

Case File Number CMDV13-154

September 25, 2013

3	Project Name:	Golden Gate Recreation Center Renovation and Expansion
	Location:	1075 62 nd Street (APN: 016 -1442-040-01)
	Proposal:	Demolish an existing 3,500 square foot recreation center and construct a new 13,400 square foot recreation center facility (multi-purpose gymnasium, multi-purpose rooms, stage and activity room, kitchen, teen lounge, computer room) and new site improvements (1/2 - mile walking track, children's playground, outdoor performance area, new parking and drop off area, new basketball and ball courts and new entry plaza) on 1.08 acres.
	Applicant / Phone Number:	Denise Louie, Public Works Agency (PWA) Project Delivery City of Oakland, Public Works Agency, (510) 238-3682
	Owner:	City of Oakland
	Case File Number:	CMDV13-154, T1300040
	Planning Permits Required:	Major Conditional Use Permit for Outdoor Performance Area, Gymnasium, and Recreation Center expansion in the OS Zone, and a project involving over 1 acre; Regular Design Review for new construction; and Minor Variance to exceed the maximum percentage of impervious surface area (25% allowed, 84% proposed, or 11,761 square feet allowed, 39,551 square feet proposed) for a park facility between 1 acre and 5 acres in size; Related Tree Permit includes the removal of one (1) tree and the preservation of three (3) protected trees within 10' of construction activity
	General Plan:	Urban Open Space
	Zoning:	Open Space – Neighborhood Park OS (NP)
	Environmental Determination:	The Golden Gate Recreation Center is included in the park capital improvement projects identified in the City of Oakland FY2009-2011 Park Prioritization Project List. The City Council has independently reviewed and evaluated the project list, and has determined that the projects and Resolution 83367, authorizing the Golden Gate Recreation Project project, to be exempt from the California Environmental Quality Act, pursuant to the following sections of the State CEQA Guidelines; Section 15303, New Construction of Small Structures; Section 15332, Infill Development Projects; and Section 15183, Projects consistent with a Community Plan, General Plan, or Zoning.
	Historic Status:	Not a Potential Designated Historic Property (PDHP), Survey rating: X
	Service Delivery District:	2
	City Council District:	1
	Status:	Pending
	Staff Recommendation:	Approval with conditions
	Finality of Decision:	Appealable to City Council within 10 days
	For further information:	Contact case planner Caesar Quitevis at (510) 238-6343 or cquitevis@oaklandnet.com

SUMMARY

The Golden Gate Recreation Center Renovation and Expansion Project would build a new recreation facility in place of the current one; expand the building floor area from 3,500 square feet to 13,400 square feet; expand recreational and educational services; and provide numerous site improvements to accommodate multiple user groups. The Project is subject to approval of a Major Conditional Use Permit, Regular Design Review, and Minor Variance applications. Staff believes that the proposed project, subject to conditions of approval, is designed to meet the established zoning: Open Space, Neighborhood Park; will be consistent with the neighborhood character, and will promote and enhance a community resource for North Oakland. Staff recommends approval of the application.

CITY OF OAKLAND PLANNING COMMISSION



0 125 250 500 750 1,000 Feet



Case File: CMDV13-154, T13-00040
Applicant: Denise Louie, Public Works Agency (PWA) Project Delivery
Address: City of Oakland, PWA, Engineering and Construction
Zone: OS (NP)

BACKGROUND

By Resolution C.M.S. 83367, City Council specified six proposed projects, of which the Golden Gate Recreation Center Renovation and Expansion is one, to be funded by Proposition 84 - 2008 Statewide Park Development and Community Revitalization Program Grant Funds. As the applicant, the City of Oakland's Project Delivery Division of Public Works Agency (PWA) hired design consultants, developed the project through community outreach meetings and updates, and refined the design to bring the Project's final design before the City Planning Commission for approval.

Pursuant to project development, 17 community meetings and public surveys were conducted to solicit community feedback and refine the proposed site plan, building elevations, building massing, and appearance. The 11 meetings during the grant application process prioritized the needs of seniors, adults, youth, and teens. Six additional meetings (post grant award) refined the program and facility. The types of spaces, adjacencies, and locations on the site were discussed and resulted in the plan of the Project, all of which encourage active or passive recreation (play areas versus seating), community building and interaction, community celebration (amphitheater, gathering areas) and flexible programming. Security, public safety, and maintenance were ranked high on community concerns. Additionally, the preliminary design was presented before the Parks and Recreation Advisory Commission (PRAC), and on May 8, 2013, PRAC unanimously endorsed the Conditional Use Permit in the implementation of the project and recommends approval to the City Planning Commission for the Design Review application.

PROJECT DESCRIPTION

The applicant proposes to demolish an existing 3,500 square foot recreation center and construct a new 13,400 square foot recreation center facility (multi-purpose gymnasium, multi-purpose rooms, performance and activity room, kitchen, teen lounge, computer room) and new site improvements (walking track, children's playground, outdoor performance area, new parking and drop off area, new basketball and ball courts and new entry plaza) on 1.08 acres.

The proposed recreation center building height ranges from 22'-0" as measured at the roof ridge at the front to 32'-7" to the roof ridge of the gymnasium, and 30'-0" at the gable end building wall and 23'-0" along the south-facing building wall. Three clear-story window dormers provide natural light into the gymnasium. The proposed exterior building materials consist of acrylic finish stucco and fiber cement board, powder-coated finish metal and glass window wall assemblies, and a metal standing seam roof.

With respect to building scale, the profile of the building is kept low and setback from the 62nd Street frontage to relate to the residential scale of building on the block. The building massing becomes taller towards the rear to locate the gymnasium with its higher ceiling space and longer roof span requirements. The overall site plan and the building window transparency provide maximum visibility of the site and outdoor spaces from within the building.

Outdoor areas include a variety of surface materials, including impervious (i.e. concrete paving, asphalt paving, poured-in-place rubber safety surfacing), pervious (i.e. decomposed granite paving and landscape planting beds) and biotreatment areas (i.e. landscape planting and biofiltration areas). Additional trees will be planted to supplement the three London Plane trees designated to remain. Outdoor lighting is provided through directional and shielded pole luminaires for evening use and illuminates pathways, activity areas, and public gathering areas.

A gated area provides seven off-street parking spaces and a drop-off/ pickup location. Twelve bicycle parking racks are distributed through the site. New crosswalk locations are also proposed to facilitate pedestrian crossings along 62nd Street and Herzog Street.

The Project seeks to achieve Leadership in Energy and Environmental Design (LEED) standards through a variety of measures including on-site biotreatment of impervious surface runoff, energy efficient systems and controls, durable construction materials, and construction best management practices.

PROPERTY DESCRIPTION

The Project area, the Golden Gate Recreation Center (GGRC), is contiguous with the Golden Gate Recreation Ball Fields. Of the total lot area of 130,000 square feet, or 2.98 acres (Golden Gate ball fields and the Golden Gate Recreation Center), approximately 47,045 square feet, or 1.08 acres, is within the project boundary area. The Project area is a relatively level urban site with no significant topographic features. Within proximity of the project area, to the west and north of Herzog Street, educational facilities are located, including the Bernard Maynard Charter School and the Golden Gate Early Childhood pre-school. Commercial land uses are typical along San Pablo Avenue corridor. The site is bounded to the south and east by residential homes and a mix of residential facilities types; single family, duplex, and residential apartment buildings. No off-street parking exists on the current Project site, but on-street parking exists within walking distance of the project site along Herzog Street, 62nd, and 63rd Streets. The site contains four London Plane trees (*Platanus acrifolia*), of which one is designated for removal.

GENERAL PLAN ANALYSIS**Land Use and Transportation Element of the General Plan**

The General Plan's Land Use and Transportation Element (LUTE) designation for the Project site is Urban Open Space, which is intended to identify, enhance, and maintain land for parks and open space. The purpose of the Urban Open Space land use classification is to maintain an urban park, schoolyard, and garden system which provides open space for outdoor recreation, psychological and physical well-being, and relief from the urban environment.

Among the General Plan Land Use and Transportation policies and objectives the proposed Project meets are the following:

- **Objective N-2:** Encourage adequate civic, institutional, and educational facilities located within Oakland, appropriately designed, and sited to serve the community;
- **Policy N-2.1:** Design and Maintain Institutions, in a manner that is sensitive to surrounding residential and other uses; and
- **Policy N-9.7:** Create Compatible but Diverse Development, create diversity in Oakland's built environment, geared towards creating compatible and attractive development.

Open Space Conservation and Recreation Element (OSCAR) of the General Plan

The local park acreage per capita is 2.35 acres per 1,000 residents for North Oakland (OSCAR), where the adopted standard is 4.0 acres per 1,000 residents (National Recreation and Park Association (NRPA) guidelines). Oakland, as a whole, has 8.26 acres of parkland per 1,000 residents. Therefore, a need for open space parks in North Oakland is established. The proposed Project would address the following OSCAR Element policies and objectives:

- **Objective OS-2** Urban Parks, Schoolyards, and Gardens, to maintain an urban park, schoolyard, and garden system which provides open space for outdoor recreation, psychological and physical well-being, and relief from the urban environment;
- **Objective CO-4:** Water Supply Conservation, to use drought tolerant landscaping and education of water conservation through proposed interpretive signage;
- **Objective CO-5:** Water Quality and Control of Urban Runoff, through the use of on-site treatment of stormwater by biofiltration and pervious paving;
- **Objective CO-13:** Energy Resources, through construction of an energy efficient building including providing the infrastructure to support a future photovoltaic system to reduce energy consumption;
- **Policy Rec 1.3:** Siting of Buildings in Parks, by accommodating new recreational buildings in underutilized land rather than covering open space;

- **Policy Rec-2.5:** Park Visibility, to maximize visibility while minimizing conflicts between pedestrians, bicyclists, and automobiles;
- **Policy Rec-5.2:** Safety-Oriented Design, by using a wide range of design solutions to improve safety at Oakland's parks including lights, signage, landscape design, fencing, vandal-resistant building materials;
- **Policy Rec 7.1:** Program Diversity, by providing diverse recreational activities for all ages; and
- **Policy Rec 8.4:** Disabled Persons, by improving access to recreational services for persons with disabilities.

On balance, staff believes the Project is consistent with the General Plan in that the Project enhances recreational opportunities and satisfies many OSCAR policies.

ZONING ANALYSIS

The site is zoned OS-NP - Open Space (Neighborhood Park). The Open Space designation is intended to create, preserve, and enhance land for permanent open space to meet the active and passive recreational needs of Oakland residents and to promote park uses which are compatible with surrounding land uses and the city's natural environment.

For purposes of Project Review, the front lot line was determined to be located along 62nd Street; consistent with the neighborhood pattern, and as provided under Zoning Regulations, where the contiguous lot has two abutting street frontages (San Pablo Avenue and 62nd Street). The following compares the Project to the OS-NP standards:

Table 1: Zoning Regulations Comparison

Criteria	Required	Proposed	Reference	Notes
Minimum Setbacks				
Front Setback (62 nd Street) *1*2	15'-0"	32'-0"	17.09.040 17.11.140 17.17.050	Setback per adjacent RM-3 Zone
Interior Side Setback *2	4'-0"	5'-1" – 16'-0"	17.11.140 17.17.050	Setback per adjacent RM-3 Zone
Rear Setback *2	15'-0"	15'-0"	17.11.140 17.15.050	Setback per adjacent RM-2 Zone
Height Regulations				
Maximum Wall Height Primary Building	30'-0"	30'-0"	17.11.130.B	Abuts RM-3 Zone with more restrictive height
Maximum Pitched Roof Height Primary Building	30'-0"	32'-7"	17.11.130B	Building is setback an additional 11' beyond minimum setback *3
Parking				
Vehicle	TBD by Zoning Administrator (ZA)	7 spaces	17.116.040	
Bicycle Parking				
Long-term	TBD by ZA	12 total	17.117.050	
Short-term	TBD by ZA		17.117.050	
Maximum Impervious Surface Area (acreage)	25%	53%	17.11.150	Project Area of 1.08 acres
Recycling Allocation Space	2 cubic ft. per 1,000 sq. ft. gross floor area	125 sq. ft.	17.118	Will comply with LEED Guidelines

Footnotes on Table 1:

- *1. Section 17.09.040: *Where an interior lot has more than one abutting street line, the Director of City Planning shall select one of the street lines as the front lot line; such selection shall conform with any neighborhood patterns.*
- *2. Section 17.11.140: *The minimum front, side, and rear yards shall be equal to the minimum yards required in the nearest adjacent zoning district. For parks abutting multiple zones, different minimum yard requirements may apply to different parts of the park.*
- *3. Section 17.11.130: *Where the OS zone abuts a zone with a more restrictive height limit, the maximum height of buildings and other facilities shall not exceed the maximum height of the abutting zone unless each portion above that height is set back from the minimum yard required a minimum horizontal distance equal to two (2) feet for each one (1) foot by which it extends above such maximum height.*

The criteria for review and approval of the Project includes the following:

- Major Conditional Use Permit Criteria in Section 17.134.050 for the expansion of a Community Assembly Civic Activity on a project site over one-acre in size;
- Major Conditional Use Permit Criteria in Section 17.134.050 for any project in the OS zone listed as requiring a major conditional use permit, including the expansion of the recreation center, construction of a gymnasium, and construction of an outdoor performance/assembly amphitheater;
- Major Conditional Use Permit Criteria in Section 17.135.030(Special Use Permit Review Procedure, OS Zone);
- Design Review Criteria in Section 17.136.050 for new construction of non-residential facilities;
- Minor Variance Criteria in Section 17.148.050 to exceed the maximum impervious surface area in the OS Zone under Section 17.11.150.

ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) Guidelines lists projects that qualify as categorically exempt from environmental review. Under Resolution 83367 C.M.S., the Oakland City Council have independently reviewed and evaluated the Golden Gate Recreation Center Renovation and Expansion, and have determined that the Project is exempt from the California Environmental Quality Act, pursuant to CEQA Guidelines Section 15303, New Construction of Small Structures; Section 15332, Infill Development Projects; and Section 15183, Projects consistent with a Community Plan, General Plan, or Zoning. Therefore, no further CEQA review is necessary.

KEY ISSUES AND IMPACTS

Building Massing and Bulk

The proposed GGRC is configured to locate the higher building element (gymnasium) towards the rear and is the result of community input to improve public safety, security, facilitate GGRC staff's site supervision, and to provide a transition in building scale from a low profile at the front to a high one at the rear. The front portion of the building, comprising of the lobby/entry, multi-purpose rooms, kitchen, teen room, restrooms and computer room are similar in height to the existing structure. Pushed toward the back and to the east side of the site, the building provides maximum views front to back, and from the building out to the play areas and ball fields beyond.

However, the abutting residential properties facing the rear yard property line and the abutting property adjacent the east property line, look on the GGRC's blank wall respectively. A tall existing chain link fence will remain as will an existing mural at the south property line wall facing the project building. The rear building wall is differentiated by concrete block and the cement board stucco pattern to provide scale. A 15'-0" minimum rear yard setback is provided along the south-facing rear property line. Along the east property line, opposite the gymnasium, the side yard setback ranges from 5' to 16'-0". At the gable wall end, operable windows, for cross ventilation, break up the wall surface and are strategically located to minimize potential noise emanating from the facility. Additionally, the neighboring property to the east provides has planted tall vegetation to screen the GGRC from view.

A shadow study (Shah Kawasaki, Architects) was conducted to analyze potential impacts on neighboring properties from the mass and height of the building, particularly at the gymnasium. Shadow diagrams show the south-facing

gymnasium wall does not adversely impact abutting south properties. However, shadow diagrams show that properties to the east are impacted during afternoon hours; particularly late in the year. An alternative site location of the building cannot be reasonably accommodated in another location.

To the extent practicable, the Project has been modified to increase the minimum side yard setback as per Section 17.11.130, wherein the horizontal side setback increases for each building height above 30'-0" in a 2:1 ratio. The gable roof design further reduces the bulk and shadow impact. On the whole, Staff believes the impacts due to excessive bulk and height upon neighboring properties, is reduced to the extent feasible.

Crime Prevention through Environmental Design (CPTED)

The location of the building allows maximum views front to back through the site and from the building out to the ball fields. The location, size, design, and operating characteristics of the proposed development are the result of neighborhood community meetings to satisfy community needs and concerns. Security, public safety, and maintenance are high on the priority list, and removing under-supervised areas and retaining visibility through the site are critical. The proposed design addresses CPTED visibility issues through adequate lighting, clear lines of sight, clear pathways and clear changes in surface paving, and a transparent window wall treatment. The main entry is visible from the street. Spaces are clearly defined and private areas are defined with plantings, gates, walls, or fences.

Parking and Traffic Circulation:

The Project includes multi-purpose rooms and larger assembly spaces in the gymnasium and the outdoor amphitheater gathering place. This larger capacity for greater assembly is to meet community evening or weekend programs and events. The easy pedestrian access will draw from the surrounding neighborhood. For those travelling by vehicle, the proposal accommodates parking at the site with 8 off-street parking spaces, including one handicap accessible van space and 12 bicycle parking spaces. Programmed use of the multiple spaces will be from 11:00AM. to 9:00 P.M. Primary activity is anticipated from afterschool programs with a staggered schedule to accommodate adult and tot programs during the day. Evening programs would occur when the after school program has concluded or after the 4-6pm pickup times for the after school program.

To analyze potential impacts, a parking and traffic analysis, prepared by the traffic consultant, AECOM, (April 29, 2013) assessed current parking and traffic conditions with respect to the generation of traffic and the capacity of surrounding streets. Based on their field observations, and availability of on street parking, the study concluded that the proposed eight off-street parking spaces is sufficient to satisfy the existing long-term parking demand for the Project. The Memorandum states, *"The reconfigured GGRC is not expected to result in additional trip generation or parking demand beyond what is currently generated."*

Based on field observation, parking was found to be 43% occupied during midday peak period, corresponding to a surplus of approximately available 168 parking spaces (on-street parking). During the weekday evening peak period, parking along 62nd Street was found to be 42% occupied, and parking along Herzog Street was 28% occupied. Overall, parking within the study area was found to be 40% occupied during the evening peak period, corresponding to a surplus of approximately 175 parking spaces.

The study included recommendations to optimize a one-way direction (west to east travel) drop off plan and continue the pattern of on street parking. Additional recommendations to ensure efficient passenger drop off/pickup zone operations include:

- Posting signage at the east auto driveway to reinforce the west-to-east travel pattern;
- Consider extending the loading area by striping 50 feet along street curb edge abutting the GGRC;
- Consider staggering the start and end times of different GGRC programs in order to stagger the arrival pattern of parents and guardians, minimizing the intensity of drop off/pick up activity.

Planning Staff recommends a Condition of Approval be included to require a six month monitoring period to be conducted by GGRC staff commencing on the facility's opening date to document the parking and traffic circulation,

and submit a report to Public Works Agency Project Delivery to determine if the traffic circulation plan is working or if revisions to the plan are required.

CONCLUSION AND RECOMMENDATION

In summary, based on the analysis contained within this report, staff believes that the proposed Project is an appropriate project at this location with implementation of Standard Conditions of Approval. The Project will further the overall objectives of the General Plan Land Use and Transportation policies and objectives for appropriate development and the Open Space Conservation and Recreation Element policies and objectives for park renovation.

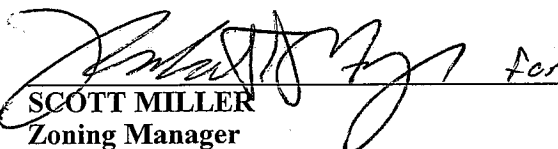
Staff recommends that the Planning Commission:

1. Affirm staff's environmental determination
2. Approve the Major Conditional Use Permit, Regular Design Review, Minor Variance subject to the attached conditions, requirements, and findings.

Prepared by:


CAESAR QUITEVIS
Planner II

Approved by:


SCOTT MILLER
Zoning Manager

Approved for forwarding to the
City Planning Commission:


RACHEL FLYNN
Planning and Building Director

LEGAL NOTICE: The decision of the City Planning Commission is final and not administratively appealable. Any party seeking to challenge such decision in court must do so within ninety (90) days of the date the decision is announced (Code of Civil Procedure Section 1094.6).

ATTACHMENTS:

- A. Findings for Approval
- B. Conditions of Approval
- C. Project Plans

ATTACHMENT A

FINDINGS FOR APPROVAL

This proposal meets the required findings under the Oakland Planning Code. Required findings are shown in **bold type**; explanations as to why these findings can be made are in normal type.

SECTION 17.134.050 MAJOR CONDITIONAL USE PERMIT FINDINGS:

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

The location, size, design, and operating characteristics of the proposed development will be compatible with, and will not adversely affect, the livability or appropriate development of abutting properties and the surrounding neighborhood for the following reasons:

With respect to location, the Golden Gate Recreation Center will serve the surrounding community, which is predominantly residential with a mix of housing types. The proposed Golden Gate Recreation Center is located near compatible civic and educational facilities, including the Bernard Maynard Charter School and the Golden Gate Early Childhood pre-school, and the Golden Gate Playground ball fields. The Project site plan layout provides maximum visibility through the site, facilitating observation for staff supervision of activities on site. Finally, the location, as well as size, design, and operating characteristics of the proposed development are the result of neighborhood community meetings conducted by Public Works Agency and the Office of Parks and Recreation.

With respect to size, proposed Golden Gate Recreation Center building replaces the current 3,500 square feet facility with an expanded 13,400 square feet of floor area. The proposal is sized to accommodate current and future community needs for recreation, education, and assembly. The new center and grounds (1.08 acres total) will include a kitchen, gymnasium, computer room, teen room, exterior play areas for 2-5 and 5-12 year old children, a basketball court, hardcourt play area, jogging track; new outdoor performance community gathering area, new entry plaza, and a new passenger drop-off.

With respect to design, the entire facility may be considered a community open space, including the upgrades to the sport and play courts and addresses recreation needs for under-represented users (small children and teens); site furnishings for passive recreation, and spaces for community assembly (outdoor amphitheater, gymnasium, multi-purpose rooms). The design introduces new uses (gymnasium, play structures, outdoor jogging track, and outdoor amphitheater); expands the recreation center building's capacity for additional programs, improves the public safety, and enhances overall visual appearance.

The Project design enhances the overall visual appearance. The gable roof form, simple massing, and architectural detail provide a building scale which is compatible with residential character and educational buildings in the area. The height of the building as measured to the roof ridge is 32'-7" and approximately 30'-0" at the gable end building wall which is comparable to the 30'-0" allowable height for buildings in the abutting RM-3 and RM-2 residential zones.

With respect to operating characteristics, programmed use of the multiple spaces will be from 11:00AM. to 9:00 P.M., Primary activity is anticipated for afterschool programs with a staggered schedule to

accommodate adult and tot programs during the day. Evening programs would occur when the after school program has concluded or after the 4-6pm pickup times for the after school program.

A parking and traffic analysis, prepared by the traffic consultant, AECOM, (April 29, 2013) assessed current parking and traffic conditions with respect to the generation of traffic and the capacity of surrounding streets. Based on their field observations, and availability of on street parking, the study concluded that the proposed eight off-street parking spaces is sufficient to satisfy the existing long-term parking demand for the Project. The study included recommendations to optimize a one-way direction (west to east travel) drop off plan and continue the pattern of on street parking. Additional recommendations to ensure efficient passenger drop off/pickup zone operations include:

- Posting signage at the east auto driveway to reinforce the west-to-east travel pattern;
- Consider extending the loading area by striping 50 feet along the street curb edge abutting the GGRC;
- Consider staggering the start and end times of different GGRC programs in order to stagger the arrival pattern of parents and guardians, minimizing the intensity of drop off/pick up activity.

Planning Staff recommends a Condition of Approval be included to require a six month monitoring period to be conducted by GGRC staff commencing on the facility's opening date to document the parking and traffic circulation, and submit a report to Public Works Agency Project Delivery to determine if the traffic circulation plan working or if revisions to the plan are required.

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

Given the program of recreational activities and services designed into the proposed recreation center, both indoor, as well as, outdoor, the proposed development will be as attractive as the nature of the use and its location and setting warrant.

With respect to the site planning of the proposed development, the gymnasium location on the site maximizes civic space while minimizing the impacts to neighboring properties privacy, noise, and solar access. By locating the new gymnasium in the underutilized southeast corner of the lot, maximum civic use can be achieved in the rest of the property. In addition, public welfare and safety is improved by eliminating hidden spaces and deterring illicit activity.

The stepped increase in building height from front to the back and the sloping roofs relate to the neighboring residential character. The front portion of the building, comprising of the lobby/entry, multi-purpose rooms, kitchen, teen room, restrooms and computer room are similar in height to the existing structure. Pushed back toward the back and east side of the site, the building addresses the site allowing maximum views front to back and from building out to the ball fields. It provides the maximum use of the outdoor space and allows an indoor-outdoor relationship with views to the exterior activities from within the building. The location of the gymnasium was determined during community meetings and agreed upon by members of NCPC Beat 10x.

The addition of trees and seating around the new performance area will enhance the park's use as a community focal point.

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

The gymnasium will increase the capacity to allow for larger groups, indoor activity, and expand the ability to offer more programs at the recreation center. The additional space will allow the center to conduct programs simultaneously at the same time. The new programmed spaces in the new building reflects the community's growing demand for recreation/programs for all age groups. The center will also serve as a temporary shelter space and cooling center for excessively hot days.

