

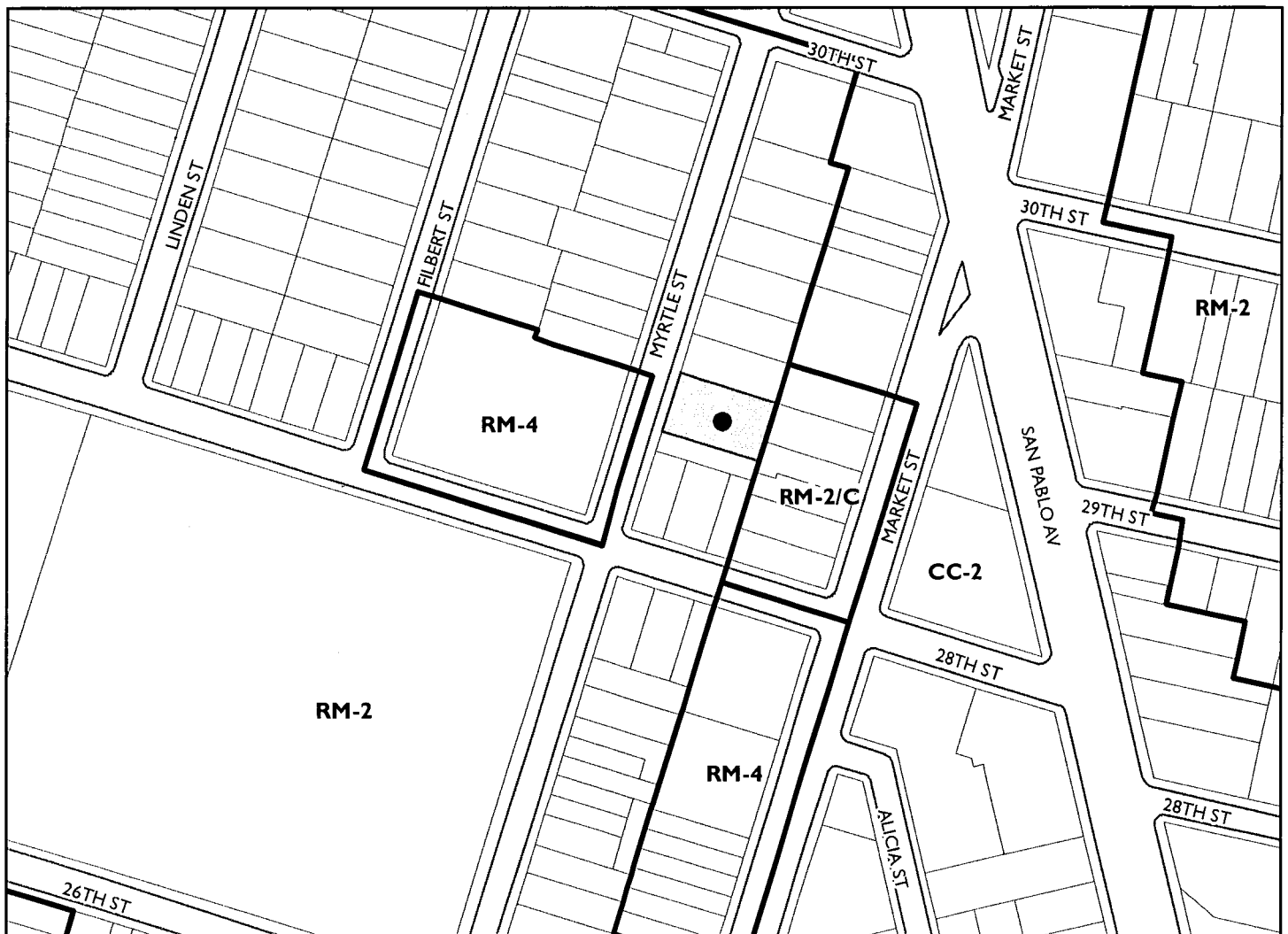
<b>Location:</b>	<b>2826 Myrtle Street</b>
<b>Assessor's Parcel Number:</b>	<b>005-0452-015-00</b>
<b>Proposal:</b>	To construct two additional detached residential dwellings on an existing 9,378 s.f. lot that already contains a single family dwelling, resulting in a total of three residential units, and create three (3) condominium units.
<b>Contact Person/</b>	John Newton
<b>Phone Number:</b>	(510) 526-7370
<b>Owner:</b>	Manea Ovidiu
<b>Planning Permits Required:</b>	Major Conditional Use Permit to allow three (3) or more residential units in the RM-2 zone; Regular Design Review for construction of two additional detached dwellings for a total of three units ; a Minor Variance to waive the required Group Open Space; Tentative Parcel Map to create three residential condominiums on one lot.
<b>General Plan:</b>	Mixed Housing Type Residential
<b>Zoning:</b>	RM-2 Zone
<b>Environmental</b>	Exempt, Section 15303 of the State CEQA Guidelines: New construction of small structures; Exempt, Section 15301K and 15315 of the State
<b>Determination:</b>	CEQA Guidelines: Division of multiple family dwellings into common interest ownership and Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
<b>Historic Status:</b>	OCHS Survey Rating: Ed2
<b>Service Delivery District:</b>	1
<b>City Council District:</b>	3
<b>Date Filed:</b>	March 31 <sup>st</sup> , 2015
<b>Staff Recommendation:</b>	Approve with the attached conditions
<b>Finality of Decision:</b>	<i>Appealable to City Council within 10 days</i>
<b>For Further Information:</b>	Contact case planner <b>Jason Madani</b> , at <b>(510) 238-4790</b> or <a href="mailto:jmadani@oaklandnet.com">jmadani@oaklandnet.com</a>

## **SUMMARY**

The project involves construction of two additional detached two-story residential units on a lot that already contains a single family dwelling for a total of three (3) residential condominium units. The site is a 9,378 square-foot lot. Five (5) off-street parking spaces are provided at the rear portion of the lot. Planning Permit requirements include Major Conditional Use Permit to allow three (3) or more residential units in the RM-2 zone; Regular Design Review for construction of two detached dwelling units; a Minor Variance to waive the required Group Open Space, and a Tentative Parcel Map to create three (3) residential condominiums on a one lot.

As detailed below, staff finds that the project meets all of the required findings for approval. Therefore, staff recommends approval of the project subject to the attached conditions of approval.

# CITY OF OAKLAND PLANNING COMMISSION



0 125 250 500 750 1,000 Feet



Case File: PLN15028 / TPM10339

Applicant: John Newton

Address: 2826 Myrtle Street

Zone: RM-2

**PROJECT DESCRIPTION**

The proposed Project involves construction of two new detached two-story (23' in height) dwelling units on a 9,378 square foot lot that contains one existing single family dwelling for a total of three detached residential units. The project involves removal and replacement of the 12' wide driveway between the buildings to access required five (5) off-street parking spaces located at the rear portion of lot, and installation of landscaping throughout the site. The unit sizes range from 1,447 to 2,017 square feet.

**PROPERTY DESCRIPTION**

The subject site is approximately 9,378 square feet and contains a single family dwelling. The property is adjacent to residential parcels containing two-story residential structures.

**GENERAL PLAN ANALYSIS**

The property is located in the Mixed Housing Type Residential area under the General Plan. The intent of the area is: "to create, maintain, and enhance residential areas typically located near the City's major arterials and characterized by a mix of single family homes, townhouses, small multi-unit buildings, and neighborhood businesses where appropriate." Desired character and uses is: "Future development within this classification should be primarily residential in character." The proposed project is, therefore, consistent with the intent and desired character and uses of the General Plan as well as the following General Plan Policies:

Policy N3.8 Required High-Quality Design.

High-quality design standards should be required of all new residential construction. Design requirements and permitting procedures should be developed and implemented in a manner that is sensitive to the added costs of those requirements and procedures.

Policy N6.1 Mixing Housing Types.

The City will generally be supportive of a mix of projects that provide a variety of housing types, unit sizes, and lot sizes which are available to households with a range of incomes.

Policy N7.1 Ensuring Compatible Development.

