

Location:	292 105th Ave; 296 105th Ave; 300 105th Ave; 302 105th Ave; 304 105th Ave; 305 105th Ave; 306 105th Ave; 309 105th Ave; 310 105th Ave; 311 105th Ave; 311 105th Ave; 324 105th Ave; 328 105th Ave; 330 105th Ave; 331 105th Ave; 336 105th Ave; 335/337 105th Ave; 339 105th Ave; 10070 Bernhardt; 10075 Bernhardt; 10501 Creekside Circle; and 10505 Creekside Circle
Assessor's Parcel Numbers:	045-5370-43; -44; -45; -46; -47; -48; -49; -50; -51; -52; -53; -54; -55; -56; -57; -58; -59; -60; -61; -62; -63; -64
Proposal:	Perform a reversion to acreage to reconsolidate 22 parcels into one.
Applicant:	Planting Justice
Contact Person/ Phone Number:	Andrew Chahrour / (513) 373-0910
Owner:	Planting Justice
Case File Number:	PLN24060
Planning Permits Required:	Tentative Tract Map
General Plan:	Detached Unit Residential
Zoning:	Detached Unit Residential (RD) Zone, S-13 Affordable Housing Combining Zone
Environmental Determination:	The proposal is exempt from the California Environmental Quality Act (CEQA) per the following sections of the State CEQA Guidelines: 15315 – Minor Land Divisions, 15183 – Projects Consistent with a Community Plan or Zoning
Historic Status:	D2+; PDHP, Area of Secondary Importance (105 th Ave Mixed 2)
City Council District:	7
Finality of Decision:	Appealable to City Council within 10 days.
For Further Information:	Contact Case Planner Kubilay Aaron İnanlı at (510) 238-2074 or by email at kinanli@oaklandca.gov.

SUMMARY

The applicant seeks approval of a Tentative Tract Map to revert 22 previously subdivided parcels (Tract Map 7502, “Prairie Stone I”) back into a single parcel. The proposal does not involve new construction or site work. The purpose of the reversion is to consolidate the parcels to support Planting Justice’s long-term operations at the site. Planting Justice currently performs community farming operations, educational activities, and job training at the site. The proposal would eliminate all subdivision-related easements created under Tract Map 7502, except for a 5-foot sanitary sewer easement, which will remain in place.

Staff recommends approval of the project.

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN24060
Appellant: Planting Justice
Address: 319 105th St
Base Zone(s): RD, S-13
Combining Zone(s): n/a

Date Exported: 8/7/2025

BACKGROUND

Planting Justice, a local nonprofit organization, performs community farming operations, educational activities, and job training at the subject site. The property was previously subdivided into 22 parcels in 2006 under Tract Map 7502. In 2018, the Planning Commission approved a Conditional Use Permit (PLN16082) for a Limited Agriculture activity for Planting Justice's operations at this site. Following the application to revert the land back into a single parcel, Oakland's Engineering Division, Fire Department, and Survey Division have reviewed the map and recommend approval of the "reversion to acreage" with the conditions described in **Attachments C, D & E**, respectively.

PROJECT DESCRIPTION

The applicant, Planting Justice, requests approval of a Tentative Tract Map to perform a reversion to acreage to consolidate 22 subdivided parcels (Assessor's Parcel Numbers 045-5370-043 through -064) into a single parcel, approximately 1.98 acres in size, located at 319 105th Avenue in East Oakland. The site was previously subdivided under Tract Map 7502 ("Prairie Stone I") in 2006, but has since been acquired and operated by Planting Justice for agricultural and community-based uses. The reversion would eliminate all subdivision-related lot lines and vacate easements established under Tract Map 7502, with the exception of a five-foot sanitary sewer easement, which will remain. An associated Public Utility Easement (PUE) benefiting East Bay Municipal Utilities District (EBMUD) will be addressed separately through a quitclaim action. No new construction, grading, or alteration of on-site conditions is proposed as part of this application. The purpose of the reversion is to simplify site ownership and land management for Planting Justice's existing operations and future development. Any future building projects will require separate permits and approvals.

PROPERTY DESCRIPTION

The subject property is at 319 105th Avenue in East Oakland, within the Sobrante Park neighborhood. The site is approximately 1.98 acres and is currently comprised of 22 individual parcels created under Tract Map 7502 ("Prairie Stone I"), recorded in 2006. The property is generally flat and improved with nursery facilities and related infrastructure. Surrounding land uses consist primarily of residential neighborhoods to the north and west, with a mix of commercial and institutional uses in the broader Sobrante Park area. An active rail line right-of-way is adjacent to the rear of the parcels.

GENERAL PLAN ANALYSIS

Land Use and Transportation Element

The project site is designated "Detached Unit Residential" in the Oakland General Plan Land Use and Transportation Element (LUTE). The intent of the Detached Unit Residential classification is to create, maintain, and enhance residential areas characterized by detached, single-unit structures. The desired character and uses for areas within this classification are residential in character, with appropriate allowances for schools and other small-scale civic institutions.

The proposed reversion to acreage does not introduce new development but instead consolidates 22 subdivided parcels into one lot under Tentative Tract Map, 8735. This action is administrative and sets the foundation for more coordinated land management by the property owner, Planting Justice, to provide food and job training, and related services for local residents. The proposal is consistent with the intent of the General Plan and supports several citywide policies:

Policy LN-1.1: Encourage Efficient Use of Land

The LUTE calls for efficient use of land by promoting development patterns that avoid unnecessary parcelization and underutilization of land. By reverting 22 small lots into a single larger parcel, the project

reduces fragmented ownership patterns and provides a more rational lot configuration that can better accommodate existing and future community-serving uses. This supports more efficient land use consistent with Policy LN-1.1.

Policy LN-3.2: Support Community-Based Economic Development

The General Plan supports projects that strengthen local economic opportunities and community-serving uses. Planting Justice, the site operator, employs local residents and provides job training, food production, and education in the Sobrante Park neighborhood. The lot consolidation enables Planting Justice to continue and expand these community-based operations, aligning with Policy LN-3.2's emphasis on equitable and sustainable neighborhood revitalization.

Policy T-1.4: Coordinate Land Use with Infrastructure Capacity

The LUTE emphasizes that land use decisions should be coordinated with existing and planned infrastructure. This project involves no new construction, but the consolidation maintains access to existing utility easements, including retention of a five-foot sanitary sewer easement. The proposal avoids creating new infrastructure burdens and demonstrates compliance with Policy T-1.4 by ensuring that existing infrastructure is preserved and utilized efficiently.

Environmental Justice Element of the General Plan

In September 2023, the City of Oakland adopted an Environmental Justice Element (EJ Element) as part of Phase 1 of the General Plan update, which constitutes the baseline against which the Race and Equity Impact Assessment for this project is determined. The EJ Element "serves as the foundation for achieving equity and environmental justice when planning for future growth and development in Oakland." The EJ Element identifies communities that are disproportionately impacted by environmental justice issues and proposes goals, policies, and objectives to reduce the unique or compounded health risks in these communities. It also contains a comprehensive table of actions to achieve those goals and objectives, many of which have already been implemented.

The proposal is consistent with the following EJ Element policies:

Policy EJ-1.1: Toxic Air Contaminants

Reduce the public's exposure to toxic air contaminants (TACs).