D. That the proposal conforms to all applicable design review criteria set forth in the DESIGN REVIEW PROCEDURE of Chapter 17.136 of the Oakland Planning Code.

See Section 17.136.050 Design Review findings for conformance to all applicable design review criteria.

The facility relates to the existing residential character by appropriately stepping the facility up toward the rear of the site and through the use of sloped roofs.

E. For proposals involving a One- or Two-Family Residential Facility....

Not applicable, because the proposed development is a civic facility

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

The General Plan Land Use Classification for the site is Urban Park and Open Space. The proposal complies with all significant policies under the Open Space, Conservation, and Recreation (OSCAR) General Plan Element encouraging civic engagement and use of the park by diverse groups without compromising the value of parks as open space.

The project is consistent with OSCAR Objectives for the following:

- **Objective OS-2** Urban Parks, Schoolyards, and Gardens to maintain an urban park, schoolyard, and garden system which provides open space for outdoor recreation, psychological and physical well-being, and relief from the urban environment;
- **Objective CO-4:** Water Supply Conservation through the Project's use of drought tolerant landscaping and education of water conservation through proposed interpretive signage;
- **Objective CO-5:** Water Quality and Control of Urban Runoff through the use of on-site treatment of stormwater through biofiltration and pervious paving;
- **Objective CO-13:** Energy Resources through construction of an energy efficient building including providing the infrastructure to support a future photovoltaic system to reduce energy consumption;
- **Policy Rec 1.3:** Siting of Buildings in Parks by accommodating new recreational buildings in underutilized land rather than covering open space;
- **Policy Rec-2.5:** Park Visibility to maximize visibility while minimizing conflicts between pedestrians, bicyclists, and automobiles;
- **Policy Rec-5.2:** Safety-Oriented Design by using a wide range of design solutions to improve safety at Oakland's parks including lights, signage, landscape design, fencing, vandal-resistant building materials;
- **Policy Rec 7.1:** Program Diversity by providing diverse recreational activities for all ages; and
- **Policy Rec 8.4:** Disabled Persons by improving access to recreational services for persons with disabilities.

SECTION 17.11.110 SPECIAL PROVISIONS FOR PERMITTED AND CONDITIONALLY PERMITTED ACTIVITIES:

- A. A conditional use permit for any use listed under Section 17.11.060 or 17.11.090 may be granted only upon determination that the proposal conforms to the general use permit criteria set forth in the Conditional Use Permit procedure in Chapter 17.134, and the no net loss provision of Section 17.135.060.**

The proposed project conforms with the Conditional Use Permit criteria as set forth in Section 17.134, and as set forth under Section 17.11.060 and 17.11.090, where the construction for the gymnasium, outdoor performance area, and expansion of the recreation center would be subject to the conditional use permit review procedure. With respect to Section 17.135.060, all 47,045 square feet of the Project site is devoted to recreation programming, and as such, the Project satisfies the intent of the OS-Zone to provide permanent open space to meet the active and passive recreational needs of Oakland residents. There are no feasible alternatives to placing the building from where it is proposed, current outdoor space around the recreation center is underutilized, and with the exception of the Recreation Building, most of the 2.98 acres (Golden Gate Recreation Center and Golden Gate ball fields) remains open space. The proposed Recreation Center is 9,900 square feet over the 3,500 square feet of existing building footprint. On balance, there is no net loss of open space.

SECTION 17.136.050 (B) NON-RESIDENTIAL DESIGN REVIEW CRITERIA:

- 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 is a well-composed design with consideration given to site, landscape, bulk, height, texture, materials, colors and appurtenances; and the relation of the proposal to the total setting including the following:

- The location, size, design, and operating characteristics of the proposed development are the result of neighborhood community meetings with neighbor residents to satisfy community needs and Office of Park and Recreation programming, including 17 community meetings with residents and Neighborhood Crime Prevention Council Beat 10x, and responses from mailed surveys;
- The location of the gymnasium at the rear of property is to not only accommodate its tall height, but also, to address safety and public hazard concerns; to eliminate unsupervised areas, increase visibility through the park, and facilitate staff supervision of the outdoor play areas, including along 62nd Street;
- The facility building mass relates to the existing residential character by maintaining a low profile along the street front and stepping the facility up toward the rear of the property, and through the use of sloped roofs;
- The exterior materials (stucco and fiber cement board and metal standing seam roof) provides durable and maintenance efficient finishes, while relating and fitting into the character of the neighborhood. The window and door fenestration will improve visibility through the park and highlight the activity within

the building during the evening. Simple exterior materials, architectural details, and window and door fenestration provides scale and visual interest to the building;

- All impervious surface areas; from the entry plaza, ball courts, play structures, outdoor amphitheater, and building roof; accommodate stormwater runoff with biotreatment and biofiltration areas located on-site; and
 - Site appurtenances including signage, lighting, landscape planting, and parking area gates will serve to identify and facilitate the operation of the recreation center.
 - Three existing London Plane trees (*Platanus acrifolia*) will be preserved and incorporated into the site design, while one is designated for removal.
- 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 current recreation center is under-utilized, and facility spaces are either too small or do not provide the flexibility for variations in programming, or accommodate larger groups of assembly. The proposed design will satisfy both the community needs and Office of Parks and Recreation programming to provide a functional civic and recreational environment; will be as attractive as the nature of the use and its location and setting warrant; and therefore, protect the value of private and public investment in the area.

The new landscape design will improve stormwater management by treating stormwater on-site through bioswales and biofiltration areas. The Project also improves the active recreation (ball courts and play structures, jogging track); passive recreation (site furniture benches); community building (amphitheater and performance area); water conservation (water efficient landscaping and irrigation); and will enhance the recreation center's capacity to provide education programming indoors.

A shadow study (Shah Kawasaki, Architects) was conducted to analyze potential impacts on neighboring properties from the mass and height of the building, particularly at the gymnasium. The gymnasium is generally south facing minimizing the shadows cast on abutting properties. However, properties along the east property would have outdoor spaces in shadow during the afternoon hours. To reduce potential impacts to the extent practicable, the Project design has increased the setback from the side property line, lowered the overall building height, and utilizes a gable roof form to minimize the bulk and shadow effect on abutting properties.

- 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 General Plan Land Use Classification for the site is Urban Park and Open Space. The proposal complies with all significant policies under the Open Space, Conservation, and Recreation (OSCAR) General Plan Element encouraging civic engagement and use of the park by diverse groups without compromising the value of parks as open space.

The project is consistent with OSCAR Objectives for the following:

- **Objective OS-2:** Urban Parks, Schoolyards, and Gardens to maintain an urban park, schoolyard, and garden system which provides open space for outdoor recreation, psychological and physical well-being, and relief from the urban environment;

- **Objective CO-4:** Water Supply Conservation through the Project's use of drought tolerant landscaping and education of water conservation through proposed interpretive signage;
- **Objective CO-5:** Water Quality and Control of Urban Runoff through the use of on-site treatment of stormwater through biofiltration and pervious paving;
- **Objective CO-13:** Energy Resources through construction of an energy efficient building including providing the infrastructure to support a future photovoltaic system to reduce energy consumption;
- **Policy Rec 1.3:** Siting of Buildings in Parks by accommodating new recreational buildings in underutilized land rather than covering open space;
- **Policy Rec-2.5:** Park Visibility to maximize visibility while minimizing conflicts between pedestrians, bicyclists, and automobiles;
- **Policy Rec-5.2:** Safety-Oriented Design by using a wide range of design solutions to improve safety at Oakland's parks including lights, signage, landscape design, fencing, vandal-resistant building materials;
- **Policy Rec 7.1:** Program Diversity by providing diverse recreational activities for all ages; and
- **Policy Rec 8.4:** Disabled Persons by improving access to recreational services for persons with disabilities.

SECTION 17.148.050 MINOR VARIANCE FINDINGS;

1. **Strict compliance with the specified regulations 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.**

For parks between 1.0 and 5.0 acres in size, the maximum permitted percentage of impervious surface area is 25% (Section 17.11.150). The Project exceeds the 25% maximum permitted impervious surface with approximately 53% impervious surface area. The 1.08 acre (47,045 square feet) Project site provides approximately 25,150 square feet (11,750 square feet in outdoor impervious area and 13,400 square feet in building footprint) of impervious surface area. The total for pervious surfaces and landscape areas is approximately 11,000 square feet.

Strict compliance with the regulation would preclude an effective design solution improving the recreational and educational services provided at the Golden Gate Recreation Center. More passive recreation would allow for more landscape areas and greater pervious surface areas. However, the Project is designed to provide for active recreation, education, and assembly, and serve as the community open space in an urban neighborhood. Strict compliance would adversely impact the ability of the proposed development to provide for these services.

Additionally, strict compliance would equal a maximum of 11,761 square feet of impervious surface area (25% of 1.08 acres). As such, strict compliance may only be accomplished with the installation of a green roof for the entire building, an option considered infeasible given the project's financial constraints. All impervious surface area, however, is treated on-site to conform to stormwater management standards.

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

The Golden Gate Recreation Center serves the greater North Oakland community. North Oakland has very little recreation space per capita, as compared to other neighborhoods of Oakland. The current recreation center facility spaces are either too small or do not provide the flexibility for variations in programming, or accommodate larger groups of assembly. Strict compliance with the regulation would limit the City of Oakland, as applicant, in meeting the long term goals and objectives to improve recreation opportunities, as described in the Open Space, Conservation, and Recreation (OSCAR) Element of the Oakland General Plan. Strict compliance with the regulation would also preclude an effective design solution improving the recreational and educational services provided at the Golden Gate Recreation Center.

3. **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 Golden Gate Recreation Center already exists at its present location, but with severe limits in space and accommodations for programs that would benefit and serve the community. Granting the variance, to exceed the maximum impervious surface area would not adversely affect the character, livability, or appropriate development of abutting properties or the surrounding area because the area will remain primarily residential in character; the stormwater run-off from impervious surface area would be treated on-site with biofiltration measures to minimize a burden on the municipal storm drain infrastructure; existing streets have the capacity (based on AECOM Traffic Analysis dated April 29, 2013) to accommodate additional demand for parking during the recreation center's operating hours; and Standard Conditions of Approval best management practices would minimize potential conflicts due to construction activity.

4. **The variance will not constitute a grant of special privilege inconsistent with limitations imposed on similarly zoned properties or inconsistent with the purposes of the Zoning Regulations.**

The variance will not constitute a grant of special privilege inconsistent with the purposes of the Zoning Regulations in that the impervious surface area stormwater will be treated on site through bioswales and biofiltration treatment areas to comply with the Green Building Ordinance standards. In as much as the Project exceeds the allowed impervious surface area, the Project also meets active and passive recreational needs. Granting the variance will not be inconsistent with the OS-Open Space Zoning regulations where the intent of the OS-zone is 'to create, preserve, and enhance land for permanent open space to meet the active and passive recreational needs of Oakland residents.'

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

The project exceeds the 25% maximum impervious surface regulation because of the expansion of the building, which includes the gymnasium, performance area, kitchen, computer room and multi-purpose rooms, and were all identified as necessary spaces to meet current and future demands of the community and Office of Parks and Recreation programming. See the findings in Section 17.136, Design Review Criteria.

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

The proposal conforms in all significant respects with the Oakland General Plan and with policies and objectives in the Open Space Conservation and Recreation (OSCAR) Element of the General Plan.

Additionally, the Park & Recreation Advisory Committee (PRAC) unanimously endorsed the project at its May 10, 2013 public hearing.

7. For proposals involving one or two residential units on a lot: That if the variance would relax a regulation governing maximum height, minimum yards, maximum lot coverage, or building length along side lot lines, the proposal also conforms with at least one of the followings criteria:
 - a. The proposal when viewed in its entirety will not adversely impact abutting residences to the side, rear, or directly across the street with respect to solar access, view blockage, an privacy to a degree greater than that which would be possible if the residence were built according to the applicable regulation and, for height variances, the proposal provides detailing, articulation, or other design treatments that mitigate any bulk created by the additional height; or
 - b. Over 60 percent of the lots in the immediate vicinity are already developed and the proposal does not exceed the corresponding as-built condition on these lots and, for height variances, the proposal provides detailing, articulation, or other design treatments that mitigate any bulk created by the additional height. The immediate context shall consist of the five closest lots on each side of the project site, plus the ten closest lots on the opposite side of the street; however, the Director of City Planning may make an alternative determination independent of immediate context based on specific site conditions. Such determination shall be in writing and included as part of any decision on any variance

Not applicable for proposed Community Assembly Civic Activity.

