

Location:	3820 Maybelle Avenue. APN: 030-1933-013-00 (See attached map)
Proposal:	To construct four, attached, two-story residential units on a lot that already contains a four-unit, two-story residential building for a total of eight residential units located on a 12,800 square foot lot. There are 8 off-street parking spaces provided on site.
Applicant:	Reid Lerner Architects.
Contact Person/ Phone	Reid Lerner (408) 842-9971
Owner:	TSZ Keung Wong
Planning Permits Required:	Major Conditional Use Permit to allow eight residential units in the RM-3 Zone; Regular Design Review to add four additional residential dwelling units on a lot that already contains four residential units for a total of eight residential units.
General Plan:	Mixed Housing Type Residential
Zoning:	RM-3 Zone
Environmental Determination:	Exempt per the State CEQA Guidelines Section 15303: Construction of Small Structures and Section 15183: Projects consistent with a Community Plan, General Plan or Zoning.
Historic Status:	Non-Historic Property
City Council District:	4
Date Filed:	October 10, 2019
Action to be Taken:	Approve with Conditions of Approval
Staff Recommendation:	Decision based on staff report
Finality of Decision:	Appealable to City Council within 10 days
For Further Information:	Contact case planner, Jason Madani at 510-238-4790 or jmadani@oaklandca.gov

SUMMARY

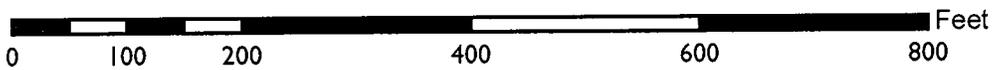
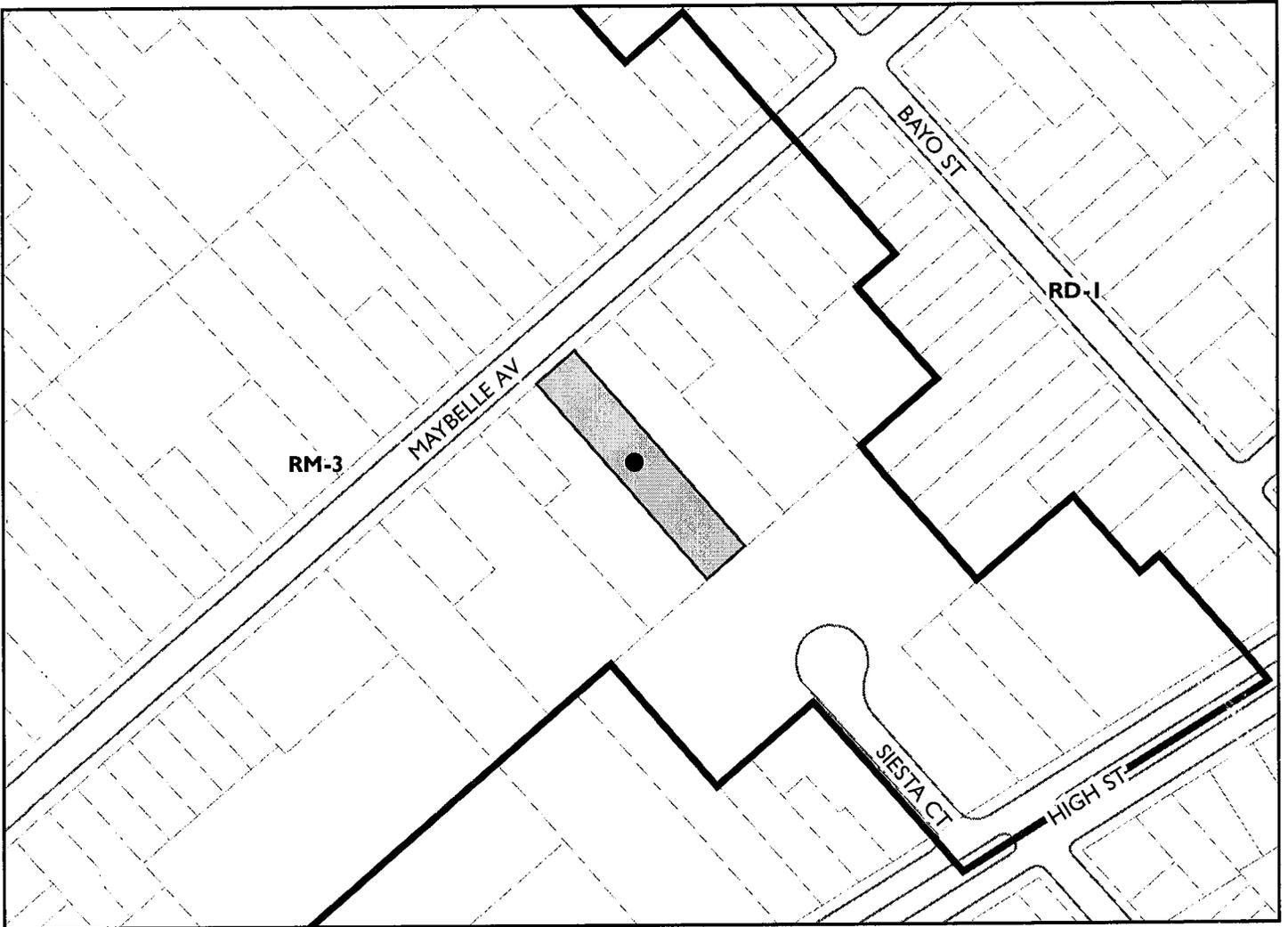
The proposal is to construct four, attached, two-story residential units on a lot that already contains a four-unit, two-story residential building for a total of eight residential units on a 12, 800 sq. ft. lot. The development includes the construction of one row of buildings. The new buildings are 25' in height, have recessed entrances, and the facades are a smooth stucco with stone veneer and vinyl windows that are recessed 2" from the exterior wall. There are eight off-street parking spaces provided on the lot for the existing and proposed units. The proposed footprints are set back 170' from the street and 11-15' separation between adjacent buildings on the lot. Planning Permit requirements include a Major Conditional Use Permit (CUP) and Regular Design Review to add four additional units for a total of eight residential units on site.

As detailed below, staff finds that the project meets all the required Findings. Therefore, staff recommends approval of the project subject to the attached Conditions of Approval.

PROJECT DESCRIPTION

The proposal is to construct four, attached, two-story residential units on a lot that already contains four-unit two-story complex for a total of eight residential units located on a 12, 800 square foot lot. Each dwelling unit is 1,096 square feet in floor area and will include a living room and kitchen on the ground floor and two bed rooms above. Approximately 100 square feet of private open space is provided for each unit along the side and rear of the building. The building design will include a gable roof and smooth stucco with a stone veneer facades at the front entrance. There are eight off-street parking spaces provided on site.

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN19254
Applicant: Reid Lerner Architects
Address: 3820 Maybelle Avenue
Zone: RM-3

GENERAL PLAN ANALYSIS

The subject property is located within the Mixed Housing Type Residential land use classification per the Oakland General Plan's Land Use and Transportation Element (LUTE). The Mixed Housing Type Residential classification is intended to "create, maintain, and enhance residential areas typically located near the City's major arterials, and characterized by a mix of single-family homes, townhouses, small multi-unit buildings, and neighborhood business where appropriate." The desired characteristic and uses of the Mixed Housing Type Residential classification "should be primarily residential in character, with live-work types of development, small commercial enterprises, schools, and other small scale, compatible civic uses possible in appropriate locations." The proposal will provide additional residential units within a lot that contains a multi-unit complex; thus, the project is consistent with the LUTE's intent. The proposal is also consistent with the following LUTE objectives and policies:

Objective N3: Encourage the construction, conservation, and enhancement of housing resources in order to meet the current and future needs of the Oakland community.

Policy N3.1: Facilitating Housing Construction

Facilitating the construction of housing units should be considered a high priority of the City of Oakland.

The proposal will add four additional units to the housing stock.

Policy N7.1: Ensuring Compatible Development

New residential development in a Mixed Housing Type areas should be compatible with the density, scale, design, and existing or desired character of surrounding development.

The proposed project will add four additional units to the lot, and the project is compatible with the density, scale, design and existing character of the surrounding buildings.

ZONING ANALYSIS

The project is located in the Mixed Housing Type Residential-3 Zone (RM-3 Zone). The intent of the RM-3 Zone is to create, maintain, and enhance residential areas characterized by a mix of single-family homes, duplexes, townhouses, small multi-unit buildings at somewhat higher densities than in RM-2, and neighborhood businesses where appropriate.

The RM-3 Zone allows two units on lots greater than 4,000 square feet or three or more units with one unit for every 1,500 square feet of lot area. The parcel is 12,800 square feet, and so, the zoning would permit a maximum density of eight units. According to Section 17.17.050 and 17.134.020 of the Planning Code, the project would require a Major CUP because the project results in eight or more units in the RM-3 Zone where only two units are outright permitted. The project meets all the other zoning regulations including but not limited to height, setbacks, lot coverage, parking and open space.

Section 17.136.040 of the Planning Code states that Regular Design Review approval is required for a new residential unit.