Analysis: The project does not involve new industrial activity, construction, or any new stationary sources of air pollution. Existing site activities (community-based nursery and educational uses) are low-emission and community-serving. Therefore, the proposal supports this policy by maintaining a land use pattern that does not contribute to increased TAC exposure.

Policy EJ-2.3: Access to Healthy Foods

Encourage and support community-based food production and distribution, particularly in areas underserved by grocery stores.

Analysis: The site is operated by Planting Justice, a nonprofit that provides urban agriculture, food access, education, and job training. By consolidating the parcels, the reversion strengthens the long-term viability of the organization's food production and distribution efforts in East Oakland. The proposal directly supports this policy by facilitating local, healthy food access in a low-income community near a freeway and an active rail line.

ZONING ANALYSIS

The subject site at 319 105th Avenue is zoned Detached Unit Residential (RD) under the Oakland Planning Code. The current proposal is a Tentative Tract Map for Reversion to Acreage to consolidate the subdivided

lots into a single parcel. Because no new buildings, alterations, or changes to land use intensity are proposed, the action does not trigger the enforcement of development standards such as setbacks, height limits, floor area ratio (FAR), or parking requirements. These standards will apply to any future construction on the consolidated parcel through separate permits.

The existing use (urban agriculture, job training, and community food distribution) was previously authorized by a Conditional Use Permit (PLN16082, approved in 2018). The reversion does not alter the permitted use, nor does it authorize new uses inconsistent with zoning.

Under the California Subdivision Map Act, approval of a Tentative Tract Map for Reversion to Acreage requires discretionary action by the Planning Commission. The Commission must make findings that the reversion is consistent with applicable subdivision regulations, zoning standards, and the General Plan. While the request does not involve new development, the Planning Commission is the designated authority to act on subdivision and tract map applications, including reversions to acreage.

ENVIRONMENTAL DETERMINATION

The proposal is exempt from the California Environmental Quality Act (CEQA) per the following sections of the State CEQA Guidelines: 15315 – Minor Land Divisions, 15183 – Projects Consistent with a Community Plan or Zoning

KEY ISSUES AND IMPACTS

Elimination of Subdivision Lot Lines

The proposal consolidates 22 parcels created under Tract Map 7502 into a single 1.98-acre parcel. The consolidation supports long-term coordinated site management for Planting Justice and assures that future construction will not cross property lines.

Public Easements

Engineering staff identified potential ambiguity regarding public versus private easements shown on the reversion map. If public, such easements cannot be vacated without City Council action. In response, the applicant's surveyor clarified that: (a) all public easements created by Tract Map 7502 are listed in the City Certificate on the map; (b) a 5-foot sanitary sewer easement will remain; and (c) an EBMUD utility easement recorded in 2014 will be quitclaimed separately. This clarification addresses the technical concerns raised by staff, but coordination with Public Works and City Council may still be required for full resolution of easement vacations.

Fire and Life Safety

The Oakland Fire Prevention Bureau has recommended approval of the reversion with conditions, specifically requiring separate fire department permits for fire sprinkler systems and verification of existing legal structures through building permits. These conditions ensure ongoing compliance with fire and life safety requirements, even though no physical site changes are proposed under this application.

Environmental Justice Considerations

The site lies within East Oakland, an area identified in the Environmental Justice Element as being vulnerable to cumulative environmental and health burdens. The project is administrative in nature and does not introduce new truck traffic, industrial activities, or other sources of pollution. Instead, it consolidates parcels to support ongoing agricultural and community-serving uses, consistent with EJ policies promoting access to healthy foods and reduced exposure to environmental hazards.

RECOMMENDATIONS:

- For approvals:
1. Affirm staff's environmental determination.
 2. Approve the Tentative Tract Map subject to the attached findings and conditions.

Prepared by:

Kubilay Aaron Inanli

Kubilay Aaron Inanli
Planner I

Reviewed by:



ROBERT MERKAMP
Zoning Manager
Bureau of Planning

Approved for forwarding to the Planning Commission:



Ed Manasse, Deputy Director
Bureau of Planning

ATTACHMENTS:

- A. Findings Approval
- B. Zoning Standard Conditions for Approval
- C. Engineering Review and Conditions of Approval
- D. Fire Review and Conditions of Approval
- E. Survey Review and Conditions of Approval

Attachment A - Findings for Approval**16.24.020 – PARCEL MAP - WAIVER OF REQUIREMENT (Pursuant also to California Government Code §66412(d) (Chapter 4, Subdivision Map Act))**

Required findings are shown in **bold** type; explanations as to why these findings can be made are in normal type.

A local agency or advisory agency shall limit its review and approval to a determination of whether or not the parcels resulting from the lot line adjustment will conform to:

A. The local general plan

The General Plan land use designation for the parcels is “Detached Unit Residential”. The intent of the Detached Unit Residential land use classification is to create, maintain, and enhance residential areas primarily characterized by a mix of single-unit structures, small multi-unit buildings, and neighborhood businesses where appropriate. The proposed reversion of 22 subdivided parcels into a single 1.98-acre lot conforms to this intent and desired character by eliminating unnecessary subdivision lines and consolidating the property under unified ownership. The action does not authorize new development but supports efficient site management and the continuation of existing community-serving activities in a manner consistent with the General Plan.

B. Any applicable coastal plan

The parcels are not located along the estuary or a coastline; therefore, this finding is not applicable.

C. Zoning and Building Ordinances

The zoning of the site is Detached Unit Residential (RD). The intent of the Detached Unit Residential Zone is to create, maintain, and enhance residential areas primarily characterized by a mix of single-unit structures, small multi-unit buildings, and neighborhood businesses where appropriate. Applicable standards address allowable uses, building form, density, setbacks, height, parking, and other development regulations to ensure that new construction maintains the desired character of the district. The proposed reversion of 22 subdivided parcels into a single 1.98-acre lot does not authorize new development or changes in use and, therefore, does not create conflicts with the zoning district or the Oakland Building Code. Any future construction or site improvements will be required to conform to all applicable zoning and building regulations. The reversion is thus consistent with Oakland’s zoning and building ordinances.

ATTACHMENT B: CONDITIONS OF APPROVAL**1. Approved Use**

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, staff report and the approved plans as amended by the following conditions of approval and mitigation measures, if applicable (“Conditions of Approval” or “Conditions”).

2. Effective Date, Expiration, Extensions and Extinguishment for Tentative Maps

This Tentative Map Approval shall become effective immediately, unless the Approval is appealable, in which case the Approval shall become effective in ten (10) calendar days unless an appeal is filed. This Approval shall expire **two (2) years** from the Approval date, or from the date of the final decision in the event of an appeal, unless a Final Map is submitted to Engineering Services. The final submittal for the map shall include all common areas, pathways, and dedicated sewer and storm drain easements in a form acceptable to the City Engineer and acceptance language by the City Engineer. The applicant shall record the Final Map and a written legal description of the reconfigured parcels as part of the deed with the Alameda County Recorder’s Office and proof of such recordation shall be provided to the Planning Department prior to issuance of Building Permits. Upon written request and payment of appropriate fees submitted no later than the expiration date of this Approval, the Director of City Planning or designee may grant up to two, one-calendar year extensions or a one, two-calendar year extension with additional extensions subject to approval by the approving body. If litigation is filed challenging this Approval, or its implementation, then the time period stated above for obtaining a Final Map is automatically extended for the duration of the litigation.