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, staff report, and the plans dated **July 24, 2013** and submitted on **August 23, 2013**, and as amended by the following conditions. Any additional uses or facilities other than those approved with this permit, as described in the project description and the approved 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 **City Planning Commission** ("this Approval") includes the approvals set forth below. This Approval includes:
 - I. Approval of a Major Conditional Use Permit for a project in the OS Zone involving expansion to a Recreation Center, a new Gymnasium, and a new Outdoor Performance Area, under Oakland Municipal Code Section 17.11.060; and for a project involving a project over one acre; under Oakland Municipal Code Section 17.134.050.
 - II. Approval of Regular Design Review for new construction under Oakland Municipal Code Section 17.136.050(B).
 - III. Approval of a Minor Variance to exceed the maximum percentage of impervious surface area (25% allowed or 11,761 square feet; 84% proposed or 39,551 square feet) under Oakland Municipal Code Sections 17.11.150 and 17.148.050.

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

Unless a different termination date is prescribed, this Approval shall expire two 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, and vegetation management for preventing fires and soil erosion.

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

Ongoing

- a) Site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within 60-90 days of approval, unless an earlier date is specified elsewhere.
- b) The City of Oakland reserves the right at any time during construction to require certification by a licensed professional that the as-built project conforms to all applicable zoning requirements, including but not limited to approved maximum heights and minimum setbacks. Failure to construct the project in accordance with approved plans may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension or other corrective action.
- c) Violation of any term, Conditions 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 if it is found that there is violation of any of the Conditions or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions. The project applicant shall be responsible for paying fees in accordance with the City's Master Fee Schedule for inspections conducted by the City or a City-designated third-party to investigate alleged violations of the Conditions of Approval.

6. Signed Copy of the Conditions

With submittal of a demolition, grading, and building permit

A copy of the approval letter and Conditions 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, and if one or more of such conditions is found to be invalid by a court of competent jurisdiction this Approval would not have been granted without requiring other valid conditions consistent with achieving the same purpose and intent of such Approval.

10. 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 at the job site at all times.

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

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

12. Underground Utilities***Prior to issuance of a building permit***

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

13. Improvements in the Public Right-of-Way (General)***Approved prior to the issuance of a P-job or building permit***

- a) The project applicant shall submit Public Improvement Plans to Building Services Division for adjacent public rights-of-way (ROW) showing all proposed improvements and compliance with the conditions and City requirements including but not limited to curbs, gutters, sewer laterals, storm drains, street trees, paving details, locations of transformers and other above ground utility structures, the design specifications and locations of facilities required by the East Bay Municipal Utility District (EBMUD), street lighting, on-street parking and accessibility improvements compliant with applicable standards and any other improvements or requirements for the project as provided for in this Approval. Encroachment permits shall be obtained as necessary for any applicable improvements- located within the public ROW.

- b) Review and confirmation of the street trees by the City's Tree Services Division is required as part of this condition.
- c) The Planning and Zoning Division and the Public Works Agency will review and approve designs and specifications for the improvements. Improvements shall be completed prior to the issuance of the final building permit.
- d) The Fire Services Division will review and approve fire crew and apparatus access, water supply availability and distribution to current codes and standards.

14. Payment for Public Improvements***Prior to issuance of a final inspection of the building permit.***

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

15. Compliance Matrix***Prior to issuance of a demolition, grading, or building permit***

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

16. Construction Management Plan***Prior to issuance of a demolition, grading, or building permit***

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

17. Dust Control***Prior to issuance of a demolition, grading or building permit***

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

- a) Water all active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever possible.
- b) Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).
- c) Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
- d) Sweep daily (with water sweepers using reclaimed water if possible) all paved access roads, parking areas and staging areas at construction sites.
- e) Sweep streets (with water sweepers using reclaimed water if possible) at the end of each day if visible soil material is carried onto adjacent paved roads.

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

18. Construction Emissions***Prior to issuance of a demolition, grading or building permit***

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

- a) Demonstrate compliance with Bay Area Air Quality Management District (BAAQMD) Regulation 2, Rule 1 (General Requirements) for all portable construction equipment subject to that rule. BAAQMD Regulation 2, Rule 1 provides the issuance of authorities to construct and permits to operate certain types of portable equipment used for construction purposes (e.g., gasoline or diesel-powered engines used in conjunction with power generation, pumps, compressors, and cranes) unless such equipment complies with all applicable requirements of the "CAPCOA" Portable Equipment Registration Rule" or with all applicable requirements of the Statewide Portable Equipment Registration Program. This exemption is provided in BAAQMD Rule 2-1-105.
- b) Perform low- NOx tune-ups on all diesel-powered construction equipment greater than 50 horsepower (no more than 30 days prior to the start of use of that equipment). Periodic tune-ups (every 90 days) shall be performed for such equipment used continuously during the construction period.

19. Days/Hours of Construction Operation***Ongoing throughout demolition, grading, and/or construction***

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

- a) Construction activities are limited to between 7:00 AM and 7:00 PM Monday through Friday, except that pile driving and/or other extreme noise generating activities greater than 90 dBA shall be limited to between 8:00 a.m. and 4:00 p.m. Monday through Friday.
- b) Any construction activity proposed to occur outside of the standard hours of 7:00 am to 7:00 pm Monday through Friday for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case by case basis, with criteria including the proximity of residential uses and a consideration of resident's preferences for whether the activity is acceptable if the overall duration of construction is shortened and such construction activities shall only be allowed with the prior written authorization of the Building Services Division.
- c) Construction activity shall not occur on Saturdays, with the following possible exceptions:
 - i. Prior to the building being enclosed, requests for Saturday construction for special activities (such as concrete pouring which may require more continuous amounts of time), shall be evaluated on a case by case basis, with criteria including the proximity of residential uses and a consideration of resident's preferences for whether the activity is acceptable if the overall duration of construction is shortened. Such construction activities shall only be allowed on Saturdays with the prior written authorization of the Building Services Division.

- ii. After the building is enclosed, requests for Saturday construction activities shall only be allowed on Saturdays with the prior written authorization of the Building Services Division, and only then within the interior of the building with the doors and windows closed.
- d) No extreme noise generating activities (greater than 90 dBA) shall be allowed on Saturdays, with no exceptions.
- e) No construction activity shall take place on Sundays or Federal holidays.
- f) Construction activities include but are not limited to: truck idling, moving equipment (including trucks, elevators, etc) or materials, deliveries, and construction meetings held on-site in a non-enclosed area.
- g) Applicant shall use temporary power poles instead of generators where feasible.

20. Noise Control

Ongoing throughout demolition, grading, and/or construction

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

- a) Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds, wherever feasible).
- b) Except as provided herein, Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.
- c) Stationary noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City to provide equivalent noise reduction.
- d) The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.

21. Noise Complaint Procedures

Ongoing throughout demolition, grading, and/or construction

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

- a) A procedure and phone numbers for notifying the Building Services Division staff and Oakland Police Department; (during regular construction hours and off-hours);
- b) A sign posted on-site pertaining with permitted construction days and hours and complaint procedures and who to notify in the event of a problem. The sign shall also include a listing of both

the City and construction contractor's telephone numbers (during regular construction hours and off-hours);

- c) The designation of an on-site construction complaint and enforcement manager for the project;
- d) Notification of neighbors and occupants within 300 feet of the project construction area at least 30 days in advance of extreme noise generating activities about the estimated duration of the activity; and
- e) A preconstruction meeting shall be held with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.

22. Interior Noise

Prior to issuance of a building permit and Certificate of Occupancy

If necessary to comply with the interior noise requirements of the City of Oakland's General Plan Noise Element and achieve an acceptable interior noise level, noise reduction in the form of sound-rated assemblies (i.e., windows, exterior doors, and walls), and/or other appropriate features/measures, shall be incorporated into project building design, based upon recommendations of a qualified acoustical engineer and submitted to the Building Services Division for review and approval prior to issuance of building permit. Final recommendations for sound-rated assemblies, and/or other appropriate features/measures, will depend on the specific building designs and layout of buildings on the site and shall be determined during the design phases. Written confirmation by the acoustical consultant, HVAC or HERS specialist, shall be submitted for City review and approval, prior to Certificate of Occupancy (or equivalent) that:

- (a) Quality control was exercised during construction to ensure all air-gaps and penetrations of the building shell are controlled and sealed; and
- (b) Demonstrates compliance with interior noise standards based upon performance testing of a sample unit.
- (c) Inclusion of a Statement of Disclosure Notice in the CC&R's on the lease or title to all new tenants or owners of the units acknowledging the noise generating activity and the single event noise occurrences. Potential features/measures to reduce interior noise could include, but are not limited to, the following:
 - i. Installation of an alternative form of ventilation in all units identified in the acoustical analysis as not being able to meet the interior noise requirements due to adjacency to a noise generating activity, filtration of ambient make-up air in each unit and analysis of ventilation noise if ventilation is included in the recommendations by the acoustical analysis.
 - ii. Prohibition of Z-duct construction.

23. Operational Noise-General

Ongoing.

Noise levels from the activity, property, or any mechanical equipment on site shall comply with the performance standards of Section 17.120 of the Oakland Planning Code and Section 8.18 of the Oakland Municipal Code. If noise levels exceed these standards, the activity causing the noise shall be abated until appropriate noise reduction measures have been installed and compliance verified by the Planning and Zoning Division and Building Services.

24. Construction Traffic and Parking

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

The project applicant and construction contractor shall meet with appropriate City of Oakland agencies to determine traffic management strategies to reduce, to the maximum extent feasible, traffic congestion and the effects of parking demand by construction workers during construction of this project and other nearby projects that could be simultaneously under construction. The project applicant shall develop a

construction management plan for review and approval by the Planning and Zoning Division, the Building Services Division, and the Transportation Services Division. The plan shall include at least the following items and requirements:

- a) A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes.
- b) Notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures will occur.
- c) Location of construction staging areas for materials, equipment, and vehicles at an approved location.
- d) A process for responding to, and tracking, complaints pertaining to construction activity, including identification of an onsite complaint manager. The manager shall determine the cause of the complaints and shall take prompt action to correct the problem. Planning and Zoning shall be informed who the Manager is prior to the issuance of the first permit issued by Building Services.
- e) Provision for accommodation of pedestrian flow.
- f) Provision for parking management and spaces for all construction workers to ensure that construction workers do not park in on-street spaces.
- g) Any damage to the street caused by heavy equipment, or as a result of this construction, shall be repaired, at the applicant's expense, within one week of the occurrence of the damage (or excessive wear), unless further damage/excessive wear may continue; in such case, repair shall occur prior to issuance of a final inspection of the building permit. All damage that is a threat to public health or
- h) safety shall be repaired immediately. The street shall be restored to its condition prior to the new construction as established by the City Building Inspector and/or photo documentation, at the applicant's expense, before the issuance of a Certificate of Occupancy.
- i) Any heavy equipment brought to the construction site shall be transported by truck, where feasible.
- j) No materials or equipment shall be stored on the traveled roadway at any time.
- k) Prior to construction, a portable toilet facility and a debris box shall be installed on the site, and properly maintained through project completion.
- l) All equipment shall be equipped with mufflers.
- m) Prior to the end of each work day during construction, the contractor or contractors shall pick up and properly dispose of all litter resulting from or related to the project, whether located on the property, within the public rights-of-way, or properties of adjacent or nearby neighbors.

25. Hazards Best Management Practices

Prior to commencement of demolition, grading, or construction

The project applicant and construction contractor shall ensure that construction of Best Management Practices (BMPs) are implemented as part of construction to minimize the potential negative effects to groundwater and soils. These shall include the following:

- a) Follow manufacture's recommendations on use, storage, and disposal of chemical products used in construction;
- b) Avoid overtopping construction equipment fuel gas tanks;
- c) During routine maintenance of construction equipment, properly contain and remove grease and oils;
- d) Properly dispose of discarded containers of fuels and other chemicals.
- e) Ensure that construction would not have a significant impact on the environment or pose a substantial health risk to construction workers and the occupants of the proposed development. Soil sampling and chemical analyses of samples shall be performed to determine the extent of potential contamination

beneath all UST's, elevator shafts, clarifiers, and subsurface hydraulic lifts when on-site demolition, or construction activities would potentially affect a particular development or building.

- f) If soil, groundwater or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notification of regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.

26. Waste Reduction and Recycling

The project applicant will submit a Construction & Demolition Waste Reduction and Recycling Plan (WRRP) and an Operational Diversion Plan (ODP) for review and approval by the Public Works Agency.

Prior to issuance of demolition, grading, or building permit

Chapter 15.34 of the Oakland Municipal Code outlines requirements for reducing waste and optimizing construction and demolition (C&D) recycling. Affected projects include all new construction, renovations/alterations/modifications with construction values of \$50,000 or more (except R-3), and all demolition (including soft demo). The WRRP must specify the methods by which the development will divert C&D debris waste generated by the proposed project from landfill disposal in accordance with current City requirements. Current standards, FAQs, and forms are available at www.oaklandpw.com/Page39.aspx or in the Green Building Resource Center. After approval of the plan, the project applicant shall implement the plan.

