

Location:	T5&6: 1100 Clay Street (western portion of block bounded by Broadway to the east, 11th Street to the south, Clay Street to the west, and 12 Street to the north); APNs: 002 009703800 (Site A), and 002 009703900 and 002 00 9704000 (Site B)
Proposal:	Amendment/Revision to adopted City Center Preliminary PUD to add hotel and residential options on T5&6 block, with reduced massing and density from existing approvals.
Applicant:	William Goodman, Strada Investment Group; (314) 276-0707
Owner:	City of Oakland
Planning Permits Required:	Design Review, Amendment/Revision to preliminary PUD, Final Development Plan for Site A, CUP for reduced parking, and Variance for reduced loading.
General Plan:	Central Business District (CBD).
Zoning:	Central Business District General Commercial Zone (CBD-C)
Environmental Determination:	A detailed CEQA Analysis was prepared for this project which concluded that the proposed project satisfies each of the following CEQA Guideline provisions: 15183 - Projects consistent with a community plan, general plan, or zoning; 15183.3 – Streamlining for Qualified in-fill projects; 15168/15180—Program EIR for Redevelopment Plans (Central District Urban Renewal Plan); and/or 15164 – Addendum (to 2000 City Center EIR); Each of which provides a separate and independent basis for CEQA compliance. The CEQA Analysis document may be reviewed at the Planning Bureau offices at 250 Frank Ogawa Plaza, 2nd Floor or on-line at http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157.
Historic Status:	None for affected sites.
Service Delivery District:	Metro
City Council District:	3 – Lynette Gibson McElhaney
Action to be Taken:	Adopt CEQA Findings and approve Project subject to findings and conditions of approval contained in Staff Report .
Finality of Decision:	Appealable to City Council
For further information:	Contact case planner Catherine Payne at 510-238-6168 or by e-mail at cpayne@oaklandnet.com

CITY OF OAKLAND PLANNING COMMISSION



0 125 250 500 750 1,000 Feet



Case File: ER030021, PUD99215, ER15003, ZPI40045

Applicant: William Goodman, Strada Investment Group

Address: T5 & 6: 1100 Clay Street (western portion of block bounded by Broadway to the east, 11th Street to the south, Clay Street to the west, and 12 Street to the north)

Zone: CBD-C

SUMMARY

The purpose of this report is to request consideration of a proposed amendment to the previously approved Planned Unit Development (PUD) Preliminary Development Permit (PDP) for the Oakland City Center Project (case files ER030021, PUD99215). Specifically, staff requests that the Planning Commission approve the revision/amendment to the previously approved PUD, Design Review, a Final Development Permit (FDP) for Site A and a Conditional Use Permit to allow reduced onsite parking, subject to the attached findings and conditions of approval. In summary, the applicant proposes adding residential and hotel options for two project sites, T5 and T6, to the previously approved PUD and seeks a FDP for a residential product with ground-floor retail uses on Site A (facing Clay Street) and a commercial plaza facing 12th Street, as well as a CUP for reduced parking.

PROJECT SITE AND SURROUNDING AREA

The proposed project site (known as T5&6) is located at 1100 Clay Street. It is a 1.25-acre site comprised of three parcels. The project site is bounded by 12th Street to the north, Clay Street to the west, 11th Street to the south, and the 1111 Broadway site (and plaza) to the east. The project site provides access to the City Center Garage. The site is landscaped with turf grass and six mature trees. Surrounding uses include large office buildings on Broadway and Clay Street, a hotel and convention center on 11th Street, and a commercial complex and mall above the City Center Garage on 12th Street. In addition, the site is served by mass transit on Broadway.

PROJECT BACKGROUND

The proposed T5&6 Project is a revision to a previously approved adopted PUD for the Oakland City Center Project. The PUD was originally approved in 2000 and included 2.2 million square feet of high-rise commercial building development over four city blocks (T5/6, T9, T10 and T12, see Site Map on page 2). The City of Oakland has approved four modifications to the PUD: The first revision to the PUD allowed residential uses on Block T10 and reduced the overall amount of commercial development (revision approved in 2003, project constructed); and the second, third and fourth revisions were all specific to Block T12 (revisions processed in 2005, 2007 and 2010, respectively), which resulted in an increase in residential development and ultimately a reversion to the originally approved project. Blocks T9 and T10 have been completely developed.

PROJECT DESCRIPTION

In summary, the proposed project includes two components:

- Revision to Adopted PUD: The proposed project includes a revision to the adopted PUD to include residential and hotel development options in the PUD for the T5 and T6 sites. The approved PUD allows only commercial uses (offices, retail). The modified project would introduce residential or hotel uses on a site previously approved for office use, only. The proposed modifications would introduce smaller-scale buildings and uses on the T5 and T6 sites than under the current approvals (two buildings, as opposed to one, and diversified land uses), as well as a substantial publicly accessible commercial plaza. The proposal also includes phased development of Sites A (residential and commercial plaza) and B (hotel), whereas the original approval was for a single building (constructed in a single phase) on the site. The detailed components of the revision to the PUD are shown in Table 1 (see below).
- FDP for Site A: The proposed Site A FDP includes a residential building facing Clay Street and the commercial plaza facing 12th Street, as follows:
 - Residential Building: The proposed residential building would have up to 262 dwelling units, 4,850 square feet of ground-floor retail space, and a minimum of 150 parking spaces. The single building would be 14 stories and up to 150 feet tall.
 - Commercial Plaza: The commercial plaza facing 12th Street would include an approximately 12,000 square-foot open facility that would operate as a public plaza, and could host up to 4,000 square feet of enclosed commercial square footage. The open facility would be landscaped with benches, hardscape materials, lighting, trellises and art. The commercial space would be enclosed in shipping containers and/or other pre-fabricated facilities temporarily located on the site. In addition, the commercial plaza would include public art and a lit development sign.
 - CUP for Reduced Parking: The proposed project includes as few as .5 parking space per residential unit. The underlying zoning regulations require a ratio of one-to-one parking space per dwelling unit. The applicant proposes a reduction in the required on-site parking due to allowances to utilize nearby off-street parking and proximity to mass transit (see full discussion under Zoning Analysis).

TABLE 3
PROPOSED MODIFIED T5/6 DEVELOPMENT PROGRAM COMPARED TO ORIGINAL PROJECT ^a

	Site A (Phase 1)	Site B (Phase 2)								
	Residential	Option 1: Hotel	Total/Max Modified T5/6: Site A + Site B Option 1	Difference: Original T5/6 to Modified T5/6 w/ Option 1	Option 2: Residential	Total/Max Modified T5/6: Site A + Site B Option 2	Difference: Original T5/6 to Modified T5/6 w/ Option 2	Option 3: Office	Total/Max Modified T5/6: Site A + Site B Option 3	Difference: Original T5/6 to Modified T5/6 w/ Option 3
		164,160	400,773	-179,227	181,440	418,053	-161,947	205,800	442,413	-137,587
		300	300	+300	0	0	-	0	0	-
		0	-	-580,000	0	0	-580,000	205,800	205,800	-374,200
		0	262	+262	262	524	+524	0	262	+262
		5,000 to 8,000	12,850	+5,350	5,000 to 8,000	12,850	+5,	5,000 to 8,000	12,850	+5,350
		138	338	+188	137	337	+187	0	200	+50
		11th St.	-	-	11th St.	-	-	11th St.	-	-
		2	5	+2	2	4	+1	3	5	+2
	11th St.	-	-	11th St.	-	-	11th St.	-	-	
	14	14	-12	13	14	-12	10	14	-12	
	150	150	-240	136	150	-240	136	150	-240	

Original Project T5/6 (approved 2000 EIR)	580,000
0	
580,000	
0	
7,500	
150	
11th St.	
3	
11th St.	
26	
390	

Total Gross Floor Area (sq.ft.)	
Hotel (rooms)	
Office	
Residential (units)	
Commercial (sq.ft.) (Ground Level Retail) ^b	
Parking Spaces ^c	
Parking access	
Loading Spaces	
Loading access	
Hgt. (max stories)	
Height (feet)	

^a Totals shown as analyzed in this CEQA Analysis for CEQA purposes, which may exceed the proposed PUD scenario submitted by the project sponsor. The Site A PUD plans propose 237 units and 188 on-site parking spaces in underground levels of its building. Moreover, the analysis in this CEQA Analysis largely addresses the Site A Residential and Site B Office (Option 3) scenario for traffic-based topics and most other environmental topics because it would generate more peak hour vehicle trips than the other Site B options. However, to ensure a conservative analysis throughout the CEQA Analysis, the analysis specifies and addresses when an environmental topic is more impacted by Site B Option 1 or 2.

^b The ground level commercial retail uses are included in the total gross floor area of each building.

^c Site A may instead or in addition, use up to 200 existing parking spaces in the City Center West Garage through a license agreement with the City of Oakland, and if it does not, those existing spaces may be used for the hotel parking on Site B (office use requires no parking, and residential parking must be provided onsite).

^d In the 2000 EIR, all Blocks were modeled at 440 feet tall shadow and scenic resources, and at 425 feet for the wind analyses in the 2000 EIR.

GENERAL PLAN ANALYSIS

General Plan Land Use Classifications

The proposed project is located in the Central Business District land use classification (CBD) of the Oakland General Plan Land Use and Transportation Element (General Plan). The intent of the CBD is “to encourage, support, and enhance the downtown area as a high density mixed use urban center of regional importance and a primary hub for business, communications, office, government, high technology, retail, entertainment, and transportation in Northern California.” (General Plan, p. 155). The CBD includes a mix of large-scale offices, commercial, urban (high-rise) residential, institutional, open space, cultural, educational, arts, entertainment, service, community facilities, and visitor uses. In terms of physical development, the maximum Floor Area Ratio (FAR) is 20.00, and maximum allowable residential density is 300 units per gross acre. The T5&6 Project has a maximum of 12 FAR, well within the 20 FAR allowance. The project also includes approximately 167 dwelling units per acre, well within the residential density allowance.

Compliance with General Plan Objectives

The proposed project supports a variety of General Plan objectives, including the following:

D1: Enhance the identity of Downtown Oakland and its distinctive districts. The T5&6 Project includes infill development on a currently vacant lot in downtown. Development of the project would support the perception of a thriving downtown that has active community and uses throughout the day and evening. In addition, the T5&6 Project is smaller and finer-grain, with more public-private interface on the ground floor, than surrounding uses. This would further support downtown Oakland’s identity as a vibrant area with a human scale and public amenities.

D2: Enhance the visual quality of downtown by preserving and improving existing housing stock and encouraging new, high quality, development. The proposed project includes a well-designed residential building and commercial plaza that would provide additional amenity space for both residents and the general public. The commercial plaza includes extensive public art that would support the cultural identity and sophistication of Uptown and downtown.

D3: Create a pedestrian-friendly downtown. The proposed project includes infill development on a currently vacant lot in downtown. Development of the project would support pedestrian use and enjoyment of the area throughout the daytime and evening. In addition, the project is smaller and finer-grain, with more public-private interface on the ground floor, than surrounding uses. This would further support pedestrians’ experience of the project and surrounding area.

D4: Increase the economic vitality of downtown. The proposed project includes infill development on a currently vacant lot in downtown. Development of the project would support the perception of a thriving downtown that has active community and uses throughout the day and evening. In addition, the project is smaller and finer-grain, with more public-private

interface on the ground floor, than surrounding uses. This would further support downtown Oakland's identity as a vibrant area with a human scale and public amenities. Neighborhoods with a balance of residential and commercial development support local economic growth.

D5: Enhance the safety and perception of safety downtown at all hours. Development of a mixed-use project with an attractive, accessible commercial plaza would support a round-the-clock presence and community in the downtown, and attract users to the public realm, reducing the threat of crime.

D6: Eliminate blight caused by underutilized properties. The proposed project includes infill development on a currently vacant lot in downtown. Development of the project would support pedestrian use and enjoyment of the area throughout the daytime and evening. In addition, the project is smaller and finer-grain, with more public-private interface on the ground floor, than surrounding uses. This would further support pedestrians' experience of the project and surrounding area.

D7: Facilitate and promote downtown Oakland's position as the primary office center for the region. Although the project is not an office development, the residential, hotel and commercial uses, including the open commercial plaza facility, would support and complement the surrounding office uses.

D8: Build on the current office nodes near the 12th and 19th Street BART stations to establish these locations as the principal center for office development in the city. The proposed project includes high-density residential, hotel and commercial uses that are appropriate to the convenient location near public mass transit.

D9: Emphasize the establishment, promotion, and retention of commercial businesses that serve the needs of downtown workers and residents. The proposed ground-floor commercial uses and commercial plaza would enhance the retail, dining, and general leisure experience of downtown workers and residents.

D10: Maximize housing opportunities in the downtown to create a better sense of community. The proposed project includes up to 262 units of high-density housing and convenient commercial and open space opportunities to support residential uses and the sense of community in the downtown.

D11: Foster mixed use developments to help create a diverse, lively, and vibrant downtown. The proposed project is a mixed-use residential, commercial and hotel development that would diversify land uses in the downtown while strengthening the central office core and contributing to the growth of a vibrant community.

D12: Make downtown Oakland a regional destination for innovative learning programs, cultural resources, art, and entertainment. The proposed project includes two significant

public art pieces in the publicly accessible commercial plaza, contributing to the cultural arts ambiance of both Uptown and downtown.

D13: Create and coordinate a well-balanced regional and local transportation system to serve the downtown. The project includes high-density, mixed-use land uses that would benefit from and contribute to mass transit use in the downtown area.

T2: Provide mixed use, transit-oriented development that encourages public transit use and increases pedestrian and bicycle trips at major transportation nodes. The proposed project is a high-density, mixed-use development that includes reduced on-site parking and would benefit from and contribute to mass transit use in the downtown area.

T4: Increase use of alternative modes of transportation. The project would provide reduced on-site parking, encouraging residents and visitors to rely on alternative modes of transportation.

T6: Make streets safe, pedestrian accessible, and attractive. The project would ameliorate the sidewalks surrounding the project, making them wider and providing attractive uses for pedestrians adjacent to the public right-of-way.

I/C 1: Expand and retain Oakland's job base and economic strength. This mixed-use project would provide attractive and convenient housing for downtown workers, supporting the economic viability of the office-oriented downtown area.

I/C 3: Ensure that Oakland is adequately served by a wide variety of commercial uses, appropriately sited to provide for competitive retail merchandising and diversified office uses, as well as personal and professional services. The project includes smaller-scale ground-floor retail uses, as well as a commercial plaza that would provide unique commercial opportunities to support existing professional services in the area.

N1: Provide for healthy, vital, and accessible commercial areas that help meet local consumer needs in the neighborhoods. The project includes accessible and attractive commercial development in a convenient location for downtown users.

N3: Encourage the construction, conservation, and enhancement of housing resources in order to meet the current and future needs of the Oakland community. The project includes up to 262 high-density residential units in Oakland.

N8: Direct urban density and mixed use housing development to locate near transit or commercial corridors, transit stations, the Downtown, waterfront, underutilized properties where residential uses do not presently exist but may be appropriate, areas where this type of development already exists and is compatible with desired neighborhood character, and other suitable locations. The project is located near extensive mass transit opportunities, including AC Transit hubs, BART stations and the ferry terminal.

N9: Promote a strong sense of community within the city of Oakland, and support and enhance the district character of different areas of the city, while promoting linkages between them. The project includes extensive publicly accessible commercial development and transparency between the public and private realms, supporting a sense of community and public use of the downtown area.

N10: Support and create social, informational, cultural, and active economic centers in the neighborhoods. The project includes commercial development and public art, supporting the economic and cultural viability of the downtown neighborhood.

ZONING ANALYSIS

Zoning District Analysis

The T5&6 Project is located entirely in the Central Business District General Commercial Zone (CBD-C District). The intent of the CBD-C District regulations is to “create, maintain, and enhance areas of the Central Business District appropriate for a wide range of ground-floor office and other commercial activities. Upper-story spaces are intended to be available for a wide range of residential and office or other commercial activities.” The proposed project is generally consistent with the underlying zoning regulations, as shown in Table 2 below:

Table 2: T5&6 Project Consistency with Applicable Regulations

Development Standard	Applicable Regulations		Compliance Analysis
	CBC-C District	Adopted PUD	
Land Use	Commercial, Residential allowed; Complies	Commercial, only; PUD amendment required	Project includes request to amend PUD to allow residential and hotel uses;
Facility	Open Nonresidential facility requires CUP	PUD is silent	Amendment to PUD substitutes CUP for commercial plaza
FAR	20 FAR	20 FAR	Commercial FAR < 7 FAR & total FAR < 12 FAR; Complies
Front Yard	0'		0'; Complies
Street Side Yard	0'; Complies		0-5' along the public ROW; Complies
Interior Side Yard	0'; Complies		NA
Ground Floor Transparency	55%; Complies		>65% transparency; Complies
Minimum height of ground floor	15';		16' min (ht. varies); Complies
Height	Area 6 = No limit; Complies		Up to 14 stories/150'; Complies
Rear Yard	0'; Complies		
Density/Intensity	1 du/90 sf lot area; 20 FAR = 29,880 sf lot		332 du allowed/2150 proposed; Complies; Commercial = <1 FAR; Complies

Open Space	75 sf group or 150 sf private open space/du; up to 18,750 sf required		6,000 sf provided; PUD regulations allow for relaxation of std (justified by commercial plaza); Complies
Parking	1 space/du; 250 units requires 250 parking spaces		Will provide as few as 150 parking spaces; CUP required
Loading	150,000-299,999 sf residential requires 2 loading berths		1 or 2 provided; Complies upon approval of variance
Bicycle Parking	64 long-term & 16 short-term required		All to be provided on-site (or on adj. sidewalks); Complies
Minimum Lot Size	7,500 sf min		1.25-acre site exceeds minimum requirement; Complies
Recycling Space	510 cubic feet required		Provided in trash room; Complies
Zoning Design Standards			
Ground Floor Treatment	The building base is distinct from the upper floors and provides the visual sense of a solid and heavier bottom to the building (than top). Commercial bays with generous ceiling height and openings along the public ROW provide appropriate scale. Meets standard.		
Massing	Setbacks defined both by depth and material (lines of glazing) separate building masses for both visual interest and to break up the mass. The overall site will have two smaller buildings (rather than a single, large building) providing a more human and visually complex scale than the surrounding buildings. Meets standard.		
Building Terminus	The top of the building has differentiated heights between the massing components, providing an interesting skyline and subtle building terminus. Meets standard.		

Loading Variance

The applicant is requesting an off-street loading variance for the Site A FDP. The applicant proposes two on-site loading spaces; however, one of the spaces (closest to the public right-of-way, could potentially result in conflicts with pedestrians and project driveway users. Although the applicant is working with the City to reduce conflicts, should this space be removed, the project would include one on-site loading space that meets the Planning Code requirements, as well as additional loading space within the residential building garage (that would not be accessible to tall vehicles and would not comply with Planning Code loading standards). The FDP is part of the larger City Center project, which includes significant loading on the T5 and T6 sites. Loading that meets the dimensional standard for height cannot be accommodated within the below-grade parking garage due to economic infeasibility; however, the applicant can provide one (and possibly two) off-street, at-grade loading spaces along the shared driveway from 11th Street. However, the possible loading space closest to the right-of-way would be difficult to access without causing conflicts with driveway and right-of-way usage. Staff believes one space would be adequate to serve the needs of the Site A residential users and recommends approving a variance to eliminate the loading space closest to 11th Street, should this become necessary.

Conditional Use Permit Analysis

Under Code section 17.116.060, the minimum parking required for Phase 1 would be 210-262 spaces, depending on the final unit count (the "Phase 1 Parking Code Requirement"), and the minimum parking for Phase 2 would be 0-262 spaces, depending on the final size and nature of the final use, office requiring zero spaces, hotel requiring 150 spaces pursuant to section 17.116.080, and residential requiring up to 262 spaces (the "Phase 2 Parking Code Requirement"). Planning Code Section 17.116.110 (B) provides for "discretionary reduction of total requirements with shared parking area." The total parking requirement for the residential activities in the CBD zones may be reduced by up to fifty percent (50%) upon the granting of a Minor CUP. Accordingly, the applicant requests a reduction in its parking requirements as follows:

- Phase 1: Fifty percent (50%) reduction from the Phase 1 Parking Code Requirement (the "Phase 1 Reduced Parking Requirement").
- Phase 2: Fifty percent (50%) reduction from the Phase 2 Parking Code Requirement (the "Phase 2 Reduced Parking Requirement").

As market demands may require additional parking, the applicant has included in the Phase 1 Final PUD the option of constructing up to three levels of on-site parking, but seeks the flexibility to provide less parking. The applicant further requests that some or all of the Phase 1 Reduced Parking Requirement and some or all of the Phase 2 Reduced Parking Requirement can be met either on-site or by providing the parking in existing garages within a one-quarter mile radius of the project site. In its Disposition and Development Agreement with the City of Oakland for the Site, the applicant has the exclusive option to license up to 200 parking spaces in the City Center West garage.

PUD Analysis

As shown in Table 1 (above), the proposed project includes changes from the approved City Center PUD for Sites T5 and T6. The applicant proposes amending the PUD to allow residential uses (up to 262 dwelling units) and hotel uses. However, the proposed project represents an overall reduction in development square footage from the original PUD (a reduction of 137,000 square feet from the approved project). The proposed project introduces diversified and complementary uses to the approved office-themed PUD. Staff supports the proposed PUD amendment and changes to the project.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

A detailed CEQA Analysis Document was prepared for this project which concluded that the proposed project satisfies CEQA Guidelines sections (a) 15183 - Projects consistent with a Community plan, general plan, or zoning; (b) 15183.3 - Qualified In-fill projects; (c) 15164 - Addendum to the 2000 City Center EIR and/or (d) 15168 and 15180—Program EIRs and Redevelopment Projects. Each of these provisions provides a separate and independent basis for CEQA compliance. (See May 2015 CEQA Analysis Document and the attached CEQA Findings.)

The CEQA Analysis Document was published and made publically available on May 29, 2015. The document is provided under separate cover to the Planning Commission and is available to the public at 250 Frank Ogawa Plaza, Suite 3315, Oakland CA 94612 during normal business hours and at <http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157>.

ZONING AND RELATED ISSUES

The proposed T5&6 project includes both a revision to a Planned Unit Development (PUD) and a Final Development Permit (FDP). Consistent with the Planning Code Section a PUD reflects conceptual design, and a FDP reflects schematic design. Architecturally, a PDP is less refined than a Final Development Plan (FDP) and need only include massing models (and not show fenestration and/or finishes, for example); whereas, a FDP should show design details including fenestration, articulation and materials.

The T5&6 project applicant has provided massing models and preliminary site planning information for Site B, consistent with the requirements for a PUD. In addition, the applicant has provided more refined drawings of Site A and the commercial plaza, for which they seek a FDP.

Regarding Site B, refinement of the massing model and added details would be provided at the time of FDP submittal. At the time of FDP submittal, staff would expect to receive the following design information:

- Schematic building design drawings, showing:
 - Refined massing, indicating distinct features of the proposed building such as (but not limited to) base, middle and top, and actual projections and recesses;
 - Window schedule;
 - Exterior materials details;
 - Location and design of required open space;
- Landscaping plans;
- Public right-of-way and off-site design and details adjacent to development:
 - Design of corner at Broadway and Embarcadero, including special paving and street furnishings;

- F2 vehicular entry from Embarcadero; and
- Pedestrian promenade between Sites F2 and F3.

Issues

In general, staff finds the project to be an improvement over the approved project: the project includes a finer grain building scale and more pedestrian-friendly elements; in addition, the project includes diversified land uses, including residential uses, that would support the development of a more permanent, stable downtown community than currently exists; and finally, the project is well-designed. Staff has identified the following questions and issues for Planning Commission consideration. Staff analysis provided in italicized text at the end of each discussion bullet:

- Conditions of Approval: Staff recommends replacing the entirety of the adopted City Center PUD Conditions of Approval (Attachment C) with the conditions of approval contained herein. The adopted conditions of approval are generally ones that have been replaced over time with the City Oakland Standard Conditions of Approval. The City of Oakland Standard Conditions of Approval are designed to be more effective and responsive to specific development concerns than older, similar conditions of approval. In addition, where the adopted conditions of approval contain project specificity, that specificity is to sites other than T5 and T6. Therefore, staff believes that the proposed conditions of approval, including the City of Oakland Standard Conditions of Approval, are more salient and effective than previously adopted conditions of approval, and respond to specific design issues for the project considered herein.
- Ground-floor Height: The proposed FDP includes 16-foot minimum height floor-to-ceiling heights. This exceeds the required 15-foot minimum ground-floor height. This is a generous ground-floor height. In addition, the project maximizes ground-floor transparency, providing a generous connection between the public and private realms.
- Ground-floor Uses: The conditions of approval require that at least one ground-floor space be constructed to include restaurant-ready infrastructure to allow flexibility for this desirable use into the future.
- Ground-floor Entries: The project maximizes ground-floor entries, with at least one commercial entry on each façade, and entries close to the corners of the building.
- Sidewalk Width: The project includes widening the existing sidewalks around the project to the actual property line (at this time, the sidewalks are significantly narrower than the actual public right-of-way adjacent to the private development parcels. Sidewalks will be a minimum of 12 feet wide.
- Commercial Plaza Accessibility and Public Safety: The commercial plaza will be policed by Oakland Police Department. In addition, the proposed project Conditions of Approval require good faith efforts from the applicant to join the Downtown Business Improvement (BID) District and/or contract with the BID in order to take advantage of the Safety Ambassador program included in that membership.
- Existing City Center Garage Access: The existing entrance to the City Center Garage will remain unchanged. The proposed project would share vehicular access with the City Center Garage. There is an existing easement that allows for this arrangement. Existing

and required easements will be addressed through a mapping process in the future (and prior to issuance of building permits) and in the Disposition and Development Agreement.

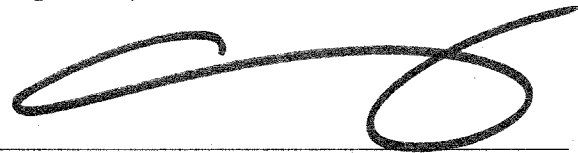
- Usable Open Space: The proposed FDP for Site A includes less useable open space than is required under the applicable zoning regulations. However, PUD regulations allow for a relaxation of open space standards. In this case, the relaxation of the standard is justified by the provision of a generous commercial plaza on the site that would be useable by residents of the building.
- Building Appearance, Articulation and Massing: The proposed FDP for Site A includes a residential building (with ground-floor commercial uses) and a commercial plaza. The proposed building is up to 150 feet tall (and 14 stories). The proposed design is attractive, visually interesting and well-balanced. The primary plane of the building façade has a strong, clean, rectilinear pattern broken by a swath of glazing (that changes size dimensionally) that is set back from the primary façade. The ground floor and second story provide a generous base and transition to the building mass. The ground floor has generous 16-foot floor-to-ceiling heights with substantial clear glazing. The second and third floors are a linear swath of glazing that provides an attractive transition from the base to the primary building mass. One of the major thematic elements of the building articulation is a the off-set swath of glazing that separates vertical masses and the ground-floor height along Clay Street. The off-set (stepping) swath of glass provides visual interest, breaks up the massing and fully articulates the building visually.

RECOMMENDATION

Staff finds the proposed project to be well designed and recommends approval. Compared to the adopted PUD, the proposed revision provides a more human-scaled product with diversified land uses that enhance both the attractiveness and usability of the downtown neighborhood. Staff recommends that the Planning Commission:

1. Affirm staff's environmental determinations.
2. Approve the T5 & 6 Preliminary Development Plan for Sites A and B, Final Development Plan for Site A, Minor Conditional Use Permit, Design Review and Minor Variance, subject to the attached findings and conditions.

Prepared by:



CATHERINE PAYNE
Planner III

Approved by:



Robert D. Merkamp
Development Planning Manager

Approved for forwarding to the Planning Commission



Darin Ranelletti, Deputy Director
Bureau of Planning

Attachments:

- A. Project Plans
- B. 2000 City Center Planned Unit Development EIR and May 2015 CEQA Analysis Document (provided under separate cover to the Planning Commission; available to the public at 250 Frank Ogawa Plaza, Suite 3315, Oakland CA, 94612 during regular business hours and at <http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157>).
- C. 2000 City Center Planned Unit Development Conditions of Approval

FINDINGS

T5&6 PROJECT

(Amendment to City Center PUD, June 17, 2015)

FINDINGS FOR APPROVAL

The T5 and T6 Amendment to the City Center Planned Unit Development meets the required findings for compliance with:

- California Environmental Quality Act; and
- Oakland Planning Code Sections:
 - 17.140.080 (Preliminary Planned Unit Development Procedure Permit Criteria);
 - 17.140.040 (Final Development Plan Criteria)
 - 17.136.050 (General Use Permit Criteria);
 - 17.148.050 (Minor Variance Criteria); and
 - 17.136.050 (Residential Regular Design Review Criteria).

Required findings are shown in **bold** type; explanations as to why these findings can be made are in normal type. The project's conformance with the following findings is not limited to the discussion below, but is also included in all discussions in this report and elsewhere in the record.

CEQA FINDINGS

I. Introduction These findings are made pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et seq.; “CEQA”) and the CEQA Guidelines (Cal. Code Regs. title 14, section 15000 et seq.; “CEQA Guidelines”) by the City Planning Commission in connection with the environmental analysis of the effects of implementation of the 1100 Clay Street (“Block T5/6”) project, as more fully described elsewhere in this Staff Report and City Of Oakland (“City”)-prepared CEQA Analysis document entitled “Modified Block T5/6 Project CEQA Analysis” dated May 29, 2015 (“CEQA Analysis”) (the “Project”). The City is the lead agency for purposes of compliance with the requirements of CEQA. These CEQA findings are attached and incorporated by reference into each and every decision associated with approval of the Project and are based on substantial evidence in the entire administrative record.

II. Applicability/Adoption of Previous CEQA Documents

Certification of 2000 City Center EIR: The City finds and determines that the Oakland Planning Commission certified the 2000 City Center EIR on April 26, 2000. Four addenda to the 2000 City Center EIR were completed to consider modifications. The 2000 City Center EIR and its four addenda directly apply to the Modified Block T5/6 Project.

Adoption of General Plan Land Use and Transportation Element (LUTE) and Certification of 1998 LUTE EIR: The City finds and determines that (a) the Oakland City Council on March 24, 1998 adopted Resolution No. 74129 C.M.S. which adopted the General Plan Land Use and Transportation Element, made appropriate CEQA findings, including certification of the 1998 LUTE Environmental Impact Report (“EIR”); and (b) the LUTE satisfies the description of “Community Plan” set out in Public Resources Code section 21083.3(e) and in CEQA Guidelines section 15183 as well the description of “Planning Level Document” set out in Public Resources Code section 21094.5 and in CEQA Guidelines section 15183.3. The City Council, in adopting the LUTE following a public hearing, approved applicable mitigation measures which are largely the same as those identified in the other Program EIRs prepared after the 1998 LUTE EIR, either as mitigation measures or as a part of newer Standard Conditions of Approval (“SCAs”) which constitute uniformly applied development policies or standards (together with other City development regulations) and determined that the mitigation measures set out in the 1998 LUTE EIR, would substantially mitigate the impacts of the LUTE and future projects thereunder. While approved after certification of the 1998 LUTE EIR, growth and potential effects of the development of City Center in downtown Oakland would have been considered in the cumulative growth projections factored into the LUTE EIR analysis.

Adoption of Oakland Housing Element Update (2007-2014 and 2015-2025) and Certification of Oakland Housing Element Update EIR and Addendum: The City finds and determines that (a) the Oakland City Council on December 21, 2010, adopted Resolution No. 83194 which adopted the 2007-2014 Housing Element, made appropriate CEQA findings, including certification of the 2010 Environmental Impact Report (EIR); and (b) the Oakland City Council on November 20, 2014, adopted Resolution No. 85315 which adopted the 2015-2023 Housing Element, made appropriate CEQA findings, including certification of the 2014 Addendum to the 2010 EIR; and (c) the 2010 Housing Element Update EIR satisfies the designation of a “Program EIR” under CEQA Guidelines section 15183 as well the description of “Planning Level Document” set out in Public Resources Code section 21094.5 and in CEQA Guidelines section 15183.3. The City Council, in adopting the Oakland Housing Element Updates following a public hearing, approved applicable mitigation measures and standard

conditions of approval and determined that the uniformly applicable development policies or standards, together with the mitigation measures set out in the 2010 Housing Element Update EIR would substantially mitigate the impacts of the Housing Element Update and future projects thereunder.

Adoption of the Central District Urban Renewal Plan and Amendments thereto and Certification of the Central District Urban Renewal Plan Amendments EIR (or “Redevelopment Plan Amendments EIR”): The City finds and determines that (a) the Oakland City Council on June 12, 1969 adopted Resolution No. 7987 which adopted the Central District Urban Renewal Plan for the Project Area; and (b) the Oakland City Council on March 20, 2012, adopted Resolution No. 83767 which adopted amendments to the Urban Renewal Plan and made appropriate CEQA findings including certification of the Central District Urban Renewal Plan Amendments EIR; and (c) the Redevelopment Plan Amendments EIR satisfies the designation of a “Program EIR” under CEQA guidelines Section 15180, as such subsequent activities are subject to requirements under CEQA Section 15168. The City Council, in adopting the Central District Urban Renewal Plan Amendments following a public hearing, approved applicable mitigation measures and standard conditions of approval and determined that the uniformly applicable development policies or standards, together with the mitigation measures set out in the Redevelopment Plan Amendments EIR would substantially mitigate the impacts of the Central District Urban Renewal Plan Amendments and future projects thereunder.

III. CEQA Analysis Document: The CEQA Analysis and all of its findings, determinations and information is hereby incorporated by reference as if fully set forth herein. The CEQA Analysis concluded that the Project satisfies each of the following CEQA provisions, qualifying the Project for two separate CEQA statutory exemptions and that the CEQA Analysis constitutes an addendum to the 2000 City Center EIR and satisfies the requirements for Redevelopment Projects, as summarized below and provides substantial evidence to support the following findings.

The City hereby finds that as set forth below and in the checklist attached as part of the CEQA Analysis, the Project is exempt from any additional CEQA Analysis under the “Community Plan Exemption” of Public Resources Code section 21083.3 (CEQA Guidelines §15183) and/or the “Qualified Infill Exemption” under Public Resources section 21094.5 (CEQA Guidelines §15183.3) and/or the “Redevelopment Projects” under Public Resources Code section 21090 (CEQA Guidelines §15180) and that the CEQA Analysis also constitutes an Addendum to the 2000 City Center EIR pursuant to Public Resources Code section 21166 (CEQA Guidelines §15162) and that such Addendum determines that none of the three events requiring subsequent or supplemental environmental analysis as stipulated in Public Resources Code section 21166 have occurred, thus no additional environmental analysis beyond the 2000 City Center EIR and the CEQA Analysis is necessary. The specific statutory exemptions and the status of the CEQA Analysis as an Addendum are discussed below in more detail.

A. Community Plan Exemption; Public Resources Code Section 21083.3 (CEQA Guidelines §15183): The City finds and determines that, for the reasons set out below and in the CEQA Analysis, the Community Plan Exemption applies to the Project. Therefore, no further environmental analysis is required because all of the Project’s effects on the environment were adequately analyzed and mitigation measures provided in the 2010 Oakland Housing Element Update EIR and 2014 Addendum for the evaluation of the housing components of the Modified T5/6 Project, and the 1998 LUTE EIR for the overall project (collectively called “Previous CEQA Documents”); there are no significant effects on the environment which are peculiar to the Project or to the parcel upon which it is located not addressed and

mitigated in the Previous CEQA Documents; and there is no new information showing that any of the effects shall be more significant than described in the Previous CEQA Documents..

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

B. Qualified Infill Exemption; Public Resources Code Section 21094.5 (CEQA Guidelines §15183.3): The City finds and determines that, for the reasons set forth below and in the CEQA Analysis, a Qualified Infill Exemption applies to the Project and no further environmental analysis is required since all the Project's effects on the environment were adequately analyzed and mitigation measures provided in the 1998 LUTE EIR, and for the residential components of the Modified T5/6 Project only, the 2010 Housing Element Update EIR and its 2014 Addendum. ("Previous CEQA Documents"); the Project will cause no new specific effects not addressed in the Previous CEQA Documents that are specific to the Project or the Project Site; and there is no substantial new information showing that the adverse environmental effects of the Project are more significant than described in the Previous CEQA Documents.

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

C. CEQA Analysis Constitutes an Addendum; Public Resources Code Section 21166 (CEQA Guidelines §15162 and §15164): The City finds and determines that the CEQA Analysis constitutes an Addendum to the 2000 City Center EIR and that no additional environmental analysis of the Project beyond that contained in the 2000 City Center EIR is necessary. The City further finds that no substantial changes are proposed in the Project that would require major revisions to the 2000 City Center EIR because of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; no substantial changes occur with respect to the circumstances

under which the Project will be undertaken which will require major revisions of the 2000 City Center EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and there is no new information of substantial importance not known and which could not have been known with the exercise of reasonable diligence as of the time of certification of the 2000 City Center EIR showing that the Project will have one or more significant effects not discussed in the 2000 City Center EIR; significant effects previously examined will be substantially more severe than shown in the 2000 City Center EIR, mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the Project; or mitigation measures or alternatives which are considerably different from those analyzed in the 2000 City Center EIR would substantially reduce one or more significant effects on the environment.

Based on these findings and determinations, the City further finds that no Subsequent or Supplemental EIR or additional environmental analysis shall be required because of the Project. The City has considered the CEQA Analysis along with the 2000 City Center EIR prior to making its decision on the Project and a discussion is set out in the CEQA Analysis explaining the City's decision not to prepare a Subsequent or Supplemental EIR pursuant to Guidelines sections 15162 and/or 15163.

D Program EIRs and Redevelopment Projects (CEQA Guidelines §15168 and § 15180):
The City finds and determines that for the reasons set forth below and in the CEQA Analysis, that the 2011 Redevelopment Plan Amendments EIR applies to the Project and no further environmental analysis is required since all the Project's effects on the environment were adequately analyzed and mitigation measures provided in the 2011 Redevelopment Plan Amendments EIR; the Project will cause no new specific effects not addressed in the 2011 Redevelopment Plan Amendments EIR that are specific to the Project or the Project Site; and there is no substantial new information showing that the adverse environmental effects of the Project are more significant than described in the 2011 Redevelopment Plan Amendments EIR .

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

V. Incorporation by Reference of Statement of Overriding Considerations: Each of the previous CEQA documents identified significant and unavoidable impacts: (1) the 2000 City Center EIR identified four areas of environmental effects of the Original Project that presented significant and unavoidable impacts; (2) the 1998 LUTE EIR identified six areas of environmental effects of the LUTE that presented significant and unavoidable impacts; (3) the 2010 Oakland Housing Element Update EIR and Addendum identified two areas of environmental effects of the Housing Element Update that presented significant and unavoidable impacts; and (4) the Redevelopment Plan Amendments EIR identified three areas of environmental effects of the Redevelopment Plan Amendments that presented significant and unavoidable impacts. Because the Project may contribute to some significant and unavoidable impacts identified above, but a Subsequent and/or Supplemental EIR is not required in accordance with CEQA Guidelines sections 15162-15164, 15183 and 15183.3, a Statement of Overriding Considerations is not legally required. Nevertheless, in the interest of being conservative, the Statements of Overriding Consideration for all the aforementioned previous CEQA documents are hereby incorporated by reference as if fully set forth herein.

Planned Unit Development Findings

17.140.080 - Permit Criteria.

A planned unit development permit may be granted only if it is found that the development (including conditions imposed under the authority of Sections 17.142.060 and 17.140.030) conforms to all of the following criteria, as well as to the planned unit development regulations in Chapter 17.142:

- A. That the location, design, size, and uses are consistent with the Oakland General Plan and with any other applicable plan, development control map, design guidelines, or ordinance adopted by the City Council or Planning Commission;**

The T5&6 Project would add residential uses to the adopted PUD, as well as a somewhat increased amount of office uses, as compared to the previously approved project; however, it would not exceed any allowable densities under the Oakland General Plan. As demonstrated in the Planning Commission report, dated June 17, 2015, the revisions to the PUD would be consistent with adopted plans and ordinances and the uses in the T5&6 Project are allowed as permitted or conditionally permitted in accordance with the approved PUD.

- B. That the location, design, and size are such that the development can be well integrated with its surroundings, and, in the case of a departure in character from surrounding uses, that the location and design will adequately reduce the impact of the development;**

The T5&6 Project is integrated with the surroundings and is not a departure in desirable character from surrounding uses. The discussion of site planning, building type, building layout, massing height, and points of entry in the June 17, 2015 Planning Commission Staff Report further demonstrates that the T5&6 Project will be well integrated with its surroundings.

- C. That the location, design, size, and uses are such that traffic generated by the development can be accommodated safely and without congestion on major streets and will avoid traversing other local streets;**

The T5&6 Project is designed to accommodate parking and traffic generated by the development. The 2015 CEQA Addendum demonstrates that the T5&6 Project will have no new significant impacts related to transportation or parking. The project traffic will generally disperse along the major streets in the area so that other local streets will not be adversely affected by project traffic.

- D. That the location, design, size, and uses are such that the residents or establishments to be accommodated will be adequately served by existing or proposed facilities and services;**

The T5&6 Project would provide substantial commercial and residential uses but would not affect how the project (as currently approved) would be served by existing and proposed facilities, including utilities and infrastructure. In addition, the T5&6 Project would be subject either to the City's standard conditions of approval and/or the mitigation measures set forth in the 2000 EIR (as modified and to the extent applicable), which require the project sponsor to improve public utilities and infrastructure, as needed, to support the project.

- E. That the location, design, size, and uses will result in an attractive, healthful, efficient, and stable environment for living, shopping, or working, the beneficial effects of which environment could not otherwise be achieved under the zoning regulations;**

The T5&6 Project could increase the density of residential uses in the area, which would bolster and provide a market for commercial uses on a block that would otherwise be underutilized. The T5&6 Project would provide some or all of the following: new residential units, new retail, restaurant, and hotel uses that will enhance shopping and working opportunities for existing and future area residents. The new buildings, new retail and commercial uses, and new residents will foster an attractive and stable environment in this area of the City.

- F. That the development will be well integrated into its setting, will not require excessive earth moving or destroy desirable natural features, will not be visually obtrusive and will harmonize with surrounding areas and facilities, will not substantially harm major views for surrounding residents, and will provide sufficient buffering in the form of spatial separation, vegetation, topographic features, or other devices.**

Because of the generally flat condition of the site, the T5&6 Project will not require excessive earth moving or destroy desirable natural features and, as demonstrated in the CEQA Addendum, would not affect the aesthetic or functional quality of the surrounding area. The design is attractive and complementary to the surrounding neighborhood and would contribute to an attractive, amenity-rich neighborhood conveniently served by mass transit. The discussion of site planning, building type, building layout, massing height, and points of entry in the June 17, 2015 Planning Commission Staff Report further demonstrates that the T5&6 Project will be well integrated with its surroundings.

Section 17.140.040 Final Development Plan Finding for Phase 1

The final plan shall conform in all major respects with the approved preliminary development plan.

The final development plan for Site A conforms in all respects to the preliminary development plan, as they are one and the same.

Conditional Use Permit Findings

17.134.050 General use permit criteria.

Except as different criteria are prescribed elsewhere in the zoning regulations, a conditional use permit shall be granted only if the proposal conforms to all of the following general use permit criteria, as well as to any and all other applicable 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 T5&6 Project includes desirable land uses and an appropriate scale for the neighborhood. In addition, the project includes opportunities for public use, including the commercial plaza and ground-floor retail uses, as well as significant public art. The reduced parking requirement is appropriate to a neighborhood that is well-served by public transit and with diversified land uses in a densely developed neighborhood.

- 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 T5&6 Project complements the surrounding predominantly office-oriented uses with residential and retail opportunities. The planned uses support the existing office uses and provide attractive retail and commercial opportunities for office workers and residential users, alike. The reduction in on-site parking is appropriate to an area well-served by auto-fee parking and access to mass transit.

- 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 T5&6 Project complements the surrounding predominantly office-oriented uses with residential and retail opportunities. The planned uses support the existing office uses and provide attractive retail and commercial opportunities for office workers and residential users, alike.

- D. That the proposal conforms to all applicable regular design review criteria set forth in the regular design review procedure at Section 17.136.050**

As demonstrated in the Design Review findings in this document, the project complies with the applicable Planning Code design review criteria.

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

As demonstrated in the Planning Commission Staff Report, dated June 17, 2015, the T5&6 Project complies with the Oakland General Plan and the Planning Code. The CUP will allow for a relaxation of parking requirements allowed in the Central Business District due to the availability of parking in close proximity to the development, as well as proximity to mass transit.

F. For proposals involving a One- or Two-Family Residential Facility: If the conditional use permit concerns 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:

- 1. 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 conditional use permits that allow height increases, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height; or**
- 2. At least sixty percent (60%) of the lots in the immediate context are already developed and the proposal would not exceed the corresponding as-built condition on these lots, and, for conditional use permits that allow height increases, 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 (5) closest lots on each side of the project site plus the ten (10) 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 conditional use permit.**

Not Applicable

Minor Variance Findings

17. 148.050 – Variance Findings Required (For Reduction of Loading Berths).

A.

A variance may be granted only upon determination that all of the following conditions are present:

- 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 includes loading adequate to fulfill the needs of the uses on site. Providing additional loading is both impractical and undesirable due to the configuration of the proposed T5&6 Project, including constrained garage entrance height, interest in keeping loading off of the public right-of-way, and ensuring adequate vehicle maneuverability to protect property and life safety. The site will have one loading berth consistent with the needs of the building. Delivery services will have access to other loading facilities available throughout City Center area, a mixed-use, planned unit development.

- 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 T5&6 Project requires a reasonable balance between the need for loading berths and other necessary program elements at the ground floor. Strict compliance with the loading berth requirement is impractical and would not allow a reasonable balance between necessary ground floor program elements, minimizing driveways and loading on the public right-of-way to maximize ground-floor commercial opportunities facing the right-of-way.. Therefore, strict compliance would deprive the project of a balanced architectural design at the ground floor. A loading variance is necessary to achieve project objectives.

- 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 loading variance for the T5&6 Project will not affect nearby properties. Adequate loading facilities are provided as part of this proposal, and in addition, loading facilities are available throughout the City Center area.

- 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;**

In addressing the particular circumstances of the T5&6 Project design, no special privilege will be granted through this variance. The project will continue to comply with the intent of the Planning Code by providing loading. The project includes one loading space near the 11th Street driveway entrance to the project, and additional loading ability (but not allowing adequate height for larger vehicles) within the residential building garage. This is consistent with other high-density projects in the downtown and Jack London areas.

- 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 requested loading variance is not a building element, per se. However, the elevations and plans of the proposal do conform to Design Review criteria. In addition, all loading is provided off of the public right-of-way, and is not visible from the street, reducing the possible negative visual effect of loading.

- 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.**

As demonstrated throughout June 17, 2015 Planning Commission staff report, the proposed project will be consistent with the General Plan, design guidelines and zoning, as well as with the approved PUD.

- 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**
- 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.**

Not applicable, as the project includes multi-family residential and commercial uses.

Regular Design Review

VI. 17.136.050 - Regular design review criteria.

Regular design review approval may be granted only if the proposal conforms to all of the following general design review criteria, as well as to any and all other applicable design review criteria:

A. For Residential Facilities.

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

The proposed massing the two buildings to be located at the T5&6 sites will ensure that buildings constructed on those sites will relate well to the surrounding area in their setting, scale, bulk, height, materials, and textures. The proposed building masses are smaller and finer grain than much of the surrounding office building context. The proposed building massing offers a diversified setting and connects to nearby more residential, neighborhood scale.

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

The proposed design will enhance desirable neighborhood characteristics. The proposed design will contribute to the mix of uses and architectural styles and massing that make for an interesting neighborhood. The project includes attractive architectural design, complementing the neighborhood's mix of older and modern buildings.

