

Location:	2956 International Blvd., 3007 E 15 th St., and 1443 Derby St. (APN:025-0720-007-02; 025-0720-001-00; and 025-0720-002-01) See map on reverse
Proposal:	To construct a new 45,942 square foot three-story Kindergarten-8 th Grade public charter school for up to 620 students and 51 employees with 21 classrooms, one laboratory, one art-vocational room, one group activities room, a multi-purpose room/cafeteria, administration space, rooftop deck, outdoor field and playground space as well as an onsite double-lane driveway for drop-off and pick-up queuing.
Applicant:	Aspire Schools - Chris Grant (208) 577-2768 and Casey Hoffman (510) 434-5522
Owner:	TCP CS Holdings I LLC, CS Campur 17 LLC, and City of Oakland
Planning Permits Required:	Regular Design Review to construct a new three-story, 45,942 square foot public charter school. Major Conditional Use Permit for construction of more than 25,000 square feet on non-residential floor area. Minor Conditional Use Permit to establish a community education activity in the RM-4 Zone. Minor Variances for (1) a proposed building height of 49 feet where 35 feet are permitted; (2) a front yard setback of three feet where 15 feet are required; (3) a street side yard setback of zero feet where four feet are required; and (4) a 23-foot-high living wall on the side and rear property line where 8 feet are permitted. A shared Parking Agreement for parking on the adjacent lot.
General Plan:	Mixed Housing Type Residential and Community Commercial
Zoning:	RM-4 Mixed Housing Type Residential
Environmental Determination:	Section 15183.3: Streamlining for Infill Projects and Section 15183: projects consistent with a community plan, general plan, or zoning.
Historic Status:	No Historic Record
City Council District:	5
Date Filed:	12/15/15 (Revised plans submitted 4/11/18)
Staff Recommendation:	Approve
Finality of Decision:	Appealable to City Council
For Further Information:	Contact case planner Michael Bradley, Planner II at 510-238-6935 or mbradley@oaklandnet.com

SUMMARY

The applicant is proposing to construct a new 45,942 square foot three-story Kindergarten-8th Grade public charter school for up to 620 students and 51 employees with 21 classrooms, one laboratory, one art-vocational room, one group activities room, a multi-purpose room/cafeteria, administration space, rooftop deck, outdoor field and playground space as well as an onsite double-lane driveway for drop-off and pick-up queuing. Employee parking will consist of 15 parking spaces with 11 spaces on the subject site and four spaces on the adjacent parcel through a shared parking agreement with the neighboring property.

The project requires the following Planning permits: Regular Design Review to construct a public charter school, Major Conditional Use Permit for construction of more than 25,000 square feet on non-residential floor area, Minor Conditional Use Permit to establish a Community Education Activity in the RM-4 Zone, and Minor Variances for proposed building height, front yard setback, street side yard setback and a living wall on the side and rear property line. Furthermore, a Shared Parking Agreement for parking on the adjacent lot is also required.

The purpose of this supplemental staff report is to address concerns that arose from the April 4, 2018 Planning Commission meeting which required the continuation of a decision on the project. Specifically, the report addresses City jurisdiction over charter schools, newly proposed design modifications, the project Conditions of Approval, and the drop-off and pick-up analysis.

City Jurisdiction Over Charter Schools

After in-depth conversations with the Division of the State Architect (DSA), the City Building Official, the City Attorney's office, and the applicant as well as extensive research of past charter school projects, it was determined that the Bureau of Planning clearly has jurisdiction over charter schools related to the Planning Code and Design Review. The applicant has agreed with this determination. However, it is unclear whether the City has Building Permit jurisdiction. After conversations with the DSA reviewer, the City Attorney and applicant, it was understood that the DSA inspector will not be enforcing our local building requirements. It was understood that the City will want to retain some authority over certain aspects of the construction process but that this would need to be negotiated directly with the Bureau of Building and formalized.

Design Modifications

To address the Planning Commission's concerns regarding blank street-facing facades, the project applicant has added additional windows on the east and south elevations. Specifically, on the east elevation on the first and second floors, the blank wall area has been reduced by adding to the row of windows in two classrooms. On the south elevation, windows have also been added on the second and third floor projection. The design modifications balance the need for interior chalkboard and pin-up wall space with windows which break up the mass of the building and increase light and ventilation to the classrooms (**Attachment A**).

Modifications to the Project Conditions of Approval

After extensive discussions with the project applicant, Planning staff and the applicant have resolved all applicant-proposed modifications to the Conditions of Approval. The following Conditions have been modified:

- #23. Construction-Related Permit(s)
- #24. Seismic Hazards Zone (Landslide/Liquefaction)
- #26. Hazardous Building Materials and Site Contamination
- #46. Landscape and Irrigation
- #48. Student Enrollment and Hours of Operation
- #50. School Board Institutionalize Traffic Safety
- #53. Mandatory Meetings with Parents/Guardians
- #58. Ongoing Monitoring of Recommended Conditions
- #59. Photovoltaic Solar Panels
- #60. Roof Deck Planting
- #61. Parcel Map Wavier for Lot Merger of 2956 International Blvd., 3007 E. 15th St., and 1443 Derby Ave. (APN:025-0720-007-02; 025-0720-001-00; and 025-0720-002-01)

The modified project Conditions of Approval are in red strike-out and are attached to this report (**Attachment B**).

Drop-off and Pick-up Analysis

The City has prepared a Qualified Infill Environmental Analysis per the California Environmental Quality Act (CEQA) which addresses aesthetics, air quality, cultural resources, hazards and hazardous materials, hydrology and water quality, and noise. The Analysis also thoroughly addresses traffic and circulation related to the proposed drop-off and pick-up area. The Analysis includes a Transportation Demand Management (TDM) program to further reduce the potential traffic and circulation impacts on the neighborhood. Furthermore, in response to concerns raised by the Planning Commission, the CEQA consultant has submitted an additional supplemental letter supporting their analysis (**Attachment C**).

It should be noted that the California Department of Education also reviews school pick-up and drop-off areas to ensure safe routes to schools. Finally, staff has included several Conditions of Approval related to efficient drop-off and pick-up areas which require:

- Institutionalizing traffic safety (Condition 50),
- A Traffic and Parking Handbook which explains the pick-up and drop-off process (Condition 52),
- Mandatory meetings with the school population to explain the pick-up and drop-off process (Condition 53),
- Staggered drop-off and pick-up times (Condition 54),
- A certain number of assistants to quickly help children in and out of vehicles (Condition 55),
- Signage to facilitate the drop-off and pick-up area (Condition 56), and
- Ongoing monitoring of the driveway, TDM effectiveness, traffic queuing, retention of an independent reviewer of the drop-off and pick-up, and ongoing reporting to the City (Condition 58).

Staff believes that based on the review and the ongoing requirements, the drop-off and pick-up will be efficient and non-impactful.

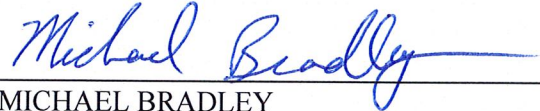
CONCLUSION

As detailed above and in the April 4, 2018 staff report, staff finds that the project meets all the required findings, and therefore, staff recommends approval of the project, subject to the attached Conditions of Approval.

RECOMMENDATION:

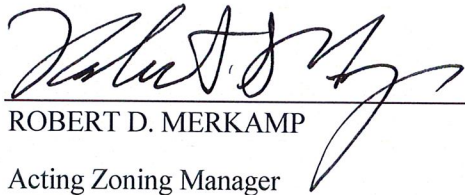
1. Affirm staff's environmental determination.
2. Approve the Regular Design Review, Major Conditional Use Permit, Minor Conditional Use Permit, and Variances subject to the attached findings and conditions.

Prepared by:

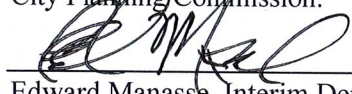


MICHAEL BRADLEY
Planner III

Reviewed by:


ROBERT D. MERKAMP
Acting Zoning Manager

Approved for forwarding to the
City Planning Commission:


Edward Manasse, Interim Deputy Director
Bureau of Planning

ATTACHMENTS:

- A. Revised Project Elevations
- B. Revised Conditions of Approval
- C. CEQA Consultant Supplemental Letter,

ASPIRE PUBLIC SCHOOLS ERES ACADEMY

NEW K-8 SCHOOL CAMPUS
2956 INTERNATIONAL BOULEVARD, OAKLAND, CA 94601
PLANNING SET 4/05/2018 - ALTERNATIVE

Attachment A



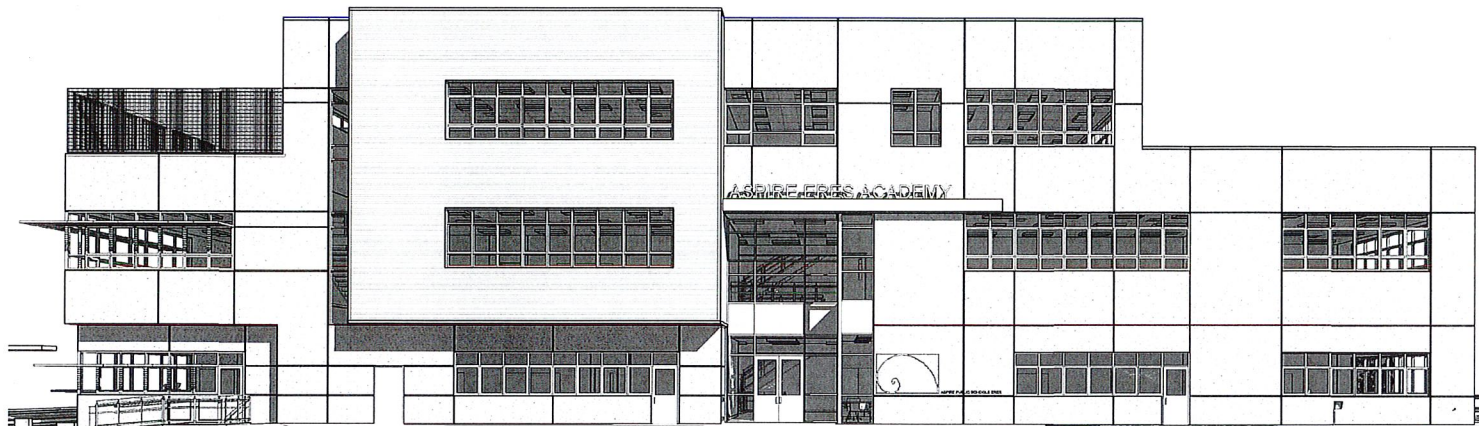
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Client
ASPIRE PUBLIC
SCHOOLS

Project Name
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ACADEMY
2956 INTERNATIONAL
BOULEVARD OAKLAND CA,
94601
Consultants

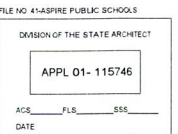


DRAWING LIST- PLANNING

SHEET NUMBER	SHEET NAME
PLANNING	
A101	SITE PLAN
A102	FLOOR PLAN - LEVEL 1
A103	FLOOR PLAN - LEVEL 2
A104	FLOOR PLAN - LEVEL 3
A105	ROOF PLAN
A201	NORTH & EAST ELEVATIONS
A202	SOUTH & WEST ELEVATIONS
A902	SIGN PLAN
A903	THREE-DIMENSIONAL EXHIBITS
A904	GREEN WALL EXHIBIT
C.1	SITE DEMOLITION PLAN
C.2	CIVIL SITE DEVELOPMENT PLAN
C.3	SITE PLUMBING PLAN
C.3.b	SITE PLUMBING COUNTY & CITY DETAILS
C.4	POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN
C.5.2	CIVIL DETAILS OFF-SITE
C.6	EROSION CONTROL PLAN
E.1.2	LIGHTING SITE PLAN
E.1.3	LIGHTING PHOTOMETRIC PLAN

Sheet Name
COVER SHEET

Approval Stamp

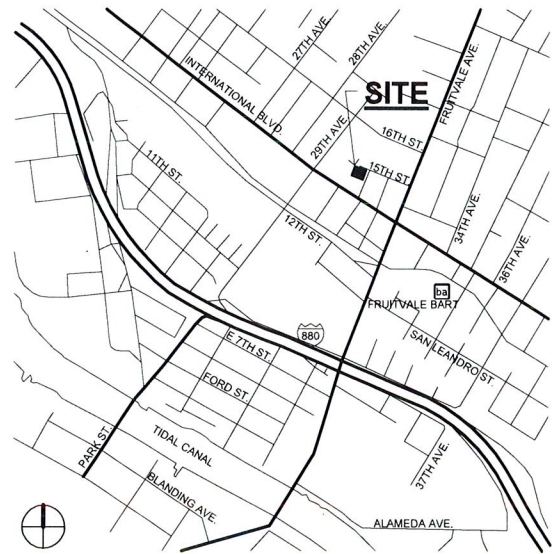


Revisions

Sheet Information
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Project Number: 1530

Sheet

A001



2 VICINITY MAP

CLIENT

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LANDSCAPE ARCHITECT

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CONTACT: ERIC PLATO
(408) 292-2192

ARCHITECT

K2A ARCHITECTURE + INTERIORS
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SAN FRANCISCO, CA 94107
CONTACT: STEVE KOLM

STRUCTURAL ENGINEER

CORNERSTONE ENGINEERING GROUP
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CONTACT: DUSTIN LEE
(415) 369-9100 x 132

CIVIL ENGINEER

UNDERWOOD & ROSENBLUM
1630 OAKLAND ROAD, SUITE A114
SAN JOSE, CA 95131
CONTACT: FRANK ROSENBLUM
(408) 453-1222

SPECIFICATION WRITER

SPEC WRITER
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CONTACT: JOHN RAEER
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MECHANICAL ENGINEER

LAWS & ASSOCIATES
1801 MURCHINSON DRIVE, #160
BURLINGAME, CA 94010
CONTACT: KENT LAWS

FIRE PROTECTION ENGINEER

JENSEN HUGHES
2950 BUSKIRK AVENUE, SUITE 225
WALNUT CREEK, CA 94597
CONTACT: MARK J. FERRARESI
(925) 938-3550

ELECTRICAL ENGINEER

AMERICAN CONSULTING ENGINEERS
1550 THE ALAMEDA, SUITE 200
SAN JOSE, CA 95126
CONTACT: SAMMY FERNANDEZ
(408) 236-2312

WATERPROOFING

STEELHEAD ENGINEERS, INC.
2570 WEST EL CAMINO REAL, SUITE 320
MOUNTAIN VIEW, CA 94040
CONTACT: ALAN BURNETT, PE
(650) 941-1112

ENVIRONMENTAL CONSULTANT

CORNERSTONE EARTH GROUP
1259 OAKMEAD PARKWAY
SUNNYVALE, CA 94085
CONTACT: KURT M. SOENEN, PE
(408) 605-3037

PROJECT DESCRIPTION

CONSTRUCTION OF (1) NEW 3 STORY CLASSROOM BUILDING WITH A MULTI
PURPOSE ROOM AND SITE WORK.

