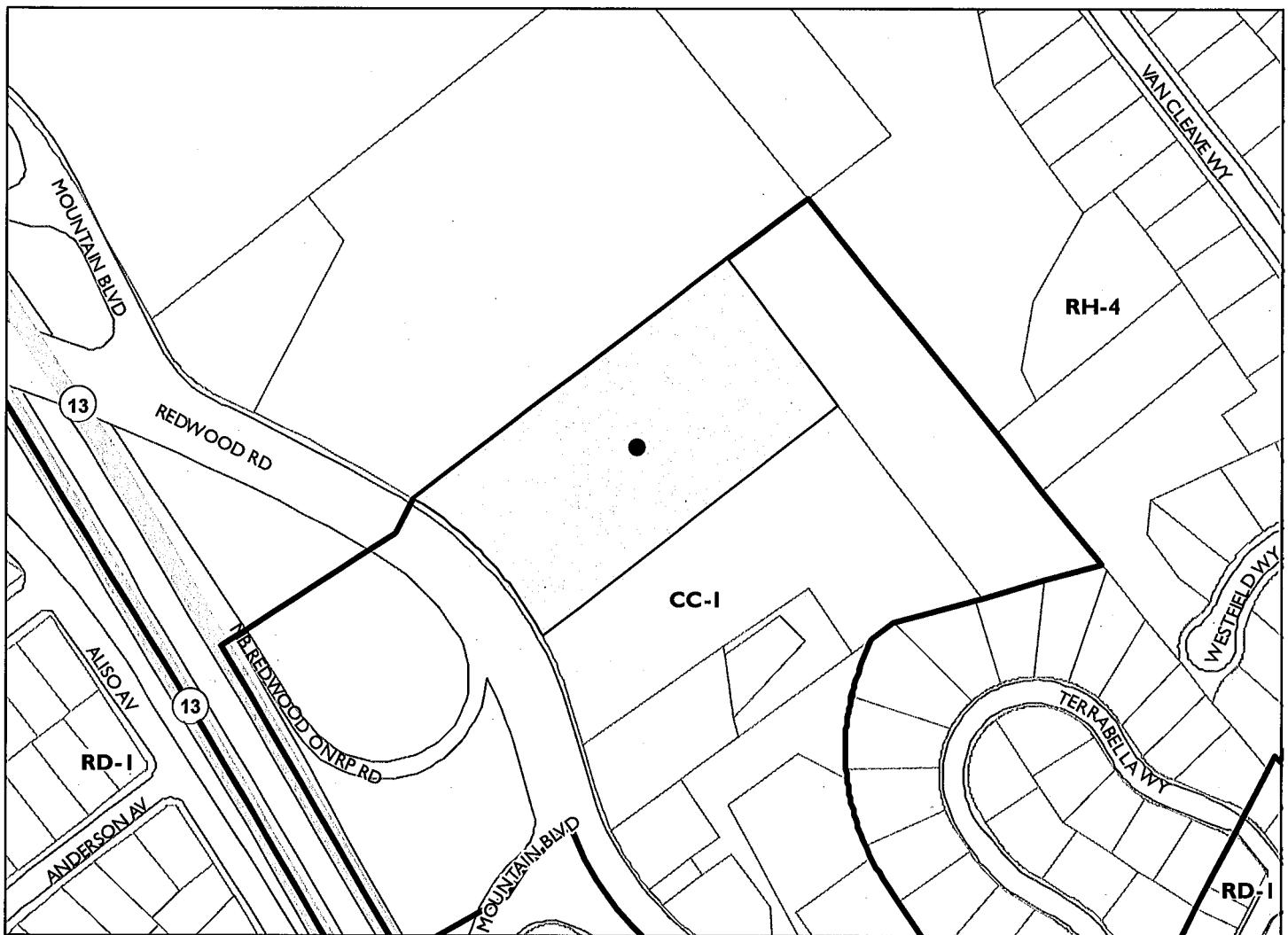


<b>Location:</b>	<b>4100 Redwood Road (See map on reverse)</b>
<b>Assessors Parcel Number:</b>	029-1090-016-11
<b>Proposal:</b>	Proposal to demolish the approximately 18,000 square foot Safeway grocery store and rebuild a new 44,164 square foot grocery store, which would include a new rooftop parking deck and reprogrammed surface parking in the front of the building and on the adjoining lot. The proposed project will also include the merging of the two existing driveways for the Safeway and the adjacent Church at 4000 Redwood Road for a new signalized intersection.
<b>Applicant:</b>	Todd Paradis/Safeway, (925) 467-2078
<b>Owner:</b>	Property Development Centers LLC
<b>Planning Permits Required:</b>	Regular Design Review for new construction Conditional Use permits for a Shared Access Facility for a new common driveway, master sign program and parking reduction in the CC-1 Zone (220 stalls required; 168 proposed; with a total of 265 stalls with shared parking on adjacent lots)
<b>General Plan:</b>	Community Commercial
<b>Zoning:</b>	CC-1, Community Commercial Zone -1
<b>Environmental Determination:</b>	Exempt, Sections 15332 of the State CEQA Guidelines; in-fill development projects; and Section 15183 of the CEQA Guidelines, projects consistent with a community plan, general plan, or zoning.
<b>Historic Status:</b>	Not a historic property
<b>Service Delivery District:</b>	4
<b>City Council District:</b>	4
<b>Action to be Taken:</b>	Decision on Application
<b>Staff Recommendation:</b>	Approve with the attached conditions.
<b>Finality of Decision:</b>	Appealable to City Council within 10 days
<b>For Further Information:</b>	Contact case planner <b>Peterson Z. Vollmann</b> at <b>510-238-6167</b> or by e-mail at <b>pvollmann@oaklandnet.com</b> .

**SUMMARY**

Safeway has proposed to demolish the existing approximately 18,000 square foot grocery store located at 4100 Redwood Road, which is a part of the Lincoln Square Shopping Center, and rebuild a new approximately 44,000 square foot grocery store in its place. The proposal would include a reduced surface parking lot in the front of the store from that of what presently exists and locate a new parking lot in a rooftop parking deck on top of the store. The entry to the project site would be removed and merged with the entry way of the adjacent church property to create a common driveway and a new signalized intersection at the entry and Redwood Road. In addition Safeway, under Property Development Centers LLC, has recently purchased the adjacent lot which is also part of the Lincoln Square shopping center and proposes to better integrate the surface parking lot at the front of the retail buildings with the Safeway parking lot by repaving and restriping.

# CITY OF OAKLAND PLANNING COMMISSION



0 125 250 500 750 1,000 Feet



Case File: CMDVII-137  
Applicant: Safeway  
Address: 4100 Redwood Road  
Zone: CC-I

**PROPERTY DESCRIPTION**

The subject property is a rectangular shaped site of approximately 2.3 acres with frontage on Redwood Road just above Highway 13. The site is one of several parcels under different ownership that make up the Lincoln Square shopping center. The site is situated in between a large church property to the north and another Lincoln Square property to the south, which is under ownership by the Safeway sister company Property Development Centers. The Property Development Center property to the south is currently undergoing façade improvements and renovations to the retail buildings on the property. The site contains a steep upslope from Redwood Road to the surface parking and building pad areas which generally level out to some extent and then the rear of the site is steeply upslope again with residential properties located atop the hillside. The Lincoln Square center contains two auto access points, one directly in front of the existing Safeway store off Redwood Road and another entry further up Redwood Road at the other end of the center adjacent to the Chevron gas station.

**Lincoln Square**

As previously mentioned the Lincoln Square shopping center is comprised of a number of properties under different ownership. Initially the site was divided into three different properties to make up the center with access easements across the sites. Over time those properties have been further subdivided with numerous different ownerships. Recently Property Development Centers LLC purchased the property directly adjacent to the Safeway site in response to concerns previously raised at public meetings about the integration of the Safeway store project with the other parcels in the center.

**PROJECT DESCRIPTION**

The project proposal includes the demolition of the existing approximately 18,000 square foot Safeway grocery store and terraced surface parking lot in the front in order to construct a new approximately 44,000 square foot grocery store with a new reduced front surface parking area containing 33 parking stalls and a rooftop parking deck containing an additional 135 parking stalls for a total of 168. The existing driveway entrance will also be removed and merged with the driveway of the adjacent church property to create one main auto entry into the site with a new traffic signal at the Redwood Road entry. The front surface parking area will also contain access to the loading dock which will be located at the side of the façade closest to the driveway.

The main store entry is situated at the corner of the building nearest the adjacent shopping center property in a tall glass building projection that contains the elevator lobby. One door is oriented toward the parking lot and street and a second entry way is oriented towards the shopping center and a new plaza space that will be created to better tie the store into the rest of the shopping center. The plaza will contain a new stairway with terraced landscaping and improved ADA access to the upper level shops in the adjacent property. The rooftop parking deck will also tie into the Lincoln Square shops by providing a staircase down from the parking area directly into the plaza for the upper level shops.

The project also proposes to resurface and restripe the front surface parking area of the adjacent retail shops under ownership of Property Development Centers, which will better integrate the two lots for better traffic circulation as well as add an additional 13 parking stalls, which would be used as shared parking between the two sites. The applicant has also entered into an agreement for a shared parking with the adjacent church property for an additional 61 off street parking stalls, with the idea being that during peak parking demand for the store the church will not likely be in use and the additional parking can be used by Safeway customers if needed. 26 of the adjacent site parking stalls will be located in an uphill lot above the Safeway parking deck that would be designated for Safeway employees. The total number of parking stalls available for the Safeway site and adjacent retail with the shared parking configuration would total 265 parking stalls.

The applicant has also submitted an additional option for shared parking that includes an additional lot from the Lincoln Square shopping center, but isn't considered part of this application since the property owner has not agreed to the proposed work. If this option were to be executed in the future it would further integrate the parking area and circulation for Lincoln Square as well as add approximately two additional parking stalls to the project site. However, as mentioned this is included in the project plans (Attachment C) as reference only as it is not part of the current proposed project.

## **GENERAL PLAN ANALYSIS**

The General Plan's Land Use and Transportation Element (LUTE) classifies the project site as being located in a Community Commercial General Plan area. This land use classification is intended to create, maintain, and enhance areas suitable for a wide variety of commercial and institutional operations along the City's major corridors and in shopping districts and centers. The Community Commercial districts may include Neighborhood Center uses and larger scale retail and commercial uses, such as auto related businesses, business and personal services, health services and medical uses, educational facilities, and entertainment uses.

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

- Objective N1: Provide for healthy, vital, and accessible commercial areas that help meet local consumer needs in the neighborhoods.
- Policy N1.1: Concentrating Commercial Development. Commercial development in the neighborhoods should be concentrated in areas that are economically viable and provide opportunities for small scale, neighborhood-oriented retail.
- Objective I/C 3: Ensure that Oakland is adequately served by a wide variety of commercial uses, appropriately sited to provide for competitive retail merchandising and diversified office uses, as well as personal and professional services.
- Policy I/C 3.3: Clustering Activity in Nodes. Retail uses should be focused in nodes of activity, characterized by geographic clusters of concentrated commercial activity, along corridors that can be accessed through many modes of transportation.
- Policy I/C 3.4: Strengthening Vitality. The vitality of existing neighborhood mixed use and community commercial areas should be strengthened and preserved.



The proposed Project meets the referenced policies and objectives; the general intent of the Community Commercial land use designation; and is a good fit for this area because the project will provide a expand upon the existing grocery store that is very outdated and small for the surrounding community. The project also will enhance the overall aesthetics of the shopping center by updating the architecture of the site and better integrating the traffic circulation in and out of the shopping center.

## **ZONING ANALYSIS**

The subject property is located within a CC-1, Community Commercial Zone-1, and is within a 35 Height/Intensity Area. The CC-1 zone is intended to create, maintain, and enhance shopping centers and malls with a wide range of consumer services. The 35 Height/Intensity Area allows a Floor Area Ratio (FAR) of 2.0 and a building height of 35 feet.

The proposed project is well within the allowed FAR for the site and within the allowed 35 foot height limit. The elevator tower projects above the maximum 35 feet up to 39.5 feet, which is an allowed projection up to 12 feet above the height limit per Section 17.108 of the Planning Code.

## **Conditional Use Permits**

The proposed project requires three Conditional use permits, 1) for a Shared Access Facility for a common driveway, 2) a Master Sign Program, and 3) a parking reduction in the CC-1 Zone.

## **Common Driveway**

Pursuant to Planning Code Section 17.102.090 a Conditional Use Permit is required for the establishment of a new Shared Access Facility to allow for a new common driveway. Staff feels that the granting of this permit is appropriate since the merging of the Safeway and church driveway will improve traffic circulation in the area as well as enable a new signal to be installed at the entry point on Redwood Road.

## **Master Sign Program**

Pursuant to Planning Code Section 17.104.070 a Master Sign Program requires a Conditional Use Permit. The Master Sign Program in this instance would apply to the Safeway parcel and the adjacent property owned by Property Development Centers as a means to coordinate the signage and create more unified feel to the Lincoln Square shopping center. In addition, the existing large pylon sign with internally lit cabinet signs will be replaced with a new more attractive pylon sign with better signage with push through lettering, which will continue to serve as the identifying sign for individual shops as well as the Lincoln Square center as a whole.

## **Parking Reduction**

Pursuant to Planning Code Section 17.116.290C, the required parking in a CC zone may be reduced by up to 50% upon the granting of a Conditional Use Permit. The new 44,164 square

foot Safeway store would require a total of 220 parking stalls (calculated at 1:200), and would be providing 165 on-site for a requested reduction of 25%.

This type of use permit is generally supported if it can be shown that there will not be a parking shortage that would impact the surrounding community by the applicant implementing a parking demand management plan. Under this proposal, the applicant has proposed to provide shared parking at the Safeway site and the adjacent Property Development Center site as well as additional overflow parking at the adjacent church property. In total the three sites will accommodate 265 off-street parking stalls. See the table below for a breakdown of the proposed parking.

Site	Stalls Provided
Safeway Lot	165
Property Dev. Center Lot	36
Church Lot	61 (shared)*
<b>TOTAL</b>	<b>265</b>

\* The church property contains more than 61 parking stalls - this just references those available for shared use with Safeway.

Staff feels that this is an appropriate approach to so that there is parking available in the absolute heaviest demand for parking without designing a project with too much parking that is rarely used. In addition, as part of the Traffic Impact Study for the project a Parking Demand study was performed that showed that there would be adequate parking available. The parking demand study included a proposal for a 55,100 square foot store, which is about 11,000 square feet larger than the proposal, and concluded that while the Safeway site itself may be short between 10-13 parking spaces at the peak period, the overall site as a whole would still have a surplus.

### **Design Review**

The proposal involves the construction of a new 44,164 square foot grocery store which requires Regular Design Review. Since the new construction involves more than 25,000 square feet of non-residential use the project is required to receive approval by the Planning Commission.

The subject proposal was initially submitted in late 2011 for review by the Planning Division. The project appeared before the Design Review Committee of the Planning Commission in January of 2013. At that meeting staff raised concerns mainly about the landscaping for the site, as there was a desire to see more wooded type trees incorporated into the street fronting landscape plan. Since that time Safeway has beefed up the landscaping in numerous places and included a number of new Coast Live Oaks along the hillside adjacent to Redwood Road, and has included a row of Australian Willow trees adjacent to the pedestrian path along the project site frontage that will help to screen the retaining walls for the walkway and cascade of the walkway.

At the Design Review Committee meeting the main issues raised by the public was that the store should be better integrated with the Lincoln Square shopping center. In the time since the Committee meeting the Safeway sister company has purchased the adjacent retail property and has received approvals to remodel the facades of the buildings in a manner that would relate to the new Safeway store they are proposing. In addition, a new plaza and landscaped walkway

better integrate the two properties together as well as parking lot improvements that will help circulation through the site.

The new building design itself will include a ledge stone base and cement plaster at the upper levels and is anchored by large vertical glass elements that make a successful building design. The loading dock, while not a desirable element on the street facing elevation of a building, has been recessed back from the main façade and will have a solid roll down door with a design on the door, currently proposed as a tree. Due to the topography of the site it was infeasible to install the loading dock at any other location, so staff feels that this is an acceptable approach in this shopping center site layout. Staff will impose conditions of approval that will require the store to keep the loading dock doors closed except for when a truck is entering or exiting the dock.

## **ENVIRONMENTAL DETERMINATION**

For purposes of environmental review under the California Environmental Quality Act (CEQA), the project meets the criteria for a Categorical Exemption under Section 15332 of the CEQA Guidelines. The subject property is an existing commercial building and is not a hazardous materials site listed on the Cortese List. The criteria for a Categorical Exemption under Section 15332 of the CEQA guidelines are as follows:

- 1) **The project is consistent with the applicable general plan designation and all general plan policies as well as with applicable zoning designation and regulations.**  
The proposed project is consistent with the Community Commercial General Plan designation by redeveloping an existing commercial property within an existing shopping center.
- 2) **The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.**  
The site is located within the Oakland City limits, is less than five acres and is completely surrounded by urban uses.
- 3) **The project site has no value as habitat for endangered, rare, or threatened species.**  
The project site has been previously developed and does not contain any habitat for endangered, rare, or threatened species.
- 4) **Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.**  
The proposed project is located on Redwood Road just uphill from Highway 13. Currently the existing levels of service in the area at surrounding intersections are operating at highly acceptable levels (LOS –A and B). The Traffic Impact Study prepared for the project indicated that there would not be a significant reduction in LOS to intersections in the area with the addition of the proposed project. With implementation of standard conditions of approval related to construction management and noise reduction measures, the project would not result in any significant impacts on noise, air quality, or water quality.

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

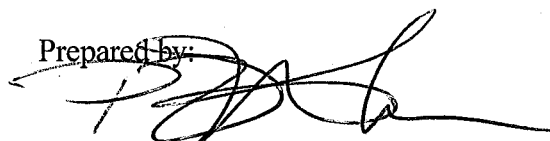
All required utilities are readily accessible on the surrounding streets, and the site will be adequately served by public services in the area.

**CONCLUSION**

Staff feels that the proposed project is well design and will improve the visual quality of the buildings at the project site as well as better integrate the properties together to create a more cohesive look and feel to Lincoln Square. The proposed improvements to the site access and circulation are also another much needed enhancement to the shopping center. Staff also feels that the granting of the Conditional Use permit for reduced parking by 25% is also appropriate given that the project would be able to share parking with the two adjacent lots in order to meet the parking demand of those sites as a whole without over parking the project.

- RECOMMENDATIONS:**
1. Affirm staff's environmental determination.
  2. Approve the Conditional Use and Design Review permits subject to the attached findings and conditions.

Prepared by:



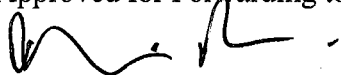
PETERSON Z. VOLLMANN  
Planner III

Approved by:



ROBERT D. MERKAMP  
Development Planning Manager  
Bureau of Planning

Approved for Forwarding to the City Planning Commission:



DARIN RANELETTI  
Deputy Director  
Bureau of Planning

**ATTACHMENTS:**

- A. Findings for Approval
- B. Conditions of Approval
- C. Plans of the Project Site
- D. Master Sign Program Plans

**ATTACHMENT A****FINDINGS FOR APPROVAL**

This proposal meets all the required Design Review Criteria (Section 17.136.050B) and Conditional Use Permit Criteria (Section 17.134.050, 17.102.090B, 17.104.070B, & 17.116.290C) as set forth below and which are required to approve your application. Required findings are shown in **bold type**; reasons your proposal satisfies them are shown in normal type.

**SECTION 17.136.050 – NON-RESIDENTIAL DESIGN REVIEW CRITERIA**

- A. 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.**

The proposal will develop a new Safeway building that use similar materials to and use an architectural style that will better incorporate the store into the already approved design of the façade renovations of the adjacent Lincoln Square shopping center buildings. The pavement and landscaping improvements will also help to improve better integrate the properties together into a cohesive shopping center while improving the visual quality and the pedestrian feel of the center by locating a large amount of parking on the rooftop of the Safeway building and establishing new landscaped pedestrian walkways and outdoor seating areas.

- B. 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 proposed design will improve upon the existing design and character of the site by creating a new building with a superior exterior design to the existing grocery store and creating numerous site improvements to better integrate the Safeway store with the Lincoln Square center as well as improve upon the traffic circulation in the site.

- C. 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 subject property is located within the Community Commercial General Plan land use classification, and the General Plan Land Use and Transportation policies and objectives applicable to the proposed Project are the following:

- Objective N1: Provide for healthy, vital, and accessible commercial areas that help meet local consumer needs in the neighborhoods.
- Policy N1.1: Concentrating Commercial Development. Commercial development in the neighborhoods should be concentrated in areas that are economically viable and provide opportunities for small scale, neighborhood-oriented retail.
- Objective I/C 3: Ensure that Oakland is adequately served by a wide variety of commercial uses, appropriately sited to provide for competitive retail merchandising and diversified office uses, as well as personal and professional services.
- Policy I/C 3.3: Clustering Activity in Nodes. Retail uses should be focused in nodes of activity, characterized by geographic clusters of concentrated commercial activity, along corridors that can be accessed through many modes of transportation.

***FINDINGS***

- Policy I/C 3.4: Strengthening Vitality. The vitality of existing neighborhood mixed use and community commercial areas should be strengthened and preserved.

The proposed Project meets the referenced policies and objectives; the general intent of the Community Commercial land use designation; and is a good fit for this area because the project will provide a expand upon the existing grocery store that is very outdated and small for the surrounding community. The project also will enhance the overall aesthetics of the shopping center by updating the architecture of the site and better integrating the traffic circulation in and out of the shopping center.

**SECTION 17.134.050 –CONDITIONAL USE PERMIT FINDINGS:**

1. **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 proposed Safeway project will help to improve the overall appearance and function of the Lincoln Square shopping center by implementing design enhancements to the new Safeway that will be consistent with that of the approved design of the adjacent Lincoln Square retail buildings, as well as placing a large amount of parking on the rooftop to reduce the surface lot presence and provide areas for outdoor seating and landscaped pedestrian plazas and walkways. The traffic impact study prepared for the project indicated that there would not be any significant impacts to traffic as a result of the project. In addition, the proposed project would be joining two existing driveways onto Redwood Road to create one singular signalized entry to the site, which will help with traffic flow in the areas as well as reducing excessive speeds. The new sidewalk and crosswalks with also provide pedestrian enhancements in the area.

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

The proposal will provide a convenient and functional shopping environment by improving both the functionality for auto access and pedestrian access and environment of the shopping center as well as the overall appearance.

3. **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 development will help to enhance the area as a neighborhood shopping district by establishing an expanded commercial use that will help to bring more activity to the area while creating a better pedestrian environment to the interior of the shopping center.

4. **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 Design Review findings above.

5. **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.**

***FINDINGS***

The subject property is located within the Community Commercial General Plan land use classification, and the General Plan Land Use and Transportation policies and objectives applicable to the proposed Project are the following:

- Objective N1: Provide for healthy, vital, and accessible commercial areas that help meet local consumer needs in the neighborhoods.
- Policy N1.1: Concentrating Commercial Development. Commercial development in the neighborhoods should be concentrated in areas that are economically viable and provide opportunities for small scale, neighborhood-oriented retail.
- Objective I/C 3: Ensure that Oakland is adequately served by a wide variety of commercial uses, appropriately sited to provide for competitive retail merchandising and diversified office uses, as well as personal and professional services.
- Policy I/C 3.3: Clustering Activity in Nodes. Retail uses should be focused in nodes of activity, characterized by geographic clusters of concentrated commercial activity, along corridors that can be accessed through many modes of transportation.
- Policy I/C 3.4: Strengthening Vitality. The vitality of existing neighborhood mixed use and community commercial areas should be strengthened and preserved.

The proposed Project meets the referenced policies and objectives; the general intent of the Community Commercial land use designation; and is a good fit for this area because the project will provide a expand upon the existing grocery store that is very outdated and small for the surrounding community. The project also will enhance the overall aesthetics of the shopping center by updating the architecture of the site and better integrating the traffic circulation in and out of the shopping center.

#### **17.104.070B MASTER SIGN PROGRAMS (ADDITIONAL CUP FINDINGS)**

- 1. That the proposal will be of a quality and character appropriate to the Commercial, Industrial, mixed use building or complex;**

The proposed signs for the Safeway and adjacent Lincoln Square shopping center property will contain signs of a similar type and quality with a mix of halo lit and face lit logos to integrate the design style of the site together as well as reduce the glare from the signs for the wooded area with the use of halo lit signs instead of the existing internally illuminated can signs.

- 2. That the building facade and other walls will be considered and treated as a whole, and in relationship to adjoining buildings;**

The proposed signs for the project are more internal since this is a shopping center versus storefront signs along a small shopping street. However, the signs will be similar in design style to better incorporate the center into a cohesive design concept. Each retail storefront will also contain a sign with similar sign placement. In addition, the new pylon sign for the site will create a more unified design with better design and lighting than that of the existing.

- 3. That all Signs will be harmonious with the architectural design of the building and adjacent buildings, and will not cover or detract from a building's significant architectural features.**

## ***FINDINGS***

The proposed signs for the Safeway and adjacent Lincoln Square site will contain signs that are largely based upon a halo lit letter design that will integrate well with the modern architecture of the buildings at the site and reduce the glare in the wooded area of Redwood Road.

#### **SECTION 17.116.290C – PARKING REDUCTION CRITERION**

**The Planning Director has determined that there will not be a significant parking impact on the surrounding neighborhood through a combination of a parking demand management plan, transit availability, and other factors.**

The applicant has submitted a proposal in which the site will share parking with two adjacent properties. One site is a church with a large amount of surface parking area in the front, side and rear of the building in excess of 200 spaces, and the other adjacent site is the a portion of the Lincoln Square shopping center that is under ownership by the Safeway sister company Property Development Centers (PDC) which currently contains 30 off-street parking stalls. The proposed Safeway rebuild would increase on-site parking from 92 to 168 parking stalls, and the proposal would include the use of the adjacent PDC lot, which would be expanded to 36 stalls, and 61 spaces of nearby parking at the church lot for a total of 265 stalls to handle peak parking demand. The Traffic Impact Study prepared for the project included a parking demand analysis that showed that this amount of parking would be more than sufficient for the proposal.

#### **SECTION 17.102.090 – SHARED ACCESS FACILITIES**

- 1. Compliance with Guidelines. Each shared access facility proposal shall be in compliance with all applicable City standards, including but not limited to the City Planning Commission guidelines for development and evaluation of shared access facilities.**

The proposed shared access facility is only for the joining of two adjacent property's driveways into one larger more efficient driveway. The Guidelines generally provide direction to new private roads that serve a number of private residences. In this instance the two existing driveways would be merged right at the edge of the public right of way to create a new singular larger driveway that would include a traffic signal.

- 2. Public Safety. The width of a shared access facility shall be adequate to ensure unimpeded emergency and nonemergency ingress and egress at all times. Additionally, the shared access facility shall conform to City standards for roadway layout and design.**

The common driveway will be larger than the two existing driveways and if anything would improve emergency access to the site. Furthermore, this facility is just for the sharing of two non-residential driveways that will contain a capacity for a large amount of traffic flow and is not the typical shared access facility or access easement which are small roadways designed for a series of small residences.

- 3. Aesthetics. A shared access facility shall be designed to provide the environmentally superior alternative to other approaches for the development of the property and shall be designed to be visually compatible with its surroundings, as set forth in the City Planning Commission guidelines; necessary retaining walls shall not be of excessive height and shall not be visibly obtrusive, as such are defined in the City Planning Commission guidelines.**

## ***FINDINGS***



The combined driveway will improve the traffic circulation in the area without creating any negative visual aesthetics. No large visibly obtrusive retaining walls would be required for the combining of the two driveways.