3. Compliance with Other Requirements

The project applicant shall comply with all other applicable federal, state, regional, and local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City’s Bureau of Building, Fire Marshal, Department of Transportation, and Public Works Department. 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 #4.

4. Minor and Major Changes

- a. Minor changes to the approved project, plans, Conditions, facilities, or use may be approved administratively by the Director of City Planning
- b. Major changes to the approved project, plans, Conditions, facilities, or use shall be reviewed by the Director of City Planning to determine whether such changes require submittal and approval of a revision to the Approval by the original approving body or a new independent permit/approval. Major revisions shall be reviewed in accordance with the procedures required for the original permit/approval. A new independent permit/approval shall be reviewed in accordance with the procedures required for the new permit/approval.

b. 5. Compliance with Conditions of Approval

The project applicant and property owner, including successors, (collectively referred to hereafter as the “project applicant” or “applicant”) shall be responsible for compliance with all the Conditions of Approval and any recommendations contained in any submitted and approved technical report at his/her sole cost and expense, subject to review and approval by the City of Oakland.

The City of Oakland reserves the right at any time during construction to require certification by a licensed professional at the project applicant’s expense that the as-built project conforms to all

applicable requirements, including but not limited to, approved maximum heights and minimum setbacks. Failure to construct the project in accordance with the Approval may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension, or other corrective action.

- c. Violation of any term, Condition, or project description relating to the Approval 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 Approval 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 Approval or Conditions.

6. Signed Copy of the Approval/Conditions

A copy of the Approval letter and Conditions shall be signed by the project applicant, attached to each set of permit plans submitted to the appropriate City agency for the project, and made available for review at the project job site at all times.

7. Blight/Nuisances

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

8. Indemnification

- a. To the maximum extent permitted by law, the project applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Redevelopment Successor Agency, the Oakland City Planning Commission, and their respective agents, officers, employees, and volunteers (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 this Approval or implementation of this Approval. The City may elect, in its sole discretion, to participate in the defense of said Action and the project 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 project applicant shall execute a Joint Defense Letter of Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Joint Defense Letter of Agreement shall survive termination, extinguishment, or invalidation of the Approval. Failure to timely execute the Letter of Agreement does not relieve the project applicant of any of the obligations contained in this Condition or other requirements or Conditions of Approval that may be imposed by the City.

9. Severability

The Approval 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. Special Inspector/Inspections, Independent Technical Review, Project Coordination and Monitoring

The project applicant may be required to cover the full costs of independent third-party technical review and City monitoring and inspection, including without limitation, special inspector(s)/inspection(s) during times of extensive or specialized plan-check review or construction, and inspections of potential violations of the Conditions of Approval. The project applicant shall establish a deposit with Engineering Services and/or the Bureau of Building, if directed by the Director of Public Works, Building Official, Director of City Planning, Director of Transportation, or designee, prior to the issuance of a construction-related permit and on an ongoing as-needed basis.

11. Public Improvements

The project applicant shall obtain all necessary permits/approvals, such as encroachment permits, obstruction permits, curb/gutter/sidewalk permits, and public improvement (“p-job”) permits from the City for work in the public right-of-way, including but not limited to, streets, curbs, gutters, sidewalks, utilities, and fire hydrants. Prior to any work in the public right-of-way, the applicant shall submit plans for review and approval by the Bureau of Planning, the Bureau of Building, Engineering Services, Department of Transportation, and other City departments as required. Public improvements shall be designed and installed to the satisfaction of the City

12. Trash and Blight Removal

Requirement: The project applicant and his/her successors shall maintain the property free of blight, as defined in chapter 8.24 of the Oakland Municipal Code. For nonresidential and multi-family residential projects, the project applicant shall install and maintain trash receptacles near public entryways as needed to provide sufficient capacity for building users.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

13. Graffiti Control

Requirement:

- a. During construction and operation of the project, the project applicant shall incorporate best management practices reasonably related to the control of graffiti and/or the mitigation of the impacts of graffiti. Such best management practices may include, without limitation:
 - i. Installation and maintenance of landscaping to discourage defacement of and/or protect likely graffiti-attracting surfaces.
 - ii. Installation and maintenance of lighting to protect likely graffiti-attracting surfaces.
 - iii. Use of paint with anti-graffiti coating.
 - iv. Incorporation of architectural or design elements or features to discourage graffiti defacement in accordance with the principles of Crime Prevention Through Environmental Design (CPTED).
 - v. Other practices approved by the City to deter, protect, or reduce the potential for graffiti defacement.
- b. The project applicant shall remove graffiti by appropriate means within seventy-two (72) hours. Appropriate means include the following:
 - i. Removal through scrubbing, washing, sanding, and/or scraping (or similar method) without damaging the surface and without discharging wash water or cleaning detergents into the City storm drain system.
 - ii. Covering with new paint to match the color of the surrounding surface.
 - iii. Replacing with new surfacing (with City permits if required).

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

14. Employee Rights

Requirement: The project applicant and business owners in the project shall comply with all state and federal laws regarding employees' right to organize and bargain collectively with employers and shall comply with the City of Oakland Minimum Wage Ordinance (Chapter 5.92 of the Oakland Municipal Code).

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

15. Approved Final Map for Recordation

Requirement: The Final Map associated with the subject Tentative Tract Map shall meet the conditions placed by the City of Oakland's Engineering Division, Fire Department, and Survey Division. These conditions are contained in Attachments C, D and E.

When Required: Prior to the final consolidation of the lots

Initial Approval: Bureau of Public Works

Monitoring/Inspection: N/A

City of Oakland Department of Transportation**Attachment C**

Transportation and Right-of-Way Management Division, Engineering Services

If Project is approved by the Advisory Agency, attach the Engineering Services "Conditions of Approval" provided below.

