Case File Number: VMD12-072 July 11, 2012

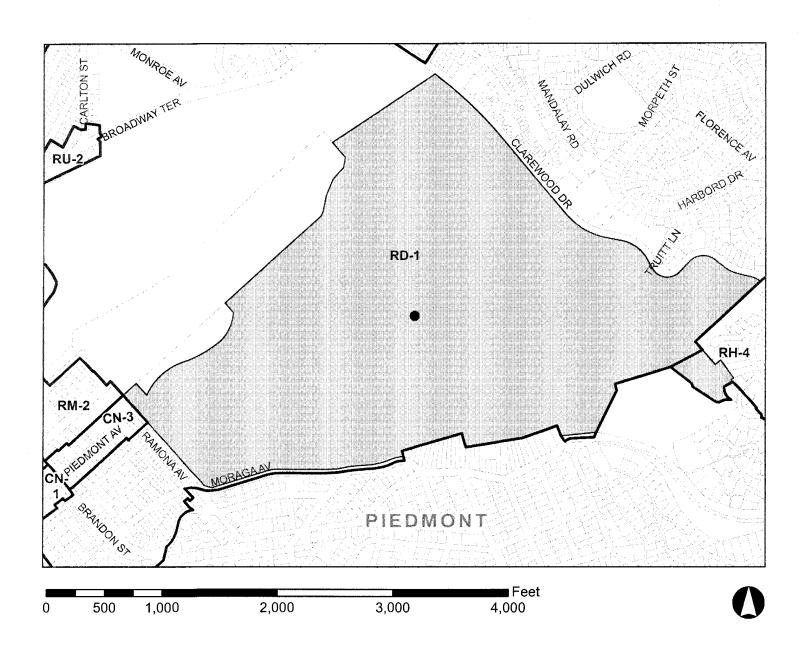
Location	5000 Piedmont Avenue (APN:048A-7002-603-02)
	To construct a two-story, 10,930 square foot funeral home to include memorial services, mortuary functions and associated offices at the existing Mountain View Cemetery.
Applicant/Contact Person: Phone Number:	David Trachtenberg, David Trachtenberg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

PROJECT SUMMARY

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

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

CITY OF OAKLAND PLANNING COMMISSION



Case File: VMD12-072

Applicant: David Trachtenberg Architects, David Trachtenberg

Address: 5000 Piedmont Avenue

Zone: RD-1

PROPERTY DESCRIPTION

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

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

PROJECT DESCRIPTION

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

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

LANDMARKS PRESERVATION ADVISORY BOARD (LPAB)

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

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

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

GENERAL PLAN ANALYSIS

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

ZONING ANALYSIS

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

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

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

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

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

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

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

ENVIRONMENTAL DETERMINATION

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

- a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
 - The development proposal is consistent with the General Plan designation for Urban Open Space, and the applicable zoning requirements, subject to the making of the required Variance and Design Review Findings being granted within the content of this report.
- b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
 - The development proposal to construct the two-story funeral home is located within a 230 acre parcel. However, the construction site for the proposal is about 4,800 square feet of surface area, and is basically surrounded by urban uses.
- c) The project site has no value as habitat for endangered, rare or threatened species.
 - The development proposal will take place in an existing cemetery that has been in operation since 1863, and the new funeral home will be constructed over an existing asphalt road that is surrounded by similar facilities. The project proposal is located in an urbanized mixed-use neighborhood, and does not pose a value for habitat to endangered, rare or threatened species.
- d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
 - The development proposal includes a Traffic Analysis report prepared by traffic consultant, Abrams Associates. In summary, the report states that the proposal will not result in any significant change in traffic conditions. (See Attachment E)
- e) The site can be adequately served by all required utilities and public services.
 - The proposal is located on a developed site that currently serves similar uses and it is also surrounded by an urbanized area. The construction and size of the funeral home can be served by existing and/or improved utility and public services.

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

EXCEPTIONS TO CATEGORICAL EXEMPTIONS- HISTORICAL RESOURCES

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

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

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

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

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

KEY ISSUES

Major Variance (Activity)

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

Design Review(Building Site)

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

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Design Review (Building Elevations)

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

Design Review (Building Details)

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

CONCLUSION

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

RECOMMENDATIONS

- 1. Affirm staff's Environmental Determination.
- 2. Approve Major Variance and Regular Design Review application VMD12-072 subject to the attached findings and conditions of approval.

Prepared by

Mike Rivera

City Planner II

Robert D. Merkamp Acting Zoning Manage

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Approved for forwarding to the City Planning Commission:

Scott Miller, Interim Planning Director

Planning, Building and Neighborhood Preservation

ATTACHMENTS

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

ATTACHMENT A

Findings for Approval

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

SECTION 17.148.050 -MAJOR VARIANCE FINDINGS

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

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

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

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

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

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

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

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

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

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

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

SECTIONS 17.136.050(B) &(C)-REGULAR DESIGN REVIEW FINDINGS For Nonresidential Facilities and Signs

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

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

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

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

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

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

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

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

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

ATTACHMENT B

Conditions of approval

1. Approved Use

Ongoing

- a) The project shall be constructed and operated in accordance with the authorized use as described in the application materials, and the *revised* design review plans dated **June 27**, **2012** and submitted to the City on **June 27**, **2012** and as amended by the following conditions. Any additional uses or facilities other than those approved with this permit, as described in the project description and the approved design plans, will require a separate application and approval. Any deviation from the approved drawings, Conditions of Approval or use shall required prior written approval from the Director of City Planning or designee.
- b) This action by the **Planning Commission** ("this Approval") includes the approvals set forth below. This Approval includes the construction of a two-story 10,930 square foot funeral home that includes memorial services, mortuary functions and associated offices within the Mountain View Cemetery.

2. Effective Date, Expiration, Extensions and Extinguishment

Ongoing

Unless a different termination date is prescribed, this Approval shall expire **two (2) years** from the approval date, unless within such period all necessary permits for construction or alteration have been issued, or the authorized activities have commenced in the case of a permit not involving construction or alteration. Upon written request and payment of appropriate fees submitted no later than the expiration date of this permit, the Director of City Planning or designee may grant a one-year extension of this date, with additional extensions subject to approval by the approving body. Expiration of any necessary building permit for this project may invalidate this Approval if the said extension period has also expired.

3. Scope of This Approval; Major and Minor Changes

Ongoing

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

4. Conformance with other Requirements

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

- a) The project applicant shall comply with all other applicable federal, state, regional and/or local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City's Building Services Division, the City's Fire Marshal, and the City's Public Works Agency. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition of Approval #3.
- b) The applicant shall submit approved building plans for project-specific needs related to fire protection to the Fire Services Division for review and approval, including, but not limited to automatic extinguishing systems, water supply improvements and hydrants, fire department access, elevated walking pathways, safety railings, emergency lighting and vegetation management for preventing fires.

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

Ongoing

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

- b) The City of Oakland reserves the right at any time during construction to require certification by a licensed professional that the as-built project conforms to all applicable zoning requirements, including but not limited to approved maximum heights and minimum setbacks. Failure to construct the project in accordance with approved plans may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension or other corrective action.
- c) Violation of any term, **conditions of approval** or **project description** relating to the Approvals is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approvals or alter these **conditions of approval** if it is found that there is violation of any of the **conditions of approval** or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions. The project applicant shall be responsible for paying fees in accordance with the City's Master Fee Schedule for inspections conducted by the City or a City-designated third-party to investigate alleged violations of the Conditions of Approval.

6. Signed Copy of the Conditions of Approval

With submittal of a demolition, grading, and building permit

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

7. Indemnification

Ongoing

- a. To the maximum extent permitted by law, the applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the City of Oakland Redevelopment Agency, the Oakland City Planning Commission and its respective agents, officers, and employees (hereafter collectively called City) from any liability, damages, claim, judgment, loss (direct or indirect)action, causes of action, or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City to attack, set aside, void or annul, (1) an approval by the City relating to a development-related application or subdivision or (2) implementation of an approved development-related project. The City may elect, in its sole discretion, to participate in the defense of said Action and the applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.
- b. Within ten (10) calendar days of the filing of any Action as specified in subsection A above, the applicant shall execute a Letter Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Letter of Agreement shall survive termination, extinguishment or invalidation of the approval. Failure to timely execute the Letter Agreement does not relieve the applicant of any of the obligations contained in this condition or other requirements or conditions of approval that may be imposed by the City.

8. Compliance with Conditions of Approval

Ongoing

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

9. Severability

Ongoing

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

10. Job Site Plans

Ongoing throughout demolition, grading, and/or construction

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

11. Stormwater and Sewer

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

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

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

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

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

13. Operational Noise-General

Ongoing.

Noise levels from the activity, property, or any mechanical equipment on site shall comply with the performance standards of Section 17.120 of the Oakland Planning Code and Section 8.18 of the Oakland Municipal Code. If noise levels exceed these standards, the activity causing the noise shall

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be abated until appropriate noise reduction measures have been installed and compliance verified by the Planning and Zoning Division and Building Services.

14. Lighting Plan

Prior to the issuance of an electrical or building permit

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

15. Vegetation Management Plan

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

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

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

SPECIFIC PROJECT CONDITIONS

16. Review of Proposed Materials

Prior to Historic Preservation Sign Off of the Building Permit Drawings

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

17. Landscape Maintenance.

Ongoing

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

18. Tree Removal Permit

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

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

19. Tree Protection During Construction

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

Adequate protection shall be provided during the construction period for any trees which are to remain standing, including the following, plus any recommendations of an arborist:

- a) Before the start of any clearing, excavation, construction or other work on the site, every protected tree deemed to be potentially endangered by said site work shall be securely fenced off at a distance from the base of the tree to be determined by the City Tree Reviewer. Such fences shall remain in place for duration of all such work. All trees to be removed shall be clearly marked. A scheme shall be established for the removal and disposal of logs, brush, earth and other debris which will avoid injury to any protected tree.
- b) Where proposed development or other site work is to encroach upon the protected perimeter of any protected tree, special measures shall be incorporated to allow the roots to breathe and obtain water and nutrients. Any excavation, cutting, filing, or compaction of the existing ground surface within the protected perimeter shall be minimized. No change in existing ground level shall occur within a distance to be determined by the City Tree Reviewer from the base of any protected tree at any time. No burning or use of equipment with an open flame shall occur near or within the protected perimeter of any protected tree.
- c) No storage or dumping of oil, gas, chemicals, or other substances that may be harmful to trees shall occur within the distance to be determined by the Tree Reviewer from the base of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. No heavy construction equipment or construction materials shall be operated or stored within a distance from the base of any protected trees to be determined by the tree reviewer. Wires, ropes, or other devices shall not be attached to any protected tree, except as needed for support of the tree. No sign, other than a tag showing the botanical classification, shall be attached to any protected tree.
- d) Periodically during construction, the leaves of protected trees shall be thoroughly sprayed with water to prevent buildup of dust and other pollution that would inhibit leaf transpiration.
- e) If any damage to a protected tree should occur during or as a result of work on the site, the project applicant shall immediately notify the Public Works Agency of such damage. If, in the professional opinion of the Tree Reviewer, such tree cannot be preserved in a healthy state, the Tree Reviewer shall require replacement of any tree removed with another tree or trees on the same site deemed adequate by the Tree Reviewer to compensate for the loss of the tree that is removed.
- f) All debris created as a result of any tree removal work shall be removed by the project applicant from the property within two weeks of debris creation, and such debris shall be properly disposed of by the project applicant in accordance with all applicable laws, ordinances, and regulations.

20. Archaeological Resources

Ongoing throughout demolition, grading, and/or construction

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

Page 16

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

- b) In considering any suggested measure proposed by the consulting archaeologist in order to mitigate impacts to historical resources or unique archaeological resources, the project applicant shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while measure for historical resources or unique archaeological resources is carried out.
- c) Should an archaeological artifact or feature be discovered on-site during project construction, all activities within a 50-foot radius of the find would be halted until the findings can be fully investigated by a qualified archaeologist to evaluate the find and assess the significance of the find according to the CEQA definition of a historical or unique archaeological resource. If the deposit is determined to be significant, the project applicant and the qualified archaeologist shall meet to determine the appropriate avoidance measures or other appropriate measure, subject to approval by the City of Oakland, which shall assure implementation of appropriate measure measures recommended by the archaeologist. Should archaeologically-significant materials be recovered, the qualified archaeologist shall recommend appropriate analysis and treatment, and shall prepare a report on the findings for submittal to the Northwest Information Center.

21. Human Remains

Ongoing throughout demolition, grading, and/or construction

In the event that human skeletal remains are uncovered at the project site during construction or ground-breaking activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.

22. Paleontological Resources

Ongoing throughout demolition, grading, and/or construction

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

Page 17

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

23. Vibrations Adjacent Historic Structures

Prior to issuance of a demolition, grading or building permit

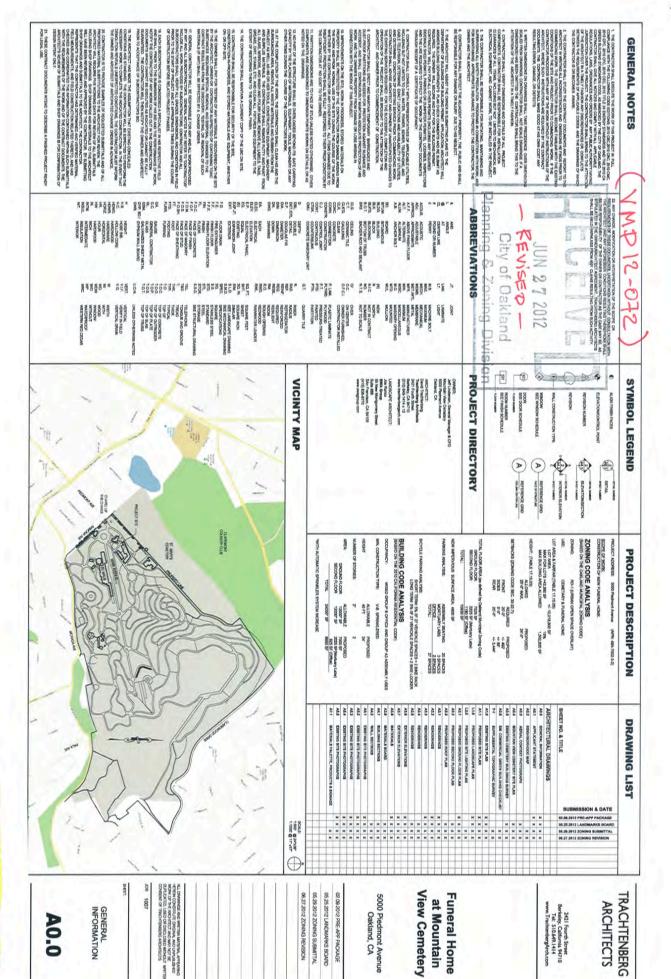
The project applicant shall retain a structural engineer or other appropriate professional to determine threshold levels of vibration and cracking that could damage the adjacent Historic structures and design means and methods of construction that shall be utilized to not exceed the thresholds.