4. **On-Going Owner Responsibility.** Applicants for a shared access facility shall submit, for approval, an agreement for access facility maintenance, parking restrictions, and landscape maintenance. Upon staff approval, the proposed agreement shall be recorded by the applicant within thirty (30) days with the Alameda County Recorder. In addition, applicants for a shared access facility shall provide documentation of continuing liability insurance coverage. Documentation of insurance coverage shall include the written undertaking of each insurer to give the City thirty (30) days' prior written notice of cancellation, termination, or material change of such insurance coverage.

This will be completed as necessary per the Conditions of Approval.

5. **Certification.** Prior to construction, applicants for a shared access facility shall retain a California registered professional civil engineer to certify, upon completion, that the access facility was constructed in accordance with the approved plans and construction standards. This requirement may be modified or waived at the discretion of the Director of Public Works, based on the topography or geotechnical considerations. An applicant may also be required to show assurance of performance bonding for grading and other associated improvements. In addition, prior to the installation of landscaping, an applicant shall retain a landscape architect or other qualified individual to certify, upon completion, that landscaping was installed in accordance with the approved landscape plan.

This will be completed as necessary per the Conditions of Approval.

**ATTACHMENT B**

**CONDITIONS OF APPROVAL**

**STANDARD CONDITIONS:**

**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 **October 10, 2014**, 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: **Regular Design Review for new construction of a grocery store, conditional use permit for a 25% reduction in required parking (220 required; 165 proposed), master sign program, and a shared access facility for a common driveway.**

**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. Landscape Requirements for Street Frontages.*****Prior to issuance of a final inspection of the building permit***

On streets with sidewalks where the distance from the face of the curb to the outer edge of the sidewalk is at least six and one-half (6 ½) feet and does not interfere with access requirements, a minimum of one (1) twenty-four (24) inch box tree shall be provided for every twenty-five (25) feet of street frontage, unless a smaller size is recommended by the City arborist. The trees to be provided shall include species acceptable to the Tree Services Division.

**13. Landscape Maintenance.*****Ongoing***

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

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

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

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

- a) The project applicant shall submit Public Improvement Plans to Building Services Division for adjacent public rights-of-way (ROW) showing all proposed improvements and compliance with the conditions and 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.

**16. 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.

**17. 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.

**18. 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.

**19. Parking and Transportation Demand Management*****Prior to issuance of a final inspection of the building permit.***

The applicant shall submit for review and approval by the Planning and Zoning Division a Transportation Demand Management (TDM) plan containing strategies to reduce on-site parking demand and single occupancy vehicle travel. The applicant shall implement the approved TDM plan. The TDM shall include strategies to increase bicycle, pedestrian, transit, and carpools/vanpool use. All four modes of travel shall be considered. Strategies to consider include the following:

- a) Inclusion of additional bicycle parking, shower, and locker facilities that exceed the requirement
- b) Construction of bike lanes per the Bicycle Master Plan; Priority Bikeway Projects
- c) Signage and striping onsite to encourage bike safety
- d) Installation of safety elements per the Pedestrian Master Plan (such as cross walk striping, curb ramps, count down signals, bulb outs, etc.) to encourage convenient crossing at arterials
- e) Installation of amenities such as lighting, street trees, trash receptacles per the Pedestrian Master Plan and any applicable streetscape plan.
- f) Direct transit sales or subsidized transit passes
- g) Guaranteed ride home program
- h) Pre-tax commuter benefits (checks)
- i) On-site car-sharing program (such as City Car Share, Zip Car, etc.)
- j) On-site carpooling program
- k) Distribution of information concerning alternative transportation options
- l) Parking spaces sold/leased separately
- m) Parking management strategies; including attendant/valet parking and shared parking spaces

**20. Construction-Related Air Pollution Controls (Dust and Equipment Emissions)*****Ongoing throughout demolition, grading, and/or construction***

During construction, the project applicant shall require the construction contractor to implement all of the following applicable measures recommended by the Bay Area Air Quality Management District (BAAQMD):

- a) Water all exposed surfaces of active construction areas at least twice daily (using reclaimed water if possible). Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever possible.
- 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) All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d) 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.
- e) Enclose, cover, water twice daily or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).
- f) Limit vehicle speeds on unpaved roads to 15 miles per hour.
- g) Idling times shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485, of the California Code of Regulations. Clear signage to this effect shall be provided for construction workers at all access points.
- h) All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- i) Post a publicly visible sign that includes the contractor's name and telephone number to contact regarding dust complaints. When contacted, the contractor shall respond and take corrective action within 48 hours. The telephone numbers of contacts at the City and the BAAQMD shall also be visible. This information may be posted on other required on-site signage.
- j) All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.
- k) All excavation, grading, and demolition activities shall be suspended when average wind speeds exceed 20 mph.
- l) Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- m) Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for one month or more).
- n) Designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress.
- o) Install appropriate wind breaks (e.g., trees, fences) on the windward side(s) of actively disturbed areas of the construction site to minimize wind blown dust. Wind breaks must have a maximum 50 percent air porosity.
- p) Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.
- q) The simultaneous occurrence of excavation, grading, and ground-disturbing construction activities on the same area at any one time shall be limited. Activities shall be phased to reduce the amount of disturbed surfaces at any one time.
- r) All trucks and equipment, including tires, shall be washed off prior to leaving the site.
- s) Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel.
- t) Minimize the idling time of diesel-powered construction equipment to two minutes.
- u) The project applicant shall develop a plan demonstrating that the off-road equipment (more than 50 horsepower) to be used in the construction project (i.e., owned, leased, and subcontractor vehicles) would achieve a project wide fleet-average 20 percent NOx reduction and 45 percent particulate matter (PM) reduction compared to the most recent California Air Resources Board (CARB) fleet average. Acceptable options for reducing emissions include the use of late model engines, low-emission diesel

## ***CONDITIONS OF APPROVAL***

products, alternative fuels, engine retrofit technology, after-treatment products, add-on devices such as particulate filters, and/or other options as they become available.

- v) Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., BAAQMD Regulation 8, Rule 3: Architectural Coatings).
- w) All construction equipment, diesel trucks, and generators shall be equipped with Best Available Control Technology for emission reductions of NOx and PM.
- x) Off-road heavy diesel engines shall meet the CARB's most recent certification standard.

## **21. 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.

## **22. 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.

### **23. 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.

### **24. 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:
  - a) 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.
  - b) Prohibition of Z-duct construction.

## **25. 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.

## **26. 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.

**Major Project Cases:**

- 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 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.
- h) Any heavy equipment brought to the construction site shall be transported by truck, where feasible.
- i) No materials or equipment shall be stored on the traveled roadway at any time.
- j) Prior to construction, a portable toilet facility and a debris box shall be installed on the site, and properly maintained through project completion.
- k) All equipment shall be equipped with mufflers.
- l) Prior to the end of each work day during construction, the contractor or contractors shall pick up and properly dispose of all litter resulting from or related to the project, whether located on the property, within the public rights-of-way, or properties of adjacent or nearby neighbors.

**27. 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.

**28. 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](http://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.

**29. 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.

### 30. 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.

### 31. Asbestos Removal in Soil

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

To minimize the release of naturally occurring asbestos in the soil during construction, the project applicant shall require the construction contractor to demonstrate compliance with Bay Area Air Quality Management District's (BAAQMD) Asbestos Airborne Toxic Control Measures for Construction, Grading, Quarrying and Surface Mining Operations (implementing CCR section 93105) for activities that disturb the soil, such as grading, etc.

#### **A. Minimum Requirements where area to be disturbed with Construction Grading Operations is 1 acre or less**

##### *Administrative Requirements*

- a) No notification is required to the BAAQMD office; unless
- b) Upon discovery of naturally occurring asbestos, serpentine, or ultramafic rock the project applicant must notify the BAAQMD's Air Pollution Control Officer (APCO) by the next business day.

##### *Dust Control Requirements*

- a) Vehicle speed shall be  $\leq 15$  mph
- b) Sufficient water shall be applied to the area prior to disturbance to prevent visible emissions from crossing project boundaries.
- c) Areas to be graded or excavated shall be kept adequately wetted to prevent visible emissions from crossing project boundaries.
- d) Storage piles kept shall be adequately wetted, treated with dust suppressant, or covered when the material is not being added or removed.
- e) Equipment must be washed down before moving from the property onto the paved roadway.
- f) Visible track-out on paved public road must be cleaned using wet sweeping or High Efficiency Particulate Air (HEPA) filter equipped vacuum device within 24 hours.

- g) Implement the preceding dust control measures within 24 hours upon discovery of naturally occurring asbestos, serpentine, or ultramafic rock.

**B. Minimum Requirements where area to be disturbed with Construction Operations is More than 1 acre**

*Administrative (Prior to the start of work)*

- a) Asbestos Dust Minimization Plan shall be submitted to BAAQMD and approved prior to engaging in the any construction or grading operation.
- b) The Asbestos Dust Minimization Plan provisions shall be implemented at the beginning and maintained throughout the duration of the construction or grading activity.

*Dust Control Requirements*

The Asbestos Dust Minimization Plan shall include one or more provisions to address the following topics:

- a) Control for traffic on on-site unpaved roads, parking lots, and staging areas shall include: limiting vehicle speed to less than 15 mph, and one or more of the following: watering every two hours of active operations or sufficiently often to keep area wetted; applying chemical dust suppressants to consistent with manufacturer's directions; maintaining gravel cover with a silt content less than 5% and asbestos content less than .25% as determined using the asbestos bulk test method; or any other measure as effective as those listed above.
- b) Control for earthmoving activities shall include one or more of the following: pre-wetting the ground to the depth of the anticipated cuts; suspending grading operations when wind speeds are high enough to result in dust emissions crossing the property line despite applicable of dust measures; application of water prior to any land clearing; or any other measure as effective.
- c) Storage piles shall be kept adequately wetted or covered with tarps when the material is not being added or removed.
- d) Storage piles must be stabilized when inactive for more than 7 days by implementing one or more of the following: adequately wetting the site, establishing and maintaining surface crusting material, chemical dust suppressant or stabilizer, covering with tarps or vegetative cover, installation of wind barriers of 50% porosity around three sides of the pile areas, or any measure as effective.
- e) Equipment must be washed down before moving from the property onto paved roadway.  
Track-out prevention and control measures shall include:
  - i. Removal of visible track-out on paved public road at any location where vehicles exit the work site using wet sweeping or High Efficiency Particulate Air (HEPA) filter equipped vacuum device at least one time per day.
  - ii. Installation of one or more of the following track-out prevention devices: gravel pad, tire shaker, wheel wash system, not less than 50 feet of pavement extending from intersection with paved public road, or other measure as effective.
- f) Control for offsite-transport shall include the following: maintenance of trucks such that no spillage can occur from holes or openings in cargo compartments; loads are adequately wetted; and either covered with tarps or loaded such that the material does not touch the front, back, or sides of the cargo compartment at any point less than 6" from the top and that at no point of the load extends above the top of the cargo compartment.
- g) Post project stabilization of disturbed surfaces shall occur using one or more of the following: establishing vegetative cover; placement of at least 3" of non-asbestos-containing material, paving, or other measure deemed sufficient to prevent 10 mph winds from causing visible emissions.

**CONDITIONS OF APPROVAL**

*Administrative (After completion of work)*

- a) If required by the BAAQMD's APCO, the plan must include an air-monitoring component which shall specify the following: type of air sampling device; siting of the device; sampling of the device; sampling duration and frequency; and analytical method.
- b) The plan shall state the frequency with which the information will be reported to BAAQMD.
- c) The owner/operator shall keep maintain the following records for at least 7 years following completion of the project: results of any required air monitoring; documentation for any geologic evaluation conducted for the purposes of obtaining an exemption; and results of any bulk sampling conducted by the owner/operator to document applicability done or at the request of APCO.

**32. Tree Removal Permit on Creekside Properties***Prior to issuance of a final inspection of the building permit*

Prior to removal of any tree located on the project site which is identified as a creekside property, the project applicant must secure the applicable creek protection permit, and abide by the conditions of that permit.

**33. Tree Removal During Breeding Season***Prior to issuance of a tree removal permit*

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

**34. 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.

**35. 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.

**36. 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.

### **37. 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.

### **38. 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.

### **39. Paleontological Resources**

#### ***Ongoing throughout demolition, grading, and/or construction***

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

### **40. 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.

**41. 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.

**42. Post-Construction Stormwater Management Plan**

***Prior to issuance of building permit (or other construction-related permit)***

The applicant shall comply with the requirements of Provision C.3 of the National Pollutant Discharge Elimination System (NPDES) permit issued to the Alameda Countywide Clean Water Program. The applicant shall submit with the application for a building permit (or other construction-related permit) a completed Construction-Permit-Phase Stormwater Supplemental Form to the Building Services Division. The project drawings submitted for the building permit (or other construction-related permit) shall contain a stormwater management plan, for review and approval by the City, to manage stormwater run-off and to limit the discharge of pollutants in stormwater after construction of the project to the maximum extent practicable.

- a) The post-construction stormwater management plan shall include and identify the following:
- All proposed impervious surface on the site;
  - Anticipated directional flows of on-site stormwater runoff; and
  - Site design measures to reduce the amount of impervious surface area and directly connected impervious surfaces; and
  - Source control measures to limit the potential for stormwater pollution;
  - Stormwater treatment measures to remove pollutants from stormwater runoff; and
  - Hydromodification management measures so that post-project stormwater runoff does not exceed the flow and duration of pre-project runoff, if required under the NPDES permit.
- b) The following additional information shall be submitted with the post-construction stormwater management plan:

- i. Detailed hydraulic sizing calculations for each stormwater treatment measure proposed; and
- ii. Pollutant removal information demonstrating that any proposed manufactured/mechanical (i.e. non-landscape-based) stormwater treatment measure, when not used in combination with a landscape-based treatment measure, is capable of removing the range of pollutants typically removed by landscape-based treatment measures and/or the range of pollutants expected to be generated by the project.

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.

**43. 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.

**44. 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.

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

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

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

***During construction***

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

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

***After construction, as specified below***

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

**46. Compliance with the Green Building Ordinance, OMC Chapter 18.02, for Building and Landscape Projects Using the StopWaste.Org Small Commercial or Bay Friendly Basic Landscape Checklist*****Prior to issuance of a building permit***

The applicant shall comply with the requirements of the California Green Building Standards (CALGreen) mandatory measures and the applicable requirements of the Green Building Ordinance, (OMC Chapter 18.02.) for projects using the StopWaste.Org Small Commercial or Bay Friendly Basic Landscape Checklist.

- a) The following information shall be submitted to the Building Services Division for review and approval with application for a Building permit:
  - i. Documentation showing compliance with the 2008 Title 24, California Building Energy Efficiency Standards.
  - ii. Completed copy of the green building checklist approved during the review of a Planning and Zoning permit.
  - iii. Permit plans that show in general notes, detailed design drawings and specifications as necessary compliance with the items listed in subsection (b) below.
  - iv. Other documentation to prove compliance.
- b) The set of plans in subsection (a) shall demonstrate compliance with the following:
  - i. CALGreen mandatory measures.
  - ii. All applicable green building measures identified on the StopWaste.Org checklist approved during the review of a Planning and Zoning permit, or submittal of a Request for Revision Plan-check application that shows the previously approved points that will be eliminated or substituted.

***During construction***

The applicant shall comply with the applicable requirements of CALGreen and Green Building Ordinance, Chapter 18.02 for projects using the StopWaste.Org Small Commercial or Bay Friendly Basic Landscape Checklist.

- a) The following information shall be submitted to the Building Inspections Division for review and approval:
  - i. Completed copy of the green building checklists approved during review of the Planning and Zoning permit and during the review of the Building permit.
  - ii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.

**PROJECT SPECIFIC CONDITIONS:****47. Common Driveway Agreement*****Prior to issuance of a building permit***

The applicant shall submit documentation of the agreement for the proposed shared driveway with the adjacent property owner. This agreement shall include ongoing use, maintenance of pavement, landscaping, and any relevant structural features.

**48. Traffic Improvements*****Prior to issuance of a building permit***

The p-job plans shall include a design that incorporates the following:

- The cross walk across Redwood Road shall be perpendicular to the roadway.
- The existing median on Redwood Road should be extended to the proposed crosswalk.
- The project driveway shall also contain a signalized crosswalk across the project driveway.

**49. Shopping Carts*****Prior to Certificate of Occupancy & Ongoing***

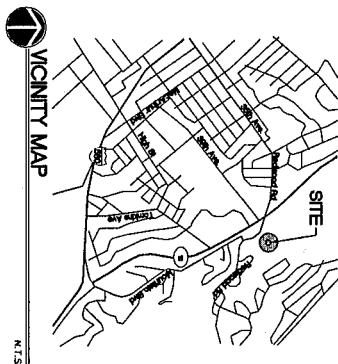
The following site improvements shall be made as it relates to the use and storage of shopping carts on the project site:

- Shopping cart corrals shall be installed in locations on adjacent properties that are included in the shared parking considerations of this project.
- A shopping cart locking system shall be provided to limit grocery store customers from parking on other properties in the Lincoln Square shopping center that are noted as "Lot Not a Part" on the approved plans. This shall be done by setting the line for the cart locking activation at the property lines of the aforementioned parcels. Any deviation from this condition requires signed agreement of the property owners of the adjacent lots.

**APPROVED BY:**

City Planning Commission: \_\_\_\_\_ (date) \_\_\_\_\_ (vote)

City Council: \_\_\_\_\_ (date) \_\_\_\_\_ (vote)



# SAFeway

## OAKLAND 2026

### DEVELOPMENT REVIEW: JULY 15TH 2014

#### CIVIL LANDSCAPE ARCHITECTURAL

#### OWNER

SAFeway STORE #1000  
3815 STEWART AVENUE  
OAKLAND, CA 94612  
CONTACT: TONY PARADIS (tony@paradis.com)  
PHONE: 925.467.2078

#### CML/LANDSCAPE/ARCH

MCKENZIE  
1515 SE WATER AVENUE  
PORTLAND, OREGON 97214  
CONTACT: JAMES J. BUTTS (jbutts@mckenzie.com)  
LANDSCAPE ARCHITECT: RON HEDON (rhedon@mckenzie.com)  
ARCHITECT: WENDY MILLER (wendy@mckenzie.com)  
PHONE: 503.224.9560  
FAX: 503.224.9562

#### SITE SURVEY

WIND ENGINEERING  
2280 MONTEREY-SALINAS HIGHWAY  
MONTEREY, CA 93940  
PHONE: 831.655.2723  
FAX: 831.655.3425

#### TREE SURVEY

ARBOREAL CONSULTING ASSOCIATES  
238 WEST PORTAL AVENUE, #311  
SAN FRANCISCO, CA 94127  
CONTACT: JAMES LASCOIT (jlascoit@arbores.com)  
PHONE: 415.733.5022

#### ELECTRICAL

ECI ENGINEERING CONSULTANTS, INC.  
2000 CALIFORNIA AVENUE  
SUITE 100  
CONTACT: CATHY MILLER (cathy@eci-engineers.com)  
PHONE: 206.376.9820  
FAX: 206.376.9822

#### ZONING CODE ANALYSIS

JURISDICTION: CITY OF OAKLAND  
GENERAL DESIGNATION: CO-1 SHOPPING CENTER COMMERCIAL  
OVERLAY ZONE: NONE  
BASE ALLOWABLE HEIGHT: 35'-0"  
ALLOWABLE HEIGHT W/ INCREASE: +12' AT ELEVATOR, STAIRS, AND PENNYHOUSES  
(+10% OF TOTAL BUILDING AREA)  
SETBACKS: FRONT: 35'-0" REAR: 10' SIDE: 10'  
LANDSCAPE COVERAGE: NO MINIMUM REQ'D  
SITES: 0' REAR: 61' REAR

#### BUILDING CODE ANALYSIS

BUILDING CODE: 2013 CALIFORNIA BUILDING CODE  
OCCUPANCY: B-1 (NON-SEPARATED USE)  
CONSTRUCTION TYPE: 2 STORY / 22'-0"  
HEIGHT OF PROPOSED: 35'-6" (4% OF TOTAL BUILDING AREA)  
ELEVATION PROJECTION: 35'-6" (4% OF TOTAL BUILDING AREA)

#### SITE INFORMATION

BUILDING ADDRESS: 4100 REDWOOD ROAD  
ASSESSOR MAP/TAX LOT: 029-1090-016-11

	EXISTING	PROPOSED
TOTAL SITE AREA	208,966 SF (4.80 ACRES)	208,966 SF (4.80 ACRES)
BUILDING AREA (SAFeway STORE)	17,991 SF	44,148 SF
MAIN SALES FLOOR	NA	1,000 SF
LOADING DOCK	NA	3,000 SF
BUILDING AREA - FIRST FLOOR (SAFeway)	18,916 SF	48,874 SF
BUILDING AREA - SECOND FLOOR (PARKING DECK)	NA	55,143 SF
TOTAL BUILDING AREA (SAFeway + PARK DECK)	18,916 SF	104,017 SF
TOTAL BUILDING AREA - RETAIL BUILDING	13,333 SF	13,333 SF
RETAIL BUILDING 'C' FIRST FLOOR	6,902 SF	6,902 SF
RETAIL BUILDING 'C' SECOND FLOOR	7,791 SF	7,791 SF
TOTAL BUILDING AREA - RETAIL BUILDING	14,709 SF	14,709 SF
TOTAL BUILDING AREA (SAFeway + RETAIL BUILDING)	46,550 SF	120,532 SF
SITE COVERAGE (BUILDING FOOTPRINT)	36.1%	75.363%
		18.6%

#### SITE DATA: SAFeway PARCEL

	EXISTING	PROPOSED
BUILDING FOOTPRINT	18,916 SF (0.43 AC) 22.5%	104,017 SF (2.53 AC) 50.2%
PAVED AREA	51,813 SF (1.18 AC) 24.3%	104,017 SF (2.53 AC) 50.2%
LANDSCAPE AREA	157,153 SF (3.62 AC) 75.7%	104,017 SF (2.53 AC) 50.2%
TOTAL	100,000 SF (2.27 AC)	104,017 SF (2.53 AC)
BUILDING FOOTPRINT	55,143 SF (1.26 AC) 54.0%	104,017 SF (2.53 AC) 50.2%
PAVED AREA	22,872 SF (0.52 AC) 22.5%	104,017 SF (2.53 AC) 50.2%
LANDSCAPE AREA	10,288 SF (0.23 AC)	104,017 SF (2.53 AC)
TOTAL	100,000 SF (2.27 AC)	104,017 SF (2.53 AC)

#### PROPOSED SHARED PARKING

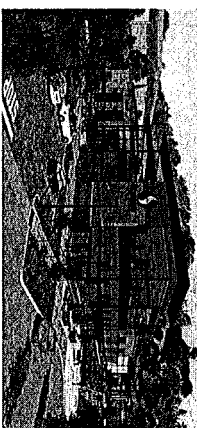
	EXISTING	PROPOSED
PAVED AREA	18	17
LANDSCAPE AREA	26	26
TOTAL	44	43

#### SITE DATA: SE RETAIL PARCEL

	EXISTING	PROPOSED
BUILDING FOOTPRINT	20,046 SF (0.46 AC) 22.5%	20,046 SF (0.46 AC) 22.5%
PAVED AREA	20,046 SF (0.46 AC) 22.5%	20,046 SF (0.46 AC) 22.5%
LANDSCAPE AREA	77,520 SF (1.76 AC) 42.5%	77,520 SF (1.76 AC) 42.5%
TOTAL	97,566 SF (2.21 AC)	97,566 SF (2.21 AC)
BUILDING FOOTPRINT	20,046 SF (0.46 AC) 22.5%	20,046 SF (0.46 AC) 22.5%
PAVED AREA	31,705 SF (0.72 AC) 32.5%	31,705 SF (0.72 AC) 32.5%
LANDSCAPE AREA	35,785 SF (0.82 AC) 40.5%	35,785 SF (0.82 AC) 40.5%
TOTAL	57,591 SF (1.28 AC)	57,591 SF (1.28 AC)

#### SITE DATA: COMBINED

	EXISTING	PROPOSED
BUILDING FOOTPRINT	38,962 SF (0.89 AC) 20.3%	124,063 SF (2.81 AC) 60.7%
PAVED AREA	51,813 SF (1.18 AC) 24.3%	124,063 SF (2.81 AC) 60.7%
LANDSCAPE AREA	148,187 SF (3.37 AC) 71.7%	104,017 SF (2.53 AC) 50.2%
TOTAL	200,000 SF (4.57 AC)	228,080 SF (5.34 AC)
BUILDING FOOTPRINT	75,189 SF (1.72 AC) 30.3%	124,063 SF (2.81 AC) 60.7%
PAVED AREA	75,189 SF (1.72 AC) 30.3%	124,063 SF (2.81 AC) 60.7%
LANDSCAPE AREA	124,811 SF (2.85 AC) 62.0%	104,017 SF (2.53 AC) 50.2%
TOTAL	200,000 SF (4.57 AC)	228,080 SF (5.34 AC)



#### INDEX OF DRAWINGS

- T0.1 TITLE SHEET/ DRAWING INDEX
- T0.2 CODE ANALYSIS AND EXISTING PLANS

#### CML

- C1.0 SITE PLAN
- C1.0A ALTERNATE SITE PLAN
- C2.0 TRUCK DIAGRAM - IN BOUND
- C2.1 TRUCK DIAGRAM - OUT BOUND
- C3.1A GRADING PLAN
- C3.1B ALTERNATE GRADING PLAN
- C3.2 SEDIMENT AND EROSION CONTROL PLAN
- C3.2A SITE SECTIONS
- C3.3 SAFeway LOT RETAINING WALL PROFILE
- C3.3A RETAIL PARCEL RETAINING WALL PROFILE

#### LANDSCAPE

- L2.1 LANDSCAPE REMOVAL PLAN
- L2.2 PLANTING, IRRIGATION, + SURFACE TREATMENT PLAN
- L2.3 LANDSCAPE SCHEDULE, NOTES AND TREE INFORMATION PLAN
- L2.4 EXISTING TREE LEGEND
- L2.1 PROTECTED TREES WITHIN 30' OF DEVELOPMENT ACTIVITY
- L2.2 PROTECTED TREES WITHIN 100' OF DEVELOPMENT ACTIVITY

#### ARCHITECTURAL

- A1.1 GROUND FLOOR PLAN
- A1.2 UPPER FLOOR PLAN
- A2.1 SOUTH ELEVATION
- A2.2 EAST AND WEST ELEVATIONS
- A2.3 PERSPECTIVE
- A2.4 PERSPECTIVE
- A2.5 PERSPECTIVE
- A2.6 PERSPECTIVE
- A2.7 PERSPECTIVE
- A2.8 PERSPECTIVE
- A2.9 PERSPECTIVE
- A3.1 BUILDING SECTIONS

OAKLAND 2026

SAFeway STORE  
4100 REDWOOD RD.  
OAKLAND, CA 94619



MACKENZIE

1515 SE Water Ave, Portland, OR, 97214  
503.224.9560

COVER SHEET  
AND INDEX OF  
DRAWINGS

T0.1

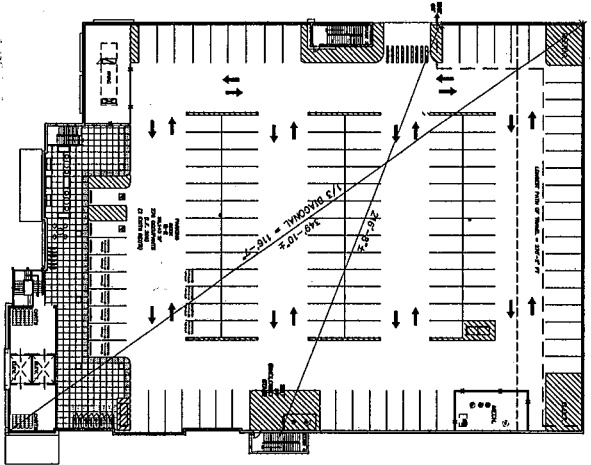
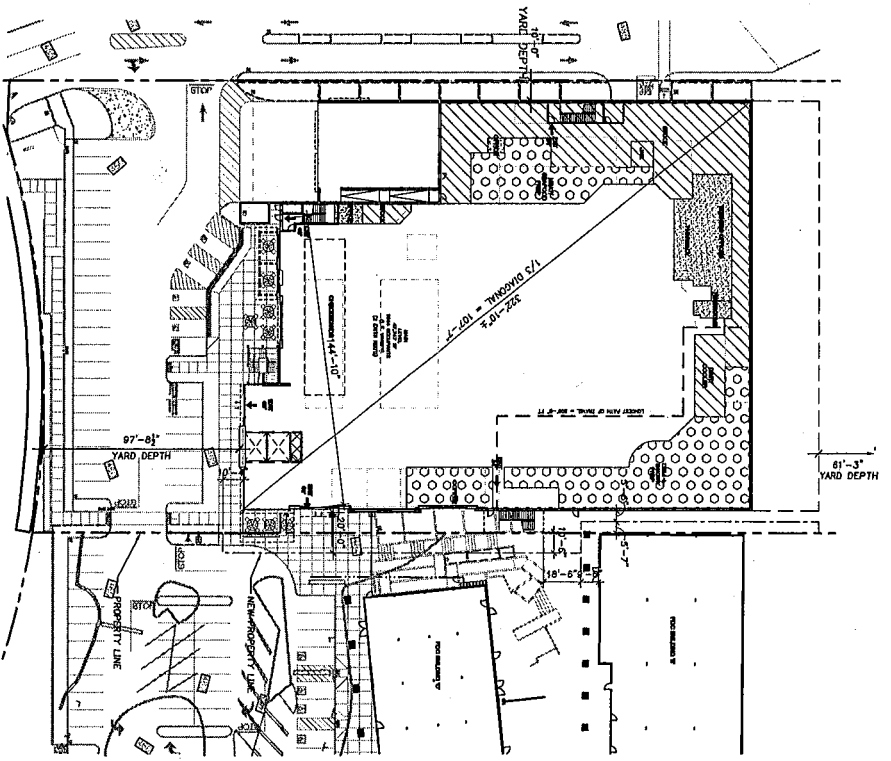
RESUBMITTAL - OCTOBER 10, 2014  
RESUBMITTAL - AUGUST 12, 2014  
RESUBMITTAL - JULY 15, 2014  
CITY DEVELOPMENT REVIEW - JULY 14, 2011

2070343.01

© ALL RIGHTS RESERVED  
NO PART OF THIS DRAWING MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT PERMISSION IN WRITING FROM THE AUTHOR.