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

No significant topographic or landscape features exist on the T5&6 site. The proposed design will generally maintain existing topography and will include new landscaping. The primary landscaping includes the new commercial plaza on 12th Street, over the entrance to the City Center garage. This is a major enhancement to a utilitarian facility.

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

Not applicable because the project is not located on a hilly site.

- 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.**

This proposal conforms to the applicable provisions of these documents.

**CONDITIONS OF APPROVAL FOR OAKLAND CITY CENTER PROJECT T5 & T6 PROJECT
DESIGN REVIEW, PLANNED UNIT DEVELOPMENT AMENDMENT APPROVAL FOR SITES A
AND B, FINAL DEVELOPMENT PERMIT FOR SITE A, MINOR CONDITIONAL USE PERMIT
AND MINOR VARIANCE**

Except as otherwise specifically provided, these Conditions of Approval shall apply only to the development of T5 and T6 sites addressed in the Planning Commission staff report, dated June 17, 2015.

It should be noted that all previously adopted Conditions of Approval and Mitigation Measures apply to the previously approved project unless expressly modified herein. The Conditions of Approval in this document are limited to the specific revisions to the project addressed in the June 17, 2015 Planning Commission staff report.

1. **Approved Use**

Ongoing

- a) The project shall be constructed and operated in accordance with the authorized use as described in the application materials dated May 28, 2015, **staff report dated June 17, 2015**, exhibits, and as amended by the following conditions. Any additional uses or facilities other than those approved with this permit, as described in the project description and the approved plans, will require a separate application and approval. Any deviation from the approved drawings, Conditions of Approval or use shall require prior written approval from the Director of City Planning or designee.
- b) This action by the **City Planning Commission** ("this Approval") includes the approvals set forth below. This Approval includes:
 - i. Revision to PUD, under Municipal Code Section 17.140, Planned Unit Development Procedure;
 - ii. Final Development Permit for Site A, under Municipal Code Section 17.140;
 - iii. Design Review, under Municipal Code Section 17.136, Design Review Procedure;
 - iv. Conditional Use Permit, under Municipal Code Section 17.116.110(B); and
 - v. Minor variance for loading, under Municipal Code Section 17.148, Variance Procedure.

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 Site A 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. Additionally, this Approval shall expire **two (2) years** from issuance of Certificate of Occupancy for Site A, unless within such period all necessary Site B permits for construction or alteration have been issued, or 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 and other applicable legal requirements**. 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, and vegetation management for preventing fires and soil erosion.

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 and Mitigation Measures** 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 and Mitigation Measures** if it is found that there is violation of any of the **Conditions of Approval and Mitigation Measures** 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 and Mitigation Measures**

With submittal of a demolition, grading, and building permit

A copy of the approval letter and **Conditions of Approval and Mitigation Measures** 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 and all applicable adopted mitigation measures 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 **and/or mitigation measures**, and if one or more of such conditions **and/or mitigation measures** is found to be invalid by a court of competent jurisdiction this Approval would not have been granted without requiring other valid conditions **and/or mitigation measures** 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 **and/or mitigation measures**, shall be available for review at the job site at all times.

11. **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.

12. **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 plan shall include a detailed planting schedule showing the proposed location, sizes, quantities, and specific common botanical names of plant species.

- b) Landscape plans for projects involving grading, rear walls on downslope 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.
- c) Landscape plan shall incorporate pest-resistant and drought-tolerant landscaping practices. 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. The City Planning and Zoning Division shall maintain lists of plant materials and landscaping practices considered pest-resistant, fire-resistant, and drought-tolerant.
- d) 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.

13. Assurance of Landscaping Completion.

Prior to issuance of a final inspection of the building permit

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 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.

14. Underground Utilities

Prior to issuance of a building permit

The project applicant shall submit plans for review and approval by the Building Services Division and the Public Works Agency, and other relevant agencies as appropriate, that show all new electric and telephone facilities; fire alarm conduits; street light wiring; and other wiring, conduits, and similar facilities placed underground. The new facilities shall be placed underground along the project applicant's street frontage and from the project applicant's structures to the point of service. The plans shall show all electric, telephone, water service, fire, water service, cable, and fire alarm facilities installed in accordance with standard specifications of the serving utilities.

15. Improvements in the Public Right-of-Way (General)

Approved prior to the issuance of a P-job or building permit

- a) The project applicant shall submit Public Improvement Plans to Building Services Division for adjacent public rights-of-way (ROW) showing all proposed improvements and compliance with the conditions **and/or mitigations** and City requirements including but not limited to curbs, gutters, sewer laterals, storm drains, street trees, paving details, locations of transformers and other above ground utility structures, the design specifications and locations of facilities required by the East Bay Municipal Utility District (EBMUD), street lighting, on-street parking and accessibility improvements compliant with applicable standards and any other improvements or requirements for the project as provided for in this Approval. Encroachment permits shall be obtained as necessary for any applicable improvements- located within the public ROW.
- b) Review and confirmation of the street trees by the City's Tree Services Division is required as part of this condition **and/or mitigations**.
- c) The Planning and Zoning Division and the Public Works Agency will review and approve designs and specifications for the improvements. Improvements shall be completed prior to the issuance of the final building permit.
- d) The Fire Services Division will review and approve fire crew and apparatus access, water supply availability and distribution to current codes and standards.

16. Improvements in the Public Right-of Way (Specific)

Approved prior to the issuance of a grading or building permit

Final building and public improvement plans submitted to the Building Services Division shall include the following components:

- a) Install additional standard City of Oakland streetlights **where required**.
- b) Remove and replace any existing driveway that will not be used for access to the property with new concrete sidewalk, curb and gutter.
- c) Reconstruct drainage facility to current City standard **where required**.
- d) Provide separation between sanitary sewer and water lines to comply with current City of Oakland and Alameda Health Department standards.
- e) Construct wheelchair ramps that comply with Americans with Disability Act requirements and current City Standards where required.
- f) Remove and replace deficient concrete sidewalk, curb and gutter within property frontage **where required**.

Provide adequate fire department access and water supply, including, but not limited to currently adopted fire codes and standards.

17. Payment for Public Improvements

Prior to issuance of a final inspection of the building permit.

The project applicant shall pay for and install public improvements made necessary by the project including damage caused by construction activity.

18. Compliance Matrix

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

The project applicant shall submit to the Planning and Zoning Division and the Building Services Division a **Conditions/Mitigation Measures** compliance matrix that lists each condition of approval **and/or mitigation measure**, the City agency or division responsible for review, and how/when the project applicant has met or intends to meet the conditions **and/or mitigation measures**. The applicant will sign the Conditions of Approval attached to the approval letter and submit that with the compliance matrix for review and approval. The compliance matrix shall be organized per step in the plancheck/construction process unless another format is acceptable to the Planning and Zoning Division and the Building Services Division. The project applicant shall update the compliance matrix and provide it with each item submittal.

19. Standard Conditions of Approval/Mitigation Monitoring and Reporting Program (SCAMMRP)

Ongoing

All applicable mitigation measures and Standard Conditions of Approval identified in the 2000 Oakland City Center Project EIR and Modified T5/6 Project May 2015 CEQA Analysis Document are included in the Standard Condition of Approval and Mitigation Monitoring Program (SCAMMRP) which is included in these conditions of approval and are incorporated herein by reference, as conditions of approval of the project. The Standard Conditions of Approval identified in the 2000 Oakland City Center Project EIR and Modified T5/6 Project May 2015 CEQA Analysis are also included in the SCAMMRP, and are therefore, not repeated in these conditions of approval. All applicable mitigation measures, standard conditions of approval and recommended measures in the 2000 Oakland City Center Project EIR and Modified T5/6 Project May 2015 CEQA Analysis are included herein. To the extent that there is any inconsistency between the SCAMMRP and these conditions, the more restrictive conditions shall govern; to the extent any mitigation measure, recommended measures and/or standard condition of approval SCA identified in the 2000 Oakland City Center Project EIR and/or Modified T5/6 Project May 2015 CEQA Analysis Document were inadvertently omitted, they are automatically incorporated herein by reference. The project sponsor (also referred to as the Developer or Applicant) shall be responsible for compliance with the recommendation in any submitted and approved technical reports, all applicable mitigation measures adopted and with all conditions of approval set forth herein at its sole cost and expense, unless otherwise expressly provided in a specific mitigation measure or condition of approval, and subject to the review and approval of the City of Oakland. The SCAMMRP identifies the time frame and responsible party for implementation and monitoring for each mitigation measure. Overall monitoring and compliance with the mitigation measures will be the responsibility of the Planning and Zoning Division. Adoption of the SCAMMRP will constitute fulfillment of the CEQA monitoring and/or reporting requirement set forth in Section 21081.6 of CEQA. Prior to the issuance of a demolition, grading, and/or construction permit, the project sponsor shall pay the applicable mitigation and monitoring fee to the City in accordance with the City's Master Fee Schedule.

20. Tree Removal During Breeding Season

Prior to issuance of a tree removal permit

To the extent feasible, removal of any tree and/or other vegetation suitable for nesting of raptors shall not occur during the breeding season of March 15 and August 15. If tree removal must occur during the breeding season, all sites shall be surveyed by a qualified biologist to verify the presence or absence of nesting raptors or other birds. Pre-removal surveys shall be conducted within 15 days prior to start of work from March 15 through May 31, and within 30 days prior to the start of work from June 1 through August 15. The pre-removal surveys shall be submitted to the Planning and Zoning Division and the Tree Services Division of the Public Works Agency. If the survey indicates the potential presences of nesting raptors or other birds, the biologist shall determine an appropriately sized buffer around the nest in which no work will be allowed until the young have successfully fledged. The size of the nest buffer will be determined by the biologist in consultation with the CDFG, and will be based to a large extent on the nesting species and its sensitivity to disturbance. In general, buffer sizes of 200 feet for raptors and 50 feet for other birds should suffice to prevent disturbance to birds nesting in the urban environment, but these buffers may be increased or decreased, as appropriate, depending on the bird species and the level of disturbance anticipated near the nest.

21. 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.

22. Erosion and Sedimentation Control Plan

Prior to any grading activities

- a) The project applicant shall obtain a grading permit if required by the Oakland Grading Regulations pursuant to Section 15.04.660 of the Oakland Municipal Code. The grading permit application shall include an erosion and sedimentation control plan for review and approval by the Building Services Division. The erosion and sedimentation control plan shall include all necessary measures to be taken to prevent excessive stormwater runoff or carrying by stormwater runoff of solid materials on to lands of adjacent property owners, public streets, or to creeks as a result of conditions created by grading operations. The plan shall include, but not be limited to, such measures as short-term erosion control planting, waterproof slope covering, check dams, interceptor ditches, benches, storm drains,

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

Ongoing throughout grading and construction activities

- b) The project applicant shall implement the approved erosion and sedimentation plan. No grading shall occur during the wet weather season (October 15 through April 15) unless specifically authorized in writing by the Building Services Division.

23. Soils Report

Required as part of the submittal of a Tentative Tract or Tentative Parcel Map.

A preliminary soils report for each construction site within the project area shall be required as part of this project and submitted for review and approval by the Building Services Division. The soils reports shall be based, at least in part, on information obtained from on-site testing. Specifically the minimum contents of the report should include:

- A. Logs of borings and/or profiles of test pits and trenches:
 - a) The minimum number of borings acceptable, when not used in combination with test pits or trenches, shall be two (2), when in the opinion of the Soils Engineer such borings shall be sufficient to establish a soils profile suitable for the design of all the footings, foundations, and retaining structures.
 - b) The depth of each boring shall be sufficient to provide adequate design criteria for all proposed structures.
 - c) All boring logs shall be included in the soils report.
- B. Test pits and trenches
 - a) Test pits and trenches shall be of sufficient length and depth to establish a suitable soils profile for the design of all proposed structures.
 - b) Soils profiles of all test pits and trenches shall be included in the soils report.
- C. A plat shall be included which shows the relationship of all the borings, test pits, and trenches to the exterior boundary of the site. The plat shall also show the location of all proposed site improvements. All proposed improvements shall be labeled.
- D. Copies of all data generated by the field and/or laboratory testing to determine allowable soil bearing pressures, sheer strength, active and passive pressures, maximum allowable slopes where applicable and any other information which may be required for the proper design of foundations, retaining walls, and other structures to be erected subsequent to or concurrent with work done under the grading permit.
- E. Soils Report. A written report shall be submitted which shall include, but is not limited to, the following:
 - a) Site description;
 - b) Local and site geology;
 - c) Review of previous field and laboratory investigations for the site;
 - d) Review of information on or in the vicinity of the site on file at the Information Counter, City of Oakland, Office of Planning and Building;

- e) Site stability shall be addressed with particular attention to existing conditions and proposed corrective actions at locations where land stability problems exist;
- f) Conclusions and recommendations for foundations and retaining structures, resistance to lateral loading, slopes, and specifications, for fills, and pavement design as required;
- g) Conclusions and recommendations for temporary and permanent erosion control and drainage. If not provided in a separate report they shall be appended to the required soils report;
- h) All other items which a Soils Engineer deems necessary;
- i) The signature and registration number of the Civil Engineer preparing the report.

F. The Director of Planning and Building may reject a report that she/he believes is not sufficient. The Director of Planning and Building may refuse to accept a soils report if the certification date of the responsible soils engineer on said document is more than three years old. In this instance, the Director may require that the old soils report be recertified, that an addendum to the soils report be submitted, or that a new soils report be provided.

24. Fire Safety Phasing Plan

Prior to issuance of a demolition, grading, and/or construction and concurrent with any p-job submittal permit

The project applicant shall submit a separate fire safety phasing plan to the Planning and Zoning Division and Fire Services Division for their review and approval. The fire safety plan shall include all of the fire safety features incorporated into the project and the schedule for implementation of the features. Fire Services Division may require changes to the plan or may reject the plan if it does not adequately address fire hazards associated with the project as a whole or the individual phase.

25. Construction Management Plan

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

The project applicant shall submit to the Planning and Zoning Division and the Building Services Division for review and approval a construction management plan that identifies the conditions of approval **and mitigation measures** related to construction impacts of the project and explains how the project applicant will comply with these construction-related conditions of approval **and mitigation measures**.

26. 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.

27. Project-Specific Conditions of Approval

A. Site A FDP Project Delivery

Prior to Issuance of First Construction Permit

The applicant shall demonstrate on building permit plans that the commercial plaza will be constructed and delivered simultaneous with delivery of the residential building component and consistent with the approved FDP plans:

1. The commercial plaza located on 12th Street shall be fully constructed prior to issuance of the first Certificate of Occupancy for the residential building located on Clay Street.

2. Prior to application for building permits, the final design of the commercial plaza's public art, paving, and furnishings shall be subject to Planning Director review and approval, which shall not be withheld if design is consistent with the Site A FDP plans. The Planning Director retains the discretion to request Planning Commission review and approval of any design refinement or changes to the project the Planning Director deems substantively different from this FDP approval.

3. Plans shall include a stop sign at the driveway intersection with 11th Street requiring all vehicles exiting the site to come to a full stop before turning left onto 11th Street.

4. Plans shall include dedicated trash, recycling, restroom, and bicycle parking areas for ground-floor commercial spaces.

5. Plans shall include all infrastructure required to allow a minimum of one restaurant in the ground-floor commercial space (e.g., ventilation for a full kitchen).

B. Public Right-of-Way ADA Improvements

Prior to first Certificate of Occupancy for Site A

The applicant shall provide complete pedestrian path of travel improvements as necessary to be consistent with Public Works Agency design standards in compliance with the Americans with Disabilities Act for the following intersections:

1. Clay and 11th Streets
2. Clay and 12th Streets

C. Public Art for Private Development Condition of Approval

Prior to Issuance of First Certificate of Occupancy for each Phase and Ongoing

This project is subject to the City's Public Art Requirements for Private Development, adopted by Ordinance No. 13275 C.M.S. ("Ordinance"). For commercial development, the public art contribution requirement is equivalent to one percent (1.0%) of building development costs for the project. For residential development, the public art contribution requirement is equivalent to one-half percent (0.5%) of building development costs for the project. The contribution requirement can be met through the commission or acquisition and installation of publicly accessible art on the development site payment of an in-lieu contribution to the City's established public art fund, or satisfaction of alternative compliance methods described in the Ordinance. The applicant shall provide proof of full payment of the in lieu contribution, or provide proof of installation of artwork on the development site prior to the City's issuance of a final certificate of occupancy for each Phase unless a separate, legal binding instrument is executed ensuring compliance within a timely manner, subject to City approval. On-site art installation shall be designed by independent artists, or artists working in conjunction with arts or community

organizations, that are verified by the City to either hold a valid Oakland business license and/or be an Oakland-based 501(c)(3) tax designated organization in good standing.

D. Commercial Plaza Operations:

1. The applicant shall provide or cause to be provided maintenance, operational oversight, monitoring, and programming services for the commercial plaza.
2. Applicant shall also grant any and all necessary access rights for the Oakland Police Department and Fire Department to provide services to the commercial plaza as needed.
3. The Applicant shall demonstrate a good faith effort to join or obtain security services from the Downtown Business Improvement District within a year of issuance of this approval.

APPROVED BY:

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

City Council: _____ (date) _____ (vote)

Applicant and/or Contractor Statement

I have read and accept responsibility for the Conditions of Approval, as approved by Planning Commission action on _____. I agree to abide by and conform to these conditions, as well as to all provisions of the Oakland Zoning Code and Municipal Code pertaining to the project.

Signature of Owner/Applicant: _____ (date)

Signature of Contractor _____ (date)

EXHIBIT A

**MODIFIED T5/6 PROJECT
STANDARD CONDITIONS OF APPROVAL/
MITIGATION MONITORING AND REPORTING PROGRAM**

EXHIBIT A: STANDARD CONDITIONS OF APPROVAL AND MITIGATION MONITORING AND REPORTING PROGRAM

This Standard Conditions of Approval and Mitigation Monitoring and Reporting Program (SCAMMRP) is based on the CEQA Analysis prepared for the Oakland City Center Modified Block T5/6 Project.

This SCAMMRP is in compliance with Section 15097 of the CEQA Guidelines, which requires that the Lead Agency “adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects.” The SCAMMRP lists mitigation measures recommended in the 2000 Oakland City Center EIR, as modified in the subsequent addenda to the 2000 EIR. The SCAMMRP also lists the City’s Standard Conditions of Approval (“SCAs”) identified and modified in the subsequent addenda to the 2000 EIR; the SCAs are measures that would minimize potential adverse effects that could result from implementation of the project, to ensure the conditions are implemented and monitored. The SCAMMRP also identifies the mitigation monitoring requirements for each mitigation measure and SCA.

This CEQA Analysis is also based on the analysis in the following Program EIRs that apply to the Modified T5/6 Project: Oakland’s 1998 General Plan Land Use and Transportation Element (LUTE) EIR, the 2010 General Plan Housing Element Update EIR and 2014 Addendum, and the 2011 Central District Urban Renewal Plan Amendments EIR (or “Redevelopment Plan Amendments EIR”). None of the mitigation measures or SCAs from these Program EIRs are included in this SCAMMRP because they, or an updated or equally effective mitigation measure or SCA, is identified in the 2000 EIR, its addenda, or in this CEQA Analysis for the Modified T5/6 Project.

To the extent that there is any inconsistency between any mitigation measures and/or SCAs, the more restrictive conditions shall govern; to the extent any mitigation measure and/or SCA identified in the CEQA Analysis were inadvertently omitted, they are automatically incorporated herein by reference.

- The first column of the SCAMMRP table identifies the mitigation measure or SCA applicable to that topic in the CEQA Analysis. While a mitigation measure or SCA can apply to more than one topic, it is listed in its entirety only under its primary topic (as indicated in the mitigation or SCA designator). The SCAs are numbered to specifically apply to the Modified T5/6 Project and this CEQA Analysis; however, the SCAs as presented in the City’s *Standard Conditions of Approval and Uniformly Applied Development Standards* document¹ are included in parenthesis for cross-reference purposes. Substantive modifications or notes on the previously identified mitigation measures or SCAs are shown in double underline or ~~double strikethrough~~ format.
- The second column identifies the monitoring schedule or timing applicable the Project.
- The third column names the party responsible for monitoring the required action for the Project.

The project sponsor is responsible for compliance with any recommendations identified in City-approved technical reports all applicable mitigation measures adopted, and with all SCAs set forth herein at its sole cost and expense, unless otherwise expressly provided in a specific mitigation measure or condition of approval, and subject to the review and approval of the City of Oakland. Overall monitoring and compliance with the mitigation measures will be the responsibility of the Bureau or Planning, Zoning

¹ Dated September 5, 2007, as amended and/or supplemented through August 30, 2013.

Inspections Division. Prior to the issuance of a demolition, grading, and/or construction permit, the project sponsor shall pay the applicable mitigation and monitoring fee to the City in accordance with the City's Master Fee Schedule.

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring	
	Schedule	Responsibility
Aesthetics, Shadow and Wind		
<p>Mitigation Measure AES-F.2: (amended per Addendum #5)</p> <p>The City shall require the project sponsors <u>Shorenstein Strada T5, LLC</u> or its successor), as applicable) to incorporate, to the maximum extent feasible, specific design elements in the final siting and designs for the high rises that would reduce ground-level winds within the Downtown Showcase District.</p> <p>Recommended modifications to the building masses as tested [i.e., 425-foot towers tested for the 1997 General Plan Land Use and Transportation Element EIR] to reduce winds would include some of the design features already included in the project, such as:</p> <ul style="list-style-type: none"> • placing the buildings back from the sidewalk, which would likely reduce winds at the sidewalk itself; • the introduction of curved facades, which could reduce the tendency of the project structures to intercept upper-level winds and direct them down to ground level; and • placing the tower atop a lower podium level, which would serve to interrupt winds traveling down the tower before they reach ground level. <p>In addition, the use of facade articulation, to break up winds along the building face, and horizontally projecting wind screens, to disturb the downward flow of wind, could further serve to reduce ground-level winds.</p>	Prior to issuance of a building permit for each phase.	City of Oakland Bureau of Planning and Building
<p>SCA AES-1 (Standard Condition of Approval 12): Required Landscape Plan for New Construction and Certain Additions to Residential Facilities (Applies Only to Phase 1 Site A and Phase 2 Site B Option 2 of the Modified T5/6 Project)</p> <p>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 to all provisions of Chapter 17.124 of the Oakland Planning Code, including the following:</p> <ol style="list-style-type: none"> Landscape plan shall include a detailed planting schedule showing the proposed location, sizes, quantities, and specific common botanical names of plant species. Landscape plans for projects involving grading, rear walls on downslope 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. Landscape plan shall incorporate pest-resistant and drought-tolerant landscaping practices. 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. The City Bureau of Planning shall maintain lists of plant materials and landscaping practices considered pest-resistant, fire-resistant, and drought-tolerant. 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. 	Prior to issuance of a building permit for each phase involving residential use.	City of Oakland Bureau of Planning and Building City of Oakland Bureau of Building Services Division, Zoning Inspections City of Oakland, Public Works, Environmental Services

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring	
	Schedule	Responsibility
<p>SCA AES-2 (Standard Condition of Approval 13): Landscape Requirements for Street Frontages (Residential Construction)</p> <p>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 the Bureau of Planning.</p> <p>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 the Bureau of 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.</p>	Prior to final inspection of the building permit for each phase.	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p> <p>City of Oakland, Public Works, Environmental Services</p>
<p>SCA AES-3 (Standard Condition of Approval 15): Landscape Maintenance (Residential Construction)</p> <p>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.</p>	Ongoing.	<p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p> <p>City of Oakland, Public Works, Environmental Services</p>
<p>SCA AES-4 (Standard Condition of Approval 17): Landscape Requirements for Street Frontages (Commercial and Manufacturing) (Applies Only to Phase 1 Site A and Phase 2 Site B Option 2 of the Modified T5/6 Project)</p> <p>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 and does not interfere with access requirements, a minimum of one (1) twenty-four (24) inch box tree shall be provided for every twenty-five (25) feet of street frontage, unless a smaller size is recommended by the City arborist. The trees to be provided shall include species acceptable to the Tree Services Division.</p>	Prior to final inspection of the building permit for each phase.	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p> <p>City of Oakland, Public Works, Environmental Services</p>
<p>SCA AES-5 (Standard Condition of Approval 18): Landscape Maintenance (Commercial and Manufacturing) (Applies Only to Phase 1 Site A and Phase 2 Site B Option 2 of the Modified T5/6 Project)</p> <p>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.</p>	Ongoing.	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p>
<p>SCA AES-6 (Standard Condition of Approval 19): Underground Utilities</p> <p>Prior to issuance of a building permit, the project applicant for projects under the Specific Plan shall submit plans for review and approval by the Bureau of Building Services and the Public Works Agency, and other relevant agencies as appropriate, that show all new electric and telephone facilities; fire alarm conduits; street light wiring; and other</p>	Prior to issuance of a building permit for each phase.	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of</p>

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wiring, conduits, and similar facilities placed underground. The new facilities shall be placed underground along the project applicant's street frontage and from the project applicant's structures to the point of service. The plans shall show all electric, telephone, water service, fire water service, cable, and fire alarm facilities installed in accordance with standard specifications of the serving utilities.		Building Services Division, Zoning Inspections City of Oakland, Public Works, Environmental Services
<p>SCA AES-7 (Standard Condition of Approval 20): Improvements in the Public Right-of-Way (General)</p> <p><i>Approved prior to the issuance of a P-job or building permit</i></p> <p>a) The project applicant shall submit Public Improvement Plans to Bureau of Building Services for adjacent public rights-of-way (ROW) showing all proposed improvements and compliance with the conditions and/or mitigations and City requirements including but not limited to curbs, gutters, sewer laterals, storm drains, street trees, paving details, locations of transformers and other above ground utility structures, the design specifications and locations of facilities required by the East Bay Municipal Utility District (EBMUD), street lighting, on-street parking and accessibility improvements compliant with applicable standards and any other improvements or requirements for the project as provided for in this Approval. Encroachment permits shall be obtained as necessary for any applicable improvements- located within the public ROW.</p> <p>b) Review and confirmation of the street trees by the City's Tree Services Division is required as part of this condition and/or mitigations.</p> <p>c) The Bureau of Planning and the Public Works Agency will review and approve designs and specifications for the improvements. Improvements shall be completed prior to the issuance of the final building permit.</p> <p>d) The Fire Services Division will review and approve fire crew and apparatus access, water supply availability and distribution to current codes and standards.</p>	Prior to the issuance of a P-job or building permit for each phase.	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p> <p>City of Oakland, Public Works, Environmental Services</p>
<p>SCA AES-8 (Standard Condition of Approval 21): Improvements in the Public Right-of-Way (Specific)</p> <p><i>Approved prior to the issuance of a grading or building permit. Final building and public improvement plans submitted to the Bureau of Building Services shall include the following components:</i></p> <p>a) Install additional standard City of Oakland streetlights.</p> <p>b) Remove and replace any existing driveway that will not be used for access to the property with new concrete sidewalk, curb and gutter.</p> <p>c) Reconstruct drainage facility to current City standard.</p> <p>d) Provide separation between sanitary sewer and water lines to comply with current City of Oakland and Alameda Health Department standards.</p> <p>e) Construct wheelchair ramps that comply with Americans with Disabilities Act requirements and current City Standards.</p> <p>f) Remove and replace deficient concrete sidewalk, curb and gutter within property frontage.</p> <p>g) Provide adequate fire department access and water supply, including, but not limited to currently adopted fire codes and standards.</p>	Prior to the issuance of a grading or building permit for each phase.	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p> <p>City of Oakland, Public Works, Environmental Services</p>
<p>SCA AES-9 (Standard Condition of Approval 40): Lighting Plan.</p> <p>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 Bureau of Planning and Building Services, Zoning Division, and the Electrical Services Division of the Public Works Department for review and</p>	Prior to the issuance of an electrical or building permit for each phase.	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of</p>

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approval. All lighting shall be architecturally integrated into the site.		Building Services Division, Zoning Inspections City of Oakland, Public Works, Electrical Services
Also SCA BIO-1. See <i>Biological Resources</i> , below.		
Air Quality		
<p>SCA AIR-1 (Standard Condition of Approval A): Construction-Related Air Pollution Controls, Dust and Equipment Emissions (Previously Mitigation Measure AIR C.1)</p> <p><i>Ongoing throughout demolition, grading, and/or construction.</i></p> <p>During construction, the project applicant shall require the construction contractor to implement all of the following applicable measures recommended by the BAAQMD:</p> <ol style="list-style-type: none"> Water all exposed surfaces of active construction areas at least twice daily (using reclaimed water if possible). 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. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer). All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. Pave all roadways, driveways, sidewalks, etc., as soon as feasible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used. Enclose, cover, water twice daily or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.). Limit vehicle speeds on unpaved roads to 15 miles per hour. Idling times on all diesel-fueled commercial vehicles over 10,000 lbs. shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485, of the California Code of Regulations). Clear signage to this effect shall be provided for construction workers at all access points. Idling times on all diesel-fueled off-road vehicles over 25 horsepower shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes and fleet operators must develop a written idling policy (as required by Title 13, Section 2449 of the California Code of Regulations.) All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. Post a publicly visible sign that includes the contractor's name and telephone number to contact regarding dust complaints. When contacted, the contractor shall respond and take corrective action within 48 hours. The telephone numbers of contacts at the City and the BAAQMD shall also be visible. This information may be posted on other required on-site signage. Portable equipment shall be powered by electricity if available. If electricity is not available, propane or natural gas shall be used if feasible. Diesel engines shall only be 	<p>Ongoing throughout demolition, grading, and/or construction for each phase.</p> <p>Prior to starting operations for each phase.</p>	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p>

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<p>used if electricity is not available and it is not feasible to use propane or natural gas.</p> <p>l) All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.</p> <p>m) All excavation, grading, and demolition activities shall be suspended when average wind speeds exceed 20 mph.</p> <p>n) Install sandbags or other erosion control measures to prevent silt runoff to public roadways.</p> <p>o) Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for one month or more).</p> <p>p) Designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress.</p> <p>q) Install appropriate wind breaks (e.g., trees, fences) on the windward side(s) of actively disturbed areas of the construction site to minimize windblown dust. Wind breaks must have a maximum 50 percent air porosity.</p> <p>r) Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.</p> <p>s) The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time.</p> <p>t) All trucks and equipment, including tires, shall be washed off prior to leaving the site.</p> <p>u) Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel.</p> <p>v) Minimize the idling time of diesel-powered construction equipment to two minutes.</p> <p>w) All equipment to be used on the construction site and subject to the requirements of Title 13, Section 2449 of the California Code of Regulations ("California Air Resources Board Off-Road Diesel Regulations") must meet Emissions and Performance Requirements one year in advance of any fleet deadlines. The project applicant shall provide written documentation that the fleet requirements have been met.</p> <p>x) Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., BAAQMD Regulation 8, Rule 3: Architectural Coatings).</p> <p>y) All construction equipment, diesel trucks, and generators shall be equipped with Best Available Control Technology for emission reductions of NOX and PM.</p> <p>z) Off-road heavy diesel engines shall meet the CARB's most recent certification standard.</p>		
<p>SCA AIR-2: (Standard Condition of Approval 25): Parking and Transportation Demand Management <i>(This SCA would apply to development projects under the Specific Plan generating 50 or more net new a.m. or p.m. peak hour vehicle trips.)</i> (Previously Mitigation Measure AIR C.2a)</p> <p><i>Prior to issuance of a final inspection of the building permit.</i></p> <p>The project applicant shall submit a Transportation and Parking Demand Management (TDM) for review and approval by the City. The intent of the TDM plan shall be to reduce vehicle traffic and parking demand generated by the project to the maximum extent practicable consistent with the potential traffic and parking impacts of the project. The goal of the TDM shall be to achieve the following project vehicle trip reductions (VTR):</p> <ul style="list-style-type: none"> Projects generating 50 – 99 net new a.m. or p.m. peak hour vehicle trips: 10 percent VTR 	<p>Prior to issuance of a final inspection of the building permit for each phase.</p> <p>Implementation: Ongoing (e.g. submittal of additional approved TDM reports as needed per approved TDM plan).</p>	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p> <p>City of Oakland, Public Works, Traffic Services Division</p>

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<ul style="list-style-type: none"> Projects generating 100 or more net new a.m. or p.m. peak hour vehicle trips: 20 percent VTR <p>The TDM plan shall include strategies to increase pedestrian, bicycle, transit, and carpool use, and reduce parking demand. All four modes of travel shall be considered, as appropriate. VTR strategies to consider include, but are not limited to, the following:</p> <ol style="list-style-type: none"> Inclusion of additional long term and short term bicycle parking that meets the design standards set forth in chapter five of the Bicycle Master Plan, and Bicycle Parking Ordinance (chapter 17.117 of the Oakland Planning Code), and shower and locker facilities in commercial developments that exceed the requirement. Construction of and/or access to bikeways per the Bicycle Master Plan; construction of priority Bikeway Projects, on-site signage and bike lane striping. Installation of safety elements per the Pedestrian Master Plan (such as cross walk striping, curb ramps, count-down signals, bulb outs, etc.) to encourage convenient and safe crossing at arterials, in addition to safety elements required to address safety impacts of the project. Installation of amenities such as lighting, street trees, trash receptacles per the Pedestrian Master Plan and any applicable streetscape plan. Construction and development of transit stops/shelters, pedestrian access, way finding signage, and lighting around transit stops per transit agency plans or negotiated improvements. Direct on-site sales of transit passes purchased and sold at a bulk group rate (through programs such as AC Transit Easy Pass or a similar program through another transit agency). Provision of a transit subsidy to employees or residents, determined by the project sponsor and subject to review by the City, if the employees or residents use transit or commute by other alternative modes. Provision of an ongoing contribution to AC Transit service to the area between the development and nearest mass transit station prioritized as follows: <ol style="list-style-type: none"> Contribution to AC Transit bus service; Contribution to an existing area shuttle or streetcar service; and Establishment of new shuttle or streetcar service. The amount of contribution (for any of the above scenarios) would be based upon the cost of establishing new shuttle service (Scenario 3). Guaranteed ride home program for employees, either through 511.org or through separate program. Pre-tax commuter benefits (commuter checks) for employees. Free designated parking spaces for on-site car-sharing program (such as City Car Share, Zip Car, etc.) and/or car-share membership for employees or tenants. Onsite carpooling and/or vanpooling program that includes preferential (discounted or free) parking for carpools and vanpools. Distribution of information concerning alternative transportation options. Parking spaces sold/leased separately for residential units. Charge employees for parking, or provide a cash incentive or transit pass alternative to a free parking space in commercial properties. Parking management strategies; including attendant/valet parking and shared parking spaces. Requiring tenants to provide opportunities and the ability to work off-site. Allow employees or residents to adjust their work schedule in order to complete the basic work requirement of five eight-hour workdays by adjusting their schedule to reduce vehicle trips to the worksite (e.g., working four, ten-hour days; allowing 		

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<p>employees to work from home two days per week).</p> <p>q) Provide or require tenants to provide employees with staggered work hours involving a shift in the set work hours of all employees at the workplace or flexible work hours involving individually determined work hours.</p> <p>The TDM Plan shall indicate the estimated VTR for each strategy proposed based on published research or guidelines. For TDM Plans containing ongoing operational VTR strategies, the Plan shall include an ongoing monitoring and enforcement program to ensure the Plan is implemented on an ongoing basis during project operation. If an annual compliance report is required, as explained below, the TDM Plan shall also specify the topics to be addressed in the annual report.</p> <p>The project applicant shall implement the approved TDM Plan on an ongoing basis. For projects that generate 100 or more net new a.m. or p.m. peak hour vehicle trips and contain ongoing operational VTR strategies, the project applicant shall submit an annual compliance report for the first five years following completion of the project (or completion of each phase for phased projects) for review and approval by the City. The annual report shall document the status and effectiveness of the TDM program, including the actual VTR. If deemed necessary, the City may elect to have a peer review consultant, paid for by the project applicant, review the annual report. If timely reports are not submitted and/or the annual reports indicate that the project applicant has failed to implement the TDM Plan, the project will be considered in violation of the Conditions of Approval and the City may initiate enforcement action as provided for in these Conditions of Approval. The project shall not be considered in violation of this Condition if the TDM Plan is implemented but the VTR goal is not achieved.</p>		
<p>Mitigation Measure <u>AIR C.2b</u>: (amended per 2015 CEQA Analysis)</p> <p>The office developer (Shorenstein <u>Strada T5, LLC</u> or its successor) for the approved Block T5/6 site) shall implement Mitigation Measure <u>TRA-B.5</u> (improvements to BART 12th Street Station exit gates) to facilitate use of BART by project workers. Implementation of these measures would reduce the anticipated impact to less-than-significant levels.</p>	<p>Phase Studies: Prior to final inspection of the building permit for each phase.</p> <p>Implementation: Ongoing.</p>	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p>
Biological Resources		
<p>SCA BIO-1 (Standard Condition of Approval 46): Tree Replacement Plantings</p> <p><i>Prior to issuance of a final inspection of the building permit</i></p> <p>Replacement plantings shall be required for erosion control, groundwater replenishment, visual screening and wildlife habitat, and in order to prevent excessive loss of shade, in accordance with the following criteria:</p> <ol style="list-style-type: none"> 1) No tree replacement shall be required for the removal of nonnative species, for the removal of trees which is required for the benefit of remaining trees, or where insufficient planting area exists for a mature tree of the species being considered. 2) Replacement tree species shall consist of <i>Sequoia sempervirens</i> (Coast Redwood), <i>Quercus agrifolia</i> (Coast Live Oak), <i>Arbutus menziesii</i> (Madrone), <i>Aesculus californica</i> (California Buckeye) or <i>Umbellularia californica</i> (California Bay Laurel) or other tree species acceptable to the Tree Services Division. 3) Replacement trees shall be at least of twenty-four (24) inch box size, unless a smaller size is recommended by the arborist, except that three fifteen (15) gallon size trees may be substituted for each twenty-four (24) inch box size tree where appropriate. 	<p>Prior to issuance of a tree removal permit for each phase.</p>	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p> <p>City of Oakland Public Works Department, Tree Services Division</p>

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<p>4) Minimum planting areas must be available on site as follows:</p> <ul style="list-style-type: none"> For Sequoia sempervirens, three hundred fifteen square feet per tree; For all other species listed in #2 above, seven hundred (700) square feet per tree. <p>5) In the event that replacement trees are required but cannot be planted due to site constraints, an in lieu fee as determined by the master fee schedule of the City may be substituted for required replacement plantings, with all such revenues applied toward tree planting in city parks, streets and medians.</p> <p>Plantings shall be installed prior to the issuance of a final inspection of the building permit, subject to seasonal constraints, and shall be maintained by the project applicant until established. The Tree Reviewer of the Tree Division of the Public Works Department may require a landscape plan showing the replacement planting and the method of irrigation. Any replacement planting which fails to become established within one year of planting shall be replanted at the project applicant's expense.</p>		
<p>SCA BIO-2 (Standard Condition of Approval 44): Tree Removal During Breeding Season <i>Prior to issuance of a tree removal permit</i></p> <p>To the extent feasible, removal of any tree and/or other vegetation suitable for nesting of raptors shall not occur during the breeding season of March 15 and August 15. If tree removal must occur during the breeding season, all sites shall be surveyed by a qualified biologist to verify the presence or absence of nesting raptors or other birds. Pre-removal surveys shall be conducted within 15 days prior to start of work from March 15 through May 31, and within 30 days prior to the start of work from June 1 through August 15. The pre-removal surveys shall be submitted to the Bureau of Planning and the Tree Services Division of the Public Works Department. If the survey indicates the potential presences of nesting raptors or other birds, the biologist shall determine an appropriately sized buffer around the nest in which no work will be allowed until the young have successfully fledged. The size of the nest buffer will be determined by the biologist in consultation with the CDFG, and will be based to a large extent on the nesting species and its sensitivity to disturbance. In general, buffer sizes of 200 feet for raptors and 50 feet for other birds should suffice to prevent disturbance to birds nesting in the urban environment, but these buffers may be increased or decreased, as appropriate, depending on the bird species and the level of disturbance anticipated near the nest.</p>	Prior to issuance of a demolition, grading, or building permit for each phase.	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p> <p>City of Oakland Public Works Department, Tree Services Division</p>
<p>SCA BIO-3 (Standard Condition of Approval 45): Tree Removal Permit <i>Prior to issuance of a demolition, grading, or building permit.</i></p> <p>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 Department, and abide by the conditions of that permit.</p>	Prior to issuance of a demolition, grading, or building permit for each phase.	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p> <p>City of Oakland Public Works Department, Tree Services Division</p>
<p>SCA BIO-4 (Standard Condition of Approval 47): Tree Protection during Construction <i>Prior to issuance of a demolition, grading, or building permit</i></p> <p>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:</p> <p>a) Before the start of any clearing, excavation, construction or other work on the site,</p>	Prior to issuance of a demolition, grading, or building permit for each phase.	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning</p>

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<p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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 Department 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.</p> <p>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.</p>		<p>Inspections</p> <p>City of Oakland Public Works Department, Tree Services Division</p>
Also SCA GEO-1. See <i>Geology, Soils and Geohazards</i> , below		
Also SCA HAZ-1. See <i>Hazards and Hazardous Materials</i> , below.		
Also SCAs HYD-1, HYD-2 and HYD-6. See <i>Hydrology and Water Quality</i> , below.		
Cultural Resources		
<p>SCA CUL-1 (Cultural Resources Measure from Initial Study) (Standard Condition of Approval 52): Archaeological Resource</p> <p><i>Ongoing throughout demolition, grading, and/or construction</i></p> <p>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</p>	<p>Ongoing throughout demolition, grading, and/or construction for each phase.</p>	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p>

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<p>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.</p> <ul style="list-style-type: none"> • 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. • 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 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. • Archaeological Resources – Sensitive Areas. Prior to issuance of a demolition, grading, or building permit, the project applicant shall implement either Provision A (Intensive Pre-Construction Study) or Provision D (Construction ALERT Sheet). However, if in either case a high potential presence of historic-period archaeological resources on the project site is indicated, or a potential resource is discovered, the project applicant shall also implement all of the following provisions: <ul style="list-style-type: none"> - Provision B (Construction-Period Monitoring), - Provision C (Avoidance and/or Find Recovery), and - Provision D (to establish a Construction ALERT Sheet if the Intensive Pre-Construction Study was originally implemented per Provision A, or to update and provide more specificity to the initial Construction ALERT Sheet if a Construction ALERT Sheet was originally implemented per Provision D). <p>Provision A through Provision D are detailed as follows:</p> <ul style="list-style-type: none"> • <i>Provision A: Intensive Pre-Construction Study</i> – The project applicant, upon approval from the City Bureau of Planning, may choose to complete a site-specific, intensive archaeological resources study prior to soil-disturbing activities occurring on the project site. The purpose of the site-specific, intensive archaeological resources study is to identify early the potential presence of history-period archaeological resources on the project site. If that approach is selected, the study shall be conducted by a qualified archaeologist approved by the City Bureau of Planning. If prepared, at a minimum, the study shall include: <ul style="list-style-type: none"> - An intensive cultural resources study of the project site, including subsurface presence/absence studies, of the project site. Field studies conducted by the approved archaeologist(s) may include, but are not limited to, auguring and 		

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<p>other common methods used to identify the presence of archaeological resources;</p> <ul style="list-style-type: none"> - A report disseminating the results of this research; - Recommendations for any additional measures that could be necessary to mitigate any adverse impacts to recorded and/or inadvertently discovered cultural resources. <p>If the results of the study indicate a high potential presence of historic-period archaeological resources on the project site, or a potential resource is discovered, the project applicant shall hire a qualified archaeologist to monitor any ground disturbing activities on the project site during construction (see Provision B, Construction-Period Monitoring, below), implement avoidance and/or find recovery measures (see Provision C, Avoidance and/or Find Recovery, below), and prepare an ALERT Sheet that details what could potentially be found at the project site (see Provision D, Construction ALERT Sheet, below).</p> <ul style="list-style-type: none"> • <i>Provision B: Construction-Period Monitoring</i> – Archaeological monitoring would include briefing construction personnel about the type of artifacts that may be present (as referenced in the ALERT Sheet, require per Provision D, Construction ALERT Sheet, below) and the procedures to follow if any are encountered, field recording and sampling in accordance with the Secretary of Interior's Standards and Guidelines for Archaeological Documentation, notifying the appropriate officials if human remains or cultural resources are discovered, or preparing a report to document negative findings after construction is completed. If a significant archaeological resource is discovered during the monitoring activities, adherence to Provision C, Avoidance and/or Find Recovery, discussed below), would be required to reduce the impact to less than significant. The project applicant shall hire a qualified archaeologist to monitor all ground-disturbing activities on the project site throughout construction. • <i>Provision C: Avoidance and/or Find Recovery</i> – If a significant archaeological resource is present that could be adversely impacted by the proposed project, the project applicant of the specific project site shall either: <ul style="list-style-type: none"> - Stop work and redesign the proposed project to avoid any adverse impacts on significant archaeological resource(s); or, - If avoidance is determined infeasible by the City, design and implement an Archaeological Research Design and Treatment Plan (ARDTP). The project applicant shall hire a qualified archaeologist who shall prepare a draft ARDTP that shall be submitted to the City Bureau of Planning for review and approval. The ARDTP is required to identify how the proposed data recovery program would preserve the significant information the archaeological resource is expected to contain. The ARDTP shall identify the scientific/historic research questions applicable to the expected resource, the data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The ARDTP shall include the analysis and specify the curation and storage methods. Data recovery, in general, shall be limited to the portions of the archaeological resource that could be impacted by the proposed project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practical. The project applicant shall implement the ARDTP. Because the intent of the ARDTP is to save as much of the archaeological resource as possible, including moving the resource, if feasible, preparation and implementation of the ARDTP would reduce the potential adverse impact to less than significant. 		