24. Screening of HVAC Equipment

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

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

APPROVED BY:		
City Planning Commission:	(date)_	(vote)





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

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

The Project

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

Project Benefits

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

The Plan

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

Changing Demographics

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

Palette/Energy Green Funeral Building

TRACHTENBERG

ARCHITECTS

the four foot wide openings in the south facing portico will provide shade and privacy as needed.

Mechanical equipment will be well screens within the tall parapet of the roof. The funeral building will meet or exceed all required energy and green building standards. The funeral building is proposed to be clad in a rough cleaved limestone. Metal or wood shutters at each of

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Community Process

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

Revisions to the Pre-Application Submittal

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

Thank you for your consideration of this application.

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

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

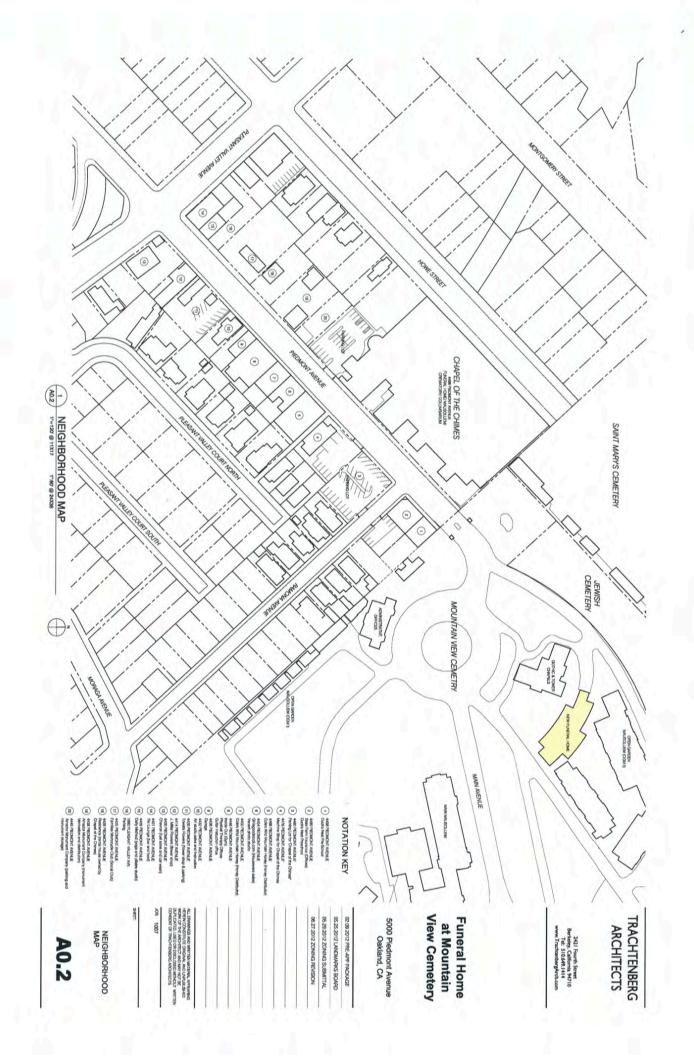
View Cemetery Funeral Home at Mountain

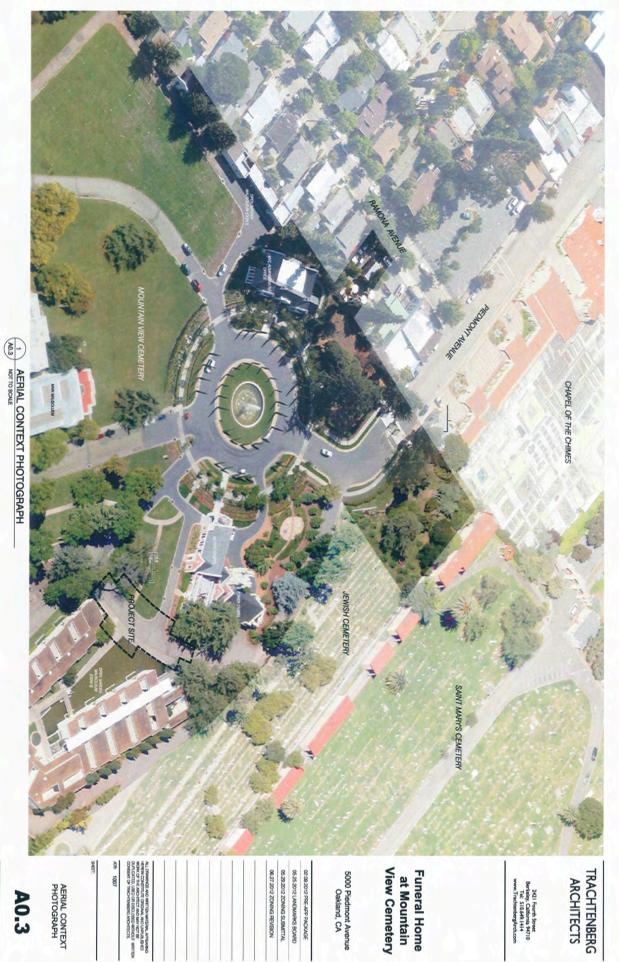
5000 Piedmont Avenue Oakland, CA

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APPLICANT

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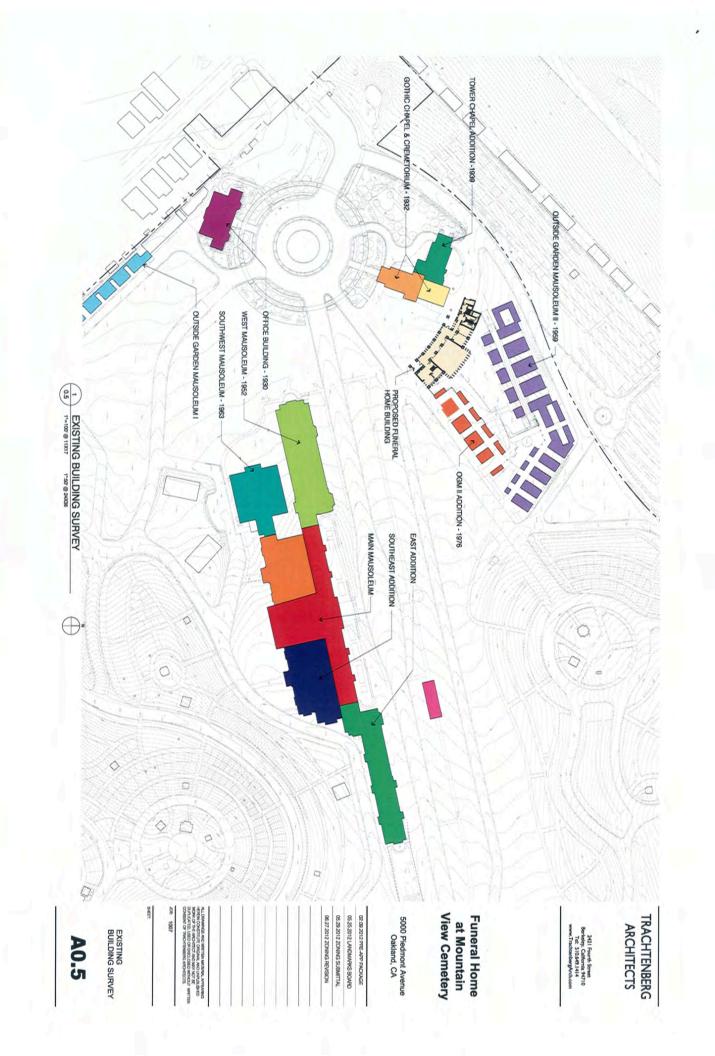


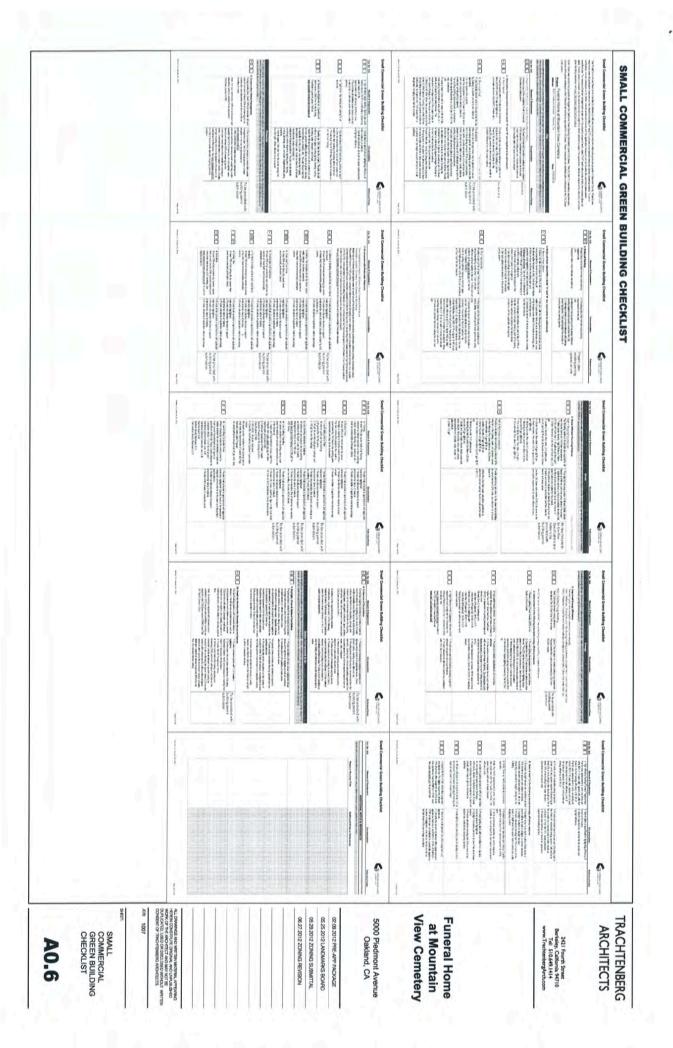


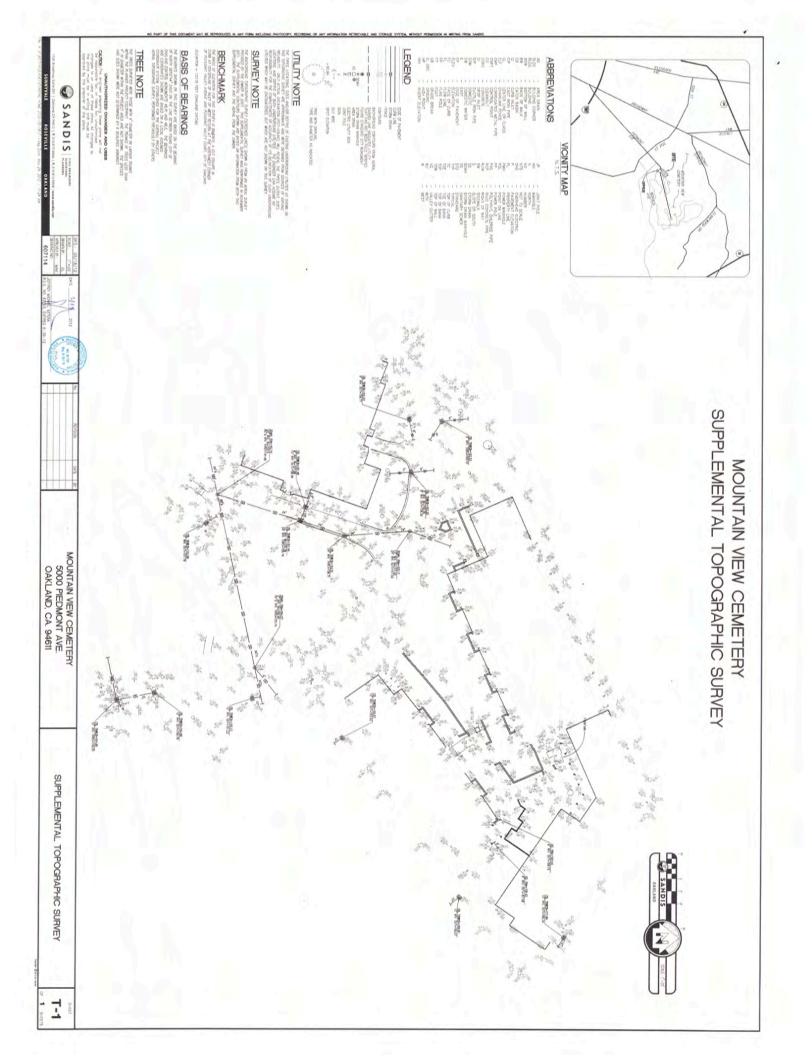
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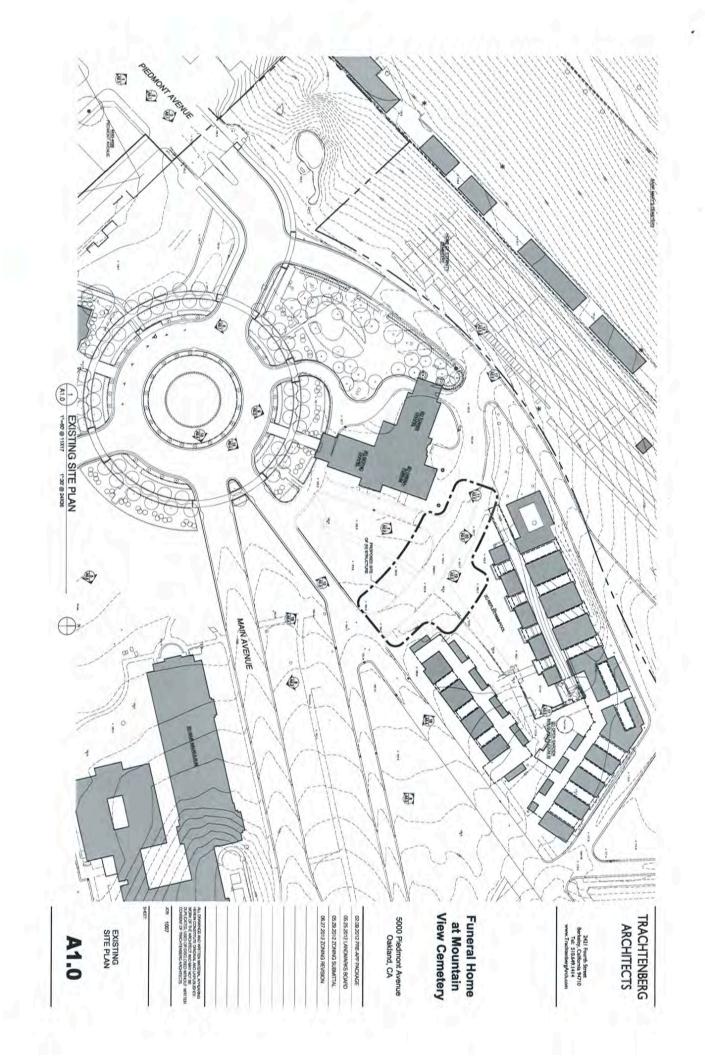
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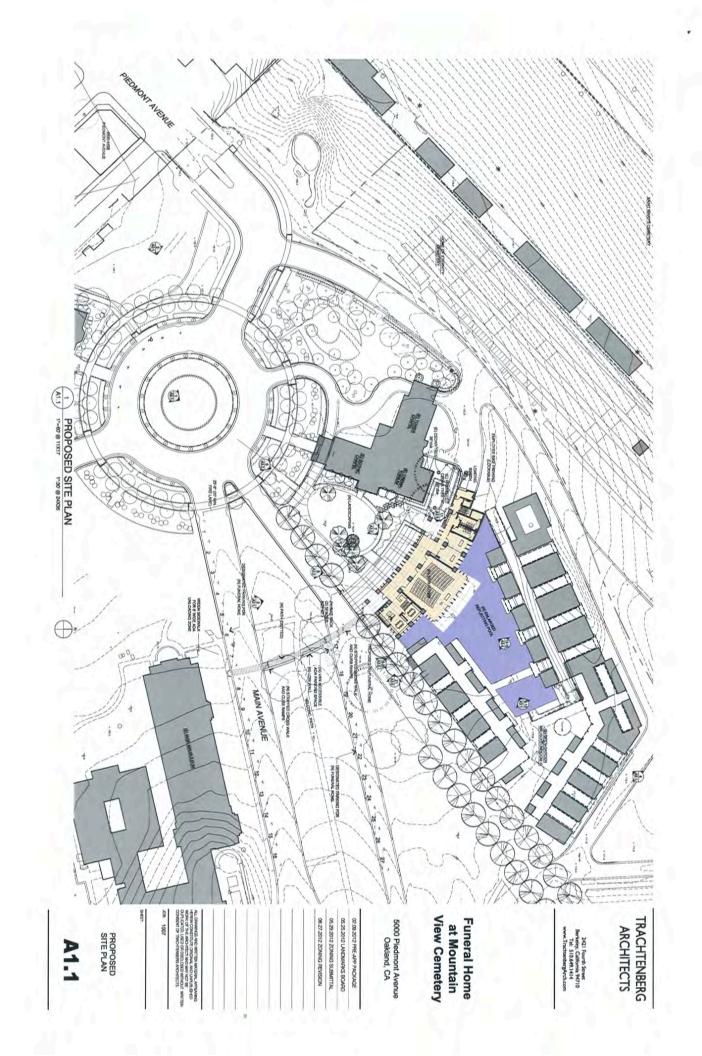




