTOGRAPHS	X

VICINTY MAP

SCALE: 1:2000' @ 24"x36" 1:1000' @ 11"x17"

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ATTACHMENT C

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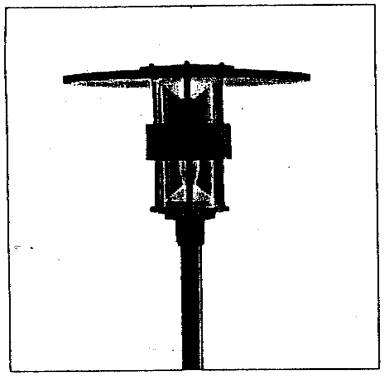
JOB: 1007

SHEET:

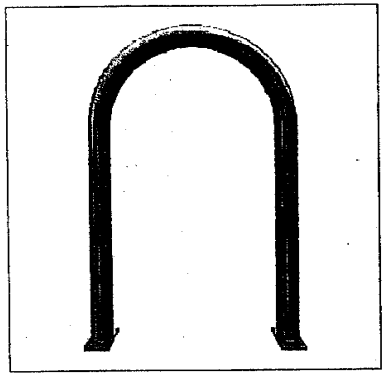
GENERAL INFORMATION

A0.0

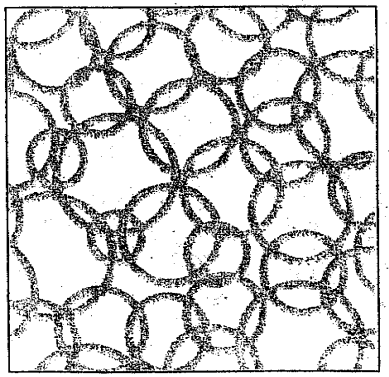
5 SIGNAGE



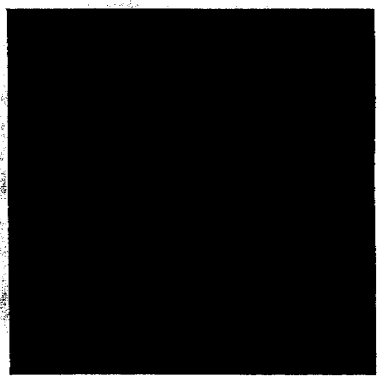
9 SITE LIGHTING - POSTS
LOUIS POULSEN - ALBERTSLUND MAXI POST (DARK GRAY)



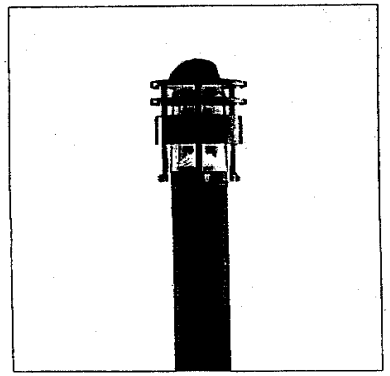
7 BIKE RACK
DERO - HOOP RACK HD



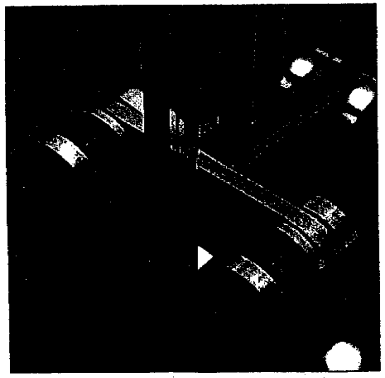
4 PATTERNED ETCHED GLASS
(AT INTERIOR ONLY)



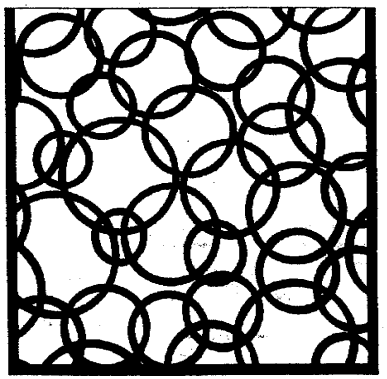
2 BRONZE



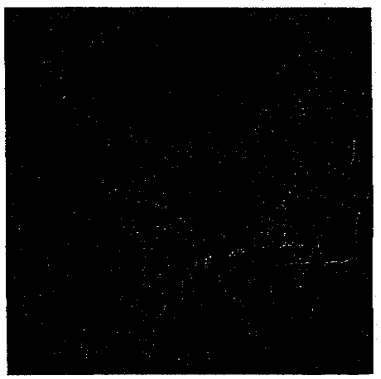
8 SITE LIGHTING - BOLLARDS
LOUIS POULSEN - ALBERTSLUND BOLLARD (DARK GRAY)



6 FRAMELESS GLAZING & HARDWARE



3 WATER-JET CUT BRONZE SHUTTERS



1 SPLIT FACE STONE

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1 02.09.2012 PRE-APP PACKAGE
05.25.2012 LANDMARKS BOARD
05.29.2012 ZONING SUBMITTAL

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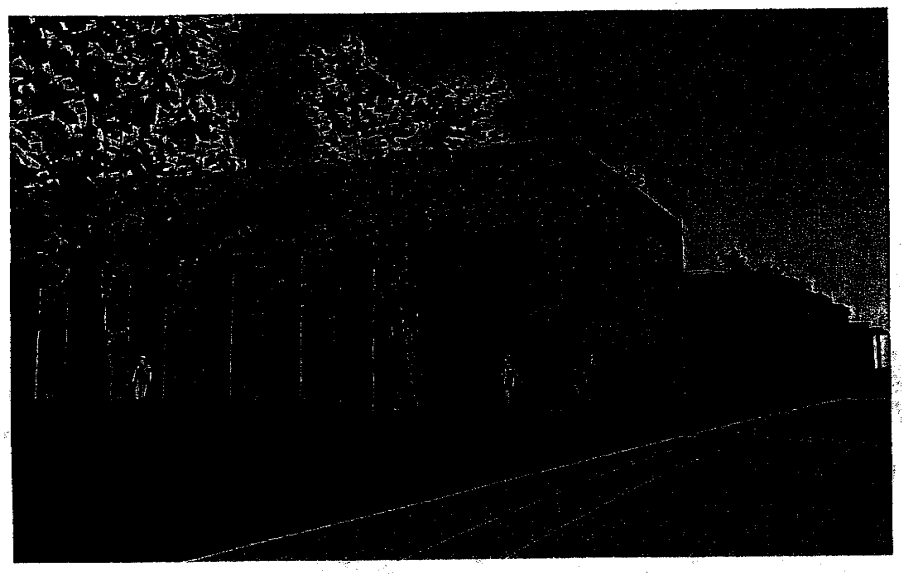
JOB: 1007

SHEET:

MATERIALS PALETTE, PRODUCTS & SIGNAGE

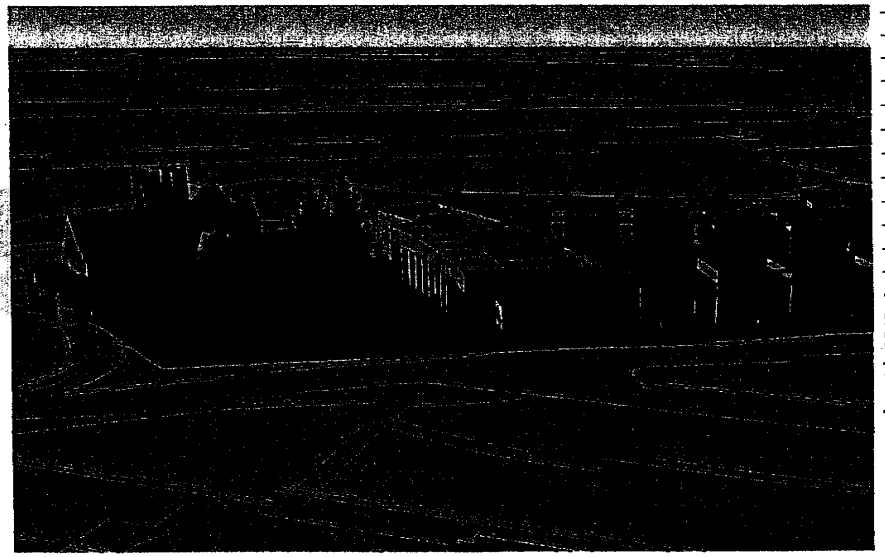
A7.1



8 A3.2 PERSPECTIVE RENDERING SOUTH EAST ENTRANCE CLOSE-UP

7 A3.2 PERSPECTIVE RENDERING SOUTH-WEST FACADE

6 A3.1 PERSPECTIVE RENDERING SOUTH-EAST ENTRANCE



5 A3.2 PERSPECTIVE RENDERING SOUTH-EAST FACADE

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JOB: 1007

SHEET:

RENDERINGS

A3.2

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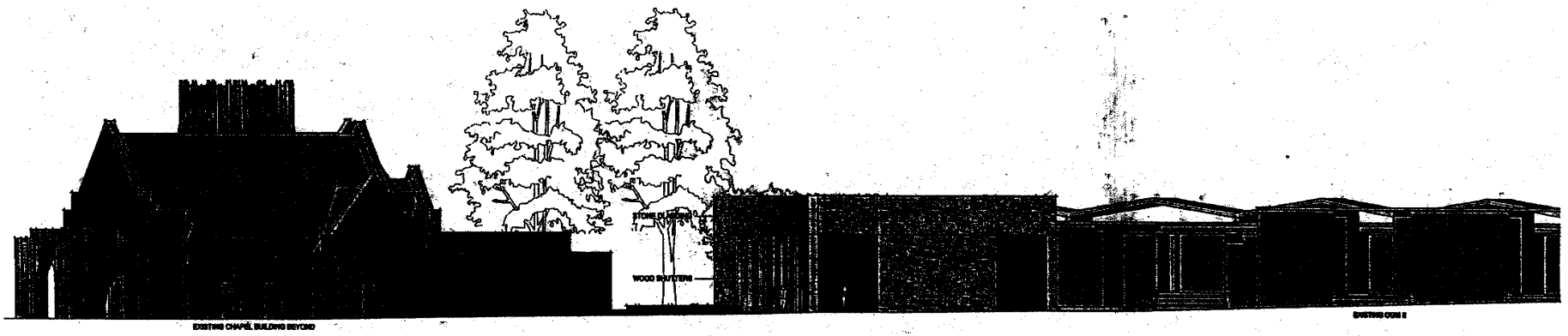
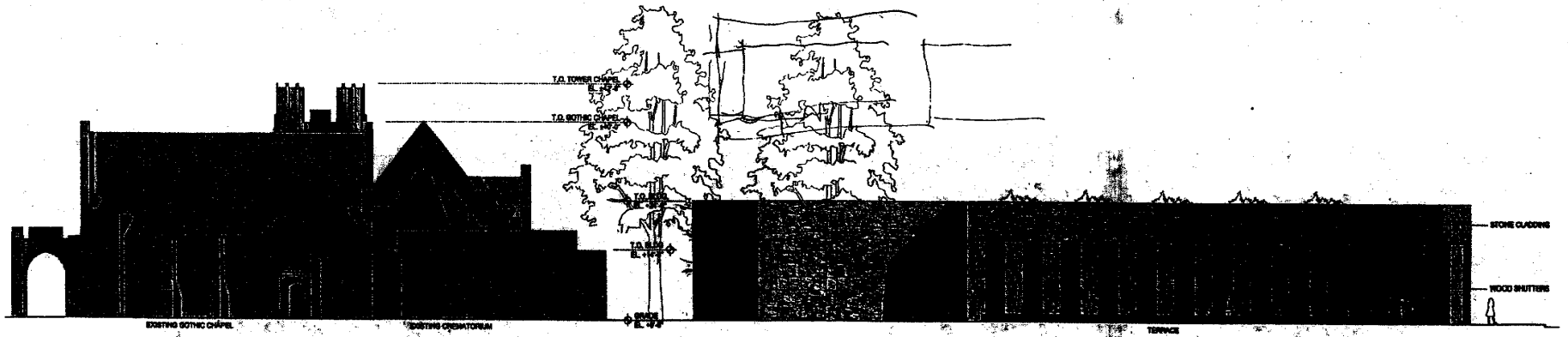


2 A3.3 **PROPOSED SOUTH-EAST ELEVATION**
3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36



EXISTING GOTHIC CHAPEL & CREMATORIUM SOUTH-EAST ELEVATIONS
(SHOWN FOR REFERENCE ONLY)

1 A3.3 **PROPOSED SOUTH-WEST ELEVATION**
3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36

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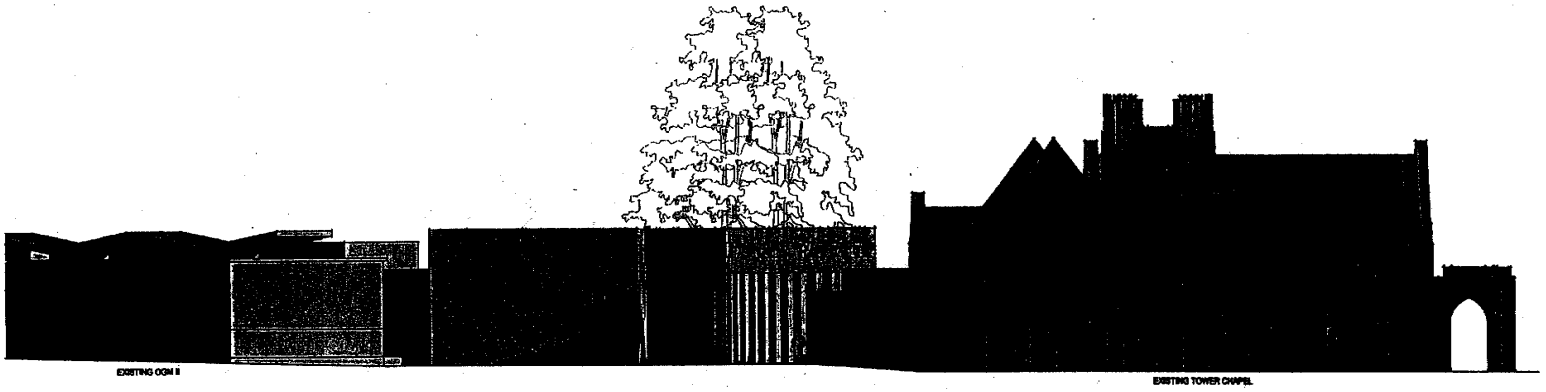
JOB: 1007

SHEET:

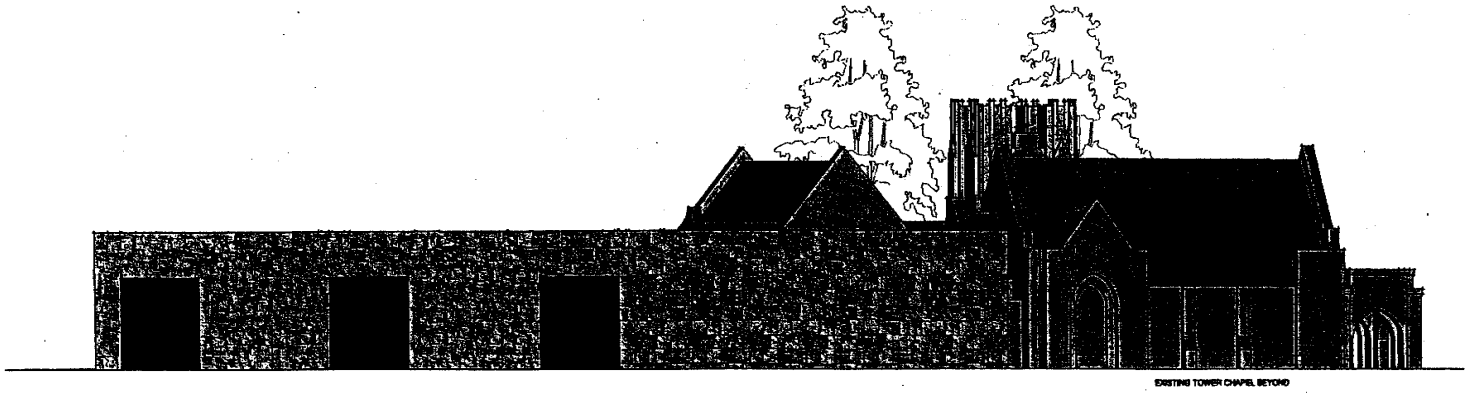
EXTERIOR
ELEVATION

A3.3



2 / A3.4 PROPOSED NORTH-WEST ELEVATION

3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36



1 / A3.4 PROPOSED NORTH-EAST ELEVATION

3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36

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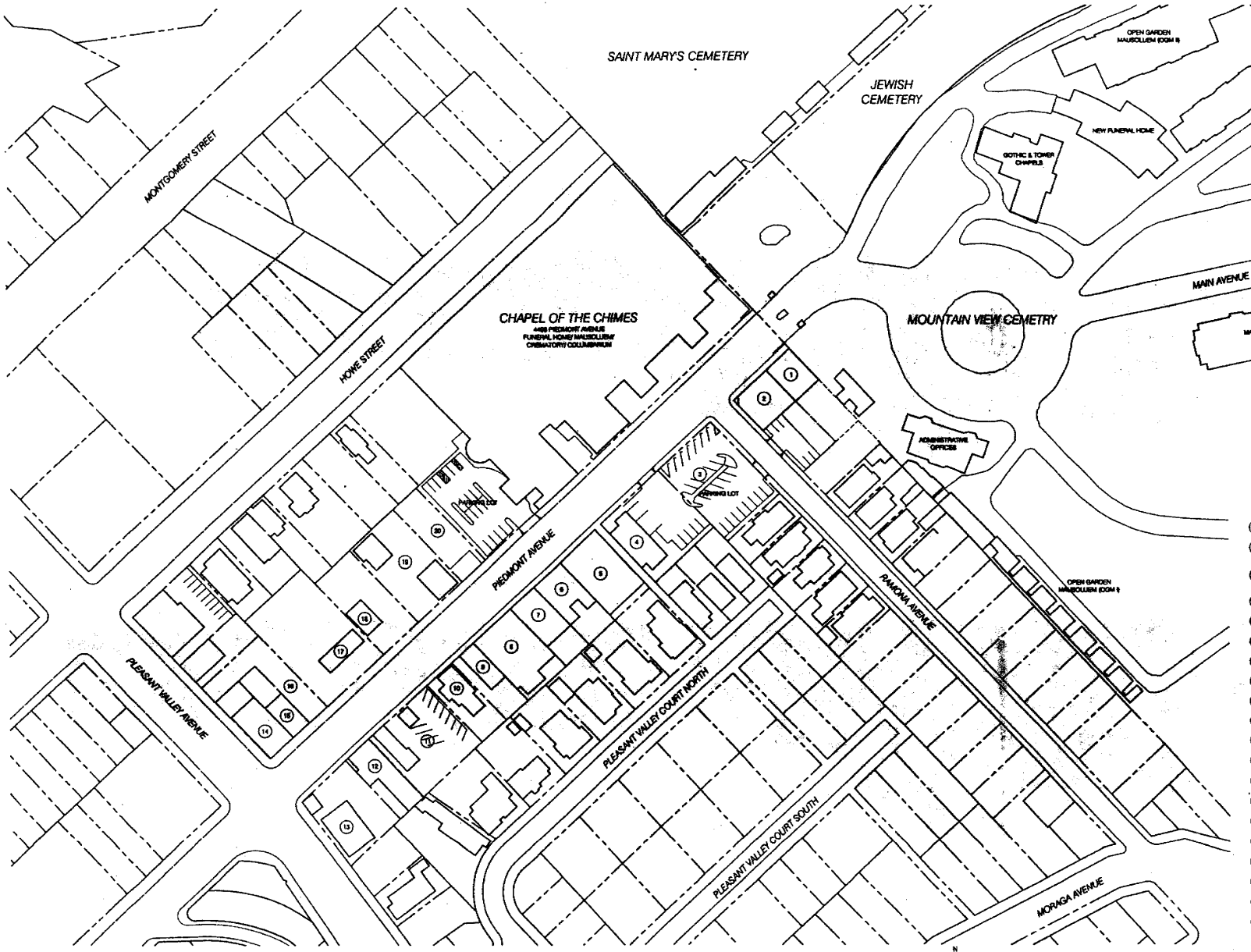
JOB: 1007

SHEET:

EXTERIOR ELEVATIONS

C - A3.4



1 A0.2 NEIGHBOORHOOD MAP

1"=120' @ 11X17 1"=60' @ 24X36

NOTATION KEY

1. 4499 PIEDMONT AVENUE USE:
2. 4480 PIEDMONT AVENUE STATE FARM INSURANCE USE: OFFICE
3. 4460 PIEDMONT AVENUE USE: PARKING LOT FOR CHAPEL OF THE CHIMES
4. 4476 PIEDMONT AVENUE USE:
5. 4466 PIEDMONT AVENUE USE:
6. 4454 PIEDMONT AVENUE USE:
7. 4450 PIEDMONT AVEN USE:
8. 4446 PIEDMONT AVEN USE:
9. 4438 PIEDMONT AVEN USE:
10. 4432 PIEDMONT AVEN USE:
11. 4420 PIEDMONT AVENUE USE:
12. 4414 PIEDMONT AVENUE USE:
13. 4400 PIEDMONT AVENUE USE: GAS STATION & CAR WASH
14. 1421 PIEDMONT AVENUE USE:
15. 4408 PIEDMONT AVENUE USE:
16. 1860 PLEASANT VALLEY AVE USE:
17. 4425 PIEDMONT AVENUE USE:
18. 4429 PIEDMONT AVENUE USE:
19. 4435 PIEDMONT AVENUE USE:
20. 4443 PIEDMONT AVENUE USE: PARKING

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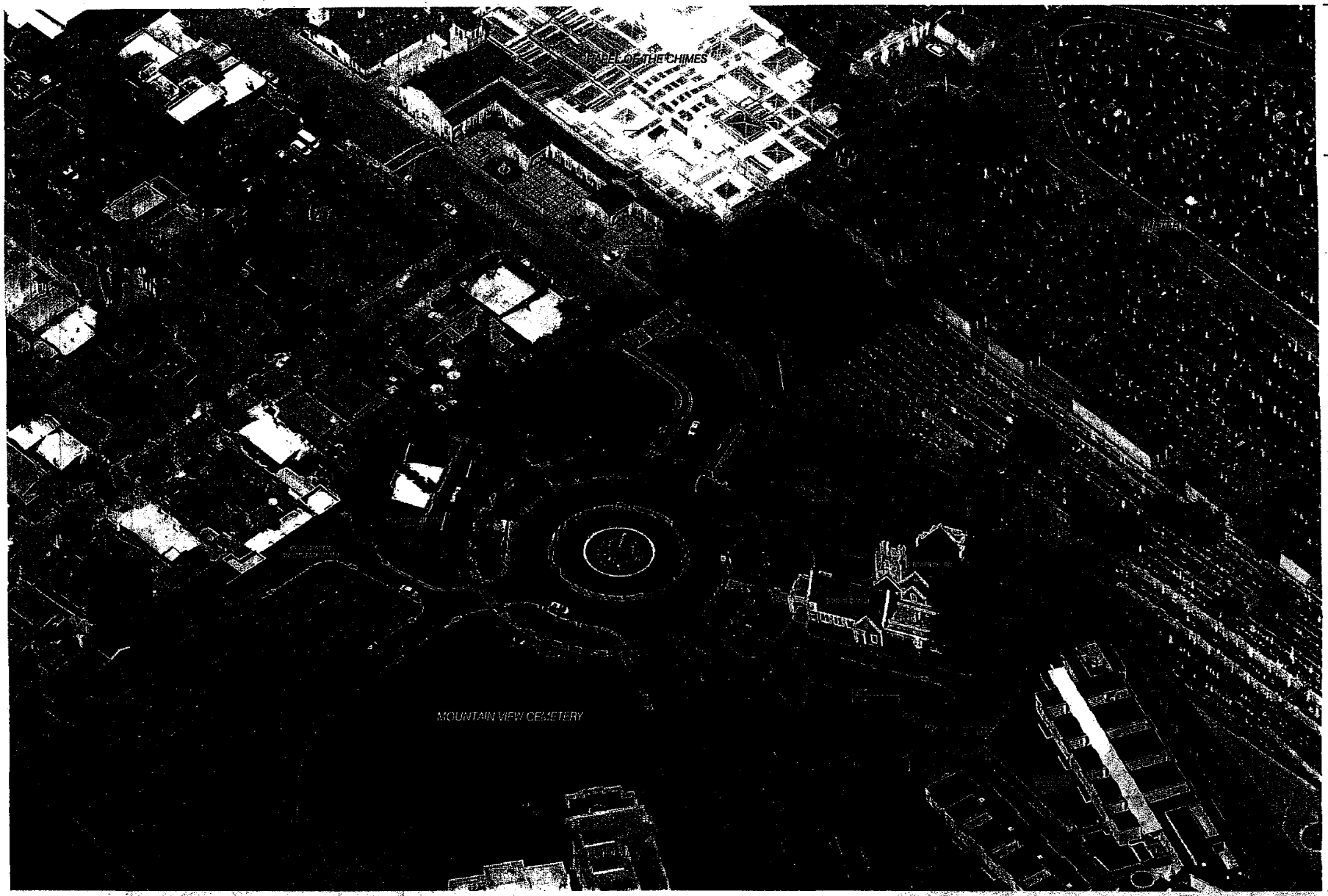
JOB: 1007

SHEET:

NEIGHBORHOOD MAP

D- **A0.2**



1 A0.3 AERIAL CONTEXT PHOTOGRAPH
NOT TO SCALE

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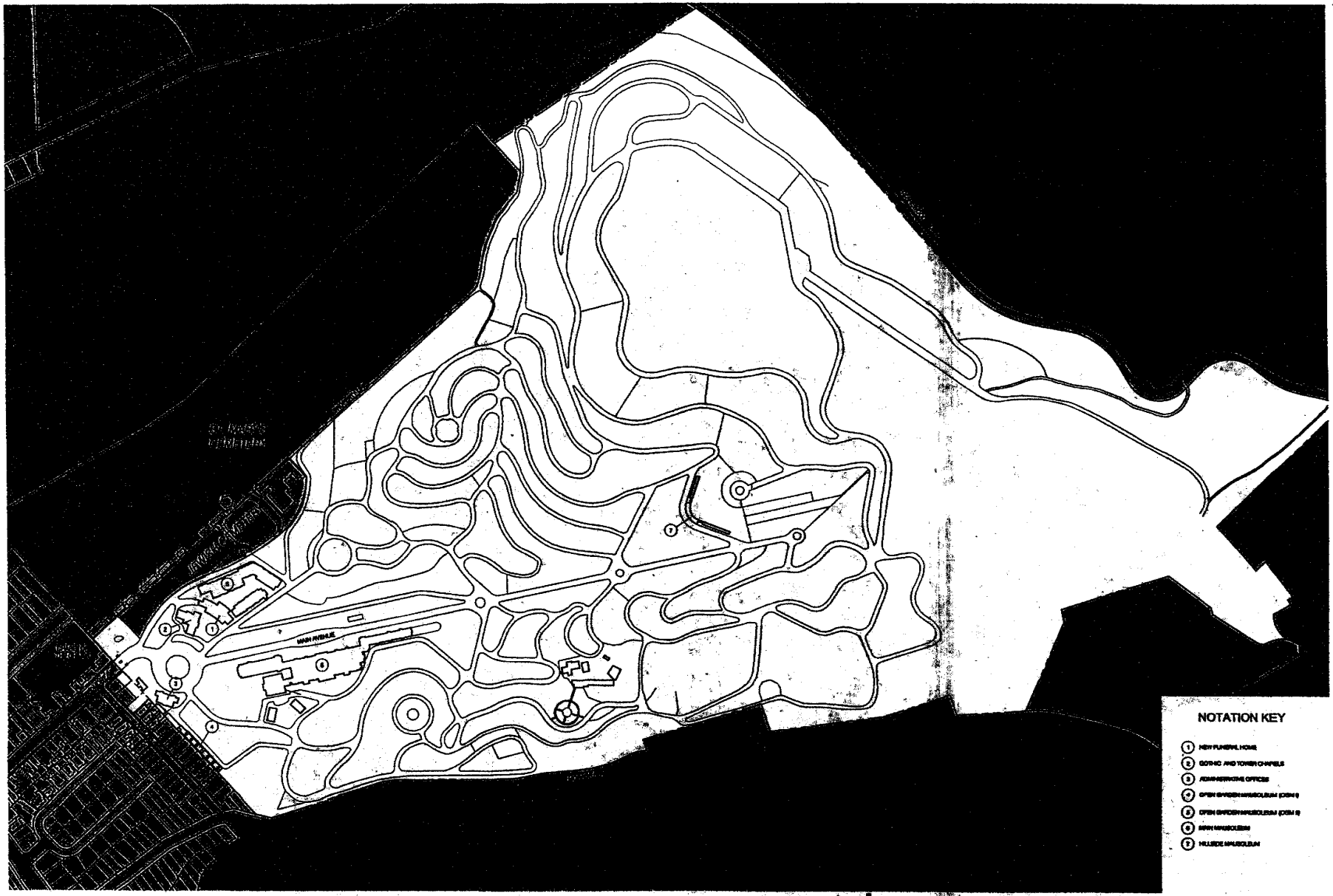
JOB: 1007

SHEET:

AERIAL CONTEXT PHOTOGRAPH

D- A0.3



NOTATION KEY

1. NEW FUNERAL HOME
2. GOTHIC AND TOWER CHAPELS
3. ADMINISTRATIVE OFFICES
4. OPEN SWEDEN MAUSOLEUM (OSM I)
5. OPEN SWEDEN MAUSOLEUM (OSM II)
6. MAIN MAUSOLEUM
7. HILLSIDE MAUSOLEUM

1 / A0.4 MOUNTAIN VIEW CEMETERY SITE PLAN
1"=400' @ 11X17 1":200' @ 24X36

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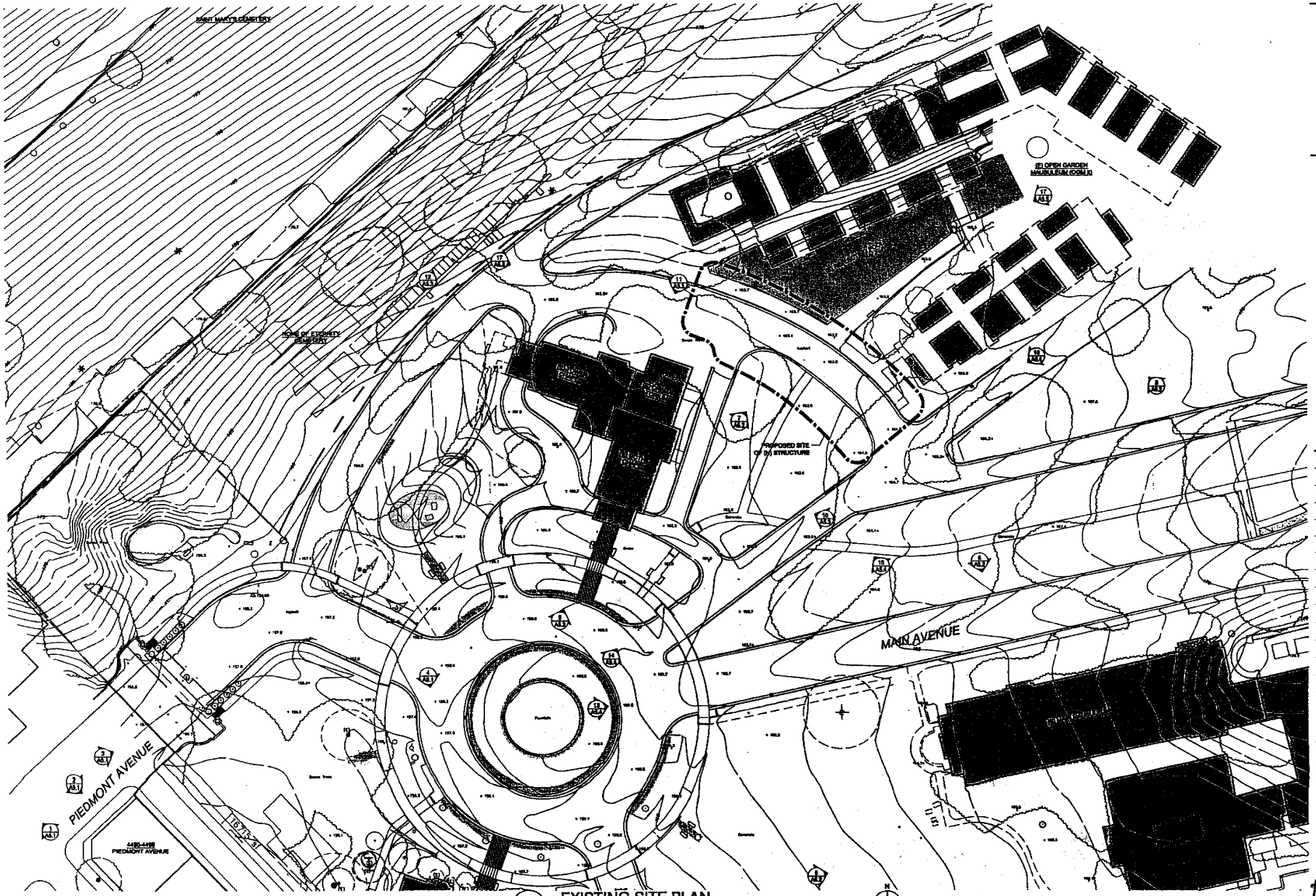
JOB: 1007

SHEET:

MOUNTAIN VIEW CEMETERY SITE PLAN

D- A0.4



1 A1.0 EXISTING SITE PLAN
1"=60' @ 11X17 1"=30' @ 24X36

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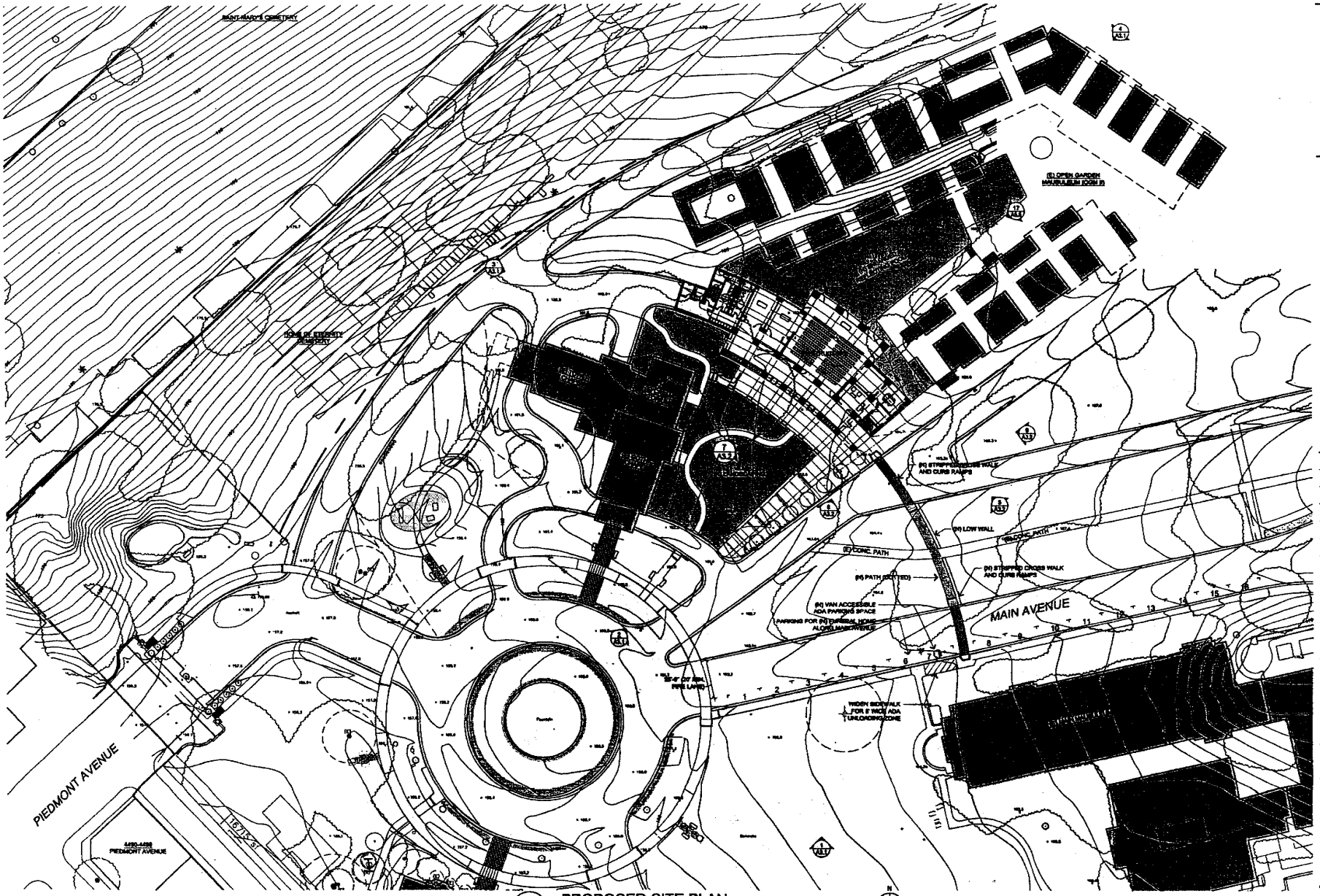
JOB: 1007

SHEET:

EXISTING SITE PLAN

D - A1.0



1 A1.1 PROPOSED SITE PLAN
1"=60' @ 11X17 1"=30' @ 24X36

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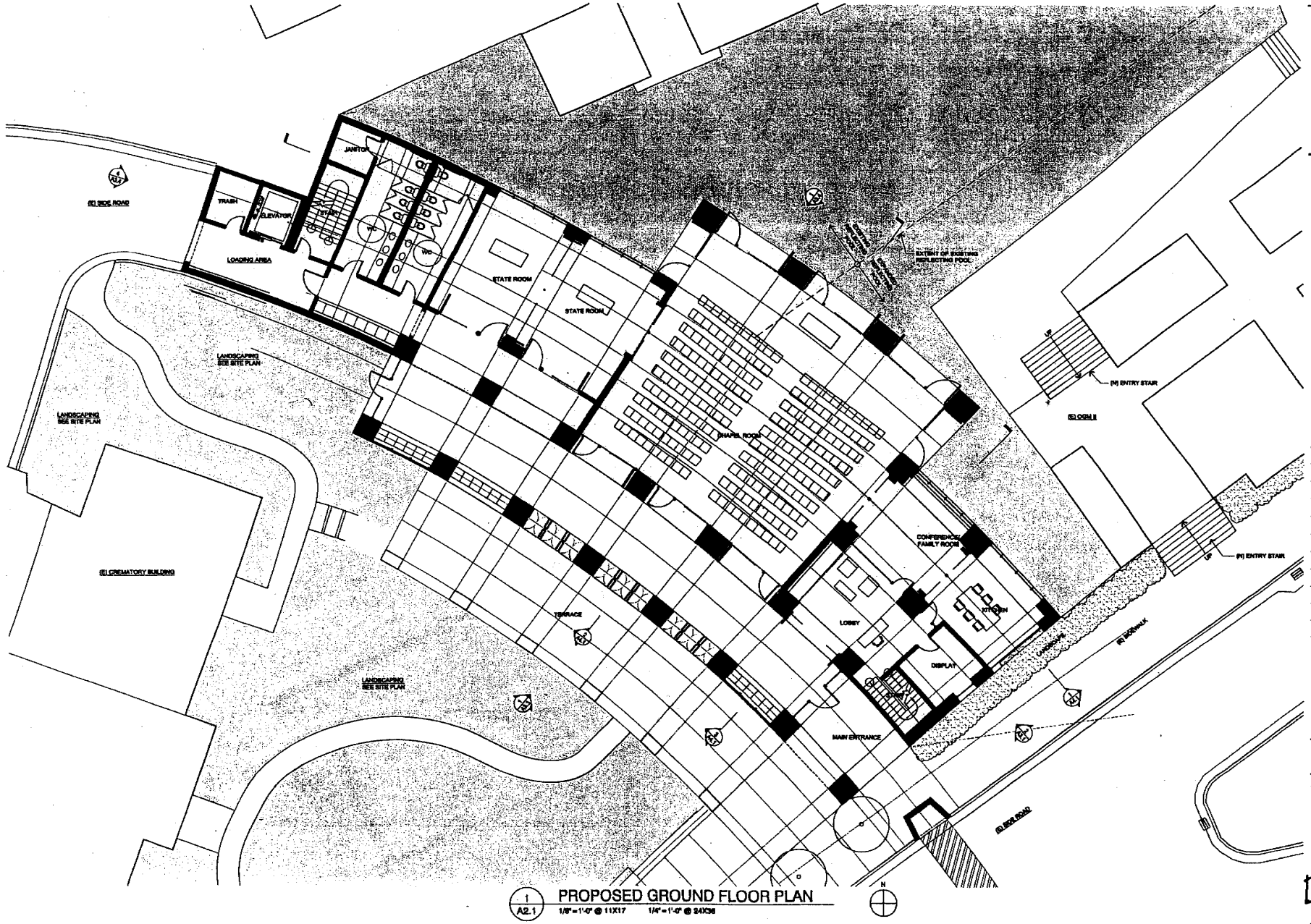
JOB: 1007

SHEET:

PROPOSED SITE PLAN

D- A1.1



1 A2.1 PROPOSED GROUND FLOOR PLAN

1/8" = 1'-0" @ 11X17 1/4" = 1'-0" @ 24X36

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JOB: 1007

SHEET:

PROPOSED GROUND FLOOR PLAN

D- A2.1

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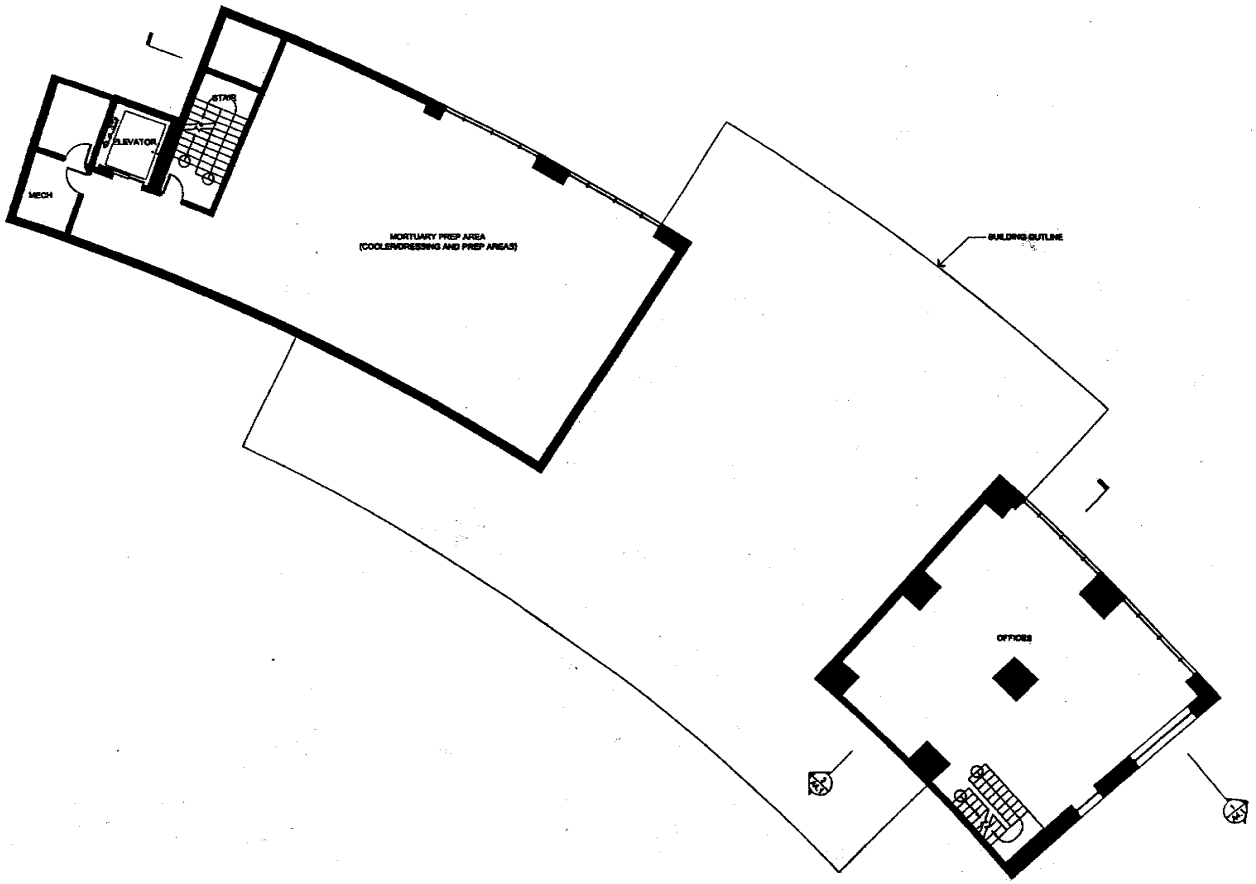

1 A2.2 PROPOSED SECOND FLOOR PLAN
1/8"=1'-0" @ 11X17 1/4"=1'-0" @ 24X36

N

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JOB: 1007

SHEET:

PROPOSED
SECOND FLOOR
PLAN

D- **A2.2**

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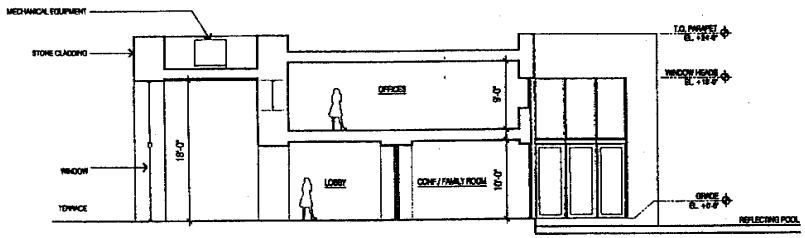
JOB: 1007

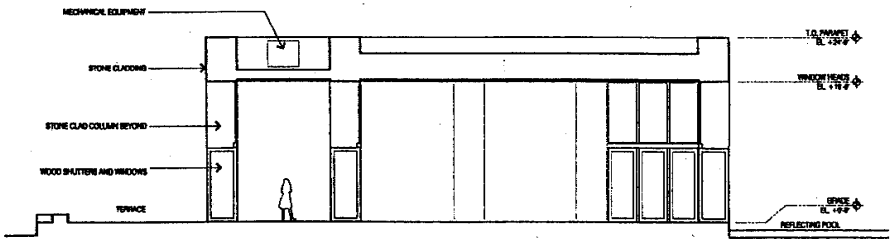
SHEET:

BUILDING SECTIONS

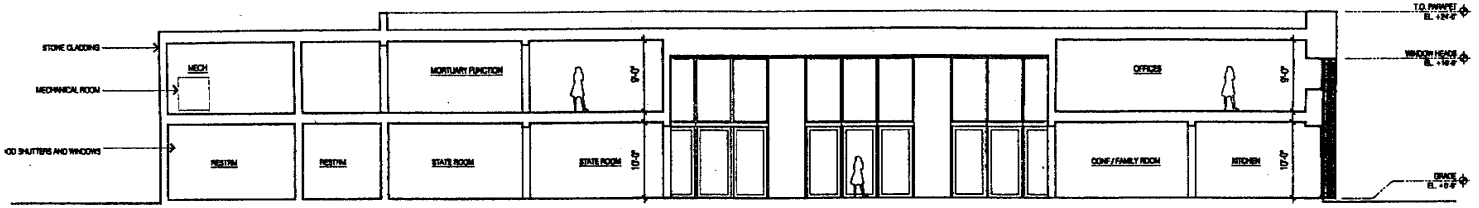
D- **A4.1**



3 / A4.1 PROPOSED BUILDING SECTION 3
3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36



2 / A4.1 PROPOSED BUILDING SECTION 2
3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36



1 / A4.1 PROPOSED BUILDING SECTION 1
3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36

Abrams Associates
TRAFFIC ENGINEERING, INC.

RECEIVED
JUL 02 2012
City of Oakland
Planning & Zoning Division

June 30, 2012

David Trachtenberg
Trachtenberg Architects
2421 Fourth Street
Berkeley, CA 94710

Re: Traffic Analysis of Mountain View Cemetery in the City of Oakland — VMD12-072 -

Dear Mr. Trachtenberg:

This letter describes a traffic analysis conducted by Abrams Associates of the proposed new funeral home at Mountain View Cemetery. This letter updates a previous traffic report that was conducted by Abrams Associates in 2002. At that time the proposed project involved the addition of a new chapel and mausoleum at the Cemetery. That proposal was never implemented.

Project Description

The Mountain View Cemetery is located at the end of Piedmont Avenue on the east side of the City of Oakland. The major streets in the vicinity providing access to the cemetery include Pleasant Valley Avenue, Broadway and Moraga Avenue.

The project would involve the construction of a funeral home within the existing cemetery. The proposed site plan is shown in accompanying documentation. The proposal would not change the existing circulation system within the cemetery nor would it result in any change in the parking.

Existing Traffic Conditions

On a typical day, there would be up to 12 employees on the site, and several additional administrative staff members. There would also be visitors to the site and some trips by various service providers. During the hour when background traffic in Oakland is the heaviest (generally between 5 and 6 PM), a typical traffic count was 26 vehicles (10 in and 16 out). The average daily traffic was counted to be 320 vehicle trips per day on a weekday. This is about the amount of traffic that would be generated by about 30 single-family homes.

The most significant traffic events would occur when memorial and interment services are being conducted at the site. The services are held at the grave sites and at the three existing chapels. During 2011 the cemetery performed about 550 interment related services, including 74 on weekends. The cemetery office hours are from 8 AM to 5 PM Monday through Friday. The vast majority of services are held between 10 AM and 3 PM.

Trip Generation

The standard ITE guidelines *(Trip Generation Manual, Institute of Traffic Engineers, 2010)* do not provide guidelines when calculating the trip generation characteristics for a land use such as a cemetery. For this project, the traffic conditions have been based on traffic counts at the entry on Piedmont Avenue. This is the only access point to the cemetery so it includes a complete count of all staff members, employees and visitors travelling in and out of the cemetery.

ATTACHMENT E

Traffic Impacts of the New Funeral Home

The new project will not result in any significant change in traffic conditions. It is estimated that the typical daily traffic conditions could increase by about 20 percent. During the midday, the amount of traffic within the cemetery could change from about 30 vehicle trips to 36 trips during the hours when funeral corteges are present. The nearest traffic signal to the project is at Piedmont Avenue and Pleasant Valley Avenue, which operates at Level of Service "C" or better at all times. The project will add no more than 3 vehicles per hour to the critical movements at this intersection. The Level of Service will remain at "C" and the change in average vehicle delay will be less than 0.10 seconds per vehicle.

Parking Conditions

There will not be any change to the existing parking conditions as a result of the project. The cemetery has a number of marked parking areas and parking lots that readily accommodate all normal activities within the cemetery. All employees, administrative staff, and regular visitors to the cemetery have available on-site parking. There is no overflow of parking onto adjacent properties at any time.

During special events, there will generally be room for about 20 additional parked vehicles within the marked parking areas. Beyond these first 20 vehicles, the remaining vehicles will be parked along the sides of the various internal drives. This type of parking configuration has worked well in the past, and will continue to work well with the construction of the new funeral home

Conclusions

The proposed project will generate very little traffic new traffic. What little new traffic that is generated will occur during the off-peak and on weekends. There will be little or no traffic during the critical PM peak hour. Based on Alameda County (ACTAC) standards, the amount of traffic generated by the addition of a funeral home at Mountain View Cemetery is well below the threshold that would trigger the need for a traffic study.

Access by emergency vehicles will continue to be adequate. All parking will be accommodated on-site, and there will be no overflow of parking onto neighboring properties at any time.

Sincerely,

Charlie Abrams, Calif CE #32500, Calif TE#1417
Principal, Abrams Associates

Landmarks Preservation Advisory Board **STAFF REPORT**

March 11, 2013

1.	**Project Location:**	**5000 Piedmont Avenue (Mountain View Cemetery)** **APN: 048A-7002-603-02**
	Proposal:	Landmark Design Review of revisions to the Water Pavilion: **From:** Approved new construction of a *two-story*, approximate 10,900 square foot funeral home, including memorial services, mortuary functions, associated office and support spaces. **To:** New construction of a *one-story* approximate 7,300 square foot funeral home, including memorial services, associated office and support services *with non-public mortuary functions handled elsewhere.*
	Owner/Contact:	Mountain View Cemetery/Jeff Lindeman
	Contact Person/Phone Number:	David Trachtenberg, AIA/ (510)649-1414
	General Plan:	Urban Open Space
	Zoning:	RD-1 Detached Unit Residential Zone-1
	Environmental Determination:	LPAB review and advisory recommendation on Cultural Resources under CEQA Guidelines section 15064.5(b) (3) – Determining the Significance of Impacts on Historical and Unique Archeological Resources – Projects that follow the Secretary of the Interior's Standards for the Treatment of Historic Properties.
	Historic Status:	Mountain View Cemetery: OCHS Potential Designated Historic District - Area of Primary Importance (API); Gothic Chapel and Administration Buildings - OCHS Potential Designated Historic Properties, rated A1+ (A = Highest Importance) (1+ = Contributor to an API).
	Service Delivery District:	2
	City Council District:	Brunner
	Action to be Taken:	Advisory Landmarks Preservation Advisory Board (LPAB) recommendations on Design Review and Environmental Determination - Cultural Resources.
	For Further Information:	Contact Planners **Joann Pavlinec** at **(510) 238-6344**, or by email: jpavlinec@oaklandnet.com, or **Mike Rivera** at (510)2386417, or by email: mrivera@oaklandnet.com.

INTRODUCTION

Revisions to the Water Pavilion, a funeral home and supporting events building at Mountain View Cemetery, are before the Landmarks Preservation Advisory Board (LPAB, Board) for review and recommendation to the Planning Commission. The original proposal was previously reviewed by the Board with a recommendation for approval of the design review end environmental determination on cultural resources to the Planning Commission. The primary change to the approved project is elimination of the second floor of the Water Pavilion, which

ATTACHMENT D

was intended to house non-public mortuary functions. This reduction is due to cost revisions necessary to sustain the high quality design intent for the pavilion.

BACKGROUND

Previous Review – LPAB and Planning Commission

At the June 11, 2012 LPAB meeting, the Board reviewed and recommended approval to the Planning Commission on the Water Pavilion proposal (See attachments A-June 11, 2012 *staff report*, B-June 11, 2012 *LPAB Minutes*, and C- June 11,2012 *proposal drawings*). The Board found that the proposed design met the Secretary of the Interior's Standards for Rehabilitation and the required design review findings. Based on the proposal's compliance with the Secretary of Interior's Standards, the Board found a less than significant impact on the historic resource, Mountain View Cemetery, for the purpose of California Environmental Quality Act (CEQA) per section 15064.5(b)(3).

At the July 11, 2012 Planning Commission reviewed the proposal and approved a Major Variance Permit to operate an undertaking service facility in a residential zone and Regular Design Review for new construction, and adopted CEQA Findings.

Historic Summary

Please see the June 11, 2012 staff report (Attachment A, pages 2 – 3), *Summary of Cemetery History and prominent Architectural Contributors*, for Mountain View Cemetery history and a summary of its Oakland Cultural Heritage Survey (OCHS) rating, as an Area of Primary Importance, including discussion of contributing buildings to the API, near to the proposal at the Cemetery entry area. As an Area of Primary Importance (API), the Cemetery is on the City's Local Register per Historic Preservation Element, Policy 3.8, and therefore subject to the California Environmental Quality Act (CEQA).

PROPOSAL – Original and *Revised*

Listed below are the original proposal's elements, followed by any changes in *italics*. Please see the enclosed set of current drawings, dated 2-18-13 – (Attachment D). The applicant proposes to:

Site

- Site the new building on an infrequently used driveway situated between the Gothic Chapel and Crematory and the Outside Garden Mausoleum;
  Revised Proposal: *No change.*
- Eliminate the existing driveway in front of the Gothic Chapel to enlarge the existing landscaped area and provide pedestrian paths;
  Revised Proposal: *No change.*

- Create a well-defined outdoor room defined by the facades of the existing Gothic Chapel and the new proposed funeral home arcaded facade;
  Revised Proposal: *No change.*
- Create a well defined path, following the curvature of the entry circle, from parking areas along the main avenue to the new proposed building entry;
  Revised Proposal: *The Planning Commission added a Condition of Approval to revise the site plan showing the crosswalk and associated road striping and signage to eliminate or minimize the striping and replace it with material more compatible with the project site. (Page A1.1)*
- Enlarge and repair the existing Outside Garden Mausoleum reflecting pool which will become a contemplative backdrop to the new building;
  Revised Proposal: *Minor change to add a water terrace that projects from chapel space into the reflecting pool.*

Building

- Create a two-story, curved building form that appears segmented into parts, in plan and elevation, with a central two-story, sky lighted space and two two-story side wings, the northwest wing height, slightly lowered in height to address its adjacency to the existing crematorium;
  Revised Proposal: *Create a one-story, curved building form with a front loggia, and side wings that are defined by 1) a taller central chapel space with clerestory windows on three sides and a glazed wall to the rear; and, 2) setbacks from the rear of the central chapel space.*
- Use high-quality durable materials, including split face limestone as the exterior finish material with water cut bronze, shutters;
  Revised Proposal: *No change.*
- Provide an openness to the facade arcade spacing and transparency in the layers behind it, that will permit views to the OGM and reflecting pool from the front of the building and outdoor garden room;
  Revised Proposal: *No change.*

Signage

- Provide simple bronze signage, individual letters, in the Cemetery's font, at the recessed area of the first bay of the arcade closest to the street, which is also the entry point to the building (15" upper case and 11" lower case in height);
  Revised Proposal: *No change.*

Landscaping and Site Lighting

- To landscape along the adjacent street in a more formal way with street trees at approximately 25 ft. o.c., and in a more informal way the newly created outdoor room, including a fire pit (See Sheet L1.0).
  Revised Proposal: *No change.*
- Provide new site lighting posts and bollards in dark grey metal;
  Revised Proposal: *No change.*

Revised Proposal: ***Front Façade Proportion Changes***

- *The post and lintel loggia, front façade proportions have been modified from the approved design. The approved design creates a character that is*

monumental in appearance due to the wider piers with a deeper upper termination. The revised design creates a character that is lighter and more contemporary, due to the narrower piers which are equal in width to the depth of the upper termination.

LPAB SUB-COMMITTEE REVIEW (Andrews, Garry) – January 24, 2013

The sub-committee (Garry present, Andrews forwarded comments later) met with staff and the applicant to review the proposed revisions. The sub-committee concluded that the revisions still incorporate features and overall character compatible with the existing historic buildings and layout of the buildings at the Cemetery, including the following:

- Existing buildings are typically one-story buildings, often with wings, and minor height changes. This revision incorporates wings, with a minor height change that defines the chapel;
- Constructed of the most durable materials, stone and bronze;
- Proposed piers respond to the many existing buildings with columns;
- The proposed loggia responds to the many open porticos of the existing Gothic tower chapel;
- The chapel's clerestory lighting responds to the use of skylights of the cemetery buildings;
- Clearly articulated entry point;
- Compatible color palette with existing red brick, concrete, and stone;
- Location of major funerary buildings at the cemetery entry circle area;
- Many of the existing buildings have interior outdoor courtyards and/or garden areas. The proposal will enlarge and incorporate the existing pool into the design and also form an outdoor room framed by the siting of the proposed building.

The sub-committee and staff find that the revisions meet the design review criteria and are consistent with the Secretary of Interior's Standards.

ENTITLEMENT REQUIREMENTS

Zoning Compliance

Review of the revisions requires findings that the revised proposal is in compliance with the Design Review criteria and is consistent with the Secretary of the Interior's Standards, and therefore a less than significant California Environmental Quality Act (CEQA) impact on the historic resource, Mountain View Cemetery Area of Primary Importance. LPAB recommendation on design review and CEQA with respect to cultural issues, will be forwarded to the Planning Commission.

Green Building Compliance

For non-residential new construction between 5,000 and 10,000 square feet of floor area, the Small Commercial checklist is required. All applicable measures on the Small Commercial Checklist are required to be included in the project. See Attachment D, A0.6.

Design Review Compliance

Existing Character Defining Features/
Compatible Features of the Original/Revised Proposal

Character defining features of Mountain View Cemetery buildings and layout are listed below, followed by any changes in the original proposal underlined and current revisions in *italics*. Please see the enclosed set of current drawings, dated 2-18-13 – (Attachment D).

- **Cemetery building form features**: One-story buildings, segmented into parts, wings (both in plan and in elevation) and facades articulated by minor setbacks with minor height changes along along the façades.
  Original Proposal: One large central open two-story height space, with two-story wings to each side, including footprint setbacks, with minor height changes at the northwest wing, and at the central chapel space.
  ***Revised Proposal**: Large central open one-story height space, with one-story wings to each side, including footprint setbacks, with a minor height change at the central chapel space.*
- **Cemetery building details features:**
  - **Building edges:** existing buildings' corners and roof termination
  - areas of the facades defined and clearly articulated/decorated;
  - **Building entries:** clearly articulated entry points;
  - **Columns:** Building designs often incorporates columns;
  - **Skylights:** Visible on some of existing buildings;
  - **Materials:** Constructed of the most durable materials
  - **Color palette:** red brick, concrete, stone, granite (shades of grey), bronze;
  - **Porticos**: Existing are very open;

  Original Proposal: The building incorporates durable materials, stone and bronze, with a clear entry point articulated by a setback and signage. Similar to the effects of columns, the proposal incorporates piers in an arcaded façade. The skylight 'slots' will not be visible, but do reflect existing buildings use of skylights. The proposed stone will be compatible with the color palette (See A3.9).
  ***Revised Proposal**: Minor changes to the above description include clerestory windows on three sides of the main chapel space and the elimination of skylights.*
- **Location of major funerary/mausoleum, chapel buildings:** at cemetery entry area;

Original Proposal: The building is sited at the entry circle area, and works to both transition and link the Gothic Chapel and the OGM complex.
Revised Proposal: *No changes.*

- **Cemetery outdoor rooms:** Existing Main Mausoleum has small courtyard. Mausoleum II has small garden area, contemplative pool and outdoor areas in between mausoleum segments.
  Original Proposal: Will enlarge and incorporate existing pool into design as a visual element from the chapel, and also from the newly created outdoor room formed by the siting of the proposed building.
  Revised Proposal: *No changes.*

Staff finds that the revised proposal incorporates many of the features of the existing buildings and layout of the buildings at the Cemetery.

Required Design Review Criteria

Per Zoning Regulations Section 17.15.020 of the Detached Unit Residential Zone Regulations, Design Review is required per the design review procedure in Chapter 17.136. The proposal must comply with the following design review findings.

17.136.050 Regular design review criteria.
Regular design review approval may be granted only if the proposal conforms to all of the following:

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.
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;
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.

C. **For Local Register Properties that are not Landmarks or located in the S-7 or S-20 zone:**
1. That for additions or alterations, the proposal will not substantially impair the visual, architectural, or historic value of the affected site or facility. Consideration shall be given to design, form, scale, materials, texture, lighting, detailing and ornamentation,

landscaping, signs, and any other relevant design element or effect, and, where applicable, the relation of the above to the original design of the affected facility.

Staff Response: Please see the discussion of compliance with the Secretary of Interior's Standards – Standards for Rehabilitation by Page & Turnbull (Attachment E). Based on the discussion under Design Review compliance above, the Secretary of Interior's Standards Analysis, the sub-committee comments, and recommended approval to the full Board, with the Conditions of Approval, staff finds that the revised proposal complies with the above required Design Review criteria.

ENVIRONMENTAL REVIEW -CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Mountain View Cemetery is an Oakland Cultural Historic Survey (OCHS) Potential Designated Historic District rated as an Area of Primary Importance (API). Therefore, per Policy 3.8 of the Historic Preservation Element, Mountain View Cemetery is a resource on Oakland's Local Register of Historical Resources and subject to Environmental Review.

The City has established California Environmental Quality Act (CEQA) thresholds and criteria of significance guidelines. With respect to Cultural and Historic Resources, a project would have a significant impact on the environment if it would:

1. Cause a substantial adverse change in the significance of a historical resource. Specifically, a substantial adverse change includes physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be "materially impaired." The significance of an historical resource is "materially impaired" when a project demolishes or materially alters, in an adverse manner, those physical characteristics of the resource that convey its historical significance and that justify its inclusion on an historical resource list.

Section 15064.5(b)(3) of the CEQA Guidelines as outlined below finds:

(3) Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, shall be considered as mitigated to a level of less than a significant impact on the historical resource.

Staff Response: Based on the attached evaluation of the proposal with the Secretary of Interior's Standards for Rehabilitation (Standards) (Attachment E), and sub-committee recommendation of compliance with the Standards, staff finds that the revised proposal is consistent with the Secretary of the Interior's Standards and therefore a less than significant impact on the historic resource, Mountain View Cemetery Area of Primary Importance.

RECOMMENDATION

Staff recommends that the Board:

1. Receive any testimony from the applicant and interested citizens;
2. Discuss the proposal's revisions and give direction on any issues raised by the Board;
3. Find that the proposal with the Conditions of Approval meets the Design Review findings;
4. Find that the proposal meets the Secretary of the Interior's Standards for Rehabilitation;
5. Affirm staff's Cultural Resources, Environmental Determination;
6. Forward Board recommendations to the Planning Commission.

Respectfully submitted:

Ed Manasse
Strategic Planning Manager
Planning, Building and Neighborhood Preservation

Prepared by:

Joann Pavlinec
Planner III, Historic Preservation

Attachments:

A: June 11, 2012 staff report
B: June 11, 2012 LPAB Minutes
C: June 11, 2012 original proposal drawings
D: February 18, 2013 revised proposal drawings
E: Page & Turnbull letter dated May 29, 2012 – Compliance with the Secretary of the Interior's Standards for Rehabilitation
F: Page & Turnbull letter dated July 19, 2013 – Mountain View Cemetery, Archeological Status

Ref: Design Review Landmarks – Mountain View 3-11-13

PROPOSED PROJECT SPECIFIC CONDITIONS OF APPROVAL

1. **Review of Proposed Materials**

   Prior to Historic Preservation Sign Off of the Building Permit Drawings

   All design development and materials selections for the new construction, including building materials, signage, lighting, etc. shall be submitted to historic preservation staff for review and approval, with referral to the Landmarks Preservation Advisory Board as appropriate. This includes, but is not limited to, the exterior final exterior stone selection, pavement color and materials, shop drawings and a mock up of the lattice screen, shop drawings and material samples of the fire pit, pedestrian pathway materials, etc.

2. **Landscape Maintenance.**

   Ongoing

   All required planting shall be permanently maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with applicable landscaping requirements. All required irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced.

3. **Tree Removal Permit**

   Prior to issuance of a demolition, grading, or building permit

   Prior to removal of any protected trees, per the Protected Tree Ordinance, located on the project site or in the public right-of-way adjacent to the project, the project applicant must secure a tree removal permit from the Tree Division of the Public Works Agency, and abide by the conditions of that permit.

4. **Tree Protection During Construction**

   Prior to issuance of a demolition, grading, or building permit

   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:

   a) 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 City Tree Reviewer. 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.

   b) 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 City Tree Reviewer 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.

c) 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 Tree Reviewer from the base of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. No heavy construction equipment or construction materials shall be operated or stored within a distance from the base of any protected trees to be determined by the tree reviewer. 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.

d) 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.

e) 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 Agency of such damage. 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.

f) 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.

5. <u>Archaeological Resources</u>

Ongoing throughout demolition, grading, and/or construction

a) Pursuant to CEQA Guidelines section 15064.5 (f), "provisions for historical or unique archaeological resources accidentally discovered during construction" should be instituted. Therefore, in the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist or paleontologist to assess the significance of the find. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified archaeologist would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Oakland. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and a report prepared by the

qualified archaeologist according to current professional standards.

b) In considering any suggested measure proposed by the consulting archaeologist in order to mitigate impacts to historical resources or unique archaeological resources, the project applicant shall determine whether avoidance is necessary and feasible in light 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) shall be instituted. Work may proceed on other parts of the project site while measure for historical resources or unique archaeological resources is carried out.

c) Should an archaeological artifact or feature be discovered on-site during project construction, all activities within a 50-foot radius of the find would be halted until the findings can be fully investigated by a qualified archaeologist to evaluate the find and assess the significance of the find according to the CEQA definition of a historical or unique archaeological resource. If the deposit is determined to be significant, the project applicant and the qualified archaeologist shall meet to determine the appropriate avoidance measures or other appropriate measure, subject to approval by the City of Oakland, which shall assure implementation of appropriate measure measures recommended by the archaeologist. Should archaeologically-significant materials be recovered, the qualified archaeologist shall recommend appropriate analysis and treatment, and shall prepare a report on the findings for submittal to the Northwest Information Center.

6. Human Remains

Ongoing throughout demolition, grading, and/or construction

In the event that human skeletal remains are uncovered at the project site during construction or ground-breaking activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines 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 Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. 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.

7. Paleontological Resources

Ongoing throughout demolition, grading, and/or construction

In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of

Vertebrate Paleontology standards (SVP 1995,1996)). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.

8. **Vibrations Adjacent Historic Structures**

Prior to issuance of a demolition, grading or building permit

The project applicant shall retain a structural engineer or other appropriate professional to determine threshold levels of vibration and cracking that could damage the adjacent Historic structures and design means and methods of construction that shall be utilized to not exceed the thresholds.

1.	**Project Location:**	**5000 Piedmont Avenue (Mountain View Cemetery)** **APN: 048A-7002-603-02**
	Proposal:	To construct a two-story, approximate10,930 square foot funeral home, including memorial services, mortuary functions, associated office and support spaces.
	Owner/Contact:	Mountain View Cemetery/Jeff Lindeman
	Contact Person/Phone Number:	David Trachtenberg, AIA/ (510)649-1414
	General Plan:	Urban Open Space
	Zoning:	RD-1 Detached Unit Residential Zone-1
	Environmental Determination:	LPAB review and advisory recommendation on Cultural Resources under CEQA Guidelines section 15064.5(b) (3) – Determining the Significance of Impacts on Historical and Unique Archeological Resources – Projects that follow the Secretary of the Interior's Standards for the Treatment of Historic Properties. Note: *This proposal will be analyzed for a Complete Environmental Determination under the full Application for Development Review.*
	Historic Status:	Mountain View Cemetery: OCHS Potential Designated Historic District - Area of Primary Importance (API); Gothic Chapel and Administration Buildings - OCHS Potential Designated Historic Properties, rated A1+ (A = Highest Importance) (1+ = Contributor to an API).
	Service Delivery District:	2
	City Council District:	Brunner
	Action to be Taken:	Advisory Landmarks Preservation Advisory Board (LPAB) recommendations on Design Review and Environmental Determination - Cultural Resources.
	For Further Information:	Contact Planners **Joann Pavlinec** at **(510) 238-6344,** or by email: jpavlinec@oaklandnet.com, or **Mike Rivera** at (510)2386417, or by email: mrivera@oaklandnet.com.

INTRODUCTION

This proposal, to construct a new two-story, approximately 10,930 square foot building at Mountain View Cemetery for use as a funeral home and supporting activities, is before the Landmarks Preservation Advisory Board (LPAB) for advisory comments to the Planning Commission on the Design Review and the Environmental Determination for Cultural Resources.

ATTACHMENT A

BACKGROUND –

Summary of Cemetery History and prominent Architectural Contributors

Historically, burial in the church or near the church was common. However, with the industrial age and rapidly growing urban populations, these church areas became crowded. This alarmed the public with rumors of disease. The 'rural cemetery,' a special area set aside for burial of the dead in pleasant surroundings, was then created. This was a part of the wider growth of urban improvements, such as water and sewer systems and public parks.

The Mountain View Cemetery Association organized under the Rural Cemetery Act of 1859. Two hundred acres were purchased at what is now the head of Piedmont Avenue. At that time, the land was two miles north of town. Mountain View Cemetery, which opened in 1865, was one of the later garden cemeteries in the United States, following at least 66 other garden cemeteries.

The Mountain View Cemetery trustees had their first meeting in 1863. By April 1864 they were corresponding with Frederick Law Olmsted, the noted New York Landscape architect, who had come to California in 1863 for the Mariposa Mining Estates. In 1864 the trustees met with Olmsted who gave his views for laying out the grounds. Due to the lack of water, and after viewing the Bay Area's barren scorched summer landscape, he did not imitate the eastern cemeteries but chose Italian cypress, cedars from Lebanon, stone pines of Italy and the Monterey pine and native oak. It was not anticipated that Anthony Chabot would bring ample irrigation water to the area a few years later and that the local creek would be dammed, making two ponds for cemetery watering needs. By 1879, three fountains were added and by the 1880s the hills were dense with foliage. The cypress trees were replaced by magnolias and orange trees. The main avenue was lined with roses, geraniums, and lilies. Mountain View Cemetery has the feeling of a magnificent park, with flowered paths, wide avenues, green lawns, trees and shrubbery. And, although Olmsted was passionate in his wish that cemeteries not be used as parks, many neighbors find this an inviting place to walk.

For many years Mountain View offered only interment. However, to meet the desires of the community, cremation, columbarium and mausoleum services were added.

Mountain View Cemetery Area of Primary Importance and Contributors

The Oakland Cultural Heritage Survey (OCHS) rates the entire Cemetery as an Area of Primary Importance (API), and therefore it is on the City's Local Register.

Two Potential Designated Historic Properties (PDHP) rated by the OCHS as 'A' Highest importance and '1+' Contributors to an Area of Primary Importance, surround the circle driveway entry area. The Gothic Chapel, consisting of the 1929 chapel and crematorium and the1939 chapel, together form an L-plan revival funerary building. The architects of the 1929 chapel and crematorium are Weeks and Day; and the architect of the 1939 tower chapel addition is Harry M. Michelsen. The complex has a cross-gabled, slate roof, square tower with elaborate Gothic cast concrete ornament, tall pointed-arch windows, stained glass, concrete coping and buttresses and two monumental arched entry vestibules. The other 'A1+' PDHP building,

located to the southwest of the entry circle, is the Mountain View Cemetery office, also a Gothic Revival building and also built in 1929 by Weeks and Day, architects. It is a T-shaped plan, with a hip slate roof. Both buildings have exterior walls of dark red brick and concrete ornament, and quoins.

The main Mausoleum and columbarium, setback further from the circle entry, on the south side of the main avenue, was built in 1929, designed by Weeks and Day, architects, with various additions up to 1963. The OCHS rates this building as 'A1+', the same as the Gothic Chapel and office. Its original building is of Classic design with Greek features, including Doric columns, labyrinth patterns in the upper areas of the building segments, and acroteria mounted at the apex and lowest corners of the of the pediment. Later additions, while compatible with the original Classic style, take on more of a Moderne influence. The building is reinforced concrete, with cast bronze portals.

Equally set back from the circle entry and to the northeast of the Gothic Chapel building is a later addition to the cemetery, including a reflecting pool and the Outside Garden Mausoleum (OGM), built in 1959 by Kitchen & Hunt, Architects, with an addition in 1976. The OCHS did not rate this complex, but staff, OCHS and others commenting on the project believe that this complex, now greater than 50 years old, may be considered a Contributor to the Mountain View Cemetery API, based on further OCHS research, documentation and evaluation for confirmation. The building design is a late 50's, early 60's Modern, with spaces to suit their functions, plain surfaces, defined by structural systems, such as the reinforced concrete, folded plate roof.

PROPOSAL

As in the past, the Cemetery Association finds new demands to meet the current community needs. First are the increases in rates of cremation, between 55-60% in California. Second are changes in the death-care industry, where consolidated services reduce costs. Finally, changing demographics require a different kind of architectural expression than is currently offered by the existing Gothic and Tower Chapels. The Anglican nature of the Gothic and Tower Chapels is at odds with Buddhist, Hindu, Jewish, Muslim, atheist or other cultural and ethnic identities. The proposed 10,930 square foot funeral home will include areas for memorial services, mortuary functions and associated office and support space.