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<ul style="list-style-type: none"> <i>Provision D: Construction ALERT Sheet</i> – The project applicant, upon approval from the City Bureau of Planning, may choose to prepare a construction ALERT sheet prior to soil-disturbing activities occurring on the project site, instead of conducting site-specific, intensive archaeological resources pursuant to Provision A, above. The project applicant shall submit for review and approval by the City prior to subsurface construction activity an “ALERT” sheet prepared by a qualified archaeologist with visuals that depict each type of artifact that could be encountered on the project site. Training by the qualified archaeologist shall be provided to the project’s prime contractor; any project subcontractor firms (including demolition, excavation, grading, foundation, and pile driving); and/or utilities firm involved in soil-disturbing activities within the project site. <p>The ALERT sheet shall state, in addition to the basic archaeological resource protection measures contained in other standard conditions of approval, that in the event of discovery of the following cultural materials, all work must be stopped in the area and the City’s Environmental Review Officer contacted to evaluate the find: concentrations of shellfish remains; evidence of fire (ashes, charcoal, burnt earth, fire-cracked rocks); concentrations of bones; recognizable Native American artifacts (arrowheads, shell beads, stone mortars [bowls], humanly shaped rock); building foundation remains; trash pits, privies (outhouse holes); floor remains; wells; concentrations of bottles, broken dishes, shoes, buttons, cut animal bones, hardware, household items, barrels, etc.; thick layers of burned building debris (charcoal, nails, fused glass, burned plaster, burned dishes); wood structural remains (building, ship, wharf); clay roof/floor tiles; stone walls or footings; or gravestones.</p> <p>Prior to any soil-disturbing activities, each contractor shall be responsible for ensuring that the ALERT sheet is circulated to all field personnel, including machine operators, field crew, pile drivers, and supervisory personnel.</p> <p>If the project applicant chooses to implement Provision D, Construction ALERT Sheet, and a potential resource is discovered on the project site during ground disturbing activities during construction, the project applicant shall hire a qualified archaeologist to monitor any ground disturbing activities on the project site during construction (see Provision B, Construction-Period Monitoring, above), implement avoidance and/or find recovery measures (see Provision C, Avoidance and/or Find Recovery, above), and prepare an updated ALERT Sheet that addresses the potential resource(s) and other possible resources based on the discovered find found on the project site.</p>		
<p>SCA CUL-2 (Cultural Resources Measure from Initial Study) (Standard Condition of Approval SCA 53): Human Remains</p> <p><i>Ongoing throughout demolition, grading, and/or construction</i></p> <p>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.</p>	Ongoing throughout demolition, grading, and/or construction of Phase 1.	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p>

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<p>SCA CUL-3 (Cultural Resources Measure from Initial Study) (Standard Condition of Approval 54): Paleontological Resources</p> <p><i>Ongoing throughout demolition, grading, and/or construction.</i></p> <p>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.</p>	Ongoing throughout demolition, grading, and/or construction for Phase 1.	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p>
Geology, Soils and Geohazards		
<p>SCA GEO-1 (Geology and Soils Measure from Initial Study) (Standard Condition of Approval 55): Erosion and Sedimentation Control Plan</p> <p><i>Prior to any grading activities.</i></p> <p>The project applicant shall obtain a grading permit if required by the Oakland Grading Regulations pursuant to Section 15.04.780 of the Oakland Municipal Code. The grading permit application shall include an erosion and sedimentation control plan for review and approval by the Bureau of Building Services. The erosion and sedimentation control plan shall include all necessary measures to be taken to prevent excessive stormwater runoff or carrying by stormwater runoff of solid materials on to lands of adjacent property owners, public streets, or to creeks as a result of conditions created by grading operations. The plan shall include, but not be limited to, such measures as short-term erosion control planting, waterproof slope covering, check dams, interceptor ditches, benches, storm drains, dissipation structures, diversion dikes, retarding berms and barriers, devices to trap, store and filter out sediment, and stormwater retention basins. Off-site work by the project applicant may be necessary. The project applicant shall obtain permission or easements necessary for off-site work. There shall be a clear notation that the plan is subject to changes as changing conditions occur. Calculations of anticipated stormwater runoff and sediment volumes shall be included, if required by the Director of Development or designee. The plan shall specify that, after construction is complete, the project applicant shall ensure that the storm drain system shall be inspected and that the project applicant shall clear the system of any debris or sediment.</p> <p><i>Ongoing throughout grading and construction activities.</i></p> <p>The project applicant shall implement the approved erosion and sedimentation plan. No grading shall occur during the wet weather season (October 15 through April 15) unless specifically authorized in writing by the Bureau of Building Services.</p>	<p>Prior to any grading activities for each phase.</p> <p>Implementation: Ongoing throughout grading and construction activities for each phase.</p>	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p>
<p>SCA GEO-2 (Standard Condition of Approval 58): Soils Report</p> <p><i>Required as part of the submittal of a Tentative Tract or Tentative Parcel Map.</i></p> <p>A preliminary soils report for each construction site within the project area shall be required as part of this project and submitted for review and approval by the Building Services Division. The soils reports shall be based, at least in part, on information obtained from on-site testing. Specifically the minimum contents of the report should include:</p>	Required as part of the submittal of a Tentative Tract or Tentative Parcel Map.	City of Oakland Bureau of Building Services Division

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<p>a) Logs of borings and/or profiles of test pits and trenches:</p> <ol style="list-style-type: none"> 1) The minimum number of borings acceptable, when not used in combination with test pits or trenches, shall be two (2), when in the opinion of the Soils Engineer such borings shall be sufficient to establish a soils profile suitable for the design of all the footings, foundations, and retaining structures. 2) The depth of each boring shall be sufficient to provide adequate design criteria for all proposed structures. 3) All boring logs shall be included in the soils report. <p>b) Test pits and trenches</p> <ol style="list-style-type: none"> 1) Test pits and trenches shall be of sufficient length and depth to establish a suitable soils profile for the design of all proposed structures. 2) Soils profiles of all test pits and trenches shall be included in the soils report. <p>c) A plat shall be included which shows the relationship of all the borings, test pits, and trenches to the exterior boundary of the site. The plat shall also show the location of all proposed site improvements. All proposed improvements shall be labeled.</p> <p>d) Copies of all data generated by the field and/or laboratory testing to determine allowable soil bearing pressures, sheer strength, active and passive pressures, maximum allowable slopes where applicable and any other information which may be required for the proper design of foundations, retaining walls, and other structures to be erected subsequent to or concurrent with work done under the grading permit.</p> <p>e) A written Soils Report shall be submitted which shall include but is not limited to the following:</p> <ol style="list-style-type: none"> 1) Site description 2) Local and site geology 3) Review of previous field and laboratory investigations for the site 4) Review of information on or in the vicinity of the site on file at the Information Counter, City of Oakland, Office of Planning and Building. 5) Site stability shall be addressed with particular attention to existing conditions and proposed corrective attention to existing conditions and proposed corrective actions at locations where land stability problems exist. 6) Conclusions and recommendations for foundations and retaining structures, resistance to lateral loading, slopes, and specifications, for fills, and pavement design as required. 7) Conclusions and recommendations for temporary and permanent erosion control and drainage. If not provided in a separate report they shall be appended to the required soils report. 8) All other items which a Soils Engineer deems necessary. 9) The signature and registration number of the Civil Engineer preparing the report. <p>The Director of Planning and Building may reject a report that she/he believes is not sufficient. The Director of Planning and Building may refuse to accept a soils report if the certification date of the responsible soils engineer on said document is more than three</p>		

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years old. In this instance, the Director may be require that the old soils report be recertified, that an addendum to the soils report be submitted, or that a new soils report be provided.		
<p>SCA GEO-3 (Standard Condition of Approval 60): Geotechnical Report <i>Required as part of the submittal of a Tentative Tract Map or Tentative Parcel Map.</i></p> <p>A site-specific, design level, Landslide or Liquefaction geotechnical investigation for each construction site within the project area shall be required as part of this project and submitted for review and approval by the Bureau of Building Services. Specifically:</p> <ol style="list-style-type: none"> 1) Each investigation shall include an analysis of expected ground motions at the site from identified faults. The analyses shall be accordance with applicable City ordinances and polices, and consistent with the most recent version of the California Building Code, which requires structural design that can accommodate ground accelerations expected from identified faults. 2) The investigations shall determine final design parameters for the walls, foundations, foundation slabs, surrounding related improvements, and infrastructure (utilities, roadways, parking lots, and sidewalks). 3) The investigations shall be reviewed and approved by a registered geotechnical engineer. All recommendations by the project engineer, geotechnical engineer, shall be included in the final design, as approved by the City of Oakland. 4) The geotechnical report shall include a map prepared by a land surveyor or civil engineer that shows all field work and location of the "No Build" zone. The map shall include a statement that the locations and limitations of the geologic features are accurate representations of said features as they exist on the ground, were placed on this map by the surveyor, the civil engineer or under their supervision, and are accurate to the best of their knowledge. 5) Recommendations that are applicable to foundation design, earthwork, and site preparation that were prepared prior to or during the project's design phase, shall be incorporated in the project. 6) Final seismic considerations for the site shall be submitted to and approved by the City of Oakland Bureau of Building Services prior to commencement of the project. 7) A peer review is required for the Geotechnical Report. Personnel reviewing the geologic report shall approve the report, reject it, or withhold approval pending the submission by the applicant or subdivider of further geologic and engineering studies to more adequately define active fault traces. <p>Tentative Tract or Parcel Map approvals shall require, but not be limited to, approval of the Geotechnical Report.</p>	Required as part of the submittal of a Tentative Tract Map or Tentative Parcel Map.	<p>City of Oakland Bureau of Building Services Division</p> <p>City of Oakland Public Works Department, Tree Services Division</p>
Also SCA HYD-4. See <i>Hydrology and Water Quality</i> , below.		
Greenhouse Gases and Climate Change		
SCAs UTIL-1 and UTIL-2. See <i>Utilities and Service Systems</i> , below.		
Hazards and Hazardous Materials		
<p>SCA HAZ-1 (Hazards and Hazardous Materials Measure from initial Study) (Standard Condition of Approval 35): Hazards Best Management Practices <i>Prior to the commencement of demolition, grading, or construction.</i></p>	Prior to the commencement of demolition, grading, or construction for each	City of Oakland Bureau of Building Services

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<p>The project applicant and construction contractor shall ensure that construction of Best Management Practices (BMPs) is implemented as part of construction to minimize the potential negative effects to groundwater and soils. These shall include the following:</p> <ul style="list-style-type: none"> a) Follow manufacturers' recommendations on use, storage, and disposal of chemical products used in construction; b) Avoid overtopping construction equipment fuel gas tanks; c) During routine maintenance of construction equipment, properly contain and remove grease and oils; d) Properly dispose of discarded containers of fuels and other chemicals. e) Ensure that construction would not have a significant impact on the environment or pose a substantial health risk to construction workers and the occupants of the proposed development. Soil sampling and chemical analyses of samples shall be performed to determine the extent of potential contamination beneath all UST's, elevator shafts, clarifiers, and subsurface hydraulic lifts when on-site demolition, or construction activities would potentially affect a particular development or building. f) If soil, groundwater or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notification of regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate. 	phase.	<p>Division</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p>
<p>SCA HAZ-2 (Standard Condition of Approval 41): Asbestos Removal in Structures <i>Prior to issuance of a demolition permit.</i></p> <p>If asbestos-containing materials (ACM) are found to be present in building materials to be removed, demolition and disposal, the project applicant shall submit specifications signed by a certified asbestos consultant for the removal, encapsulation, or enclosure of the identified ACM in accordance with all applicable laws and regulations, including but not necessarily limited to: California Code of Regulations, Title 8; Business and Professions Code; Division 3; California Health & Safety Code 25915-25919.7; and Bay Area Air Quality Management District, Regulation 11, Rule 2, as may be amended.</p>	Prior to issuance of a demolition permit for each phase.	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p> <p>Oakland Fire Prevention Bureau, Hazardous Materials Unit</p>
<p>SCA HAZ-3 (Standard Condition of Approval 61): Site Review by Fire Services Division <i>Prior to the issuance of demolition, grading or building permit.</i></p> <p>The project applicant shall submit plans for site review and approval to the Fire Prevention Bureau Hazardous Materials Unit. Property owner may be required to obtain or perform a Phase II hazard assessment.</p>	Prior to issuance of any demolition, grading or building permit for each phase.	<p>Oakland Fire Prevention Bureau, Hazardous Materials Unit</p>
	Prior to issuance of demolition, grading, or building permits for each phase.	<p>Oakland Fire Prevention Bureau, Hazardous Materials Unit</p>

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<p>SCA HAZ-5 (Standard Condition of Approval 63): Lead-Based Paint/Coatings, Asbestos, or PCB Occurrence Assessment</p> <p><i>Prior to issuance of any demolition, grading or building permit.</i></p> <p>The project applicant shall submit a comprehensive assessment report to the Fire Prevention Bureau, Hazardous Materials Unit, signed by a qualified environmental professional, documenting the presence or lack thereof of asbestos-containing materials (ACM), lead-based paint, and any other building materials or stored materials classified as hazardous waste by State or federal law.</p>	Prior to issuance of any demolition, grading or building permit for each phase.	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p> <p>Oakland Fire Prevention Bureau, Hazardous Materials Unit</p>
<p>SCA HAZ-6 (Standard Condition of Approval 64): Environmental Site Assessment Reports Remediation:</p> <p><i>Prior to issuance of any demolition, grading or building permit.</i></p> <p>If the environmental site assessment reports recommend remedial action, the project applicant shall:</p> <ol style="list-style-type: none"> Consult with the appropriate local, State, and federal environmental regulatory agencies to ensure sufficient minimization of risk to human health and environmental resources, both during and after construction, posed by soil contamination, groundwater contamination, or other surface hazards including, but not limited to, underground storage tanks, fuel distribution lines, waste pits and sumps. Obtain and submit written evidence of approval for any remedial action if required by a local, State, or federal environmental regulatory agency. Submit a copy of all applicable documentation required by local, State, and federal environmental regulatory agencies, including but not limited to: permit applications, Phase I and II environmental site assessments, human health and ecological risk assessments, remedial action plans, risk management plans, soil management plans, and groundwater management plans. 	Prior to issuance of any demolition, grading or building permit for each phase.	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p> <p>Oakland Fire Prevention Bureau, Hazardous Materials Unit</p>
<p>SCA HAZ-7 (Standard Condition of Approval 65): Lead-base Paint Remediation</p> <p><i>Prior to issuance of any demolition, grading or building permit.</i></p> <p>If lead-based paint is present, the project applicant shall submit specifications to the Fire Prevention Bureau, Hazardous Materials Unit signed by a certified Lead Supervisor, Project Monitor, or Project Designer for the stabilization and/or removal of the identified lead paint in accordance with all applicable laws and regulations, including but not necessarily limited to: Cal/OSHA's Construction Lead Standard, 8 CCR1532.1 and DHS regulation 17 CCR Sections 35001 through 36100, as may be amended.</p>	Prior to issuance of any demolition, grading or building permit for each phase.	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p> <p>Oakland Fire Prevention Bureau, Hazardous Materials Unit</p>

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<p>SCA HAZ-8 (Standard Condition of Approval 66): Other Materials Classified as Hazardous Waste</p> <p><i>Prior to issuance of any demolition, grading or building permit.</i></p> <p>If other materials classified as hazardous waste by State or federal law are present, the project applicant shall submit written confirmation to Fire Prevention Bureau, Hazardous Materials Unit that all State and federal laws and regulations shall be followed when profiling, handling, treating, transporting and/or disposing of such materials.</p>	Prior to issuance of any demolition, grading or building permit for each phase.	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p> <p>Oakland Fire Prevention Bureau, Hazardous Materials Unit</p>
<p>SCA HAZ-9 (Standard Condition of Approval 67): Health and Safety Plan per Assessment</p> <p><i>Prior to issuance of any demolition, grading or building permit.</i></p> <p>If the required lead-based paint/coatings, asbestos, or PCB assessment finds presence of such materials, the project applicant shall create and implement a health and safety plan to protect workers from risks associated with hazardous materials during demolition, renovation of affected structures, and transport and disposal.</p>	Prior to issuance of any demolition, grading or building permit.	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p>
<p>SCA HAZ-10 (Standard Condition of Approval 68): Best Management Practices for Soil and Groundwater Hazards</p> <p>The project applicant shall implement all of the following Best Management Practices (BMPs) regarding potential soil and groundwater hazards:</p> <ol style="list-style-type: none"> Soil generated by construction activities shall be stockpiled onsite in a secure and safe manner. All contaminated soils determined to be hazardous or non-hazardous waste must be adequately profiled (sampled) prior to acceptable reuse or disposal at an appropriate off-site facility. Specific sampling and handling and transport procedures for reuse or disposal shall be in accordance with applicable local, state and federal agencies laws, in particular, the Regional Water Quality Control Board (RWQCB) and/or the Alameda County Department of Environmental Health (ACDEH) and policies of the City of Oakland. Groundwater pumped from the subsurface shall be contained onsite in a secure and safe manner, prior to treatment and disposal, to ensure environmental and health issues are resolved pursuant to applicable laws and policies of the City of Oakland, the RWQCB and/or the ACDEH. Engineering controls shall be utilized, which include impermeable barriers to prohibit groundwater and vapor intrusion into the building (pursuant to the Standard Condition of Approval regarding Radon or Vapor Intrusion from Soil and Groundwater Sources); Prior to issuance of any demolition, grading, or building permit, the applicant shall submit for review and approval by the City of Oakland, written verification that the appropriate federal, state or county oversight authorities, including but not limited to the RWQCB and/or the ACDEH, have granted all required clearances and confirmed that the all applicable standards, regulations and conditions for all previous contamination at the site. The applicant also shall provide evidence from the City's Fire Department, Office of Emergency Services, indicating compliance with the Standard Condition of Approval requiring a Site Review by the Fire Services Division pursuant to City Ordinance No. 12323, and compliance with the Standard Condition of Approval requiring a Phase I and/or Phase II Reports. 	Prior to issuance of any demolition, grading, or building permit, and ongoing for each phase.	<p>City of Oakland Planning and Building Department</p> <p>City of Oakland - Building Services Division, Zoning Inspection</p> <p>Oakland Fire Prevention Bureau, Office of Emergency Services</p>

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<p>SCA HAZ-11 (Standard Condition of Approval 69): Radon or Vapor Intrusion from Soil or Groundwater Sources</p> <p><i>Ongoing.</i></p> <p>The project applicant shall submit documentation to determine whether radon or vapor intrusion from the groundwater and soil is located on-site as part of the Phase I documents. The Phase I analysis shall be submitted to the Fire Prevention Bureau, Hazardous Materials Unit, for review and approval, along with a Phase II report if warranted by the Phase I report for the project site. The reports shall make recommendations for remedial action, if appropriate, and should be signed by a Registered Environmental Assessor, Professional Geologist, or Professional Engineer. Applicant shall implement the approved recommendations.</p>	<p>Submittal with Phase I and/or Phase II documents, prior to issuance of a demolition, grading or building permit for each phase.</p> <p>Ongoing if remediation actions are recommended.</p>	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p> <p>Oakland Fire Prevention Bureau, Hazardous Materials Unit</p>
<p>SCA HAZ-12 (Standard Condition of Approval 74): Hazardous Materials Business Plan</p> <p><i>Prior to issuance of a business license.</i></p> <p>The project applicant shall submit a Hazardous Materials Business Plan for review and approval by Fire Prevention Bureau, Hazardous Materials Unit. Once approved this plan shall be kept on file with the City and will be updated as applicable. The purpose of the Hazardous Business Plan is to ensure that employees are adequately trained to handle the materials and provides information to the Fire Services Division should emergency response be required. The Hazardous Materials Business Plan shall include the following:</p> <ol style="list-style-type: none"> The types of hazardous materials or chemicals stored and/or used on site, such as petroleum fuel products, lubricants, solvents, and cleaning fluids. The location of such hazardous materials. An emergency response plan including employee training information. A plan that describes the manner in which these materials are handled, transported and disposed. 	<p>Prior to issuance of a business license for each phase.</p>	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p> <p>Oakland Fire Prevention Bureau, Hazardous Materials Unit</p>
Hydrology and Water Quality		
<p>SCA HYD-1 (Hydrology and Water Quality Measure from Initial Study) (Standard Condition of Approval 75): Stormwater Pollution Prevention Plan</p> <p><i>Prior to and ongoing throughout demolition, grading, and/or construction activities.</i></p> <p>The project applicant must obtain coverage under the General Construction Activity Storm Water Permit (General Construction Permit) issued by the State Water Resources Control Board (SWRCB). The project applicant must file a notice of intent (NOI) with the SWRCB. The project applicant will be required to prepare a stormwater pollution prevention plan (SWPPP) and submit the plan for review and approval by the Bureau of Building Services. At a minimum, the SWPPP shall include a description of construction materials, practices, and equipment storage and maintenance; a list of pollutants likely to contact stormwater; site-specific erosion and sedimentation control practices; a list of provisions to eliminate or reduce discharge of materials to stormwater; Best Management Practices (BMPs), and an inspection and monitoring program. Prior to the issuance of any construction-related permits, the project applicant shall submit to the Bureau of Building Services a copy of the SWPPP and evidence of submittal of the NOI to the SWRCB. Implementation of the SWPPP shall start with the commencement of construction and continue through the completion of the project. After construction is completed, the project applicant shall submit a notice of termination to the SWRCB.</p>	<p>Prior to and ongoing throughout demolition, grading, and/or construction activities for each phase.</p>	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p>

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<p>SCA HYD-2 (Hydrology and Water Quality Measure from Initial Study) (Standard Condition of Approval 80): Post-construction Stormwater Management Plan</p> <p><i>Prior to issuance of building permit (or other construction-related permit).</i></p> <p>The applicant shall comply with the requirements of Provision C.3 of the National Pollutant Discharge Elimination System (NPDES) permit issued to the Alameda Countywide Clean Water Program. The applicant shall submit with the application for a building permit (or other construction-related permit) a completed Construction-Permit-Phase Stormwater Supplemental Form to the Bureau of Building Services. The project drawings submitted for the building permit (or other construction-related permit) shall contain a stormwater management plan, for review and approval by the City, to manage stormwater run-off and to limit the discharge of pollutants in stormwater after construction of the project to the maximum extent practicable.</p> <p>a) The post-construction stormwater management plan shall include and identify the following:</p> <ol style="list-style-type: none"> 1) All proposed impervious surface on the site; 2) Anticipated directional flows of on-site stormwater runoff; and 3) Site design measures to reduce the amount of impervious surface area and directly connected impervious surfaces; and 4) Source control measures to limit the potential for stormwater pollution; 5) Stormwater treatment measures to remove pollutants from stormwater runoff; and 6) Hydromodification management measures so that post-project stormwater runoff does not exceed the flow and duration of pre-project runoff, if required under the NPDES permit. <p>b) The following additional information shall be submitted with the post-construction stormwater management plan:</p> <ol style="list-style-type: none"> 1) Detailed hydraulic sizing calculations for each stormwater treatment measure proposed; and 2) Pollutant removal information demonstrating that any proposed manufactured/ mechanical (i.e., non-landscape-based) stormwater treatment measure, when not used in combination with a landscape-based treatment measure, is capable of removing the range of pollutants typically removed by landscape-based treatment measures and/or the range of pollutants expected to be generated by the project. <p>All proposed stormwater treatment measures shall incorporate appropriate planting materials for stormwater treatment (for landscape-based treatment measures) and shall be designed with considerations for vector/mosquito control. Proposed planting materials for all proposed landscape-based stormwater treatment measures shall be included on the landscape and irrigation plan for the project. The applicant is not required to include on-site stormwater treatment measures in the post-construction stormwater management plan if he or she secures approval from the Bureau of Planning of a proposal that demonstrates compliance with the requirements of the City's Alternative Compliance Program.</p> <p><i>Prior to final permit inspection.</i></p> <p>The applicant shall implement the approved stormwater management plan.</p>	<p>Construction-Permit-Phase Stormwater Supplemental Form Submittal: Prior to issuance of building permit (or other construction-related permit) for each phase.</p> <p>Implement SWP: Prior to final permit inspection for each phase.</p>	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p>
<p>SCA HYD-3 (Hydrology and Water Quality Measure from Initial Study) (Standard</p>	<p>Prior to final zoning</p>	<p>City of Oakland</p>

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<p>Condition of Approval 81): Maintenance Agreement for Stormwater Treatment Measures</p> <p><i>Prior to final zoning inspection.</i></p> <p>For projects incorporating stormwater treatment measures, the applicant shall enter into the "Standard City of Oakland Stormwater Treatment Measures Maintenance Agreement," in accordance with Provision C.3.e of the NPDES permit, which provides, in part, for the following: The applicant accepting responsibility for the adequate installation/construction, operation, maintenance, inspection, and reporting of any on-site stormwater treatment measures being incorporated into the project until the responsibility is legally transferred to another entity; and</p> <p>Legal access to the on-site stormwater treatment measures for representatives of the City, the local vector control district, and staff of the Regional Water Quality Control Board, San Francisco Region, for the purpose of verifying the implementation, operation, and maintenance of the on-site stormwater treatment measures and to take corrective action if necessary. The agreement shall be recorded at the County Recorder's Office at the applicant's expense.</p>	inspection.	<p>Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p> <p>City of Oakland – Public Works Department, Sewer and Stormwater Division</p>
<p>SCA HYD-4 (Standard Condition of Approval 78): Site Design Measures for Post-Construction Stormwater Management</p> <p><i>Prior to issuance of building permit (or other construction-related permit)</i></p> <p>The project drawings submitted for a building permit (or other construction-related permit) shall contain a final site plan to be reviewed and approved by the Bureau of Planning. The final site plan shall incorporate appropriate site design measures to manage stormwater runoff and minimize impacts to water quality after the construction of the project. These measures may include, but are not limited to, the following:</p> <ol style="list-style-type: none"> Minimize impervious surfaces, especially directly connected impervious surfaces; Utilize permeable paving in place of impervious paving where appropriate; Cluster buildings; Preserve quality open space; and Establish vegetated buffer areas. <p><i>Ongoing.</i></p> <p>The approved plan shall be implemented and the site design measures shown on the plan shall be permanently maintained.</p>	<p>Prior to issuance of building permit (or other construction-related permit) for each phase.</p> <p>Implementation: Ongoing for each phase.</p>	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p>
<p>SCA HYD-5 (Standard Condition of Approval 79): Source Control Measures to Limit Stormwater Pollution</p> <p><i>Prior to issuance of building permit (or other construction-related permit).</i></p> <p>The applicant shall implement and maintain all structural source control measures imposed by the Chief of Building Services to limit the generation, discharge, and runoff of stormwater pollution.</p> <p><i>Ongoing.</i> The applicant, or his or her successor, shall implement all operational Best Management Practices (BMPs) imposed by the Chief of Building Services to limit the generation, discharge, and runoff of stormwater pollution.</p>	Prior to issuance of building permit (or other construction-related permit) for each phase.	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p>
<p>SCA HYD-6 (Standard Condition of Approval 82): Erosion, Sedimentation, and Debris Control Measures</p> <p><i>Prior to issuance of demolition, grading, or construction-related permit.</i></p> <p>The project applicant shall submit an erosion and sedimentation control plan for review and approval by the Building Services Division. All work shall incorporate all applicable "Best Management Practices (BMPs) for the construction industry, and as</p>	Prior to issuance of demolition, grading, or construction-related permit for each phase.	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning</p>

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<p>outlined in the Alameda Countywide Clean Water Program pamphlets, including BMP's for dust, erosion and sedimentation abatement per Chapter Section 15.04 of the Oakland Municipal Code. The measures shall include, but are not limited to, the following:</p> <ul style="list-style-type: none"> a) On sloped properties, the downhill end of the construction area must be protected with silt fencing (such as sandbags, filter fabric, silt curtains, etc.) and hay bales oriented parallel to the contours of the slope (at a constant elevation) to prevent erosion into the creek. b) In accordance with an approved erosion control plan, the project applicant shall implement mechanical and vegetative measures to reduce erosion and sedimentation, including appropriate seasonal maintenance. One hundred (100) percent degradable erosion control fabric shall be installed on all graded slopes to protect and stabilize the slopes during construction and before permanent vegetation gets established. All graded areas shall be temporarily protected from erosion by seeding with fast growing annual species. All bare slopes must be covered with staked tarps when rain is occurring or is expected. c) Minimize the removal of natural vegetation or ground cover from the site in order to minimize the potential for erosion and sedimentation problems. Maximize the replanting of the area with native vegetation as soon as possible. d) All work in or near creek channels must be performed with hand tools and by a minimum number of people. Immediately upon completion of this work, soil must be repacked and native vegetation planted. e) Install filter materials (such as sandbags, filter fabric, etc.) acceptable to the Engineering Division at the storm drain inlets nearest to the project site prior to the start of the wet weather season (October 15); site dewatering activities; street washing activities; saw cutting asphalt or concrete; and in order to retain any debris flowing into the City storm drain system. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding. f) Ensure that concrete/granite supply trucks or concrete/plaster finishing operations do not discharge wash water into the creek, street gutters, or storm drains. g) Direct and locate tool and equipment cleaning so that wash water does not discharge into the creek. h) Create a contained and covered area on the site for storage of bags of cement, paints, flammables, oils, fertilizers, pesticides, or any other materials used on the project site that have the potential for being discharged to the storm drain system by the wind or in the event of a material spill. No hazardous waste material shall be stored on site. i) Gather all construction debris on a regular basis and place them in a dumpster or other container which is emptied or removed on a weekly basis. When appropriate, use tarps on the ground to collect fallen debris or splatters that could contribute to stormwater pollution. j) Remove all dirt, gravel, refuse, and green waste from the sidewalk, street pavement, and storm drain system adjoining the project site. During wet weather, avoid driving vehicles off paved areas and other outdoor work. k) Broom sweep the street pavement adjoining the project site on a daily basis. Caked-on mud or dirt shall be scraped from these areas before sweeping. At the end of each workday, the entire site must be cleaned and secured against potential erosion, dumping, or discharge to the creek, street, gutter, stormdrains. l) All erosion and sedimentation control measures implemented during construction activities, as well as construction site and materials management shall be in strict accordance with the control standards listed in the latest edition of the Erosion and 		Inspections

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<p>Sediment Control Field Manual published by the RWQCB.</p> <p>m) Temporary fencing is required for sites without existing fencing between the creek and the construction site and shall be placed along the side adjacent to construction (or both sides of the creek if applicable) at the maximum practical distance from the creek centerline. This area shall not be disturbed during construction without prior approval of Planning and Zoning.</p> <p>If erosion and sedimentation control measures shall be monitored regularly by the project applicant. The City may require erosion and sedimentation control measures to be inspected by a qualified environmental consultant (paid for by the project applicant) during or after rain events. If measures are insufficient to control sedimentation and erosion then the project applicant shall develop and implement additional and more effective measures immediately.</p>		
Also SCA GEO-1. See <i>Geology, Soils and Geohazards</i> , above.		
Also SCA UTIL-1. See <i>Utilities and Service Systems</i> , below.		
Noise		
<p>SCA NOI-1 (Standard Condition of Approval 28) Days/Hours of Construction Operation) (Previously Mitigation Measure NOI D.1a)</p> <p><i>Ongoing throughout demolition, grading, and/or construction.</i></p> <p>The project applicant shall require construction contractors to limit standard construction activities as follows:</p> <p>a) Construction activities are limited to between 7:00 a.m. and 7:00 p.m. 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.</p> <p>b) Any construction activity proposed to occur outside of the standard hours of 7:00 a.m. to 7:00 p.m. 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 Bureau of Building Services.</p> <p>c) Construction activity shall not occur on Saturdays, with the following possible exceptions:</p> <p>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 Bureau of Building Services.</p> <p>ii. After the building is enclosed, requests for Saturday construction activities shall only be allowed on Saturdays with the prior written authorization of the Bureau of Building Services, and only then within the interior of the building with the doors and windows closed.</p> <p>d) No extreme noise generating activities (greater than 90 dBA) shall be allowed on Saturdays, with no exceptions.</p>	<p>Plan Submittal: Prior to issuance of demolition, grading, or construction-related permit for each phase.</p> <p>Control: Ongoing throughout demolition, grading, and/or construction for each phase.</p>	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p>

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<p>e) No construction activity shall take place on Sundays or federal holidays.</p> <p>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.</p> <p>g) Applicant shall use temporary power poles instead of generators where feasible.</p>		
<p>SCA NOI-2 (Standard Condition of Approval 29: Noise Control (Previously Mitigation Measure NOI D.1b))</p> <p><i>Ongoing throughout demolition, grading, and/or construction.</i></p> <p>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 Bureau of Planning and the Bureau of Building Services review and approval, which includes the following measures:</p> <p>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).</p> <p>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 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, 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.</p> <p>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 as determined by the City to provide equivalent noise reduction.</p> <p>d) The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determined an extension is necessary and all available noise reduction controls are implemented.</p> <p>Implementation of this measure would reduce the anticipated impact to less-than-significant levels.</p>	<p>Plan Submittal: Prior to issuance of demolition, grading, or construction-related permit for each phase.</p> <p>Control: Ongoing throughout demolition, grading, and/or construction for each phase.</p>	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p>
<p>SCA NOI-3 (Standard Condition of Approval 39: Pile Driving and Other Extreme Noise Generators (Previously Mitigation Measure NOI D.1c))</p> <p><i>Ongoing throughout demolition, grading, and/or construction.</i></p> <p>To further reduce potential pier drilling, pile driving and/or other extreme noise generating construction impacts greater than 90 dBA, 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 Bureau of Planning and the Bureau of Building Services 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, may 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</p>	<p>Plan Submittal: Prior to issuance of demolition, grading, or construction-related permit for each phase.</p> <p>Control: Ongoing throughout demolition, grading, and/or construction for each phase.</p>	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p>

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<p>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 applicable to the site and construction activity:</p> <ul style="list-style-type: none"> 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. <p>Implementation of this measure would reduce the anticipated impact to less-than-significant levels.</p>		
<p>SCA NOI-4: (Standard Condition of Approval 30): Noise Complaint Procedures (Previously Mitigation Measure NOI D.1d)</p> <p><i>Prior to the issuance of each building permit, along with the submission of construction documents. Then ongoing throughout demolition, grading, and/or construction.</i></p> <p>The project applicant shall submit to the Bureau of Building Services a list of measures to respond to and track complaints pertaining to construction noise. These measures shall include:</p> <ul style="list-style-type: none"> a) A procedure and phone numbers for notifying the Bureau of Building Services 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. c) The sign shall also include a listing of both the City and construction contractor's telephone numbers (during regular construction hours and off-hours); d) The designation of an on-site construction complaint and enforcement manager for the project; e) 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 f) 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. 	<p>Plan Submittal: Prior to issuance of demolition, grading, or construction-related permit for each phase.</p> <p>Control: Ongoing throughout demolition, grading, and/or construction for each phase.</p>	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p>
<p>SCA NOI-5 (Standard Condition of Approval 31): Interior Noise</p> <p><i>Prior to issuance of a building permit.</i></p> <p>If necessary to comply with the interior noise requirements of the City of Oakland's General Plan Noise Element and achieve an acceptable interior noise level, noise reduction in the form of sound-rated assemblies (i.e., windows, exterior doors, and walls) shall be incorporated into project building design, based upon recommendations</p>	<p>Prior to issuance of a building permit for each phase.</p>	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services</p>

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<p>of a qualified acoustical engineer and submitted to the Bureau of Building Services for review and approval. Final recommendations for sound-rated assemblies would depend on the specific building designs and layout of buildings on the site and shall be determined during the design phases. Written confirmation by the acoustical consultant, HVAC or HERS specialist, shall be submitted for City review and approval, prior to Certificate of Occupancy (or equivalent) that:</p> <ul style="list-style-type: none"> a) Quality control was exercised during construction to ensure all air-gaps and penetrations of the building shell are controlled and sealed; and b) Demonstrates compliance with interior noise standards based upon performance testing of a sample unit. c) Inclusion of a Statement of Disclosure Notice in the CC&R's on the lease or title to all new tenants or owners of the units acknowledging the noise generating activity and the single event noise occurrences. Potential features/measures to reduce interior noise could include, but are not limited to, the following: <ul style="list-style-type: none"> i. Installation of an alternative form of ventilation in all units identified in the acoustical analysis as not being able to meet the interior noise requirements due to adjacency to a noise generating activity, filtration of ambient make-up air in each unit and analysis of ventilation noise if ventilation is included in the recommendations by the acoustical analysis. ii. Prohibition of Z-duct construction. 		Division, Zoning Inspections
<p>SCA NOI-6 (Standard Condition of Approval 32): Operational Noise (General) <i>Ongoing.</i></p> <p>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 Bureau of Planning and the Bureau of Building Services.</p>	Ongoing during project operations for each phase.	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p>
Public Services and Recreation		
<p>SCA PVS-1 (Standard Condition of Approval 73): Fire Safety</p> <p>The project applicant and construction contractor will ensure that during project construction, all construction vehicles and equipment will be fitted with spark arrestors to minimize accidental ignition of dry construction debris and surrounding dry vegetation.</p>	Ongoing throughout demolition, grading, and/or construction for each phase.	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p> <p>Oakland Fire Prevention Bureau</p>
<p>SCA PVS-2 (Standard Condition of Approval 4): Conformance with Other Requirements</p> <ul style="list-style-type: none"> 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 Bureau of Building Services, 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 SCA 3, Scope of This Approval, Major and Minor Changes. 	Ongoing throughout demolition, grading, and/or construction for each phase.	<p>City of Oakland Planning and Building Department</p> <p>City of Oakland - Building Services Division, Zoning Inspection</p> <p>Oakland Fire</p>

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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, and vegetation management for preventing fires and soil erosion.		Prevention Bureau
Transportation and Circulation		
<p>Mitigation Measure TRA-B.1a (amended per 2015 CEQA Analysis)</p> <p>At 12th and Brush Streets, the Block T12 project sponsor, along with the developer of Block T5/6 (Shorenstein or its successor) shall work with Caltrans and coordinate with the City to consider various improvement options, which could include signal timing improvements or additional lanes on the ramp. The developer shall fund its fair share of any required improvements. <u>No feasible mitigation measures are available that would mitigate the Project impacts at the Brush Street/12th Street intersection.</u></p>	<p>Study: Prior to final inspection of the building permit for each project phase.</p> <p>Implementation: Ongoing.</p>	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p> <p>City of Oakland Transportation Services Division</p> <p>Caltrans</p>
<p>Mitigation Measure TRA-B.5: (amended per 2015 CEQA Analysis)</p> <p>The project sponsor of Block T5/6 (Shorenstein or its successor), if the Block T5/6 building includes office space, shall conduct a study at each phase of project buildout subsequent to Building T12 prior to the development of Site B, subject to the review and approval of the City Traffic Engineering Transportation Services Division, to determine whether there is adequate exiting capacity at the 12th Street station. The Block T5/6 developer shall work with BART to assure that with buildout of the project (all four sites Site A and Site B), adequate exit fare gates are available at the 11th Street exits in the a.m. peak hour so that the maximum passenger wait does not exceed two minutes to be processed through the fare gates. This may require the addition of one or more new fare gates at the 11th Street exit to the station.</p>	<p>Phased Studies: Prior to final inspection of the building permit for each project phase.</p> <p>Implementation: Ongoing.</p>	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p> <p>City of Oakland Transportation Services Division</p> <p>BART</p>
<p>SCA TRA-1 (Standard Condition of Approval 33) Construction Traffic and Parking (Previously Mitigation Measure B.7)</p> <p>The project sponsor and construction contractor shall meet with appropriate City of Oakland agencies to determine traffic management strategies to reduce, to the maximum extent feasible, traffic congestion and the effects of parking demand by construction workers during construction of this project and other nearby projects that could be simultaneously under construction. The project sponsor shall develop a construction management plan for review and approval by the Bureau of Planning, the Bureau of Building Services, and the Transportation Services Division. The plan shall include at least the following items and requirements:</p> <p>a) A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes.</p> <p>b) Notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures will occur.</p>	<p>Prior to the issuance of a demolition, grading or building permit for each phase.</p>	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p> <p>City of Oakland, Public Works, Traffic Services Division</p>

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	Schedule	Responsibility
<p>c) Location of construction staging areas for materials, equipment, and vehicles at an approved location.</p> <p>d) A process for responding to, and tracking, complaints pertaining to construction activity, including identification of an onsite complaint manager. The manager shall determine the cause of the complaints and shall take prompt action to correct the problem. The Bureau of Planning shall be informed who the Manager is prior to the issuance of the first permit issued by Building Services.</p> <p>e) Provision for accommodation of pedestrian flow.</p> <p>f) Provision for parking management and spaces for all construction workers to ensure that construction workers do not park in on-street spaces.</p> <p>g) Any damage to the street caused by heavy equipment, or as a result of this construction, shall be repaired, at the project sponsor's expense, within one week of the occurrence of the damage (or excessive wear), unless further damage/excessive wear may continue; in such case, repair shall occur prior to issuance of a final inspection of the building permit. All damage that is a threat to public health or safety shall be repaired immediately. The street shall be restored to its condition prior to the new construction as established by the City Building Inspector and/or photo documentation, at the project sponsor's expense, before the issuance of a Certificate of Occupancy.</p> <p>h) Any heavy equipment brought to the construction site shall be transported by truck, where feasible.</p> <p>i) No materials or equipment shall be stored on the traveled roadway at any time.</p> <p>j) Prior to construction, a portable toilet facility and a debris box shall be installed on the site, and properly maintained through project completion.</p> <p>k) All equipment shall be equipped with mufflers.</p> <p>l) Prior to the end of each work day during construction, the contractor or contractors shall pick up and properly dispose of all litter resulting from or related to the project, whether located on the property, within the public rights-of-way, or properties of adjacent or nearby neighbors.</p>		
Also SCAs AES-7 and AES-8. See <i>Aesthetics</i> , above.		
Also SCA AIR-2. See <i>Air Quality</i> , above.		
Utilities and Service Systems		
<p>SCA UTIL-1 (Standard Condition of Approval 91): Stormwater and Sewer</p> <p>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.</p>	Prior to issuance of a demolition, grading, or building permit within vicinity of the creek.	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p>

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring	
	Schedule	Responsibility
<p>SCA UTIL-2 (Standard Condition of Approval 36): Waste Reduction and Recycling</p> <p>The project applicant will submit a Construction and Demolition WRRP and an Operational Diversion Plan (ODP) for review and approval by the Public Works Department.</p> <p>Chapter 15.34 of the Oakland Municipal Code outlines requirements for reducing waste and optimizing construction and demolition (C&D) recycling. Affected projects include:</p> <ul style="list-style-type: none"> - All New Construction; - All Alterations, Renovations, Repairs, or Modifications with construction value of \$50,000 or greater, excluding R-3; - All Demolition, including Soft Demo, and excluding R-3; <p>Applicants must complete a Waste Reduction and Recycling Plan (WRRP) as part of the Building Permit Application process to detail the plan for salvaging and recycling C&D debris generated during the course of the project. Standards current at the time of this writing call for salvage and/or recycling 100% of asphalt and concrete, and at least 65% of all remaining debris. These rates are subject to administrative adjustment and Applicants must follow the standards published at the time of building permit application. The City will not issue an affected permit without an approved WRRP on file.</p> <p>Upon approval of the WRRP and issuance of the permit(s), the Applicant shall execute the plan. Prior to the Final Inspection, Temporary Certificate of Occupancy or Certificate of Occupancy, the Applicant must complete and obtain approval of a Construction and Demolition Summary Report (CDSR). The CDSR documents the salvage, recycling and disposal activities that took place during the project. The CDSR must include documentation, such as scale tickets, that support the data provided in the CDSR. Additional information is available at: http://www2.oaklandnet.com/Government/o/PWA/o/FE/s/GAR/OAK024368</p> <p>The ODP will identify how the project complies with the Recycling Space Allocation Ordinance, (Chapter 17.118 of the Oakland Municipal Code), including capacity calculations, and specify the methods by which the development will meet the current City recycling standards for materials generated by operation of the proposed project. The proposed program shall be implemented and maintained for the duration of the proposed activity or facility, and conform with the requirements of the Alameda County Mandatory Recycling Ordinance. Any incentive programs shall remain fully operational as long as residents and businesses exist at the project site.</p>	<p>Prior to issuance of a construction-related permit and ongoing as specified for each phase.</p>	<p>City of Oakland Bureau of Planning and Building</p> <p>City of Oakland Bureau of Building Services Division, Zoning Inspections</p> <p>City of Oakland, Public Works, Environmental Services</p>
<p>SCA UTIL-3 (Standard Condition of Approval H): Green Building for Residential Structures and Non-residential Structures</p> <p>SCA UTIL-3 applies to the project because it would construct new multi-family dwellings (3+ units) and may also construct a new non-residential building over 25,000 square feet of total floor area. SCA UTIL-3 requires that the applicant comply with the requirements of the California Green Building Standards (CALGreen) mandatory measures and the applicable requirements of the Green Building Ordinance. The Green Building Ordinance establishes checklist requirements for developers based on LEED or Build it Green. LEED certification requires a 10 percent reduction in the Title 24 energy standards.</p>	<p>Prior to issuance of a construction-related permit and ongoing as specified for each phase.</p>	<p>City of Oakland Bureau of Building Services Division</p>
<p>Also SCAs HYD-1 and HYD-2. See <i>Hydrology and Water Quality</i>, above.</p>		

ATTACHMENT A

PROJECT PLANS

T-5/6 PLANNING REVIEW RE-SUBMITTAL

CITY OF OAKLAND / JUNE 4, 2015





REVISED PUD
SITE A & B

ARQUITECTONICA STRADA

T-5/6 OAKLAND, CA

June 4, 2015

0.1

page 2

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Alex Asu

SHEET INDEX - Revised PUD

GENERAL

0.1	Cover Page
0.2	Revised PUD Directory / Index
0.3	Site Information
0.4	Site Development Option 1: Residential-Hotel
0.5	Site Development Option 2: Residential-Office
0.6	Site Development Option 3: Residential-Residential
0.7	Site Development Option / Areas
0.8	Plaza Development Concept
0.9	Phase II Landscape Plan
1.0	Landscape Character
1.1	Rendering / Phase II

ARQUITECTONICA
818 WEST 7TH STREET, SUITE 420
LOS ANGELES, CA 90017
TEL 213.895.7800 FAX 213.895.7809

STRADA

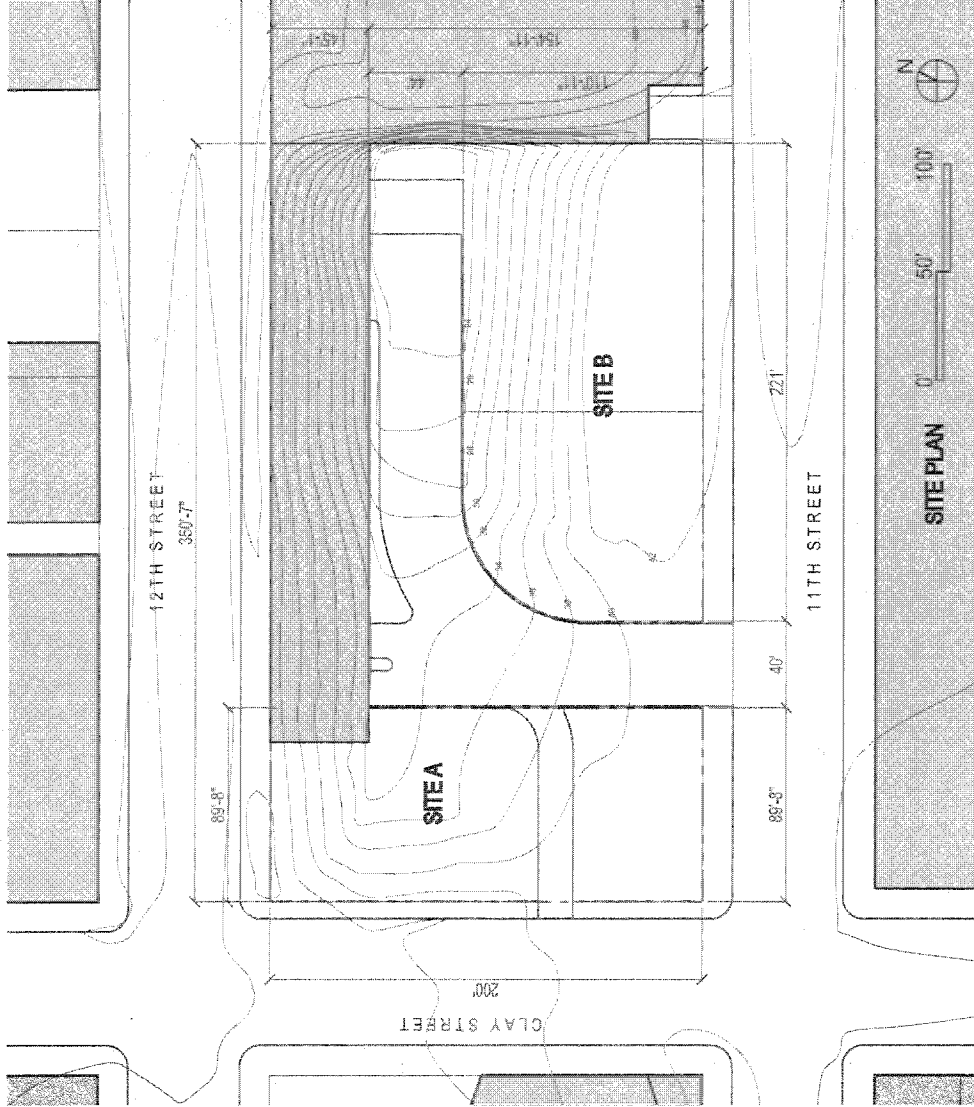
T-5/6 OAKLAND, CA

June 4, 2015

REVISED PUD DIRECTORY / INDEX

0.2

SITE DEVELOPMENT CODE INFORMATION



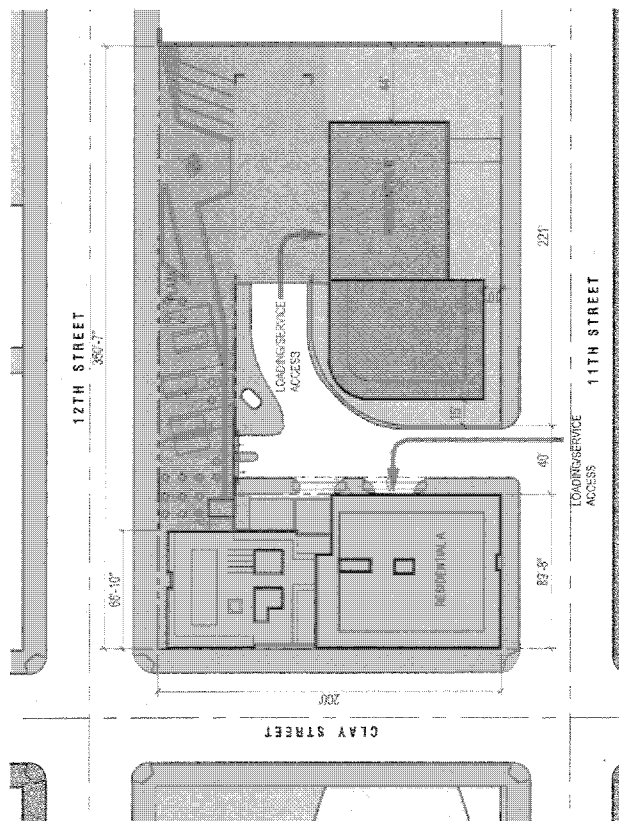
Planning Code Information			
SITE	SITE A (Phase I)		SITE B (Phase II)
APN	2-97-38		2-97-39 / 2-97-40
LOT AREA	29,900 sqft		24,600 sqft
DEVELOPMENT STANDARD ZONE	CBD-C		
MAX. BUILDING BASE HEIGHT	85'-0"		
MAX. FOOTPRINT OF BASE	100% LOT AREA		
MAX. FOOTPRINT ABOVE BASE	75% LOT AREA		18,450 sqft
FAR (FLOOR-AREA-RATIO)	1:20		
MAX. DWELLING UNITS	MAX. AREA PER FAR		492,000 sqft
MAX. NO. OF DWELLING UNITS PER LOT	1 PER 90 sq ft OF LOT AREA		273
MAX. BUILDING LENGTH	195'-0"		
MAX. DIAGONAL LENGTH	235'-0"		
MAX. GROUND FLOOR AREA	25,000 sq		
MIN. DISTANCE BETWEEN TOWERS	40'-0"		
GROUND FLOOR MIN. HEIGHT	15'-0"		

SITE INFORMATION 0.3

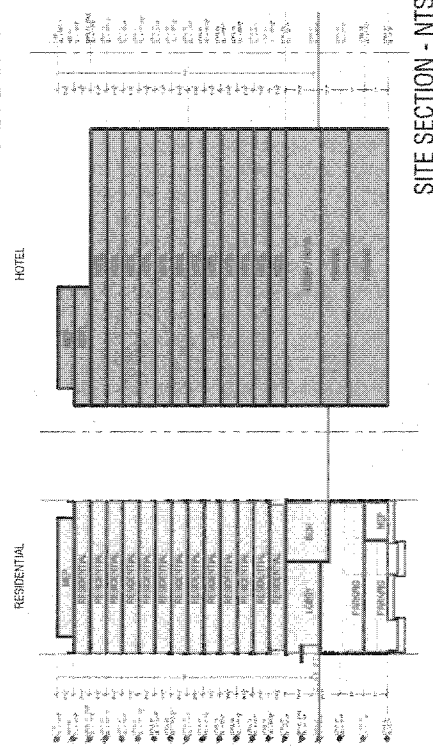
T-5/6 OAKLAND, CA

ARQUITECTONICA STRADA

OPTION 1: SITE A - RESIDENTIAL / SITE B - HOTEL



SITE PLAN - NTS



SITE SECTION - NTS

*NOTE: UNDERGROUND PARKING MAY BE ACCOMMODATED OFF-SITE. THESE LEVELS ARE OPTIONAL.