New residential development in Mixed Housing Type areas should be compatible with the density, scale, design, and existing or desired character of surrounding development.

The RM-2 Mixed Housing Type Residential Zone permits one unit for every 2,500 square feet of site area so a maximum of three (3) units are possible for the 9,378 square-foot subject site.

Staff finds that the proposal conforms to the General Plans intent, desired character and policies.

**ZONING ANALYSIS****Major Conditional Use Permit**

Section 17.17.03 of the City of Oakland Planning Code requires a Major Conditional Use Permit to allow three or more residential units in the RM-2 zone. The required findings for a Major Conditional Use Permit are attached and included in staff's evaluation as part of this report

**Design Review**

Section 17.17.020 of the City of Oakland Planning Code requires Regular Design Review to construct new dwelling units. The required findings for a Regular Design Review are attached and included in staff's evaluation as part of this report

**Minor Variance**

Section 17.17.03 of the City of Oakland Planning Code requires a total of 9,00 s.f. of useable open space (300 s.f. per unit) for this development. The project will provide a total 980 square feet of useable open space area for all three units but it does not meet the required 15'x15' minimum dimension. The required findings for a Minor Variance are attached and included in staff's evaluation as part of this report

The property is located in the RM-2 Mixed Housing Type Residential Zone. The intent of the RM-2 Zone is "to create, maintain, and enhance residential areas characterized by a mix of single family homes, duplexes, townhouses, small multi-unit buildings, and neighborhood business where appropriate."

Considerations to approve the project relate to compatibility of density with the site and surrounding neighborhood; quality of architectural and site modifications; applicability of an environmental review exemption; and integrated design that will improve existing site conditions. Density would increase to the maximum conditionally permitted density under Zoning. Lot coverage (building footprint) and impervious surface (paving) would increase. Five (5) required off-street parking spaces are provided on the site. The project meets setback and building height requirements in the RM-2 zone. A Minor Variance is requested to waive the required 15'x 15' group open space. The project will provide a total 980 square feet of open space at the subject site where 900 square feet is required. However the group open space would be 13' x 26' and 20'x 10'-10" and 16'x 21'-0" for the three units.

The following table indicates existing and proposed development standards:

	<b>Existing</b>	<b>Proposed</b>	<b>Required/ for 3 units</b>
<b>Lot size</b>	9,378	9,378	7,500
<b>Units</b>	1	2	3 units maximum
<b>Usable Group Open Space</b>	N/A	980 sq. ft.	900 sq. ft.
<b>Parking Spaces</b>	1	5	4.5 (5)
<b>Lot Coverage</b>	15%	38%	40% maximum

These items are discussed further in the Key Issues and Impacts section of this report. The project meets Planning Code requirements for buffering (screening of residential parking), parking, recycling, landscaping, and Green Building.

**ENVIRONMENTAL DETERMINATION**

The California Environmental Quality Act (CEQA) Guidelines categorically exempts the project under. Section 15303 New construction of small structures. The proposed project will meet the conditions described in Section 15301 (K) of the State CEQA Guidelines; division of multiple family dwellings into common interest ownership and Section 15183- Projects consistent with a Community Plan, General Plan or Zoning.



**KEY ISSUES AND IMPACTS**

The development is appropriate for the site and complements the other detached residential structures in the neighborhood. The key issues and impacts are discussed below.

**Density**

The RM-2 zone permits one unit for every 2500 square feet of site area and would allow a maximum of 3 units for the subject site. Therefore, the proposed three (3) units is within the maximum residential density allowed by the Mixed Housing Type zone-2. Staff finds this project is appropriate for this site and the surrounding neighborhood. The proposal is a good example of efficient use of space and constitutes the type of dynamic development concept needed to attract new investment to the area.

**Design**

The proposed buildings are designed to have a contemporary style with traditional hints to blend in with the other traditional designs in the neighborhood. The designs incorporate various architectural elements and detailing such as projecting bays and overhangs. The building height is 23 feet. The building scale and massing is similar and compatible to the adjacent neighboring buildings. The exterior building materials are a combination of horizontal hardie panel siding and red-wood siding, and dual-pane vinyl windows with privacy glass. The proposed project will create a design that is well-related to the setting, and would not have significant impacts on the adjacent buildings with respect to views, solar access and privacy.

**Parking and Landscaping**

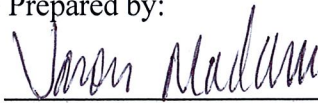
The project involves removal and replacement of the 12' wide driveway between the buildings to access the required five (5) off-street parking spaces at the rear portion of lot with trellis screening around the parking area. Landscaping is provided throughout the site.

**CONCLUSION:**

The proposed project meets all of the required findings for approval. Therefore, staff recommends approval of the project subject to the attached conditions.

- RECOMMENDATIONS:**
1. Affirm staff's environmental determination.
  2. Approve the Major Conditional Use Permit, Regular Design Review and Minor Variance, Condominium Subdivision subject to the attached Findings and Conditions.

Prepared by:



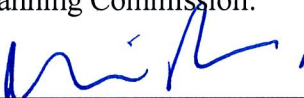
Jason Madani  
Planner II

Approved by:



Scott Miller  
Zoning Manager

Approved for forwarding to the  
City Planning Commission:



Darin Ranelletti, Deputy Director  
Bureau of Planning and Building

**ATTACHMENTS:**

- A. Project Plans
- B. Context Photos

**FINDINGS FOR APPROVAL**

This proposal meets all the required findings under the General Use Permit Criteria (OMC Sec. 17.134.050; Regular Design Review Criteria (OMC Sec. 17.136.050(A)(C) of the Oakland Planning Code (Title 17); Minor Variance Permit Criteria (OMC Sec. 17.148.050 of the Oakland Planning Code; Condominium Subdivision (OMC Section 16.04.010) of the Oakland Subdivision Regulations as set forth below. Required findings are shown in **bold** type; explanations as to why these findings can be made are in normal type.

**SECTION 17.134.050 – GENERAL USE PERMIT CRITERIA:**

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

The location and operating characteristics of the project will be compatible with, and will not adversely affect the livability or appropriate development of abutting properties. The project involves construction of two additional detached two-story residential dwellings located on the front and the rear portion of lot that already contains a single family dwelling for a total of three (3) residential units. The proposed parcel is a 9,378 square feet and meets RM-2 density requirement which permits one unit for every 2,500 square feet of lot area. The proposed building envelope is set back 17 feet from the closest house from the rear. There are five parking spaces under a trellis located at the rear portion of the lot. The proposed project is compatible with the existing neighborhood development pattern. The proposal is consistent with the building height, scale, bulk, and lot coverage.

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

The proposed project results in functional living quarters for the existing dwelling and the new other two dwellings. The proposal will provide adequate private open space and parking spaces for all three residential units. The proposal is consistent with adjacent parcels in site orientation and building configuration. There is enough separation between the proposed buildings to allow direct sunlight.

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

The proposal will enhance the successful operation of the surrounding residential area by adding two new residential units while maintaining the allowed density, with five parking spaces and open space for this development. The proposal will provide additional home ownership opportunities for Oakland residents.

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

The proposal conforms to all significant aspects of the Design Review criteria set forth in Chapter 17.136 of the Oakland Planning Code, as outlined below.

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

The site is designated Mixed Housing Type Residential by the Oakland General Plan. This designation is intended to create, maintain, and enhance residential areas typically located near the City's major arterials and characterized by a mix of single-family homes, townhouses, small multi-unit buildings, and neighborhood business where appropriate. The proposed project is residential in nature and consistent with the General Plan. Desired Character and Uses is: "Future development within this classification should be primarily residential in character." The proposed design for a multi-family facility and site is, therefore, consistent with the intent and desired character and uses of the General Plan as well as the following Policies:

Policy N3.8 Required High-Quality Design.

High-quality design standards should be required of all new residential construction. Design requirements and permitting procedures should be developed and implemented in a manner that is sensitive to the added costs of those requirements and procedures.

Policy N6.1 Mixing Housing Types.

The City will generally be supportive of a mix of projects that provide a variety of housing types, unit sizes, and lot sizes which are available to households with a range of incomes.