PROJECT LOCATION

2956 INTERNATIONAL BLVD.
OAKLAND CA 94601

OCCUPANCY

E. A2. B. SCHOOL WITH ASSEMBLY

CONSTRUCTION TYPE

3 STORY CLASSROOM BUILDING. TYPE II-A 1-HR RATED
STEEL FRAME CONSTRUCTION

FIRE PROTECTION

NEW EMERGENCY VEHICLE ACCESS LANE
NEW BUILDING WITH AUTOMATIC SPRINKLER SYSTEM
NEW BUILDING WITH EMERGENCY VOICE ALARM COMMUNICATION SYSTEM
EXISTING FIRE HYDRANT

5 SITE INFORMATION

1. DIVISION OF THE STATE ARCHITECT - APPLICATION # 01-115746, 1/17/17
2. ALAMEDA COUNTY FLOOD CONTROL & WATER CONSERVATION DISTRICT, 1/15/17

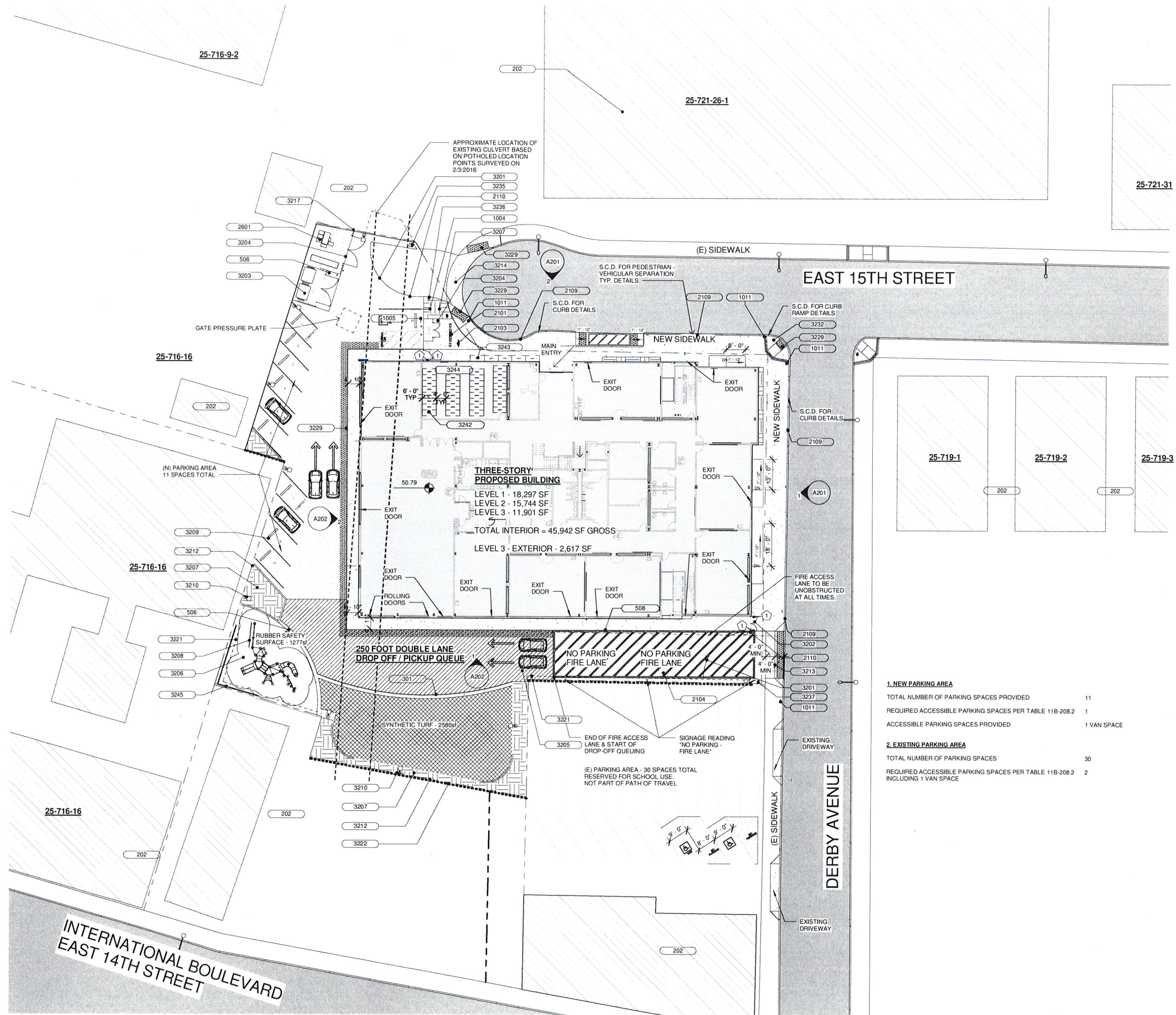
6 AGENCY APPROVALS

KEYNOTE LEGEND	
KEY VALUE	DESCRIPTION
202	EXISTING BUILDING ON ADJACENT PROPERTY
301	CONCRETE BORDER, FLUSH W/ AC PAVING, SEE 8/A1.14
506	BOLLARD, PAINT TYP., SEE LANDSCAPE DWGS
508	STEEL GUARDRAIL, HANDRAIL AND INFILL PANEL, PAINT PA-23, ICI, ICONIC GREY.
1004	ALUMINUM FLAG POLE, SEE SITE DETAILS, DTL 5/A1.13
1005	ACCESSIBLE PARKING & SIGNAGE, SEESITE DETAILS, DTL 6/A1.13
1011	NO PARKING SIGN 'NO PARKING BETWEEN SIGNS'
2101	DETECTOR CHECK VALVE BACKFLOW PREVENTER, S.C.D.
2103	FIRE DEPARTMENT CONNECTION, S.C.D.
2104	FIRE ACCESS LANE, 4' RED BORDER AND 45° STRIPING WITH RED TEXT READING 'NO PARKING FIRE LANE', 20'-0" CLR WIDTH, 13'-6" CLR VERTICAL.
2109	FIRE LANE RED CURB WITH THE WORDS 'NO PARKING FIRE LANE' PAINTED WHITE ON HORIZONTAL AND VERTICAL SURFACES, SPACED 25 FT O.C. PER CFC SECTION 503
2110	PROVIDE FIRE DEPARTMENT'S KEY BOX AT GATED ENTRIES TO SITE, ATTACH TO FENCE GATE POST, KEY BOX PER OAKLAND FIRE DEPARTMENT FIRE PROTECTION STANDARD 502, EXACT LOCATION PENDING APPROVAL OF FIRE DEPARTMENT.
2601	NEW TRANSFORM. MAINTAIN 8'-0" CLEAR IN FRONT AND 2'-0" ALL OTHER SIDES, S.E.D.
3201	MOTORIZED 20" STEEL VEHICULAR GATE WITH PROXIMITY CARD CONTROL PANEL AND KEY OVERRIDE, PAINT BLACK.
3202	5'-10" ACCESSIBLE STEEL PEDESTRIAN DOUBLE GATE, PANIC HARDWARE, SEE A1.11
3203	TRASH AND RECYCLING ENCLOSURE, 8" CHAIN LINK, 1" MESH, PVC COATED, SEE 3/A1.12
3204	CONCRETE PAD, S.C.D.
3205	AC PAVING
3206	ACC. 3" RUBBER SAFETY SURFACING S.C.D.
3207	LANDSCAPING/PLANTING, S.L.D. + BIORETENTION S.C.D.
3208	PLAY STRUCTURE, 5% ACCESSIBLE COMPONENTS
3209	WHEEL STOP
3210	SITE LIGHT, TYP. S.E.D., SEE SITE DETAILS
3212	RETAINING WALL, S.C.D.
3213	VEHICULAR ENTRY
3214	VEHICULAR EXIT
3217	TRANSFORMER ENCLOSURE, 8" CHAIN LINK, 1" MESH, PVC COATED.
3221	GUTTER, S.C.D.
3222	8'-0" CHAIN LINK FENCE @ ENTIRE PERIMETER OF PROPERTY EXCEPT WHERE STEEL FENCE/GATE OCCURS, SEE 1/A1.12 AND 3/A1.12 S.M.
3229	TRUNCATED DOMES DETECTABLE WARNINGS, 36" MIN PER CBC 11B-705.1
3232	1:12 MAX. SLOPE
3235	SWING GATE OPERATOR
3236	SWING GATE KEYPAD
3237	GATE KEYPAD
3242	NEW INTERIOR STEEL BICYCLE U-RACK, 2 SPACES PER RACK, 62 SPACES TOTAL
3243	NEW EXTERIOR STEEL BICYCLE U-RACK, 1 SPACES PER RACK, 5 SPACES TOTAL
3244	BICYCLE STORAGE ROOM
3245	NEW GREEN WALL WITH IN-GROUND PLANTER AT BASE CONNECTED TO CAMPUS IRRIGATIONS SYSTEM.

	BUILDING FOOTPRINT
	CONCRETE PAVING, S.L.D., S.C.D.
	ASPHALT PAVING, S.L.D., S.C.D.
	LANDSCAPE/SOFTSCAPE, S.L.D., S.C.D.
	ACC. RUBBER MAT, S.C.D.
	SYNTHETIC TURF, S.A.D.
	COLOR AC PAVING, S.A.D.
	DETECTABLE WARNING TRUNCATED DOMES
	ACCESSIBLE PATH OF TRAVEL
	EGRESS ROUTE TO PUBLIC RIGHT OF WAY

SITE PLAN LEGEND
1" = 20'-0"

1 SITE PLAN
1" = 20'-0"



1. NEW PARKING AREA	
TOTAL NUMBER OF PARKING SPACES PROVIDED	11
REQUIRED ACCESSIBLE PARKING SPACES PER TABLE 11B-208.2	1
ACCESSIBLE PARKING SPACES PROVIDED	1 VAN SPACE
2. EXISTING PARKING AREA	
TOTAL NUMBER OF PARKING SPACES	30
REQUIRED ACCESSIBLE PARKING SPACES PER TABLE 11B-208.2	2
INCLUDING 1 VAN SPACE	



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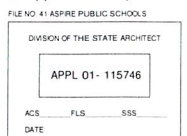
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ASPIRE PUBLIC SCHOOLS

Project Name
ASPIRE ERES ACADEMY
2956 INTERNATIONAL BOULEVARD OAKLAND CA, 94601

Consultants

Sheet Name
SITE PLAN

Approval Stamp



Revisions

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Date: 2/15/2018
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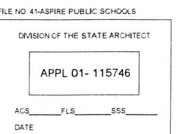
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SCHOOLS

Project Name
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ACADEMY
2956 INTERNATIONAL
BOULEVARD OAKLAND CA,
94601

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Sheet Name
FLOOR PLAN - LEVEL
1

Approval Stamp



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Date: 2/15/2018
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Sheet

A102



1 FLOOR PLAN - LEVEL 1 - ALT
1/8" = 1'-0"

KEYNOTE LEGEND	
KEY VALUE	DESCRIPTION
3242	NEW INTERIOR STEEL BICYCLE U-RACK, 2 SPACES PER RACK, 62 SPACES TOTAL



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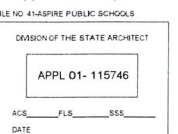
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Sheet Name
FLOOR PLAN - LEVEL 2

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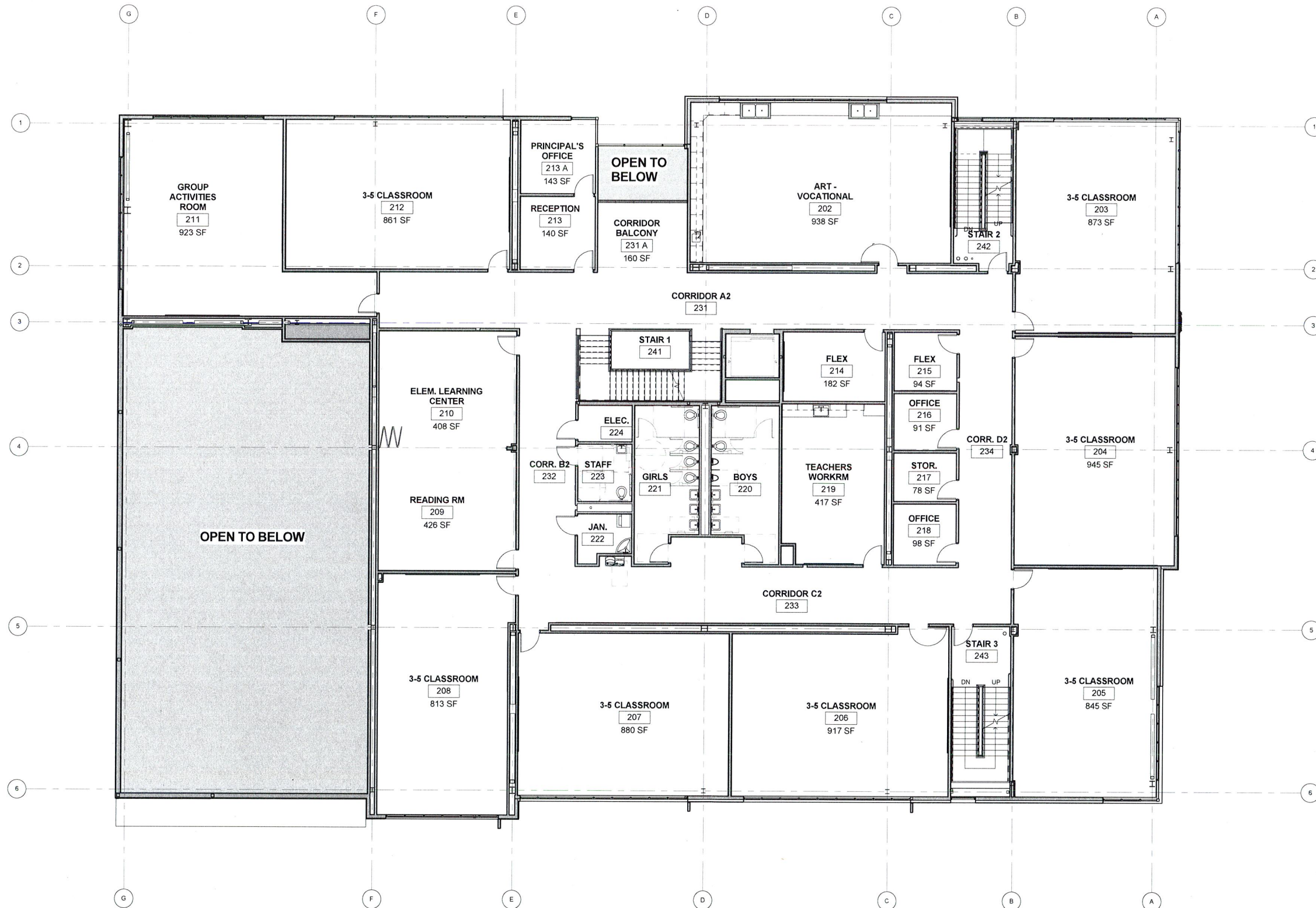
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Project Number: 1530