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T-5/6 OAKLAND, CA

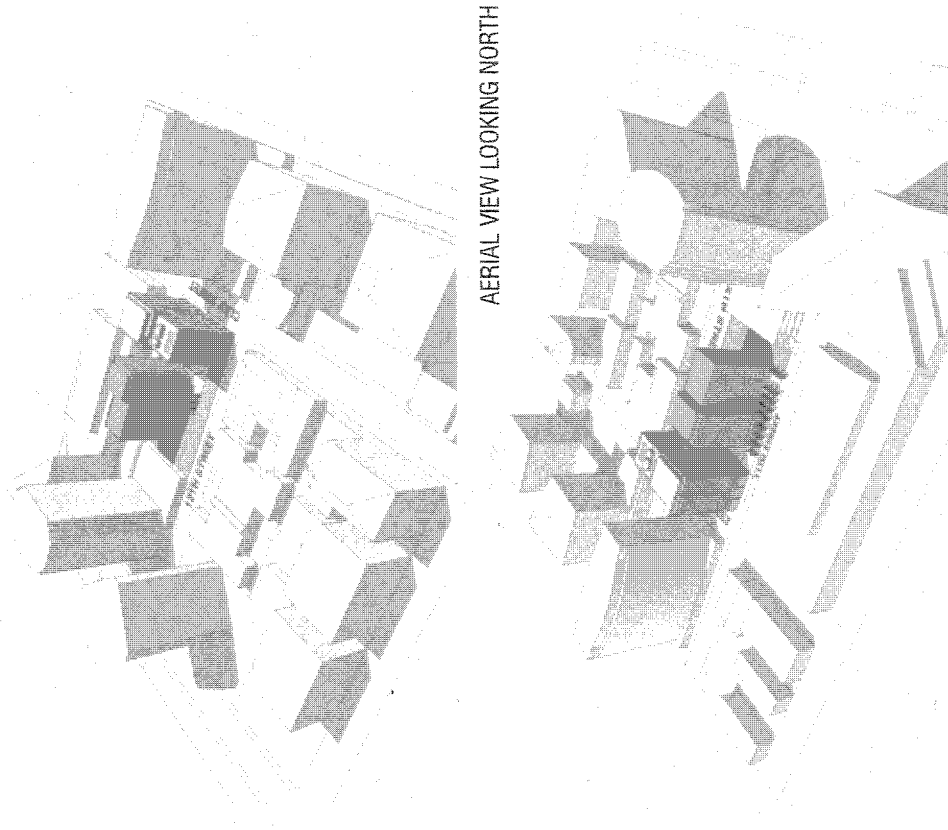
DEVELOPMENT OPTION 1: RESI / HOTEL

0.4

June 4, 2015

page 5

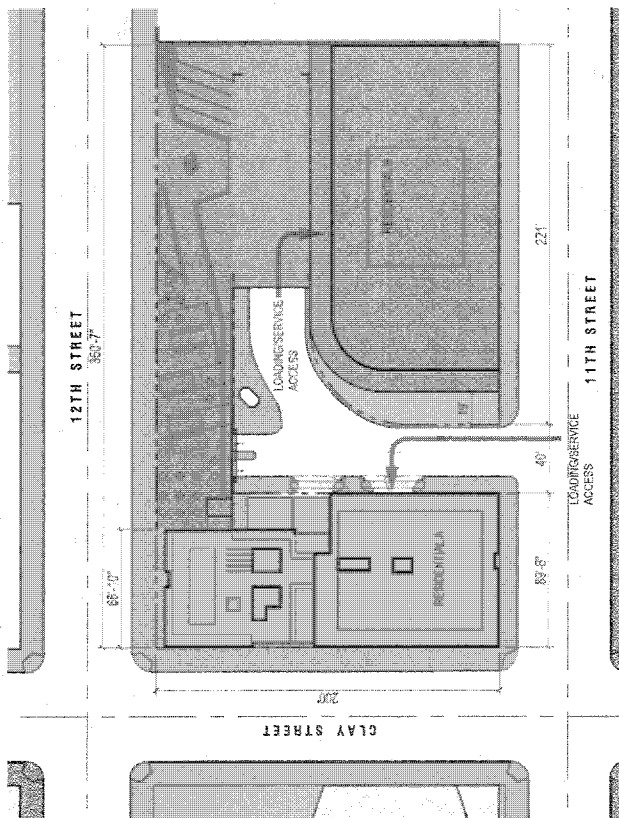
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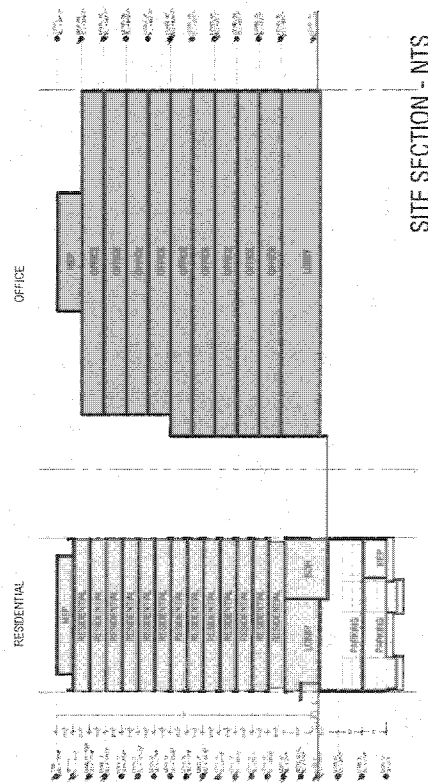
AERIAL VIEW LOOKING NORTH

AERIAL VIEW LOOKING SOUTH

OPTION 2: SITE A - RESIDENTIAL / SITE B - OFFICE

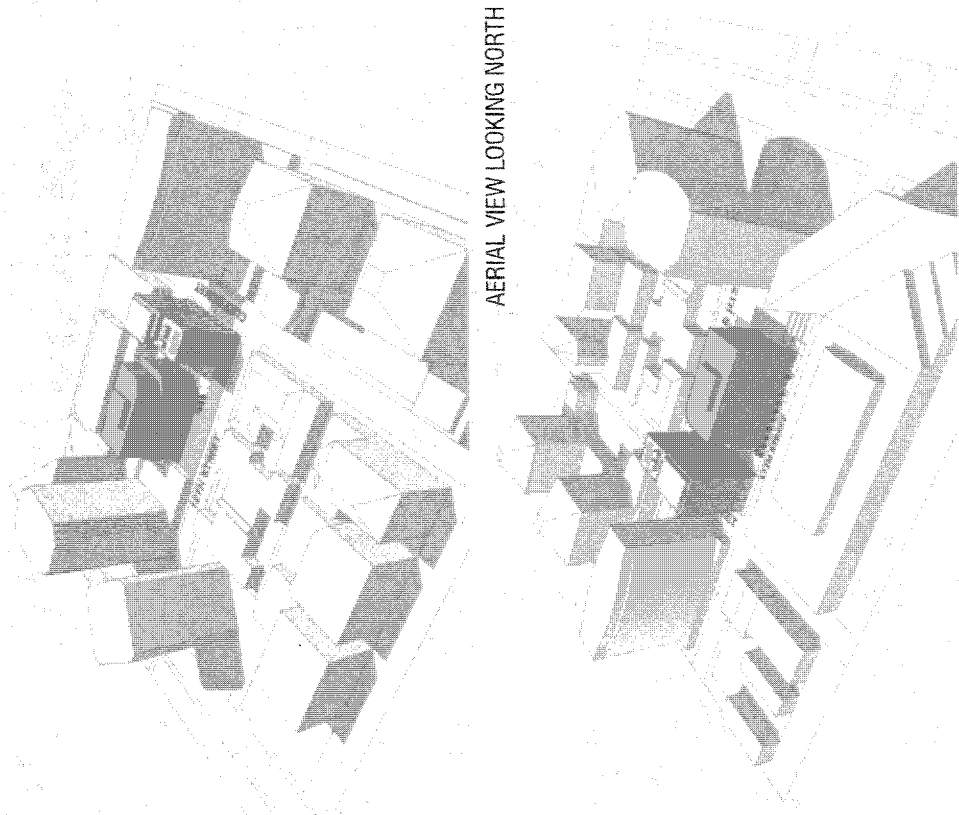


SITE PLAN - NTS

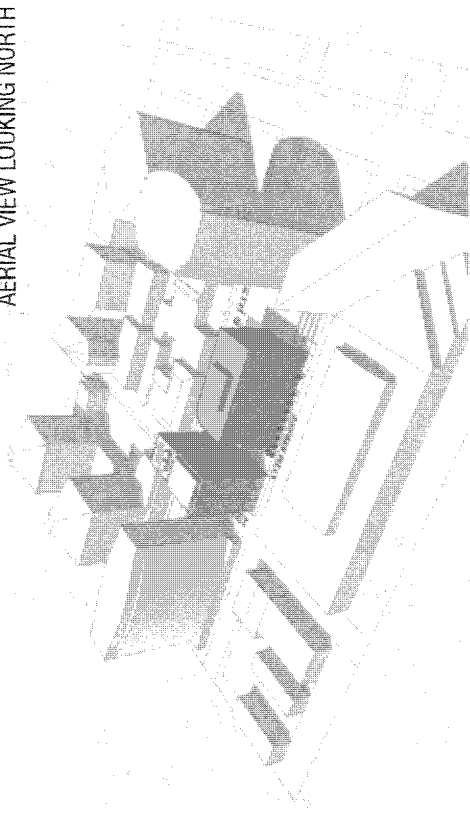


SITE SECTION - NTS

*NOTE: UNDERGROUND PARKING MAY BE ACCOMMODATED OFF-SITE. THESE LEVELS ARE OPTIONAL.



AERIAL VIEW LOOKING NORTH



AERIAL VIEW LOOKING SOUTH

12TH STREET

155'-0"

200'

83'-5"

40'

22'

11TH STREET

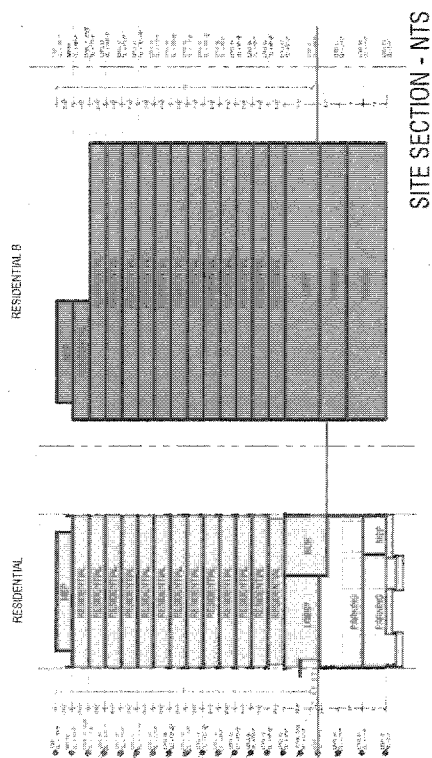
LOADING/SERVICE ACCESS

DRIVE

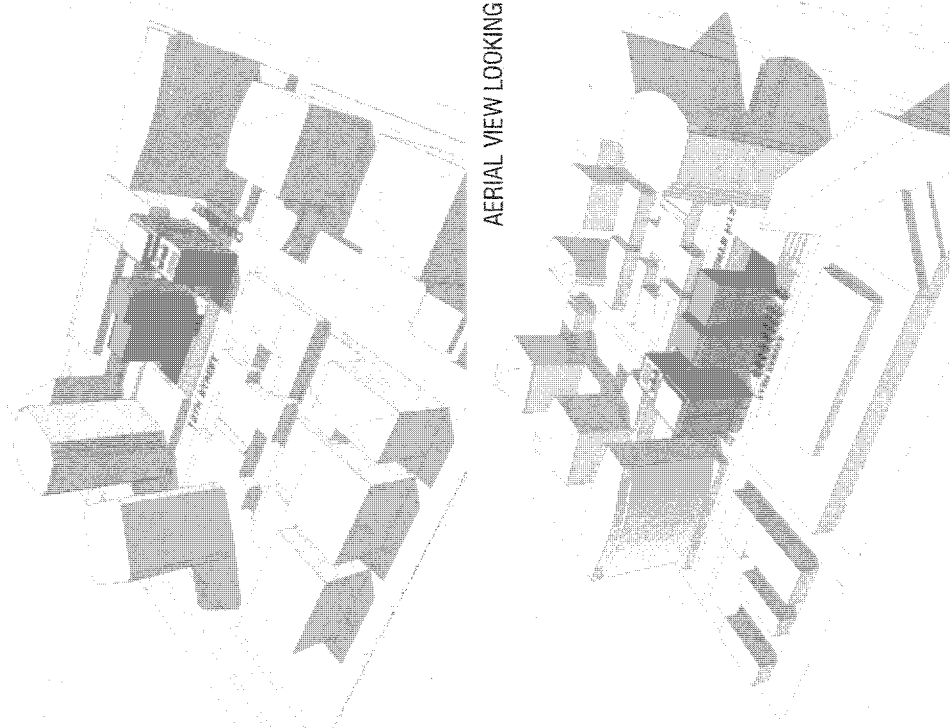
RESIDENTIAL

CLAY STREET

SITE PLAN - NTS



*NOTE: UNDERGROUND PARKING MAY BE ACCOMMODATED OFF-SITE. THESE LEVELS ARE OPTIONAL.



AERIAL VIEW LOOKING SOUTH

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STRADA

T-5/6 OAKLAND, CA
June 4, 2015

DEVELOPMENT OPTION 3: RES1 / RES1 0.6

June 4, 2015

PROPOSED DEVELOPMENT OPTIONS SUMMARY

Option 1: RESIDENTIAL / HOTEL

Option 2: RESIDENTIAL / OFFICE

Option 3: RESIDENTIAL / RESIDENTIAL

Site Development Area Calculations				
Site	SITE A (Phase I)*		SITE B (Phase II)	
	RESIDENTIAL	Option 1: HOTEL	Option 2: OFFICE	Option 3: RESIDENTIAL
Ground Floor Height	18'-3" avg. (18'-0" min.)	20'-0"	20'-0"	20'-0"
Base Footprint (SF)	15,340 SF	12,680	22,000	12,680
Footprint above base (SF)	15,690 SF	12,680	18,450	12,680
Typical Floor Height	9'-6 1/2"	9'-6 1/2"	13'-0"	9'-6 1/2"
Total Number of Stories	14	14	10	14
Maximum Height	150'-0"	150'-0"	150'-0"	150'-0"
Maximum Number of Units	282*	N/A	N/A	282
Maximum Number of Rooms	N/A	300	N/A	N/A
Total Gross Area (SF)	212,640	171,080	205,800	171,080
FAR (1:20.0 maximum)	17.1			
Total FAR (Both Sites)		17.7 maximum		

*Note: Final PUD for Site A will assume a unit count of 250.

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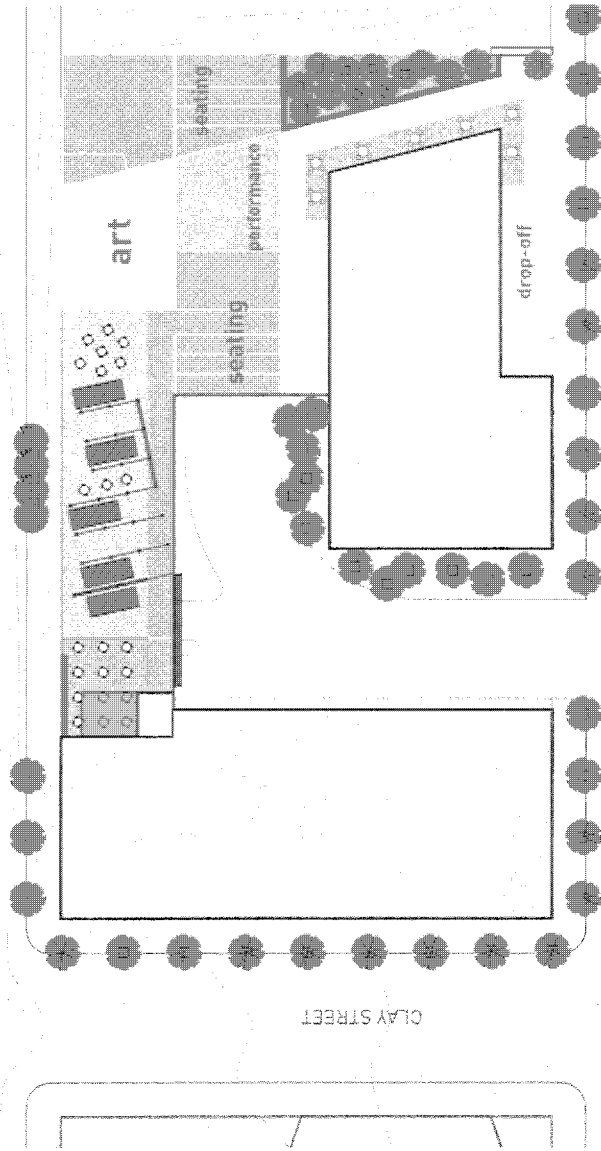
T-5/6 OAKLAND, CA

SITE DEVELOPMENT OPTIONS / AREAS

0.7

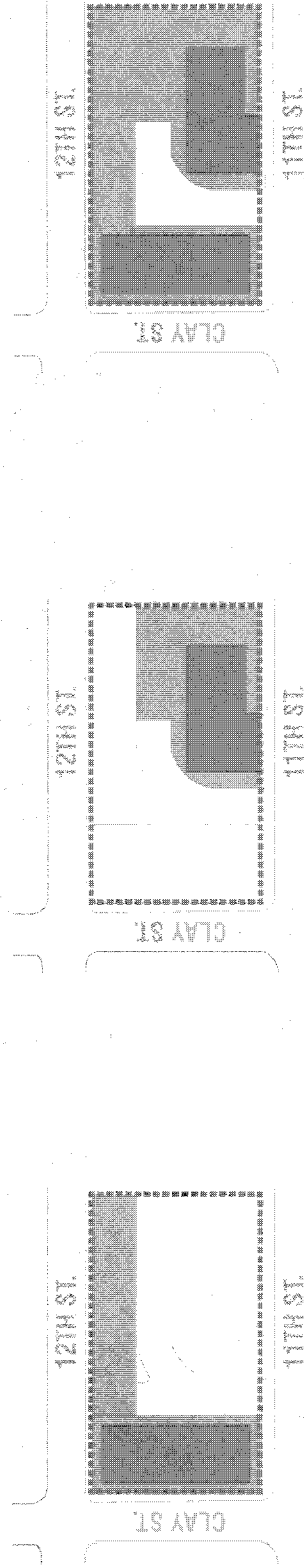
June 4, 2015

12TH STREET



11TH STREET

PHASE 1 + 2 LANDSCAPE DEVELOPMENT SCENARIO



PHASE 1 (SITE A)

PHASE 2 (SITE B)

FULL BUILDOUT (SITE A + B)

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T-5/6 OAKLAND, CA

PLAZA DEVELOPMENT CONCEPT 0.8

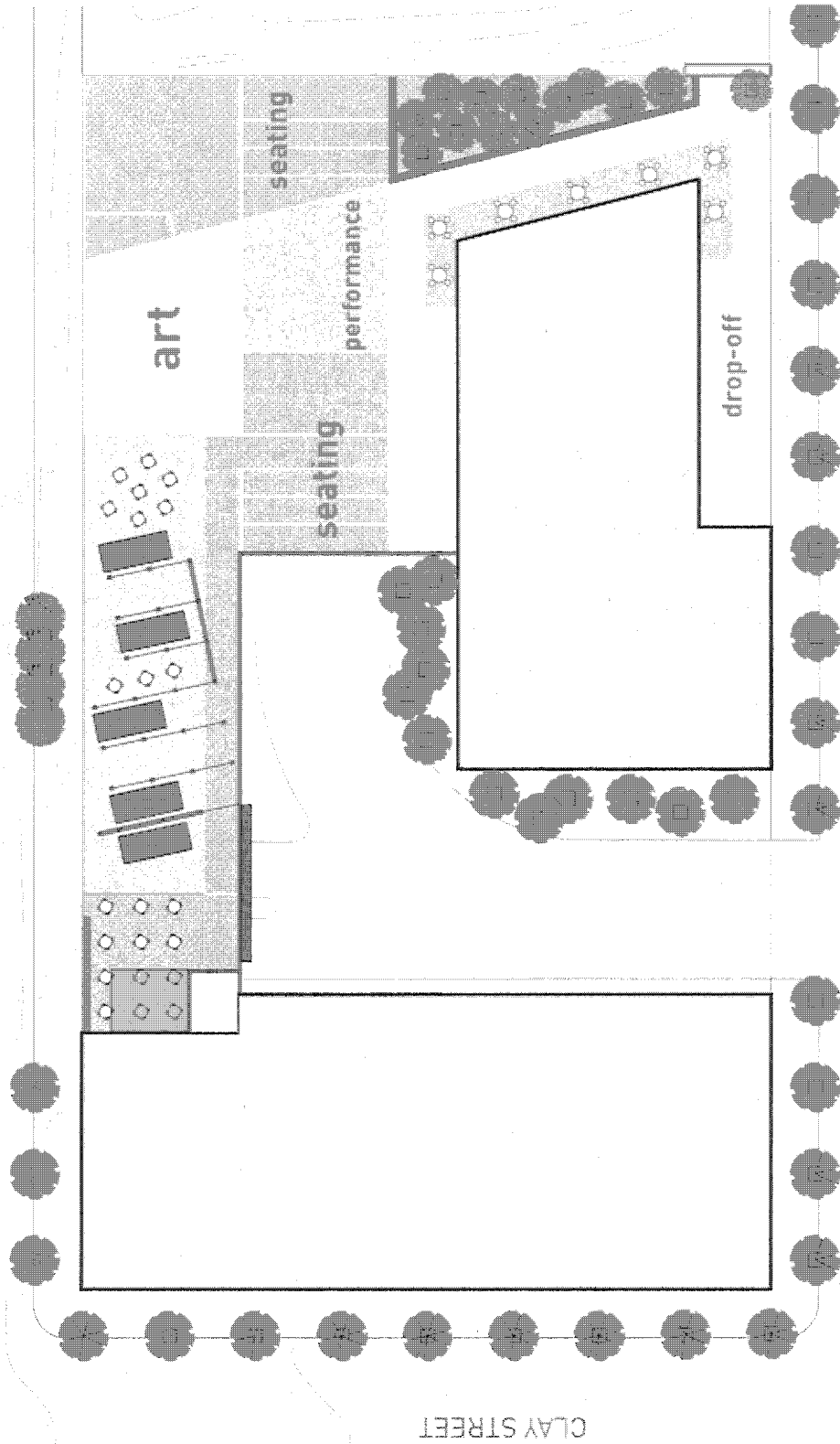
SITELAB urban studio
ENVIRONMENTAL

June 4, 2015

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12TH STREET



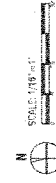
NOTE: Phase II plaza design and landscape plan will be subject to Site B Final PUD approvals.

1TH STREET

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TIVILLERKIEL

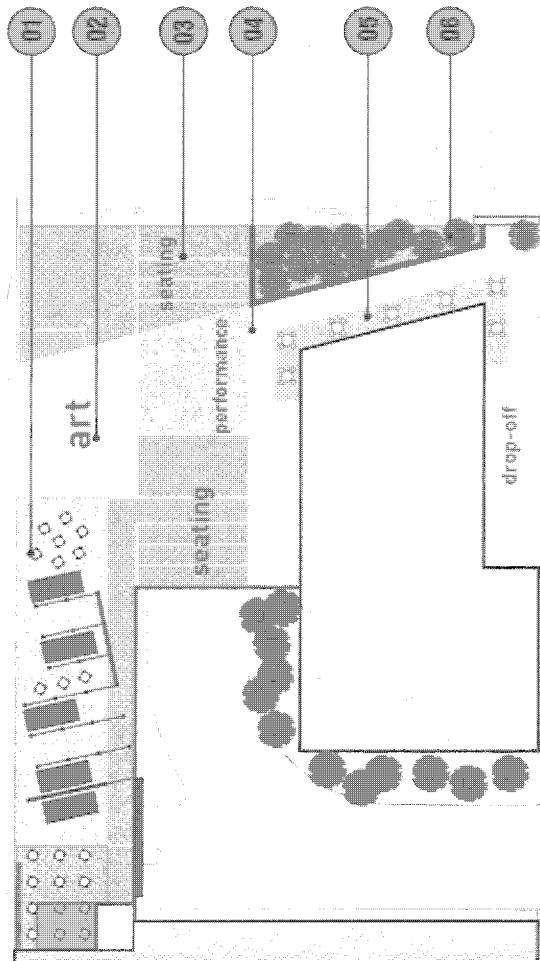
STRADA

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June 4, 2015

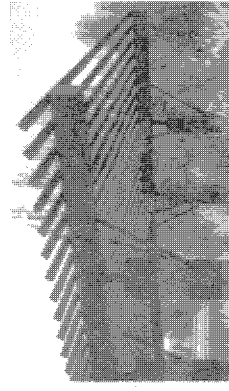


PHASE II LANDSCAPE PLAN

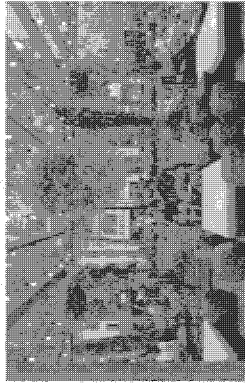
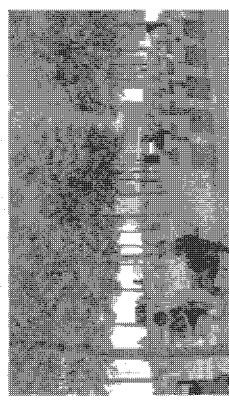
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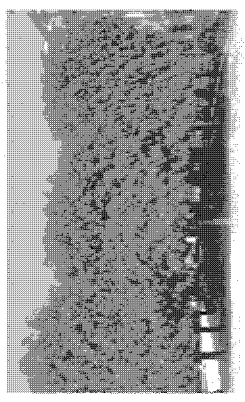
07 TRELLIS



06 TREE GROVE



05 CAFE SEATING



04 PAVING

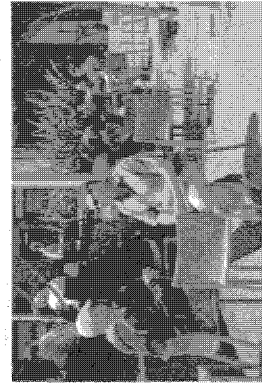
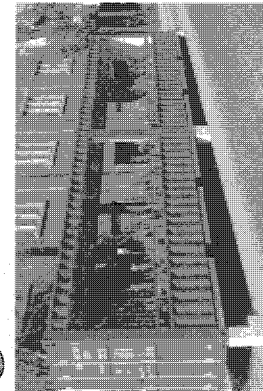
03 GRASSY SEATING



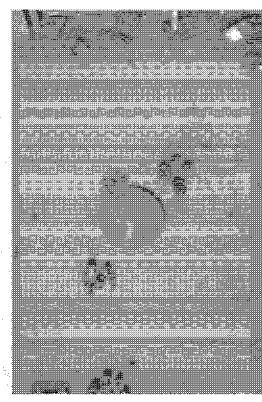
02 ART



01 LIGHTWEIGHT STRUCTURES



LANDSCAPE CHARACTER 1.0



T-5/6 OAKLAND, CA
JUNE 4, 2015

STRADA

SITELAB urban studio
TINY LEBNELL



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T-5/6 OAKLAND, CA
JUNE 4, 2015

RENDERING / PHASE II

1.1



FINAL PUD
SITE A

ARQUITECTONICA STRADA

1100 CLAY OAKLAND, CA

June 4, 2015

2.0

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APW IV

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2.21	Oakland Planning Code Summary
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2.23	Oakland Planning Code Summary
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2.31	Assessor's Parcel Map
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2.33	Aerial Views
2.40	Site Images
2.41	Site Images
2.42	Site Images
2.43	Site Views - Key Map
2.44	Site Views - North 12th St.
2.45	Site Views - South 11th St.
2.46	Site Views - West Clay St.
2.47	Site Views - East Broadway St.
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3.1	Bay-Friendly Score Card
3.2	Bay-Friendly Score Card

SITE

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A1.2	Open Space / Yards
C1.0	Site Survey
C2.1	Overall Site Plan
C2.2	Erosion Control Plan
C2.3	Stormwater Treatment Plan

LANDSCAPE

L1	Landscape Plan
L2.1	Landscape Materials Plan
L2.2	Landscape Paving
L3	Art Sign
L4.1	Lightweight Structures
L4.2	Art Installations
L5.1	East-West Plaza Section
L5.2	Landscape Sections
L6.1	Landscape Planting Palette
L6.2	Landscape Planting Plan
L7	Lighting

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A2.2	Level B2 Floor Plan
A2.3	Level B1 Floor Plan
A2.4	Level 1 / Site Plan
A2.5	Level 2 Floor Plan
A2.6	Lower Levels Typ. Plan
A2.7	Level 6 Floor Plan
A2.8	Upper Levels Typ. Plan
A2.9	Levels 14 Floor Plan
A2.10	Roof Plan
L8.1	Roof Landscape
L8.2	Roof Landscape Section
A3.1	Clay St. Elevation
A3.2	12th. St. Elevation
A3.3	East Elevation
A3.4	11th. St. Elevation
A4	Building Sections
A4.2	Wall Section
A6	Signage Plan
A7	Building Materials
A8.1	Rendering / SouthWest View
A8.2	Rendering / SouthEast View
A8.3	Rendering / NorthEast View
A8.4	Rendering / NorthEast View-Plaza
A8.5	Rendering / Pedestrian View
A9.0	Items for Approval

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STRADA

1100 CLAY OAKLAND, CA

June 4, 2015

FINAL PUD DIRECTORY / INDEX 2.10

T-5/6

Oakland Planning Code Summary / Compliance

Summarized from Oakland Planning Code Ch. 17 of Municipal Code & Oakland City Planning Design Guidelines for Commercial Areas

Proposed Design information shown is for Site A, Residential Tower.

GENERAL ZONING INFORMATION

Lot Sizes: Lot A: 29,900 GSF

Zoning District:

CBD-C

Central Business District General Commercial Zone

The intent of the CBD-C zone is to create, maintain, and enhance areas of the Central Business District appropriate for a wide range of ground-floor office and other commercial activities. Upper-story spaces are intended to be available for a wide range of residential and office or other commercial activities

HEIGHT/BULK

Planning Code References: Table 17.59.04

PLANNING CODE REQUIREMENTS	SITE-SPECIFIC REQUIREMENTS	PROPOSED DESIGN
Maximum Height / Bulk:		
Base Height: 45' min, 85' max		N/A – see Maximum Development below.
No height limit after base height.		
Maximum Development:		
Base Area: 100% lot	29,900 sf maximum	16,340 sf (54% lot area)
Above Base Avg. Floor: 75% lot	22,245 sf maximum	15,590 sf (52% lot area)
Tower Length: 195' maximum		195 ft long
Tower Diagonal: 235' maximum		213 ft diagonal
Tower Avg. Floor Area: 25,000 sf maximum		15,127 sf
Tower Separation: 40' minimum		N/A

SETBACKS

Planning Code References: Table 17.58.050; Additional Regulation 3

PLANNING CODE REQUIREMENTS	SITE-SPECIFIC REQUIREMENTS	PROPOSED DESIGN
Minimum / Maximum Setbacks:		
5' max. front / street side lot 1 st , 2 nd and 3 rd stories or 35ft. whichever is lower		5 ft at 12 th Street and driveway
0' min. front, interior side, corner side, and rear		
Maximum yards apply to 75% street frontage on principal street & 50% on other streets	75% of 12 th & Clay, 50% of 11 th St	21% on 12 th Street

FAR

Planning Code References: Table 17.58.04 Height, Density, Bulk and Tower Regulations

PLANNING CODE REQUIREMENTS	SITE-SPECIFIC REQUIREMENTS	PROPOSED DESIGN
Floor Area Ratio:		
1 : 20.0	20 x 29,900sf = 598,000 sf total	212,640 sf total (FAR of 1:7.1)
Density:		
1 dwelling unit / 90 sf of lot	332 dwelling units max	250 dwelling units
1 rooming unit / 45 sf of lot		N/A

ARQUITECTONICA STRADA

1100 CLAY OAKLAND, CA

PLANNING CODE SUMMARY 2.20

June 4, 2015

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PARKING

Planning Code References: 17.116.060-84; 17.116.060; 17.117.070-17.117.080-A; 17.116.210; 17.116.210-A; Design Guide Ch.3.1

PLANNING CODE REQUIREMENTS	SITE-SPECIFIC REQUIREMENTS	PROPOSED DESIGN
Parking / Loading entrance location:		
Access to parking / loading shall not be from principal street	No access from 12 th or Clay	Access is from driveway off 11 th Street
Off-Street Parking Spaces required:		
Commercial: No parking spaces required for: General Food Sales, Full & Limited Service Restaurants, Café, Convenience, General Retail Sales, Fast-Food Restaurant	Residential – Off-Site	The project may proceed with no on-site parking because the project can utilize up to 200 parking spaces in the City Center West Garage.
	Residential – On-Site	As determined by market conditions, the project may provide up to the three levels of below-grade parking on site (accommodating approximately 150-180 parking spaces), but shall not be required to provide on-site parking.
Bicycle Parking:		
Dimensions / Locations: 2.5' x 6' each Long-term shall be covered; shall be on-site or within 500' of main entrance Short-term shall be within 50' of main entrance	N/A	N/A
Required Number: Residential Long-term: 0.25 / dwelling unit, minimum 2 Short-term: 0.05 / unit, minimum 2 Commercial: Long-term: 1 / 12,000 sf Short-term: 1 / 2,000 sf	Residential: 250 dwelling units = 63 long-term & = 13 short-term required; Commercial Area: 4,830 sf retail = 1 long-term & = 5 short-term required Total long-term = 64 Total short-term = 18	Double-height bicycle storage proposed; long-term to be on-site in building. 70 long-term bike storage proposed at ground level interior. 18 short-term bike storage proposed on-site at exterior sidewalks.

Driveways:		
Maximum 19' wide		Use existing driveway from 11 th street
Maximum (1) 19' curb cut per lot frontage		Use existing driveway from 11 th street
Maneuvering aisle widths: 11ft = parallel 12ft = 45 degree 15ft = 45-60 degree 18ft = 60-75 degree 21ft = 90 degree		21ft minimum aisles with 90 degree parking proposed
*Place parking areas / podiums behind active space or underground.		Parking is located underground / off-site

LOADING

Planning Code References: 17.116.120; 17.116.220; Design Guide Ch. 3.3

PLANNING CODE REQUIREMENTS	SITE-SPECIFIC REQUIREMENTS	PROPOSED DESIGN
Required Off-Street Loading spaces:		
Residential: 150,000sf – 239,999 = 2 berths	196,645 sf = 2 loading berths required	2 loading berths provided
Commercial: <10,000sf = 0 10,000-24,999sf = 1 berth 25,000-49,999sf = 2 berths 50,000-99,999sf = 3 berths Each additional 120,000sf or fraction of = 1 berth	4,830 sf retail = 0 required	N/A
Berth Dimensions:		
Commercial: 10'W x 25'L x 8'H All other retail: 12'W x 35'L x 14'H	24' x 33' area total required	Approx. 24' x 35' area proposed
Location:		
Locate out of view from Primary Street		Access from 11th St. existing driveway

OPEN SPACE / YARDS

Planning Code References: 17.58.070.0, 1; Table 17.58.050, 17.58.070.0, 17.150.030, Design Guide Ch. 2.1

PLANNING CODE REQUIREMENTS	SITE-SPECIFIC REQUIREMENTS	PROPOSED DESIGN
Group Usable Open Space:		
Amount Required:	250 units = 18,750 sf required	18,795 sf total provided:
Residential: 75 sf / dwelling unit		5 Private Patios = 375 sf total counted towards requirement. Rooftop = (4,840 sf) 4,685 sf counted toward requirement. Level 2 Common Space = 475 sf Level 8 Common Space = 400 sf Common Plaza = 12,890 sf counted toward requirement.
Minimum Dimensions: 10' Public ground floor plaza 15' Rooftop 15' Courtyard		Public Plaza has 42' minimum dimension Rooftop has 15' minimum dimension 50% landscaping will be provided
Landscaping Requirements: 50% rooftop or courtyard usable space		25% open space proposed on roof
Location: Located within 20' of living units served Max. 25% required area shall be located on roof Where feasible, orient toward south solar exposure & toward living units or comm. space		Roof & Plaza to have southern solar exposure and access
Private Usable Open Space:		
Minimum Dimensions: 10' at ground level, 5' above ground-level		5' minimum is provided at above-ground private patios.
Open Space Setback: (applies to horizontal space opposite living room windows)		
Side Yards: 8' min. + 2' each floor above, not to exceed 10% lot width Exceptions: If windows are abutting alley, path, or public park		N/A
Courts: 16' min. horizontal separation + 4ft each floor above, not to exceed 40ft Exceptions: Other windows of any habitable rooms = 10ft horizontal separation		N/A

GROUND FLOOR

Planning Code References: Table 17.58.050, Table 17.58.050, 17.58.060.B.3

PLANNING CODE REQUIREMENTS	SITE-SPECIFIC REQUIREMENTS	PROPOSED DESIGN
Transparency:		
55% facade transparent Applies only to non-resi use on ground floor of Principal Street.	55% required on 12 th	100% provided on 12 th
All other facades required 1/2 of principal street requirement	55% required on Clay 27.5% required on 11th	100% provided on Clay 47% provided on 11th
Required transparency between 2ft – 9ft high at ground floor		
Ground Floor Height:		
15' Minimum		Ground level height varies; 15'-0" minimum height provided
Active Space:		
30' from front of ground floor shall not have parking spaces, locker areas, mech rooms & other non-active spaces.		Active space is provided along 12 th Street and Clay Street. Mechanical areas provided at property line at 11 th Street.

TRASH

Planning Code References: 17.2B.080.B.2; 17.11B.030

PLANNING CODE REQUIREMENTS	SITE-SPECIFIC REQUIREMENTS	PROPOSED DESIGN
Trash Storage: Located in garage or otherwise completely concealed from view		Trash Room is located at interior at ground level
Recycling:		
Residential: 2 ft ³ storage / collection space per residential unit, min. 10 ft ³	250 units = 500 cu. ft. required 4,830 sf commercial = 10 cu. ft. required	To be included with trash area Recycling located in the trash room will provide 510 cu. ft. minimum.
Commercial: 2 ft ³ storage / collection space per 1000 gross SF, min. 10 ft ³	Total Recycling Required = 510 cu. ft.	

SITE TREES

Planning Code References: 17.124.030.A

PLANNING CODE REQUIREMENTS	SITE-SPECIFIC REQUIREMENTS	PROPOSED DESIGN
Site tree locations: Min. (1) 15-gal tree or equivalent per each 25' frontage		Site trees to be provided along all street frontages at 25' o.c. max.

DESIGN

Planning Code References: 17.15B.080.B.2; Design Guide Ch. 4.2; 17.15B.060.B.5; 17.15B.060.B.7; Design Guide Ch. 5.2

PLANNING CODE REQUIREMENTS	SITE-SPECIFIC REQUIREMENTS	PROPOSED DESIGN
Ground Floor Treatment: Building base designed distinct from rest of building		The building base proposed is a complementary yet distinct design to the overall building, incorporating warmer materials and smaller scale to create a more residential experience.

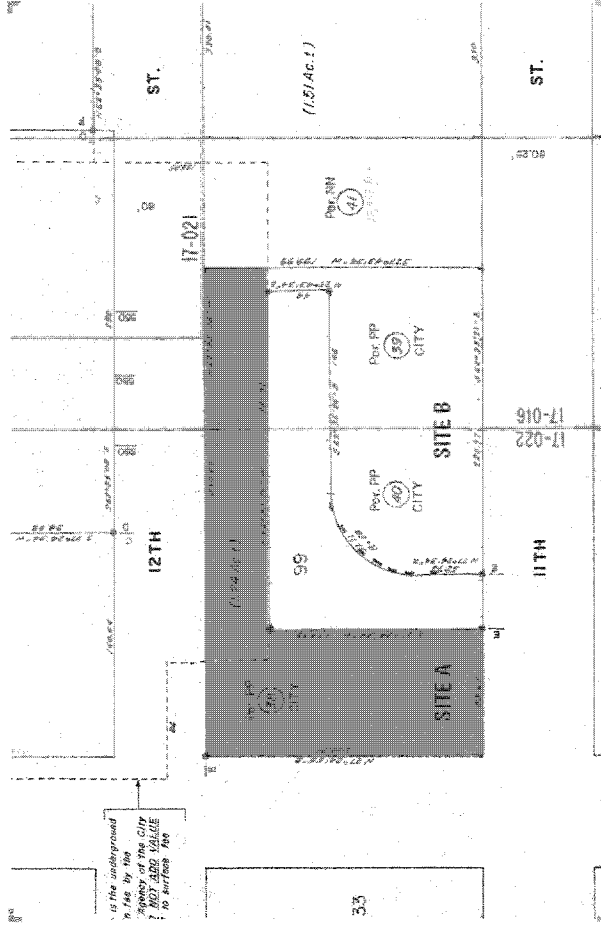
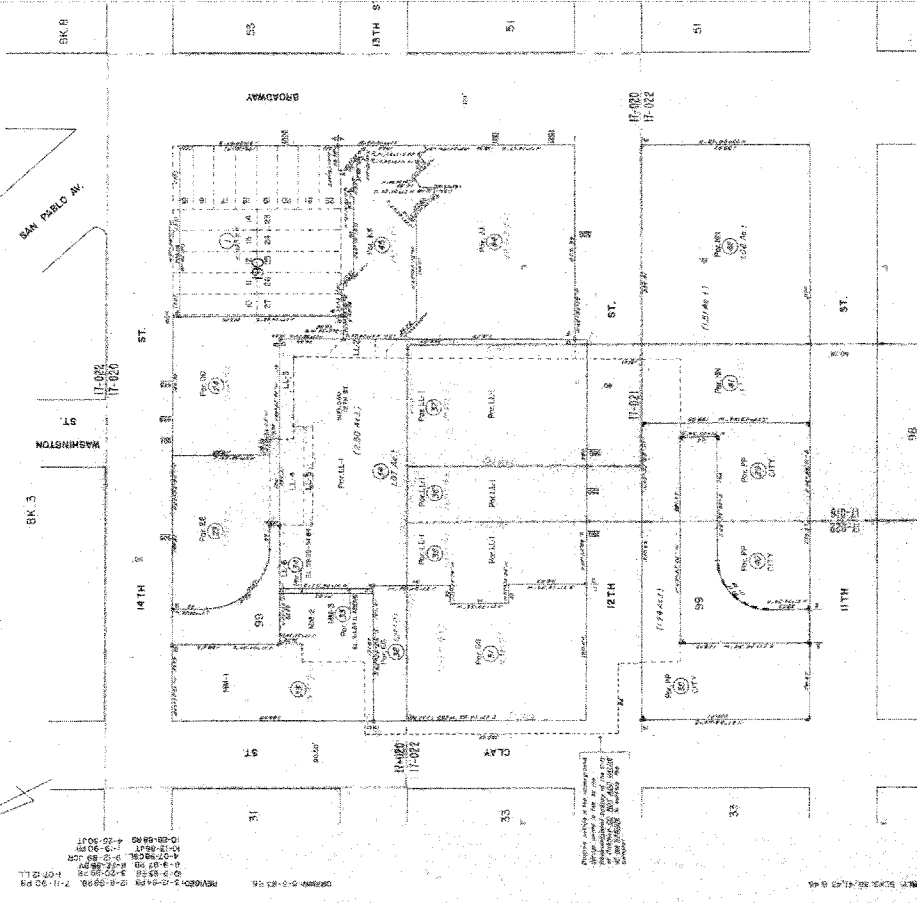
Commercial Ground Floor: Consider operable storefront windows that open interior spaces to sidewalk. Do not set back the ground floor of commercial facades from upper stories.	The commercial ground floor is situated in the base of the building, which is then divided into smaller bays for ideal experience of retail and opportunities to create individual unique storefronts. The architectural framing of the base into smaller bays also creates more of a human scale at the sidewalk.
Massing: Mass shall be broken up into smaller forms	The proposed massing utilizes fields of glazing to sculpt the mass and create smaller building components. The solid facade incorporates setbacks to create depth and visual interest to the building. Various heights are proposed to create interest at the top of the building and contribute to the overall composition of the skyline.
Building Terminus: The top of the building shall include a distinct visual terminus element	The top of the building includes active open space as an amenity to the residents.
Context: Relate to existing architecture in neighborhood	The proposed design incorporates a similar small scale pattern in the context of adjacent office towers. Similar to adjacent architecture, the proposed design utilizes a grid pattern, with the use of an accent color to animate the facade and create more visual interest. The design incorporates a modern yet still contextual base, utilizing scale and usage precedents from Old Oakland and Uptown; and also uses a more playful grid above to create a unique sense of place for the residents.