ATTACHMENT C





## CODE ANALYSIS

BASED ON THE 2013 CALIFORNIA BUILDING CODE (CBC)

ANALYSIS METHOD

CONSTRUCTION TYPE (SECTION 602)

TYPE-A (REINFORCED)

PROTECTION AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT

BASED ON THE 2013 CALIFORNIA BUILDING CODE (CBC)

THE BUILDING HAS BEEN CALCULATED BASED ON NON-SEPARATED USED (SECTION 506.3).

ALLOWABLE BUILDING AREA (TABLE 503 AND SECTION 506.3) (600 RESTRICTED) 65,741 SF (789 STORIES)

\*PROPOSED BUILDING AREA: 65,741 SF (789 STORIES)

MAIN STORE LEVEL: 44,074 SF

MECHANICAL EQUIPMENT ROOMS: 5,667 SF

TOTAL BUILDING AREA: 50,741 SF

ALLOWABLE BUILDING HEIGHT: 65'-0" (4 STORIES)

(TABLE 503.1.3) (600 RESTRICTED)

\*PROPOSED BUILDING HEIGHT: 22'-0" (2 STORIES)

OCCUPANT SEPARATION: NO SEPARATION IS REQUIRED BETWEEN NONSEPARATED OCCUPANCIES.

(TABLE 506.3.1.3)

YARD REQUIRED: NORTH 61.2'

SOUTH 98.5'

EAST 10.0'

WEST 10.0'

STRUCTURAL FRAME: 1-HR

EXTERIOR BEARING WALLS: 1-HR

INTERIOR NON-BEARING WALLS: NR

FLOORS: 1-HR

SHAFTS (706.4): 1-HR

STAIRS (706.4.1): 1-HR

ONE SEPARATE STAIR FOR EACH WALL BASED ON ONE SEPARATION (TABLE 602)

5'-0" MIN. 2 HR

10'-0" MIN. 1 HR

15'-0" MIN. 0 HR

20'-0" MIN. 0 HR

10' TO LESS THAN 15'

15' TO LESS THAN 20'

20' TO LESS THAN 30'

NO LIMIT

NO REQUIRED

45% NO LIMIT AT OPEN PARKING LEVEL.

75% NO LIMIT AT OPEN PARKING LEVEL.

NO LIMIT

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

NO REQUIRED

RESUBMITTAL - OCTOBER 10, 2014  
RESUBMITTAL - AUGUST 12, 2014  
RESUBMITTAL - JULY 13, 2014  
CITY DEVELOPMENT REVIEW - JULY 14, 2011

T0.2

2070343.01

2070343.01

2070343.01

2070343.01

2070343.01

2070343.01

2070343.01

2070343.01

2070343.01

2070343.01

2070343.01

2070343.01

2070343.01

OAKLAND 2926

SAFEMART STORE  
4100 REDWOOD RD.  
OAKLAND, CA 94619

SAFEMART

MACKENZIE

1515 SE Water Ave, Portland, OR, 97214  
503.224.9560

CODE ANALYSIS  
AND EXISTING  
PLANS

2070343.01

2070343.01

2070343.01

2070343.01

2070343.01

2070343.01

2070343.01

2070343.01

2070343.01

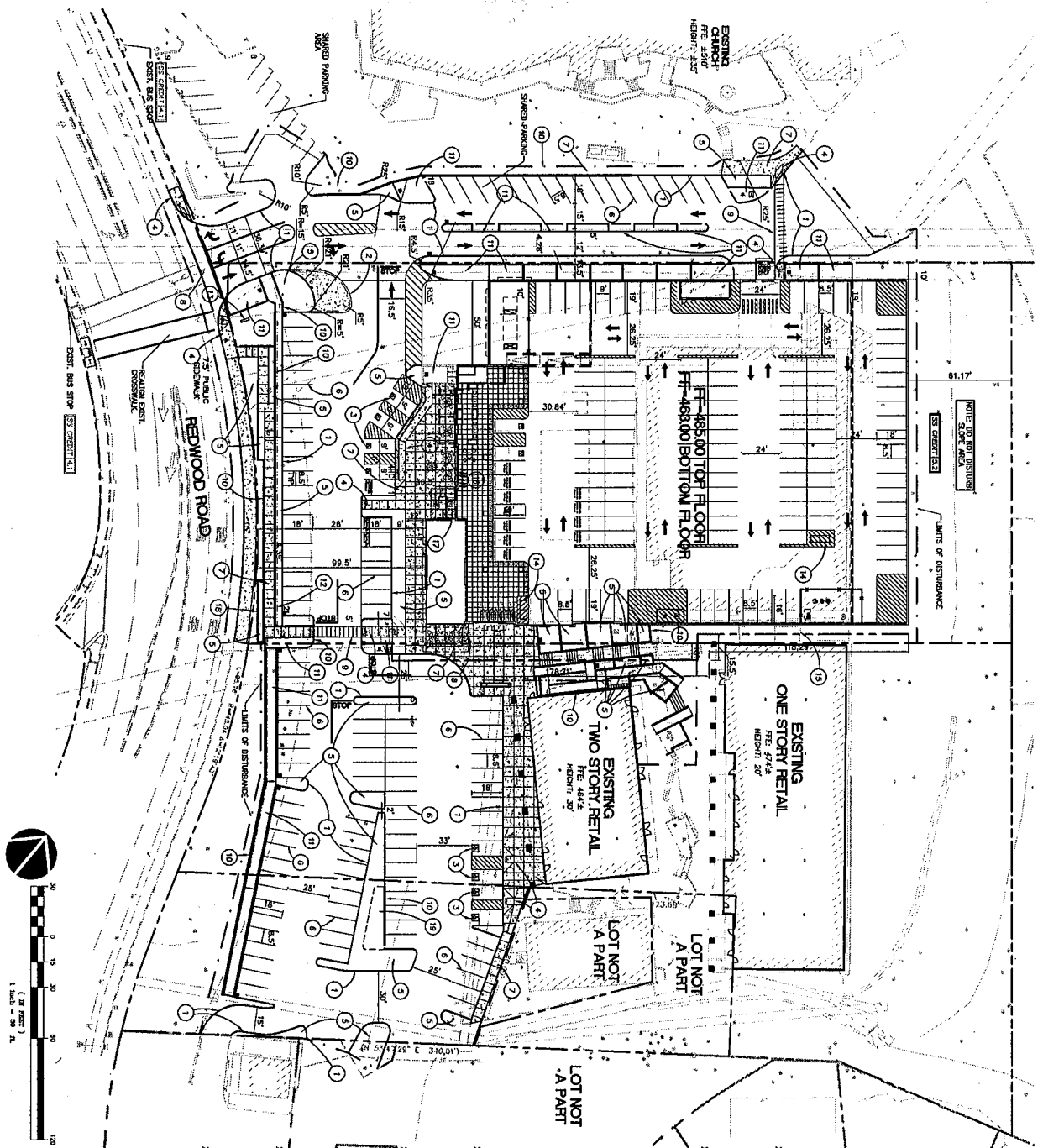
2070343.01

2070343.01

2070343.01



1515 SE Water Ave, Portland, OR, 97214  
503.224.9560



# 1

## 1

PROPERTY	EXISTING	PROPOSED
1. VERTICAL CURB		13. MONUMENT SIGN
2. FLUSH CURB		14. CART CORRAL, TYPICAL
3. HANDICAP PARKING STALL		15. RELATIVE DIRECTION
4. HANDICAP CURB RAMP		16. (5) OUTDOOR
5. LANDSCAPE AREA		17. TABLES W/ SEATING
6. 7' WHITE PARKING STRIP		18. STONE PLANTER WALL
7. CONCRETE SIDEWALK		19. BROADCASTION SWALE
8. 10' WIDE SIDEWALK		
9. 5' WIDE STEREO CROSSWALK		
10. RETAINING WALL		
11. TOWN HOOKUP PLANTER		
12. OVERHEAD		

## 1

PAVEMENT	EXISTING	PROPOSED
1. STANDARD ASPHALT		
2. PAVEMENT		
3. STAINED CONCRETE		

## 1

SITE DATA: SAFEWAY PARCEL	EXISTING	PROPOSED
BUILDING FOOTPRINT	10,819 SF (0.46 AC) 18.00	4
PAVED AREA	51,813 SF (1.18 AC) 50.00	3
LANDSCAPE AREA	32,726 SF (0.75 AC) 31.72	11
TOTAL	103,248 SF (2.37 AC)	14
BUILDING FOOTPRINT	55,143 SF (1.26 AC) 53.32	0
PAVED AREA	55,229 SF (1.26 AC) 54.32	25
LANDSCAPE AREA	22,887 SF (0.53 AC) 22.32	57
TOTAL	103,248 SF (2.37 AC)	82

## 1

PROPOSED SHARED PARKING	EXISTING	PROPOSED
PAVED AREA	18	18
LANDSCAPE AREA	17	17
TOTAL	35	35

## 1

SITE DATA: SE RETAIL PARCEL	EXISTING	PROPOSED
BUILDING FOOTPRINT	20,046 SF (0.46 AC) 18.00	4
PAVED AREA	42,940 SF (0.98 AC) 40.95	3
LANDSCAPE AREA	42,706 SF (0.98 AC) 40.95	11
TOTAL	105,692 SF (2.43 AC)	14
BUILDING FOOTPRINT	20,046 SF (0.46 AC) 18.00	0
PAVED AREA	42,940 SF (0.98 AC) 41.95	74
LANDSCAPE AREA	42,706 SF (0.98 AC) 39.95	70
TOTAL	105,692 SF (2.43 AC)	74

## 1

SITE DATA: COMBINED	EXISTING	PROPOSED
BUILDING FOOTPRINT	30,861 SF (0.69 AC) 18.00	8
PAVED AREA	94,851 SF (2.17 AC) 45.32	31
LANDSCAPE AREA	75,446 SF (1.72 AC) 36.12	11
TOTAL	204,808 SF (4.60 AC)	14
BUILDING FOOTPRINT	75,188 SF (1.72 AC) 35.52	0
PAVED AREA	94,851 SF (2.17 AC) 32.52	25
LANDSCAPE AREA	65,149 SF (1.50 AC) 31.52	57
TOTAL	204,808 SF (4.60 AC)	82

C10A

RESUBMITTAL - OCTOBER 10, 2014  
RESUBMITTAL - AUGUST 12, 2014  
RESUBMITTAL - JULY 15, 2014  
CITY DEVELOPMENT REVIEW - JULY 14, 2011

OAKLAND 2926

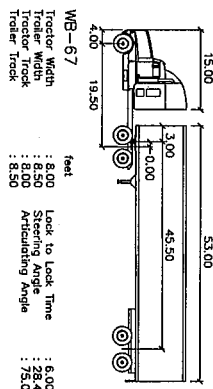
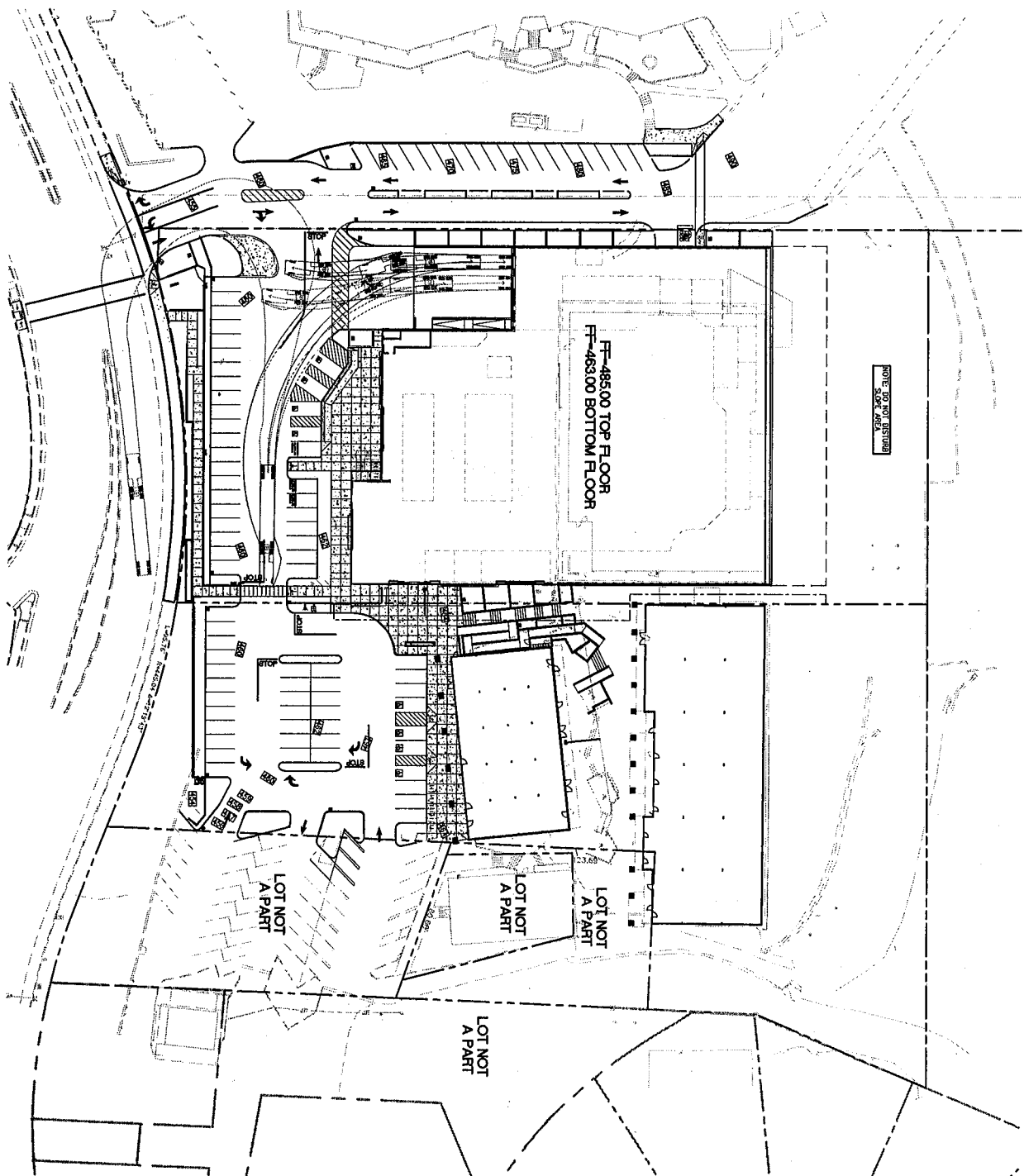
SAFETYWAY STORE  
4100 REDWOOD RD.  
OAKLAND, CA 94619



MACKENZIE

1515 SE Water Ave, Portland, OR, 97214  
503.224.9560

2070343.01  
2070343.01  
2070343.01



Tractor Width	15.00
Tractor Length	3.00
Tractor Height	4.00
Trailer Width	45.50
Trailer Length	19.50
Trailer Height	15.00

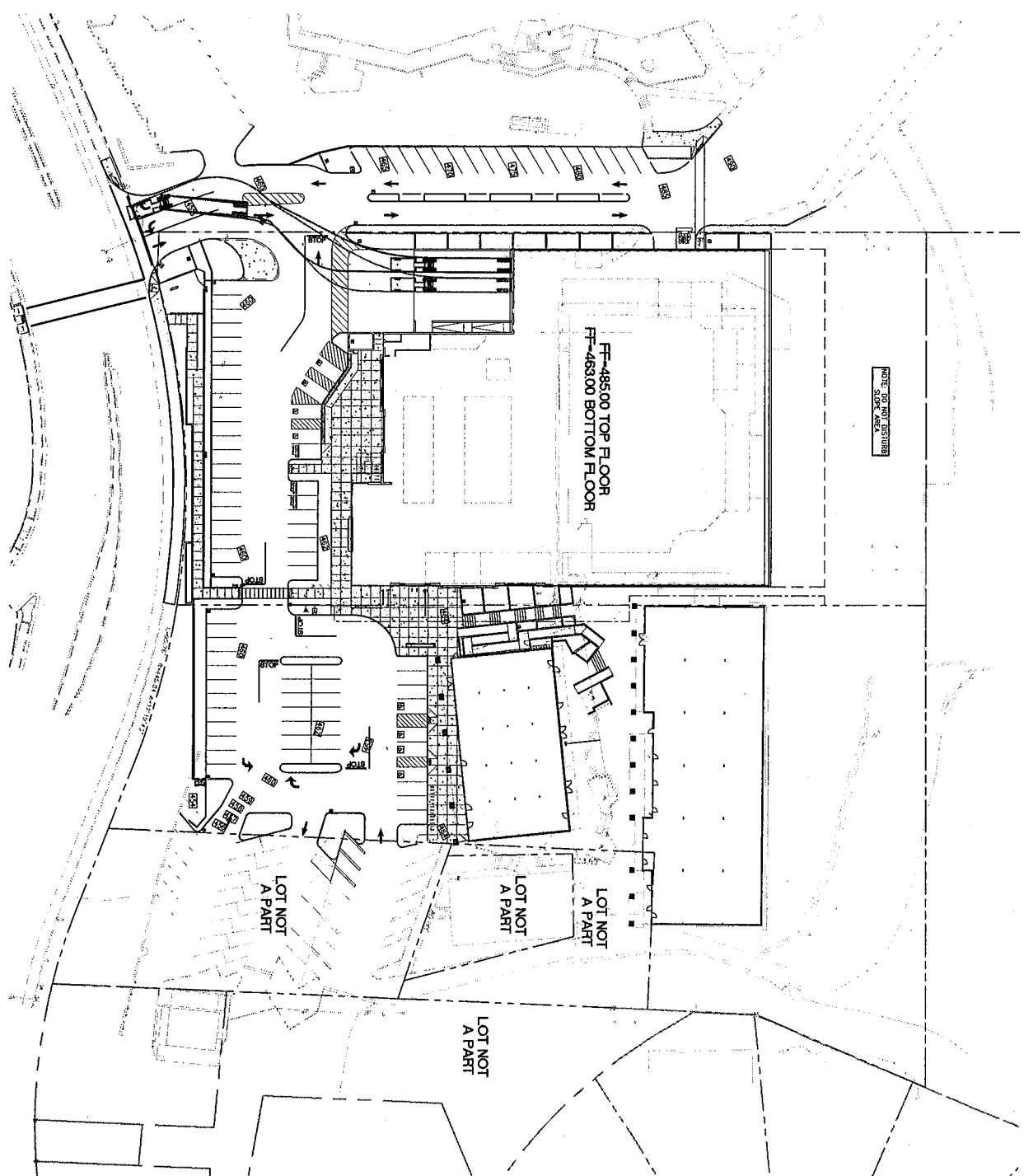
RESUBMITTAL - OCTOBER 10, 2014  
 RESUBMITTAL - AUGUST 12, 2014  
 RESUBMITTAL - JULY 15, 2014  
 CITY DEVELOPMENT REVIEW - JULY 14, 2011

C20  
 2070343.01  
 1515 SE Water Ave, Portland, OR, 97214  
 503.224.9560

TRUCK DIAGRAM -  
 IN BOARD

**OAKLAND 2926**  
**SAFeway**  
 SAFEWAY STORE  
 4100 REDWOOD RD.  
 OAKLAND, CA 94619

**MACKENZIE.**  
 1515 SE Water Ave, Portland, OR, 97214  
 503.224.9560



NOTE: TOP FLOOR BUILDING  
AREA: 485.00

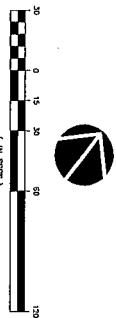
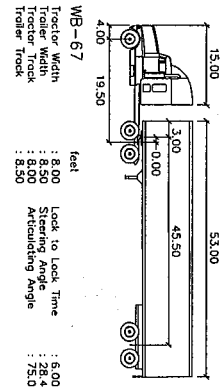
FF-485.00 TOP FLOOR  
FF-463.00 BOTTOM FLOOR

LOT NOT  
A PART

LOT NOT  
A PART

LOT NOT  
A PART

LOT NOT  
A PART



RESUBMITTAL - OCTOBER 10, 2014  
RESUBMITTAL - AUGUST 12, 2014  
RESUBMITTAL - JULY 15, 2014  
CITY DEVELOPMENT REVIEW - JULY 14, 2011

C2.1

2070343.01  
ALBION 2010  
1515 SE Water Ave, Portland, OR, 97214  
503.224.9560

TRUCK DIAGRAM -  
OUT BOARD

OAKLAND 2926

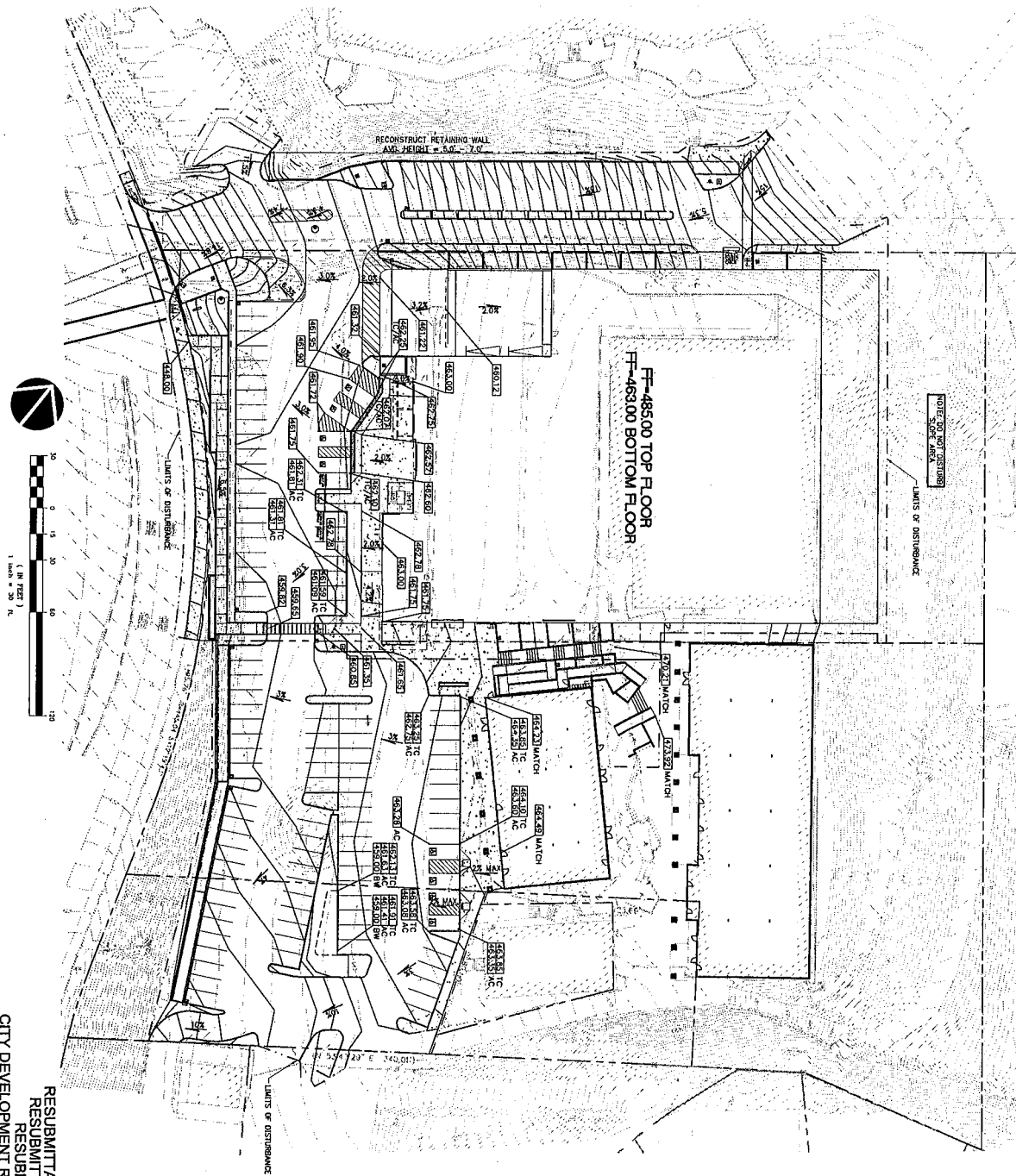
SAFeway STORE  
4100 REDWOOD RD.  
OAKLAND, CA 94619



MACKENZIE.