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1 FLOOR PLAN - LEVEL 2 - ALT
1/8" = 1'-0"



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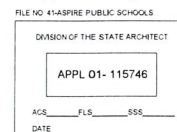
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ASPIRE PUBLIC
SCHOOLS

Project Name
ASPIRE ERES
ACADEMY
2956 INTERNATIONAL
BOULEVARD OAKLAND CA,
94601

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Sheet Name
FLOOR PLAN - LEVEL
3

Approval Stamp



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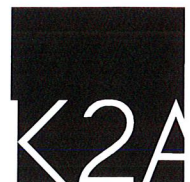
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2 FLOOR PLAN - LEVEL 3 - ALT
1/8" = 1'-0"



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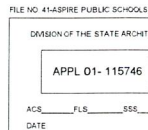
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ASPIRE PUBLIC SCHOOLS

Project Name
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Sheet Name
ROOF PLAN

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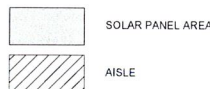
Project Information

Date: 2/15/2018
Status: PLANNING
Project Number: 1530

Sheet

A105

LEGEND



KEYNOTE LEGEND

KEY VALUE	DESCRIPTION
809	ROOF ACCESS
810	SKY LIGHT
2301	ROOFTOP AIR CONDITIONER, S.M.D.
2302	ROOFTOP HEATING AND VENTILATING UNIT, S.M.D.
2303	EXHAUST FAN, S.M.D.
2304	CONDENSING UNIT, S.M.D.
3246	BUILT-IN PLANTER, TYP.
3247	BUILT-IN BENCH, TYP.
3248	TABLE & BENCH, TYP.

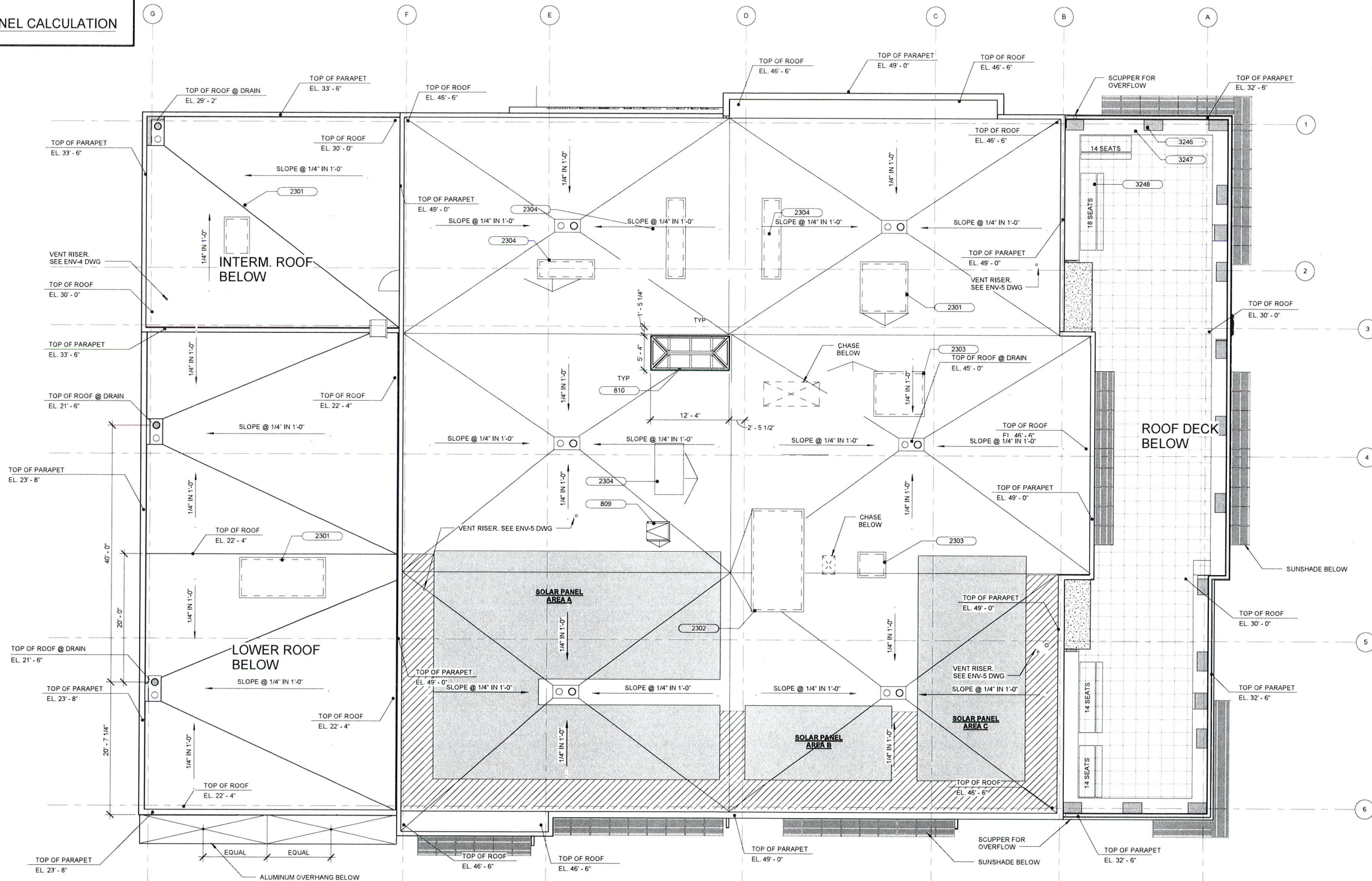
REQUIRED 15% TOTAL ROOF AREA

LOWER ROOF	2,938 SF
INTERM. ROOF	1,302 SF
UPPER ROOF	11,560 SF
ROOF AREA	15,800 SF

15% X 15,800	2,370 SF
SKYLIGHT	60 SF
AREA REQUIRED	2,310 SF

AREA A	1,480 SF
AREA B	270 SF
AREA C	595 SF
DESIGN SOLAR AREA	2,345 SF

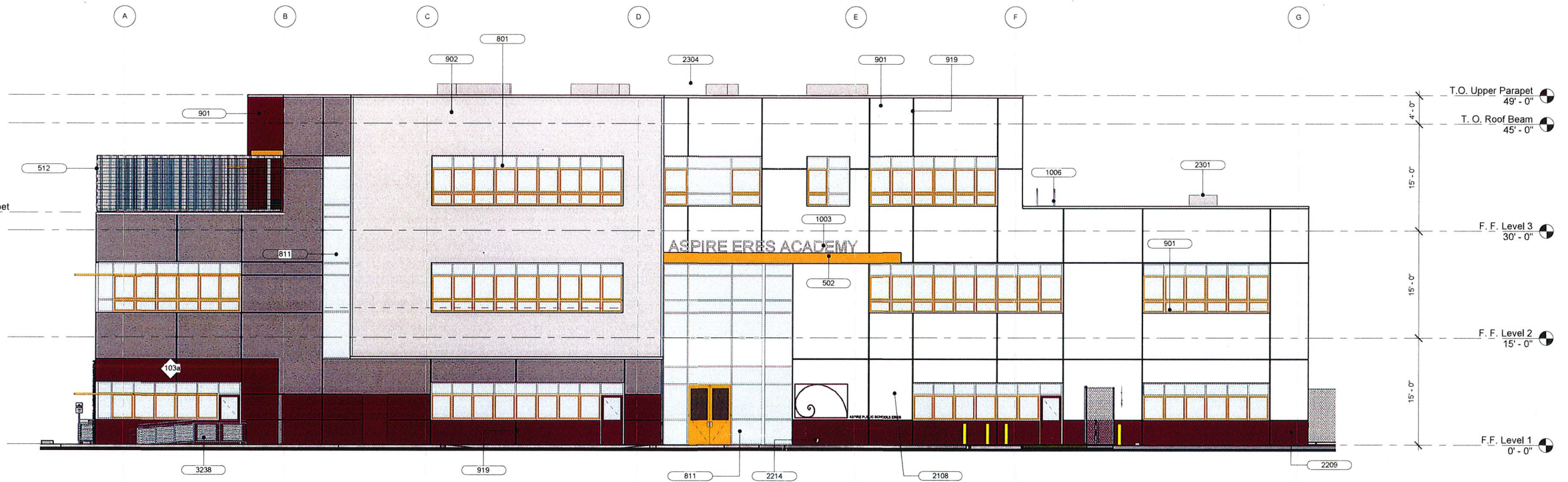
SOLAR PANEL CALCULATION



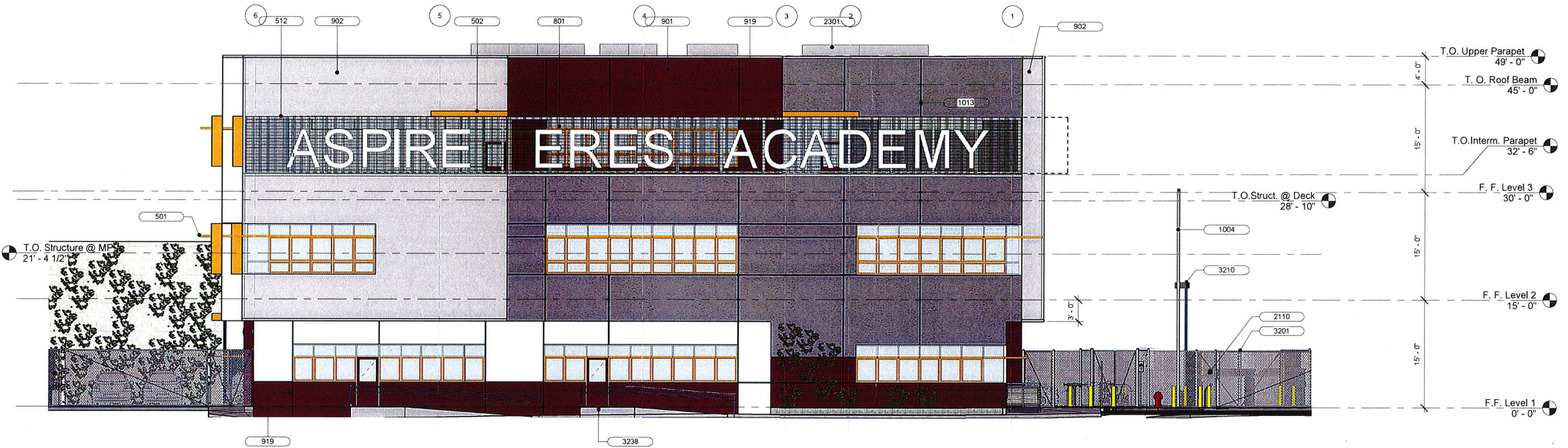
1 ROOF PLAN
1/8" = 1'-0"

KEYNOTE LEGEND	
KEY VALUE	DESCRIPTION
501	METAL LOUVERED SUN SHADE. PAINT: PA-21, ICI, SPICE ORANGE.
502	METAL CANOPY. PAINT: PA-21, ICI, SPICE ORANGE.
512	METAL SCREEN
801	ALUMINUM STOREFRONT SYSTEM. HIGH PERFORMANCE ORGANIC COATING FINISH. MATCH PA-21, TYP.
811	CURTAIN WALL SYSTEM WITH HIGH PERFORMANCE ORGANIC COATING FINISH, TYP.
901	PORTLAND CEMENT PLASTER PER SPECIFICATIONS. SMOOTH FINISH. PAINT.
902	CORRUGATED SHEET METAL SIDING. ALUMINUM-ZINC ALLOY COATED. 22 GAUGE MIN.
919	CEMENT PLASTER JOINTS. REVEAL JOINTS (9/16" @ 2' ARE REFERENCED ON EXTERIOR ELEVATIONS. VERTICAL & HORIZONTAL CONTROL JOINTS (10' @ 14/16" @ 2' ARE NOT REFERENCED BUT SHALL BE LOCATED @ 30 FEET ON CENTER AND EQUIDISTANT FROM REVEAL JOINTS, TYP.
1003	CANOPY MOUNTED SCHOOL SIGNAGE. METAL. PAINT: PA-23, ICI, ICONIC GREY.
1004	ALUMINUM FLAG POLE. SEE SITE DETAILS. DTL 5/A1.13
1006	EXTERIOR METAL LADDER. SEE EXTERIOR DETAILS

KEYNOTE LEGEND	
KEY VALUE	DESCRIPTION
1013	EXTERIOR REVEAL JOINT. SEE EXTERIOR DETAILS
2108	FIRE ALARM SPEAKER
2110	PROVIDE FIRE DEPARTMENT'S KEY BOX AT GATED ENTRIES TO SITE. ATTACH TO FENCE GATE POST. KEY BOX PER OAKLAND FIRE DEPARTMENT FIRE PROTECTION STANDARD 502. EXACT LOCATION PENDING APPROVAL OF FIRE DEPARTMENT.
2209	HOSE BIB 24" FROM GROUND
2214	DOWNSPOUT NOZZLE. SEE PLUMBING DRAWINGS
2301	ROOFTOP AIR CONDITIONER. S.M.D.
2304	CONDENSING UNIT. S.M.D.
3201	MOTORIZED 20" STEEL VEHICULAR GATE WITH PROXIMITY CARD CONTROL PANEL AND KEY OVERRIDE. PAINT BLACK.
3210	SITE LIGHT. TYP. S.E.D. SEE 5/A1.12
3238	EXTERIOR EGRESS RAMP FROM CLASSROOM



2 NORTH ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"



ARCHITECTURE
+ INTERIORS

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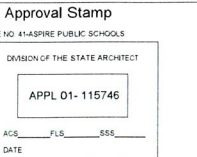