ASSESSOR'S MAP 2

Code Area Nos. 17-016 17-021 17-022

SCALE: 1" = 60'

- (1) OAKLAND (POLLING DISTRICT 17-022)
- (2) PM 4976 (POLLING DISTRICT 17-022)
- (3) PM 5372 (POLLING DISTRICT 17-022)
- (4) PM 5410 (POLLING DISTRICT 17-022)
- (5) PM 5533 (POLLING DISTRICT 17-022)
- (6) PM 5456 (POLLING DISTRICT 17-022)



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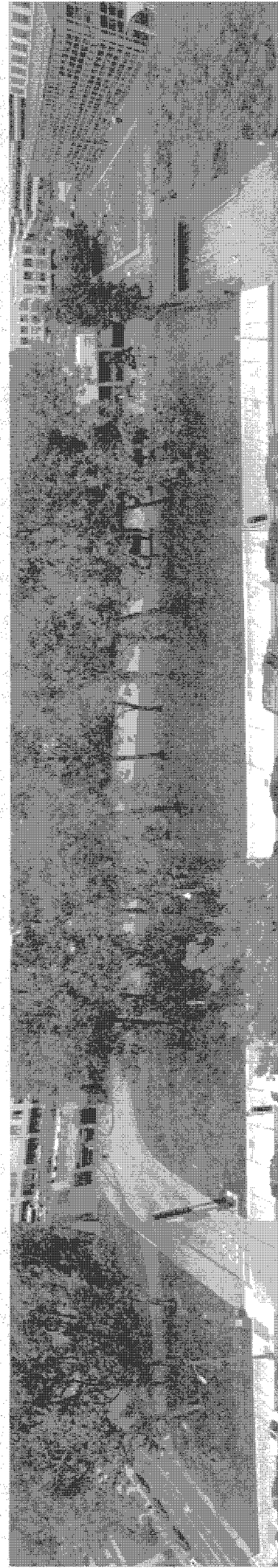
1100 CLAY OAKLAND, CA

ASSESSOR'S PARCEL MAP 2.31

June 4, 2015



Aerial View of Site looking North



Panoramic View from north adjacent lot

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1100 CLAY OAKLAND, CA

AERIAL VIEWS 2.32

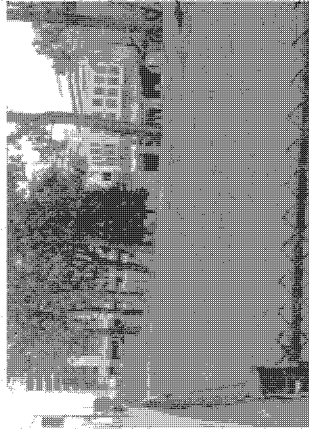
June 4, 2015

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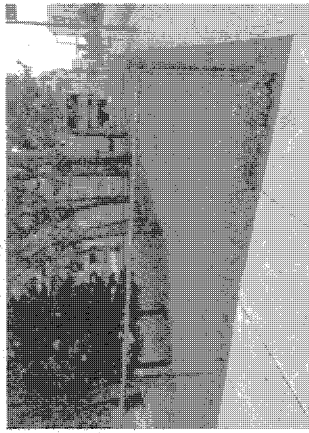
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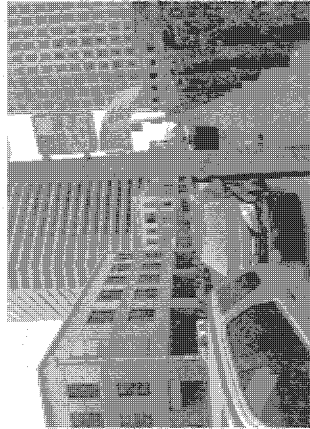
Key Plan



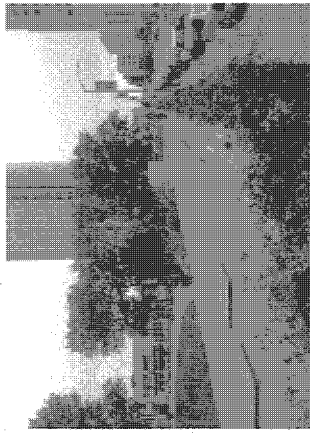
1- View along Clay Street frontage looking North



2- View along Clay Street frontage looking South



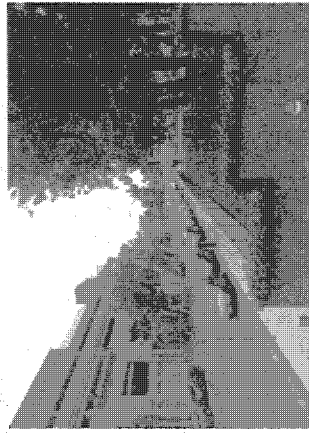
3- View along 12th Street frontage looking East



4- View of Site along 12th Street looking West



5- View of Site along 12th Street looking East



6- View along 11th Street looking West

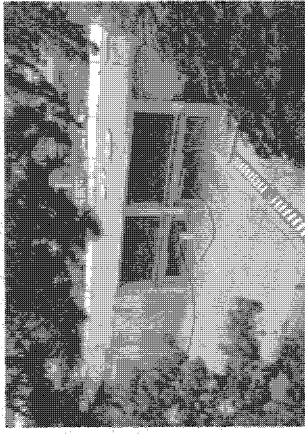




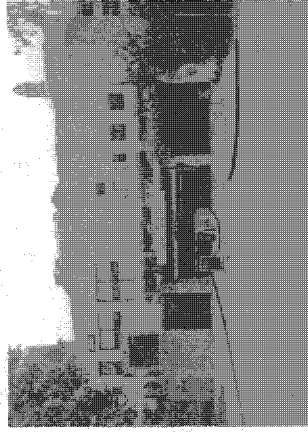
Key Plan



7-View from 11th Street looking North across Site along East border of Site



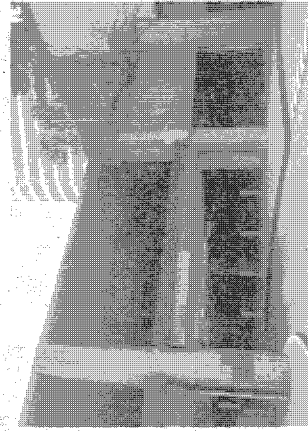
8-View from 11th Street looking North across the site along East border of Site



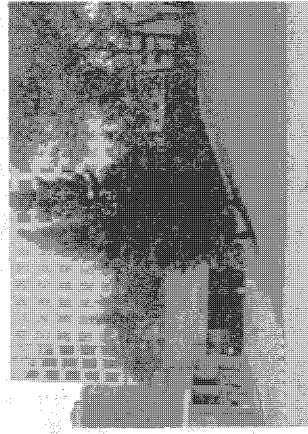
9-View of the garage entries



10- View of lower garage entries & Loading at ramp landing



11- View of the lower level garage entries



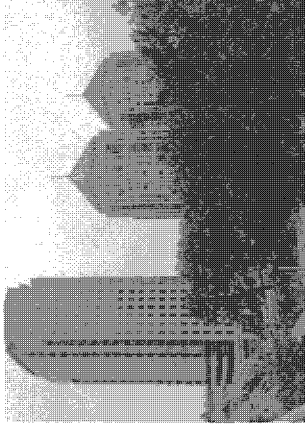
12- View towards the loading entry



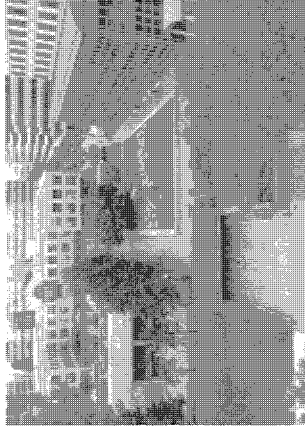
14- Marriott entry on 12th and Broadway



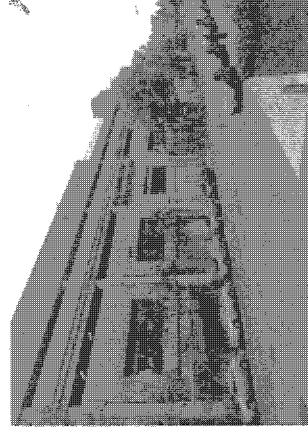
13- View on 11th Street looking West



16- Office towers on the West side of the Site



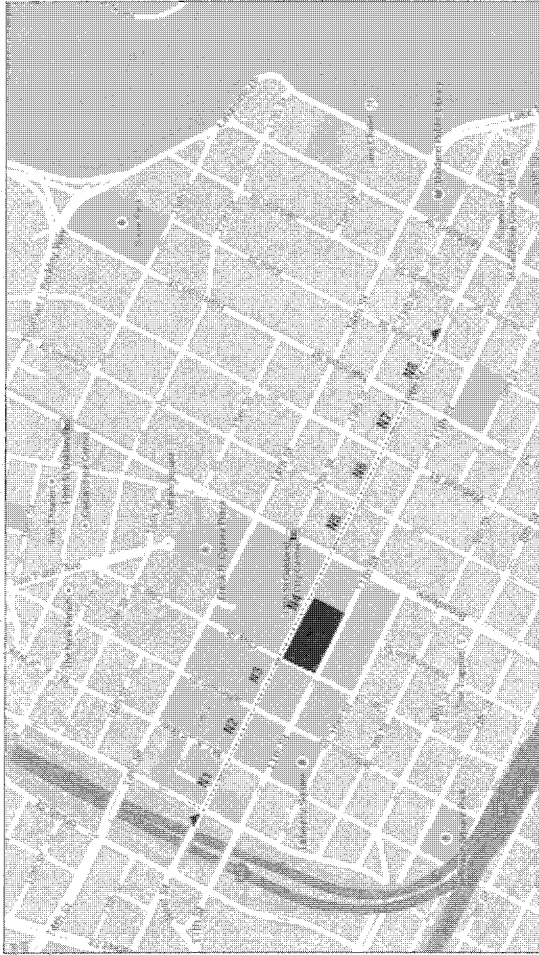
15- View of the plaza on the East side of the Site



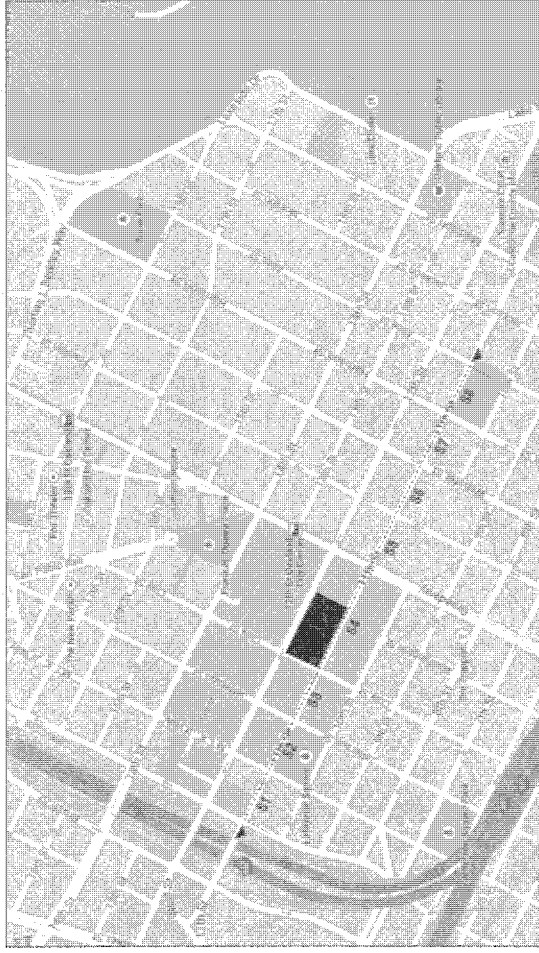
17- Convention Center parking fronting 12th Street across the Site



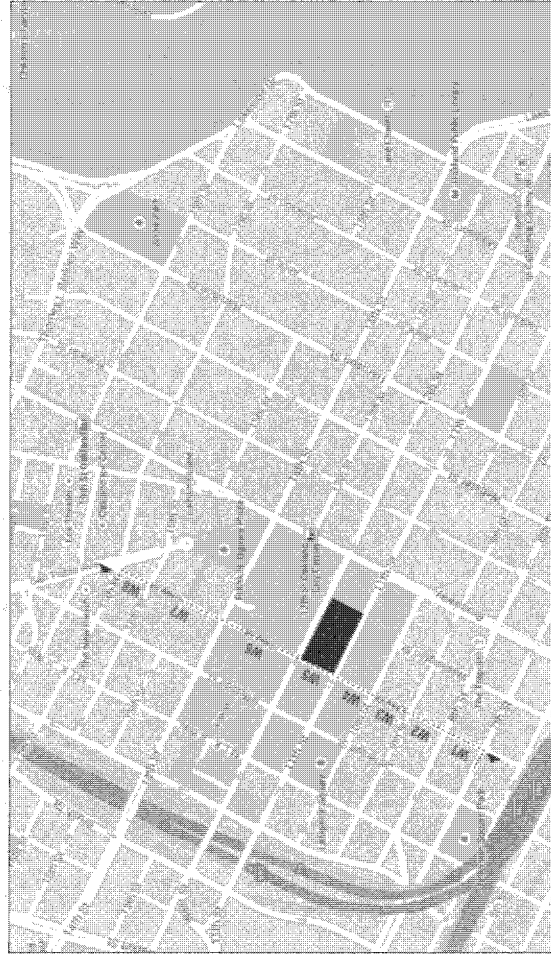
Key Plan



NORTH



SOUTH



WEST



EAST

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1100 CLAY OAKLAND, CA

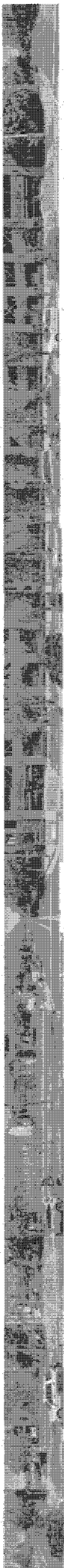
SITE VIEWS - KEY MAP

2.43

June 4, 2015

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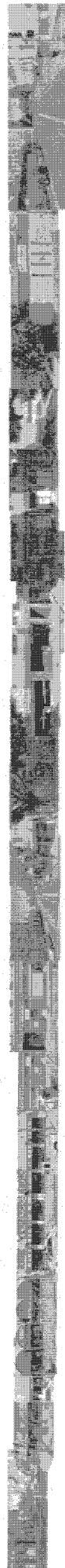
Castro St. N1 M.L.K. Jr Way N2 Jefferson St.



Jefferson St. N3 Clay St. N4 Broadway St.



Broadway St. N5 Franklin St. N6 Webster St.



Webster St. N7 Harrison St. N8 Alice St.

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SITE VIEWS - NORTH 12TH ST. 2.44

June 4, 2015

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Jefferson St. S2 M.L.K. Jr Way S1 Castro St.



Broadway St. S4 Clay St. S3 Jefferson St.



Webster St. S6 Franklin St. S5 Broadway St.



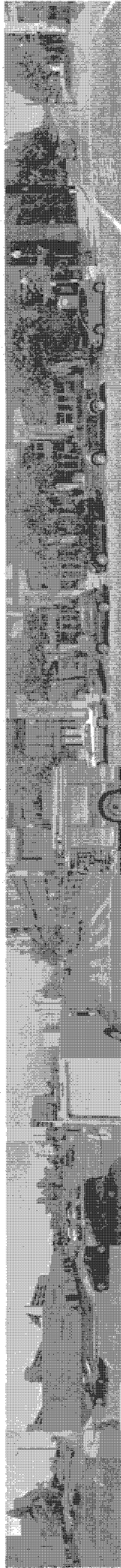
Allison St. S8 Harrison St. S7 Webster St.

ARQUITECTONICA STRADA **1100 CLAY OAKLAND, CA** **SITE VIEWS - SOUTH 11TH ST. 2.45**

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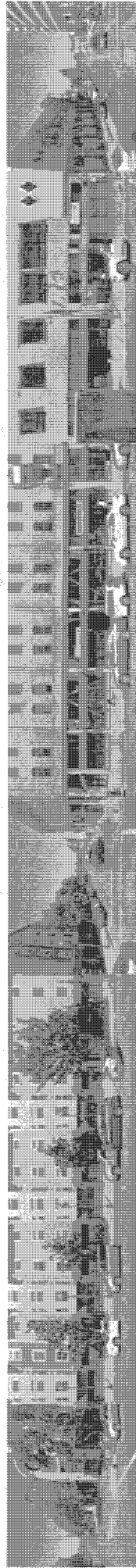
W1

W2

7th St.

8th St.

9th St.



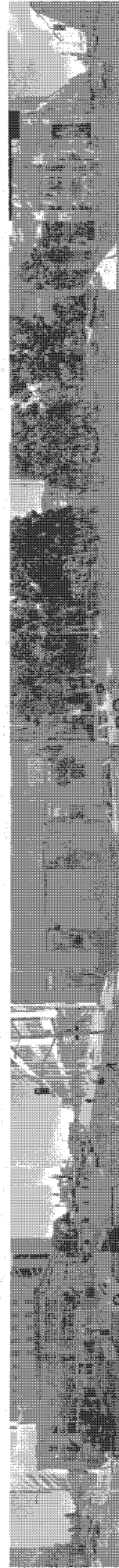
W3

W4

9th St.

10th St.

11th St.



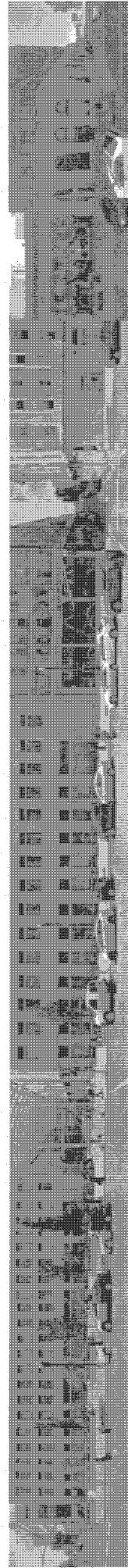
W5

W6

11th St.

12th St.

14th St.



W7

W8

14th St.

16th St.

17th St.

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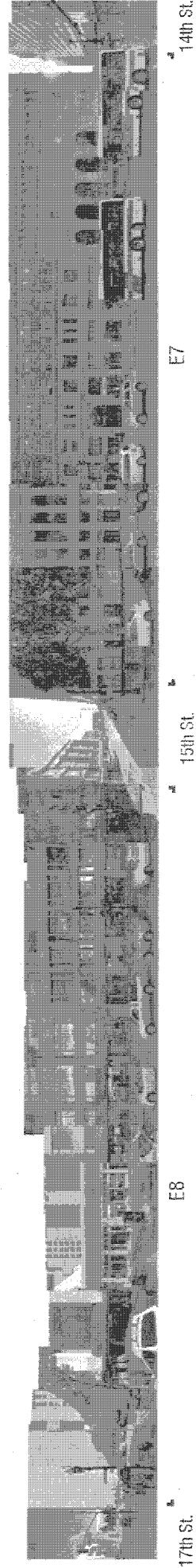
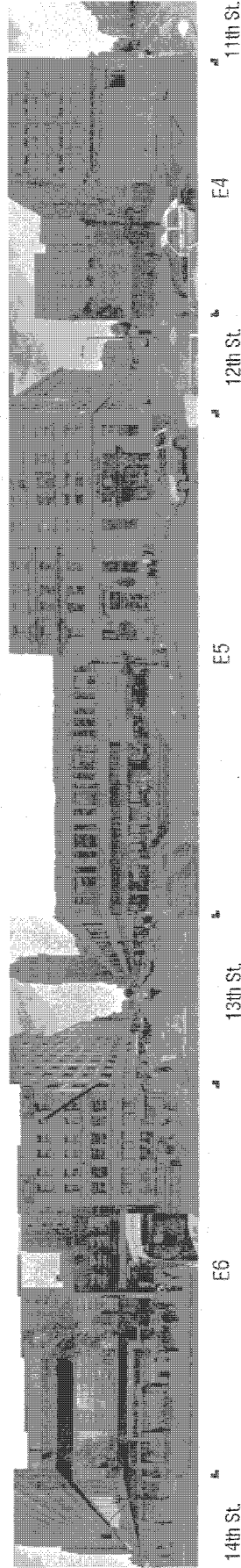
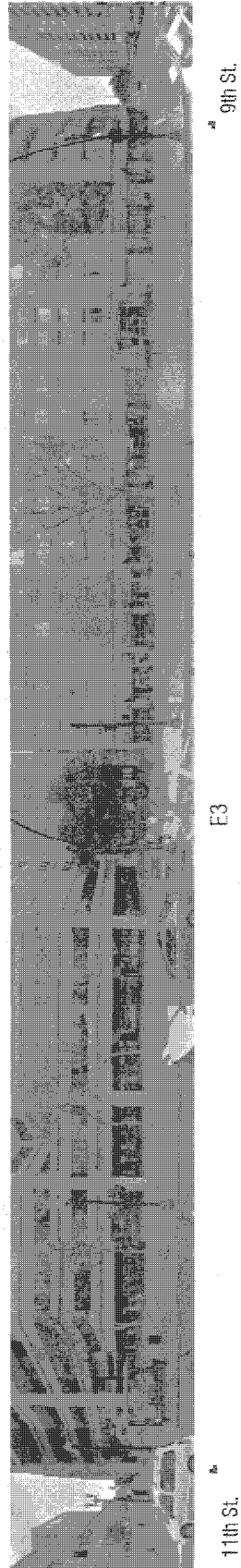
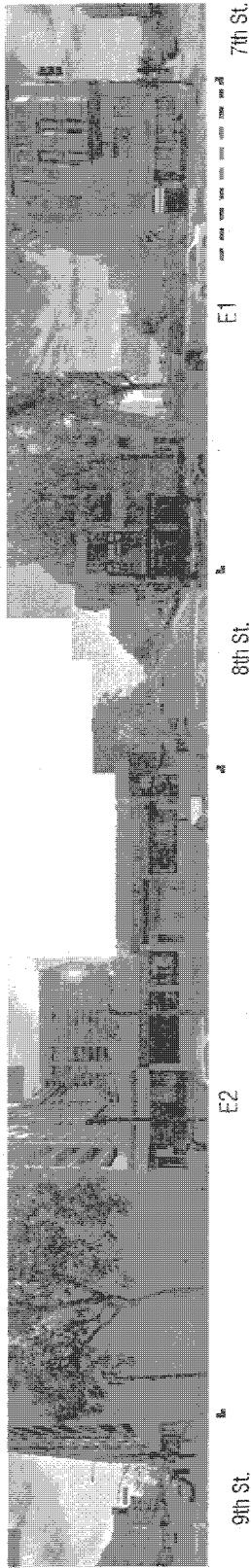
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SITE VIEWS - WEST CLAY ST. 2.46

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ARCHITECTONICA STRADA **1100 CLAY OAKLAND, CA** **SITE VIEWS - EAST BROADWAY ST. 2.47**

June 4, 2015

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Because of the implementation of the 2013 Building Energy Efficiency Standards, the applicant acknowledges that based on a City of Oakland Bulletin dated October 16, 2014, the city is currently rerafting its Green Building Ordinance.

The enclosed checklist to meet LEED Silver standards is a place-holder and may be modified or replaced in accordance with any changes to the Green Building Ordinance after this initial submission.

LEED v4 for BD+C: New Construction and Major Renovation
Project Checklist

Project Name: Oakland T5/T6
Date: 6-Jan-15

Y	Z	N	Goal	Integrative Process	1
12	1	16	Location and Transportation		
			LEED for Neighborhood Development Location		15
			Sensitive Land Protection		1
			High Priority Site		2
			Surrounding Density and Diverse Uses		5
			Access to Quality Transit		5
			Bicycle Facilities		1
			Reduced Parking Footprint		1
			Green Vehicles		1
3	2	0	Sustainable Sites		19
			Construction Activity Pollution Prevention		Required
			Site Assessment		1
			Site Development - Protect or Restore Habitat		2
			Open Space		1
			Rainwater Management		1
			Heat Island Reduction		2
			Light Pollution Reduction		1
5	0	1	Water Efficiency		11
			Outdoor Water Use Reduction		Required
			Indoor Water Use Reduction		Required
			Building-Level Water Monitoring		Required
			Outdoor Water Use Reduction		2
			Indoor Water Use Reduction		2
			Cooling Tower Water Use		1
			Water Metering		1
11	17	5	Energy and Atmosphere		33
			Fundamental Commissioning and Verification		Required
			Resource Energy Performance		Required
			Building-Level Energy Monitoring		Required
			Fundamental Refrigerant Management		6
			Enhanced Commissioning		16
			Optimize Energy Performance		1
			Advanced Energy Metering		2
			Demand Response		3
			Renewable Energy Production		3
			Enhanced Refrigerant Management		2
			Green Power and Carbon Offsets		2

Based on the enclosed LEED scorecard, the project plans to achieve LEED Silver standards.

GREEN BUILDING FEATURES INCLUDE:

- **INTEGRATIVE PROJECT PLANNING AND DESIGN** - Green design features will be discussed early in the project's planning phase with the project design team, and building. The team will hold early design charrettes led by a LEED-certified team member to establish the goals and expectations for the project. The team will optimize the integration of green strategies across all aspects of building design, construction and operation, ensuring an expertise in all participants.
- **TRANSIT-ORIENTED LOCATION** - The project benefits from its close proximity to public transit and the 12th Street/CH2 City Center BART station just steps away from the site. It is a development that reduces vehicular travel and encourages human health through walking and daily physical activity.
- **BICYCLE FACILITY** - Secure, easily accessible leader Bicycle parking will be provided for the residents.
- **PARKING** - The project proposes use of existing nearby parking facilities, and mechanical car-sticker lifts to reduce parking footprint. The project plans to provide electrical vehicle and car share parking spaces.
- **SUSTAINABLE SITE** - The project will create and implement an erosion and sedimentation control plan for all construction activities associated with the project.
- **OPEN SPACE** - The project will create exterior open space that encourages interaction with the environment, social interaction, passive recreation, and physical activities.
- **HEAT ISLAND REDUCTION** - Planted trees will be included to reduce the heat island effect of the building.
- **LIGHT POLLUTION REDUCTION** - The lighting design will consider light pollution reduction by providing no up-lighting.
- **OUTDOOR WATER USE REDUCTION** - The project will limit water used for landscape irrigation by selecting appropriate plant species and installing an efficient irrigation system.
- **INDOOR WATER USE REDUCTION** - The project will provide low-flow plumbing fixtures that comply with the baseline water consumption standards.
- **METERING** - The project plans to provide separate metering for irrigation and domestic water use.
- **COMMISSIONING AND VERIFICATION OF BUILDING SYSTEMS** - The project will engage in an enhanced commissioning process to check systems against the Owner's Project Requirements and Basis of Design.
- **OPTIMIZE ENERGY PERFORMANCE** - The project will optimize the efficiency of its building envelope, and will utilize efficient lighting and HVAC systems to reduce domestic energy use. The project will meet the newly implemented Building Energy Efficiency Standards and will exceed these standards as a prerequisite and additional points for LEED.
- **ENHANCED REFRIGERANT MANAGEMENT** - Project will reduce ozone depletion and considers compliance with the Montreal Protocol while minimizing direct contributions to climate change.
- **STORAGE AND COLLECTION OF RECYCLABLES** - The project will provide recycling space as required by Planning code 17.28.060 B.8 and 17.118.039
- **CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT PLANNING** - During construction the contractor will implement a waste management plan as required by LEED.
- **BUILDING PRODUCT DISCLOSURE** - The project will strive to use products and materials with available life-cycle information and that have environmentally, economically, and socially preferable life-cycle impacts.
- **ENHANCED INDOOR AIR QUALITY STRATEGIES** - The project will be no smoking as required by LEED. Also the project will promote occupant comfort, well-being, and productivity by improving indoor air quality. These include Energy Star systems to capture air, mechanical cross-ventilation prevention and filtration, naturally ventilated spaces, and radon detection monitoring.
- **LOW EMITTING MATERIALS** - The project will reduce concentrations of chemical contaminants that can damage air quality, human health, productivity, and the environment by use of low-VOC paint, adhesives, flooring and other materials that comply with the requirements.
- **ACQUISITIES** - The project will employ an acoustical engineer to prescribe design criteria that comply with this requirement to the comfort of residents.
- **THERMAL COMFORT** - Residents will be able to use thermostats to monitor and adjust the temperature of the spaces.
- **NATURAL LIGHT** - Project provides larger than standard windows to best take advantage of natural light and views.

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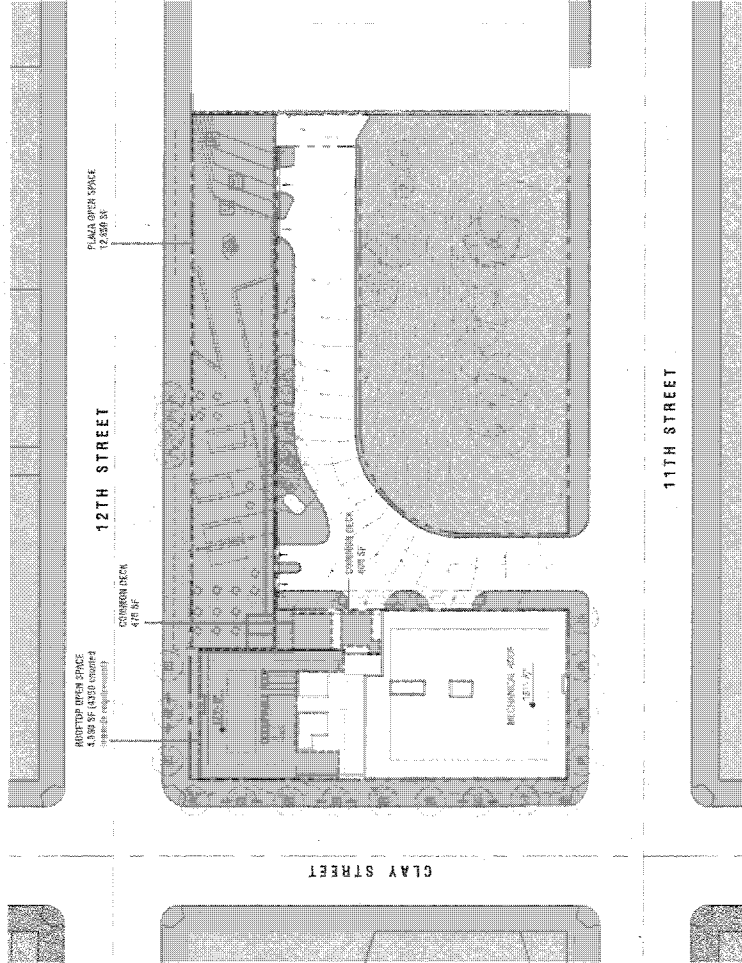
1100 CLAY OAKLAND, CA

1944-2015

LEED SCORE CARD 2.5

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to this, transverse oscillations of electrons in the region of low potential of the cathode are not to be neglected. The exact solution of the problem is not known, but the approximate solution of the problem is known.

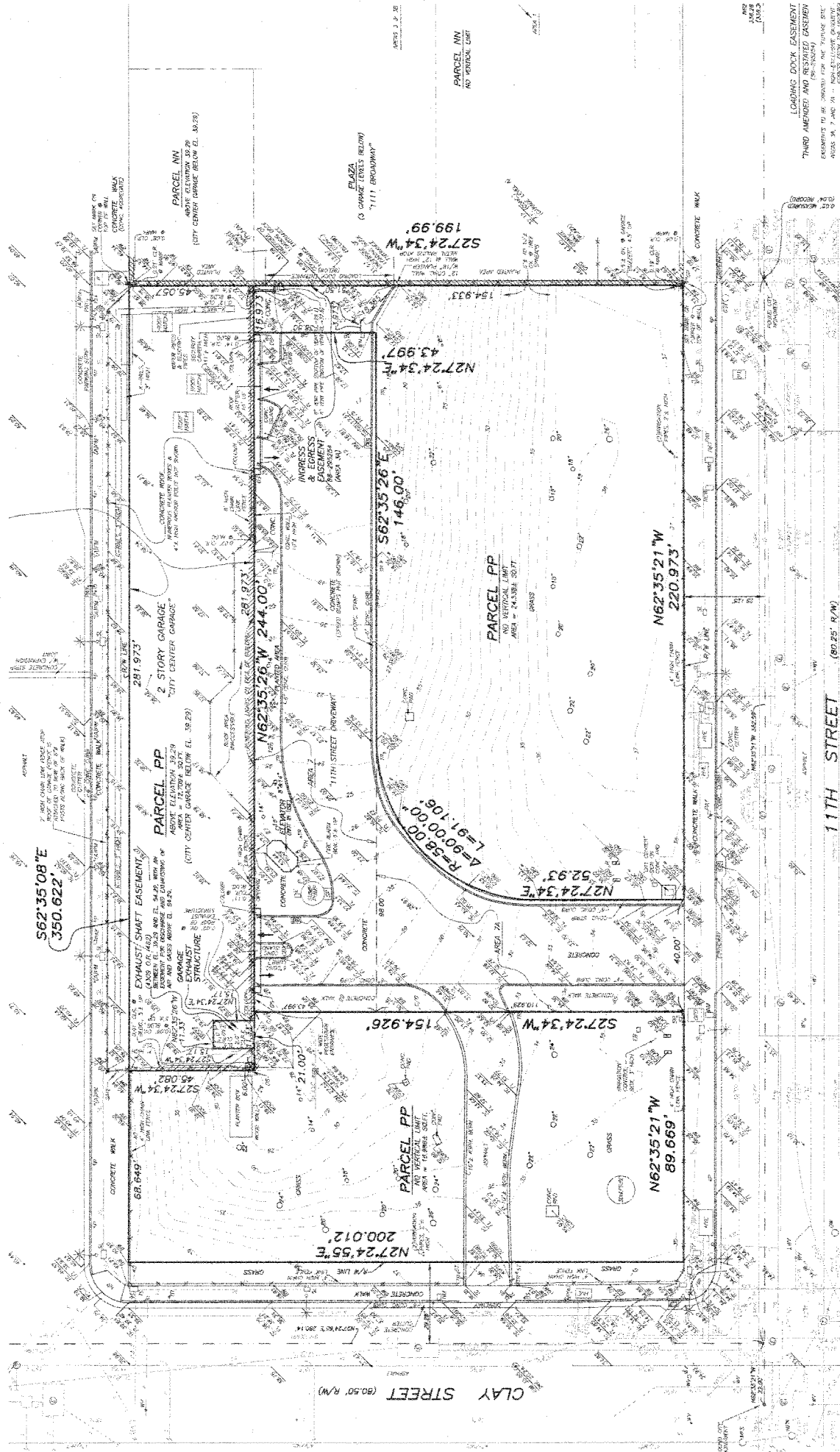


OPEN SPACE / YARDS

Planning Code References: 17.58.070.C.1, Table 17.58.03; 17.58.070.D.1, Table 17.58.03; Design Guide Ch. 2.1

PLANNING CODE REQUIREMENTS	SITE-SPECIFIC REQUIREMENTS	PROPOSED DESIGN
<p>Group Usable Open Space:</p> <p>Amount Required:</p> <p>Residential: 75 sf / dwelling unit</p>	<p>250 units = 18,750 sf required</p>	<p>18,785 sf total provided:</p> <p>5 Private Patios = 375 sf total counted towards requirement.</p> <p>Rooftop = (4,840 sf) 4,665 sf counted toward requirement.</p> <p>Level 2 Common Space = 475 sf</p> <p>Level 8 Common Space = 400 sf</p> <p>Common Plaza = 12,850 sf counted toward requirement.</p>

*NOTE: FULL SIZE SURVEY WITH WET STAMP AND SIGNATURE WILL BE PROVIDED SEPARATELY.



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1100 CLAY OAKLAND, CA

11TH STREET (60.25' R/W)

SITE SURVEY C1.0

June 4, 2015

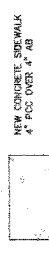
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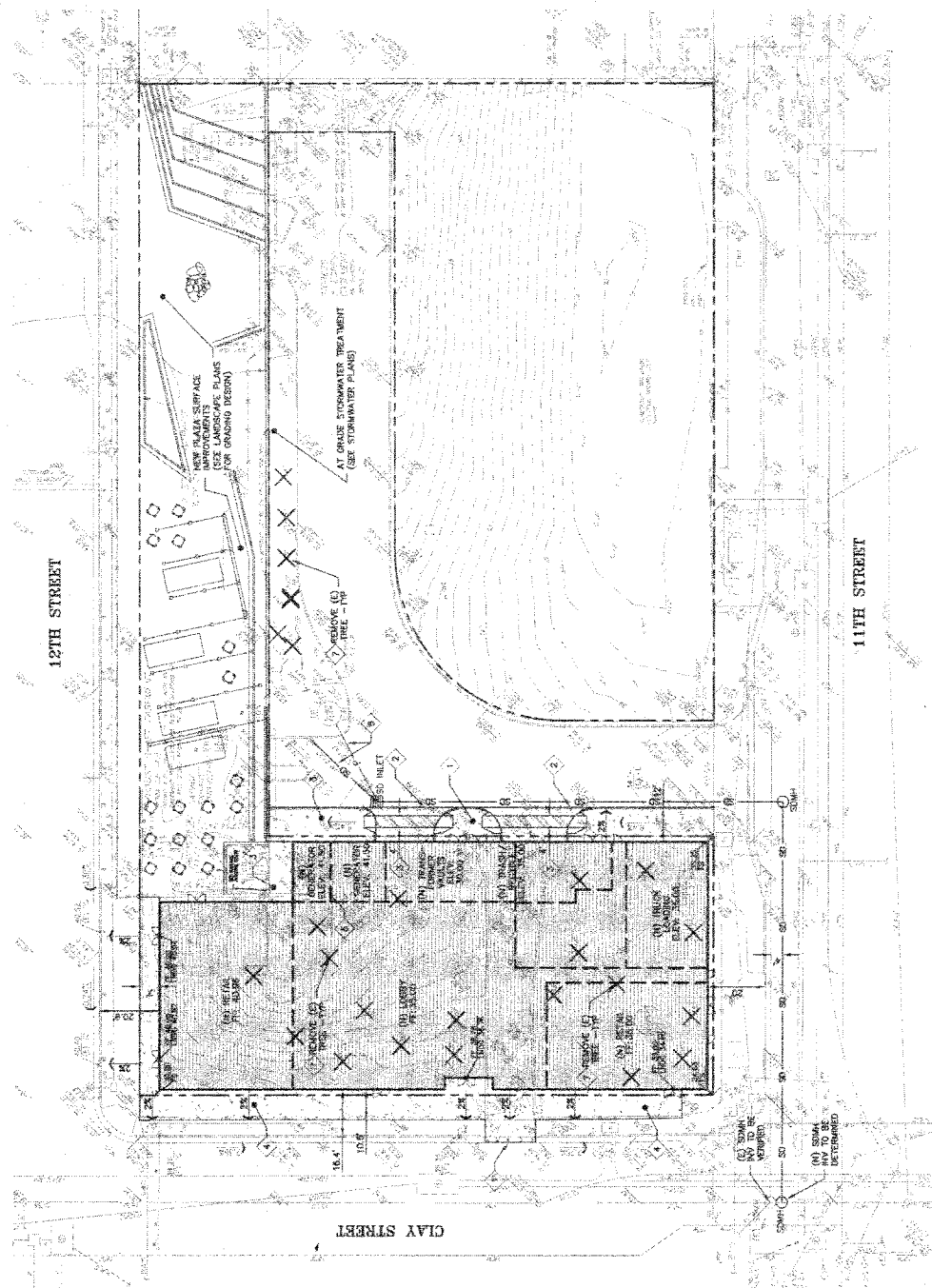
- PLAN NOTES:**
- 1 REMOVE (E) DRIVEWAY, REPLACE WITH (N) SIDEWALK SECTION PER NOTE 6.
 - 2 REMOVE (E) CURB, REPLACE WITH (N) DRIVEWAY APPROACH.
 - 3 MAINTAIN PEDESTRIAN ACCESS FROM (E) GARAGE ALONG EASTERLY SIDEWALK TO 11TH STREET PUBLIC WALK, AT 2% CROSS SLOPE.
 - 4 GRADE AND BACKFILL, INSTALL (N) SIDEWALK 4' FOC OVER 4" AB, COMPACT SUBGRADE, PER CITY SPECIFICATION.
 - 5 REMOVE (E) SD INLET AND STORM LINES RE-ROUTE STORM SYSTEM PER NOTE 6.
 - 6 RE-ROUTE STORM LINE AS SHOWN, PER GRADY LINE FROM (E) SHIP WALK, TO EXISTING SUMP PUMP AND STORM INVERTS, NEED TO BE VERIFIED.
 - 7 (E) TREES TO BE REMOVED.

LEGEND:



NOTE:
FOR ALL CONSTRUCTION STAKING
AND SURVEYING, REFER TO
SCHEDULED OR CONSULTATIONS
PLEASE CONTACT GREG BRAZE
AT LEA & BRAZE ENGINEERING
(510) 897-4000 EXT 101
gbraze@leabrazee.com

1. REMOVED POI SITE
FOR ALL CONSTRUCTION STAKING
AND SURVEYING, REFER TO
SCHEDULED OR CONSULTATIONS
PLEASE CONTACT GREG BRAZE
AT LEA & BRAZE ENGINEERING
(510) 897-4000 EXT 101
gbraze@leabrazee.com

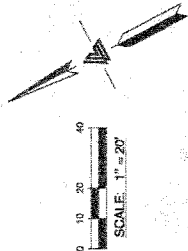


STRADA

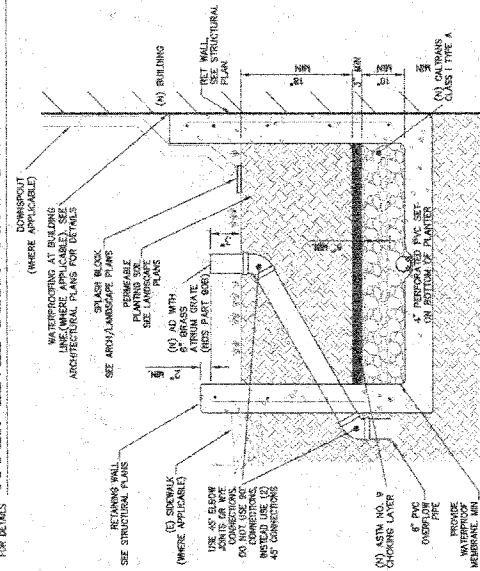
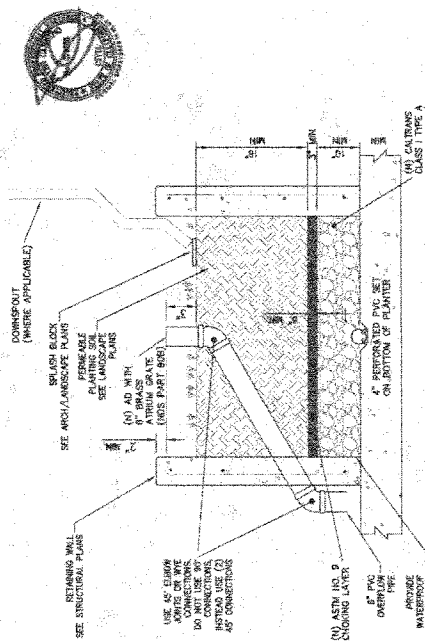
1100 CLAY OAKLAND, CA

June 4, 2015

OVERALL SITE PLAN C2.1



DRAINAGE ZONE	AREA SF	REQUIRED AREA (+5%)	TREATMENT AREA DESIGNATION	LOCATION	PROPOSED PLANTER AREA (SF)	EXCESS TREATMENT AREA (SF)
A	4,582	17	F	LEVEL 14	28	4,554
B	4,582	17	F	LEVEL 14	28	4,554
C	5,162	208	G	LEVEL 2	225	4,937
D	8,185	527	D	AT GRADE	400	7,785
E	7,735	31	E	PLAZA LEVEL	6	7,729



ARCH PONS
FOR DETAILS

STREET LEVEL FLOW THROUGH PLANTER

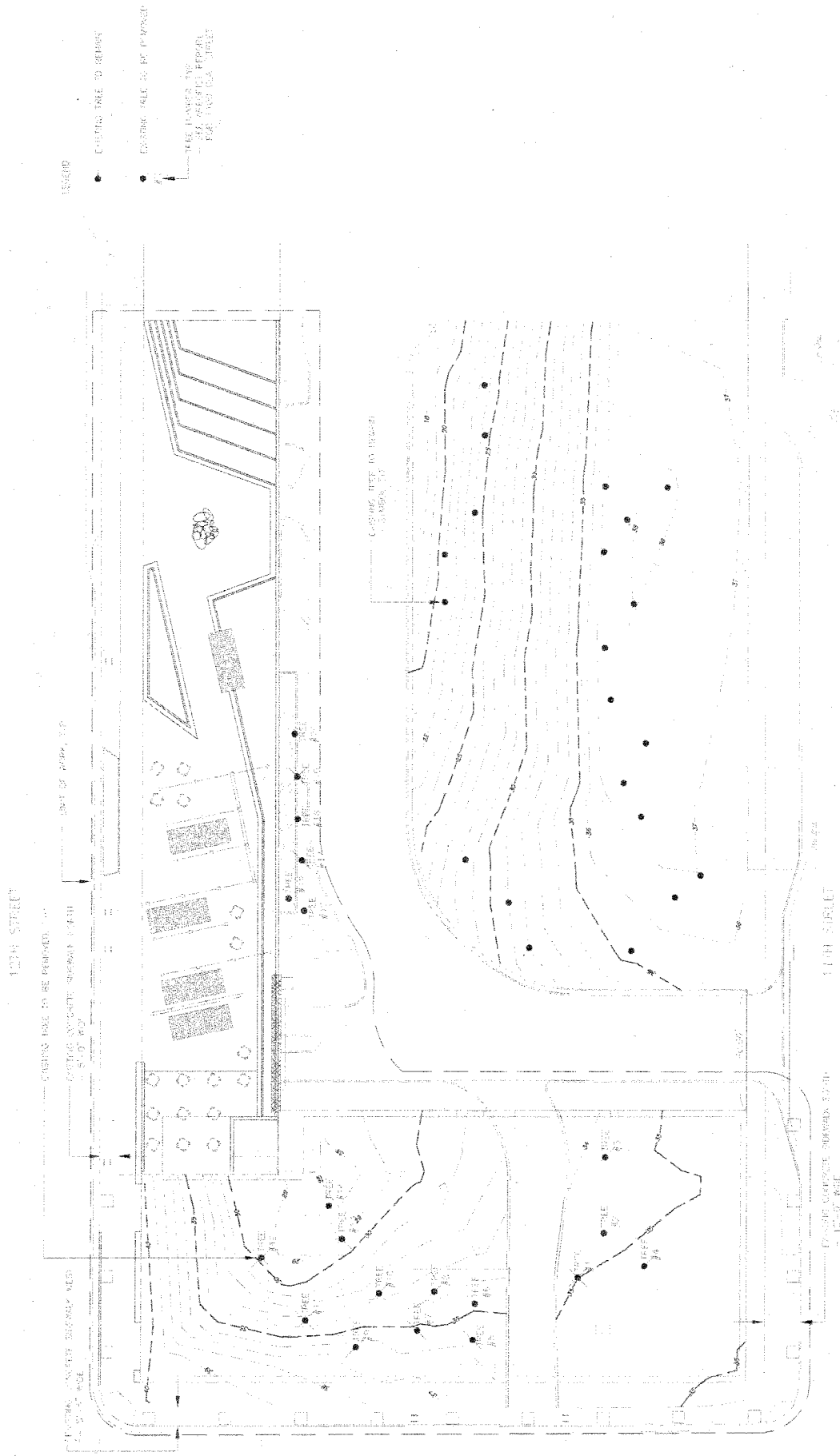
STORMWATER TREATMENT PLAN

STRADA

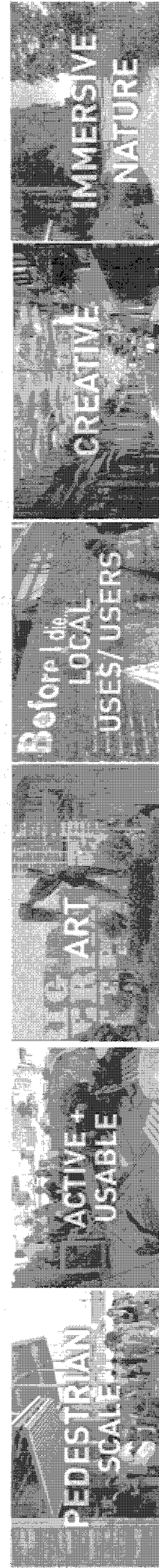
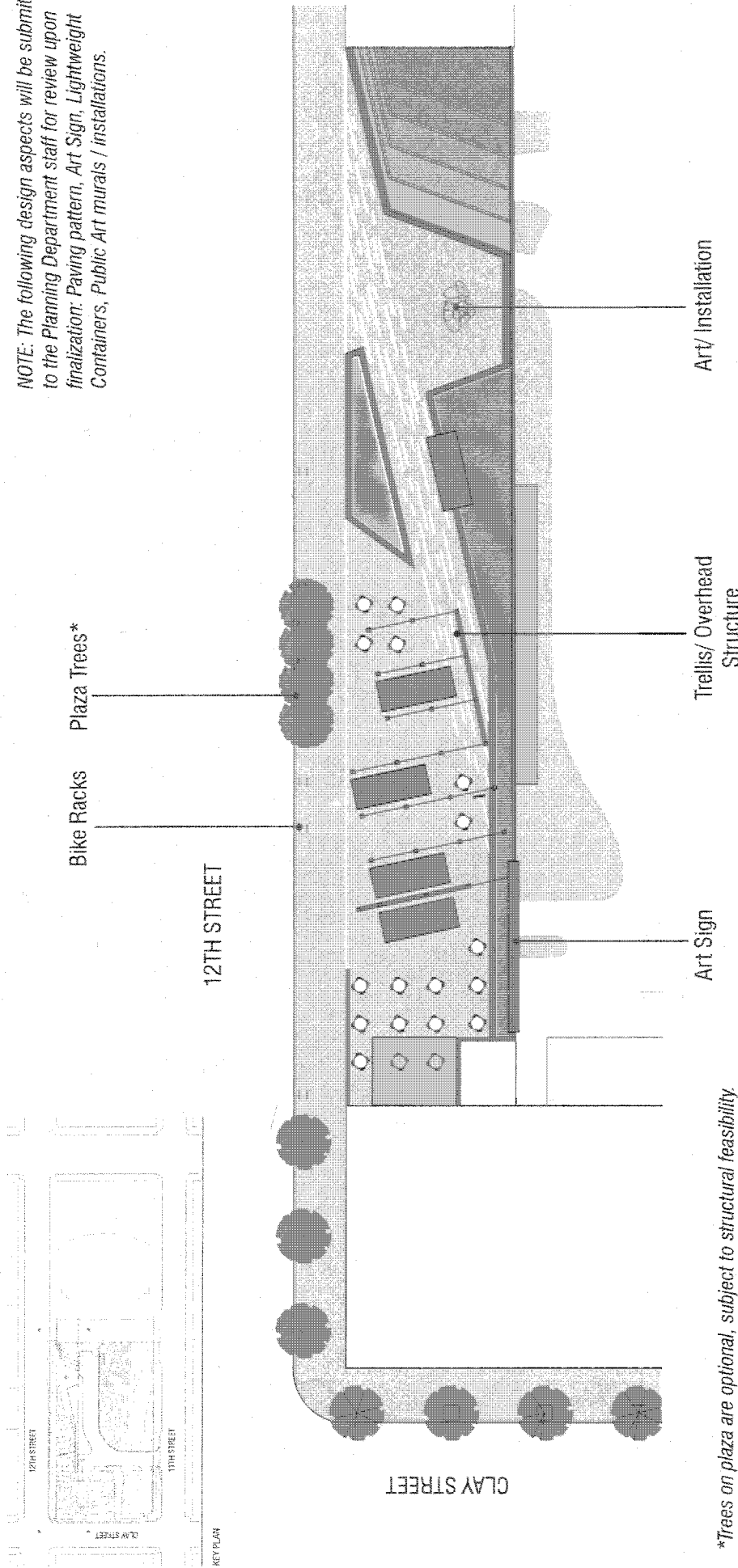
1100 CLAY OAKLAND, CA

June 4, 2015

June 4, 2015



NOTE: The following design aspects will be submitted to the Planning Department staff for review upon finalization: Paving pattern, Art Sign, Lightweight Containers, Public Art murals / installations.