The required findings for a Major CUP and Regular Design Review are attached and included in the Findings section of this report.

ENVIRONMENTAL DETERMINATION

For purposes of environmental review under the California Environmental Quality Act (CEQA), the project meets the criteria for an Exemption under Section 15303 of the CEQA Guidelines. This Section covers the construction of small structures totaling no more than four units. Furthermore, as described above, the

project is also consistent with the General Plan and zoning, and therefore, CEQA Section 15183 also applies.

KEY ISSUES AND IMPACTS

Staff has not identified any key issues. The area is characterized by multi-family buildings in multiple buildings on narrow lots. The project is located to the rear of an existing four-plex and is setback from neighboring structures to preserve light and air. The buildings are well designed with traditional architecture and high-quality materials.

CONCLUSION

The proposal will add four, two-story residential units to the City's housing stock during a housing crisis. The project is consistent with the context area, requires no Variances, and is well-designed. Therefore, staff recommends approval of the project.

RECOMMENDATIONS:

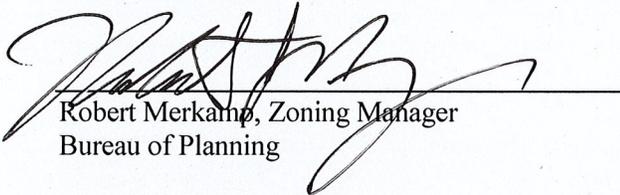
- For approvals:
1. Affirm staff's environmental determination.
 2. Approve the Major Conditional Use Permit, and Design Review subject to the attached Findings and Conditions of Approval.

Prepared by:



Jason Madani
Planner III

Reviewed by:



Robert Merkamp, Zoning Manager
Bureau of Planning

Approved for forwarding to the
City Planning Commission:



Ed Manasse, Deputy Director
Bureau of Planning and Building

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

ATTACHMENTS:

- A. Findings
- B. Conditions of Approval
- C. Plans
- D. Photo

FINDINGS FOR APPROVAL

This proposal meets all the required findings under the General Use Permit Criteria (OMC Sec. 17.134.050) and Regular Design Review Criteria (OMC Sec. 17.136.050(A) of the Oakland Planning Code (Title 17) as set forth below. Required findings are shown in bold type; explanations as to why these findings can be made are in normal type.

SECTION 17.134.050 – GENERAL USE PERMIT CRITERIA:

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

The location and operating characteristics of the project will be compatible with, and will not adversely affect the livability or appropriate development of abutting properties. The project involves construction of four, two-story residential dwellings, in a townhouse style, located in the rear portion of a lot that already contains a four-unit, two-story residential building for a total of eight (8) residential units. The proposed parcel is 12,800 square feet, and the project meets the conditionally permitted density requirement of one unit for every 1,100 square feet of lot area. The project complies with the 50% lot coverage per Planning Code. The building footprint is offset to reduce the building mass and bulk. The proposed building footprint is set back 170' from the street, and a 11'-15' separation is provided between adjacent buildings at the rear. The project will include four parking spaces under a carport for a total of eight parking spaces located between buildings as well as expanding the existing driveway to access.

Therefore, the proposal is compatible with the existing neighborhood development pattern. The proposal is consistent with the location, size, building height, scale, bulk, and lot coverage of the area.

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

The proposed project results in functional living quarters for both the new and existing residential units. The new residential units will be built to the rear of the existing fourplex in an area with multiple buildings on the parcels including the parcels directly adjacent and to the rear. The design of the proposal will provide adequate private open space and parking spaces for all eight units. There are 7' wide of ground floor open space are provided for each dwelling unit to provide enough separation between the proposed buildings and adjacent two-story buildings to allow direct sunlight. The proposal is, therefore, consistent with adjacent parcels in site orientation and building configuration.

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

The proposal will enhance the successful operation of the surrounding residential area by adding four new residential units in an area of multi-family housing. The proposal will provide additional home ownership or rental opportunities for Oakland residents.

D. That the proposal conforms to all applicable design review criteria set forth in the design review procedure at Section 17.136.070.

The proposal conforms to all significant aspects of the Design Review criteria set forth in Chapter 17.136 of the Oakland Planning Code, as outlined below.

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

The site is designated Mixed Housing Type Residential by the Oakland General Plan. This designation is intended to create, maintain, and enhance residential areas typically located near the City's major arterials and characterized by a mix of single-family homes, townhouses, small multi-unit buildings, and neighborhood business where appropriate. The proposed project is residential in nature and consistent with the General Plan. Desired Character and Uses is: "Future development within this classification should be primarily residential in character." The proposed design for a multi-family facility and site is, therefore, consistent with the intent and desired character and uses of the General Plan as well as the following Policies:

Policy N3.8 Required High-Quality Design.

High-quality design standards should be required of all new residential construction. Design requirements and permitting procedures should be developed and implemented in a manner that is sensitive to the added costs of those requirements and procedures.

Policy N6.1 Mixing Housing Types.

The City will generally be supportive of a mix of projects that provide a variety of housing types, unit sizes, and lot sizes which are available to households with a range of incomes.

Policy N7.1 Ensuring Compatible Development.

New residential development in Mixed Housing Type areas should be compatible with the density, scale, design, and existing or desired character of surrounding development.

SECTION 17.136.050.A - REGULAR DESIGN REVIEW CRITERIA:

1. That the proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures:

The surrounding neighborhood context includes two and three-story multi-family residential buildings which are located close or set back from the street. The buildings are accessed via a set of stairs to a covered front porch and prominent entry. The front yards are small but generally landscaped. Parking is in the front or along the side of the lot. The architectural style of the block is a mix of Craftsman and 60's apartment structures.

The proposal is to add four, two-story attached townhouses to the rear of a lot that already contains a four-unit, two-story residential building for a total of eight (8) residential units. The proposed building footprints are offset to articulate the building mass and provide better privacy between dwelling units. The project provides between an 11'-15' setback from the rear property line and a 7' side yard setback to allow direct sunlight to the neighboring buildings. The building heights is 25', and the scale and massing are similar and compatible to adjacent neighboring buildings. The exterior building materials are a combination of stucco and stone veneer at the front entrances, with architectural details such as the brackets below the gable roof and dual-pane Vinyl windows. The proposal is consistent with adjacent parcels in site orientation and building configuration. The proposed project will create a design that is well-related to the setting, and would not have significant impacts on adjacent buildings with respect to views, solar access and privacy

2. That the proposed design will protect, preserve, or enhance desirable neighborhood

characteristics;

This block of Maybelle Avenue is a mix of Craftsman and 60's apartment structures. There are many multi-family detached residential structures located on individual parcels within this block. The proposed building has a traditional design that is similar or better in quality and character to the existing building on site and other buildings in this neighborhood. The existing neighborhood has a mixed context of building styles including traditional homes.

3. That the proposed design will be sensitive to the topography and landscape.

The proposed lot is relatively flat in front with a gentle slope at the rear portion of lot. The project will not involve significant grading. The proposal will protect the existing trees within 10' of construction and will provide adequate landscaping at the rear portion of the site.

4. That, if situated on a hill, the design and massing of the proposed building relates to the grade of the hill.

This criterion is not applicable to this proposal as the site is not a hillside parcel.

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

The proposed design conforms in all significant respects with the intent, character and density in the Mixed Housing Type Residential land use classification of the Oakland General Plan, and RM-3 Zone. See above Finding E.

ATTACHMENT B: CONDITIONS OF APPROVALS

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 **December 5, 2019**, 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 (10) calendar days unless an appeal is filed. Unless a different termination date is prescribed, this Approval shall expire **two calendar** from the Approval date, or from the date of the final decision in the event of an appeal, unless within such period a complete building permit application has been filed with the Bureau of Building and diligently pursued towards completion, 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, Department of Transportation, and Public Works Department. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition #4.

4. Minor and Major Changes

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

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 sixty (60) days of approval, unless an earlier date is specified elsewhere.

8. Indemnification

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

9. Severability

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

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

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

11. Public Improvements

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

12. Trash and Blight Removal

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

13. Graffiti Control

Requirement:

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

14. 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. Proposed plants shall be predominantly drought-tolerant. Specification of any street trees shall comply with the Master Street Tree List and Tree Planting Guidelines (which can be viewed at <http://www2.oaklandnet.com/oakca1/groups/pwa/documents/report/oak042662.pdf> and <http://www2.oaklandnet.com/oakca1/groups/pwa/documents/form/oak025595.pdf>, respectively), and with any applicable streetscape plan.

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

15. 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

16. 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.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

17. 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, filling, 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

16. 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

17. 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.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

18. 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 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

19. **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

20. **Erosion and Sedimentation Control Plan 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

21. 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

22. 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

23. 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

24. 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

25. Affordable Housing Impact Fee

Requirement: The project applicant shall comply with the requirements of the City of Oakland Affordable Housing Impact Fee Ordinance (chapter 15.72 of the Oakland Municipal Code).