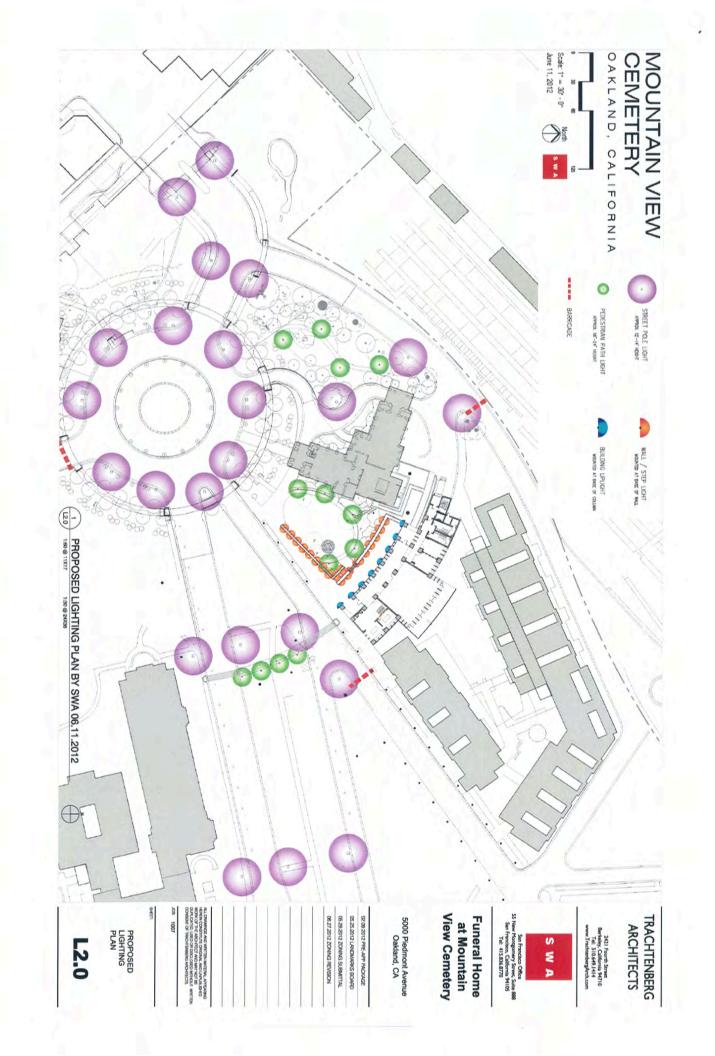


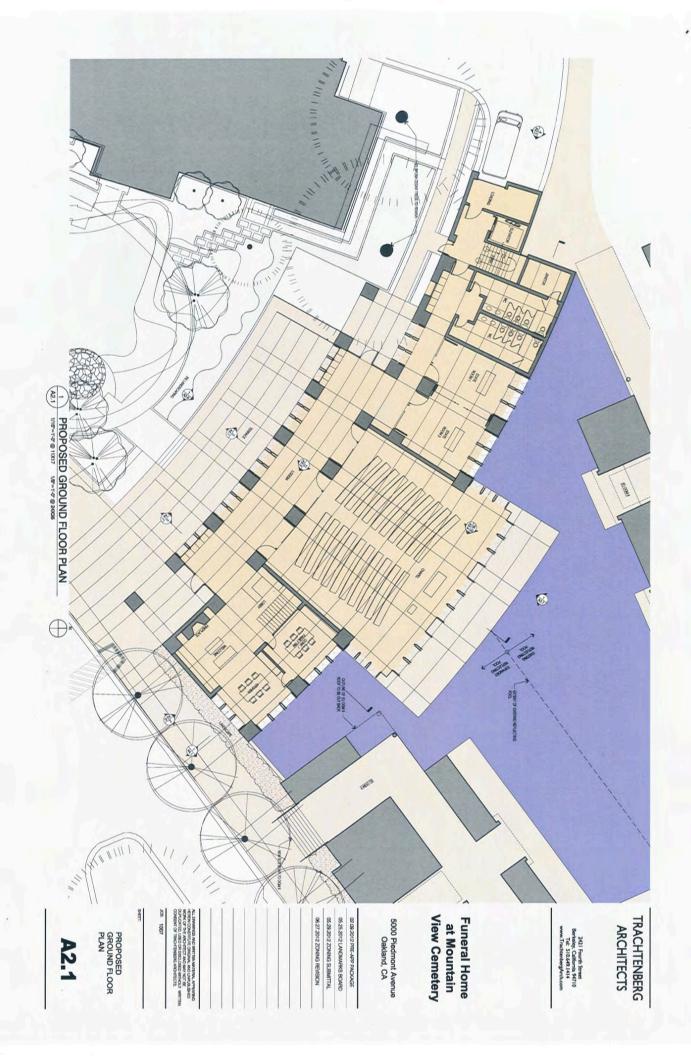


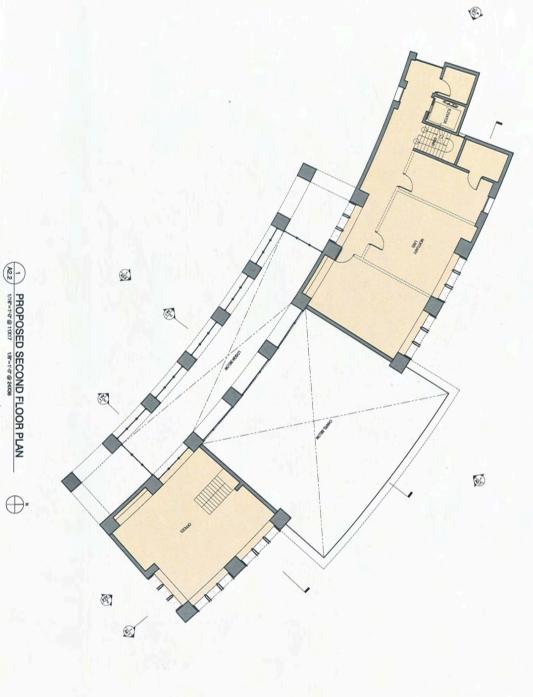












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Funeral Home at Mountain View Cemetery

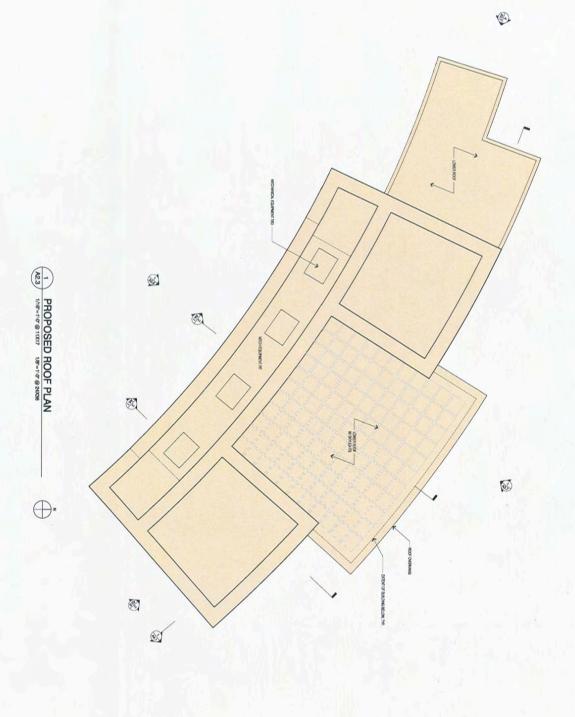
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PROPOSED SECOND FLOOR PLAN

A2.2



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PROPOSED ROOF PLAN

A2.3







(A3.1) AERIAL RENDERING NORTH TOWARD SITE



AERIAL RENDERING NORTH-EAST TOWARD SITE

AERIAL RENDERING EAST TOWARD SITE

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RENDERINGS

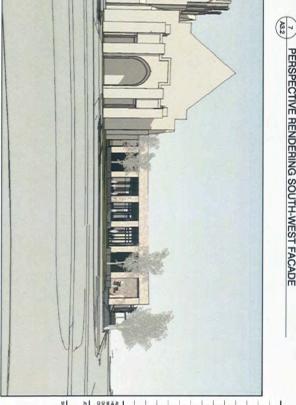


PERSPECTIVE RENDERING SOUTH EAST LOGGIA CLOSE-UP

A32



PERSPECTIVE RENDERING SOUTH-WEST FACADE



PERSPECTIVE RENDERING SOUTH-WEST FACADE

43.2

A32

PERSPECTIVE RENDERING SOUTH-EAST ENTRANCE

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Funeral Home at Mountain View Cemetery

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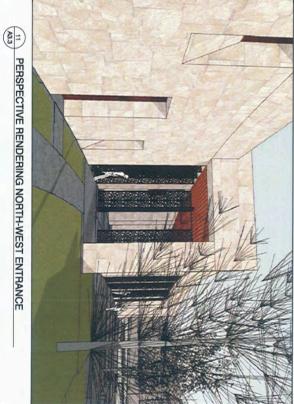
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RENDERINGS

A3.2



INTERIOR RENDERING LOGGIA - VIEW SOUTH-EAST



PERSPECTIVE RENDERING NORTH-WEST ENTRANCE



9 PERSPECTIVE RENDERING NORTH-EAST FACADE-CLOSED

A3.3

PERSPECTIVE RENDERING NORTH-EAST FACADE-OPEN

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Funeral Home at Mountain View Cemetery

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RENDERINGS

A3.3



A3 16 INTERIOR RENDERING CHAPEL - FULLY OPEN



(A3.4 INTERIOR RENDERING CHAPEL - DOOR OPEN



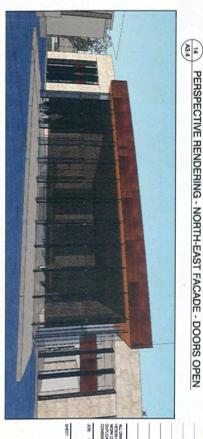
16 INTERIOR RENDERING CHAPEL - CURTAIN DRAWN



(A) 15 PERSPECTIVE RENDERING - NORTH-EAST FACADE - FULLY OPEN



PERSPECTIVE RENDERING - NORTH-EAST FACADE - DOORS OPEN



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

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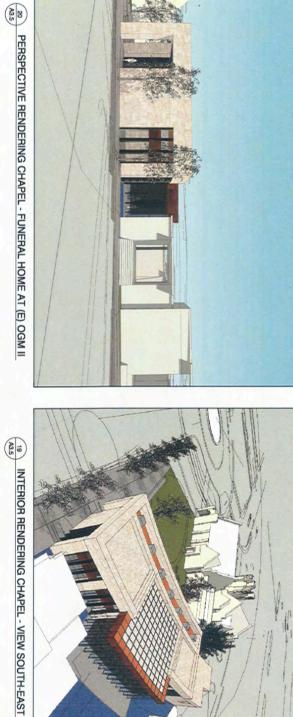
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RENDERINGS

A3.4





PERSPECTIVE RENDERING CHAPEL - FUNERAL HOME AT (E) OGM II

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RENDERINGS

A3.5

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A3.6

PROPOSED SOUTH-WEST ELEVATION

A3.5 384-1-0-9 11X17 382-1-0-9 24035

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EXTERIOR

A3.7

PROPOSED NORTH-EAST ELEVATION





STONE CLADDING - SAMPLE (Installations for Reference Only)

Funeral Home at Mountain View Cemetery

5000 Piedmont Avenue Oakland, CA

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MATERIALS

A3.8



PROPOSED SOUTH-EAST ELEVATION

SCALE: 1/16"-1"-0" @ 11X17

1/8"-1"-0" @ 20X35

0" 4" 6 22

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View Cemetery

Funeral Home

at Mountain

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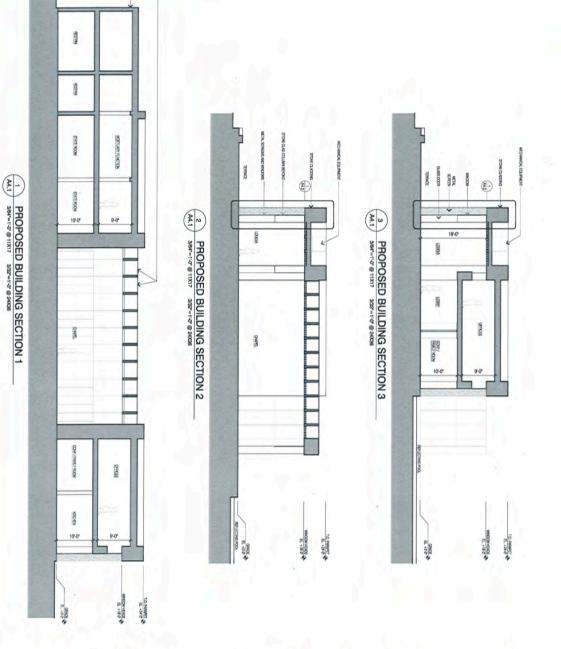
MATERIALS BOARD