1515 SE Water Ave, Portland, OR, 97214  
503.224.9560





RESUBMITTAL - OCTOBER 10, 2014  
 RESUBMITTAL - AUGUST 12, 2014  
 RESUBMITTAL - JULY 15, 2014  
 CITY DEVELOPMENT REVIEW - JULY 14, 2011

C3.1AA

2070343.01

PROPOSED GRADE, EXISTING GRADE, AND FINISHED GRADE SHOWN. SEE SHEET C3.1AA FOR DETAILS.

ALTERNATE GRADING  
 PLAN  
 POTENTIAL CIRCULATION  
 ADJACENT PROPERTY  
 NOT A PART

OAKLAND 2926

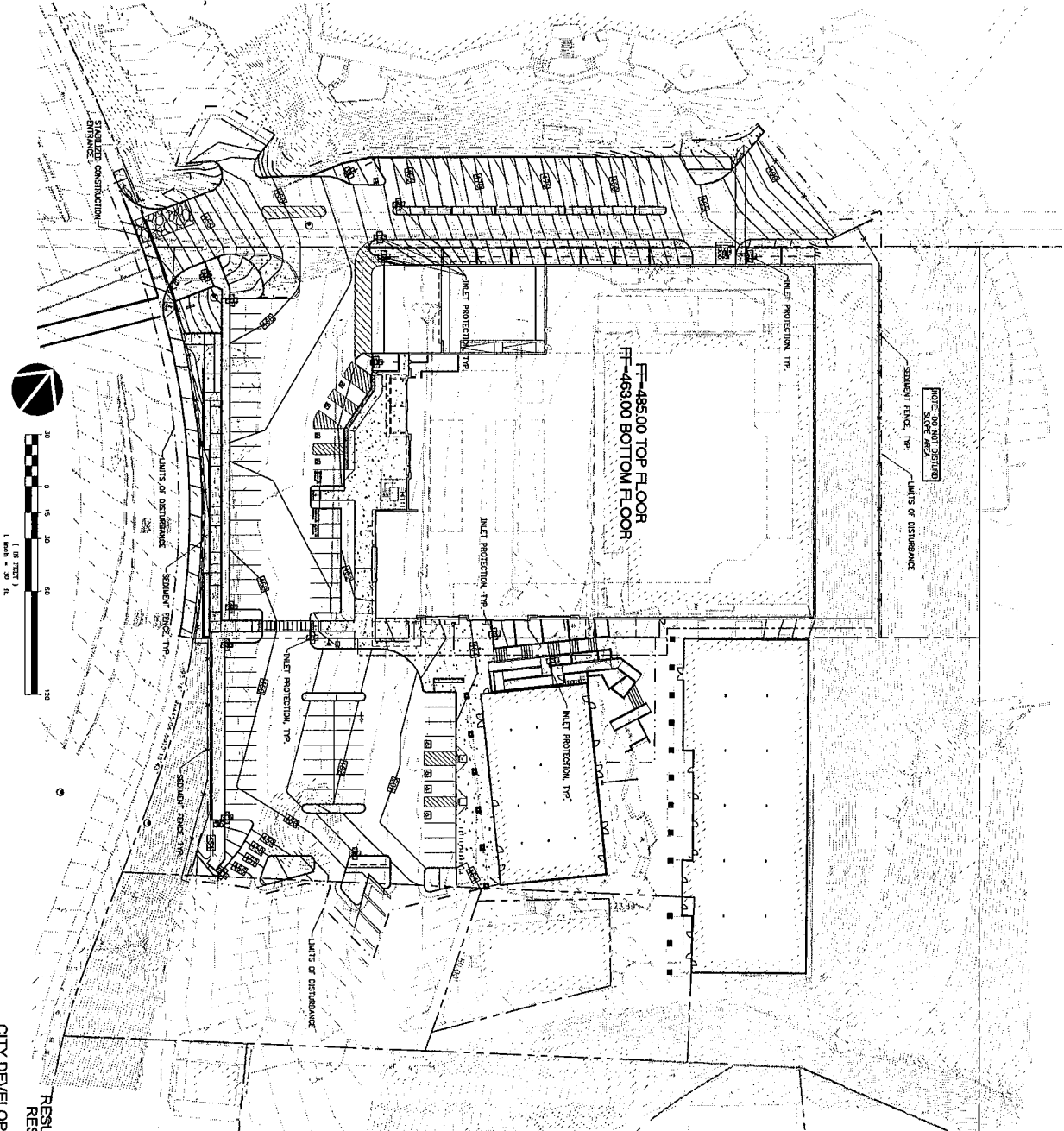
SAFeway STORE  
 4100 REDWOOD RD.  
 OAKLAND, CA 94619

SAFeway

MACKENZIE.

1515 SE Water Ave, Portland, OR, 97214  
 503.224.9560





RESUBMITTAL - OCTOBER 10, 2014  
 RESUBMITTAL - AUGUST 12, 2014  
 RESUBMITTAL - JULY 13, 2014  
 CITY DEVELOPMENT REVIEW - JULY 14, 2011

C3.1B  
 2070343.01  
 AUGUST 2014  
 © ALL RIGHTS RESERVED  
 11/14/2014 1:11 PM

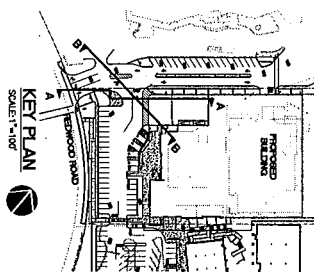
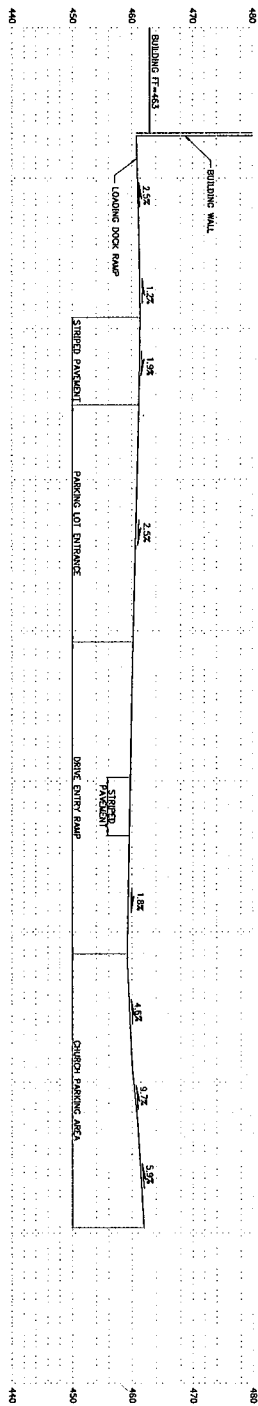
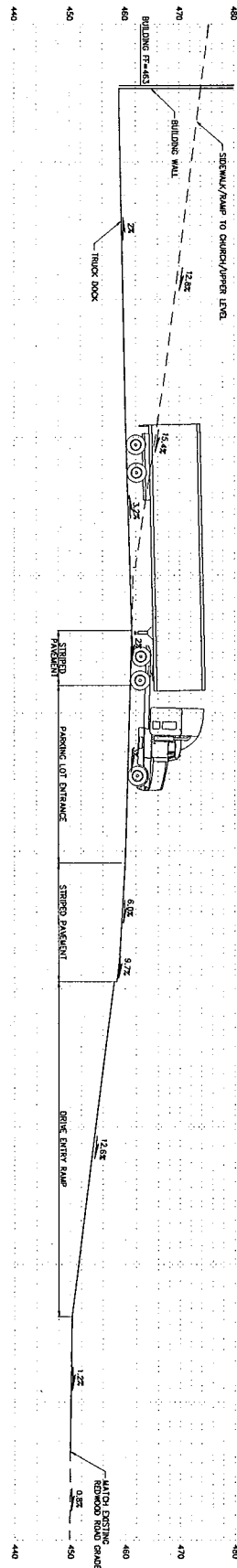
SEDIMENT AND  
 EROSION CONTROL  
 PLAN

**OAKLAND 2926**  
 SAFEWAY STORE  
 4100 REDWOOD RD.  
 OAKLAND, CA 94619



**MACKENZIE.**  
 1515 SE Water Ave, Portland, OR, 97214  
 503.224.9560





OAKLAND 2926

SAFeway STORE  
 4100 REDWOOD RD.  
 OAKLAND, CA 94619



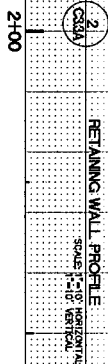
MACKENZIE.

1515 SE Water Ave, Portland, OR, 97214  
 503.224.9560

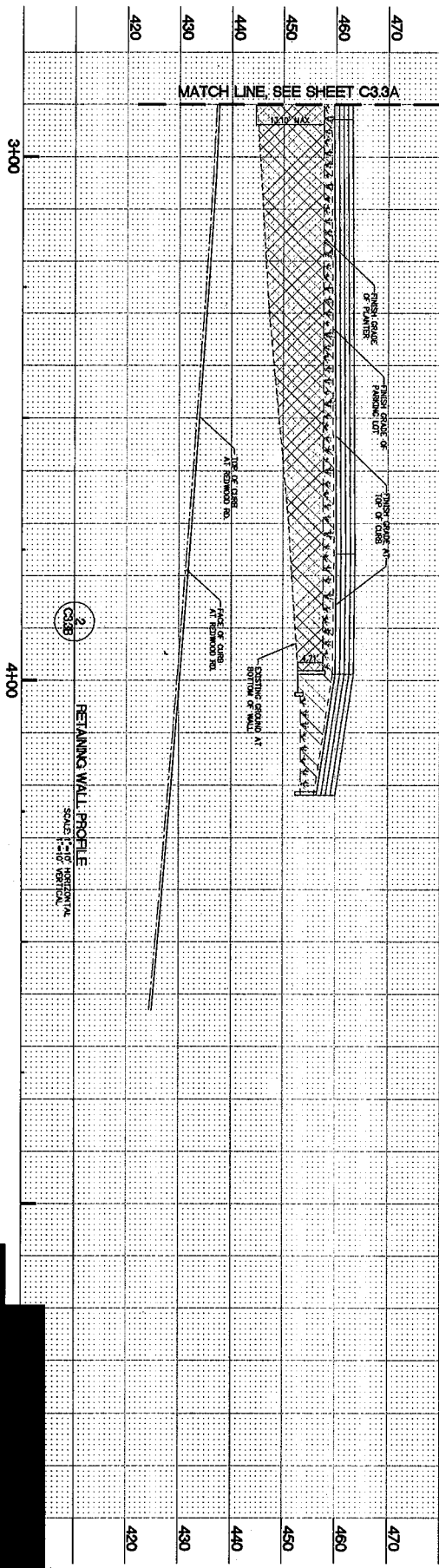
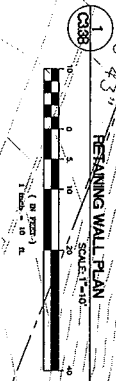
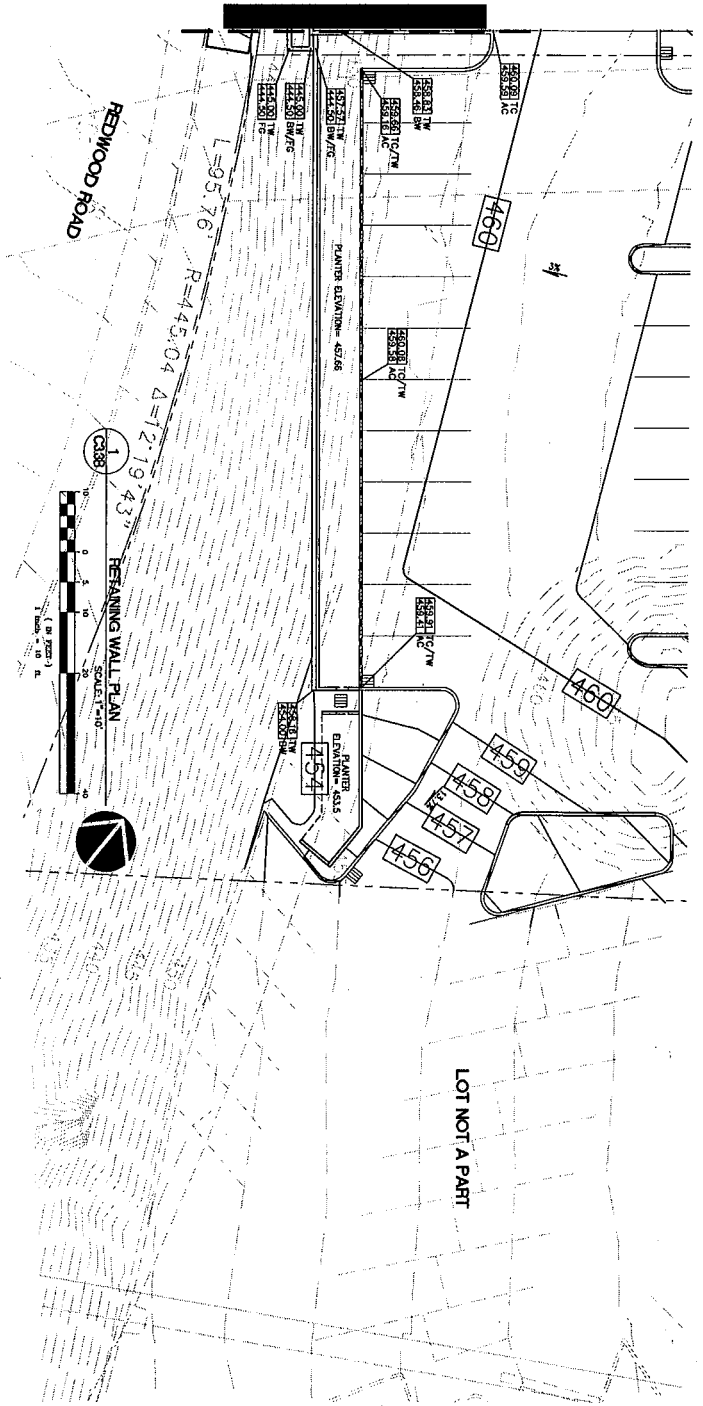
RESUBMITTAL - OCTOBER 10, 2014  
 RESUBMITTAL - AUGUST 12, 2014  
 RESUBMITTAL - JULY 15, 2014  
 CITY DEVELOPMENT REVIEW - JULY 14, 2011

C32

2070343.01  
 11/15/2011  
 11/15/2011



**MACKENZIE.**  
1515 SE Water Ave, Portland, OR, 97214  
503.224.9560



RETAINING WALL PROFILE  
SCALE 1"=10' HORIZONTAL

C3.3B

2070343.01  
MACKENZIE  
AL 08/13/2009  
1:00 PM

RETAINING WALL  
PROFILE

OAKLAND 2926

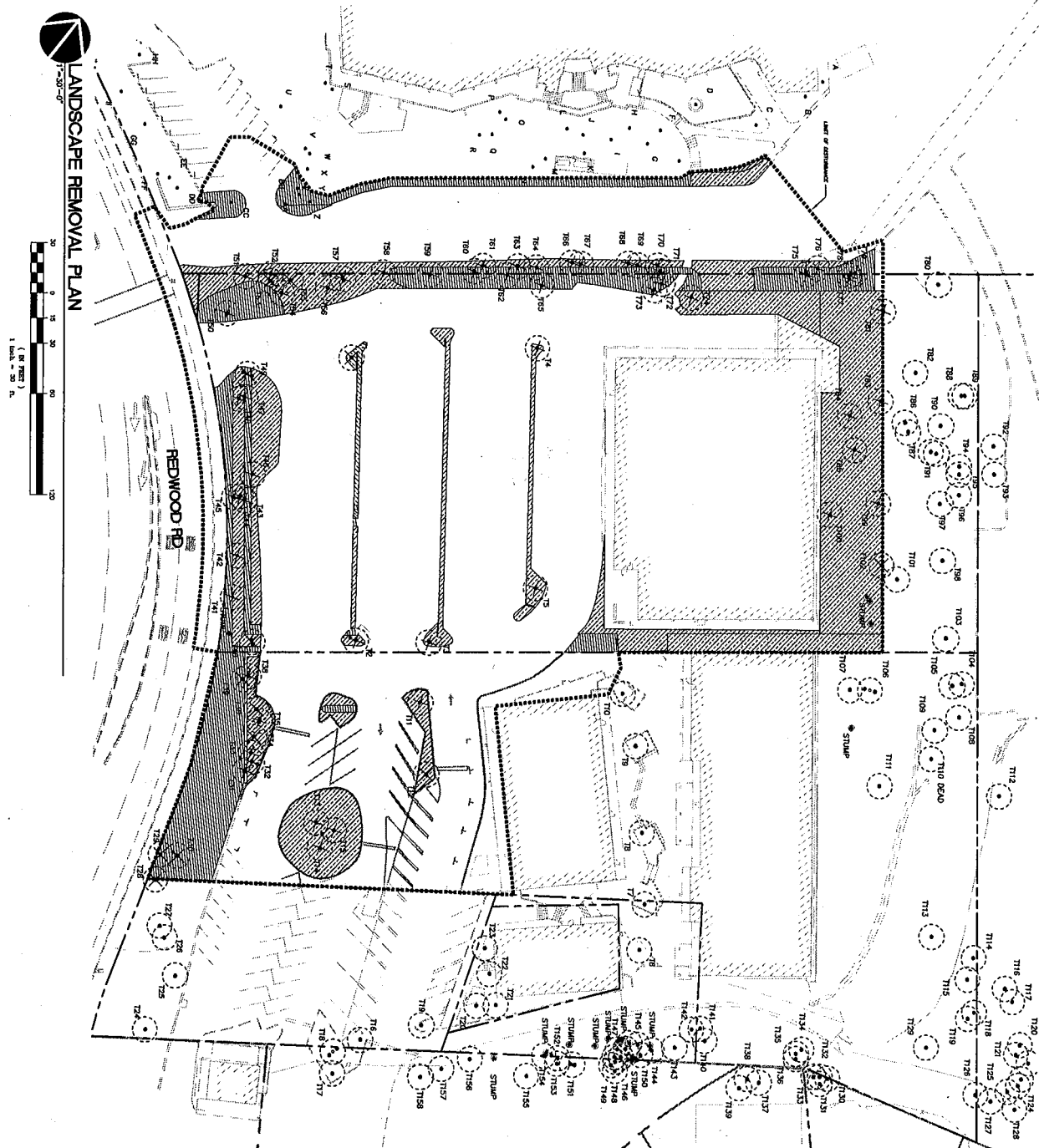
SAFeway STORE  
4100 REDWOOD RD.  
OAKLAND, CA 94619



MACKENZIE.

1515 SE Water Ave, Portland, OR, 97214  
503.224.9560





LEGEND	
SYMBOL	NOTE
	EXISTING TREE TO BE REMOVED TREE LOCATIONS ARE ESTIMATED
	EXISTING TREE TO BE RETAINED
	STUMP
	EXISTING PLANTING AREA TO BE REMOVED AND REPLANTED
	EXISTING PLANTING AREA TO BE REMOVED AND NOT REPLANTED

- NOTES**
- SEE SHEET L2.3 FOR PLANT MATERIAL SCHEDULE AND NOTES.
  - SEE SHEET L2.4 FOR EXISTING TREE LEGEND.
  - EXISTING TREES ARE TO BE REMOVED AND REPLANTED. SEE SHEET L2.3 FOR PLANT MATERIAL SCHEDULE AND NOTES.
  - EXISTING TREES ARE TO BE RETAINED. SEE SHEET L2.3 FOR PLANT MATERIAL SCHEDULE AND NOTES.
  - EXISTING TREES ARE TO BE RETAINED. SEE SHEET L2.3 FOR PLANT MATERIAL SCHEDULE AND NOTES.
  - EXISTING TREES ARE TO BE RETAINED. SEE SHEET L2.3 FOR PLANT MATERIAL SCHEDULE AND NOTES.
  - EXISTING TREES ARE TO BE RETAINED. SEE SHEET L2.3 FOR PLANT MATERIAL SCHEDULE AND NOTES.

**SITE DATA**

TOTAL UNPROTECTED TREES TO BE REMOVED	= 21
TOTAL PROTECTED TREES TO BE REMOVED	= 36
TOTAL NEW PROPOSED TREES	= 36

RESUBMITTAL - OCTOBER 10, 2014  
 RESUBMITTAL - AUGUST 12, 2014  
 RESUBMITTAL - JULY 15, 2014  
 CITY DEVELOPMENT REVIEW - JULY 14, 2011

**L2.1**

LANDSCAPE  
REMOVAL PLAN

20703443.01

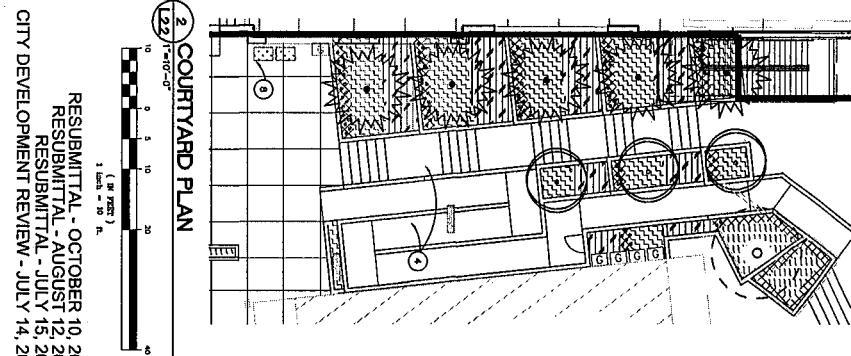
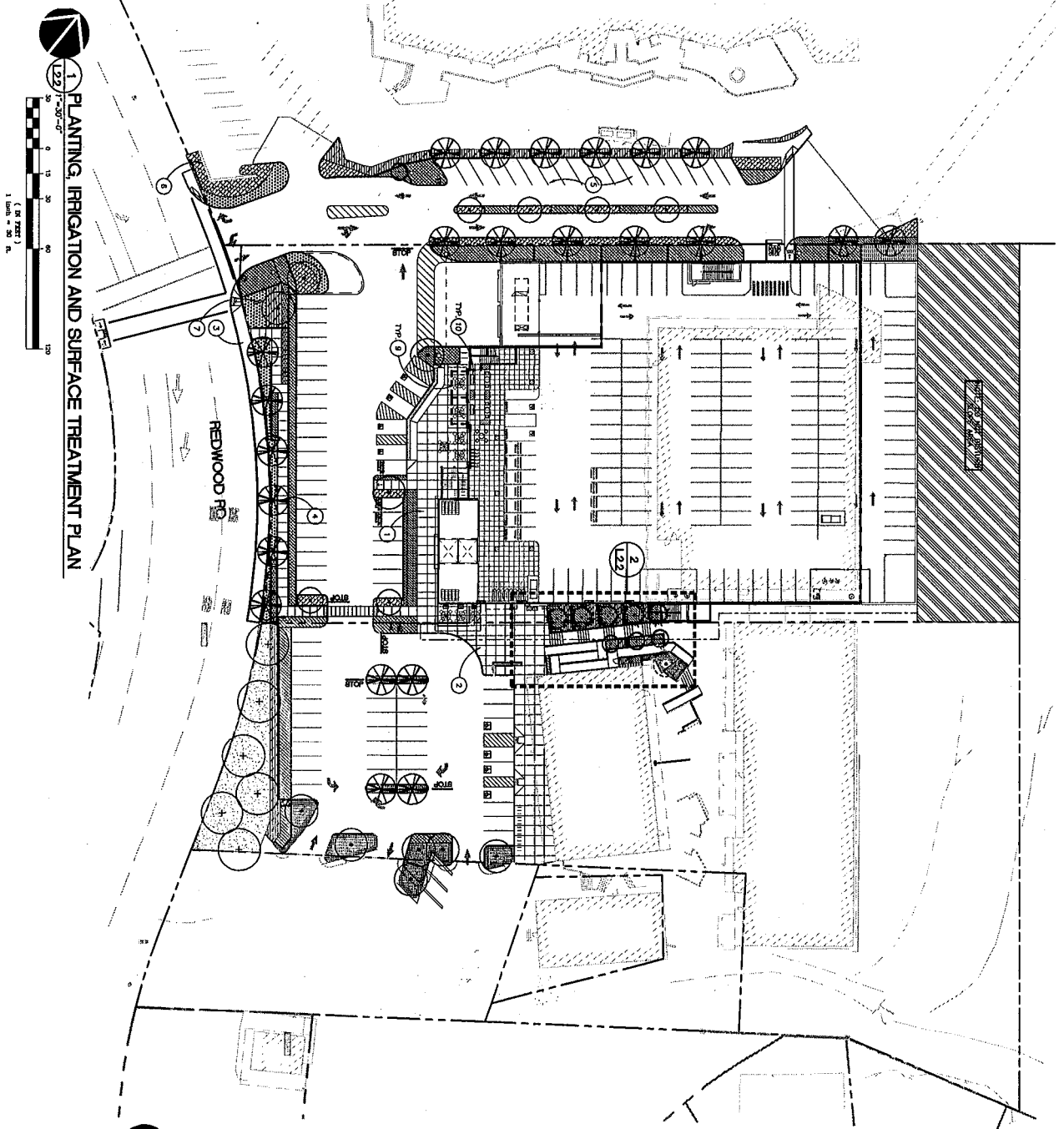
© 2011 LANDSCAPE ARCHITECTS, INC.

**OAKLAND 2926 MACKENZIE.**

SAFeway STORE  
4100 REDWOOD RD.  
OAKLAND, CA 94619

**SAFeway**

1515 SE Water Ave, Portland, OR, 97214  
503.224.9580



KEY	NOTE	REFERENCE
1	CONCRETE PAVING	ARCH.
2	CONCRETE PLAZA	ARCH.
3	CONCRETE SIDEWALK	CIVIL
4	CONCRETE STAIRS/RAMP	CIVIL
5	ASPHALT DRIVEWAY/PARKING	CIVIL
6	EXISTING SIGN TO REMAIN, PROTECT IN PLACE	N/A
7	NEW SIGN	ARCH.
8	SOFT-PAVING PLANTER - PLANTER TECHNOLOGY INC.	12.2
9	TABLE AND UMBRELLA - LANDSCAPE FORMS	12.2
10	TOURNAMENT - LANDSCAPE FORMS	12.2
11	MINI-TEE BASKET BALL	12.2

PLANTING NOTES  
 1. SEE SHEETS 12.3 FOR PLANT MATERIAL SCHEDULE AND NOTES.  
 2. SEE SHEET 12.4 FOR EXISTING TREE LEGEND.