Client
ASPIRE PUBLIC SCHOOLS

Project Name
ASPIRE ERES ACADEMY
2956 INTERNATIONAL BOULEVARD OAKLAND CA, 94601

Consultants

Sheet Name
NORTH & EAST ELEVATIONS



Revisions

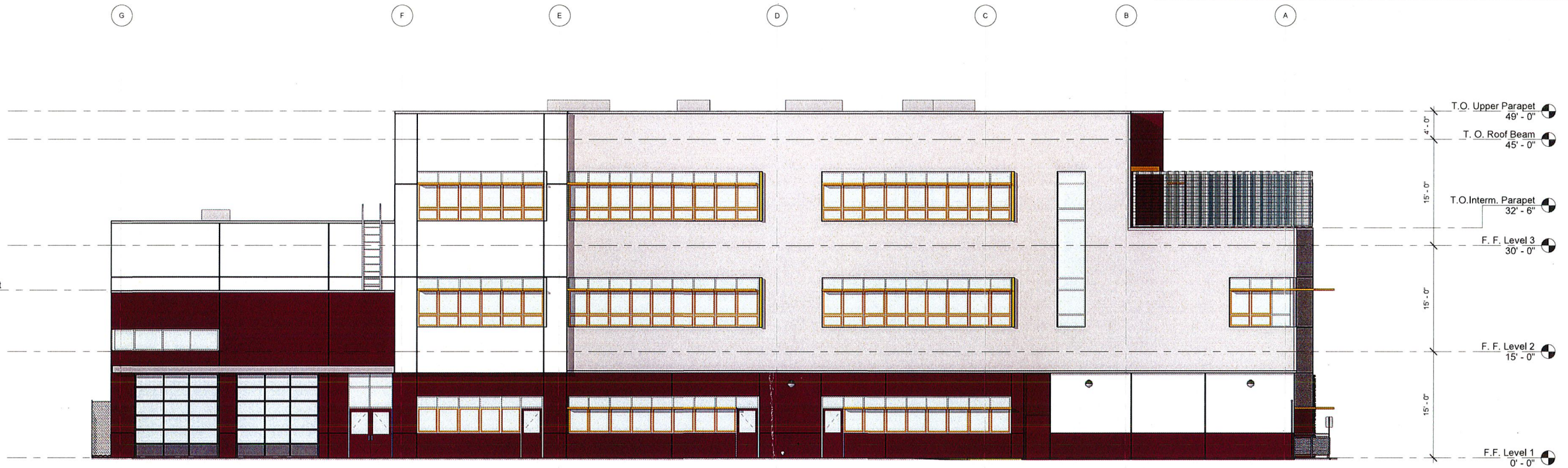
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Drawn By: Author
Project Information
Date: 2/15/2018
Status: PLANNING
Project Number: 1530

Sheet

A201

KEYNOTE LEGEND	
KEY VALUE	DESCRIPTION
501	METAL LOUVERED SUN SHADE. PAINT PA-21, ICI, SPICE ORANGE.
502	METAL CANOPY, PAINT PA-21, ICI, SPICE ORANGE.
512	METAL SCREEN
801	ALUMINUM STOREFRONT SYSTEM, HIGH PERFORMANCE ORGANIC COATING FINISH, MATCH PA-21, TYP.
805	MOTORIZED ALUMINUM SECTIONAL OVERHEAD DOOR, CLEAR ANOZIZED FINISH, TYP.
808	HOLLOW METAL DOOR, PAINT
811	CURTAIN WALL SYSTEM WITH HIGH PERFORMANCE ORGANIC COATING FINISH, TYP.
901	PORTLAND CEMENT PLASTER PER SPECIFICATIONS, SMOOTH FINISH, PAINT.
902	CORRUGATED SHEET METAL SIDING, ALUMINUM-ZINC ALLOY COATED, 22 GAUGE MIN.

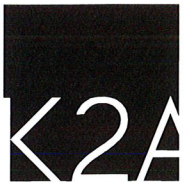
KEYNOTE LEGEND	
KEY VALUE	DESCRIPTION
919	CEMENT PLASTER JOINTS, REVEAL JOINTS (9/A8.02) ARE REFERENCED ON EXTERIOR ELEVATIONS. VERTICAL & HORIZONTAL CONTROL JOINTS (10/14/A8.02) ARE NOT REFERENCED BUT SHALL BE LOCATED @ 30 FEET ON CENTER AND EQUIDISTANT FROM REVEAL JOINTS, TYP.
1006	EXTERIOR METAL LADDER, SEE EXTERIOR DETAILS
2108	FIRE ALARM SPEAKER
2209	HOSE BIB 24" FROM GROUND
2214	DOWNSPOUT NOZZLE, SEE PLUMBING DRAWINGS
2301	ROOFTOP AIR CONDITIONER, S.M.D.
2302	ROOFTOP HEATING AND VENTILATING UNIT, S.M.D.
2303	EXHAUST FAN, S.M.D.
3201	MOTORIZED 20" STEEL VEHICULAR GATE WITH PROXIMITY CARD CONTROL PANEL AND KEY OVERRIDE, PAINT BLACK.



1 SOUTH ELEVATION - ALT
1/8" = 1'-0"



2 WEST ELEVATION - ALT
1/8" = 1'-0"



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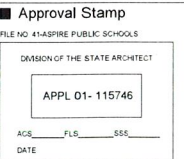


Client
ASPIRE PUBLIC
SCHOOLS

Project Name
ASPIRE ERES
ACADEMY
2956 INTERNATIONAL
BOULEVARD OAKLAND CA,
94601

Consultants

Sheet Name
SOUTH & WEST
ELEVATIONS



Revisions

Sheet Information
Drawing Scale: 1/8" = 1'-0"
Drawn By: Author
Project Information
Date: 2/15/2018
Status: PLANNING
Project Number: 1530

Sheet

A202

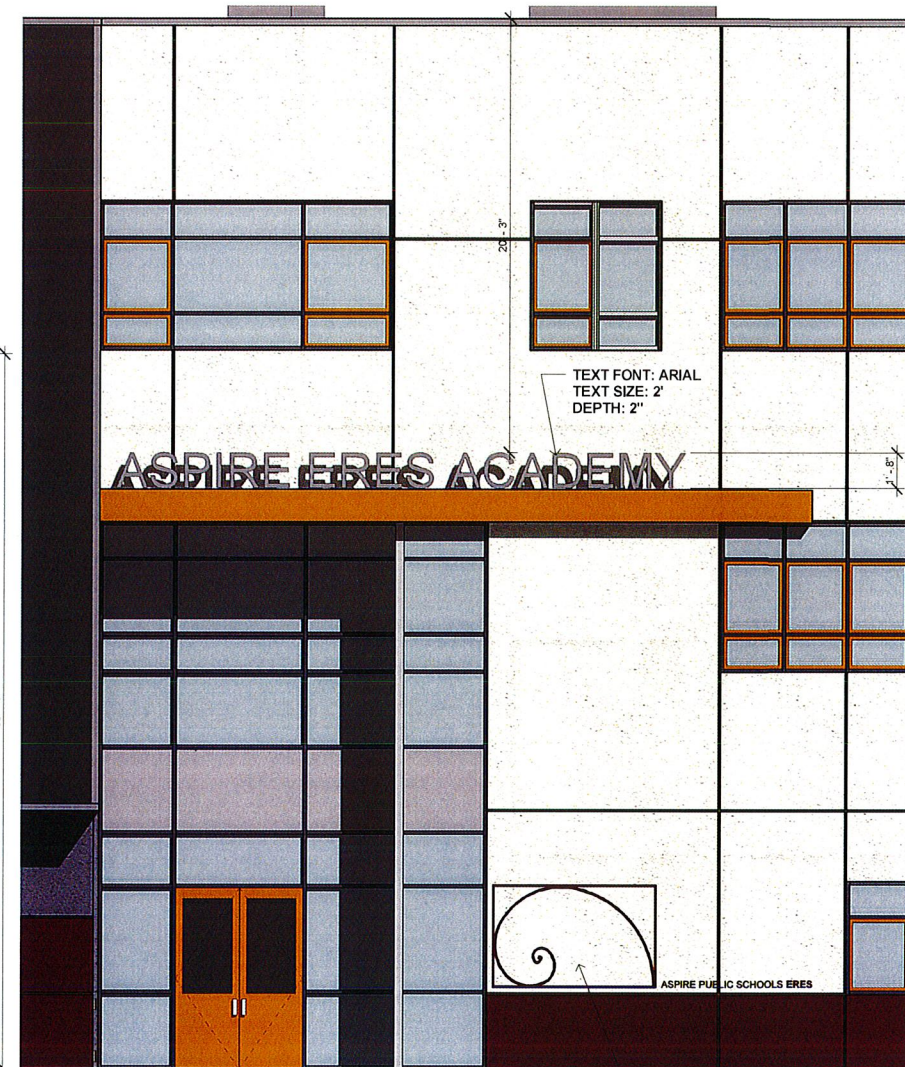
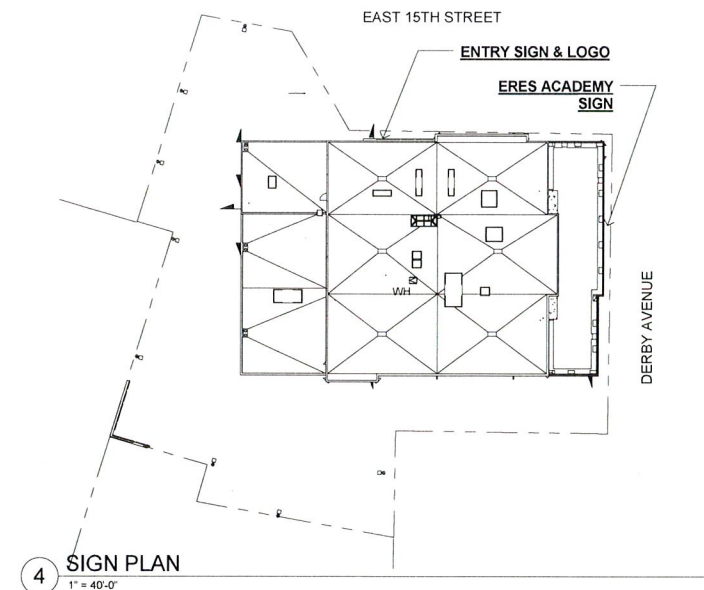
4/5/2018 7:47:49 PM



1 ROOFTOP SIGNAGE
1/4" = 1'-0"

METAL PANEL SCREEN
POWDER COAT FACTORY FINISH

TEXT FONT: ARIAL
TEXT HEIGHT 5'-5"
DEPTH 1"
8" WIDE
POWDER COAT FACTORY FINISH



2 ENTRY SIGNAGE - ALT
1/4" = 1'-0"

ASPIRE LOGO



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Client
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SCHOOLS

Project Name
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Sheet Name
SIGN PLAN



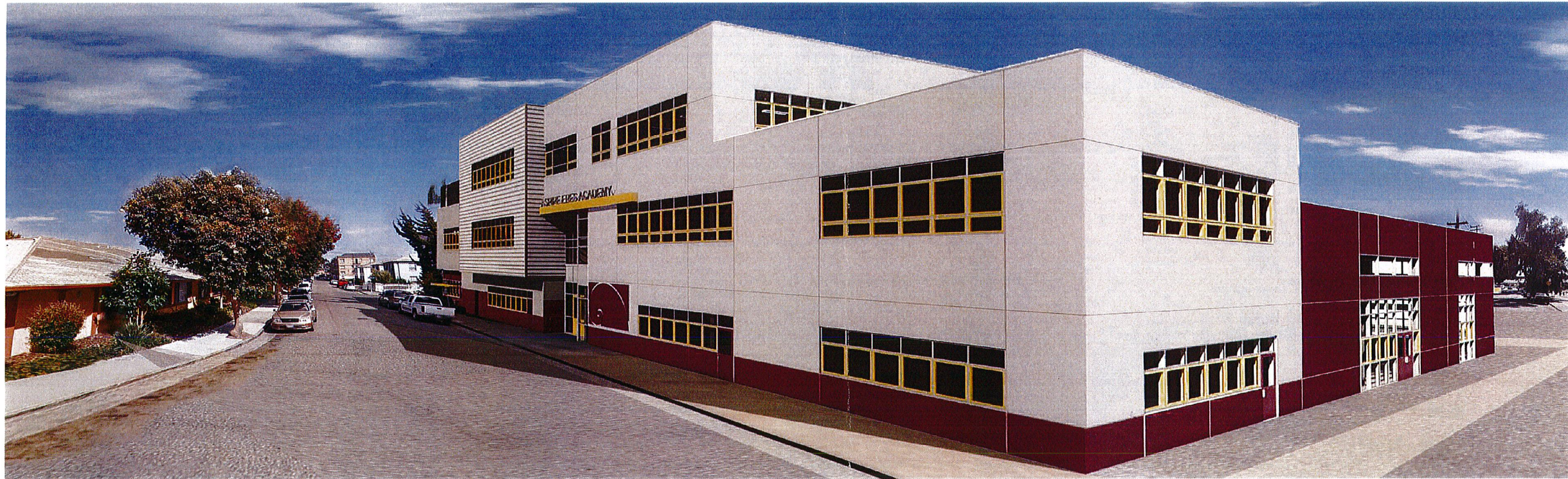
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DSA Revision 1 6/29/2017

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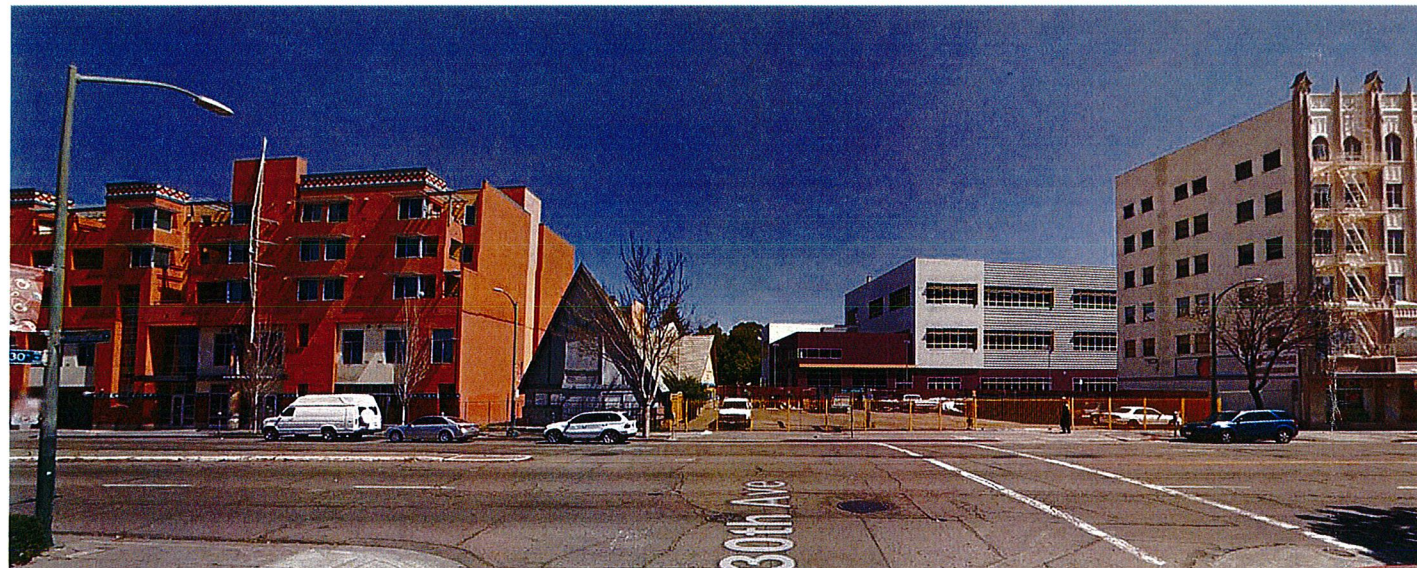
Project Information
Date: 2/15/2018
Status: PLANNING
Project Number: 1530

Sheet

A902



VIEW FROM E 15TH ST. CUL-DE-DAC



VIEW FROM INTERNATIONAL & 30TH AVE.