LANDSCAPE PLAN L2.1

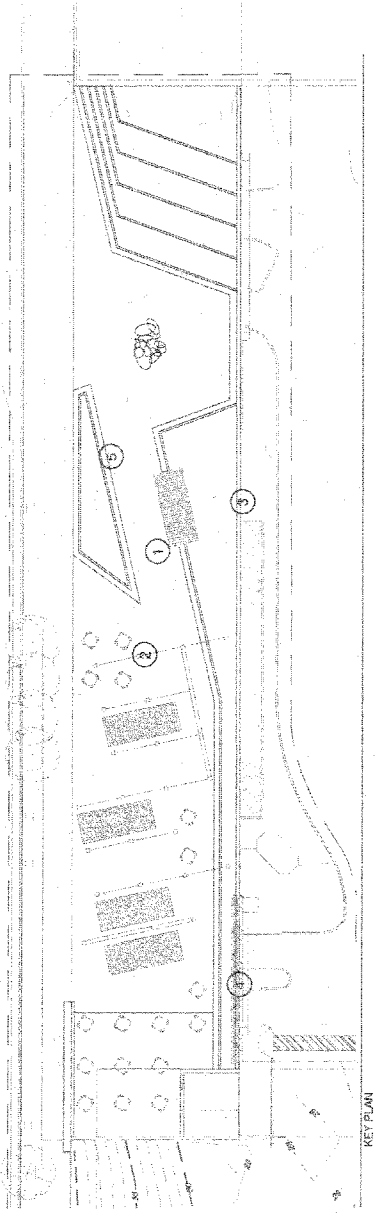


1100 CLAY OAKLAND, CA

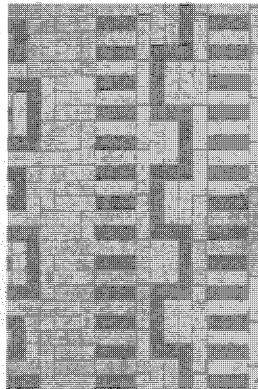
June 4, 2015

STRADA

SITELAB urban studio
ENVIRONMENTAL



01. PLAZA PAVING



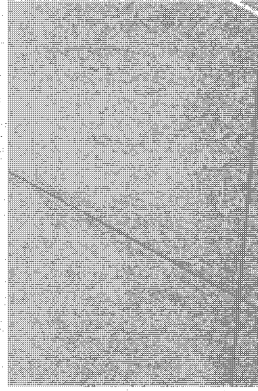
02. TRELLIS



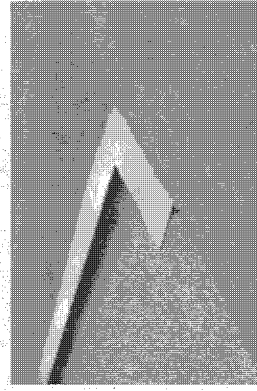
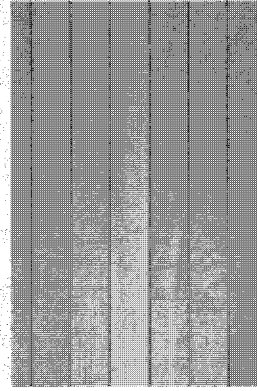
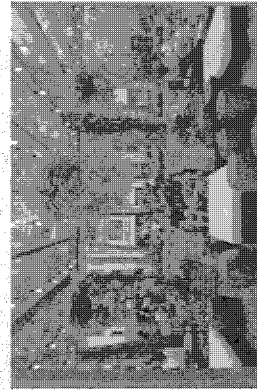
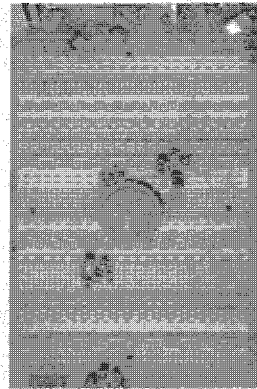
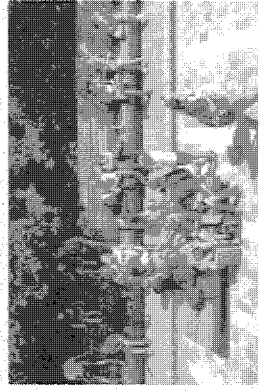
03. GUARDRAIL



04. OTHER PAVING



05. SEATING

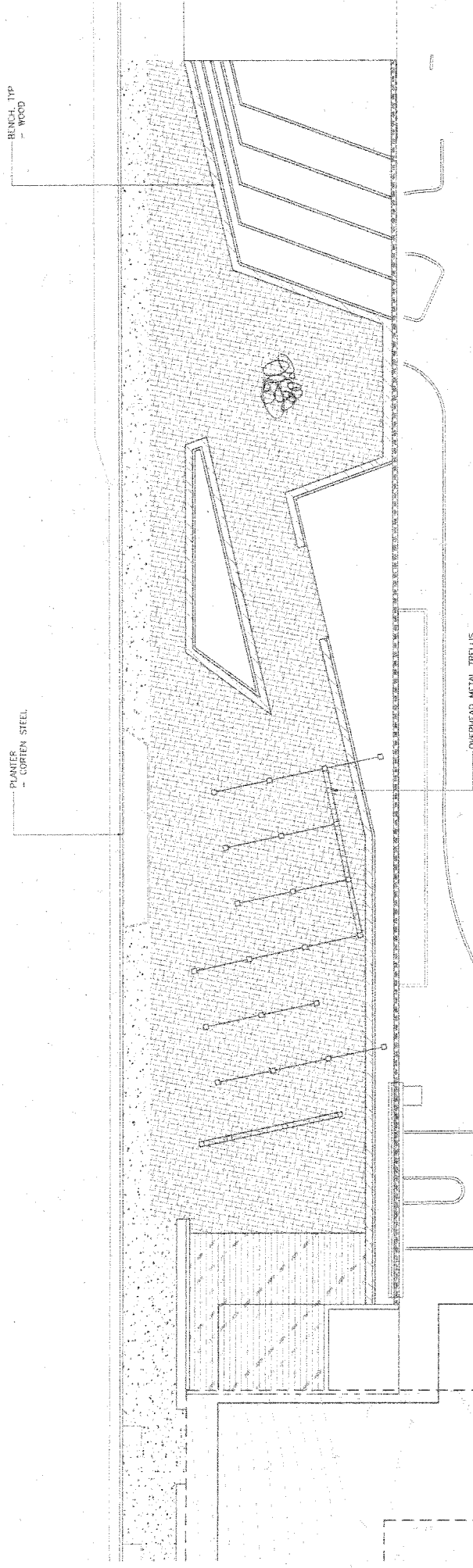


ARQUITECTONICA STRADA

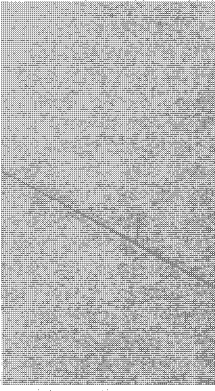
1100 CLAY OAKLAND, CA

LANDSCAPE MATERIALS PALETTE L2.2

June 4, 2015



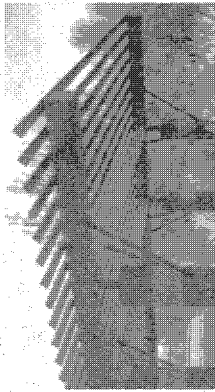
CONCRETE PAVING



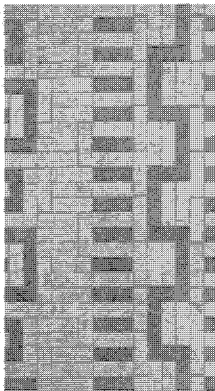
GUARDRAIL



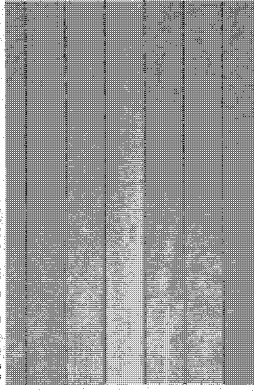
TRELLIS



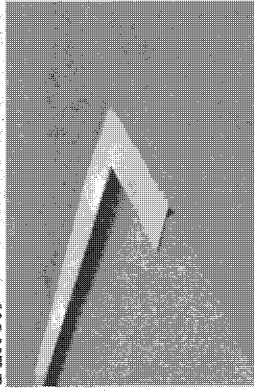
PLAZA PAVING



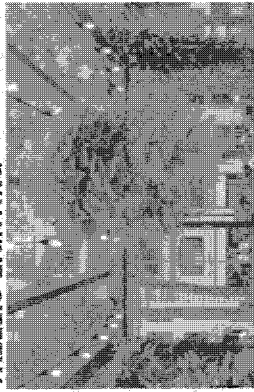
WOOD DECKING



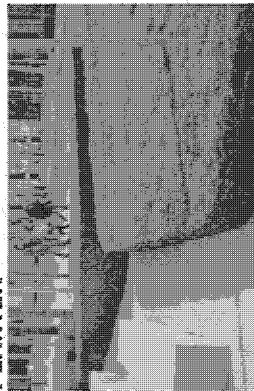
BENCH



TRELLIS LIGHTING



PLANTER



LEGEND

PEDESTRIAN CONCRETE PAVING



WOOD DECK - IPE



UNIT PAVING - SEE LANDSCAPE PAVING SHEET



GUARDRAIL - PAINTED STEEL



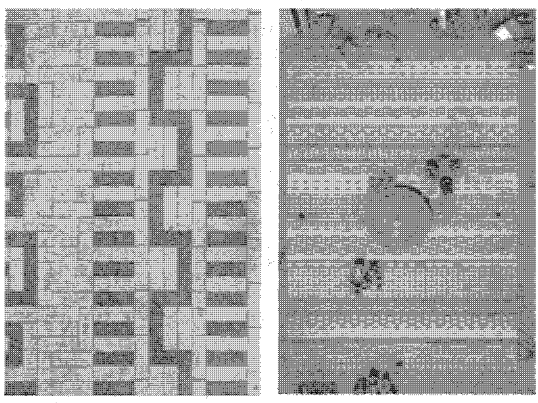
SITELAB urban studio
ENVIRONMENTAL

STRADA

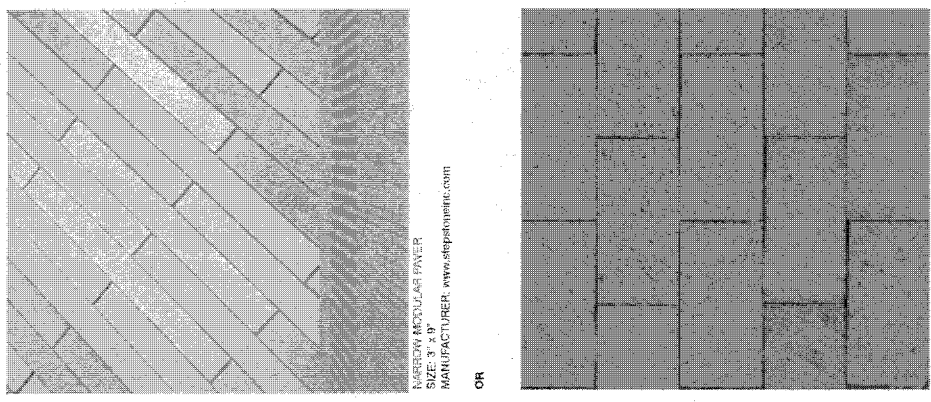


1100 CLAY OAKLAND, CA
June 4, 2015

LANDSCAPE MATERIALS PLAN L2.3



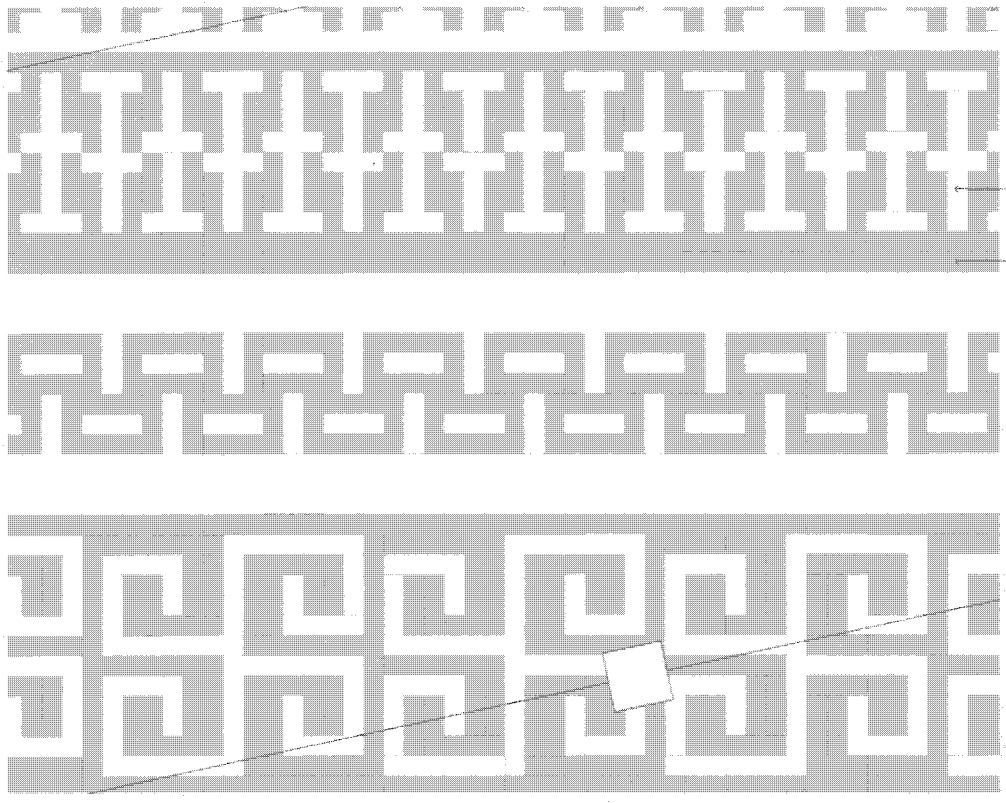
PAVER DESIGN PRECEDENT IMAGERY
-FINAL PATTERN TO BE DETERMINED



MARBOW MODULAR PAVES
SIZE: 3" x 9"
MANUFACTURER: www.stepsoninc.com

OR

PAVERCOTT PAVES
SIZE: 4" x 12"
MANUFACTURER: www.mudcott.com

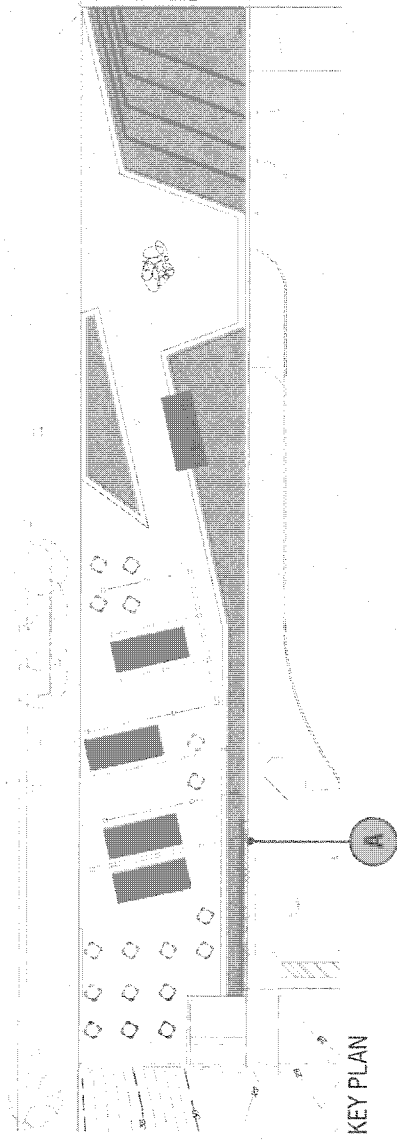
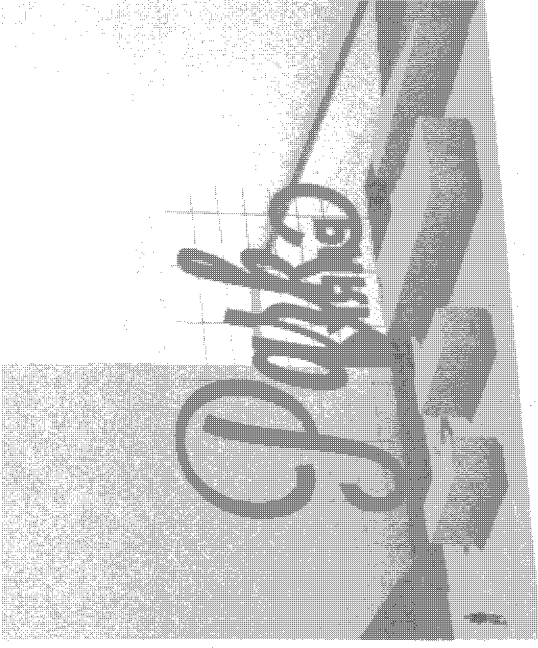


ENLARGED PAVING PATTERN
SCALE 1" = 1'-0"

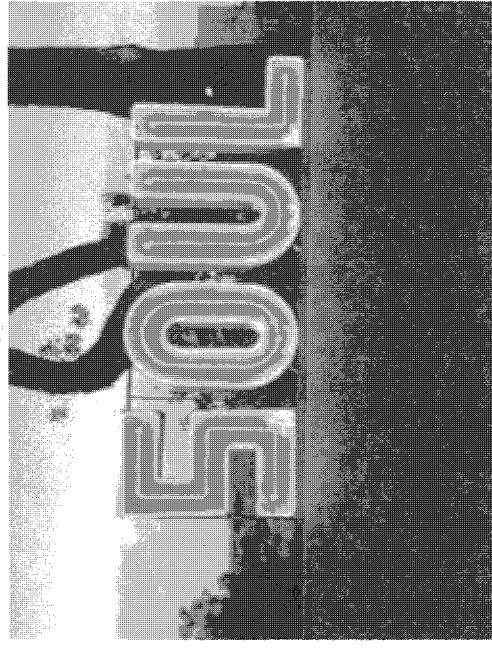
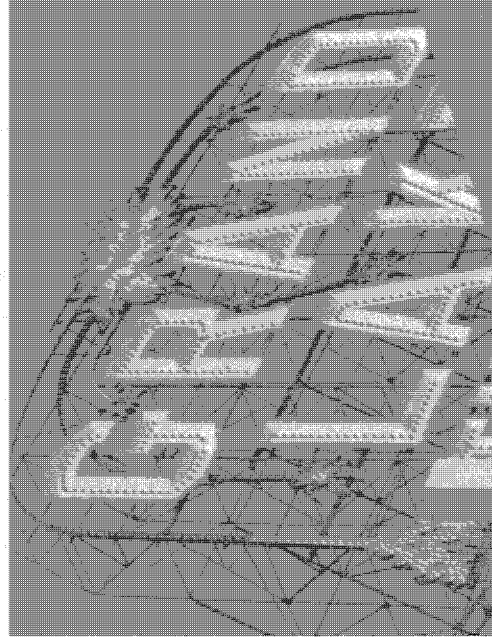
UNIT PAVES COLOR 1
UNIT PAVES COLOR 2

PAVER DESIGN CRITERIA
-BRICK PROPORTIONS 1:3
-2 CONTRASTING COLORS
-DURABLE
-POSSIBLY PERMEABLE

PROPOSED ART SIGN



ART SIGN EXAMPLES



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TINWILLER+HEIL

STRADA

1100 CLAY OAKLAND, CA



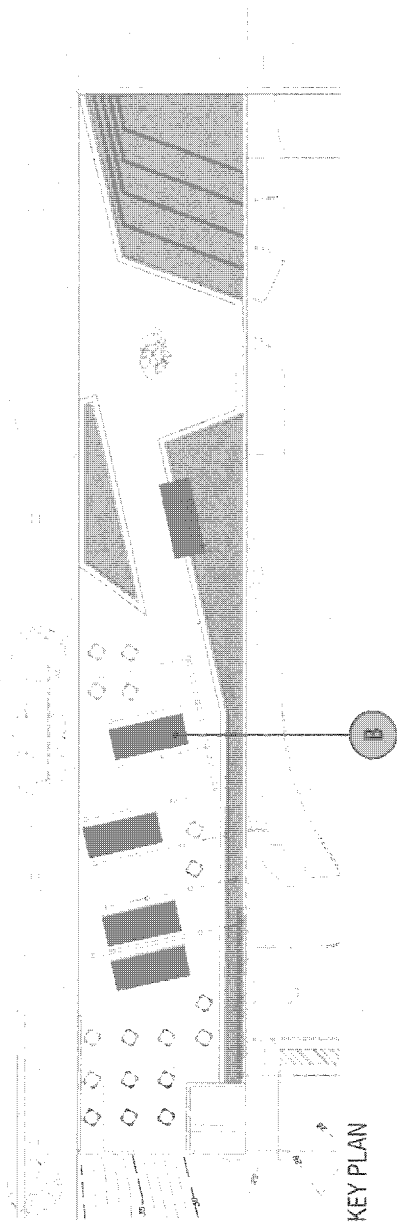
ART SIGN

L3

JUNE 4, 2015

page 45

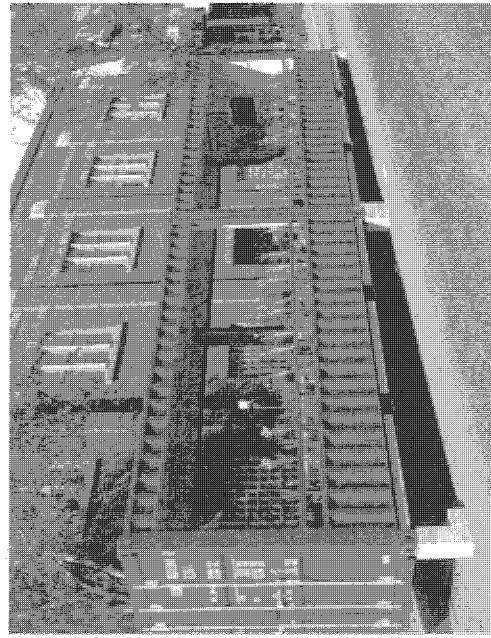
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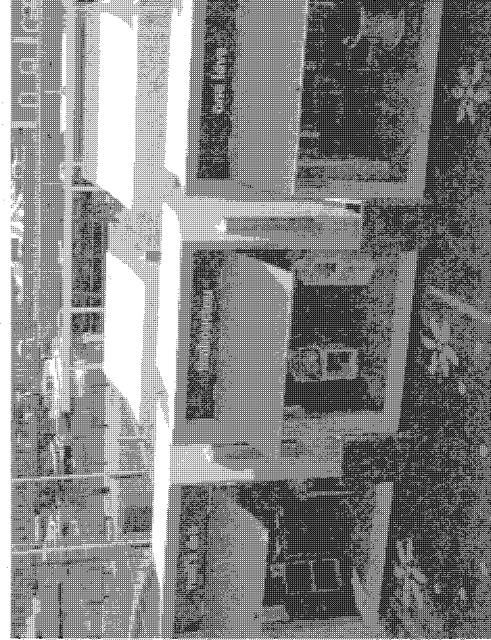
- > FOOD AND BEVERAGE
- > SHADE AND SEATING
- > PLANTINGS
- > GALLERY / EXHIBIT
- > LOCAL SHOP

LIGHTWEIGHT STRUCTURES / CONTAINERS

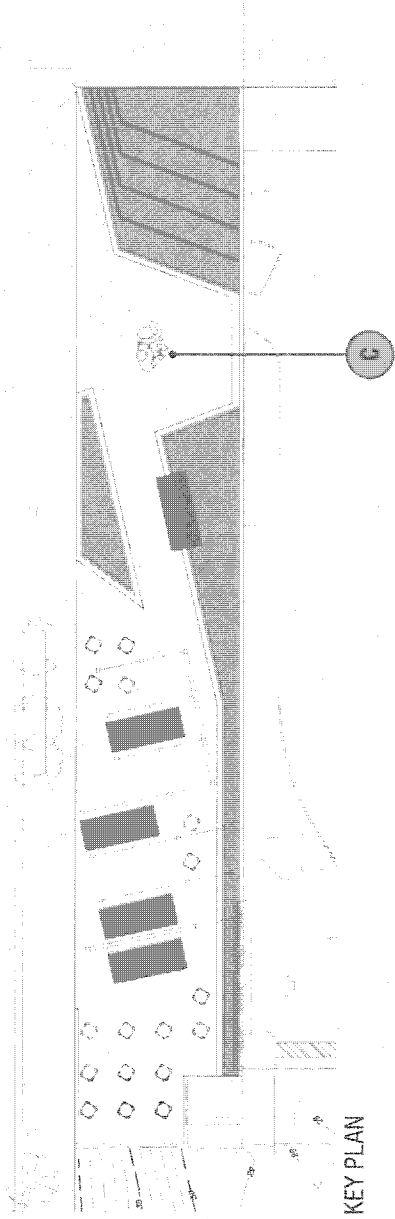


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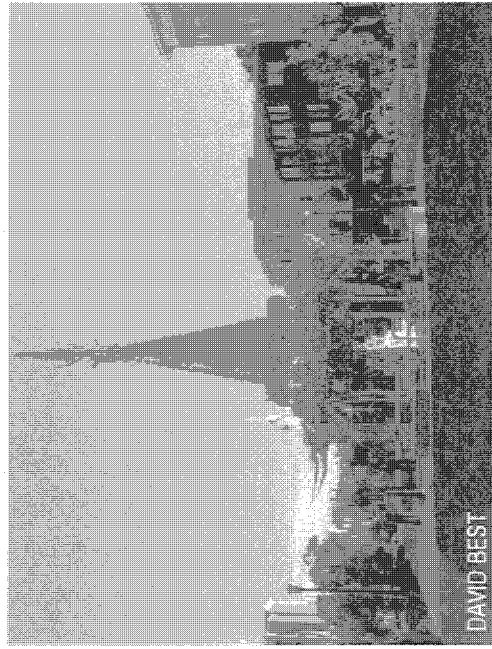
1100 CLAY OAKLAND, CA 
June 4, 2015



LIGHTWEIGHT STRUCTURES L4.1



ART INSTALLATION EXAMPLES



SITELAB urban studio
LINCOLN CENTER

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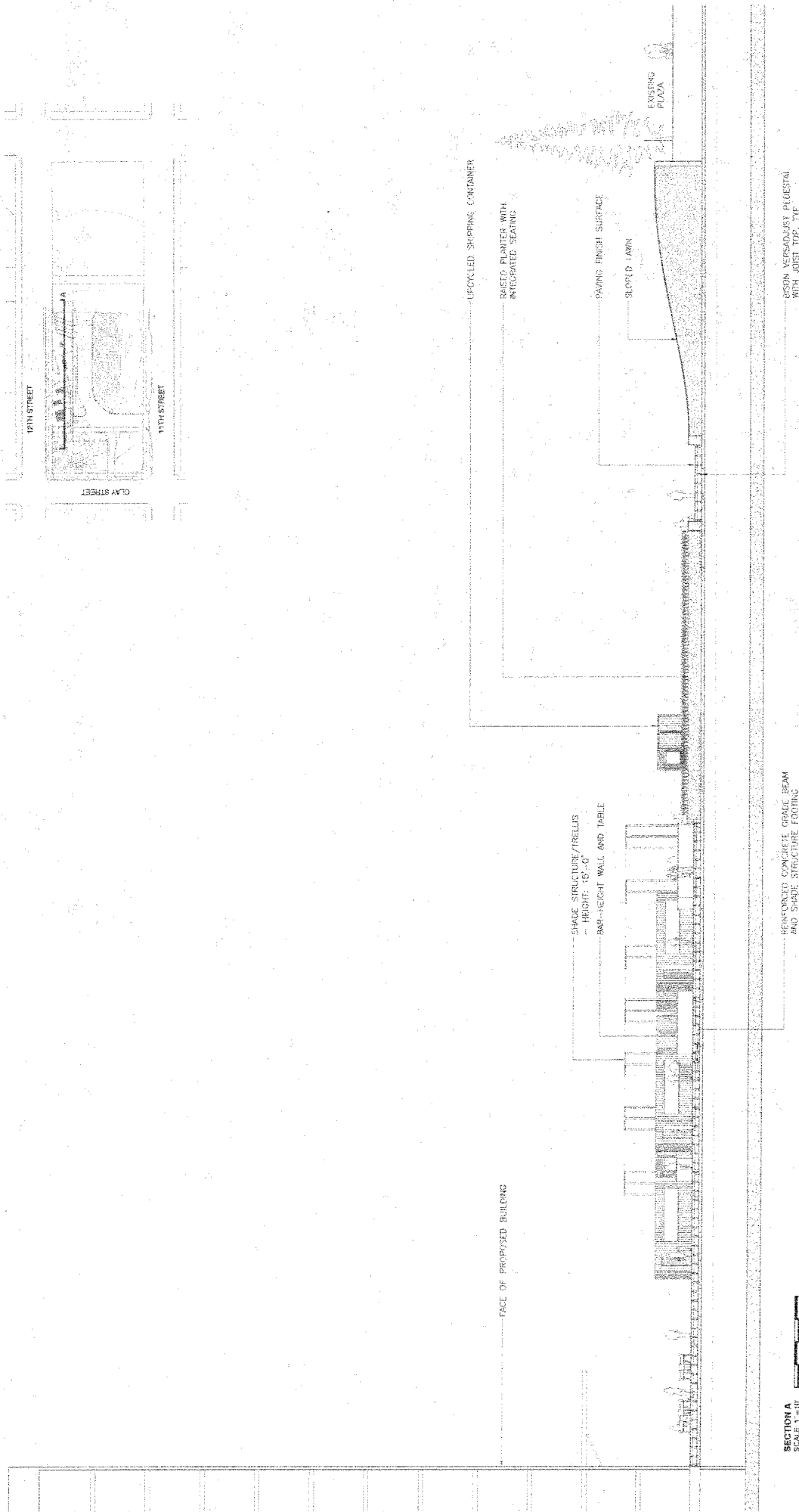
JUNE 4, 2015



ART INSTALLATIONS L4.2

page 47





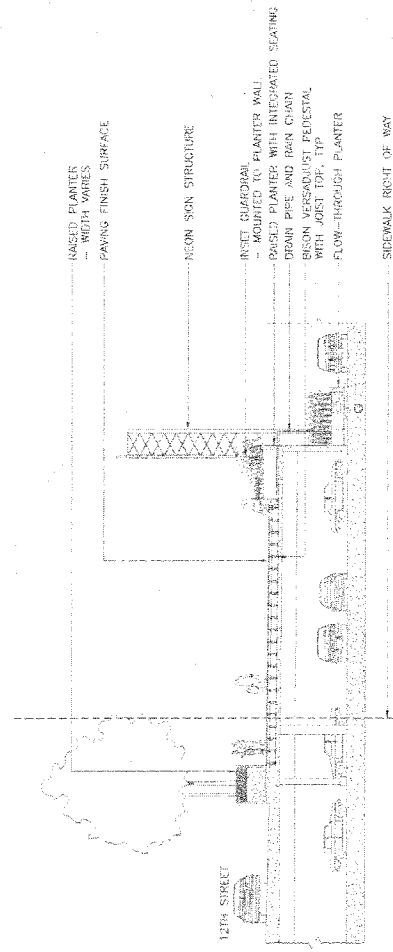
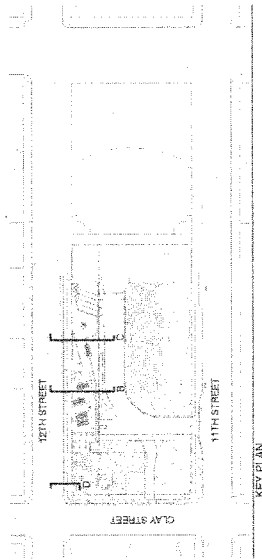
SITELAB what studio
ENVIRONMENTAL

STRADA

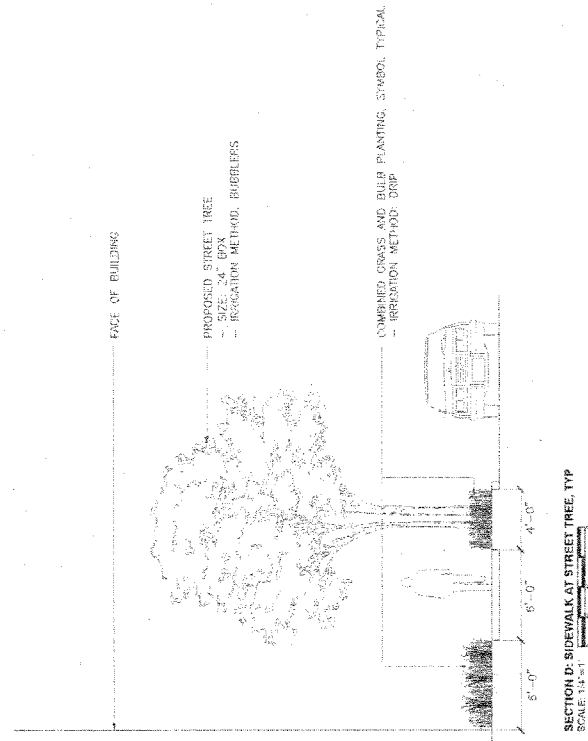
1100 CLAY OAKLAND, CA 
June 4, 2015

EAST-WEST PLAZA SECTION

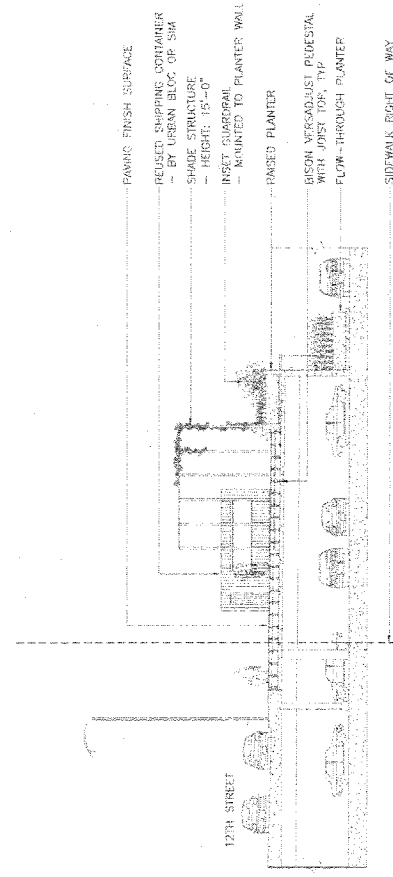
L5.1

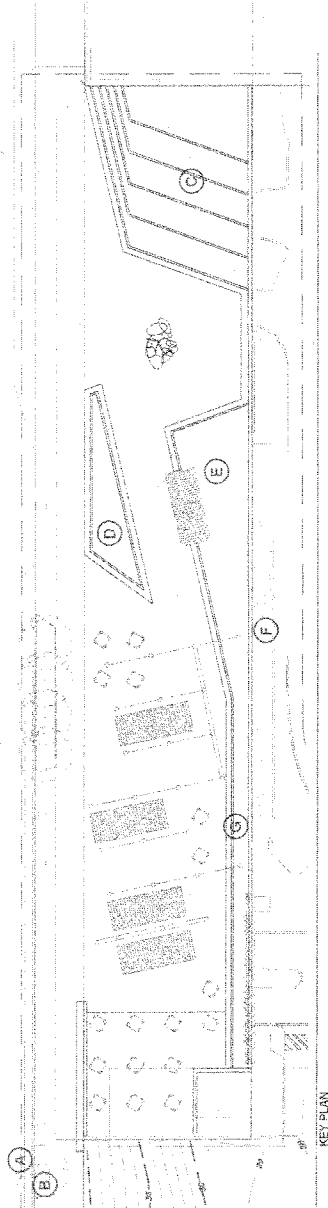


SECTION B: PLAZA NORTH-SOUTH SECTION AT SIGN
SCALE 1/4"=1'-0"



SECTION D: SIDEWALK AT STREET TREE, TYP
SCALE 1/4"=1'-0"





A. STREET TREE

Latin Name: *Quercus agrifolia*
Common Name: Black Oak
Mature Size: 40' W x 60' H
Woods: Moderate water use
Planting: 1 gallon
Irrigation Method: Drip



C. LOW WATER LAWN

Latin Name: *Stylidium lineare*
Common Name: Bolero
Mature Size: 2' x 2'
Woods: Low water use
Planting: 1 gallon
Irrigation Method: Spray



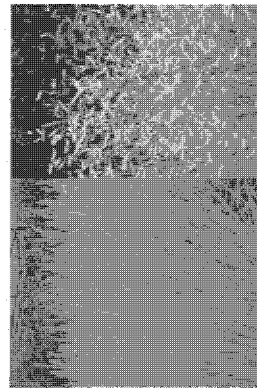
E. GUARDRAIL PLANTINGS

Latin Name: *Eriogonum fasciculatum*
Common Name: California Sage
Mature Size: 12' W x 24' H x 6' H
Woods: Very low water use
Planting: 1 gallon (10%), 5 gallons (20%), 15 gallons (10%), spacing designed for coverage
Irrigation: Drip



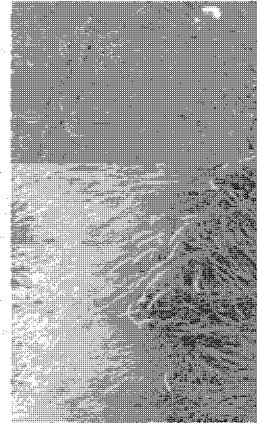
F. BIOFILTRATION PLANTER

Latin Name: *Arctostaphylos uva-ursi*
Common Name: Bearberry
Mature Size: 6' W x 4' H
Woods: Low to Very Low
Planting: 1 gallon and 5 gallon, spacing designed for coverage



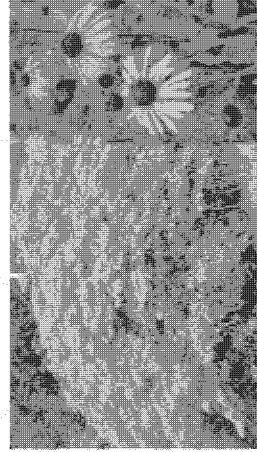
B. SIDEWALK PLANTINGS

Latin Name: *Stylidium lineare*
Common Name: Bolero
Mature Size: 18' W x 18' H
Woods: Low water use once established
Planting: 1 gallon at 24" o.c.
Irrigation Method: Drip



D. TRIANGLE PLANTER

Latin Name: *Stylidium lineare*
Common Name: Bolero
Mature Size: 2' W x 2' H
Woods: Low water use
Planting: 1 gallon at 18" o.c.
Irrigation Method: Drip



E. GUARDRAIL PLANTINGS CONT.

Latin Name: *Stylidium lineare*
Common Name: Bolero
Mature Size: 3' W x 5' H
Woods: Very Low water use
Planting: 1 gallon at 30" o.c.
Irrigation Method: Drip



G. TRELLIS VINES

Latin Name: *Wisteria*
Common Name: Wisteria
Mature Size: 10' x 30'
Woods: Moderate water use
Planting: 1 gallon
Irrigation: Drip

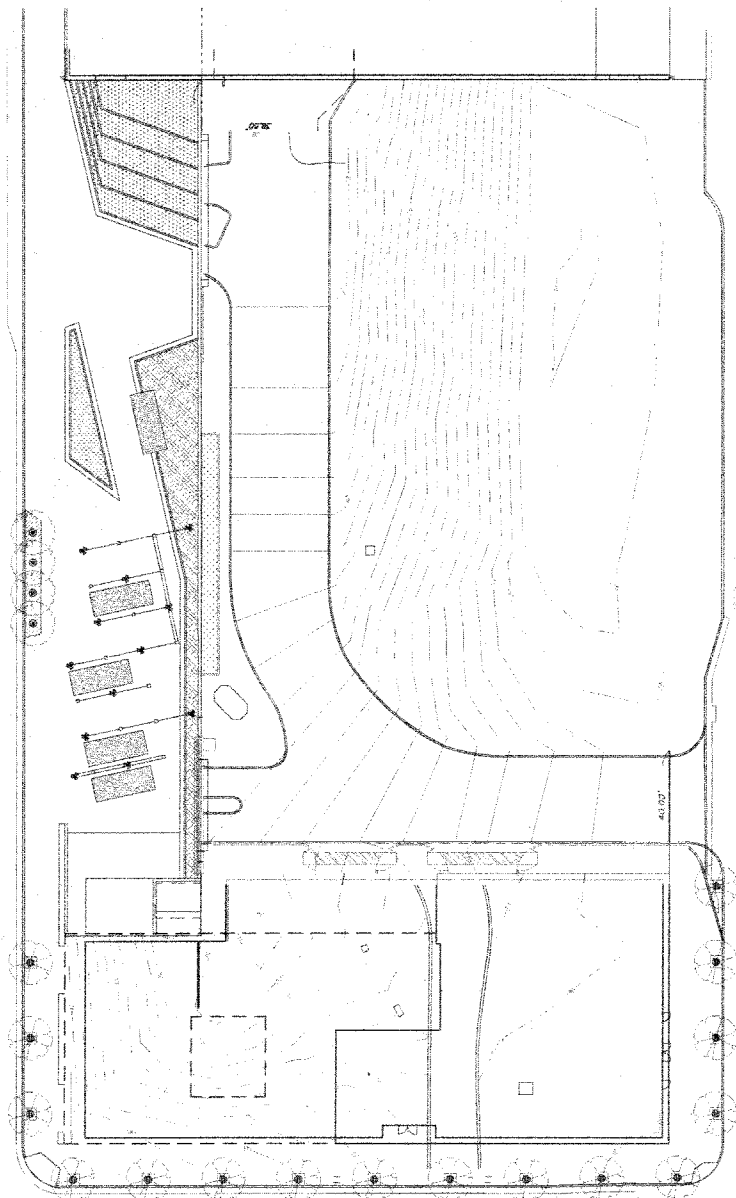
1100 CLAY OAKLAND, CA LANDSCAPE PLANTING PALETTE L6.1

June 4, 2015



SITELAB
UNIVERSITY

STRADA



1100 Clay Street Planting Design
 On-Order Y5/6 Plant List

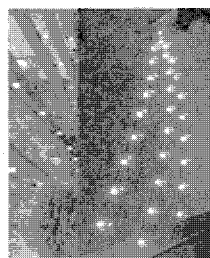
SITEAB clean studio



1. The first step is to identify the problem. In this case, the problem is that the user is unable to access the internet.