Ongoing

The ODP will identify how the project complies with the Recycling Space Allocation Ordinance, (Chapter 17.118 of the Oakland Municipal Code), including capacity calculations, and specify the methods by which the development will meet the current diversion of solid waste generated by operation of the proposed project from landfill disposal in accordance with current City requirements. The proposed program shall be implemented and maintained for the duration of the proposed activity or facility. Changes to the plan may be re-submitted to the Environmental Services Division of the Public Works Agency for review and approval. Any incentive programs shall remain fully operational as long as residents and businesses exist at the project site.

27. Pile Driving and Other Extreme Noise Generators

Ongoing throughout demolition, grading, and/or construction

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

the following measures. These attenuation measures shall include as many of the following control strategies as applicable to the site and construction activity:

- a) Erect temporary plywood noise barriers around the construction site, particularly along on sites adjacent to residential buildings;
- b) Implement "quiet" pile driving technology (such as pre-drilling of piles, the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions;
- c) Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site;
- d) Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings by the use of sound blankets for example and implement such measure if such measures are feasible and would noticeably reduce noise impacts; and
- e) Monitor the effectiveness of noise attenuation measures by taking noise measurements.

28. 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.

29. 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.

30. Tree Replacement Plantings

Prior to issuance of a final inspection of the building permit

Replacement plantings shall be required for erosion control, groundwater replenishment, visual screening and wildlife habitat, and in order to prevent excessive loss of shade, in accordance with the following criteria:

- a) No tree replacement shall be required for the removal of nonnative species, for the removal of trees which is required for the benefit of remaining trees, or where insufficient planting area exists for a mature tree of the species being considered.
- b) Replacement tree species shall consist of *Sequoia sempervirens* (Coast Redwood), *Quercus agrifolia* (Coast Live Oak), *Arbutus menziesii* (Madrone), *Aesculus californica* (California Buckeye) or *Umbellularia californica* (California Bay Laurel) or other tree species acceptable to the Tree Services Division.
- c) Replacement trees shall be at least of twenty-four (24) inch box size, unless a smaller size is recommended by the arborist, except that three fifteen (15) gallon size trees may be substituted for each twenty-four (24) inch box size tree where appropriate.
- d) Minimum planting areas must be available on site as follows:
 - i. For *Sequoia sempervirens*, three hundred fifteen square feet per tree;
 - ii. For all other species listed in #2 above, seven hundred (700) square feet per tree.

- e) In the event that replacement trees are required but cannot be planted due to site constraints, an in lieu fee as determined by the master fee schedule of the city may be substituted for required replacement plantings, with all such revenues applied toward tree planting in city parks, streets and medians.
- f) Plantings shall be installed prior to the issuance of a final inspection of the building permit, subject to seasonal constraints, and shall be maintained by the project applicant until established. The Tree Reviewer of the Tree Division of the Public Works Agency may require a landscape plan showing the replacement planting and the method of irrigation. Any replacement planting which fails to become established within one year of planting shall be replanted at the project applicant's expense.

31. 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.

32. Archaeological Resources***Ongoing throughout demolition, grading, and/or construction***

- a) Pursuant to CEQA Guidelines section 15064.5 (f), "provisions for historical or unique archaeological resources accidentally discovered during construction" should be instituted. Therefore, in the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist or paleontologist to assess the significance of the find. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified archaeologist would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Oakland. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and a report prepared by the qualified archaeologist according to current professional standards.
- b) In considering any suggested measure proposed by the consulting archaeologist in order to mitigate impacts to historical resources or unique archaeological resources, the project applicant shall determine whether avoidance is necessary and feasible in light of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery) shall be instituted. Work may proceed on other parts of the project site while measure for historical resources or unique archaeological resources is carried out.
- c) Should an archaeological artifact or feature be discovered on-site during project construction, all activities within a 50-foot radius of the find would be halted until the findings can be fully investigated by a qualified archaeologist to evaluate the find and assess the significance of the find according to the CEQA definition of a historical or unique archaeological resource. If the deposit is determined to be significant, the project applicant and the qualified archaeologist shall meet to determine the appropriate avoidance measures or other appropriate measure, subject to approval by the City of Oakland, which shall assure implementation of appropriate measure measures recommended by the archaeologist. Should archaeologically-significant materials be recovered, the qualified archaeologist shall recommend appropriate analysis and treatment, and shall prepare a report on the findings for submittal to the Northwest Information Center.

33. 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.

34. Erosion and Sedimentation Control Plan***Prior to any grading activities***

- a) The project applicant shall obtain a grading permit if required by the Oakland Grading Regulations pursuant to Section 15.04.660 of the Oakland Municipal Code. The grading permit application shall include an erosion and sedimentation control plan for review and approval by the Building Services

Division. The erosion and sedimentation control plan shall include all necessary measures to be taken to prevent excessive stormwater runoff or carrying by stormwater runoff of solid materials on to lands of adjacent property owners, public streets, or to creeks as a result of conditions created by grading operations. The plan shall include, but not be limited to, such measures as short-term erosion control planting, waterproof slope covering, check dams, interceptor ditches, benches, storm drains, dissipation structures, diversion dikes, retarding berms and barriers, devices to trap, store and filter out sediment, and stormwater retention basins. Off-site work by the project applicant may be necessary. The project applicant shall obtain permission or easements necessary for off-site work. There shall be a clear notation that the plan is subject to changes as changing conditions occur. Calculations of anticipated stormwater runoff and sediment volumes shall be included, if required by the Director of Development or designee. The plan shall specify that, after construction is complete, the project applicant shall ensure that the storm drain system shall be inspected and that the project applicant shall clear the system of any debris or sediment.

Ongoing throughout grading and construction activities

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

35. Radon or Vapor Intrusion from Soil or Groundwater Sources

Ongoing

The project applicant shall submit documentation to determine whether radon or vapor intrusion from the groundwater and soil is located on-site as part of the Phase I documents. The Phase I analysis shall be submitted to the Fire Prevention Bureau, Hazardous Materials Unit, for review and approval, along with a Phase II report if warranted by the Phase I report for the project site. The reports shall make recommendations for remedial action, if appropriate, and should be signed by a Registered Environmental Assessor, Professional Geologist, or Professional Engineer. Applicant shall implement the approved recommendations.

36. Hazardous Materials Business Plan

Prior to issuance of a business license

The project applicant shall submit a Hazardous Materials Business Plan for review and approval by Fire Prevention Bureau, Hazardous Materials Unit. Once approved this plan shall be kept on file with the City and will be updated as applicable. The purpose of the Hazardous Materials Business Plan is to ensure that employees are adequately trained to handle the materials and provides information to the Fire Services Division should emergency response be required. The Hazardous Materials Business Plan shall include the following:

- a) The types of hazardous materials or chemicals stored and/or used on site, such as petroleum fuel products, lubricants, solvents, and cleaning fluids.
- b) The location of such hazardous materials.
- c) An emergency response plan including employee training information.
- d) A plan that describes the manner in which these materials are handled, transported and disposed.

37. Stormwater Pollution Prevention Plan (SWPPP)

Prior to and ongoing throughout demolition, grading, and/or construction activities

The project applicant must obtain coverage under the General Construction Activity Storm Water Permit (General Construction Permit) issued by the State Water Resources Control Board (SWRCB). The project applicant must file a notice of intent (NOI) with the SWRCB. The project applicant will be required to

prepare a stormwater pollution prevention plan (SWPPP) and submit the plan for review and approval by the Building Services Division. At a minimum, the SWPPP shall include a description of construction materials, practices, and equipment storage and maintenance; a list of pollutants likely to contact stormwater; site-specific erosion and sedimentation control practices; a list of provisions to eliminate or reduce discharge of materials to stormwater; Best Management Practices (BMPs), and an inspection and monitoring program. Prior to the issuance of any construction-related permits, the project applicant shall submit to the Building Services Division a copy of the SWPPP and evidence of submittal of the NOI to the SWRCB. Implementation of the SWPPP shall start with the commencement of construction and continue through the completion of the project. After construction is completed, the project applicant shall submit a notice of termination to the SWRCB.

38. Erosion, Sedimentation, and Debris Control Measures

Prior to issuance of demolition, grading, or construction-related permit

The project applicant shall submit an erosion and sedimentation control plan for review and approval by the Building Services Division. All work shall incorporate all applicable "Best Management Practices (BMPs)" for the construction industry, and as outlined in the Alameda Countywide Clean Water Program pamphlets, including BMP's for dust, erosion and sedimentation abatement per Chapter Section 15.04 of the Oakland Municipal Code. The measures shall include, but are not limited to, the following:

- a) On sloped properties, the downhill end of the construction area must be protected with silt fencing (such as sandbags, filter fabric, silt curtains, etc.) and hay bales oriented parallel to the contours of the slope (at a constant elevation) to prevent erosion into the street, gutters, stormdrains.
- b) In accordance with an approved erosion control plan, the project applicant shall implement mechanical and vegetative measures to reduce erosion and sedimentation, including appropriate seasonal maintenance. One hundred (100) percent degradable erosion control fabric shall be installed on all graded slopes to protect and stabilize the slopes during construction and before permanent vegetation gets established. All graded areas shall be temporarily protected from erosion by seeding with fast growing annual species. All bare slopes must be covered with staked tarps when rain is occurring or is expected.
- c) Minimize the removal of natural vegetation or ground cover from the site in order to minimize the potential for erosion and sedimentation problems. Maximize the replanting of the area with native vegetation as soon as possible.
- d) Install filter materials acceptable to the Engineering Division at the storm drain inlets nearest to the project site prior to the start of the wet weather season (October 15); site dewatering activities; street washing activities; saw cutting asphalt or concrete; and in order to retain any debris flowing into the City storm drain system. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding.
- e) Ensure that concrete/granite supply trucks or concrete/plaster finishing operations do not discharge wash water into the creek, street gutters, or storm drains.
- f) Direct and locate tool and equipment cleaning so that wash water does not discharge into the street, gutters, or stormdrains.
- g) Create a contained and covered area on the site for storage of bags of cement, paints, flammables, oils, fertilizers, pesticides, or any other materials used on the project site that have the potential for being discharged to the storm drain system by the wind or in the event of a material spill. No hazardous waste material shall be stored on site

39. Stormwater Pollution Prevention Plan (SWPPP)***Prior to and ongoing throughout demolition, grading, and/or construction activities***

The project applicant must obtain coverage under the General Construction Activity Storm Water Permit (General Construction Permit) issued by the State Water Resources Control Board (SWRCB). The project applicant must file a notice of intent (NOI) with the SWRCB. The project applicant will be required to prepare a stormwater pollution prevention plan (SWPPP) and submit the plan for review and approval by the Building Services Division. At a minimum, the SWPPP shall include a description of construction materials, practices, and equipment storage and maintenance; a list of pollutants likely to contact stormwater; site-specific erosion and sedimentation control practices; a list of provisions to eliminate or reduce discharge of materials to stormwater; Best Management Practices (BMPs), and an inspection and monitoring program. Prior to the issuance of any construction-related permits, the project applicant shall submit to the Building Services Division a copy of the SWPPP and evidence of submittal of the NOI to the SWRCB. Implementation of the SWPPP shall start with the commencement of construction and continue through the completion of the project. After construction is completed, the project applicant shall submit a notice of termination to the SWRCB.

40. Erosion, Sedimentation, and Debris Control Measures***Prior to issuance of demolition, grading, or construction-related permit***

The project applicant shall submit an erosion and sedimentation control plan for review and approval by the Building Services Division. All work shall incorporate all applicable "Best Management Practices (BMPs)" for the construction industry, and as outlined in the Alameda Countywide Clean Water Program pamphlets, including BMP's for dust, erosion and sedimentation abatement per Chapter Section 15.04 of the Oakland Municipal Code. The measures shall include, but are not limited to, the following:

- h) On sloped properties, the downhill end of the construction area must be protected with silt fencing (such as sandbags, filter fabric, silt curtains, etc.) and hay bales oriented parallel to the contours of the slope (at a constant elevation) to prevent erosion into the street, gutters, stormdrains.
- i) In accordance with an approved erosion control plan, the project applicant shall implement mechanical and vegetative measures to reduce erosion and sedimentation, including appropriate seasonal maintenance. One hundred (100) percent degradable erosion control fabric shall be installed on all graded slopes to protect and stabilize the slopes during construction and before permanent vegetation gets established. All graded areas shall be temporarily protected from erosion by seeding with fast growing annual species. All bare slopes must be covered with staked tarps when rain is occurring or is expected.
- j) Minimize the removal of natural vegetation or ground cover from the site in order to minimize the potential for erosion and sedimentation problems. Maximize the replanting of the area with native vegetation as soon as possible.
- k) Install filter materials acceptable to the Engineering Division at the storm drain inlets nearest to the project site prior to the start of the wet weather season (October 15); site dewatering activities; street washing activities; saw cutting asphalt or concrete; and in order to retain any debris flowing into the City storm drain system. Filter materials shall be maintained and/or replaced as necessary to ensure effectiveness and prevent street flooding.
- l) Ensure that concrete/granite supply trucks or concrete/plaster finishing operations do not discharge wash water into the creek, street gutters, or storm drains.
- m) Direct and locate tool and equipment cleaning so that wash water does not discharge into the street, gutters, or stormdrains.