RESUBMITTAL - OCTOBER 10, 2014  
 RESUBMITTAL - AUGUST 12, 2014  
 RESUBMITTAL - JULY 15, 2014  
 CITY DEVELOPMENT REVIEW - JULY 14, 2011

L2.2

2070343.01  
 ALORIS DESIGN

PLANTING,  
 IRRIGATION,  
 SURFACE  
 TREATMENT PLAN

**OAKLAND 2926**  
 SAFEWAY STORE  
 4100 REDWOOD RD.  
 OAKLAND, CA 94619

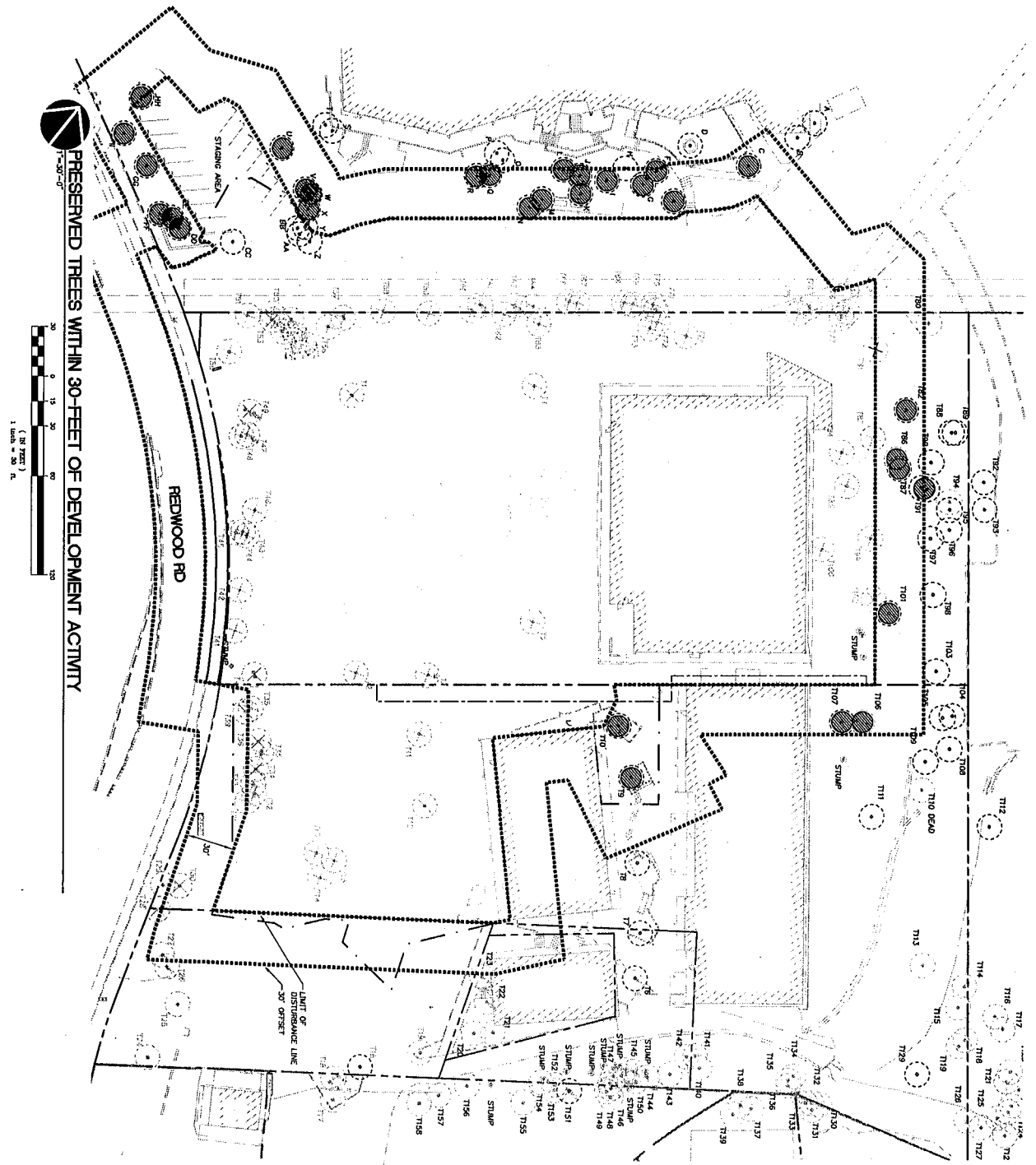
**SAFEWAY**

**MACKENZIE.**  
 1515 SE Water Ave., Portland, OR, 97214  
 503.224.9560









LEGEND	
SYMBOL	NOTE
	EXISTING TREE TO BE PRESERVED WITHIN 30 FT. OF CONSTRUCTION
	NUMBERED TREES PER ARBORIST REPORT DATED JULY 8, 2014
	LETTERED TREES (A-Z) BASED ON TREE SIZE AND CITY DEVELOPMENT REVIEW SUBMITTAL DATED JULY 14, 2011
	EXISTING TREE TO REMAIN OUTSIDE OF 30 FT. OFFSET FROM CONSTRUCTION LINE

**NOTES**

1. SEE SHEET L2.3 FOR LANDSCAPE SCHEDULE NOTES AND TREE LEGEND.

**RESUBMITTAL - OCTOBER 10, 2014**

**RESUBMITTAL - AUGUST 12, 2014**

**RESUBMITTAL - JULY 15, 2014**

**CITY DEVELOPMENT REVIEW - JULY 14, 2011**

**T2.1**

2070343.01

AL RIGHTS RESERVED

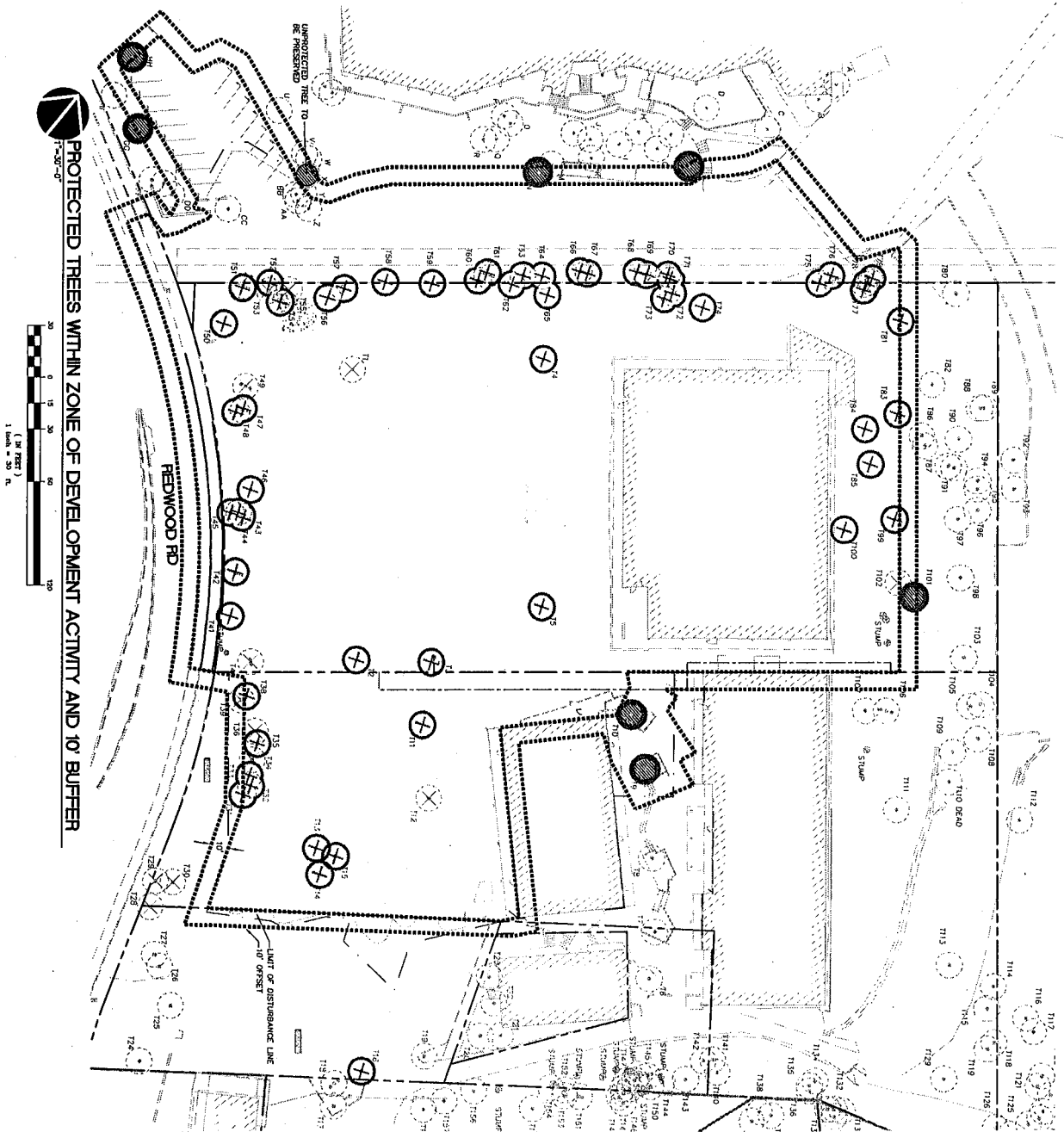
**OAKLAND 2926**

**SAFeway**

SAFeway STORE  
4100 REDWOOD RD.  
OAKLAND, CA 94619

**MACKENZIE.**

1515 SE Water Ave., Portland, OR, 97214  
503.224.9560



PROTECTED TREES WITHIN ZONE OF DEVELOPMENT ACTIVITY AND 10' BUFFER

1" = 20' (1" = 20' FT.)

RESUBMITTAL - OCTOBER 10, 2014  
 RESUBMITTAL - AUGUST 12, 2014  
 RESUBMITTAL - JULY 15, 2014  
 CITY DEVELOPMENT REVIEW - JULY 14, 2011

T22

2070343.01

ALBION, CALIF.

- NOTES
- SEE SHEET L2.3 FOR PLANT MATERIAL SCHEDULE AND NOTES.
  - SEE SHEET L2.4 FOR EXISTING TREE LEGEND.

○	PROTECTED TREE TO BE PRESERVED WITHIN REDWOOD ACTIVITY AREA AND 10' OFFSET
⊕	PROTECTED TREE TO BE REMOVED WITHIN DEVELOPMENT ACTIVITY AREA AND 10' OFFSET

●	EXISTING TREE TO BE PRESERVED WITHIN 10' FT. OF CONSTRUCTION
⊕	EXISTING TREE TO BE REMOVED WITHIN 10' FT. OF CONSTRUCTION
---	10' FT. OFFSET FROM CONSTRUCTION LINE

LEGEND

OAKLAND 2926

SAFeway STORE

4100 REDWOOD RD.

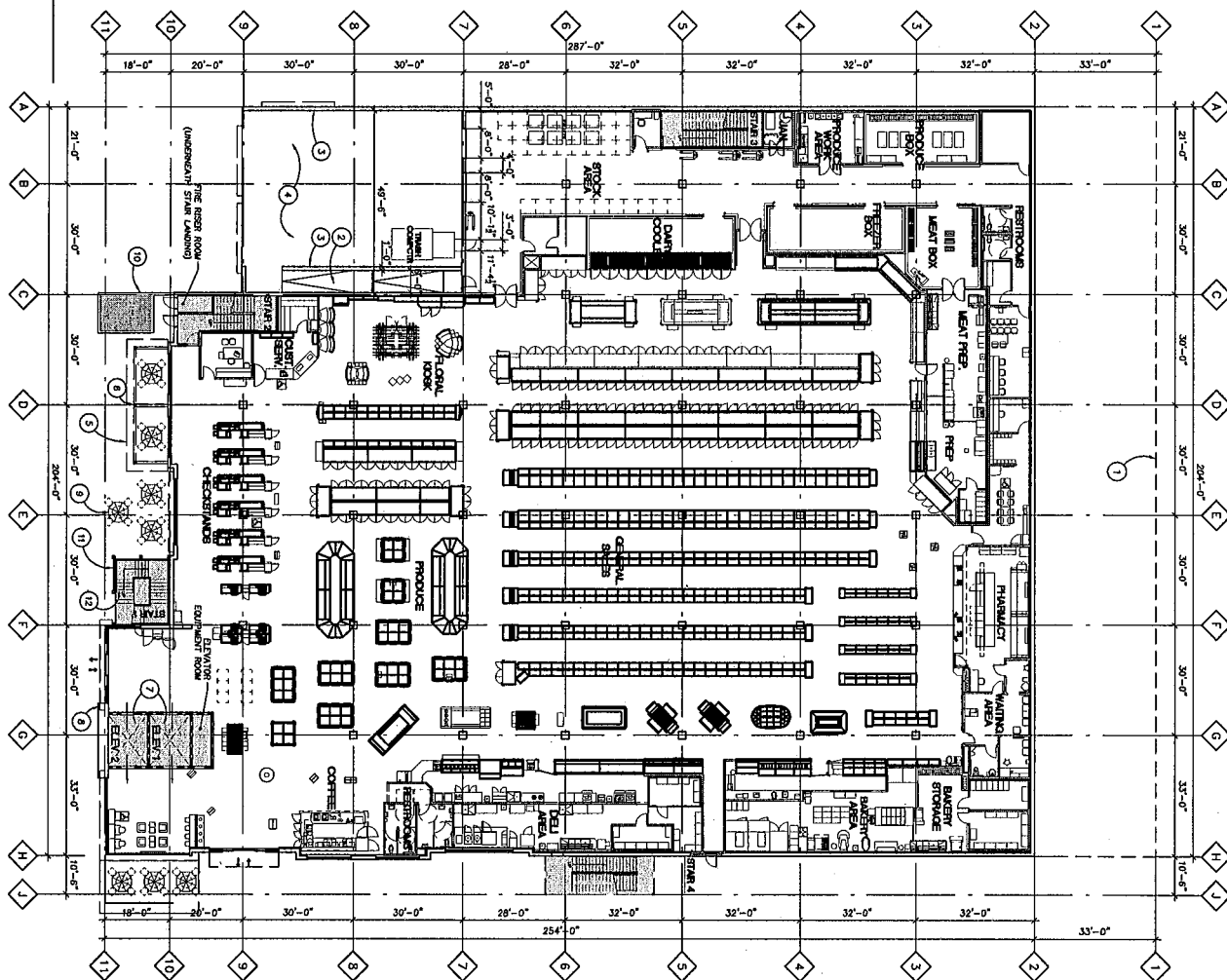
OAKLAND, CA 94619

SAFeway

MACKENZIE.

1515 SE Water Ave, Portland, OR, 97214

503.224.9560



# LEGEND

- GRIDLINE
- KENOTE
- EXTERIOR WALL
- EXTERIOR RATED WALL
- INTERIOR RATED WALL

# KENOTES

1. OUTLINE OF PARKING DECK ABOVE
2. CONCRETE WALL
3. LOADING DOCK AREA
4. LINE OF TRUCKS ABOVE
5. ELEVATOR SHAFT
6. STEEL SUNSHADE ABOVE
7. OUTDOOR EXTERIOR TABLE AND CHAIRS
8. DECORATIVE METAL SCREEN
9. EXTERIOR STAIR TO PARKING LEVEL
10. EXTERIOR STAIR TO PARKING LEVEL
11. EXTERIOR STAIR TO PARKING LEVEL
12. EXTERIOR STAIR TO PARKING LEVEL

# BUILDING DATA

GROUND FLOOR AREA:	1,480 SF
UPPER LEVEL AREA:	4,100 SF
LOWER LEVEL AREA:	3,000 SF
TOTAL LOWER LEVEL BUILDING AREA:	46,874 SF
UPPER LEVEL AREA:	991 SF
TOTAL UPPER LEVEL BUILDING AREA:	54,235 SF
UPPER LEVEL PARKING/MECHANICAL AREA:	25,143 SF
TOTAL UPPER LEVEL BUILDING AREA:	79,378 SF

RESUBMITTAL - OCTOBER 10, 2014  
 RESUBMITTAL - AUGUST 12, 2014  
 RESUBMITTAL - JULY 15, 2014  
 CITY DEVELOPMENT REVIEW - JULY 14, 2011

A11

GROUND FLOOR PLAN

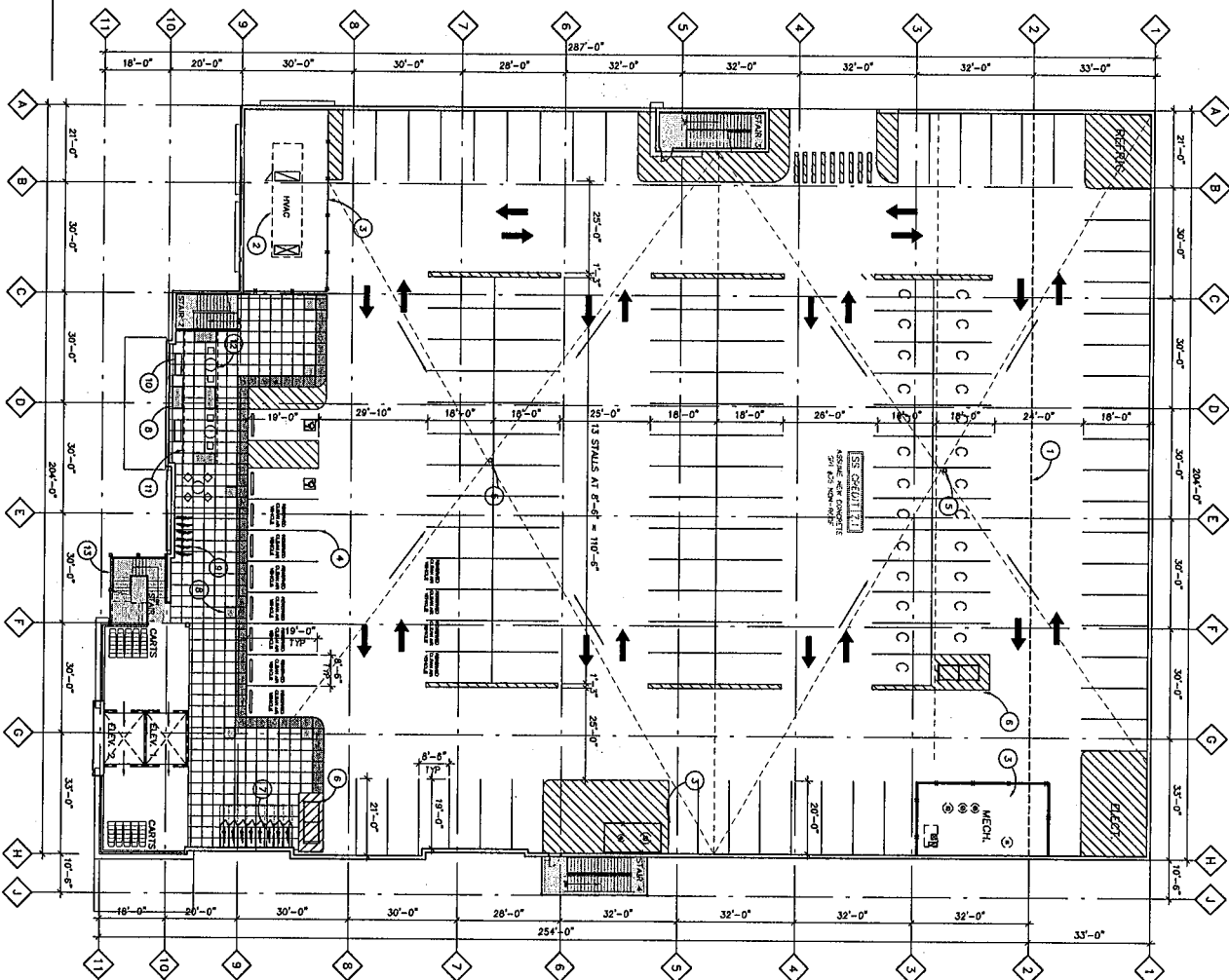
OAKLAND 2926

SAFeway STORE  
 4100 REDWOOD RD.  
 OAKLAND, CA 94619







MACKENZIE.

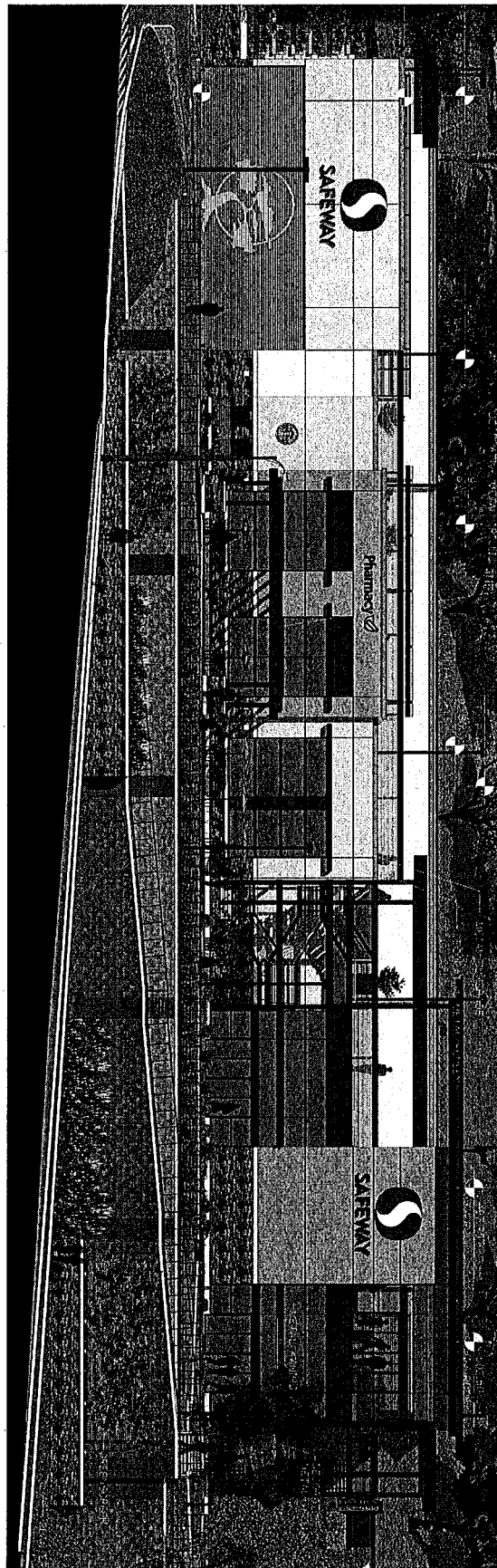
1515 SE Water Ave, Portland, OR, 97214  
 503.224.9560



GENERAL BLOCK AREA	
UPPER LEVEL, GENERAL BUILDING AREA	44,890 SF
LOWER LEVEL, GENERAL BUILDING AREA	44,890 SF
UPPER LEVEL, LANDING DOCK AREA	4,000 SF
LOWER LEVEL, LANDING DOCK AREA	4,000 SF
TOTAL UPPER LEVEL, BUILDING AREA	89,780 SF
TOTAL LOWER LEVEL, BUILDING AREA	40,000 SF
TOTAL BUILDING AREA	
UPPER LEVEL, VESTIBULE	891 SF
UPPER LEVEL, PARKING AND MECHANICAL AREA	54,250 SF
TOTAL UPPER LEVEL, BUILDING AREA	55,141 SF
RESIDENTIAL - OCTOBER 10, 2014	
RESIDENTIAL - AUGUST 12, 2014	
RESIDENTIAL - JULY 15, 2014	
CITY DEVELOPMENT REVIEW - JULY 14, 2011	

-  GRIDLINE  
 KEYNOTE  
 EXTERIOR WALL  
 INTERIOR RATED WALL

1. LINE OF RETAINING WALL BELOW
2. MECHANICAL UNIT
3. MECHANICAL SCREEN WALL
4. PARKING STRIPING
5. ROOF DRAIN
6. CART CORRAL
7. LONG TERM BAY LOCKERS
8. SELF-WATERING PLANTERS
9. SHORT-TERM BIKE PARKING
10. BENCH SEATING
11. LINE OF CANOPY ABOVE
12. OUTDOOR SEATING TABLE AND CHAIRS
13. DECORATIVE METAL SCREEN



1 SOUTH ELEVATION  
A2.1 1/8" = 1'-0"

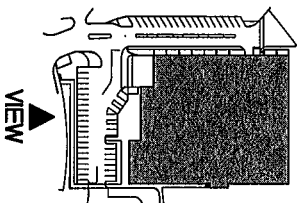
0 10 20 40  
NOTE: IMPROVEMENTS SHOWN ON ADJACENT RETAIL SHOP DEVELOPMENT REVIEW SUBMITTAL.

#### LEGEND

- METAL TO MATCH P-5
- METAL TO MATCH P-6
- NATURAL LEXSTONE - ASHLAR
- BLACK ANODIZED WINDOW SYSTEM W/ LOW E, CLEAR GLAZING
- TEXTURED CONCRETE
- GLAZING DOOR

#### PAINT SCHEDULE

- P-1 GRAY
- P-2 DESERT GRAY
- P-3 BRICK/LOW TAPE
- P-4 GRAY BEIGE
- P-5 BLACK
- P-6 CHARCOAL



VIEW  
RESUBMITTAL - OCTOBER 10, 2014  
RESUBMITTAL - AUGUST 12, 2014  
RESUBMITTAL - JULY 13, 2014  
CITY DEVELOPMENT REVIEW - JULY 14, 2011

A2.1

2070343.01  
ALBION KENNEDY

SOUTH  
ELEVATION

OAKLAND 2926

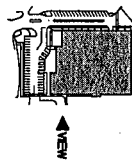
SAFEWAY STORE  
4100 REDWOOD RD.  
OAKLAND, CA 94619

SAFEWAY

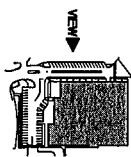
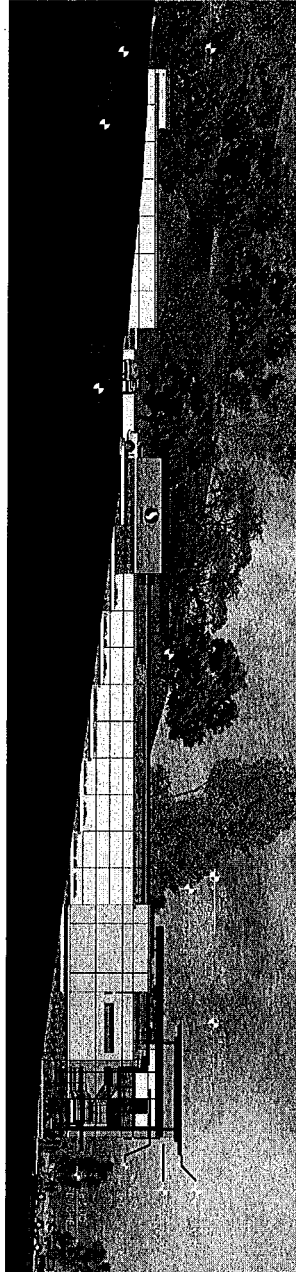
MACKENZIE.