Planning/Zoning Number(s) PLN24060				Engineering Staff Contact Raymond Mallari			
Project Address 319 105th Avenue				Project Description 22 Lot Merger			
Tentative Map No. 11434		No. of New Lots		1	No. Condominiums		☐ Mixed Use
☐ No Map	☐ Parcel Map Waiver	☒ Merger	☐ Lot Line Adjustment LLA	No. Existing Lots LLA			No. New Lots LLA
<u>GENERAL REQUIREMENTS</u>				<u>SPECIFIC PROJECT CONDITIONS OF APPROVAL</u>			
<u>SIDEWALKS, CURB AND GUTTERS</u> 1. Existing sidewalks fronting subject property must be compliant with ADA standards. 2. Uplifted, uneven, damaged sidewalks shall be repaired with no more than ¼ inch lift and no more than 2% cross slope. 3. Sidewalk clear width of 5.5 feet minimum is required and must not be less than 50-inches between obstacles, poles, trees, hydrants, pinch points for ADA access. 4. Existing sidewalks, curbs/gutter/driveway approaches damaged, broken or if non-standard shall be repaired. 5. A Curb, Gutter and Sidewalk (CGS) permit is required to repair or construct sidewalk. 6. Infrastructure and improvements to be privately maintained within the right of way and any non-standard features MAY be accepted with an Encroachment Permit. 7. City may revoke encroachment permit at its sole discretion and may charge property owner(s) for use of the right-of-way.				Sidewalk certificate is required for change of title or tenant improvements of \$100,000 or more. New sidewalks and driveways shall comply with ADA Standards and PROWAG where applicable.			
<u>STREET PAVING AND STRIPING</u> 8. Street and roadway area(s) fronting the development must be resurfaced up to one traffic lane in width 13 ft. or to the centerline of the street, after completion of construction and as required by the Inspector. 9. Evaluation of the street's Pavement Condition Index at time plans are submitted for permit review shall determine any restoration requirements. 10. Existing striping fronting the property and up to 1 block length shall be restored to the satisfaction of the Inspector. Thermoplastic shall be required unless specified otherwise in the plans approved for construction. 11. "Moratorium Streets" are resurfaced or newly constructed streets within the past 5-year period. No trenching or excavation is permitted on any Moratorium Street without the written authorization of the Public Works Director.				Conditions may apply at the time of construction permitting			
<u>DRIVEWAYS</u> 12. Driveway approach, length, width, driveway separation, clearances from poles and utilities, type of curb, driveway angle, shall be approved by Bureau of Planning in advance of any review by Engineering Services. 13. Any existing driveway that will no longer be required to serve the property shall be replaced with new sidewalk curb and gutter, with curb striping as required by Inspector.				Per OMC 12.04.270 In residential zones, other than those combined with the S-12 residential parking combining zone, the driveway openings shall be not less than twelve feet in width. At time of building permit application, widen driveway width to a minimum 12'. Prior to recording the Parcel Map, applicant shall remove and restore with sidewalk, curb and gutter, any driveway no longer serving the parcel.			
<u>CURB RAMPS</u> 14. New curb ramps shall meet the latest State of California standards when plans are submitted for review.				Conditions may apply at the time of construction permitting			

15. Curb ramps shall be directional unless approved otherwise in writing by the City Engineer. 16. New curb ramps are required at intersections fronting the project site and when the use or occupancy necessitates installation or replacement of curb ramps. Additional curb ramps required by the City Engineer shall be installed by the project sponsor. 17. Where a new curb ramp is required for the project the curb ramp located on the opposite side of the roadway, across a marked or un-marked crosswalk, shall also be installed or upgraded to be ADA compliant by the project sponsor.	
<u>STREET GEOMETRY AND STRIPING DESIGN</u> 18. New striping, curb painting, bulb-outs, changes to existing dimensions, impact to traffic resulting from development, traffic pattern, circulation, signals, traffic count, street/lane change shall be reviewed and approved by the City's Traffic Engineer. 19. Any alteration to geometry of roadway/sidewalk, markings, traffic control signs and devices shall be reviewed and approved by the City's Traffic Engineer. 20. Traffic and parking sign posts shall be coated with anti-graffiti coating. 21. Traffic Control Plans (TCP) for temporary traffic control measures shall be submitted separately for review and approval by City's Traffic Engineer prior to permit issuance and when the TCP is adjusted and updated during construction.	Conditions may apply at the time of construction permit application.
<u>SANITARY SEWER</u> 22. Sanitary sewer impact analysis is required when new development results in a net increase of volume of wastewater flow to the City's sanitary sewer system. Sewer flow calculations prepared by developer's engineer must include existing and proposed flows. Developer shall submit analysis with completed application for review. Mitigation fees shall be paid prior to issuance of a Building or PX permit whichever occurs first. 23. A "PSL" certificate, Sewer Lateral Permit, and EBMUD Inspection are required for all projects where construction costs are one-hundred thousand dollars (\$100K +) or more. 24. A Sewer Lateral permit (SL) is required for any new sewer lateral or rehabilitation of existing lateral. Abandonment of a sewer lateral requires a separate permit. 25. Sewer profiles shall be included on the plans approved for construction. If existing utilities are within twelve inches (12") of proposed sewer, engineer shall have existing utility potholed and resolve conflict before approval of plans.	Conditions may apply at the time of construction permit application. Proposed waste water increases of 6,000 gallons per day or more require a Sewer Impact Study to be submitted to the City. Potholing is required for any new sewer lateral connections.
<u>STORM DRAINS</u> 26. Connection of storm drain to sewer line is prohibited. Any unauthorized connection shall be separated from the sanitary sewer. 27. Drainage plans shall be submitted for review and approval. Plans shall follow City standard details and design standards. Blind connections or tap connections are prohibited for storm drains.	Conditions may apply at the time of construction permit application. Potholing is required for any new storm drain lateral connections.

28. Hydrology and Hydraulic Calculations, shall meet City's Storm Drainage Design Standards. 29. Reduction in Peak Flow by 25% or to the extent possible is required.	
<u>STORM WATER TREATMENT</u> 30. Requirements for permanent and temporary storm water pollution prevention, Alameda County Clean Water Program (C.3), shall be included in the Building improvement plans for on-site work. Any approved storm drain from on-site development shall be tied to an inlet structure at the back of curb designating public and private ownership. 31. Permanent storm water treatment (BMP's) to service the development shall be privately maintained and included in the O&M Agreement for the project. 32. Roof runoff must be directed through an approved treatment device prior to entering the City's storm drainage system. 33. Right-of-way shall not be used for storm water treatment features.	Conditions may apply at the time of construction permit application.
<u>STREET TREES AND LANDSCAPING (PRIVATE)</u> 34. Trees and irrigation for the proposed development shall be owned and maintained by the property owner(s). 35. Landscape and irrigation plans shall be submitted with the civil plans for work (PX permit) for review and approval by the City's Arborist. 36. Landscape, irrigation plans and tree species shall meet City standards for Street Tree Planting. 37. Tree shall be spaced twenty feet (20') on center and shall not obstruct street lights. Tree wells shall be 3 ft. x 3ft. or 4 ft. x 4 ft. (minimum) for mature tree height of 25 to 40 feet. 38. Tree Grates, Root Barrier and Staking Details for new trees shall be included in the approved plans. Tree Grates must be ADA compliant.	Conditions may apply at the time of construction permit application.
<u>EASEMENTS AND ENCROACHMENTS</u> 39. All property lines, existing and proposed easements, shall be clearly shown on the plans for construction (PX permit). 40. Easement dedication or vacation requires separate application and permit (PPE permit) if not included on a Final Tract Map or Parcel Map. 41. Major Encroachment permits require City Council resolution and Indenture Agreement with County Recorder's Number shown on the Final or Parcel Map. 42. Permanent building elements encroaching into the right-of-way normally require a Major Encroachment (ENMJ permit). Other approved encroachments may be part of Minor Encroachment (ENMI permit). 43. City may revoke encroachment permit at its sole discretion and may charge property owner(s) for use of the right-of-way.	Conditions may apply at the time of construction permit application. Parcels located near creeks may be required to obtain Creek Protection permits prior to issuance of construction permit.
<u>SITE PLAN</u> 44. A Site Plan shall be provided with permit plan set and include: north arrow, scale, property boundaries, topography, vegetation, proposed/existing structures,	Conditions may apply at the time of construction permit application.