When Required: Prior to issuance of building permit; subsequent milestones pursuant to ordinance

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

26. Capital Improvements Impact Fee

Requirement: The project applicant shall comply with the requirements of the City of Oakland Capital Improvements Fee Ordinance (chapter 15.74 of the Oakland Municipal Code).

When Required: Prior to issuance of building permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

27. 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, sidewalks, bicycle facilities, and bus stops.

When Required: Prior to approval of construction-related permit

Initial Approval: Department of Transportation

Monitoring/Inspection: Department of Transportation

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

Requirement: In the event of obstructions to vehicle or bicycle travel lanes, bus stops, or sidewalks, 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 accommodations (or detours, if accommodations are not feasible), including detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. The Traffic Control Plan shall be in conformance with the City's Supplemental Design Guidance for Accommodating Pedestrians, Bicyclists, and Bus

Facilities in Construction Zones. The project applicant shall implement the approved Plan during construction.

Initial Approval: Department of Transportation

Monitoring/Inspection: Department of Transportation

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: Department of Transportation

28. **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

29. **Transportation Impact Fee**

Requirement: The project applicant shall comply with the requirements of the City of Oakland Transportation Impact Fee Ordinance (chapter 15.74 of the Oakland Municipal Code).

When Required: Prior to issuance of building permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

30. **Plug-In Electric Vehicle (PEV) Charging Infrastructure**

PEV-Ready Parking Spaces

Requirement: The applicant shall submit, for review and approval of the Building Official and the Zoning Manager, plans that show the location of parking spaces equipped with full electrical circuits designated for future PEV charging (i.e. "PEV-Ready") per the requirements of Chapter 15.04 of the Oakland Municipal Code. Building electrical plans shall indicate sufficient electrical capacity to supply the required PEV-Ready parking spaces.

When Required: Prior to Issuance of Building Permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

31. **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

32. 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

33. 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.
 - 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:

- 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.
- 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.
- 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 the finaling the Building Permit, the Green Building Certifier shall submit the appropriate documentation to City staff and attain the minimum required point level.

When Required: Prior to Final Approval

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

34. Water Efficient Landscape Ordinance (WELO)

Requirement: The project applicant shall comply with California’s Water Efficient Landscape Ordinance (WELO) in order to reduce landscape water usage. For the specific ordinance requirements, see the link below:

<http://www.water.ca.gov/wateruseefficiency/landscapeordinance/docs/Title%202023%20extract%20-%20Official%20CCR%20pages.pdf>

For any landscape project with an aggregate (total noncontiguous) landscape area equal to 2,500 sq. ft. or less, the Project applicant may implement either the Prescriptive Measures or the Performance Measures, of, and in accordance with the California’s Model Water Efficient Landscape Ordinance. For any landscape project with an aggregate (total noncontiguous) landscape area over 2,500 sq. ft., the project applicant shall implement the Performance Measures in accordance with the WELO.

Prescriptive Measures: Prior to construction, the project applicant shall submit the Project Information (detailed below) and documentation showing compliance with Appendix D of California’s Model Water Efficient Landscape Ordinance (see page 38.14(g) in the link above).

Performance Measures: Prior to construction, the project applicant shall prepare and submit a Landscape Documentation Package for review and approval, which includes the following

- Project Information:
 - Date,
 - Applicant and property owner name,

- iii. Project address,
 - iv. Total landscape area,
 - v. Project type (new, rehabilitated, cemetery, or home owner installed),
 - vi. Water supply type and water purveyor,
 - vii. Checklist of documents in the package, and
 - viii. Project contacts
 - ix. Applicant signature and date with the statement: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."
- b. Water Efficient Landscape Worksheet
 - i. Hydrozone Information Table
 - ii. Water Budget Calculations with Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use
 - c. Soil Management Report
 - d. Landscape Design Plan
 - e. Irrigation Design Plan, and
 - f. Grading Plan

Upon installation of the landscaping and irrigation systems, and prior to the final of a construction-related permit, the Project applicant shall submit a Certificate of Completion (see page 38.6 in the link above) and landscape and irrigation maintenance schedule for review and approval by the City. The Certificate of Completion shall also be submitted to the local water purveyor and property owner or his or her designee.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

35. Driveway surface material and carport

Prior issuance of building permit

a. The applicant shall submit a revised site plan to be approved by Bureau of Planning staff showing that the proposed common driveway surface area shall be finished with permeable decorative pavers for visual appeal as well as to minimize stormwater run-off.

b. Provide a trellis over carport area

The applicant shall submit revised site plan and approved by Planning Department staff showing that the proposed new carport area shall include a trellis over carport area.

36. Street Trees

Prior to issuance of building permit.

The Applicant shall provide one tree per 20' of street frontage in front of the building located on Maybelle Avenue with review and approval of species, size at time of planting, and placement in the right-of-way, subject to review and approval by the Planning and Building Department unless determined infeasible.

37. Additional Window

The applicant shall add a window on the interior stair connecting lower floor to upper floor located on North West front elevation.

38. Window and Door Details.

Prior to issuance of building permit.

The applicant shall submit to the Planning and Zoning Division for review and approval, a window and door schedule, including cross-sections and elevations providing 2" recessed from exterior walls, and final architectural details of the front and side elevations.

39. Meter Shielding.

Prior to issuance of building permits.

The applicant shall submit for review and approval by the Planning and Zoning Division, plans showing the location of any and all utility meters, transformers, and the like located within a box set within the building, located on a non-street facing elevation, or screened from view from any public right of way.

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

Signature of Project Applicant

Date

Attachment C

PROPOSED NEW APARTMENTS MAYBELLE APARTMENTS 3820 MAYBELLE AVENUE OAKLAND, CA 94619

NO	REVISION	DATE	BY



REID LERNER ARCHITECTS
PHONE 408-842-9912
FAX 408-842-9971
REIDLERNER@YAHOO.COM
7650 MONTENEY ST #105
OAKLAND, CA 95020

PROPOSED NEW APARTMENTS
MAYBELLE APARTMENTS
3820 MAYBELLE AVENUE
OAKLAND, CA 94619

COVER SHEET

Drawn	MM
Checked	RL
Date	12/5/18
Scale	AS NOTED
For	PLANNING
Sheet	

A0

DRAWINGS INDEX

- ARCHITECTURAL**
- A0 COVER SHEET
 - A1 PROPOSED SITE PLAN
 - A2 PROPOSED FLOOR PLAN
 - A3 PROPOSED ROOF PLAN & SHADOW STUDY
 - A4 EXISTING ELEVATIONS
 - A5 PROPOSED ELEVATIONS
 - A6 EXISTING ELEVATIONS
 - A7 PROPOSED ELEVATIONS
 - A8 EXISTING ELEVATIONS
 - A9 PROPOSED ELEVATIONS
 - A10 PROPOSED ELEVATIONS
- LANDSCAPE**
- L-1 LANDSCAPE PLAN
- CIVIL**
- C-1-10 TITLE SHEET
 - C-1-11 GRADING AND DRAINAGE PLAN
 - C-2-10 GRADING AND DRAINAGE PLAN
 - C-2-21 EROSION CONTROL DETAILS
 - ER-2 EROSION CONTROL DETAILS
 - SR-1 TOP-DRAINAGE SOURCE
 - SMT TOP-DRAINAGE SOURCE

PROJECT DATA

APN: 039-1931-01-1-00
LOT AREA: 12,800 SF (50'x238')
LOT COVERAGE: 23%
EXISTING: 23%
AVG. SLOPE: 10%
OCCUPANCY GROUP: EXISTING: "R-2" (APARTMENTS)
TYPE OF CONSTRUCTION: EXISTING: "R-2" (NOT SPRINKLERED)
PROPOSED: "R-3" (SPRINKLERED)
NO. OF STORIES: PROPOSED: 2 (TWO)
BUILDING HEIGHT: EXISTING: 22'
PROPOSED: 23'
ZONING: RM-3 (MIXED HOUSING)
ALLOWED DENSITY: 1 DWELLING UNIT PER 1,000 SF OF LOT AREA

SCOPE OF WORK

- 1) BUILD 4 TWO-STORY APARTMENT UNITS WITH 552 SF ON 1ST FLOOR AND 344 SF, 2ND FLOOR, LAUNDRY ROOM, HALF BATHROOM, AND 120 SF REAR PATIO AS PRIVATE OPEN SPACE.
- 2) PROVIDE PUBLIC ACCESSWAYS AND PUBLIC BATHROOMS, GROUND FLOOR OF UNIT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
- 3) PROVIDE NEW PUBLIC OPEN SPACE AND NEW LANDSCAPE.
- 4) EXTEND EXISTING CONCRETE DRIVEWAY TO CONNECT TO NEW CARPORT.
- 5) SITE GRADING & RETAINING WALL AS REQUIRED.