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

1 TOWER & GOTHIC CHAPEL RED BRICK & PRECAST STONE WORK

2 PROPOSED FUNERAL HOME SPLIT FACE STONE

A3.9



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Funeral Home at Mountain View Cemetery

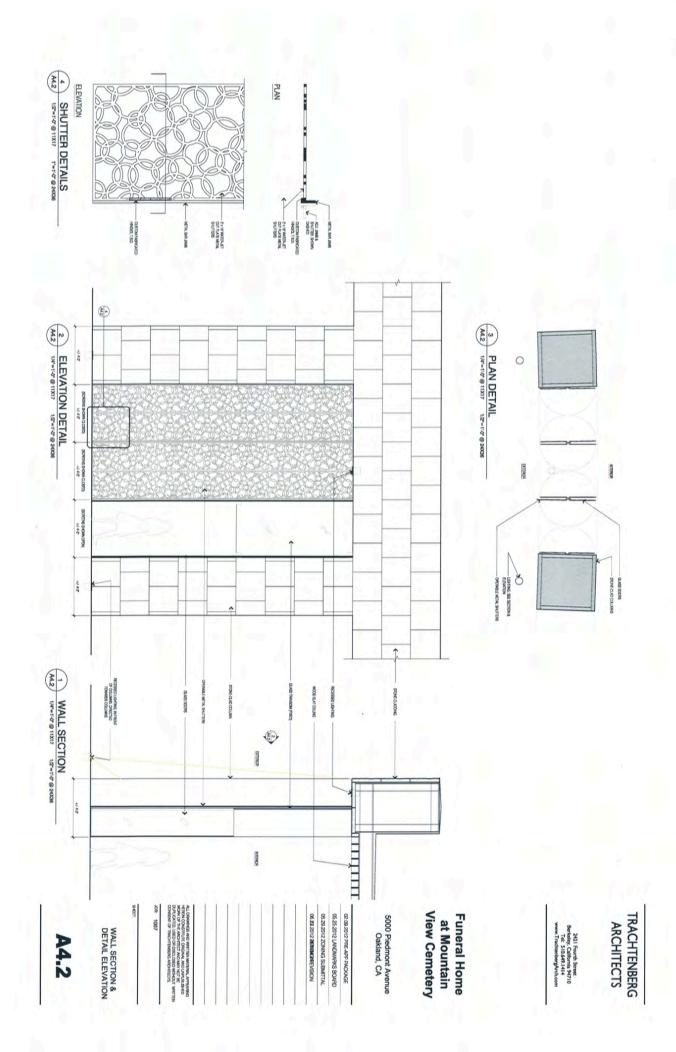
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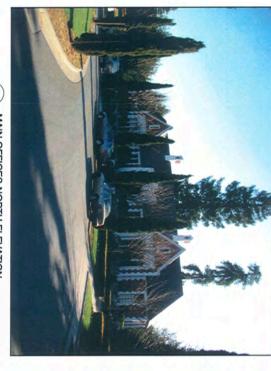
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BUILDING

A4.1

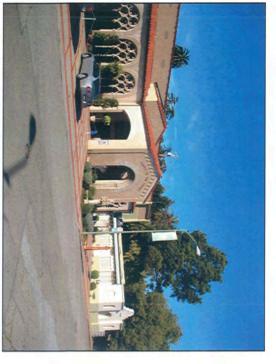




MAIN OFFICES-NORTH ELEVATION



3 VIEW TOWARD SITE FROM ENTRY GATE



2 4490 & 4498 PIEDMONT AVENUE

1 CHAPEL OF THE CHIMES
A5.1 499 PEDMONT AVENUE

Funeral Home at Mountain View Cemetery

5000 Piedmont Avenue Oakland, CA

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EXISTING SITE PHOTOGRAPHS

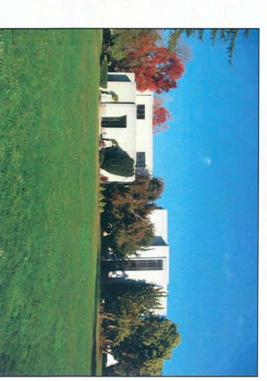
A5.1



8 OGM II - SOUTH ELEVATION



OGM II - WEST ELEVATION



MAIN MAUSULEUM-NORTH ELEVATION

Funeral Home at Mountain View Cemetery

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EXISTING SITE PHOTOGRAPHS

A5.2

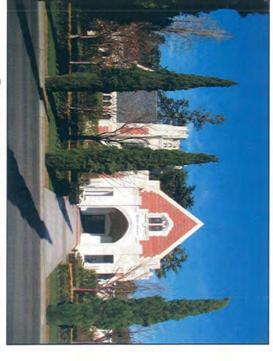
MAIN MAUSULEUM-WEST ELEVATION



TOWER CHAPEL-NORTH ELEVATION



CREMATORIUM & TOWER CHAPEL-WEST ELEVATION



9 GOTHIC CHAPEL-WEST ELEVATION

GOTHIC CHAPEL-SOUTH ELEVATION

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Funeral Home at Mountain View Cemetery

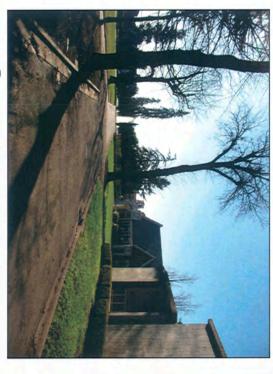
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EXISTING SITE PHOTOGRAPHS

A5.3



VIEW WEST TOWARD SITE FROM SIDE ROAD



15 VIEW NORTH TOWARD SITE FROM MAIN ROAD



VIEW EAST TOWARD SITE FROM CIRCLE



EXISTING SITE PHOTOGRAPHS

A5.4

13 VIEW EAST UP MAIN ROAD FROM CIRCLE

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Funeral Home at Mountain View Cemetery

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20 VIEW NORTH TOWARD SITE FROM LAWN



19 VIEW NORTH FROM SITE TOWARD OGM II



17 VIEW SOUTH TOWARD SITE FROM OGM II

19 VIEW WEST TOWARD SITE

Funeral Home at Mountain View Cemetery

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5000 Piedmont Avenue Oakland, CA

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EXISTING SITE PHOTOGRAPHS

A5.5



9 SITE LIGHTING - POSTS LOUIS POULSEN - ALBERTISLUND MAXI POST (DARK GRAY) 7 BIKE RACK DERO - HOOP RACK HD



4 PATTERNED ETCHED GLASS
(AT INTERIOR ONLY)





2 BRIONZE



1 SPLIT FACE STONE

3 WATER-JET CUT BRONZE SHUTTERS

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

6 FRAMELESS GLAZING & HARDWARE

TRACHTENBERG **ARCHITECTS**

THE WATER PAVILION

Funeral Home at Mountain View Cemetery

5 SIGNAGE

POST-MOUNTED IT OFF FACE OF STONE

5000 Piedmont Avenue Oakland, CA

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MATERIALS PALETTE, PRODUCTS & SIGNAGE

A7.1

June 11, 2012

1.	Project Location:	5000 Piedmont Avenue (Mountain View Cemetery) APN: 048A-7002-603-02
	Proposal:	To construct a two-story, approximate 10,930 square foot funeral home, including memorial services, mortuary functions, associated office and support spaces.
Owner/Contact:		Mountain View Cemetery/Jeff Lindeman
Contact Person/Phone Number:		David Trachtenberg, AIA/ (510)649-1414
General Plan:		Urban Open Space
Zoning:		RD-1 Detached Unit Residential Zone-1
Environmental Determination:		Resources under CEQA Guidelines section 15064.5(b) (3) — Determining the Significance of Impacts on Historical and Unique Archeological Resources — Projects that follow the Secretary of the Interior's Standards for the Treatment of Historic Properties. Note: This proposal will be analyzed for a Complete Environmental Determination under the full Application for Development Review.
Historic Status:		Mountain View Cemetery: OCHS Potential Designated Historic District - Area of Primary Importance (API); Gothic Chapel and Administration Buildings - OCHS Potential Designated Historic Properties, rated A1+ (A = Highest Importance) (1+ = Contributor to an API).
Service Delivery District:		
City Council District:		
Action to be Taken:		Advisory Landmarks Preservation Advisory Board (LPAB) recommendations on Design Review and Environmental Determination - Cultural Resources.
For Further Information:		Contact Planners Joann Pavlinec at (510) 238-6344 , or by email: jpavlinec@oaklandnet.com , or Mike Rivera at (510)2386417, or by email: mrivera@oaklandnet.com .

INTRODUCTION

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

BACKGROUND -

Summary of Cemetery History and prominent Architectural Contributors

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

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

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

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

Mountain View Cemetery Area of Primary Importance and Contributors

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

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

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

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

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

PROPOSAL

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

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

Site

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

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

Building

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

Signage

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

Landscaping and Site Lighting

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

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

April 5, 2012 -

Pre-application Attachment C

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

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

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

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

Alternatives to the Pre-application, Presented by the Applicant(s) w/Group Response Following the above discussion, the applicant presented alternate concepts.

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

 Recommended against expansion of the floor area at the northwest end and concurrent reduction of the water feature.
- Potential to pop up the roof over the central chapel room to provide a clerestory, which would provide more light to the chapel room space.
 Would like to see studies of the central chapel clerestory in elevation.

April 18, 2012-

04-18-2012 -Attachment D

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

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

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

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

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

These would be addressed at the next meeting.

May 21, 2012-

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

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

o The landscaping was discussed.

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

ENTITLEMENT REQUIREMENTS

Zoning Compliance

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

Green Building Compliance

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

Design Review Compliance

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

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

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

 Location of major funerary/mausoleum, chapel buildings: at cemetery entry area;

<u>Proposal:</u> The building is sited at the entry circle area, and works to both transition and link the Gothic Chapel and the OGM complex.

Cemetery outdoor rooms: Existing Main Mausoleum has small courtyard.
 Mausoleum II has small garden area, contemplative pool and outdoor areas in between mausoleum segments.

<u>Proposal</u> – Will enlarge and incorporate existing pool into design as a visual element from the chapel, and also from the newly created outdoor room formed by the siting of the proposed building.

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

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

17.136.050 Regular design review criteria.

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

B. For Nonresidential Facilities and Signs.

- 1. That the proposal will help achieve or maintain a group of facilities which are well related to one another and which, when taken together, will result in a well-composed design, with consideration given to site, landscape, bulk, height, arrangement, texture, materials, colors, and appurtenances; the relation of these factors to other facilities in the vicinity; and the relation of the proposal to the total setting as seen from key points in the surrounding area. Only elements of design which have some significant relationship to outside appearance shall be considered.
- 2. That the proposed design will be of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area;
- 3. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.

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

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

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

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

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

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

ENVIRONMENTAL REVIEW -CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

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

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

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

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

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

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

ISSUES FOR DISCUSSION

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

Chapel Roof

The submittal includes the following:

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

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

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

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

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

Chapel - Rear Wall

The submittal includes the following:

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

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

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

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

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

RECOMMENDATION

Staff recommends that the Board:

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

Respectfully submitted:

SCOTT MILLER Interim Director

Planning, Building and Neighborhood Preservation

Prepared by:

Joann Pavlinec

Planner III, Historic Preservation

Attachments:

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

PROPOSED PROJECT SPECIFIC CONDITIONS OF APPROVAL

1. Review of Proposed Materials

Prior to Historic Preservation Sign Off of the Building Permit Drawings

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

2. Landscape Maintenance.

Ongoing

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

3. Tree Removal Permit

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

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

4. Tree Protection During Construction

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

Adequate protection shall be provided during the construction period for any trees which are to remain standing, including the following, plus any recommendations of an arborist:

- a) Before the start of any clearing, excavation, construction or other work on the site, every protected tree deemed to be potentially endangered by said site work shall be securely fenced off at a distance from the base of the tree to be determined by the City Tree Reviewer. Such fences shall remain in place for duration of all such work. All trees to be removed shall be clearly marked. A scheme shall be established for the removal and disposal of logs, brush, earth and other debris which will avoid injury to any protected tree.
- b) Where proposed development or other site work is to encroach upon the protected perimeter of any protected tree, special measures shall be incorporated to allow the roots to breathe and obtain water and nutrients. Any excavation, cutting, filing, or compaction of the existing ground surface within the protected perimeter

- shall be minimized. No change in existing ground level shall occur within a distance to be determined by the City Tree Reviewer from the base of any protected tree at any time. No burning or use of equipment with an open flame shall occur near or within the protected perimeter of any protected tree.
- c) No storage or dumping of oil, gas, chemicals, or other substances that may be harmful to trees shall occur within the distance to be determined by the Tree Reviewer from the base of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. No heavy construction equipment or construction materials shall be operated or stored within a distance from the base of any protected trees to be determined by the tree reviewer. Wires, ropes, or other devices shall not be attached to any protected tree, except as needed for support of the tree. No sign, other than a tag showing the botanical classification, shall be attached to any protected tree.
- d) Periodically during construction, the leaves of protected trees shall be thoroughly sprayed with water to prevent buildup of dust and other pollution that would inhibit leaf transpiration.
- e) If any damage to a protected tree should occur during or as a result of work on the site, the project applicant shall immediately notify the Public Works Agency of such damage. If, in the professional opinion of the Tree Reviewer, such tree cannot be preserved in a healthy state, the Tree Reviewer shall require replacement of any tree removed with another tree or trees on the same site deemed adequate by the Tree Reviewer to compensate for the loss of the tree that is removed.
- f) All debris created as a result of any tree removal work shall be removed by the project applicant from the property within two weeks of debris creation, and such debris shall be properly disposed of by the project applicant in accordance with all applicable laws, ordinances, and regulations.