- n) Create a contained and covered area on the site for storage of bags of cement, paints, flammables, oils, fertilizers, pesticides, or any other materials used on the project site that have the potential for being discharged to the storm drain system by the wind or in the event of a material spill. No hazardous waste material shall be stored on site.

All proposed stormwater treatment measures shall incorporate appropriate planting materials for stormwater treatment (for landscape-based treatment measures) and shall be designed with considerations for vector/mosquito control. Proposed planting materials for all proposed landscape-based stormwater treatment measures shall be included on the landscape and irrigation plan for the project. The applicant is not required to include on-site stormwater treatment measures in the post-construction stormwater management plan if he or she secures approval from Planning and Zoning of a proposal that demonstrates compliance with the requirements of the City's Alternative Compliance Program.

Prior to final permit inspection

The applicant shall implement the approved stormwater management plan.

41. Maintenance Agreement for Stormwater Treatment Measures

Prior to final zoning inspection

For projects incorporating stormwater treatment measures, the applicant shall enter into the "Standard City of Oakland Stormwater Treatment Measures Maintenance Agreement," in accordance with Provision C.3.e of the NPDES permit, which provides, in part, for the following:

- i. The applicant accepting responsibility for the adequate installation/construction, operation, maintenance, inspection, and reporting of any on-site stormwater treatment measures being incorporated into the project until the responsibility is legally transferred to another entity; and
- ii. Legal access to the on-site stormwater treatment measures for representatives of the City, the local vector control district, and staff of the Regional Water Quality Control Board, San Francisco Region, for the purpose of verifying the implementation, operation, and maintenance of the on-site stormwater treatment measures and to take corrective action if necessary. The agreement shall be recorded at the County Recorder's Office at the applicant's expense.

- a) The project applicant shall submit final hydrological calculations that ensure that the structure will not interfere with the flow of water or increase flooding.

42. 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.

43. Parking Controls

Ongoing

The project applicant, or GGRC staff shall conduct a six month monitoring period to be conducted commencing on the facility's opening date to document the parking and traffic circulation, and submit a

report to Public Works Agency Project Delivery to determine if the traffic circulation plan working or if revisions to the plan are required.

APPROVED BY:

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

Applicant and/or Contractor Statement

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

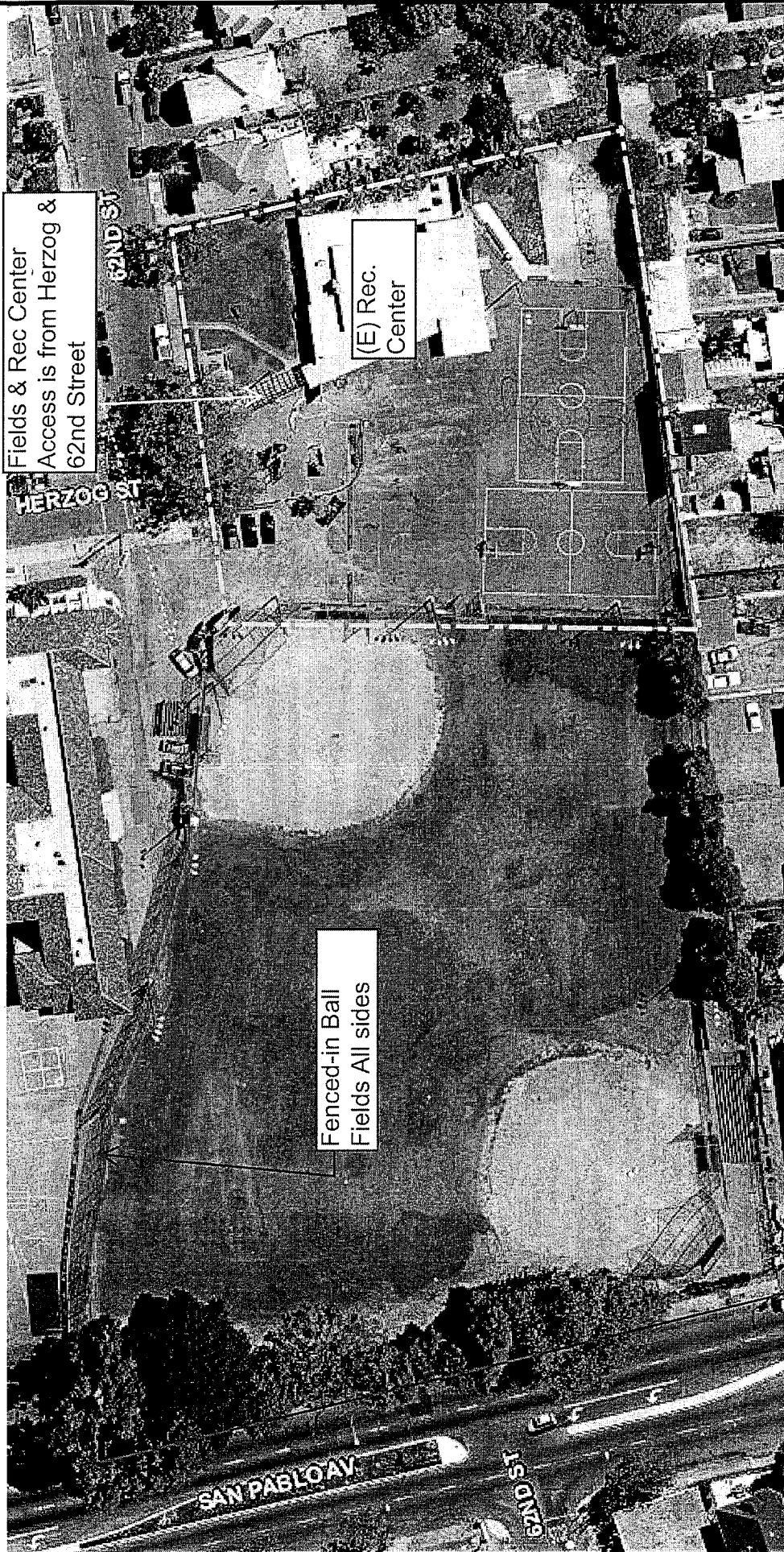
Signature of Owner/Applicant: _____ (date)

Signature of Contractor _____ (date)

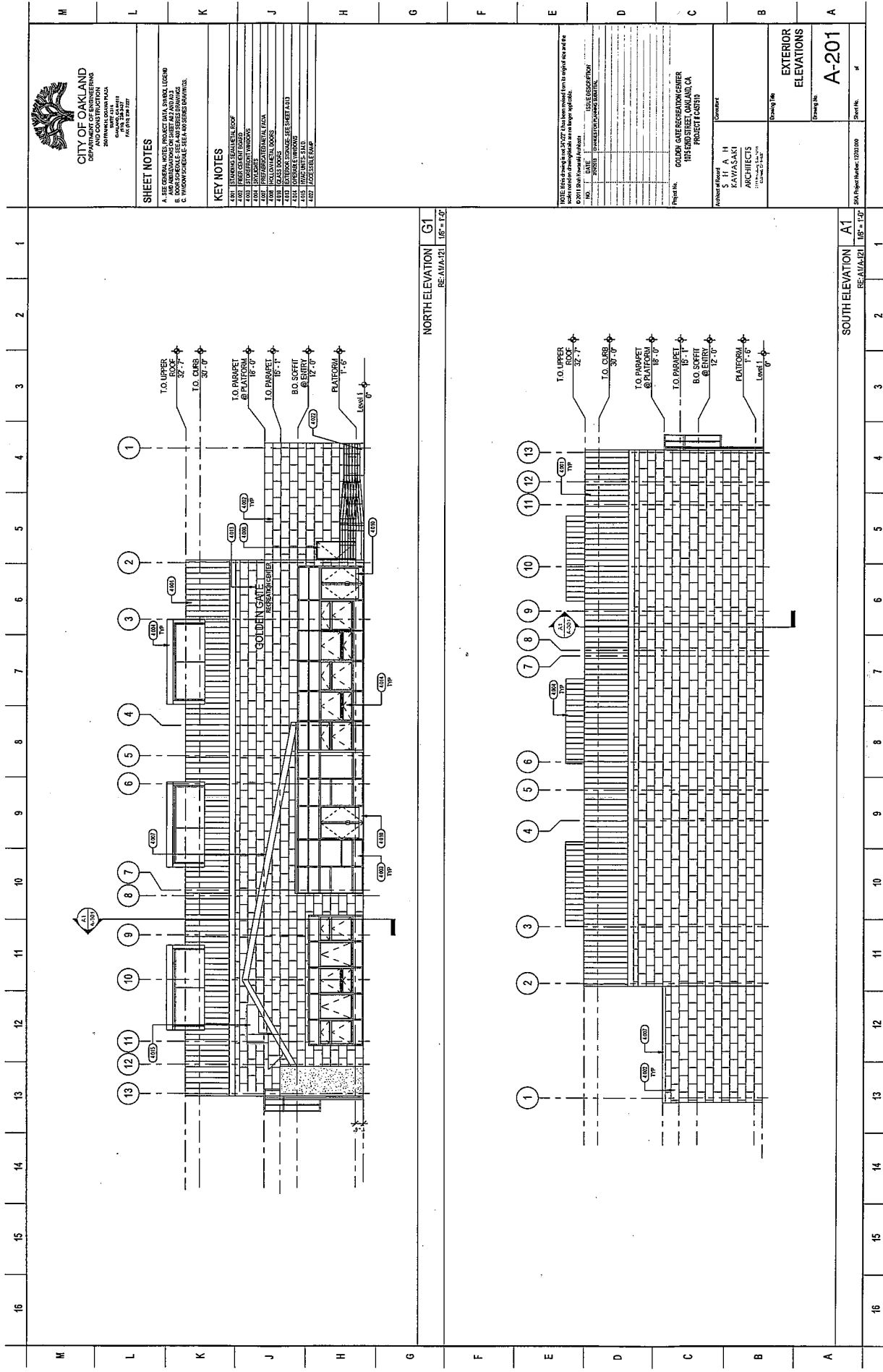


City of Oakland

Golden Gate Recreation Center
1075 62nd Street



ATTACHMENT C



SHEET NOTES

- A. SEE GENERAL NOTES PROJECT DATA SYMBOL LEGEND AND OBSERVATIONS ON SHEET A-2 AND A-3.
- B. SEE GENERAL NOTES PROJECT DATA SYMBOL LEGEND AND OBSERVATIONS ON SHEET A-2 AND A-3.
- C. WINDOW SCHEDULES SEE A-2 AND A-3.