AREA CALCULATION

A) EXISTING BUILDING FOOTPRINT: 2,075 SF (4 UNITS + LAUNDRY ROOM)
B) EXISTING CARPORT: 720 SF (40'x18')
C) NEW BUILDING FOOTPRINT: 2,208 SF (582 SF x 4)
TOTAL FOOTPRINT: 5,003 SF
LOT COVERAGE: 43.2%

TYPICAL NEW UNIT:
1ST FLOOR: 552 SF (18'x31.2')
2ND FLOOR: 344 SF (18'x19.1')
REAR PATIO: 120 SF (10'x12.0')
TOTAL LIVING: 996 SF, 1,056 SF

PROJECT CREATOR

PROPERTY OWNER/APPLICANT:
TSZ & WAIY WONG
3820 MAYBELLE AVENUE
SANRIVALE CA 94608

ARCHITECT:
REID LERNER ARCHITECTS
1000 UNIVERSITY STREET, SUITE 105
OAKLAND, CA 95020
(408) 842-9942

LANDSCAPE ARCHITECT:
ARLEN ASSOCIATES LANDSCAPE ARCHITECTS
1000 UNIVERSITY STREET, SUITE 105
OAKLAND, CA 95020
(408) 842-0245

CIVIL ENGINEERING/LAND SURVEYING:
LEF & BRADY ENGINEERING INC.
1000 UNIVERSITY STREET, SUITE 105
OAKLAND, CA 95020
(510) 887-4086

GENERAL REQUIREMENTS

- ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND STANDARDS INCLUDING:
 - 2016 CALIFORNIA BUILDING CODE
 - 2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
 - 2016 CALIFORNIA MECHANICAL CODE
 - 2016 CALIFORNIA PLUMBING CODE
 - 2016 CALIFORNIA ELECTRICAL CODE
 - 2016 CALIFORNIA ENERGY CODE
 - 2016 CALIFORNIA FIRE CODE WITH CITY & COUNTY AMENDMENTS
 - CITY OF OAKLAND MUNICIPAL CODE
- OBTAIN PERMITS AND INSPECTION AS REQUIRED

DEFERRED SUBMITTALS

- 1) FIRE SPRINKLER & FIRE ALARM PLANS

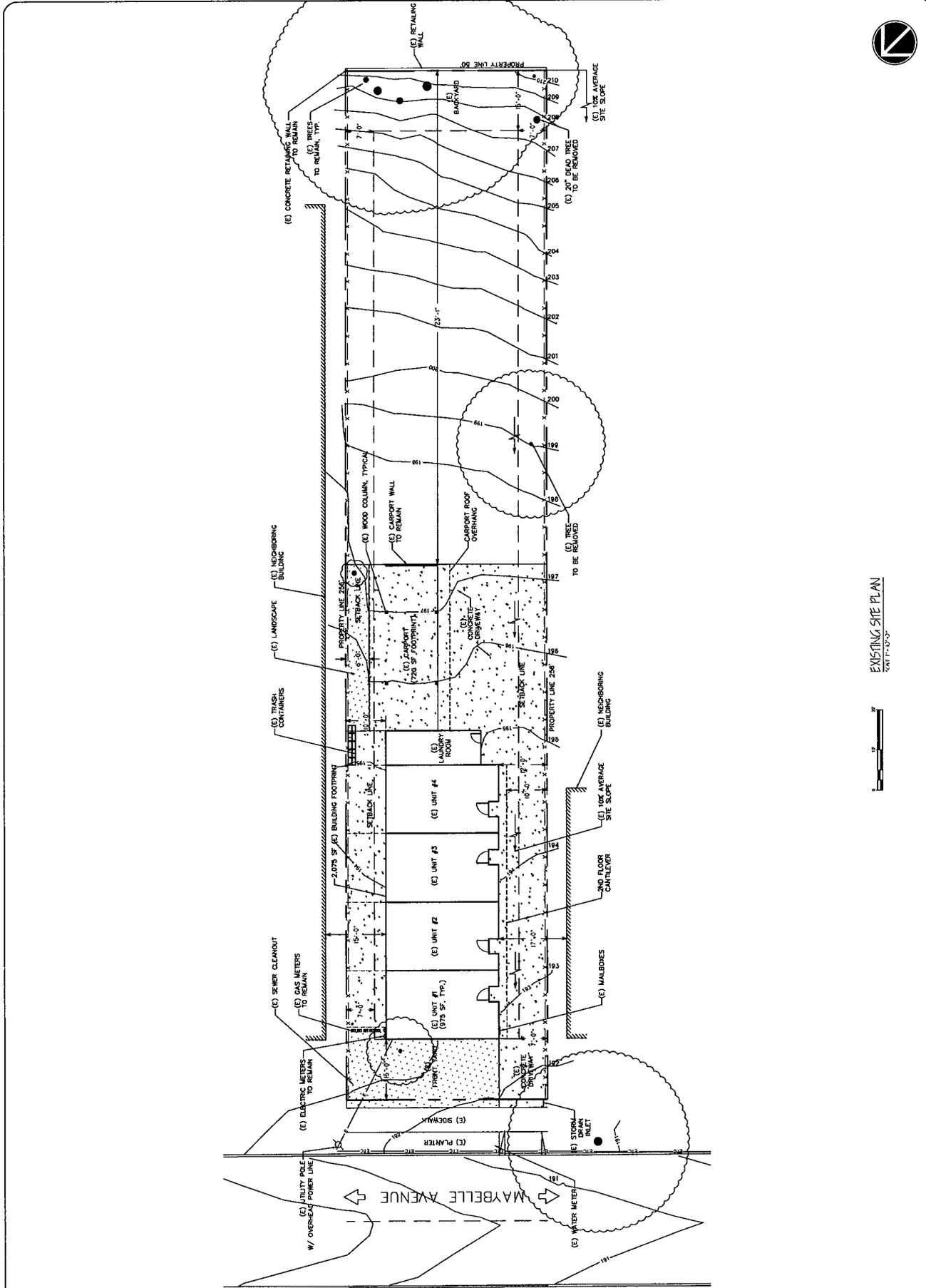
NO.	REVISION	DATE	BY


 REID LEIFER ARCHITECTS
 PHONE 408-842-9972
 FAX 408-842-9971
 REIDLEIFER@YAHOO.COM
 7450 MONTECITO ST #105
 OAKLAND, CA 94620

PROPOSED NEW APARTMENTS
 MAYBELLE APARTMENTS
 3820 MAYBELLE AVENUE
 OAKLAND, CA 94619

EXISTING SITE PLAN

Drawn	MM
Checked	RL
Date	
Scale	AS NOTED
For	PLANNING
Sheet	A1



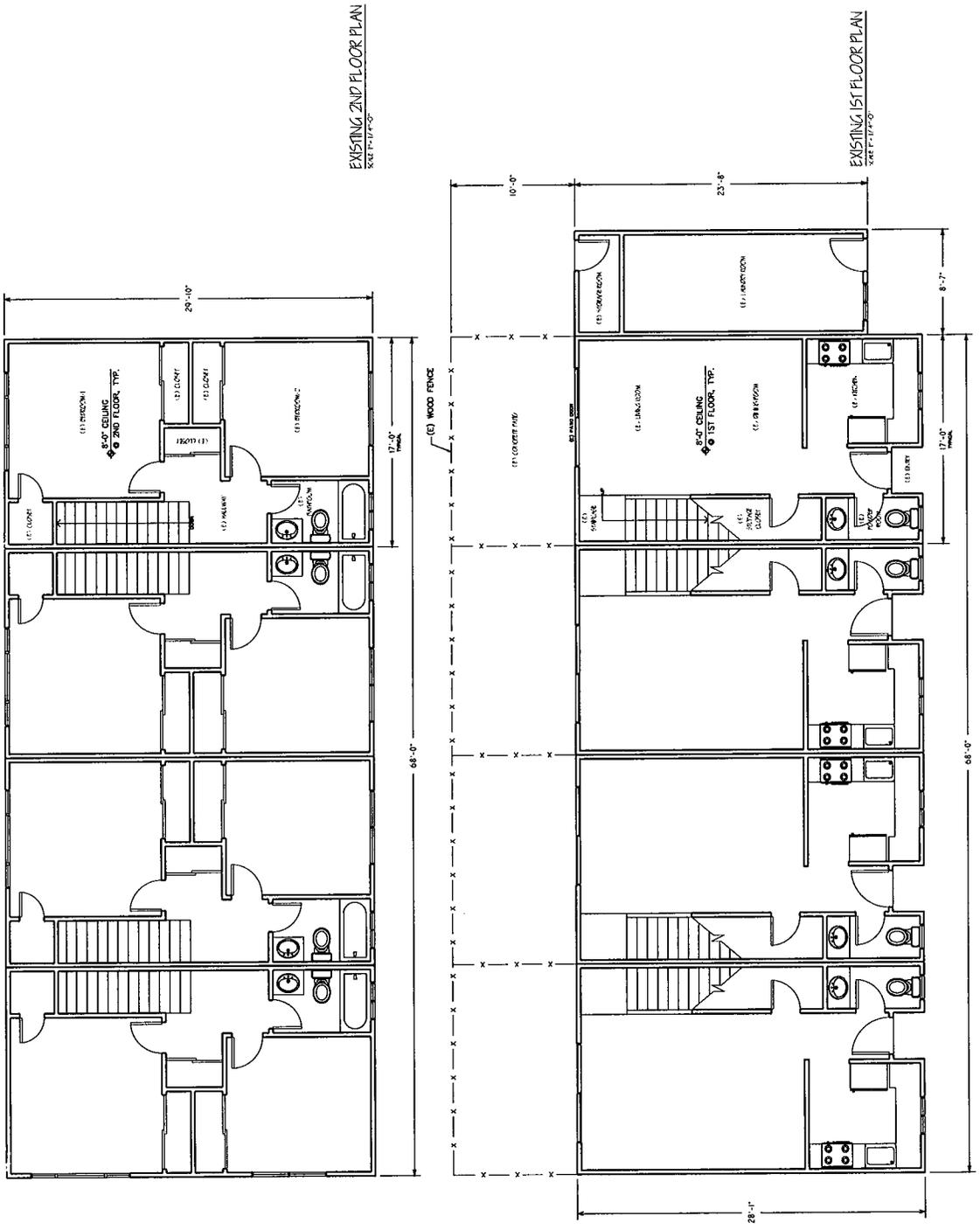
EXISTING SITE PLAN
SCALE 1"=10'-0"