Please see the enclosed set of current drawings, dated 5-25-2012 – Landmarks Board (Attachment B). The applicant proposes to:

Site

- Site the new building on an infrequently used driveway situated between the Gothic Chapel and Crematory and the Outside Garden Mausoleum;
- Eliminate the existing driveway in front of the Gothic Chapel to enlarge the existing landscaped area and provide pedestrian paths;
- Create a well-defined outdoor room defined by the facades of the existing Gothic Chapel and the new proposed funeral home arcaded facade;

- Create a well defined path, following the curvature of the entry circle, from parking areas along the main avenue to the new proposed building entry;
- Enlarge and repair the existing Outside Garden Mausoleum reflecting pool which will become a contemplative backdrop to the new building;

Building

- Create a two-story, curved building form that appears segmented into parts, in plan and elevation, with a central two-story, skylighted space and two two-story side wings, the northwest wing height, slightly lowered in height to address its adjacency to the existing crematorium;
- Use high-quality durable materials, including split face limestone as the exterior finish material and bronze, lattice shutters;
- Provide an openness to the facade arcade spacing and transparency in the layers behind it, that will permit views to the OGM and reflecting pool from the front of the building and outdoor garden room;
- Incorporate bronze spandrel panels in the wings' glazed areas (See A3.3, Renderings 9 and 10, A3.5 rendering 17, A3.6 and A3.6ALT, A3.7 and A3.7 ALT, all LPAB 5-25-12 set);

Signage

- Provide simple bronze signage, individual letters, in the Cemetery's font, at the recessed area of the first bay of the arcade closest to the street, which is also the entry point to the building (15" upper case and 11" lower case in height);

Landscaping and Site Lighting

- To landscape along the adjacent street in a more formal way with street trees at approximately 25 ft. o.c., and in a more informal way the newly created outdoor room, including a fire pit (See Sheet L1.0).
- Provide new site lighting posts and bollards in dark grey metal (plan to be presented at the meeting);

LPAB SUB-COMMITTEE REVIEW (Andrews, Garry) – April 5, April 18 and May 21, 2012

April 5, 2012 –

Pre-application Attachment C

Please see **Attachment C** for the proposal that the Sub-committee reviewed (a one-story building). At this meeting the Staff and the Sub-committee made the following comments and recommendations:

- Reviewed a limestone sample and found the color to be compatible with other Mountain View Cemetery material colors (See page A3.9);
- Posed questions about the amount of relief of the texture of the stone; applicant responded that it is not yet representative (sample was for color only);
- Recommended that the proposed design, while screening the different design styles between the Gothic Chapel and the OGM, be studied to better enhance

and blend the new proposal with the character and design of the OGM, at the rear of the proposal, in order to provide more compatibility; Study how the rear wall of the proposed design is compatible with and ties to the OGM;

- Study lowering the height at the northwest end of the proposal to be more consistent with the height of the Gothic Chapel walls;
- Address the relationship of the Gothic Chapel and the OGM;
    - Requested images that illustrate the level of transparency from the newly created outdoor room and from the front façade of the proposed building, through the proposed building to the contemplative water feature; the design should provide a clear connection between the two;
    - Study the proportions (spacing, size of openings) of the arcaded front to be more transparent and open; are doors necessary?
- Requested that the proposal be articulated as a building of parts, central portion with wings, both in plan and height to be more compatible with existing buildings plans and elevations.

Alternatives to the Pre-application, Presented by the Applicant(s) w/*Group Response*

Following the above discussion, the applicant presented alternate concepts.

- Expansion of the central chapel room to extend out over, cantilever over the water, in order for the space to accommodate a larger group;
  Group liked the expansion/cantilever over the water element as it further articulates the proposed building and provides better integration with the OGM group.
- A two-level portion of the building at the northwest end in order to accommodate all lab functions at this building (as opposed to using the crematory portion currently located in the Gothic Chapel building);
  Questioned the two-story element at the northwest end, where height should be lowered to address the lower height of the Gothic Chapel wall; asked if the second level could be set back from the first in order to reduce its massing.
- As an alternative to providing two levels at this northwest end, extending the first floor area at the northwest end to the extent that the OGM and the proposed building would touch;
  Recommended against expansion of the floor area at the northwest end and concurrent reduction of the water feature.
- Potential to pop up the roof over the central chapel room to provide a clerestory, which would provide more light to the chapel room space.
  Would like to see studies of the central chapel clerestory in elevation.

April 18, 2012-

04-18-2012 -Attachment D

Please see **Attachment D** for the proposal that the Sub-committee reviewed.

- The proposal was modified to a two-story winged building (previously one-story), with a central open two-story space (as previously submitted).

As recommended/supported by the group at the 4-5-2012 meeting:

- The northwest wing, although two stories, was reduced in height as a gesture to the Gothic Chapel wall height; it was also extended in plan to accommodate the required program, but in a manner that did not reduce the water feature or impact the OGM;
- The central chapel space was enlarged and cantilevered over the water;
- The front façade arcade spacing was changed; every other pier was eliminated to allow for a more open view through the building to the water;
- The rear façade bay spacing was modified to relate to both the proposed front façade arcade and to the OGM proportions of walls and openings between the walls;

At this meeting, the Staff and the Sub-committee supported the above changes. Further discussion centered on the proposed wood shutters and other potential materials for this feature, signage, lighting, and protection (e.g. railings) at the cantilever section over the water.

These would be addressed at the next meeting.

May 21, 2012-

05-21-2012 –The presentation was by SketchUp, a 3D Modeling Program

- The proposal was modified to include:
  - Bronze, circle-lattice shutters;
  - several studies of the central roof area;
    - with skylights,'slots', that would wash the side walls of the Chapel (See page A.2.3 LPAB 5-25-12 set);
    - A folded plate roof over the central portion, as is used in the OGM II 1959 over the walk way space (this is not part of the Landmark submittal);
    - A flat roof that is lower in height than the wings, clad in bronze at the fascia, eave and soffit (included in the Landmark submittal, see pages A3.6, A3.7 LPAB 5-25-12 set); and
    - A roof that sloped upward from the outdoor garden space to the rear contemplative pool (included in the Landmark submittal, see pages A3.5, A3.6 ALT, A3.7 ALT, LPAB 5-25-12 set).
  - Several studies of the rear wall of the Chapel space;
    - Bays that follow the same spacing of the front façade bays; however, the piers are constructed of bronze, circle lattice material (included in the Landmark submittal, See A3.3, details 9 and 10 and A3.4, details 13 and 14); and
    - A wall that consists entirely of the lattice doors without the piers (described above) so that the rear chapel wall is more continuously open (without the see-through piers) when the lattice doors are open (not illustrated in the Landmark submittal);

- The landscaping was discussed.

Overall, the committee felt that any of these choices could work, and left the decision to the applicants, with the possibility of presenting the options to the full Board.

ENTITLEMENT REQUIREMENTS

Zoning Compliance

In addition to the Design Review findings, on which the LPAB will make advisory comments to the Planning Commission, this proposal requires a Major Variance permit to operate an Undertaking Service Activity where such activity is not allowed in the RD-1 Detached Unit Residential Zone.

Green Building Compliance

For Non-residential new construction greater than 10,000 square feet, but less than 25,000 square feet, two checklists are required, the Small Commercial checklist and the LEED New Construction Checklist. All applicable measures on the Small Commercial Checklist are required to be included in the project. The LEED Checklist has to be completed, but no further LEED related work is required.

Design Review Compliance

Early on in the review, staff reviewed existing research materials and visited the site to begin to define some of the character defining features of Mountain View Cemetery buildings and layout. These include:

- **Cemetery building form features**: One-story buildings, segmented into parts, wings (both in plan and in elevation) and/or facades articulated with minor setbacks and minor height changes along façades.
  Proposal: One large central open two-story height space, with two-story wings to each side, including footprint setbacks, with minor height changes at the northwest wing, and at the central chapel space.
- **Cemetery building details features:**
  - **Building edges:** existing buildings' corners and roof termination areas of the facades defined and clearly articulated/decorated;
  - **Building entries:** clearly articulated entry points;
  - **Columns:** Building designs often incorporates columns;
  - **Skylights:** Visible on some of existing buildings;
  - **Materials:** Constructed of the most durable materials
  - **Color palette:** red brick, concrete, stone, granite (shades of grey), bronze;
  - **Porticos**: Existing are very open;

Proposal: The building incorporates durable materials, stone and bronze, with a clear entry point articulated by a setback and signage. Similar to the effects of columns, the proposal incorporates piers in an arcaded façade. The skylight 'slots' will not be visible, but do reflect existing buildings use of skylights. The stone will be compatible with the color palette (See A3.9).

- **Location of major funerary/mausoleum, chapel buildings:** at cemetery entry area;
  Proposal: The building is sited at the entry circle area, and works to both transition and link the Gothic Chapel and the OGM complex.
- **Cemetery outdoor rooms:** Existing Main Mausoleum has small courtyard. Mausoleum II has small garden area, contemplative pool and outdoor areas in between mausoleum segments.
  Proposal – Will enlarge and incorporate existing pool into design as a visual element from the chapel, and also from the newly created outdoor room formed by the siting of the proposed building.

Staff finds that the proposal incorporates many of the features of the existing buildings and layout of the buildings at the Cemetery.

Per Zoning Regulations Section 17.15.020 of the Detached Unit Residential Zone Regulations, Design Review is required per the design review procedure in Chapter 17.136. The proposal must comply with the following design review findings.

17.136.050 Regular design review criteria.
Regular design review approval may be granted only if the proposal conforms to all of the following:

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.
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;
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.

C. **For Local Register Properties that are not Landmarks or located in the S-7 or S-20 zone:**
1. That for additions or alterations, the proposal will not substantially impair the visual, architectural, or historic value of the affected site or facility. Consideration shall be given to design, form, scale, materials, texture, lighting, detailing and ornamentation,

landscaping, Signs, and any other relevant design element or effect, and, where applicable, the relation of the above to the original design of the affected facility.

Staff Response: Please see the discussion of compliance with the Secretary of Interior's Standards – Standards for Rehabilitation by Page & Turnbull (Attachment A). Based on the Standards Analysis, the sub-committee comments, recommendations and recommended approval to the full Board, and the Conditions of Approval, staff finds that the proposal complies with the above required Design Review criteria.

The proposed project will not substantially impair the visual, architectural, or historic value of the affected site or facility. The initial submitted proposal was already in compliance with a number of the design review findings, including *overall* siting, scale, building form, and materials. It is clear from this report and attachments, that further extensive consideration to refine and develop the original pre-application submittal has significantly increased the proposed building's relationship to both the OGM building and pool group and the Gothic Chapel, with design development that further shaped and enhanced the proposal's relationship to many site specific conditions, including:

- Further articulation of the building footprint and the building's massing to be more compatible with the specific site and with the existing segmented buildings at Mountain View Cemetery;
- Modification to the proportions of the arcade openings to permit greater transparency from the newly created outdoor room to the reflecting pool;
- Design development of the chapel rear wall and the chapel roof to better integrate this wall and roof design, with the OGM complex and with the overall design of the proposal's front façade and overall building materials;
- Design development of the initial proposed wood shutters, to a bronze lattice door, which is more durable and compatible with Mountain View's material palette;
- Reduction in signage to one sign, from the original proposal;
- Review of the program which modified the wings into two-story wings in order to accommodate the building use in a more comprehensive and gracious service oriented way.

ENVIRONMENTAL REVIEW
-CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

Mountain View Cemetery is an Oakland Cultural Historic Survey (OCHS) Potential Designated Historic District rated as an Area of Primary Importance (API). Therefore, per Policy 3.8 of the Historic Preservation Element, Mountain View Cemetery is a resource on Oakland's Local Register of Historical Resources and subject to Environmental Review.

The City has established California Environmental Quality Act (CEQA) thresholds and criteria of significance guidelines. With respect to Cultural and Historic Resources, a project would have a significant impact on the environment if it would:

1. Cause a substantial adverse change in the significance of a historical resource. Specifically, a substantial adverse change includes physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be "materially impaired." The significance of an historical resource is "materially impaired" when a project demolishes or materially alters, in an adverse manner, those physical characteristics of the resource that convey its historical significance and that justify its inclusion on an historical resource list.

Section 15064.5(b)(3) of the CEQA Guidelines as outlined below finds:

(3) Generally, a project that follows the Secretary of the Interior's Standards for the Treatment of Historic Properties with Guidelines for Preserving, Rehabilitating, Restoring, and Reconstructing Historic Buildings of the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, shall be considered as mitigated to a level of less than a significant impact on the historical resource.

Based on the attached evaluation of the proposal with the Secretary of Interior's Standards for Rehabilitation (Attachment A), staff finds that the proposal is consistent with the Secretary of the Interior's Standards and therefore a less than significant impact on the historic resource, Mountain View Cemetery Area of Primary Importance.

ISSUES FOR DISCUSSION

There are several choices in the submittal that need to be discussed and resolved. The two areas of multiple design proposals are the Chapel roof and the Chapel rear wall.

Chapel Roof
The submittal includes the following:

- A flat roof that is lower in height than the wings, clad in bronze at the fascia, eave and soffit (included in the Landmark submittal, see pages A3.6, A3.7, LPAB 5-25-12 set); and
- A roof that sloped upward from the outdoor garden space to the rear contemplative pool (included in the Landmark submittal, see pages A3.5, A3.6 ALT, A3.7 ALT, LPAB 5-25-12 set).

These were both presented to the sub-committee. The sub-committee did not make a recommendation, but felt that either could work.

Staff notes that the flat roof is more in keeping with the overall building design. However, depending on structural needs, this could result in a heavy appearing roof at the rear of the structure, viewed from the OGM complex. The sloped roof, while not in keeping as strongly

with the design direction of the rest of the building, is much lighter in appearance and also in its lightness and angle relates better to the folded plate roof of the OGM building.

Staff recommends that the LPAB discuss both options and make a Board recommendation.

Chapel - Rear Wall
The submittal includes the following:

- Bays that follow the same spacing of the front façade bays; however, the piers are constructed of bronze, circle lattice material (included in the Landmark submittal, see A3.3, details 9 and 10 and A3.4, details 13 and 14);
- A wall that consists entirely of the lattice doors without the piers (described above) so that the rear chapel wall is more continuously open (without the see-through piers) when the lattice doors are open (not illustrated in the Landmark submittal);
- A wall where the bronze lattice shutters lift up (typical to a garage door) (see Sheet A3.4, detail 15).

The first two were presented to the sub-committee. The sub-committee did not make a recommendation, but felt that either could work. The third is a new addition with the Board submittal.

Staff agrees with the sub-committee direction that either of the first two could work. While the first is in keeping with the overall building design, with the same appearance of bays as the front, but with the piers being designed of the bronze lattice material, the second provides a much more open view to the reflecting pond.

The third proposal of the uplift bronze lattice work injects a completely different element into the overall design. Staff feels that this lattice operation takes away from the Classic tone of the building, the repose and peacefulness of the building, making it more active and busy as do the interior battered side walls in the chapel.

Staff recommends that the LPAB discuss the options and make a Board recommendation.

RECOMMENDATION

Staff recommends that the Board:

1. Receive any testimony from the applicant and interested citizens;
2. Discuss the proposal and give direction on the issues for discussion and any issues raised by the Board;
3. Find that the proposal with the Conditions of Approval meets the Design Review findings;
4. Find that the proposal meets the Secretary of the Interior's Standards for Rehabilitation;
5. Affirm staff's Cultural Resources, Environmental Determination;
6. Forward Board recommendations to the Planning Commission.

Respectfully submitted:

SCOTT MILLER
Interim Director
Planning, Building and Neighborhood Preservation

Prepared by:

Joann Pavlinec
Planner III, Historic Preservation

Attachments:

A: Page & Turnbull letter dated May 29, 2012 – Compliance with the Secretary of the Interior' Standards for Rehabilitation
B. Plans and Elevations, Renderings, Sections, Material photos, site photos
C. Review Package for the 4-5-12 Sub-committee review
D. Review Package for the 4-18-12 Sub-committee review

Draft MINUTES

LANDMARKS PRESERVATION ADVISORY BOARD OAKLAND, CA 94612

LANDMARKS PRESERVATION ADVISORY BOARD MEMBERS:

Christopher Andrews
Thomas Biggs
Valerie Garry, Vice-Chair
John Goins III
Mary MacDonald
Anna Naruta, Chair
Daniel Schulman

June 11, 2012
Regular Meeting 6 PM

City Hall
Hearing Room 1/
Sergeant Mark Dunakin
Hearing Room
One Frank Ogawa Plaza
Oakland, California 94612

ROLL CALL

Present: Andrews, Garry, Goins, MacDonald (arrived at 6:30 pm), Naruta, Schulman.
Absent: Biggs.
Staff Present: Pavlinec, Marvin.

OPEN FORUM

No Open Forum Speakers at this time; see Open Forum at end of meeting.

APPROVAL OF MINUTES of May 14, 2012

Approval of May 14, 2012 minutes as amended was moved by **Schulman,** seconded by **Garry**: **MOTION carried** 5-yes; 0-no; 0-abstentions.

NEW BUSINESS

BUSINESS – Action Items

Note: Item #2 was heard first.

1.	**Project Location:**	**5000 Piedmont Avenue (Mountain View Cemetery) APN: 048A-7002-603-02**
	Proposal:	To construct a two-story, approximate10,000 square foot funeral home, including memorial services, mortuary functions, associated office and support spaces.
	Owner/Contact:	Mountain View Cemetery/Jeff Lindeman

ATTACHMENT B

Contact Person/Phone Number:	David Trachtenberg, AIA/ (510)649-1414
General Plan:	Urban Open Space
Zoning:	RD-1 Detached Unit Residential Zone-1
Environmental Determination:	LPAB review and advisory recommendation on Cultural Resources under CEQA Guidelines section 15064.5(b) (3) – Determining the Significance of Impacts on Historical and Unique Archeological Resources – Projects that follow the Secretary of the Interior's Standards for the Treatment of Historic Properties. Note: *This proposal will be analyzed for a Complete Environmental Determination under the full Application for Development Review.*
Historic Status:	Mountain View Cemetery: OCHS Potential Designated Historic District - Area of Primary Importance (API); Gothic Chapel and Administration Buildings - OCHS Potential Designated Historic Properties, rated A1+ (A = Highest Importance) (1+ = Contributor to an API).
Service Delivery District:	2
City Council District:	Brunner
Action to be Taken:	Advisory Landmarks Preservation Advisory Board (LPAB) recommendations on Design Review and Environmental Determination - Cultural Resources.
For Further Information:	Contact Planners **Joann Pavlinec** at **(510) 238-6344,** or by email: jpavlinec@oaklandnet.com, or **Mike Rivera** at (510)2386417, or by email: mrivera@oaklandnet.com.

Pavlinec introduced the proposal.
David Trachtenberg, Project Architect introduced Jeff Lindeman, Manager of Mountain View Cemetery.
Jeff Lindeman stated that from a programmatic and operational standpoint, the cemetery needs to make some changes in order to meet changes in demographics and professional practice. Facilities are needed to meet the needs of the broad spectrum of people that reside in Oakland, with respect to both cultural and religious diversity. This site was selected to beautify the existing grounds and to be compatible with the historic architecture in a way that would enhance the experience of the cemetery in this zone and serve grieving families.
Trachtenberg gave a visual presentation.
Joe Runco, Landscape Architect presented the proposed landscape and lighting plans.
Speakers:
Naomi Schiff, Oakland Heritage Alliance (OHA): The OHA Board has not reviewed the current version. Early on they did meet several times with the architect. Since then, the project has developed and has improved greatly. There is general OHA consensus that the site and building envelope are fine. OHA has not yet looked at the exterior material samples or other surface treatments. Overall OHA is pretty comfortable with the relationship of the new building to the existing historic resources. They are looking forward to entering into further conversation with the applicant and architect.

Valerie Winemiller, PANIL: She attended several community meetings. She is in agreement that this is the best site for these functions and personally would say that it has been significantly developed since the last community meeting. Concerned that you may be able to see the roof from above and therefore the screening of mechanical equipment should be included. She appreciates the applicant's concern about dark skies and birds. This is along a major bird corridor Commented on the staff report that the copied pages of the drawings are not easily readable. The drawings should be attached electronically so it would print clearly.

Board Comments

Garry: Thanked the applicants for all of their work with the LPAB Sub-committee and their work to create a building that is in compliance with the Secretary of Interior's Standards. Sees the building as a pure, clean classical building. It is an elegant building in how it serves the purpose of the building and the transparency of the building from the landscaped lawn to the reflecting pool. The enlarging of the reflecting pool enhances the site. Their design efforts strike a balance between the building's need to respect and create an environment that can be both open and transparent and the building's ability to accommodate intimate gatherings. Their design addresses these architectural challenges beautifully. Feels that the pattern of the screens echoes the historic chapel's quatrefoil detail. The drawings show battered walls in the chapel. Would like to hear more from he applicant about the battered walls.

Trachtenberg stated that at their first meeting with the LPAB Sub-committee they had much more of a walled building at the rear. Initially it was not transparent. There are a lot of competing issues. They are concerned that it not appear to have the character of a civic center. While it's a public building it is also a private building. There are times when this building will serve other needs, for example the flower show each year. The big screens allow the building to serve a whole variety of scenarios in a poetic way. The side adjacent to the chapel is more classically arranged and has a funerary quality about it in its massing and proportions. The other side (the rear) becomes more informal and sort of dissolves into the water.

Lindeman: A common thread among all ages and cultures are the essential elements - water, sunlight, nature, gardens, etc. As you gather, there is the monumental feeling of a classic stone building. At the same time during the ritual you want a sense of relief. These are the dualities. Water is a beautiful and calming force. The concept of the pavilion is one of release and lightness. Therefore, this is called the "Water Pavilion" You arrive at a monumental building. At the same time the pavilion creates the opportunity for relief with its openness.

MacDonald commented that she is impressed with the quality of the presentation, the planning, the plans and the sensitivity to the purpose of the building and the building's relationship with the reflecting pool. Really likes the idea of being able to close the screens to create privacy for a family, if they want it. The new building relates to the 1950s building and also to the Gothic Chapel, with quatrefoil reference. Pleased to hear that the applicant has been meeting with OHA and PANIL. Assuming from the tenor of the comments that the meetings went well. Impressed that they worked with communities.

Schulman inquired about the alternative roofs. Asked the architects to walk through each alternative.

Trachtenberg visually explained the selections. The flat roof responds to other roofs around there that are flat. The ceiling inside is also flat. The sloped roof is higher than

the flat roof. It's a different spatial sensibility when the roof is more open. It opens up more to the sky. And, the battered wall in the assembly room is back in a new way. It highlights the effects of the roof light slots as it allows the light to graze the surface of the stone.
Schulman prefers the flat roof. The angled roof speaks more to mid-century modern. The flip up doors seem less substantial in keeping with the other building elements that ground the building.
Andrews: Echoes the other board members in thanking the architect and applicant for the quality of the presentation and their willingness and eagerness to collaborate with the LPAB sub-committee. There is such a variety of landscape and other existing buildings that you can be compatible with or not, and this proposal manages to balance the Secretary of the Interior's Standards and create a remarkable building. The proposal actually repairs that part of the site which doesn't quite work. Is impressed. Supports design as it has gone. As far as the roof is concerned thinks they are both great.
Goins has two questions. Two roof ideas and the way the rear bays open - is there any combination that would work? Which direction are you tending towards?
Lindeman: The concept of the tilt up garage door is going to go away. We wanted to explore it but it doesn't work. Whether it's a tilt up roof or a float roof could be an academic discussion. What are important to him are the sense of relief and the sense of openness to the water space. Wants to feel that. Whether we get there through a tilted or flat rood is less important. In regard to the circles, it's not accidental. They are representative of the cycle of life. It just so happens that the key cemetery entrance is a circle. The cemetery fountains are also circles. So, the intent was to bring that geometry into the façade of the building.
Goins asked the question because he sees the difference in wanting a quiet structure versus a civic center active structure. Finds that the tilted roof is less contemplative. The flat roof is quieter and allows for better reflection. Agrees with other Board Members that it is a phenomenal design. Appreciates the time spent on it and believes it will be an amazing addition to the cemetery.
Garry asked what the underside finish material of the assembly space roof would be.
Trachtenberg responded that it would be wood.
Naruta asked about the mechanical. Would it be visible from the hills? Would the style of roof make a difference?
Trachtenberg responded that the roof parapet is slightly more than a four foot deep well. They image that it will be easy to drop the mechanical into that space and that it would be screened from view by the parapet wall. You would have to be pretty high to see the mechanical. It can be further screened if necessary.
Naruta asked about the 24-hour use.
Lindeman responded that a funeral home needs to operate 24 hours but the majority of that activity takes place between 8 am and 8 pm. They don't expect to have evening services every night but you might have an evening service one or two nights a week. Also, the funeral director needs to pick up the deceased, and this is done at all times of the day. This is one vehicle coming and going at any time. Would not turn on the pedestrian lights at night. We've also chosen this site because the load in and load out is screened from the rest of the cemetery. The gates are electronic and are very quiet.
Naruta would like you to explore more ways to activate and turn off the lighting so that when it is not needed it could be turned off.

Lindeman responded that since electricity is expensive they want to pay for it only when it is needed. If you've been to the cemetery after sundown it is unsafe so you do need some lighting.
Naruta brought up the Boathouse piers which do not have railings.
Lindeman stated that in Asian culture the custom of burning paper icons is important. They'd like to build a pier out into the water with a fire basin. It would be part of that ritual. It would be a safer location (next to the water) to do that.
Naruta asked about the area at the patio end adjacent to the water and if a guardrail is required for toddlers or the elderly.
Lindeman responded that tentatively the depth of the water will be quite shallow with steps down into the water. They would prefer to not have a guardrail.
Naruta recommended against the garage door types, and asked about the types of screen configurations at the rear.
Lindeman talked about Japanese screens that moved form side to side to open that entire space to the water. He is concerned that the louvered doors create a barrier between the people in the Chapel and the water.
Naruta stated that the detail for the rear doors is not yet resolved.
Lindeman confirmed that he wants to explore other ideas.
Naruta agrees with the staff report about the interior battered side walls being more active, but that is not within our purview. The Page & Turnbull letter does not explain the research to arrive at the conclusion that, "it is not anticipated that archeological material will be encountered in the course of proposed construction." Wants to see their work that led them to arrive at that conclusion. This could be a review of the chain of title documents, or you can look to get the tax assessor improvements. So, she is requesting that the applicant submit more detail on the subsurface archaeological details showing the basis for the letter's result.
Andrews asked if that would become a Condition of Approval or are we asking them to come back before we find that this meets the design review findings?
Naruta stated that she would be comfortable with a Condition of Approval.
Macdonald asked for clarification that if we find that it meets the Secretary of Interior's Standards then no CEQA is applicable for Cultural Resources.
Pavlinec: Yes the Board would be making an advisory recommendation to the Planning Commission that they find that the proposal meets the Secretary of Interior's Standards and therefore "shall be considered as mitigated to a level of less than a significant impact on the historical resource."
MacDonald made a **MOTION** to move that the Board recommend to the Planning Commission that the Board finds that the project meets the Secretary of Interior's Standards and that they recommend to the Planning Commission that no CEQA process be implemented for the Cultural Resources portion.
Garry: We also want to recommend that we find that the proposal, with the Conditions of Approval, meets the design review findings.
MacDonald: Will consider that a friendly amendment.
Andrews asked how we would treat Naruta's suggestion about the archeological assessment. Is that part of the Motion?
MacDonald: It is not part of the Motion.
Garry seconded the Motion.
MOTION passed unanimously (6-yes; 0-no; 0-abstention).

Naruta asked about documentation of the research for the finding that, "it is not anticipated that archeological material will be encountered in the course of proposed construction."
Lindeman responded that he would provide the Board with a response letter from Page & Turnbull.

2.	**Location:**	**1782 8th Street (Shorey House)** (APNs 6-35-77, 6-35-73, 6-35-74, 6-35-75, 6-35-76, formerly 006-0035-530-00)
	Proposal:	Initiate Landmark Designation of the Shorey House
Applicant:		Biren Talati
Contact Person/Phone Number:		Biren Talati (650)799-4447
Owner:		~~Shorey House HOA~~ Sandalstone Group, LLC
General Plan:		Mixed Housing Type
Zoning:		RM-2 – Mixed Housing Type Residential
Environmental Determination:		Exempt per State CEQA Guidelines, Section 15331 – Historical Resource Restoration/Rehabilitation; and Section 15183 – projects consistent with a community plan, general plan, or zoning.
Historic Status:		LM08-090 – Heritage Property Designation (9-15-08) related to Mills Act Contract
Service Delivery District:		1
City Council District:		Nadel
Action to be taken:		1) Confirm Landmark Eligibility; 2) Adopt Resolution recommending Landmark Designation of the Shorey House; and 3) Direct staff to forward the nomination to the Planning Commission for Public Hearing on the proposed designation.
For Further Information:		Contact **Joann Pavlinec** at **(510) 238-6344** or by email: **jpavlinec@oaklandnet.com**

Pavlinec introduced the proposed Landmark designation.
Biren Talati, Applicant, informed the Board that he purchased the house in 2005. The previous owner converted the property into four units and removed most of the architectural elements. He found information, including photos, about the house and Shorey at the African American Museum and Library in Oakland. They want to make sure that the house is properly cared for and maintained.
Board Members asked for clarification about the significance of the property as reflected on the LPAB Evaluation Sheet for Landmark Eligibility, commented that the Evaluation Sheet accurately reflects the importance of the house and Shorey's contribution to early Oakland, and asked the owner to discuss his motivation and the financial implications,
Talati responded that as part of their due diligence, they got information from the OCHS and others in West Oakland who assisted them in understanding the property's significance, prior to their purchase. They did create four condos which they planned on selling, but that did not happen. So, they are grateful for the Mills Act. With the property tax savings, they can continue the historic enhancement and restoration of the property and maintain the property so the house doesn't go back into disrepair.

Board Member **Garry** made a **MOTION** to find that the Shorey House is eligible for City Landmark Designation, that the Board adopts the Resolution for Landmark Designation of the Shorey house and directs staff to forward the nomination to the Planning Commission for a public hearing on the proposed designation, seconded by **Schulman**.
Motion passed unanimously (5-yes; 0-no; 0-abstention).

BOARD REPORTS

Lake Merritt Station Area Plan, Community Stakeholder Group Meeting: LPAB representative report (Naruta).
The next meeting is on July 9th and conflicts with the LPAB July meeting.

Broadway/Valdez District Specific Plan, Community Stakeholder Group Meeting: LPAB Representative report (Biggs). Planning Commission – DEIR Scope – May 16, 2012.
Board Members Biggs and Naruta attended the Planning Commission meeting. Board Member Biggs gave a report to the Commission on the LPAB comments. A Memorandum with the Board's comments was distributed to the Commission.

West Oakland Specific Plan, Public Workshop-March 28th: LPAB representative report (Andrews). Next Community Workshop, June 12, 2012. Place/Time: To be determined.
No new meetings since the last meeting, which was reported on the May LPAB meeting. Andrews cannot make the next meeting. Board Member MacDonald volunteered to attend.

Sub-Committee Reports:

- **Fox Theater**: Acoustical Paneling Proposal (Garry, Goins, Schulman): Meeting May 31, 2012

Schulman reported that they met with the Fox team at the Fox Theater, had a pre-meeting with staff to discuss the broad issues and then walked over to the Fox. The Fox team did bring on a Historic Architect, Kurt Schindler, ELS Architects. Looked at what they already did and at what they are proposing. Each sub-committee member sent out a list of issues, and staff forwarded them to the team.
Garry added that the proposal is a Historic Federal Tax Credit issue. They are seeking an amendment to their original Tax Credit application. Ultimately the decision is a recommendation by the State Historic Preservation Office (SHPO) to the National Park Service. SHPO has made an initial review and response which found that their proposal and amendment were not adequate. They proposed panels in the interior of the theater and covering or altering character defining features is the issue, as it could reduce the integrity of the historic resource. The proposal is required to meet the Secretary of Interior's Standards. Believes it will be difficult to meet the Standards. The Board's role is somewhat advisory to the State. The historic architect is looking at alternatives. Suggested that the Board Members receive the letter from SHPO. Staff has forwarded the letter to Board Members.

- **Kingfish Pub & Café,** 5227 Claremont Avenue-Notice of Intent to Landmark (Andrews, Goins): Meeting Date – To be determined.

Staff reported that phone calls were made to the owners to set up a meeting time. Staff just received an e-mail for a phone meeting. Through that phone meeting staff hopes to set up a meeting date/time for the sub-committee to meet with the property owners.

OPEN FORUM

Naomi Schiff, OHA, has two items:

1) OHA will present their Preservation Awards on Thursday at 7 PM at Chapel of the Chimes.
2) Informed the Board on the status of the Oakland Army Base. An OHA letter requesting that the Mitigation for a commemorative site at the Base be associated with a building rather than a fabricated structure has been submitted. Building 812 would be appropriate for this. Suggested that the Board tour this building and request a report from staff.

The Board requested that staff set up a tour.

SECRETARY REPORTS

- Landmark of the Month – New List

See attachment.

UPCOMING

- 2012 Mills Act Applications

ADJOURNMENT 8:30 PM

JOANN PAVLINEC
Secretary

Attachment: LPAB Landmark of the Month 2012-13

GENERAL NOTES

1. THE CONTRACTOR SHALL EXECUTE THE WORK OF THIS PROJECT IN FULL COMPLIANCE WITH THE FOLLOWING CODE EDITIONS; 2010 CBC,2010 CRC, 2010 CMC, 2010 CPC, 2010 CFC, 2010 CEC, 2010 TITLE 24 ENERGY STANDARDS AND THE 2010 CA GREEN BUILDING STANDARDS CODE, AS AMENDED BY THE CITY OF OAKLAND. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE REGULATIONS, LAWS, ORDINANCES AND ORDERS BY ANY PUBLIC AUTHORITY HAVING JURISDICTION OVER THE PROJECT. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT IN A TIMELY FASHION ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF APPLICABLE CODES AND THE DRAWINGS OF WHICH THE CONTRACTOR IS OR BECOMES AWARE.

2. THE CONTRACTOR SHALL STUDY THE CONTRACT DOCUMENTS AND REPORT TO THE ARCHITECT IN WRITING ALL INCONSISTENCIES AND OMISSIONS HE FINDS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING CONDITIONS OF THE SITE AND PROJECT PRIOR TO COMMENCING WORK. IF THE CONTRACTOR PROCEEDS WITH ANY OF THE WORK WITHOUT INSTRUCTIONS OF THE ARCHITECT, WHERE SUCH INSTRUCTIONS ARE REQUIRED BY THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL MAKE GOOD AT HIS OWN COST ANY RESULTING ERROR, DAMAGE, OR DEFECTS.

3. WRITTEN DIMENSIONS ON DRAWINGS SHALL TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS. CONTRACTOR SHALL NOT SCALE DRAWINGS. IF A DIMENSION(S) HAS BEEN OMITTED THE CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE ARCHITECT IN A TIMELY FASHION.

4. CONTRACTOR SHALL VERIFY DIMENSIONS AND DETAILS OF ALL PROJECT COMPONENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION CLEARANCES OF ALL ITEMS, INCLUDING BUT NOT LIMITED TO MECHANICAL AND ELECTRICAL EQUIPMENT AND CABINET WORK, TO BE INSTALLED IN THE PROJECT.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTION PROGRAMS IN CONNECTION WITH WORK, AND FOR MAINTAINING APPROPRIATE INSURANCE TO PROTECT THE CONTRACTOR, THE OWNER AND THE ARCHITECT.

6. CONTRACTOR SHALL PROTECT THE ADJACENT PROPERTY, THE PUBLIC AND SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY DUE TO HIS NEGLECT.

7. THE ARCHITECT WILL ASSIST THE OWNER IN SUBMITTING PLANS TO THE DEPARTMENT OF BUILDINGS FOR BUILDING PERMIT APPLICATION; ARCHITECT WILL ANSWER BUILDING DEPARTMENT'S PLAN CHECK COMMENTS AND RE SUBMIT AS REQUIRED. THE OWNER WILL SECURE AND PAY FOR THE BUILDING PERMIT. CONTRACTOR WILL PAY FOR ALL OTHER PERMITS (INCLUDING ANY REQUIRED SIDEWALK SHED PERMITS, PARKING OR DUMPSTER PERMITS), LICENSES, INSPECTIONS AND THE LIKE REQUIRED TO EFFECT THE WORK OF THE CONTRACT DOCUMENTS THROUGH RECEIPT OF A CERTIFICATE OF OCCUPANCY.

8. CONTRACTOR SHALL CONSULT WITH REPRESENTATIVES OF APPLICABLE UTILITIES, INCLUDING BUT NOT LIMITED TO GAS, WATER, POWER, SEWER, TELEPHONE, AND CABLE TELEVISION, DETERMINE EXACT LOCATIONS AND AVAILABILITY OF UTILITIES, AND DETERMINE CONDITION OF EXISTING SERVICE PRIOR TO COMMENCING WORK. CONTRACTOR SHALL ADVISE ARCHITECT AND OWNER OF UNANTICIPATED CHANGES TO THE EXISTING SERVICES REQUIRED FOR THE SUCCESSFUL COMPLETION AND OPERATION OF THE PROJECT. THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

9. CONTRACTOR SHALL ERECT AND MAINTAIN TEMPORARY BARRICADES AND DUST-PROOF PARTITIONS AS NEEDED FOR PROTECTION AGAINST NUISANCE AND ACCIDENT, AND SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF HIS WORK, AND THE OWNER'S PROPERTY FROM DAMAGE OR LOSS ARISING IN CONNECTION WITH THE WORK OF THIS PROJECT.

10. IMPROVEMENTS ON THE SITE, WORK IN PROGRESS, STORED MATERIALS ON PROPERTY SHALL BE PROTECTED BY THE CONTRACTOR FROM DAMAGE ARISING FROM THE WORK AND FROM NORMAL USE OF THE SITE DURING THE COURSE OF THE WORK WHETHER BY THE CONTRACTOR OR ANY OTHER PARTY. ALL ITEMS DAMAGED DUE TO INSUFFICIENT PROTECTION SHALL BE FULLY RESTORED TO THEIR PRIOR CONDITION BY THE CONTRACTOR AT NO COST TO THE OWNER.

11. PARTITION DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. OTHER COMPONENTS ARE DIMENSIONED TO DIMENSION POINTS SHOWN ON DETAILS, OR AS NOTED ON THE DRAWINGS.

12. NO PART OF THE STRUCTURE SHALL BE OVERLOADED BEYOND ITS SAFE CARRYING CAPACITY BY THE PLACING OF MATERIALS, EQUIPMENT, TOOLS, MACHINERY OR ANY OTHER ITEMS DURING THE COURSE OF THE CONTRACTOR'S WORK.

13. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN HIS AND THE SURROUNDING AREA, REMOVE ALL WASTE MATERIALS AND RUBBISH FROM THE PROJECT AS WELL AS HIS OR HER TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIALS. THE CONTRACTOR SHALL REMOVE PUTTY AND PAINT FROM ALL GLASS, MIRRORS, AND WASH AND POLISH SAME; REMOVE ALL LABELS, TAGS, GREASE, DIRT, STAINS, ETC; AND CLEAN ALL FIXTURES AND EQUIPMENT TO THE EXTENT OF RESTORING THEM TO THE ORIGINAL FINISH.

14. THE CONTRACTOR SHALL MAINTAIN A CURRENT COPY OF THE UBC ON SITE.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE, CONSTRUCTION-IN-PROGRESS, AND STORED MATERIALS AND EQUIPMENT, WHETHER ON- OR OFF-SITE.

16. THE OWNER SHALL PAY FOR TESTING OF ANY MATERIALS DISCOVERED ON THE SITE BY THE ARCHITECT, OWNER OR CONTRACTOR SUSPECTED OF CONTAINING TOXIC SUBSTANCES REQUIRING SPECIAL REMOVAL AND DISPOSAL CHANGES TO THE CONTRACT RESULTING FROM THE DISCOVERY, TESTING, OR REMOVAL OF SUCH MATERIALS (IF ANY) SHALL BE EFFECTED BY A CHANGE ORDER.

17. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ANY AND ALL WORK PROVIDED BY ANY AND ALL SUBCONTRACTORS. GENERAL NOTES THAT REFER TO 'CONTRACTOR' INCLUDE ALL WORK PROVIDED BY SUBCONTRACTORS. CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS, AND CONDITIONS IN FIELD PRIOR TO THE START OF PROJECT AND AT APPROPRIATE TIMES DURING THE COURSE OF CONSTRUCTION BEFORE RELATED PROJECT PHASES.

18. EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN HIS RESPECTIVE FIELD AND SHALL, PRIOR TO THE SUBMISSION OF HIS BID AND THE PERFORMANCE OF WORK, NOTIFY THE CONTRACTOR OF ANY WORK CALLED OUT IN THE CONSTRUCTION DOCUMENTS WHICH CANNOT BE EXECUTED AS INDICATED OR CANNOT BE FULLY GUARANTEED. THE CONTRACTOR WILL THEN NOTIFY THE OWNER AND ARCHITECT PRIOR TO ACCEPTANCE OF SUBCONTRACTOR'S BID.

19. THE ARCHITECT HAS MADE THE ASSUMPTION THAT EXISTING CONCEALED CONDITIONS ARE STANDARD. THE CONTRACTOR WILL BE EXPECTED TO PERFORM THE NECESSARY WORK TO COMPLETE THE INDICATED CONSTRUCTION. IN THE EVENT THAT DEMOLITION REVEALS UNEXPECTED CONDITIONS, THE CONTRACTOR MUST INFORM THE OWNER AND ARCHITECT OF ANTICIPATED CHANGE ORDERS IN ADVANCE.

20. CONTRACTOR IS TO PROVIDE SAMPLES OF REQUESTED SUBMITTALS AND OF ALL PROPOSED MATERIAL SUBSTITUTIONS TO THE ARCHITECT FOR REVIEW. THE ARCHITECT WILL REQUIRE FIVE WORKING DAYS FOR REVIEW OF ALL SUBMITTALS INCLUDING SHOP DRAWINGS. SHOP DRAWINGS AND MATERIALS TO THE ARCHITECT WILL HAVE BEEN REVIEWED AND APPROVED BY THE CONTRACTOR. BY SUBMITTING SHOP DRAWINGS AND SUBMITTALS TO THE ARCHITECT, THE CONTRACTOR REPRESENTS THAT THE CONTRACTOR HAS DETERMINED AND VERIFIED MATERIAL, FIELD MEASUREMENTS, AND FIELD CONSTRUCTION RELATED THERETO, AND HAS CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND OF THE CONTRACT DOCUMENTS. THE ARCHITECT'S REVIEW OF SUBMITTALS AND SHOP DRAWINGS IS FOR CONFIRMATION OF DESIGN INTENT ONLY.

21. THESE CONTRACT DOCUMENTS INTEND TO DESCRIBE A FINISHED PROJECT READY FOR LEGAL USE.

22. ANY CHANGE, MODIFICATION OR INTERPRETATION OF THE SCOPE OR REQUIREMENTS OF THESE DOCUMENTS, UNDERTAKEN WITHOUT CONSULTATION WITH THE ARCHITECT (AND ANY UNFORESEEN CONDITIONS RESULTING THEREFROM) SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR AS THE CASE MAY BE, AS STIPULATED IN THE OWNER/ARCHITECT AGREEMENT. TRACHTENBERG ARCHITECTS SHALL BE HELD HARMLESS FROM ANY CLAIMS RESULTING FROM SUCH ACTIVITY.

ABBREVIATIONS

&	AND	JT.	JOINT
∠	ANGLE		
@	AT	LAM.	LAMINATE
CL	CENTER LINE	LT.	LIGHT
#	POUND OR NUMBER		
¢	PENNY	M.B.	MACHINE BOLT
		MAX.	MAXIMUM
ACOUS.	ACOUSTIC	MECH.	MECHANICAL
ADJ.	ADJUSTABLE	MEMB.	MEMBRANE
APPROX.	APPROXIMATE	MET./MTL.	METAL
A.F.F.	ABOVE FINISH FLOOR	MFR.	MANUFACTURER
ALT.	ALTERNATE	MIN.	MINIMUM
ALUM.	ALUMINUM	MISC.	MISCELLANEOUS
A.B.	ANCHOR BOLT	M.O.	MASONRY OPENING
		MTD.	MOUNTED
BD.	BOARD	MUL.	MULLION
BITUM.	BITUMINOUS		
BLDG.	BUILDING	(N)	NEW
BLK.	BLOCK	N	NORTH
BLKG.	BLOCKING	N.I.C.	NOT IN CONTRACT
B.O.T.	BOTTOM OF TRUSS	NO.	NUMBER
BKR	BACKER ROD AND SEALANT	N.T.S.	NOT TO SCALE
CLG.	CEILING	OV	OVER
C.T.	CERAMIC TILE	O.C.	ON CENTER
CLK'G.	CAULKING	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
CLR.	CLEAR		
CONC.	CONCRETE		
CONN.	CONNECTION	P. LAM.	PLASTIC LAMINATE
CONSTR.	CONSTRUCTION	PLYWD.	PLYWOOD
C.J.	CONTROL JOINT	P.T.	PRESSURE-TREATED
CONT.	CONTINUOUS	PTD.	PAINTED
CTSK.	COUNTERSUNK	PTN.	PARTITION
CMU	CONCRETE MASONRY UNIT		
		Q.T.	QUARRY TILE
D	DEPTH		
DBL.	DOUBLE	R.	RISER
DET./DTL.	DETAIL	RAD.	RADIUS
D.F.	DOUGLAS FIR	REF.	REFRIGERATOR
DIA.	DIAMETER	REINF.	REINFORCED
DIM.	DIMENSION	REQ.	REQUIRED
DN.	DOWN	RESIL.	RESILIENT
DWG.	DRAWING	RM.	ROOM
		R.O.	ROUGH OPENING
EA.	EACH	RWD.	REDWOOD
ELEC.	ELECTRICAL	RWL.	RAINWATER LEADER
ELEV.	ELEVATION		
E.P.	ELECTRICAL PANEL	SQ. FT.	SQUARE FEET
EQ.	EQUAL	SHT.	SHEET
(E)	EXISTING	SQ. IN.	SQUARE INCH
EXP.JT.	EXPANSION JOINT	SIM.	SIMILAR
EXT.	EXTERIOR	S.L.D.	SEE LANDSCAPE DRAWING
		S.M.D.	SEE MECHANICAL DRAWING
F.D.	FLOOR DRAIN	SPEC.	SPECIFICATIONS
F.E.	FIRE EXTINGUISER	SQ.	SQUARE
F.F.	FINISH FLOOR	S.S.	STAINLESS STEEL
F.F.E.	FINISH FLOOR ELEVATION	STD.	STANDARD
FIN.	FINISH	STL.	STEEL
FL.	FLOOR	STOR.	STORAGE
F.O.C.	FACE OF CONCRETE	S.S.D.	SEE STRUCTURAL DRAWING
F.O.F.	FACE OF FINISH		
F.O.M.	FACE OF MASONRY	TEL.	TELEPHONE
F.O.S.	FACE OF STUD	T&G	TONGUE AND GROOVE
F.O.SH.	FACE OF SHEATHING	T.	TREAD
FT.	FOOT	THK.	THICK
FTG.	FOOTING	TYP.	TYPICAL
FURR.	FURRING	T.O.	TOP OF
		T.O.C.	TOP OF CONCRETE
GA.	GAUGE	T.O.G.	TOP OF OUTRIGGER
G.C.	GENERAL CONTRACTOR	T.O.P.	TOP OF PLATE
GL.	GLASS	T.O.S.	TOP OF SLAB
GSM.	GALVANIZED SHEET METAL	T.O.T.	TOP OF TRUSS
GYP. BD./ GWB.	GYPSUM WALL BOARD	U.O.N.	UNLESS OTHERWISE NOTED
H	HEIGHT	VERT.	VERTICAL
H.B.	HOSE BIB	V.I.F.	VERIFY IN FIELD
H.C.	HOLLOW CORE	V.G.	VERTICAL GRAIN
HDWD.	HARDWOOD		
HDWR.	HARDWARE	W	WIDTH
HORIZ.	HORIZONTAL	W/	WITH
HR.	HOUR	WD.	WOOD
HW	HARDWOOD	WDW	WINDOW
IN.	INCH	W/O	WITHOUT
INTM.	INTERMEDIATE	WP	WATERPROOF
INSUL.	INSULATION	WRC	WESTERN RED CEDAR
INT.	INTERIOR		

SYMBOL LEGEND

- ALIGN FINISH FACES
- ELEVATION/CONTROL POINT
- REVISION NUMBER
- REVISION
- WALL CONSTRUCTION TYPE
- WINDOW — SEE WINDOW SCHEDULE
- DOOR — SEE DOOR SCHEDULE — FLOOR NUMBER
- ROOM NUMBER — SEE FINISH SCHEDULE — FLOOR NUMBER
- DETAIL NUMBER / SHEET NUMBER — DETAIL
- DETAIL NUMBER / SHEET NUMBER — ELEVATION/SECTION
- DETAIL NUMBER / SHEET NUMBER — INTERIOR ELEVATION
- REFERENCE GRID — FACE OF STRUCTURAL
- REFERENCE GRID — CONCRETE CENTER LINE

PROJECT DIRECTORY

OWNER:
Jeff Lindsay, General Manager & CFO
Mountain View Cemetery
5000 Piedmont Avenue
Oakland, CA

ARCHITECT:
David Trachtenberg
Trachtenberg Architects
2421 Fourth Street
Berkeley, CA 94710
(510) 649-1414 x 12
www.trachtenbergarch.com

LANDSCAPE ARCHITECT:
Joe Runco
SWA Group
55 New Montgomery Street
Suite 660
San Francisco, CA 94105
(415) 836-8770
www.swagroup.com

PROJECT DESCRIPTION

PROJECT ADDRESS: 5000 Piedmont Avenue (APN: 48A-7092-3-2)

SCOPE OF WORK:
CONSTRUCTION OF NEW FUNERAL HOME.

ZONING CODE ANALYSIS
(BASED ON THE OAKLAND MUNICIPAL ZONING CODE)

ZONING: RD-1 (URBAN OPEN SPACE OVERLAY)

USE: CEMETARY & FUNERAL HOME

LOT AREA & FARFAR (TABLE 17.16.05)
LOT AREA +/- 10,018,800 SF
MAX FOR LOTS >43,560 SF 15%
MAX BUILDING AREA ALLOWED 1,502,820 SF

HEIGHT: (TABLE 17.16.03)

	ALLOWED	PROPOSED
	35'-0" MAX.	24'-0"

SETBACKS (ZONING CODE SEC. 33-22.7):

	REQUIRED	PROPOSED
FRONT	20'-0"	+/- 482'
SIDES	5'-0"	+/- 85'
REAR	20'-0"	+/- 3,444'

TOTAL FLOOR AREA (as defined by Oakland Municipal Zoning Code)

GROUND FLOOR:	7525 SF
SECOND FLOOR:	2225 SF (Mortuary Labs)
	1180 SF (Office)
TOTAL:	10630 SF

NEW IMPERVIOUS SURFACE AREA: 4800 SF

PARKING ANALYSIS:

ASSEMBLY SEATING:	20 SPACES
MORTUARY LABS:	3 SPACES
OFFICE:	4 SPACES
TOTAL:	27 SPACES

BICYCLE PARKING ANALYSIS:
SHORT TERM: 5% OF 27 VEHICLE SPACES = 2 BIKE RACK
LONG TERM: 5% OF 27 VEHICLE SPACES = 2 BIKE LOCKER

BUILDING CODE ANALYSIS
(BASED ON THE 2010 CALIFORNIA RESIDENTIAL CODE)

OCCUPANCY: MIXED GROUP B OFFICE AND GROUP A3 ASSEMBLY USES

MIN. CONSTRUCTION TYPE: V-B SPRINKLERED

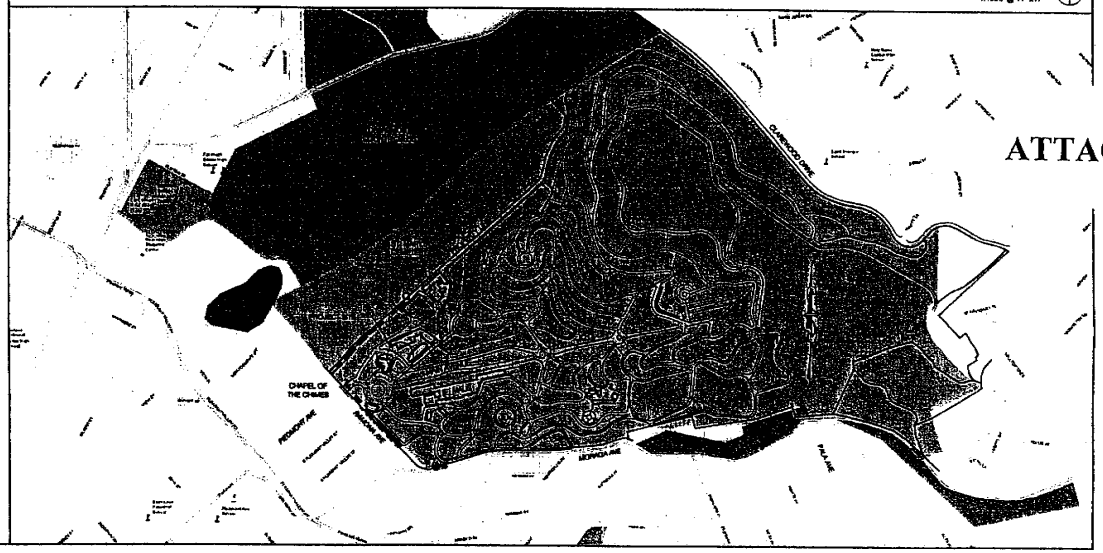
	ALLOWABLE	PROPOSED
HEIGHT	40 FT	24'
NUMBER OF STORIES:	2*	2

AREA:

	ALLOWABLE	PROPOSED
GROUND FLOOR	12000* SF	7000 SF
SECOND FLOOR	12000* SF	2025 SF(Mortuary Labs)
		825 SF (Office)
TOTAL	24000* SF	9850 SF

*WITH AUTOMATIC SPRINKLER SYSTEM INCREASE

VICINITY MAP



SCALE:
1:500' @ 24"x36"
1:1000' @ 11"x17"

DRAWING LIST

SHEET NO. & TITLE		SUBMISSION & DATE: 02.09.2012 PRE-APP PACKAGE	05.25.2012 LANDMARKS BOARD	05.29.2012 ZONING SUBMITTAL	06.27.2012 ZONING REVISION
ARCHITECTURAL DRAWINGS					
A0.0	GENERAL INFORMATION	X	X	X	X
A0.1	APPLICANT STATEMENT	X	X	X	X
A0.2	NEIGHBORHOOD MAP			X	X
A0.3	AERIAL CONTEXT PHOTOGRAPH			X	X
A0.4	MOUNTAIN VIEW CEMETERY SITE PLAN			X	X
A0.5	EXISTING CEMETERY BUILDINGS SURVEY			X	X
A0.6	BAL COMMERCIAL GREEN BUILDING CHECKLIST				X
T-1	SUPPLEMENTAL TOPOGRAPHIC SURVEY				X
A1.0	EXISTING SITE PLAN	X	X	X	X
A1.1	PROPOSED SITE PLAN	X	X	X	X
L1.0	PROPOSED LANDSCAPE PLAN	X	X	X	X
L2.0	PROPOSED SITE LIGHTING PLAN			X	X
A2.1	PROPOSED GROUND FLOOR PLAN	X	X	X	X
A2.2	PROPOSED SECOND FLOOR PLAN			X	X
A2.3	PROPOSED ROOF PLAN			X	X
A3.1	RENDERINGS		X	X	X
A3.2	RENDERINGS		X	X	X
A3.3	RENDERINGS		X	X	X
A3.4	RENDERINGS			X	X
A3.5	RENDERINGS			X	X
A3.6	EXTERIOR ELEVATIONS		X	X	X
A3.7	EXTERIOR ELEVATIONS		X	X	X
A3.8	MATERIALS		X	X	X
A3.9	MATERIALS BOARD			X	X
A4.1	BUILDING SECTIONS			X	X
A4.2	WALL SECTIONS			X	X
A8.1	EXISTING SITE PHOTOGRAPHS		X	X	X
A8.2	EXISTING SITE PHOTOGRAPHS		X	X	X
A8.3	EXISTING SITE PHOTOGRAPHS		X	X	X
A8.4	EXISTING SITE PHOTOGRAPHS		X	X	X
A8.5	EXISTING SITE PHOTOGRAPHS		X	X	X
A7.1	MATERIALS PALETTE, PRODUCTS & SIGNAGE			X	X

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Tel: 510.649.1414
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Funeral Home at Mountain View Cemetery

5000 Piedmont Avenue
Oakland, CA

02.09.2012 PRE-APP PACKAGE
05.25.2012 LANDMARKS BOARD
05.29.2012 ZONING SUBMITTAL
06.27.2012 ZONING REVISION

ATTACHMENT C

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JOB: 1007

SHEET:

GENERAL INFORMATION

A0.0

MOUNTAIN VIEW
CEMETERY

Mountain View Cemetery Association – New Funeral Home
Revised Applicant Statement June 27, 2012

The Need
Mountain View Cemetery Association, a not-for-profit organization established in 1863, proposes the development of a funeral home. Due to increases in rates of cremation and changes in cultural demographics, it is vital to the long-term ability of Mountain View Cemetery Association to serve the community and to maintain its historic buildings and grounds and to add a funeral home to its cemetery and cremation services.

The Project
This project proposes the construction of a funeral home and supporting events building on the grounds of Mountain View Cemetery Association. The proposed structure is a two-story building of about 10,930 square feet of floor area. The funeral home will include areas for memorial services, mortuary functions and associated office and support space

Project Benefits
The design for the proposed new building has evolved in a series of meetings with Oakland Heritage Association during the course of the past year. We believe that the proposed new building will be a beautiful and dignified enhancement to Mountain View Cemetery Association. We plan on expending $5M- $7M to construct this project during a recessionary time and will create four to five new full time jobs during the next five years. Most importantly, through improving services offered by Mountain View Cemetery, the project will bring families to the cemetery who are otherwise going to cemeteries outside of Oakland. That is vital to the long-term maintenance of Mountain View Cemetery Association, which receives no tax revenue funding. However, we also recognize that the project that has evolved with the OHA will be substantially more expensive than the original project and that such costs will be amortized over time to consumers.

The Plan
Existing conditions (see attached) include two minor and infrequently used driveways situated between the Gothic Chapel and Crematory and the Outdoor Garden Mausoleum. We propose replacing these driveways with a funeral home. The existing reflection pool (north façade), needing repairs, will be renovated to become a contemplative back drop to the new building. The south façade will open to an active garden that reflects the both linear and non-linear aspects of the existing Olmsted landscape. The classic shape, use of stone and siting of the new building makes the building a landscape element that mediates the differences between the mausoleum and chapels, makes existing unrefined landscapes into well-defined outdoor rooms, will be environmentally efficient and make for safe and intuitive way-finding. The plan allows the cemetery to keep two existing mature cedar trees. Last, as a sculptural landscape element it will be refined from all sides (and top).

Changing Demographics
The changing demographics of Mountain View Cemetery Association's customers require a different kind of architectural experience than that currently offered by the existing Gothic and Tower Chapels. For many of the Cemetery's customers, the Anglican nature of the Gothic and Tower Chapels is at odds with their Buddhist, Hindi, Jewish, Muslum, Atheist or other cultural and ethnic identities.

Palette/Energy Green Funeral Building
The funeral building is proposed to be clad in a rough cleaved limestone. Metal or wood shutters at each of the four foot wide openings in the south facing portico will provide shade and privacy as needed. Mechanical equipment will be well screens within the tall parapet of the roof. The funeral building will meet or exceed all required energy and green building standards.

Community Process
In the course of developing the schematic design for this project we have met with representatives of Oakland Heritage Association and with PANIL on several occasions beginning in May, 2011. Over the course of the many months in which we have engaged with these groups the design has changed and evolved a great deal. We feel that the exchange has been fruitful and process exemplary. A letter of support for the project from OHA is attached.

Revisions to the Pre-Application Submittal
While our initial application proposed to house the new funeral home areas entirely through re-modeling the existing historic Gothic Chapel, through working with the Oakland Historical Association and PANIL, we have now revised our proposal to house the new funeral home areas in a new building adjacent.

Thank you for your consideration of this application.
Sincerely,

David Trachtenberg, AIA
TRACHTENBERG ARCHITECTS
510/649-1414 x 12
david@trachtenbergach.com

Jeff Lindeman, GM & CFO
MOUNTIAN VIEW CEMETERY ASSN.
510/658-2588
jeff@mountainviewcemetery.org

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JOB: 1007

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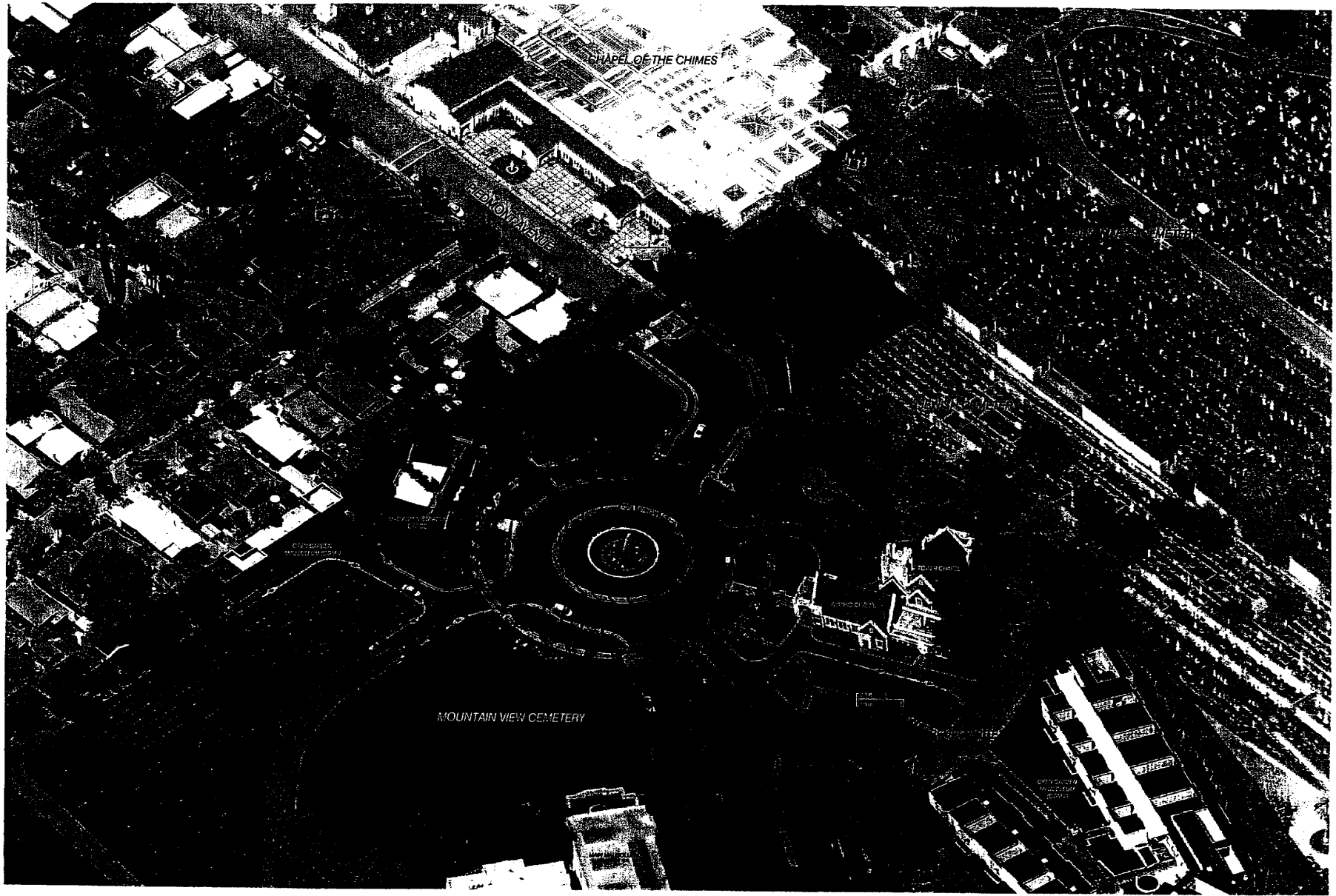
APPLICANT STATEMENT

A0.1



1 A0.3 AERIAL CONTEXT PHOTOGRAPH
NOT TO SCALE

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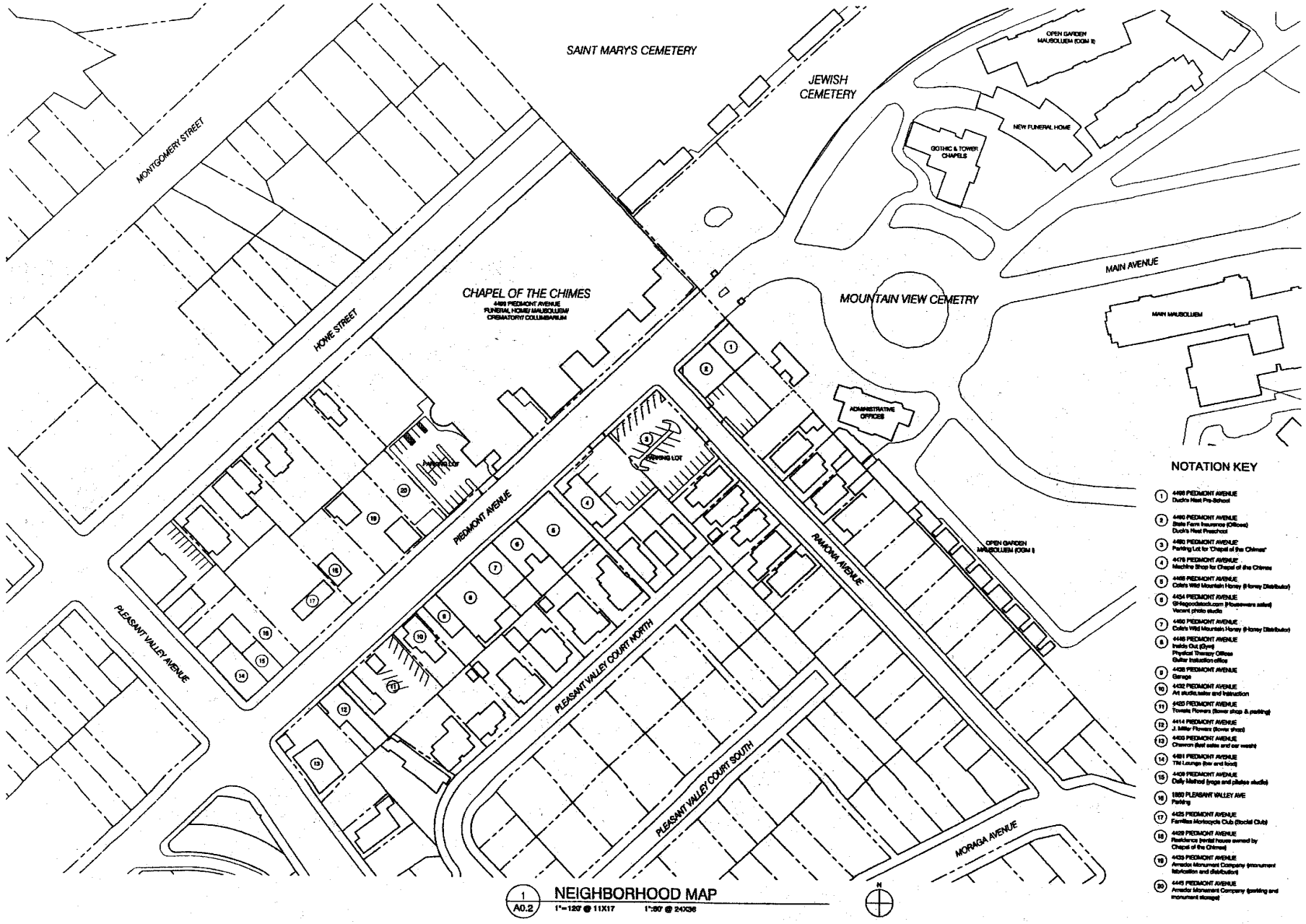
SHEET

AERIAL CONTEXT PHOTOGRAPH

A0.3



1 A0.2 NEIGHBORHOOD MAP
1"=120' @ 11X17 1":60' @ 24X36

NOTATION KEY

1. 4499 PIEDMONT AVENUE — Ducks Nest Pre-School
2. 4480 PIEDMONT AVENUE — State Farm Insurance (Offices); Duck's Nest Preschool
3. 4480 PIEDMONT AVENUE — Parking Lot for "Chapel of the Chimes"
4. 4478 PIEDMONT AVENUE — Machine Shop for Chapel of the Chimes
5. 4466 PIEDMONT AVENUE — Colin's Wild Mountain Honey (Honey Distributor)
6. 4454 PIEDMONT AVENUE — GI-Regoodstock.com (Housewares sales); Vacant photo studio
7. 4450 PIEDMONT AVENUE — Colin's Wild Mountain Honey (Honey Distributor)
8. 4446 PIEDMONT AVENUE — Inside Out (Gym); Physical Therapy Offices; Better Institution office
9. 4436 PIEDMONT AVENUE — Garage
10. 4432 PIEDMONT AVENUE — Art studio,sales and instruction
11. 4425 PIEDMONT AVENUE — Tomeis Flowers (flower shop & parking)
12. 4414 PIEDMONT AVENUE — J. Miller Flowers (flower shop)
13. 4400 PIEDMONT AVENUE — Chevron (fuel sales and car wash)
14. 4481 PIEDMONT AVENUE — Tiki Lounge (bar and food)
15. 4429 PIEDMONT AVENUE — Dilly Method (yoga and pilates studio)
16. 1980 PLEASANT VALLEY AVE — Parking
17. 4425 PIEDMONT AVENUE — Familias Motorcycle Club (Social Club)
18. 4428 PIEDMONT AVENUE — Residence (rental house owned by Chapel of the Chimes)
19. 4435 PIEDMONT AVENUE — Arnedo Monument Company (monument fabrication and distribution)
20. 4445 PIEDMONT AVENUE — Arnedo Monument Company (parking and monument storage)

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NEIGHBORHOOD MAP

A0.2

NOTATION KEY

1. NEW FUNERAL HOME
2. GOTHIC AND TOWER CHAPELS
3. ADMINISTRATIVE OFFICES
4. OPEN GARDEN MAUSOLEUM (OGM I)
5. OPEN GARDEN MAUSOLEUM (OGM II)
6. MAIN MAUSOLEUM
7. HILLSIDE MAUSOLEUM

1 / A0.4 MOUNTAIN VIEW CEMETERY SITE PLAN

1"=400' @ 11X17 1":200' @ 24X36

N

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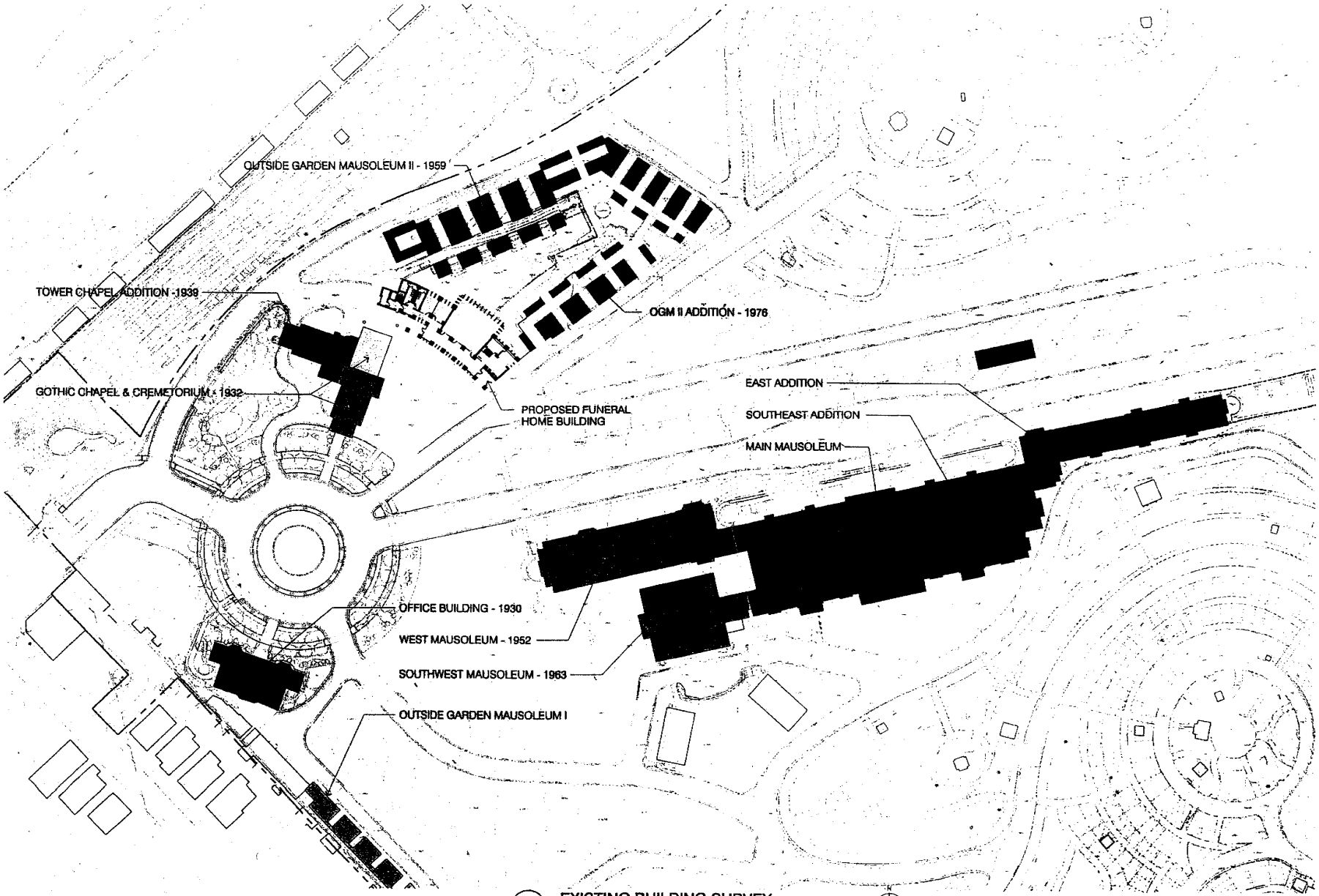
MOUNTAIN VIEW CEMETERY SITE PLAN

A0.4



1/0.5 EXISTING BUILDING SURVEY

1"=100' @ 11X17 1"=50' @ 24X36

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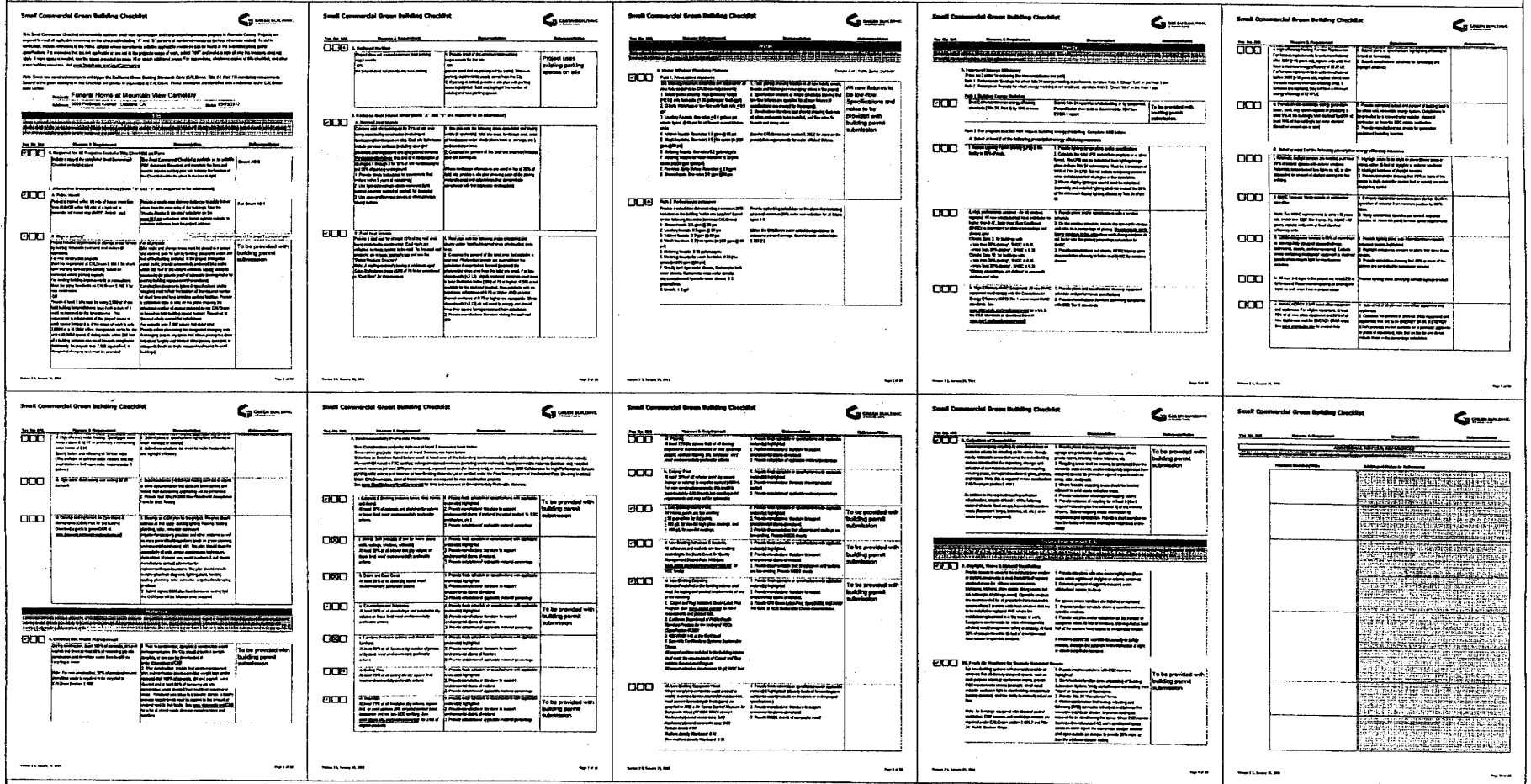
EXISTING BUILDING SURVEY

A0.5

SMALL COMMERCIAL GREEN BUILDING CHECKLIST



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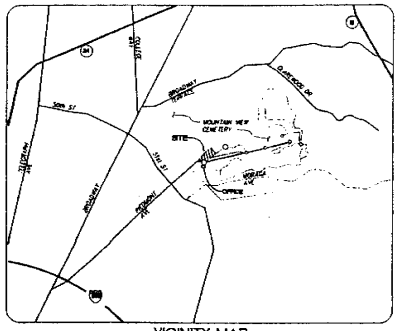
SHEET:

SMALL COMMERCIAL GREEN BUILDING CHECKLIST

A0.6

MOUNTAIN VIEW CEMETERY
SUPPLEMENTAL TOPOGRAPHIC SURVEY



VICINITY MAP
N.T.S.