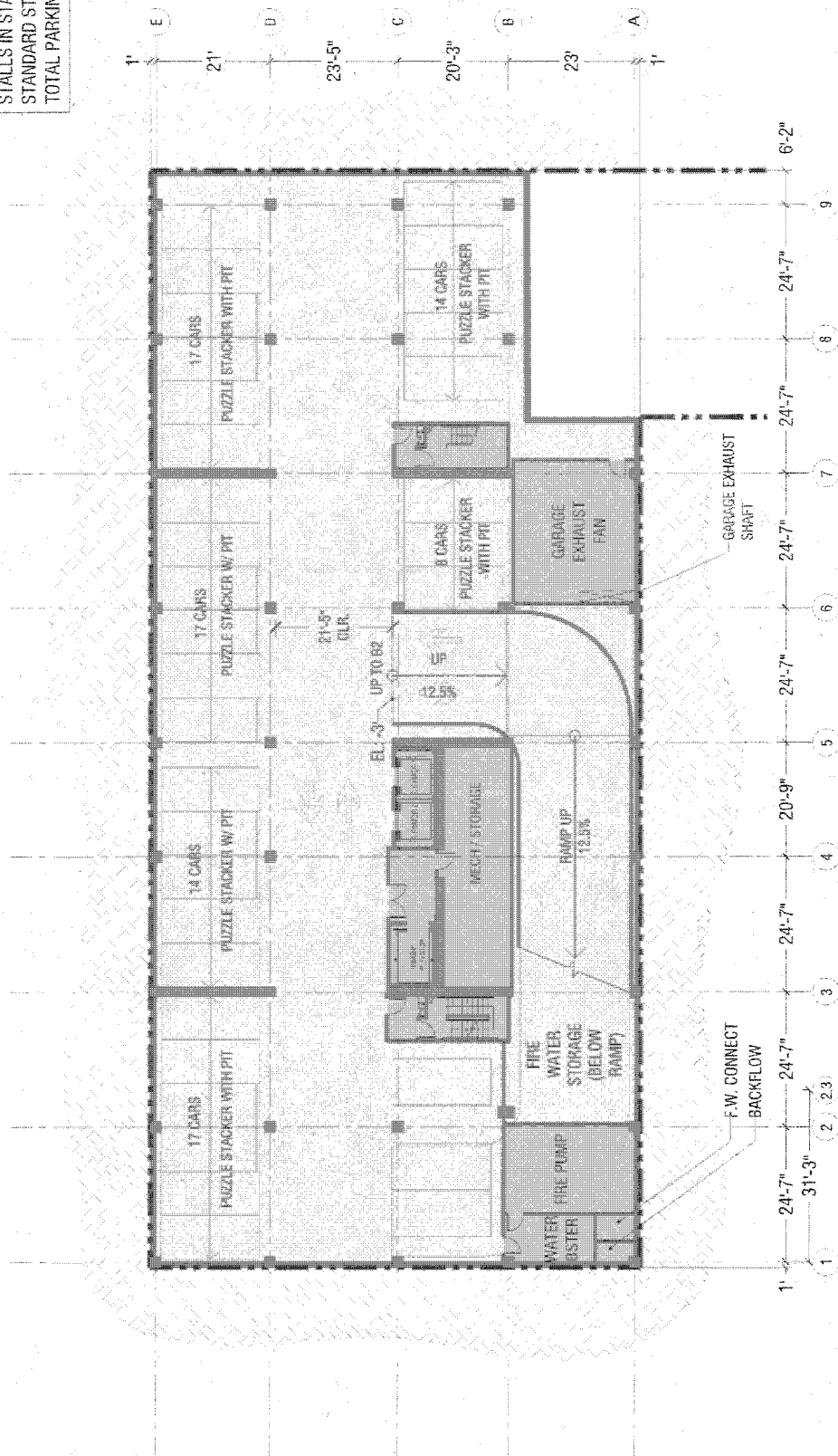
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*NOTE: SAMPLE PLANS AND AREAS SHOWN. TOTAL OF 250 UNITS PROPOSED.

LEVEL B3 PARKING	
STALLS IN STACKERS:	87
STANDARD STALLS:	3
TOTAL PARKING:	90



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1100 CLAY OAKLAND, CA

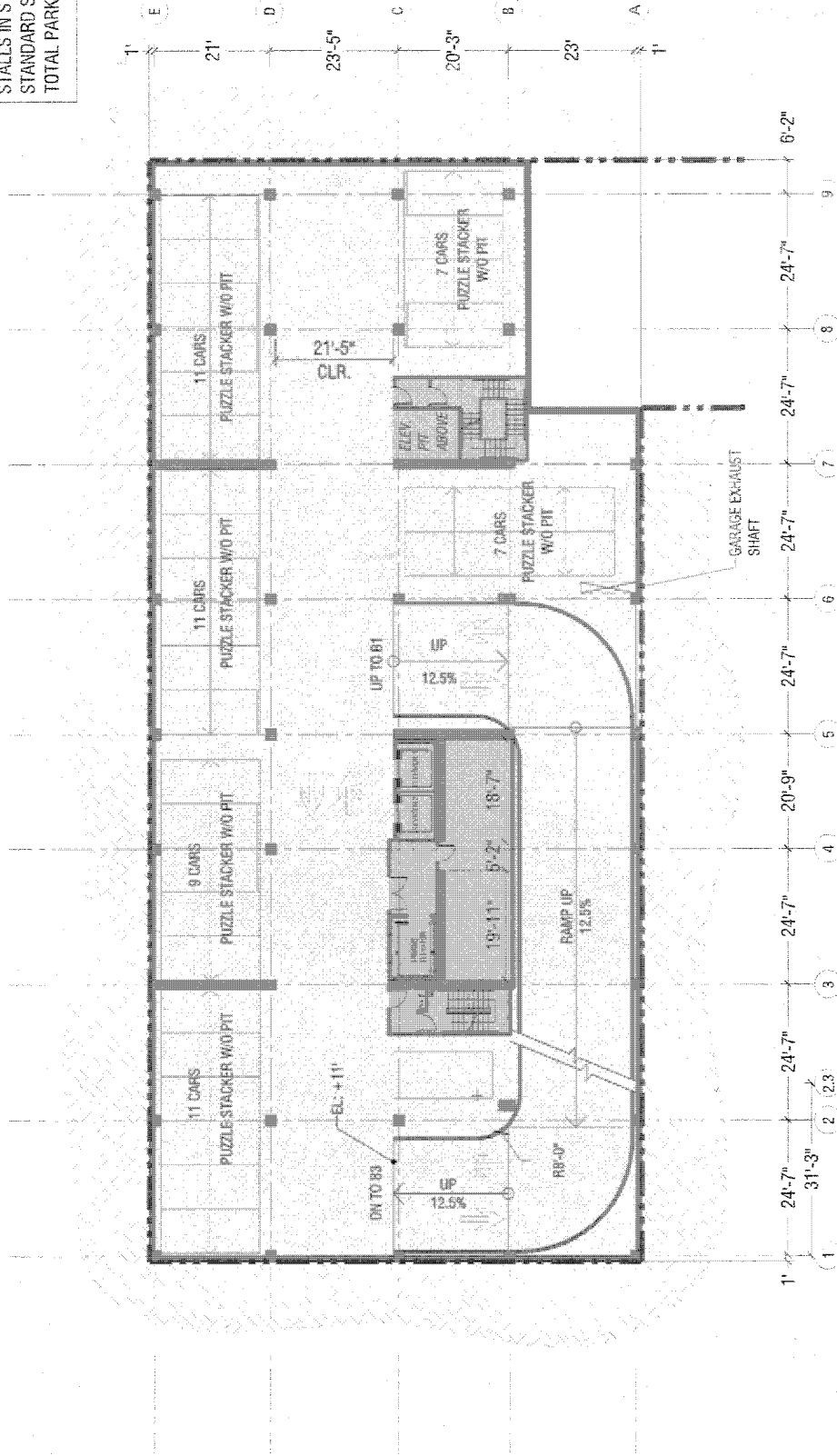
LEVEL B3 FLOOR PLAN A2.1

June 4, 2015

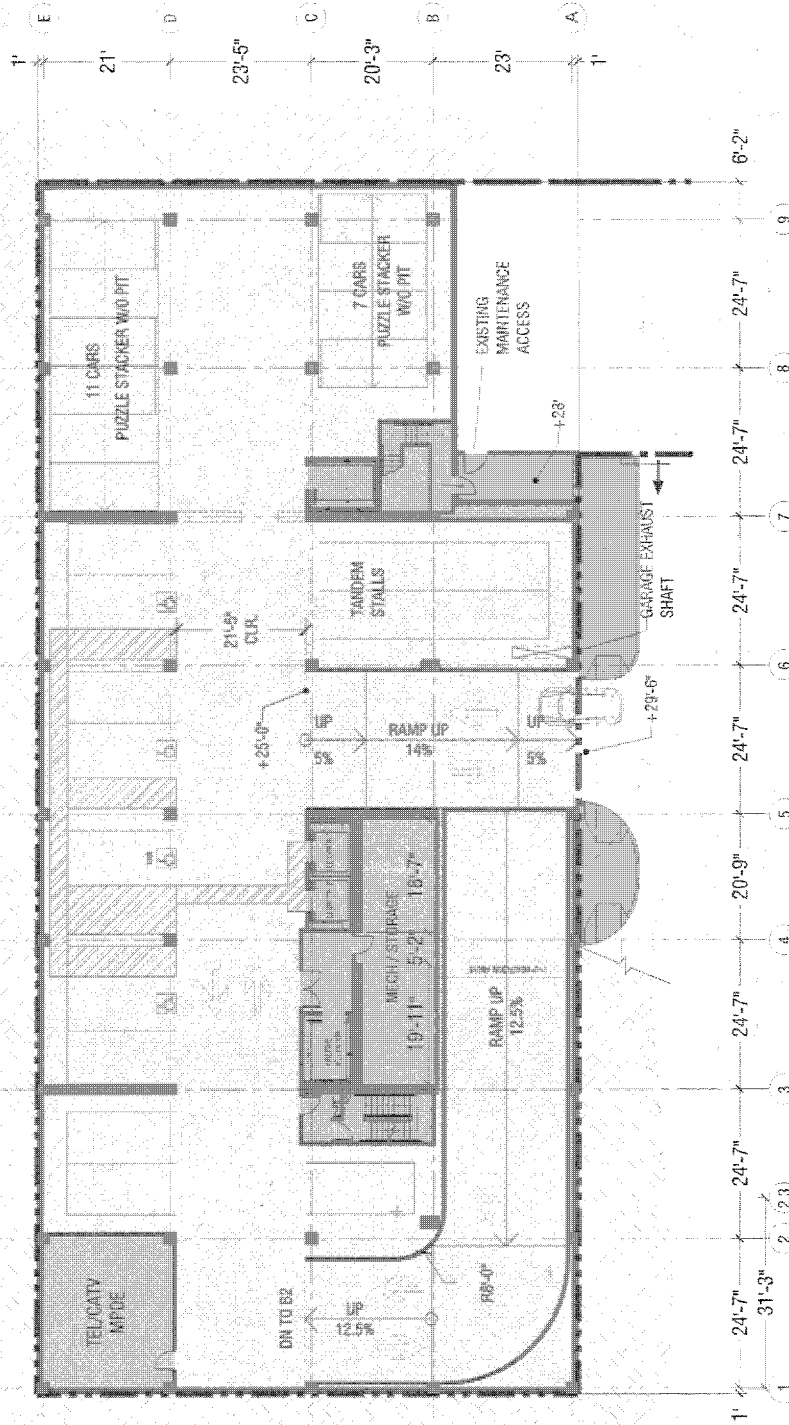
June 4, 2015

***NOTE: PARKING MAY BE ACCOMMODATED OFF-SITE. THIS LEVEL IS OPTIONAL.**

PARKING THIS LEVEL	
STALLS IN STACKERS:	56
STANDARD STALLS:	1
TOTAL PARKING:	57



PARKING THIS LEVEL	
STALLS IN STACKERS:	18
STANDARD STALLS:	10
TOTAL PARKING:	28



TOTAL PARKING CALCULATIONS:

REQUIRED:	250	PROVIDED:	TOTAL ON-SITE = 175
1 space/unit =		LEVEL B3 =	90
		LEVEL B2 =	57
		LEVEL B1 =	28
			TOTAL PROVIDED = 250

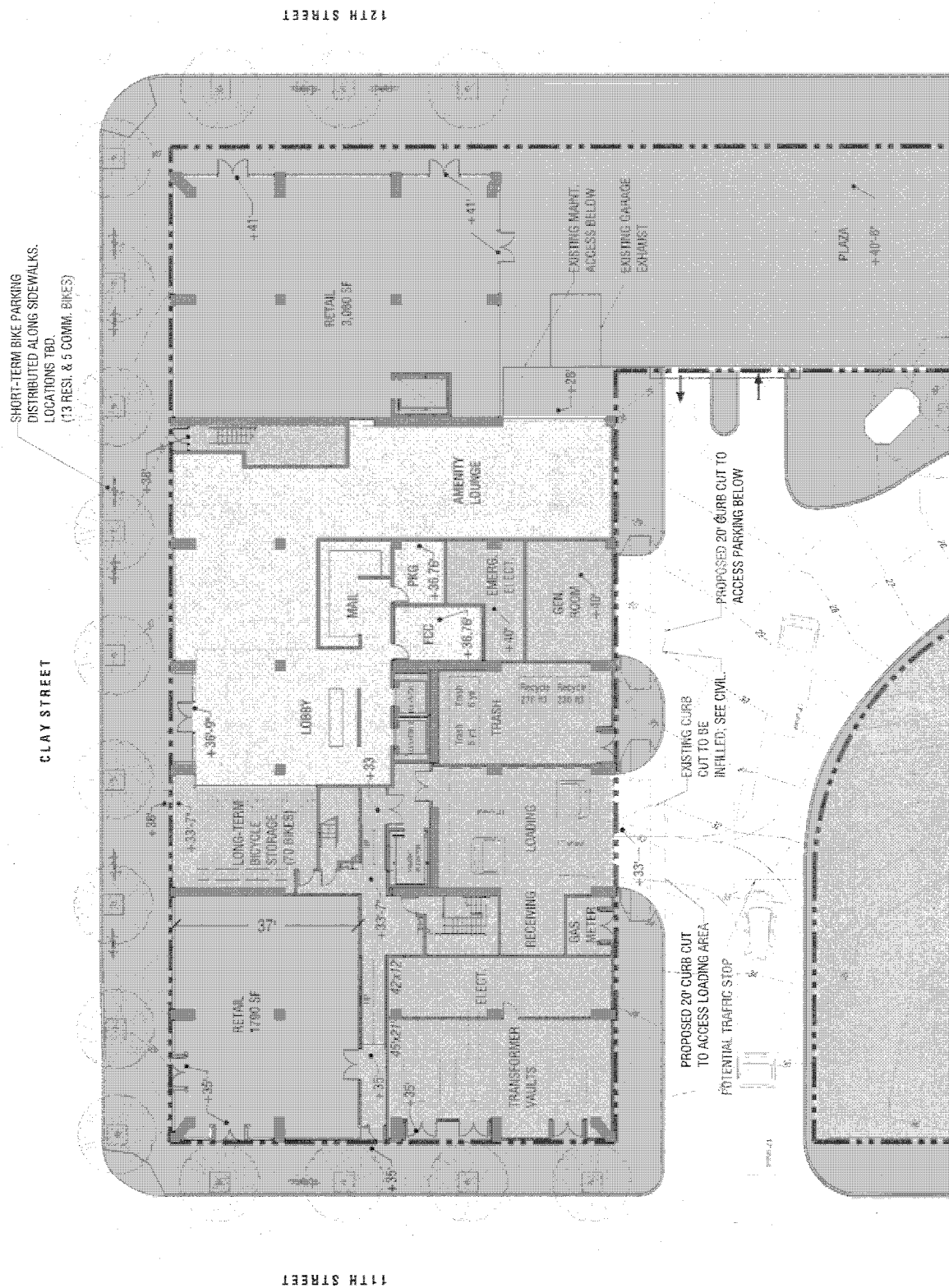
* NOTE: For the purpose of this submittal,
the project stipulates a unit count of 250.

ARQUITECTONICA STRADA

1100 CLAY OAKLAND, CA

LEVEL B1 FLOOR PLAN A2.3

June 4, 2015



*NOTE: SAMPLE UNIT PLAN SHOWN.



*NOTE: SAMPLE UNIT PLAN SHOWN.



***NOTE: SAMPLE UNIT PLAN SHOWN.**



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1100 CLAY OAKLAND, CA



LEVEL 8 FLOOR PLAN A2.7

June 4, 2015

*NOTE: SAMPLE UNIT PLAN SHOWN.



ARQUITECTONICA STRADA

1100 CLAY OAKLAND, CA



1" = 10'

UPPER LEVELS TYP. PLAN

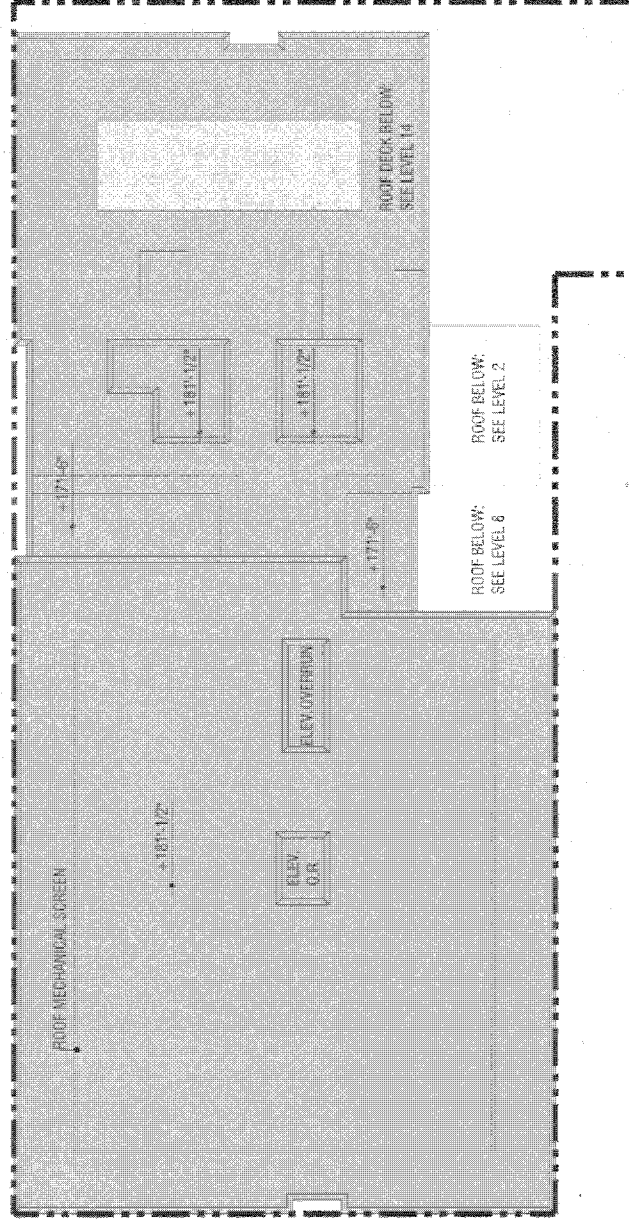
A2.8

June 4, 2015

[illegible]

LEVEL 14 FLOOR PLAN A2.9

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ARCHITECTONICA STRADA

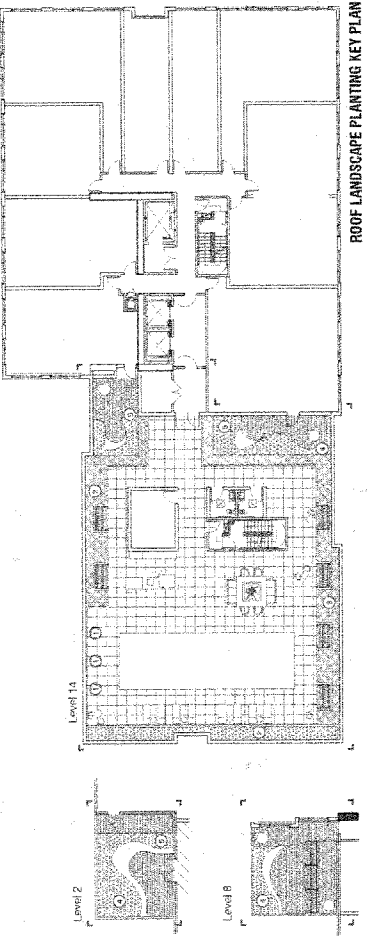
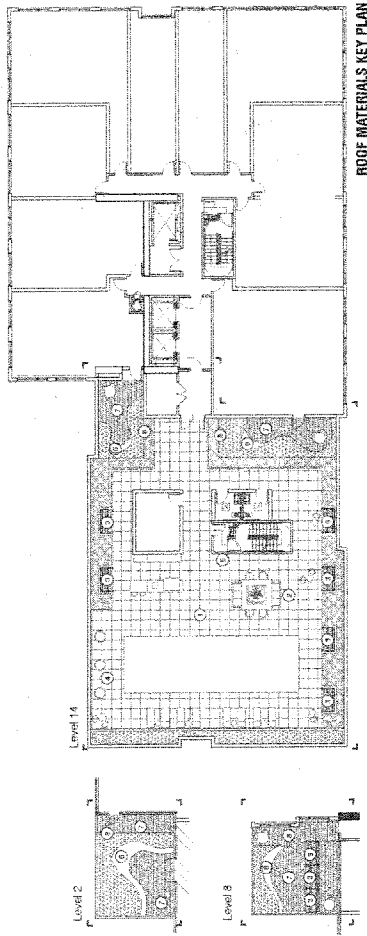
1100 CLAY OAKLAND, CA

ROOF PLAN A2.10

June 4, 2015

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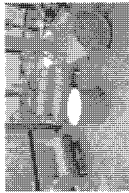
ROOF MATERIALS

01. PAVING



Standard concrete pavers arranged grid pattern

02. FIREPT & FURNITURE



Outdoor furniture

03. SNUGS



Snuggly structure, not layered with plants and screens. Some have fabric

04. BLUE POTS & BLUE WALL



05. MURALS



10' high mural

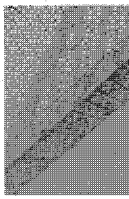
06. CURVING CONC. BENCH



07. WOOD DECK



08. METAL SCREENS



ARQUITECTONICA

STRADA

SITELAB urban studio
ENVIRONMENTAL

1100 CLAY OAKLAND, CA

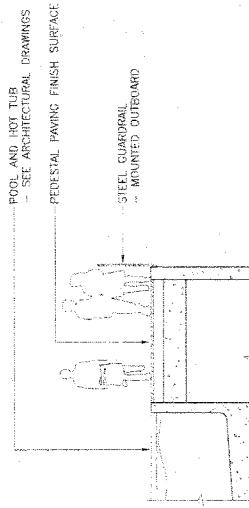
June 4, 2015



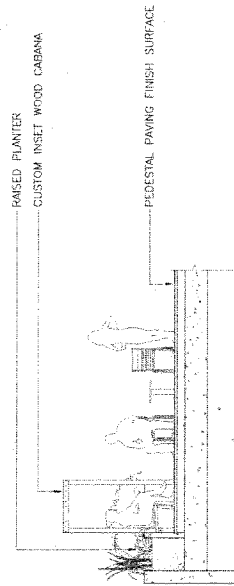
ROOF LANDSCAPE L8.1

page 64

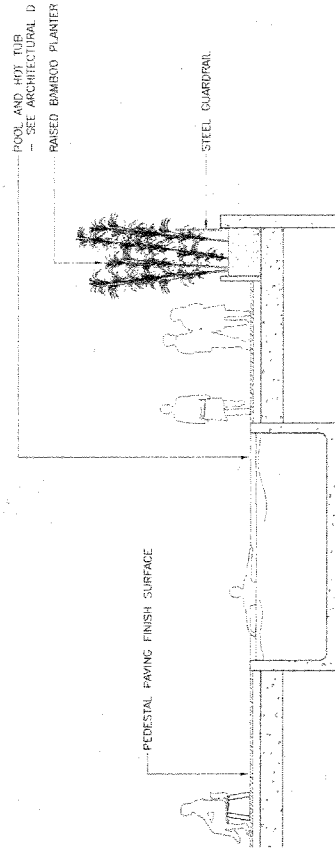
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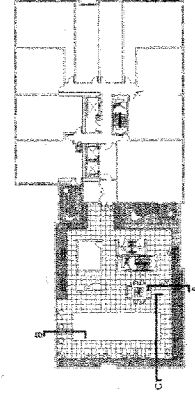
SECTION B: ROOF SECTION EAST-WEST AT POOL AND RAILING
SCALE: 1/4" = 1'



SECTION A: ROOF SECTION EAST-WEST AT 'SNUG'
SCALE: 1/4" = 1'



SECTION C: ROOF SECTION NORTH-SOUTH AT POOL
SCALE: 1/4" = 1'



KEY PLAN

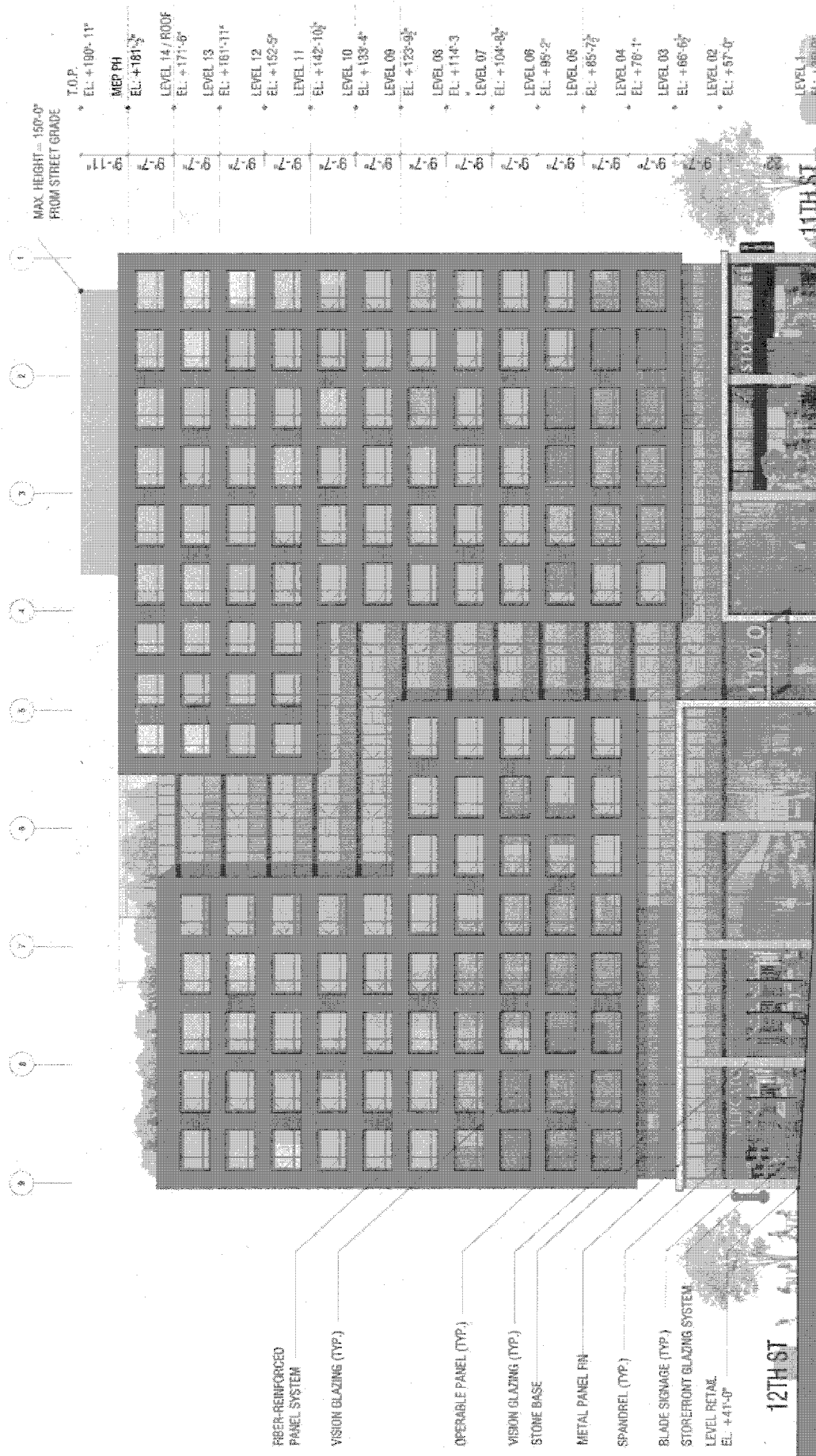
ARQUITECTONICA STRADA SITELAB urban studio ENVIRONMENTAL

1100 CLAY OAKLAND, CA June 4, 2015

ROOF LANDSCAPE SECTION L8.2

page 65

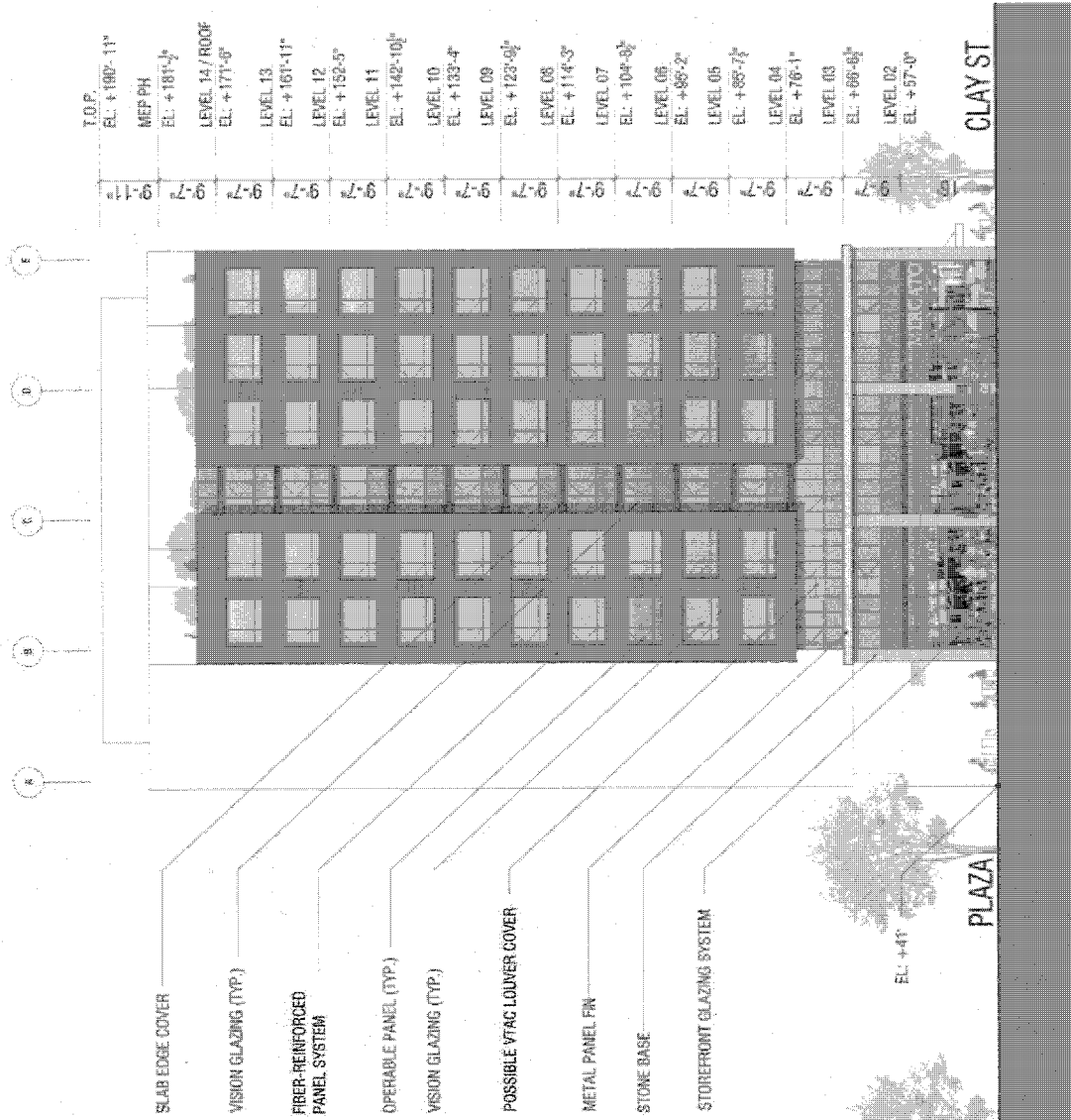
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ARQUITECTONICA STRADA
1100 CLAY OAKLAND, CA
CLAY ST. ELEVATION A3.1

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June 4, 2015



FIBER-REINFORCED
MECHANICAL SCREEN

FIBER-REINFORCED
PANEL SYSTEM

PARKING ACCESS

OPERABLE PANEL (TYP.)

LOADING ACCESS

POSSIBLE VTAC LOUVER COVER

VISION GLAZING (TYP.)

MURAL TO BE COMMISSIONED BY
LOCAL ARTIST.
ARTWORK TO BE REVIEWED AND
APPROVED BY PLANNING STAFF

STONE BASE

METAL PANEL FIN

EL. +35'

11TH ST

MAX. HEIGHT = 150'-0"
FROM STREET GRADE

150'	9'-11"	9'-7"	9'-7"	9'-7"	9'-7"	9'-7"	9'-7"	9'-7"	9'-7"	9'-7"	9'-7"	9'-7"	9'-7"	9'-7"	9'-7"	9'-7"	9'-7"	10'													
T.O.P.	EL. +130'-11"	MEP FH	EL. +181'-7"	LEVEL 14 / ROOF	EL. +171'-8"	LEVEL 13	EL. +181'-11"	LEVEL 12	EL. +152'-5"	LEVEL 11	EL. +142'-10 1/2"	LEVEL 10	EL. +133'-4"	LEVEL 09	EL. +123'-9 1/2"	LEVEL 08	EL. +114'-3"	LEVEL 07	EL. +104'-8 1/2"	LEVEL 06	EL. +95'-2"	LEVEL 05	EL. +85'-7 1/2"	LEVEL 04	EL. +76'-1"	LEVEL 03	EL. +66'-6 1/4"	LEVEL 02	EL. +57'-0"	RETAIL LEVEL	EL. +41"

PLAZA / 12TH ST.

ARQUITECTONICA STRADA

1100 CLAY OAKLAND, CA

June 4, 2015

EAST ELEVATION A3.3

page 68

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FIBER-REINFORCED
MECHANICAL SCREEN

VISION GLAZING (TYP.)

SLAB EDGE COVER

FIBER-REINFORCED
PANEL SYSTEM

SPANDREL (TYP.)

OPERABLE PANEL (TYP.)

POSSIBLE VTAC LOWER COVER

VISION GLAZING (TYP.)

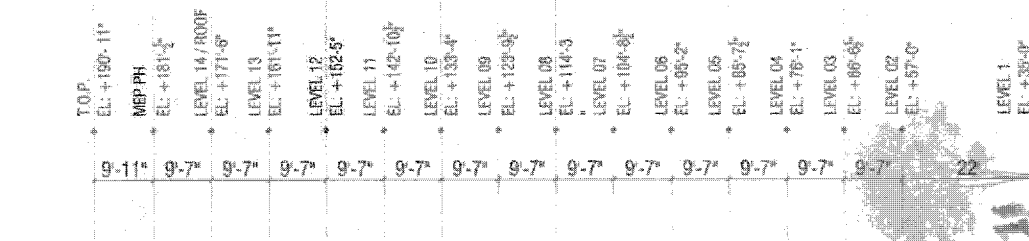
STONE BASE

STOREFRONT GLAZING SYSTEM

METAL PANEL RW

CANOPY

CLAY ST



ARQUITECTONICA STRADA

1100 CLAY OAKLAND, CA

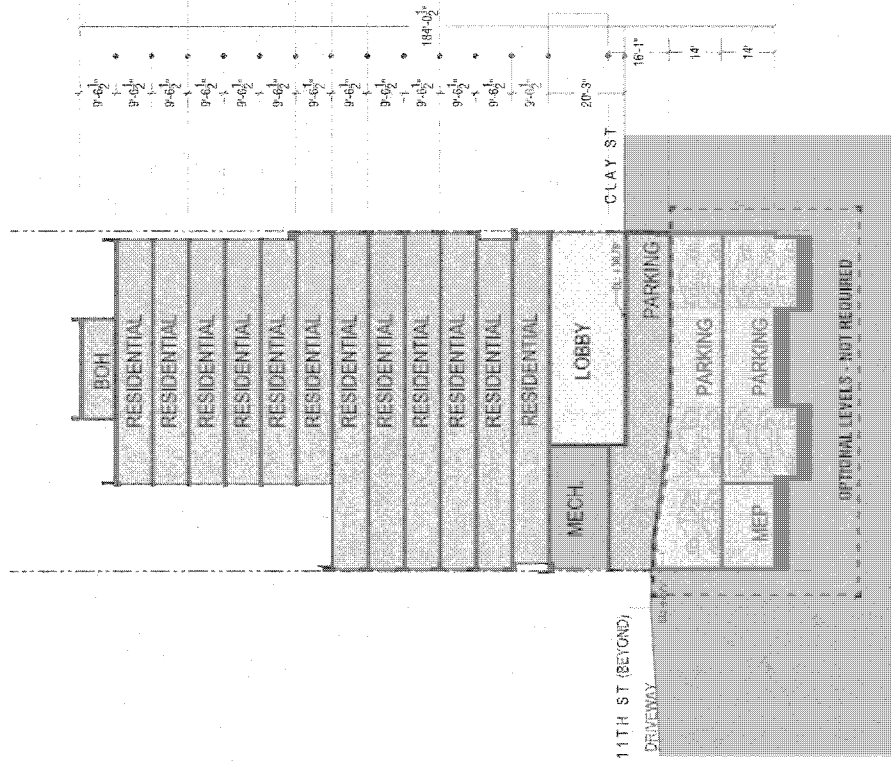
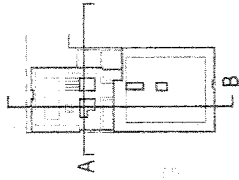
JUNE 4, 2015

11TH ST. ELEVATION

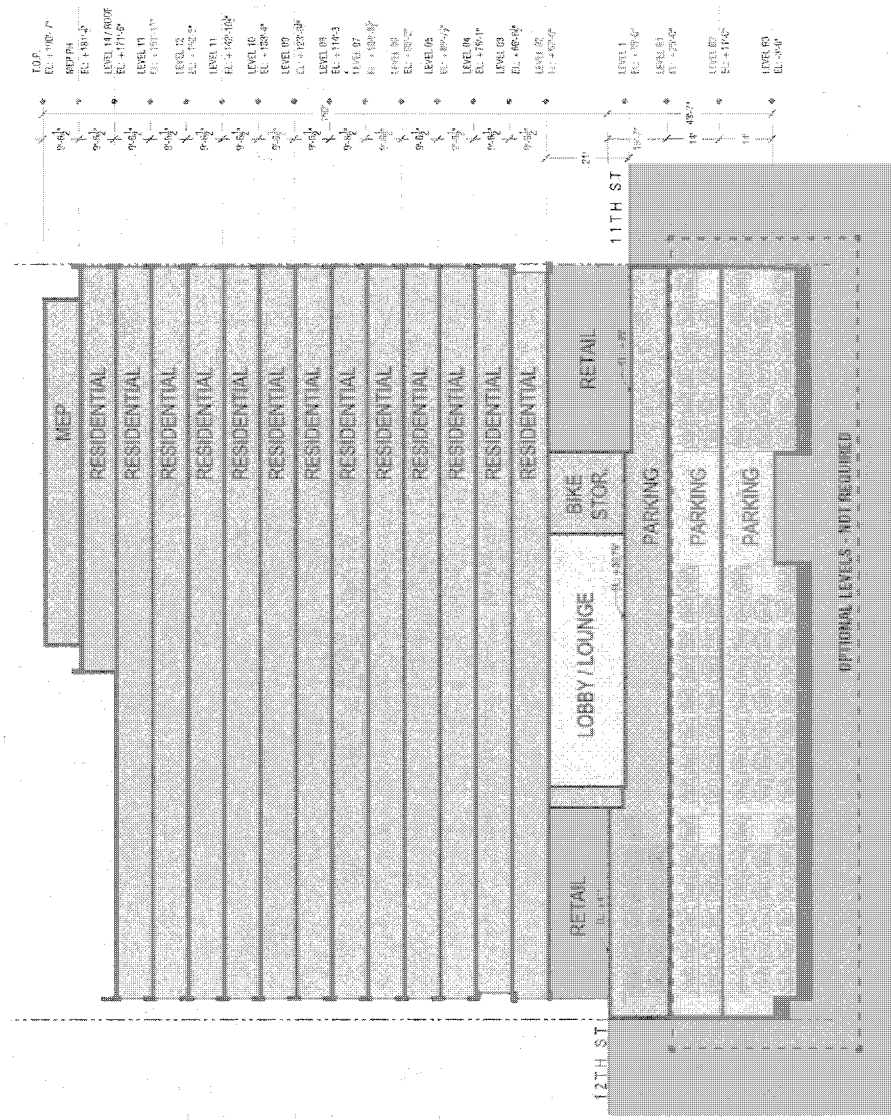
A3.4

page 69

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SECTION A



SECTION B

ARQUITECTONICA

STRADA

1100 CLAY OAKLAND, CA

June 4, 2015

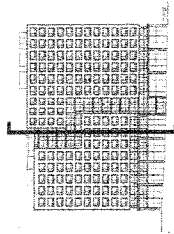
0' 8' 16'

BUILDING SECTIONS

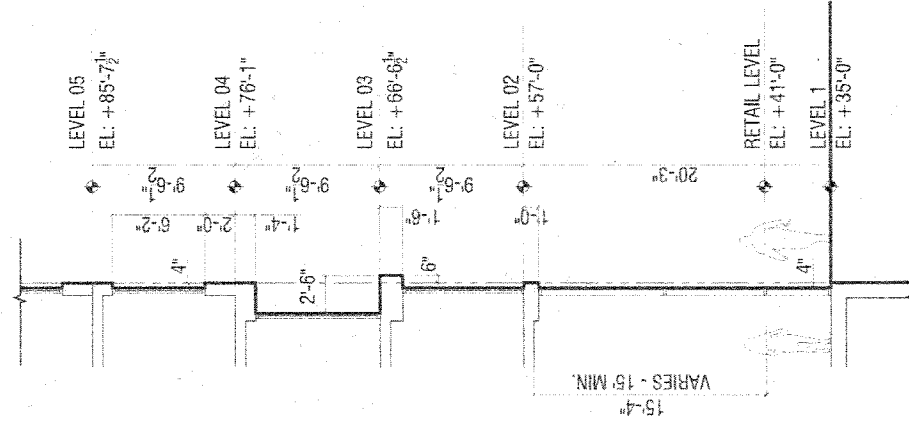
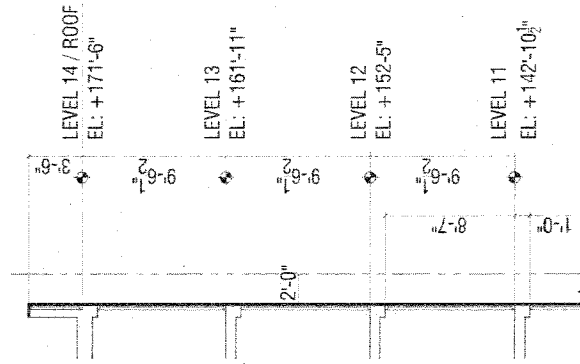
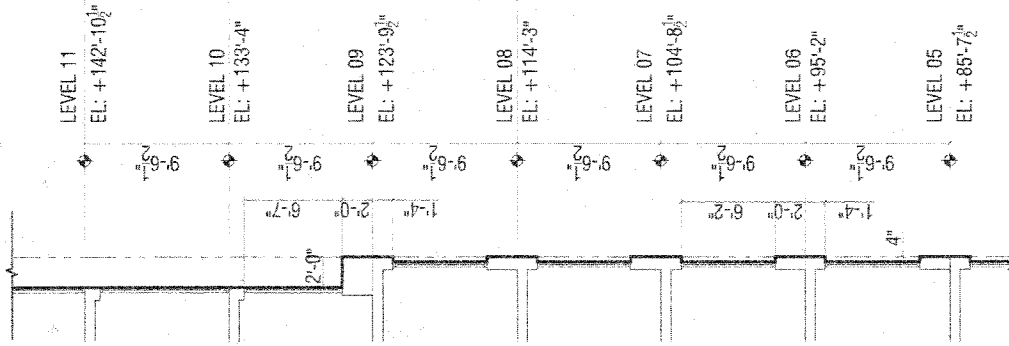
A4.1

Page 70

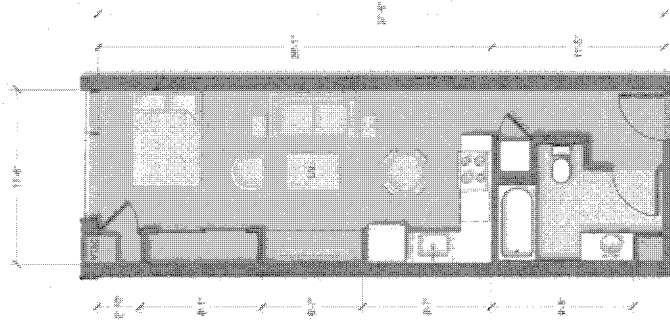
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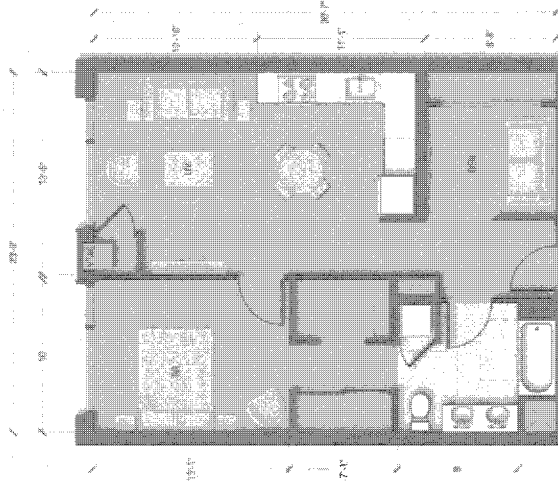
KEY ELEVATION
N.T.S.



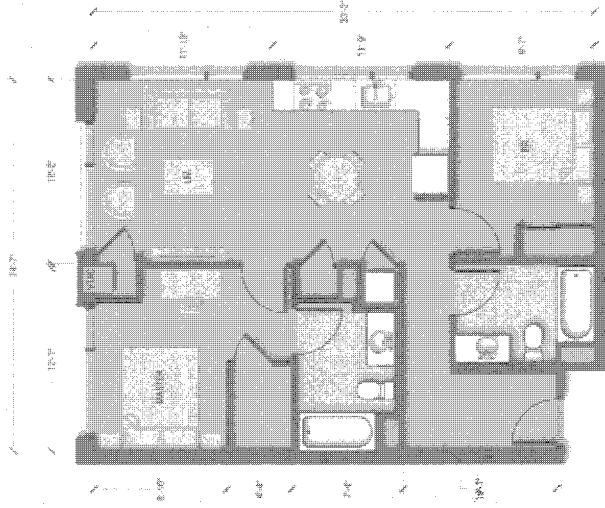
NOTE: SAMPLE UNIT LAYOUTS SHOWN. ACTUAL UNIT LAYOUTS MAY VARY.