EXISTING UNITS FLOOR PLAN
SCALE: 1/4" = 1'-0"

TYPICAL EXISTING RESIDENTIAL UNIT
1ST FLOOR: 485 SF
2ND FLOOR: 507 SF
TOTAL AREA: 975 SF
REAR YARD PATIO: 170 SF



EXISTING 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXISTING 1ST FLOOR PLAN
SCALE: 1/4" = 1'-0"

EXISTING FLOOR PLAN

PROPOSED NEW APARTMENTS
MAYBELLE APARTMENTS
3820 MAYBELLE AVENUE
OAKLAND, CA 94619

REID LEARNER ARCHITECTS
PHONE 408-842-9912
FAX 408-842-9911
REIDLEARNER@FLOOR.COM
7400 HUNTER ST #105
GILROY, CA 95020



NO.	REVISION	DATE	BY

Drawn	ML
Checked	RL
Date	
Scale	AS NOTED
For	PLANNING
Sheet	

A3

NO.	REVISION	DATE	BY

REID LERNER ARCHITECTS
 PHONE 408-842-9942
 FAX 408-842-9971
 REIDLEARNERARCHITECTS.COM
 7680 MONTECITO ST #105
 OAKLAND, CA 94612

PROPOSED NEW APARTMENTS
 MAYBELLE APARTMENTS
 3820 MAYBELLE AVENUE
 OAKLAND, CA 94619

PROPOSED FLOOR PLAN

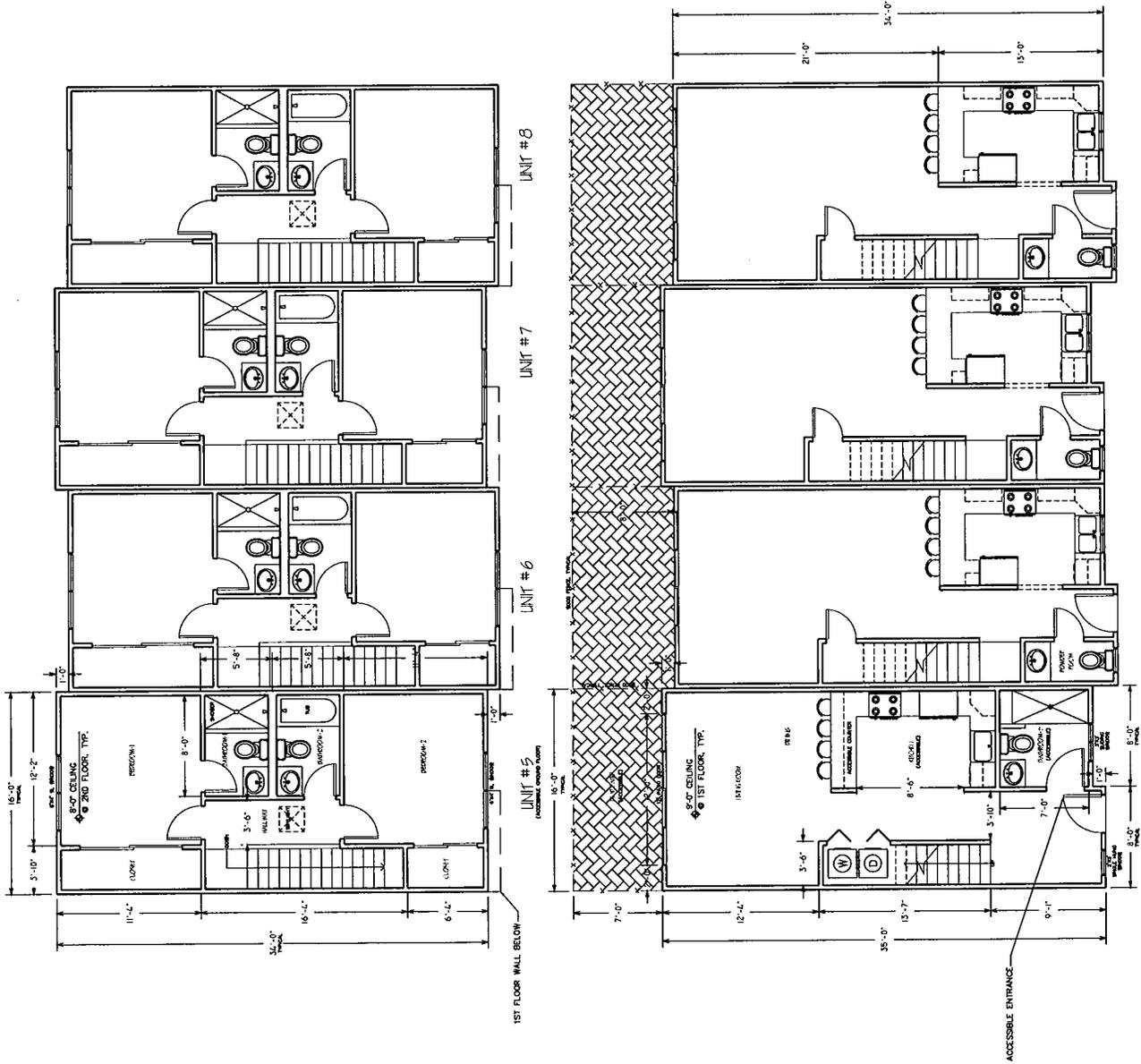
Drawn	MM
Checked	RL
Date	
Scale	AS NOTED
For	PLANNING
Sheet	

A4



PROPOSED 1ST FLOOR PLAN
 MAY 11, 2017

PROPOSED 2ND FLOOR PLAN
 MAY 11, 2017



TYPICAL DIMENSIONS RESIDENTIAL UNIT
 1ST FLOOR: 1023 SF
 2ND FLOOR: 344 SF
 TOTAL AREA: 1366 SF
 REAR YARD PATIO: 120 SF

NO.	REVISION	DATE	BY



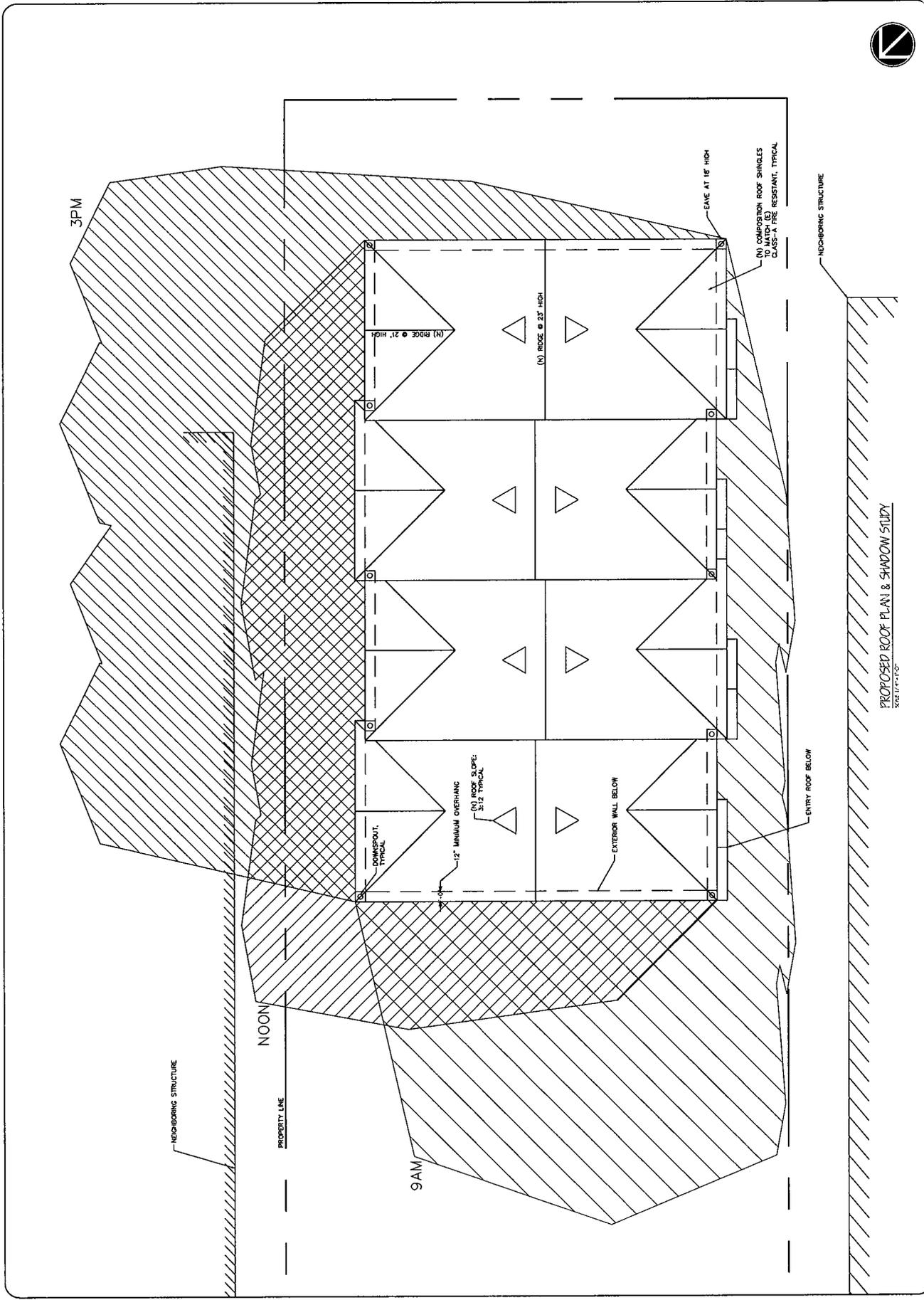
REID LEUNER ARCHITECTS
 PHONE 608-842-9942
 FAX 608-842-9971
 REIDLEUNER@FMAIL.COM
 7490 MONTELEONE ST #105
 GILROY, CA 95020