ABBREVIATIONS

AD	-	AREA DRAIN	JP	-	JOINT POLE
BLDG	-	BUILDING CORNER	MH	-	MANHOLE
BLDG	-	BUILDING	N	-	NORTH
BOW	-	BOTTOM OF WALL	NO	-	NUMBER
BW	-	BACK OF WALK	N.T.S.	-	NOT TO SCALE
CB	-	CATCH BASIN	OHE	-	OVERHEAD ELECTRIC
C&G	-	CURB AND GUTTER	P	-	PAVEMENT ELEVATION
CI	-	CAST IRON PIPE	PL	-	PROPERTY LINE
CL	-	CENTER LINE OR CLASS	PPM	-	POWER MANHOLE
CLF	-	CHAIN LINK FENCE	POL	-	POINT ON LINE
CMP	-	CORRUGATED METAL PIPE	PP	-	POWER POLE
CONT	-	CONTROL POINT	PVC	-	POLYVINYL CHLORIDE PIPE
CO	-	CLEANOUT	RCP	-	RIBBED CONCRETE PIPE
CONC	-	CONCRETE	R/W	-	RIGHT OF WAY
D	-	DROP INLET	SW	-	SIDEWALK
DIP	-	DUCTILE IRON PIPE	S	-	SLOPE OR SOUTH
DW	-	DOMESTIC	SD	-	STORM DRAIN
DW	-	DOMESTIC WATER	STORM	-	STORM DRAIN MANHOLE
E	-	EAST	SS	-	SANITARY SEWER
EP	-	EDGE OF PAVEMENT	STD	-	STANDARD
ELEV	-	ELEVATION	TYP	-	TYPICAL
FC	-	FACE OF CURB	TC	-	TOP OF CURB
FL	-	FLOW LINE	TOB	-	TOE OF BANK
FP	-	FLAG POLE	TOB	-	TOP OF BANK
FT	-	FOOT	TOW	-	TOP OF WALL
GB	-	GRADE BREAK	VG	-	VALLEY GUTTER
G.L. GRD	-	GROUND	W	-	WITH
HP	-	HIGH POINT	W	-	WEST
INV	-	INVERT ELEVATION			

LEGEND

EDGE OF PAVEMENT
CURB LINE
STORM DRAIN
FENCE
CONTOURS
BACKGROUND CONTOURS FROM AERIAL
BURIED UNE (INDICATES UTILITY WAS NOT FIELD VERIFIED)
FOUND STANDARD CITY MONUMENT
STORM DRAIN MANHOLE
AREA DRAIN
ELECTRIC UTILITY BOX
JOINT POLE
SIGN
GUY WIRE
SPOT ELEVATION
TREE WITH GROUND, TYPE AND DIAMETER AS INDICATED

UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION (POT-HOLING) 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, OR DELINEATION OF SUCH UNDERGROUND UTILITIES, WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

SURVEY NOTE

THE BACKGROUND TOPOGRAPHIC SURVEY (SCREENED LINES) SHOWN IS FROM AN AERIAL SURVEY PROVIDED BY THE OWNER IN 2007. THIS SUPPLEMENTAL SURVEY WAS PERFORMED IN NOVEMBER 2011. THE SUPPLEMENTAL EDITIONS SHOWN ARE BASED ON INFORMATION FROM BOTH THIS SUPPLEMENTAL SURVEY AND THE AERIAL FROM THE OWNER.

BENCHMARK

THE BASIS OF ELEVATION FOR THIS SURVEY IS BM#3415, 1 CUT SQUARE IN CURB AT CENTERLINE OF INLET OF WEST RETURN AT THE NORTHWEST CORNER OF PLEASANT VALLEY AVENUE AND PLEASANT VALLEY COURT, CITY OF OAKLAND

ELEVATION = 133.16 FEET (NAVD 88 DATUM)

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF N49°39'58"E EAST ON THE LINE BETWEEN FOUND CITY OF OAKLAND CONTROL MONUMENTS 4638 AND 7431. THE BEARINGS AND COORDINATES SHOWN ARE BASED ON A LOCAL ASSUMED COORDINATE SYSTEM, ESTABLISHED FOR THE OVERALL PROJECT AERIAL TOPOGRAPHIC SURVEY, PERFORMED PREVIOUSLY BY OTHERS.

TREE NOTE

THE TREES SURVEYED WERE THOSE WITH 4" DIAMETER OR LARGER TRUNKS WITHIN THE PLANNED PROJECT FOOTPRINT. THE TRUNKS OF TREES LESS THAN 4" IN DIAMETER WITHIN THE PROJECT AREA ARE NOT SHOWN. THE SPECIES AND SIZES SHOWN WERE NOT DETERMINED BY A CERTIFIED ARBORIST.

UNAUTHORIZED CHANGES AND USES

CAUTION: The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. No changes to the plans may be entirely and must be approved by the preparer of the plans.

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Civil Engineers
Surveyors
Planners
1731 Broadway, Suite 201 | Oakland, CA 94612 | T. 510.873.2000 | F. 510.873.9868 | www.sandis.net
SUNNYVALE ROSEVILLE OAKLAND

DATE	05/18/12
SCALE	1"=20'
DRAWN BY	DL
APPROVED BY	MMK
DRAWING NO	607114

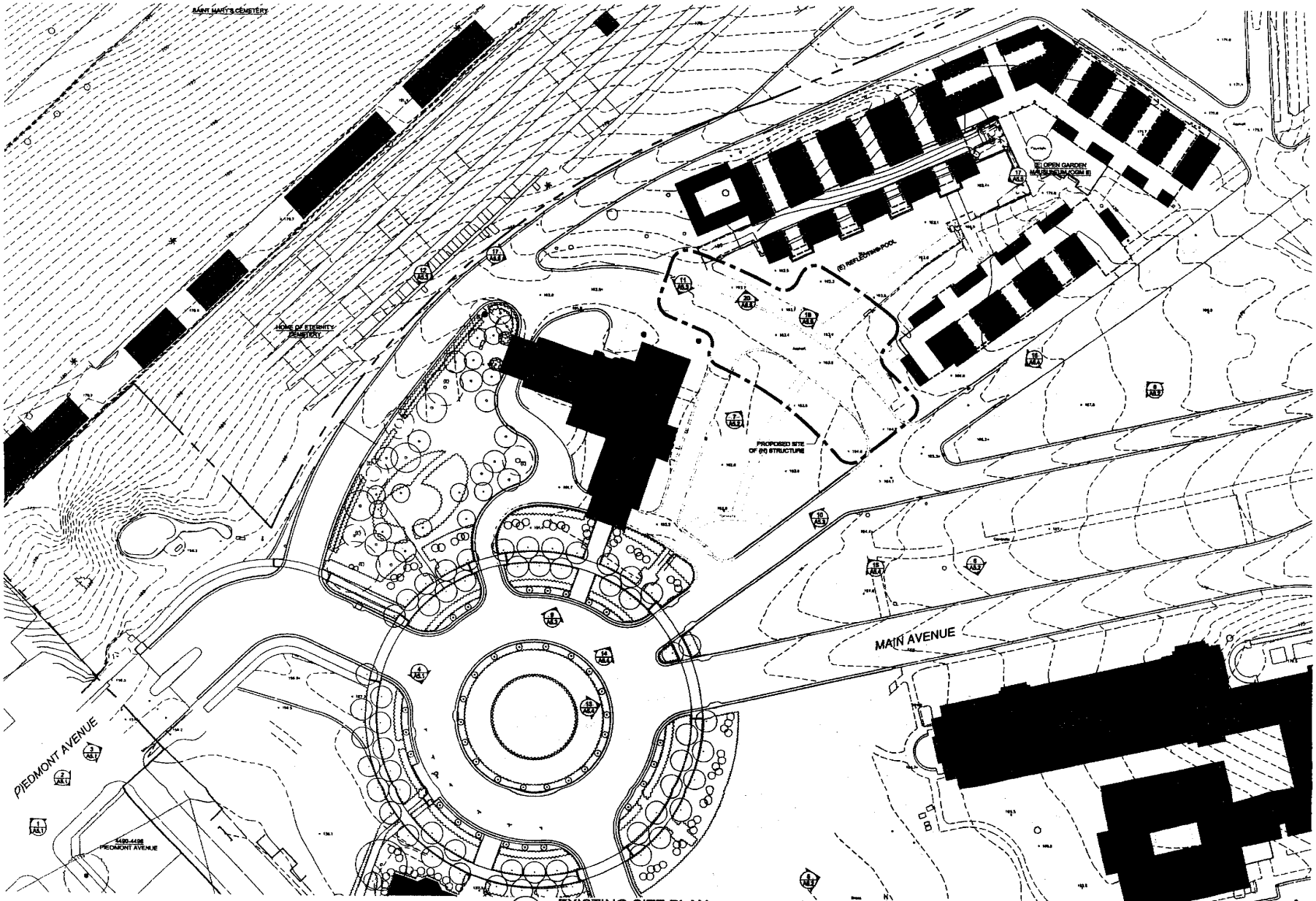
DATE 5/18/12
JEFFREY MICHAEL SCHEIN
R.C.E. NO. 62881, EXPIRES 6-30-12

NO.	REVISION	DATE	BY

MOUNTAIN VIEW CEMETERY
5000 PIEDMONT AVE.
OAKLAND, CA. 94611

SUPPLEMENTAL TOPOGRAPHIC SURVEY

SHEET
T-1
OF 1 SHEETS



1 A1.0 EXISTING SITE PLAN
1"=80' @ 11X17 1"=30' @ 24X36

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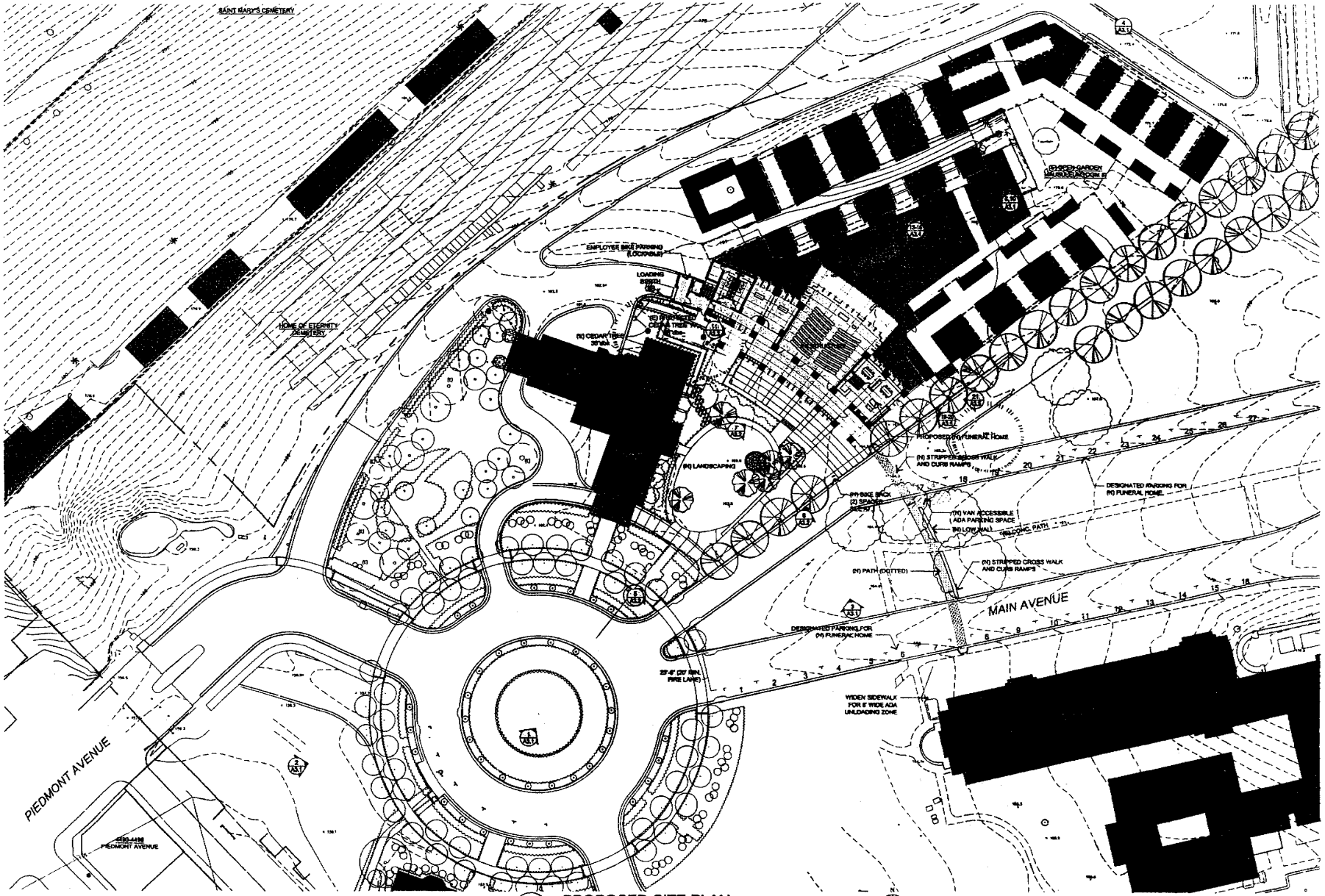
EXISTING SITE PLAN

A1.0



1 A1.1 PROPOSED SITE PLAN 1"=80' @ 11X17 1:30' @ 24X36

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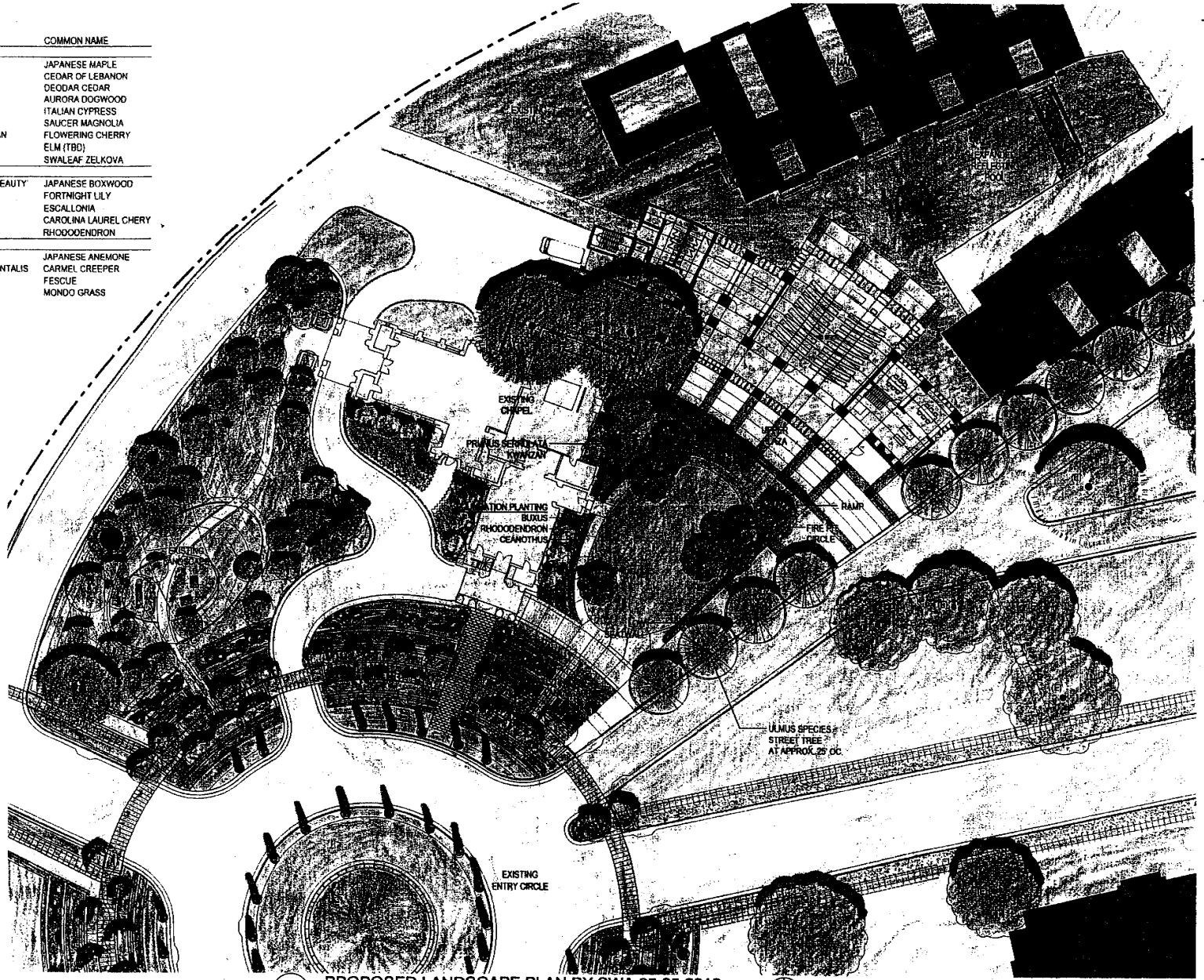
PROPOSED SITE PLAN

A1.1

CONCEPTUAL PLANT LIST

SIZE	BOTANICAL NAME	COMMON NAME
TREES		
24" BOX	ACER PALMATUM	JAPANESE MAPLE
24" BOX	CEDRUS LIBANI	CEDAR OF LEBANON
24" BOX	CEDRUS DEODARA	DEODAR CEDAR
24" BOX	CORNUS X RUTBAN 'AURORA'	AURORA DOGWOOD
24" BOX	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS
24" BOX	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA
24" BOX	PRUNUS SERRULATA 'KWANZAN	FLOWERING CHERRY
24" BOX	ULMUS SPECIES	ELM (TBD)
24" BOX	ZELKOVA SERRATA (OPTION)	SWALEAF ZELKOVA
SHRUBS		
1 GAL.	BUXUS M. JAPONICA 'GREEN BEAUTY'	JAPANESE BOXWOOD
5 GAL.	DIETES VEGETA	FORTNIGHT LILY
5 GAL.	ESCALLONIA RUBRA	ESCALLONIA
5 GAL.	PRUNUS CAROLINEANA	CAROLINA LAUREL CHERY
5 GAL.	PHODODENDRON 'BIBIANI'	RHODODENDRON
GROUNDCOVERS		
1 GAL.	ANEMONE X HYBRIDA	JAPANESE ANEMONE
1 GAL.	CEANOTHUS GRISEUS HORIZONTALIS	CARMEL CREEPER
1 GAL.	FESTUCA SP.	FESCUE
1 GAL.	OPHIOPOGON JAPONICUS	MONDO GRASS



1 L1.0 PROPOSED LANDSCAPE PLAN BY SWA 05.25.2012

1:40 @ 11X17 1:20 @ 24X36

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SWA

San Francisco Office
55 New Montgomery Street, Suite 888
San Francisco, California 94105
Tel: 415.836.8770

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JOB: 1007

SHEET:

PROPOSED LANDSCAPE PLAN

L1.0

MOUNTAIN VIEW CEMETERY

OAKLAND, CALIFORNIA

0 30 60 120

Scale: 1" = 30' - 0"

June 11, 2012

North

S W A

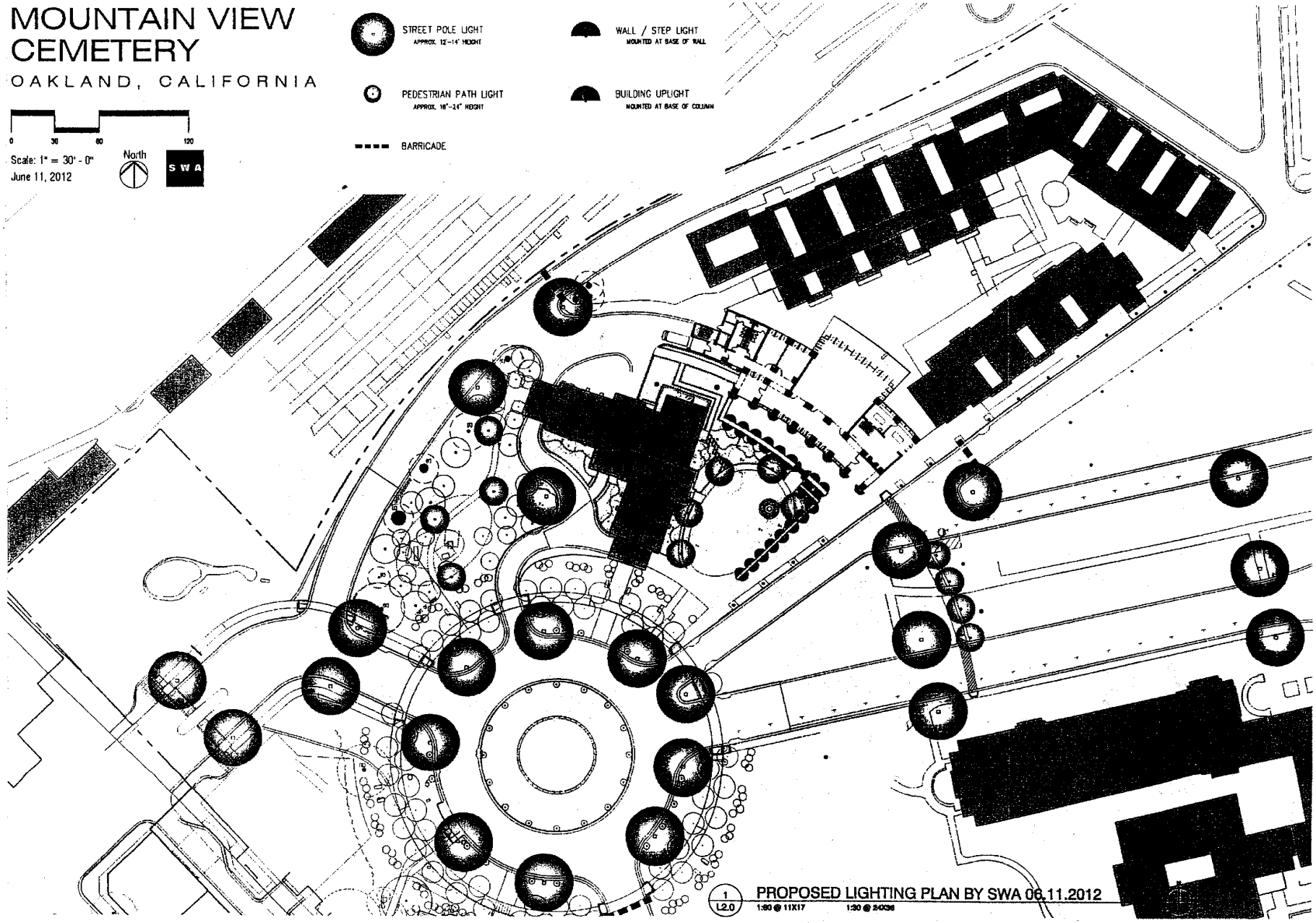
STREET POLE LIGHT
APPROX. 12'-14' HEIGHT

PEDESTRIAN PATH LIGHT
APPROX. 18'-24' HEIGHT

BARRICADE

WALL / STEP LIGHT
MOUNTED AT BASE OF WALL

BUILDING UPLIGHT
MOUNTED AT BASE OF COLUMN



1 / L2.0 PROPOSED LIGHTING PLAN BY SWA 06.11.2012

1:60 @ 11X17 1:30 @ 24X36

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S W A

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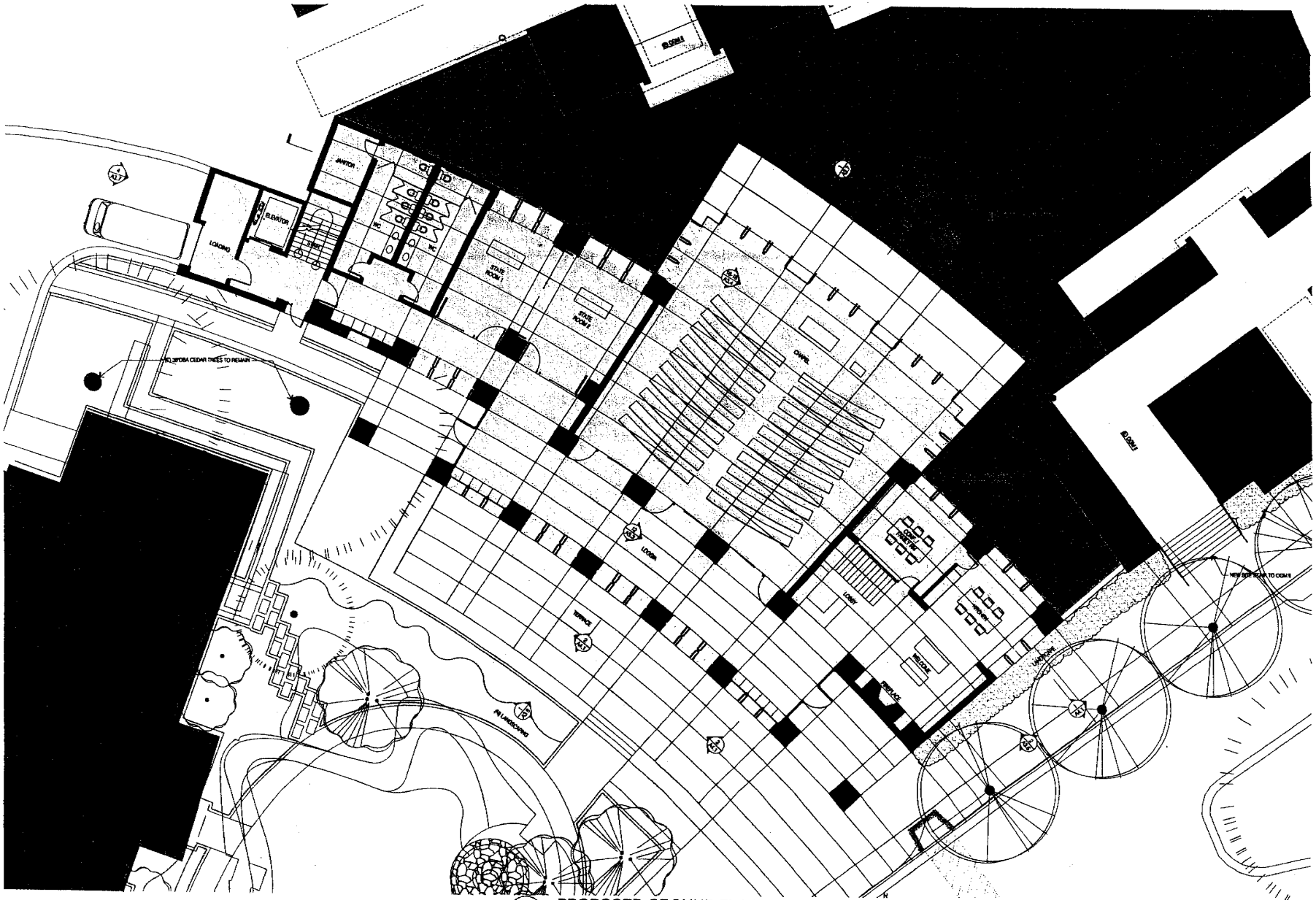
JOB: 1007

SHEET:

PROPOSED LIGHTING PLAN

L2.0



1 A2.1 PROPOSED GROUND FLOOR PLAN

1/16"=1'-0" @ 11X17 1/8"=1'-0" @ 24X36

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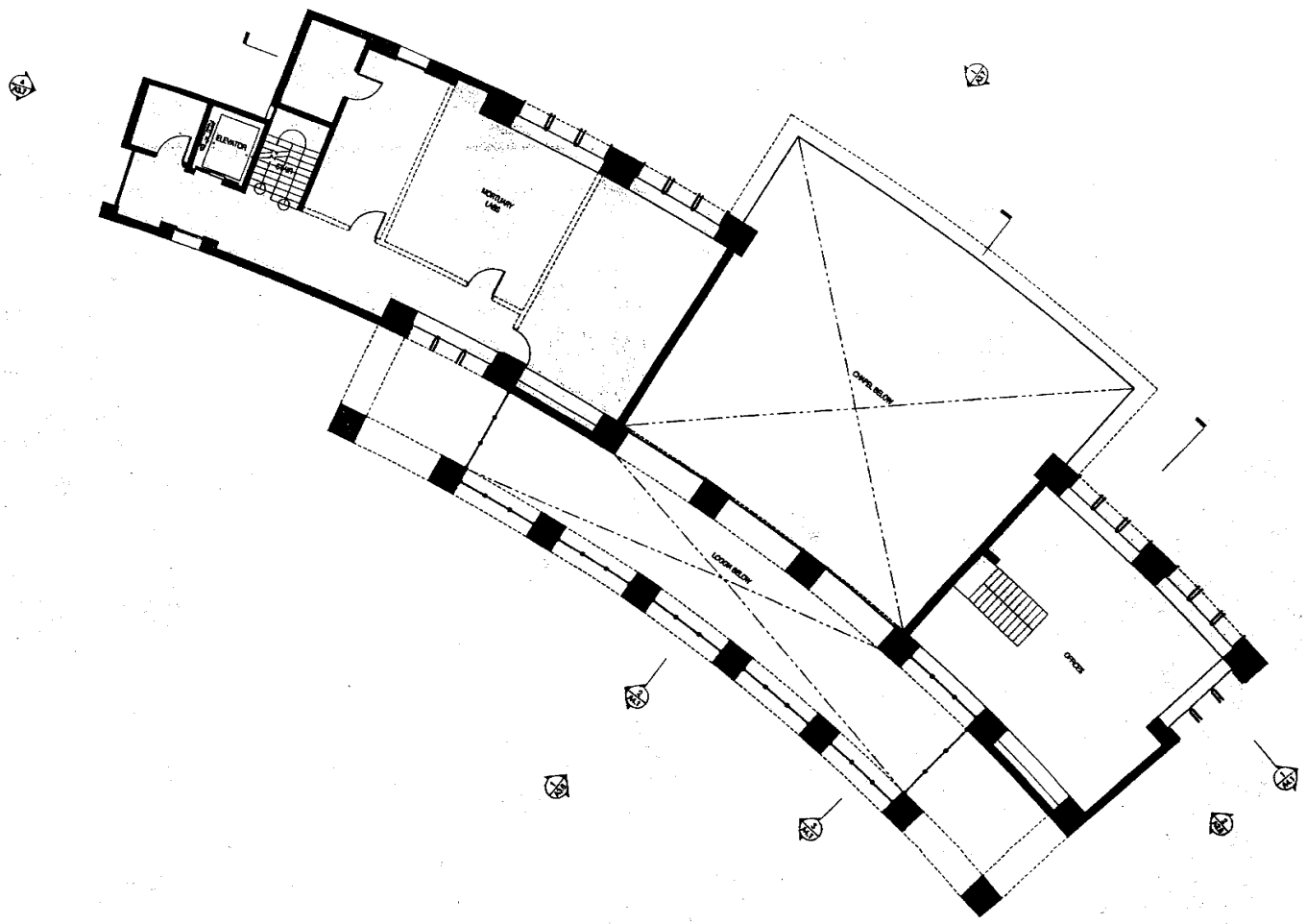
JOB: 1007

SHEET:

PROPOSED GROUND FLOOR PLAN

A2.1



1 / A2.2 PROPOSED SECOND FLOOR PLAN

1/16"=1'-0" @ 11X17 1/8"=1'-0" @ 24X36

N

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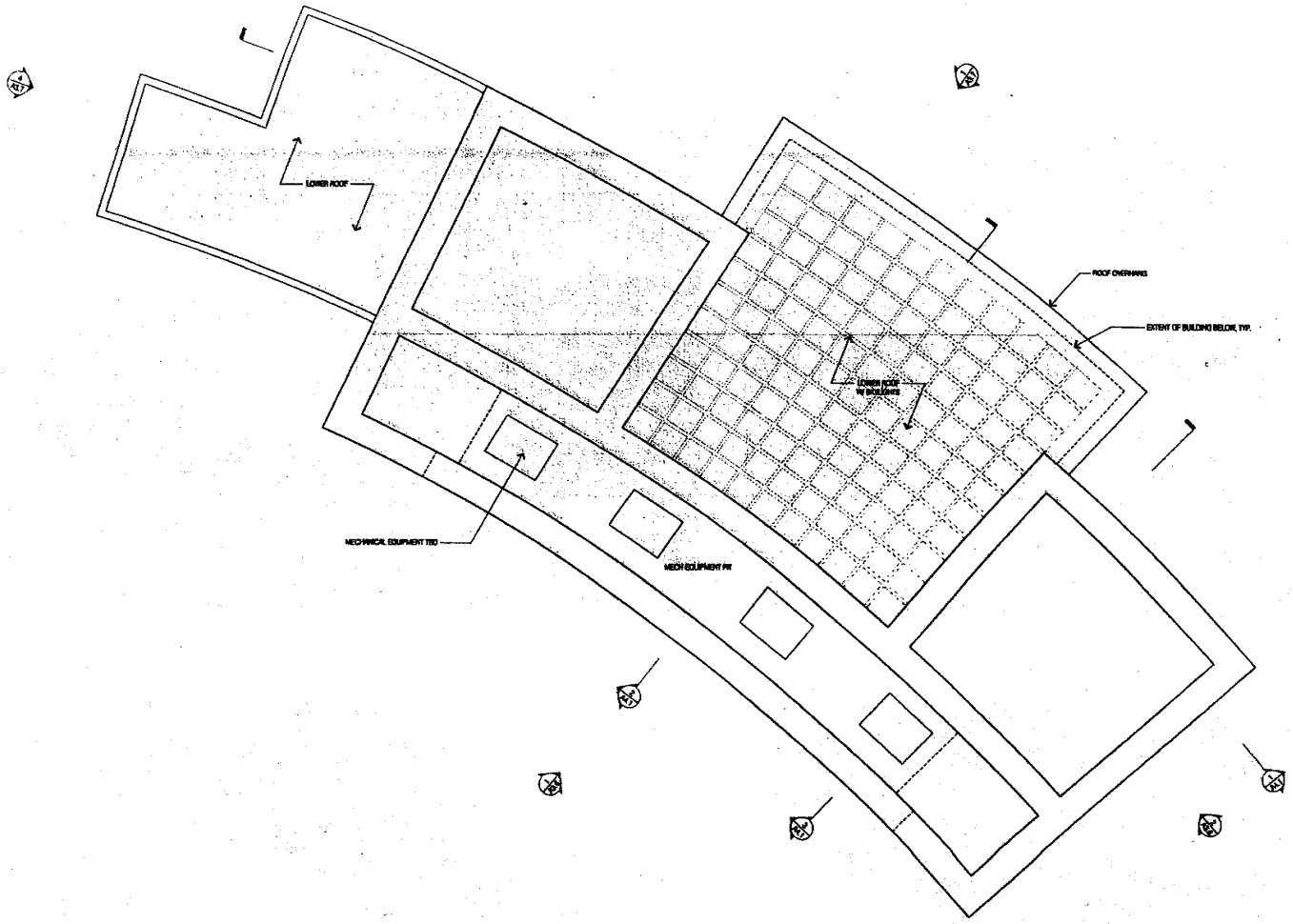
SHEET:

PROPOSED SECOND FLOOR PLAN

A2.2



1 A2.3 PROPOSED ROOF PLAN

1/16"=1'-0" @ 11X17 1/8"=1'-0" @ 24X36

N

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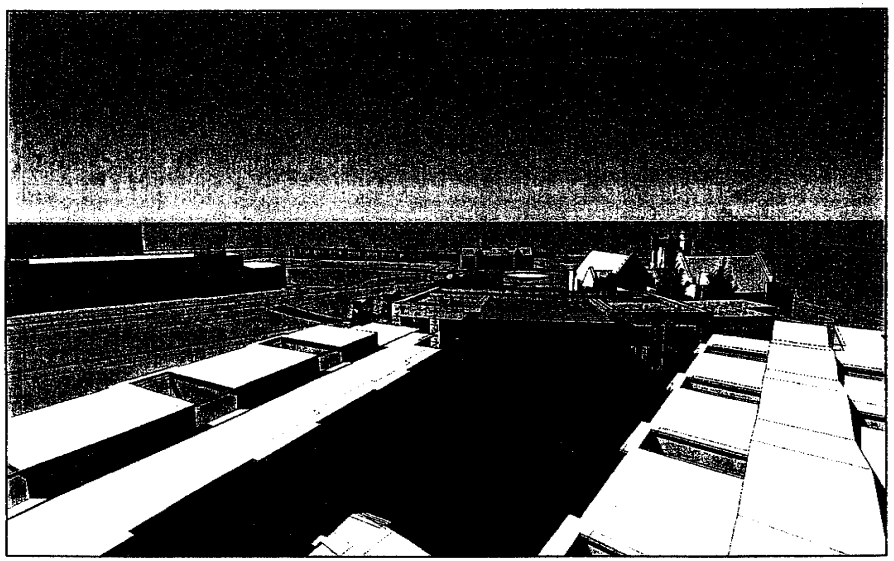
JOB: 1007

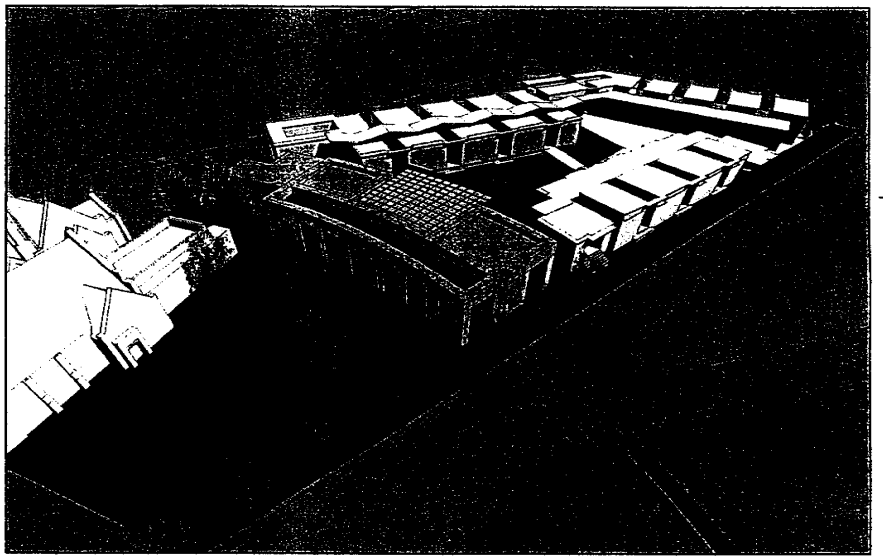
SHEET:

PROPOSED ROOF PLAN

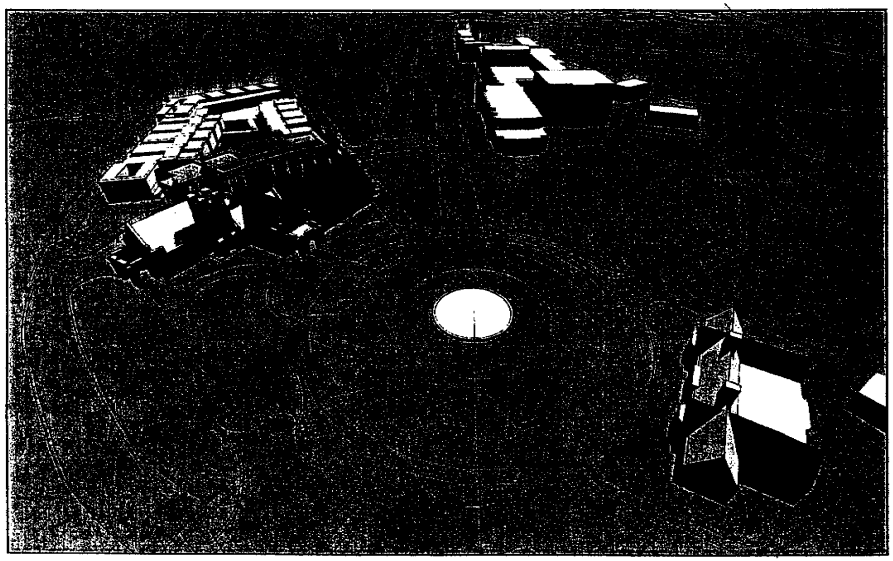
A2.3



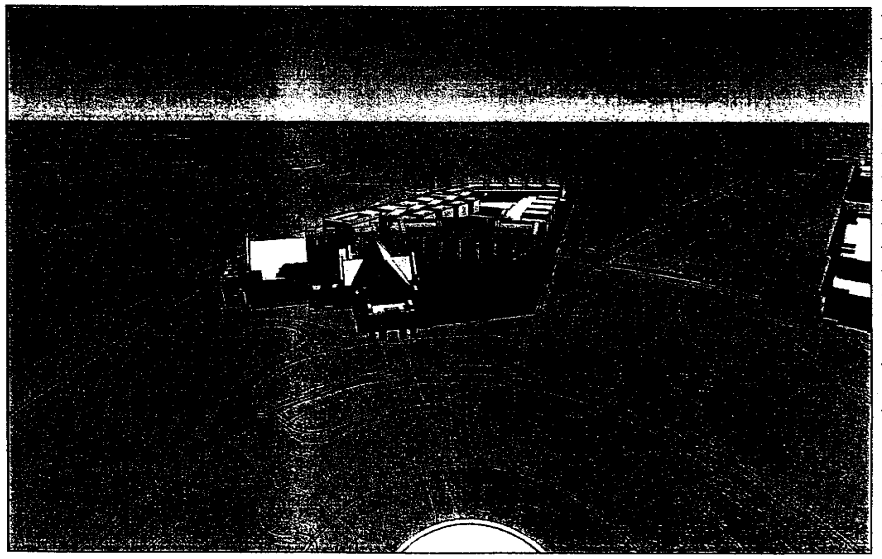
4 A3.1 AERIAL RENDERING SOUTH-WEST TOWARD SITE



3 A3.1 AERIAL RENDERING NORTH TOWARD SITE



2 A3.1 AERIAL RENDERING EAST TOWARD SITE



1 A3.1 AERIAL RENDERING NORTH-EAST TOWARD SITE

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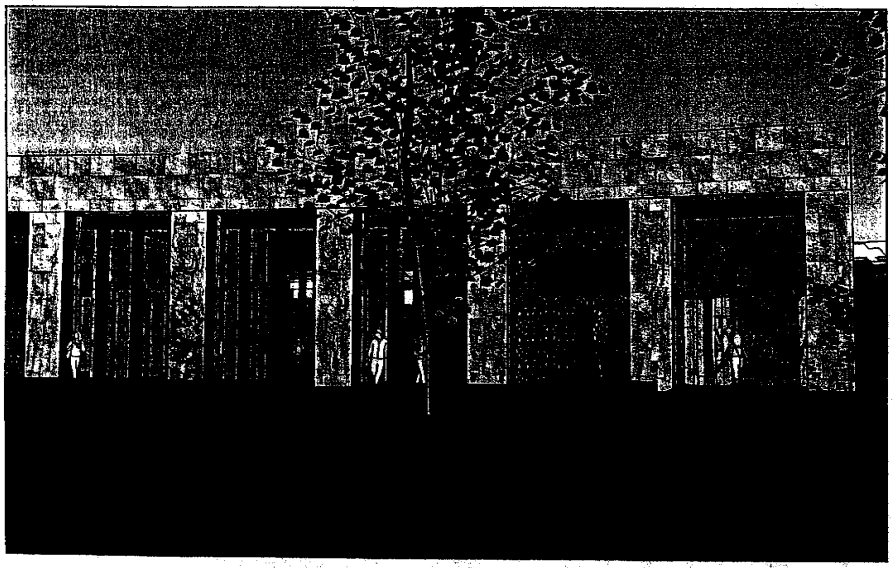
SHEET:

RENDERINGS

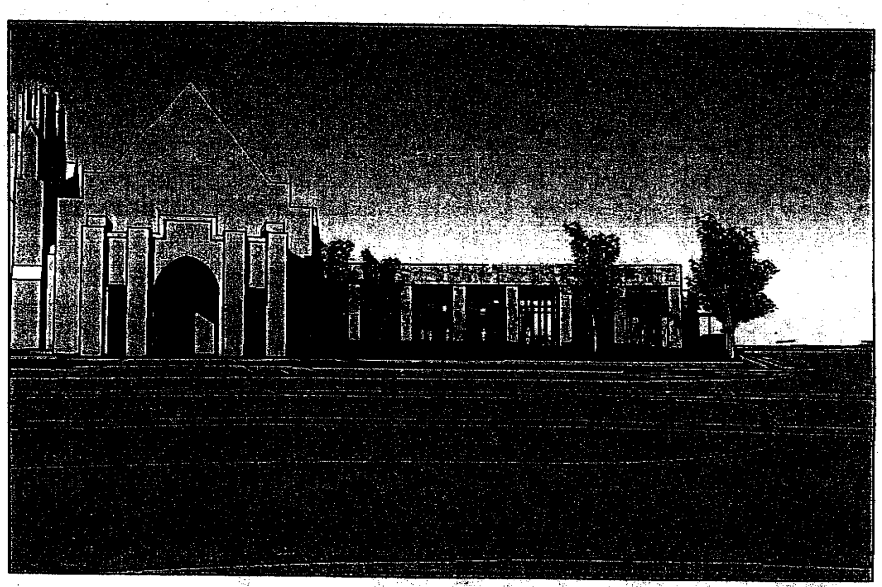
A3.1

8 A3.2 PERSPECTIVE RENDERING SOUTH EAST LOGGIA CLOSE-UP

7 A3.2 PERSPECTIVE RENDERING SOUTH-WEST FACADE



6 A3.2 PERSPECTIVE RENDERING SOUTH-EAST ENTRANCE



5 A3.2 PERSPECTIVE RENDERING SOUTH-WEST FACADE

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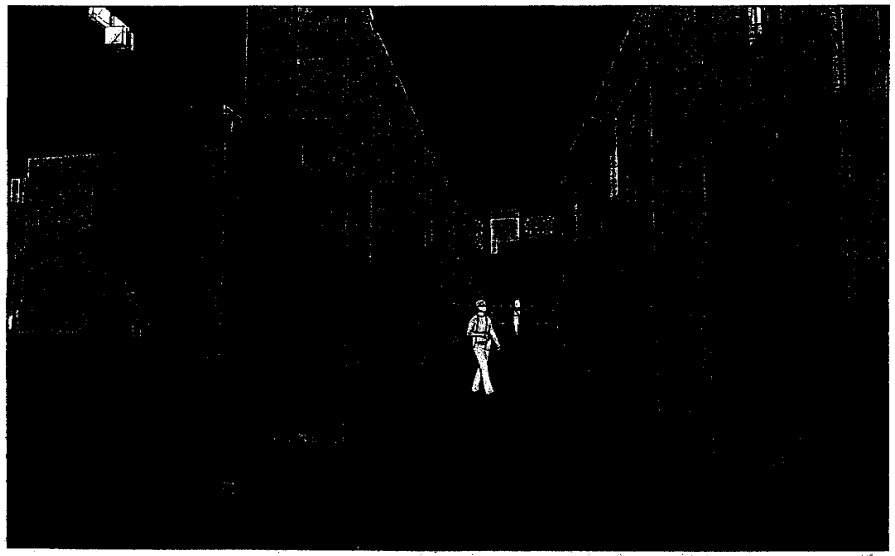
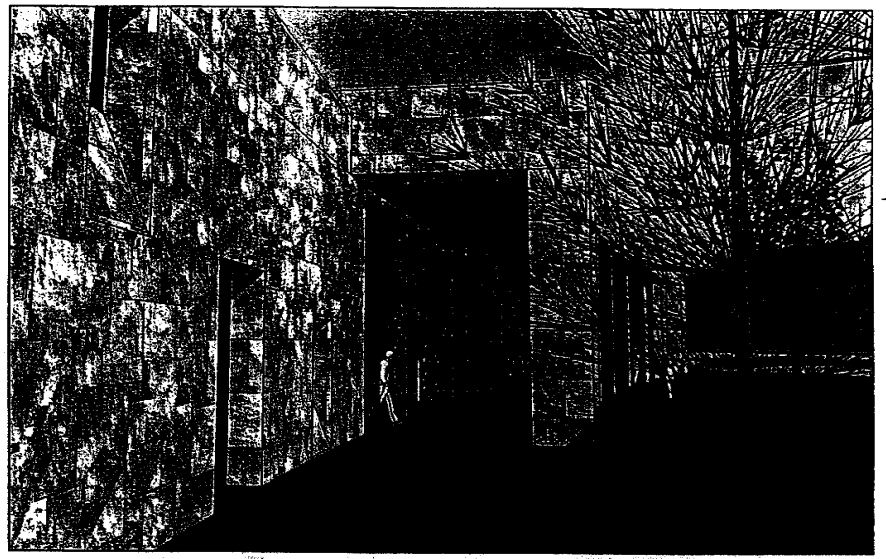
RENDERINGS

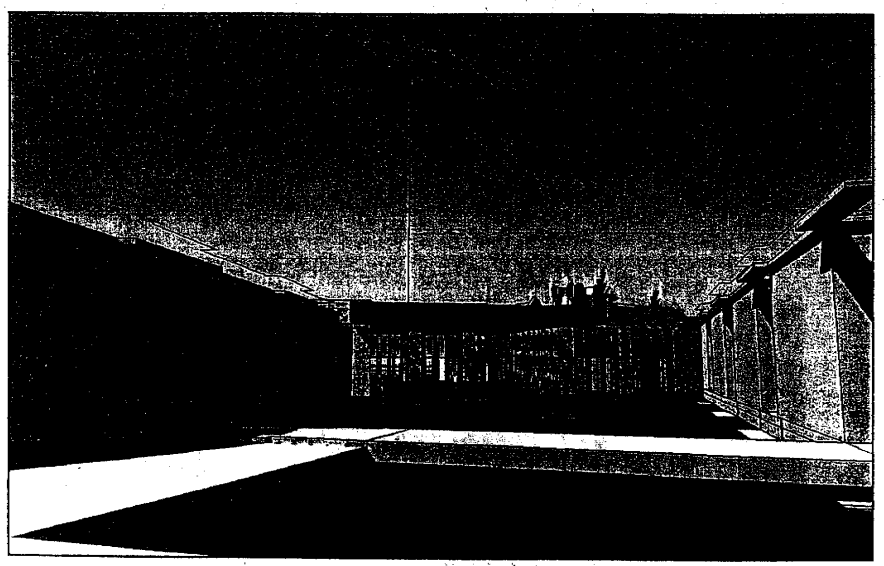
A3.2



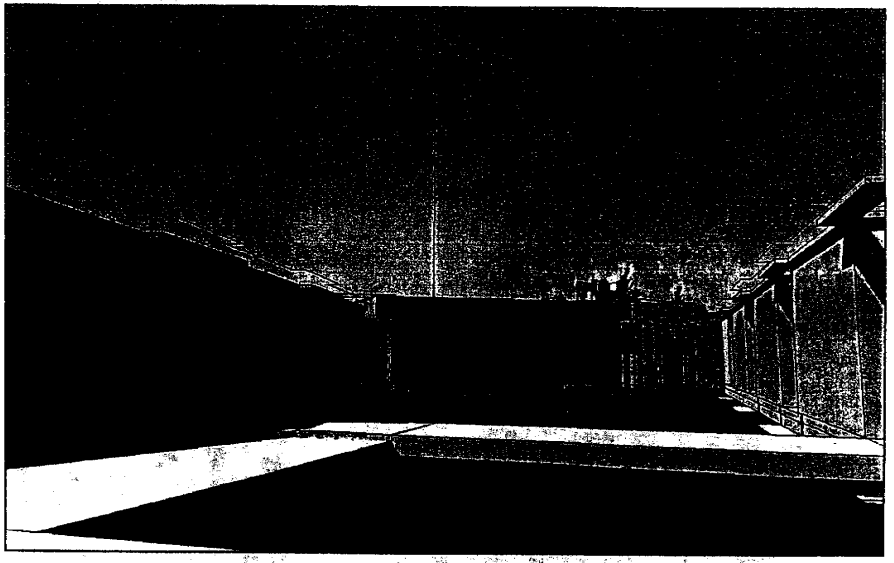
12 A3.3 INTERIOR RENDERING LOGGIA - VIEW SOUTH-EAST



11 A3.3 PERSPECTIVE RENDERING NORTH-WEST ENTRANCE



10 A3.3 PERSPECTIVE RENDERING NORTH-EAST FACADE-OPEN



9 A3.3 PERSPECTIVE RENDERING NORTH-EAST FACADE-CLOSED

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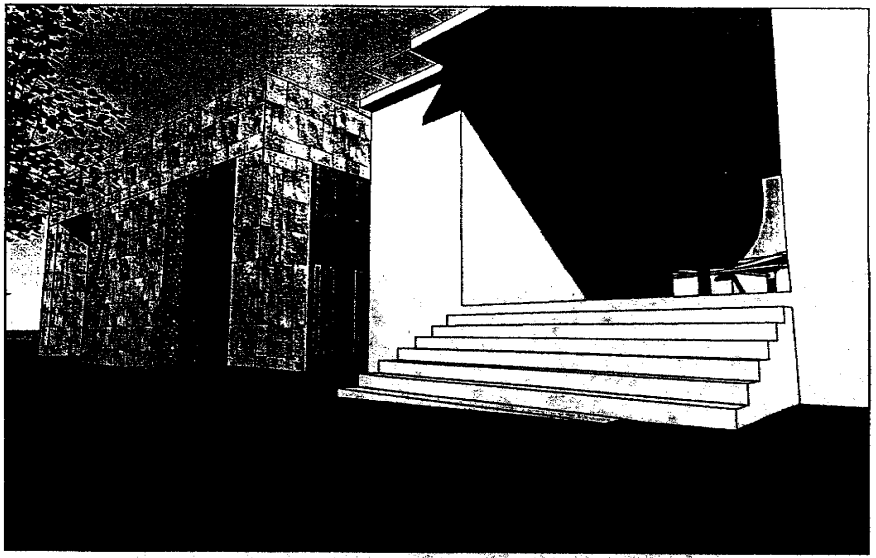
SHEET:

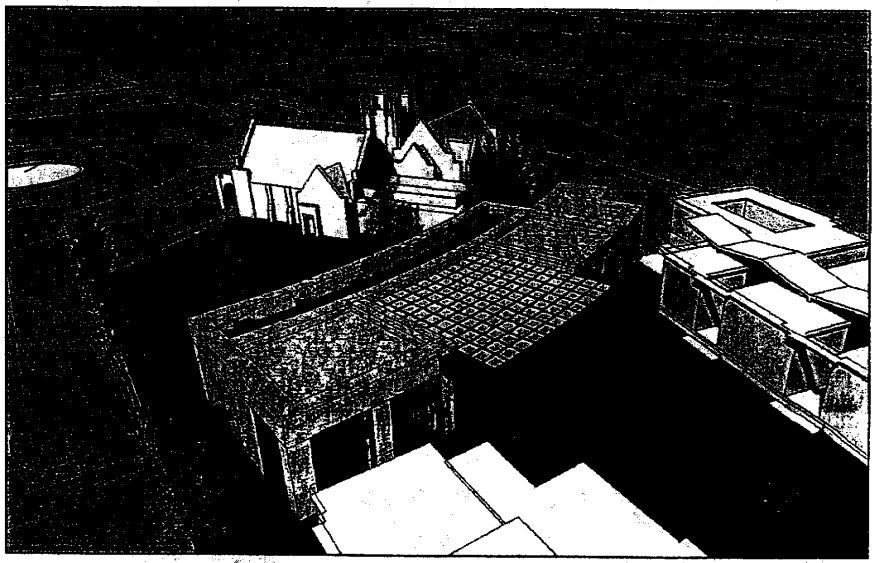
RENDERINGS

A3.3



21 A3.5 PERSPECTIVE RENDERING CHAPEL - FUNERAL HOME AT (E) OGM II

20 A3.5 PERSPECTIVE RENDERING CHAPEL - FUNERAL HOME AT (E) OGM II



19 A3.5 INTERIOR RENDERING CHAPEL - VIEW SOUTH-EAST

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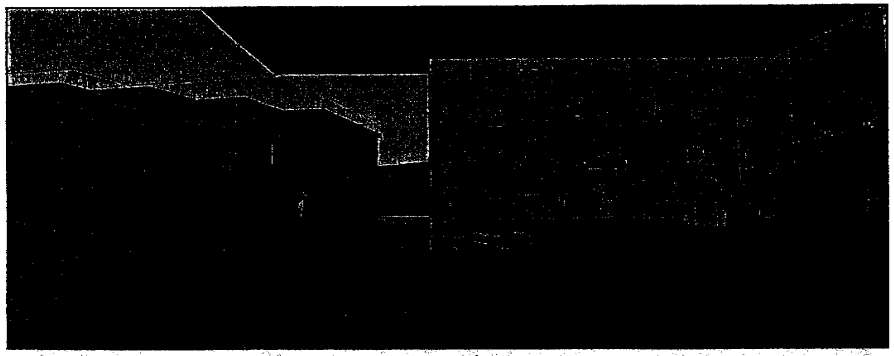
JOB: 1007

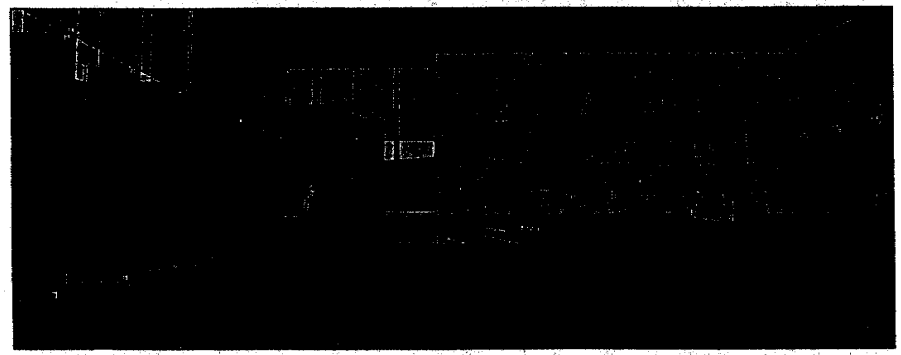
SHEET:

RENDERINGS

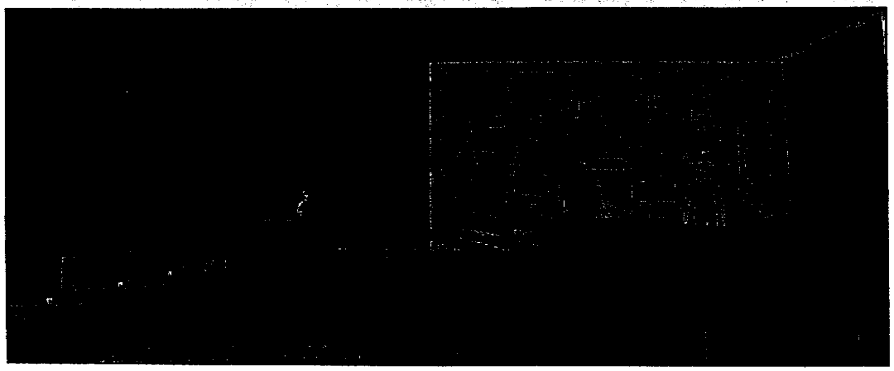
A3.5



18 A3.4 INTERIOR RENDERING CHAPEL - FULLY OPEN



17 A3.4 INTERIOR RENDERING CHAPEL - DOOR OPEN



16 A3.4 INTERIOR RENDERING CHAPEL - CURTAIN DRAWN

15 A3.4 PERSPECTIVE RENDERING - NORTH-EAST FACADE - FULLY OPEN

14 A3.4 PERSPECTIVE RENDERING - NORTH-EAST FACADE - DOORS OPEN

13 A3.4 PERSPECTIVE RENDERING - NORTH-EAST FACADE - CURTAIN DRAWN

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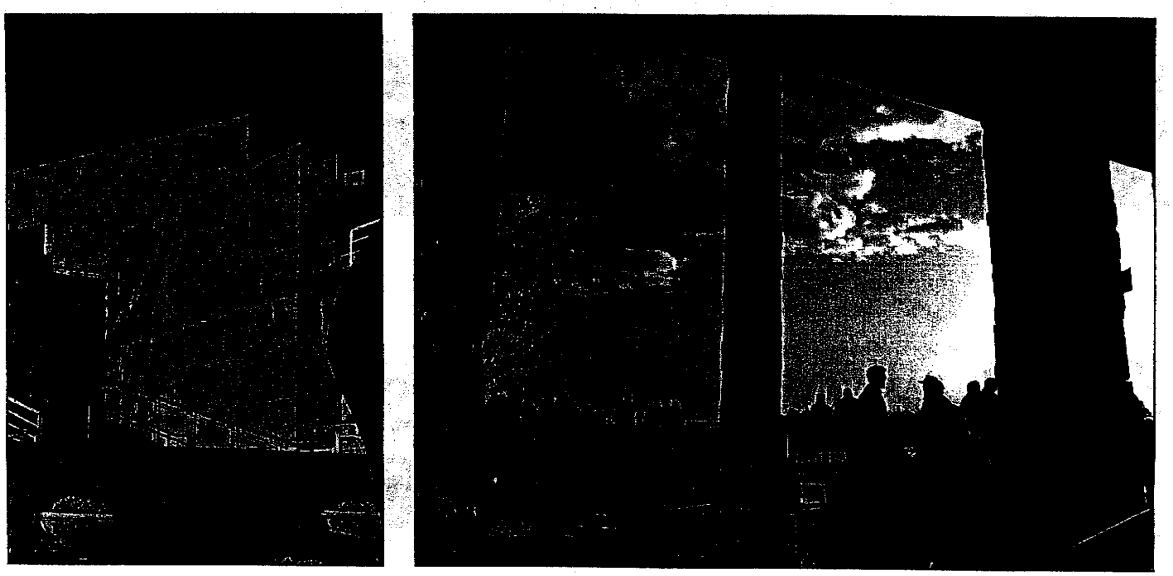
JOB: 1007

SHEET:

RENDERINGS

A3.4



1 / A3.6 STONE CLADDING - SAMPLE (Installations for Reference Only)
GETTY MUSEUM, LOS ANGELES, CA

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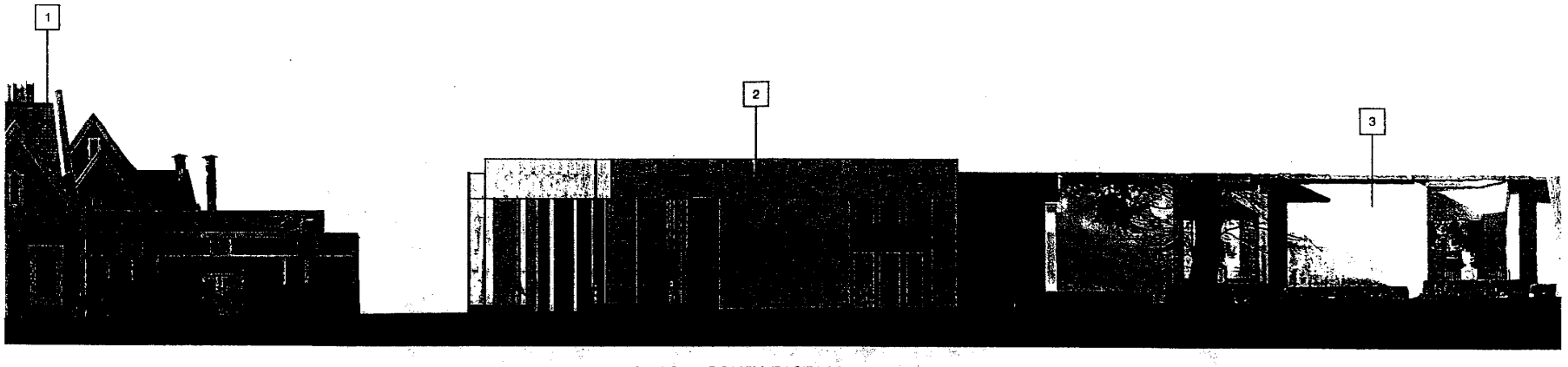
SHEET:

MATERIALS

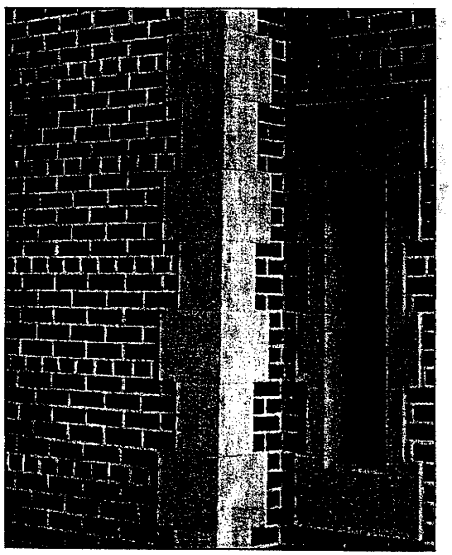
A3.8



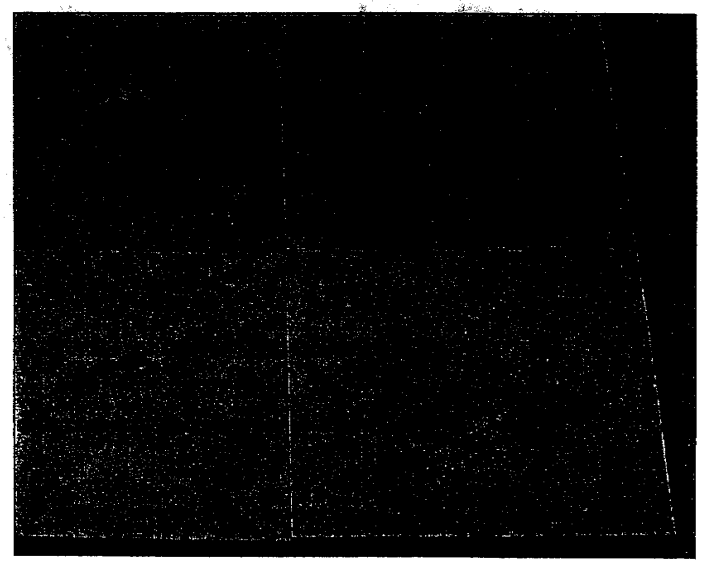
PROPOSED SOUTH-EAST ELEVATION

SCALE: 1/16"=1'-0" @ 11X17 1/8"=1'-0" @ 24X36

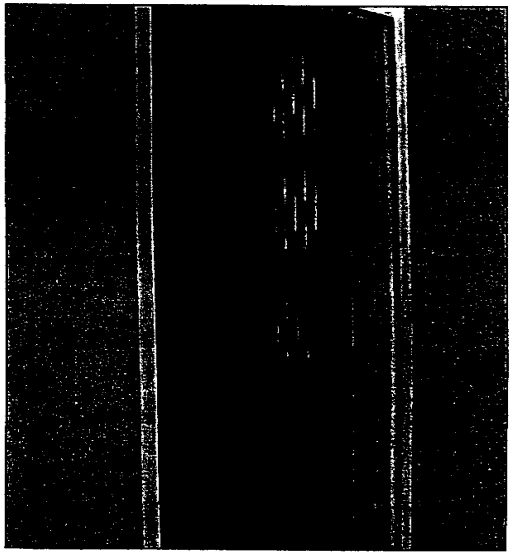
0 4 8 32



1 TOWER & GOTHIC CHAPEL
RED BRICK & PRECAST STONE WORK



2 PROPOSED FUNERAL HOME
SPLIT FACE STONE



3 OUTSIDE GARDEN MAUSALEUMS I &II
EXTERIOR CEMENT PLASTER WITH FAUX GRANITE FINISH

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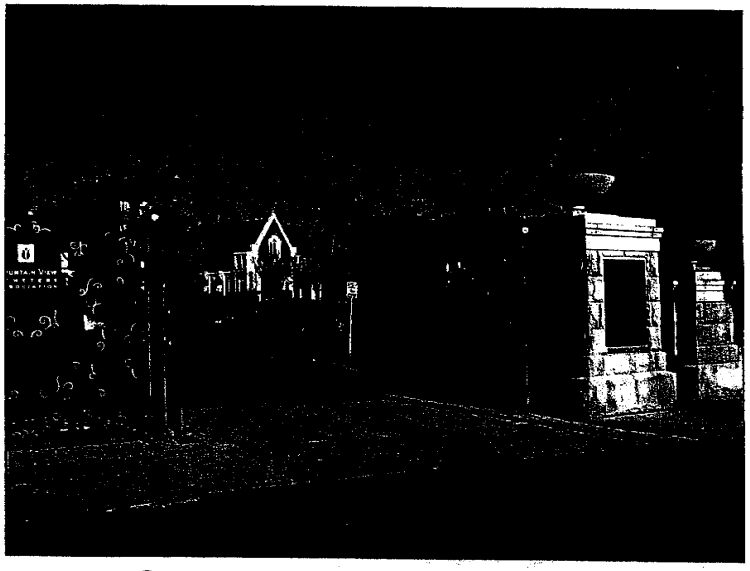
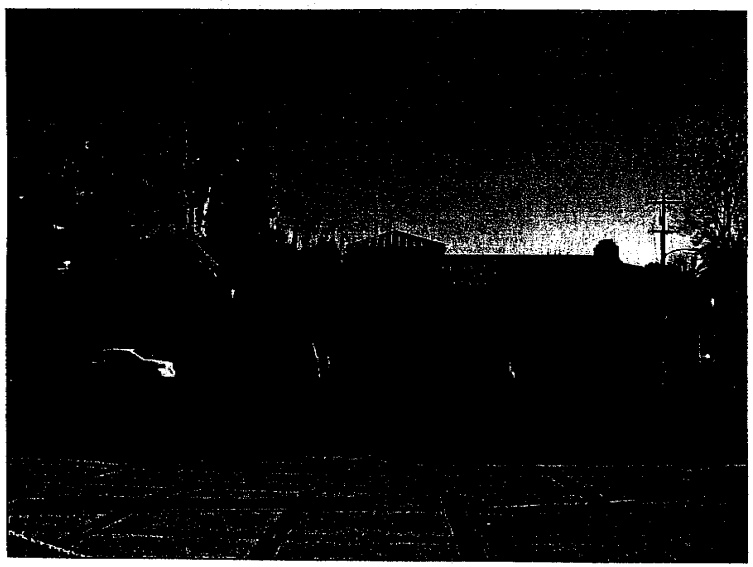
MATERIALS BOARD

A3.9

4 / A5.1 MAIN OFFICES-NORTH ELEVATION



3 / A5.1 VIEW TOWARD SITE FROM ENTRY GATE



2 / A5.1 4490 & 4498 PIEDMONT AVENUE

1 / A5.1 CHAPEL OF THE CHIMES
4499 PIEDMONT AVENUE

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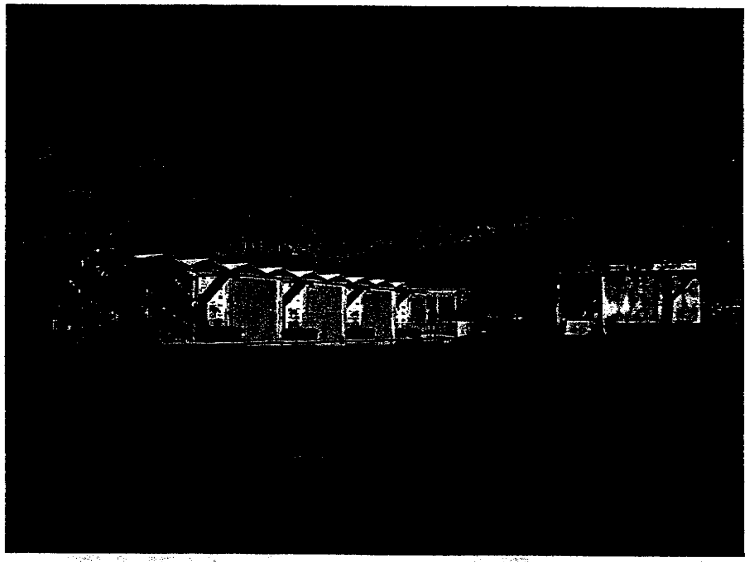
EXISTING SITE PHOTOGRAPHS

A5.1

8 A5.2 OGM II - SOUTH ELEVATION



7 A5.2 OGM II - WEST ELEVATION

6 A5.2 MAIN MAUSULEUM-NORTH ELEVATION

5 A5.2 MAIN MAUSULEUM-WEST ELEVATION

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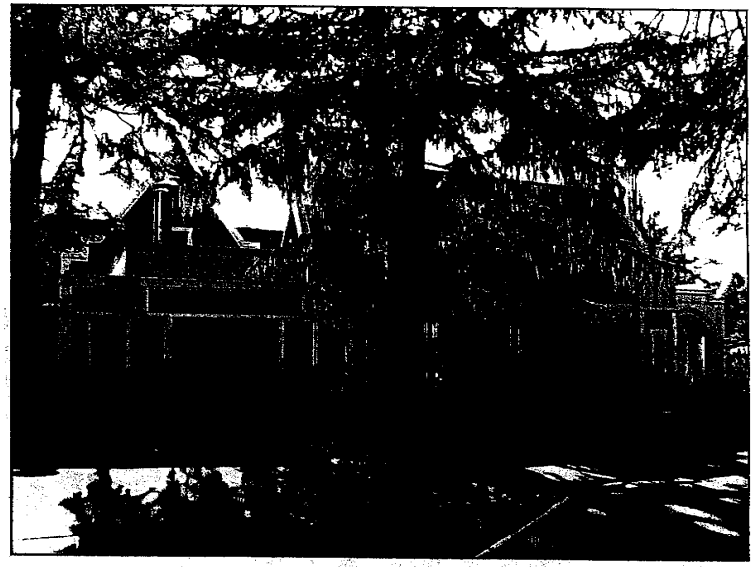
EXISTING SITE PHOTOGRAPHS