utilities, easements, roadways, monuments, wells, and any important key elements.	
<u>STREET LIGHTS AND UTILITIES (PW ELECTRICAL)</u> 45. A photometric plan and analysis of existing and proposed street lights is required for all projects requiring a PX permit and as determined by the City Engineer. Design shall meet City Outdoor Lighting Standards. http://www2.oaklandnet.com/oakcal/groups/pwa/documents/policy/oak026007.pdf. 46. Upon review and approval of the photometrics analysis, the project sponsor shall design and include additional streetlights as required by the City and shall also provide 10% spare streetlight fixtures for City's Electrical Maintenance Operations. 47. Pedestrian signal and push buttons for intersection crossings shall be included in the plans for construction when required by the Traffic Engineer. 48. Utility undergrounding shall be clearly identified on all construction permitted plans as approved by the Project Planner, Oakland Fire Department, Public Works Department and Dept. of Transportation. 49. Pull boxes shall be locking. 50. Existing, reinstalled and new Streetlights, Parking Meters and Kiosks shall be included on the plans approved for construction. Separate fees and approvals by Public Works Maintenance is required to remove or install Streetlights, Parking Meters and Kiosk.	Conditions may apply at the time of construction permit application.
<u>SPECIAL ZONES: CDMG Designation (LS/LQ), A-P Zone, Flood Zone, Creek/water course, GAAD, etc.</u> 51. Design, approvals, outside agency permits, and construction methods shall meet all applicable Federal, State, and City's Municipal Code requirements for properties located in hazard zone and flood zone. 52. Peer Review of Soils, Geotechnical, Hydrology, Hydraulic, and Structural Reports, engineering plans, grading, remediation, final map may be required. 53. CDMG Designation and potential for liquefaction(LQ) and/or landslide(LS) shall be clearly identified on individual lots of the Tentative Map, Parcel Map of final Tract Map.	Conditions apply. Parcel is located in FEMA Zone AE, area of flood hazard. Parcel is located in Liquefaction Severity Zone 3, additional Geotechnical review may be required at the time of construction permit application.
<u>TENTATIVE MAP, PARCEL MAP, TRACT MAP</u> 54. Fire Access, Emergency Vehicle Access, Shared Access (Agreement or CC&R's), Utility Easements shall be clearly shown and identified on Maps. 55. Setbacks from the property lines, buffer areas, easements, buildings and separation required between structures and buildings shall be identified on Tentative Map. 56. After approval by Planning and Zoning of a Tentative Map a separate application to Engineering Services is required for review and approval of the Parcel or Tract Map by the City Surveyor and City Engineer. 57. Tract Map and Subdivision Improvement Agreement (SIA) requires City Council Approval. 58. Survey Monuments Protection, Surety/Bond may be required prior to approval of Parcel or Final Map.	Conditions apply. Parcel Map Application fees must be paid after Parcel Map application is submitted to Department of Transportation, 4th Floor permit counter and prior to review and approval.

CITY OF OAKLAND Department of Transportation
Engineering Services “Conditions of Approval”

CONSTRUCTION 59. All work within the City’s right-of-way or easement requires a valid permit. 60. Shoring Plans, Retaining Walls, Streetlight and Traffic Signal Pole Foundations and other structures require a separate Building Permit from the Building Department. 61. An Obstruction Permit (OB) may be required prior to issuance of a Grading, Building, PX, CGS or another related permit. OB permits are required for temporary or permanent removal of metered and non-metered parking spaces, sidewalk closure(s), staging of materials, construction dewatering equipment, blocking, placement of storage units, equipment within the right-of-way. 62. An approved Traffic Control Plan (TCP) may be required prior to issuance of an OB permit, PX permit or any work requiring Traffic Control Measures within the City’s right-of-way.	Prior to issuance of any building permit for the project, applicant shall obtain a PX Permit and enter into a P-Job Agreement for construction of improvements within the city's right-of-way. Improvement plans shall be prepared by a registered civil engineer and submitted to Department of Transportation, Engineering Services for review and approval prior to issuance of a PX Permit. Applicants shall obtain permit from DOT prior to beginning construction in the right-of-way.
OTHER 63. Projects with “<i>Special</i>” considerations, for example; may require utility undergrounding of overhead utilities, improvements off-site (i.e. new traffic signal), ownership of land/project sponsor TCSE Economics & Workforce Development, a City Capital Project, or may be part of a larger “Master Planned Development” with Development Agreement and/or phased Final Maps.	Conditions may apply at the time of construction permit application.

PER CITY RECORDS AND INFORMATION RECEIVED FOR REVIEW ITEMS NOTED BELOW MAY AFFECT THE DESIGN, REVIEW AND APPROVAL, PERMITTING, MAP APPROVAL PROCESSES. *(The City assumes No Responsibility for the Accuracy and/or Completeness thereof.)*

Preliminary Title Report		Vacation / Dedication	
Flood Zone	Zone AE, FIRM 06001C0256G	Easement	
Creek Permit / Water Course		Existing Utilities / Overhead	
Land / Boundary Survey		BART	
Lot Dimension(s)		CALTRANS	
Sidewalk Clearance (i.e. 5.5 ft.)		EBMUD	
Sidewalk Curb Ramps		PG&E	
Encroachment		UPRR	
CDMG Designation		City of Oakland Ownership	
Land Stability	Liquefaction Severity Zone 3	City of Berkley	
Street Lighting		City of Emeryville	
Traffic Circulation / Bicycle Lane		City of Piedmont	
Traffic Signal		Other	

*Additional information is provided below:

Planning/Zoning Number	Map Number <i>(if applicable)</i>	DATE
PLN24060	11434	4/01/2025

CITY OF OAKLAND Department of Transportation, Office of the City Surveyor

Survey Department "Conditions of Approval"

If Project is approved by the Advisory Agency, attach the Engineering Services "Conditions of Approval" provided below.

<u>Planning/Zoning Number(s)</u>				<u>Survey Staff Contact:</u>			
<u>Project Address</u>				<u>Project Description</u>			
<u>Tentative Map No.</u>			No. of New Lots		No. Condominiums		Mixed Use
No Map	Parcel Map Waiver	Merger	Lot Line Adjustment LLA	No. Existing Lots LLA		No. Proposed Lots LLA	
<u>GENERAL REQUIREMENTS</u>				<u>SPECIFIC PROJECT CONDITIONS OF APPROVAL</u>			
<u>FINAL PARCEL MAP/TRACT MAP</u> 1. Applicant shall monument all corners of the newly described parcels AND existing parcels. 2. The final parcel map shall clearly show the process and development of the location of the boundary lines from adjoining streets and boundaries. This includes how the depth of the lot was confirmed. 3. All newly created lots shall have public street frontage either by frontage or demonstrated easement frontage (OMC 16.24.040). 4. All access corridors or flag lot proposals shall have a minimum width of 20 feet (OMC 16.24.040). 5. AB2097 related to parking does not affect minimum access requirements or easement width. 6. Depending upon this process, and at discretion of the City Surveyor, a standard city monument(s) or private monument, meeting City specifications may be required to be installed at an approved location. 7. It is the responsibility of the applicant, landowner, or contractor to reconstruct, rehabilitate or replace lost monumentation as needed by the public. Such conditions are dutifully cited in Government Code 8771. A Standard City Benchmark may be required where there is an absence of benchmarks along nearest block intersections per Oakland Municipal Code Section 16.24.060. The appropriate field notes shall be attached to the Parcel/Tract Map submittal, and <u>the surveyor shall arrange to pick up a bronze disk from the Office of the City Surveyor to be used as a marker.</u> 8. If utilizing street splits, the applicant may be required to set block corners when resolving the subject block. 9. The applicant must investigate and confirm, in writing, that no portion of the project lies with a Seismic Hazard area as shown upon the State Geologist maps (reference is made to PRC Division 2, Chapter 7.8 section 2696). If the project does lie within such an area, the appropriate certificate shall be added to the final map. A copy of this certificate is available from the City. 10. At the discretion of Engineering Services and the Office of the City Surveyor, a Subdivision Improvement Agreement (SIA) will be entered into prior to the filing and recordation of this Final/Parcel Map. 11. Once the Parcel or Tract map is filed, it may be rejected due to the following: • Non-adherence to Dedications and Statements. • Non-adherence to technical review • Conditions of Approval not satisfied.							