PROPOSED NEW APARTMENTS
 MAYBELLE APARTMENTS
 3820 MAYBELLE AVENUE
 OAKLAND, CA 94619

PROPOSED ROOF PLAN

Drawn	ML
Checked	RL
Date	
Scale	AS NOTED
For	PLANNING
Sheet	

A5



PROPOSED ROOF PLAN & SHADOW STUDY
 SIZE 1/4" = 1'-0"

NO.	REVISION	DATE	BY



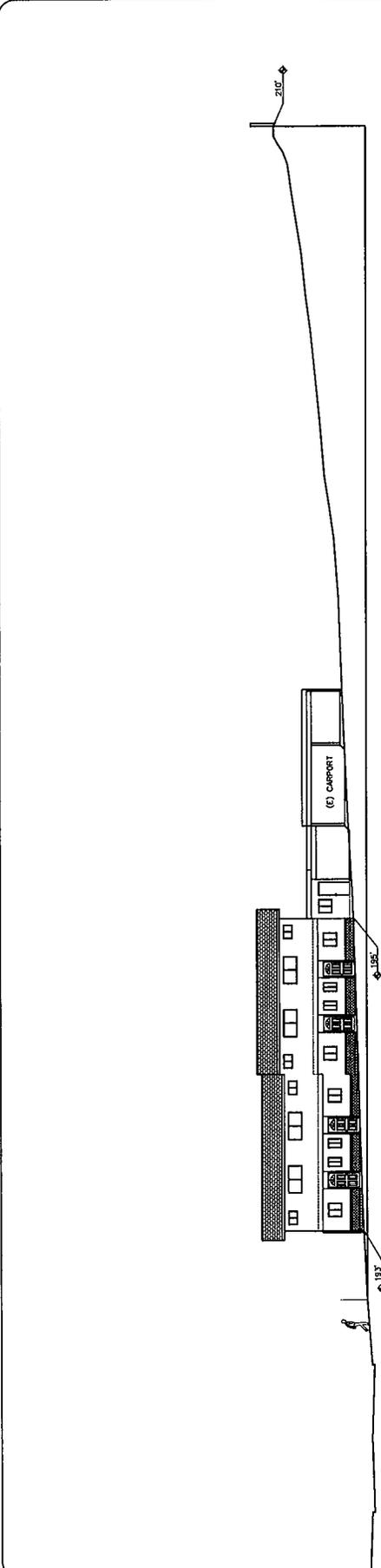
REID LERNER ARCHITECTS
 PHONE 608-842-9942
 FAX 608-842-9971
 REID.LERNER@RLA003.COM
 7680 MONTEFEE ST #105
 OILROY, CA 95020

PROPOSED NEW APARTMENTS
 MAYBELLE APARTMENTS
 3820 MAYBELLE AVENUE
 OAKLAND, CA 94619

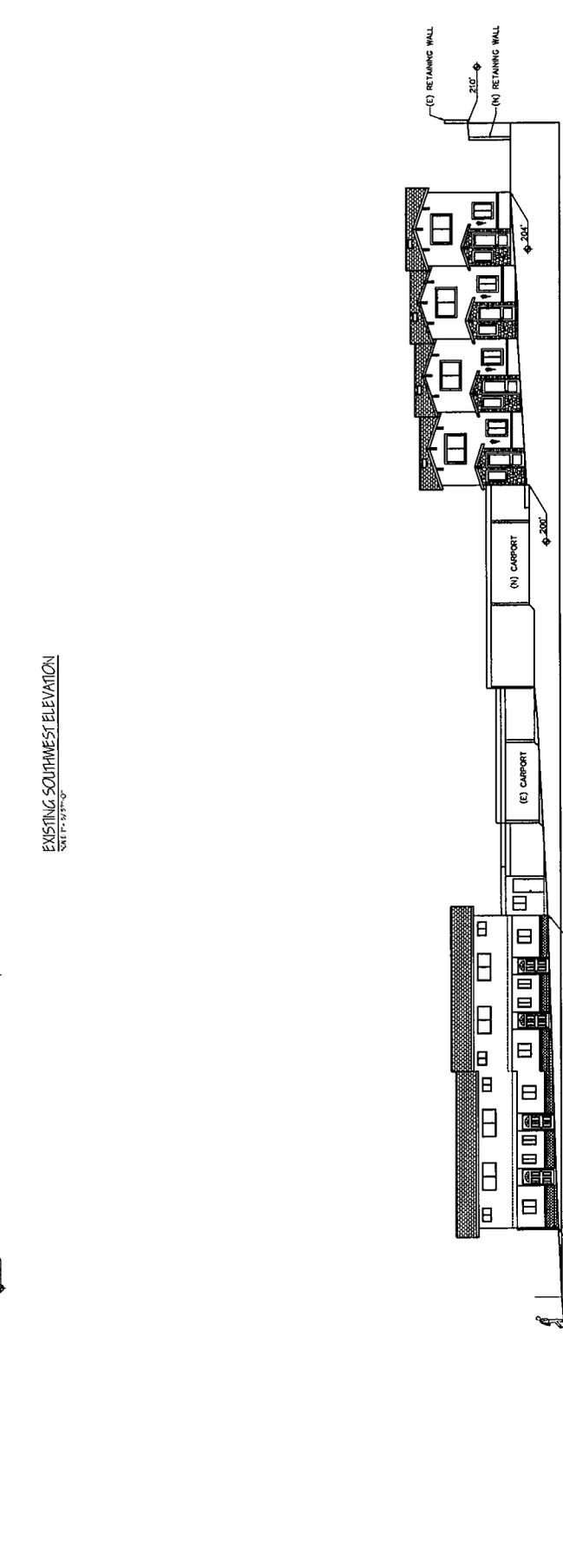
SITE ELEVATIONS

Drawn	MM
Checked	RL
Date	
Scale	AS NOTED
For	PLANNING
Sheet	

A6



EXISTING SOUTHWEST ELEVATION
 SCALE: 1/8" = 1'-0"



PROPOSED SOUTHWEST ELEVATION
 SCALE: 1/8" = 1'-0"