VIEW FROM DERBY AVE. & E 15TH ST.



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+ INTERIORS

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SCHOOLS

Project Name
ASPIRE ERES
ACADEMY
2956 INTERNATIONAL
BOULEVARD OAKLAND CA,
94601
Consultants

Sheet Name
THREE-DIMENSIONAL
EXHIBITS



Revisions

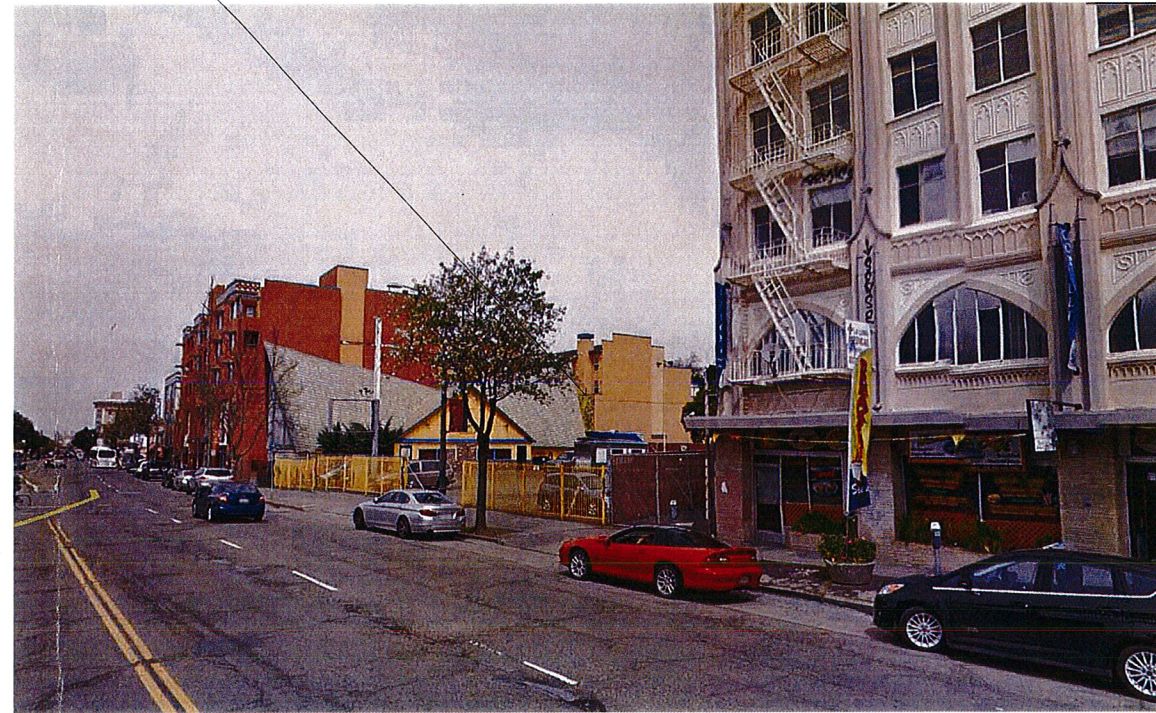
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Drawing Scale:
Drawn By: HL
Project Information
Date: 2/15/2018
Status: PLANNING
Project Number: 1530

Sheet

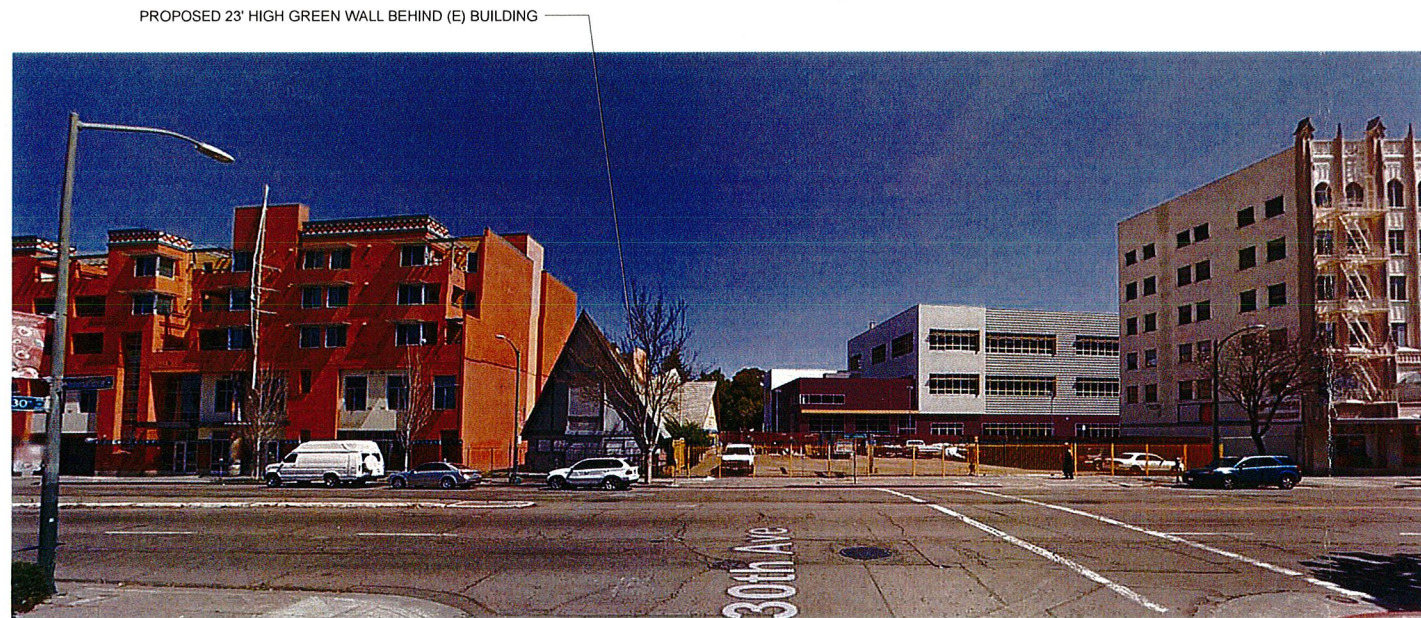
A903



VIEW FROM PLAYGROUND



VIEW FROM INTERNATIONAL BLVD



VIEW FROM INTERNATIONAL & 30TH AVE.



ARCHITECTURE
+ INTERIORS

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Client
ASPIRE PUBLIC
SCHOOLS

Project Name
ASPIRE ERES
ACADEMY
2956 INTERNATIONAL
BOULEVARD OAKLAND CA,
94601

Consultants

Sheet Name
GREEN WALL EXHIBIT

Approval Stamp

FILE NO: 41-ASPIRE PUBLIC SCHOOLS

DIVISION OF THE STATE ARCHITECT

APPL 01- 115746

DATE

Revisions

Sheet Information
Drawing Scale:
Drawn By: AMS

Project Information
Date: 2/15/2018
Status: PLANNING
Project Number: 1530

Sheet

A904

ATTACHMENT B: CONDITIONS OF APPROVAL

The proposal is hereby approved subject to the following 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 dated **February 15, 2018** 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

This Approval shall become effective immediately, unless the Approval is appealable, in which case the Approval shall become effective in ten calendar days unless an appeal is filed. Unless a different termination date is prescribed, this Approval shall expire **two years** from the Approval date, or from the date of the final decision in the event of an appeal, 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 Approval, 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 or other construction-related permit for this project may invalidate this Approval if said Approval has also expired. If litigation is filed challenging this Approval, or its implementation, then the time period stated above for obtaining necessary permits for construction or alteration and/or commencement of authorized activities 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, 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.

5. Compliance with Conditions of Approval

- a. 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.
- b. 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 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 the Bureau of Building, if directed by the Building Official, Director of City Planning, 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, and other City departments as required. Public improvements shall be designed and installed to the satisfaction of the City.

12. Compliance Matrix

The project applicant shall submit a Compliance Matrix, in both written and electronic form, for review and approval by the Bureau of Planning and the Bureau of Building that lists each Condition of Approval (including each mitigation measure if applicable) in a sortable spreadsheet. The Compliance Matrix shall contain, at a minimum, each required Condition of Approval, when compliance with the Condition is required, and the status of compliance with each Condition. For multi-phased projects, the Compliance Matrix shall indicate which Condition applies to each phase. The project applicant shall submit the initial Compliance Matrix prior to the issuance of the first construction-related permit and shall submit an updated matrix upon request by the City.

13. Construction Management Plan

Prior to the issuance of the first construction-related permit, the project applicant and his/her general contractor shall submit a Construction Management Plan (CMP) for review and approval by the Bureau of Planning, Bureau of Building, and other relevant City departments such as the Fire Department and the Public Works Department as directed. The CMP shall contain measures to minimize potential construction impacts including measures to comply with all construction-related Conditions of Approval (and mitigation measures if applicable) such as dust control, construction emissions, hazardous materials, construction days/hours, construction traffic control, waste reduction and recycling, stormwater pollution prevention, noise control, complaint management, and cultural resource management (see applicable Conditions below). The CMP shall provide project-specific information including descriptive procedures, approval documentation, and drawings (such as a site

logistics plan, fire safety plan, construction phasing plan, proposed truck routes, traffic control plan, complaint management plan, construction worker parking plan, and litter/debris clean-up plan) that specify how potential construction impacts will be minimized and how each construction-related requirement will be satisfied throughout construction of the project.

14. Regulatory Permits and Authorizations from Other Agencies

Requirement: The project applicant shall obtain all necessary regulatory permits and authorizations from applicable resource/regulatory agencies including, but not limited to, the Regional Water Quality Control Board, Bay Area Air Quality Management District, Bay Conservation and Development Commission, California Department of Fish and Wildlife, U. S. Fish and Wildlife Service, and Army Corps of Engineers and shall comply with all requirements and conditions of the permits/authorizations. The project applicant shall submit evidence of the approved permits/authorizations to the City, along with evidence demonstrating compliance with any regulatory permit/authorization conditions of approval.

When Required: Prior to activity requiring permit/authorization from regulatory agency

Initial Approval: Approval by applicable regulatory agency with jurisdiction; evidence of approval submitted to Bureau of Planning

Monitoring/Inspection: Applicable regulatory agency with jurisdiction

15. 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

16. Landscape Plan

a. ***Landscape Plan Required***

Requirement: The project applicant shall submit a final Landscape Plan for City review and approval that is consistent with the approved Landscape Plan. The Landscape Plan shall be included with the set of drawings submitted for the construction-related permit and shall comply with the landscape requirements of chapter 17.124 of the Planning Code.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: N/A

b. ***Landscape Installation***

Requirement: The project applicant shall implement the approved Landscape Plan unless a bond, cash deposit, letter of credit, or other equivalent instrument acceptable to the Director of City Planning, is provided. The financial instrument shall equal the greater of \$2,500 or the estimated cost of implementing the Landscape Plan based on a licensed contractor's bid.

When Required: Prior to building permit final

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

c. ***Landscape Maintenance***

Requirement: 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. The property owner shall be responsible for maintaining planting in adjacent public rights-of-way. All required fences, walls, and irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

17. Lighting

Requirement: Proposed new exterior lighting fixtures shall be adequately shielded to a point below the light bulb and reflector to prevent unnecessary glare onto adjacent properties.

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

18. Construction-Related Air Pollution Controls (Dust and Equipment Emissions)

Requirement: The project applicant shall implement all of the following applicable air pollution control measures during construction of the project:

- a. Water all exposed surfaces of active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever feasible.

- 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. within one month of site grading or as soon as feasible. In addition, building pads should be laid within one month of grading or as soon as feasible 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 on all diesel-fueled commercial vehicles over 10,000 lbs. shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485, of the California Code of Regulations). Clear signage to this effect shall be provided for construction workers at all access points.
- h. Idling times on all diesel-fueled off-road vehicles over 25 horsepower shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes and fleet operators must develop a written policy as required by Title 23, Section 2449, of the California Code of Regulations ("California Air Resources Board Off-Road Diesel Regulations").
- i. 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.
- j. Portable equipment shall be powered by electricity if available. If electricity is not available, propane or natural gas shall be used if feasible. Diesel engines shall only be used if electricity is not available and it is not feasible to use propane or natural gas.
- k. 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.
- l. All excavation, grading, and demolition activities shall be suspended when average wind speeds exceed 20 mph.
- m. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- n. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for one month or more).
- o. Designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress.
- p. 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.
- q. 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.
- r. Activities such as excavation, grading, and other ground-disturbing construction activities shall be phased to minimize the amount of disturbed surface area at any one time.
- s. All trucks and equipment, including tires, shall be washed off prior to leaving the site.
- t. 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.

- u. All equipment to be used on the construction site and subject to the requirements of Title 13, Section 2449, of the California Code of Regulations ("California Air Resources Board Off-Road Diesel Regulations") must meet emissions and performance requirements one year in advance of any fleet deadlines. Upon request by the City, the project applicant shall provide written documentation that fleet requirements have been met.
- 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 California Air Resources Board's most recent certification standard.
- y. Post a publicly-visible large on-site sign that includes the contact name and phone number for the project complaint manager responsible for responding to dust complaints and the telephone numbers of the City's Code Enforcement unit and the Bay Area Air Quality Management District. When contacted, the project complaint manager shall respond and take corrective action within 48 hours.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

19. Tree Removal During Bird Breeding Season

Requirement: To the extent feasible, removal of any tree and/or other vegetation suitable for nesting of birds shall not occur during the bird breeding season of February 1 to August 15 (or during December 15 to August 15 for trees located in or near marsh, wetland, or aquatic habitats). If tree removal must occur during the bird breeding season, all trees to be removed 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 the start of work and shall be submitted to the City for review and approval. If the survey indicates the potential presence 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 California Department of Fish and Wildlife, 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.