STUDIO
477 SF



1 BEDROOM
785 SF



2 BEDROOM
875 SF

ARQUITECTONICA STRADA

1100 CLAY OAKLAND, CA

TYPICAL UNIT LAYOUTS

A5

June 4, 2015

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PRELIMINARY PARAMETERS FOR SIGNAGE LOCATIONS

RETAIL SIGNAGE GUIDELINES:

STOREFRONT SIGNS:

1. Indicated areas show area that retail signage may be installed and/or integrated into retail storefront.
2. Retail Signage to be Company DBA Name and/or Company Logo.
3. Words may only include:
 - a. Name of business.
 - b. Kind of business.
 - c. Year business was established.
 - d. Slogan.
 - e. Lettering that is part of a trademark.
4. Size: Letters to be maximum 30" in height.
5. Type: Letters may be cut metal, cut-out, or push-through. Push-through letters are to project 6" max. No applied/flush signs are to be permitted.
6. Lighting: Lighting source must be concealed. Signs may be internally lit or backlit. No wiring exposed neon or fluorescent lights are permitted. shall be visible. Background should not be lit. No
7. All signs to be approved by building management prior to installation.

BLADE SIGNS:

1. Retailers may install a blade sign, in addition to the Retail Signage.
2. Blade sign shall be stationary and shall be hung perpendicular to the building facade, mounted in only the areas indicated below.
3. Blade sign shall have maximum width of 48", a maximum area of 25 SF and to be no more than 10" thick.
4. Company Name or Logo may be used on blade sign.
5. Signs may be self-illuminated.
6. All signs to be approved by building management prior to installation.

Area for retail signage.
19' x 3' maximum area each at this facade.

Blade Signage to be mounted at facade columns, centered on column, between flat retail signs. Typical location at facades.

11TH STREET

KEY:

- Locations for Flat Signs
- Locations for Blade Signs

SITE PLAN / SIGNAGE DIAGRAM N.T.S.

Area for retail signage.
Approx. 140 SF.

Building address to be cut metal backlit lettering, mounted to awning.

Area for retail signage.
Approx. 200 SF.

Area for retail signage.
Approx. 175 SF.

12TH STREET SIGNAGE

CLAY STREET SIGNAGE

11TH STREET SIGNAGE

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1100 CLAY OAKLAND, CA

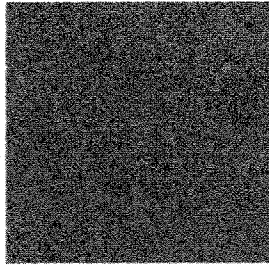
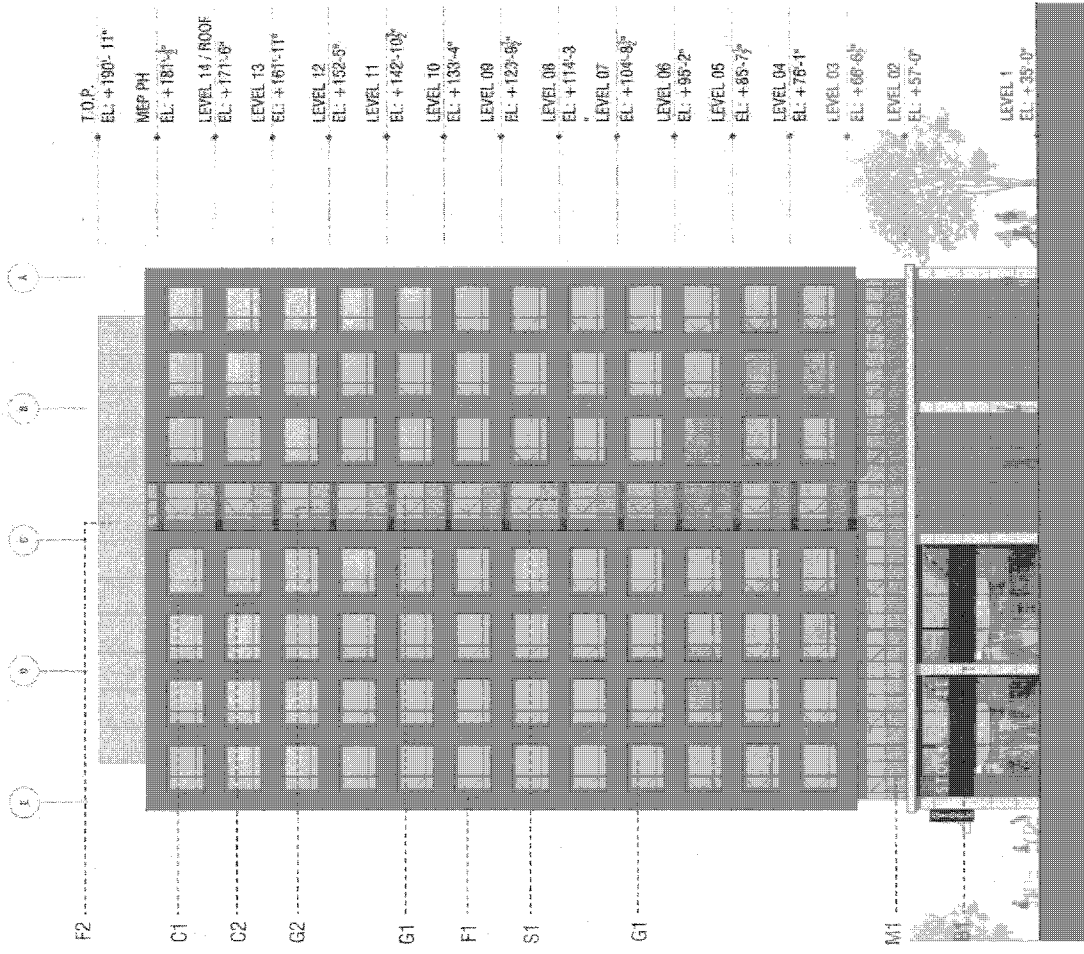
SIGNAGE PLAN

A6

June 4, 2015

page 73

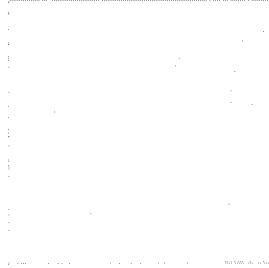
NOTE: PRELIMINARY MATERIALS SHOWN.



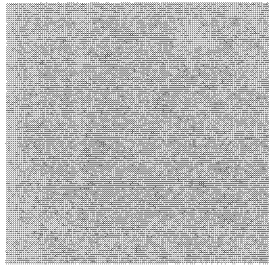
SLAB EDGE COVERS | S1



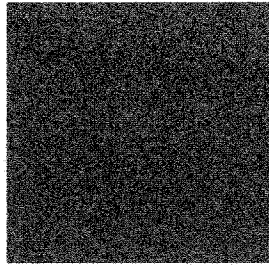
STONE PANEL | B1



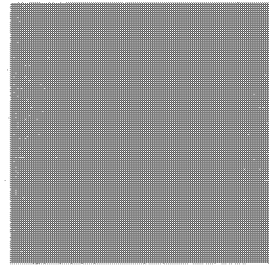
METAL FIN | M1



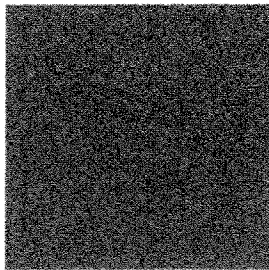
FIBER REINFORCED PANEL | F2



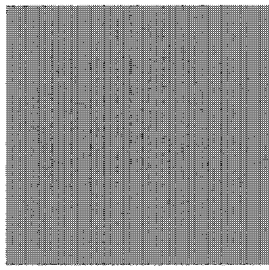
VTAC LOUVER COVER | RED | C2



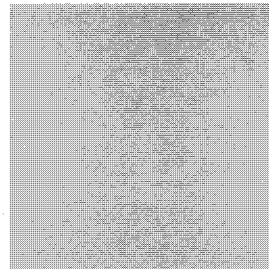
SPANDREL GLAZING | G2



FIBER REINFORCED PANEL | F1



VTAC LOUVER COVER | GREY | G1



VISION GLAZING | G1

ARQUITECTONICA STRADA

1100 CLAY OAKLAND, CA

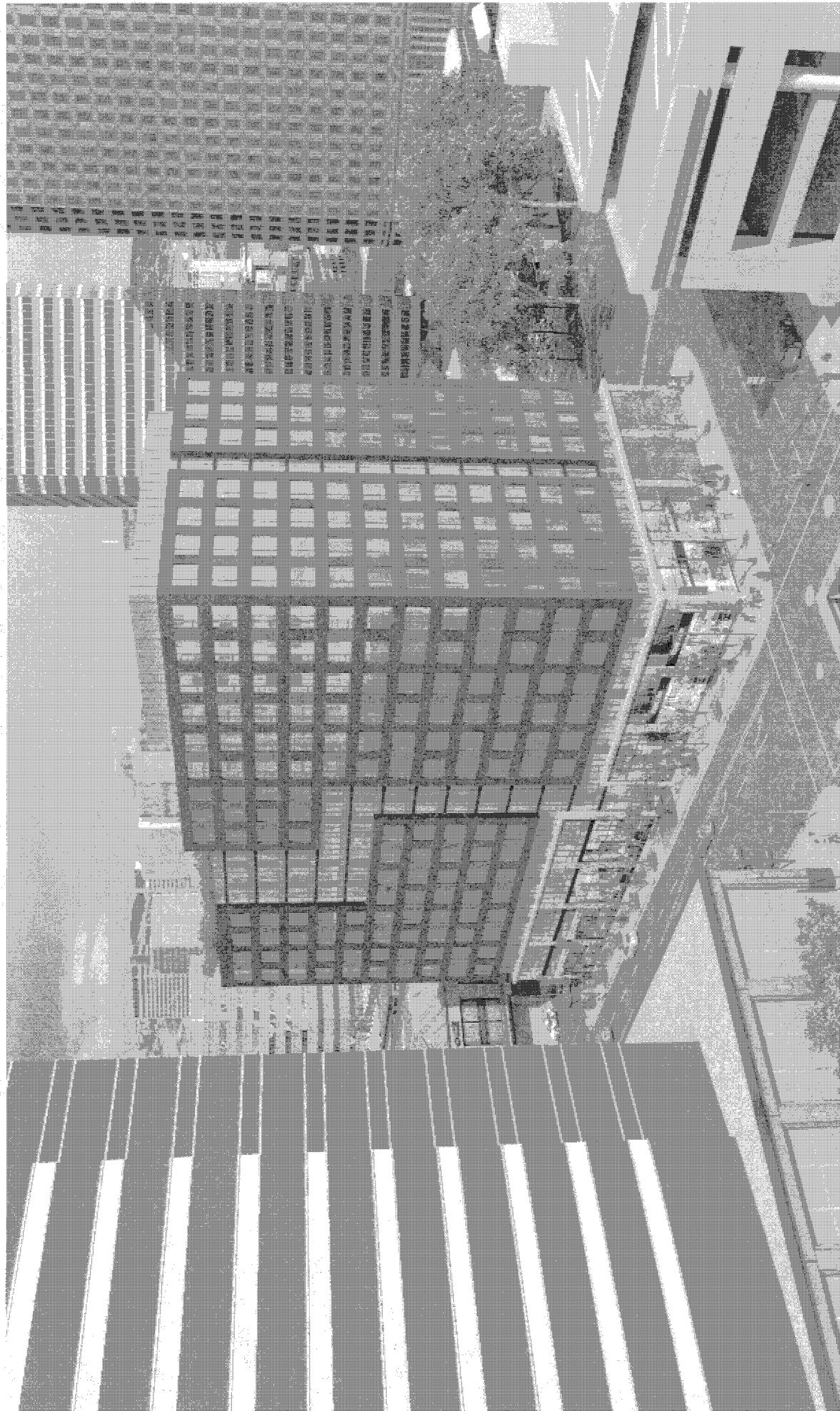
June 4, 2015

BUILDING MATERIALS

A7

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ARQUITECTONICA STRADA

1100 CLAY OAKLAND, CA

June 4, 2015

RENDERING / SOUTHWEST VIEW A8.1



ARQUITECTONICA STRADA

1100 CLAY OAKLAND, CA

RENDERING / SOUTHEAST VIEW A8.2

June 4, 2015



ARQUITECTONICA STRADA

1100 CLAY OAKLAND, CA

June 4, 2015

RENDERING / NORTHEAST VIEW A8.3

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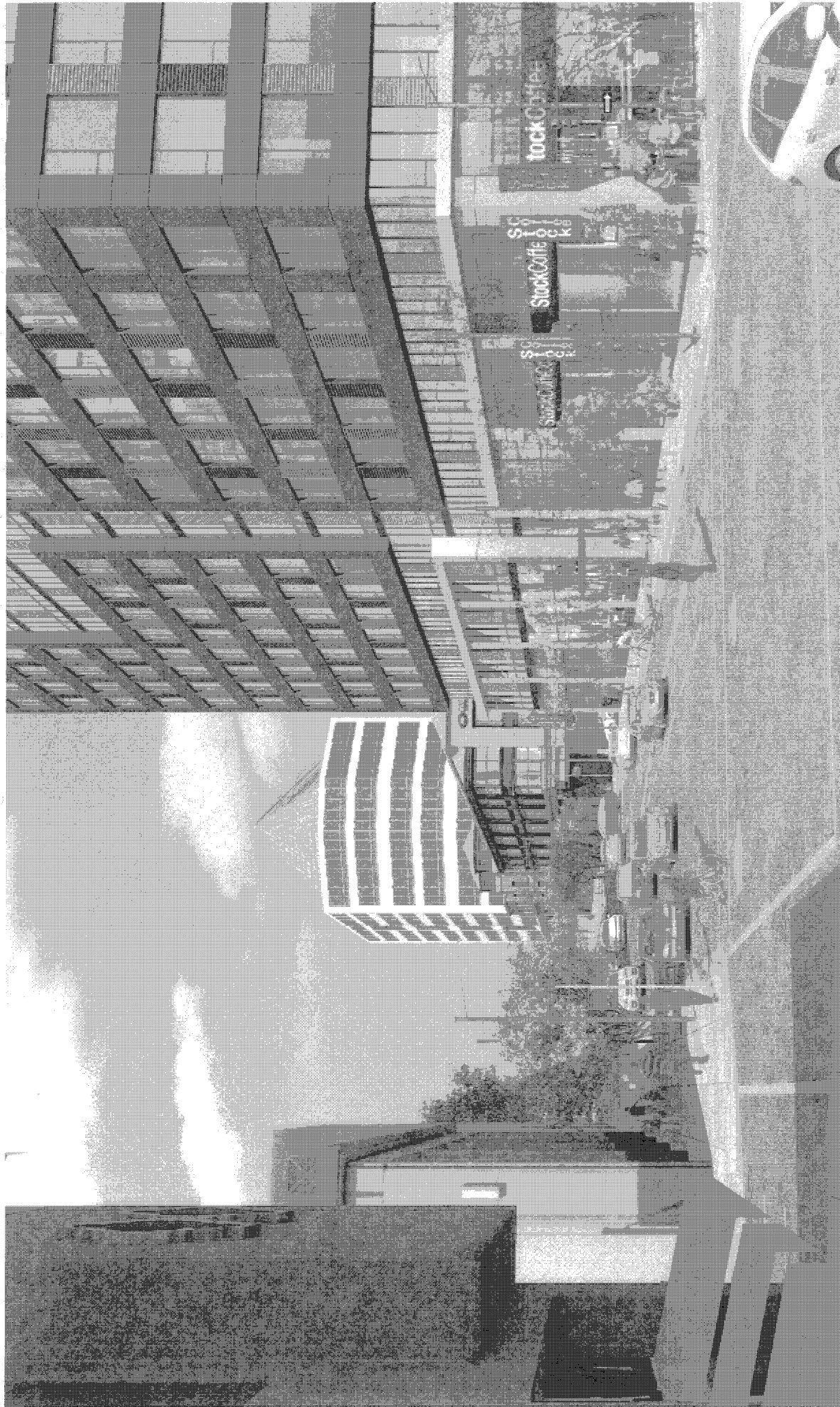


ARQUITECTONICA STRADA

1100 CLAY OAKLAND, CA RENDERING / NORTHEAST VIEW-PLAZA A8.4

June 4, 2015

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ARQUITECTONICA STRADA

1100 CLAY OAKLAND, CA

RENDERING / PEDESTRIAN VIEW A8.5

June 4, 2015

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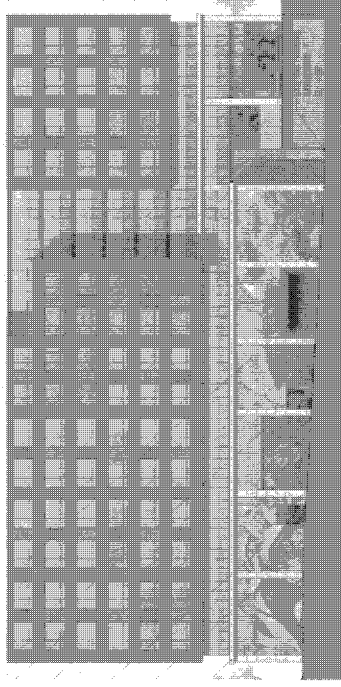
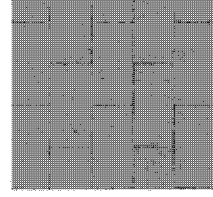
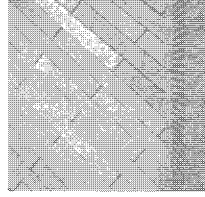
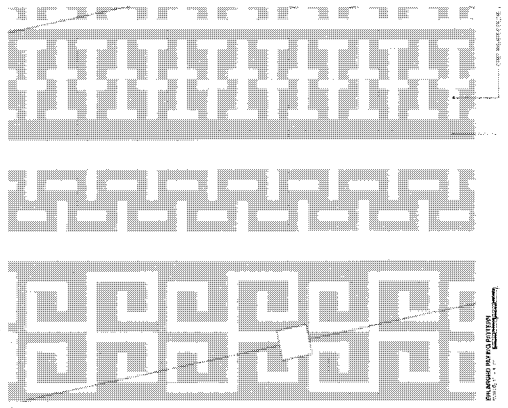
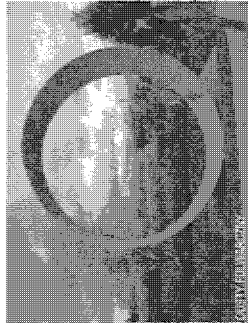
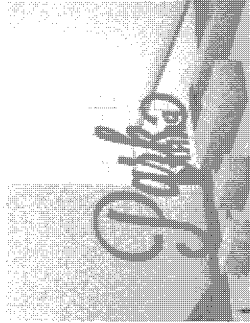
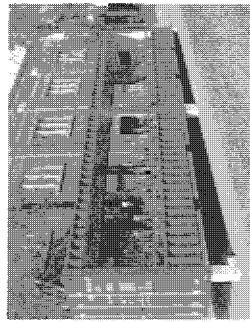
The following design elements are subject to Staff Approval prior to Permits and Construction of Phase I.

CONTAINER/LIGHTWEIGHT STRUCTURE LAYOUT - DESIGN

ART SIGN / PLAZA ART PIECES

PLAZA PAVING PATTERN

MURAL WALL



ARQUITECTONICA STRADA

1100 CLAY OAKLAND, CA

June 4, 2015

ITEMS FOR APPROVAL A9.0

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ATTACHMENT B

2000 City Center Planned Unit Development EIR and May 2015 CEQA Analysis Document (provided under separate cover to the Planning Commission; available to the public at 250 Frank Ogawa Plaza, Suite 3315, Oakland CA, 94612 during regular business hours and at <http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157>).

ATTACHMENT C

2000 City Center Planned Unit Development Conditions of Approval

Dear Applicant:

Please have this form notarized and taken to the Office of the Alameda County Recorder, 1106 Madison St., Oakland, CA 94612 for recording with the deed to the property. One copy of the fully executed form should be returned to the CEDA Zoning Division.

Recording Requested by: Oakland City Center LLC (successor in interest to Shorenstein Realty Investors Three, L.P.)

Date of Mailing:

Applicant Address:
c/o Shorenstein Company, L.P.
555 California Street
San Francisco, CA 94104
Attention: Richard A. Chicotel

And when recorded, mail to:
City of Oakland Community and
Economic Development Agency
250 Frank H. Ogawa Plaza, Suite 2114
Oakland, CA 94612-2031

Subject Property: Block T9, bounded by 11th, 12th, and
Jefferson Streets and MLK Jr. Way

Owner of Record: Oakland City Center LLC

Notice of Limitation on Use of Property

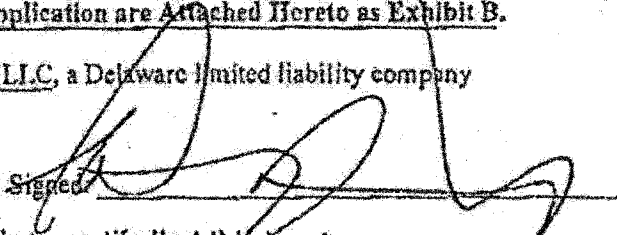
Notice is hereby given that the City of Oakland approved Preliminary PUD Permit No. 99-215 and Final PUD Permit No. 00-20 duly issued by the City of Oakland, Community and Economic Development Agency-Zoning Division on April 26, 2000 to owner(s) of the property located at City Center - Block T9, bounded by 11th, 12th, and Jefferson Streets and MLK Jr. Way, as more particularly described in Exhibit A hereto authorizing:

construction of an office building containing approximately 470,000 square feet of office space, 7,500 square feet of commercial space and 150 off-street parking spaces.

☒ Conditions of Approval Pursuant to this Application are Attached Hereto as Exhibit B.

Owner of Record: OAKLAND CITY CENTER LLC, a Delaware limited liability company

Dated: May 16, 2000

Signed: 

This is to certify that this is a true and correct copy of:

NOTICE recorded
in the Office of the Recorder of
Alameda County,
California, as Instrument No.

150075 on the
19 day of May, 2000

FIRST AMERICAN TITLE GUARANTY COMPANY

By: 

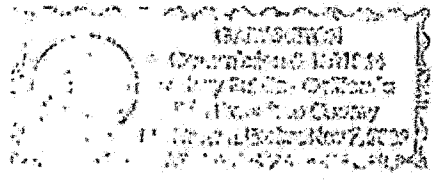
State of California

County of San Francisco

On May 16, 2000 before me, Gary Sutton
Date Name and Title of Officer (e.g., "Jane Doe, Notary Public")

personally appeared Douglas Murrenstein

☒ personally known to me - OR - ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Gary Sutton
Signature of Notary Public

EXHIBIT A

LEGAL DESCRIPTION

REAL PROPERTY in the City of Oakland, County of Alameda, State of California, described as follows:

PARCEL ONE:

Portion of Lots 5, 6, 7 and 8 in Block 156, as said lots and block are shown on Kellersberger's Map of the City of Oakland, on file in the office of the County Recorder of Alameda County, described as follows:

Beginning at the intersection of the Southern line of Jefferson Street with the Southwestern line of 12th Street; and running thence along said line of 12th Street Southeasterly 70 feet; thence at right angles Southwesterly 95 feet; thence at right angles Northwesterly 70 feet to said line of Jefferson Street; thence along the last named line Northeasterly 95 feet to the point of beginning.

A.P. No. 002-0033-006

PARCEL TWO:

Lot 9 and a portion of Lots 5, 6, 7, 8 and 10, Block 156, Kellersberger's Map of the City of Oakland, on file in the Office of the County Recorder of Alameda County, described as follows:

Beginning at the point on the Southwestern line of 12th Street, distant thereon 70 feet Southeasterly from the Southeastern line of Jefferson Street, running thence Southeasterly along said line of 12th Street 53.76 feet; thence at right angles Southwesterly 100 feet; thence at right angles Northwesterly 53.76 feet; and thence at right angles Northeasterly 100 feet to said line of 12th Street and the point of beginning.

A.P. No. 002-0033-007

PARCEL THREE-A:

Being the Eastern 20.74 feet of Lot 12 and all of Lot 13 in Block 156 on Kellersberger's Map of the City of Oakland, Alameda County Records.

Beginning at a point on the Southern line of 12th Street, distant thereon 154.26 feet Easterly from the Eastern line of Jefferson Street, as said streets are shown on said map; running thence Easterly along said line of 12th Street 45.74 feet; thence at right angles Southerly 100 feet; thence at right angles Westerly 45.74 feet; and thence at right angles Northerly 100 feet to the point of beginning.

A.P. No. 002-0033-008 (a portion)

PARCEL THREE-B:

Being a portion of Lots 10, 11 and 12 in Block 156, Kellersberger's Map of the City of Oakland, Alameda County Records.

Beginning at a point on the Southern line of 12th Street, distant thereon Westerly 145.74 feet from the Western line of Clay Street, as said streets are shown on said map, and running thence along said line of 12th Street; Westerly 30.50 feet; thence at right angles Southerly 60.10 feet; thence at right angles Easterly 18.20 feet; thence at right angles Southerly 5.70 feet; thence at right angles Easterly 12.30 feet; and thence at right angles Northerly 65.80 feet to the point of beginning.

A.P. No. 002-0033-008 (the remainder)

PARCEL FOUR:

Being a portion of Lot 14, in Block 156, Kellersberger's Map of Oakland, Alameda County Records.

Beginning at a point on the Southerly line of 12th Street, distant thereon Westerly 76 feet from the point of intersection thereof with the Westerly line of Clay Street, as said streets are delineated and so designated on the Map hereinafter mentioned; thence Westerly along said Southerly line of 12th Street 24 feet; thence at right angles Southerly 67 feet; thence at right angles Easterly 24 feet; thence at right angles Northerly 67 feet to the point of beginning.

A.P. No. 002-0033-009

PARCEL FIVE:

Beginning at a point on the Southerly line of 12th Street, distant thereon 76 feet Westerly from the Westerly line of Clay Street; running thence Southerly, at right angles to the said Southerly line of 12th Street, 67 feet; and running at right angles Westerly 24 feet; running thence at right angle Southerly 33 feet; running thence at right angles Easterly 100 feet to the said Westerly line of Clay Street; running thence at right angles Northerly, along the said Westerly line of Clay Street 100 feet to the said Southerly line of 12th Street; running thence at right angles Westerly, along the said Southerly line of 12th Street, 76 feet to the point of beginning.

A.P. Nos. 002-0033-010

002-0033-011

PARCEL SIX:

Lots Number 19 and 20 and the Northern 50 feet of Lot 23, in Block 156, Kellersberger's Map of the City of Oakland, Alameda County Records.

A.P. No. 002-0033-012

PARCEL SEVEN:

Being all of Lots numbered 21 and 22 and the Southern 50 feet of Lot Numbered 23 in Block 156, Kellersberger's Map of the City of Oakland, Alameda County Records.

Commencing at the point of intersection of the Northern line of 11th Street, with the Western line of Clay Street; and running thence Northerly along said line of Clay Street 50 feet; thence Westerly and parallel with said line of 11th Street 100 feet; thence Southerly and parallel with said line of Clay Street 50 feet to the said Northern line of 11th Street; and thence Easterly along said line of 11th Street 100 feet and the point of commencement.

A.P. No. 002-0033-013

PARCEL EIGHT:

Beginning at a point on the Northern line of 11th Street, distant thereon Westerly 100 feet from the Western line of Clay Street; running thence Westerly along said line of 11th Street 50 feet; thence at right angles Northerly 100 feet; thence at right angles Easterly 50 feet; thence at right angles Southerly 100 feet to the point of beginning.

A.P. No. 002-0033-014

PARCEL NINE:

Being a portion of Block 156, according to Kellersberger's Map of Oakland on file in the Office of the County Recorder of Alameda County.

Beginning at the intersection of the Northern line of 11th Street with the Eastern line of Jefferson Street; running thence along said line of Jefferson Street Northerly 105 feet; thence at right angles Easterly 70 feet; thence at right angles Southerly 5 feet; thence at right angles Easterly 53.76'; thence at right angles Northerly 39.90 feet; thence at right angles Easterly 18.20 feet; thence at right angles Southerly 5.70 feet; thence at right angles Easterly 12.30 feet; thence at right angles Southerly 34.20 feet; thence at right angles Westerly 4.26 feet; thence at right angles Southerly 100 feet to the Northern line of 11th Street and thence at right angles Westerly along the last named line 150 feet to the point of beginning.

A.P. No. 002-0033-015

EXHIBIT B

CONDITIONS OF APPROVAL

CONDITIONS OF APPROVAL

(Modifications to the Conditions of Approval as directed by the Planning Commission at the April 26, 2000 meeting are indicated in underlined text.)

STANDARD CONDITIONS:

1. Approved Use

a. *On-going*

The project shall be constructed and operated in accordance with the authorized use as described in this staff report and the plans dated July 7, 1999 and March 10, 2000 and as amended by the following conditions of approval and mitigation measures contained in the Mitigation Monitoring Program. Any additional uses other than those approved with this permit, as described in the project description, will require a separate application and approval.

b. *Prior to issuance of certificate of occupancy for each building*

Mitigation measures which must be implemented as applicable include measures B.1a, B.1b, B.4, B.5, B.6, B.7, C.1, C.2a, C.2b, D.1a, D.1b, and F.2 from the Mitigation Monitoring Program.

2. Effective Date, Expiration, and Extensions

a. *On-going*

This permit shall become effective upon satisfactory compliance with these conditions and upon approval of the Ninth Amendment to the Disposition and Development Agreement between Shorenstein Real Estate Investors and the Redevelopment Agency, which in part grants the applicant a license for 800 parking spaces in the City Center West garage.

This PUD permit shall expire on May 2, 2002, 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. Upon written request and payment of appropriate fees, the Zoning Administrator may grant a one-year extension of this date, with additional extensions subject to approval by the City Planning Commission.

3. Scope of This Approval; Major and Minor Changes

a. *On-going*

The project is approved pursuant to the Planning Code only and shall comply with all other applicable codes and requirements imposed by other affected departments, including but not limited to the Building Services Division and the Fire Marshal. Minor changes to approved plans may be approved administratively by the Zoning Administrator; major changes shall be subject to review and approval by the City Planning Commission.

4. Modification of Conditions or Revocation

a. *On-going*

The City Planning Commission reserves the right, after notice and public hearing, to alter Conditions of Approval or revoke this conditional use permit if it is found that the approved facility is violating any of the Conditions of Approval or the provisions of the Zoning Regulations, or operates as or causes a public nuisance.

CONDITIONS OF APPROVAL

5. Recording of Conditions of Approval

a. *Prior to issuance of building permit or commencement of activity*

The applicant shall execute and record with the Alameda County Recorder's Office a copy of these conditions of approval on a form approved by the Zoning Administrator. Proof of recordation shall be provided to the Zoning Administrator.

6. 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 permit for this project.

7. Indemnification

a. *Ongoing*

The applicant shall defend, indemnify, and hold harmless the City of Oakland, its agents, officers, and employees from any claim, action, or proceeding (including legal costs and attorney's fees) against the City of Oakland, its agents, officers or employees to attack, set aside, void or annul, an approval by the City of Oakland, the Office of Planning and Building, Planning Commission, or City Council. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate fully in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding.

8. Litter Control

a. *Prior to issuance of building permit*

A litter control plan that ensures that the premises and surrounding area are kept free of litter shall be submitted to and approved by the Zoning Administrator prior to application for a building permit. The plan shall include, but not be limited to:

- (a) Distribution of proposed locations of litter receptacles on-site and in the public right-of-way; and
- (b) A management schedule for keeping the premises and surrounding area in a one-block radius free from litter originating from the operation of the commercial activities; and
- (c) ~~Daily sweeping and trash collection of the premises, sidewalk and gutter area within the commercial parking areas.~~

9. Exterior Pay Phones

a. *On-going*

There shall be no exterior pay telephones located on the project site.

10. Telecommunication Facilities

a. *Prior to issuance of building permit*

Any proposed telecommunication facilities will require review of the telecommunications regulations and approval from the Planning Division before issuance of building permits.

CONDITIONS OF APPROVAL

11. Subdivision Regulations

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

The project sponsor shall merge and reconfigure the existing parcels on each site consistent with the Preliminary PUD before construction of each building.

SPECIFIC CONDITIONS IDENTIFIED IN EIR:

12. Wind

a. *Prior to final PUD approval for each subsequent phase after Block T9*

The City Planning Division shall require the project sponsor conduct a design specific wind impact evaluation in order to identify and to incorporate, to the maximum extent feasible, specific design elements in the final siting and designs for the high-rises that would reduce ground-level winds.

STANDARD CONDITIONS FOR PLANNED UNIT DEVELOPMENT:

13. Street Improvements

a. *On-going*

The applicant shall pay for all street improvements and shall pay for those modifications to curbs, gutters, and sidewalks made necessary by the project.

14. Sanitary Sewer Improvements

a. *Prior to issuance of building permits for each building*

That the location of connections to sanitary sewers and storm drains be submitted to and approved by the Engineering Services Division. The project sponsor shall at their sole expense connect all required on-site and off-site sanitary sewers and storm sewers as approved by the Engineering Services Division. The Public Works Agency, Design and Construction Services Division has determined that construction of a relief sanitary sewer will be required in the sub-basin that serves this project. Therefore, the project sponsor shall be required to fund their proportional share of the construction costs for the relief sanitary sewer as well as any additional cost for the rerouting of sewer flow out of Clay Street between 11th and 12th Streets to MLK Jr. Way.

15. Signage Plan

a. *Prior to issuance of the final certificate of occupancy for each building*

A signage plan for the project shall be submitted to and approved by the Director of City Planning and the Engineering Services Division.

16. Lighting Plan

a. *Prior to issuance of building permits for each building*

A lighting plan for the project shall be submitted to and approved by the Director of City Planning, with referral to other departments or divisions as appropriate, and shall include the design and location of all exterior lighting fixtures or standards, and said lighting shall be installed such that it is adequately shielded and does not cause glare onto adjacent properties.

17. Landscaping Plan

a. *Prior to issuance of the final certificate of occupancy*

CONDITIONS OF APPROVAL

The applicant shall prepare a detailed on-site landscaping plan for the project and shall submit such plans to the Director of City Planning for review and approval. The landscaping and site improvements set forth in the approved plan shall be installed prior to the issuance of the final certificate of occupancy for each building or phased in based on a master improvement plan as acceptable to the City. Landscaping shall be used to screen any and all utility meters from view of any public right-of-way, and all landscaping identified on the detailed on-site landscaping plan shall be installed and permanently maintained in a neat, safe, and healthy condition.

b. Prior to installation of landscaping

Landscaping plans for materials in the public right-of-way shall be submitted to the Director of Parks and Recreation for review and approval. Street trees shall be provided to the satisfaction of the Director of Parks and Recreation.

18. Final Development Plan

a. Prior to issuance of building permits for each subsequent phase after Block T9

The final development plan for each subsequent phase of the project after Block T9 shall be reviewed and approved by the Planning Commission for conformance with the preliminary development plan and all applicable criteria, including the design specifications and requirements set forth in Condition of Approval 19a.

19. Design Specifications and Requirements for Each Subsequent Phase After Block T9

a. Prior to the submittal of the final development plan for each subsequent phase after Block T9

- (1) Prior to the subsequent phase after Block T9, the project sponsor shall complete a design-specific height and massing study, with emphasis on placing more height towards Broadway and providing a series of major building floor plate steps down toward the freeway. The study shall establish design criteria and recommendations to establish an overall visual relationship between the four buildings in City Center, with consideration of the relationships between the height and mass of the new building forms when viewed against the central downtown skyline at least two alternative massing models for Block T9, one showing the building stepped down from north to south, and one showing the building stepped down from south to north.

- (2) Prior to the subsequent phase after Block T9, the project sponsor shall complete a ground level pedestrian improvement and circulation plan, which accounts for streetscape and design elements that minimize impacts on open spaces, other public spaces and presents a coordinated design and landscape scheme. Consideration must be given to placing parking and loading entrances in a manner that minimizes impacts on pedestrian circulation and surrounding open spaces and plaza areas. No other loading docks shall be permitted for the T12 building on 11th Street.

- (3) The design plans for the buildings on sites T 5/6, T10, and T12 shall:

- incorporate strong vertical and horizontal architectural elements including the use of a variety of exterior materials, glazing patterns and avoiding large expanses of curtain walls.

CONDITIONS OF APPROVAL

- provide a definitive building form, with emphasis on architectural interest through the use of distinct building elements for the ground floor, central tenant floors and roof edges and parapet levels for the three structures. Strong consideration should be given to stepping down the shoulders of one or more of the buildings to provide varied silhouettes along the skyline.
 - provide at least 5,000 square feet of ground floor retail or service space for the T12 building.
- b. *Prior to the issuance of building permits*
The final design of each proposed building, including all exterior design details, and the final selection of exterior materials, colors and textures shall be submitted to and approved by the Director of City Planning, or his or her designee, and shall be substantially in compliance with the final development approved by the Planning Commission.
20. Electrical Facilities
- a. *Prior to installation*
~~All electric and telephone facilities, fire alarm conduits, streetlight wiring, and similar facilities shall be placed underground. Electric and telephone facilities shall be installed in accordance with standard specifications of the servicing utility company. Street lighting and fire alarm facilities shall be installed in accordance with the standard specifications of the Building Services Department.~~

ENGINEERING AND FIRE MARSHALL REQUIREMENTS:

21. Engineering Services Requirements
- a. *Prior to issuance of building permit for each building*
Plans shall show all building line setbacks from the street and sidewalk areas to determine the adherence to these requirements. In addition, the project sponsor shall comply with the conditions of approval contained in the attached Engineering Services Division memo dated April 19, 2000.
- b. *On-going*
~~Any fencing on the site shall be erected behind the public utilities easement to not obstruct visibility at vehicular access points along public streets.~~

APPROVED BY: City Planning Commission: April 26, 2000 (date) 5 ayes, 0 noes, 2 recusals (vote)
City Council: _____ (date) _____ (vote)

CONDITIONS OF APPROVAL



Jarvis recused himself. Bryant introduced the item. There were no speakers.

Clark asked what the current parking arrangement was. Scott Harriman, CEDA Zoning Division, said there were currently two tandem parking spaces in the driveway.

The public hearing was closed.

Clark asked about the on-street capacity for parking. Harriman said it was very tight for parking in the area. He said the driveway would be only for guest parking. It was not counted as a required parking space. There could be a third space in the rear, but this would eliminate the open space. Harriman said staff received one phone call and letter raising parking concerns. He explained to the people who called that there would be usable off-street parking for two units in the proposal.

Clark suggested that the conditions be recorded prior to sale of the property. Staff noted that there is a standard condition of approval that requires this before building permits are issued.

ACTION: On approval of the application: 6 ayes (Batarse, Clark, Hausrath, Lighty, Reyes, Scurry-Scott), 0 noes, 1 recusal (Jarvis); application approved. This decision is appealable to the City Council within ten days.

The Commission returned to Old Business.

OLD BUSINESS

7:32 P.M.

1.	Location:	City Center (three blocks bounded by 11 th and 12 th Streets, Martin Luther King, Jr. Way, and former Washington Street, and one block bounded by Martin Luther King, Jr. Way, 14 th and Jefferson Streets, and former 13 th Street)
	Proposal:	To construct four high-rise buildings containing a total of approximately 2.2 million square feet of office space, 200 residential units, 23,000 square feet of commercial space, and 836 off-street parking spaces.
	Applicant:	The Shorenstein Company; Nickolas Loukianoff
	Owner:	Oakland Redevelopment Agency
	Case File Number:	PUD99-215, PUDF00-20, ER99-15
	Planning Permits Required:	Preliminary and Final Planned Unit Development permits
	General Plan:	Central Business District
	Zoning:	C-51 Central Business Service Commercial and C-55 Central Core Commercial Zones.
	Environmental Determination:	Final Environmental Impact Report prepared.
	Historic Status:	Non-historic property (NHP); survey rating: N/A
	Service Delivery District:	I - Downtown/West Oakland/Harbor
	City Council District:	3
	Status:	Public hearing closed March 15, 2000.
	Action to be Taken:	Certification of Final Environmental Impact Report and decision on project.
	For further information:	Contact case planner Lynn Warner at 510-238-6168.

Hausrath and Batarse recused themselves; Jarvis presided. Bryant introduced the item. Lynn Warner, CEDA Major Projects Section, made a brief staff presentation, and described changes to the project that have been made since the public hearing. She noted minor modifications to the conditions of approval



that have been distributed to the Commission, related to condition 2a on page 22, and to 19(a)(2) on page 25.

Chris Curtis, Vice President and regional leasing manager of Shorenstein, introduced the development team.

Ted Koreth, project architect, further described the project. He responded to questions from the Commission concerning changes to the project regarding loading docks, retail space, and the appearance of the rooftop. Warner responded to questions from the Commission regarding parking.

Bob Lyons, Redevelopment Agency, further responded on the parking situation and the parking license to Shorenstein.

Curtis said this was the end of a long process. They have listened to everyone who had an opinion and have made changes in the design of building T-9 based on this input.

Claudia Cappio, Deputy Director for Major Projects, said there was a need for further design guidelines, and this was addressed in condition 19.

Scurry-Scott said she visited Shorenstein's offices and saw the project model. She said she still had concerns about building T-10. She liked the changes that had been made in T-9. She said she had questions on wind, air, noise, and traffic. She asked how negative impacts are evaluated on the total project, and why it is all right for them not to be mitigated, specifically wind.

Warner said the wind analysis tiered off the General Plan EIR, at which time a previous project had been approved here that was larger than what is now proposed. Wind tunnel testing was done for the maximum that would occur on all four sites. This was a worst case scenario, and the proposed buildings will probably have lesser impacts. But any tall building will have wind impacts. The City of San Francisco standard of 36 miles per hour wind hazard speed was used, since Oakland has no standard. There may be some days when this is exceeded, and there is not much way to eliminate it completely.

Clark and Jarvis noted that they had also visited the project sponsor's office.

Heidi Manfrei, 1515 Market Street, #1119, said this is a fabulous project, but there is a bathroom issue. She said we need self-cleaning toilets like they have all over Europe. She said all handicapped accessible designs are based on push chairs, but many people now have motorized chairs. She asked that the project come to the Mayor's Commission on People with Disabilities for review of the bathrooms.

Linda Braz, 3944 Fruitvale Avenue, representing Metrovation and Terranomics that represent property owners in Jack London Square, spoke in support.

Piero Patri, architect, 4899 Shafter Avenue, invited all to the groundbreaking of the Oakland Marriott Garden Hotel at 9th and Broadway this Saturday at 10. He said he owns adjacent property and urged approval.

Stacia Levenfeld, Metropolitan Oakland Chamber of Commerce, 475 14th Street; Jay Clare, 1253 Holman Road, downtown Oakland worker and Oakland resident; and Tom Peterson, 780 West Grand Avenue, Oakland businessman, all spoke in support.



Dana Sack, One Kaiser Plaza, #340, said he supported the project but wanted improvements: short buildings between tall buildings is not good planning and will look like a pretty girl with her teeth knocked out. On 11th Street the General Plan says this is the gateway to Oakland, but we will double-park trucks all along it. The loading docks could be moved to Jefferson Street, but the developers don't want it. The area south of this project is where future housing development is going, and the building should not turn its back to 11th Street. The T-8 building should be just as tall; the residential should be moved across the park in a shorter building.

Chris Roberts, 555 10th Street, #426, said the EIR was inadequate. He said that although the application is for four lots, the other three still need Council approval for disposition. He expressed concerns about visual impacts on the Federal Building and the rest of downtown. There are no drawings to assess this. He said the loading dock should be put underground. He disagreed that this was an attractive design or that there were no impacts. He said this would soak up a lot of the demand for office space in downtown Oakland and preclude office buildings from being built elsewhere.

Sanjiv Handa, East Bay News Service, said he had no position, but procedural concerns. He said the quality of the EIR was a disservice to the citizens of Oakland. Responses in the final EIR are incomplete and inaccurate. Many bus routes are missing in the analysis. He said the Commission is subject to the Brown Act and the Sunshine Ordinance. He said when this came to the Commission on the agenda, it was then in their jurisdiction, and so all community meetings that were held on it had to be noticed like all Commission meetings. He said his comments on the Draft EIR were misconstrued and the response in the Final EIR was inadequate. He said the comments made about parking in the downtown area were incorrect. On May 2 at 9 a.m. there is a special meeting of the Community and Economic Development Committee authorizing an amendment to the ninth amendment of the Disposition and Development Agreement on City Center. This extends their option on the additional parcels. He was told there were no copies available of the final and draft EIR, but that more would be made; however, as of last Friday there were still no more copies. The notice said that additional copies of the EIR had to be paid for, but this is in violation of the Sunshine Ordinance. He said Walter Shorenstein came in to meet with the Mayor a few years ago and he sat in on the first few minutes of the meeting. He set forth a vision for downtown which is not what staff is now pursuing since there has been a change in staff. He said staff should be directed to start doing their job. The public has been very poorly served by this process.

This concluded the speakers.

Lighty said this is a considerable opportunity. The public process has improved the project. Wrapping the retail around and making 11th Street more pedestrian friendly is an improvement. It is important that the loading of some of the other new buildings will be an extension of the loading for 1111 Broadway. He supported condition 19 that calls for guidelines for future development. He supported measures to encourage transit use, and said the height should increase towards Broadway and step down towards the freeway. Future building designs will be looked at individually.

Clark said we have waited many years for City Center to develop. He said the design had been improved, although it still looked too much like the APL building. He concurred in Lighty's comments on the massing as addressed in the conditions in approval. He said on the other blocks there should be a variety of materials and forms in addition to articulated roof lines. He said condition 19(b)(2) should be amended to prohibit any future loading docks on 11th or 12th Street. He noted that several significant impacts will be monitored. He said EBMUD should review the project in detail with regard to wastewater and a dual plumbing system. He said he had questions about entitlements for subsequent developers if Shorenstein should not develop the remaining blocks. He encouraged high quality first class architecture for the rest of the blocks.



Reyes concurred with Lighty and Clark. He said there was serious criticism of the project at the public hearing, particularly what the entire area looks like. However, this should not stand in the way of an incredible opportunity. He said there is still an opportunity to design further high quality buildings.

Scurry-Scott concurred, and said she was concerned when people applauded when statements are made that the public is not well served. We need to be sure that EIRs are more readily available so Sanjiv will not always be saying we are violating the Sunshine Ordinance. She said there needed to be higher level discussions with AC Transit, Caltrans, EBMUD, and other agencies. She applauded condition 19 calling for design guidelines for future buildings. She congratulated the developers on their design.

Jarvis said we want development downtown, and we cannot design big buildings for level of service A or B on the streets. We need to encourage people to use buses, walk, and take taxis. He said he was encouraged by the improvements in the T-9 design. He enjoyed seeing the model in the Shoreinstein office. He said it looks more like the APL building than he would like, but maybe it will be even better. He expressed concerns about the future development and massing of the T-10 site. He suggested that condition 19(a) be amended to require at least two alternative massing studies for site T-10 so the massing steps down from north to south.

Curtis said he had no further responses. They have tried to address all the concerns. He said they have investors ready to go, and asked for approval.

In response to Clark's earlier question, Gould noted that the PUD runs with the land, so sale to subsequent property owners would not be an issue.

Clark moved to approve the application, with the following modifications to conditions 2 and 19 as proposed by himself, Jarvis, and staff: In condition 2(a), the following phrase is added to the end of the first paragraph: "which, in part, grants the applicant a license for 800 parking spaces in the City center West garage." In the first sentence of the second paragraph, "PUD" is added between "This" and "permit". In condition 19(a), the following phrase is added to the end of paragraph (1): "and provide at least two alternative massing models for Block T10, showing a decreased height and one which incorporates the massing over the City Center garage so that the building steps down from north to south." The following sentence is added to the end of paragraph (2): "No other loading docks shall be permitted for the T-12 building on 11th Street."

ACTION: On certification of the Final Environment Impact Report and approval of the project: 5 ayes (Clark, Jarvis, Lighty, Reyes, Scurry-Scott), 0 noes, 2 recusals (Batarse and Hausrath); Final EIR certified and application approved. This decision is appealable to the City Council within ten days.