NO.	REVISION	DATE	BY

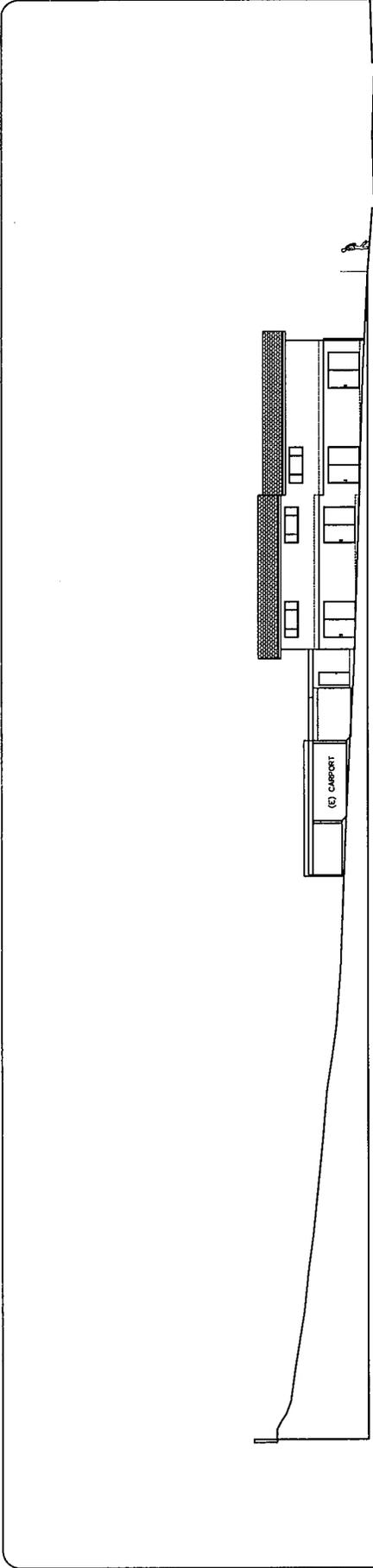
RED LERNER ARCHITECTS
 PHONE 408-842-9942
 FAX 408-842-9971
 7400 MONTGOMERY ST #105
 OAKLAND, CA 94620

PROPOSED NEW APARTMENTS
 MAYBELLE APARTMENTS
 3820 MAYBELLE AVENUE
 OAKLAND, CA 94619

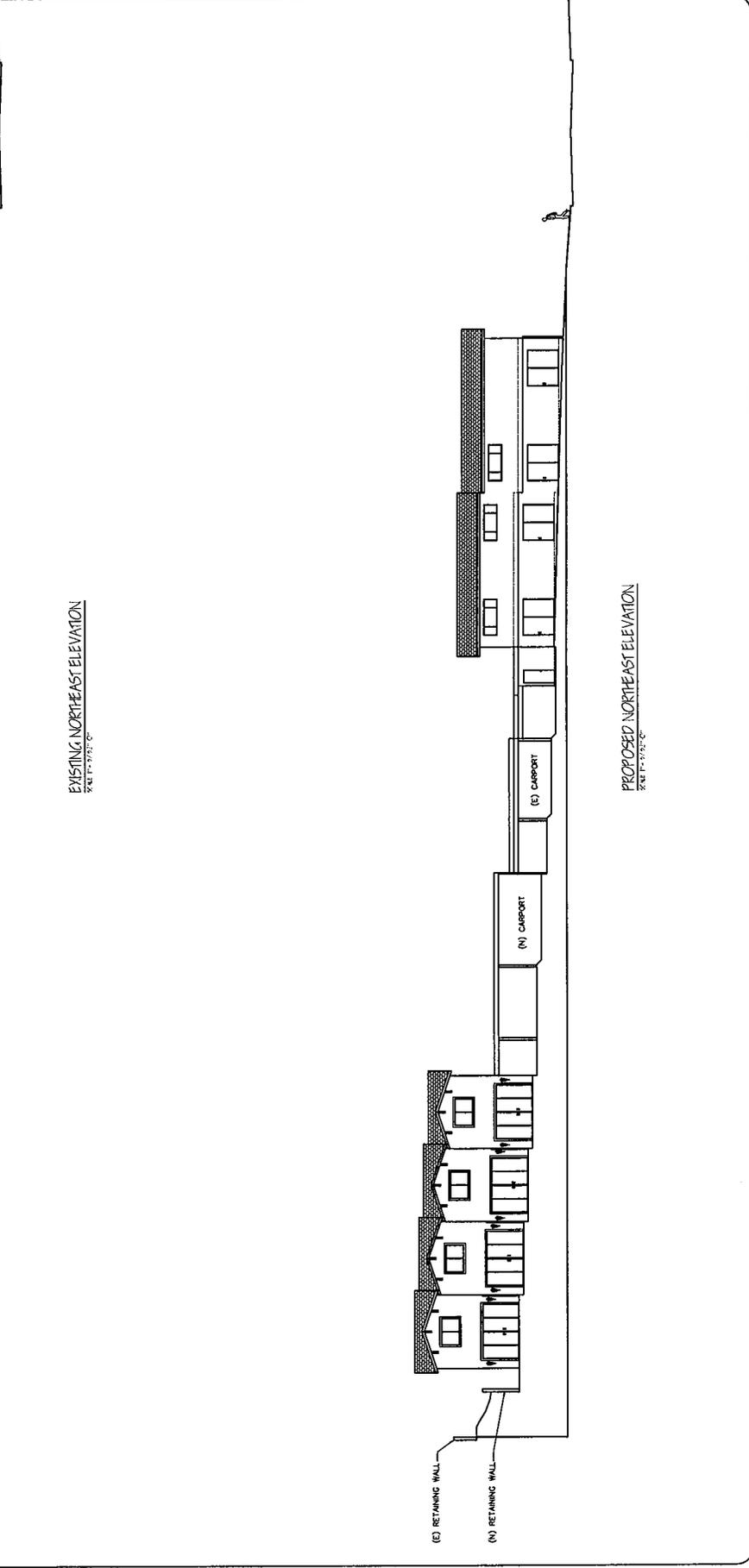
SITE ELEVATIONS

Drawn	MM
Checked	RL
Date	
Scale	AS NOTED
For	P.LANNING
Sheet	

A7



EXISTING NORTHEAST ELEVATION
 SCALE 1/8" = 1'-0"



PROPOSED NORTHEAST ELEVATION
 SCALE 1/8" = 1'-0"

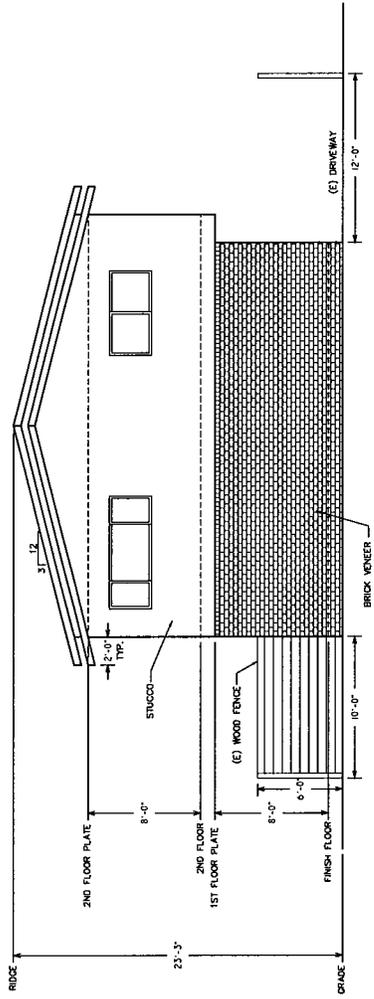
NO.	REVISION	DATE	BY


 FRED LERNER ARCHITECTS
 7640 MONTEBELY ST #105
 OAKLAND, CA 94620
 PHONE 408-842-9942
 FAX 408-842-9971
 RFL@FREDLERNER.COM

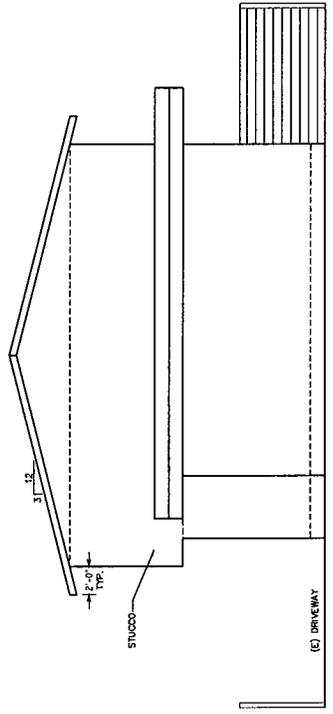
PROPOSED NEW APARTMENTS
 MAYBELLE APARTMENTS
 3820 MAYBELLE AVENUE
 OAKLAND, CA 94619

EXISTING ELEVATIONS

Drawn	MM
Checked	RL
Date	
Scale	AS NOTED
For	PLANNING
Sheet	A8



EXISTING NORTHWEST / FRONT ELEVATION
2011.11.14.10



EXISTING SOUTHEAST / REAR ELEVATION
2011.11.14.10

NO.	REVISION	DATE	BY

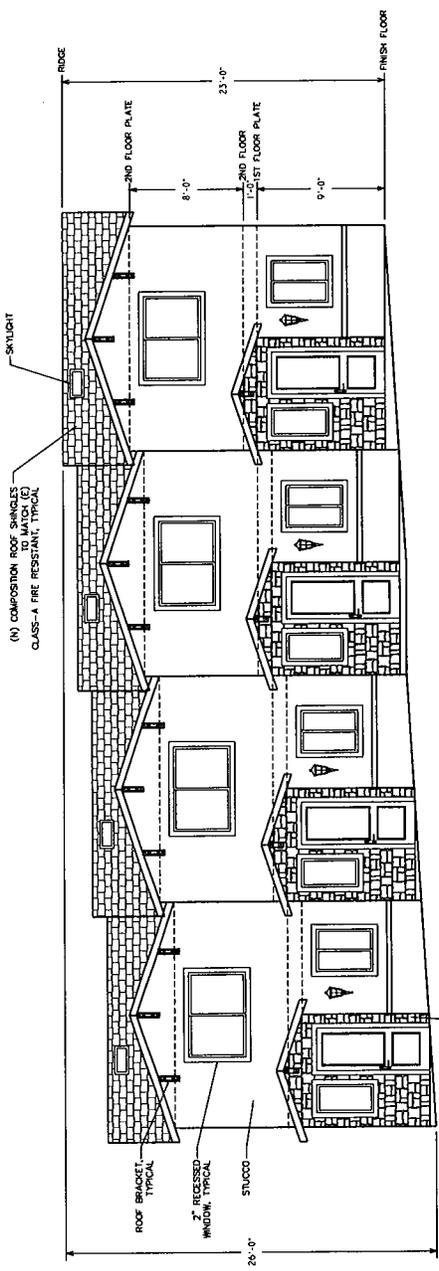
REID LEARNER ARCHITECTS
 PHONE 408-842-9942
 FAX 408-842-9971
 REIDLEARNER@AOL.COM
 7480 MONTGOMERY ST #105
 GILROY, CA 95020