When Required: Prior to removal of trees

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

20. Tree Permit

a. Tree Permit Required

Requirement: Pursuant to the City's Tree Protection Ordinance (OMC chapter 12.36), the project applicant shall obtain a tree permit and abide by the conditions of that permit.

When Required: Prior to approval of construction-related permit

Initial Approval: Permit approval by Public Works Department, Tree Division; evidence of approval submitted to Bureau of Building

Monitoring/Inspection: Bureau of Building

b. ***Tree Protection During Construction***

Requirement: 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:

- i. 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 project's consulting arborist. 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.
- ii. 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 project's consulting arborist 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.
- iii. 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 project's consulting arborist 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 project's consulting arborist. 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.
- iv. 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.
- v. If any damage to a protected tree should occur during or as a result of work on the site, the project applicant shall immediately notify the Public Works Department and the project's consulting arborist shall make a recommendation to the City Tree Reviewer as to whether the damaged tree can be preserved. 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.
- vi. 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.

When Required: During construction

Initial Approval: Public Works Department, Tree Division

Monitoring/Inspection: Bureau of Building

c. ***Tree Replacement Plantings***

Requirement: Replacement plantings shall be required for tree removals for the purposes of erosion control, groundwater replenishment, visual screening, wildlife habitat, and preventing excessive loss of shade, in accordance with the following criteria:

- i. 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.
- ii. Replacement tree species shall consist of *Sequoia sempervirens* (Coast Redwood), *Quercus agrifolia* (Coast Live Oak), *Arbutus menziesii* (Madrone), *Aesculus californica* (California Buckeye), *Umbellularia californica* (California Bay Laurel), or other tree species acceptable to the Tree Division.
- iii. Replacement trees shall be at least 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.
- iv. Minimum planting areas must be available on site as follows:
 - For *Sequoia sempervirens*, three hundred fifteen (315) square feet per tree;
 - For other species listed, seven hundred (700) square feet per tree.
- v. In the event that replacement trees are required but cannot be planted due to site constraints, an in lieu fee in accordance with the City's Master Fee Schedule may be substituted for required replacement plantings, with all such revenues applied toward tree planting in city parks, streets and medians.
- vi. The project applicant shall install the plantings and maintain the plantings until established. The Tree Reviewer of the Tree Division of the Public Works Department may require a landscape plan showing the replacement plantings and the method of irrigation. Any replacement plantings which fail to become established within one year of planting shall be replanted at the project applicant's expense.

When Required: Prior to building permit final

Initial Approval: Public Works Department, Tree Division

Monitoring/Inspection: Bureau of Building

21. Archaeological and Paleontological Resources – Discovery During Construction

Requirement: Pursuant to CEQA Guidelines section 15064.5(f), in the event that any historic or prehistoric subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant shall notify the City and consult with a qualified archaeologist or paleontologist, as applicable, to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined unnecessary or infeasible by the City. Feasibility of avoidance shall be determined with consideration 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, excavation) shall be instituted. Work may proceed on other parts of the project site while measures for the cultural resources are implemented.

In the event of data recovery of archaeological resources, the project applicant shall submit an Archaeological Research Design and Treatment Plan (ARDTP) prepared by a qualified archaeologist for review and approval by the City. The ARDTP is required to identify how the proposed data recovery program would preserve the significant information the archaeological resource is expected to contain. The ARDTP shall identify the scientific/historic research questions applicable to

the expected resource, the data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The ARDTP shall include the analysis and specify the curation and storage methods. Data recovery, in general, shall be limited to the portions of the archaeological resource that could be impacted by the proposed project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practicable. Because the intent of the ARDTP is to save as much of the archaeological resource as possible, including moving the resource, if feasible, preparation and implementation of the ARDTP would reduce the potential adverse impact to less than significant. The project applicant shall implement the ARDTP at his/her expense.

In the event of excavation of paleontological resources, the project applicant shall submit an excavation plan prepared by a qualified paleontologist to the City for review and approval. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by a qualified paleontologist, as appropriate, according to current professional standards and at the expense of the project applicant.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

22. Human Remains – Discovery During Construction

Requirement: Pursuant to CEQA Guidelines section 15064.5(e)(1), in the event that human skeletal remains are uncovered at the project site during construction activities, all work shall immediately halt and the project applicant shall notify the City and the Alameda County Coroner. If the County Coroner determines that an investigation of the cause of death is required or that the remains are Native American, all work shall cease within 50 feet of the remains until appropriate arrangements are made. In the event 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 California Health and Safety Code. 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 and at the expense of the project applicant.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

23. Construction-Related Permit(s)

Requirement: The project applicant shall obtain all required construction-related permits/approvals from the City. The project shall comply with all standards, requirements and conditions contained in construction-related codes, including but not limited to the Oakland Building Code and the Oakland Grading Regulations, to ensure structural integrity and safe construction. The Applicant has a valid construction permit for onsite work issued by the Division of the State Architects (DSA) on July 17, 2017.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

24. Seismic Hazards Zone (Landslide/Liquefaction)

Requirement: The project applicant shall submit a site-specific geotechnical report, consistent with California Geological Survey Special Publication 117 (as amended), prepared by a registered geotechnical engineer for City review and approval containing at a minimum a description of the geological and geotechnical conditions at the site, an evaluation of site-specific seismic hazards based on geological and geotechnical conditions, and recommended measures to reduce potential impacts related to liquefaction and/or slope stability hazards. The project applicant submitted a Geotechnical Investigation and Geologic Hazards Evaluation to the California Geological Survey (CGS) for review and received approval on May 17, 2016. The project applicant shall implement the recommendations contained in the approved report during project design and construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

25. Hazardous Materials Related to Construction

Requirement: The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential negative effects on groundwater, soils, and human health. These shall include, at a minimum, the following:

- a. Follow manufacture's recommendations for 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. Implement lead-safe work practices and comply with all local, regional, state, and federal requirements concerning lead (for more information refer to the Alameda County Lead Poisoning Prevention Program); and
- 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 project 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 notifying the City and applicable 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.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

26. Hazardous Building Materials and Site Contamination

- 26. The project applicant received Department of Toxic Substances Control (DTSC) final approval on March 28, 2018 for the Soil Removal Completion Report (Cornerstone Earth Group, February 4, 2018). The report presents the results of the soil remedial activities preformed at the site.**

a. ***Hazardous Building Materials Assessment***

Requirement: The project applicant shall submit a comprehensive assessment report to the Bureau of Building, signed by a qualified environmental professional, documenting the presence or lack thereof of asbestos-containing materials (ACMs), lead-based paint, polychlorinated biphenyls (PCBs), and any other building materials or stored materials classified as hazardous materials by State or federal law. If lead-based paint, ACMs, PCBs, or any other building materials or stored materials classified as hazardous materials are present, the project applicant shall submit specifications prepared and signed by a qualified environmental professional, for the stabilization and/or removal of the identified hazardous materials in accordance with all applicable laws and regulations. The project applicant shall implement the approved recommendations and submit to the City evidence of approval for any proposed remedial action and required clearances by the applicable local, state, or federal regulatory agency.

When Required: ~~Prior to approval of construction-related permit~~ ~~Prior to approval of demolition, grading, or building permits~~

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

b. ***Environmental Site Assessment Required***

Requirement: The project applicant shall submit a Phase I Environmental Site Assessment report, and Phase II Environmental Site Assessment report if warranted by the Phase I report, for the project site for review and approval by the City. The report(s) shall be prepared by a qualified environmental assessment professional and include recommendations for remedial action, as appropriate, for hazardous materials. The project applicant shall implement the approved recommendations and submit to the City evidence of approval for any proposed remedial action and required clearances by the applicable local, state, or federal regulatory agency.

When Required: Prior to approval of construction-related permit

Initial Approval: Applicable regulatory agency with jurisdiction

Monitoring/Inspection: Applicable regulatory agency with jurisdiction

c. ***Health and Safety Plan Required***

Requirement: The project applicant shall submit a Health and Safety Plan for the review and approval by the City in order to protect project construction workers from risks associated with hazardous materials. The project applicant shall implement the approved Plan.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

d. ***Best Management Practices (BMPs) Required for Contaminated Sites***

Requirement: The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential soil and groundwater hazards. These shall include the following:

- i. Soil generated by construction activities shall be stockpiled on-site in a secure and safe manner. All contaminated soils determined to be hazardous or non-hazardous waste must be adequately profiled (sampled) prior to acceptable reuse or disposal at an appropriate off-site facility. Specific sampling and handling and transport procedures for reuse or disposal shall be in accordance with applicable local, state, and federal requirements.
- ii. Groundwater pumped from the subsurface shall be contained on-site in a secure and safe manner, prior to treatment and disposal, to ensure environmental and health issues are resolved pursuant to applicable laws and policies. Engineering controls shall be utilized,

which include impermeable barriers to prohibit groundwater and vapor intrusion into the building.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

27. Erosion and Sedimentation Control Measures for Construction

a. Erosion and Sedimentation Control Plan Required

Requirement: The project applicant shall submit an Erosion and Sedimentation Control Plan to the City for review and approval. 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 and/or construction 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 City. 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.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

b. Erosion and Sedimentation Control During Construction

Requirement: The project applicant shall implement the approved Erosion and Sedimentation Control Plan. No grading shall occur during the wet weather season (October 15 through April 15) unless specifically authorized in writing by the Bureau of Building.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

28. Site Design Measures to Reduce Stormwater Runoff

Requirement: Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant is encouraged to incorporate appropriate site design measures into the project to reduce the amount of stormwater runoff. These measures may include, but are not limited to, the following:

- a. Minimize impervious surfaces, especially directly connected impervious surfaces and surface parking areas;
- b. Utilize permeable paving in place of impervious paving where appropriate;
- c. Cluster structures;
- d. Direct roof runoff to vegetated areas;
- e. Preserve quality open space; and

- f. Establish vegetated buffer areas.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

29. NPDES C.3 Stormwater Requirements for Regulated Projects

a. *Post-Construction Stormwater Management Plan Required*

Requirement: The project applicant shall comply with the requirements of Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES). The project applicant shall submit a Post-Construction Stormwater Management Plan to the City for review and approval with the project drawings submitted for site improvements, and shall implement the approved Plan during construction. The Post-Construction Stormwater Management Plan shall include and identify the following:

- i. Location and size of new and replaced impervious surface;
- ii. Directional surface flow of stormwater runoff;
- iii. Location of proposed on-site storm drain lines;
- iv. Site design measures to reduce the amount of impervious surface area;
- v. Source control measures to limit stormwater pollution;
- vi. Stormwater treatment measures to remove pollutants from stormwater runoff, including the method used to hydraulically size the treatment measures; and
- vii. Hydromodification management measures, if required by Provision C.3, so that post-project stormwater runoff flow and duration match pre-project runoff.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

b. *Maintenance Agreement Required*

Requirement: The project applicant shall enter into a maintenance agreement with the City, based on the Standard City of Oakland Stormwater Treatment Measures Maintenance Agreement, in accordance with Provision C.3, which provides, in part, for the following:

- i. The project 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 maintenance agreement shall be recorded at the County Recorder's Office at the applicant's expense.

When Required: Prior to building permit final

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

30. Construction Days/Hours

Requirement: The project applicant shall comply with the following restrictions concerning construction days and hours:

- a. Construction activities are limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, except that pier drilling 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.
- b. Construction activities are limited to between 9:00 a.m. and 5:00 p.m. on Saturday. In residential zones and within 300 feet of a residential zone, construction activities are allowed from 9:00 a.m. to 5:00 p.m. only within the interior of the building with the doors and windows closed. No pier drilling or other extreme noise generating activities greater than 90 dBA are allowed on Saturday.
- c. No construction is allowed on Sunday or federal holidays.

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.

Any construction activity proposed outside of the above days and hours for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case-by-case basis by the City, with criteria including the urgency/emergency nature of the work, the proximity of residential or other sensitive uses, and a consideration of nearby residents'/occupants' preferences. The project applicant shall notify property owners and occupants located within 300 feet at least 14 calendar days prior to construction activity proposed outside of the above days/hours. When submitting a request to the City to allow construction activity outside of the above days/hours, the project applicant shall submit information concerning the type and duration of proposed construction activity and the draft public notice for City review and approval prior to distribution of the public notice.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

31. Construction Noise

Requirement: The project applicant shall implement noise reduction measures to reduce noise impacts due to construction. Noise reduction measures include, but are not limited to, the following:

- 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. Applicant shall use temporary power poles instead of generators where feasible.

- d. Stationary noise sources shall be located as far from adjacent properties 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.
- e. 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.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

32. Extreme Construction Noise

a. *Construction Noise Management Plan Required*

Requirement: Prior to any extreme noise generating construction activities (e.g., pier drilling, pile driving and other activities generating greater than 90dBA), the project applicant shall submit a Construction Noise Management Plan prepared by a qualified acoustical consultant for City review and approval that contains a set of site-specific noise attenuation measures to further reduce construction impacts associated with extreme noise generating activities. The project applicant shall implement the approved Plan during construction. Potential attenuation measures include, but are not limited to, the following:

- i. Erect temporary plywood noise barriers around the construction site, particularly along on sites adjacent to residential buildings;
- ii. 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;
- iii. Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site;
- iv. 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
- v. Monitor the effectiveness of noise attenuation measures by taking noise measurements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

b. *Public Notification Required*

Requirement: The project applicant shall notify property owners and occupants located within 300 feet of the construction activities at least 14 calendar days prior to commencing extreme noise generating activities. Prior to providing the notice, the project applicant shall submit to the City for review and approval the proposed type and duration of extreme noise generating activities and the proposed public notice. The public notice shall provide the estimated start and end dates of the extreme noise generating activities and describe noise attenuation measures to be implemented.