Policy N7.1 Ensuring Compatible Development.

New residential development in Mixed Housing Type areas should be compatible with the density, scale, design, and existing or desired character of surrounding development.

**SECTION 17.136.050.A - REGULAR DESIGN REVIEW CRITERIA:**

**1. That the proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures:**

The proposal is to add two new detached residential units (2,017 s.f. for unit B and 1,447 s.f. for unit C) located at the front and the rear of a lot that already contains an existing dwelling unit for a total of three (3) residential units. The proposed building footprint is set back approximately 15' to 45' from the rear property line. The project will minimize visual impacts from the adjacent neighboring properties. The building height is 23'-0", and the scale and massing is similar and compatible to adjacent neighboring buildings. The exterior building materials are a combination of horizontal Hardie panel siding, and dual-pane Vinyl windows with privacy glass. The proposed project will create a design that is well-related to the setting, and would not have significant impacts on adjacent buildings with respect to views, solar access and privacy

- 2. That the proposed design will protect, preserve, or enhance desirable neighborhood characteristics;**

The proposed building has a contemporary design that is similar in quality and character to the other buildings in this neighborhood. The existing neighborhood has a mixed context of building styles including, industrial and Victorian.

- 3. That the proposed design will be sensitive to the topography and landscape.**

The proposed lot is relatively flat. The project will not involve significant grading. The project will provide adequate landscaping at the front and the rear portion of the site.

- 4. That, if situated on a hill, the design and massing of the proposed building relates to the grade of the hill.**

This criterion is not applicable to this proposal.

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

The proposed design conforms in all significant respects with density in the Mixed Housing Type Residential Land Use Classification of the Oakland General Plan, and RM-2 zone.

#### **SECTION 17.148.050A MINOR 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 topographical 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 the livability, operational efficiency, or appearance.**

Strict compliance with the required group open space regulations would preclude an effective design solution. The project will provide adequate open space as a private space for all residential condominium units. However, the proposed 980 square feet of open space does not comply with the 15' x15' dimensions.

**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.**

The proposal will not adversely affect the character, livability, or appropriate development of abutting properties in this neighborhood. The private yards fulfill the intent of the regulation.

**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 constitute a grant of special privilege, because similar variances have been granted in the past for similarly zoned properties with similar circumstances.

**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.**

The requested variance would not constitute a grant of special privilege and is consistent with the purpose of the zoning regulation. The private open spaces meet the intent of the zoning regulation for the open space requirement.

**5. That the elements of the proposal requiring the variance (e.g., elements such as buildings, walls, fences, driveways, garages and carports, etc.) conform with the Regular Design Review criteria set forth in the Design Review Procedure at Section 17.136.050;**

The proposal meets all the Regular Design Review Criteria, as shown above.

**6. 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 all significant aspects of the Mixed Housing Type Residential General Plan Land Use classification including Objective N3 which encourages the construction, conservation, and enhancement of housing resources in order to meet the current and future needs of the Oakland community.

#### **Policy N3.5**

##### ***Encouraging Housing Development***

The City should actively encourage development of housing in designated mixed housing type and urban housing areas through regulatory and fiscal incentives, assistance in identifying parcels that are appropriate for new development, and other measures.

7. For proposals involving one or two residential dwelling units on a lot: That, if the variance would relax a regulation governing maximum height, minimum yards, maximum lot coverage or maximum floor area ratio, the proposal also conforms with at least one of the following additional criteria:

- a. The proposal when viewed in its entirety will not adversely impact abutting residences to the side, rear, or directly across the street with respect to solar access, view blockage and privacy to a degree greater than that which would be possible if the residence were built according to the applicable regulation and, for height variances, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height; or

The project will provide adequate open space for all residential units. Therefore, the scope of the project meets the intent of the zoning regulation for the open space requirement.

- b. Over sixty (60) percent of the lots in the immediate vicinity are already developed and the proposal does not exceed the corresponding as-built condition on these lots and, for height variances, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height. The immediate context shall consist of the five closest lots on each side of the project site plus the ten closest lots on the opposite side of the street (see illustration I-4b); however, the Director of City Planning may make an alternative determination of immediate context based on specific site conditions. Such determination shall be in writing and included as part of any decision on any variance. N/A

**Section 16.04.010, Purpose:**

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

The project involves construction of two additional detached two-story residential dwellings on the lot that already contains a single family dwelling for a total of three (3) residential condominium units on a one lot. The site is located within the Mixed Housing Type Residential Land-Use classification of the Oakland General Plan, which is intended to identify, create, maintain, and enhance residential areas typically located near the City’s major arterials and characterized by a mix of single family homes, townhouses, small multi-unit buildings, and neighborhood businesses where appropriate. The project is consistent with the Mixed Housing Type Residential of the Oakland General Plan.

**California Government Code 66474 (Chapter 4, Subdivision Map Act):**

**A legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:**

- a. **That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.** See findings for Section 16.04.010 above.
- b. **That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.** The proposed project will create individual residential condominium ownership opportunities.

- c. **That the site is not physically suitable for the type of development.** The subject site is a relatively flat parcel. There are no known physical constraints that would make the site unsuitable for three detached residential condominium units.
- d. **That the site is not physically suitable for the proposed density of development.** The subject lot size is 9,378 square feet and meets RM-2 density requirement which permits one unit for every 2,500 square feet of lot area.
- e. **That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.** The subject property and surroundings are already developed. The project will add two more residential units to the subject site. Therefore the project is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- f. **That the design of the subdivision or type of improvements is likely to cause serious public health problems.** The project will only create separate home ownership opportunities and is not likely to cause serious public health problems.
- g. **That the design of the subdivision or the type of improvements will conflict with easements acquired by the public at large , for access through or use of , property within the proposed subdivision. In this connection the governing body may approve a map if it finds that alternate easement, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easement for access through or use of property within the proposed subdivision. N/A**

**Section 16.24.040 Lot Design Standards.**

The proposal will not alter the existing lot configuration. It is a one-lot subdivision for condominium purposes (condominium map), and therefore not subject to the lot design standards.



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**ATTACHMENT B: CONDITIONS OF APPROVAL**

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The proposal is hereby approved subject to the following 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, decision letter, and the plans dated **March 31<sup>st</sup> 2015** and submitted on **April 25<sup>th</sup>, 2015**, and as amended by the following conditions. Any additional uses or facilities other than those approved with this permit, as described in the project description and the approved plans, will require a separate application and approval. Any deviation from the approved drawings, Conditions of Approval or use shall required prior written approval from the Director of City Planning or designee.
- b) This action by the Director of City Planning ("this Approval") includes the approvals set forth below. This Approval includes:
  - **Major Conditional Use Permit to allow three (3) or more residential units in the RM-2 zone; Regular Design Review for construction of two additional detached dwellings for a total of three units ; a Minor Variance to waive the required Group Open Space; Tentative Parcel Map to create three residential condominiums on one lot.**

**2. Effective Date, Expiration, and Extensions****a. Ongoing.**

This permit shall expire **two years** from the date of this letter, the effective date of its granting, unless actual construction or alteration, or actual commencement of the authorized activities in the case of a permit not involving construction or alteration, has begun under necessary permits by this date. Expiration of any valid building permit for this project may invalidate this approval. Upon written request and payment of appropriate fees submitted no later than the expiration date of this permit, the Zoning Administrator may grant an extension of this permit, and up to two subsequent extensions upon receipt of a subsequent written request and payment of appropriate fees received no later than the expiration date of the previous extension.

**3. Scope of This Approval; Changes to Approval****a. Ongoing.**

The project is approved pursuant to the Planning Code and Subdivision Regulations only and shall comply with all other applicable codes, requirements, regulations and guidelines, including but not limited to those imposed by the City's Building Services Division and the City's Fire Marshal. Minor changes to approved plans may be approved administratively by the Zoning Administrator. Major changes to the approved plans shall be reviewed by the Zoning Administrator to determine whether such changes require submittal and approval of a new, independent permit. 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.

**4. Reproduction of Conditions on Building Plans**

**a. Prior to issuance of building permit.**

These conditions of approval shall be reproduced on page one of any plans submitted for a Building permits for this project.