A5.2

12 A5.3 TOWER CHAPEL-NORTH ELEVATION



11 A5.3 CREMATORIUM & TOWER CHAPEL-WEST ELEVATION

10 A5.3 GOTHIC CHAPEL-SOUTH ELEVATION

9 A5.3 GOTHIC CHAPEL-WEST ELEVATION

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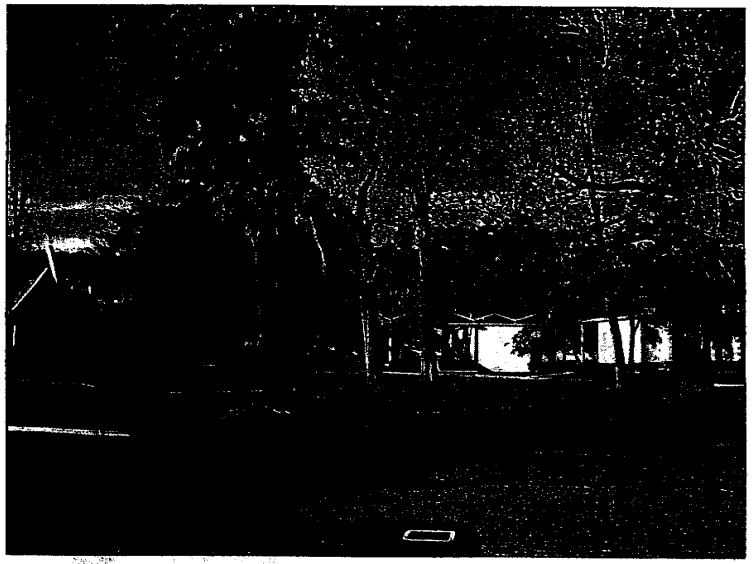
EXISTING SITE PHOTOGRAPHS

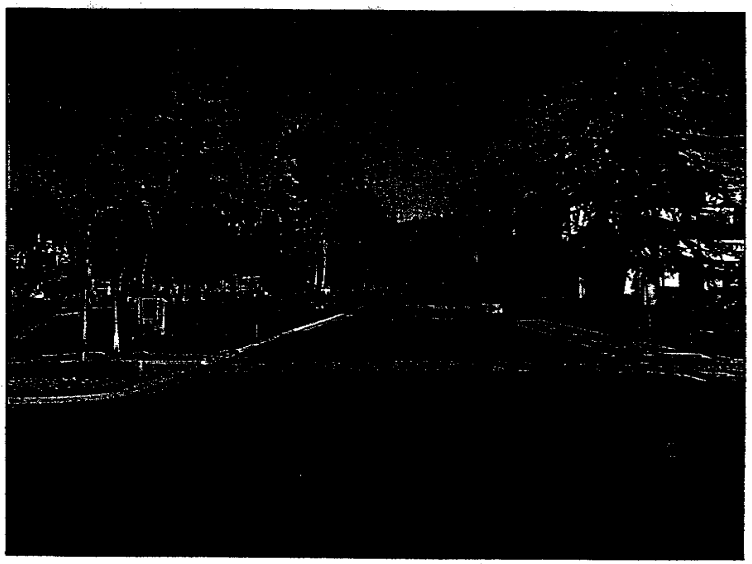
A5.3

16 A5.4 VIEW WEST TOWARD SITE FROM SIDE ROAD



15 A5.4 VIEW NORTH TOWARD SITE FROM MAIN ROAD

14 A5.4 VIEW EAST TOWARD SITE FROM CIRCLE



13 A5.4 VIEW EAST UP MAIN ROAD FROM CIRCLE

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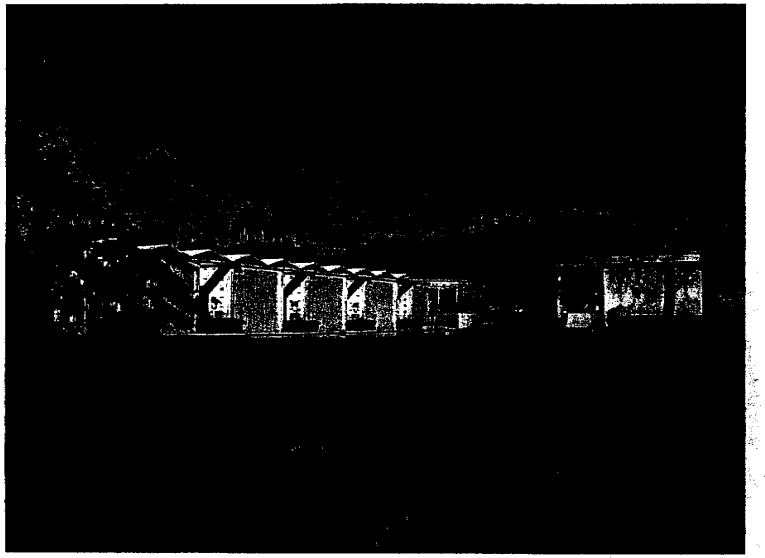
JOB: 1007

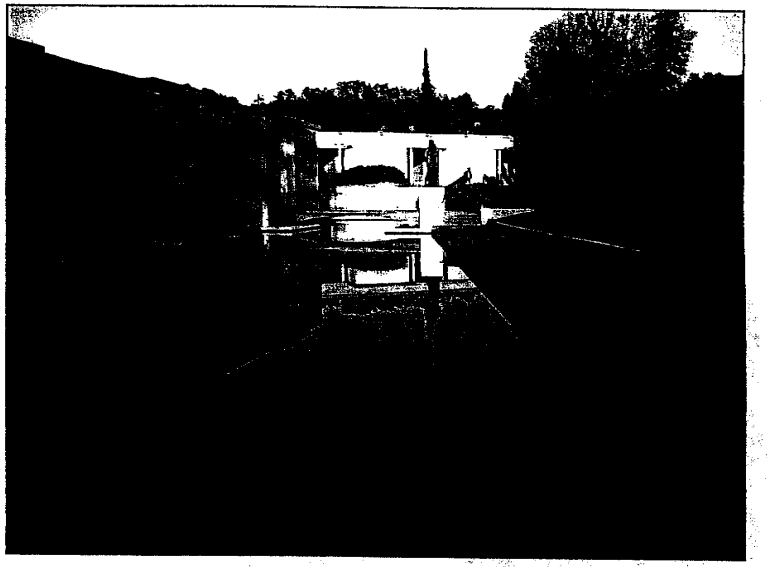
SHEET:

EXISTING SITE PHOTOGRAPHS

A5.4

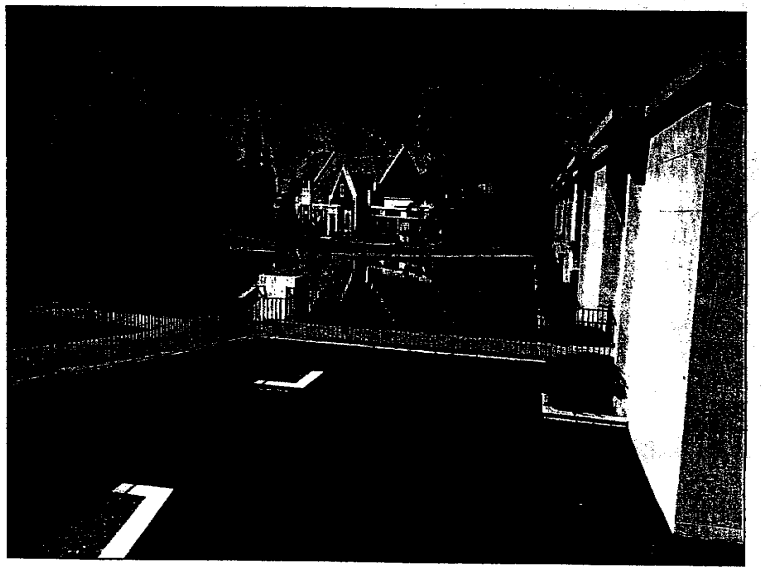


20 A5.5 VIEW NORTH TOWARD SITE FROM LAWN



19 A5.5 VIEW NORTH FROM SITE TOWARD OGM II

18 A5.5 VIEW WEST TOWARD SITE



17 A5.5 VIEW SOUTH TOWARD SITE FROM OGM II

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Tel: 510.649.1414
www.TrachtenbergArch.com

Funeral Home at Mountain View Cemetery

5000 Piedmont Avenue
Oakland, CA

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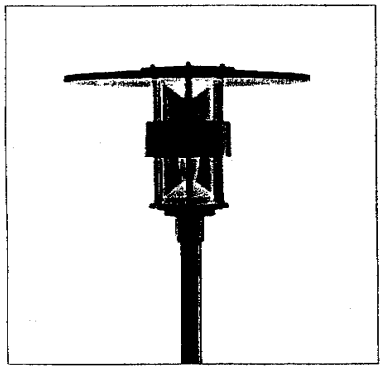
JOB: 1007

SHEET:

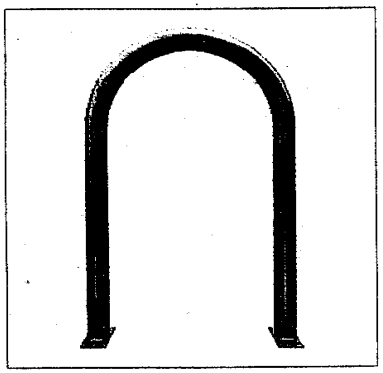
EXISTING SITE PHOTOGRAPHS

A5.5

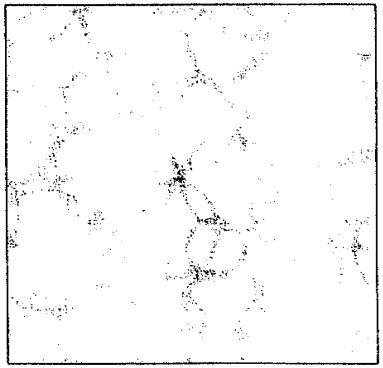
5 SIGNAGE



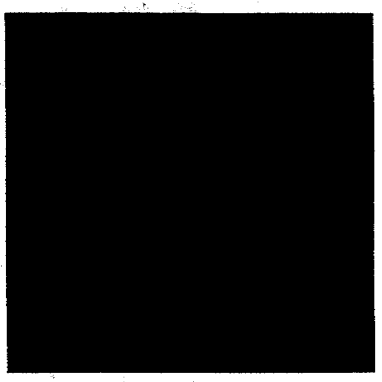
9 SITE LIGHTING - POSTS
LOUIS POULSEN - ALBERTSLUND MAXI POST (DARK GRAY)



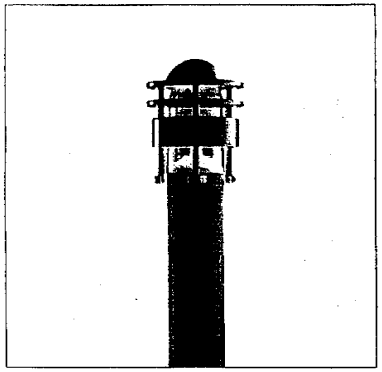
7 BIKE RACK
DERO - HOOP RACK HD



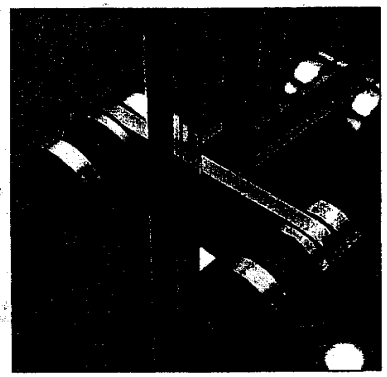
4 PATTERNED ETCHED GLASS
(AT INTERIOR ONLY)



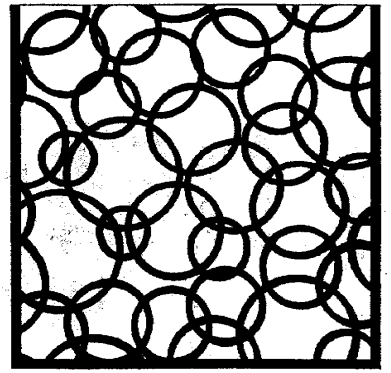
2 BRONZE



8 SITE LIGHTING - BOLLARDS
LOUIS POULSEN - ALBERTSLUND BOLLARD (DARK GRAY)



6 FRAMELESS GLAZING & HARDWARE



3 WATER-JET CUT BRONZE SHUTTERS

1 SPLIT FACE STONE

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JOB: 1007

SHEET:

MATERIALS PALETTE, PRODUCTS & SIGNAGE

A7.1

GENERAL NOTES

1. THE CONTRACTOR SHALL EXECUTE THE WORK OF THIS PROJECT IN FULL COMPLIANCE WITH THE FOLLOWING CODE EDITIONS: 2010 CBC,2010 CRC, 2010 CMC, 2010 CPC, 2010 CEC, 2010 TITLE 24 ENERGY STANDARDS AND THE 2010 CA GREEN BUILDING STANDARDS CODE, AS AMENDED BY THE CITY OF OAKLAND. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE REGULATIONS, LAWS, ORDINANCES AND ORDERS BY ANY PUBLIC AUTHORITY HAVING JURISDICTION OVER THE PROJECT. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT IN A TIMELY FASHION ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF APPLICABLE CODES AND THE DRAWINGS OF WHICH THE CONTRACTOR IS OR BECOMES AWARE.

2. THE CONTRACTOR SHALL STUDY THE CONTRACT DOCUMENTS AND REPORT TO THE ARCHITECT IN WRITING ALL INCONSISTENCIES AND OMISSIONS HE FINDS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING CONDITIONS OF THE SITE AND PROJECT PRIOR TO COMMENCING WORK. IF THE CONTRACTOR PROCEEDS WITH ANY OF THE WORK WITHOUT INSTRUCTIONS OF THE ARCHITECT, WHERE SUCH INSTRUCTIONS ARE REQUIRED BY THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL MAKE GOOD AT HIS OWN COST ANY RESULTING ERROR, DAMAGE, OR DEFECTS.

3. WRITTEN DIMENSIONS OR DRAWINGS SHALL TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS. CONTRACTOR SHALL NOT SCALE DRAWINGS. IF A DIMENSION(S) HAS BEEN OMITTED THE CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE ARCHITECT IN A TIMELY FASHION.

4. CONTRACTOR SHALL VERIFY DIMENSIONS AND DETAILS OF ALL PROJECT COMPONENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION CLEARANCES OF ALL ITEMS, INCLUDING BUT NOT LIMITED TO MECHANICAL AND ELECTRICAL EQUIPMENT, AND CABINET WORK, TO BE INSTALLED IN THE PROJECT.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTION PROGRAMS IN CONNECTION WITH WORK, AND FOR MAINTAINING APPROPRIATE INSURANCE TO PROTECT THE CONTRACTOR, THE OWNER, AND THE ARCHITECT.

6. CONTRACTOR SHALL PROTECT THE ADJACENT PROPERTY, THE PUBLIC AND SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY DUE TO HIS NEGLECT.

7. THE ARCHITECT WILL ASSIST THE OWNER IN SUBMITTING PLANS TO THE DEPARTMENT OF BUILDINGS FOR BUILDING PERMIT. APPLICATION. ARCHITECT WILL ANSWER BUILDING DEPARTMENT PLAN CHECK COMMENTS AND RE SUBMIT AS REQUIRED. THE OWNER WILL SECURE AND PAY FOR THIS BUILDING PERMIT. CONTRACTOR WILL PAY FOR ALL OTHER PERMITS (INCLUDING ANY REQUIRED SIDEWALK SHED PERMITS), PARKING OR DUMPSTER PERMITS), LICENSES, INSPECTIONS AND THE LIKE REQUIRED TO EFFECT THE WORK OF THE CONTRACT DOCUMENTS THROUGH RECEIPT OF A CERTIFICATE OF OCCUPANCY.

8. CONTRACTOR SHALL CONSULT WITH REPRESENTATIVES OF APPLICABLE UTILITIES, INCLUDING BUT NOT LIMITED TO GAS, WATER, POWER, SEWER, TELEPHONE, AND CABLE TELEVISION, DETERMINE EXACT LOCATIONS AND AVAILABILITY OF UTILITIES, AND DETERMINE CONDITION OF EXISTING SERVICE PRIOR TO COMMENCING WORK. CONTRACTOR SHALL ADVISE ARCHITECT AND OWNER OF UNANTICIPATED CHANGES TO THE EXISTING SERVICES REQUIRED FOR THE SUCCESSFUL COMPLETION AND OPERATION OF THE PROJECT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

9. CONTRACTOR SHALL ERECT AND MAINTAIN TEMPORARY BARRICADES AND DUST PROOF PARTITIONS AS NEEDED FOR PROTECTION AGAINST NUISANCE AND ACCIDENT, AND SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF HIS WORK AND THE OWNER'S PROPERTY FROM DAMAGE OR LOSS ARISING IN CONNECTION WITH THE WORK OF THIS PROJECT.

10. IMPROVEMENTS ON THE SITE, WORK IN PROGRESS, STORED MATERIALS ON PROPERTY SHALL BE PROTECTED BY THE CONTRACTOR FROM DAMAGE ARISING FROM THIS WORK AND FROM NORMAL USE OF THE SITE DURING THE COURSE OF THE WORK WHETHER BY THIS CONTRACTOR OR ANY OTHER PARTY. ALL ITEMS DAMAGED DUE TO INSUFFICIENT PROTECTION SHALL BE FULLY RESTORED TO THEIR PRIOR CONDITION BY THE CONTRACTOR AT NO COST TO THE OWNER.

11. PARTITION DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. OTHER COMPONENTS ARE DIMENSIONED TO DIMENSION POINTS SHOWN ON DETAILS, OR AS NOTED ON THE DRAWINGS.

12. NO PART OF THE STRUCTURE SHALL BE OVERLOADED BEYOND ITS SAFE CARRYING CAPACITY BY THE PLACING OF MATERIALS, EQUIPMENT, TOOLS, MACHINERY OR ANY OTHER ITEMS DURING THE COURSE OF THE CONTRACTOR'S WORK.

13. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN HIS AND THE SURROUNDING AREA, REMOVE ALL WASTE MATERIALS AND RUBBISH FROM THE PROJECT AS WELL AS HIS OR HER TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIALS. THE CONTRACTOR SHALL REMOVE PUTTY AND PAINT FROM ALL GLASS SURFACES, AND WASH AND POLISH SAME; REMOVE ALL LABELS, TAGS, GREASE, DIRT, STAINS, ETC. AND CLEAN ALL FIXTURES AND EQUIPMENT TO THE EXTENT OF RESTORING THEM TO THE ORIGINAL FINISH.

14. THE CONTRACTOR SHALL MAINTAIN A CURRENT COPY OF THE UBC ON SITE.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE, CONSTRUCTION IN PROGRESS, AND STORED MATERIALS AND EQUIPMENT, WHETHER ON- OR OFF-SITE.

16. THE OWNER SHALL PAY FOR TESTING OF ANY MATERIALS DISCOVERED ON THE SITE BY THE ARCHITECT, OWNER OR CONTRACTOR SUSPECTED OF CONTAINING TOXIC SUBSTANCES REQUIRING SPECIAL REMOVAL OR DISPOSAL. CHANGES TO THE CONTRACT RESULTING FROM THE DISCOVERY, TESTING, OR REMOVAL OF SUCH MATERIALS (IF ANY) SHALL BE EFFECTED BY A CHANGE ORDER.

17. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ANY AND ALL WORK PROVIDED BY ANY AND ALL SUBCONTRACTORS. GENERAL NOTES THAT REFER TO "CONTRACTOR" INCLUDE ALL WORK PROVIDED BY SUBCONTRACTORS. CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS AND CONDITIONS IN FIELD PRIOR TO THE START OF PROJECT AT APPROPRIATE TIMES DURING THE COURSE OF CONSTRUCTION BEFORE RELATED PROJECT PHASES.

18. EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN HIS RESPECTIVE FIELD AND SHALL, PRIOR TO THE SUBMISSION OF HIS BID AND THE PERFORMANCE OF WORK, NOTIFY THE CONTRACTOR OF ANY WORK CALLED OUT IN THE CONSTRUCTION DOCUMENTS WHICH CANNOT BE EXECUTED AS INDICATED OR CANNOT BE FULLY GUARANTEED. THE CONTRACTOR WILL THEN NOTIFY THE OWNER AND ARCHITECT PRIOR TO ACCEPTANCE OF SUBCONTRACTOR'S BID.

19. THE ARCHITECT HAS MADE THE ASSUMPTION THAT EXISTING CONCEALED CONDITIONS ARE STANDARD. THE CONTRACTOR WILL BE EXPECTED TO PERFORM THE NECESSARY WORK TO COMPLETE THE INDICATED CONSTRUCTION. IN THE EVENT THAT DEMOLITION REVEALS UNEXPECTED CONDITIONS, THE CONTRACTOR MUST INFORM THE OWNER AND ARCHITECT OF ANTICIPATED CHANGE ORDERS IN ADVANCE.

20. CONTRACTOR IS TO PROVIDE SAMPLES OF REQUESTED SUBMITTALS AND OF ALL PROPOSED MATERIAL SUBSTITUTIONS TO THE ARCHITECT FOR REVIEW. THE ARCHITECT WILL REQUIRE FIVE WORKING DAYS FOR REVIEW OF ALL SUBMITTALS INCLUDING SHOP DRAWINGS. SHOP DRAWINGS AND MATERIALS TO THE ARCHITECT WILL HAVE BEEN REVIEWED AND APPROVED BY THE CONTRACTOR. BY SUBMITTING SHOP DRAWINGS AND SUBMITTALS TO THE ARCHITECT, THE CONTRACTOR REPRESENTS THAT THE CONTRACTOR HAS DETERMINED AND VERIFIED MATERIAL, FIELD MEASUREMENTS, AND FIELD CONSTRUCTION RELATED THERETO, AND HAS CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND OF THE CONTRACT DOCUMENTS. THE ARCHITECT'S REVIEW OF SUBMITTALS AND SHOP DRAWINGS IS FOR CONFIRMATION OF DESIGN INTENT ONLY.

21. THESE CONTRACT DOCUMENTS INTEND TO DESCRIBE A FINISHED PROJECT READY FOR LEGAL USE.

22. ANY CHANGE, MODIFICATION OR INTERPRETATION OF THE SCOPE OR REQUIREMENTS OF THESE DOCUMENTS, UNDERTAKEN WITHOUT CONSULTATION WITH THE ARCHITECT (AND ANY UNFORESEEN CONDITIONS RESULTING THEREFROM) SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR AS THE CASE MAY BE. AS STIPULATED IN THE OWNER/ARCHITECT AGREEMENT, TRACHTENBERG ARCHITECTS SHALL BE HELD HARMLESS FROM ANY CLAIMS RESULTING FROM SUCH ACTIVITY.

ABBREVIATIONS

@	AND	JT.	JOINT
∠	ANGLE		
@	AT	LAM.	LAMINATE
℄	CENTER LINE	LT.	LIGHT
#	POUND OR NUMBER		
¢	PENNY	MB.	MACHINE BOLT
		MAX.	MAXIMUM
ACOUS.	ACOUSTIC	MECH.	MECHANICAL
ADJ.	ADJUSTABLE	MEMB.	MEMBRANE
APPROX.	APPROXIMATE	MET./MTL.	METAL
A.F.F.	ABOVE FINISH FLOOR	MFR.	MANUFACTURER
ALT.	ALTERNATE	MIN.	MINIMUM
ALUM.	ALUMINUM	MISC.	MISCELLANEOUS
A.B.	ANCHOR BOLT	M.O.	MASONRY OPENING
		MTD.	MOUNTED
BD.	BOARD	MULL.	MULLION
BITUM.	BITUMINOUS		
BLDG.	BUILDING	(N)	NEW
BLK.	BLOCK	N	NORTH
BLKG.	BLOCKING	N.I.C.	NOT IN CONTRACT
B.O.T.	BOTTOM OF TRUSS	NO.	NUMBER
BKR	BACKER ROD AND SEALANT	N.T.S.	NOT TO SCALE
CLG.	CEILING	OV	OVER
C.T.	CERAMIC TILE	O.C.	ON CENTER
CLKG.	CAULKING	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
CLR.	CLEAR		
CONC.	CONCRETE		
CONN.	CONNECTION	P. LAM.	PLASTIC LAMINATE
CONSTR.	CONSTRUCTION	PLYWD.	PLYWOOD
C.J.	CONTROL JOINT	P.T.	PRESSURE-TREATED
CONT.	CONTINUOUS	PTD.	PAINTED
CTSK.	COUNTERSINK	PTN.	PARTITION
CMU	CONCRETE MASONRY UNIT		
		Q.T.	QUARRY TILE
D	DEPTH		
DBL.	DOUBLE	R.	RISER
DET./DTL.	DETAIL	RAD.	RADIUS
D.F.	DOUGLAS FIR	REF.	REFRIGERATOR
DIA.	DIAMETER	REINFD.	REINFORCED
DIM.	DIMENSION	REQ.	REQUIRED
DN.	DOWN	RESIL.	RESILIENT
DWG.	DRAWING	RM.	ROOM
		R.O.	ROUGH OPENING
EA.	EACH	RWD	REDWOOD
ELEC.	ELECTRICAL	RWL.	RAINWATER LEADER
ELEV.	ELEVATION		
E.P.	ELECTRICAL PANEL	SQ. FT.	SQUARE FEET
EQ	EQUAL	SHT.	SHEET
(E)	EXISTING	SQ. IN.	SQUARE INCH
EXP. JT.	EXPANSION JOINT	SIM.	SIMILAR
EXT.	EXTERIOR	S.L.D.	SEE LANDSCAPE DRAWING
		S.M.D.	SEE MECHANICAL DRAWING
F.D.	FLOOR DRAIN	SPEC.	SPECIFICATIONS
F.E.	FIRE EXTINGUISHER	SQ.	SQUARE
F.F.	FINISH FLOOR	S.S.	STAINLESS STEEL
F.F.E.	FINISH FLOOR ELEVATION	STD.	STANDARD
FIN.	FINISH	STL.	STEEL
FL.	FLOOR	STOR.	STORAGE
F.O.C.	FACE OF CONCRETE	S.S.D.	SEE STRUCTURAL DRAWING
F.O.F.	FACE OF FINISH		
F.O.M.	FACE OF MASONRY	TEL.	TELEPHONE
F.O.S.	FACE OF STUD	T&G	TONGUE AND GROOVE
F.O.W.	FACE OF WEATHERING	T.	TREAD
FT.	FOOT	THK.	THICK
FTG.	FOOTING	TYP.	TYPICAL
FURR.	FURRING	T.O.	TOP OF
		T.O.C.	TOP OF CONCRETE
GA.	GAUGE	T.O.O.	TOP OF OUTRIGGER
G.C.	GENERAL CONTRACTOR	T.O.P.	TOP OF PLATE
GL.	GLASS	T.O.S.	TOP OF SLAB
GSM	GALVANIZED SHEET METAL	T.O.T.	TOP OF TRUSS
GYP. BD./ GWB.	GYPSUM WALL BOARD	U.O.N.	UNLESS OTHERWISE NOTED
H	HEIGHT	VERT.	VERTICAL
H.B.	HOSE BIB	V.I.F.	VERIFY IN FIELD
H.C.	HOLLOW CORE	V.G.	VERTICAL GRAIN
HDWD.	HARDWOOD		
HDWR.	HARDWARE	W	WIDTH
HORIZ.	HORIZONTAL	W/	WITH
HR.	HOUR	WD.	WOOD
HW	HARDWOOD	WDW	WINDOW
IN.	INCH	W/O	WITHOUT
INTRL.	INTERMEDIATE	WP	WATERPROOF
INSUL.	INSULATION	WRC	WESTERN RED CEDAR
INT.	INTERIOR		

SYMBOL LEGEND

- ALIGN FINISH FACES
- ELEVATION/CONTROL POINT
- REVISION NUMBER
- REVISION
- WALL CONSTRUCTION TYPE
- WINDOW — SEE WINDOW SCHEDULE
- DOOR — SEE DOOR SCHEDULE
- ROOM NUMBER — SEE FINISH SCHEDULE
- DETAIL NUMBER / SHEET NUMBER — DETAIL
- ELEVATION/SECTION NUMBER / SHEET NUMBER — ELEVATION/SECTION
- INTERIOR ELEVATION NUMBER / SHEET NUMBER — INTERIOR ELEVATION
- REFERENCE GRID — SHEET OF DRAWING
- REFERENCE GRID — WALL/GRID SHEET/LINE

PROJECT DIRECTORY

OWNER:
Joel Lindhorst, General Manager & CFO
Mountain View Cemetery
5000 Piedmont Avenue
Oakland, CA

ARCHITECT:
David Trachtenberg
Trachtenberg Architects
2421 Fourth Street
Berkeley, CA 94710
(510) 649-1414 x 12
www.trachtenbergarch.com

LANDSCAPE ARCHITECT:
Jon Pastos
SWA Group
88 New Montgomery Street
Suite 400
San Francisco, CA 94105
(415) 896-5775
www.swagroup.com

PROJECT DESCRIPTION

PROJECT ADDRESS: 5000 Piedmont Avenue (APN: 48A-7002-3-2)

SCOPE OF WORK:
CONSTRUCTION OF NEW FUNERAL HOME.

ZONING CODE ANALYSIS
(BASED ON THE OAKLAND MUNICIPAL ZONING CODE)

ZONING: RD-1 (URBAN OPEN SPACE OVERLAY)

USE: CEMETERY & FUNERAL HOME

LOT AREA & FAR/FAR (TABLE 17.16.06)
LOT AREA +/- 10,914,806 SF
MAX FOR LOTS >43,560 SF 10%
MAX BUILDING AREA ALLOWED 1,902,880 SF

HEIGHT: (TABLE 17.16.07)

	ALLOWED	PROPOSED
	35'-0" MAX.	20'-0"

SETBACKS (ZONING CODE SEC. 33-22.7):

	REQUIRED	PROPOSED
FRONT	20'-0"	+/- 427'
SIDES	5'-0"	+/- 85'
REAR	20'-0"	+/- 3,444'

TOTAL FLOOR AREA (as defined by Oakland Municipal Zoning Code): 7316 SF

NEW IMPERVIOUS SURFACE AREA: 4668 SF

PARKING ANALYSIS:

	ASSEMBLY SEATING:	30 SPACES
	ACCESSORY AREAS	7 SPACES
TOTAL:		37 SPACES

BICYCLE PARKING ANALYSIS:
SHORT TERM: 5% OF 37 VEHICLE SPACES = 2 BIKE RACKS
LONG TERM: 5% OF 37 VEHICLE SPACES = 2 BIKE LOCKERS

BUILDING CODE ANALYSIS
(BASED ON THE 2010 CALIFORNIA RESIDENTIAL CODE)

OCCUPANCY: MIXED GROUP B OFFICE AND GROUP A3 ASSEMBLY USES

MIN. CONSTRUCTION TYPE: V-B SPRINKLERED

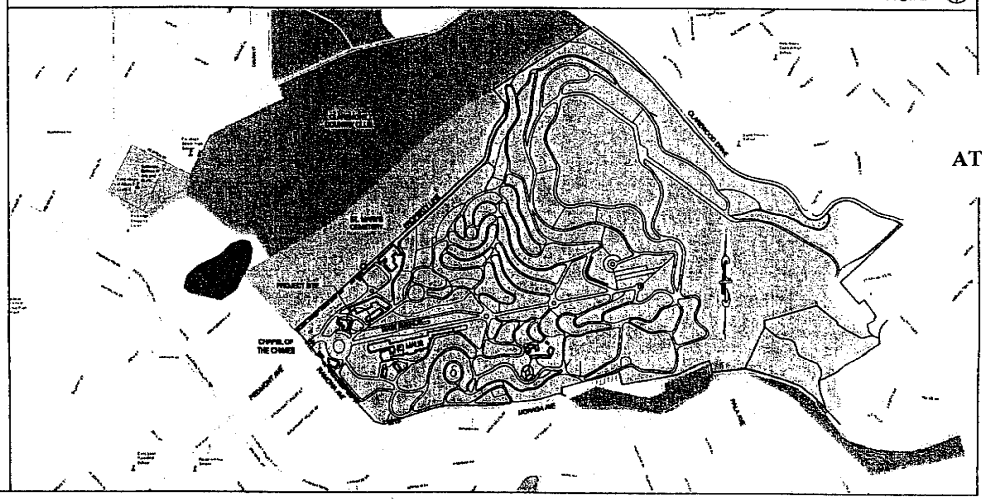
	ALLOWABLE	PROPOSED
HEIGHT	40 FT	20'-0"
NUMBER OF STORIES:	3*	1
AREA: GROUND FLOOR	ALLOWABLE 12000* SF	PROPOSED 7316 SF

*WITH AUTOMATIC SPRINKLER SYSTEM INCREASE

DRAWING LIST

SHEET NO. & TITLE	SUBMISSION & DATE: 05.25.2012 PRE-APP PACKAGE	05.25.2012 LANDMARKS BOARD	06.29.2012 ZONING SUBMITTAL	08.27.2012 ZONING REVISION	02.18.2013 ZONING MODIFICATIONS
ARCHITECTURAL DRAWINGS					
A0.0 GENERAL INFORMATION	X	X	X	X	X
A0.1 NEIGHBORHOOD MAP			X	X	X
A0.2 AERIAL CONTEXT PHOTOGRAPH		X	X	X	X
A0.3 MOUNTAIN VIEW CEMETERY SITE PLAN			X	X	X
A0.4 EXISTING CEMETERY BUILDINGS SURVEY		X	X	X	X
A0.5 SRL COMMERCIAL GREEN BUILDING CHECKLIST			X	X	X
A1.0 EXISTING SITE PLAN	X	X	X	X	X
A1.1 PROPOSED SITE PLAN	X	X	X	X	X
L1.0 PROPOSED LANDSCAPE PLAN	X	X	X	X	X
L2.0 PROPOSED SITE LIGHTING PLAN			X	X	X
A2.1 PROPOSED GROUND FLOOR PLAN	X	X	X	X	X
A2.2 PROPOSED SECOND FLOOR PLAN			X	X	X
A2.3 PROPOSED ROOF PLAN			X	X	X
A3.1 EXTERIOR ELEVATIONS	X	X	X	X	X
A3.2 EXTERIOR ELEVATIONS	X	X	X	X	X
A3.3 RENDERINGS	X	X	X	X	X
A3.4 RENDERINGS			X	X	X
A3.5 RENDERINGS			X	X	X
A3.6 RENDERINGS			X	X	X
A3.7 MATERIALS			X	X	X
A3.8 MATERIALS BOARD			X	X	X
A4.1 BUILDING SECTIONS			X	X	X
A4.2 WALL SECTIONS			X	X	X
A5.1 EXISTING SITE PHOTOGRAPHS			X	X	X
A5.2 EXISTING SITE PHOTOGRAPHS			X	X	X
A5.3 EXISTING SITE PHOTOGRAPHS			X	X	X
A5.4 EXISTING SITE PHOTOGRAPHS			X	X	X
A5.5 EXISTING SITE PHOTOGRAPHS			X	X	X
A7.1 MATERIALS PALETTE, PRODUCTS & SIGNAGE				X	X

VICINITY MAP



SCALE:
1:1000' @ 30"x36"
1:1000' @ 11"x17"

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02.18.2013 ZONING MODIFICATIONS

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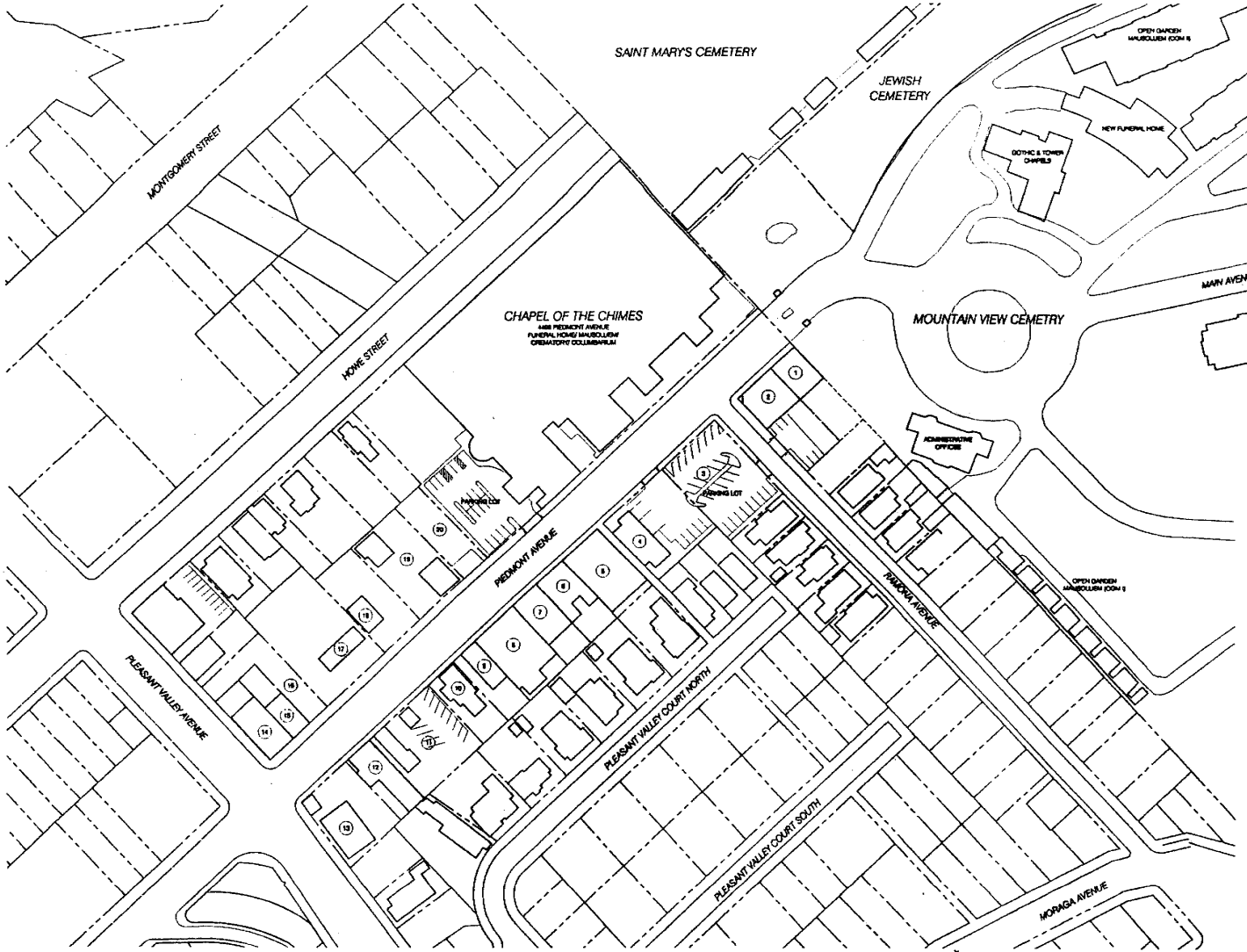
SHEET:

GENERAL INFORMATION

A0.0



1 A0.2 NEIGHBORHOOD MAP
1"=120' @ 11X17 1"=60' @ 24X36

NOTATION KEY

1. 4499 PIEDMONT AVENUE — Dublin West Pre-School
2. 4480 PIEDMONT AVENUE — State Farm Insurance (Offices) / Dublin West Preschool
3. 4480 PIEDMONT AVENUE — Parking Lot for Chapel of the Chimes
4. 4475 PIEDMONT AVENUE — Machine Shop for Chapel of the Chimes
5. 4469 PIEDMONT AVENUE — Crown Wind Mountain Hosiery (Hosiery Distributor)
6. 4464 PIEDMONT AVENUE — Chiropractic Lawyers (Professional suites) / Vacant photo studio
7. 4460 PIEDMONT AVENUE — Crown Wind Mountain Hosiery (Hosiery Distributor)
8. 4446 PIEDMONT AVENUE — Tea do Dui (Gym) / Physical Therapy Offices / Guitar Instruction office
9. 4436 PIEDMONT AVENUE — Storage
10. 4432 PIEDMONT AVENUE — Art studios-live and Instruction
11. 4456 PIEDMONT AVENUE — Tennis Fences (tennis shop & parking)
12. 4434 PIEDMONT AVENUE — J. Miller Fences (fence shop)
13. 4455 PIEDMONT AVENUE — Chevron (gas sales and car wash)
14. 4401 PIEDMONT AVENUE — The Lounge (bar and food)
15. 4468 PIEDMONT AVENUE — Dairy Method (yoga and pilates studio)
16. 1650 PLEASANT VALLEY AVE — Parking
17. 4425 PIEDMONT AVENUE — Fiorefiore Montessori Club (Boots Club)
18. 4438 PIEDMONT AVENUE — Residential (family house owned by Chapel of the Chimes)
19. 4435 PIEDMONT AVENUE — Arnador Monument Company (monument fabricator and distributor)
20. 4445 PIEDMONT AVENUE — Arnador Monument Company (parking and monument storage)

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NEIGHBORHOOD MAP

A0.2

1 A0.3 AERIAL CONTEXT PHOTOGRAPH
NOT TO SCALE

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AERIAL CONTEXT PHOTOGRAPH

A0.3

NOTATION KEY

1. NEW FUNERAL HOME
2. GOTHIC AND TOWER CHAPELS
3. ADMINISTRATIVE OFFICES
4. OPEN GARDEN MAUSOLEUM (COLUMN I)
5. OPEN GARDEN MAUSOLEUM (COLUMN II)
6. MAIN MAUSOLEUM
7. HILLSIDE MAUSOLEUM

1 / A0.4 MOUNTAIN VIEW CEMETERY SITE PLAN

1"=400' @ 11X17 1"=200' @ 24X36

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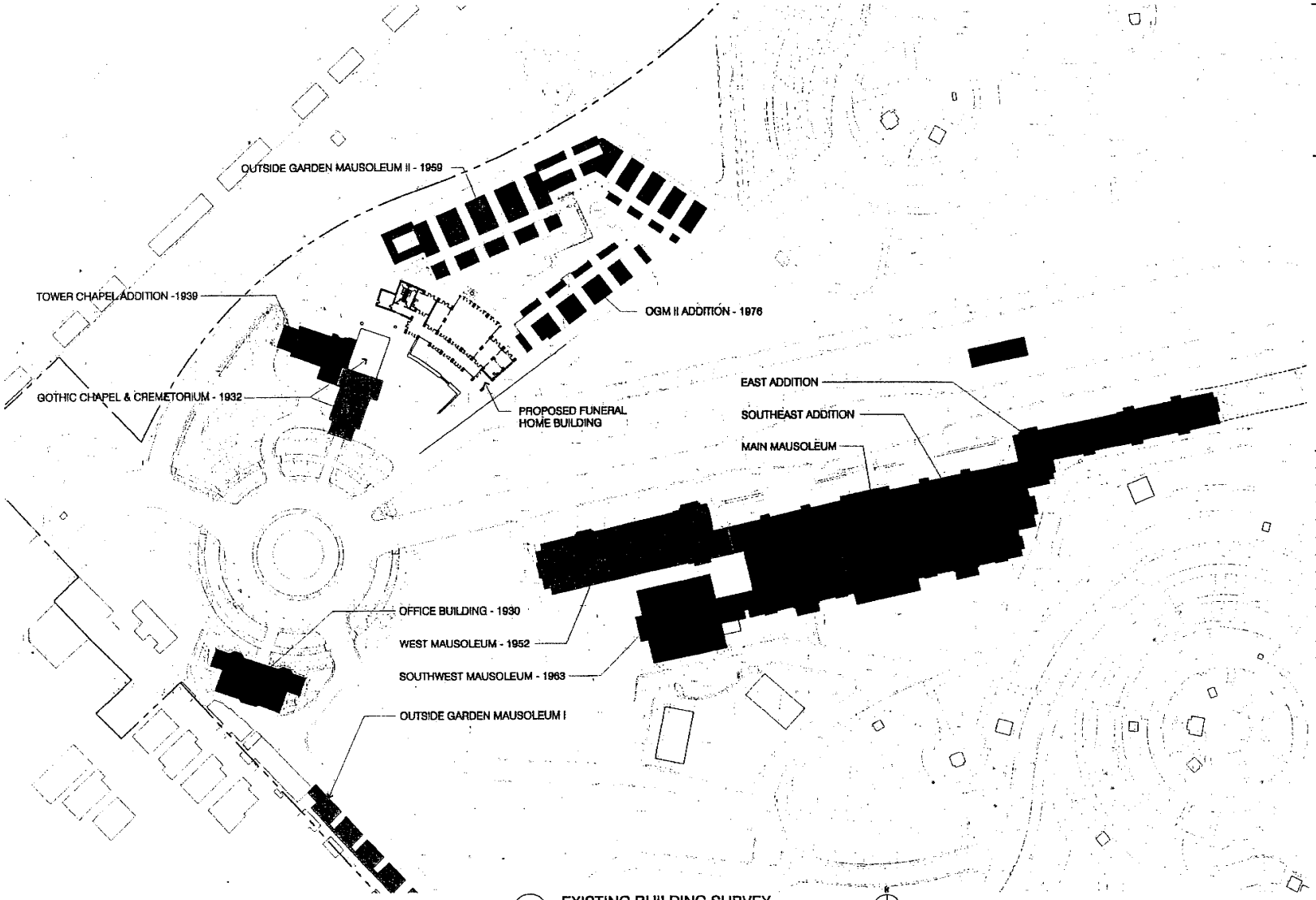
MOUNTAIN VIEW CEMETERY SITE PLAN

A0.4



1/0.5 EXISTING BUILDING SURVEY
1"=100' @ 11X17 1"=50' @ 24X36

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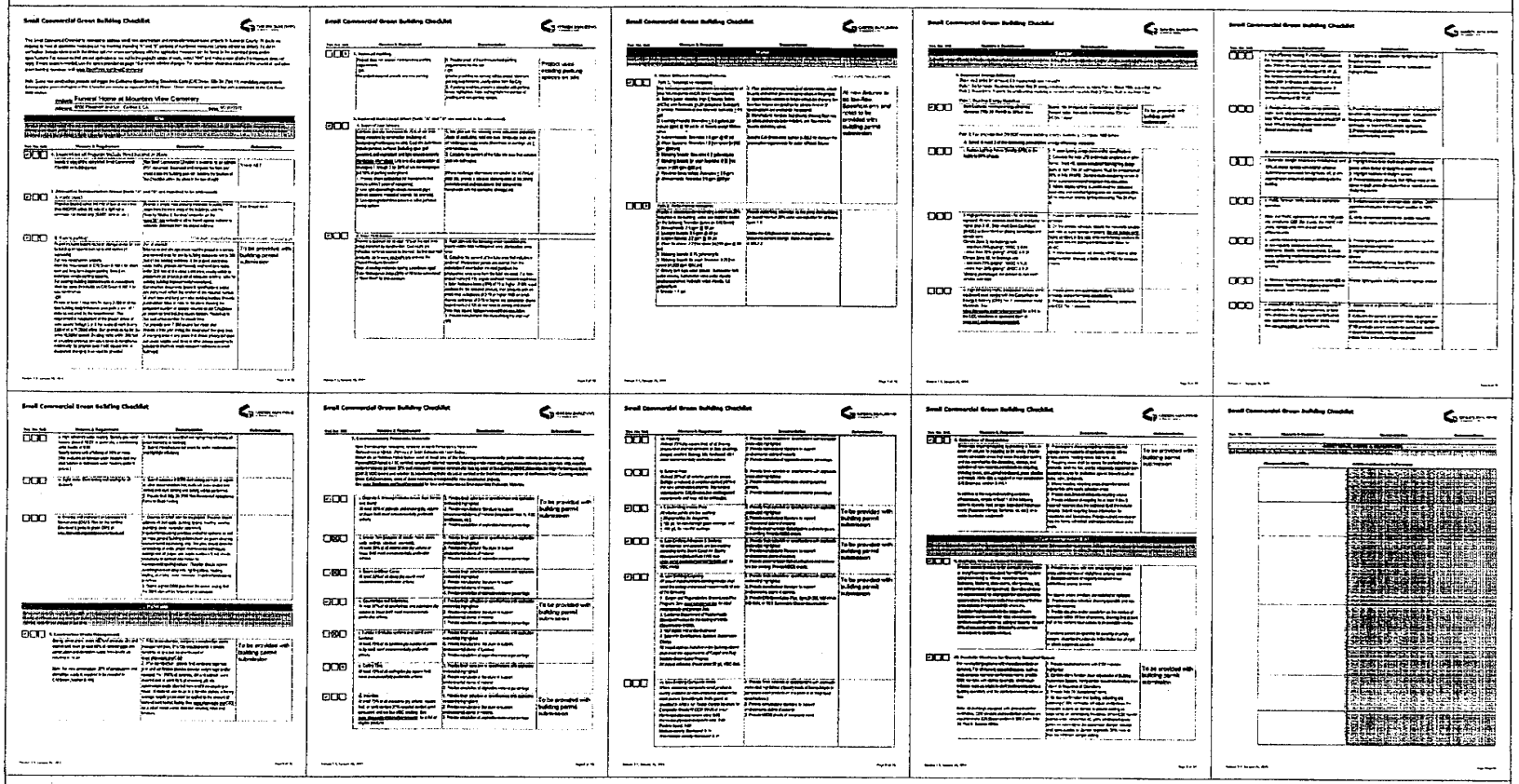
EXISTING BUILDING SURVEY

A0.5

SMALL COMMERCIAL GREEN BUILDING CHECKLIST



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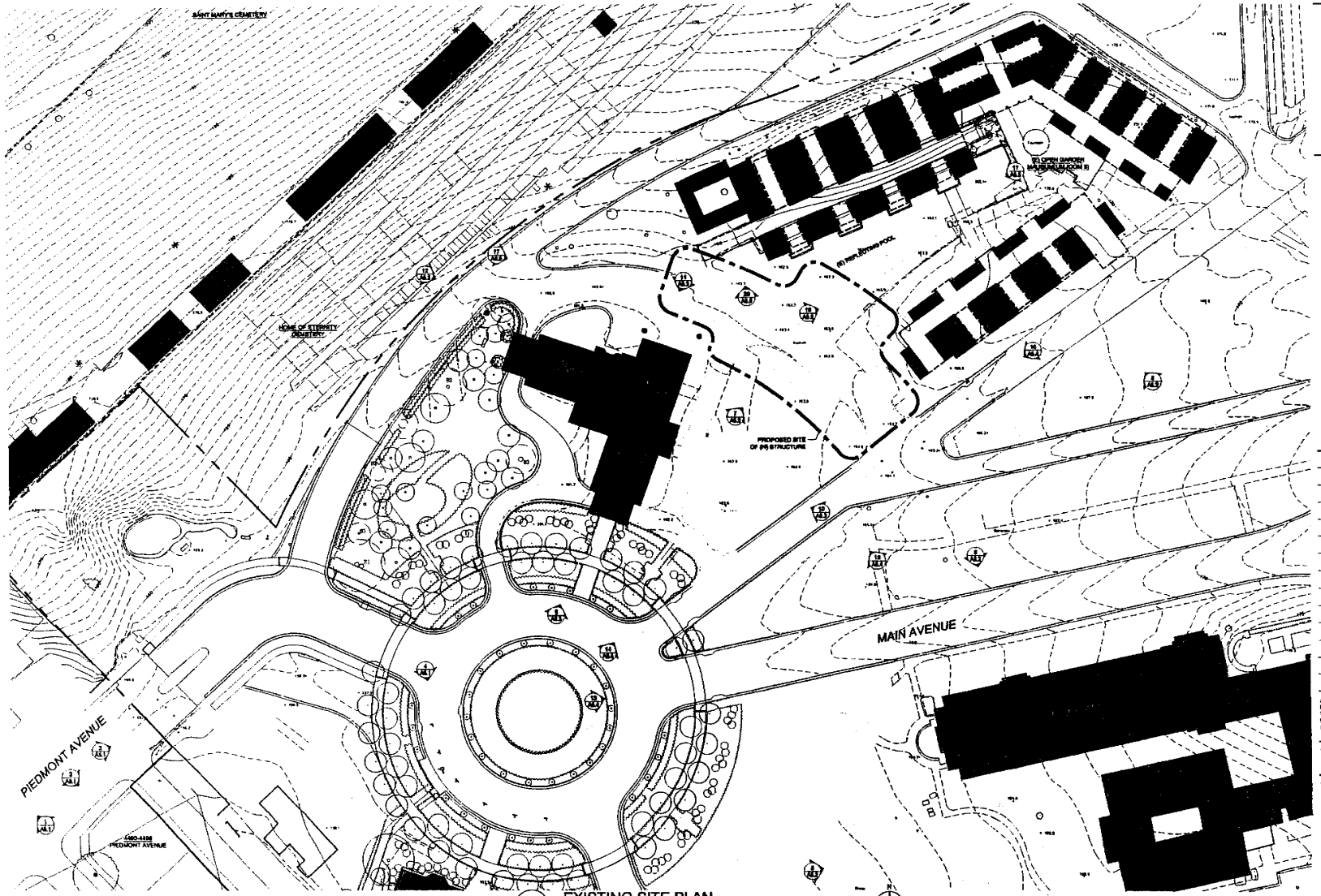
SMALL COMMERCIAL GREEN BUILDING CHECKLIST

A0.6



1 A1.0 EXISTING SITE PLAN
1"=50' @ 11X17 1":50' @ 24X36

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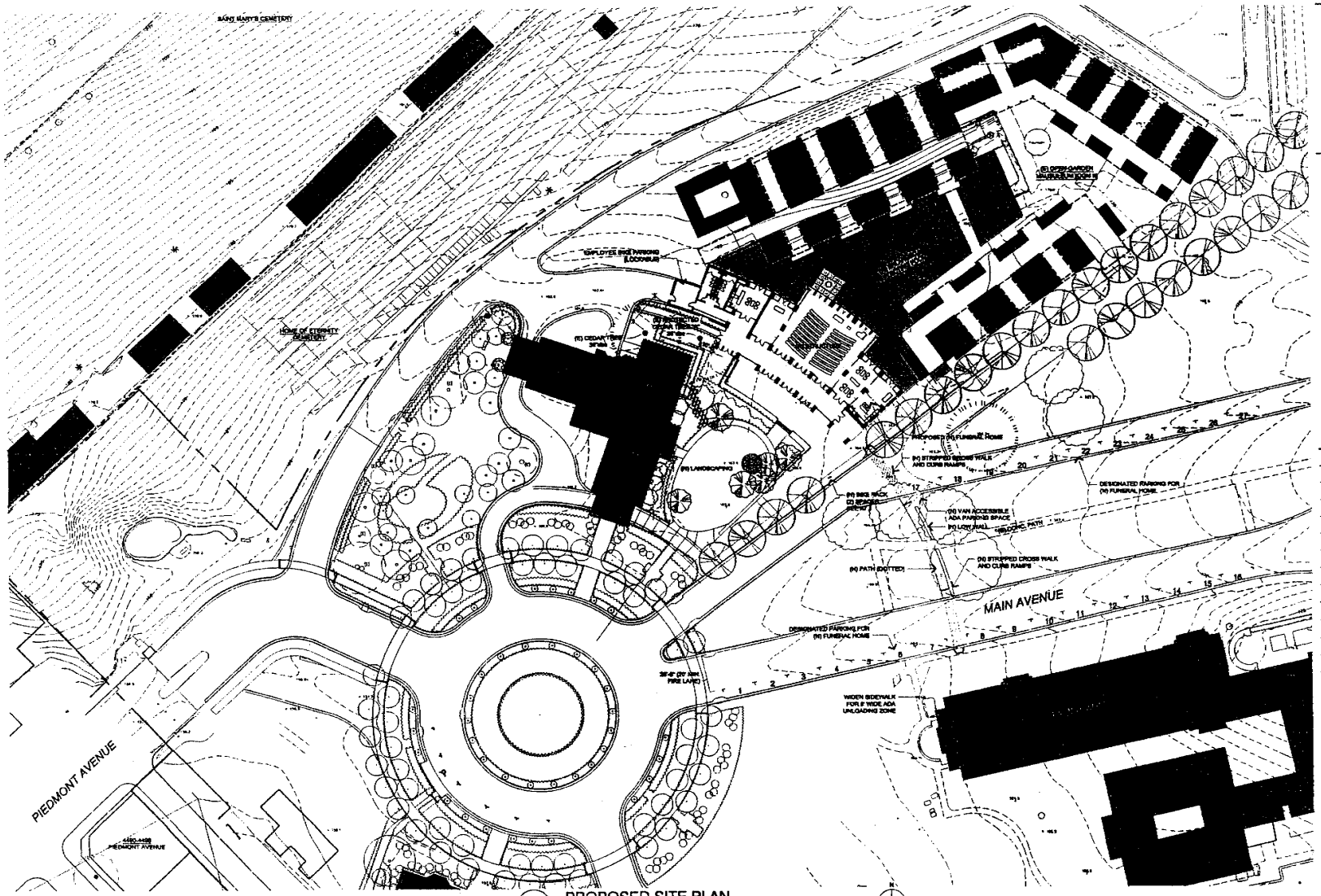
EXISTING SITE PLAN

A1.0



1 A1.1 PROPOSED SITE PLAN
1"=60' @ 11X17 1"=30' @ 24X36

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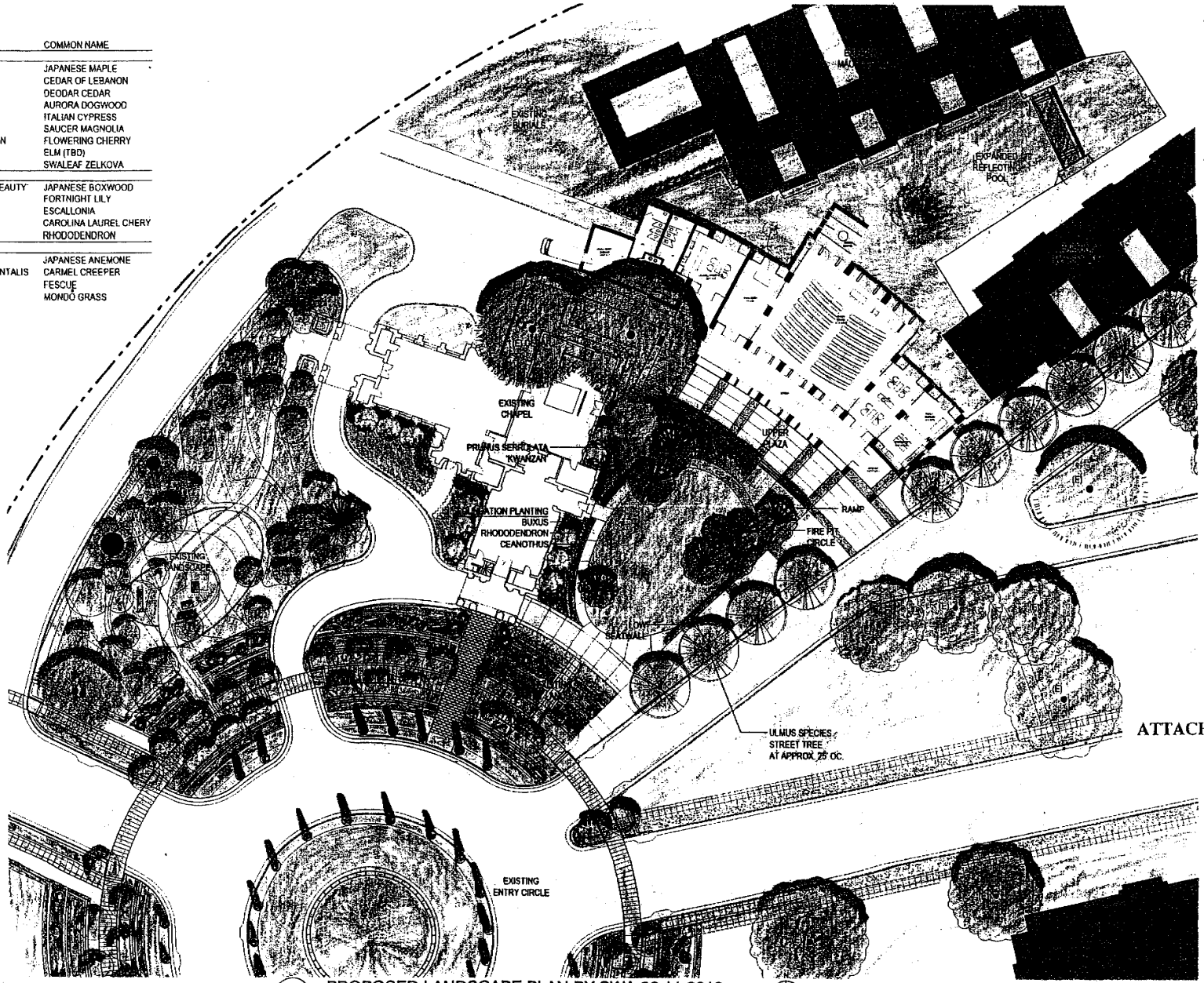
PROPOSED SITE PLAN

A1.1

CONCEPTUAL PLANT LIST

SIZE	BOTANICAL NAME	COMMON NAME
TREES		
24" BOX	ACER PALMATUM	JAPANESE MAPLE
24" BOX	CEDRUS LIBANI	CEDAR OF LEBANON
24" BOX	CEDRUS DEODARA	DEODAR CEDAR
24" BOX	CORNUS X RUTBAN 'AURORA'	AURORA DOGWOOD
24" BOX	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS
24" BOX	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA
24" BOX	PRUNUS SERRULATA 'KWANZAN	FLOWERING CHERRY
24" BOX	ULMUS SPECIES	ELM (TBD)
24" BOX	ZELKOVA SERRATA (OPTION)	SWALEAF ZELKOVA
SHRUBS		
1 GAL	BUXUS M. JAPONICA 'GREEN BEAUTY'	JAPANESE BOXWOOD
5 GAL	DIETES VEGETA	FORTNIGHT LILY
5 GAL	ESCALLONIA RUBRA	ESCALLONIA
5 GAL	PRUNUS CAROLINEANA	CAROLINA LAUREL CHERY
5 GAL	PHODODENDRON 'BIBIANI'	RHODODENDRON
GROUNDCOVERS		
1 GAL	ANEMONE X HYBRIDA	JAPANESE ANEMONE
1 GAL	CEANOTHUS GRISEUS HORIZONTALIS	CARMEL CREEPER
1 GAL	FESTUCA SP.	FESCUE
1 GAL	OPHIOPOGON JAPONICUS	MONDO GRASS



1 L1.0 PROPOSED LANDSCAPE PLAN BY SWA 06.11.2012

1:40 @ 11X17 1:20 @ 24X36

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PROPOSED LANDSCAPE PLAN

L1.0

MOUNTAIN VIEW CEMETERY

OAKLAND, CALIFORNIA

0 30 60 120

Scale: 1" = 30' - 0"

North

SWA

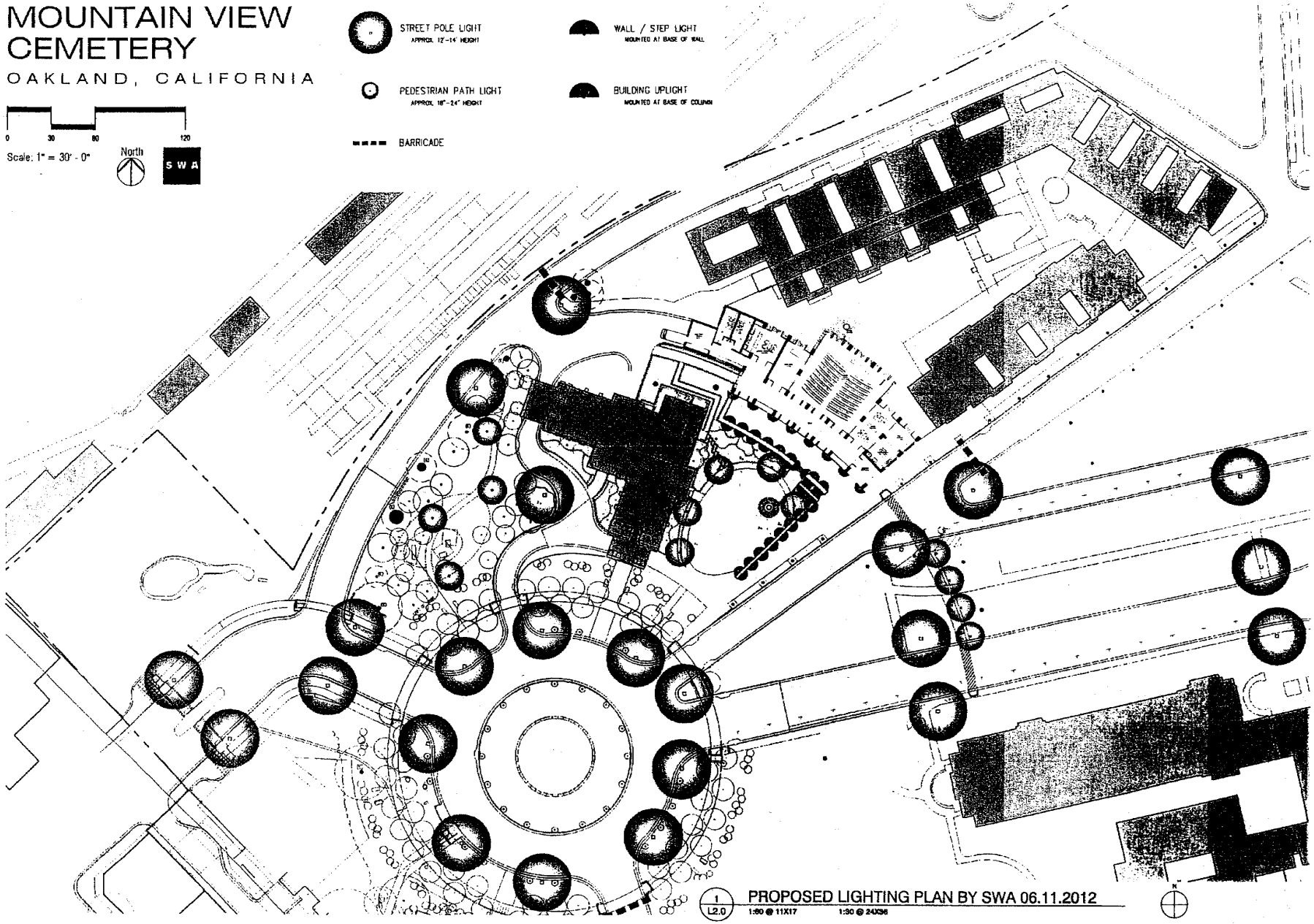
STREET POLE LIGHT
APPROX. 12'-14' HEIGHT

PEDESTRIAN PATH LIGHT
APPROX. 18"-24" HEIGHT

BARRICADE

WALL / STEP LIGHT
MOUNTED AT BASE OF WALL

BUILDING UPLIGHT
MOUNTED AT BASE OF COLUMN



1 L2.0 PROPOSED LIGHTING PLAN BY SWA 06.11.2012

1:60 @ 11X17 1:30 @ 24X36

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SHEET:

PROPOSED LIGHTING PLAN

L2.0

1 A2.1 REVISED GROUND FLOOR PLAN

1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36

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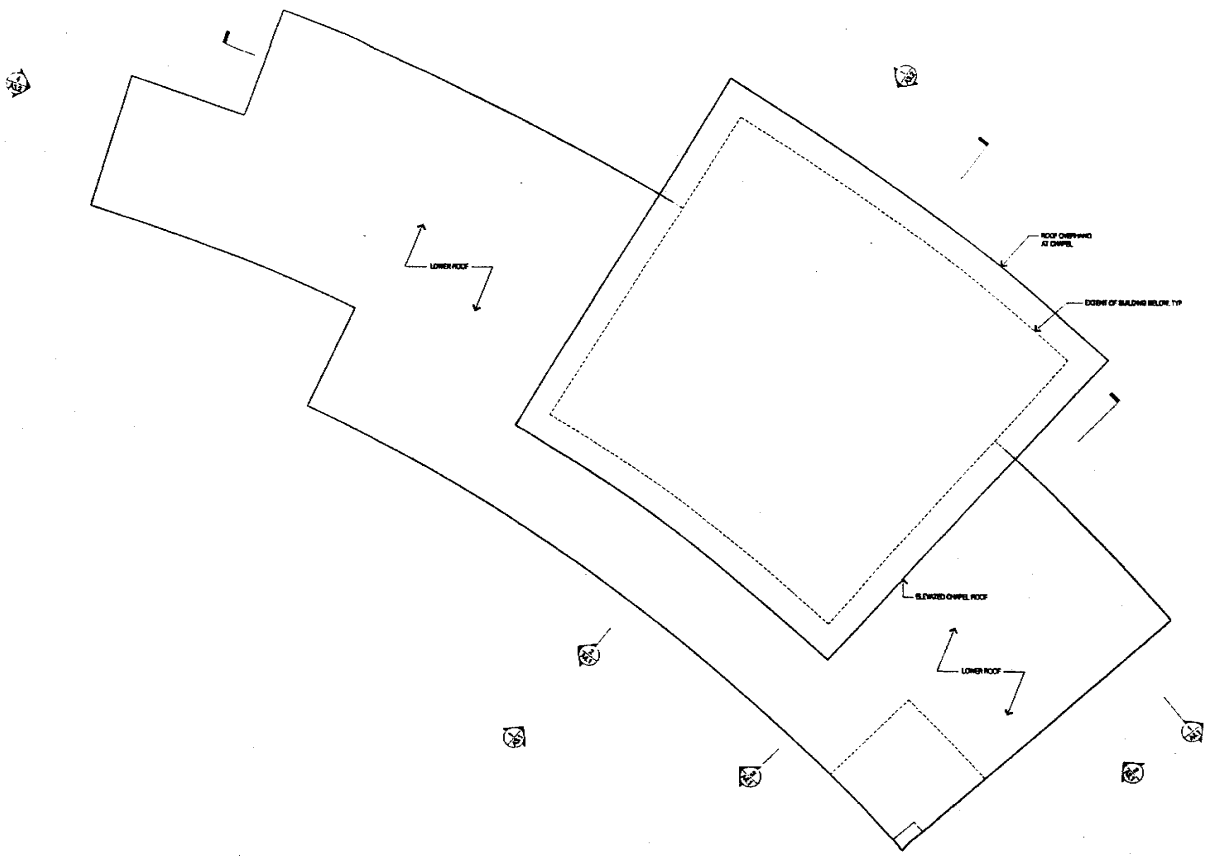
PROPOSED GROUND FLOOR PLAN

A2.1



1 A2.3 ROOF PLAN
1/16"=1'-0" @ 11X17 1/8"=1'-0" @ 24X36

N

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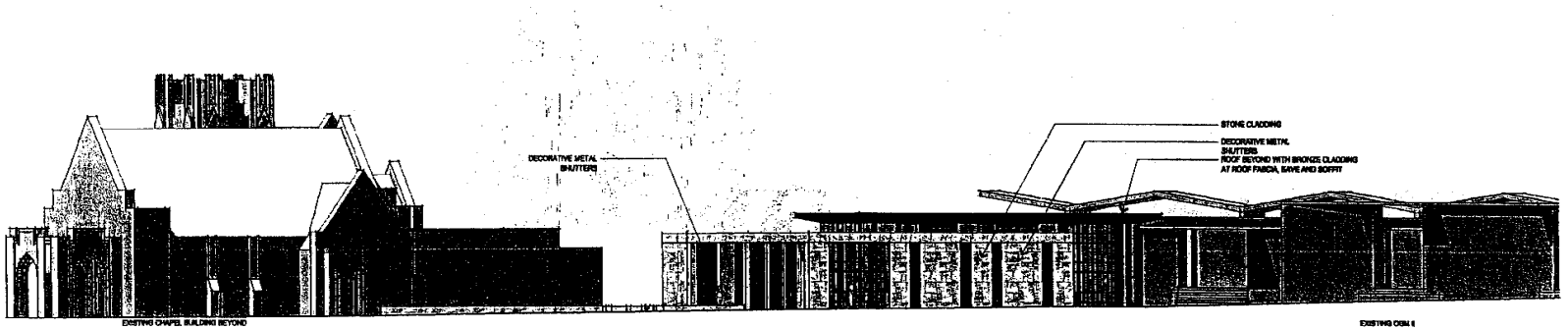
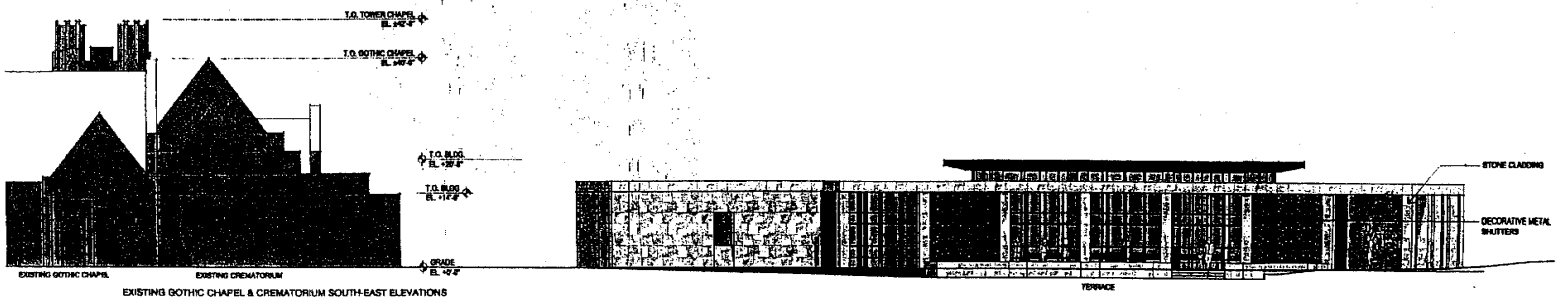
SHEET

ROOF PLAN

A2.3



2 PROPOSED SOUTH-EAST ELEVATION
3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36



EXISTING GOTHIC CHAPEL & CREMATORIUM SOUTH-EAST ELEVATIONS
(SHOWN FOR REFERENCE ONLY)

1 PROPOSED SOUTH-WEST ELEVATION
3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36

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EXTERIOR ELEVATIONS

A3.1

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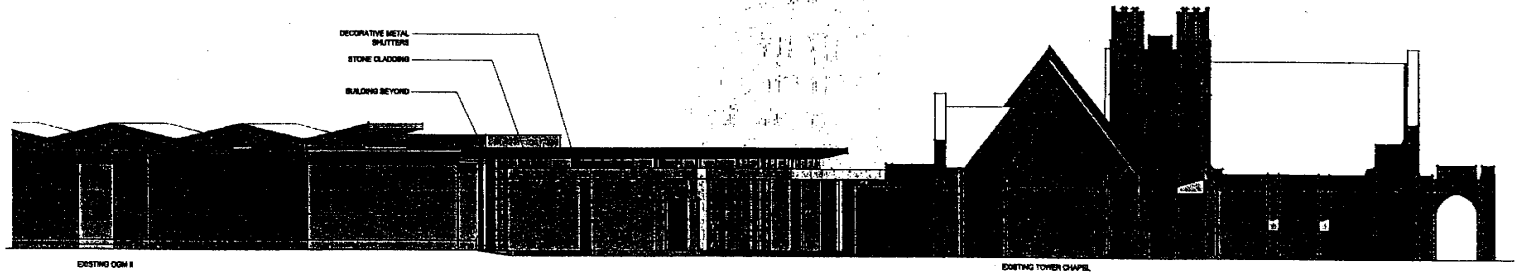
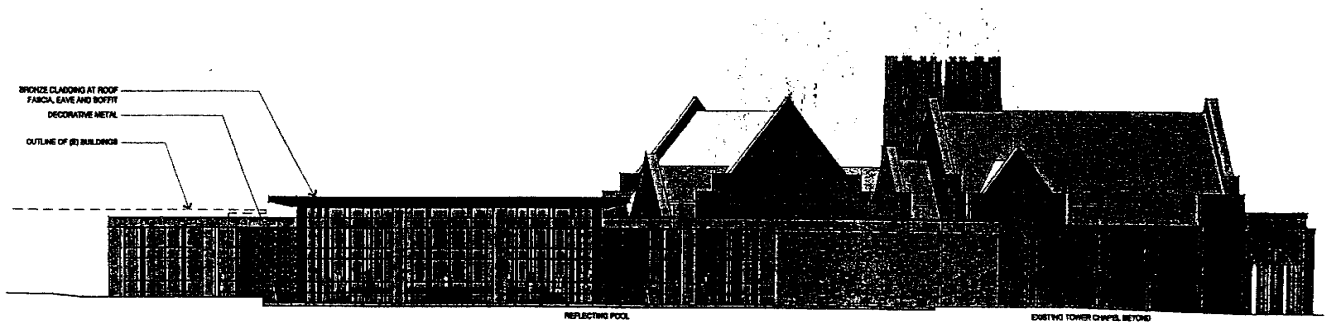