5. Archaeological Resources

Ongoing throughout demolition, grading, and/or construction

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

- b) In considering any suggested measure proposed by the consulting archaeologist in order to mitigate impacts to historical resources or unique archaeological resources, the project applicant shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while measure for historical resources or unique archaeological resources is carried out.
- c) Should an archaeological artifact or feature be discovered on-site during project construction, all activities within a 50-foot radius of the find would be halted until the findings can be fully investigated by a qualified archaeologist to evaluate the find and assess the significance of the find according to the CEOA definition of a historical or unique archaeological resource. If the deposit is determined to be significant, the project applicant and the qualified archaeologist shall meet to determine the appropriate avoidance measures or other appropriate measure, subject to approval by the City of Oakland, which shall assure implementation of appropriate measure measures recommended by the archaeologist. Should archaeologically-significant materials be recovered, the qualified archaeologist shall recommend appropriate analysis and treatment, and shall prepare a report on Northwest Information the findings for submittal to the

6. Human Remains

Ongoing throughout demolition, grading, and/or construction

In the event that human skeletal remains are uncovered at the project site during construction or ground-breaking activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of Section 7050.5 of the Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance and avoidance measures (if applicable) shall be completed expeditiously.

7. Paleontological Resources

Ongoing throughout demolition, grading, and/or construction

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

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

8. Vibrations Adjacent Historic Structures

Prior to issuance of a demolition, grading or building permit

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

PAGE & TURNBULL

imagining change in historic environments through design, research, and technology

May 29, 2012

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

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

Dear Ms. Pavlinec,

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

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

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

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

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

Immediate Setting [See Figure 1]

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

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

Overall Setting

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

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

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

Olmsted Master Plan [See Figure 2]

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

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

Standards Analysis

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Conclusion

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

Sincerely,

J. Gordon Turnbull, FAIA

Principal

Overleaf: Figure 1, Figure 2, References

Inden Inhu

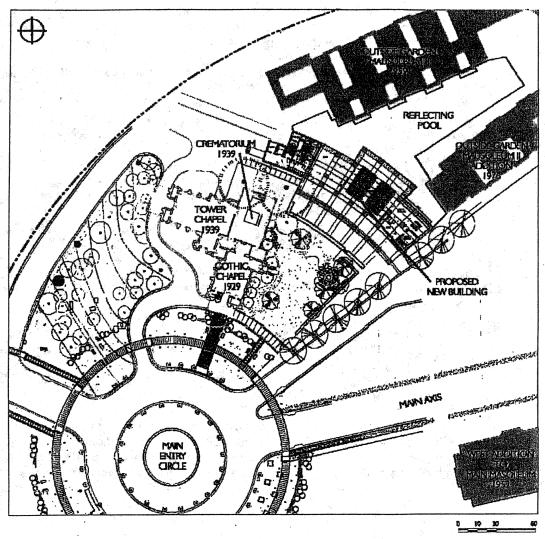


Figure 1: Immediate Setting of Proposed New Construction Mountain View Cemetery, Oakland, CA

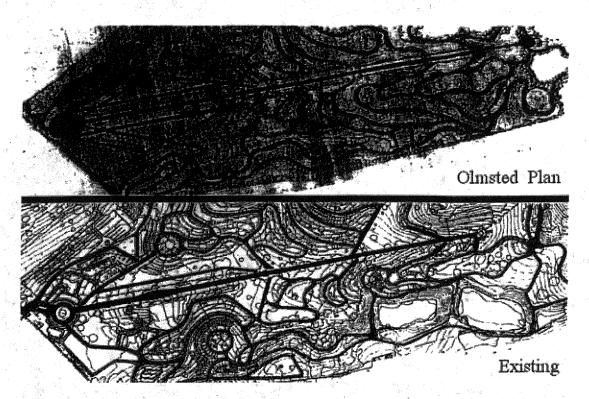


Figure 2: Comparison of Olmsted Master Plan with Existing Conditions Mountain View Cemetery, Oakland, CA

References:

Archives, Mountain View Cemetery

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

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

Mountain View Cemetery District Primary Record, 9/30/98 Mountain View Cemetery District Continuation Sheets

Mountain View Cemetery Administration Building Primary Record, 9/30/94

Mountain View Cemetery Chapel Building Primary Record, 9/30/94

ARCHITECTURE
PLANNING & RESEARCH
BUILDING TECHNOLOGY

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TRACHTENBERG ARCHITECTS AERIAL CONTEXT PHOTOGRAPH A0.3 AERIAL CONTEXT PHOTOGRAPH

Funeral Home at Mountain View Cemetery

5000 Piedmont Avenu Oakland, CA



MOUNTAIN VIEW C F N F 1 F N ≺

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

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

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

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

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

Changing Demographics

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

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

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

Revisions to the Pre-Application Submittal

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

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



Thank you for your consideration of this application.

ratender

David Trachenberg, AIA
TRACHTENBERG ARCHITECTS

david@trachtenbergach.com

510/649-1414 x 12

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

eff@mountainviewcemetery.org

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2421 Fourth Street Berkeley, Californa 94710 Tel: 510.649.1414 www.TrachaenbergAuch.com

View Cemetery **Funeral Home** at Mountain

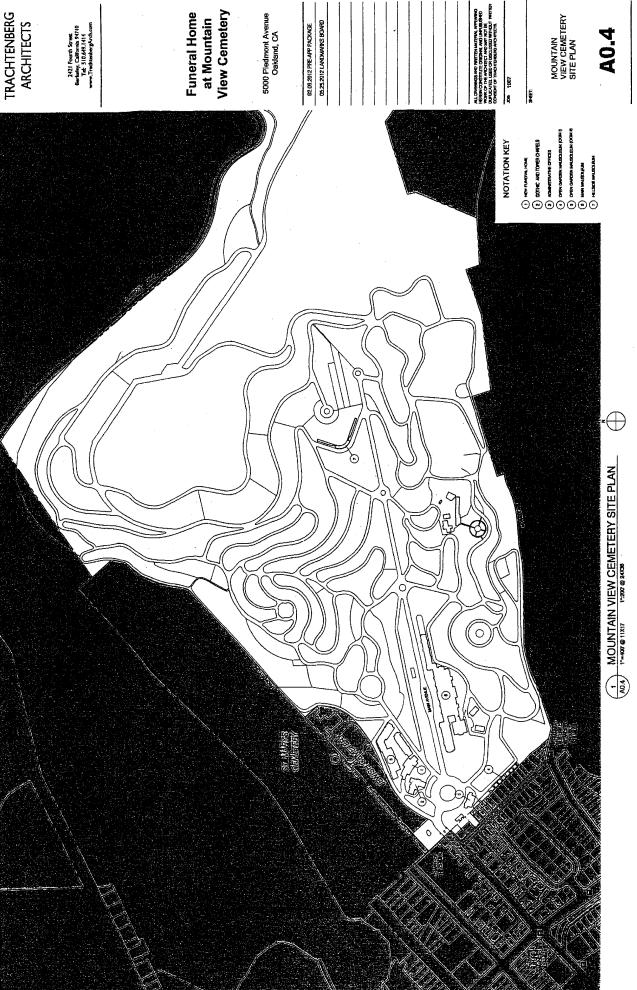
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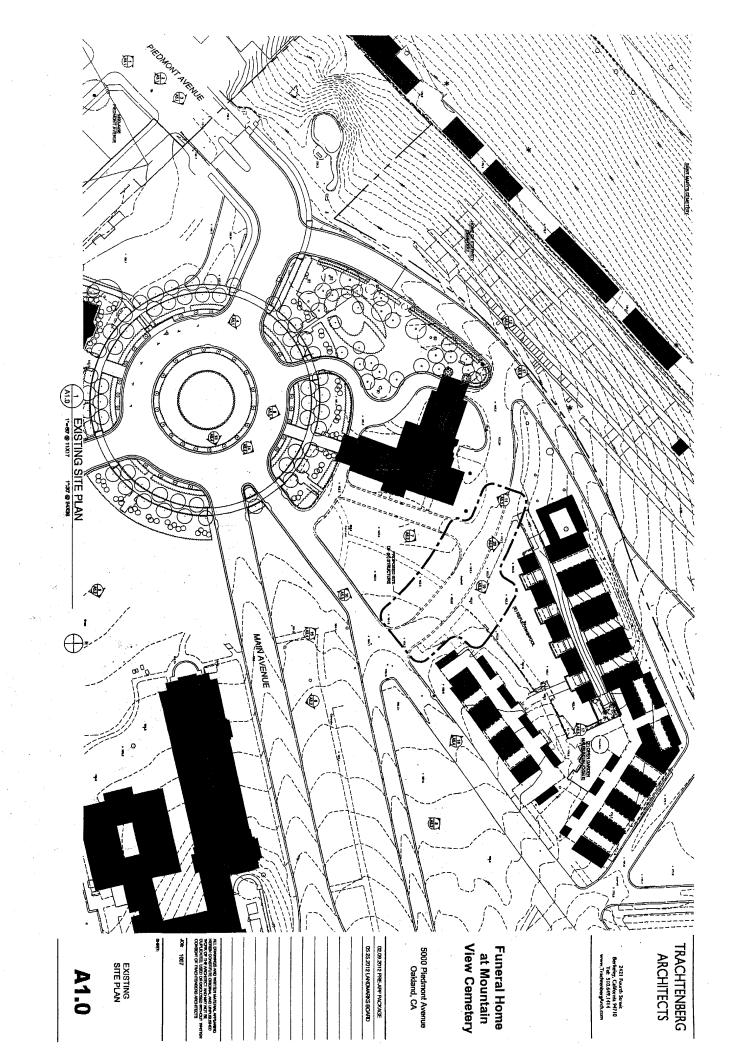
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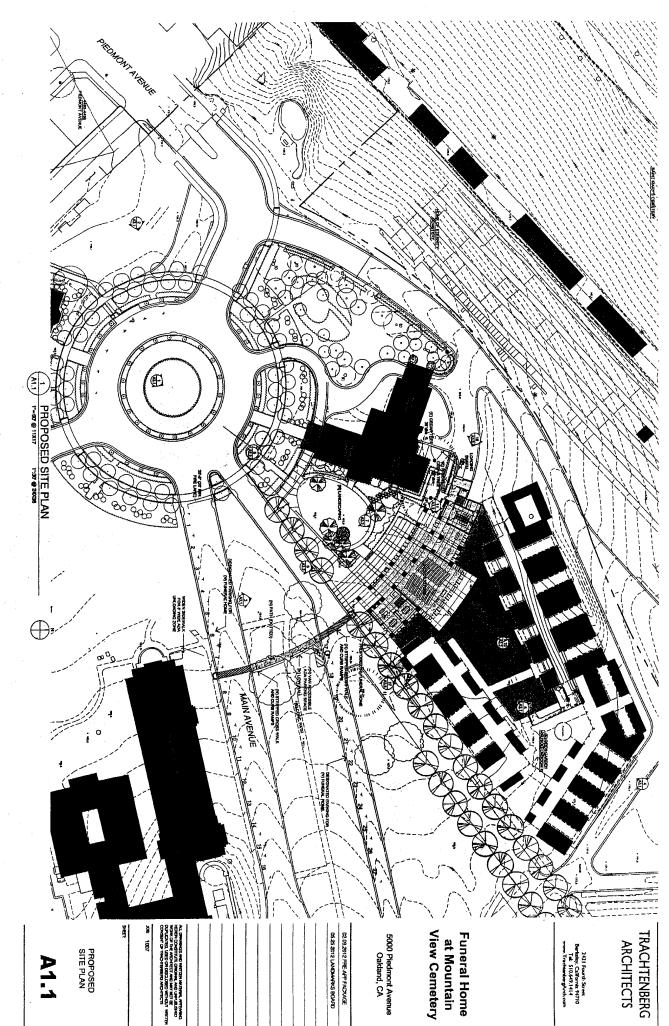
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APPLICANT STATEMENT

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L1.0 CONCEPTUAL PLANT LIST

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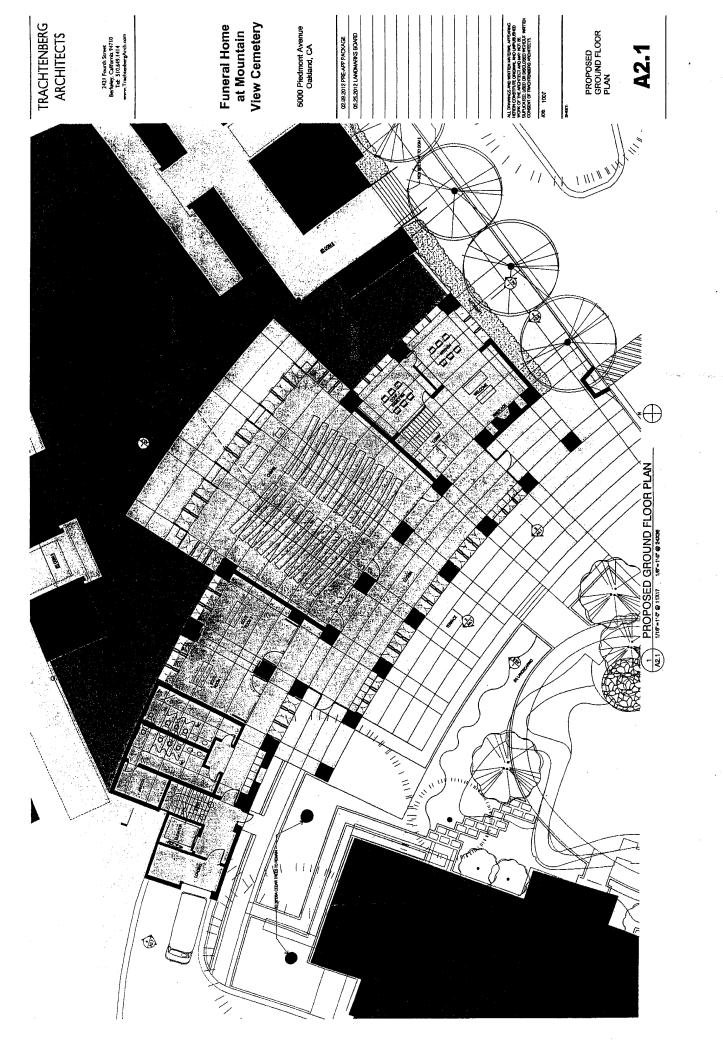
Furieral Home at Mountain View Cemetery

5000 Piedmont Avenue Oakland, CA

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PROPOSED LANDSCAPE PLAN



Funeral Home at Mountain View Cemetery

5000 Piedmonî Avenue Oakland, CA

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PROPOSED SECOND FLOOR PLAN

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Funeral Home at Mountain View Cemetery

5000 Piedmont Avenue Oakland, CA

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PROPOSED ROOF PLAN

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Funeral Home View Cemetery at Mountain

5000 Piedmont Avenue Oakland, CA

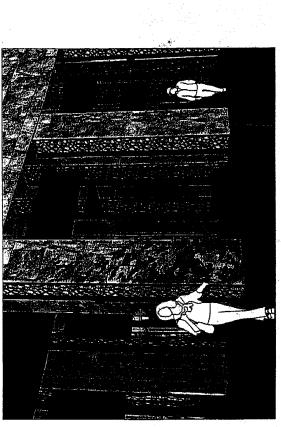
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PERSPECTIVE RENDERING SOUTH-WEST FACADE