**5. Indemnification**

**a. 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.

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

**a. Ongoing**

- i. The project is approved pursuant to the Subdivision Regulations, the Planning Code, and the Creek Protection Ordinance only and shall comply with all other applicable codes, requirements, regulations, and guide lines, including but not limited to those imposed by the City's Building Services Division, the City's Fire Marshal, and the Public Works Agency. Minor changes to approved plans may be approved administratively by the Director of City Planning or designee.

- ii. 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.

**7. Conformance to Approved Plans; Modification of Conditions or Revocation****a. Ongoing**

- i. 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 or other corrective action.
- ii. Violation of any term, condition 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, after notice and public hearing, to revoke the Approval or alter these conditions or to initiate civil and/or criminal enforcement and/or abatement proceedings if it is found that there is violation of any of the conditions or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to nor does it limit in any manner whatsoever the ability of the City to take appropriate enforcement actions.

**8. Other Agency Requirements****a. Prior to issuance of any demolition, grading, P-Job, or building permit**

The project shall comply with all other applicable codes, requirements, regulations and guidelines administered by other City Agencies, including but not limited to those imposed by the City's Building Services Division, the City's Fire Marshal, and the Public Works Agency.

**b. Prior to issuance of any new water supply connection**

The applicant shall submit building plans to Fire Services for determination of project-specific needs related to fire protection, including but not limited to: automatic extinguishing systems, water supply improvements and hydrants, fire department access, and vegetation management for preventing fires and soil erosion.

**9. Signed Copy of the Conditions****a. With submittal of a demolition, grading, and building permit**

A copy of the approval letter and Conditions shall be signed by the property owner and submitted with each set of permit plans submitted for this project

**10. Compliance with Conditions of Approval****a. 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.

**11. Severability****a. 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, and if any one or more of such conditions is found to be invalid by a court of competent jurisdiction, these Approvals would not have been granted without requiring other valid conditions consistent with achieving the same purpose and intent of such Approval.

**12. Special Inspector/ Inspections, Independent Technical Review, Project Coordination and Management****a. Prior to issuance of a demolition permit**

The project applicant may be required to pay for on-call special inspector(s)/inspections as needed during the times of extensive or specialized plan check review, or construction. The project applicant may also be required to cover the full costs of independent technical and other types of peer review, monitoring and inspection, including without limitation, third party plan check fees. 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. Waste Reduction and Recycling****a. Prior to issuance of a building or demolition permit**

The applicant may be required to complete and submit a "Waste Reduction and Recycling Plan," and a plan to divert 50 percent of the solid waste generated by the operation of the project, to the Public Works Agency for review and approval, pursuant to City of Oakland Ordinance No. 12253. This condition applies to a) new residential and commercial construction 2) commercial and apartment house demolition, and 3) commercial and apartment house additions and alterations with a permit valuation of greater than \$50,000. Contact the City of Oakland Environmental Services Division of Public Works at (510) 238-7073 for information.

**14. Recycling Space Allocation Requirements****a. Prior to issuance of a building permit**

The design, location and maintenance of recycling collection and storage areas must substantially comply with the provision of the Oakland City Planning Commission "Guidelines for the Development and Evaluation of Recycling Collection and Storage Areas", Policy 100-28. Pursuant to Section 17.118.020 of the Oakland Planning Code, this condition shall apply to 1) new residential development of five or more units, 2) new commercial and industrial development that requires a building permit, and 3) additions that increase the gross floor area of the aforementioned projects by more than 30 percent. A minimum of two cubic feet of storage and collection area shall be provided for each dwelling unit and for each 1,000 square feet of commercial space.

**15. Address Signs****a. Ongoing**

Address signs shall be located at the front of the site where they can be clearly identified from the street. The design and location of illuminated address signs be submitted to and approved by the Zoning Administrator prior to the filing for a final map; the signs shall be installed prior to issuance of the final map.

**16. 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 required by the City Building Department.

- a. Such activities are limited to between 7:00 AM and 7:00 PM Monday through Friday for all other cases. 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. For clarification, 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.

**17. 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 city 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. Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered wherever possible 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 where feasible, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever feasible.
- 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 other measures to the extent feasible.
- d. If feasible, the noisiest phases of construction (such as pile driving) shall be limited to less than 10 days at a time.

**18. Pile Driving and Other Extreme Noise Generators*****Ongoing throughout demolition, grading, and/or construction***

To further mitigate potential pier drilling, pile driving and/or other extreme noise generating construction impacts greater than 90dBA, a set of site-specific noise attenuation measures shall be completed under the supervision of a qualified acoustical consultant. Prior to commencing construction, a plan for such measures shall be submitted for review and approval by the City to ensure that maximum feasible noise attenuation will be achieved. This plan shall be based on the final design of the project. A third-party peer review, paid for by the project applicant, shall be required to assist the City in evaluating the feasibility and effectiveness of the noise reduction plan submitted by the project applicant. A special inspection deposit is required to ensure compliance with the noise reduction plan. The amount of the deposit shall be determined by the Building Official, and the deposit shall be submitted by the project applicant concurrent with submittal of the noise reduction plan. The noise reduction plan shall include, but not be limited to, an evaluation of the following measures. These attenuation measures shall include as many of the following control strategies as feasible:

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

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

**19. 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 City Building Department 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 City 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 pile-driving 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.

**20. Traffic Control Plan**

**a. Prior to issuance of any building permit application**

In order to reduce impacts of construction truck traffic, the applicant shall apply for a Traffic Control Plan complying with requirements established with PWA’s Transportation Services Division and shall include the following mitigation measures.

- A1. One lane shall remain open at all times for emergency apparatus vehicles.
- A2. Emergency traffic shall have priority at all times, including medical professionals, and all service vehicles relating to police, fire, nursing, and health care needs.
- A3. Limit the size of trucks used to remove debris and excavation spoils to 10 cubic yard loading capacity.

- A4 Hours of construction activity traffic shall be limited between the hours of 7:30 AM and 6:00pm. Monday through Friday. No construction will occur on weekends and legal holidays.
- A5 No Parking' signs shall be installed on the property frontages opposite the construction activity.
- A6. Coordinate limited employee parking on-site and/or off the road edge so as not to cause undue delays or obstruction to through-traffic or emergency apparatus vehicle access. If necessary, the project applicant shall provide off-site parking and car pool employees to the job site.
- A7. Construction vehicles, materials, and other equipment shall not block the road so as to cause substantial disruption to neighbors.
- A8. Notify adjacent property owners (48 hours) when detours or road closures over 15 minutes are required by construction activities.
- A9. If necessary, the mitigation measures shall be adjusted, subject to the review and approval of the City Traffic Engineer, to address any issues raised during the course of construction. At the discretion of the City Traffic Engineer, additional flagmen, warning signs for vehicles to slow speed or signs posting speeds limits at the curve may be necessary.

**21. Erosion and Drainage Plan.**

**a. Prior to issuance of grading permit and during construction**

The applicant shall submit for review and approval by the Building Services Division an Erosion and Drainage plan in conformance with City standards and "Best Management Practices" (BMPs) for use during construction. No grading permit shall occur without a valid Grading Permit issued by the Building Services Division. The plan shall indicate the methods, means, design, and engineering data to conduct site run-off, attenuate storm drainage flow, and minimize sedimentation and erosion during and after construction activity. Said plan shall include use of hay bales, silt barrier fences, and any additional requirements imposed by CEDA Building and Engineering Services.

**22. Encroachment Permit.**

**a. Prior to issuance of any building permit.**

The applicant shall obtain any encroachment permits, waiver of damages or other approvals required by the Building Services Division, for any privately constructed public improvements, or any permanent or temporary elements located in the public right of way. This shall include the proposed sewer line reconfiguration, fences, stairs, driveways, and/or retaining walls. .

**23. Construction Activity Controls**

**a. Ongoing**

- A1. The applicant follow Best Management Practices (BMPs) of the construction industry at all times during the course of construction
- A2. The applicant shall employ additional measures to control dust emissions



attributed to construction activity.