2 PROPOSED NORTH-WEST ELEVATION
3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36



1 PROPOSED NORTH-EAST ELEVATION
3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36

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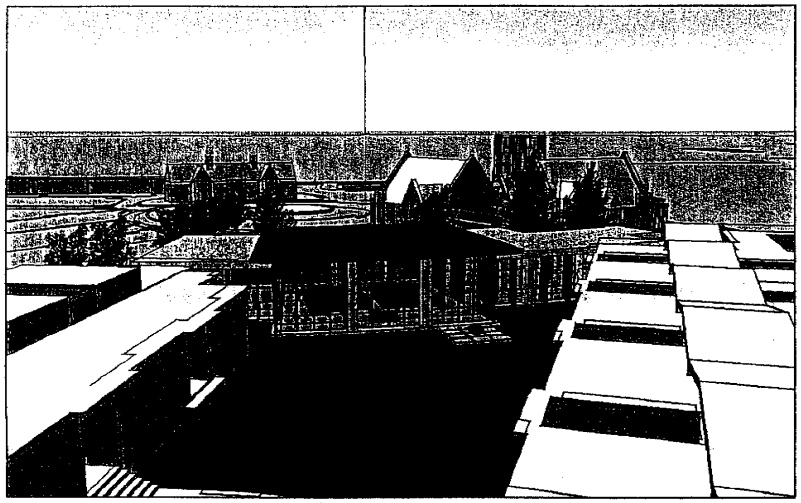
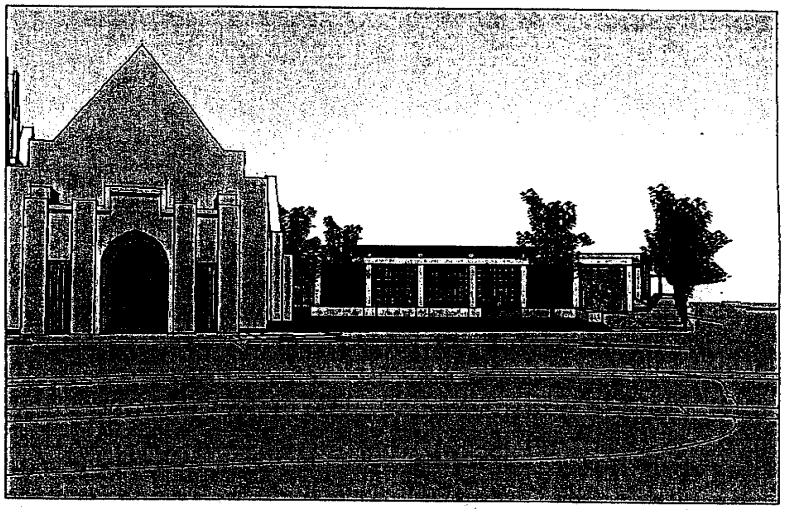
EXTERIOR ELEVATIONS

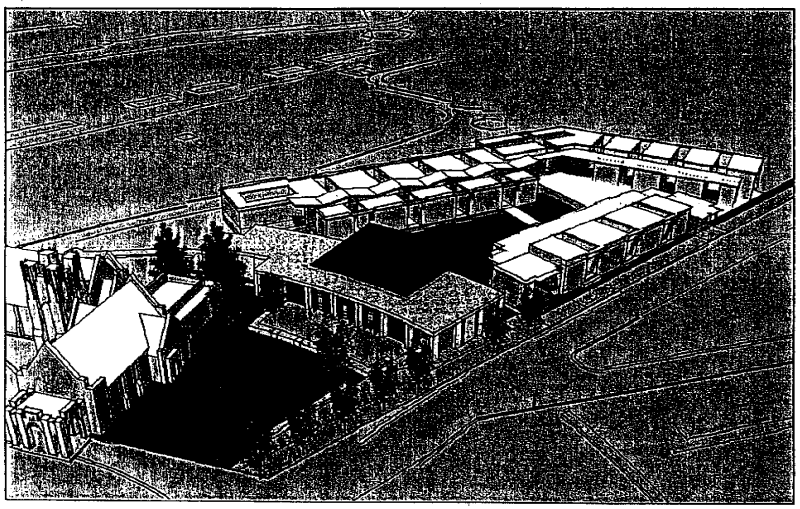
A3.2



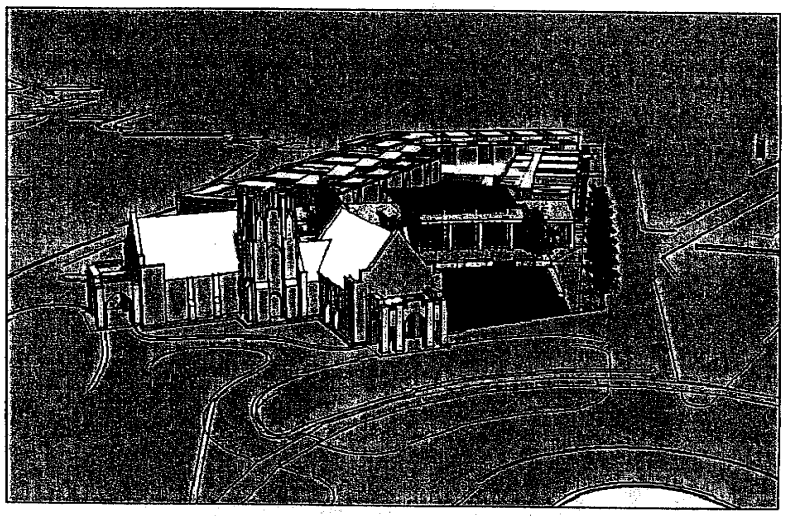
4 RENDERING SOUTH-WEST TOWARD SITE



3 RENDERING NORTH-EAST TOWARD SITE



2 AERIAL RENDERING NORTH TOWARD SITE



1 AERIAL RENDERING NORTH-EAST TOWARD SITE

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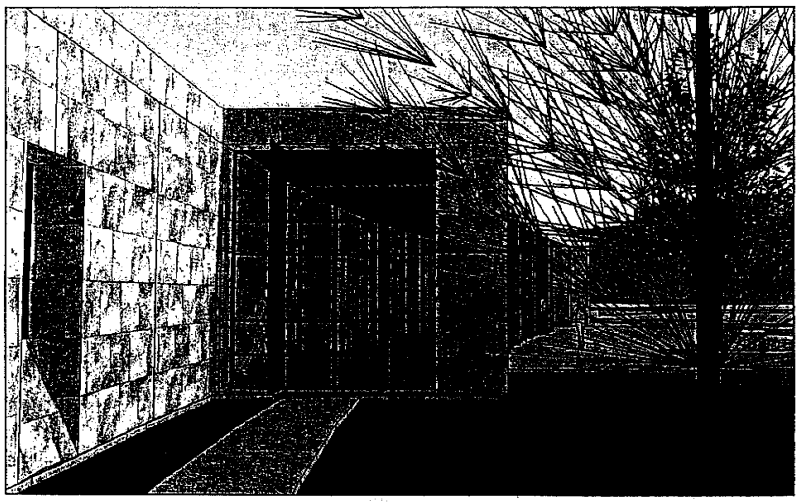
SHEET:

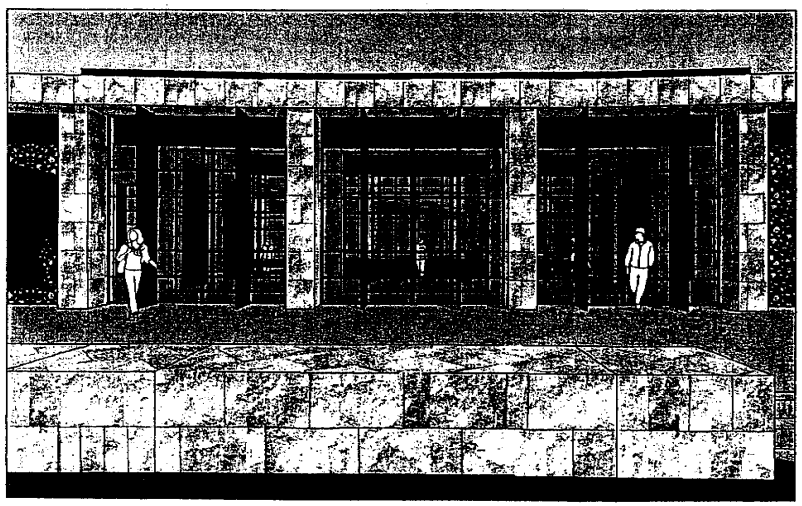
RENDERINGS

A3.3

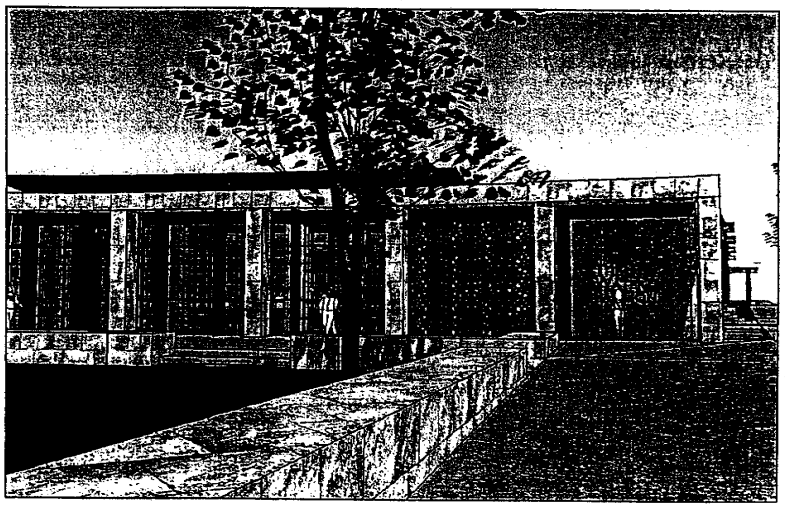


4 RENDERING -WEST ENTRY

3 RENDERING SOUTH-WEST ELEVATION



2 RENDERING SOUTH-WEST ELEVATION



1 RENDERING SOUTH-WEST ELEVATION

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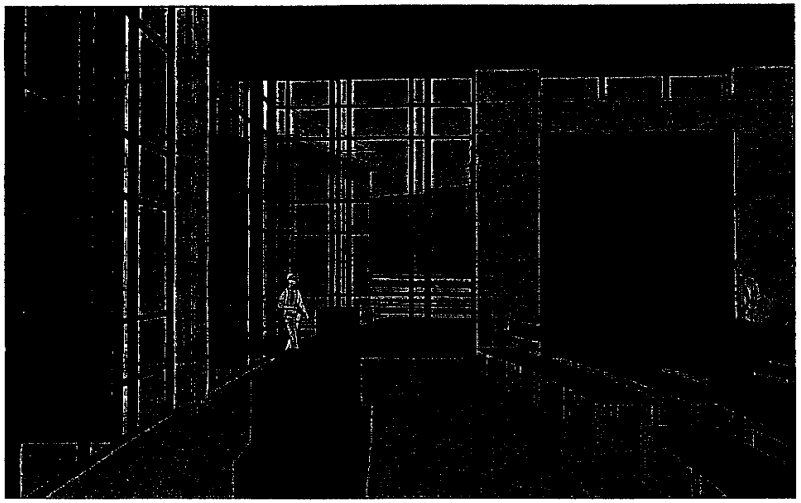
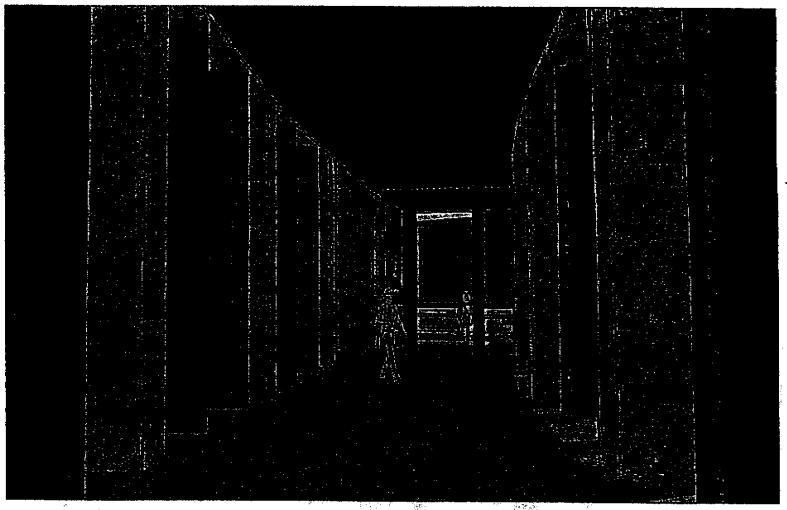
RENDERINGS

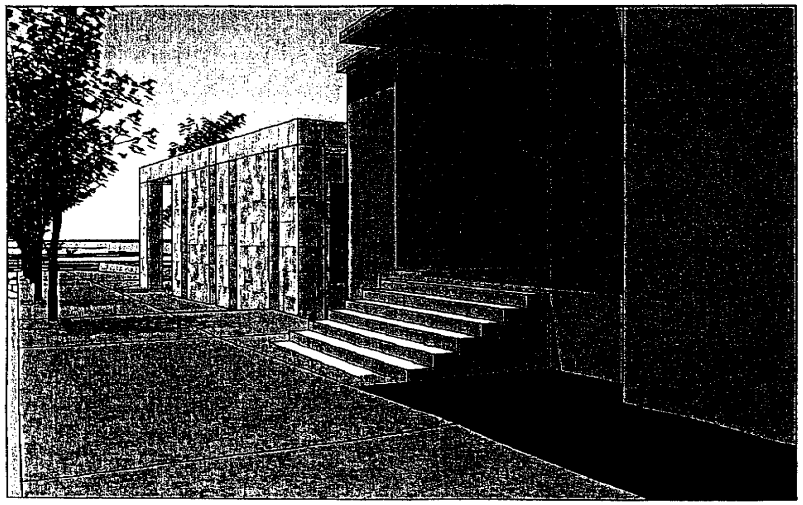
A3.4



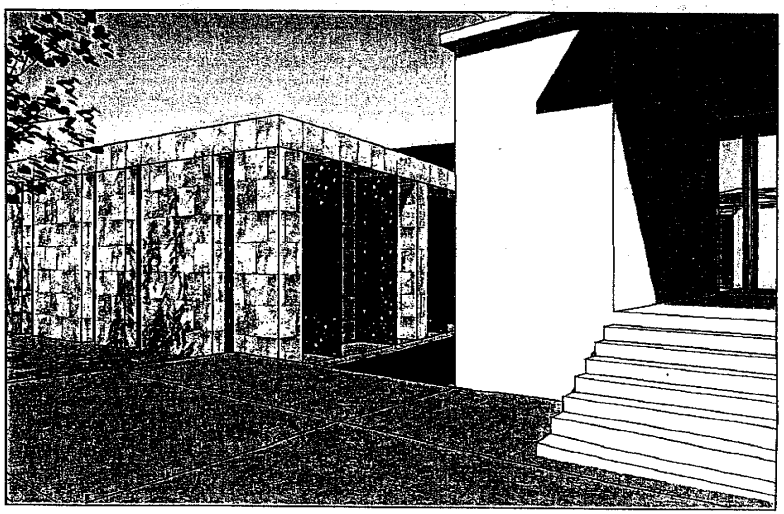
4 INTERIOR RENDERING-WATER CHAPEL



3 INTERIOR RENDERING-LOGGIA



2 RENDERING-FUNERAL HOME AT OGM II



1 RENDERING-FUNERAL HOME AT OGM II

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RENDERINGS

A3.5

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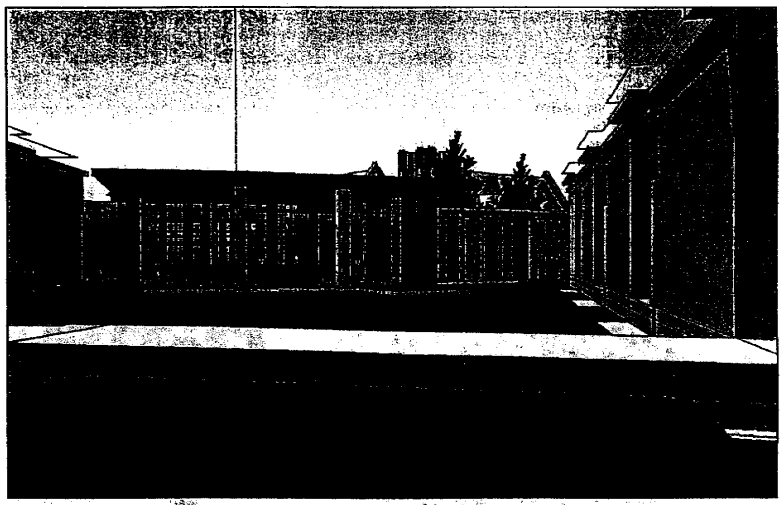
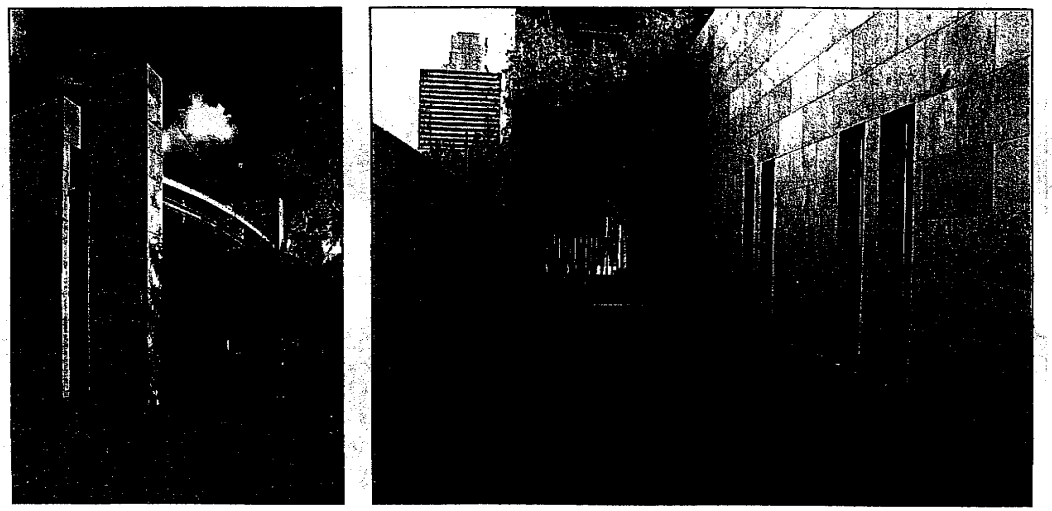
RENDERINGS

A3.6



1/- RENDERING NORTH-WEST ELEVATION



1 / A3.8 STONE CLADDING - SAMPLE (Installations for Reference Only)
NASHER SCULPTURE CENTER, DALLAS, TX

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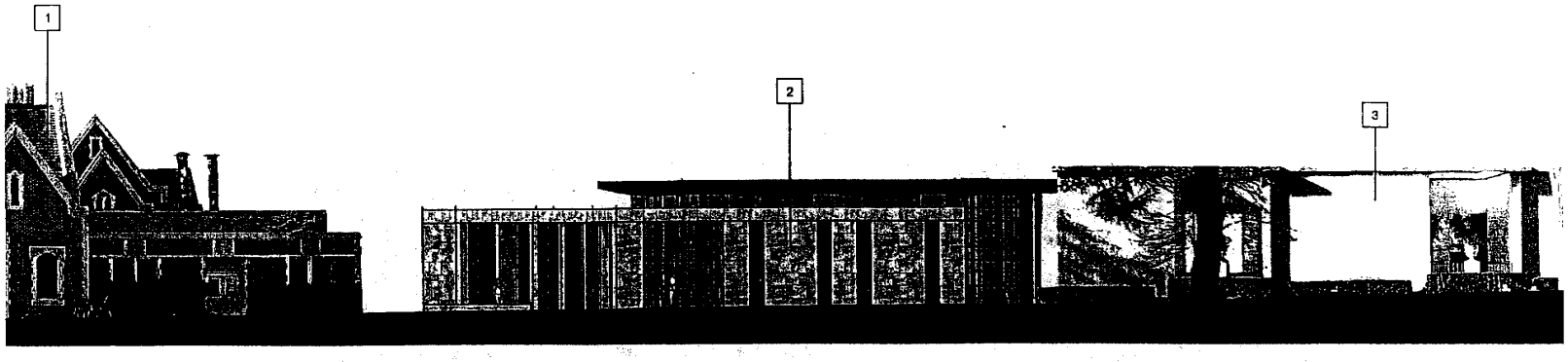
MATERIALS

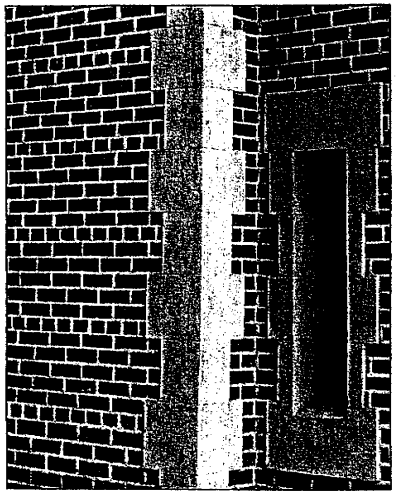
A3.8



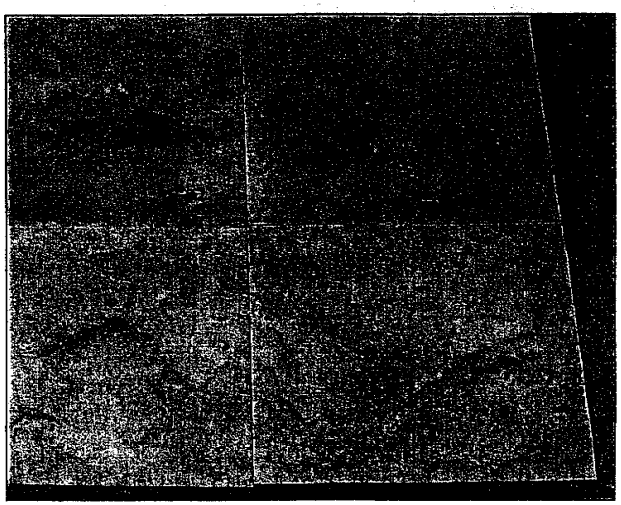
PROPOSED SOUTH-EAST ELEVATION

SCALE: 1/16"=1'-0" @ 11X17 1/8"=1'-0" @ 24X36

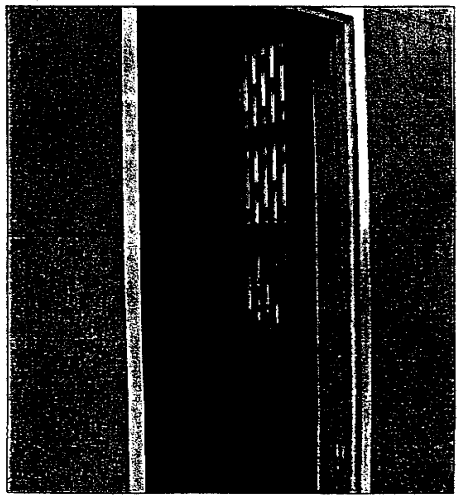
0 4 8 32



1 TOWER & GOTHIC CHAPEL
RED BRICK & PRECAST STONE WORK



2 PROPOSED FUNERAL HOME
SPLIT FACE STONE



3 OUTSIDE GARDEN MAUSALEUMS I &II
EXTERIOR CEMENT PLASTER WITH FAUX GRANITE FINISH

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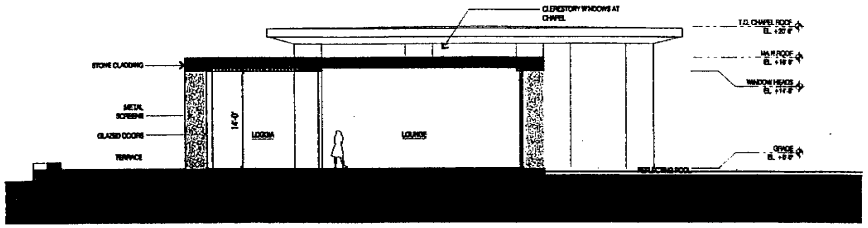
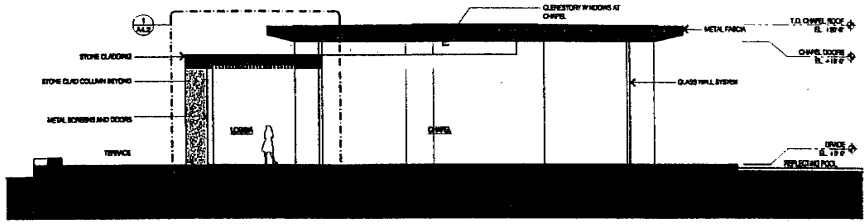
MATERIALS
BOARD

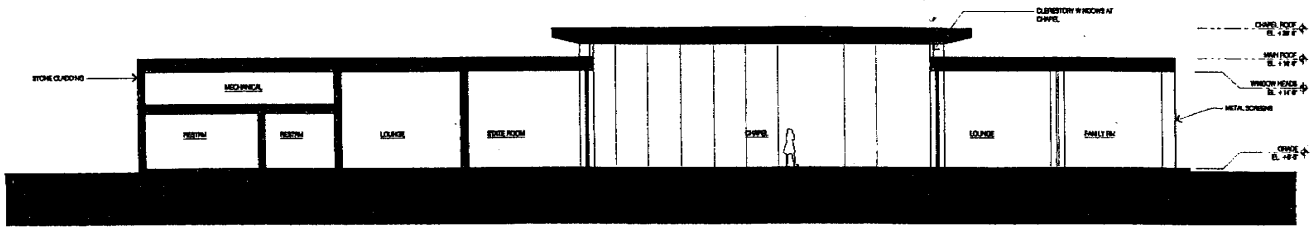
A3.9



3 BUILDING SECTION 3
1/16"=1'-0" @ 11X17 1/8"=1'-0" @ 24X36



2 BUILDING SECTION 2
1/16"=1'-0" @ 11X17 1/8"=1'-0" @ 24X36



1 BUILDING SECTION 1
1/16"=1'-0" @ 11X17 1/8"=1'-0" @ 11X17

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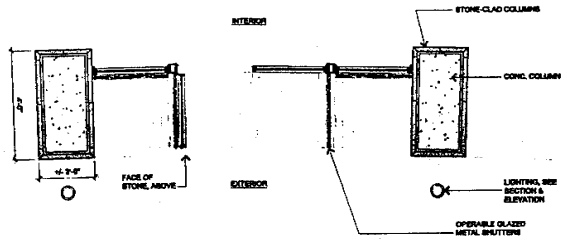
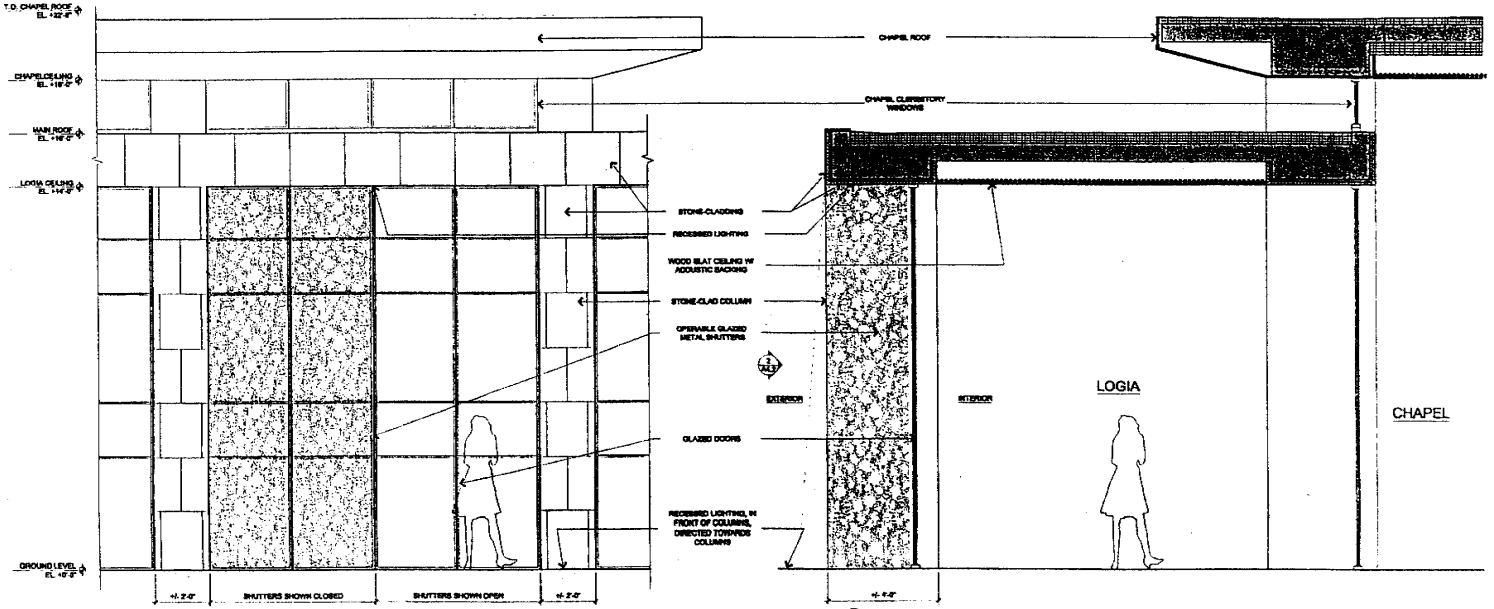
REVISED BUILDING SECTIONS

A4.1



5 / A4.2 PLAN DETAIL
1/4"=1'-0" @ 11X17 1/2"=1'-0" @ 24X36



2 / A4.2 ELEVATION DETAIL
1/4"=1'-0" @ 11X17 1/2"=1'-0" @ 24X36

1 / A4.2 WALL SECTION AT LOGIA
1/4"=1'-0" @ 11X17 1/2"=1'-0" @ 24X36

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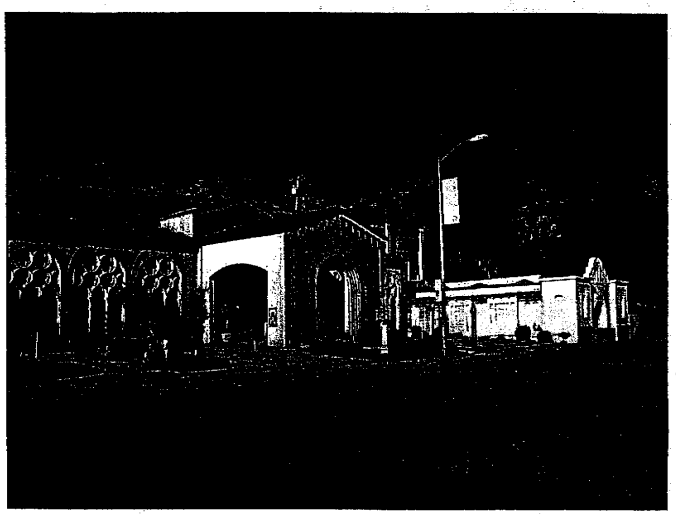
WALL SECTION & DETAIL ELEVATION

A4.2

4 A5.1 MAIN OFFICES-NORTH ELEVATION

3 A5.1 VIEW TOWARD SITE FROM ENTRY GATE

2 A5.1 4490 & 4498 PIEDMONT AVENUE



1 A5.1 CHAPEL OF THE CHIMES
4499 PIEDMONT AVENUE

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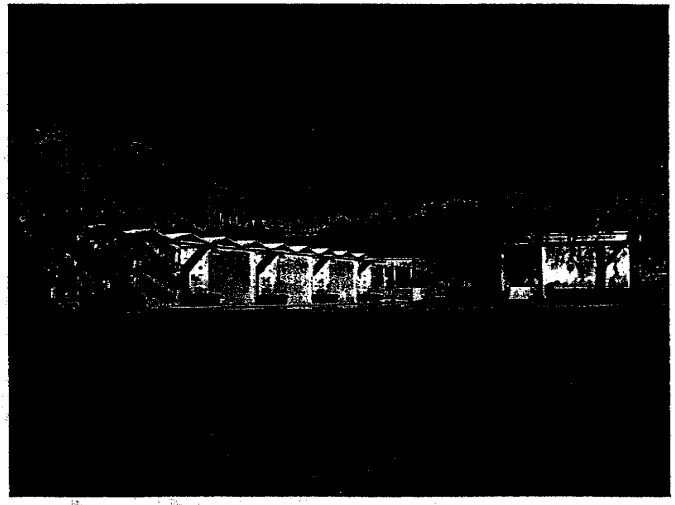
EXISTING SITE PHOTOGRAPHS

A5.1

6 / A5.2 OGM II - SOUTH ELEVATION



7 / A5.2 OGM II - WEST ELEVATION

8 / A5.2 MAIN MAUSULEUM-NORTH ELEVATION

5 / A5.2 MAIN MAUSULEUM-WEST ELEVATION

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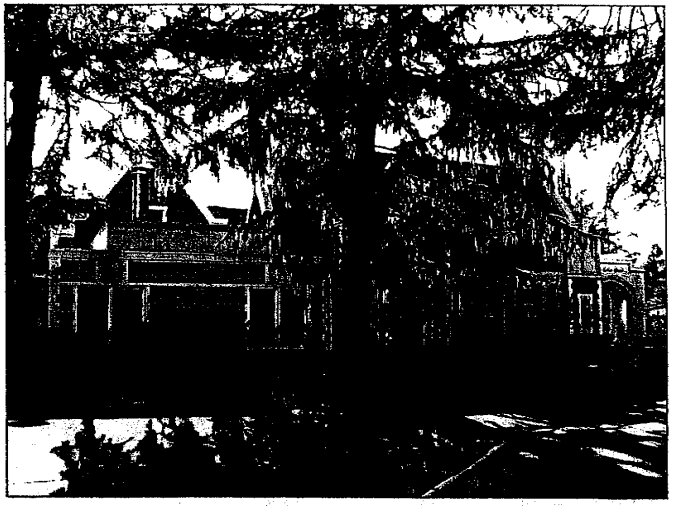
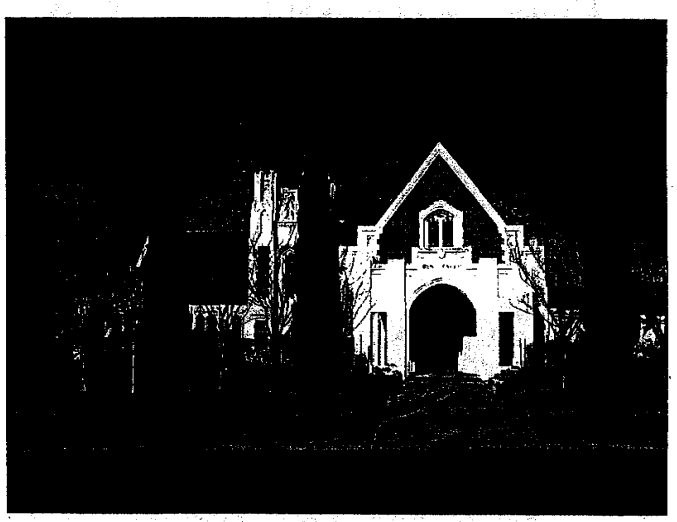
A5.2

12 / A5.3 TOWER CHAPEL-NORTH ELEVATION



11 / A5.3 CREMATORIUM & TOWER CHAPEL-WEST ELEVATION

10 / A5.3 GOTHIC CHAPEL-SOUTH ELEVATION



9 / A5.3 GOTHIC CHAPEL-WEST ELEVATION

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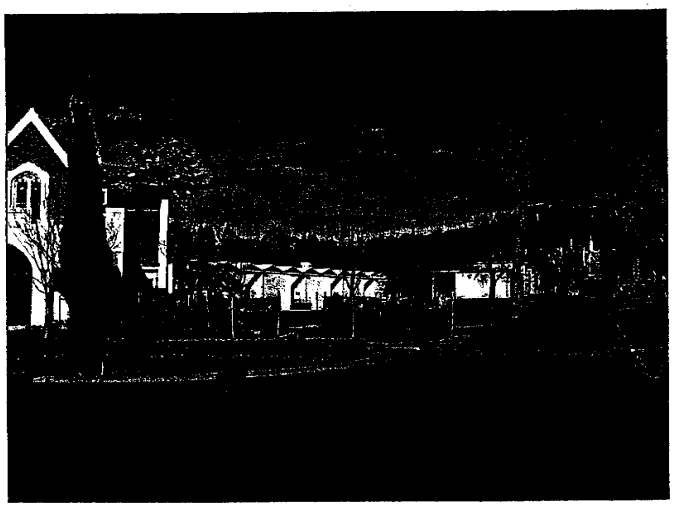
EXISTING SITE PHOTOGRAPHS

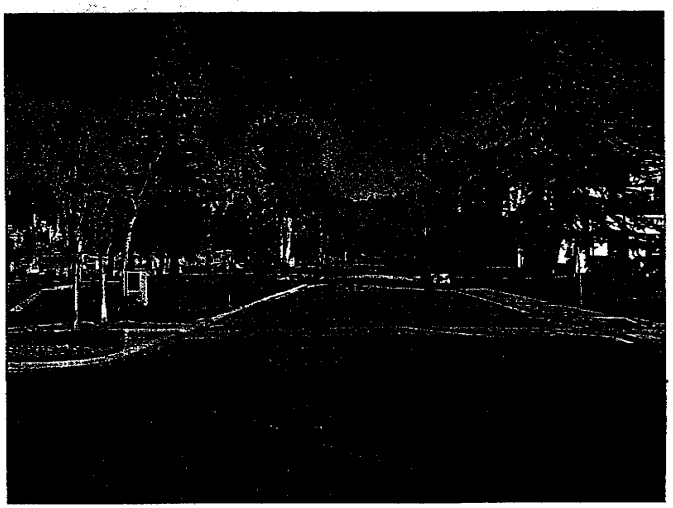
A5.3

16 A5.4 VIEW WEST TOWARD SITE FROM SIDE ROAD

15 A5.4 VIEW NORTH TOWARD SITE FROM MAIN ROAD



14 A5.4 VIEW EAST TOWARD SITE FROM CIRCLE



13 A5.4 VIEW EAST UP MAIN ROAD FROM CIRCLE

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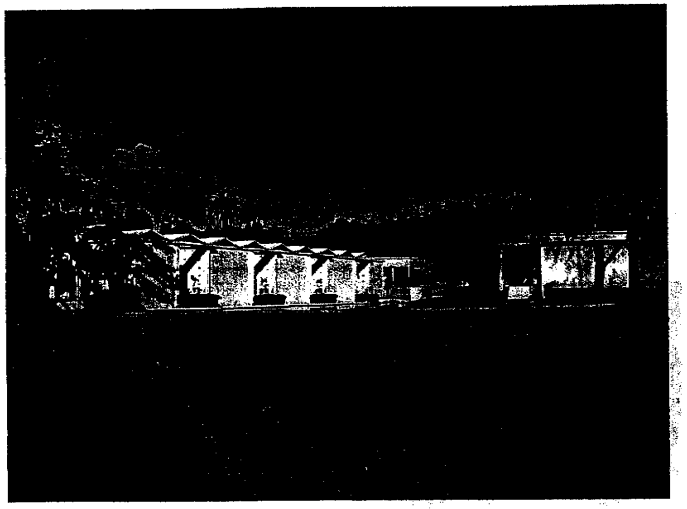
EXISTING SITE PHOTOGRAPHS

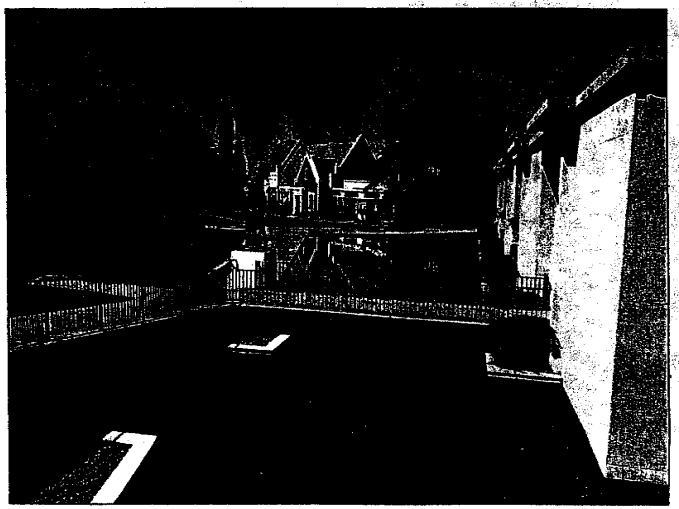
A5.4



20 A5.5 VIEW NORTH TOWARD SITE FROM LAWN

19 A5.5 VIEW NORTH FROM SITE TOWARD OGM II

18 A5.5 VIEW WEST TOWARD SITE



17 A5.5 VIEW SOUTH TOWARD SITE FROM OGM II

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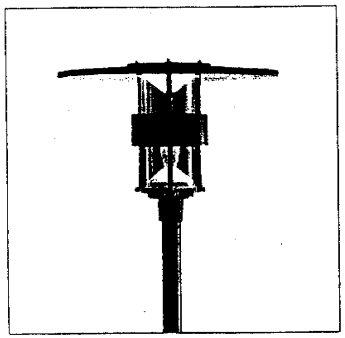
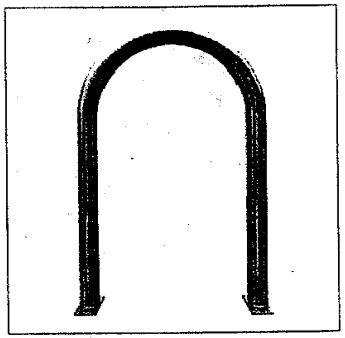
A5.5

THE WATER PAVILION

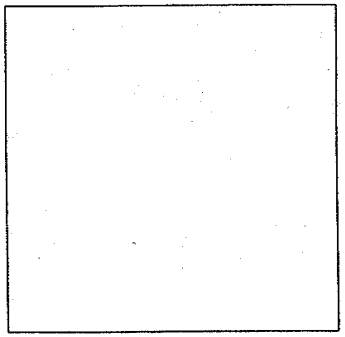
5 SIGNAGE



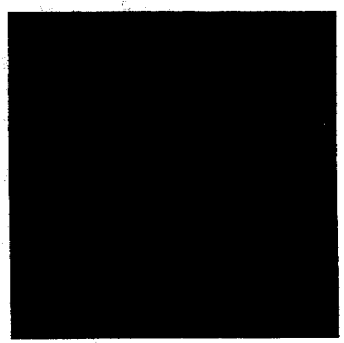
9 SITE LIGHTING - POSTS
LOUIS POULSEN - ALBERTSLUND MAXI POST (DARK GRAY)



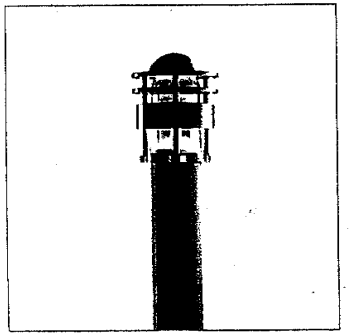
7 BIKE RACK
DERO - HOOP RACK HD



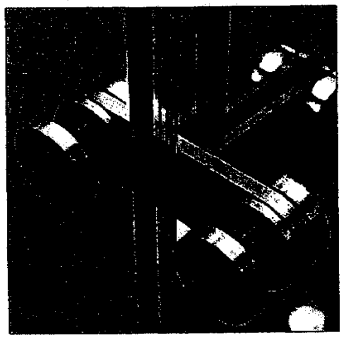
4 PATTERNED ETCHED GLASS
(AT INTERIOR ONLY)



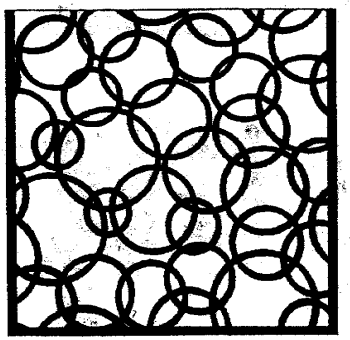
2 BRONZE



8 SITE LIGHTING - BOLLARDS
LOUIS POULSEN - ALBERTSLUND BOLLARD (DARK GRAY)



6 FRAMELESS GLAZING & HARDWARE



3 WATER-JET CUT BRONZE SHUTTERS

1 SPLIT FACE STONE

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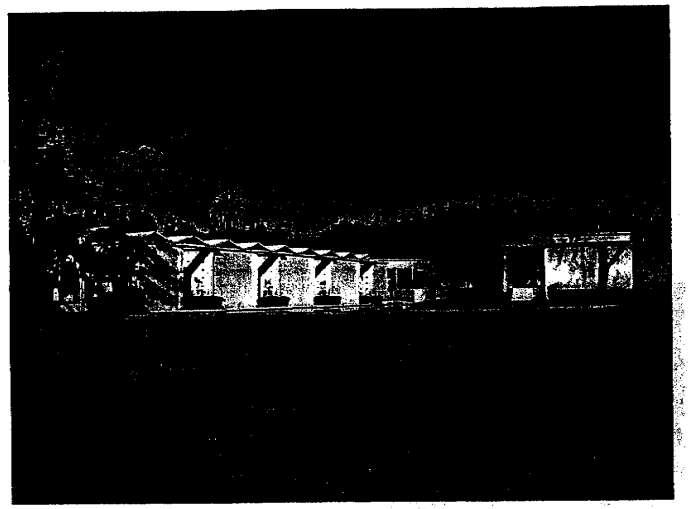
JOB 1007

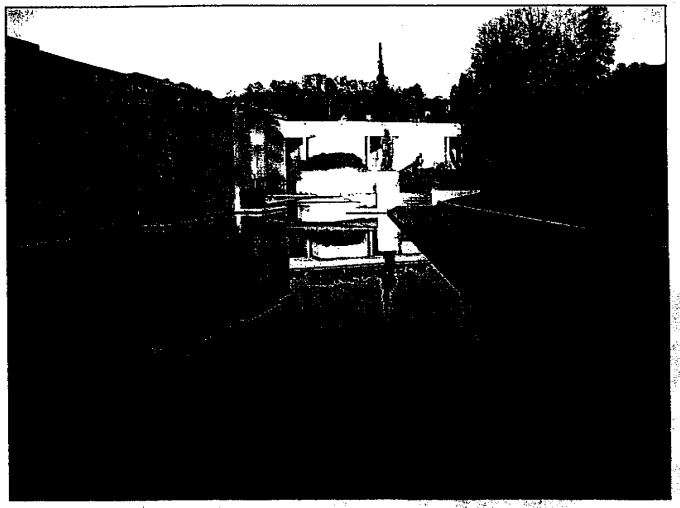
SHEET

MATERIALS PALETTE, PRODUCTS & SIGNAGE

A7.1

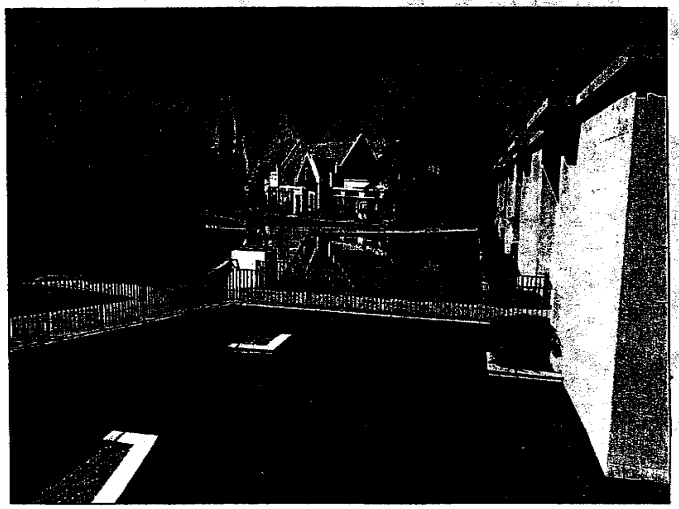


20 A5.5 VIEW NORTH TOWARD SITE FROM LAWN



19 A5.5 VIEW NORTH FROM SITE TOWARD OGM II

18 A5.5 VIEW WEST TOWARD SITE



17 A5.5 VIEW SOUTH TOWARD SITE FROM OGM II

TRACHTENBERG ARCHITECTS

2421 Fourth Street
Berkeley, California 94710
Tel: 510.649.1414
www.TrachtenbergArch.com

Funeral Home at Mountain View Cemetery

5000 Piedmont Avenue
Oakland, CA

02.09.2012 PRE-APP PACKAGE
05.25.2012 LANDMARKS BOARD
05.29.2012 ZONING SUBMITTAL
06.27.2012 ZONING REVISION
02.18.2013 ZONING MODIFICATIONS

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF TRACHTENBERG ARCHITECTS

JOB: 1007

SHEET:

EXISTING SITE PHOTOGRAPHS

A5.5

May 29, 2012

Joann Pavlinec, Planner IV
Staff to Landmark Advisory Preservation Board
City of Oakland
250 Frank H. Ogawa Plaza, Suite 3330
Oakland, CA 94612

RE: Mountain View Cemetery, Building Addition Project [11148]

Dear Ms. Pavlinec,

I have been asked by Jeff Lindeman, Executive Director of Mountain View Cemetery, and David Trachtenberg, architect of a proposed new building within the cemetery complex, to comment on the design of a proposed new building with particular reference to the Secretary of the Interior's *Standards for Rehabilitation* (Standards), and the question of whether the added structure would negatively impact the Mountain View Cemetery District or any historic resource within it.

The Oakland Cultural Heritage Survey (OCHS) surveyed buildings within the Cemetery in 1994, and in 1998 a city-wide reconnaissance survey defined the Cemetery property, along with certain other buildings, as the Mountain View Cemetery District (District). The OCHS assigned a preliminary rating of A1+ to the District, and confirmed ratings of A1+ assigned in 1994 to the Administration Building (1930) and Chapel/Crematorium Building (1929-1939 with additions through 1963), which are within the Cemetery. The Mountain View Cemetery District comprises about 200 acres, mostly a single property.

The building designed by Trachtenberg Architects is intended to supplement the function of the Gothic Chapel, Tower Chapel and Crematorium [collectively rated A1+ by the OCHS], designed by Weeks and Day and mostly built between 1929 and 1939. The two chapels, though successful designs, are Gothic Revival in style and protestant-Christian in tradition. Today's funeral practice is not necessarily denominational, is often oriented to nature and freedom of expression, and is therefore sometimes unsuited to the Gothic and Tower spaces. The proposed new building answers some of these concerns.

The architects have designed a building that is placed northeast of the existing Chapels/ Crematorium in the location of a former connector road. Massing of the new building forms a right angle with the existing grouping. All spaces within the new building look out to the northeast upon an enlarged reflecting pool, while to the southwest a landscaped courtyard connects with the existing historic buildings and offers access to the new one.

ATTACHMENT E

1000 Sansome Street, Suite 200, San Francisco, California 94111 | T 415.362.5154 F 415.362.5560 | www.page-turnbull.com

My response to the design of the proposed building addition is that it *does* comply with the Standards and *does not* pose any negative impact upon cultural resources within the environment. In making this preliminary determination I have taken into account the immediate setting of the new building, which includes the Cemetery entrance circle and the Gothic, Tower and Crematorium complex; the overall setting, which includes the Mountain View Cemetery District; and finally the master plan for the Cemetery, designed by Frederick Law Olmsted in 1863.

Immediate Setting [See Figure 1]

The following are comments that pertain to the immediate setting of the proposed building addition:

- The Gothic and Tower Chapels retain their prominence on Entry Circle; the proposed new building is placed well back to allow the historic buildings to dominate.
- Most existing planting is retained, including two important trees to the northeast of the crematorium.
- The Entry court to the new building forms a side yard to the existing buildings; the proposed pedestrian approach follows the line of existing vehicle movement;
- The proposed new building is placed mostly within an existing connector road that is not a part of the Olmsted master plan.
- The reflecting pool to the northeast (not a defining characteristic of the District) now is bordered on two sides by the Outside Garden Mausoleum II designed in 1959 by Kitchen & Hunt, Architects (OGM II) and the Outside Garden Mausoleum II Addition of 1976. Though the Cemetery was surveyed in 1998 (when the OGM II was less than 50 years old), it is possible that OGM II could be considered a historic resource now. The proposed new building at least partially obscures views of the OGM complex from the Entry Circle. That said, the new building is designed to allow views of the water and of OGM II *through* proposed new construction.

Overall Setting

The following are comments that pertain to the wider context and setting of the District:

- The overall setting is formed by the District itself. An extremely small portion of the District is being affected by the new construction, which is to be placed in a zone where substantial building has occurred over time. None of the defining characteristics of the District, as inferred from the OCHS primary records, is being affected.
- The main characteristic of the District, and indeed of any cemetery district, is the accretion of funerary structures, mausoleums, graves and markers over time. It is to be expected, then, that new or changed requirements for built facilities will arise from time to time. It is appropriate that the District be monitored at these times to be sure

that its defining characteristics are not lost. But it is not necessary to prevent or to discourage new building.

Olmsted Master Plan [See Figure 2]

The following are comments that pertain to the Olmsted Master Plan and its influence over the District:

- The key surviving aspects of the Olmsted Master Plan are: the entry circle, an important main axis (red in the illustration) running from the entry roughly east, a 'lozenge' of axial roads that define the first-encountered, more formal part of the Cemetery. Of this lozenge only a few axial roads were built, and even fewer survive; these are shown in dark blue on the Figure. Beyond the axial grouping, minor paths or ways follow existing topography (shown in light blue). A good many of these paths were built and do survive.
- The site of the proposed new building is not related to Olmsted's plan, and indeed is placed on a connector road (yellow in the illustration) that was last altered in 1959 as part of the development of Outside Garden Mausoleum II. If one were to choose a location, near the Entry Circle, that is least related to the Olmsted plan, this might be a good choice.
- The main axis having been defined, subsequent important buildings – or groupings – have been completed to the north and south of it. The Main Mausoleum, built in 1929 and enlarged at intervals until 1963, has provided a 'south wall' to the main axis and has concentrated many of the above-ground needs of the District within its walls.
- The proposed building addition adds to and strengthens the grouping made by the OGM II and the OGM II Addition. These buildings, together with the Gothic-Tower complex, provide a less formal but perceptible 'wall' to the north.

Standards Analysis

Standard 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposed addition augments the historic use of the property and furthers the purposes of the District. The project complies with Standard 1.

Standard 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The historic character of the District is being maintained. No distinctive materials are being removed. The spatial relationship between the OGM II, OGM II Addition, the associated reflecting pool and the District is being altered by the placement of the

new building, but neither the two buildings nor the pool are character-defining aspects of the District, and the new architectural relationships are carefully studied. The project complies with Standard 2.

Standard 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.

No conjectural features or elements from other historic properties are being proposed; the new building addition is contemporary in style. The project complies with Standard 3.

Standard 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

No changes to the property that have acquired significance over time will be removed. The project complies with Standard 4.

Standard 5. Distinctive materials, features, finishes and construction techniques or examples of craftsmanship that characterize a property will be preserved.

No distinctive or historic materials, features, finishes, construction techniques or examples of craftsmanship that characterize the property will be altered or removed. The project complies with Standard 5.

Standard 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

No historic construction will be altered by this project. The project complies with Standard 6.

Standard 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

Chemical or physical treatments will not be applied to any historic materials or construction. The project complies with Standard 7.

Standard 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

It is not anticipated that archeological material will be encountered in the course of proposed construction. If such material is found, the project sponsor will follow approved methods of response and mitigation. The project complies with Standard 8.

Standard 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.

The new addition is of a size similar to the structures surrounding it and of a lesser height than the Gothic and Tower Chapels & Crematorium. It is designed in a contemporary style and is faced with stone. It does not destroy spatial relationships that characterize the property, though it does alter spatial relationships with existing buildings and landscape features. Its scale, proportions, and massing are appropriate. The project complies with Standard 9.

Standard 10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.

The proposed addition is sited in a location such that, if it were removed in the future, the character of the District as it appears now would be unaltered and unimpaired. The project complies with Standard 10.

Conclusion

As stated above, I do not see any significant environmental impact posed by the addition, to the District, of the building proposed and described here. In the interest of brevity and of time I have not included certain analysis which would typically become a part of an environmental review, but I am glad to supplement this letter with any further information you would need.

Sincerely,

J. Gordon Turnbull, FAIA
Principal

Overleaf: Figure 1, Figure 2, References

July 19, 2012

Joann Pavlinec, Planner IV
Staff to Landmarks Preservation Advisory Board
City of Oakland
250 Frank N. Ogawa Place, Suite 3330
Oakland, CA 94612
Email: jpavlinec@oaklandnet.com, mrivera@oaklandnet.com

RE: Mountain View Cemetery, Archeological Status [11148]

Dear Ms. Pavlinec,

I am writing to supplement Jay Turnbull's letter of July 2, 2012 commenting upon the recommended approach to possible discovery of archeological material during proposed construction at Mountain View Cemetery.

Page & Turnbull contacted the Northwest Information Center (NWIC) to request a records search for the Mountain View Cemetery and received cultural resource documents regarding the cemetery on July 18, 2012. The Area of Potential Effect (APE) for the request was delineated by the boundaries of the cemetery located at 5000 Piedmont Avenue in Oakland, California. An East Oakland United States Geological Survey 7.5' Quadrangle map with the highlighted APE was submitted to the NWIC with the records request. A summary of the archeological status of the cemetery based on the NWIC research follows.

Three (3) cultural resources were identified within the APE, including one (1) archeological feature. This feature, scattered clam shells, was identified by local Berkeley historian Richard Schwartz. Schwartz describes the shell scatter as, "not as intense as an undisturbed shell mound but the density that is often found in areas that have been disturbed and graded as this site [the Mountain View Cemetery] has." The feature is not located within the footprint of the proposed funeral facility construction. The above recorded resource did not appear in the Office of Historic Preservation Archaeological Determinations of Eligibility.

No other previous field studies or reports had been produced for the APE, but a Limited Phase I Cultural Resources Evaluation was prepared in support of the City of Piedmont Sewer Rehabilitation Project, which had an APE in proximity to the Mountain View Cemetery. The report states that City of Piedmont is, "situated in what was, prior to the arrival of the first Europeans in the closing decades of the eighteenth century, the approximate geographical center of the extensive territory occupied by the Ohlone people," and that "the environmental setting of the [Sewer Rehabilitation] project APE, including creeks and midslope terraces, would have been favorable for prehistoric use and habitation, therefore, the lack of previously

ATTACHMENT F

recorded resources does not preclude the existence of sites." The report concluded that the "project site contains no cultural resources that would qualify as significant in accordance with any of the criteria or standards for the evaluation of cultural resources set forth in the California Environmental Quality Act (CEQA) or CEQA-Plus [for compliance with Section 106 of the National Preservation Act] guidelines," but that discovery of archeological resources was possible.

Page & Turnbull's research was limited to the records request at the NWIC and did not include consultation with the Sacred Lands File of the Native American Heritage Commission in Sacramento, written consultation with Native American individuals/organizations, or an archaeological field reconnaissance of the APE. Based on the archival literature cited above, however, archeological resources were not identified under CEQA within the APE.

Although archeological discovery remains possible, the ground disturbances and grading of the cemetery make such a discovery unlikely. The proposed project at the Mountain View Cemetery would be monitored in accordance with the City of Oakland's archaeology policies.

Sincerely,

Meg de Courcy,
Preservation Planner

(VMP 12-072)

GENERAL NOTES

1. THE CONTRACTOR SHALL EXECUTE THE WORK OF THIS PROJECT IN FULL COMPLIANCE WITH THE FOLLOWING CODE EDITIONS; 2010 CBC,2010 CRC, 2010 CMC, 2010 CPC, 2010 CFC, 2010 CEC, 2010 TITLE 24 ENERGY STANDARDS AND THE 2010 CA GREEN BUILDING STANDARDS CODE, AS AMENDED BY THE CITY OF OAKLAND. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE REGULATIONS, LAWS, ORDINANCES AND ORDERS BY ANY PUBLIC AUTHORITY HAVING JURISDICTION OVER THE PROJECT. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT IN A TIMELY FASHION ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF APPLICABLE CODES AND THE DRAWINGS OF WHICH THE CONTRACTOR IS OR BECOMES AWARE.

2. THE CONTRACTOR SHALL STUDY THE CONTRACT DOCUMENTS AND REPORT TO THE ARCHITECT IN WRITING ALL INCONSISTENCIES AND OMISSIONS HE FINDS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING CONDITIONS OF THE SITE AND PROJECT PRIOR TO COMMENCING WORK. IF THE CONTRACTOR PROCEEDS WITH ANY OF THE WORK WITHOUT INSTRUCTIONS OF THE ARCHITECT, WHERE SUCH INSTRUCTIONS ARE REQUIRED BY THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL MAKE GOOD AT HIS OWN COST ANY RESULTING ERROR, DAMAGE, OR DEFECTS.

3. WRITTEN DIMENSIONS ON DRAWINGS SHALL TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS. CONTRACTOR SHALL NOT SCALE DRAWINGS. IF A DIMENSION(S) HAS BEEN OMITTED THE CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE ARCHITECT IN A TIMELY FASHION.

4. CONTRACTOR SHALL VERIFY DIMENSIONS AND DETAILS OF ALL PROJECT COMPONENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION CLEARANCES OF ALL ITEMS, INCLUDING BUT NOT LIMITED TO MECHANICAL AND ELECTRICAL EQUIPMENT, AND CABINET WORK, TO BE INSTALLED IN THE PROJECT.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTION PROGRAMS IN CONNECTION WITH WORK, AND FOR MAINTAINING APPROPRIATE INSURANCE TO PROTECT THE CONTRACTOR, THE OWNER AND THE ARCHITECT.

6. CONTRACTOR SHALL PROTECT THE ADJACENT PROPERTY, THE PUBLIC AND SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY DUE TO HIS NEGLECT.

7. THE ARCHITECT WILL ASSIST THE OWNER IN SUBMITTING PLANS TO THE DEPARTMENT OF BUILDINGS FOR BUILDING PERMIT APPLICATION; ARCHITECT WILL ANSWER BUILDING DEPARTMENTS PLAN CHECK COMMENTS AND RE SUBMIT AS REQUIRED. THE OWNER WILL SECURE AND PAY FOR THE BUILDING PERMIT. CONTRACTOR WILL PAY FOR ALL OTHER PERMITS (INCLUDING ANY REQUIRED SIDEWALK SHED PERMITS, PARKING OR DUMPSTER PERMITS), LICENSES, INSPECTIONS AND THE LIKE REQUIRED TO EFFECT THE WORK OF THE CONTRACT DOCUMENTS THROUGH RECEIPT OF A CERTIFICATE OF OCCUPANCY.

8. CONTRACTOR SHALL CONSULT WITH REPRESENTATIVES OF APPLICABLE UTILITIES, INCLUDING BUT NOT LIMITED TO GAS, WATER, POWER, SEWER, TELEPHONE, AND CABLE TELEVISION, DETERMINE EXACT LOCATIONS AND AVAILABILITY OF UTILITIES, AND DETERMINE CONDITION OF EXISTING SERVICE PRIOR TO COMMENCING WORK. CONTRACTOR SHALL ADVISE ARCHITECT AND OWNER OF UNANTICIPATED CHANGES TO THE EXISTING SERVICES REQUIRED FOR THE SUCCESSFUL COMPLETION AND OPERATION OF THE PROJECT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

9. CONTRACTOR SHALL ERECT AND MAINTAIN TEMPORARY BARRICADES AND DUST-PROOF PARTITIONS AS NEEDED FOR PROTECTION AGAINST NUISANCE AND ACCIDENT, AND SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF HIS WORK AND THE OWNER'S PROPERTY FROM DAMAGE OR LOSS ARISING IN CONNECTION WITH THE WORK OF THIS PROJECT.

10. IMPROVEMENTS ON THE SITE, WORK IN PROGRESS, STORED MATERIALS ON PROPERTY SHALL BE PROTECTED BY THE CONTRACTOR FROM DAMAGE ARISING FROM THE WORK AND FROM NORMAL USE OF THE SITE DURING THE COURSE OF THE WORK WHETHER BY THE CONTRACTOR OR ANY OTHER PARTY. ALL ITEMS DAMAGED DUE TO INSUFFICIENT PROTECTION SHALL BE FULLY RESTORED TO THEIR PRIOR CONDITION BY THE CONTRACTOR AT NO COST TO THE OWNER.

11. PARTITION DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. OTHER COMPONENTS ARE DIMENSIONED TO DIMENSION POINTS SHOWN ON DETAILS, OR AS NOTED ON THE DRAWINGS.

12. NO PART OF THE STRUCTURE SHALL BE OVERLOADED BEYOND ITS SAFE CARRYING CAPACITY BY THE PLACING OF MATERIALS, EQUIPMENT, TOOLS, MACHINERY OR ANY OTHER ITEMS DURING THE COURSE OF THE CONTRACTOR'S WORK.

13. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN HIS AND THE SURROUNDING AREA, REMOVE ALL WASTE MATERIALS AND RUBBISH FROM THE PROJECT AS WELL AS HIS OR HER TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIALS. THE CONTRACTOR SHALL REMOVE PUTTY AND PAINT FROM ALL GLASS, MIRRORS, AND WASH AND POLISH SAME; REMOVE ALL LABELS, TAGS, GREASE, DIRT, STAINS, ETC. AND CLEAN ALL FIXTURES AND EQUIPMENT TO THE EXTENT OF RESTORING THEM TO THE ORIGINAL FINISH.

14. THE CONTRACTOR SHALL MAINTAIN A CURRENT COPY OF THE UBC ON SITE.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE, CONSTRUCTION-IN-PROGRESS, AND STORED MATERIALS AND EQUIPMENT, WHETHER ON- OR OFF-SITE.

16. THE OWNER SHALL PAY FOR TESTING OF ANY MATERIALS DISCOVERED ON THE SITE BY THE ARCHITECT, OWNER OR CONTRACTOR SUSPECTED OF CONTAINING TOXIC SUBSTANCES REQUIRING SPECIAL REMOVAL OR DISPOSAL CHANGES TO THE CONTRACT RESULTING FROM THE DISCOVERY, TESTING, OR REMOVAL OF SUCH MATERIALS (IF ANY) SHALL BE EFFECTED BY A CHANGE ORDER.

17. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ANY AND ALL WORK PROVIDED BY ANY AND ALL SUBCONTRACTORS. GENERAL NOTES THAT REFER TO "CONTRACTOR" INCLUDE ALL WORK PROVIDED BY SUBCONTRACTORS. CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS, AND CONDITIONS IN FIELD PRIOR TO THE START OF PROJECT AND AT APPROPRIATE TIMES DURING THE COURSE OF CONSTRUCTION BEFORE RELATED PROJECT PHASES.

18. EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN HIS RESPECTIVE FIELD AND SHALL, PRIOR TO THE SUBMISSION OF HIS BID AND THE PERFORMANCE OF WORK, NOTIFY THE CONTRACTOR OF ANY WORK CALLED OUT IN THE CONSTRUCTION DOCUMENTS WHICH CANNOT BE EXECUTED AS INDICATED OR CANNOT BE FULLY GUARANTEED. THE CONTRACTOR WILL THEN NOTIFY THE OWNER AND ARCHITECT PRIOR TO ACCEPTANCE OF SUBCONTRACTOR'S BID.

19. THE ARCHITECT HAS MADE THE ASSUMPTION THAT EXISTING CONCEALED CONDITIONS ARE STANDARD. THE CONTRACTOR WILL BE EXPECTED TO PERFORM THE NECESSARY WORK TO COMPLETE THE INDICATED CONSTRUCTION. IN THE EVENT THAT DEMOLITION REVEALS UNEXPECTED CONDITIONS, THE CONTRACTOR MUST INFORM THE OWNER AND ARCHITECT OF ANTICIPATED CHANGE ORDERS IN ADVANCE.

20. CONTRACTOR IS TO PROVIDE SAMPLES OF REQUESTED SUBMITTALS AND OF ALL PROPOSED MATERIAL SUBSTITUTIONS TO THE ARCHITECT FOR REVIEW. THE ARCHITECT WILL REQUIRE FIVE WORKING DAYS FOR REVIEW OF ALL SUBMITTALS INCLUDING SHOP DRAWINGS. SHOP DRAWINGS AND MATERIALS TO THE ARCHITECT WILL HAVE BEEN REVIEWED AND APPROVED BY THE CONTRACTOR. BY SUBMITTING SHOP DRAWINGS AND SUBMITTALS TO THE ARCHITECT, THE CONTRACTOR REPRESENTS THAT THE CONTRACTOR HAS DETERMINED AND VERIFIED MATERIAL, FIELD MEASUREMENTS, AND FIELD CONSTRUCTION RELATED THERETO, AND HAS CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND OF THE CONTRACT DOCUMENTS. THE ARCHITECT'S REVIEW OF SUBMITTALS AND SHOP DRAWINGS IS FOR CONFIRMATION OF DESIGN INTENT ONLY.

21. THESE CONTRACT DOCUMENTS INTEND TO DESCRIBE A FINISHED PROJECT READY FOR LEGAL USE.

22. ANY CHANGE, MODIFICATION OR INTERPRETATION OF THE SCOPE OR REQUIREMENTS OF THESE DOCUMENTS, UNDERTAKEN WITHOUT CONSULTATION WITH THE ARCHITECT AND IN THE PRESENCE OF CONDITIONS RESULTING THEREFROM SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR AS THE CASE MAY BE, AS STIPULATED IN THE OWNER/ARCHITECT AGREEMENT. TRACHTENBERG ARCHITECTS SHALL BE HELD HARMLESS FROM ANY CLAIMS RESULTING FROM SUCH ACTIVITY.

RECEIVED
JUN 27 2012
ORIGINAL APPROVED PLANS -
City of Oakland
Planning & Zoning Division

ABBREVIATIONS

&	AND	JT.	JOINT
L	ANGLE		
@	AT	LAM.	LAMINATE
CL	CENTER LINE	LT.	LIGHT
#	POUND OR NUMBER		
d	PENNY	M.B.	MACHINE BOLT
		MAX.	MAXIMUM
ACOUS.	ACOUSTIC	MECH.	MECHANICAL
ADJ.	ADJUSTABLE	MEMB.	MEMBRANE
APPROX.	APPROXIMATE	MET./MTL.	METAL
A.F.F.	ABOVE FINISH FLOOR	MFR.	MANUFACTURER
ALT.	ALTERNATE	MIN.	MINIMUM
ALUM.	ALUMINUM	MISC.	MISCELLANEOUS
A.B.	ANCHOR BOLT	M.O.	MASONRY OPENING
		MTD.	MOUNTED
BD.	BOARD	MUL.	MULLION
BITUM.	BITUMINOUS		
BLDG.	BUILDING	(N)	NEW
BLK.	BLOCK	N	NORTH
BLK'G.	BLOCKING	N.I.C.	NOT IN CONTRACT
B.O.T.	BOTTOM OF TRUSS	NO.	NUMBER
BRS	BACKER ROD AND SEALANT	N.T.S.	NOT TO SCALE
C.G.	CEILING	OF	OVER
C.T.	CERAMIC TILE	O.C.	ON CENTER
CLK'G.	CAULKING	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
CLR.	CLEAR		
CONC.	CONCRETE		
CONN.	CONNECTION	P. LAM.	PLASTIC LAMINATE
CONSTR.	CONSTRUCTION	PLYWD.	PLYWOOD
C.J.	CONTROL JOINT	P.T.	PRESSURE-TREATED
CONT.	CONTINUOUS	PTD.	PAINTED
CTSK.	COUNTERSUNK	PTN.	PARTITION
CMU	CONCRETE MASONRY UNIT		
		Q.T.	QUARRY TILE
D	DEPTH		
DBL.	DOUBLE	R.	RISER
DET./DTL.	DETAIL	RAD.	RADIUS
D.F.	DOUGLAS FIR	REF.	REFRIGERATOR
DIA.	DIAMETER	REINF.	REINFORCED
DIM.	DIMENSION	REQ.	REQUIRED
DN.	DOWN	RESIL.	RESILIENT
DWG.	DRAWING	RM.	ROOM
		R.O.	ROUGH OPENING
EA.	EACH	RWD.	REDWOOD
ELEC.	ELECTRICAL	RWL.	RAINWATER LEADER
ELEV.	ELEVATION		
E.P.	ELECTRICAL PANEL	SQ. FT.	SQUARE FEET
EQ.	EQUAL	SHT.	SHEET
(E)	EXISTING	SQ. IN.	SQUARE INCH
EXP.JT.	EXPANSION JOINT	SIM.	SIMILAR
EXT.	EXTERIOR	S.L.D.	SEE LANDSCAPE DRAWING
		S.M.D.	SEE MECHANICAL DRAWING
F.D.	FLOOR DRAIN	SPEC.	SPECIFICATIONS
F.E.	FIRE EXTINGUISHER	SQ.	SQUARE
F.F.	FINISH FLOOR	S.S.	STAINLESS STEEL
F.F.E.	FINISH FLOOR ELEVATION	STD.	STANDARD
FIN.	FINISH	STL.	STEEL
FL.	FLOOR	STOR.	STORAGE
F.O.C.	FACE OF CONCRETE	S.S.D.	SEE STRUCTURAL DRAWING
F.O.F.	FACE OF FINISH		
F.O.M.	FACE OF MASONRY	TEL.	TELEPHONE
F.O.S.	FACE OF STUD	T&G	TONGUE AND GROOVE
F.O.SH.	FACE OF SHEATHING	T.	TREAD
FT.	FOOT	THK.	THICK
FTG.	FOOTING	TYP.	TYPICAL
FURR.	FURRING	T.O.	TOP OF
		T.O.C.	TOP OF CONCRETE
GA.	GAUGE	T.O.D.	TOP OF OUTRIGGER
G.C.	GENERAL CONTRACTOR	T.O.P.	TOP OF PLATE
GL.	GLASS	T.O.S.	TOP OF SLAB
GSM.	GALVANIZED SHEET METAL	T.O.T.	TOP OF TRUSS
GYP. BD./ GWB.	GYPSUM WALL BOARD	U.O.N.	UNLESS OTHERWISE NOTED
H	HEIGHT	VERT.	VERTICAL
H.B.	HOSE BIB	V.I.F.	VERIFY IN FIELD
H.C.	HOLLOW CORE	V.G.	VERTICAL GRAIN
HDWD.	HARDWOOD		
HDWR.	HARDWARE	W	WIDTH
HORIZ.	HORIZONTAL	W/	WITH
HR.	HOUR	WD.	WOOD
HW	HARDWOOD	WDW	WINDOW
IN.	INCH	W/O	WITHOUT
INTML.	INTERMEDIATE	WP	WATERPROOF
INSUL.	INSULATION	WRC	WESTERN RED CEDAR
INT.	INTERIOR		

SYMBOL LEGEND

- ALIGN FINISH FACES
- ELEVATION/CONTROL POINT
- REVISION NUMBER
- REVISION
- WALL CONSTRUCTION TYPE
- WINDOW — SEE WINDOW SCHEDULE
- DOOR — SEE DOOR SCHEDULE
- ROOM NUMBER — SEE FINISH SCHEDULE
- DETAIL NUMBER / SHEET NUMBER — DETAIL
- DETAIL NUMBER / SHEET NUMBER — ELEVATION/SECTION
- DETAIL NUMBER / SHEET NUMBER — INTERIOR ELEVATION
- REFERENCE GRID — FACE OF STRUCTURE
- REFERENCE GRID — COLUMN CENTER LINE

PROJECT DIRECTORY

OWNER:
Jeff Lindeman, General Manager & CFO
Mountain View Cemetery
5000 Piedmont Avenue
Oakland, CA

ARCHITECT:
David Trachtenberg
Trachtenberg Architects
2421 Fourth Street
Berkeley, CA 94710
(510) 848-1414 x 12
www.trachtenbergarch.com

LANDSCAPE ARCHITECT:
Joe Runco
SWA Group
55 New Montgomery Street
Suite 555
San Francisco, CA 94105
(415) 536-5770
www.swagroup.com

PROJECT DESCRIPTION

PROJECT ADDRESS: 5000 Piedmont Avenue (APN: 48A-7002-3-2)

SCOPE OF WORK:
CONSTRUCTION OF NEW FUNERAL HOME.