When Required: During construction

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

33. Project-Specific Construction Noise Reduction Measures

Requirement: The project applicant shall submit a Construction Noise Management Plan prepared by a qualified acoustical consultant for City review and approval that contains a set of site-specific noise attenuation measures to further reduce construction noise impacts. The project applicant shall implement the approved Plan during construction

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

34. Construction Noise Complaints

Requirement: The project applicant shall submit to the City for review and approval a set of procedures for responding to and tracking complaints received pertaining to construction noise, and shall implement the procedures during construction. At a minimum, the procedures shall include:

- a. Designation of an on-site construction complaint and enforcement manager for the project;
- b. A large on-site sign near the public right-of-way containing permitted construction days/hours, complaint procedures, and phone numbers for the project complaint manager and City Code Enforcement unit;
- c. Protocols for receiving, responding to, and tracking received complaints; and
- d. Maintenance of a complaint log that records received complaints and how complaints were addressed, which shall be submitted to the City for review upon the City's request.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

35. Exposure to Community Noise

Requirement: The project applicant shall submit a Noise Reduction Plan prepared by a qualified acoustical engineer for City review and approval that contains noise reduction measures (e.g., sound-rated window, wall, and door assemblies) to achieve an acceptable interior noise level in accordance with the land use compatibility guidelines of the Noise Element of the Oakland General Plan. The applicant shall implement the approved Plan during construction. To the maximum extent practicable, interior noise levels shall not exceed the following:

- a. 45 dBA: Residential activities, civic activities, hotels
- b. 50 dBA: Administrative offices; group assembly activities
- c. 55 dBA: Commercial activities
- d. 65 dBA: Industrial activities

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

36. Operational Noise

Requirement: Noise levels from the project site after completion of the project (i.e., during project operation) shall comply with the performance standards of chapter 17.120 of the Oakland Planning Code and chapter 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 City.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

37. Construction Activity in the Public Right-of-Way

a. ***Obstruction Permit Required***

Requirement: The project applicant shall obtain an obstruction permit from the City prior to placing any temporary construction-related obstruction in the public right-of-way, including City streets and sidewalks.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

b. ***Traffic Control Plan Required***

Requirement: In the event of obstructions to vehicle or bicycle travel lanes, the project applicant shall submit a Traffic Control Plan to the City for review and approval prior to obtaining an obstruction permit. The project applicant shall submit evidence of City approval of the Traffic Control Plan with the application for an obstruction permit. The Traffic Control Plan shall contain a set of comprehensive traffic control measures for auto, transit, bicycle, and pedestrian detours, including detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. The project applicant shall implement the approved Plan during construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Transportation Services Division

Monitoring/Inspection: Bureau of Building

c. ***Repair of City Streets***

Requirement: The project applicant shall repair any damage to the public right-of way, including streets and sidewalks caused by project construction at his/her 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 approval of the final inspection of the construction-related permit. All damage that is a threat to public health or safety shall be repaired immediately.

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

38. Bicycle Parking

Requirement: The project applicant shall comply with the City of Oakland Bicycle Parking Requirements (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall demonstrate compliance with the requirements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

39. Transportation and Parking Demand Management

a. *Transportation and Parking Demand Management (TDM) Plan Required*

Requirement: The project applicant shall submit a Transportation and Parking Demand Management (TDM) Plan for review and approval by the City.

i. The goals of the TDM Plan shall be the following:

- Reduce vehicle traffic and parking demand generated by the project to the maximum extent practicable, consistent with the potential traffic and parking impacts of the project.
- Achieve the following project vehicle trip reductions (VTR):
 - Projects generating 50-99 net new a.m. or p.m. peak hour vehicle trips: 10 percent VTR
 - Projects generating 100 or more net new a.m. or p.m. peak hour vehicle trips: 20 percent VTR
- Increase pedestrian, bicycle, transit, and carpool/vanpool modes of travel. All four modes of travel shall be considered, as appropriate.
- Enhance the City's transportation system, consistent with City policies and programs.

ii. TDM strategies to consider include, but are not limited to, the following:

- Inclusion of additional long-term and short-term bicycle parking that meets the design standards set forth in chapter five of the Bicycle Master Plan and the Bicycle Parking Ordinance (chapter 17.117 of the Oakland Planning Code), and shower and locker facilities in commercial developments that exceed the requirement.
- Construction of and/or access to bikeways per the Bicycle Master Plan; construction of priority bikeways, on-site signage and bike lane striping.
- Installation of safety elements per the Pedestrian Master Plan (such as crosswalk striping, curb ramps, count down signals, bulb outs, etc.) to encourage convenient and safe crossing at arterials, in addition to safety elements required to address safety impacts of the project.
- Installation of amenities such as lighting, street trees, and trash receptacles per the Pedestrian Master Plan and any applicable streetscape plan.
- Construction and development of transit stops/shelters, pedestrian access, way finding signage, and lighting around transit stops per transit agency plans or negotiated improvements.
- Direct on-site sales of transit passes purchased and sold at a bulk group rate (through programs such as AC Transit Easy Pass or a similar program through another transit agency).
- Provision of a transit subsidy to employees or residents, determined by the project applicant and subject to review by the City, if employees or residents use transit or commute by other alternative modes.
- Provision of an ongoing contribution to transit service to the area between the project and nearest mass transit station prioritized as follows: 1) Contribution to AC Transit bus service; 2) Contribution to an existing area shuttle service; and 3) Establishment

of new shuttle service. The amount of contribution (for any of the above scenarios) would be based upon the cost of establishing new shuttle service (Scenario 3).

- Guaranteed ride home program for employees, either through 511.org or through separate program.
- Pre-tax commuter benefits (commuter checks) for employees.
- Free designated parking spaces for on-site car-sharing program (such as City Car Share, Zip Car, etc.) and/or car-share membership for employees or tenants.
- On-site carpooling and/or vanpool program that includes preferential (discounted or free) parking for carpools and vanpools.
- Distribution of information concerning alternative transportation options.
- Parking spaces sold/leased separately for residential units. Charge employees for parking, or provide a cash incentive or transit pass alternative to a free parking space in commercial properties.
- Parking management strategies including attendant/valet parking and shared parking spaces.
- Requiring tenants to provide opportunities and the ability to work off-site.
- Allow employees or residents to adjust their work schedule in order to complete the basic work requirement of five eight-hour workdays by adjusting their schedule to reduce vehicle trips to the worksite (e.g., working four, ten-hour days; allowing employees to work from home two days per week).
- Provide or require tenants to provide employees with staggered work hours involving a shift in the set work hours of all employees at the workplace or flexible work hours involving individually determined work hours.

The TDM Plan shall indicate the estimated VTR for each strategy, based on published research or guidelines where feasible. For TDM Plans containing ongoing operational VTR strategies, the Plan shall include an ongoing monitoring and enforcement program to ensure the Plan is implemented on an ongoing basis during project operation. If an annual compliance report is required, as explained below, the TDM Plan shall also specify the topics to be addressed in the annual report. **The applicant shall implement the approved TDM included in the Aspire CEQA Analysis.**

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: N/A

b. ***TDM Implementation – Physical Improvements***

Requirement: For VTR strategies involving physical improvements, the project applicant shall obtain the necessary permits/approvals from the City and install the improvements prior to the completion of the project.

When Required: Prior to building permit final

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

c. ***TDM Implementation – Operational Strategies***

Requirement: For projects that generate 100 or more net new a.m. or p.m. peak hour vehicle trips and contain ongoing operational VTR strategies, the project applicant shall submit an annual compliance report for the first five years following completion of the project (or completion of each phase for phased projects) for review and approval by the City. The annual report shall

document the status and effectiveness of the TDM program, including the actual VTR achieved by the project during operation. If deemed necessary, the City may elect to have a peer review consultant, paid for by the project applicant, review the annual report. If timely reports are not submitted and/or the annual reports indicate that the project applicant has failed to implement the TDM Plan, the project will be considered in violation of the Conditions of Approval and the City may initiate enforcement action as provided for in these Conditions of Approval. The project shall not be considered in violation of this Condition if the TDM Plan is implemented but the VTR goal is not achieved.

When Required: Ongoing

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Planning

40. Construction and Demolition Waste Reduction and Recycling

Requirement: The project applicant shall comply with the City of Oakland Construction and Demolition Waste Reduction and Recycling Ordinance (chapter 15.34 of the Oakland Municipal Code) by submitting a Construction and Demolition Waste Reduction and Recycling Plan (WRRP) for City review and approval, and shall implement the approved WRRP. Projects subject to these requirements include all new construction, renovations/alterations/modifications with construction values of \$50,000 or more (except R-3 type construction), and all demolition (including soft demolition) except demolition of type R-3 construction. The WRRP must specify the methods by which the project will divert construction and demolition debris waste from landfill disposal in accordance with current City requirements. The WRRP may be submitted electronically at www.greenhalosystems.com or manually at the City's Green Building Resource Center. Current standards, FAQs, and forms are available on the City's website and in the Green Building Resource Center.

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Environmental Services Division

Monitoring/Inspection: Public Works Department, Environmental Services Division

41. Underground Utilities

Requirement: The project applicant shall place underground all new utilities serving the project and under the control of the project applicant and the City, including all new gas, electric, cable, and telephone facilities, fire alarm conduits, street light wiring, and other wiring, conduits, and similar facilities. The new facilities shall be placed underground along the project's street frontage and from the project structures to the point of service. Utilities under the control of other agencies, such as PG&E, shall be placed underground if feasible. All utilities shall be installed in accordance with standard specifications of the serving utilities.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

42. Recycling Collection and Storage Space

Requirement: The project applicant shall comply with the City of Oakland Recycling Space Allocation Ordinance (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall contain recycling collection and storage areas in compliance with the Ordinance. For residential projects, at least two cubic feet of storage and collection space per residential unit is required, with a minimum of ten cubic feet. For nonresidential

projects, at least two cubic feet of storage and collection space per 1,000 square feet of building floor area is required, with a minimum of ten cubic feet.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

43. Green Building Requirements

a. *Compliance with Green Building Requirements During Plan-Check*

Requirement: The project applicant shall comply with the requirements of the California Green Building Standards (CALGreen) mandatory measures and the applicable requirements of the City of Oakland Green Building Ordinance (chapter 18.02 of the Oakland Municipal Code).

- i. The following information shall be submitted to the City for review and approval with the application for a building permit:
 - Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficiency Standards.
 - Completed copy of the final green building checklist approved during the review of the Planning and Zoning permit.
 - Copy of the Unreasonable Hardship Exemption, if granted, during the review of the Planning and Zoning permit.
 - Permit plans that show, in general notes, detailed design drawings, and specifications as necessary, compliance with the items listed in subsection (ii) below.
 - 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.
 - 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.
 - Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.
- ii. The set of plans in subsection (i) shall demonstrate compliance with the following:
 - CALGreen mandatory measures.
 - Per the appropriate checklist approved during the Planning entitlement process.
 - 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 Bureau of Planning that shows the previously approved points that will be eliminated or substituted.
 - The required green building point minimums in the appropriate credit categories.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

b. *Compliance with Green Building Requirements During Construction*

Requirement: The project applicant shall comply with the applicable requirements of CALGreen and the Oakland Green Building Ordinance during construction of the project.

The following information shall be submitted to the City 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.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

c. ***Compliance with Green Building Requirements After Construction***

Requirement: Prior to finalizing the Building Permit, the Green Building Certifier shall submit the appropriate documentation to City staff and attain the minimum required point level.

When Required: After project completion as specified

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

44. Sanitary Sewer System

Requirement: The project applicant shall prepare and submit a Sanitary Sewer Impact Analysis to the City for review and approval in accordance with the City of Oakland Sanitary Sewer Design Guidelines. The Impact Analysis shall include an estimate of pre-project and post-project wastewater flow from the project site. In the event that the Impact Analysis indicates that the net increase in project wastewater flow exceeds City-projected increases in wastewater flow in the sanitary sewer system, the project applicant shall pay the Sanitary Sewer Impact Fee in accordance with the City's Master Fee Schedule for funding improvements to the sanitary sewer system.

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Department of Engineering and Construction

Monitoring/Inspection: N/A

45. Storm Drain System

Requirement: The project storm drainage system shall be designed in accordance with the City of Oakland's Storm Drainage Design Guidelines. To the maximum extent practicable, peak stormwater runoff from the project site shall be reduced by at least 25 percent compared to the pre-project condition.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

SPECIFIC CONDITIONS

46. Landscaping and Irrigation

Ongoing.

All landscaping areas (including the living wall) and related irrigation shown on the approved plans shall be permanently maintained in neat and safe conditions, and all plants shall be maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with all applicable landscaping requirements. All paving or other impervious

surfaces shall occur only on approved areas. A full landscape and irrigation plan ~~with the building permit~~ shall be submitted to the Bureau of Planning prior to construction.

47. Fencing and Fence Maintenance

Ongoing.

Fencing shall be placed entirely around the children's play area (yard and sand box). The applicant shall permanently maintain all fencing or barriers visible from any property line in neat and safe conditions, and, whenever necessary, replaced with new materials or finish to ensure continued compliance with all City requirements.

48. Student Enrollment and Hours of Operation.

Ongoing.

That student enrollment shall be limited to a total of 620 students. A new Conditional Use Permit shall be required to exceed this maximum enrollment number. Every year by October 15th, the School shall provide a copy of the California Longitudinal Pupil Achievement Data System (CALPADS) reporting document submitted to the California Department of Education to the Bureau of Planning. ~~Private School Affidavit that must be submitted to the California Department of Education.~~ The School hours of operation shall be Monday through Friday 7:00am-6:00pm. Ten events per year are permitted within the hours of 7:00am and 9:00 pm. Ten events per year are permitted within the hours of 7:00am and 9:00pm. An event is defined as a gathering in which visitors (including parents) are invited to the campus in conjunction with a School or Summer Program-sponsored event or activity such as a Back to School night, a performance (play or musical), athletic event, dance, walk-a-thon, guest speaker, school fair, Admissions Open House, promotion or graduation ceremony, associated and carried out by the school and for which 35 or more visitor vehicles are expected. An event does NOT include indoor activities involving only School students, faculty, staff such as play rehearsals, standardized testing, band practices, and meetings of student organizations, faculty committees and meetings of the staff. In addition, neighborhood meetings required or requested to be held on campus as a condition of this permit or otherwise by the City are not considered to be events. No summer school is permitted or renting of the facility to an outside organization and this change will require a revision to the Conditional Use Permit and approval from the City of Oakland Bureau of Planning.