CITY OF OAKLAND Department of Transportation, Office of the City Surveyor
 Survey Department “Conditions of Approval”

Pursuant to the provisions of City Ordinance 5.02.150, any Permit/ [Map Application] granted, for which no activity has occurred within six (6) months, [Map Application – one year], from the time of issuance of such permit, shall expire by limitation. All associated fees required for the review are non-refundable.	
<u>TENTATIVE MAP</u> 12. Elevations: Are based upon the City of Oakland Datum and must cite the City Benchmark used to establish the elevations. Note: Curb return elevations/invert elevations are not acceptable UNLESS there is not city of Oakland certified benchmark within 0.5’ miles of the subject lot locations. 13. If using RTK for Basis of Bearings, the following must be included: RTK Network used; 2) epoch date; 3) ground to grid factor; 4) State Plane Coordinate Zone (Zone 3); 5) North American Datum (NAD83); 6) Local reference locust e.g., RTCM Ref.3215 Leica, should be included; and 7) if included vertical reference to NAVD88, (Geoid 18) state the Geoid used. 8) Horizontal Basis of Bearings should be shown and stated on the map and referenced to existing monuments. 9) Vertical Reference shown on map should be based on City of Oakland Vertical datum with vertical difference observed from NAVD88, Geoid 18 observation. 14. All proposed easements/quitclaimed easements must be shown on the tentative map. All existing easements must include corresponding instrument numbers. 15. The tentative map is filed in conformance with Subdivision Map Act §66452 and Title 16 requirements (16.24.100 and 16.24.070) 16. Surveyor’s Statement on the map written in accordance with Section 15.04.2.223 of the Oakland Municipal Code. 17. The topographic survey shall have been performed (or re-certified) not more than three (3) years prior to the date of the permit application. The surveys shall be drawn to a scale of not less than 1 inch equals 10 feet (15.04.2.223 - Section 107.2.5 of CBC Chapter 1 amended)	
<u>CONDOMINIUMS</u> 18. In any common interest developments, the HOA may be required to address the utilities, vehicular access, common areas, and parking to each unit in the Covenants, Conditions, Rules and Restrictions (CC&Rs) for this project. 19. Requirements for CC&Rs must be approved by Planning prior to occupancy. 20. The recordation of the final map must be completed prior to the issuance of a certificate of occupancy. 21. If the project is a <u>Condo Conversion</u>, requirements for noise abatement/insulation must be satisfied prior to the sale of any unit. <u>Additionally, the conversion rights agreement must be recorded at latest 60 days after the building permit for the generating residential building is issued per ORD 13585.</u> Applicant shall satisfy all other requirements stated in said ordinance. 22. The Parcel/Tract Map submittal shall not exceed the number of condominium units approved on the tentative map as	



CITY OF OAKLAND Department of Transportation, Office of the City Surveyor
Survey Department "Conditions of Approval"

authorized by the Planning/Zoning Department in accordance with the Subdivision Map Act §66427. Per Oakland Municipal Code, Chapter 16.08, Section B.13 the City has authority to require the number of condominiums approved by Planning to be shown on the tentative map. If less condominium fee units are anticipated at the time of filing, the applicant shall request a letter of conformity from the Planning Department to be routed the Office of the City Surveyor with the Parcel/Tract Map application submittal.	
<u>ENCROACHMENTS</u> 23. No portion of any new structure shall extend beyond the boundary lines without the appropriate easement. Portions which will extend beyond the ROW line must be approved by the Right of Way Engineer. For minor encroachment permit, the Indenture Agreement must be fully executed prior to parcel map recordation. 24. Major Encroachment permits require City Council resolution and Indenture Agreement with County Recorder's Number shown on the Tract or Parcel Map. 25. Neighboring fence encroachments $\geq 0.50'$ must be resolved by one of the following, in order of <u>DECREASING PRECEDENCE</u> : a) Removal b) Relocation c) Agreement/Easement with neighbor d) Showing the final fence lines on parcel map/tract map submittal. 26. Building encroachments $\geq 0.30'$ must be resolved by the following: a) Removal b) Relocation c) Easement d) Written agreement or contract with neighbor (less desirable option) 27. Neighboring encroachments including but not limited to, awnings, building/shed overhangs, greater than $\geq 0.30'$ shall be resolved by one of the following: a) Removal or relocation (if possible) b) Easement c) Constructive notice on the final Parcel Map	
<u>EASEMENTS/ABANDONMENTS</u> 28. Storm drain, and sanitary sewer easement abandonments shall comply with the relinquishment protocols required by Engineering Services, Oakland Public Works and the Office of the City Surveyor. Said approved abandonment shall be reflected on the Parcel Map or Final Map through written notation of each abandonment listed with reference to the recording data that created the easement. Note: Easement abandonment is subject to approval from all departments and the City Engineer. 29. Any easements created between two parties (owners of the abutting properties) may be created by this map. Any	

easements created by document, if quit claimed must be quit claimed by document. Easements to other parties must be created by document outside this map and shown on the subject map along with recording information. 30. For parcel maps, the length of a private access easement shall not exceed three hundred (300) feet per OMC 16.24.040 and/or 16.32.060. Any alternation is subject to approval from the Planning Department. 31. A Private Access Easement (PAE) shall be appurtenant <u>to 4 lots or less</u> per OMC 16.32.010. 32. Planning Department code requires any easement for access purposes to a new lot to be a minimum 12 feet in width. Except within the S-12 Residential Parking Combining Zone, where the provisions of Section 17.94.080 shall apply, and for shared access facilities, where the provisions of Section 17.102.090 shall apply, an onsite driveway serving any required off-street parking area shall have a minimum <i>pavement</i> width of nine (9) feet.	
<u>FIRE CODE</u> 33. <u>Any alterations</u> are subject to Fire Department approval: a) 4907.3.2.1 Driveways shall be an all-weather surface and shall provide a minimum unobstructed width of 12 feet and a minimum unobstructed height of 13 feet 6 inches. b) 4907.3.2.2 Driveways more than 150 feet in length shall be provided with turnarounds. c) 4907.3.2.3 Driveways more than 200 feet in length and less than 20 feet in width shall be provide with turnouts in addition to turnarounds. d) 4907.3.2.4 A driveway shall not serve more than two dwelling units. Exception: When such driveways meet the requirement for an access road in accordance with this chapter. e) 4907.3.2.5 Driveway turnarounds shall be in accordance with Fire Department standards. f) 4907.3.2.6 Driveways that connect with a road or roads at more than one point may be considered as having a turnaround if all changes of direction meet the radius requirements for driveway turnarounds. g) 4907.3.2.7 Driveway turnouts shall be an all-weather surface of at least 10 feet wide and 30 feet long. Driveway turnouts shall be located as required by the code official. h) <i>ORD 13401</i>: Buildings 30' or higher, the roadway clearance must be 26.' Buildings, less than 30' the roadway clearance must minimum 20.' 34. All Emergency Access Easements (EAE)/ Emergency Vehicle Access Easements (EVAE) must be reviewed and approved by the Oakland Fire Department. Written documentation must be provided/forwarded from OFD prior recordation.	