KEY NOTES

- 1.001 STAINLESS STEEL RAIL ROOF
- 1.002 FIBER CEMENT BOARD
- 1.003 1/2" X 6" SIPS
- 1.004 1/2" X 6" SIPS
- 1.005 1/2" X 6" SIPS
- 1.006 1/2" X 6" SIPS
- 1.007 1/2" X 6" SIPS
- 1.008 1/2" X 6" SIPS
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- 1.015 1/2" X 6" SIPS
- 1.016 1/2" X 6" SIPS
- 1.017 1/2" X 6" SIPS

NOTE: This drawing is a revision of the original drawing and the original drawing is no longer applicable.
© 2011 State of California
DATE: 10/11/11
PROJECT: 10550 STREET RECREATION CENTER
PROJECT LOCATION: 10550 STREET, OAKLAND, CA
PROJECT NUMBER: 10550-000

Project No. 10550-000
Golden Gate Recreation Center
10550 STREET, OAKLAND, CA
PROJECT LOCATION: 10550 STREET, OAKLAND, CA
PROJECT NUMBER: 10550-000

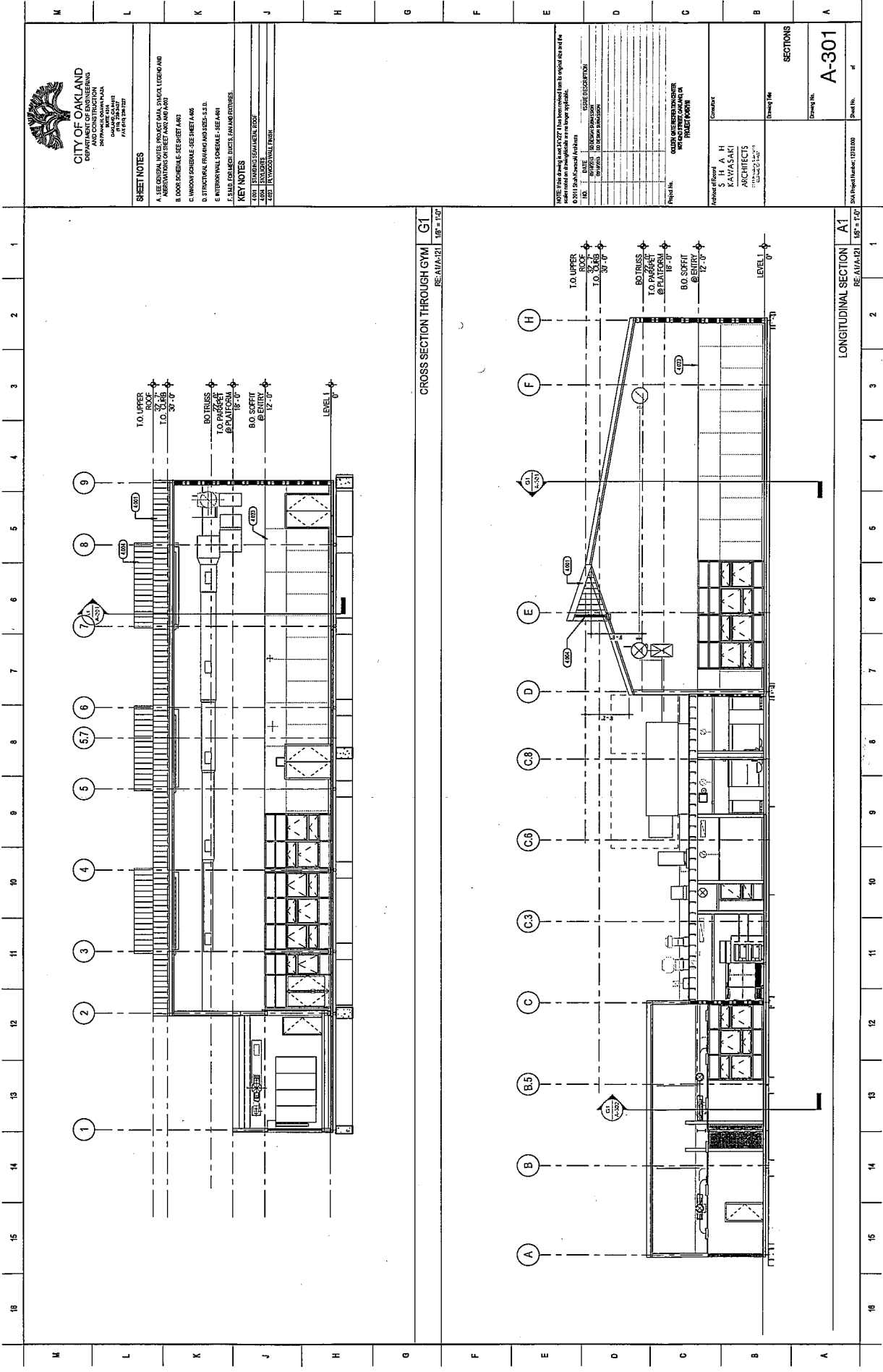
Architect of Record
S H A H
KAVASAKI
ARCHITECTS
10550 STREET, OAKLAND, CA
PROJECT LOCATION: 10550 STREET, OAKLAND, CA
PROJECT NUMBER: 10550-000

EXTERIOR
ELEVATIONS
A-201

NORTH ELEVATION
G1
RE-A1/A21 105-1-107









SOUTH ELEVATION
A1
RE-A1/A21 105-1-107

EAST ELEVATION	A1
RE: A1/A-121	1/8" = 1'-0"





☐ EXISTING OR NEW ASPHALT PAVING, SEE CIVIL PLAN

- | | |
|---|--|
|  | COLORADO CONCRETE PAVING, COLOR A |
|  | COLORADO CONCRETE PAVING, COLOR B |
|  | EXISTING ASPHALT PAVING WITH COLOR COATING |
|  | DECOMPOSED GRANITE PAVING WITH STABILIZER |
|  | DECOMPOSED GRANITE PAVING |
|  | POURED IN-PLACE RESILIENT RUBBER SAFETY SURFACING |
|  | PLANTING AREA
SEE PLANT LIST FOR CANDIDATES |
|  | BIORETENTION AREA
SEE CIVIL PLAN |

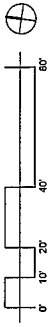
PROPERTY LINE

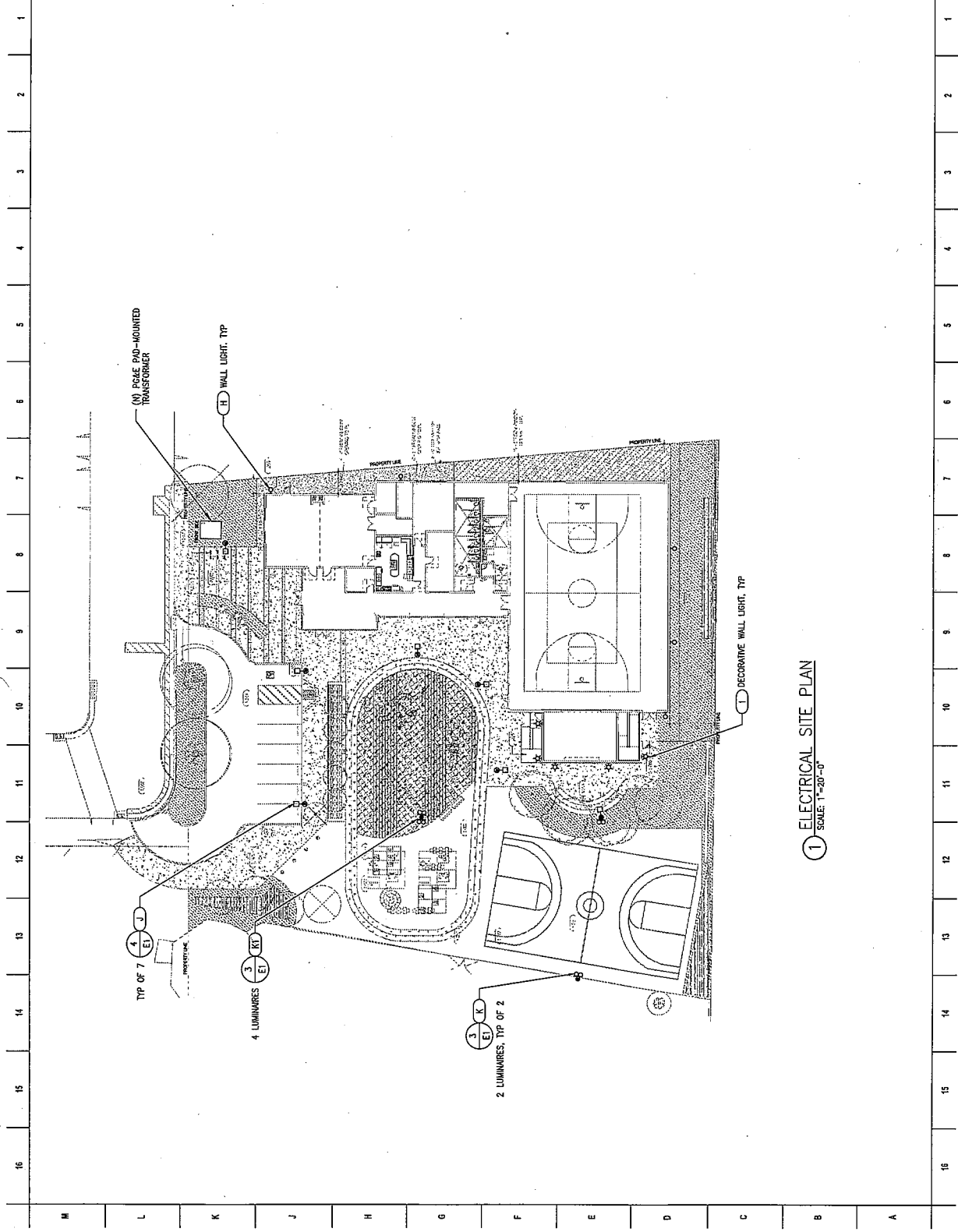
- | | |
|--------|----------------------------|
| EQ. | EQUAL |
| O.C. | ON CENTER |
| N.I.C. | NOT IN CONTRACT |
| NO. | NUMBER |
| TPP. | TYPICAL |
| QTY. | QUANTITY |
| V.F.F. | VERIFY IN FIELD |
| S.A.D. | SEE ARCHITECTURAL DRAWINGS |
| S.C.D. | SEE CIV. DRAWINGS |
| S.S.D. | SEE STRUCTURAL DRAWINGS |
| S.M.D. | SEE MECHANICAL DRAWINGS |
| S.E.D. | SEE ELECTRICAL DRAWINGS |



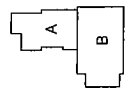
LAYOUT & MATERIAL NOTES

- [illegible]





① ELECTRICAL SITE PLAN
SCALE: 1"=20'-0"



NOTE: This drawing is for informational purposes only. It is not to be used for construction or for any other purpose without the written approval of the City of Oakland. The City of Oakland is not responsible for any errors or omissions in this drawing.

NO.	DATE	DESCRIPTION
1	01/01/01	ISSUED FOR PERMIT
2	01/01/01	ISSUED FOR PERMIT
3	01/01/01	ISSUED FOR PERMIT

Project No. 1001
Golden Gate Recreation Center
1001 Golden Gate Street, Oakland, CA
Project # 047510



Sheet No. 1 of 1
Drawing Title: ELECTRICAL SITE PLAN
Drawing No. 1001
Scale: 1"=20'-0"



CITY OF OAKLAND
DEPARTMENT OF ENGINEERING
AND CONSTRUCTION
1000 BAY STREET, SUITE 200
OAKLAND, CA 94612
415.774.2000
WWW.OAKLAND.CA.GOV

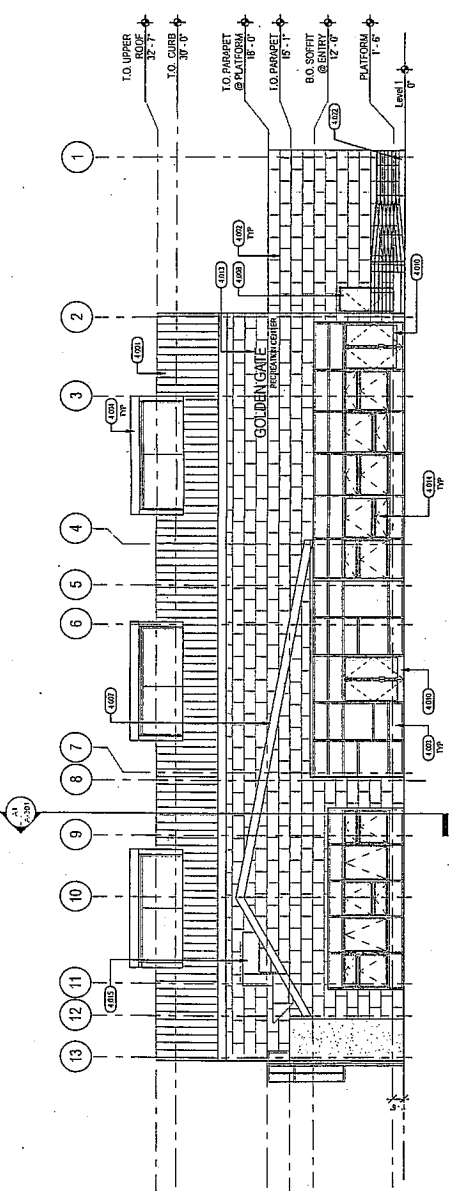
SHEET NOTES

1. SEE GENERAL NOTES AND SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.
2. SEE GENERAL NOTES AND SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.
3. SEE GENERAL NOTES AND SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.

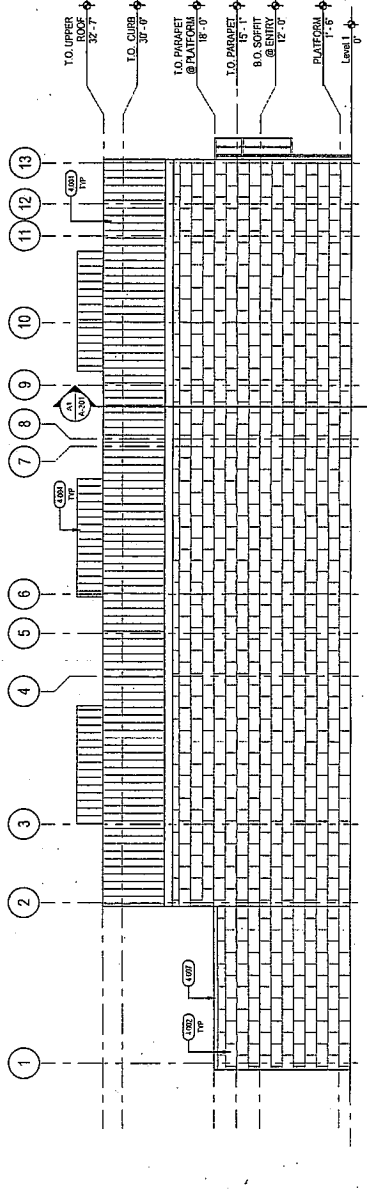
KEY NOTES

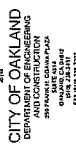
1. SEE GENERAL NOTES AND SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.
2. SEE GENERAL NOTES AND SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.
3. SEE GENERAL NOTES AND SPECIFICATIONS FOR MATERIALS AND CONSTRUCTION.