ZONING CODE ANALYSIS
(BASED ON THE OAKLAND MUNICIPAL ZONING CODE)

ZONING: RO-1 (URBAN OPEN SPACE OVERLAY)

USE: CEMETARY & FUNERAL HOME

LOT AREA & FARFAR (TABLE 17.15.05)
LOT AREA +/- 10,018,800 SF
MAX FOR LOTS >43,560 SF 15%
MAX BUILDING AREA ALLOWED 1,502,820 SF

HEIGHT: (TABLE 17.15.03)

	ALLOWED	PROPOSED
	35'-0" MAX.	24'-0"

SETBACKS (ZONING CODE SEC. 33-22.7):

	REQUIRED	PROPOSED
FRONT	20'-0"	+/- 462'
SIDES	5'-0"	+/- 96'
REAR	20'-0"	+/- 3,444'

TOTAL FLOOR AREA (as defined by Oakland Municipal Zoning Code)
GROUND FLOOR: 7525 SF
SECOND FLOOR: 2225 SF (Mortuary Labs)
1180 SF (Office)
TOTAL: 10930 SF

NEW IMPERVIOUS SURFACE AREA: 4800 SF

PARKING ANALYSIS:

ASSEMBLY SEATING:	20 SPACES
MORTUARY LABS:	5 SPACES
OFFICE :	2 SPACES
TOTAL:	27 SPACES

BICYCLE PARKING ANALYSIS:
SHORT TERM: 5% OF 27 VEHICULE SPACES = 2 BIKE RACK
LONG TERM: 5% OF 27 VEHICULE SPACES = 1 BIKE LOCKER

BUILDING CODE ANALYSIS
(BASED ON THE 2010 CALIFORNIA RESIDENTIAL CODE)

OCCUPANCY: MIXED GROUP B OFFICE AND GROUP A3 ASSEMBLY USES

MIN. CONSTRUCTION TYPE: V-B SPRINKLERED

	ALLOWABLE	PROPOSED
HEIGHT	40 FT	24'
NUMBER OF STORIES:	2*	2

AREA:

	ALLOWABLE	PROPOSED
GROUND FLOOR	12000* SF	7000 SF
SECOND FLOOR	12000* SF	2025 SF(Mortuary Labs)
		925 SF (Office)
TOTAL	24000* SF	9950 SF

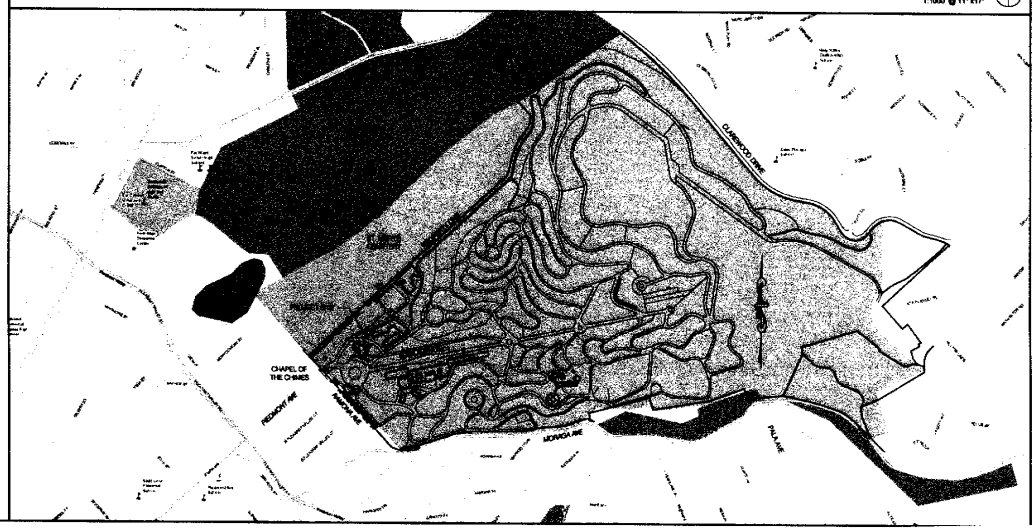
*WITH AUTOMATIC SPRINKLER SYSTEM INCREASE

DRAWING LIST

SHEET NO. & TITLE		SUBMISSION & DATE: 02.09.2012 PRE-APP PACKAGE	05.25.2012 LANDMARKS BOARD	06.29.2012 ZONING SUBMITTAL	06.27.2012 ZONING REVISION					
ARCHITECTURAL DRAWINGS										
A0.0	GENERAL INFORMATION	X	X	X	X					
A0.1	APPLICANT STATEMENT	X	X	X	X					
A0.3	NEIGHBORHOOD MAP			X	X					
A0.3	AERIAL CONTEXT PHOTOGRAPH		X	X	X					
A0.4	MOUNTAIN VIEW CEMETERY SITE PLAN		X	X	X					
A0.5	EXISTING CEMETERY BUILDINGS SURVEY		X	X	X					
A0.6	SML COMMERCIAL GREEN BUILDING CHECKLIST			X	X					
T-1	SUPPLEMENTAL TOPOGRAPHIC SURVEY			X	X					
A1.0	EXISTING SITE PLAN	X	X	X	X					
A1.1	PROPOSED SITE PLAN	X	X	X	X					
L1.0	PROPOSED LANDSCAPE PLAN	X	X	X	X					
L2.0	PROPOSED SITE LIGHTING PLAN			X	X					
A2.1	PROPOSED GROUND FLOOR PLAN	X	X	X	X					
A2.2	PROPOSED SECOND FLOOR PLAN			X	X					
A2.3	PROPOSED ROOF PLAN			X	X					
A3.1	RENDERINGS	X	X	X	X					
A3.2	RENDERINGS	X	X	X	X					
A3.3	RENDERINGS	X	X	X	X					
A3.4	RENDERINGS			X	X					
A3.5	RENDERINGS			X	X					
A3.6	EXTERIOR ELEVATIONS	X	X	X	X					
A3.7	EXTERIOR ELEVATIONS	X	X	X	X					
A3.8	MATERIALS	X	X	X	X					
A3.9	MATERIALS BOARD			X	X					
A4.1	BUILDING SECTIONS			X	X					
A4.2	WALL SECTIONS			X	X					
A5.1	EXISTING SITE PHOTOGRAPHS	X	X	X	X					
A5.2	EXISTING SITE PHOTOGRAPHS	X	X	X	X					
A5.3	EXISTING SITE PHOTOGRAPHS	X	X	X	X					
A5.4	EXISTING SITE PHOTOGRAPHS	X	X	X	X					
A5.5	EXISTING SITE PHOTOGRAPHS	X	X	X	X					
A7.1	MATERIALS PALETTE, PRODUCTS & SIGNAGE			X	X					

VICINITY MAP

SCALE:
1:500' @ 24"x36"
1:1000' @ 11" x17"



TRACHTENBERG ARCHITECTS

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Funeral Home at Mountain View Cemetery

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JOB: 1007

SHEET:

GENERAL INFORMATION

A0.0

ORIGINAL APPROVED PLANS

ATTACHMENT E

MOUNTAIN VIEW
CEMETERY

Mountain View Cemetery Association – New Funeral Home
Revised Applicant Statement June 27, 2012

The Need
Mountain View Cemetery Association, a not-for-profit organization established in 1863, proposes the development of a funeral home. Due to increases in rates of cremation and changes in cultural demographics, it is vital to the long-term ability of Mountain View Cemetery Association to serve the community and to maintain its historic buildings and grounds and to add a funeral home to its cemetery and cremation services.

The Project
This project proposes the construction of a funeral home and supporting events building on the grounds of Mountain View Cemetery Association. The proposed structure is a two-story building of about 10,930 square feet of floor area. The funeral home will include areas for memorial services, mortuary functions and associated office and support space

Project Benefits
The design for the proposed new building has evolved in a series of meetings with Oakland Heritage Association during the course of the past year. We believe that the proposed new building will be a beautiful and dignified enhancement to Mountain View Cemetery Association. We plan on expending $5M- $7M to construct this project during a recessionary time and will create four to five new full time jobs during the next five years. Most importantly, through improving services offered by Mountain View Cemetery, the project will bring families to the cemetery who are otherwise going to cemeteries outside of Oakland. That is vital to the long-term maintenance of Mountain View Cemetery Association, which receives no tax revenue funding. However, we also recognize that the project that has evolved with the OHA will be substantially more expensive than the original project and that such costs will be amortized over time to consumers.

The Plan
Existing conditions (see attached) include two minor and infrequently used driveways situated between the Gothic Chapel and Crematory and the Outdoor Garden Mausoleum. We propose replacing these driveways with a funeral home. The existing reflection pool (north façade), needing repairs, will be renovated to become a contemplative back drop to the new building. The south façade will open to an active garden that reflects the both linear and non-linear aspects of the existing Olmsted landscape. The classic shape, use of stone and siting of the new building makes the building a landscape element that mediates the differences between the mausoleum and chapels, makes existing unrefined landscapes into well defined outdoor rooms, will be environmentally efficient and make for safe and intuitive way-finding. The plan allows the cemetery to keep two existing mature cedar trees. Last, as a sculptural landscape element it will be refined from all sides (and top).

Changing Demographics
The changing demographics of Mountain View Cemetery Association's customers require a different kind of architectural experience than that currently offered by the existing Gothic and Tower Chapels. For many of the Cemetery's customers, the Anglican nature of the Gothic and Tower Chapels is at odds with their Buddhist, Hindi, Jewish, Muslum, Atheist or other cultural and ethnic identities.

Palette/Energy Green Funeral Building
The funeral building is proposed to be clad in a rough cleaved limestone. Metal or wood shutters at each of the four foot wide openings in the south facing portico will provide shade and privacy as needed. Mechanical equipment will be well screens within the tall parapet of the roof. The funeral building will meet or exceed all required energy and green building standards.

Community Process
In the course of developing the schematic design for this project we have met with representatives of Oakland Heritage Association and with PANIL on several occasions beginning in May, 2011. Over the course of the many months in which we have engaged with these groups the design has changed and evolved a great deal. We feel that the exchange has been fruitful and process exemplary. A letter of support for the project from OHA is attached.

Revisions to the Pre-Application Submittal
While our initial application proposed to house the new funeral home areas entirely through re-modeling the existing historic Gothic Chapel, through working with the Oakland Historical Association and PANIL, we have now revised our proposal to house the new funeral home areas in a new building adjacent.

Thank you for your consideration of this application.
Sincerely,

David Trachtenberg, AIA
TRACHTENBERG ARCHITECTS
510/649-1414 x 12
david@trachtenbergach.com

Jeff Lindeman, GM & CFO
MOUNTIAN VIEW CEMETERY ASSN.
510/658-2588
jeff@mountainviewcemetery.org

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SHEET:

APPLICANT STATEMENT

A0.1

1 A0.2 NEIGHBORHOOD MAP
1"=120' @ 11X17 1"=60' @ 24X36

NOTATION KEY

1. 4466 PIEDMONT AVENUE — Duck's Nest Pre-School
2. 4480 PIEDMONT AVENUE — State Farm Insurance (Offices); Duck's Nest Preschool
3. 4480 PIEDMONT AVENUE — Parking Lot for 'Chapel of the Chimes'
4. 4476 PIEDMONT AVENUE — Machine Shop for Chapel of the Chimes
5. 4466 PIEDMONT AVENUE — Colers Wild Mountain Honey (Honey Distributor)
6. 4454 PIEDMONT AVENUE — GiHagoodstock.com (Housewares sales); Vacant photo studio
7. 4450 PIEDMONT AVENUE — Colers Wild Mountain Honey (Honey Distributor)
8. 4446 PIEDMONT AVENUE — Inside Out (Gym); Physical Therapy Offices; Guitar instruction office
9. 4436 PIEDMONT AVENUE — Garage
10. 4432 PIEDMONT AVENUE — Art studio, sales and instruction
11. 4420 PIEDMONT AVENUE — Towata Flowers (flower shop & parking)
12. 4414 PIEDMONT AVENUE — J. Miller Flowers (flower shop)
13. 4400 PIEDMONT AVENUE — Chevron (fuel sales and car wash)
14. 4401 PIEDMONT AVENUE — Tiki Lounge (bar and food)
15. 4408 PIEDMONT AVENUE — Daily Method (yoga and pilates studio)
16. 1880 PLEASANT VALLEY AVE — Parking
17. 4425 PIEDMONT AVENUE — Familias Motorcycle Club (Social Club)
18. 4429 PIEDMONT AVENUE — Residence (rental) house owned by Chapel of the Chimes)
19. 4436 PIEDMONT AVENUE — Amador Monument Company (monument fabrication and distribution)
20. 4445 PIEDMONT AVENUE — Amador Monument Company (parking and monument storage)

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SHEET:

NEIGHBORHOOD MAP

A0.2

1 A0.3 AERIAL CONTEXT PHOTOGRAPH
NOT TO SCALE

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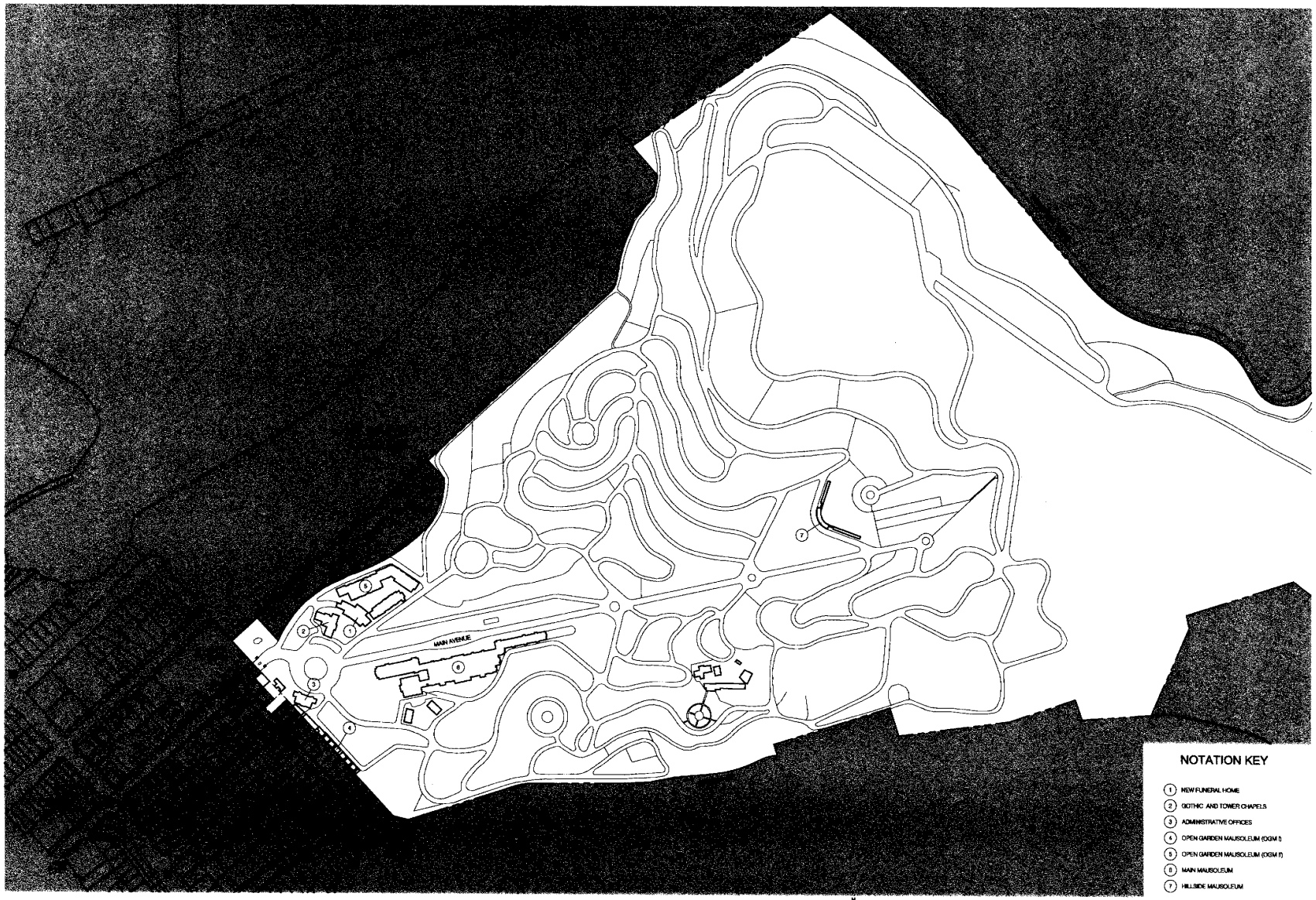
JOB: 1007

SHEET:

AERIAL CONTEXT PHOTOGRAPH

A0.3



1 A0.4 **MOUNTAIN VIEW CEMETERY SITE PLAN**
1"=400' @ 11X17 1":200' @ 24X36

N

NOTATION KEY

1. NEW FUNERAL HOME
2. GOTHIC AND TOWER CHAPELS
3. ADMINISTRATIVE OFFICES
4. OPEN GARDEN MAUSOLEUM (OGM I)
5. OPEN GARDEN MAUSOLEUM (OGM II)
6. MAIN MAUSOLEUM
7. HILLSIDE MAUSOLEUM

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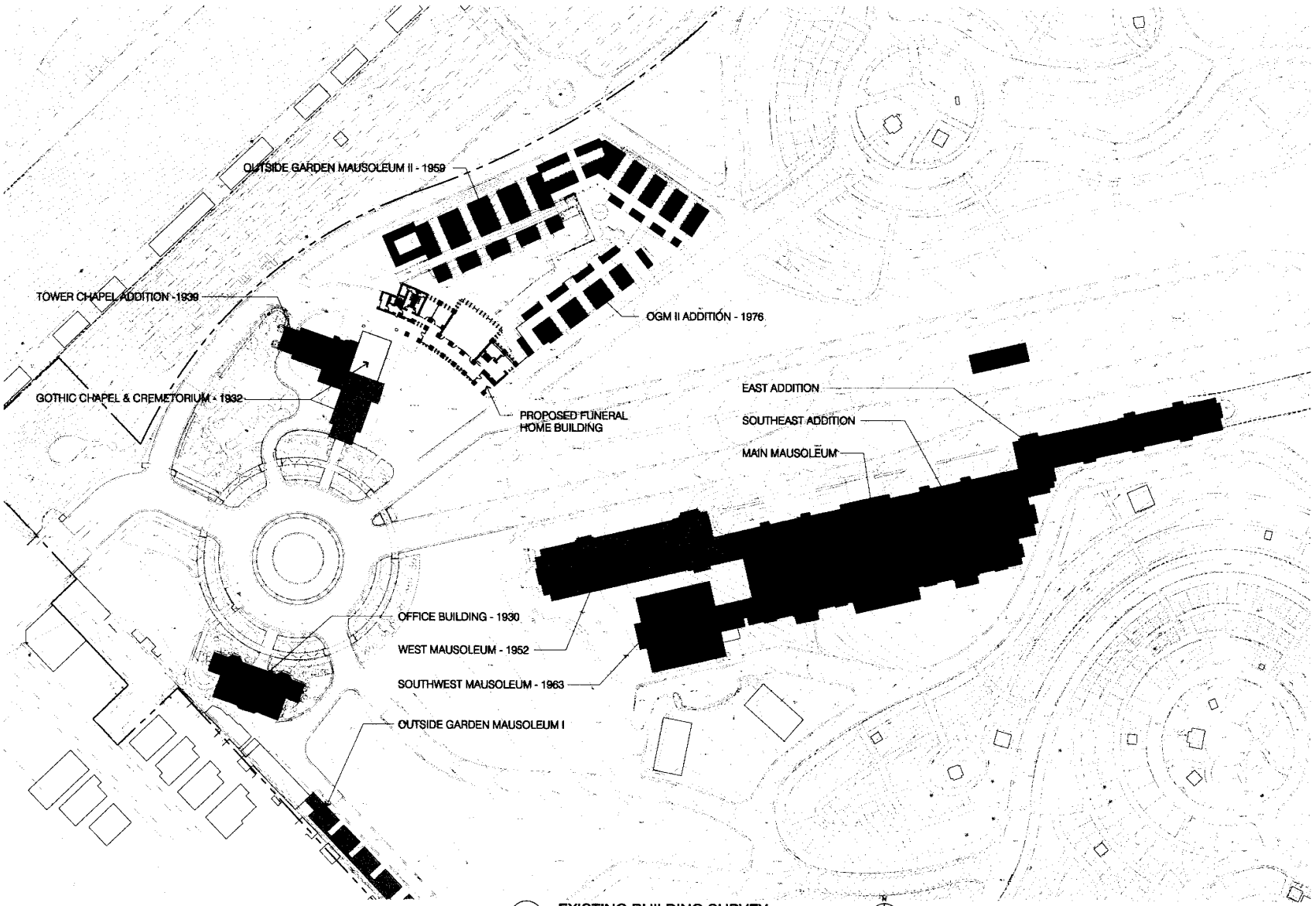
JOB: 1007

SHEET:

MOUNTAIN VIEW CEMETERY SITE PLAN

A0.4



1 / 0.5 EXISTING BUILDING SURVEY
1"=100' @ 11X17 1"=50' @ 24X36

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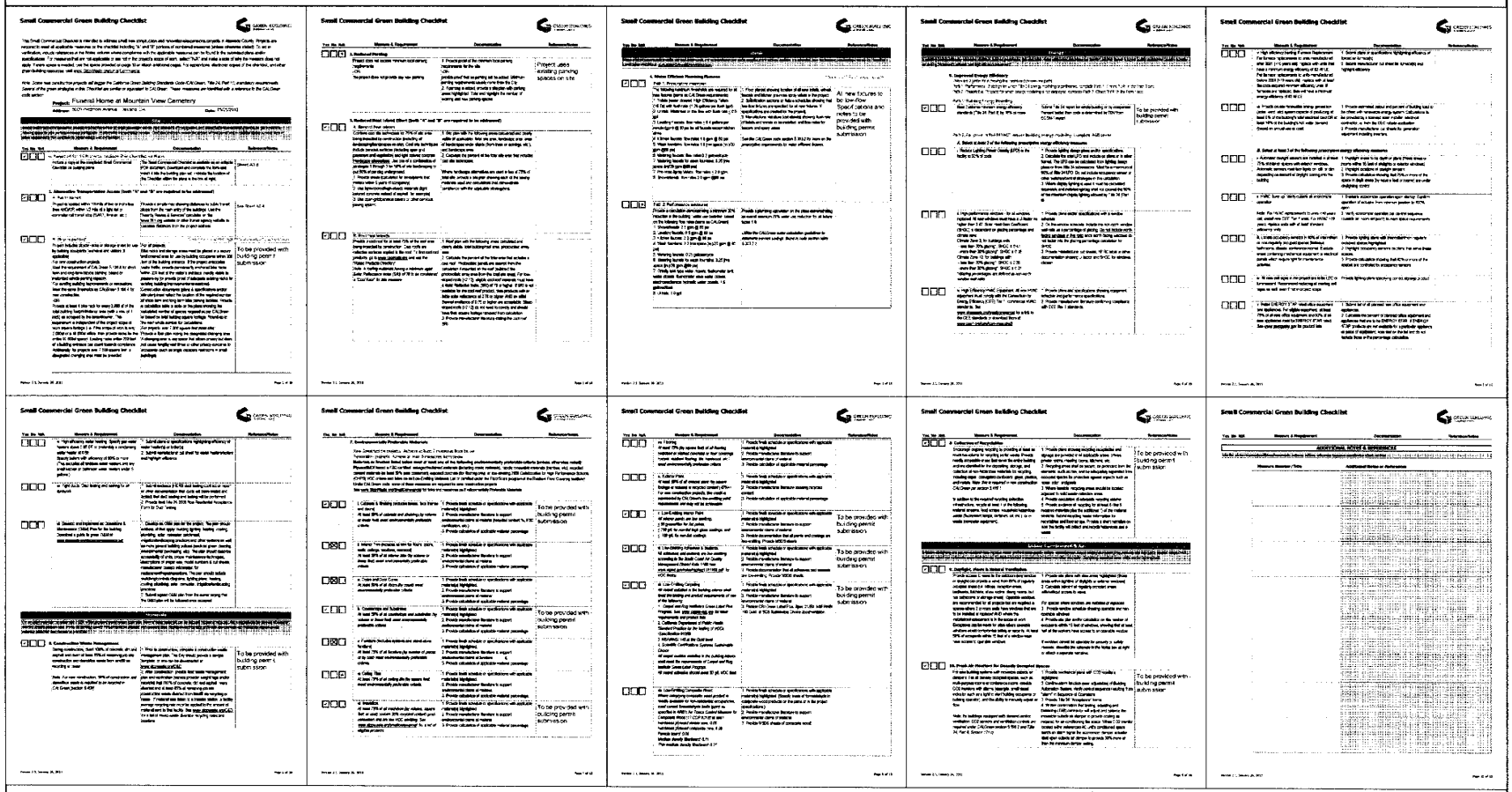
JOB: 1007

SHEET:

EXISTING BUILDING SURVEY

A0.5

SMALL COMMERCIAL GREEN BUILDING CHECKLIST



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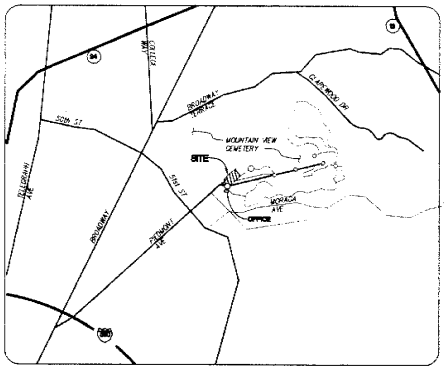
JOB: 1007

SHEET:

SMALL COMMERCIAL GREEN BUILDING CHECKLIST

A0.6

MOUNTAIN VIEW CEMETERY
SUPPLEMENTAL TOPOGRAPHIC SURVEY



VICINITY MAP
N.T.S.

ABBREVIATIONS

AD	–	AREA DRAIN	JP	–	JOINT POLE
BLDG	–	BUILDING CORNER	MH	–	MANHOLE
BLDG	–	BUILDING	N	–	NORTH
BOW	–	BOTTOM OF WALL	NO	–	NUMBER
BW	–	BACK OF WALK	NTS	–	NOT TO SCALE
CB	–	CATCH BASIN	OHE	–	OVERHEAD ELECTRIC
C	–	CURB INLET	P	–	PAVEMENT ELEVATION
CIP	–	CAST IRON PIPE	PL	–	PROPERTY LINE
CL	–	CENTER LINE OR GLASS	PMH	–	POWER MANHOLE
CLF	–	CHAIN-LINK FENCE	POL	–	POINT ON LINE
CMP	–	CORRUGATED METAL PIPE	PP	–	POWER POLE
CNPT	–	CONTROL POINT	PVC	–	POLYVINYL CHLORIDE PIPE
CO	–	CLEANOUT	RCP	–	ROD CONCRETE PIPE
CONC	–	CONCRETE	R/W	–	RIGHT OF WAY
DI	–	DROP INLET	SW	–	SIDEWALK
DIP	–	DUCTILE IRON PIPE	S	–	SLOPE OR SOUTH
DOM	–	DOMESTIC	SD	–	STORM DRAIN
DW	–	DOMESTIC WATER	SDMH	–	STORM DRAIN MANHOLE
E	–	EAST	SS	–	SANITARY SEWER
EP	–	EDGE OF PAVEMENT	STD	–	STANDARD
ELEV	–	ELEVATION	TYP	–	TYPICAL
FC	–	FACE OF CURB	TC	–	TOP OF CURB
FL	–	FLOW LINE	TOE	–	TOE OF BANK
FP	–	FLAG POLE	TOP	–	TOP OF BANK
FT	–	FOOT	TOW	–	TOP OF WALL
GB	–	GRADE BREAK	VG	–	VALLEY GUTTER
G. GRD	–	GROUND	W/	–	WITH
HP	–	HIGH POINT	W	–	WEST
INV	–	INVERT ELEVATION			

LEGEND

EDGE OF PAVEMENT
CURB LINE
STORM DRAIN
FENCE
CONTOURS
BACKGROUND CONTOURS FROM AERIAL
DASHED LINE INDICATES UTILITY THAT HAS NOT BEEN FIELD VERIFIED
FOUND STANDARD CITY MONUMENT
STORM DRAIN MANHOLE
AREA DRAIN
ELECTRIC UTILITY BOX
JOINT POLE
SIGN
GUY WIRE
SPOT ELEVATION
TREE WITH DRIPLINE; TYPE AND DIAMETER AS INDICATED

UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION (POT-HOLING) 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.

SURVEY NOTE

THE BACKGROUND TOPOGRAPHIC SURVEY (SCREENED LINES) SHOWN IS FROM AN AERIAL SURVEY PROVIDED BY THE OWNER IN 2007. THIS SUPPLEMENTAL SURVEY WAS PERFORMED IN NOVEMBER 2011. THE SUPPLEMENTAL CONTOURS SHOWN ARE BASED ON INFORMATION FROM BOTH THIS SUPPLEMENTAL SURVEY AND THE AERIAL FROM THE OWNER.

BENCHMARK

THE BASIS OF ELEVATION FOR THIS SURVEY IS BM#4415, A CUT SQUARE IN CURB AT CENTERLINE OF INLET OF WEST RETURN AT THE NORTHWEST CORNER OF PLEASANT VALLEY AVENUE AND PLEASANT VALLEY COURT, CITY OF OAKLAND.

ELEVATION = 133.16 FEET (OAKLAND DATUM)

BASIS OF BEARINGS

THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF NORTH 58°12'44" EAST ON THE LINE BETWEEN FOUND CITY OF OAKLAND CONTROL MONUMENTS #6,A AND #6,B. THE BEARINGS AND COORDINATES SHOWN ARE BASED ON A LOCAL ASSUMED COORDINATE SYSTEM ESTABLISHED FOR THE OVERALL PROJECT AERIAL TOPOGRAPHIC SURVEY PERFORMED PREVIOUSLY BY OTHERS.

TREE NOTE

THE TREES SURVEYED WERE THOSE WITH 4" DIAMETER OR LARGER TRUNKS WITHIN THE PLANNED PROJECT FOOTPRINT. THE TRUNKS OF TREES LESS THAN 4" IN DIAMETER WITHIN THE PROJECT AREA ARE NOT SHOWN. THE SPECIES AND SIZES SHOWN WERE NOT DETERMINED BY A QUALIFIED ARBORIST.

UNAUTHORIZED CHANGES AND USES

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SUNNYVALE | HOYEVILLE | OAKLAND

DATE	05/18/12
SCALE	1"=20'
DRAWN BY	GL
APPROVED BY	MAK
DRAWING NO.	607114

DATE 5/24, 2012

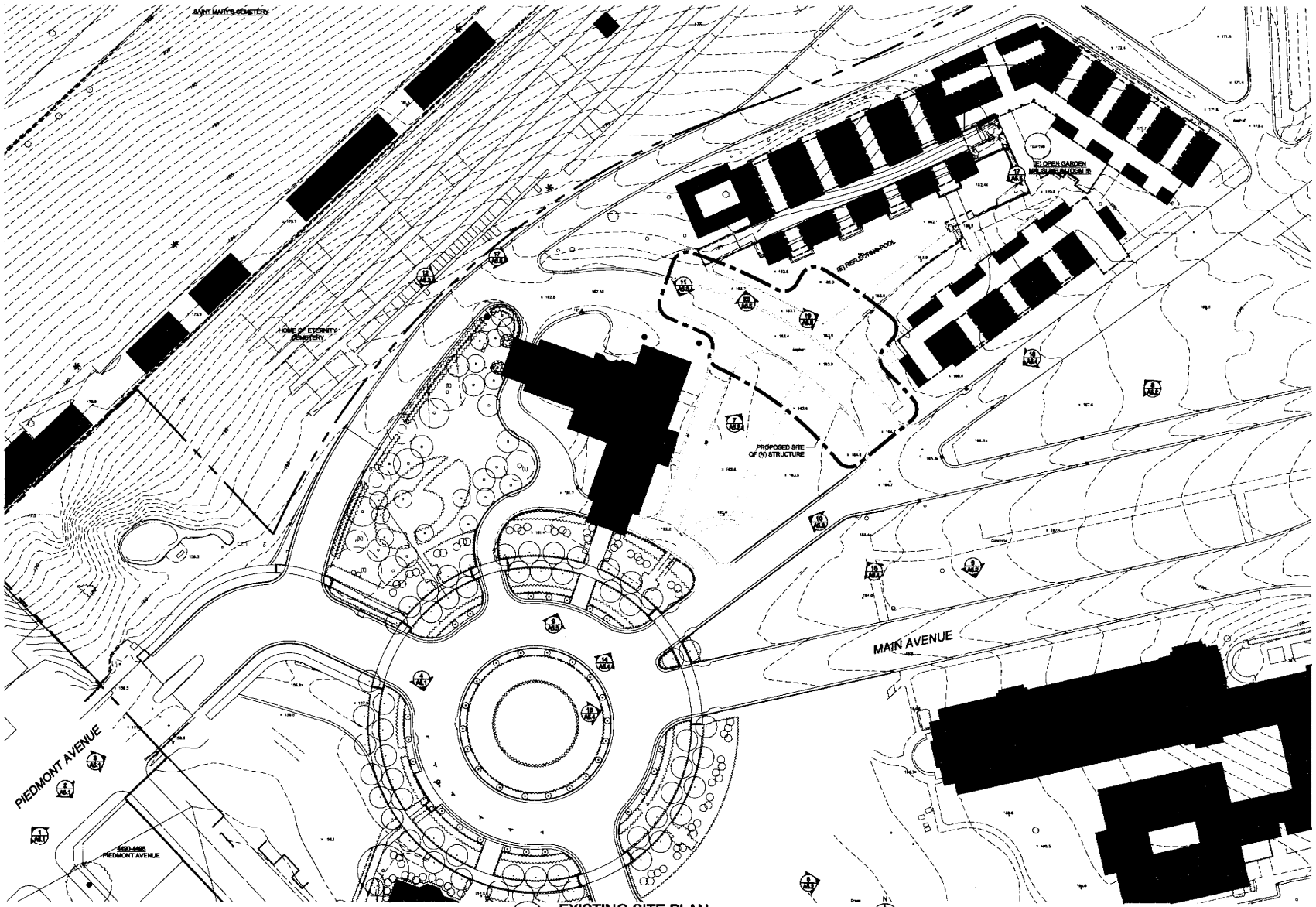
JEFFREY MICHAEL SETTERA
R.C.E. NO. 62093, EXPIRES 6-30-12

No.	REVISION	DATE	BY

MOUNTAIN VIEW CEMETERY
5000 PIEDMONT AVE.
OAKLAND, CA. 94611

SUPPLEMENTAL TOPOGRAPHIC SURVEY

SHEET
T-1
OF 1 SHEETS



1 A1.0 EXISTING SITE PLAN 1"=90' @ 11X17 1"=30' @ 24X36

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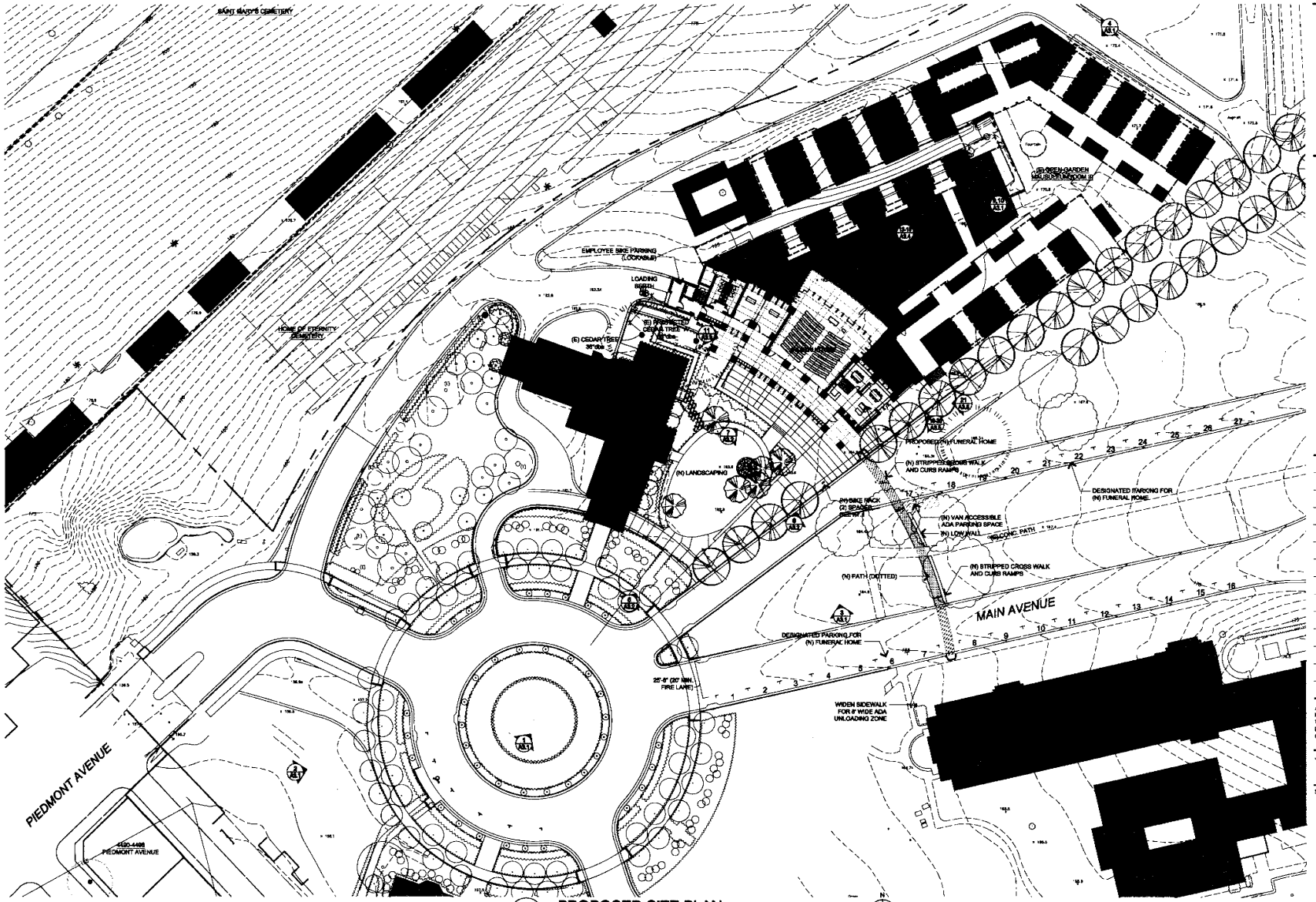
JOB: 1007

SHEET:

EXISTING SITE PLAN

A1.0



1 A1.1 PROPOSED SITE PLAN 1"=50' @ 11X17 1:30' @ 24X36

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JOB: 1007

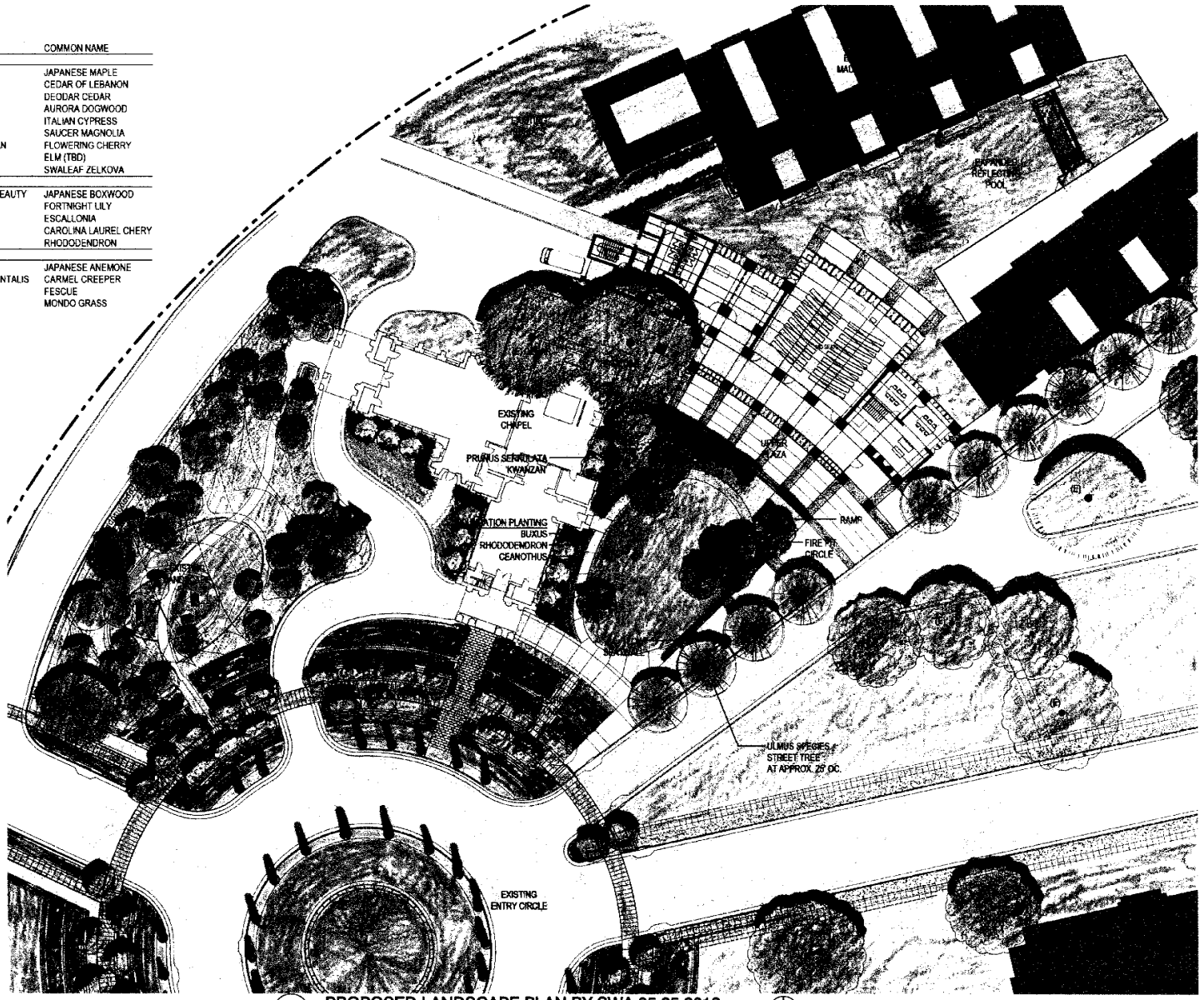
SHEET:

PROPOSED SITE PLAN

A1.1

CONCEPTUAL PLANT LIST

SIZE	BOTANICAL NAME	COMMON NAME
TREES		
24" BOX	ACER PALMATUM	JAPANESE MAPLE
24" BOX	CEDRUS LIBANI	CEDAR OF LEBANON
24" BOX	CEDRUS DEODARA	DEODAR CEDAR
24" BOX	CORNUS X RUTBAN 'AURORA'	AURORA DOGWOOD
24" BOX	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS
24" BOX	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA
24" BOX	PRUNUS SERRULATA 'KWANZAN	FLOWERING CHERRY
24" BOX	ULMUS SPECIES	ELM (TBD)
24" BOX	ZELKOVA SERRATA (OPTION)	SWALEAF ZELKOVA
SHRUBS		
1 GAL.	BUXUS M. JAPONICA 'GREEN BEAUTY	JAPANESE BOXWOOD
5 GAL.	DIETES VEGETA	FORTNIGHT LILY
5 GAL.	ESCALLONIA RUBRA	ESCALLONIA
5 GAL.	PRUNUS CAROLINIANA	CAROLINA LAUREL CHERY
5 GAL.	PHODODENDRON 'BIBIANI'	RHODODENDRON
GROUNDCOVERS		
1 GAL.	ANEMONE X HYBRIDA	JAPANESE ANEMONE
1 GAL.	CEANOTHUS GRISEUS HORIZONTALIS	CARMEL CREEPER
1 GAL.	FESTUCA SP.	FESCUE
1 GAL.	OPHIOPOGON JAPONICUS	MONDO GRASS



1 L1.0 PROPOSED LANDSCAPE PLAN BY SWA 05.25.2012

1:40 @ 11X17 1:20 @ 24X36

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S W A

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JOB: 1007

SHEET:

PROPOSED LANDSCAPE PLAN

L1.0

MOUNTAIN VIEW CEMETERY

OAKLAND, CALIFORNIA

0 30 60 120

Scale: 1" = 30' - 0"
June 11, 2012

North

S W A

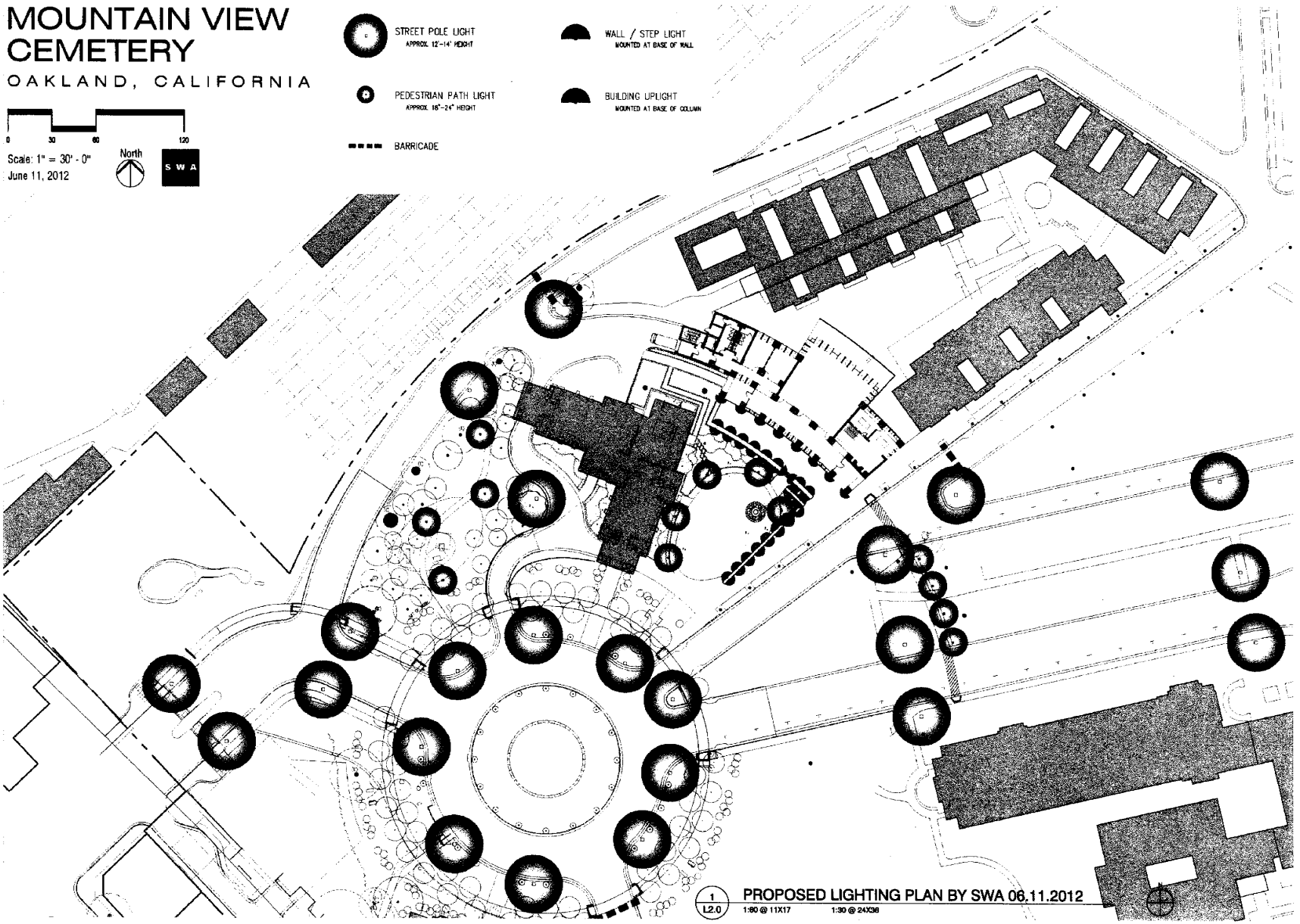
STREET POLE LIGHT
APPROX. 12'-14' HEIGHT

PEDESTRIAN PATH LIGHT
APPROX. 18'-24' HEIGHT

BARRICADE

WALL / STEP LIGHT
MOUNTED AT BASE OF WALL

BUILDING UPLIGHT
MOUNTED AT BASE OF COLUMN



1 / L2.0 PROPOSED LIGHTING PLAN BY SWA 06.11.2012
1:60 @ 11X17 1:30 @ 24X36

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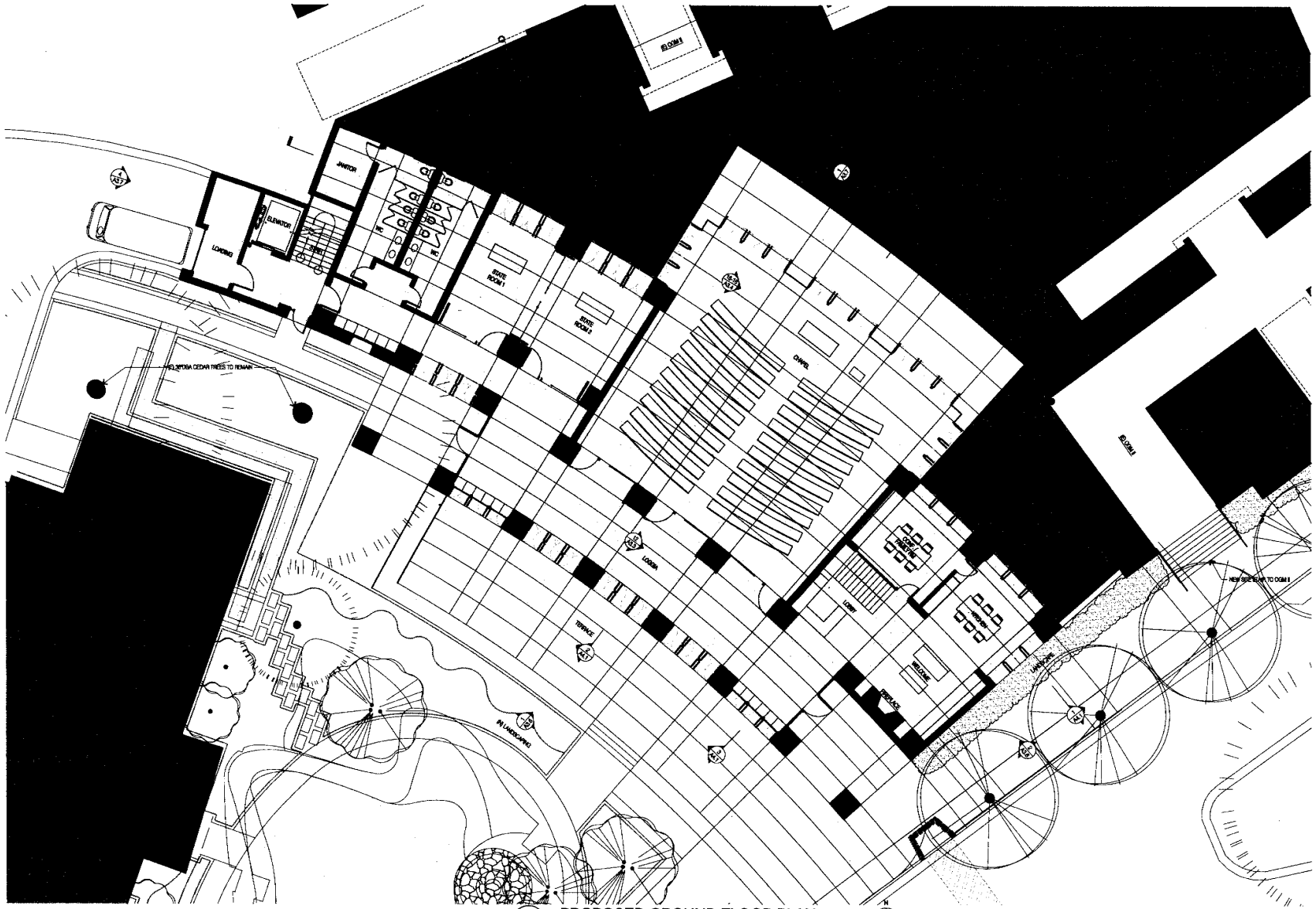
JOB: 1007

SHEET:

PROPOSED LIGHTING PLAN

L2.0



1 A2.1 PROPOSED GROUND FLOOR PLAN

1/16"=1'-0" @ 11X17 1/8"=1'-0" @ 24X36

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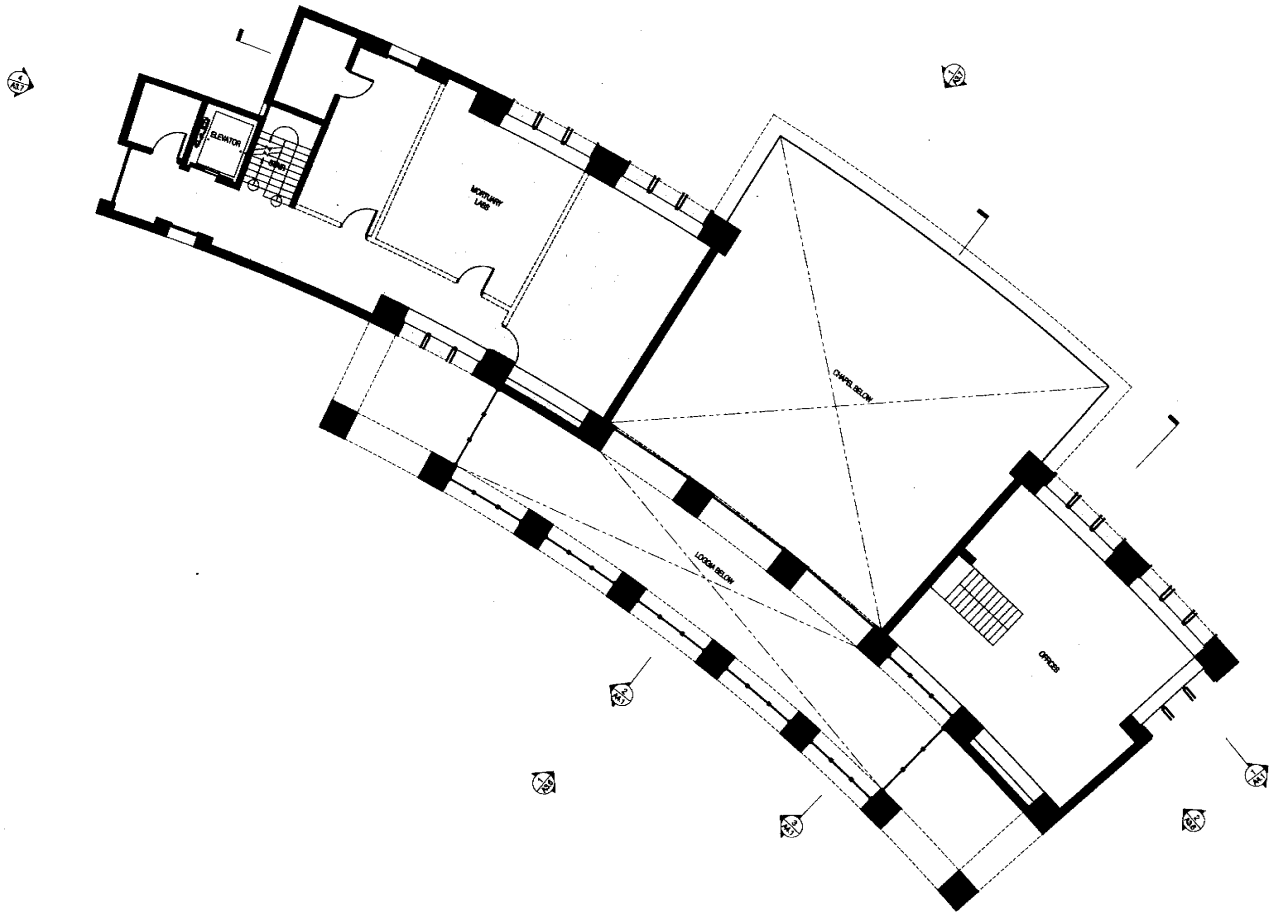
JOB: 1007

SHEET:

PROPOSED GROUND FLOOR PLAN

A2.1



1 A2.2 PROPOSED SECOND FLOOR PLAN
1/16"=1'-0" @ 11X17 1/8"=1'-0" @ 24X36

N

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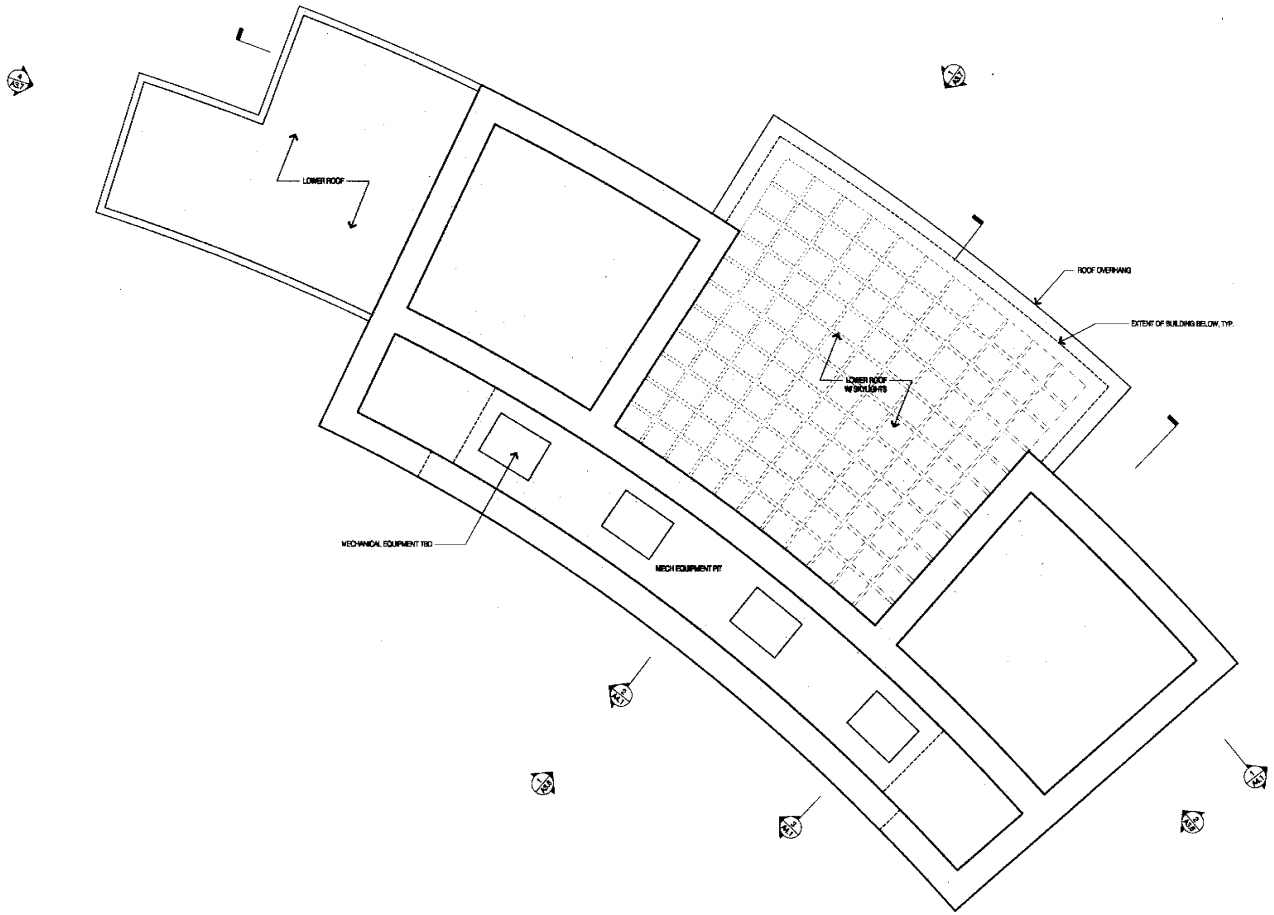
JOB: 1007

SHEET:

PROPOSED SECOND FLOOR PLAN

A2.2



1 / A2.3 **PROPOSED ROOF PLAN**

1/16"=1'-0" @ 11X17 1/8"=1'-0" @ 24X36

N

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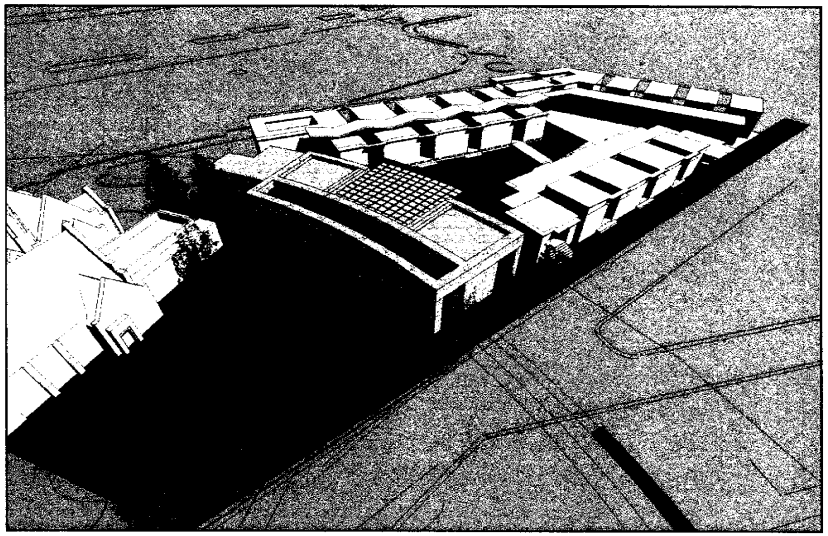
JOB: 1007

SHEET:

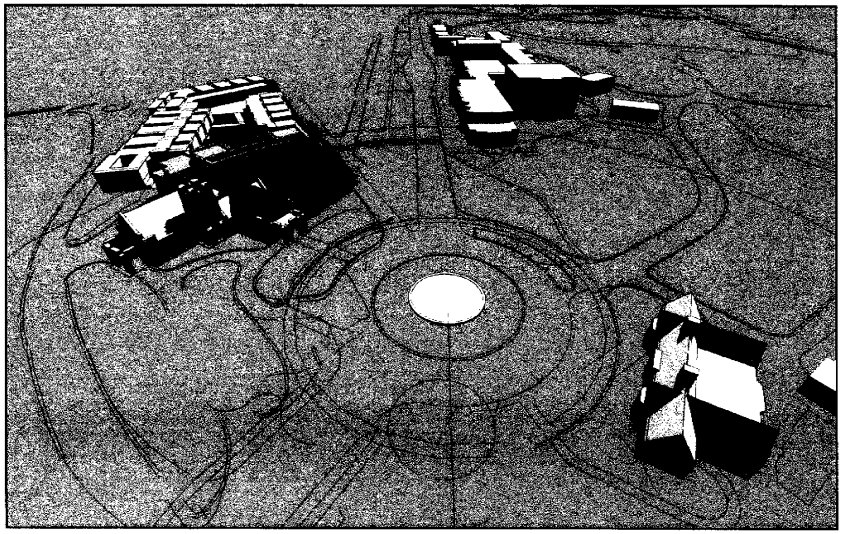
PROPOSED ROOF PLAN

A2.3

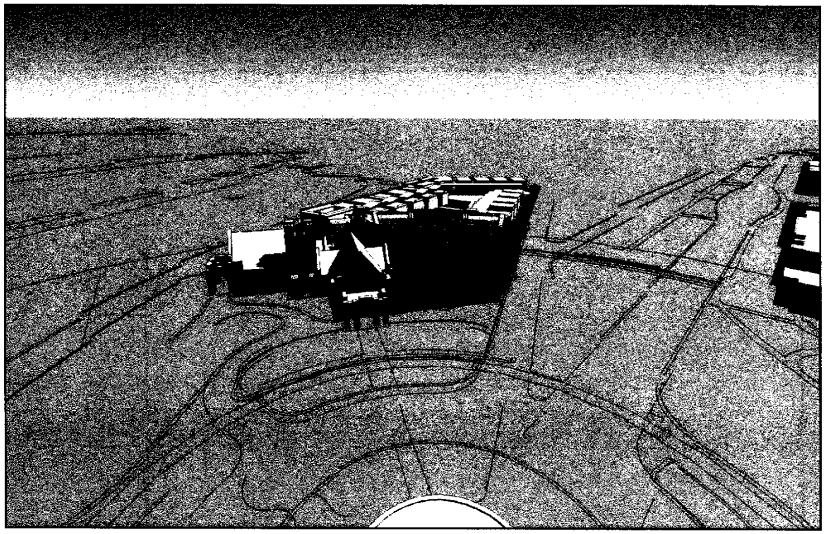
4 A3.1 AERIAL RENDERING SOUTH-WEST TOWARD SITE



3 A3.1 AERIAL RENDERING NORTH TOWARD SITE



2 A3.1 AERIAL RENDERING EAST TOWARD SITE



1 A3.1 AERIAL RENDERING NORTH-EAST TOWARD SITE

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JOB: 1007

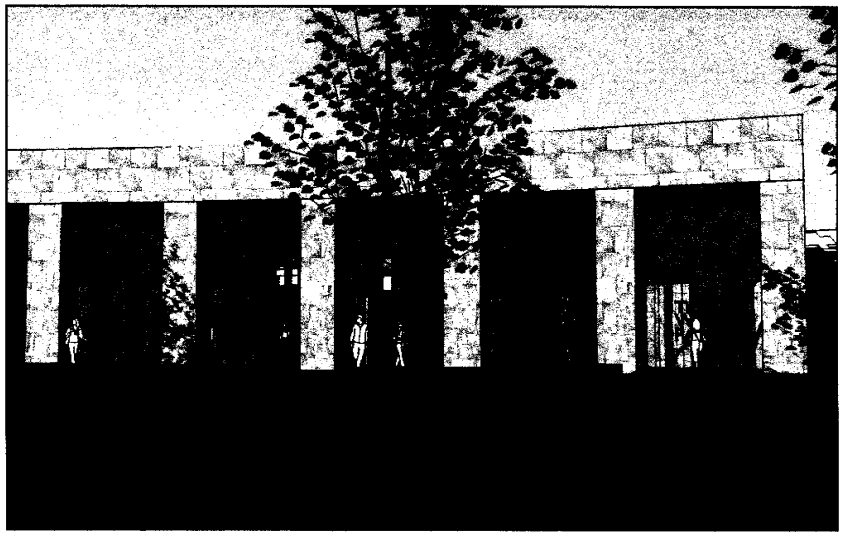
SHEET:

RENDERINGS

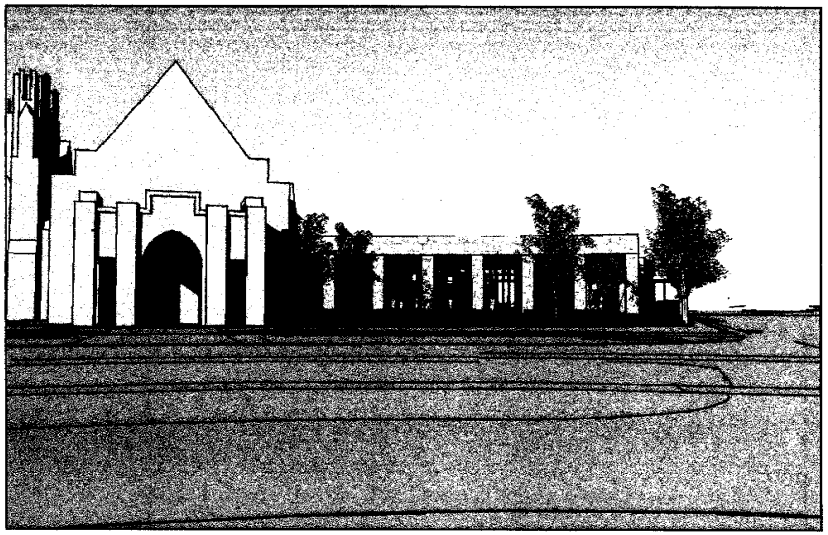
A3.1

8 A3.2 PERSPECTIVE RENDERING SOUTH EAST LOGGIA CLOSE-UP

7 A3.2 PERSPECTIVE RENDERING SOUTH-WEST FACADE



6 A3.2 PERSPECTIVE RENDERING SOUTH-EAST ENTRANCE



5 A3.2 PERSPECTIVE RENDERING SOUTH-WEST FACADE

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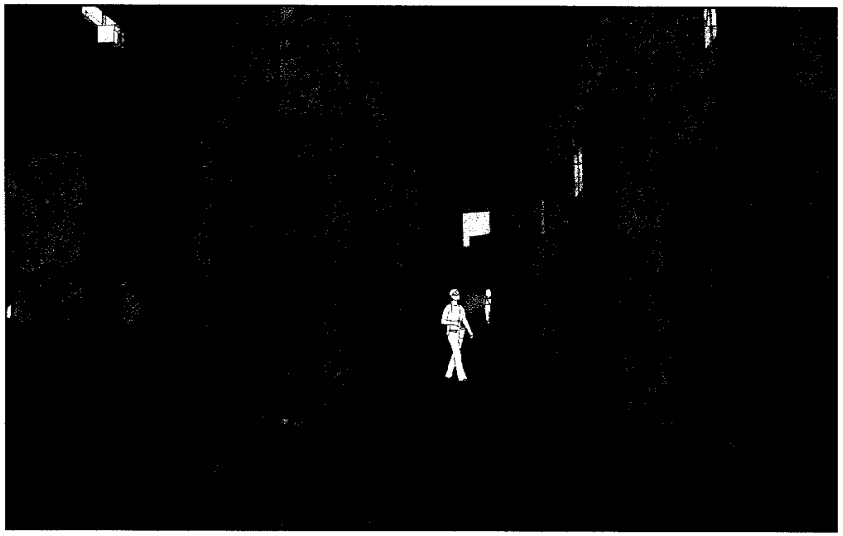
JOB: 1007

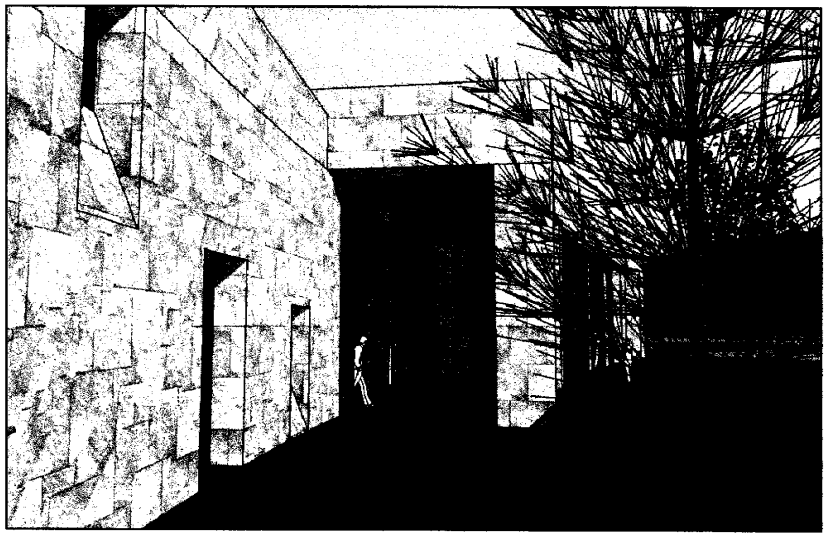
SHEET:

RENDERINGS

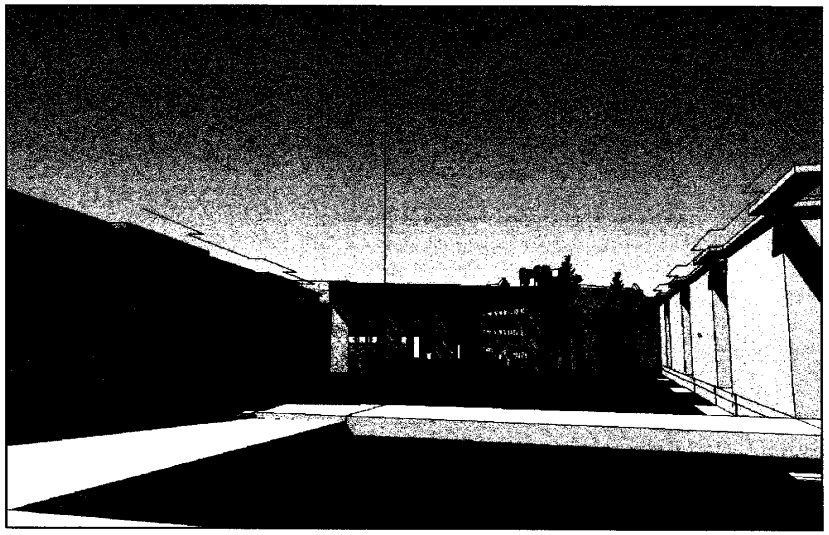
A3.2



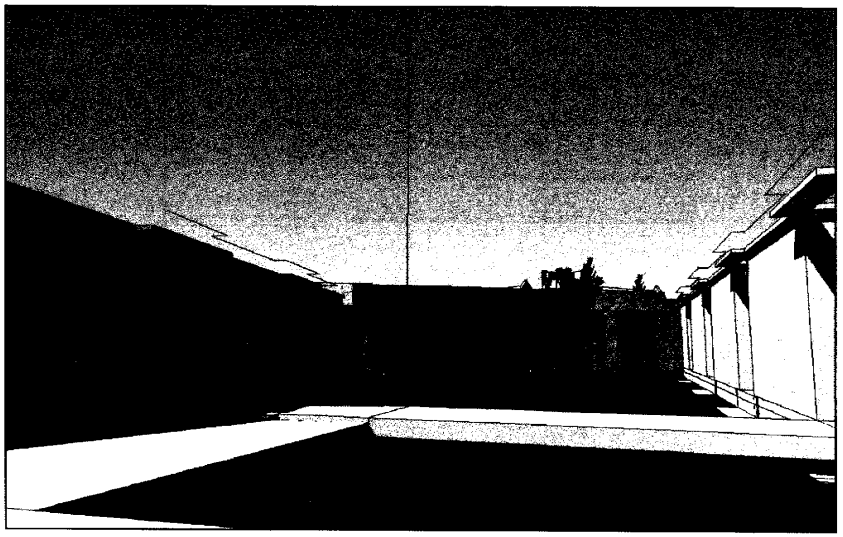
12 A3.3 INTERIOR RENDERING LOGGIA - VIEW SOUTH-EAST



11 A3.3 PERSPECTIVE RENDERING NORTH-WEST ENTRANCE



10 A3.3 PERSPECTIVE RENDERING NORTH-EAST FACADE-OPEN



9 A3.3 PERSPECTIVE RENDERING NORTH-EAST FACADE-CLOSED

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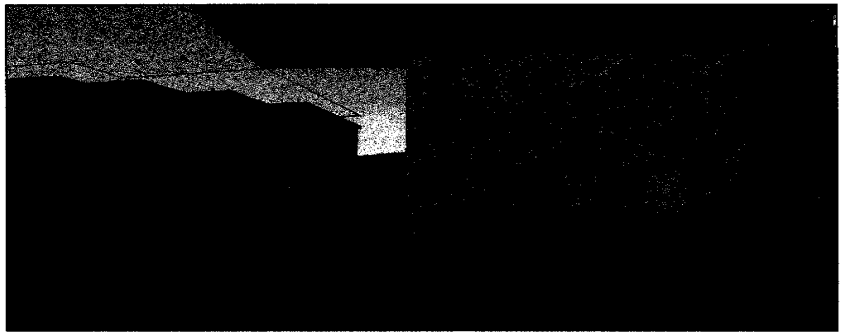
JOB: 1007