49. Neighborhood Liaison Committee/Point of Contact/Complaints

Ongoing

a) The Project Applicant shall initiate a Neighborhood Liaison Committee ("Committee") in order to resolve conflicts and maintain communications between the school and the surrounding neighborhoods. The School should initiate the Committee formation no later than first month after beginning operations and the first meeting of the Committee should be held no later than two months after initiation. The Committee shall meet at least once a semester to discuss issues related to Aspire's activities in the neighborhood. However, the Committee shall hold additional meetings as recommended by the neighborhood participants. Aspire staff and the Traffic Board member shall participate in the neighborhood liaison committee meetings. City Planning and Zoning staff will attend these meetings as necessary. The meetings will have an agenda which will be forwarded to Planning and Zoning staff.

b) The Project Applicant shall designate a representative, or series of representatives, on-site, to act as the primary point(s) of contact and as the Complaint Manager. The Complaint Manager shall develop a list of procedures and protocols to track and timely respond to complaints/concerns raised by neighbors, or others relating to the school's operations, including but not limited to traffic, noise, etc. These procedures and protocols shall be submitted to the Planning and Zoning Division no later than

the first month after beginning operation. The procedures and protocols shall include timely review of complaints and the procedures and resolutions by which the Committee will timely resolve the issues. One of the purposes of this condition is to have the project applicant timely respond and resolve complaints prior to involvement by Building Services Code Compliance Division, unless the complaint is related to imminent threats to public health or safety.

c) Copies of reports submitted to the City shall be provided at the same time to the Neighborhood Liaison Committee.

50. School Board Institutionalize Traffic Safety

The ~~Board of Trustees~~Principal shall ~~appoint a Traffic Coordination Committee with school board members, no later than 30 days after this approval,~~ to be responsible for overseeing and enforcing the school's traffic and circulation Conditions of Approval. ~~An update on the traffic situation will be an ongoing item on the Board's agenda.~~ The ~~appointed member~~Principal shall receive the ~~monthly annual~~ reports from the ~~Rule Enforcer(s)~~independent qualified traffic consultant regarding the effectiveness of implemented ~~traffic TDM~~ measures, ~~provide updates on bus ridership, carpooling, and vanpooling efforts and subsidy program, work with the rule enforcer(s) and school staff to correct problems, to~~ ensure the ~~TDM and the~~ Traffic and Parking Handbook is up-to-date and effective, schedule and attend the traffic orientation and additional training sessions for violators, ~~and ensure that adequate funding is allocated to maintain and enhance all transportation programs.~~ The ~~project applicant~~Principal shall ~~submit the name of the appointee to the City of Oakland's Transportation Services Division and Planning and Zoning Division and~~ provide an update and appropriate documentation on the traffic situation once a ~~semester year~~ to the City until deemed necessary by Transportation Services Division and Planning and Zoning Division staff.

51. Parking Management Strategies

Ongoing.

The Aspire School shall provide assigned spaces to all full and part time faculty and staff (51 full-time employees) and not volunteers or visitors. Staff that contract with the school to carpool shall be given priority spaces in order to reduce single occupancy vehicles. Any transit subsidies in the TDM shall include school staff. All of these spaces must be used before on-street spaces for staff can be used. The school shall send the carpool contracts to Planning and Zoning staff at the beginning of the school year.

52. Detailed Explanation of the Pick-up and Drop-off Process

Ongoing.

Develop a detailed, written instruction of the pick-up and drop-off process, which include rules, maps, times, etc., which will be incorporated into a Traffic and Parking Handbook. The pick-up and drop-off process shall occur within the School's parking lot. The Traffic and Parking Handbook shall be provided to the parents and guardians of the enrolled children at the beginning of each semester.

53. Mandatory Meetings with Parents/Guardians

The project applicant shall require responsible parents/guardians of all students attend a meeting at the beginning of each ~~semester school year, and/or as reasonably necessary~~ to discuss the Transportation and Parking Handbook. Planning and Zoning staff will attend these meetings if necessary. The parent/guardian will need to provide written acknowledgement of receipt of the

Handbook, ~~attendance of the meeting~~, and acceptance of the Handbook policies. The meeting will educate parents/guardians specifically regarding the following:

- a) Demonstration of correct pick-up and drop-off procedure
- b) The no unsafe crossing policy during both drop-off and pick-up hours
- c) The turn policy from the driveway exit during both drop-off and pick-up hours
- d) Penalties for violation of the Handbook including additional traffic training sessions for violators.

The project applicant shall submit an annual disclosure report to Planning staff acknowledging households in receipt of the handbooks and those who contract to take public transportation.

54. Staggered Timeframes for Drop-off and Pick-up

Ongoing.

The project applicant must maintain and follow the proposed drop-off and pick-up schedule as presented on the final approved site plan and Aspire CEQA Analysis. The applicant will continue to provide before and after-school care to implement the staggered drop-off and pick-up. Any deviation of the drop-off and pick-up schedule will require a revision to the Conditional Use Permit and approval from the City of Oakland Bureau of Planning.

55. Number of Persons to Assist Traffic

Ongoing.

During all morning drop-off and all afternoon pick-up periods the project applicant shall assign at least four (4) persons to ensure efficient traffic circulation and to remind parents and guardians of the process outlined in the Traffic and Parking Handbook. The school shall have a sufficient number of qualified alternates on campus during every morning and afternoon drop-off time to ensure that the minimum number of traffic personnel is always met. All traffic assistants will wear colored safety vests.

56. Drop-off and Pick Up signage

Prior to school operation

Additionally, the project should implement the following standard signing installations to discourage right turns on Derby after drop-off and turning movement conflicts:

- CONTINUE STRAIGHT sign facing drivers after drop-off.
- ENTER FROM DERBY AVENUE sign facing drivers on eastbound on Derby Avenue.

57. Events Traffic

Ongoing.

The project applicant shall establish an alternative transportation procedure and TDM plan for Special Events if the on-site parking is not sufficient for the number of guests expected (i.e. graduation, funding-raising events, etc.) per the TDM. The applicant shall coordinate with off-site locations for event parking, for City review and approval, if the events anticipate more persons attending than available parking on-site and through the Shared Parking Agreement. If necessary, a shuttle shall be implemented to ferry school population to the school. At least two school traffic assistants shall be available to discourage parking during events and direct persons to the off-site lots. The plan shall include that events be placed on the school calendar and the neighborhood shall be notified one month in advance of the event. No events shall be held that have not been published on the school calendar for one month in advance or emailed/mailed to immediate neighbors one month in advance.

58. Ongoing monitoring of Recommended Conditions

Ongoing.

Within a few weeks of the first day of school (school opening), a video of the Derby Avenue driveway entry and E. 15th Street exit will be recorded between 6:45 a.m. and 6:15 p.m. on a typical weekday. A DVD of the video and a summary of the driveway counts will be provided to the Bureau of Planning and Department of Transportation. An independent traffic engineer will conduct annual driveway vehicle counts, as indicated in the City of Oakland "Transportation Impact Review Guidelines" to determine the applicant's compliance with the TDM's overall requirement of 20% reduction of SOV trips, based on the maximum attendance of 620 students (total trips not to exceed 242 in the A.M. peak and 161 in the P.M. peak. If it is determined that the site is not meeting the TDM requirements, the City and the independent traffic engineer will identify and evaluate additional TDM measures that the applicant will implement to achieve the TDM requirements. Within six months of the first video, a second video of the Derby Avenue driveway entry and E. 15th Street exit will be recorded to determine if vehicle trips have been reduced by 30 percent per the traffic analysis and TDM. The videos will be retained by the school and given to an independent and qualified traffic consultant who will prepare a report of the findings to be submitted to the City for review. The school and the independent consultant shall monitor the effectiveness of the TDM measures once a year (August or September) by the same method noted above and submit the results in a report to the Bureau of Planning and Department of Transportation. In addition, the overall TDM Plan shall be reviewed at least once per year by a qualified traffic consultant, and updated if necessary, based on the results of the ongoing monitoring to be performed, with Department of Transportation review. If the monitoring results in traffic exceeding the numbers in the TDM and Traffic Analysis, turning movement conflicts or exceeds the queuing resulting in a traffic back-up ~~at International Blvd.~~, the qualified traffic consultant shall look at other methods, including a bus or shuttle system, to reduce these impacts.

59. Photovoltaic Solar Panels**Prior to Final ~~of the Building Permit~~ Verified Report.**

The project applicant shall install photovoltaic solar panels associated with this project prior to final ~~of the building permit~~ verified report. The construction drawings must display the proposed solar panels for review and approval by the Bureau of Planning.

60. Roof Deck Planting**Ongoing.**

No plantings are permitted on the roof deck other than in planters at locations consistent with the plans that accompany this approval.

61. Ownership of Parcels and Parcel Map Waiver for Lot Merger of 2956 International Blvd., 3007 E 15th St., and 1443 Derby St. (APN: 025-0720-007-02; 025-0720-001-00; and 025-0720-002-01)**61. Parcel Map Wavier for Lot Merger of 2956 International Blvd., 3007 E 15th St., and 1443 Derby St. (APN:025-0720-007-02; 025-0720-001-00; and 025-0720-002-01)****Prior to the submittal of a Building Permit application to either the City or DSA~~Prior to Issuance of the Building Permit.~~**

Prior to the submittal of a building permit application for the project to either the City or DSA, the applicant shall verify with the Planning Staff that: (a) the parcels required for the project are under the applicant's common ownership, and (b) the applicant has legally merged the parcels for development of the project.

~~Prior to the submittal of a building permit application for the project, the applicant shall verify with Planning Staff that: (a) the parcels required for the project are under the applicant's common ownership, and (b) the applicant has filed with the City an application for parcel map waiver to merge the parcels for development of the project.~~

62. Off-Site Parking Agreement

Prior to issuance of a building permit

The applicant must submit the final shared parking agreement to the Bureau of Planning for review and approval. Also, the applicant shall record a Notice of Limitation and final shared parking agreement with the Alameda County Recorder (Attachment D).

63. Parking Management Plan

Prior to Certificate of Occupancy and Ongoing

The Applicant shall establish an on-site parking management plan for review and approval by the Bureau of Planning to ensure the availability of parking for both the school and the medical building and to reduce parking conflicts between the uses.

64. Notice of Termination of the Off-site Parking Agreement.

Ongoing

- a. Per the requirements in the Shared Parking Agreement (Attachment D), the applicant, school, and/or the medical building shall provide a 60 day notice to the school and the City of Oakland Planning Department in the event this Agreement is terminated.
- b. If the agreement is terminated, the applicant or school shall provide an alternative parking location to accommodate the parking requirements per the Planning Code for the community education and/or shall submit an application for the necessary parking area.
- c. Each party shall notify the City of Oakland Planning Department if each party's use of its property has changed in a manner which would increase the legal requirement for parking beyond the requirements applicable to the original use by each party.

Applicant Statement

I have read and accept responsibility for the Conditions of Approval. I agree to abide by and conform to the Conditions of Approval, as well as to all provisions of the Oakland Planning Code and Oakland Municipal Code pertaining to the project.

Name of Project Applicant

To:	City of Oakland Bureau of Planning	From:	Anna Radonich Stantec Consulting Services Inc.
File:	2956 International Blvd., 3007 E 15th St., and 1443 Derby Ave.	Date:	April 13, 2018

Reference: Methodology Overview - Traffic Assessment

The proposed K-8, Aspire ERES Charter School (herein referred to as "School") Project (Project) is located on E. 15th Street in Oakland, California. As currently programmed, the maximum enrollment for the School is expected to be 620 students and would include approximately 51 faculty/staff members. The School is located less than 0.5 mile of the Fruitvale BART Station and 0.5 block from the International Boulevard corridor; it is expected that the School would generate, at full enrollment and using the City's Mode Split Adjustment (43%), approximately 318 vehicle trips on a typical weekday during the a.m. peak hour, and 212 p.m. peak hour trips. It should be noted that calculated trip generation is based upon maximum enrollment and actual enrollment may vary; actual enrollment on opening day will be less than the maximum anticipated enrollment.

Additionally, the Project was redesigned through the project entitlement process to address the City's concern for off-site queuing, and the Project includes a two-lane access driveway would provide adequate access for cars and small trucks to the site. Also, assuming school timings are staggered, the proposed drop-off area would be able to accommodate the estimated queuing of 7 cars within the school boundaries, without queuing onto Derby Avenue.

In accordance with the City's requirements, a Traffic Impact Study (TIS) was conducted to evaluate the effect of the Project on the existing roadway network. The report includes the results of a traffic operations analysis, as well as an evaluation of internal circulation; external site access and driveway operations; on-street parking conditions; adequacy of Project-provided parking; transit, bicycle, and pedestrian access. The TIS determined that the Project has adequately proposed a traffic and circulation plan and has adequate automobile and bicycle parking. The findings indicate that the Project would not result in a significant impact to operational level of service. Furthermore, out of an abundance of caution, the Project would be required to adhere to a project specific Traffic Demand Management (TDM) Plan that would require specific measures to reduce and monitor the School's ability to control and reduce traffic impacts on the community.

Lastly, the TIS concludes that the Project Applicant and subsequent property owner will implement a TDM Plan (as required by Condition of Approval #39, Transportation and Parking Demand Management) that seeks to annually reduce the number of single occupancy vehicle (SOV) trips and vehicle miles traveled (VMT) generated by the Project by 20%, based on direction provided by City of Oakland Staff, and maintain adequate traffic circulation in the vicinity of the School.

In the TDM Plan, it is assumed that vehicle trip reductions would apply to overall mode split and that vehicle trip length and average vehicle occupancy would remain constant. Thus, vehicle trip reductions would be equal to VMT reductions. Employing this methodology, reducing the peak hour project trips by 20% would also reduce the project VMT by 20%, resulting in an estimated per employee VMT of 16.56, well below the regional threshold of 19.7 and resulting in less-than-significant impact.

Reference: Methodology Overview - Traffic Assessment

The School has committed to implementing numerous TDM programs and measures utilizing and supplementing facilities and services that are in the School's vicinity or provided by the School. By implementing these measures, the estimated trip and VMT reduction resulting from the provided measures is 22.3%, which is greater than the required 20%.

As required by Condition of Approval #58, Ongoing Monitoring of Recommended Conditions, an independent traffic engineer will conduct annual driveway vehicle counts, as indicated in the City of Oakland "Transportation Impact Review Guidelines" to determine the School's compliance with the TDM's overall requirement of 20% reduction of SOV trips, based on the maximum attendance of 620 students (total trips not to exceed 242 in the A.M. peak and 161 in the P.M. peak). If it is determined that the site is not meeting the TDM requirements, the City and the independent traffic engineer will identify and evaluate additional TDM measures that the School will implement to achieve the TDM requirements.

Conclusions:

As analyzed in the TIS, identified in TDM Plan, and through implementation of the Project Conditions of Approval, the following conclusions have been made for the Project:

- The School is located 0.5 block from the International Boulevard corridor and less than 0.5 mile from BART.
- The Project can adequately serve 620 students and 51 employees.
- The Project has adequately proposed a traffic and circulation plan.
- The Project has adequate automobile parking, bicycle parking, and transportation demand management.
- The Project has adequately addressed special event parking.

Stantec Consulting Services Inc.



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