- 2a. Avoid earth moving and other dust generating activities on windy days.
- 2b. Sprinkle unpaved construction areas with water during excavation.
- 2c. Cover stockpiles of sand, soil, and other particulates with a tarp to avoid blowing dust.
- 2d. Cover trucks hauling dirt and debris to reduce spills. If spills do occur, they should be swept up promptly before materials become airborne.
- 2e. Operate construction and earth moving equipment, including trucks, to minimize exhaust emissions.

A3. Debris and garbage shall be collected on a regular basis. Roads shall be kept clear of debris and construction materials. (See Waste Reduction and Recycling, General Conditions #7).

A4. Compact and vegetate excess soil left on site. Apply Best Management Practices (BMPs).

**24. Erosion Control.**

**During grading activities;**

All graded slopes or disturbed areas shall be temporarily protected from erosion by implementing seeding, mulching and /or erosion control blankets/mats until permanent erosion control measures are in place. all graded areas, including building sites and graded areas not designated for immediate construction, shall be replanted as soon as possible after completion of grading.

**25. Required Landscape Plan for New Construction and Certain Additions to Residential Facilities**

***Prior to issuance of a building permit***

Submittal and approval of a landscape plan for the entire site is required for the establishment of a new residential unit (excluding secondary units of five hundred (500) square feet or less), and for additions to Residential Facilities of over five hundred (500) square feet. The landscape plan and the plant materials installed pursuant to the approved plan shall conform with all provisions of Chapter 17.124 of the Oakland Planning Code, including the following:

- a) Landscape plans for projects involving grading, rear walls on down slope lots requiring conformity with the screening requirements in Section 17.124.040, or vegetation management prescriptions in the S-11 zone, shall show proposed landscape treatments for all graded areas, rear wall treatments, and vegetation management prescriptions.
- b) Within the portions of Oakland northeast of the line formed by State Highway 13 and continued southerly by Interstate 580, south of its intersection with State Highway 13, all plant materials on submitted landscape plans shall be fire resistant and, to the satisfaction of the Director of City Planning, a substantial portion of the planted area shown on submitted landscape plans shall be drought tolerant plant materials. The

City Planning Department shall maintain lists of plant materials considered fire resistant and drought tolerant.

- c) All landscape plans shall show proposed methods of irrigation. The methods shall ensure adequate irrigation of all plant materials for at least one growing season.

## **26. Landscape Requirements for Street Frontages.**

### **Prior to issuance of a final inspection of the building permit**

- a) All areas between a primary Residential Facility and abutting street lines shall be fully landscaped, plus any unpaved areas of abutting rights-of-way of improved streets or alleys, provided, however, on streets without sidewalks, an unplanted strip of land five (5) feet in width shall be provided within the right-of-way along the edge of the pavement or face of curb, whichever is applicable. Existing plant materials may be incorporated into the proposed landscaping if approved by the Director of City Planning.
- b) In addition to the general landscaping requirements set forth in Chapter 17.124, a minimum of one (1) fifteen-gallon tree, or substantially equivalent landscaping consistent with city policy and as approved by the Director of City Planning, shall be provided for every twenty-five (25) feet of street frontage. On streets with sidewalks where the distance from the face of the curb to the outer edge of the sidewalk is at least six and one-half (6 ½) feet, the trees to be provided shall include street trees to the satisfaction of the Director of Parks and Recreation.

## **27. Assurance of Landscaping Completion.**

### **Prior to Issuance of a Certificate of Occupancy**

The trees, shrubs and landscape materials required by the conditions of approval attached to this project shall be planted before the certificate of occupancy will be issued; **or a bond, cash, deposit, or letter of credit, acceptable to the City**, shall be provided for the planting of the required landscaping. The amount of such **or a bond, cash, deposit, or letter of credit** shall equal the greater of two thousand five hundred dollars (\$2,500.00) or the estimated cost of the required landscaping, based on a licensed contractor's bid.

## **28. 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 fences, walls and irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced.

**29. Compliance with the Green Building Ordinance, OMC Chapter 18.02****Prior to issuance of a demolition, grading, or building permit**

The applicant shall comply with the requirements of the California Green Building Standards (CALGreen) mandatory measures and the applicable requirements of the Green Building Ordinance, OMC Chapter 18.02.

- a) The following information shall be submitted to the Building Services Division for review and approval with the application for a building permit:
  - i. Documentation showing compliance with Title 24 of the 2008 California Building Energy Efficiency Standards.
  - ii. Completed copy of the final green building checklist approved during the review of the Planning and Zoning permit.
  - iii. Copy of the Unreasonable Hardship Exemption, if granted, during the review of the Planning and Zoning permit.
  - iv. Permit plans that show, in general notes, detailed design drawings, and specifications as necessary, compliance with the items listed in subsection (b) below.
  - v. Copy of the signed statement by the Green Building Certifier approved during the review of the Planning and Zoning permit that the project complied with the requirements of the Green Building Ordinance.
  - vi. Signed statement by the Green Building Certifier that the project still complies with the requirements of the Green Building Ordinance, unless an Unreasonable Hardship Exemption was granted during the review of the Planning and Zoning permit.
  - vii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.
- b) The set of plans in subsection (a) shall demonstrate compliance with the following:
  - i. CALGreen mandatory measures.
  - ii. All pre-requisites per the LEED / GreenPoint Rated checklist approved during the review of the Planning and Zoning permit, or, if applicable, all the green building measures approved as part of the Unreasonable Hardship Exemption granted during the review of the Planning and Zoning permit.
  - iii. Insert green building point level/certification requirement: (See Green Building Summary Table; for New Construction of Residential or Non-residential projects that remove a Historic Resource (as defined by the Green Building Ordinance) the point level certification requirement is 75 points for residential and LEED Gold for non-residential) per the appropriate checklist approved during the Planning entitlement process.
  - iv. All green building points identified on the checklist approved during review of the Planning and Zoning permit, unless a Request for Revision Plan-check application is submitted and approved by the Planning and Zoning Division that shows the previously approved points that will be eliminated or substituted.
  - v. The required green building point minimums in the appropriate credit categories.

**During construction**

The applicant shall comply with the applicable requirements CALGreen and the Green Building Ordinance, Chapter 18.02.

- a) The following information shall be submitted to the Building Inspections Division of the Building Services Division for review and approval:
  - i. Completed copies of the green building checklists approved during the review of the Planning and Zoning permit and during the review of the building permit.
  - ii. Signed statement(s) by the Green Building Certifier during all relevant phases of construction that the project complies with the requirements of the Green Building Ordinance.
  - iii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.

After construction, as specified below

Within sixty (60) days of the final inspection of the building permit for the project, the Green Building Certifier shall submit the appropriate documentation to Build It Green / Green Building Certification Institute and attain the minimum certification/point level identified in subsection (a) above. Within one year of the final inspection of the building permit for the project, the applicant shall submit to the Planning and Zoning Division the Certificate from the organization listed above demonstrating certification and compliance with the minimum point/certification level noted above.

#### **PROJECT SPECIFIC CONDTIONS:**

##### **30. Driveway surface material.**

###### **Prior issuance of building permit**

The applicant shall submit revised site plan and approved by Planning Department staff showing that the proposed 12 foot wide driveway surface area located between buildings shall be finished with permeable decorative pavers for visual appeal as well as an environmentally superior alternative that will minimize stormwater run-off. Landscape strips shall be provided at appropriate areas to soften the edges of the easement.