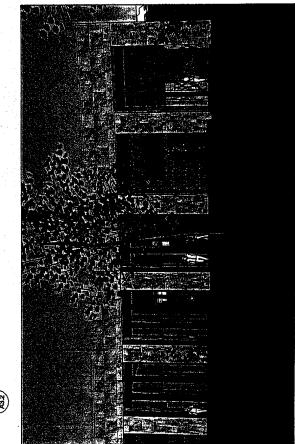
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RENDERINGS

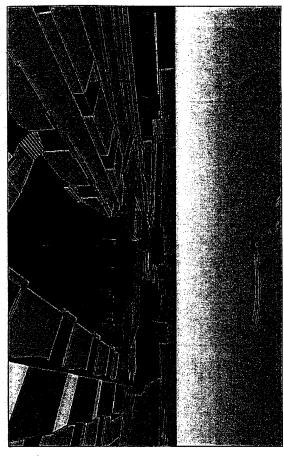
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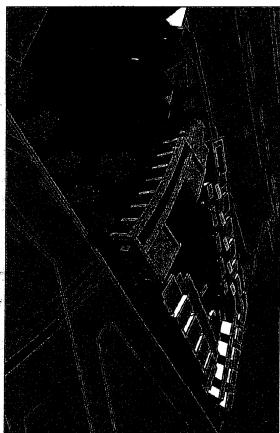
PERSPECTIVE RENDERING SOUTH EAST LOGGIA CLOSE-UP



PERSPECTIVE RENDERING SOUTH-EAST ENTRANCE



AERIAL RENDERING SOUTH-WEST TOWARD SITE

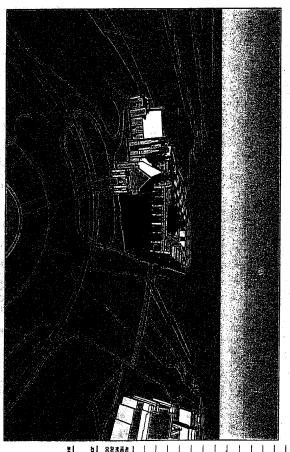


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ARCHITECTS

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3 AERIAL RENDERING NORTH TOWARD SITE



AERIAL RENDERING NORTH-EAST TOWARD SITE

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AERIAL RENDERING EAST TOWARD SITE

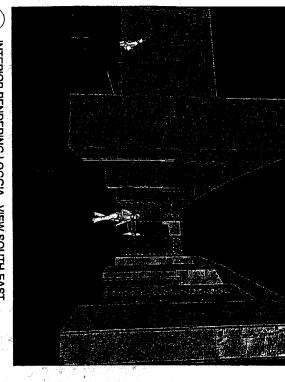
View Cemetery **Funeral Home** at Mountain

5000 Piedmont Avenue Oakland, CA

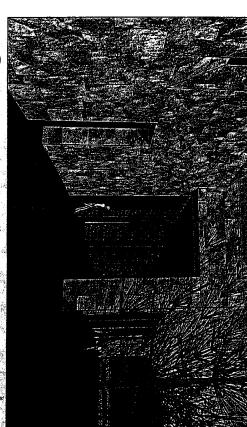
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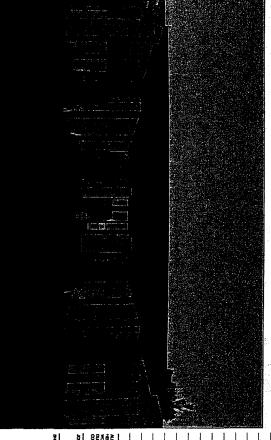
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(<u>k</u>)= PERSPECTIVE RENDERING NORTH-WEST ENTRANCE



9 PERSPECTIVE RENDERING NORTH-EAST FACADE-OPEN

PERSPECTIVE RENDERING NORTH-EAST FACADE-CLOSED

Funeral Home at Mountain View Cemetery

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RENDERINGS

A3.3

Funeral Home at Mountain

View Cemetery

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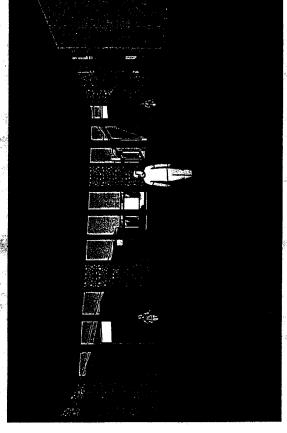
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(16) INTERIOR RENDERING CHAPEL - VIEW SOUTH-EAST

(18) INTERIOR RENDERING CHAPEL - VIEW SOUTH-EAST



(13) INTERIOR RENDERING CHAPEL - VIEW NORTH-EAST

INTERIOR RENDERING CHAPEL - VIEW NORTH-EAST

RENDERINGS

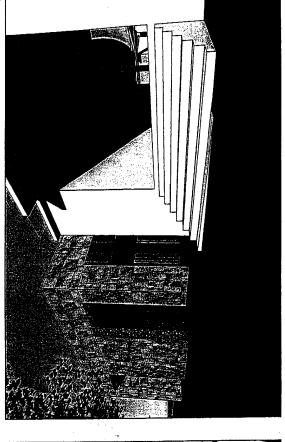
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Funeral Home at Mountain View Cemetery

5000 Piedmont Avenue Oakland, CA

RENDERINGS

A3.5



INTERIOR RENDERING CHAPEL - VIEW SOUTH-EAST (A3.5)

PERSPECTIVE RENDERING NORTH-EAST FACADE-CLOSED

Funeral Home at Mountain View Cemetery TRACHTENBERG ARCHITECTS 5000 Piedmont Avenue Oakland, CA 05.25.2012 LANDWAPICS BOARD A3.6 02.09.2012 PRE-APP PACKAGE EXTERIOR ELEVATIONS — STONE CLACOMA

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Funeral Home at Mountain View Cemetery

5000 Piedmont Avenue Oakland, CA

DE 25.2012 LANDMARKS BOARD 02.09.2012 PRE-APP PACKAGE

RENDERINGS

A3.5

INTERIOR RENDERING CHAPEL - VIEW SOUTH-EAST

PERSPECTIVE RENDERING NORTH-EAST FACADE-CLOSED

EXTERIOR ELEVATIONS ALTERANTE ROOF **A3.6 ALT** View Cemetery TRACHTENBERG Funeral Home 5000 Piedmont Avenue Oakland, CA at Mountain **ARCHITECTS** 02.09.2012 PRE-APP FACKAGE - ROOF BEYOND WITH BRONZE CLADDNG AT ROOF FASCA, EAVE AND BOFFIT - BRONZE SPANDREL PANEL PROPOSED SOUTH-EAST ELEVATION-ALTERNATE ROOF EXISTING GOTHIC CHAPEL & GREMATORIUM SOUTH-EAST ELEVATIONS (SHOWN FOR REFERENCE ONLY)

Funeral Home at Mountain View Cemetery

5000 Piedmont Avenue Oakland, CA

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05.25.2012 LANDWARKS BOARD

PROPOSED NORTH-WEST ELEVATION
(2) PROPOSED NORTH-WEST ELEVATION
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BRONZE CLADONG AT ROOF — FASCIA, ENTE AND SOFFIT DECORATIVE METAL. CUTURE OF (E) BUNDANGS

EXTERIOR ELEVATIONS

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A3.7

PROPOSED NORTH-EAST ELEVATION
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Funeral Home at Mountain View Cemetery

5000 Piedmont Avenue Oakland, CA

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MATERIALS

A3.8

STONE CLADDING - SAMPLE (Installations for Reference Only)

Funeral Home at Mountain View Cemetery

STONE CLADONE

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PHOPOSED NORTH-WEST ELEVATION-ALTERNATE ROOF

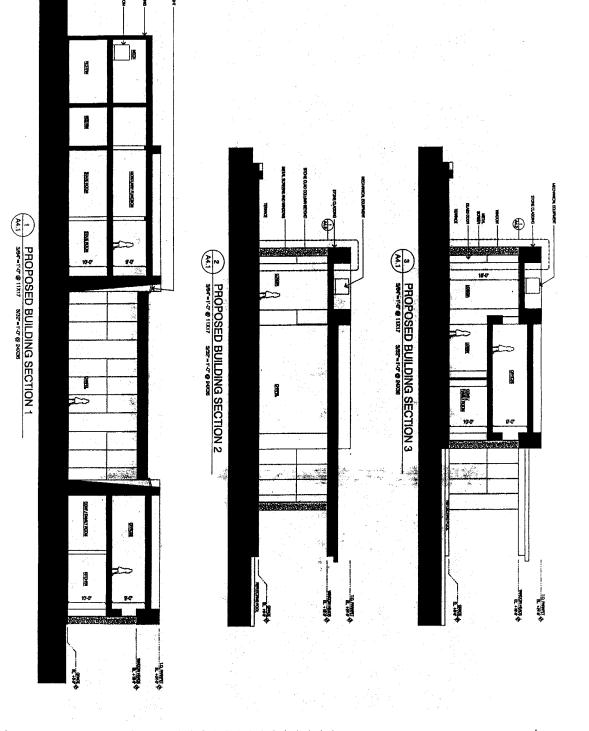
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PROPOSED NORTH-EAST ELEVATION - ALTERNATE ROOF



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Furieral Home at Mountain

View Cemetery

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BUILDING SECTIONS

A4.1

TRACHTENBERG View Cemetery **Funeral Home** at Mountain **ARCHITECTS** [7]

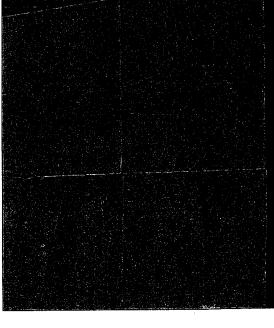
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PHOPOSED SOUTH-EAST ELEVATION SOLIE: 1/16 = 1/27 @ 13/25

05.25.2012 LANDMARKS BOARD 02:09:2012 PRE-APP PACKAGE

MATERIALS BOARD

1 TOWER & GOTHIC CHAPEL
RED BRICK & PRECAST STONE WORK



PROPOSED FUNERAL HOME
SPLIT FACE STONE

OUTSIDE GARDEN MAUSALEUMS I &II

EXTERIOR CEMENT PLASTER WITH FAUX GRANITE FINISH

Funeral Home at Mountain View Cemetery

5000 Pledmont Avenue Oakland, CA

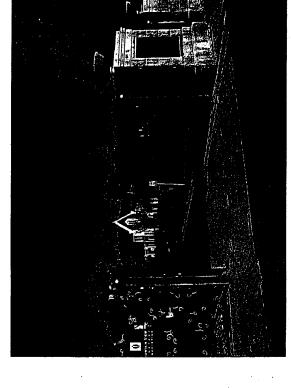
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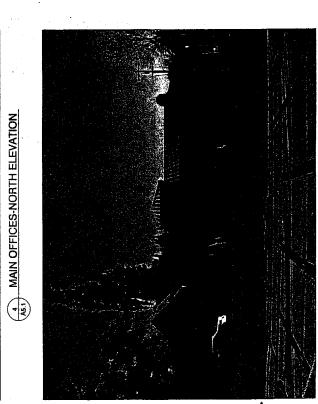
EXISTING SITE PHOTOGRAPHS

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(3) VIEW TOWARD SITE FROM ENTRY GATE



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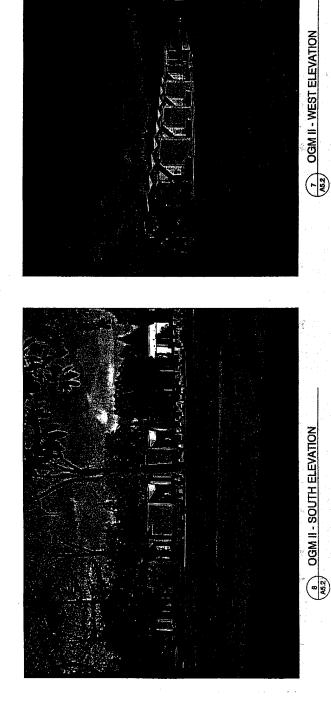
at Mountain View Cemetery Funeral Home

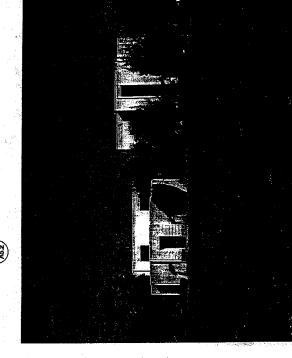
5000 Piedmont Avenue Oakland, CA

05.25.2012 LANDWARG BOARD 02.09.2012 PRE-APP PACKACE

EXISTING SITE PHOTOGRAPHS

A5.2





(6) MAIN MAUSULEUM-NORTH ELEVATION

MAIN MAUSULEUM-WEST ELEVATION

Funeral Home at Mountain View Cemetery

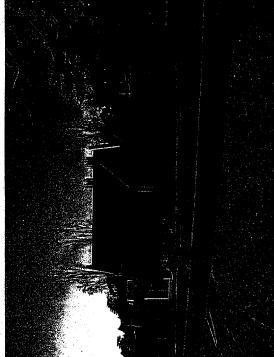
5000 Piedmont Avenue Oakland, CA

05.25.2012 LANDMARICS BOARD 02.09.2012 PRE-APP PACKAGE

EXISTING SITE PHOTOGRAPHS

(1) CREMATORIUM & TOWER CHAPEL-WEST ELEVATION (46.3)

TOWER CHAPEL-NORTH ELEVATION



GOTHIC CHAPEL-SOUTH ELEVATION

GOTHIC CHAPEL-WEST ELEVATION (483)

Funeral Home at Mountain View Cemetery

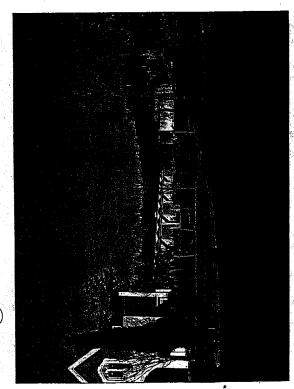
5000 Piedmont Avenue Oaklend, CA

02.05.2012 PRE-APP PACKAGE

EXISTING SITE PHOTOGRAPHS

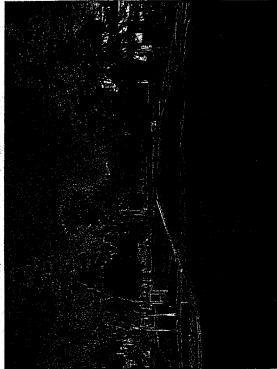
A5.4

(16) VIEW WEST TOWARD SITE FROM SIDE HOAD



14 VIEW EAST TOWARD SITE FROM CIRCLE (A64)

(15) VIEW NORTH TOWARD SITE FROM MAIN ROAD



(13) VIEW EAST UP MAIN ROAD FROM CIRCLE (MAA)