SHEET:

RENDERINGS

A3.3

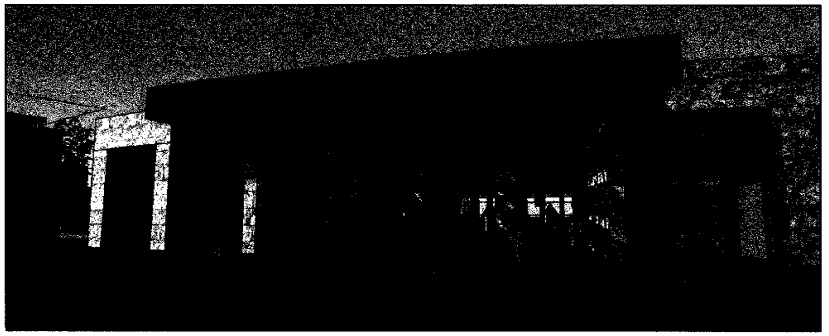


18 A3.4 INTERIOR RENDERING CHAPEL - FULLY OPEN

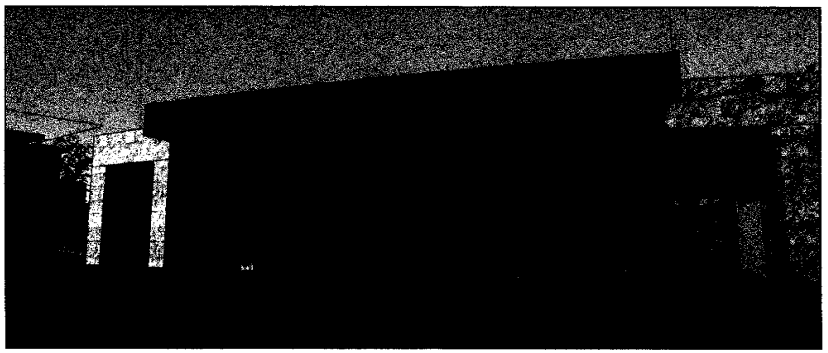
17 A3.4 INTERIOR RENDERING CHAPEL - DOOR OPEN

16 A3.4 INTERIOR RENDERING CHAPEL - CURTAIN DRAWN

15 A3.4 PERSPECTIVE RENDERING - NORTH-EAST FACADE - FULLY OPEN



14 A3.4 PERSPECTIVE RENDERING - NORTH-EAST FACADE - DOORS OPEN



13 A3.4 PERSPECTIVE RENDERING - NORTH-EAST FACADE - CURTAIN DRAWN

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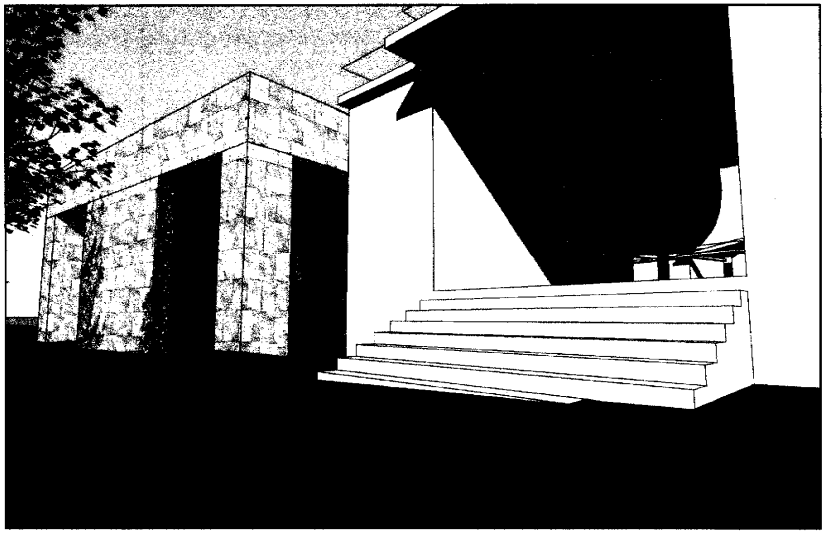
SHEET:

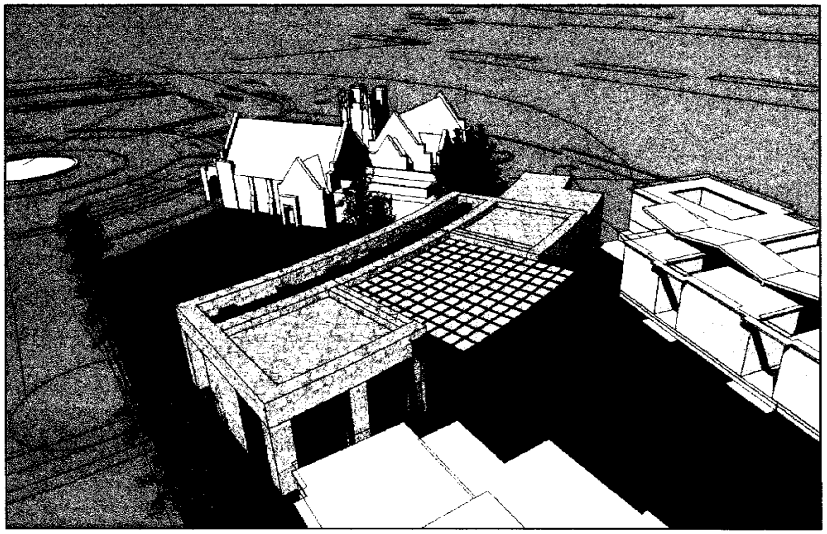
RENDERINGS

A3.4



21 A3.5 PERSPECTIVE RENDERING CHAPEL - FUNERAL HOME AT (E) OGM II

20 A3.5 PERSPECTIVE RENDERING CHAPEL - FUNERAL HOME AT (E) OGM II



19 A3.5 INTERIOR RENDERING CHAPEL - VIEW SOUTH-EAST

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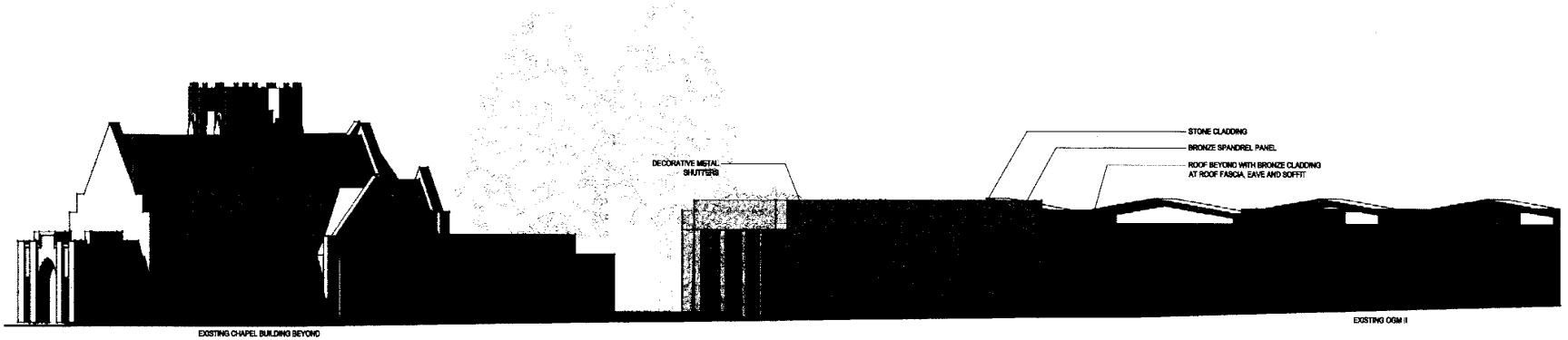
JOB: 1007

SHEET:

RENDERINGS

A3.5



2 A3.6 **PROPOSED SOUTH-EAST ELEVATION**
3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36

EXISTING GOTHIC CHAPEL & CREMATORIUM SOUTH-EAST ELEVATIONS
(SHOWN FOR REFERENCE ONLY)

1 A3.6 **PROPOSED SOUTH-WEST ELEVATION**
3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36

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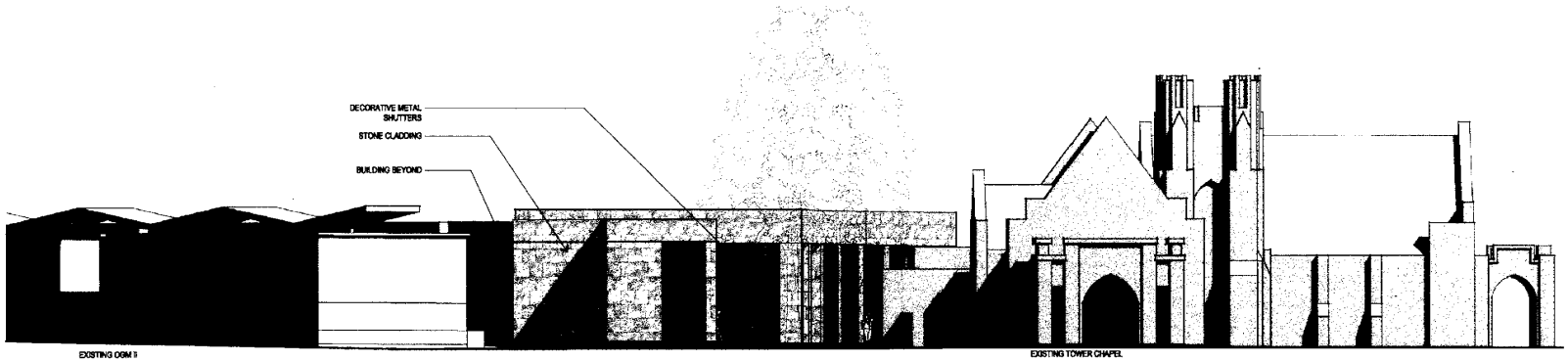
JOB: 1007

SHEET:

EXTERIOR ELEVATIONS

A3.6



2 A3.7 **PROPOSED NORTH-WEST ELEVATION**
3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36

1 A3.7 **PROPOSED NORTH-EAST ELEVATION**
3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36

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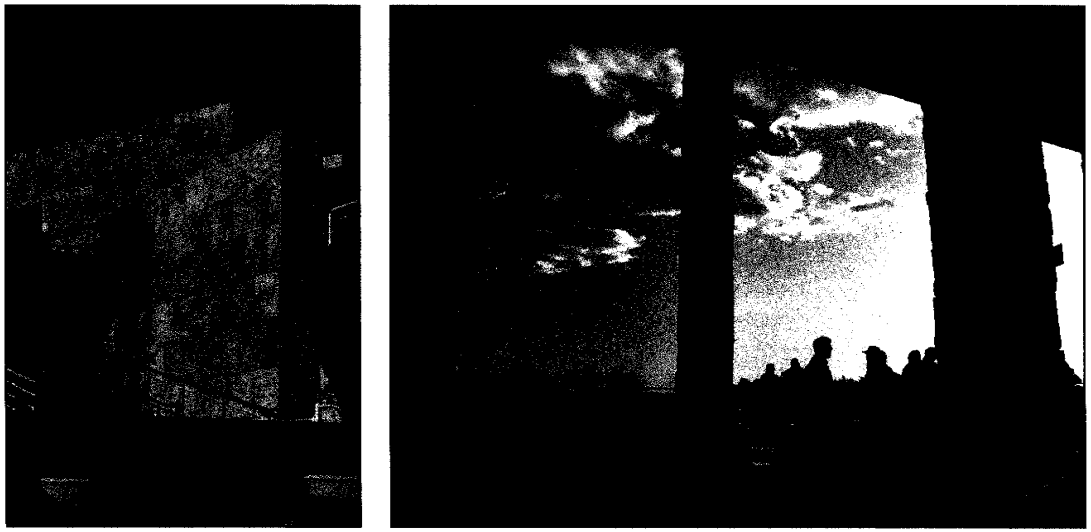
JOB: 1007

SHEET:

EXTERIOR ELEVATIONS

A3.7



1 / A3.6 STONE CLADDING - SAMPLE (Installations for Reference Only)
GETTY MUSEUM, LOS ANGELES, CA

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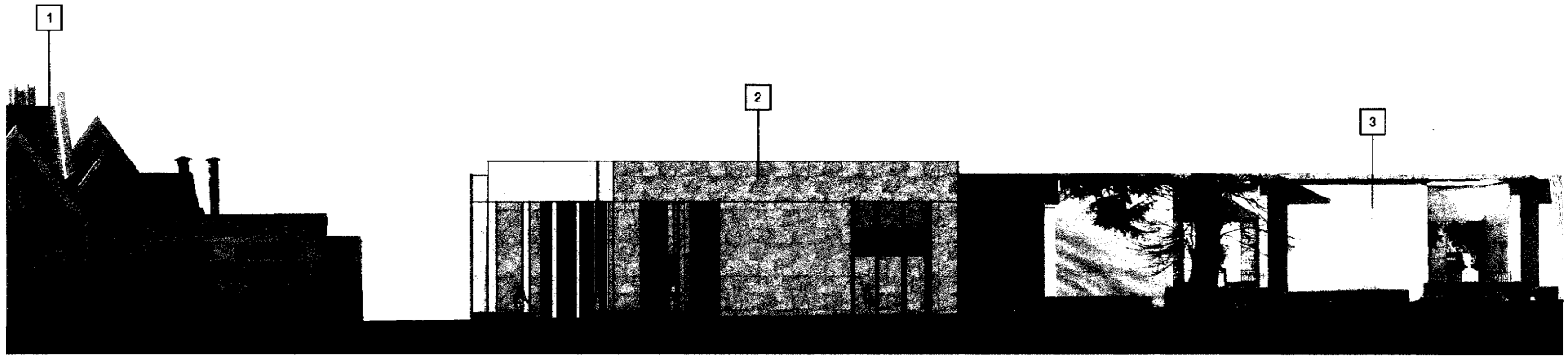
JOB: 1007

SHEET:

MATERIALS

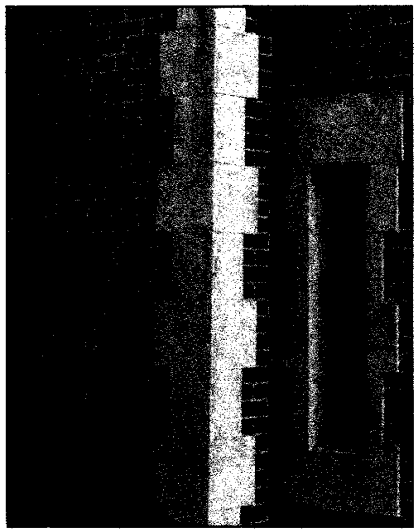
A3.8



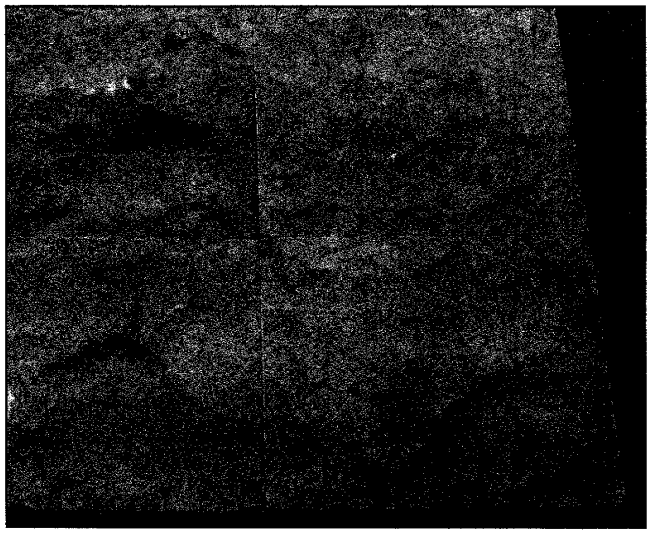
PROPOSED SOUTH-EAST ELEVATION

SCALE: 1/16"=1'-0" @ 11X17 1/8"=1'-0" @ 24X36

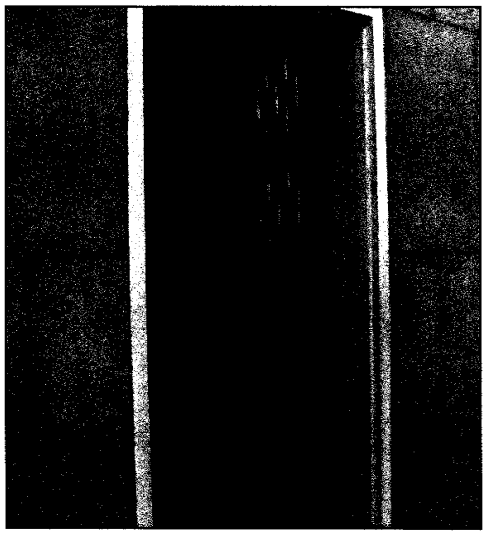
0 4 8 32



1 TOWER & GOTHIC CHAPEL
RED BRICK & PRECAST STONE WORK



2 PROPOSED FUNERAL HOME
SPLIT FACE STONE



3 OUTSIDE GARDEN MAUSALEUMS I &II
EXTERIOR CEMENT PLASTER WITH FAUX GRANITE FINISH

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05.25.2012 LANDMARKS BOARD
05.29.2012 ZONING SUBMITTAL
06.27.2012 ZONING REVISION

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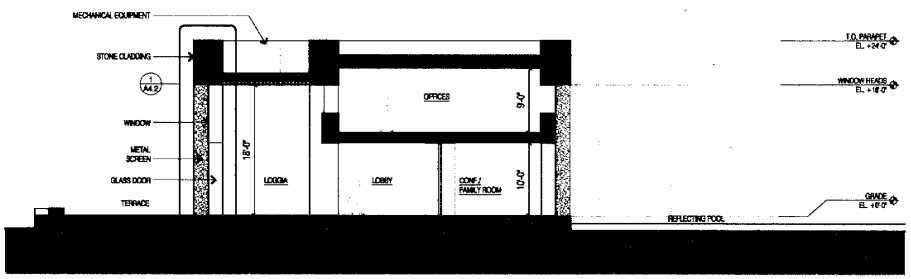
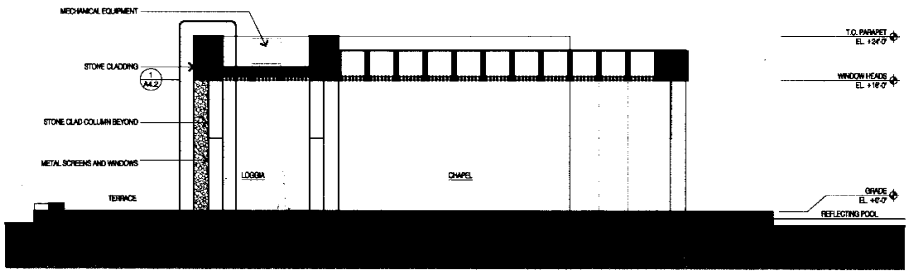
MATERIALS
BOARD

A3.9



3 A4.1 **PROPOSED BUILDING SECTION 3**

3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36



2 A4.1 **PROPOSED BUILDING SECTION 2**

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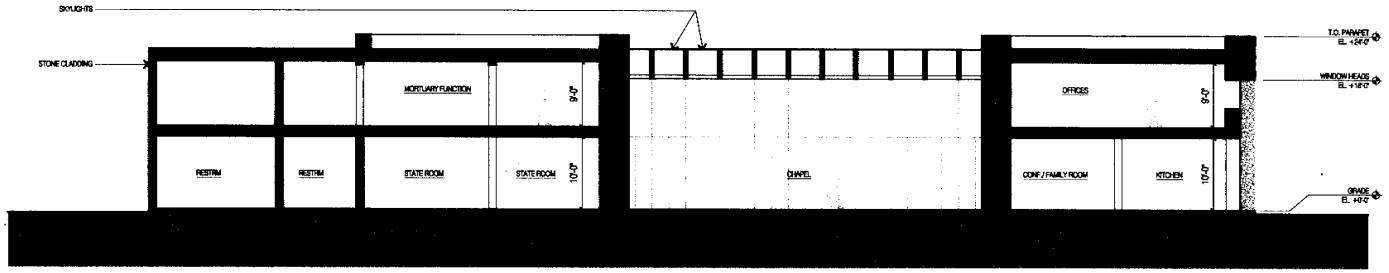

1 A4.1 **PROPOSED BUILDING SECTION 1**

3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36

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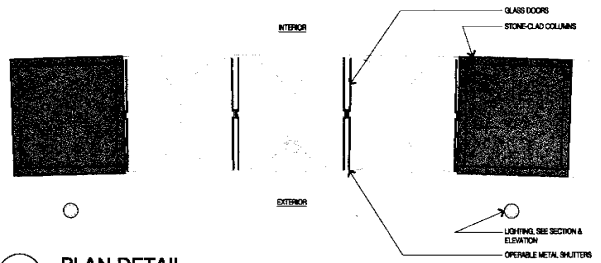
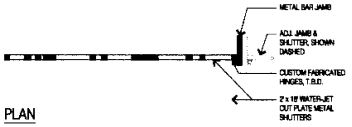
BUILDING SECTIONS

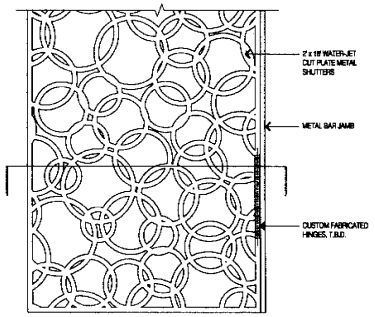
A4.1



3 A4.2 **PLAN DETAIL**
1/4"=1'-0" @ 11X17 1/2"=1'-0" @ 24X36

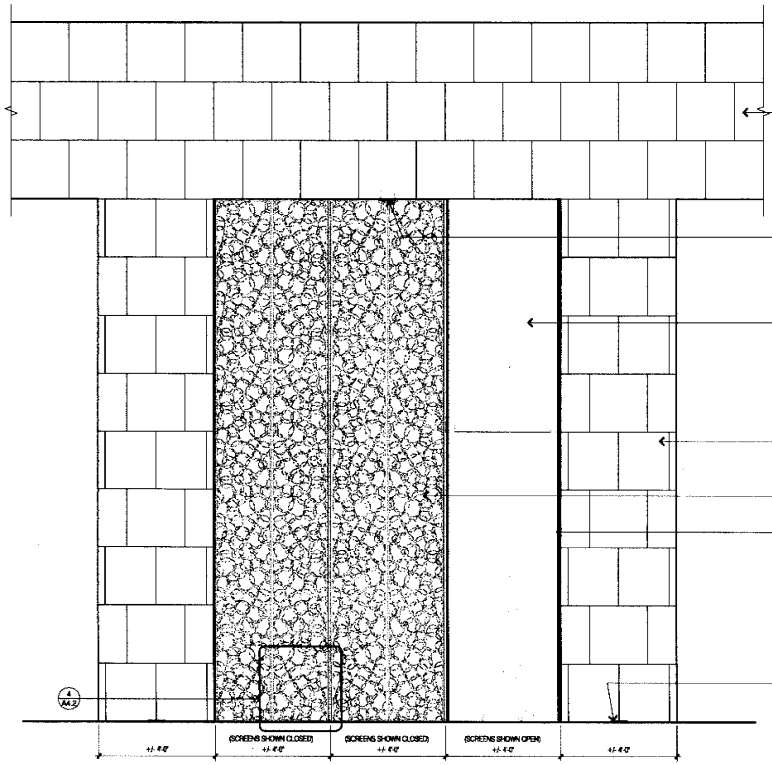


PLAN

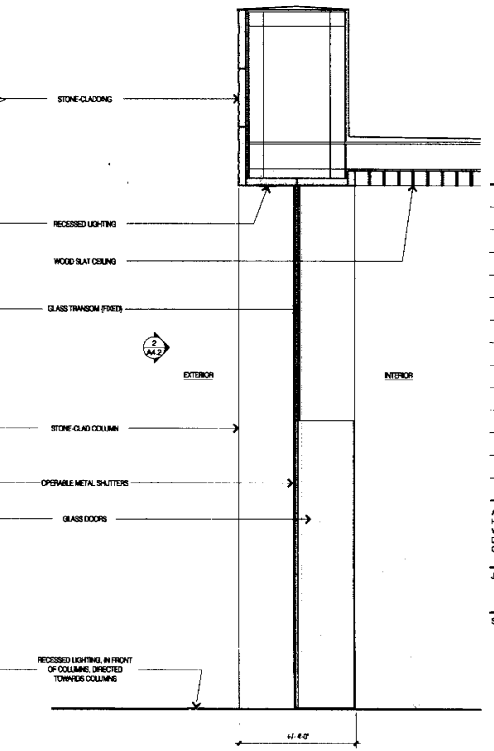


ELEVATION

4 A4.2 **SHUTTER DETAILS**
1/2"=1'-0" @ 11X17 1"=1'-0" @ 24X36



2 A4.2 **ELEVATION DETAIL**
1/4"=1'-0" @ 11X17 1/2"=1'-0" @ 24X36



1 A4.2 **WALL SECTION**
1/4"=1'-0" @ 11X17 1/2"=1'-0" @ 24X36

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WALL SECTION & DETAIL ELEVATION

A4.2

4 A5.1 MAIN OFFICES-NORTH ELEVATION

3 A5.1 VIEW TOWARD SITE FROM ENTRY GATE

2 A5.1 4490 & 4498 PIEDMONT AVENUE

1 A5.1 CHAPEL OF THE CHIMES
4499 PIEDMONT AVENUE

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EXISTING SITE PHOTOGRAPHS

A5.1

8 / A5.2 OGM II - SOUTH ELEVATION

7 / A5.2 OGM II - WEST ELEVATION

6 / A5.2 MAIN MAUSULEUM-NORTH ELEVATION

5 / A5.2 MAIN MAUSULEUM-WEST ELEVATION

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EXISTING SITE PHOTOGRAPHS

A5.2

12 A5.3 TOWER CHAPEL-NORTH ELEVATION

11 A5.3 CREMATORIUM & TOWER CHAPEL-WEST ELEVATION

10 A5.3 GOTHIC CHAPEL-SOUTH ELEVATION

9 A5.3 GOTHIC CHAPEL-WEST ELEVATION

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EXISTING SITE PHOTOGRAPHS

A5.3

18 A5.4 VIEW WEST TOWARD SITE FROM SIDE ROAD

15 A5.4 VIEW NORTH TOWARD SITE FROM MAIN ROAD

14 A5.4 VIEW EAST TOWARD SITE FROM CIRCLE

13 A5.4 VIEW EAST UP MAIN ROAD FROM CIRCLE

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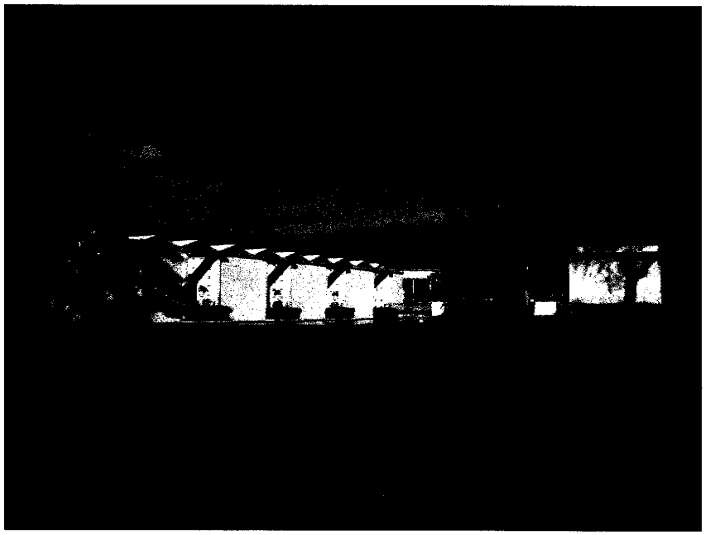
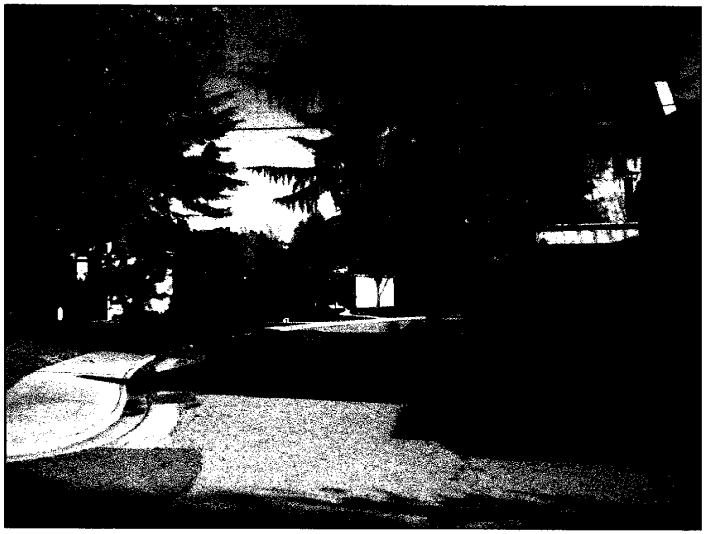
EXISTING SITE PHOTOGRAPHS

A5.4

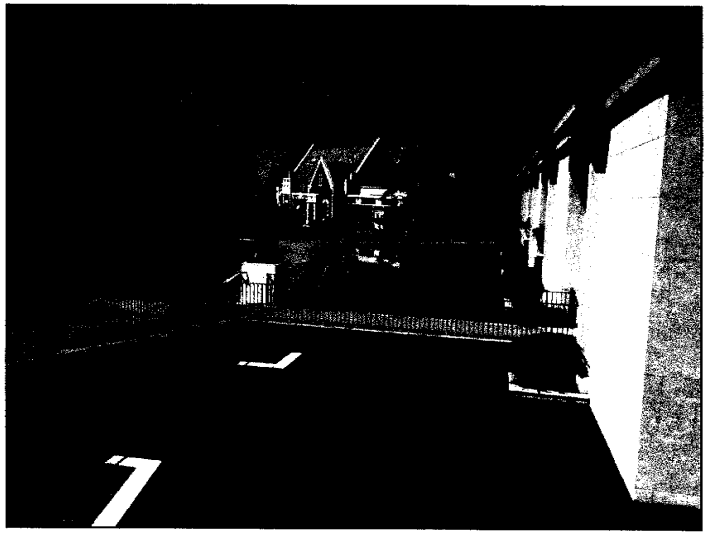


20 A5.5 VIEW NORTH TOWARD SITE FROM LAWN

19 A5.5 VIEW NORTH FROM SITE TOWARD OGM II



18 A5.5 VIEW WEST TOWARD SITE



17 A5.5 VIEW SOUTH TOWARD SITE FROM OGM II

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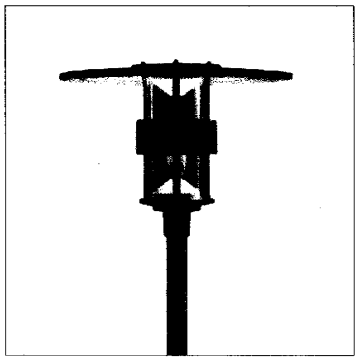
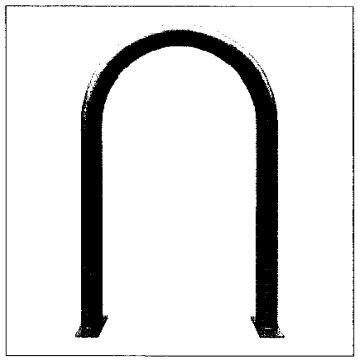
EXISTING SITE PHOTOGRAPHS

A5.5

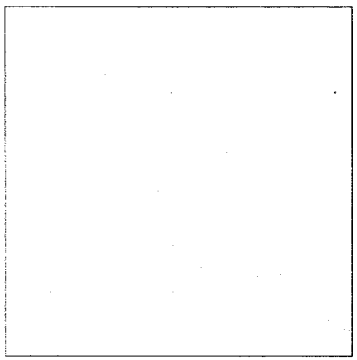
5 SIGNAGE



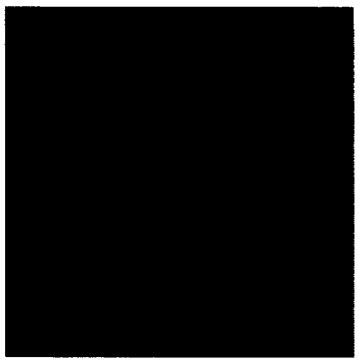
9 SITE LIGHTING - POSTS
LOUIS POULSEN - ALBERTSLUND MAXI POST (DARK GRAY)



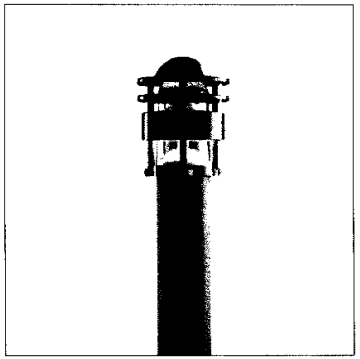
7 BIKE RACK
DERO - HOOP RACK HD



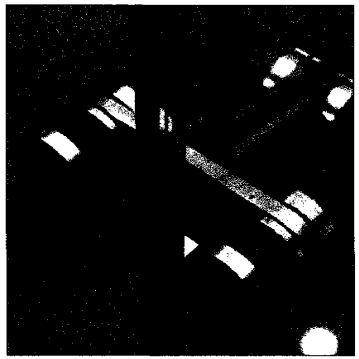
4 PATTERNED ETCHED GLASS
(AT INTERIOR ONLY)



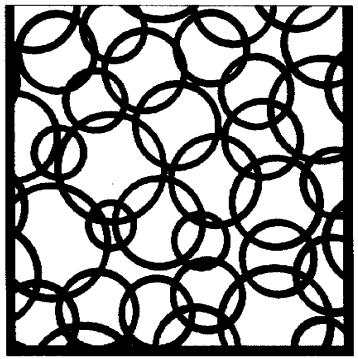
2 BRONZE



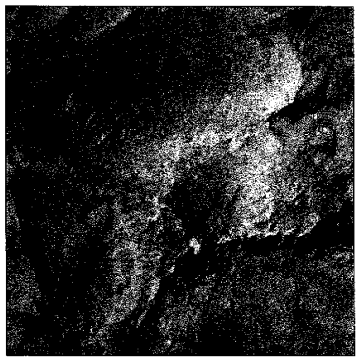
8 SITE LIGHTING - BOLLARDS
LOUIS POULSEN - ALBERTSLUND BOLLARD (DARK GRAY)



6 FRAMELESS GLAZING & HARDWARE



3 WATER-JET CUT BRONZE SHUTTERS



1 SPLIT FACE STONE

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SHEET:

MATERIALS PALETTE, PRODUCTS & SIGNAGE

A7.1

MOUNTAIN VIEW
CEMETERY

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City of Oakland
Planning & Zoning Division
(REV13-0001)

Mountain View Cemetery Association – New Funeral Home
Revised Applicant Statement – February 15, 2013

The Need
Mountain View Cemetery Association, a not-for-profit organization established in 1863, proposes the development of funeral home facilities. Due to increases in rates of cremation and changes in cultural demographics, the development of additional funerary services are vital to the long-term ability of Mountain View Cemetery Association to serve the community and maintain its historic buildings and grounds.

The Project
This project proposes the construction of a funeral home and supporting events building, called "The Water Pavilion" on the grounds of Mountain View Cemetery Association. The proposed structure is a single-story building of about 8,500 square feet of floor area. The funeral home will include areas for memorial services and support thereof.

Project Benefits
The design for the proposed new building has evolved in a series of meetings with Oakland Heritage Association during the course of the past year. We believe that the proposed new building will be a beautiful and dignified enhancement to Mountain View Cemetery Association. We plan on spending about $10M to construct this project during this recessionary time and will create four to five new full time jobs during the next five years. Most importantly, through improving services offered by Mountain View Cemetery, the project will bring families to the cemetery who are otherwise going to cemeteries outside of Oakland. This is vital to the long-term maintenance of Mountain View Cemetery Association, which receives no tax revenue funding.

The Plan
Existing conditions (see attached) include two minor and infrequently used driveways situated between the Gothic Chapel and Crematory and the Outdoor Garden Mausoleum. We propose replacing these driveways with The Water Pavilion. The existing reflection pool (north façade), needing repairs, will be renovated to become a contemplative back drop to The Water Pavilion. The south façade will open to an active garden that reflects the both linear and non-linear aspects of the existing Olmsted landscape. The classic shape, use of stone and siting of the new building makes the building a landscape element that mediates the differences between the mausoleum and chapels, makes existing unrefined landscapes into well-defined outdoor rooms, will be environmentally efficient and make for safe and intuitive way-finding. The plan allows the cemetery to keep two existing mature cedar trees. Last, as a sculptural landscape element The Water Pavilion will be refined from all sides (and top).

Changing Demographics
The changing demographics of Mountain View Cemetery Association's customers require a different kind of architectural experience than that currently offered by the existing Gothic and Tower Chapels. For many of the Cemetery's customers, the Anglican nature of the Gothic and Tower Chapels is at odds with their Buddhist, Hindi, Jewish, Muslum, Atheist or other cultural and ethnic identities.

Palette/Energy Green Funeral Building
The Water Pavilion is proposed to be clad in stone. Metal or wood shutters at each of the building openings in the south facing portico will provide shade and privacy as needed. The roof, which can be viewed from

* LETTER *
ATTACHMENT F

above at neighboring sites, will be absent of mechanical equipment. The Water Pavilion will meet or exceed all required energy and green building standards.

Community Process

In the course of developing the schematic design for this project we have met with representatives of Oakland Heritage Association and with PANIL on several occasions beginning in May, 2011. Over the course of the many months in which we have engaged with these groups the design has changed and evolved a great deal. We feel that the exchange has been fruitful and process exemplary. A letter of support for the project from OHA was attached to our original application.

Revisions to The Water Pavilion approved application.

The process to bring funeral establishment and related activities at the Cemetery has evolved through two phases. Our first application proposed housing the new funeral home entirely through re-modeling the existing historic Gothic Chapel. Through working with the Oakland Historical Association and PANIL, we revised our proposal to house funeral establishment activities in The Water Pavilion. That application resulted in Planning Commission approval of plans for The Water Pavilion and associated plans for bringing funeral establishment activities to the Cemetery.

Subsequent to receiving design approval in 2012, we learned that cost revisions are necessary to sustain the high quality design intent for The Water Pavilion. To achieve that aim, we have eliminated the second floor of The Water Pavilion, which was intended to house non-public mortuary functions.

The purpose of this application is to seek approval for a revised (single story) Water Pavilion.

Thank you for your consideration of this application.
Sincerely,

David Trachtenberg, AIA
TRACHTENBERG ARCHITECTS
510/649-1414 x 12
david@trachtenbergach.com

Jeff Lindeman, GM & CFO
MOUNTIAN VIEW CEMETERY ASSN.
510/658-2588
jeff@mountainviewcemetery.org

Community and Economic Development Agency

CITY OF OAKLAND
DESIGNATED LANDMARKS
DESIGN REVIEW CRITERIA

Design Review is intended to ensure high quality attractive designs that will compliment and benefit the surrounding neighborhood and city as a whole. Design Review is primarily focused on site planning and the exterior appearance of structures. This can include things such as architectural style; design quality; building materials; building mass and bulk; façade articulation; landscaping; preservation of sunlight, views, and privacy; screening of parking and loading areas; and other design related issues. Design Review approval can only be granted if all of the following Design Review findings can be made.

Landmark designation is specifically intended to preserve and enhance structures and other physical features, sites, and areas that are reminders of past eras, events, and persons important in local, state, or national history, or which provide significant examples of architectural styles of the past or are landmarks in the history of architecture, or which are unique and irreplaceable assets to the city and its neighborhoods, or which provide for this and future generations examples of the physical surroundings in which past generations lived.

Please indicate the way in which the proposal meets the following required criteria. Attach additional sheets if necessary.

1. The proposal will not adversely affect the exterior features of the designated landmark nor, when subject to control as specified in the designating ordinance for a publicly owned landmark, its major interior architectural features:

   The new addition is of a size similar to the structures surrounding it and of a lesser height than the Gothic and Tower Chapels & Crematorium. It is designed in a contemporary style and is faced with stone. It does not destroy spatial relationships that characterize the property, though it does alter spacial relationships with existing buildings and landscape features. Its scale, proportions and massing are appropriate. The project complies with Standard 9.

2. The proposal will not adversely affect the special character, interest, or value of the landmark and its site, as viewed both in themselves and in their setting:

   The historic character of the District is being maintained. No distinctive material are being removed. The spatial relationships between the OGM II, OGM Addition, the associated reflecting pool and the District is being altered by the placement of the new building, but neither the two buildings not the pool are character-defining aspects of the District, and the new architectural relationships are carefully studied. The project complies with Standard 2.

3. If the proposal does not conform to criteria 1 and 2:

   a. The designated landmark or portion thereof is in such condition that it is not architecturally feasible to preserve or restore it.

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City of Oakland
Planning & Zoning

REV13-0001

b. Considering the economic feasibility of alternatives to the proposal, and balancing the interest of the public in protecting the designated landmark or portion thereof, and the interest of the owner of the landmark site in the utilization thereof, approval is required by considerations of equity:

(REV13-0001)
(FEB. 20, 2013)

GENERAL NOTES

1. THE CONTRACTOR SHALL EXECUTE THE WORK OF THIS PROJECT IN FULL COMPLIANCE WITH THE FOLLOWING CODES EDITIONS: 2010 CALIFORNIA CBC, 2010 CRC, 2010 CPC, 2010 CMC, 2010 CEC, 2010 CFC, 2010 TITLE 24 ENERGY STANDARDS AND THE 2010 CA GREEN BUILDING STANDARDS CODE, AS AMENDED BY THE CITY OF OAKLAND. THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL APPLICABLE REGULATIONS, LAWS, ORDINANCES AND ORDERS BY ANY PUBLIC AUTHORITY HAVING JURISDICTION OVER THE PROJECT. THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT IN A TIMELY FASHION ANY DISCREPANCIES OR CONFLICTS BETWEEN THE REQUIREMENTS OF APPLICABLE CODES AND THE DRAWINGS OF WHICH THE CONTRACTOR IS OR BECOMES AWARE.

2. THE CONTRACTOR SHALL STUDY THE CONTRACT DOCUMENTS AND REPORT TO ARCHITECT IN WRITING ALL INCONSISTENCIES AND OMISSIONS HE FINDS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BECOME FAMILIAR WITH THE EXISTING CONDITIONS OF THE SITE AND REPORT PRIOR TO COMMENCING WORK IF THE CONTRACTOR PROCEEDS WITH ANY OF THE WORK WITHOUT INSTRUCTIONS OF THE ARCHITECT, WHERE SUCH INSTRUCTIONS ARE REQUIRED BY THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL MAKE GOOD AT HIS OWN COST ANY RESULTING ERROR, DAMAGE, OR DEFECTS.

3. WRITTEN DIMENSIONS ON DRAWINGS SHALL TAKE PRECEDENCE OVER DIMENSIONS SCALED FROM DRAWINGS. CONTRACTOR SHALL NOT SCALE DRAWINGS. IF A DIMENSIONING HAS BEEN OMITTED THE CONTRACTOR SHALL BRING THIS TO THE ATTENTION OF THE ARCHITECT IN A TIMELY FASHION.

4. CONTRACTOR SHALL VERIFY DIMENSIONS AND DETAILS OF ALL PROJECT COMPONENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLATION CLEARANCES OF ALL ITEMS, INCLUDING BUT NOT LIMITED TO MECHANICAL AND ELECTRICAL EQUIPMENT, AND CABINET WORK, TO BE INSTALLED IN THE PROJECT.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTION PROGRAMS IN CONNECTION WITH WORK. FOR MAINTAINING APPROPRIATE INSURANCE TO PROTECT THE CONTRACTOR, THE OWNER AND THE ARCHITECT.

6. CONTRACTOR SHALL PROTECT THE ADJACENT PROPERTY, THE PUBLIC AND SHALL BE RESPONSIBLE FOR ANY DAMAGE OR INJURY DUE TO HIS NEGLECT.

7. THE ARCHITECT WILL ASSIST THE OWNER IN SUBMITTING PLANS TO THE DEPARTMENT OF BUILDINGS FOR BUILDING PERMIT APPLICATION; ARCHITECT WILL OBTAIN BUILDING DEPARTMENT'S PLAN CHECK COMMENTS AND RE-SUBMIT AS REQUIRED. THE OWNER WILL SECURE AND PAY FOR THE BUILDING PERMIT. CONTRACTOR WILL PAY FOR ALL OTHER PERMITS (INCLUDING ANY REQUIRED SIGNAGE PERMITS), PARKING OR DUMPSTER PERMITS, LICENSES, INSPECTIONS AND THE LIKE REQUIRED TO EFFECT THE WORK OF THE CONTRACT DOCUMENTS THROUGH RECEIPT OF A CERTIFICATE OF OCCUPANCY.

8. CONTRACTOR SHALL CONSULT WITH REPRESENTATIVES OF APPLICABLE UTILITIES, INCLUDING BUT NOT LIMITED TO GAS, WATER, POWER, SEWER, TELEPHONE, AND CABLE TELEVISION, DETERMINE EXACT LOCATIONS AND AVAILABILITY OF UTILITIES, AND DETERMINE CONDITION OF EXISTING SERVICES PRIOR TO COMMENCING WORK. CONTRACTOR SHALL ADVISE ARCHITECT AND OWNER OF UNANTICIPATED CHANGES TO THE EXISTING SERVICES REQUIRED FOR THE SUCCESSFUL COMPLETION AND OPERATION OF THE PROJECT SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND OWNER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

9. CONTRACTOR SHALL ERECT AND MAINTAIN TEMPORARY BARRICADES AND DUST-PROOF PARTITIONS AS NEEDED FOR PROTECTION AGAINST RAIN/ICE AND ACCIDENT, AND SHALL CONTINUOUSLY MAINTAIN ADEQUATE PROTECTION OF HIS WORK AND THE OWNERS PROPERTY FROM DAMAGE OR LOSS ARISING IN CONNECTION WITH THE WORK OF THIS PROJECT.

10. IMPROVEMENTS ON THE SITE, WORK IN PROGRESS, STORED MATERIALS ON PROPERTY SHALL BE PROTECTED BY THE CONTRACTOR FROM DAMAGE ARISING FROM THE WORK AND FROM NORMAL USE OF THE SITE DURING THE COURSE OF THE WORK, WHETHER BY THE CONTRACTOR OR ANY OTHER PARTY. ALL ITEMS DAMAGED DUE TO INSUFFICIENT PROTECTION SHALL BE FULLY RESTORED TO THEIR PRIOR CONDITION BY THE CONTRACTOR AT NO COST TO THE OWNER.

11. PARTITION DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE. OTHER COMPONENTS ARE DIMENSIONED TO DIMENSION POINTS SHOWN ON DETAILS, OR AS NOTED ON THE DRAWINGS.

12. NO PART OF THE STRUCTURE SHALL BE OVERLOADED BEYOND ITS SAFE CARRYING CAPACITY BY THE PLACING OF MATERIALS, EQUIPMENT, TOOLS, MACHINERY OR ANY OTHER ITEMS DURING THE COURSE OF THE CONTRACTOR'S WORK.

13. AT THE COMPLETION OF THE WORK, THE CONTRACTOR SHALL CLEAN HIS AND THE SUBCONTRACTORS AREA, REMOVE ALL WASTE MATERIALS AND RUBBISH FROM THE PROJECT AS WELL AS HIS OR HER TOOLS, CONSTRUCTION EQUIPMENT, MACHINERY AND SURPLUS MATERIALS. THE CONTRACTOR SHALL REMOVE PUTTY AND PAINT FROM ALL GLASS, MIRRORS, AND WORK AND POLISH SAME. REMOVE ALL LABELS, TAGS, STICKERS, DIRT, STAINS, ETC. AND CLEAN ALL FIXTURES AND EQUIPMENT TO THE EXTENT OF RESTORING THEM TO THE ORIGINAL FINISH.

14. THE CONTRACTOR SHALL MAINTAIN A CURRENT COPY OF THE USC ON SITE.

15. CONTRACTOR SHALL BE RESPONSIBLE FOR SECURITY OF THE SITE, CONSTRUCTION IN PROGRESS, AND STORED MATERIALS AND EQUIPMENT, WHETHER ON OR OFF SITE.

16. THE OWNER SHALL PAY FOR TESTING OF ANY MATERIALS DISCOVERED ON THE SITE BY THE ARCHITECT, OWNER OR CONTRACTOR SUSPECTED OF CONTAINING TOXIC SUBSTANCES REQUIRING SPECIAL REMOVAL AND DISPOSAL. DAMAGES TO THE CONTRACT RESULTING FROM THE DISCOVERY, TESTING OR REMOVAL OF SUCH MATERIALS (IF ANY) SHALL BE EFFECTED BY A CHANGE ORDER.

17. GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR ANY AND ALL WORK PROVIDED BY ANY AND ALL SUBCONTRACTORS. GENERAL NOTES THAT REFER TO "CONTRACTOR" INCLUDE ALL WORK PROVIDED BY SUBCONTRACTORS. CONTRACTOR AND ALL SUBCONTRACTORS SHALL VERIFY ALL GRADES, DIMENSIONS, AND CONDITIONS AS FIELD FOUND TO THE START OF PROJECT AND AT APPROPRIATE TIMES DURING THE COURSE OF CONSTRUCTION BEFORE RELATED PROJECT WORK IS.

18. EACH SUBCONTRACTOR IS CONSIDERED A SPECIALIST IN HIS RESPECTIVE FIELD AND SHALL, PRIOR TO THE SUBMISSION OF HIS BID AND THE PERFORMANCE OF WORK, NOTIFY THE CONTRACTOR OF ANY WORK CALLED OUT IN THE CONSTRUCTION DOCUMENTS WHICH CANNOT BE EXECUTED AS SHOWN OR CANNOT BE FULLY GUARANTEED. THE CONTRACTOR WILL THEN NOTIFY THE OWNER AND ARCHITECT PRIOR TO ACCEPTANCE OF SUBCONTRACTORS BID.

19. THE ARCHITECT HAS MADE THE ASSUMPTION THAT EXISTING CONCEALED CONDITIONS ARE STANDARD. THE CONTRACTOR WILL BE EXPECTED TO PERFORM THE NECESSARY WORK TO COMPLETE THE PROVIDED CONSTRUCTION. IN THE EVENT THAT CONCEALED NON-STANDARD CONDITIONS EXIST, THE CONTRACTOR MUST INFORM THE OWNER AND ARCHITECT OF ANTICIPATED CHANGES IN ADVANCE.

20. CONTRACTOR IS TO PROVIDE SAMPLES OF REQUESTED SUBMITTALS AND OF ALL PROPOSED MATERIAL SUBSTITUTIONS TO THE ARCHITECT FOR REVIEW. THE ARCHITECT WILL REQUIRE FIVE WORKING DAYS FOR REVIEW OF ALL SUBMITTALS INCLUDING SHOP DRAWINGS. SHOP DRAWINGS AND MATERIALS TO THE ARCHITECT WILL HAVE BEEN REVIEWED AND APPROVED BY THE CONTRACTOR. BY SUBMITTING SHOP DRAWINGS AND SUBMITTALS TO THE ARCHITECT, THE CONTRACTOR REPRESENTS THAT THE CONTRACTOR HAS DETERMINED AND VERIFIED MATERIAL, FIELD MEASUREMENTS, AND FIELD CONSTRUCTION RELATED THERETO, AND HAS CHECKED AND COORDINATED THE INFORMATION CONTAINED WITHIN SUCH SUBMITTALS WITH THE REQUIREMENTS OF THE WORK AND OF THE CONTRACT DOCUMENTS. THE ARCHITECT'S REVIEW OF SUBMITTALS AND SHOP DRAWINGS IS FOR CONFIRMATION OF DESIGN INTENT ONLY.

21. THESE CONTRACT DOCUMENTS INTEND TO DESCRIBE A FINISHED PROJECT READY FOR LEGAL USE.

22. ANY CHANGE, MODIFICATION OR INTERPRETATION OF THE SCOPE OR REQUIREMENTS OF THESE DOCUMENTS, UNDERTAKEN WITHOUT CONSULTATION WITH [illegible] SHALL BE THE RESPONSIBILITY OF THE OWNER OR CONTRACTOR FOR THE RESULTS.

ABBREVIATIONS

&	AND	JT	JOINT
∠	ANGLE	LAM.	LAMINATE
@	AT	LT.	LIGHT
CL	CENTER LINE		
ø	ROUND OR DIAMETER		
ø	PENNY	M.B.	MACHINE BOLT
		MAX.	MAXIMUM
ACOUS.	ACOUSTIC	MECH.	MECHANICAL
ADJ.	ADJUSTABLE	MINIM.	MINIMUM
APPROX.	APPROXIMATE	MISC.	MISCELLANEOUS
A.F.F.	ABOVE FINISH FLOOR	MFR.	MANUFACTURER
ALT.	ALTERNATE	MIN.	MINIMUM
ALUM.	ALUMINUM	MISC.	MISCELLANEOUS
A.B.	ANCHOR BOLT	M.O.	MASONRY OPENING
		MTD.	MOUNTED
BD.	BOARD	MUL.	MULLION
BTWN.	BETWEEN		
BLDG.	BUILDING	(N)	NEW
BLK.	BLOCK	N.	NORTH
BLKG.	BLOCKING	N.I.C.	NOT IN CONTRACT
B.O.T.	BOTTOM OF TRUSS	NO.	NUMBER
BRB.	BACKER ROD AND SEALANT	N.T.S.	NOT TO SCALE
CLG.	CEILING	OF	OVER
C.T.	CERAMIC TILE	O.C.	ON CENTER
CLKG.	CAULKING	O.F.C.I.	OWNER FURNISHED, CONTRACTOR INSTALLED
CLR.	CLEAR		
CONC.	CONCRETE		
CONN.	CONNECTION	P. LAM.	PLASTIC LAMINATE
CONSTR.	CONSTRUCTION	PLYWD.	PLYWOOD
C.J.	CONTROL JOINT	PT.	PRESSURE-TREATED
CONT.	CONTINUOUS	PTD.	PAINTED
CRSE.	COURSE/BLANK	PTN.	PARTITION
CMU	CONCRETE MASONRY UNIT	QT.	QUARRY TILE
D	DEPTH	R	RISER
DBL.	DOUBLE	RAD.	RADIUS
DET./DTL.	DETAIL	REF.	REFRIGERATOR
D.F.	DOUGLAS FIR	REINF.	REINFORCED
DIA.	DIAMETER	REQ'D.	REQUIRED
DIM.	DIMENSION	RESIL.	RESILIENT
DN.	DOWN	RM.	ROOM
DWG.	DRAWING	R.O.	ROUGH OPENING
		RWD.	REDWOOD
EA.	EACH	RWL.	RAINWATER LEADER
ELEC.	ELECTRICAL		
ELEV.	ELEVATION	SQ. FT.	SQUARE FEET
E.P.	ELECTRICAL PANEL	SHT.	SHEET
EQ.	EQUAL	SQ. IN.	SQUARE INCH
(E)	EXISTING	SIM.	SIMILAR
EXP./JT.	EXPANSION JOINT	S.L.D.	SEE LANDSCAPE DRAWING
EXT.	EXTERIOR	S.M.D.	SEE MECHANICAL DRAWING
		SPEC.	SPECIFICATIONS
F.D.	FLOOR DRAIN	SQU.	SQUARE
F.E.	FIRE EXTINGUISHER	S.S.	STAINLESS STEEL
F.F.	FINISH FLOOR	STD.	STANDARD
F.F.E.	FINISH FLOOR ELEVATION	STL.	STEEL
FIN.	FINISH	STRUC.	STRUCTURE
FL.	FLOOR	S.S.D.	SEE STRUCTURAL DRAWING
F.O.C.	FACE OF CONCRETE		
F.O.F.	FACE OF FINISH	T.	TREAD
F.O.M.	FACE OF MASONRY	TEL.	TELEPHONE
F.O.S.	FACE OF STUD	T&G	TONGUE AND GROOVE
F.O.SH.	FACE OF SHEATHING	THRD	THREAD
FT.	FOOT	THK.	THICK
FTG.	FOOTING	TYP.	TYPICAL
FURR.	FURRING	T.O.	TOP OF
		T.O.C.	TOP OF CONCRETE
GA.	GAUGE	T.O.D.	TOP OF DOWN DRIP
G.C.	GENERAL CONTRACTOR	T.O.P.	TOP OF PLATE
GL.	GLASS	T.O.S.	TOP OF SLAB
GSM.	GALVANIZED SHEET METAL	T.O.T.	TOP OF TRUSS
GYP. BD.	GYPSUM WALL BOARD	U.O.N.	UNLESS OTHERWISE NOTED
H	HEIGHT	VERT.	VERTICAL
H.B.	HOSE BIB	V.I.F.	VERIFY IN FIELD
H.C.	HOLLOW CORE	V.G.	VERTICAL GRAIN
HDWD.	HARDWOOD		
HDWR.	HARDWARE		
HORIZ.	HORIZONTAL	W	WIDTH
HR.	HOUR	WTH	WITH
HT.	HEIGHT	WD.	WOOD
H	HARDWOOD	WDW.	WINDOW
IN.	INCH	W/O	WITHOUT
INTR.	INTERMEDIATE	WP.	WATERPROOF
INSUL.	INSULATION	WRC.	WESTERN RED CEDAR
INT.	INTERIOR		

SYMBOL LEGEND

- ALIGN FINISH FACES
- ELEVATION/CONTROL POINT
- REVISION NUMBER
- REVISION
- WALL CONSTRUCTION TYPE
- WINDOW (SEE WINDOW SCHEDULE)
- DOOR (SEE DOOR SCHEDULE)
- DOOR NUMBER (SEE DOOR SCHEDULE)
- DETAIL
- ELEVATION/SECTION
- INTERIOR ELEVATION
- REFERENCE GRID
- REFERENCE GRID

PROJECT DIRECTORY

OWNER:
Jeff Lindsmith, General Manager & CFO
Mount View Cemetery
4500 Piedmont Avenue
Oakland, CA

ARCHITECT:
David Trachtenberg
Trachtenberg Architects
2421 Fourth Street
Berkeley, CA 94710
(510) 649-1414 x 13

LANDSCAPE ARCHITECT:
Jim Reuss
SWA Group
50 Main Montgomery Street
Suite 600
San Francisco, CA 94105
(415) 956-5775

PROJECT DESCRIPTION

PROJECT ADDRESS: 5000 Piedmont Avenue (APN: 48A-7050-3-2)

SCOPE OF WORK:
CONSTRUCTION OF NEW FUNERAL HOME.

ZONING CODE ANALYSIS
(BASED ON THE OAKLAND MUNICIPAL ZONING CODE)

ZONING: RD-1 (RESIDENTIAL OPEN SPACE OVERLAY)

USE: CEMETERY & FUNERAL HOME

LOT AREA & FRONTAGE (TABLE 17.16.02)
LOT AREA: +/- 65,016,000 SF
MIN FRONTAGE FOR LOTS >40,000 SF: 100'
MAX BUILDING AREA ALLOWED: 1,000,000 SF

HEIGHT: (TABLE 17.16.02)

	ALLOWED	PROPOSED
	35'-0" MAX.	35'-0"

SETBACKS (ZONING CODE SEC. 17.16.7):

	REQUIRED	PROPOSED
FRONT	20'-0"	+/- 450'
SIDES	5'-0"	+/- 50'
REAR	20'-0"	+/- 2,000'

TOTAL FLOOR AREA (as defined by Oakland Municipal Zoning Code): 7315 SF

NEW IMPERVIOUS SURFACE AREA: 4500 SF

PARKING ANALYSIS:
ASSEMBLY SEATING: 39 SPACES
ADMINISTRATIVE AREAS: 7 SPACES
TOTAL: 46 SPACES

BICYCLE PARKING ANALYSIS:
SHORT TERM: 5% OF 37 VISIBLE SPACES = 2 BIKE RACKS
LONG TERM: 5% OF 37 VISIBLE SPACES = 2 BIKE LOCKERS

BUILDING CODE ANALYSIS
(BASED ON THE 2010 CALIFORNIA RESIDENTIAL CODE)

OCCUPANCY: MIXED GROUP B OFFICE AND GROUP A3 ASSEMBLY USES

MIN. CONSTRUCTION TYPE: V-B SPRINKLERED

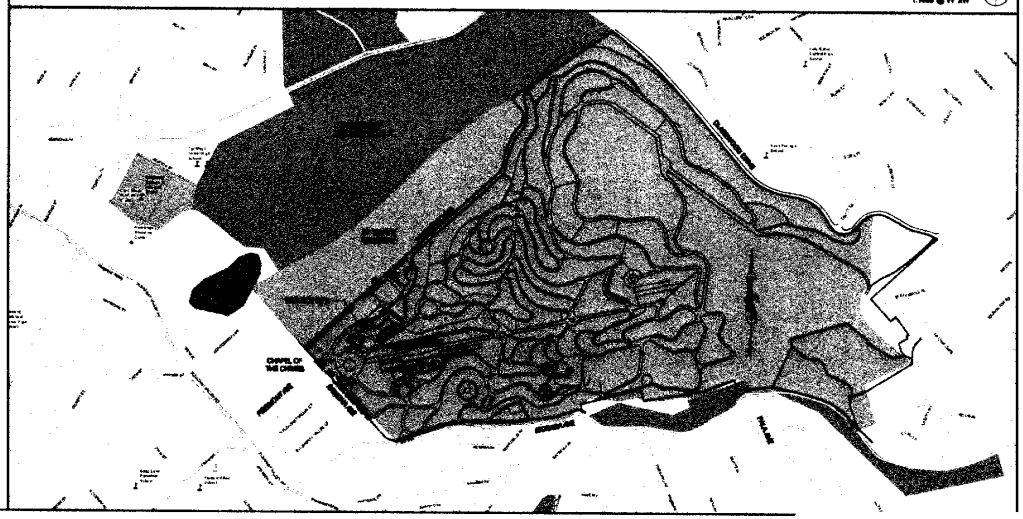
	ALLOWABLE	PROPOSED
HEIGHT	40 FT	35'-0"
NUMBER OF STORIES:	2*	1
AREA: GROUND FLOOR	ALLOWABLE 12000* SF	PROPOSED 7315 SF

*WITH AUTOMATIC SPRINKLER SYSTEM INCREASE

DRAWING LIST

SHEET NO. & TITLE	SUBMISSION & DATE
ARCHITECTURAL DRAWINGS	
A0.0 GENERAL INFORMATION	X X X X X
A0.1 NEIGHBORHOOD MAP	X X X X
A0.2 AERIAL CONTEXT PHOTOGRAPH	X X X X
A0.3 EXISTING SITE PHOTOGRAPHS	X X X X
A0.4 DEMOLITION PLAN	X X X X
A0.5 DEMOLITION ELEVATIONS	X X X X
A0.6 SITE DEMOLITION, CUT & FILL	X X X X
A1.0 SITE PLAN	X X X X X
A1.1 PROPOSED SITE PLAN	X X X X X
L1.0 PRELIMINARY LANDSCAPE PLAN	X X X X X
L2.0 PRELIMINARY PLANTING PLAN	X X X X X
A2.1 PROPOSED BASEMENT FLOOR PLAN	X X X X X
A2.2 PROPOSED MAIN FLOOR PLAN	X X X X X
A2.3 PROPOSED ROOF PLAN	X X X X X
A3.1 EXTERIOR ELEVATIONS	X X X X X
A3.2 EXTERIOR ELEVATIONS	X X X X X
A3.3 SECTIONS	X X X X
A3.4 SECTIONS	X X X X
A3.5 SECTIONS	X X X X
A3.6 SECTIONS	X X X X
A3.7 SECTIONS	X X X X
A3.8 MATERIALS	X X X X X
A3.9 MATERIALS BOARD	X X X X
A4.1 WALL SECTIONS	X X X X
A4.2 WALL SECTIONS	X X X X
A5.1 SHADING STUDY PERSPECTIVES	X X X X X
A5.2 SHADING STUDY PERSPECTIVES	X X X X X
A5.3 SHADING STUDY PERSPECTIVES	X X X X X
A5.4 SHADING STUDY PERSPECTIVES	X X X X X
A5.5 SHADING STUDY PERSPECTIVES	X X X X X
A7.1 MATERIALS PALETTE, FINISHES & SIGNAGE	X X X X

VICINITY MAP



SCALE: 1:500' @ 22"x34" 1:1000' @ 11"x17"

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Tel: 510.649.1414
www.TrachtenbergArch.com

Funeral Home at Mountain View Cemetery

5000 Piedmont Avenue
Oakland, CA

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05.25.2012 LANDMARKS BOARD
06.29.2012 ZONING SUBMITTAL
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JOB: 1007

SHEET

GENERAL INFORMATION

A0.0

— PROPOSED PLANS —

ATTACHMENT F

1 A0.2 NEIGHBORHOOD MAP
1"=150' @ 11X17 1:60' @ 24X36

NOTATION KEY

1. 4455 PIEDMONT AVENUE — Dustin Hoist Pre-School
2. 4468 PIEDMONT AVENUE — State Farm Insurance (Offices); Dustin Hoist Preschool
3. 4469 PIEDMONT AVENUE — Parking Lot for Chapel of the Chimes*
4. 4479 PIEDMONT AVENUE — Monkey Shop for Chapel of the Chimes
5. 4488 PIEDMONT AVENUE — Colors Wild Mountain Honey (Honey Distributor)
6. 4494 PIEDMONT AVENUE — Vibesandbeats.com (Warehouse space); Vibrant photo studio
7. 4499 PIEDMONT AVENUE — Colors Wild Mountain Honey (Honey Distributor)
8. 4440 PIEDMONT AVENUE — Inside Out (Gym); Pilgrand Thursday Offices; Guitar Instruction office
9. 4430 PIEDMONT AVENUE — Garage
10. 4466 PIEDMONT AVENUE — Art studio,store and instruction
11. 4469 PIEDMONT AVENUE — Townie Fitness (linear shop & parking)
12. 4414 PIEDMONT AVENUE — J Miller Pictures (linear shop)
13. 4459 PIEDMONT AVENUE — Cleaver (hair salon and ear work)
14. 4491 PIEDMONT AVENUE — The Lounge (bar and food)
15. 4480 PIEDMONT AVENUE — Daily Method (yoga and pilates studio)
16. 1550 PLEASANT VALLEY AVE — Parking
17. 4499 PIEDMONT AVENUE — PeerFas Modelystic Club (Soccer Club)
18. 4499 PIEDMONT AVENUE — Residence (under house owned by Chapel of the Chimes)
19. 4499 PIEDMONT AVENUE — Arlington Monument Company (monument fabrication and distribution)
20. 4445 PIEDMONT AVENUE — Arlington Monument Company (parking and monument storage)

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NEIGHBORHOOD MAP

A0.2

1 A0.3 AERIAL CONTEXT PHOTOGRAPH
NOT TO SCALE

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JOB: 1097

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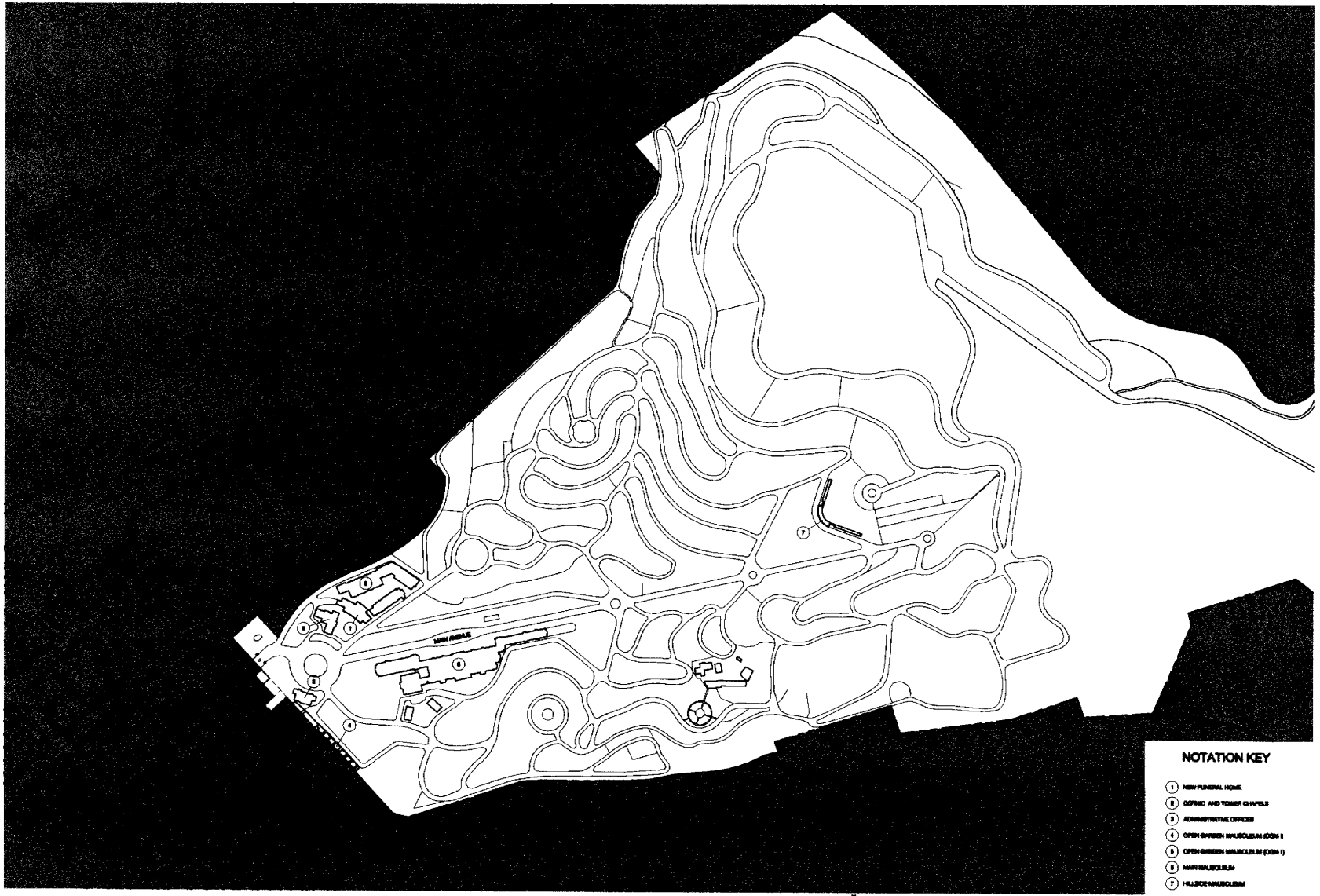
AERIAL CONTEXT PHOTOGRAPH

A0.3



1 A0.4 MOUNTAIN VIEW CEMETERY SITE PLAN

1"=400' @ 11X17 1"=800' @ 24X36

N

NOTATION KEY

1. NEW FUNERAL HOME
2. GOTHIC AND TOWER CHAPELS
3. ADMINISTRATIVE OFFICES
4. OPEN GARDEN MAUSOLEUM (OGM I)
5. OPEN GARDEN MAUSOLEUM (OGM II)
6. MAIN MAUSOLEUM
7. HILLSIDE MAUSOLEUM

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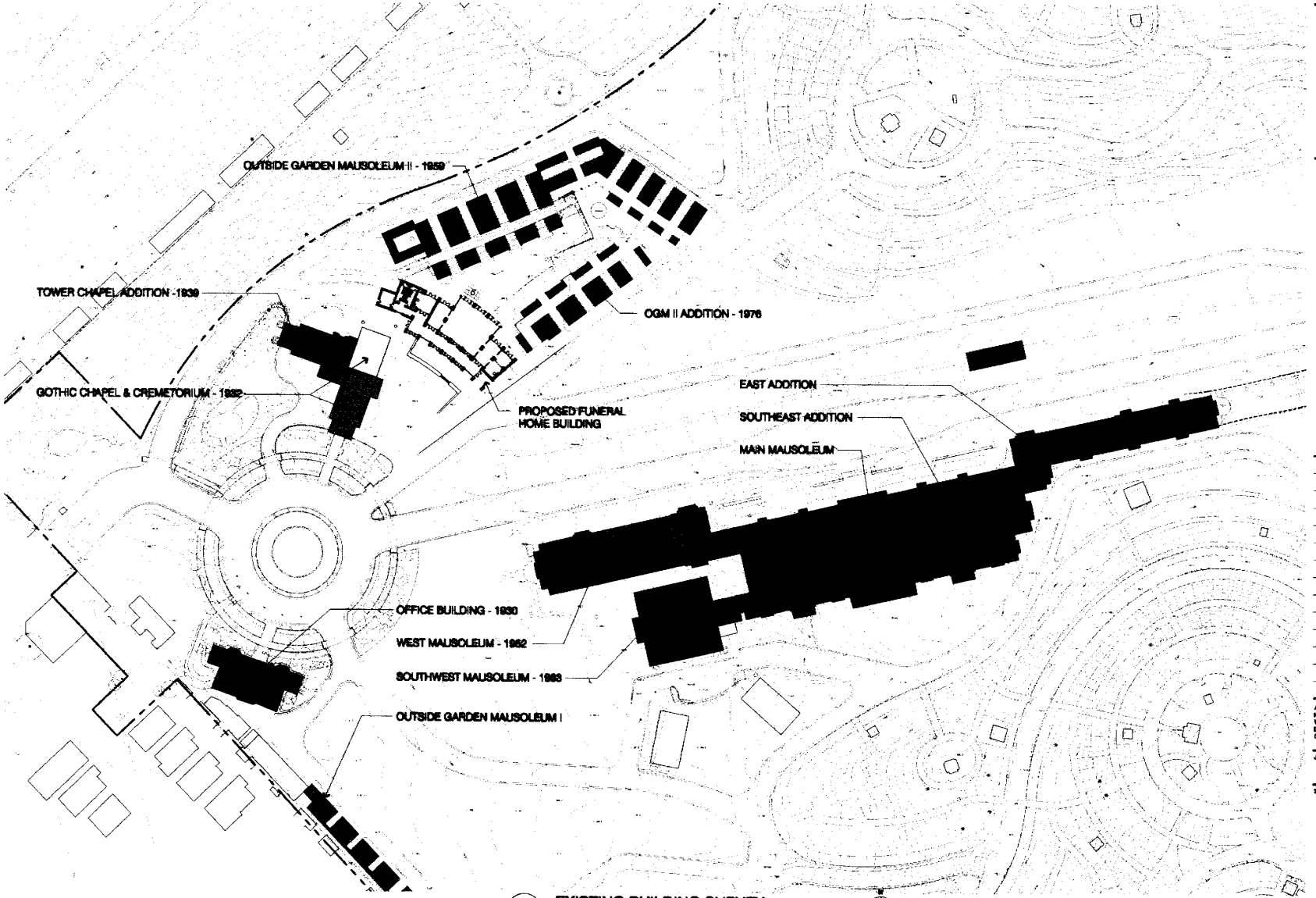
MOUNTAIN VIEW CEMETERY SITE PLAN