<u>PARCEL MAP WAIVER REQUIREMENTS</u> 35. Applicant shall wet stamp final version of Parcel Map Waiver Map for the assigned case Planner to attach to the certification. Final versions of legal descriptions and exhibit maps shall also be stamped and signed by the licensed land surveyor in both grant deed and Parcel Map Waiver certification. 36. <u>Re-located/Re-established line:</u> A. All relocated/re-established lines shall be monumented B. A Record of Survey, per PLS Act 8762, will be filed along with the Parcel Map Waiver memorializing the re-established parcel line. C. Said Record of Survey will also show the recordation instrument number of the Parcel Map Waiver Deed. 37. Title Company to review Deed from a Title aspect for proper ownership representation and Deed conveyance. 38. A copy of all items listed below shall be sent to the Survey Department electronically after recordation. Please e-mail the following to rhebert@oaklandca.gov and nmalboubi@oaklandca.gov : A. PMW Certificate executed and notarized by both Planning Director, and the owner of the subject parcels. B. PMW map at reduced size C. Deed, stamped Legal description of the resultant parcel with an Exhibit map.	
39. <u>VERTICAL SUBDIVISION</u> The following items must be addressed in the “General Notes” section and offered on the Owner’s Statement of the Final Parcel/Tract Map submittal: • Non-exclusive easements for utility facilities, signage, maintenance, construction and support, trash receptacles, access to and use of building rooftop systems, and encroachments. • Adjoining airspace parcels with no public street frontage shall require non-exclusive reciprocal easements across servient tenement(s). Extent and delineation must be shown on tentative map. • The developer shall address reciprocal access for all onsite parking (as applicable) either on the map, CCR's or other documentation. • Any Declarations of Easements shall run with the land.	



PER CITY RECORDS AND INFORMATION RECEIVED FOR REVIEW ITEMS NOTED BELOW MAY AFFECT THE DESIGN, REVIEW AND APPROVAL, PERMITTING, MAP APPROVAL PROCESSES.

(The City assumes No Responsibility for the Accuracy and/or Completeness thereof.)

Preliminary Title Report		Vacation / Dedication	
Flood Zone		Easement	
Creek Permit / Water Course		Existing Utilities / Overhead	
Land / Boundary Survey		BART	
Lot Dimension(s)		CALTRANS	
Sidewalk Clearance (i.e. 5.5 ft.)		EBMUD	
Sidewalk Curb Ramps		PG&E	
Encroachment		UPRR	
CDMG Designation		City of Oakland Ownership	
Land Stability		City of Berkeley	
Street Lighting		City of Emeryville	
Traffic Circulation / Bicycle Lane		City of Piedmont	
Traffic Signal		Other	

*Additional information is provided below:

Planning/Zoning Number	Map Number (if applicable)	DATE



CITY OF OAKLAND

OAKLAND FIRE DEPARTMENT
FIRE PREVENTION BUREAU

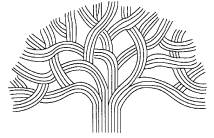
250 FRANK H. OGAWA PLAZA • SUITE 3341 • OAKLAND, CALIFORNIA 94612-2033

Reviewed by: Ly Ly Lam, E.I.T

Phone (510) 238-6675

Email: LLam@oaklandca.gov

Attachment E



(510) 238-3851

FAX (510) 238-6739

TDD (510) 238-3254

Comments

319 105th Ave

PLN24060

FDPR24-00774

Date: 08.07.24

Description of Work: TPM Request by Planting Justice, existing nursery (PLN16082). Proposes to consolidate 22 lots/parcels for tax purposes to 1. Ultimate goal is to eventually convey land back to Sogorea Te' Land Trust.
Reversion to Acreage - consolidating 22 parcels down to a single parcel, reverting number of easements.

APPROVAL BASED ON COMPLAINT ADOPTED BY CFC, CBC, CITY ORDINANCE AND OTHER REFERENCE STANDARD

2019 CBC
2019 CFC
OMC 15.12

This is a review for OFD code issue only. If the project is to be approved by the advisory agency, please see attach the following conditions of approval:

Note that these comments are based on the current code (2019 CFC/CBC/OMC 15.12.030). OFD reserves the right to enforce provision effective at the time an application of building permit.

Ref: CBC: 1.1.9 Effective date of this code Only those standards approved by the California Building Standards Commission that are effective at the time an application for building permit is submitted shall apply to the plans and specifications for, and to the construction performed under, that permit. For the effective dates of the provisions contained in this code, see the History Note page of this code.

Permit obtains

CFC105,
CFC903,
CFC105.7
CFC105.6

1. Verify/Obtain separate fire department permits required for:
 - a. Installation of fire sprinkler systems per NFPA 13 and standpipe per NFPA 14. The site located on a long dead-end street. The lack of a complying fire turn-around necessitated to install the automatic sprinkler system. And legal existing structure with building permit.
2. Submit hazardous material business plan to OFD Haz Mat Group. Coordinate with City of Oakland Hazardous Material Unit – 510.238.3927 if Generator fuel tank contains more than 10 gallons that require to have hazardous material permit per CFC 105.6 & 105.7.

Fire Department Access

CFC D102.1

3. Provide no parking sign for DOT standard.

CFC D105.4

4. Minimum 75,000 pounds' fire apparatus load is accommodated.

Ordinance
No. 13577

5. Fire apparatus access roads shall have an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm) per CFC 503.2.1

CFC 503.1

6. All street frontages shall have a minimum 20 ft clear road width for fire apparatus access road the CFC Appendix D as amended by City Ordinance and CFC 503.2.1. The unobstructed width is excluding 8 feet for each side of street parking. In the event of Public Works Agency road Page 2 of 3 design standard is more restrictive, the more restrictive provision/standard shall prevail. In the event of conflicts, the minimum road width shall not be less than 20 feet clear.