Funeral Home at Mountain View Cemetery

5000 Piedmont Avenue Oakland, CA

02.09.2012 PRE-APP PACKAGE

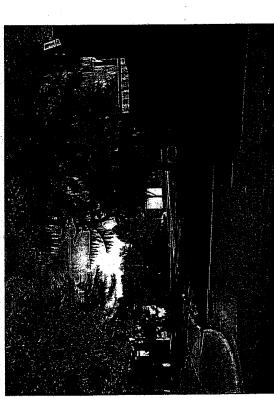
EXISTING SITE PHOTOGRAPHS

A5.5



(19) VIEW NORTH FROM SITE TOWARD OGM II

VIEW NORTH TOWARD SITE FROM LAWN



VIEW WEST TOWARD SITE

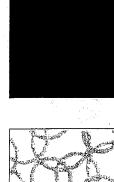
(17) VIEW SOUTH TOWARD SITE FROM OGM II



MATER AVILION

5 SIGNAGE

POST-MOUNTED 1" OFF PACE OF STORE



View Cemetery

at Mountain

5000 Piedmont Avenue Oakland, CA

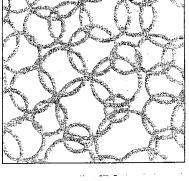
DS 25 2012 LANDMARKS BOARD US 29 2012 ZONING SUBMITTAL 1 02.09.2012 PPE-APP PACKACE

Funeral Home

2 BRONZE



1 SPLIT FACE STONE



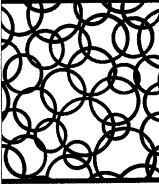
PATTERNED ETCHED GLASS

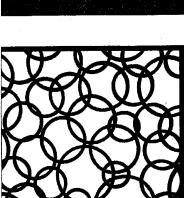
(AT INTERIOR ONLY)

7 BIKE PACK DERO - HOOP RACK HD

SITE LIGHTING - POSTS

LOUIS POULSEN - ALBEHTSLUND MAXI POST (DARK GRAY)





9 WATER-JET CUT BRONZE SHUTTERS

MATERIALS PALETTE, PRODUCTS & SIGNAGE

A7.1

B SITE LIGHTING - BOLLAFDS

LOUIS POULSEN - ALBERTSLUND BOLLAFD (DAFK GFAY)

FRAMELESS GLAZING & HARDWARE

GENERAL NOTES		SYMBOL LEGEND	PROJECT DESCRIPTION	DRAWING LIST	TRACHTENBERG
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MOUNTAIN VIEW CEMETERY

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

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

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

Project Benefits

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

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

Changing Demographics

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

Palette/Energy Green Funeral Building

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

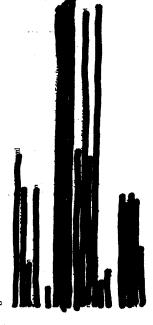
Community Process

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

Revisions to the Pre-Application Submittal

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

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



Thank you for your consideration of this application.

1 purtember Sincerely,

510/649-1414 x 12

Jeff Lindeman, GM & CFO MOUNTIAN VIEW CEMETERY ASSN. eff@mountainviewcemetery.org 510/658-2588 David Trachreaberg, AIA TRACHTENBERG ARCHITECTS david@trachtenbergach.com

ARCHITECTS 2421 Fourth Street Berkeley, California 94710 Tel: 510.649.1414 www.Trachtenberg/krch.com

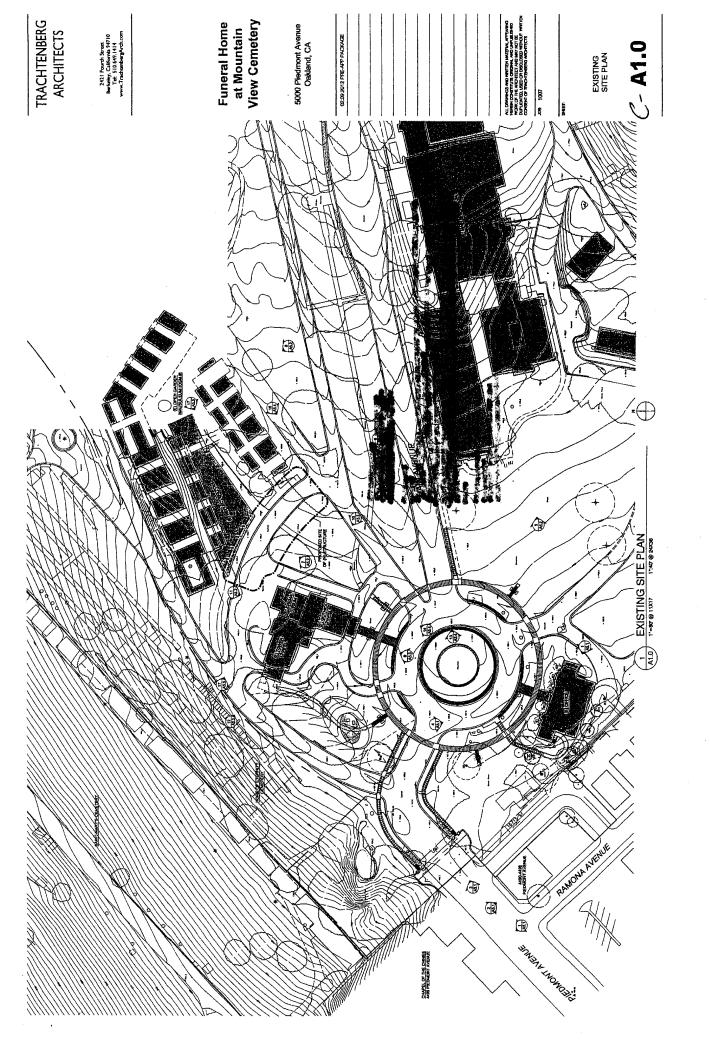
TRACHTENBERG

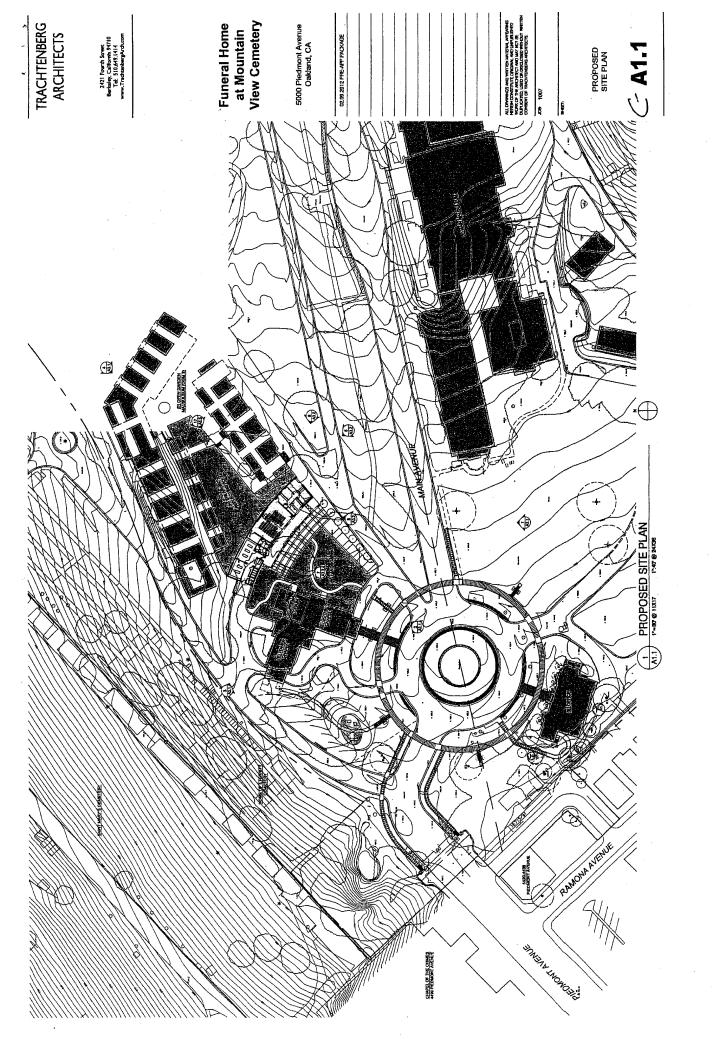
Funeral Home View Cemetery at Mountain

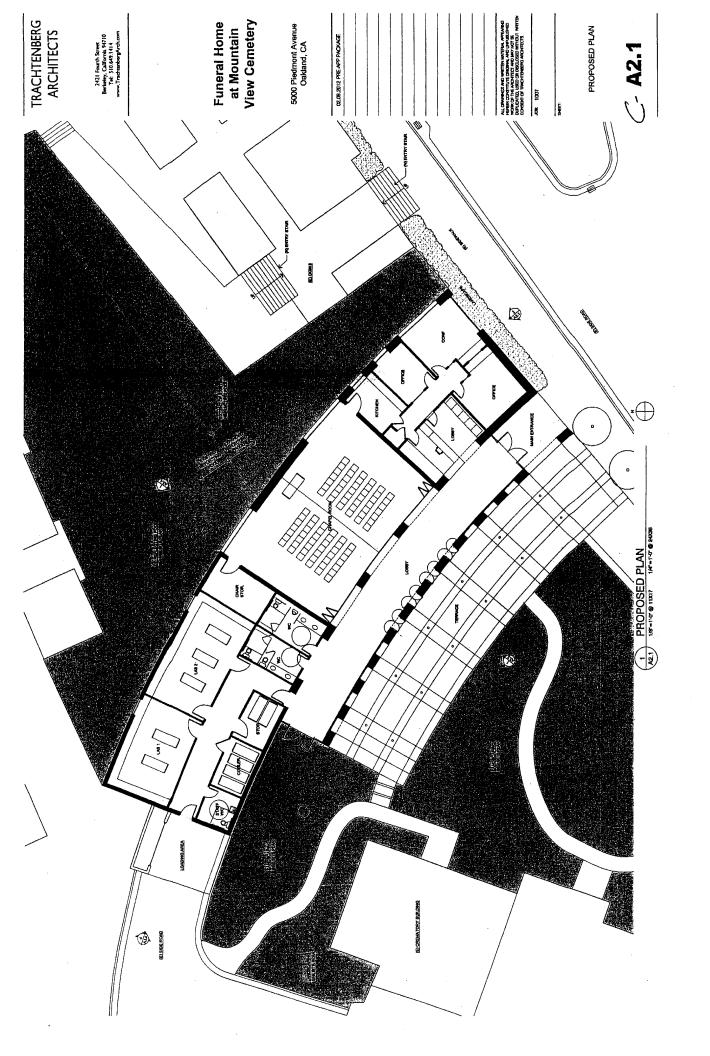
5000 Piedmont Avenue Oakland, CA 02.09.2012 PRE-APP PACKAGE

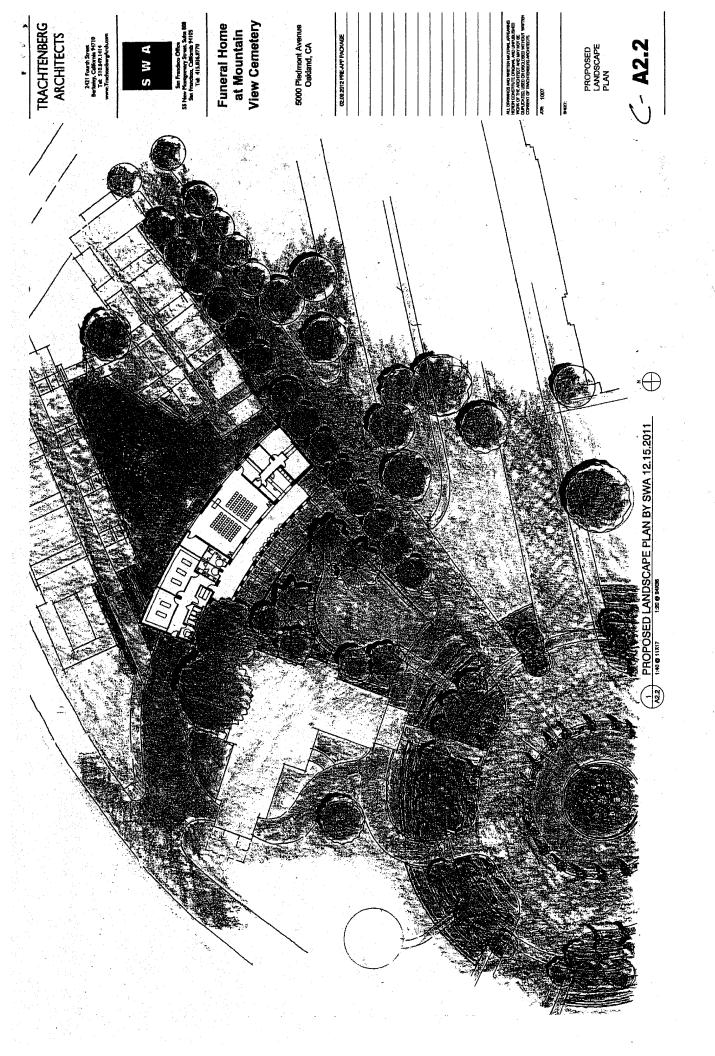
APPLICANT STATEMENT

C- AO.1









Funeral Home at Mountain View Cemetery TRACHTENBERG ARCHITECTS 5000 Piedmont Avenue Oakland, CA

AERIAL RENDERING SOUTH-WEST TOWARD SITE (AS.1)



AST DOWNED SITE

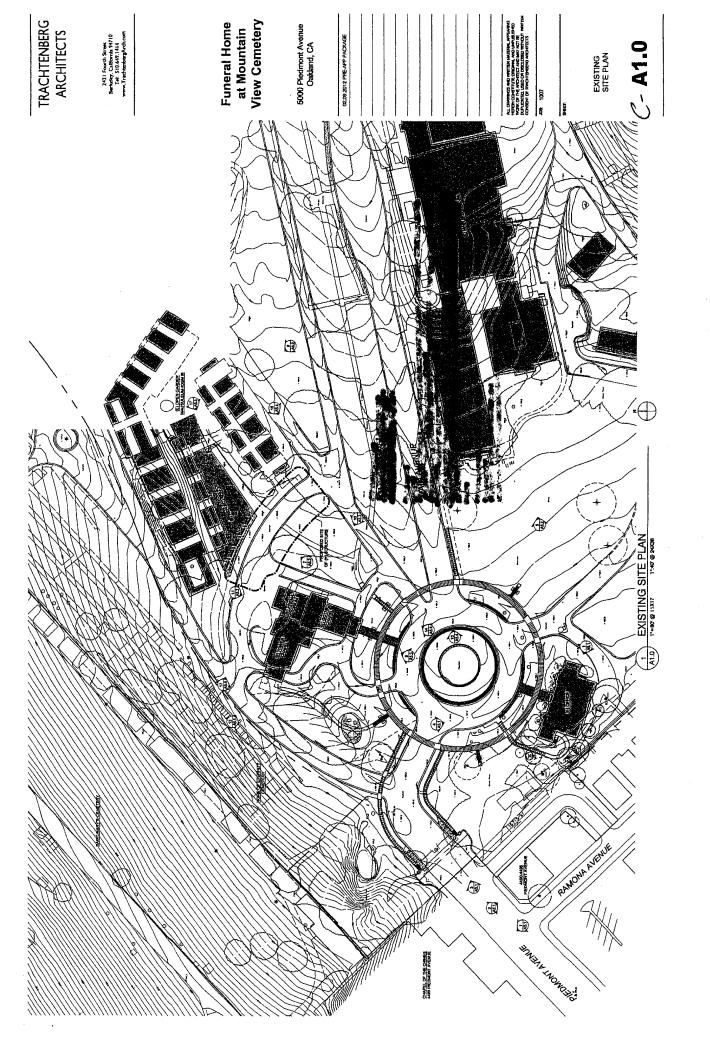


AERIAL RENDERING #1 NORTH TOWARD SITE

AERIAL RENDERING#2 NORTH-EAST TOWARD SITE

RENDERINGS

C-A3.1





MOUNTAIN VIEW

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

he Need

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

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Palette/Energy Green Funeral Building