A0.4



1 / 0.5 EXISTING BUILDING SURVEY

1" = 100' @ 11X17 1" = 50' @ 24X36

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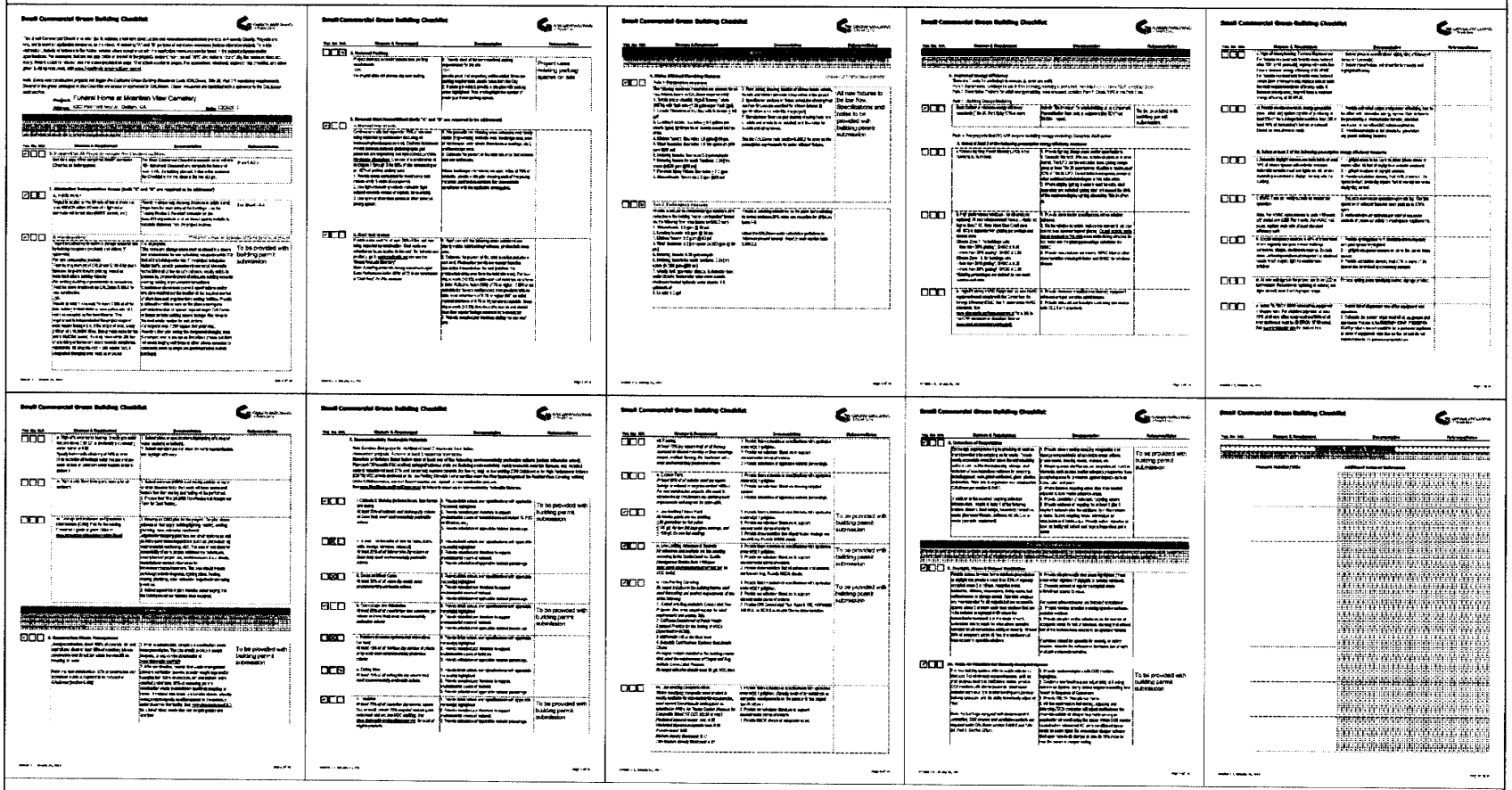
EXISTING BUILDING SURVEY

A0.5

SMALL COMMERCIAL GREEN BUILDING CHECKLIST



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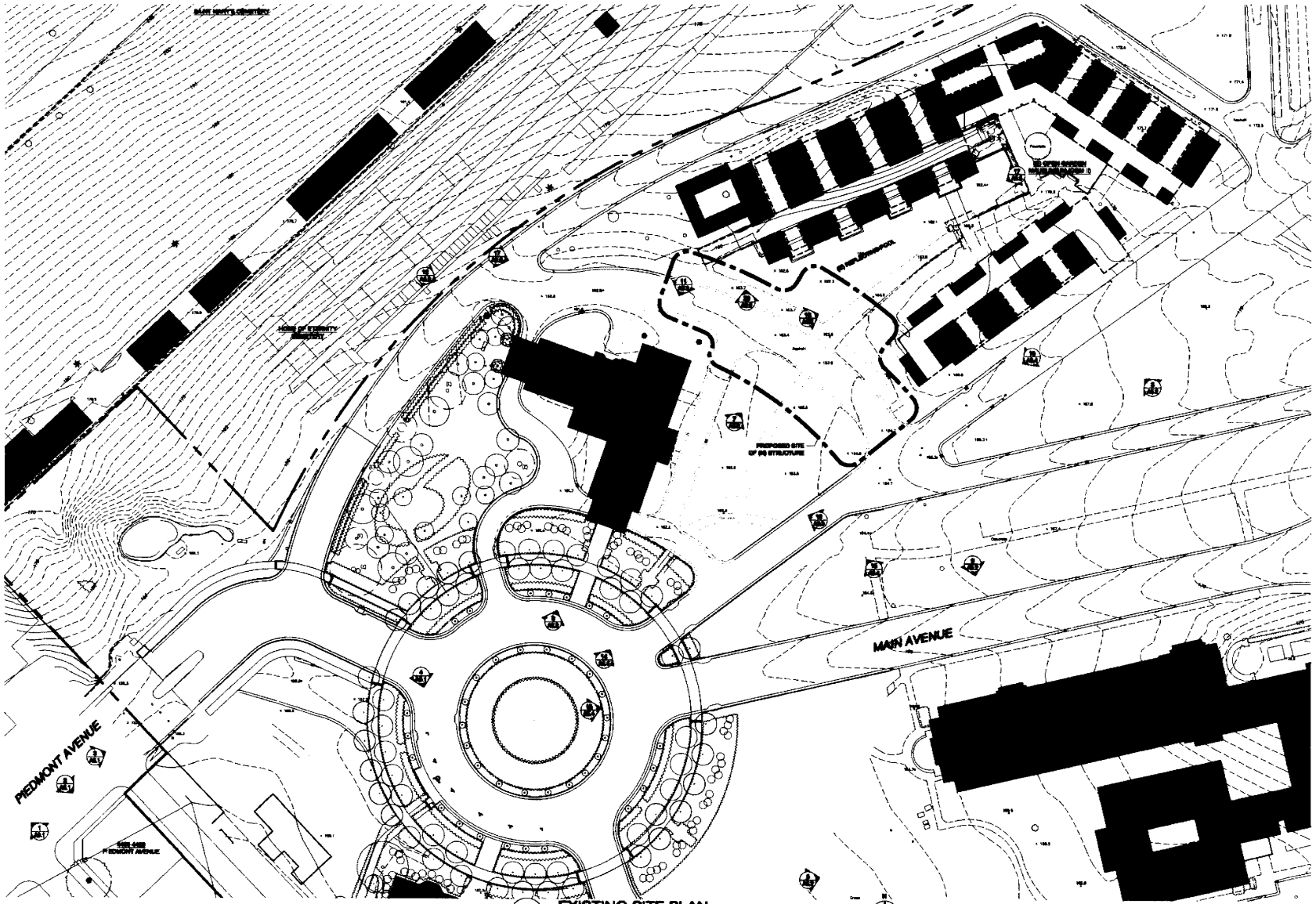
JOB: 1007

SHEET:

SMALL COMMERCIAL GREEN BUILDING CHECKLIST

A0.6



1 A1.0 EXISTING SITE PLAN
1" = 80' @ 11X17 1" = 40' @ 24X36

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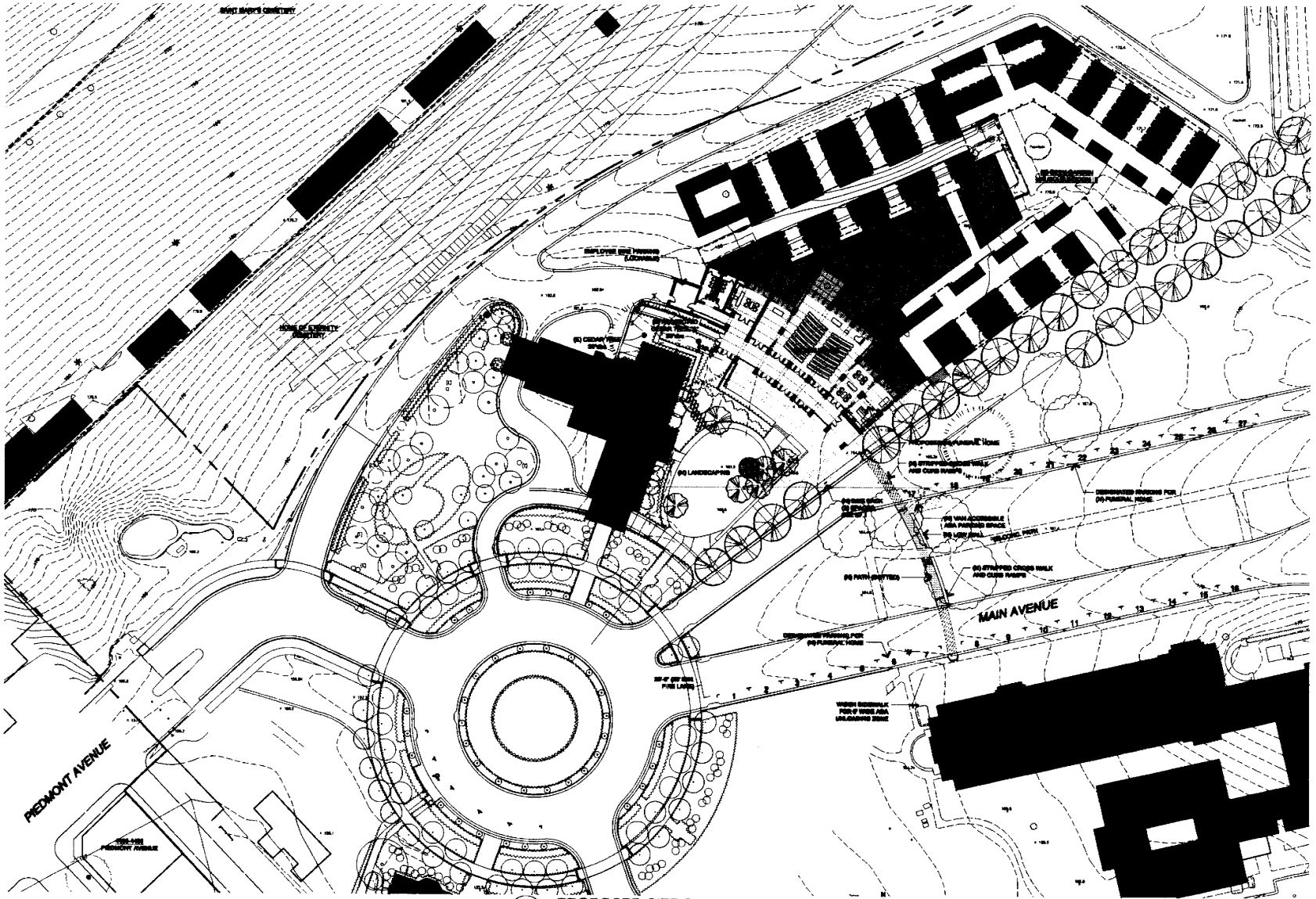
JOB: 1007

SHEET:

EXISTING SITE PLAN

A1.0



1 A1.1 PROPOSED SITE PLAN

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Tel: 510.649.1414
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JOB: 1007

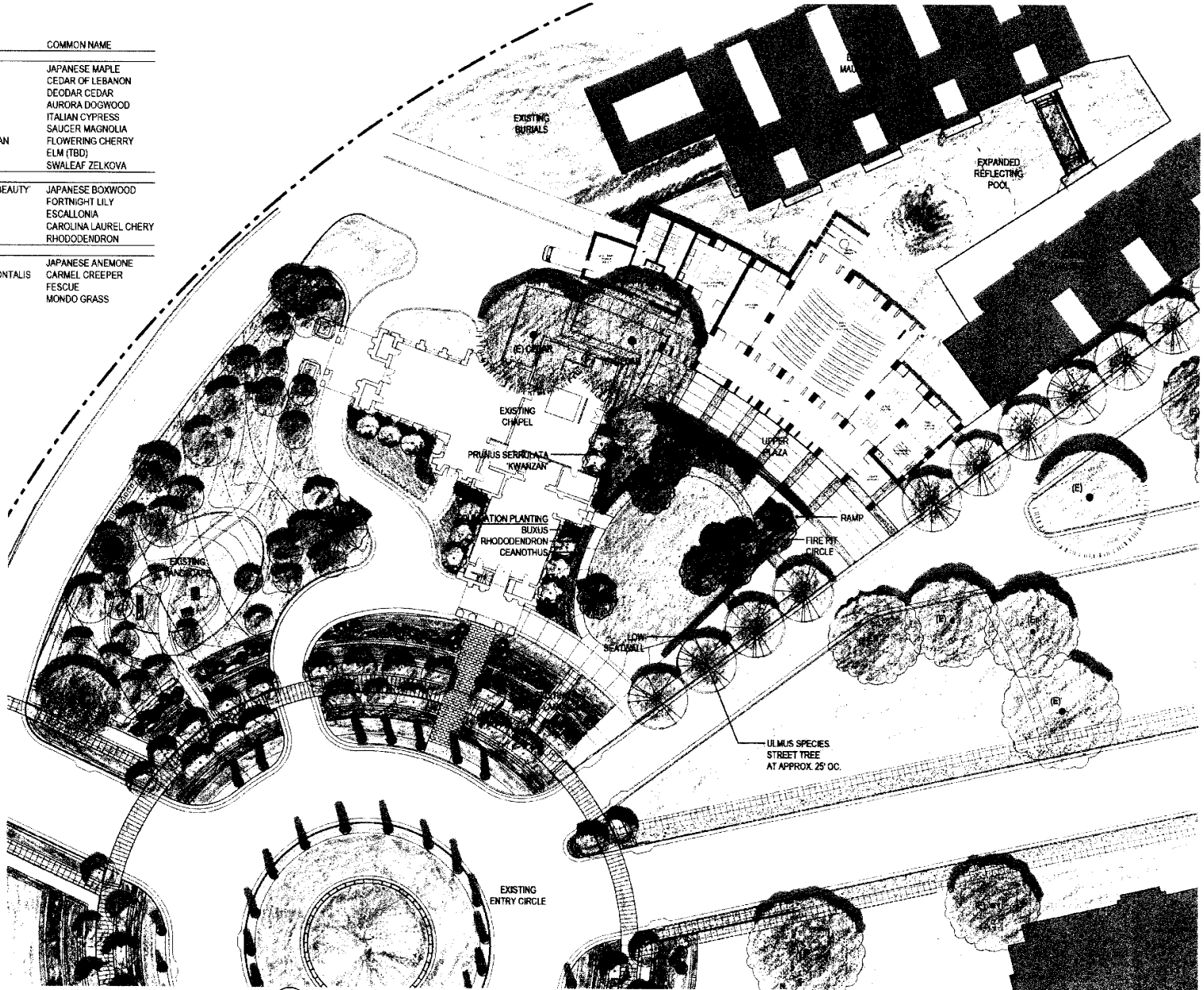
SHEET

PROPOSED SITE PLAN

A1.1

CONCEPTUAL PLANT LIST

SIZE	BOTANICAL NAME	COMMON NAME
TREES		
24" BOX	ACER PALMATUM	JAPANESE MAPLE
24" BOX	CEDRUS LIBANI	CEDAR OF LEBANON
24" BOX	CEDRUS DEODARA	DEODAR CEDAR
24" BOX	CORNUS X RUTBAN 'AURORA	AURORA DOGWOOD
24" BOX	CUPRESSUS SEMPERVIRENS	ITALIAN CYPRESS
24" BOX	MAGNOLIA X SOULANGEANA	SAUCER MAGNOLIA
24" BOX	PRUNUS SERRULATA 'KWANZAN	FLOWERING CHERRY
24" BOX	ULMUS SPECIES.	ELM (TBD)
24" BOX	ZELKOVA SERRATA (OPTION)	SWALEAF ZELKOVA
SHRUBS		
1 GAL.	BUXUS M. JAPONICA 'GREEN BEAUTY'	JAPANESE BOXWOOD
5 GAL.	DIETES VEGETA	FORTNIGHT LILY
5 GAL.	ESCALLONIA RUBRA	ESCALLONIA
5 GAL.	PRUNUS CAROLINEANA	CAROLINA LAUREL CHERY
5 GAL.	PHODODENDRON 'BIBIANI	RHODODENDRON
GROUNDCOVERS		
1 GAL.	ANEMONE X HYBRIDA	JAPANESE ANEMONE
1 GAL.	CEANOTHUS GRISEUS HORIZONTALIS	CARMEL CREEPER
1 GAL.	FESTUCA SP.	FESCUE
1 GAL.	OPHIOPOGON JAPONICUS	MONDO GRASS



1 / L1.0 PROPOSED LANDSCAPE PLAN BY SWA 06.11.2012

1:40 @ 11X17 1:20 @ 24X36

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SWA

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SHEET:

PROPOSED LANDSCAPE PLAN

L1.0

MOUNTAIN VIEW CEMETERY

OAKLAND, CALIFORNIA

0 30 60 120

Scale: 1" = 30' - 0"

North

S W A

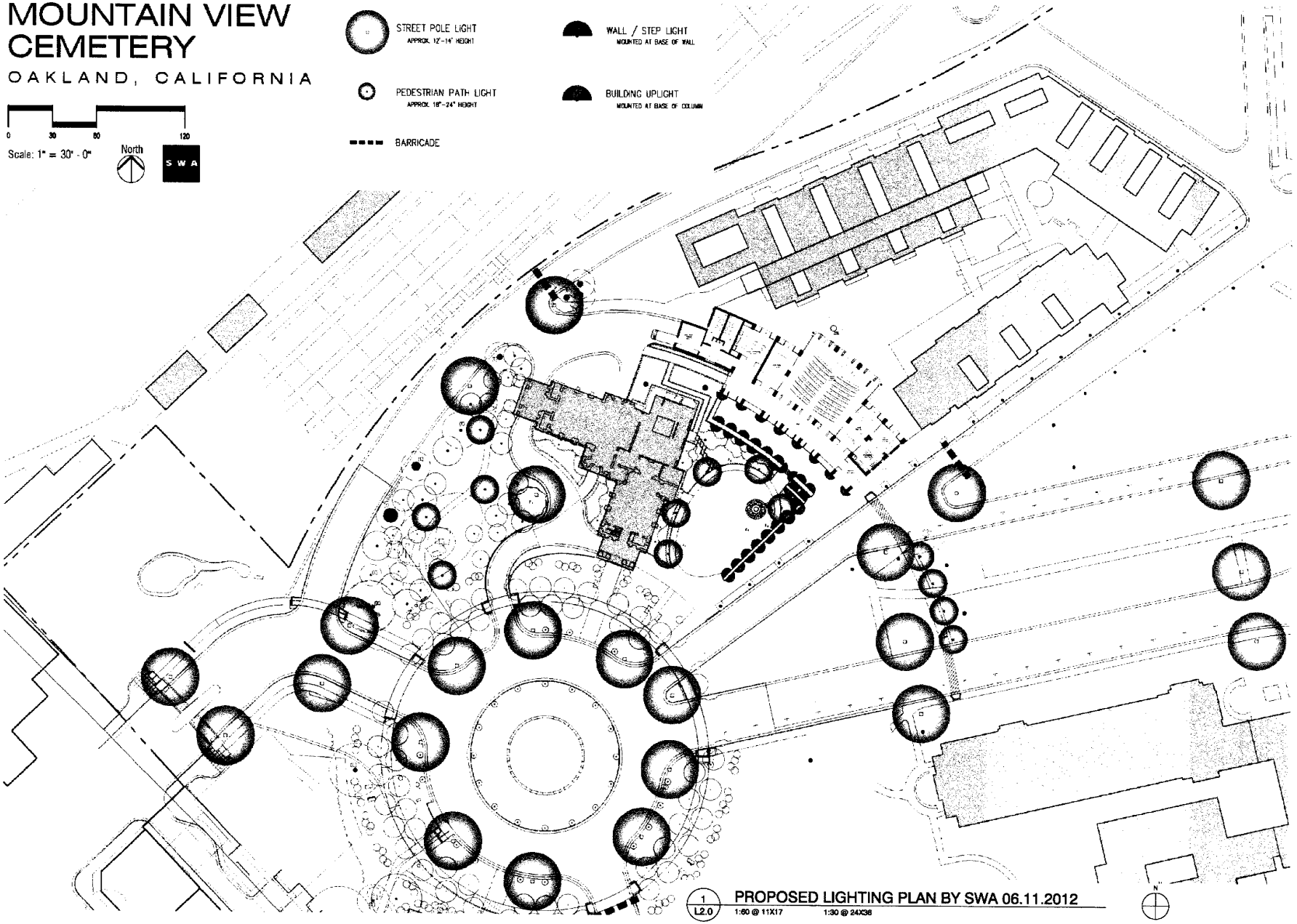
STREET POLE LIGHT
APPROX. 12'-14' HEIGHT

PEDESTRIAN PATH LIGHT
APPROX. 18'-24' HEIGHT

BARRICADE

WALL / STEP LIGHT
MOUNTED AT BASE OF WALL

BUILDING UPLIGHT
MOUNTED AT BASE OF COLUMN



1 L2.0 PROPOSED LIGHTING PLAN BY SWA 06.11.2012
1:60 @ 11X17 1:30 @ 24X36

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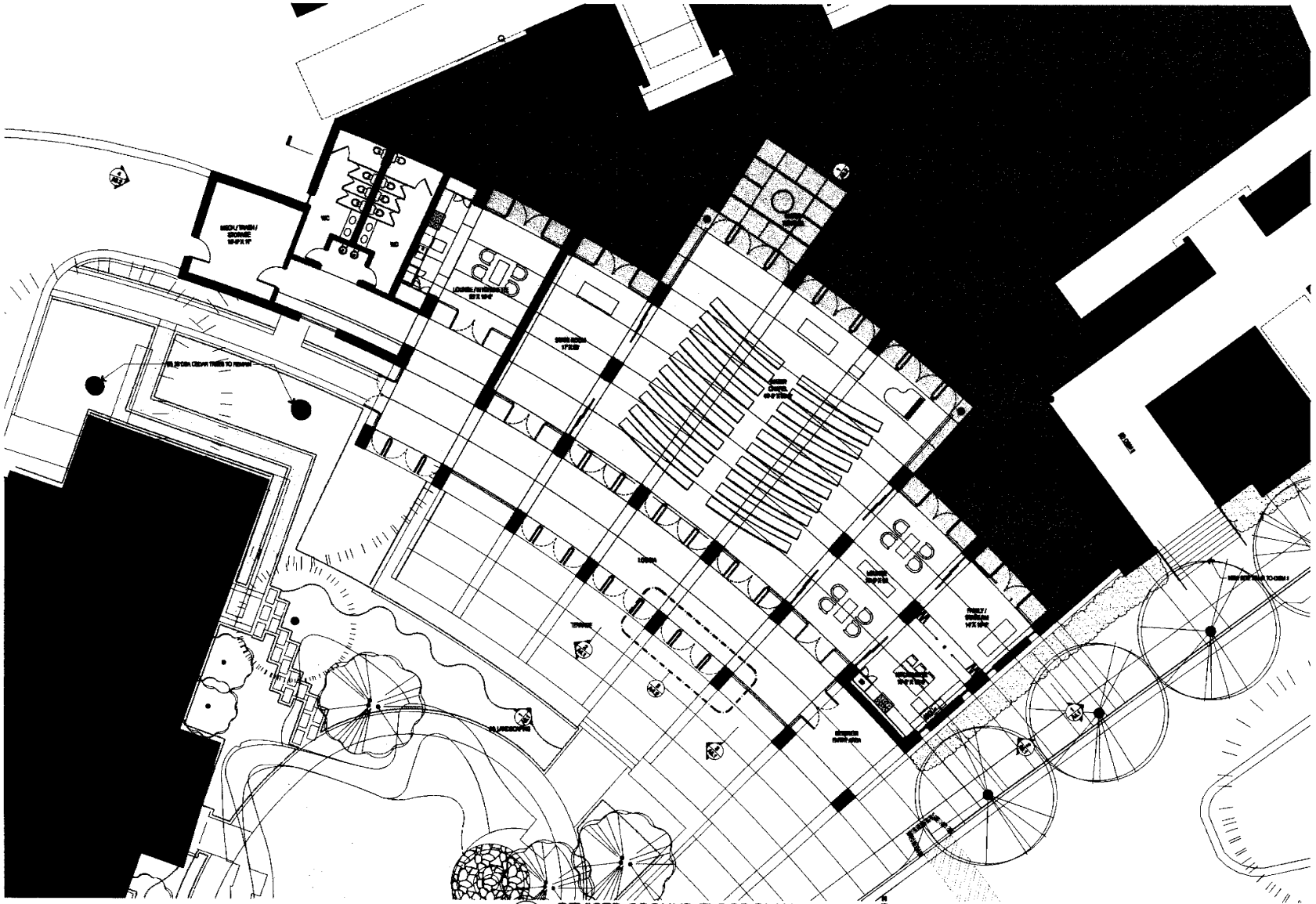
JOB: 1007

SHEET:

PROPOSED LIGHTING PLAN

L2.0



1 A2.1 REVISED GROUND FLOOR PLAN
1/16"=1'-0" @ 11X17 1/8"=1'-0" @ 24X36

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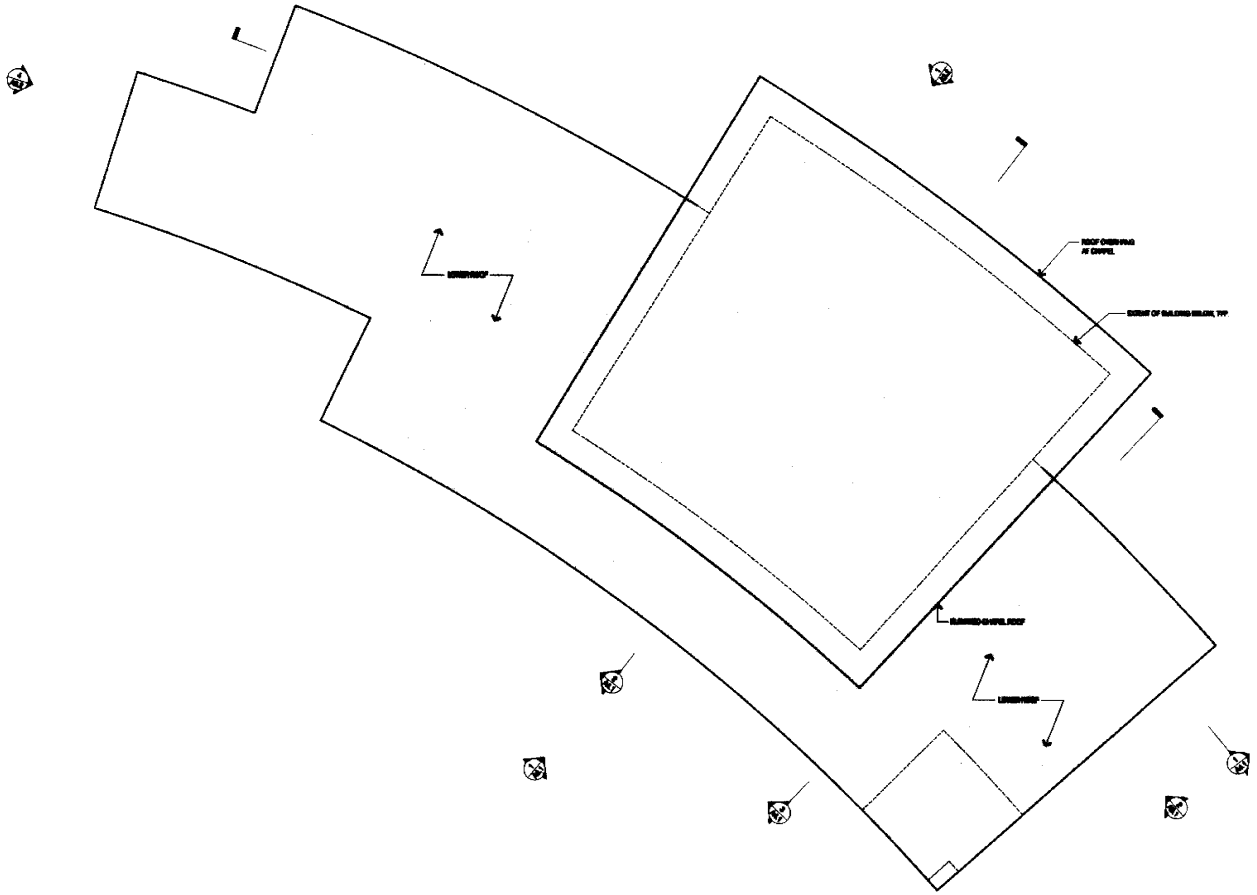
JOB: 1007

SHEET:

PROPOSED GROUND FLOOR PLAN

A2.1



1 A2.3 **ROOF PLAN**
1/16"=1'-0" @ 11X17 1/8"=1'-0" @ 24X36

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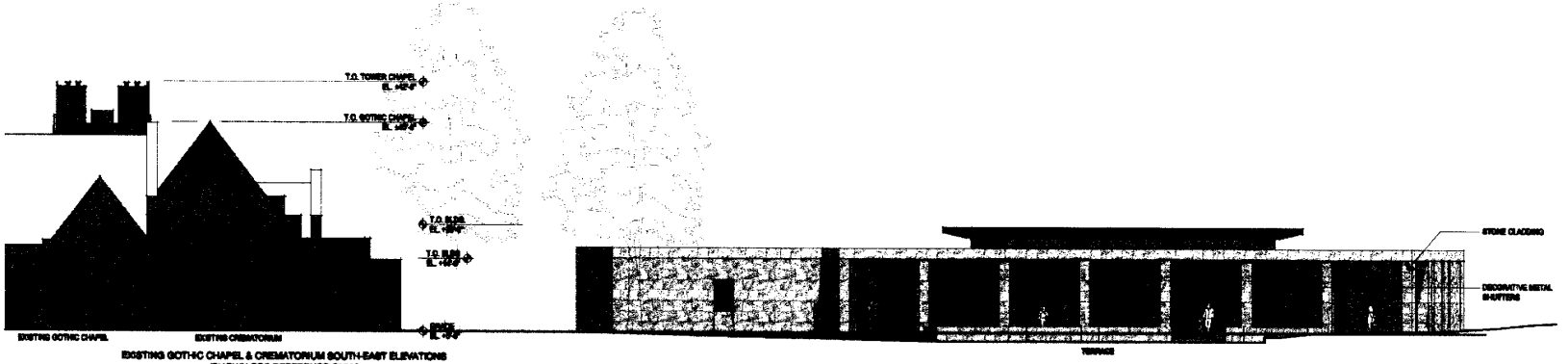
JOB: 1007

SHEET

ROOF PLAN

A2.3

2 **PROPOSED SOUTH-EAST ELEVATION**
3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36



EXISTING GOTHIC CHAPEL & CREMATORIUM SOUTH-EAST ELEVATIONS
(SHOWN FOR REFERENCE ONLY)

1 **PROPOSED SOUTH-WEST ELEVATION**
3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36

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JOB: 1007

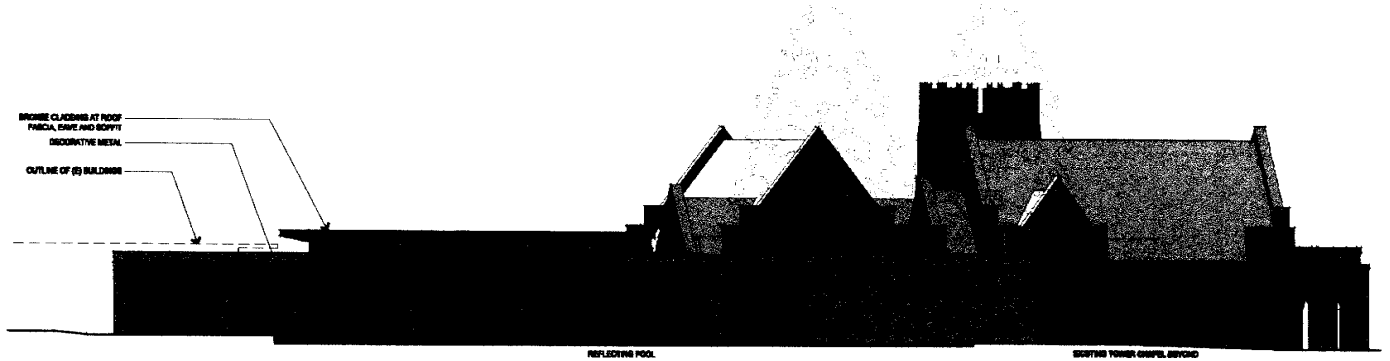
SHEET

EXTERIOR ELEVATIONS

A3.1

2 PROPOSED NORTH-WEST ELEVATION

3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36



1 PROPOSED NORTH-EAST ELEVATION

3/64"=1'-0" @ 11X17 3/32"=1'-0" @ 24X36

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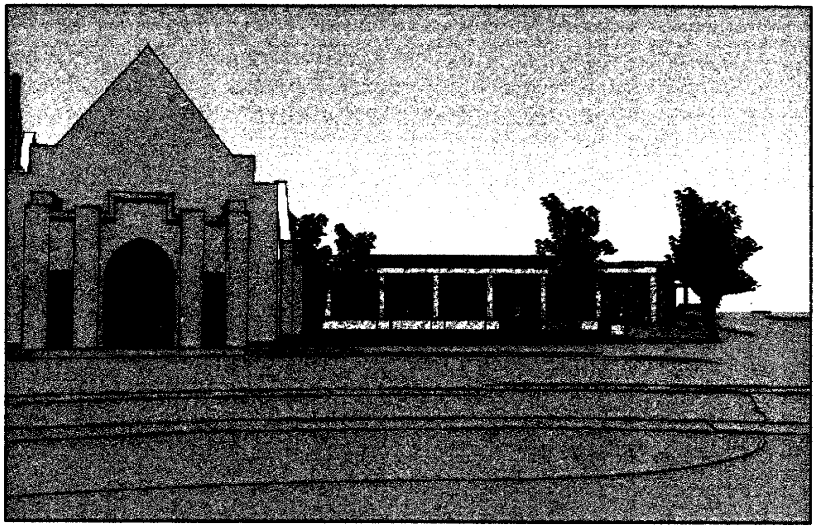
SHEET:

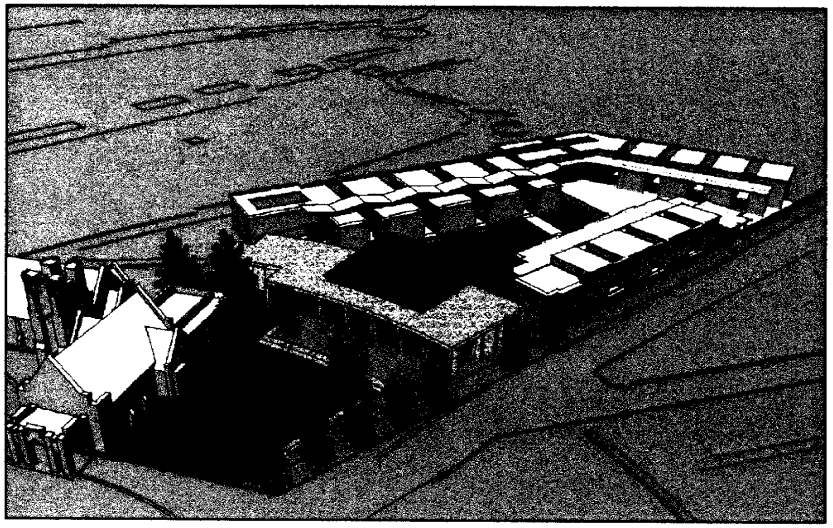
EXTERIOR ELEVATIONS

A3.2

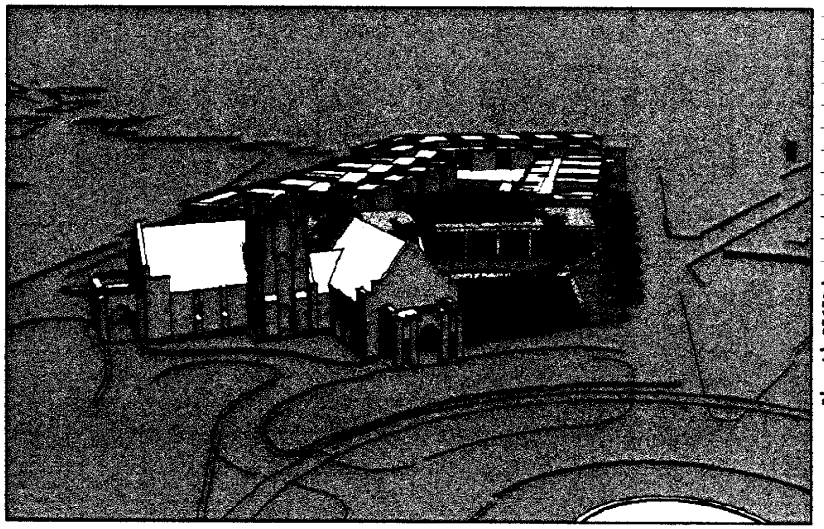
4 - RENDERING SOUTH-WEST TOWARD SITE



3 - RENDERING NORTH-EAST TOWARD SITE



2 - AERIAL RENDERING NORTH TOWARD SITE



1 - AERIAL RENDERING NORTH-EAST TOWARD SITE

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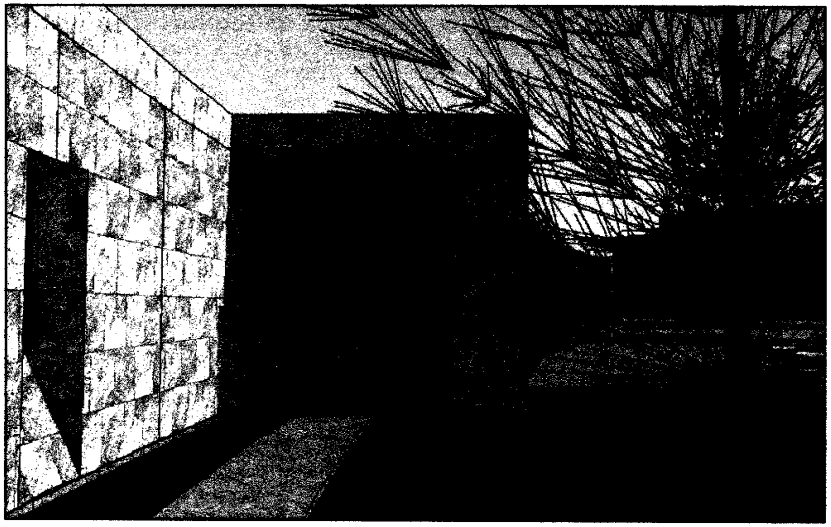
JOB: 1007

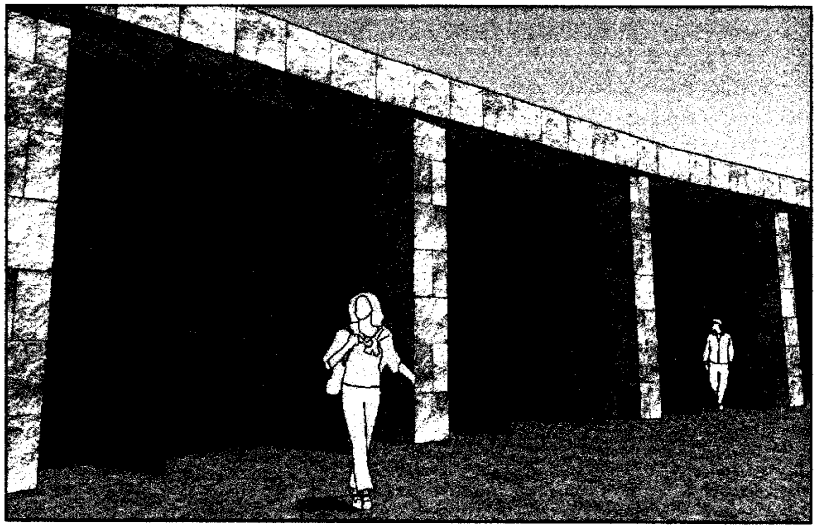
SHEET

RENDERINGS

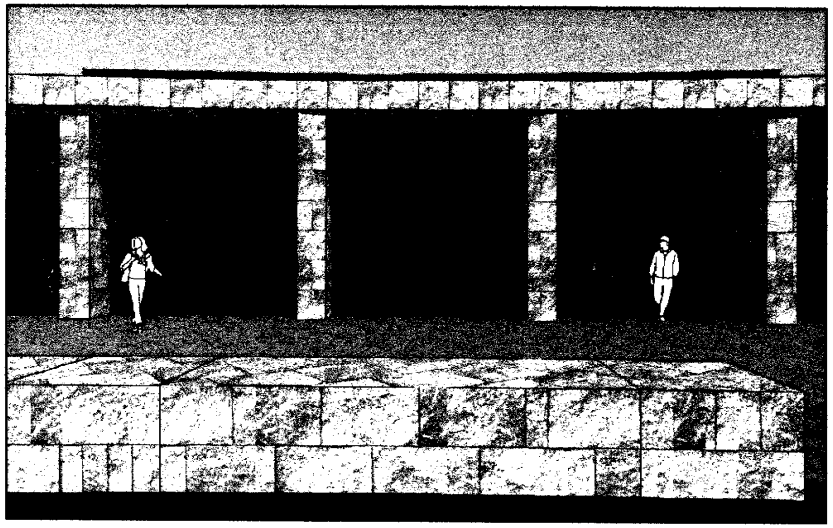
A3.3



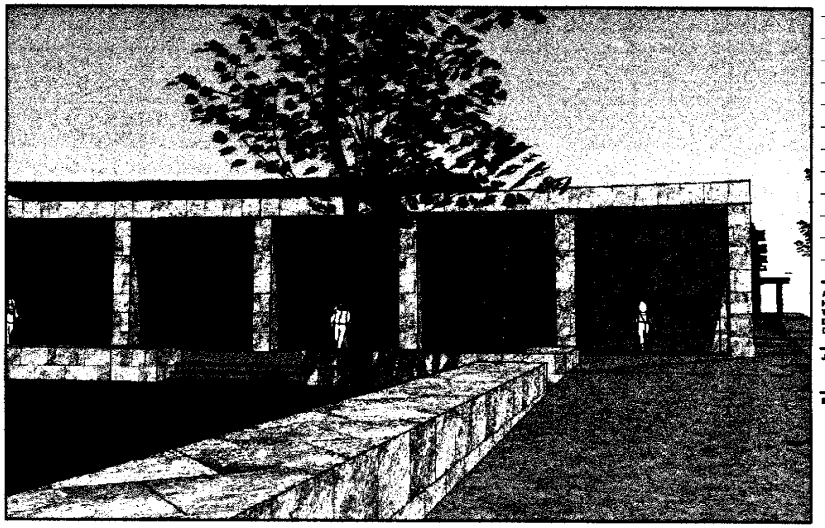
4 RENDERING -WEST ENTRY



3 RENDERING SOUTH-WEST ELEVATION



2 RENDERING SOUTH-WEST ELEVATION



1 RENDERING SOUTH-WEST ELEVATION

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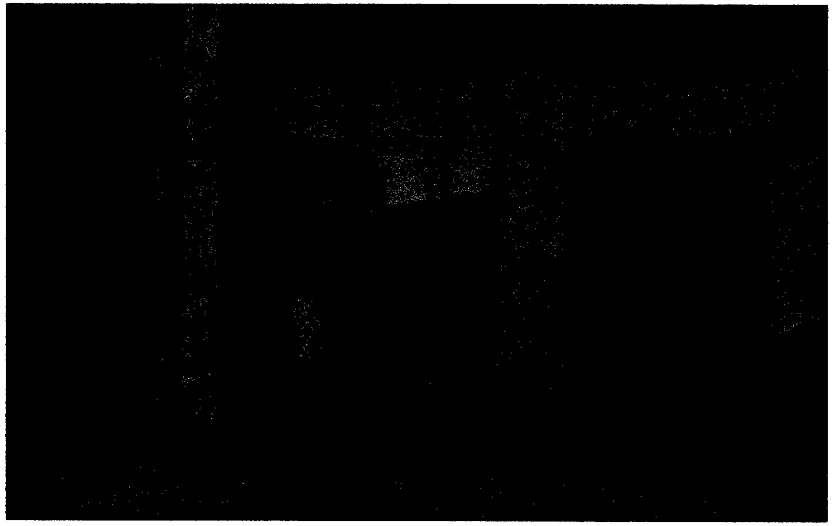
JOB: 1007

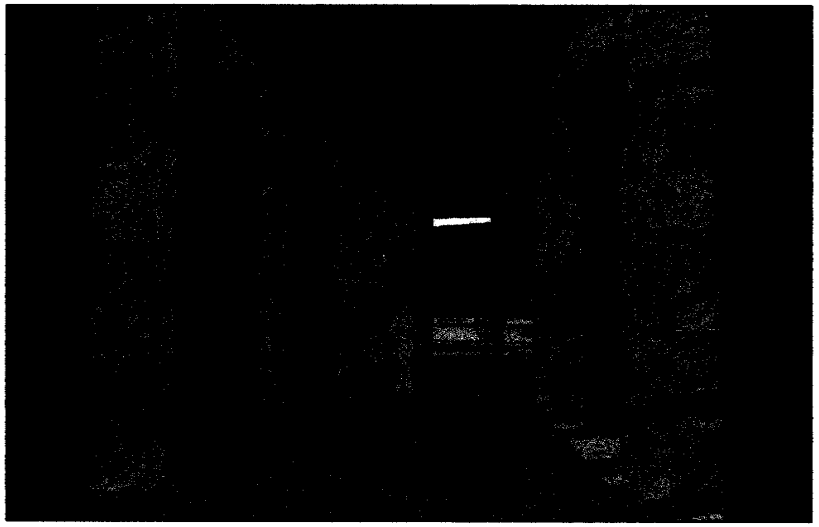
SHEET:

RENDERINGS

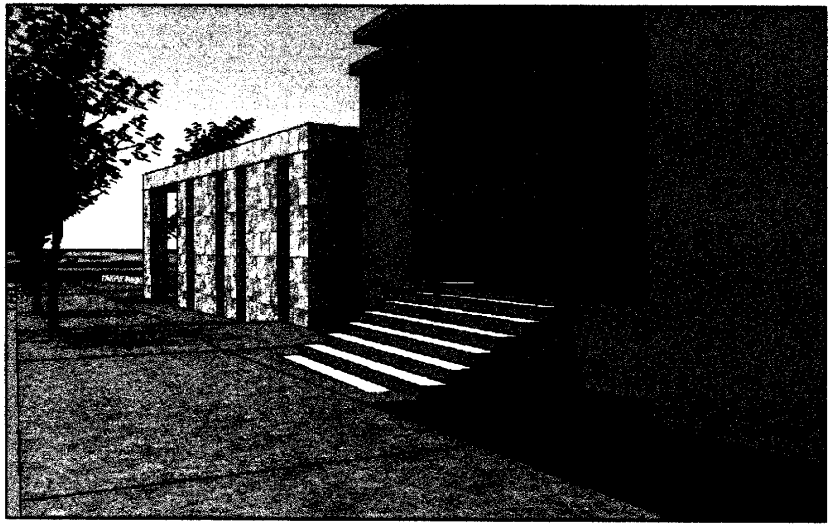
A3.4



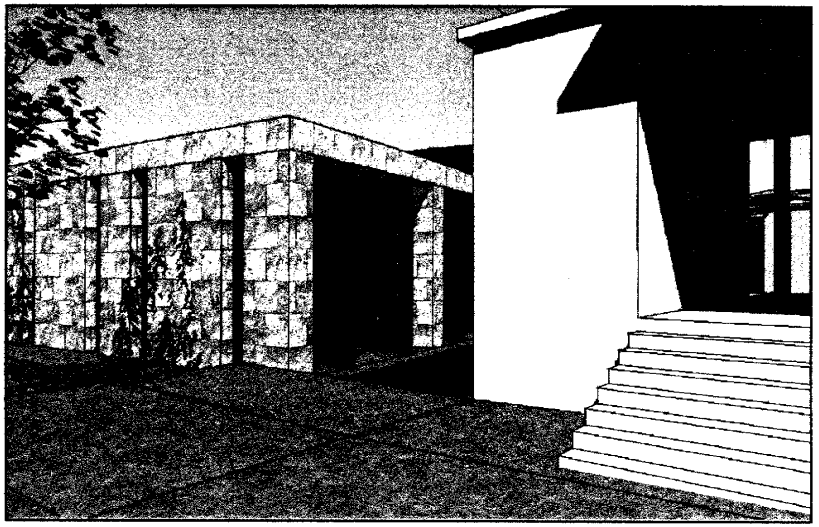
4 - INTERIOR RENDERING-WATER CHAPEL



3 - INTERIOR RENDERING-LOGGIA



2 - RENDERING-FUNERAL HOME AT OGM II



1 - RENDERING-FUNERAL HOME AT OGM II

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SHEET

RENDERINGS

A3.5

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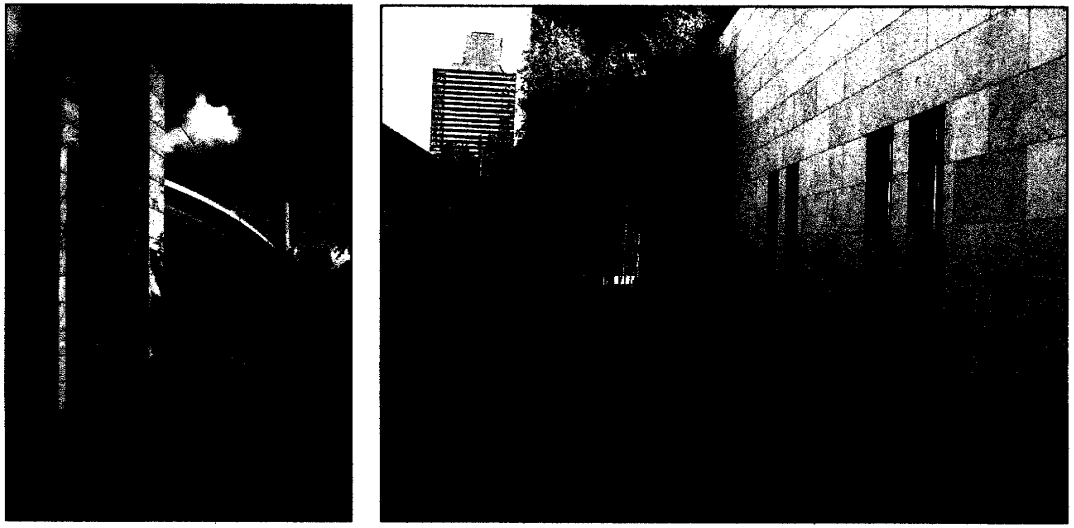
JOB 1007

SHEET

RENDERINGS

A3.6

1 RENDERING NORTH-WEST ELEVATION



1 / A3.8 STONE CLADDING - SAMPLE (Installations for Reference Only)
NASHER SCULPTURE CENTER, DALLAS, TX

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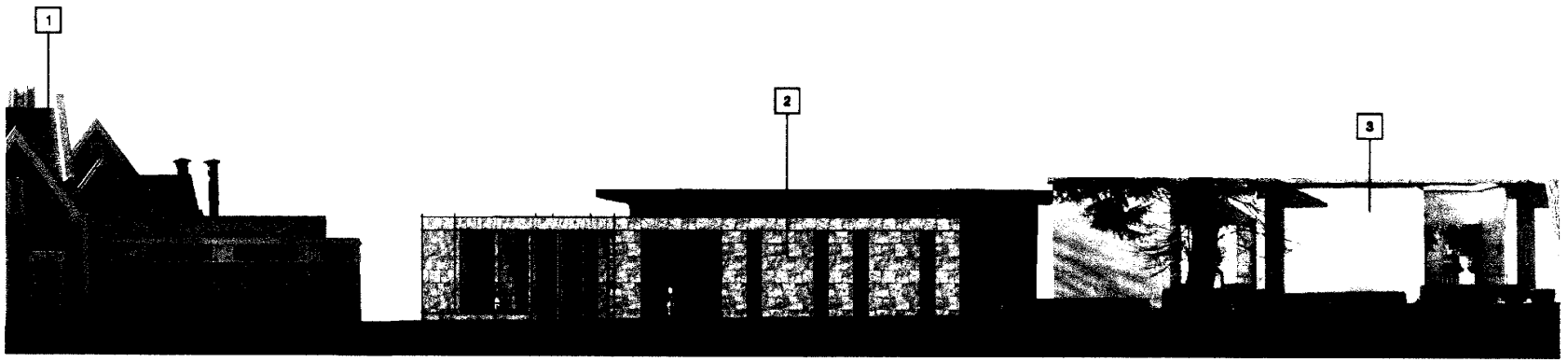
JOB: 1007

SHEET

MATERIALS

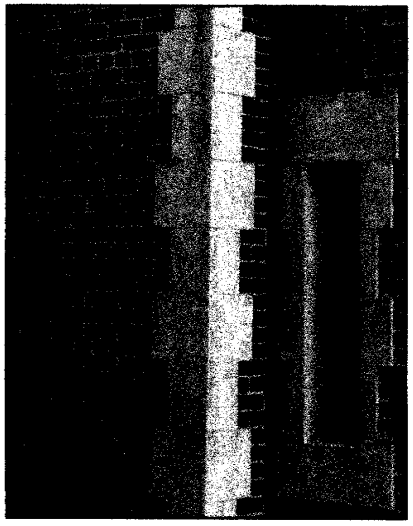
A3.8



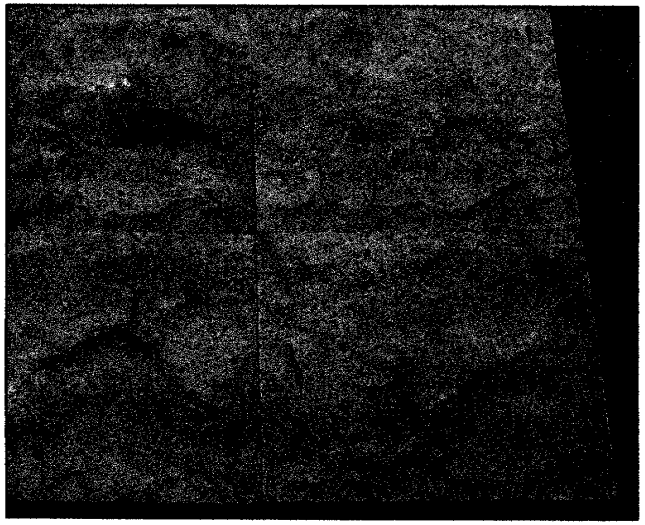
PROPOSED SOUTH-EAST ELEVATION

SCALE: 1/16"=1'-0" @ 11X17 1/8"=1'-0" @ 24X36

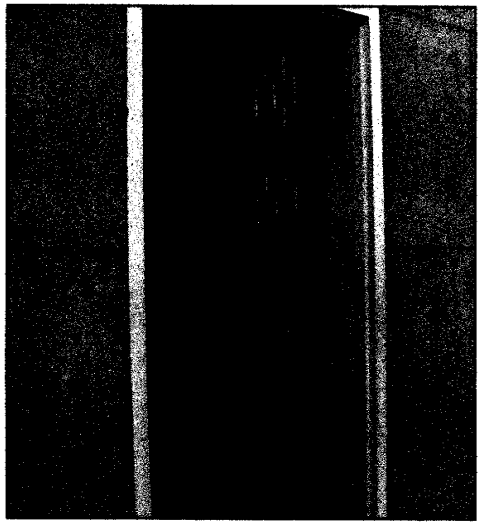
0 4 8 32



1 TOWER & GOTHIC CHAPEL
RED BRICK & PRECAST STONE WORK



2 PROPOSED FUNERAL HOME
SPLIT FACE STONE



3 OUTSIDE GARDEN MAUSALEUMS I &II
EXTERIOR CEMENT PLASTER WITH FAUX GRANITE FINISH

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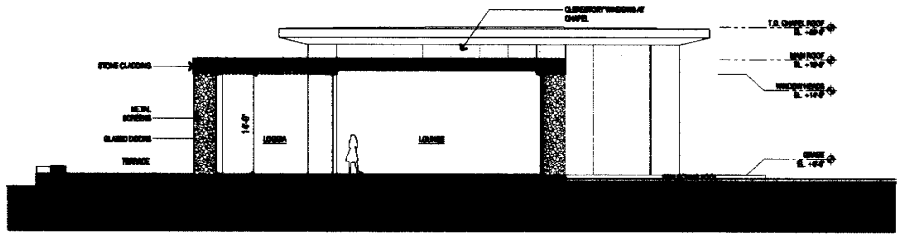
JOB: 1007

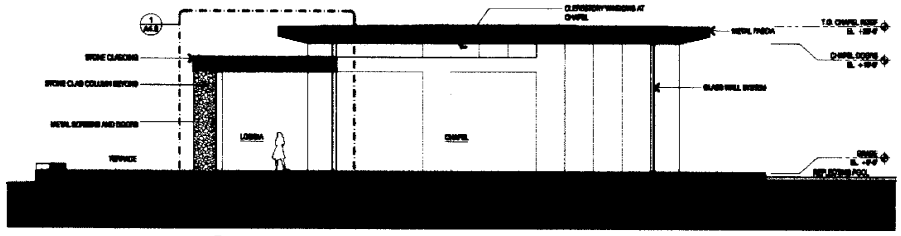
SHEET:

MATERIALS BOARD

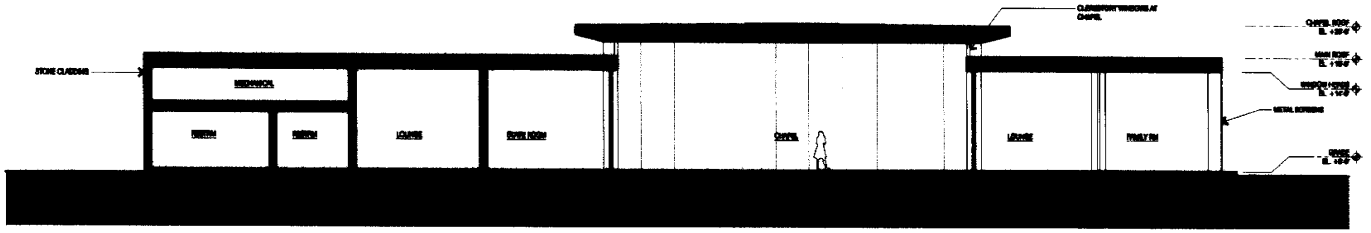
A3.9



3 BUILDING SECTION 3
1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36



2 BUILDING SECTION 2
1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 24X36



1 BUILDING SECTION 1
1/16" = 1'-0" @ 11X17 1/8" = 1'-0" @ 11X17

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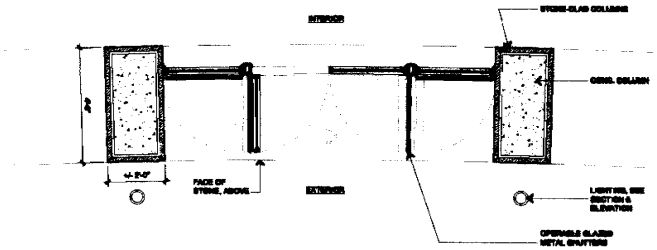
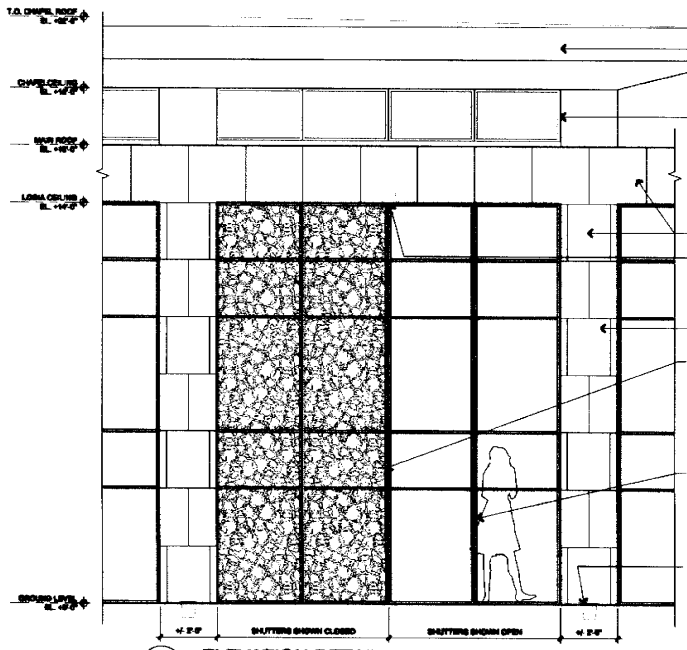
REVISED BUILDING SECTIONS

A4.1



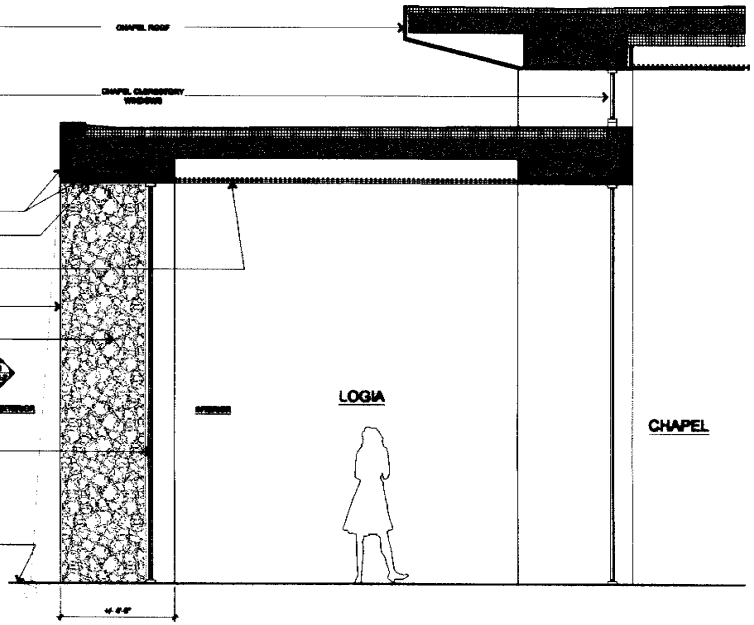
5 A4.2 **PLAN DETAIL**

1/4"=1'-0" @ 11X17 1/2"=1'-0" @ 24X36



2 A4.2 **ELEVATION DETAIL**

1/4"=1'-0" @ 11X17 1/2"=1'-0" @ 24X36



1 A4.2 **WALL SECTION AT LOGIA**

1/4"=1'-0" @ 11X17 1/2"=1'-0" @ 24X36

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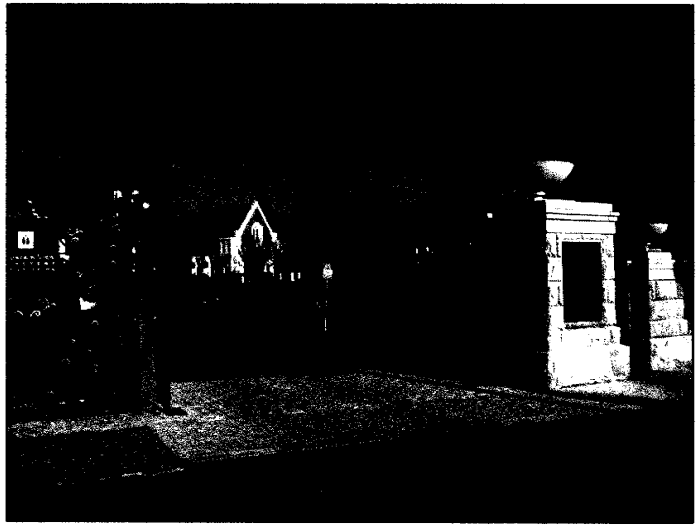
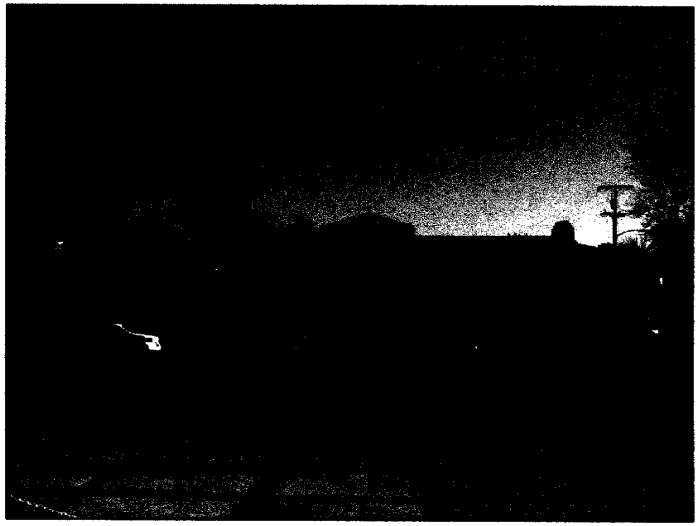
WALL SECTION & DETAIL ELEVATION

A4.2

4 / A5.1 MAIN OFFICES-NORTH ELEVATION



3 / A5.1 VIEW TOWARD SITE FROM ENTRY GATE



2 / A5.1 4490 & 4496 PIEDMONT AVENUE

1 / A5.1 CHAPEL OF THE CHIMES
4499 PIEDMONT AVENUE

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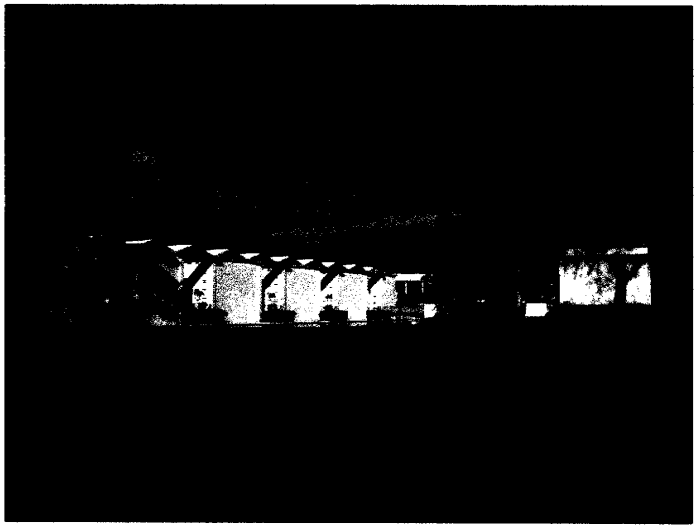
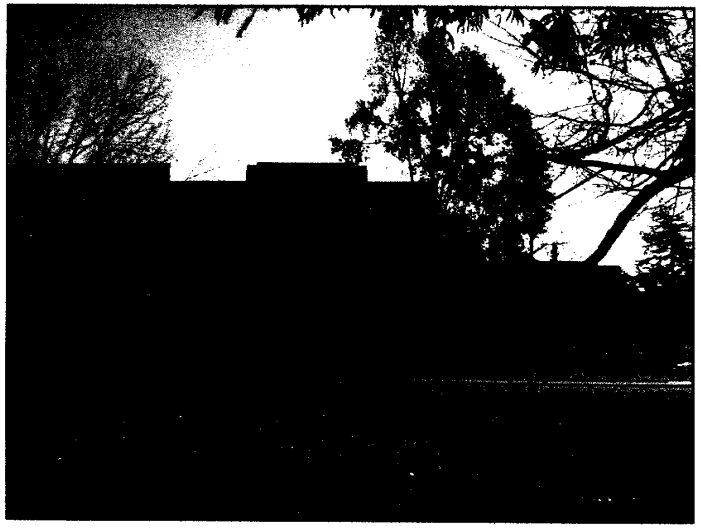
EXISTING SITE PHOTOGRAPHS

A5.1

6 / A5.2 OGM II - SOUTH ELEVATION



7 / A5.2 OGM II - WEST ELEVATION



8 / A5.2 MAIN MAUSULEUM-NORTH ELEVATION

5 / A5.2 MAIN MAUSULEUM-WEST ELEVATION

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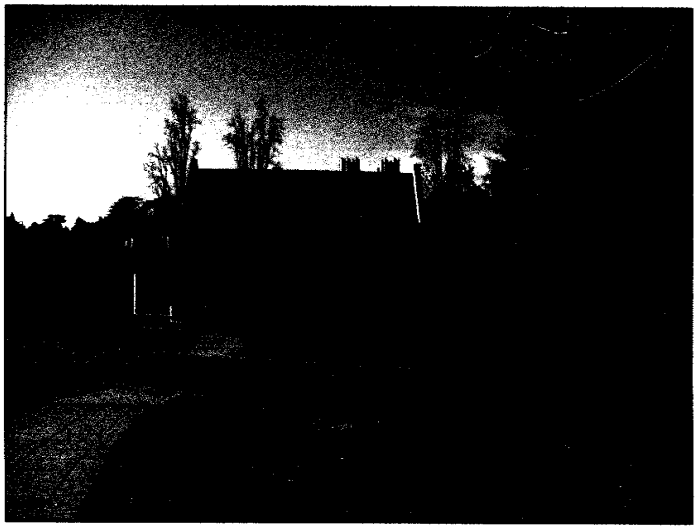
A5.2

12 A5.3 TOWER CHAPEL-NORTH ELEVATION

11 A5.3 CREMATORIUM & TOWER CHAPEL-WEST ELEVATION



10 A5.3 GOTHIC CHAPEL-SOUTH ELEVATION

9 A5.3 GOTHIC CHAPEL-WEST ELEVATION

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EXISTING SITE PHOTOGRAPHS

A5.3

16 A5.4 VIEW WEST TOWARD SITE FROM SIDE ROAD

15 A5.4 VIEW NORTH TOWARD SITE FROM MAIN ROAD

14 A5.4 VIEW EAST TOWARD SITE FROM CIRCLE

13 A5.4 VIEW EAST UP MAIN ROAD FROM CIRCLE

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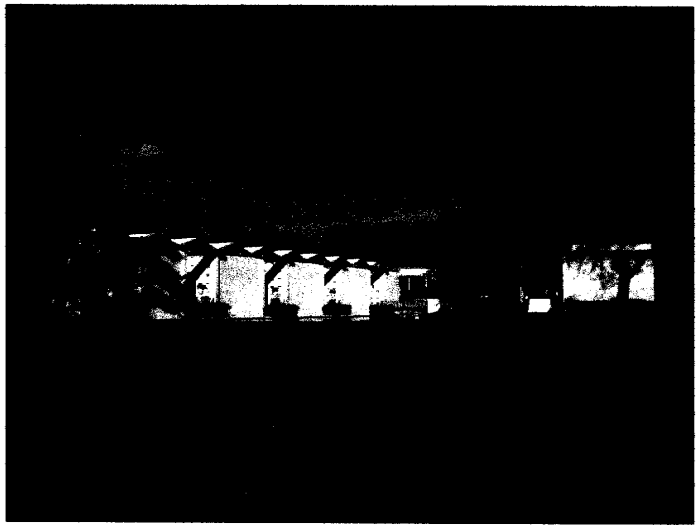
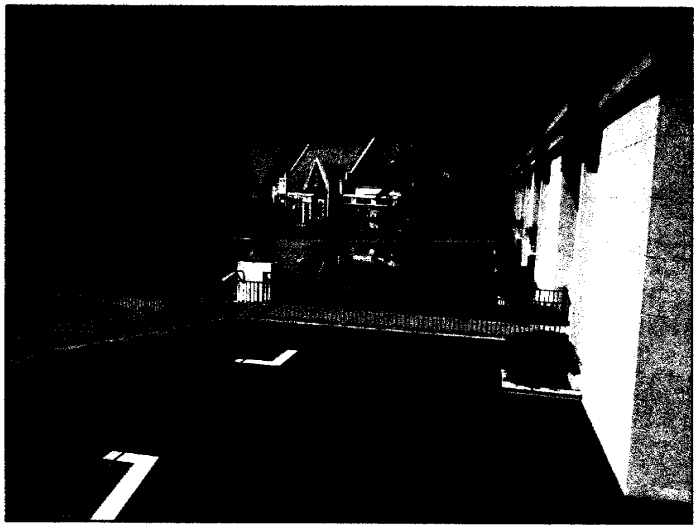
A5.4



20 A5.5 VIEW NORTH TOWARD SITE FROM LAWN

19 A5.5 VIEW NORTH FROM SITE TOWARD OGM II

18 A5.5 VIEW WEST TOWARD SITE



17 A5.5 VIEW SOUTH TOWARD SITE FROM OGM II

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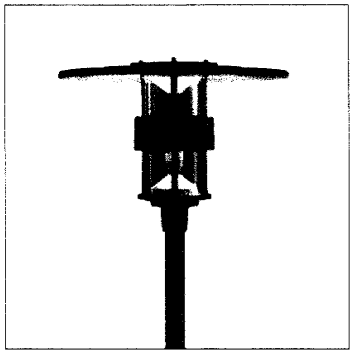
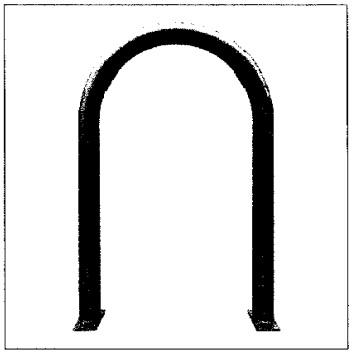
A5.5

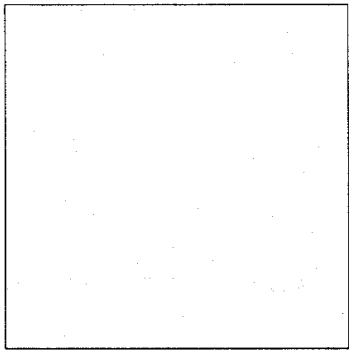
5 SIGNAGE



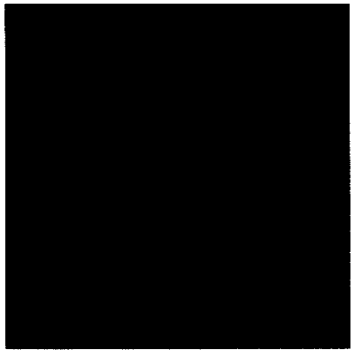
9 SITE LIGHTING - POSTS
LOUIS POULSEN - ALBERTSLUND MAXI POST (DARK GRAY)



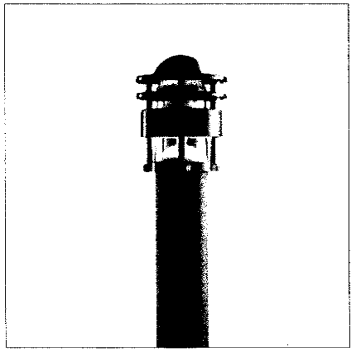
7 BIKE RACK
DERO - HOOP RACK HD



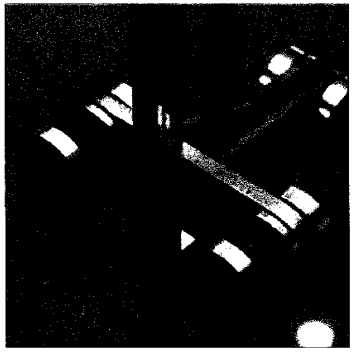
4 PATTERNED ETCHED GLASS
(AT INTERIOR ONLY)



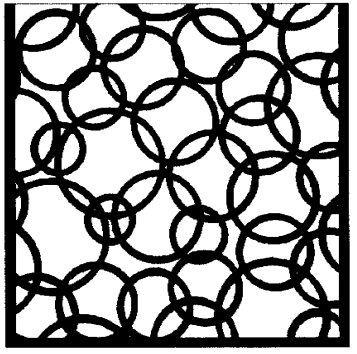
2 BRONZE



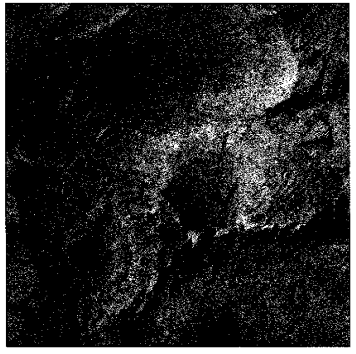
8 SITE LIGHTING - BOLLARDS
LOUIS POULSEN - ALBERTSLUND BOLLARD (DARK GRAY)



6 FRAMELESS GLAZING & HARDWARE



3 WATER-JET CUT BRONZE SHUTTERS



1 SPLIT FACE STONE

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MATERIALS PALETTE, PRODUCTS & SIGNAGE

A7.1