CFC505.1

7. Provide property addresses. Property address signs for the building shall comply with CFC 2019 505.1

- CFC 506 8. Provide an approved key box at all exterior entrances to the building, including the gate at the driveway and fire command center. All keys shall in place with appropriate labeled keys.
- CFC D105 9. Verify and confirm the utility and power lines shall not obstruct aerial fire apparatus access between the roadway and the proposed buildings. Undergrounding of utilities and power lines is an acceptable means to meet this condition.
10. All fire protection and service equipment shall be free of obstruction and must be visible and accessible to the fire crew.
11. The tree species selected shall be maintained to allow fire apparatus access along streets - 26 feet of unobstructed travel road width and 13'-6" clear height from trees."
- Water Supply**
- OMC 507.5.1
OMC Figure 6 12. Verify and confirm fire hydrant locations along all fire access roads. It shall be less than 150 feet from road frontage to a hydrant, or maximum 300 feet between hydrant to hydrant as required by OMC 15.12 amendment to CFC Section 507 and Appendix C.
13. Hydrant at the dead end shall be 150' max per CFC table C102.1.
14. The distance requirement for the hydrant to the farthest exterior wall shall be not more than 400 linear feet per CFC 507.5.1. on site, new hydrants are required.
15. There shall be a minimum of a three (3') feet clearance, to any obstruction, around the circumference of the hydrant(s).
16. Fire hydrants shall have red curbing, fifteen (15') feet on either side of the fire hydrant as per 22514 of the California vehicle code.
17. Fire hydrants shall be protected when in a public way by bollards.
18. Hydraulic fire flow analysis shall be submitted for review of EBMUD's Water Service and Hydrant Application.
19. Provide hydrant identification per CFC 507.5 507.5.8 Hydrant Identification. All fire hydrants shall be identified with a reflective, raised, blue pavement marker installed in the centerline of public and private roadways perpendicular to the location of the hydrant. Fire hydrants shall also be painted in accordance with the standard detail issued by the City of Oakland. Public and private hydrant shall be periodically painted to maintain rust protection and visibility.
- CFC 912 20. Provide 2-1/2 inches Fire Department Connections at street frontage of the proposed building.
- CFC 503.1.1 21. All exterior walls on the first story of the facility shall be within 150 feet from hose valves. Allowable exception applies. Permit application needs to apply for a code variance and submit AMMR when the farthest wall on grade is exceed 150 feet from hose valves. Enhancements of fire protection systems may require as mitigations to the code variance and it will be determined at the time of building permit application.
- Others**
- CFC906 22. Verify/Provide 2A10BC fire extinguisher. Mount each extinguisher at a height where the top is not more than 5'-0" above the floor. Fire extinguishers shall be mounted in common areas, i.e., hallways, corridors, path of exit travel at or less than 75' from any location or 1 fire extinguisher every 3000 square feet, whichever counts more.
- CBC 714 23. Provide through penetration fire stops where piping or wire cables or duct work pass through fire resistive walls or floors as regulated per Building Code, i.e. pipe penetrations of rated walls from tenant space across full height walls passing through common exit corridor walls. All ducts passing thru fire resistive walls, floors, or roof-ceiling assembly shall have dampers per building code that

comply with UL Standards 555 and 555S and the State Fire Marshal. All rated penetrations shall be compatible with the fire resistance of the protected wall, floor, or roof-ceiling penetration.

CFC 605

24. Observe electrical safety per CFC Section 605 by abating electrical hazards. Field-verify that no two or multiple power outlets shall be directly aligned opposite each other on a common wall.

The CFC prohibits the use of extension cords or power strips as permanent wiring to equipment, lighting, fans, etc. The electrical loads and wiring for grow lighting, fans, etc. will need to be reviewed and permitted for use. An electrical analysis will need to be submitted along with manufacturer specification sheets, calculations, single line diagrams.

City Planning

25. Provide standpipe and sprinkler drainage discharge to the city's sanitary sewer system, not to storm drains per City's retroactive Clean Water Program.

All drains shall discharge to sewer or open planter areas only; not to storm drains per City's retroactive Clean Water Program. Drains to sewer shall comply with California Plumbing Code. NFPA 13 may be used as a guide (i.e., air gap required between drain outlet and plumbing fixture. Coordinate with CEDA Building Services Building Inspector).

26. Coordinate with Hazardous Material Unit for inspections and submittal requirements if any hazardous materials found at the site during evacuation and demolition.

CFC Chapter 33

27. Observe fire safety during demolition and construction work. Call Oakland Fire Department Dispatch Center at (510) 444-3322 and the Fire Alarm service provider during temporary shutdowns and service resumption of sprinkler and fire alarm systems. Provide 2A10BC fire extinguishers within 75 feet or one fire extinguisher every 1500 square feet, whichever is more during demolition and construction work. Ref.: CCR Title 19, Ch. 3, 2016 CFC Section 906. Comply with 2016 CFC Section 605 to observe electrical safety.
28. Note that these comments are based on the current code. OFD reserves the right to enforce provisions effective at the time of an application for a building permit.
29. The fire code official is authorized to revoke a permit issued at any time if the condition of a building is unsafe per 2022 CFC 105.4.
30. If there is a conflict with the requirements of any other code, the most restrictive requirement will apply for 2022 CFC 1.1.7.3. Note that these comments are based on the current code.
31. The condition of permit issuance as required by Section 105.3.7 of Chapter 15.12 of the Oakland Municipal Code: "I hereby agree to save, defend, indemnify and keep harmless the City of Oakland and its officials, officers, employees, representatives, agents and volunteers from all actions, claims, demands, litigation, or proceedings, including those for attorneys' fees, against the City in consequence of the granting of this permit or from the use or occupancy of the public right-of-way, public easement, or any sidewalk, street or sub-sidewalk or otherwise by virtue thereof, and will in all things strictly comply with the conditions under which this permit is granted. I further certify that I am the owner of the property involved in this permit or that I am fully authorized by the owner to access the property and perform the work authorized by this permit."

REVERSION TO ACREAGE

OF
TRACT 7502 PRAIRIE STONE I
BOOK 291 PAGES 47-50, INCLUSIVE
FILED JUNE 30, 2006 ALAMEDA COUNTY RECORDER'S
OFFICE

PLS SURVEYS INC
428 ALICE STREET, SUITE 132
OAKLAND, CALIFORNIA 94607

SCALE 1"=30"
NOVEMBER 2023

SCALE: 1" = 30'

NOTE: ALL BEARINGS AND DISTANCES OF
THE LINES SHOWN BELOW ARE REFLECTED
IN "TRACT 7502" AND ARE THE SAME AS
PRESENTED ON THIS MAP.

NOTE: ALL OTHER EASEMENTS SHOWN
BELOW TO BE REVERTED

CHURCH OF TONGA
APN 045-5370-012-01

5 FT SEWER EASEMENT PER 5033 OR 341
TO REMAIN PER THIS MAP

BASIS OF BEARING

THAT LINE BETWEEN MONUMENTS ON 105TH
AVENUE, AS SHOWN ON TRACT 7502,
TAKEN AS S21°06'00"W

REFERENCES

R1 "TRACT 7502 PRAIRIE STONE 1" MAP BOOK 291, PAGES
47-50, INCLUSIVE

TOTAL REVERTED AREA +/- 1.98 ACRES

APPROVED WITH CONDITION, SEE COMMENT FDPR24-00774
Date 08/07/2024 Signature LL

Fire Prevention Bureau
Oakland, CA 94612
FDPR24-007
74_319 105th
Ave_PLN240
60_Plan
Approved

OBTAIN SEPARATE FIRE
DEPARTMENT PERMITS FROM FIRE
PREVENTION BUREAU FOR FIRE
SPRINKLER. AND LEGAL EXISTING
STRUCTURE WITH BUILDING PERMIT

LEGEND

- PPE, PAE, EVAE, PSDE & PUE
TO BE REVERTED
- PSDE, PAE, EVAE & PUE TO
BE REVERTED
- SUBJECT PARCEL LINE TO BE REVERTED
- MONUMENT LINE
- EASEMENT LINES TO BE REVERTED
- LOT LINES TO BE REVERTED
- 5 FT SEWER EASEMENT PER 5033 OR 341
TO REMAIN PER THIS MAP

CITY OF OAKLAND
APN 045-5370-020-01

CRESCENCIO
APN 045-5370-020-02