##### **31 Submittal of Final Map and Final Map Requirements**

###### ***Within two years of the effective date of approval, and ongoing***

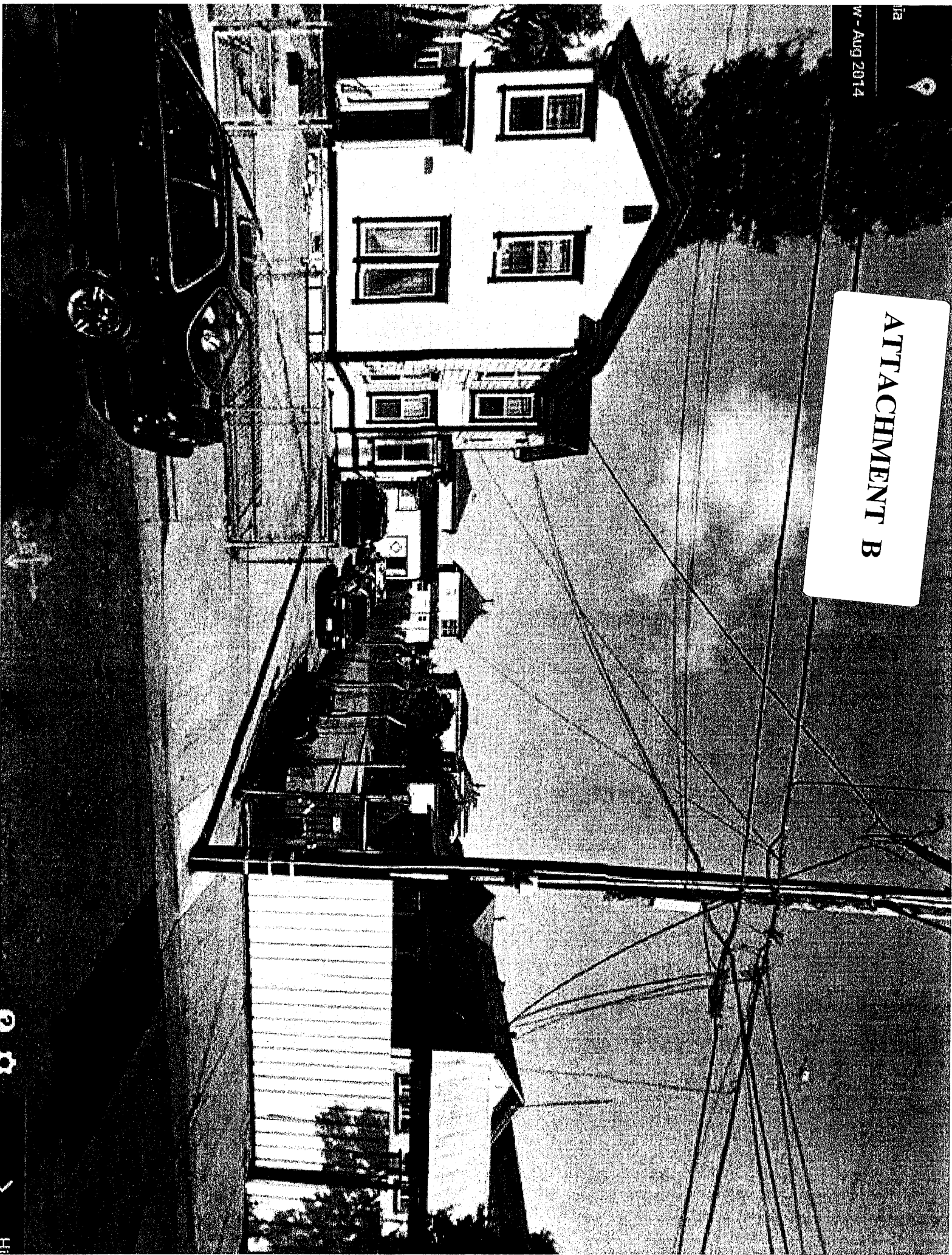
A Final Map shall be submitted to the Building Services Department, within 2 years of the approval of this permit. The final submittal for the map shall include all common areas, pathways, and dedicated sewer and storm drain easements in a form acceptable to the City Engineer and acceptance language by the City Engineer. The applicant shall record the Final Map and a written legal description of the reconfigured parcels as part of the deed with the Alameda County Recorder's Office and proof of such recordation shall be provided to the Planning Department prior to issuance of Building Permits. Failure to file a Final Parcel Map within these time limits shall nullify the previous approval or conditional approval of the Tentative Parcel Map.

**32. Homeowners Association*****Ongoing***

A homeowners association or other acceptable legal entity, shall be established to maintain the building and all common open space, landscaping or facilities, including pedestrian access ways, and existing parking area in accordance with approved plans. Membership in the association shall be made a condition of ownership. The developer shall be a member of such association until all units are sold and for one year thereafter. The Declaration of Restrictions for the development's (CC&Rs) shall include the following requirements and restrictions:

- There shall be no storage of large items that would prohibit the use of automobile parking within designated parking and driveway areas. Those areas shall be kept free of obstruction and available for their designated use at all times. Boats, trailers, camper tops, inoperable vehicles and the like shall not be parked or stored within these designated parking and driveway areas.

ATTACHMENT B





PROPERTY @ 2826 MYRTLE ST.



LOOKING TO THE RIGHT (SOUTH)



LOOKING TO THE REAR (EAST)



LOOKING TO THE FRONT (WEST)



LOOKING TO THE LEFT (NORTH)

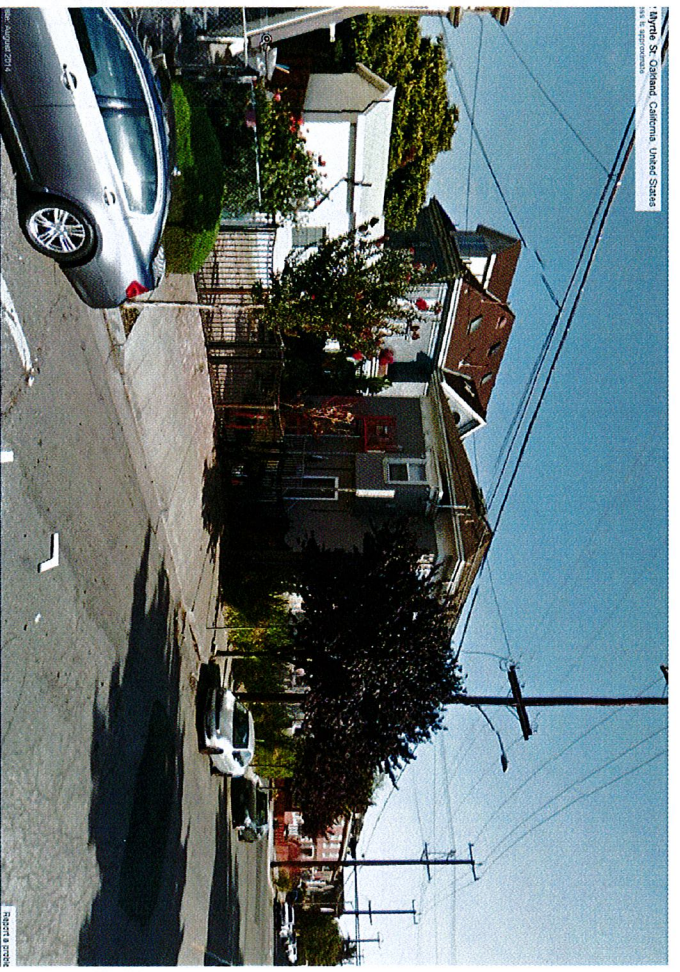




THE PROPERTY: 2626 MYRTLE ST.



2742 MYRTLE ST.



940 28th STREET



2822 MYRTLE ST.





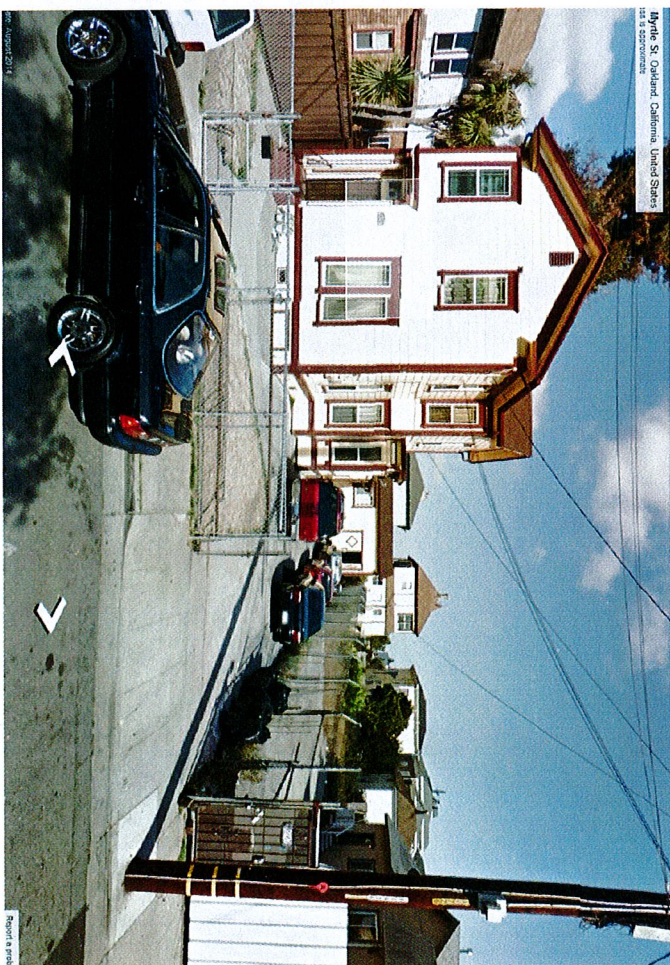
2716 MYRTLE ST.