1515 SE Water Ave, Portland, OR, 97214  
503.224.9580

**1 EAST ELEVATION**  
A2.2 1/32"=1'-0"



**2 WEST ELEVATION**  
A2.2 1/32"=1'-0"



**LEGEND**

	METAL TO MATCH P-5
	METAL TO MATCH P-6
	NATURAL LESTONSTONE - ASPLUR
	BLACK ANODIZED WINDOW SYSTEM W/ LOW E, CLEAR GLASS
	TEXTURED CONCRETE
	CORRUGATED METAL

**PAINT SCHEDULE**

	P-1 GRANITE
	P-2 DESERT GRAY
	P-3 SANDSTONE TAUPE
	P-4 GRANITE BEIGE
	P-5 BLACK
	P-6 CHARCOAL

RESUBMITTAL - OCTOBER 10, 2014  
RESUBMITTAL - AUGUST 12, 2014  
RESUBMITTAL - JULY 15, 2014  
CITY DEVELOPMENT REVIEW - JULY 14, 2011

**A2.2**

2070343.01  
AUGUST 2014  
AUGUST 2014

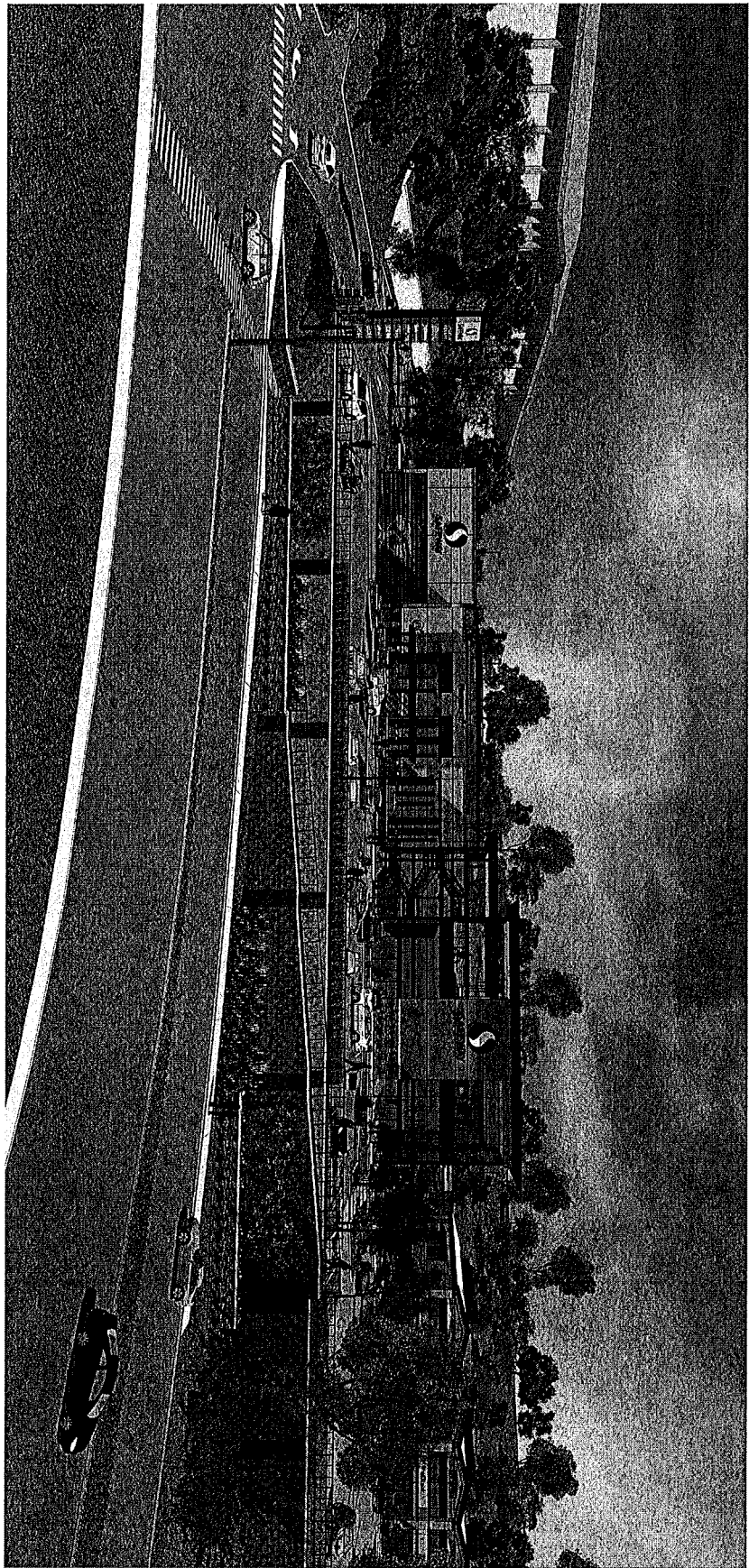
ELEVATIONS

**OAKLAND 2926**

SAFeway STORE  
4100 REDWOOD RD.  
OAKLAND, CA 94619

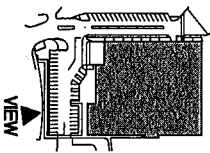


**MACKENZIE.**  
1515 SE Water Ave, Portland, OR, 97214  
503.224.9580



1  
A2.3  
PERSPECTIVE LOOKING NORTH FROM ACROSS REDWOOD RD

NOTE: IMPROVEMENTS SHOWN ON ADJACENT RETAIL  
AND RESIDENTIAL DEVELOPMENT ARE REFERRED TO  
SEPARATE DEVELOPMENT REVIEW SUBMITTAL.



RESUBMITTAL - OCTOBER 10, 2014  
RESUBMITTAL - AUGUST 12, 2014  
RESUBMITTAL - JULY 13, 2014  
CITY DEVELOPMENT REVIEW - JULY 14, 2011

A2.3

2070343.01  
ALBION DESIGN

PERSPECTIVE  
VIEWS

OAKLAND 2926

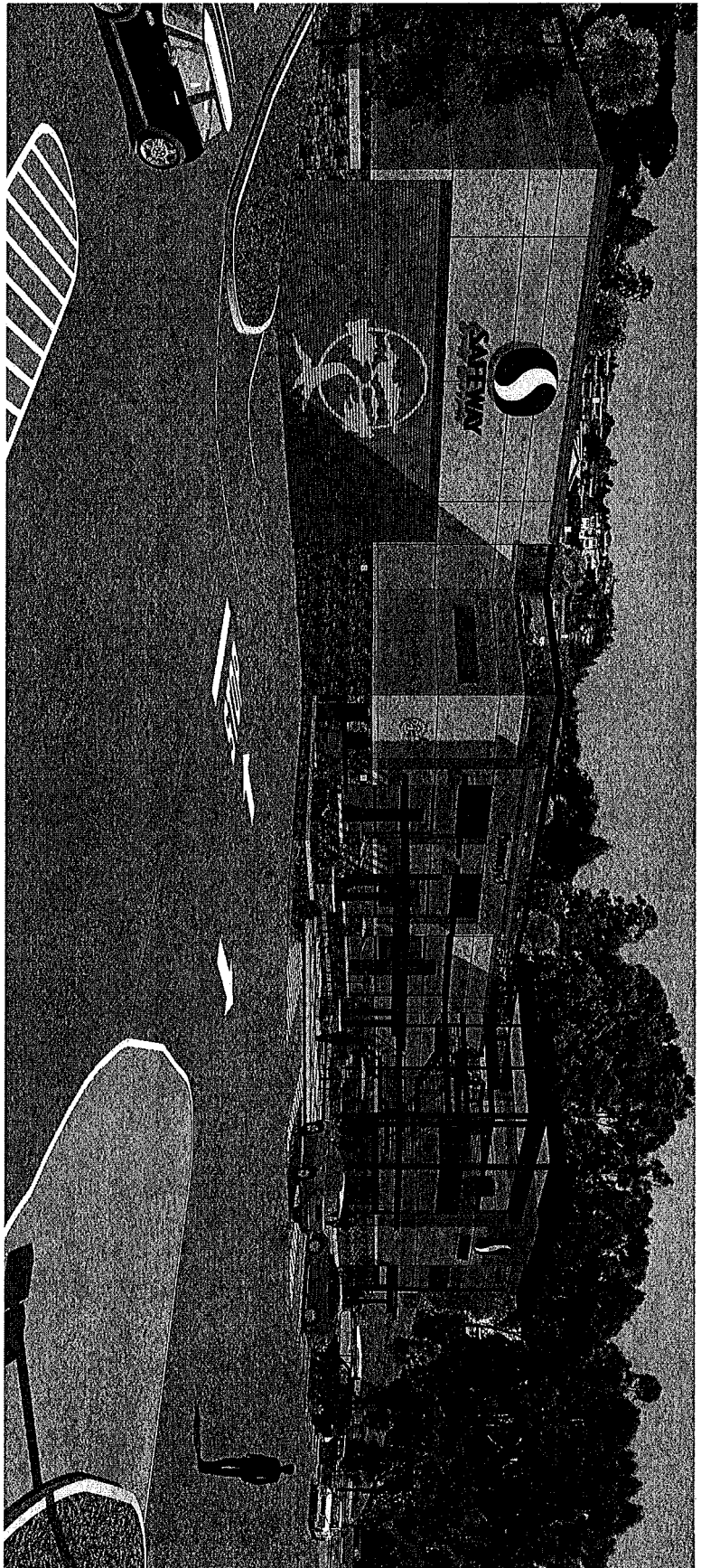
SAFEWAY STORE  
4100 REDWOOD RD.  
OAKLAND, CA 94619

SAFEWAY

MACKENZIE.

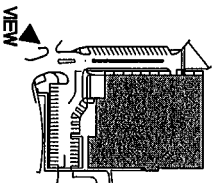
1515 SE Water Ave, Portland, OR, 97214  
503.224.9560





1  
A2.4  
PERSPECTIVE LOOKING NORTHEAST FROM PARKING LOT ENTRANCE

NOTE: IMPROVEMENTS SHOWN ON ADJACENT RETAIL SHOP BUILDINGS ARE FOR REFERENCE ONLY. REFER TO SEPARATE DEVELOPMENT REVIEW SUBMITTAL.



RESUBMITTAL - OCTOBER 10, 2014  
RESUBMITTAL - AUGUST 12, 2014  
RESUBMITTAL - JULY 15, 2014  
CITY DEVELOPMENT REVIEW - JULY 14, 2011

A2.4

2070343.01  
MACKENZIE 2011  
© ALL RIGHTS RESERVED

PERSPECTIVE  
VIEWS

OAKLAND 2926

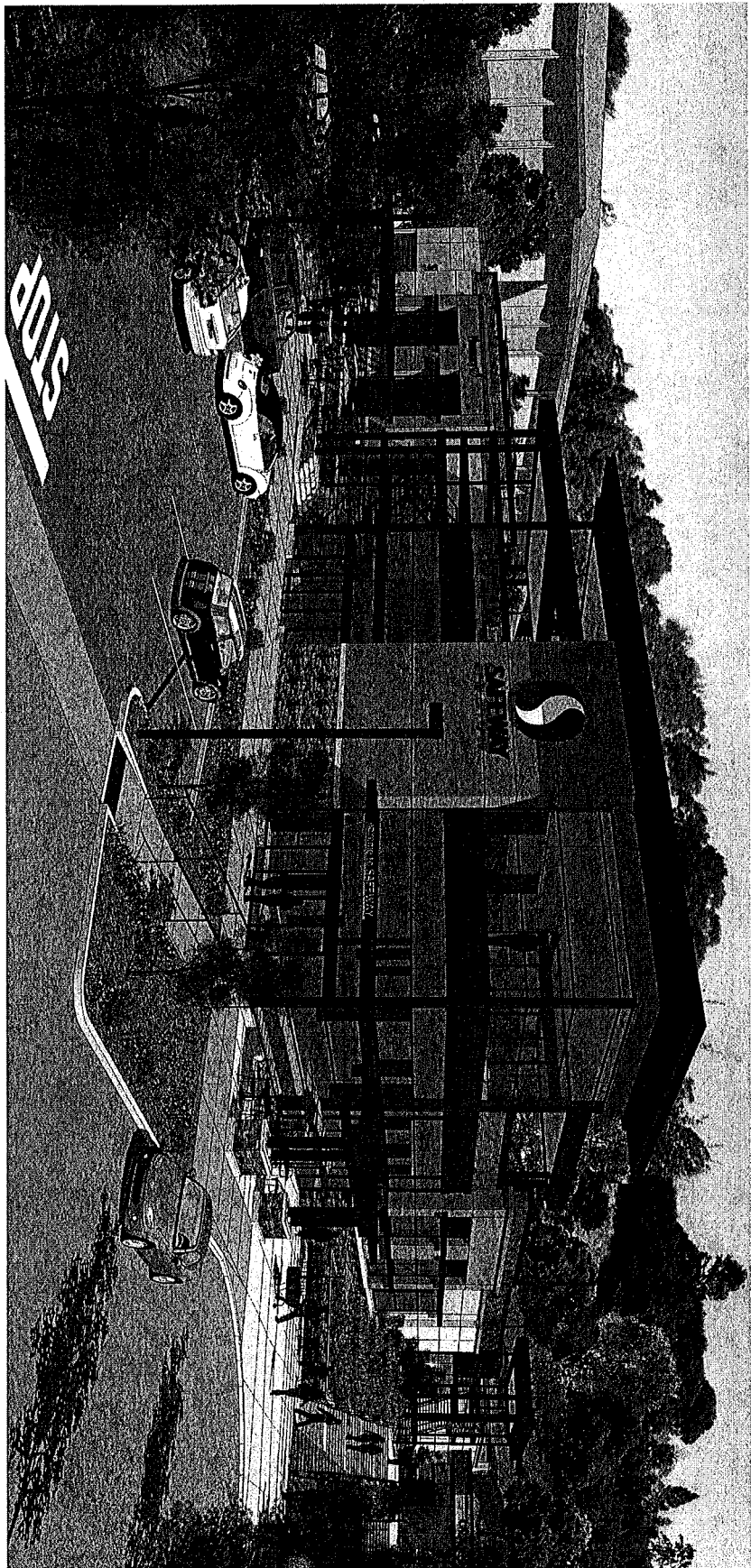
SAFeway STORE  
4100 REDWOOD RD.  
OAKLAND, CA 94619

SAFeway

MACKENZIE.

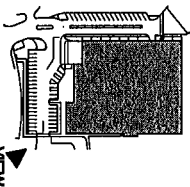
1515 SE Water Ave, Portland, OR, 97214  
503.224.9560





1  
A2.5  
PERSPECTIVE LOOKING NORTHWEST FROM PARKING LOT

NOTE: IMPROVEMENTS SHOWN ON ADJACENT RETAIL  
AND PARKING ARE NOT PART OF THIS PROJECT. REFER TO  
SEPARATE DEVELOPMENT REVIEW SUBMITTAL.



RESUBMITTAL - OCTOBER 10, 2014  
RESUBMITTAL - AUGUST 12, 2014  
RESUBMITTAL - JULY 15, 2014  
CITY DEVELOPMENT REVIEW - JULY 14, 2011

A2.5

2070343.01  
© 2011 AECOM

PERSPECTIVE  
VIEWS

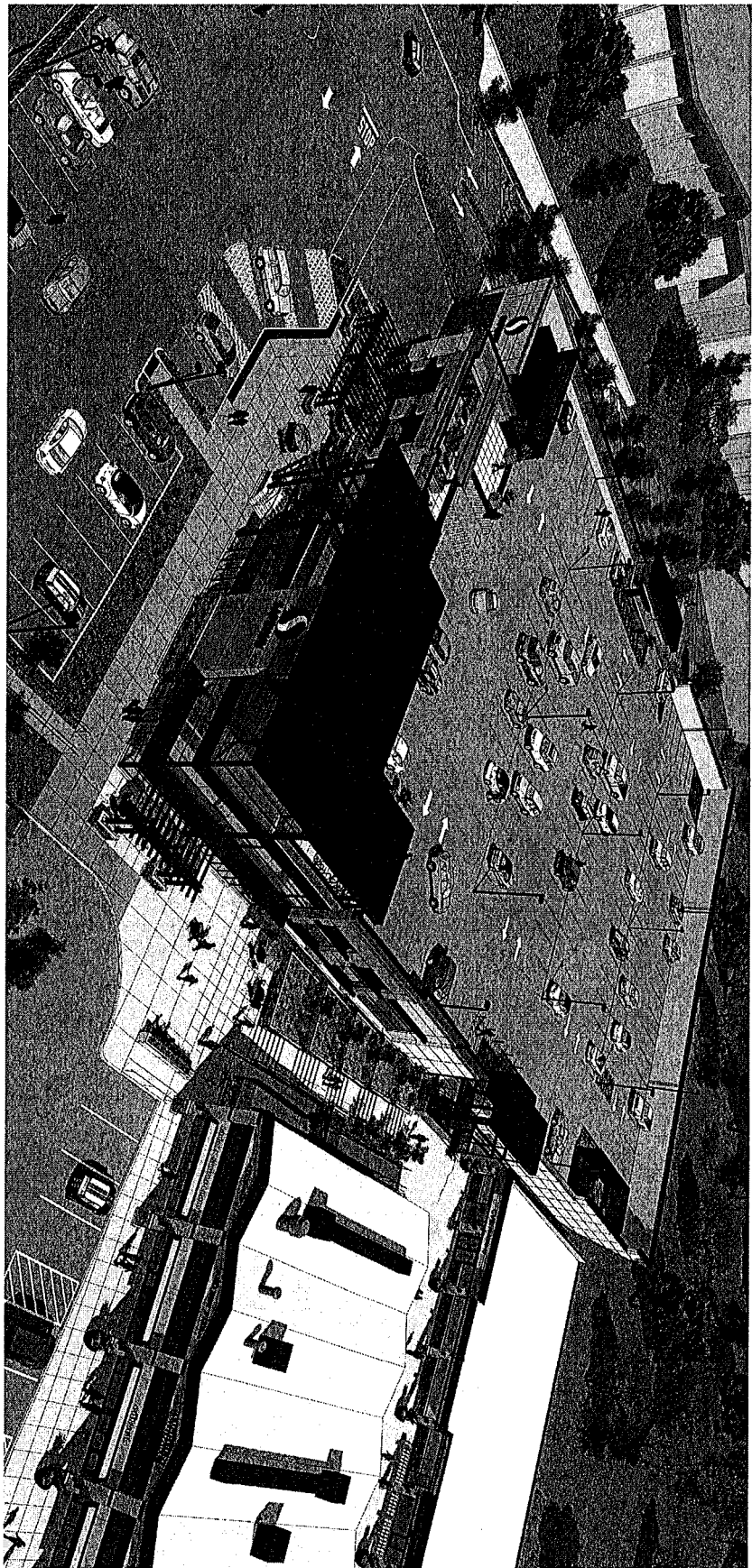
OAKLAND 2926

SAFEWAY STORE  
4100 REDWOOD RD.  
OAKLAND, CA 94619

SAFEWAY

MACKENZIE.

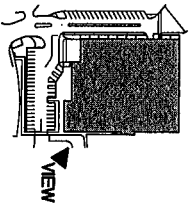
1515 SE Water Ave, Portland, OR, 97214  
503.224.9580



1 PERSPECTIVE LOOKING NORTHWEST AT UPPER PARKING LEVEL.

A26  
MTS

NOTE: IMPROVEMENTS SHOWN ON ADJACENT RETAIL  
AND OFFICE BUILDINGS ARE FOR INFORMATION ONLY. NO  
SEPARATE DEVELOPMENT REVIEW SUBMITTAL.



RESUBMITTAL - OCTOBER 10, 2014  
RESUBMITTAL - AUGUST 12, 2014  
RESUBMITTAL - JULY 15, 2014  
CITY DEVELOPMENT REVIEW - JULY 14, 2011

A26

2070343.01  
ALBION DESIGN

PERSPECTIVE  
VIEWS

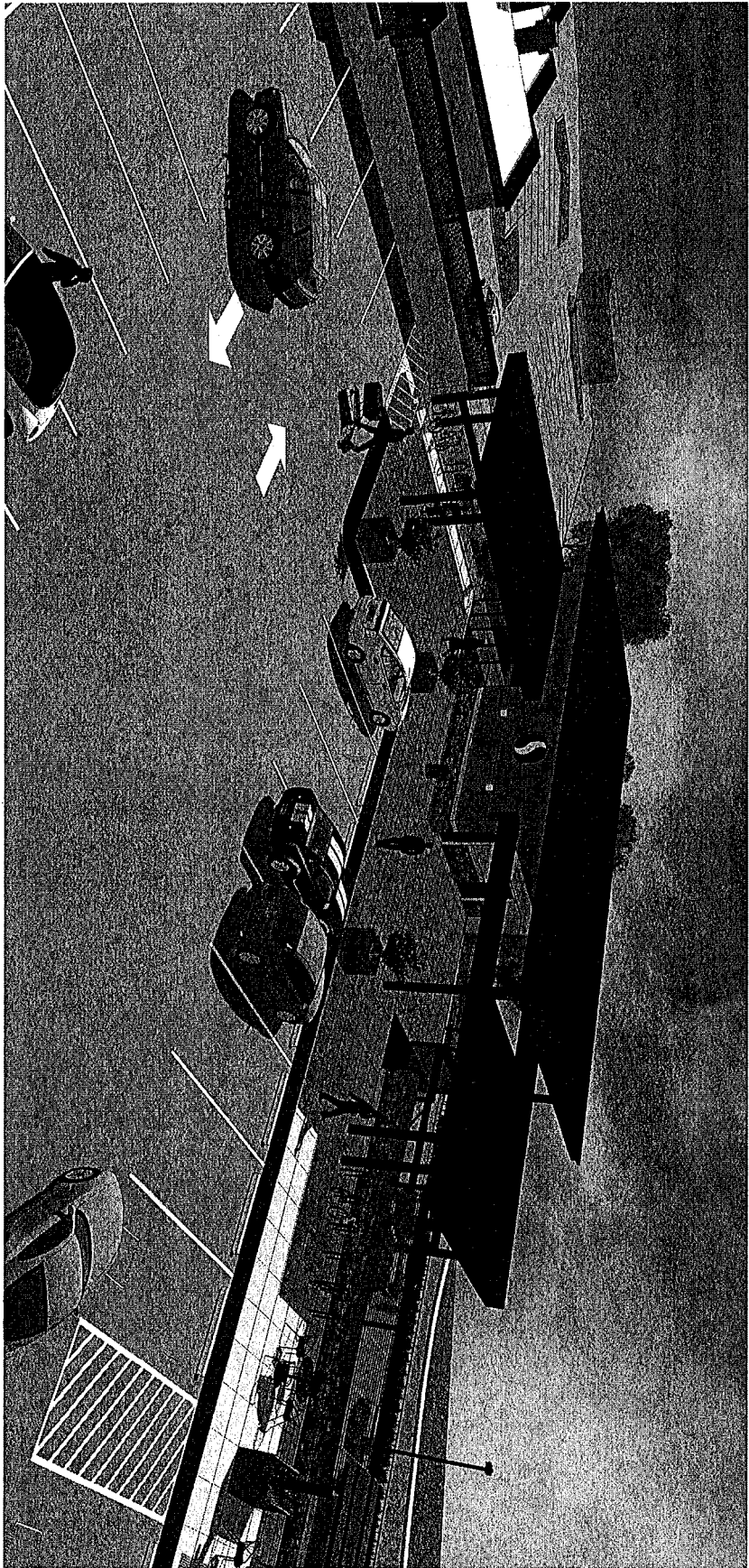
OAKLAND 2926

SAFEWAY STORE  
4100 REDWOOD RD.  
OAKLAND, CA 94619

SAFEWAY

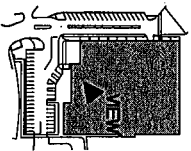
MACKENZIE.

1515 SE Water Ave, Portland, OR, 97214  
503.224.9560



1  
A2.7  
PERSPECTIVE LOOKING SOUTHWEST FROM UPPER LEVEL, PARKING LOT

NOTE: DIMENSIONS SHOWN ON ALLUANT RETAIL  
NOTE: DIMENSIONS ARE FOR INFORMATION ONLY TO  
SEPARATE DEVELOPMENT REVIEW SUBMITTAL.



RESUBMITTAL - OCTOBER 10, 2014  
RESUBMITTAL - AUGUST 12, 2014  
RESUBMITTAL - JULY 15, 2014  
CITY DEVELOPMENT REVIEW - JULY 14, 2011

A2.7

2070343.01  
MACKENZIE 2014  
© ALL RIGHTS RESERVED

PERSPECTIVE  
VIEWS

OAKLAND 2926

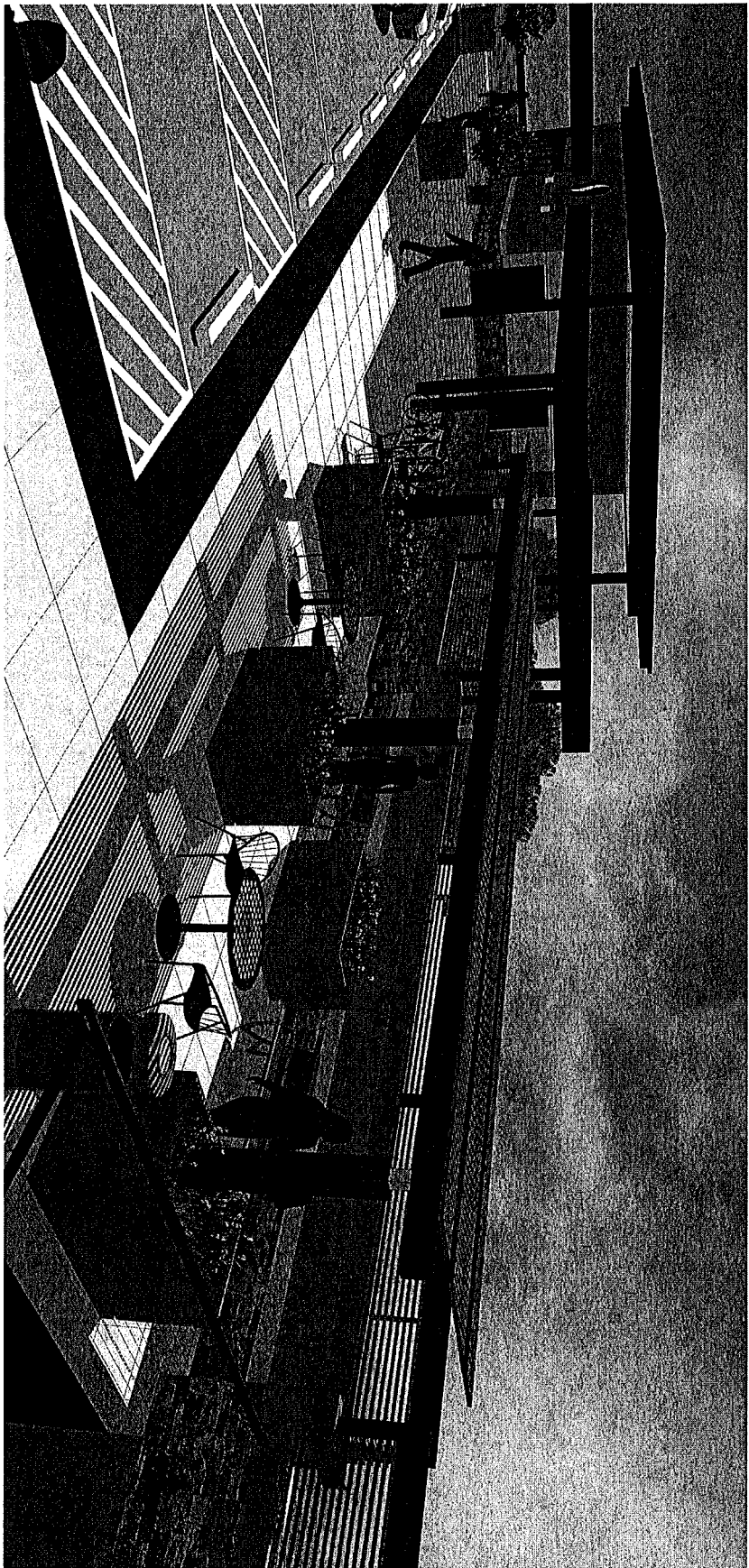
SAFeway STORE  
4100 REDWOOD RD.  
OAKLAND, CA 94619

SAFeway

MACKENZIE.

1515 SE Water Ave, Portland, OR, 97214  
503.224.9560

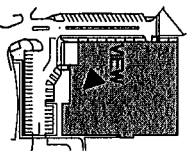




1 PERSPECTIVE LOOKING SOUTHEAST FROM UPPER LEVEL PARKING LOT

A2.8 HTS

NOTE: IMPROVEMENTS SHOWN ON ADJACENT RETAIL SHOP BUILDINGS ARE FOR REFERENCE ONLY. REFER TO SEPARATE DEVELOPMENT REVIEW SUBMITTAL.