NORTH ELEVATION
G1
RE-A11-121
1/8" = 1'-0"



SOUTH ELEVATION
A1
RE-A11-121
1/8" = 1'-0"





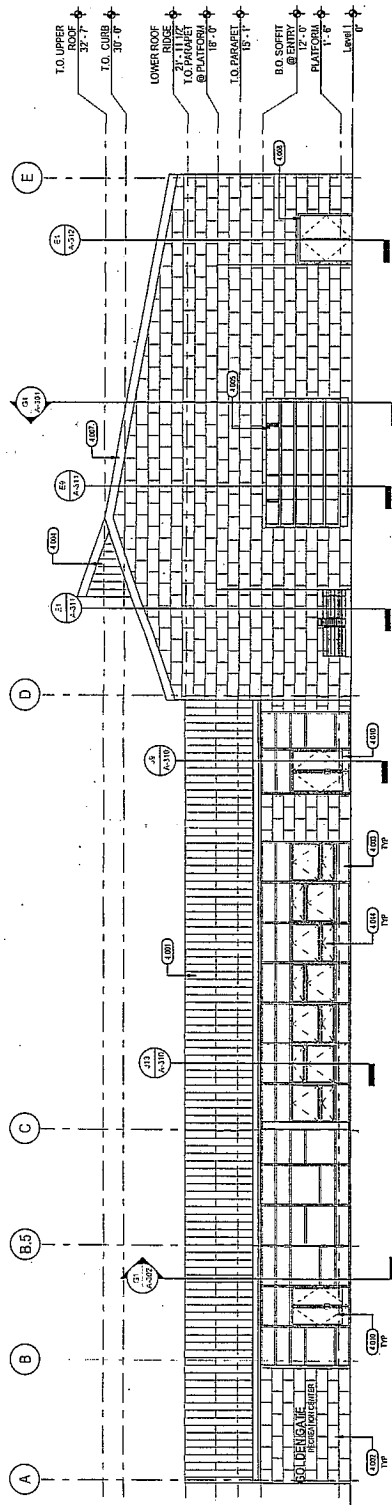
SHEET NOTES

A. SEE GENERAL NOTES, PROJECT DATA, SYMBOL LEGEND AND OBSERVATIONS ON SHEET A-2 AND A-3.
B. DOOR SCHEDULE - SEE A-400 SERIES DRAWINGS.
C. WINDOW SCHEDULE - SEE A-400 SERIES DRAWINGS.

KEY NOTES

4.001	STANDING SEAM METAL ROOF
4.002	FIBER CEMENT BOARD
4.003	STREETCORN WINDOW
4.004	SKYLIGHTS
4.005	COVERED GARAGE DOOR
4.006	FLUENT PLASTER WITH ACETAL FINISH
4.007	PREFABRICATED METAL FAÇA
4.008	HOLLOW METAL DOORS
4.009	GLASS DOORS
4.010	DETERRABLE WINDOWS
4.015	PAINT LAMIN: 3:1:0
4.016	ROCK SLABS: 1:1000 WITH FLOORING: 1:100

WEST ELEVATION	G1
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NOTE: If this drawing is not 31'x22' it has been revised from its original size and the scales noted on drawings/bills are no longer applicable.

NO	DATE	ISSUE DESCRIPTION
1	1990	CONVERSION FROM PAPER TO SUBMITAL

[illegible][illegible]

	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2
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GOLDEN GATE RECREATION CENTER
1075 62ND STREET, OAKLAND, CA
PRO FCT # C457510

Confidential Record

S H A H
KAWASAKI

ARCHITECTS
1111 Western Ave. S.W.
Seattle, WA 98104

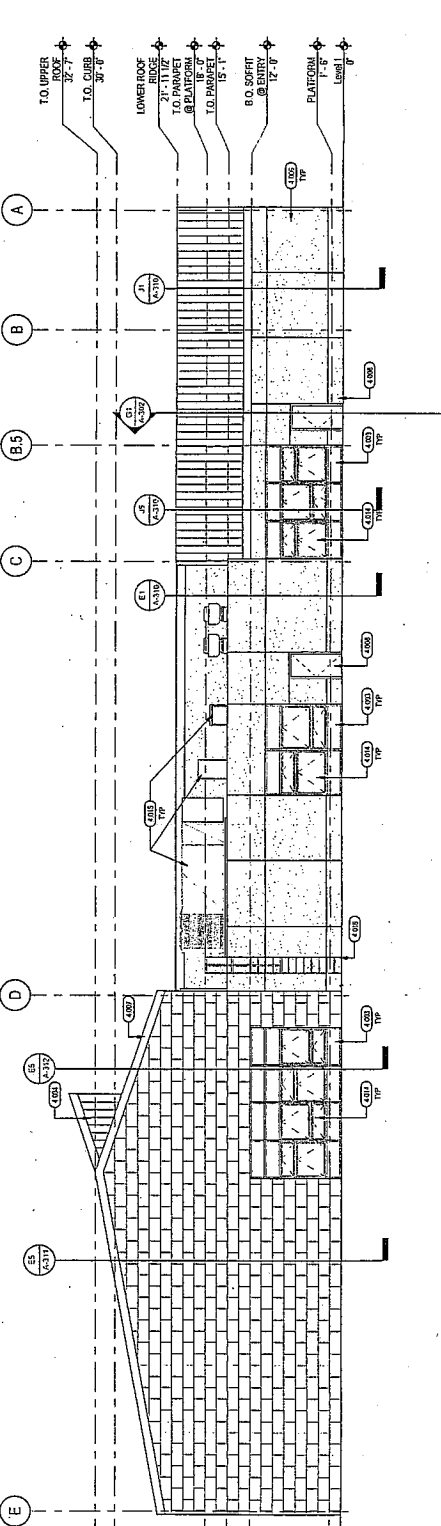
EX	Drawing Title
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ELEV

Drawing No. A-

SYA Project Number 12703 000	Sheet No. of
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EAST ELEVATION	A1
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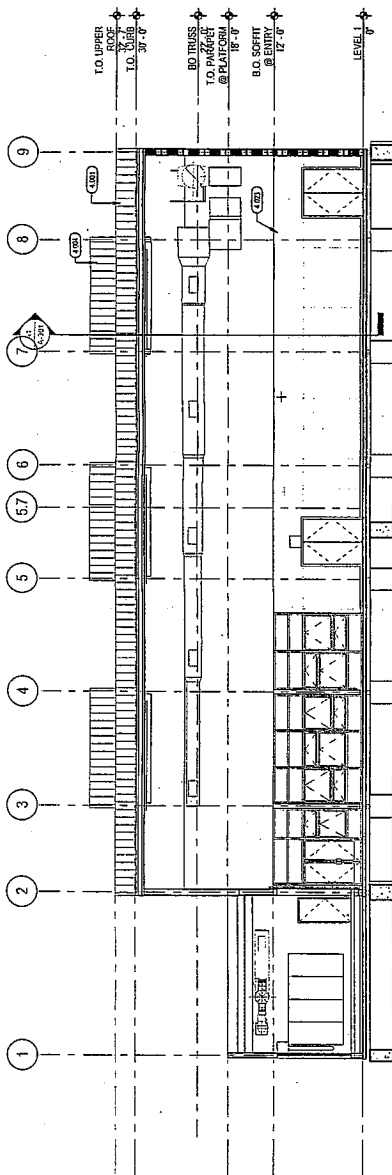




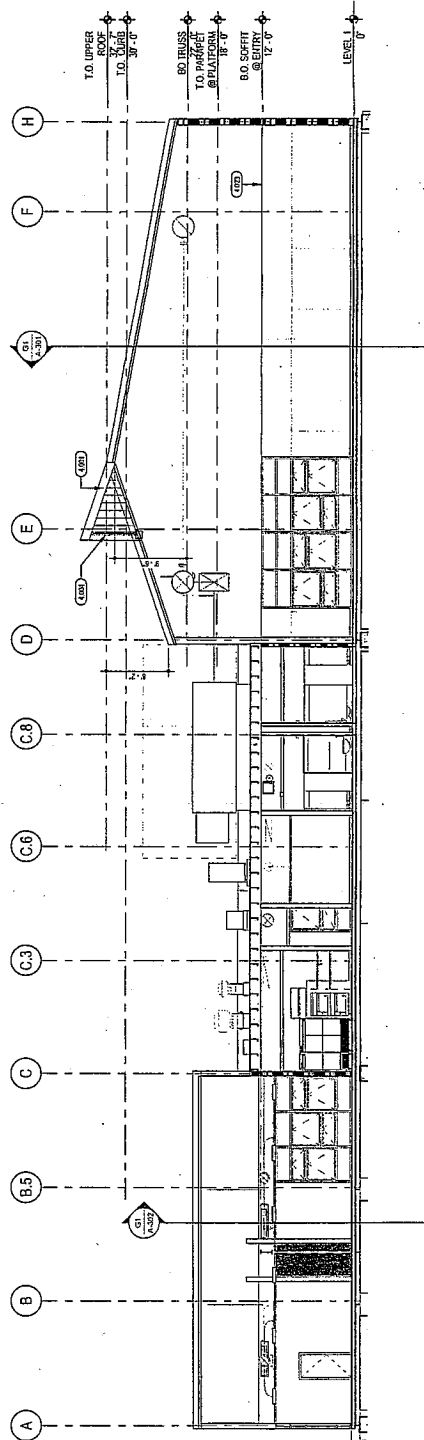
CITY OF OAKLAND
DEPARTMENT OF ENGINEERING
300 Franklin Street, Suite 200
Oakland, CA 94612
Tel: 415/774-1234
Fax: 415/774-1235

SHEET NOTES

- A. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
- B. DOOR SCHEDULE - SEE SHEET A-301
- C. WINDOW SCHEDULE - SEE SHEET A-301
- D. STRUCTURAL FINISHES - SEE S-10
- E. INTERIOR WALL FINISHES - SEE S-10
- F. SLO. FOR A-301 DIMS. IN ALL DIRECTIONS
- G. KEY NOTES
- H. EXTERIOR FINISHES - SEE S-10
- I. EXTERIOR WALL FINISHES - SEE S-10
- J. EXTERIOR WALL FINISHES - SEE S-10
- K. EXTERIOR WALL FINISHES - SEE S-10
- L. EXTERIOR WALL FINISHES - SEE S-10
- M. EXTERIOR WALL FINISHES - SEE S-10



CROSS SECTION THROUGH GYM



LONGITUDINAL SECTION A1

DATE: 10/10/2013
BY: [Signature]
CHECKED: [Signature]
PROJECT: GYM

PROJECT: GYM

PROJECT: GYM

PROJECT: GYM

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CITY OF OAKLAND
DEPARTMENT OF
PUBLIC WORKS
200 FRANKLIN AVENUE
OAKLAND, CA 94612
TEL: 510.231.1000
FAX: 510.231.1007

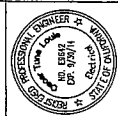


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DATE: 01/01/11
BY: J. B. BROWN
CHECKED: J. B. BROWN
APPROVED: J. B. BROWN

PROJECT NO.
GOLDEN GATE RECREATION CENTER
1075 58TH STREET, OAKLAND, CA
PROJECT # 045110

DESIGNED BY
ZIEGLER ENGINEERS, INC.
1075 58TH STREET, OAKLAND, CA
94612-1075
TEL: 510.231.1000
FAX: 510.231.1007



DATE: 01/01/11
BY: J. B. BROWN
CHECKED: J. B. BROWN
APPROVED: J. B. BROWN

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1075 58TH STREET, OAKLAND, CA
94612-1075
TEL: 510.231.1000
FAX: 510.231.1007

(N) FRAME PAID-MOUNTED
TRANSFORMER

(E) WALL LIGHT, TYP

(D) DECORATIVE WALL LIGHT, TYP

TYP OF 7
(J)
(E)

4 LUMINAIRES
(J)
(E)

2 LUMINAIRES, TYP OF 2
(J)
(E)

① ELECTRICAL SITE PLAN
SCALE: 1"=20'-0"