2726 MYRTLE ST.



2842 MYRTLE ST.



2836 MYRTLE ST.





2904 MYRTLE ST.



2828 MYRTLE ST. (MILTONS HIGH SCHOOL)



2930 MYRTLE ST.



2927 MYRTLE ST.





2833 MYRTLE ST. (ACROSS FROM PROPERTY)



MYRTLE ST. & 28TH STREET



2837 MYRTLE ST.



2833 MYRTLE ST. (ACROSS FROM PROPERTY)





2841 MYRTLE ST.



2911 MYRTLE ST.



2923 MYRTLE ST.



2909 MYRTLE ST.

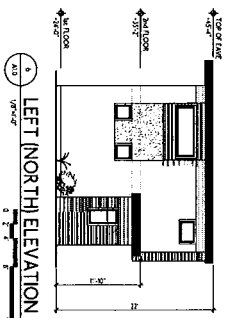




**VICINITY MAP**

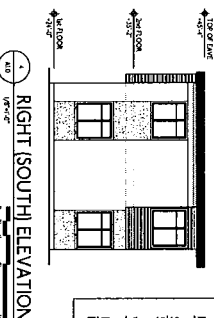
100

7 REAR (EAST) ELEVATION



6  
A1.0  
LEFT (NORTH) ELEVATION  
0 2 4 6

RIGHT (SOUTH) ELEVATION



**TYPICAL MATERIALS:**  
**ROOF:** FLAT MEMBRANE ROOF  
**SIDING:** STUCCO, TYP. REDWOOD HORIZ.  
SIDING WHERE SHOWN  
**WINDOWS:** DUAL-PANE VINYL, TYP.  
**DOORS:** DUAL-PANE VINYL AT FRENCH  
DOORS; & SOLID WOOD AT ENTRY

NOTE: DRAIN IRRIGATION SYSTEM WILL BE INSTALLED TO PROVIDE WATER FOR TREES & SHRUBS AS INDICATED ON SITE PLAN

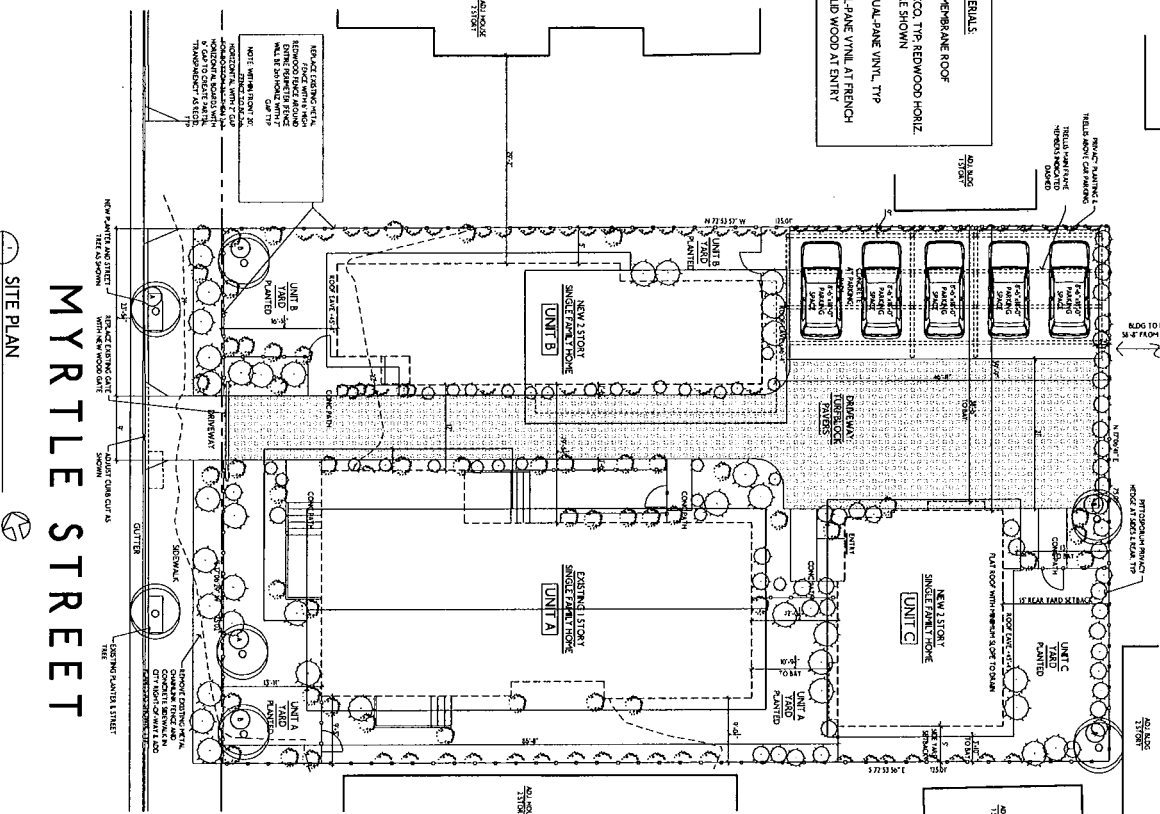
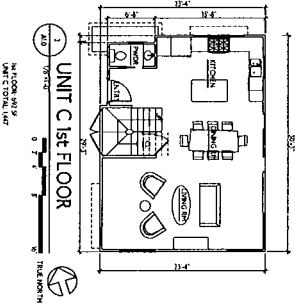
- [illegible]

THIS PLOT PLAN CORRECTLY REPRESENTS A PLOT PLAN  
MADE BY ME OR UNDER MY DIRECTION.

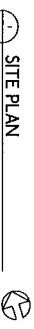
HEREBY STATE THAT ALL PROPOSED GRADES, ELEVATIONS, AND CONTIGUOUS DELINEATED UPON THIS PLAT PLAN ARE BASED UPON A SURVEY BY MICHAEL J. COSTER L.C. #270 DATED FEBRUARY, 2004 THAT WAS INDICATED THEREON BY THE SURVEYOR THEREOF AS BEING BASED UPON CITY OF OAKLAND DATUM.

John Newton

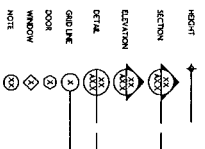
DATE	DESIGNER
TITLE	



MYRTLE STREET



HOCHT



ZONING R-4.2  
 LOT SIZE 9,378 SF  
 CONSTRUCTION TYPE 5 UNPROTECTED WOOD FRAME  
 ALL OTHER OCCUPANCY, STRUCTURE AND ACCESSORIES ARE IN

PROPOSED OCCUPANCY: 1. SINGLE-FAMILY RESIDENTIAL AND  
SPECIALTY: T-3  
EXISTING HOUSE: 1,602 SF (176 SF FOOTPRINT)  
EXISTING LOT COVERAGE: 8.5%  
PROPOSED HOUSE A: 2,017 SF (110 SF FOOTPRINT)  
PROPOSED HOUSE C: 1,141 SF (755 SF FOOTPRINT)  
PROPOSED LOT COVERAGE: 36.2%  
PROPOSED PARKING: 5 VEHICLES (4 SEVEN SPACES)

NEW UNIT B: 2,017 SF SINGLE FAMILY HOME, W/ 222 SF 1-CAR GARAGE; AND NEW UNIT C: 1,447 SF SINGLE FAMILY HOME. EXISTING HOUSE A TO REMAIN.