RESUBMITTAL - OCTOBER 10, 2014  
RESUBMITTAL - AUGUST 12, 2014  
RESUBMITTAL - JULY 15, 2014  
CITY DEVELOPMENT REVIEW - JULY 14, 2011

A2.8

2070343.01

© 2011 MACKENZIE  
ALL RIGHTS RESERVED

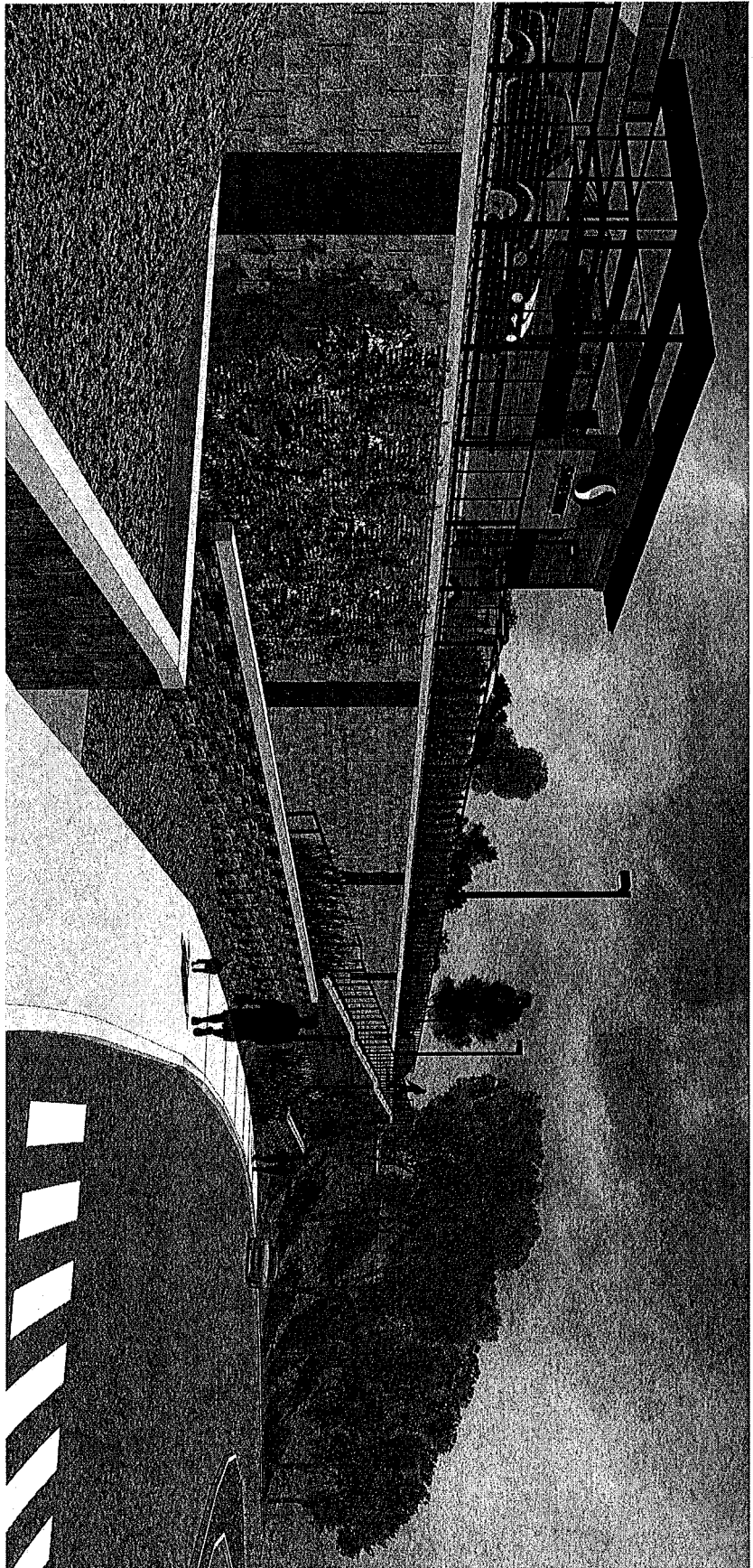
OAKLAND 2926

SAFeway STORE  
4100 REDWOOD RD.  
OAKLAND, CA 94619

SAFeway

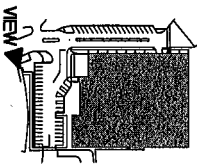
MACKENZIE.

1515 SE Water Ave, Portland, OR, 97214  
503.224.9560



1 PERSPECTIVE LOOKING EAST AT RETAINING WALL AND RAMP ON REDWOOD RD

A2.9  
NTS  
NOTE: IMPROVEMENTS SHOWN ON ADJACENT RETAIL  
SHOP BUILDINGS ARE FOR REFERENCE ONLY. REFER TO  
SEPARATE DEVELOPMENT REVIEW SUBMITTAL.



RESUBMITTAL - OCTOBER 10, 2014  
RESUBMITTAL - AUGUST 12, 2014  
RESUBMITTAL - JULY 15, 2014  
CITY DEVELOPMENT REVIEW - JULY 14, 2011

A2.9

2070343.01  
© 2011 MACKENZIE  
ALL RIGHTS RESERVED

PERSPECTIVE  
VIEWS

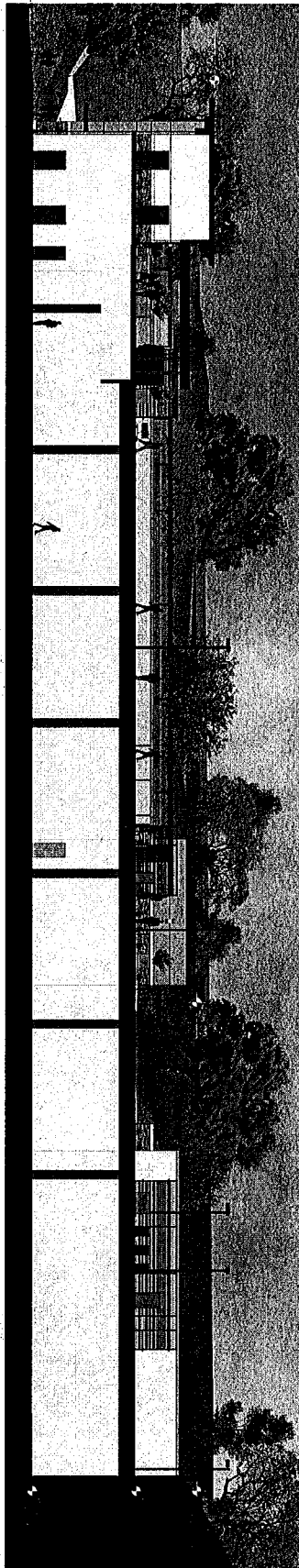
OAKLAND 2926

SAFeway STORE  
4100 REDWOOD RD.  
OAKLAND, CA 94619

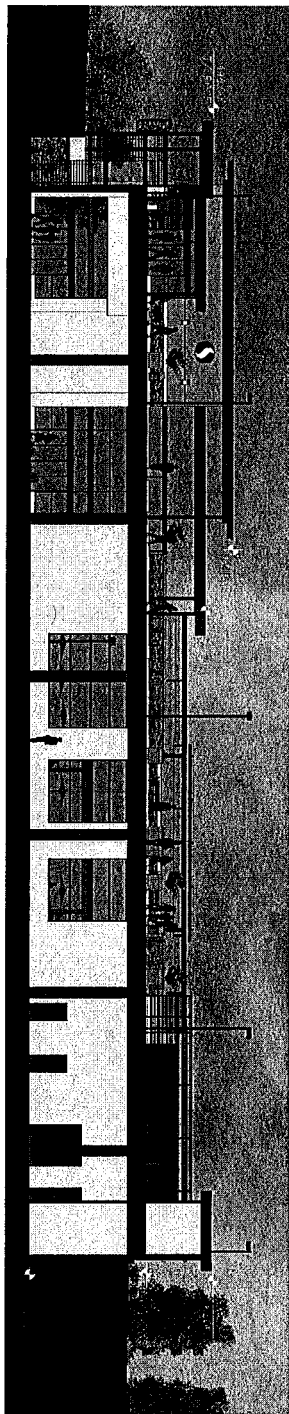
SAFeway

MACKENZIE.

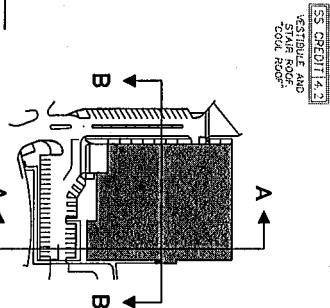
1515 SE Water Ave, Portland, OR, 97214  
503.224.9580



1 BUILDING SECTION A-A  
KAT/NTS



2 BUILDING SECTION B-B  
KAT/NTS



SS CREDIT 14.3  
SECTION A-A  
STAIR ROOF  
TODD ROOF

RESUBMITTAL - OCTOBER 10, 2014  
RESUBMITTAL - AUGUST 12, 2014  
RESUBMITTAL - JULY 15, 2014  
CITY DEVELOPMENT REVIEW - JULY 14, 2011

A3.1

2070343.01  
MACKENZIE  
AL ROYCE DESIGN

BUILDING  
SECTIONS

OAKLAND 2926

SAFeway STORE  
4100 REDWOOD RD.  
OAKLAND, CA 94619

SAFeway

MACKENZIE.

1515 SE Water Ave, Portland, OR., 97214  
503.224.9560

# LINCOLN SQUARE

## Master Sign Program

### Lincoln Square

**Safeway #2926 Oakland**  
4100 Redwood Road  
Oakland, California



Property Development Centers  
5918 Stoneridge Mall Road  
Pleasanton, CA 94588  
T: 925-738-1207



Pacific Neon Company, Inc.  
2939 Academy Way  
Sacramento, CA 95815  
T: 916-927-0527

DATE:  
October 28, 2014

## Sign Criteria Index

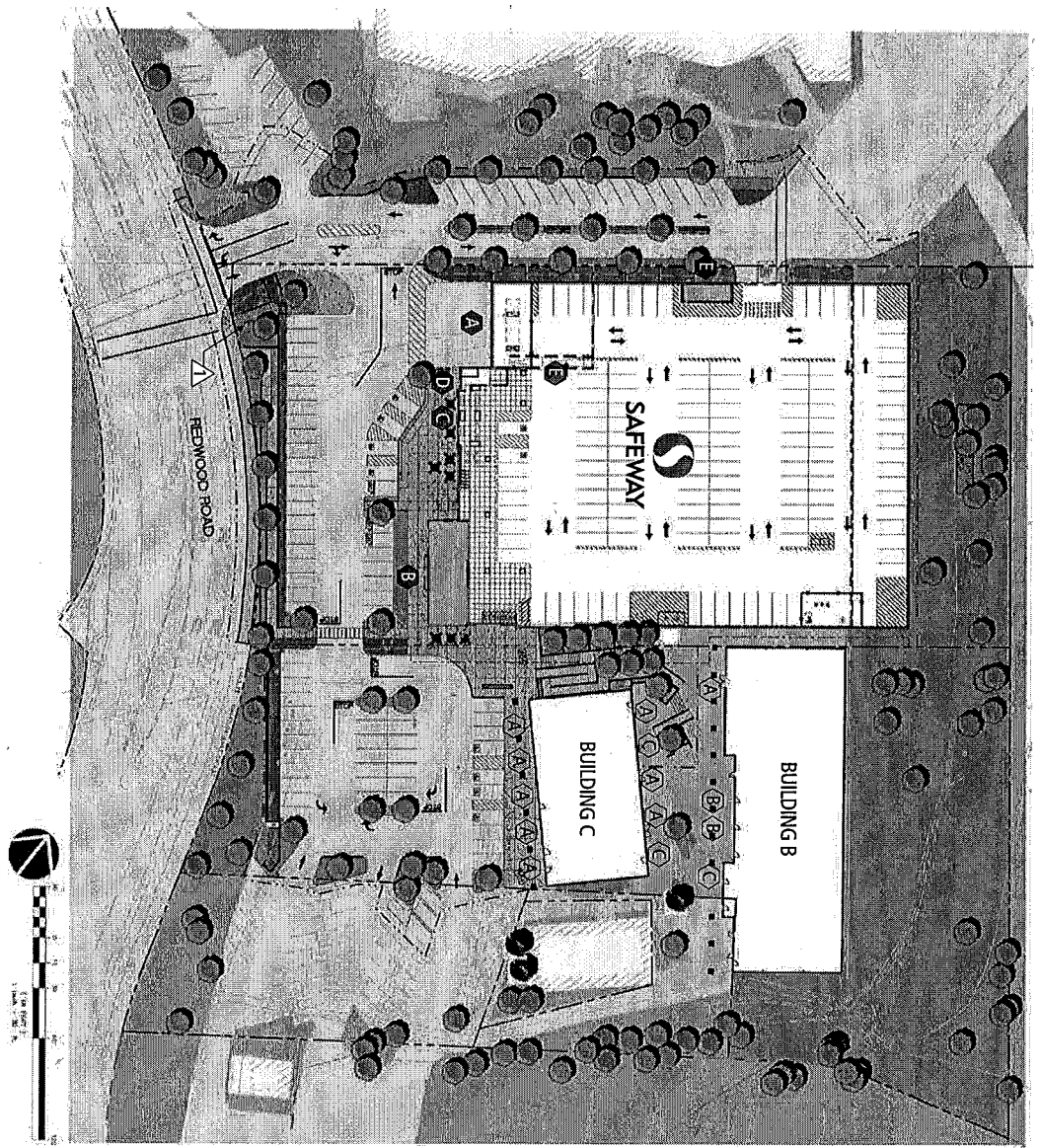
Page		
3	1.0 Site Plan	8 6.0 Anchor Tenant Safeway
4	2.0 Guideline	9 6.1 Anchor Tenant Safeway
	2.1 Design Intent	10 7.0 Retail Wall Signage Type A
	2.2 General Requirements	11 7.1 Retail Wall Signage Type B
	2.3 General Criteria	12 7.2 Retail Wall Signage Type C
5	2.4 Administration	13 7.3 Retail Wall Signage Type D
	2.5 Prohibited Signs	14 8.0 Building B Retail Space
	2.6 Temporary Signs	15 8.1 Building C Retail Space
	3.0 Building Sign Guidelines	16 9.0 Freestanding Sign
	3.1 Building Signs Defined	
6	4.0 Address Numerals	
7	5.0 Entry Door and Window Signage	



# LINCOLN SQUARE

1.0 Site Plan

OCTOBER 28, 2014



Site Plan Key

- Safeway Signs
- Retail Signs Type A
- Retail Signs Type B
- Retail Signs Type C
- Freestanding Sign

## 2.0 Guideline

The Lincoln Square Master Sign Program has been established for the purpose of assuring a functional, coordinated graphics program that will provide guidelines for unique signage integrated into the development's architectural design, maintain consistency, encourage creativity, and enhance the project in Oakland, California.

## 2.1 Design Intent

The guidelines of this program are designed to complement architectural elements/themes of the existing buildings and coordinate the type, placement, and physical dimensions of signs within the center, thereby appearing as an integral part of the center. In cases not covered by The Lincoln Square Master Sign Program the prevailing criteria found in the City of Oakland Municipal Code shall prevail.

## 2.2 General Requirements

- A. Each Tenant is required to submit to Landlord for approval before fabrication, at least two (2) copies of detailed design drawings indicating the location, size, copy layout, colors, materials, finishes, illumination and method of attachment.
- B. All permits for signs and their installation shall be obtained from the City of Oakland by the tenant or tenant's representative, at the tenant's sole expense prior to installation.
- C. All signs shall be designed, constructed, installed and maintained at the tenant's sole expense. All signs shall be designed by professional design consultants (e.g. architects, design firms or sign design / sign construction firms).
- D. All signs shall be designed and constructed consistent with the City of Oakland sign code and this criteria.
- E. The tenant shall be responsible for fulfillment of all governmental requirements and specifications, including those of City of Oakland, Underwriters Laboratories (U.L.), the Uniform Electric Code, bearing City issued sticker with Sign Permit number.
- F. All signs shall be reviewed for compliance with the above mentioned criteria. Approval or disapproval of sign submittal based on aesthetics of design shall remain the sole discretionary right of the Landlord, Landlord's representative and the City of Oakland.
- G. Upon termination of the Lease, the tenant shall leave the facade wall, awning, glazing or hanging sign in good condition. Without limitation, the tenant shall be specifically required in a workman like manner to all remove installed signage, fill all holes, and terminate all electrical wiring per prevailing codes. At the Landlord discretion, the tenant is required to restore a consistent look and color to match the surrounding facade. The tenant is required at its sole cost and expense to replace all store frontage glass areas that can not be fully restored.

## 2.3 General Criteria

- A. All signs should meet or exceed all current applicable codes (i.e. electrical, mechanical, structural, etc).
- B. Signage shall meet or exceed all requirements of the State of California and the City of Oakland.
- C. Sign content shall be limited to business identification signs only. Tenants are permitted secondary signage when it forms part of a recognized corporate logo or slogan.
- D. All electrical signs shall meet or exceed Underwriter's Laboratories construction specifications and be fabricated and installed by licensed U.L. sign contractors.
- E. The choice of copy font and colors shall be at discretion of the Tenant, but design merit and content is at Landlord's discretion and will require approval prior to manufacture and installation.
- F. All exterior signs shall be secured by stainless steel, nickel, or cadmium plated fasteners.
- G. All exposed fasteners to be painted to match the background surface.
- H. All power supplies, electrical boxes, wiring, conduit and access doors shall be concealed.
- I. All exterior signs exposed to the weather shall be flush mounted, unless otherwise specified.
- J. All tenant signs attached to building wall or fascia shall be connected to a junction box provided by Landlord, with the final electrical connections by Tenant's sign contractor. All Tenants shall have their signs connected to their own electrical panel with time clocks as per city code.
- K. All penetrations of the building structure by Tenant's sign contractor required for sign installation shall be neatly sealed and watertight.
- L. All identification labels shall be concealed, except where required by code. An Underwriters Label is required on all electrical signage verifying certification.
- M. It is the tenant's responsibility to correct or repair any damage to the tenant's leased building space caused by the installation or removal of tenant's signage.
- N. Tenant shall be fully responsible for the operation of their sign contractor, and shall indemnify, defend and hold the Landlord, Landlord's representative, and all parties harmless from damages or liabilities on account thereof.
- O. Sign surfaces that are intended to be flat shall be without oil canning, or other visual deformities.
- P. All exposed welded seams and joints shall be finished smooth and painted accordingly.
- Q. The general location of wall signs shall be centered vertically and horizontally on fascias, unless otherwise specified. Signs shall not cover or interrupt major architectural features.

## 2.4 Administration

- A. The amount of hours per day during which the signs will be illuminated shall be determined and controlled at Landlord's sole discretion.
  - B. Landlord reserves the right to hire an independent contractor (at Tenant's sole expense) to inspect the installation of all signs, and reserves the right to require that any discrepancies and/or code violations be corrected at Tenant's expense.
  - C. The sign contractor shall carry a Workman's Compensation and Public Liability Insurance against all damage suffered or performed against any and all persons or property while engaged in the construction or erection of signs in the amount of \$1,000,000 per occurrence.
  - D. At the expiration or early termination of Tenant's lease term, Tenant shall be required to remove their signs, cap off electrical connection, patch and paint the entire fascia area to match the surrounding areas at Tenant's expense.
  - E. Sign contractors shall be advised (by Tenant) that no substitutes will be accepted whatsoever unless so indicated in specification and approved by Landlord and Tenant. Any deviation from specifications outlined in this criteria may result in the rejection of the sign by Tenant and/or Landlord.
  - F. In the event of any conflict in the interpretation of these guidelines cannot be satisfactorily resolved, the Landlord's decision shall be final and binding upon the Tenant.
  - G. Tenant shall maintain their sign in a clean, professional and functioning manner. Any structural damage, graffiti, electrical problems, wear and tear, and other breakage pertaining to Tenant signs shall be repaired by Tenant within 10 consecutive days from such event. If repairs are not made within the 10 day time period, the Landlord may affect repairs and hold the tenant responsible for all cost incurred.
- ## 2.5 Prohibited Signs
- A. No sign shall be installed, relocated or maintained so as to prevent entry or exit out of any door. No sign shall create a safety hazard by obstructing view of pedestrian and vehicular traffic.
  - B. No sign shall be located within a required easement, unless an encroachment permit has been authorized by the City of Oakland affected utilities.
  - C. No sign shall obstruct access to fire hydrants, fire department connections or fire department access roads.
  - D. Signs, which audibly advertise, identify or provide direction to a use or activity, are prohibited.
  - E. It is unlawful for any Tenant to exhibit, post or display or cause to be exhibited, posted or displayed anything of an obscene, indecent or of immoral nature or unlawful activity.
  - F. Painted Tenant wall signs are prohibited.
  - G. Any signs prohibited by the City of Oakland sign ordinance.
- ## 2.6 Temporary Signs
- Temporary wall signs, leasing signs, window signs, pennants, banners or flags, will be allowed if consistent with provisions in the City of Oakland Sign Ordinance and approval of the Landlord. All window signage shall not occupy more than 25% of the window area on a building frontage. No signs are permitted on the tenants or landlord's roofs.

## 3.0 Building Sign Guidelines

The intent of these guidelines is to provide standards necessary to achieve a visually coordinated, balanced and appealing signage environment. In support of these objectives, the following qualifies were incorporated into the design and scope of work within these standards:

- Creative and original designs
- Integration with project architecture
- High quality workmanship and materials

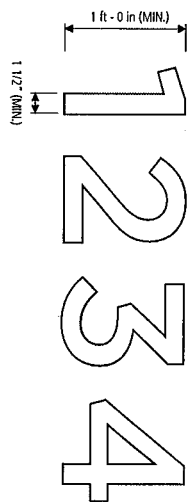
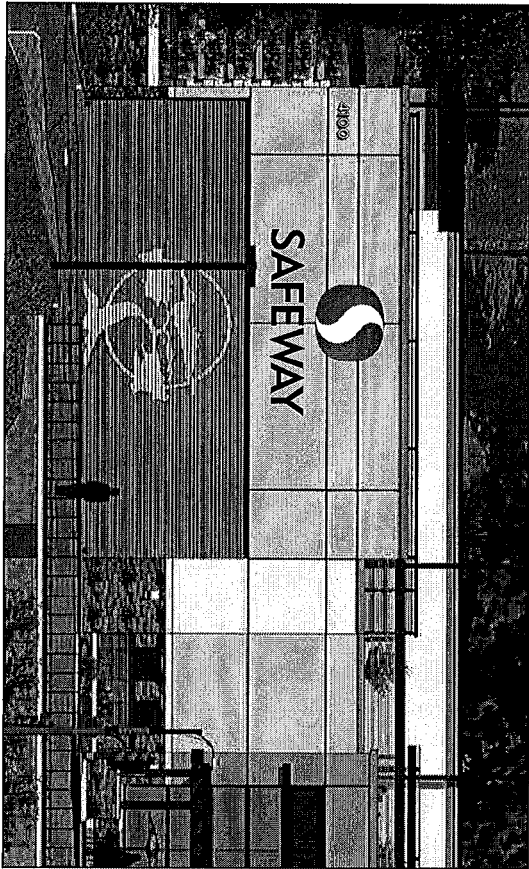
These guidelines shall enhance existing sign code and are not intended to circumvent the sign allowances as set forth by the City of Oakland sign code.

### 3.1 Building Signs Defined

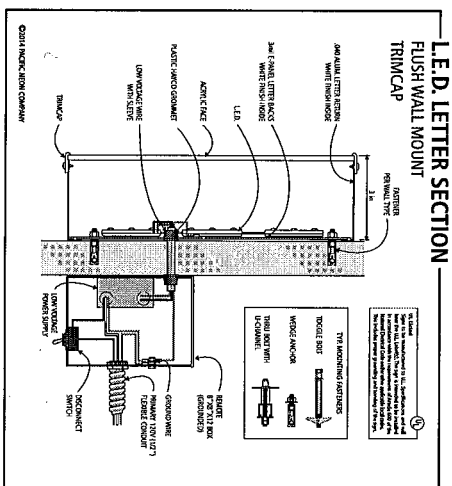
- A. 1:1 Sign Area. One square foot of sign area for each 1 linear foot of leased building frontage.
- B. The allowable sign area for tenants whose building frontage is less than 30 linear feet shall be allowed the minimum of 30 square feet of sign area.
- C. Anchor tenant signs to be halo illuminated letters and face illuminated logo's consistent per their standard store application and to be approved by the Landlord and the City of Oakland. Internal LED illumination only.
- D. Retail tenants to be halo illuminated letters and face illuminated logo's. Reverse pan channel aluminum construction with aluminum faces and diffused lexan backs. Internal LED illumination only.
- E. Projecting signs and canopies shall maintain an 8-foot vertical clearance from public walkways and may not project into any public right-of-way without approval of an encroachment permit by the public works department.
- F. Non illuminated letters & logo to have a minimum depth of 1/4".
- G. Face illuminated cabinet signs are not allowed.
- H. No exposed LEDs or Neon with the exception of "OPEN" signs to be mounted behind storefront glass and not to exceed 2 square feet in area.
- I. No animated or flashing signs will be allowed.
- J. Power supplies to be located behind wall parapet or contained inside letters or logo cabinet. No exposed raceways or wire ways will be allowed, except only when raceway is an integral architectural component of the building design or at Landlord's discretion and approval.
- K. All tenant signage shall consist solely of Tenant's trade name, logo and recognizable trademark insignia. Landlord reserves the right to disallow designs based on obscene, indecent, immoral or unlawful content, content deemed inappropriate by community standards or designs architecturally inconsistent with building architecture, at owner's discretion.
- L. Sign colors and the entire display including awnings(s) shall be approved by Landlord and permitted by the City of Oakland prior to manufacturing and installation.
- M. Landlord reserves the right to disallow colors to be used that are inconsistent with the building colors and overall theme of the property.

#### 4.0 Building Address Numerals

- A. Individual Numerals to comply in size, color with city Fire Department Regulations.
  - a. Location to be main access side or frontage.
  - b. Numerals to be pan channel letters. White acrylic faces with Black trimcap and 3" Deep Black returns. Illuminate with White LED's. Typeface to be Hoefler Gotham Medium.
  - c. Numerals to be a minimum of 12" tall with a minimum stroke width of 1 1/2".
  - d. 6 sqft max area per sign.

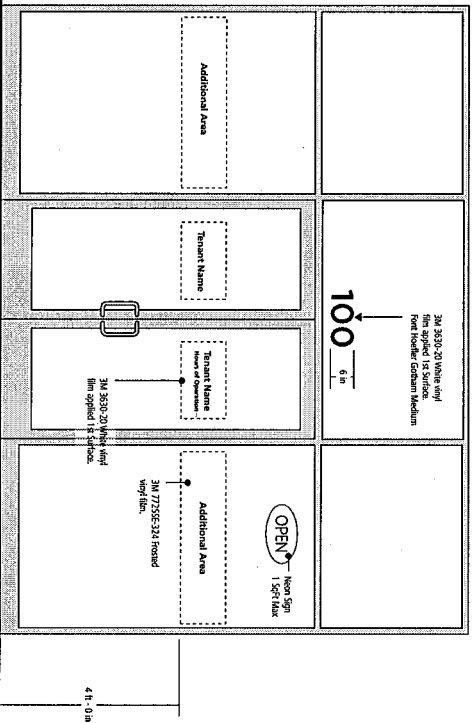


1 2 3 4 5 6 7 8 9 0



## 5.0 Entry Door Sign and Window Signage

- A. Window signs may be allowed at Landlord's discretion and approval.
  - a. Electric "OPEN" signs Neon or L.E.D. may be allowed on inside of window at Landlord's discretion and approval, but must not be flashing or animated.
  - b. Allowable signs to be restricted to suite address, company name or logo, business hours and contact phone numbers only.
  - c. Suite address to be 6" tall with 1/2" stroke. (Per Fire Code). Address to be centered over entrance.
  - d. First floor window signage shall allow up to 15% of the ground floor window area.
  - e. Project font: Hoefler Gotham Medium.