TRACHTENBERG

ARCHITECTS

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2421 Fourth Street Berkeley, California 94710 Tel: 510,649.1414 www.TrachtenbergArch.com

Community Process

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View Cemetery

at Mountain

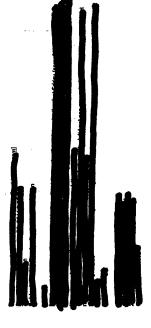
5000 Piedmont Avenue

Oakland, CA

02.09.2012 PRE-APP PACKAGE

Funeral Home

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Thank you for your consideration of this application. Sincerely

Sincerely,

D Trustentery

David Trachteaberg, AIA TRACHTENBERG ARCHITECTS

david@trachtenbergach.com

510/649-1414 x 12

Jeff Lindernan, GM & CFO MOUNTIAN VIEW CEMETERY ASSN. 510/658-2588

eff@mountainviewcemetery.org

1007

APPLICANT STATEMENT C- A0.1

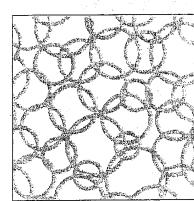
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2421 Fourth Servet Berladey, California 94710 Tel: 510,649,1414 www.TrachterbergArch.com

MATER AVILION

-- 1" THICK BROKZE LETTERS, POST AKOUNTED 1" OFF FACE OF STONE

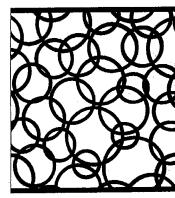
SIGNAGE

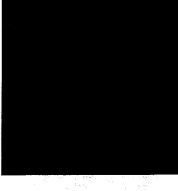


PATTERNED ETCHED GLASS
(AT INTERIOR ONLY)

7 BIKE RACK DERO - HOOP RACK HD

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





5000 Pledmont Avenue Oakland, CA

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

at Mountain View Cemetery

Funeral Home

2 BRONZE



1 SPLIT FACE STONE



SITE LIGHTING - BOLLAHDS

LOUIS POULSEN - ALBEHTSLUND BOLLAHD (DARK GRAY)

FRAMELESS GLAZING & HARDWARE

3 WATER-JET CUT BRONZE SHUTTERS

MATERIALS PALETTE, PRODUCTS & SIGNAGE **A7.1**

Funeral Home at Mountain View Cemetery TRACHTENBERG ARCHITECTS 5000 Piedmont Avenue Oakland, CA 02.09.2012 PRE-APP PACKAGE RENDERINGS PERSPECTIVE RENDERING SOUTH-EAST FACADE PERSPECTIVE RENDERING SOUTH-WEST FACADE (- R PERSPECTIVE RENDERING SOUTH EAST ENTRANCE CLOSE-UP PERSPECTIVE RENDERING SOUTH-EAST ENTRANCE

C- A3.2

Funeral Home at Mountain View Cemetery

5000 Piedmont Avenue Oakland, CA

02.09.2012 PRE-APP PACKAGE

EXTERIOR ELEVATIONS

∠ - A3.4

PROPOSED NORTH-EAST ELEVATION
(1) 3964-1-17-06 11X17 5722-1-7-06 21X36



Funeral Home at Mountain View Cemetery

5000 Piedmont Avenue Oakland, CA

02.09.2012 PPE-APP PACKAGE

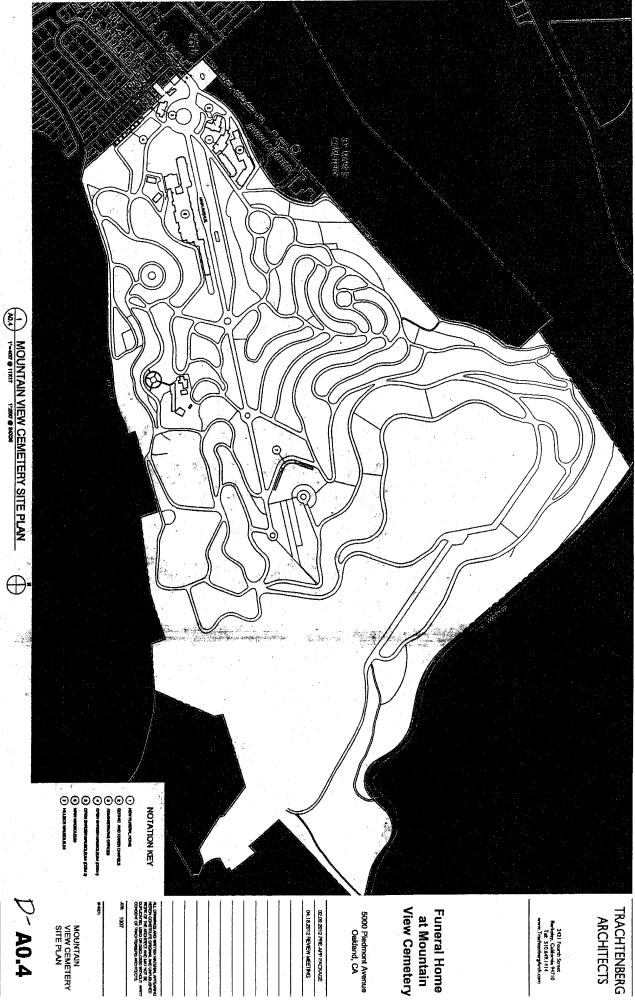
EXTERIOR ELEVATIONS

∠- A3.4

PROPOSED NORTH-EAST ELEVATION
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PROPOSED NORTH-WEST ELEVATION
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Funeral Home at Mountain View Cemetery



2421 Fourth Street Berkeley, Culifornia 94710 Tel: 510,649,1414 www.TrachtenbergArch.com

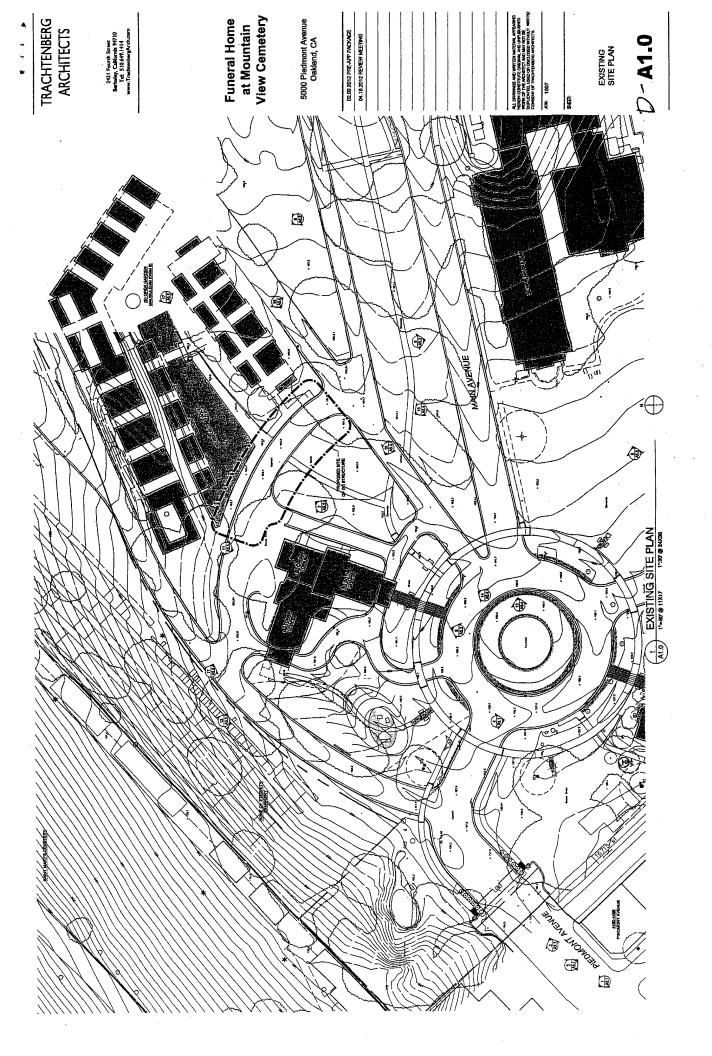
5000 Piedmont Avenue Oakland, CA

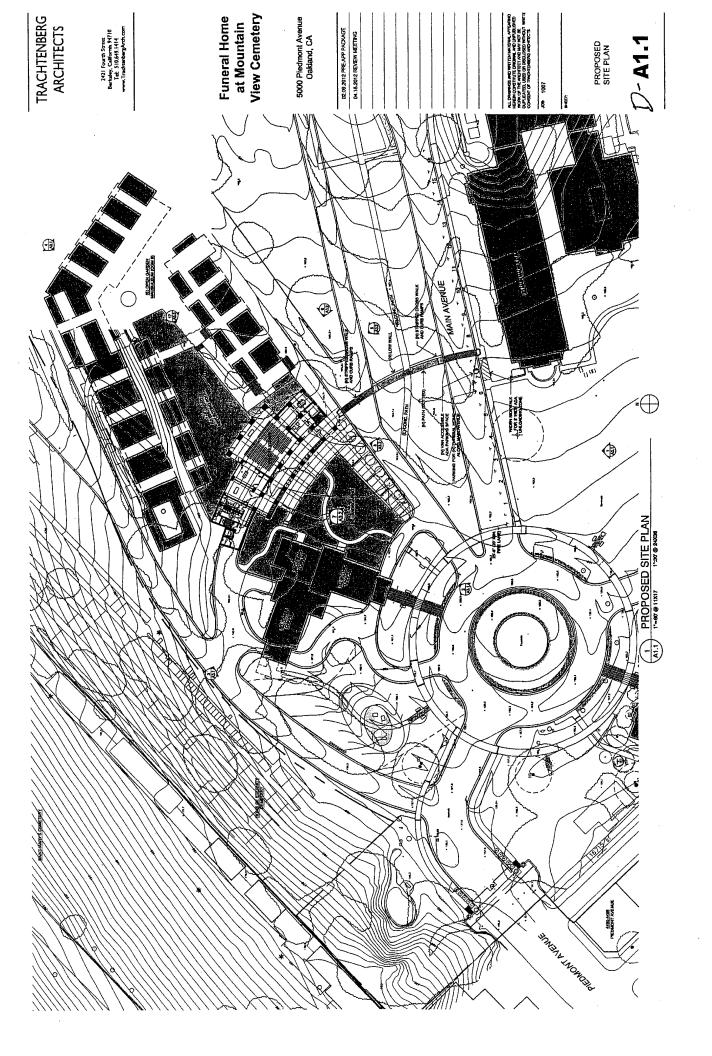
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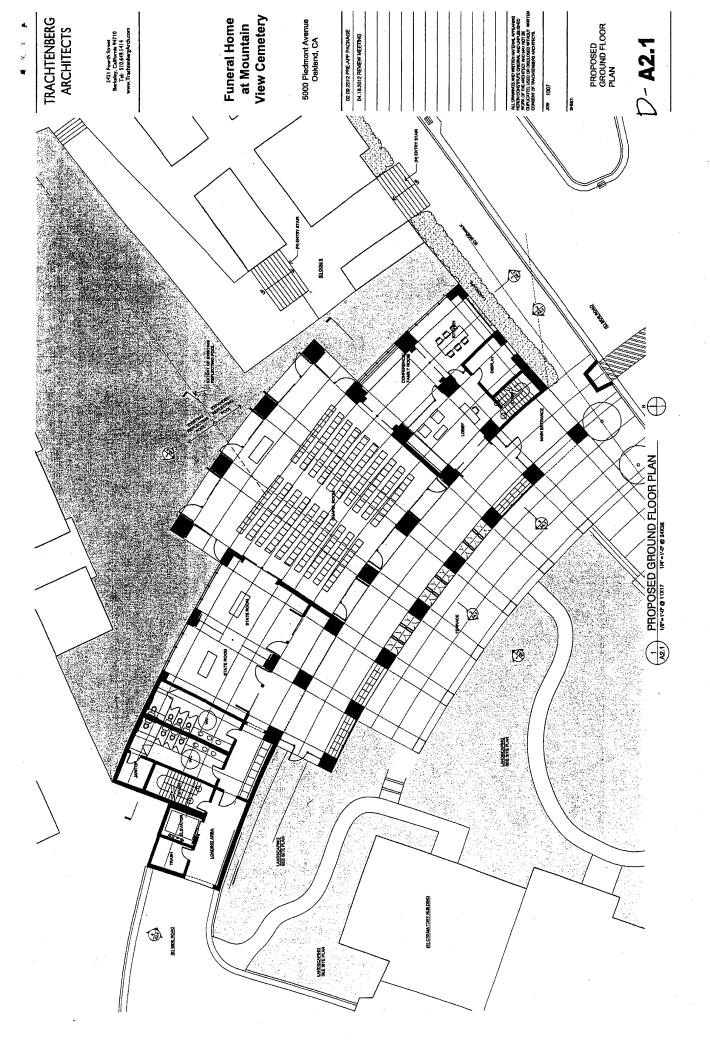
04.18.2012 REVIEW MEETING

MOUNTAIN VIEW CEMETERY SITE PLAN

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Funeral Home at Mountain View Cemetery

5000 Piedmont Avenue Oakland, CA

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OA.18.2012 REVIEW MEETING

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June 30, 2012

David Trachtenberg Trachtenberg Architects 2421 Fourth Street Berkeley, CA 94710



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

Dear Mr. Trachtenberg:

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

Project Description

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

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

Existing Traffic Conditions

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

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

Trip Generation

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

ATTACHMENT E

Page 2 of 2 - Mountain View Cemetery

Traffic Impacts of the New Funeral Home

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

Parking Conditions

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

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

Conclusions

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

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

Sincerely,

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

Principal, Abrams Associates