## CODE COMPLIANCE

2023 CALIFORNIA RULING NO. 0001, PICTORICAL AND  
ANALYTICAL, PUBLISHED BY THE NATIONAL FIRE  
PROTECTION ASSOCIATION

**GREEN BUILDING**

2011 CAL GREEN CODE - APPLIED TO ALL NEW RESIDENTIAL BUILDINGS  
DESIGNED FOR LEED AND LEAN CONSTRUCTION. BALANCED  
PERFORMANCE. GREEN BUILDING. GREEN BUILDING. GREEN BUILDING.

CONTRACTORS AND SUB-CONTRACTORS TO THE PERSONS AS SET FORTH IN THE PLANNING SCORESHEET (SEE ALSO FOR THE POINT ONE CRUST).

TO RETURN THIS WORK TO MEET THESE STANDARDS AND PRACTICES SPECIFIED IN THE CORRESPONDING NEW YORK SINGLE-STORY LATHING MANUAL, VERSION 1.1.1, A COPY OF THIS MANUAL SHOULD BE AVAILABLE ON SITE AT ALL TIMES FOR REFERENCE. ELECTRONIC COPIES SHOULD BE AVAILABLE TO ANY INTERESTED PARTY UPON REQUEST.

**OWNERS:**  
Ovidiu Mancea &  
Lidia Dumitru Mancea  
8142 Perpetrate Road  
Dublin, CA 94568  
(415) 724-3419  
(925) 339-2623

**PROJECT ADDRESS:**  
2826 Myrtle Street  
Oakland, CA 94608  
APN: 005-04520-1500

UNIT C  
NEW RESIDENCE

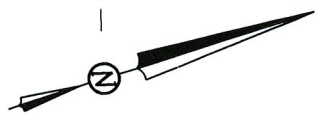
PROJECT NO.:	
DRAWN BY:	ARR
CHECKED BY:	JM
DATE:	2/2/01

## A1.0

# GOLDEN GATE HOMESTEAD, BLOCK C, (30 M. 839)



LEGEND
FOUND MONUMENT
BUILDING EDGE
CONCRETE
ASPHALT
CHAIN LINK FENCE
C.O. CLEANOUT
J.P. JOINT POLE
M.H. MANHOLE
T.C. TOP OF CURB
W.M. WATER METER
A/C ASPHALT CONCRETE
A/C ASPHALT
F/L FLOW LINE
S.S.M.H. SANITARY SEWER MANHOLE
O.H.W. OVERHEAD WIRE
RECORD DATA

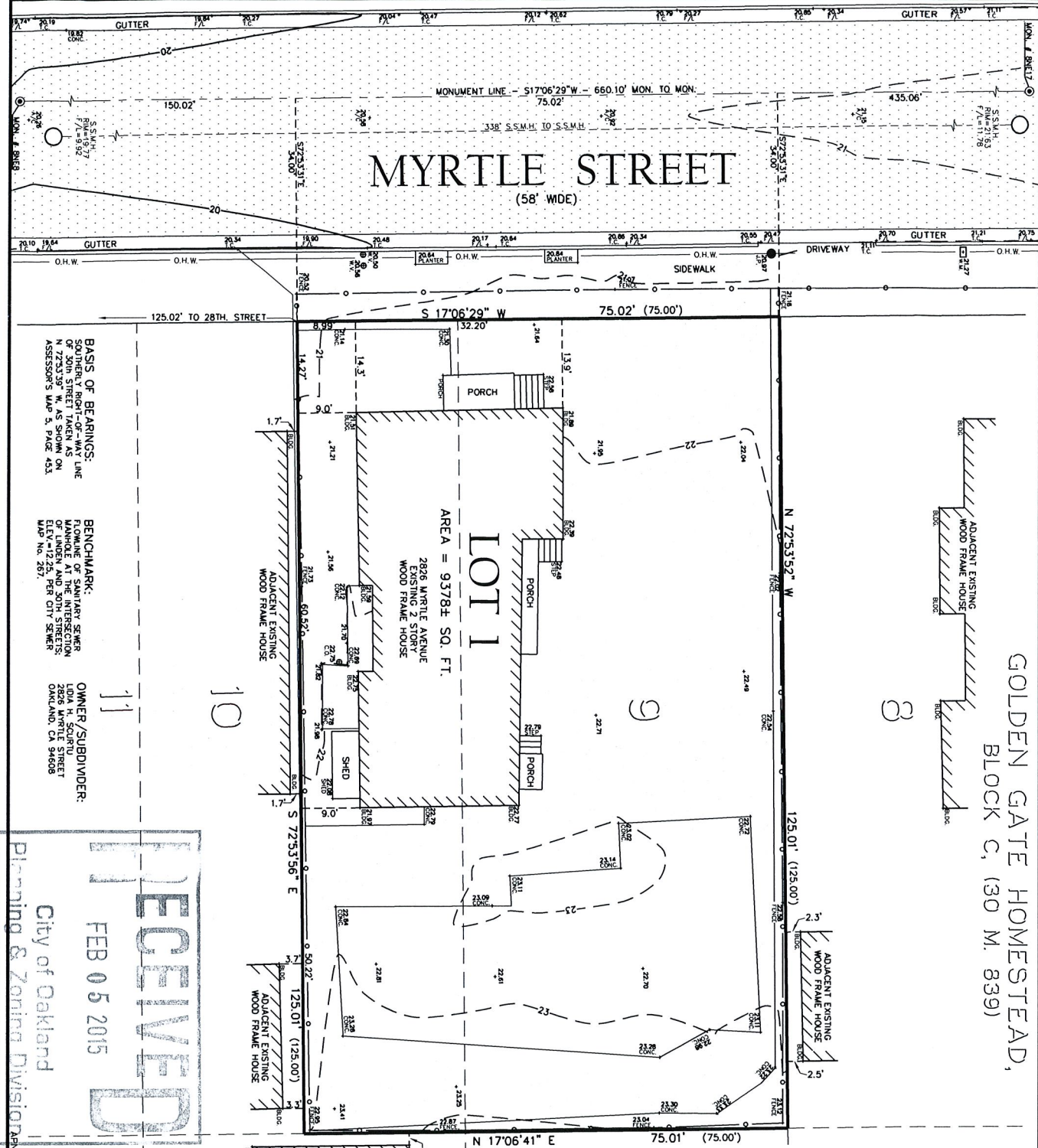


*Michael J. Foster*  
MICHAEL J. FOSTER, L.S. 7170  
DATE: FEBRUARY 3, 2015  
TOPOGRAPHIC SURVEY FOR THIS SITE WAS  
PREPARED IN AUGUST OF 2007. NO ADDITIONAL  
FIELDWORK WAS DONE TO PREPARE THIS SURVEY.

## TENTATIVE PARCEL MAP NO. 10339

FOR 3 RESIDENTIAL CONDOMINIUMS  
A ONE LOT SUDIVISION FOR  
LOT 9 AND A PORTION OF LOT 10, BLOCK C,  
GOLDEN GATE HOMESTEAD, (30 M. 839)  
OAKLAND, ALAMEDA COUNTY, CALIFORNIA  
FEBRUARY, 2015  
SCALE 1" = 10'  
BAY AREA LAND SURVEYING INC.  
961 MITCHELL WAY  
EL SOBRANTE, CA  
94503  
(510) 223-5167  
F.B. # 284, /MYRTLE1410 07-1410

**RECEIVED**  
FEB 05 2015  
City of Oakland  
Planning & Zoning Division



**BAISIS OF BEARINGS:** LINE  
S 17°06'29\"/>

**BENCHMARK:** CORNER  
OF 30TH STREET TAKEN AS  
N 72°53'52\"/>

**OWNER/SUBDIVIDER:**  
LUDIA H. SQUERTELL  
2826 MYRTLE STREET  
OAKLAND, CA 94608