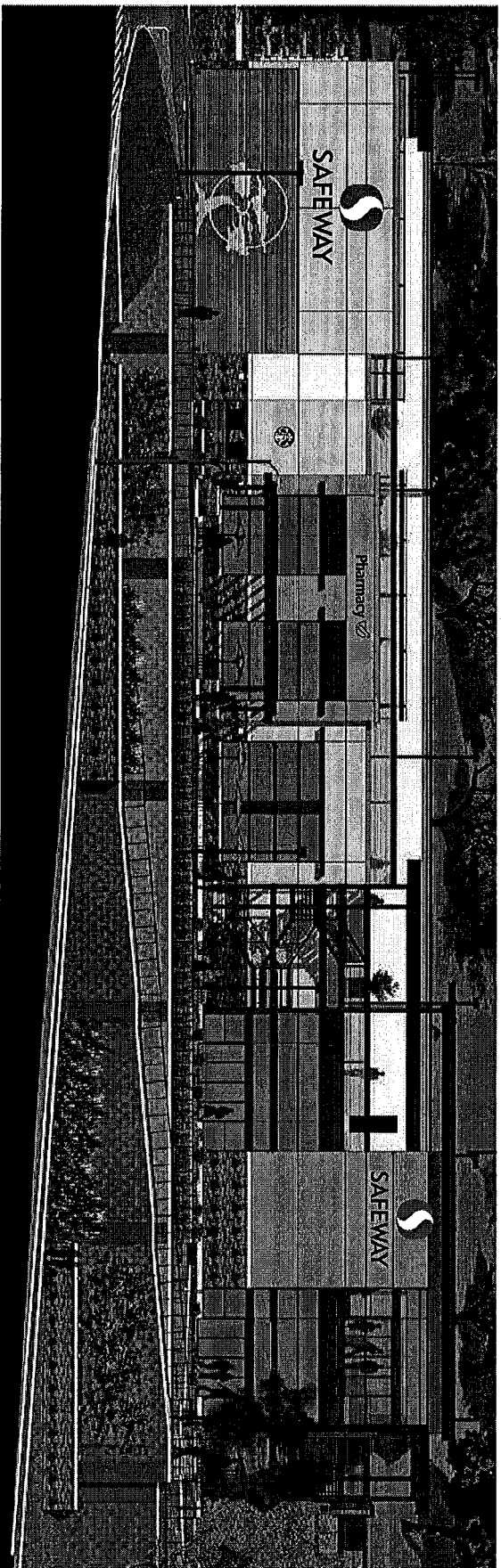
Window Graphics

6 in (min.)  
**1234**  
 1/2 in (min.)  
**1234567890**  
 Hoefler Gotham Medium

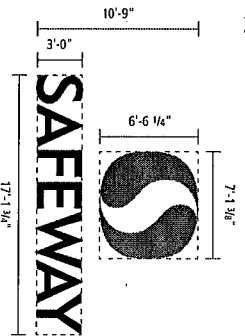
## 6.0 Anchor Tenant, Safeway Building Signs

196 SF Proposed Sign Area

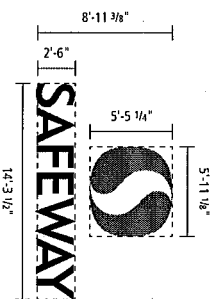
203'-0" FRONTAGE



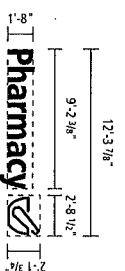
South Elevation  
Scale 1/16" = 1'-0"



Sign A | Halo Illum. Letters & Face Illum. Logo  
Scale 1/8" = 1'-0"  
SAF-36-CMPCHD Sign Area 98 SF



Sign B | Halo Illum. Letters & Face Illum. Logo  
Scale 1/8" = 1'-0"  
SAF-30-CMPCHD Sign Area 68 SF



Sign C | Halo Illum. & Logo  
Scale 1/8" = 1'-0"  
PHARMC20-LED Sign Area 21 SF



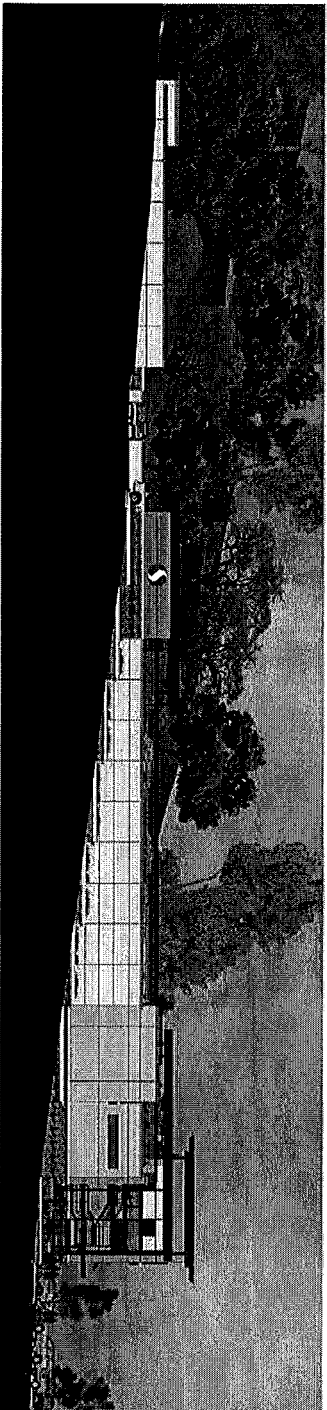
Sign D | Illum. & Logo  
Scale 1/8" = 1'-0"  
STARBUCKS-56-LED Sign Area 9 SF



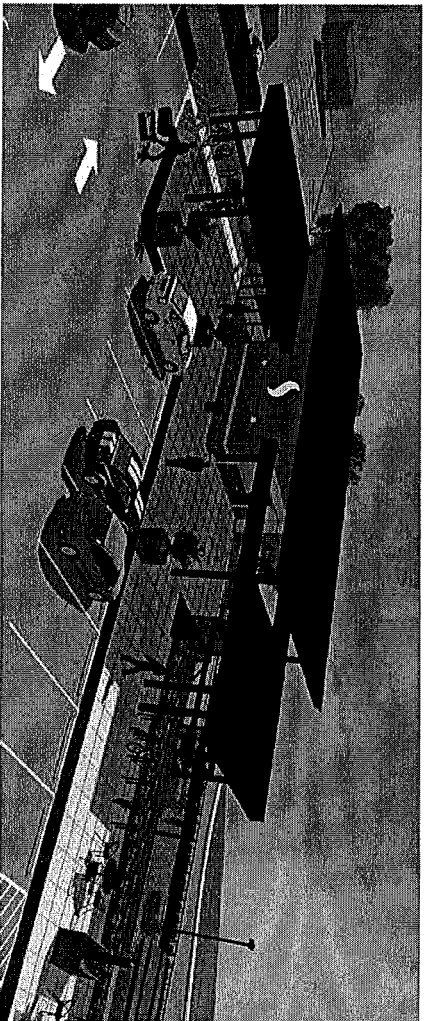
## 6.2 Anchor Tenant, Safeway Building Signs

OCTOBER 28, 2014

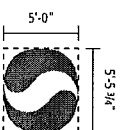
- E. 27 SF Proposed Sign Area- West Elevation
- F. 27 SF Proposed Sign Area- Parking Deck



West Elevation  
Scale 1/8" = 1'-0"



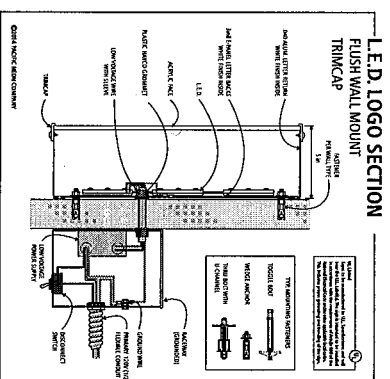
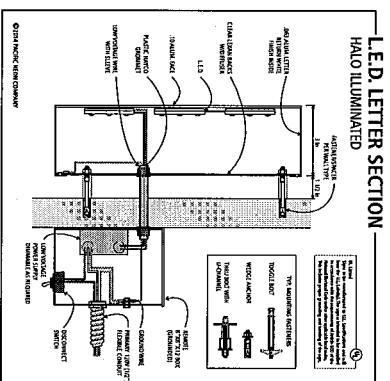
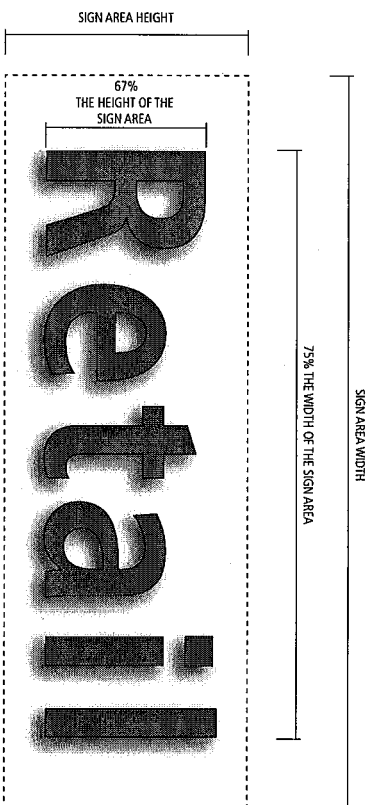
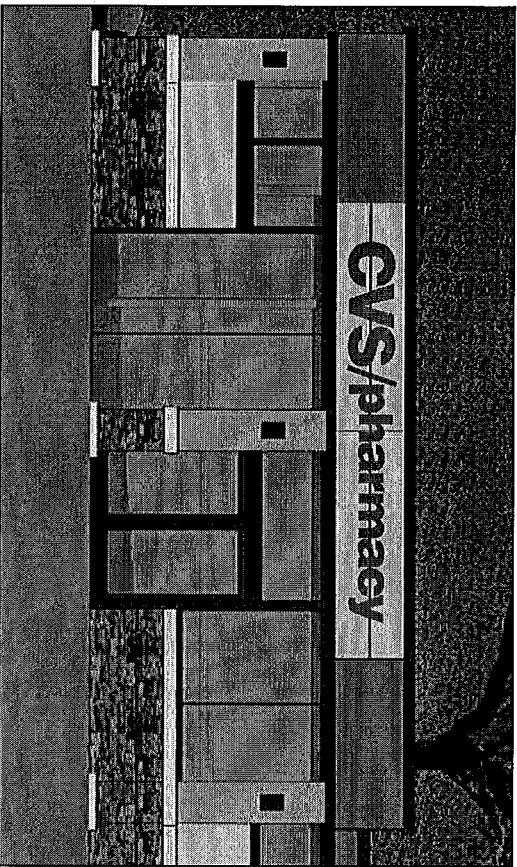
Parking Deck



Sign E & F | Face Illum. Logo  
Scale 1/8" = 1'-0"  
Sign Area 27 SF

### Retail Signs - Type A

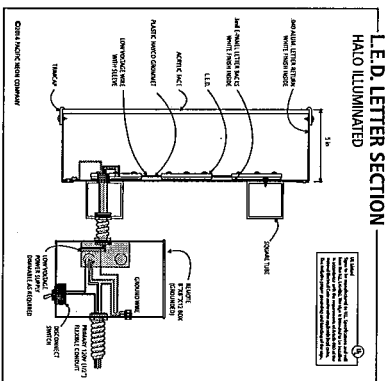
- A. Halo illuminated letters and face illuminated logo's.
- B. Sign Area is to be 1 sqft per 1 linear foot of tenant leased frontage.
- C. The allowable sign area for tenants whose building frontage is less than 30 linear feet shall be allowed the minimum of 30 square feet of sign area.
- D. Signs not to exceed 67% height or 75% width of the designated sign areas.
- E. One (1) Sign per principle frontage.





OCTOBER 28, 2014

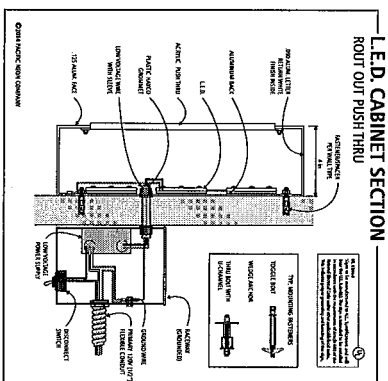
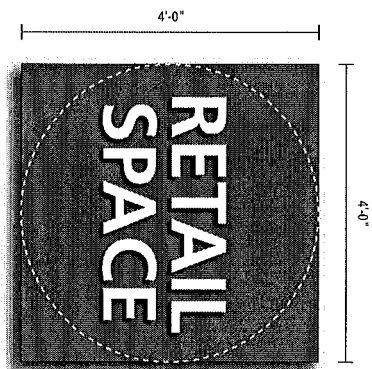
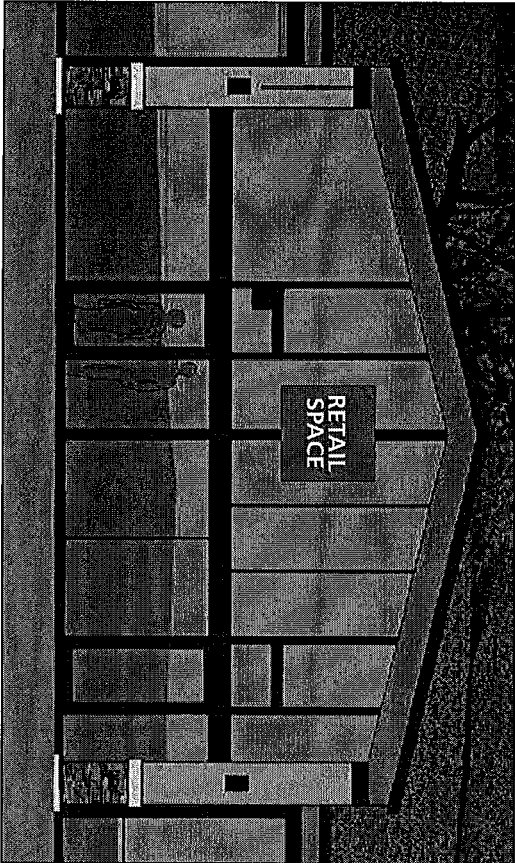
SIGN AREA WIDTH



## 7.2 Retail Tenant Wall Signage

### Retail Signs - Type C

- A. Opaque painted background with 1/2" rout out push thru letters and logo.
- B. Sign Area is to be 1 sqft per 1 linear foot of tenant leased frontage.
- C. Signs not to exceed 16 sqft in area.
- D. One (1) Sign per principle frontage.



## 7.3 Retail Tenant Blade Signage

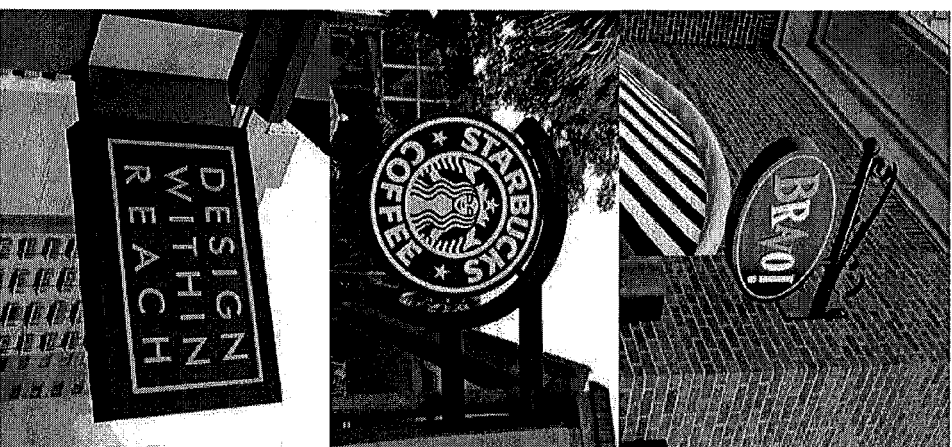
### Blade Signs - Type D

Designated tenants are allowed one (1) double-sided blade sign mounted perpendicular to the building facade usually placed near the store-front entrances. All costs associated with the construction and installation of tenant pedestrian signs are the direct financial responsibility of tenant.

- The creative use of logo shapes is encouraged in the design of the blade sign.
- Tenants are encouraged to utilize a variety of colors and graphic elements along with typestyle to create a whimsical and energetic signing solution. Painted flat forms layered to give a 3-dimensional effect are encouraged.
- Trade name or logo only, no taglines, slogans, or advertising allowed.
- Blade signs are to be fabricated of painted metal, acrylics, or other material that has an outdoor life of 7 yrs or more.
- Sign Area not to exceed 8 square feet.
- 8'-0" Min. from bottom of sign to grade.
- One (1) Sign per principle frontage.



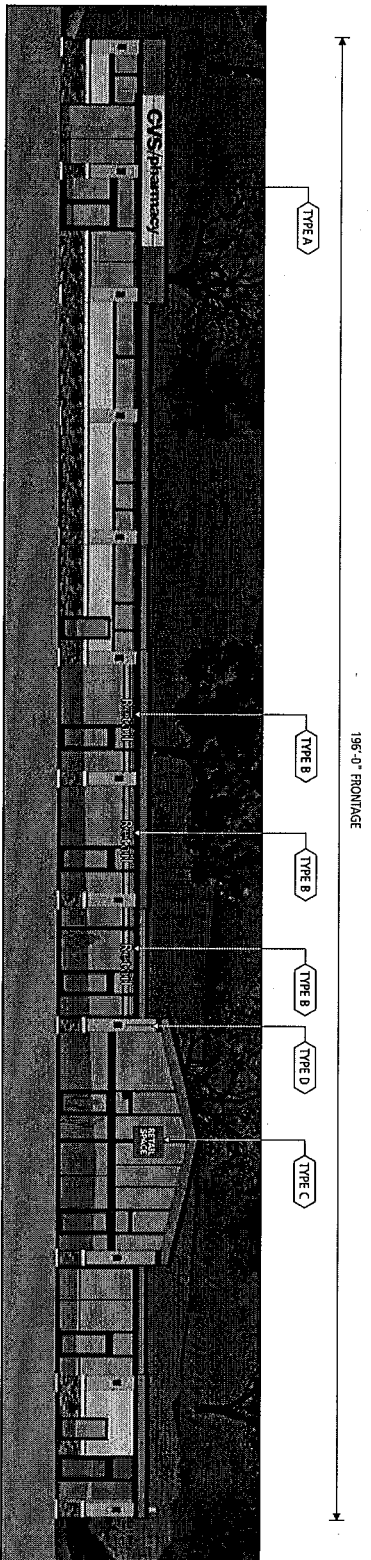
Typical Blade Sign



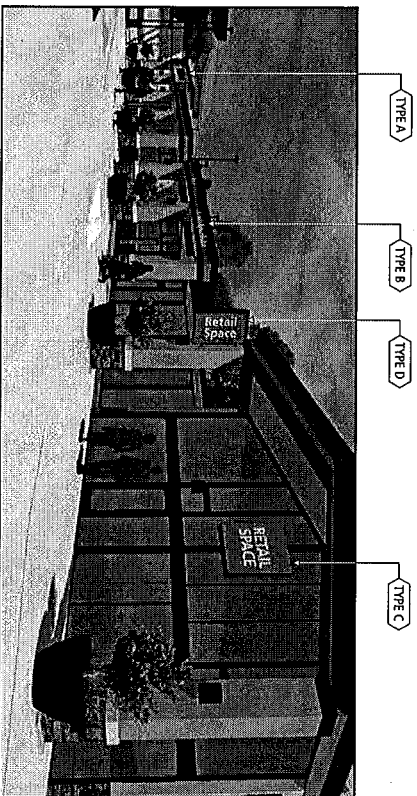
OCTOBER 28, 2014

8.0 Retail Space Building B

OCTOBER 28, 2014

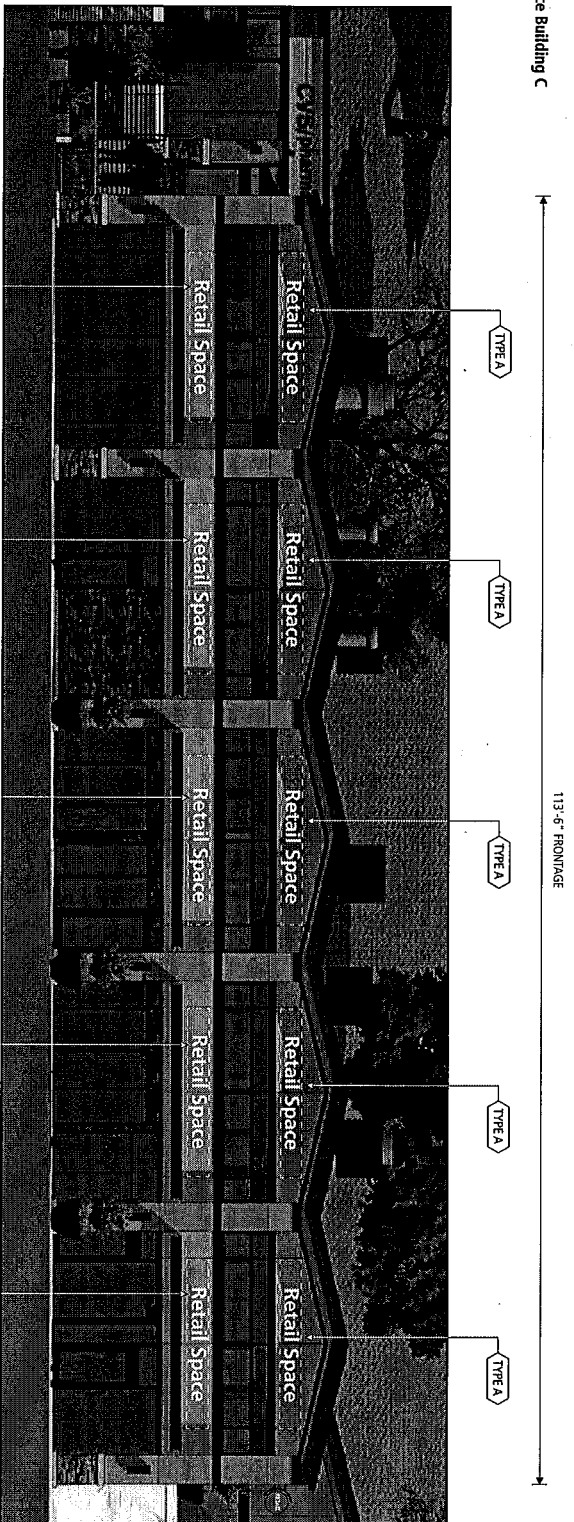


Building B | West Elevation  
Scale 1/16" = 1'-0"

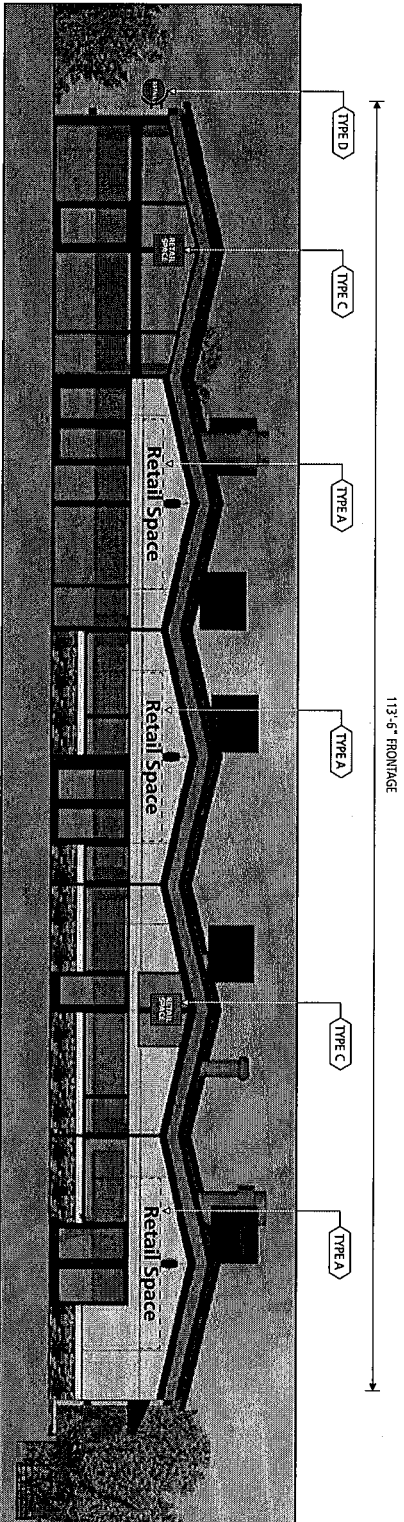


Building B | West Elevation

## 8.1 Retail Space Building C



Building C | West Elevation  
Scale 3/32" = 1'-0"



Building C | East Elevation  
Scale 3/32" = 1'-0"

OCTOBER 28, 2014

148 SF Proposed Sign Area

## Material Schedule

- (1) **Blede Element**  
Fabricated aluminum construction with light tuxedo finish, painted to match P-5 Charcoal; light tuxedo finish.
- (2) **Shipping Cart Case Identity Panel**  
Center identity panel background to be matted aluminum with push-through graphics; background and returns to be H.O. fluorescent finish; paint applied to match P-10 White opaque film; light tuxedo finish.
- (3) **Anchor / Reprint Panel**  
Panel background to be coated aluminum with push-through graphics; background and returns to be H.O. fluorescent finish; paint applied to match P-10 White opaque film; light tuxedo finish.  
**Graphic Area:** The graphic area must be printed to face of glass and with 3M WHITE diffusive film overlay; copy and 3M 360/35 Cardfolr fixed vinyl film overlay; G99 to 3M black opaque vinyl film overlay on top of 3M white diffusive film; Channel to be internally illuminated with H.O. fluorescent lamps.
- (4) **Titanium Panels**  
Titanium panel background to be coated aluminum basket with white acrylic, face and returns to have light tuxedo finish painted to match Benjamin Moore BM 1566 Graphite - satin finish; Channel to be internally illuminated with H.O. fluorescent lamps.
- (5) **Dimensional Dividers**  
Fabricated aluminum construction with faces and returns to be painted to match P-5 Charcoal; satin finish (no tuxedo); satin finish (no tuxedo).
- (6) **Main Signage Title Column**  
Main sign, 7 x 50, metal tube painted to match P-5 Charcoal; satin finish (no tuxedo).
- (7) **Secondary Square Tube Support Column**  
8' x 8' x .50, metal tube painted to match P-5 Charcoal; satin finish (no tuxedo).
- (8) **Square Tube Support Brackets**  
4' x 4' x .50, metal tube brackets painted to match P-5 Charcoal; satin finish (no tuxedo).