PROPOSED NEW APARTMENTS
 MAYBELLE APARTMENTS
 3820 MAYBELLE AVENUE
 OAKLAND, CA 94619

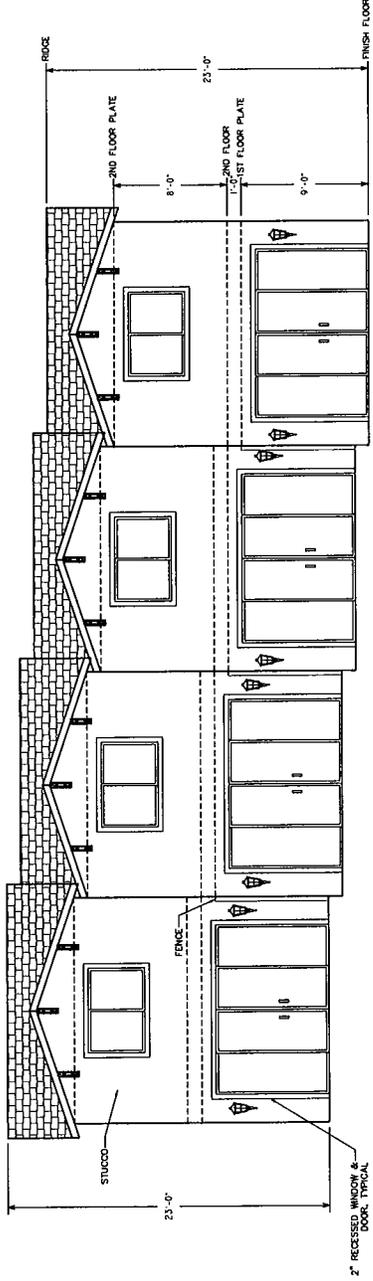
PROPOSED ELEVATIONS

Drawn	ML
Checked	RL
Date	
Scale	AS NOTED
For	PLANNING
Sheet	

A9



PROPOSED SOUTHWEST / RIGHT SIDE ELEVATION
 5/11/13



PROPOSED NORTHEAST / LEFT SIDE ELEVATION
 5/11/13

NO.	REVISION	DATE	BY

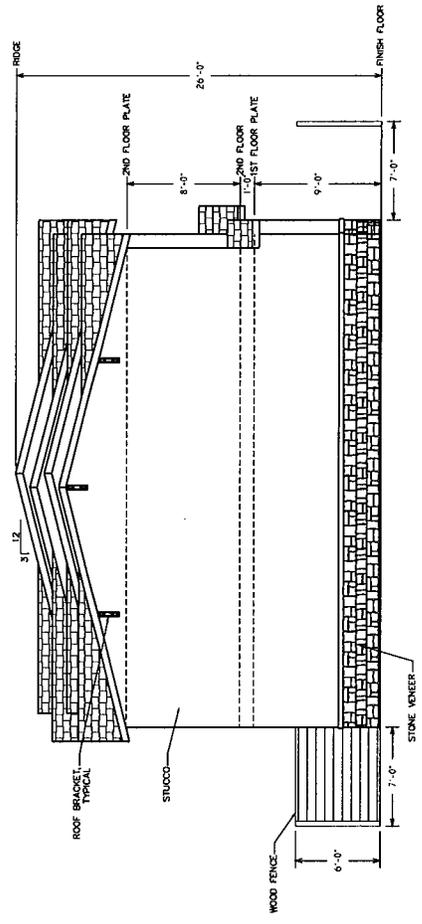


RED LERNER ARCHITECTS
 PHONE 408-842-9912
 RELEARNER@LRAO.COM
 7650 MONTELEONE ST #105
 GILROY, CA 95020

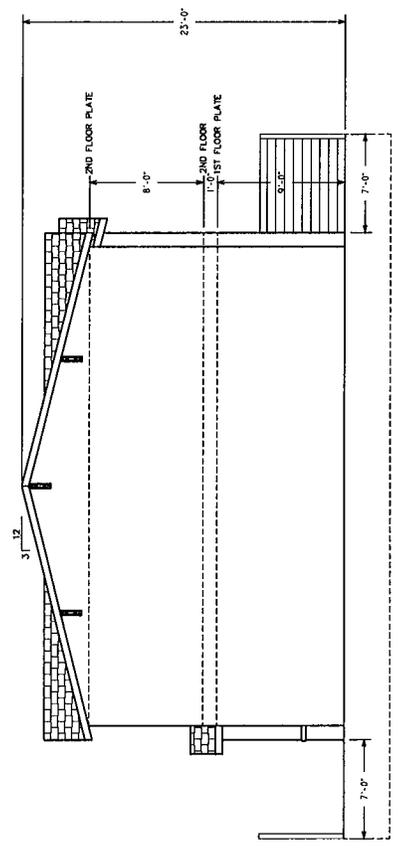
PROPOSED NEW APARTMENTS
 3820 MAYBELLE AVENUE
 OAKLAND, CA 94619

Drawn	ML
Checked	RL
Date	
Scale	AS NOTED
For	PLANNING
Sheet	A10

PROPOSED ELEVATIONS



PROPOSED NORTHWEST / FRONT ELEVATION
 SCALE 1/4" = 1'-0"



PROPOSED SOUTHEAST / REAR ELEVATION
 SCALE 1/4" = 1'-0"

NO.	DATE	DESCRIPTION

REVISIONS

DATE

SCALE

DRAWN

JOB

APARTMENTS

1-1

DATE 11-25-19

SCALE 1/8" = 1'-0"

DRAWN AD

JOB MAYBELLE

APARTMENTS

1-1

DATE 11-25-19

SCALE 1/8" = 1'-0"

DRAWN AD

JOB MAYBELLE

APARTMENTS

1-1

DATE 11-25-19

SCALE 1/8" = 1'-0"

DRAWN AD

JOB MAYBELLE

APARTMENTS

1-1

DATE 11-25-19

SCALE 1/8" = 1'-0"

DRAWN AD

JOB MAYBELLE

APARTMENTS

1-1

DATE 11-25-19

SCALE 1/8" = 1'-0"

DRAWN AD

JOB MAYBELLE

APARTMENTS

1-1

DATE 11-25-19

SCALE 1/8" = 1'-0"

DRAWN AD

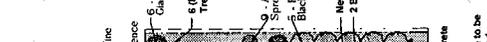
JOB MAYBELLE

APARTMENTS

1-1

AITKEN ASSOCIATES
 8262 Rancho Real Cir., CA 95020
 (408) 424-0245
 aikenassociates@gmail.com

LANDSCAPE PLAN
 3820 Maybelle Avenue, Oakland, CA
 MAYBELLE APARTMENTS



14 - DTM MAR
 Dymondia
 1" = 1'-0"

(E) Sidewalk
 1" = 1'-0"

15 - JUN PAT
 California Gray Rush
 2" = 1'-0"

8 - CIL CAL
 California Gray Rush
 8" = 1'-0"

9 - RUY PAT
 California Gray Rush
 9" = 1'-0"

12 - DOD VIS
 Purple Leafed Hopwood Bush
 9" = 1'-0"

13 - CIL CAL
 California Gray Rush
 8" = 1'-0"

6 - WOOD FIM
 Giant Chain Fern
 6" = 1'-0"

9 - ASP ASP
 Sprenger Asparagus
 9" = 1'-0"

10 - WOOD FIM
 Giant Chain Fern
 6" = 1'-0"

11 - WOOD FIM
 Giant Chain Fern
 6" = 1'-0"

12 - DOD VIS
 Purple Leafed Hopwood Bush
 9" = 1'-0"

13 - CIL CAL
 California Gray Rush
 8" = 1'-0"

14 - DTM MAR
 Dymondia
 1" = 1'-0"

15 - JUN PAT
 California Gray Rush
 2" = 1'-0"

8 - CIL CAL
 California Gray Rush
 8" = 1'-0"

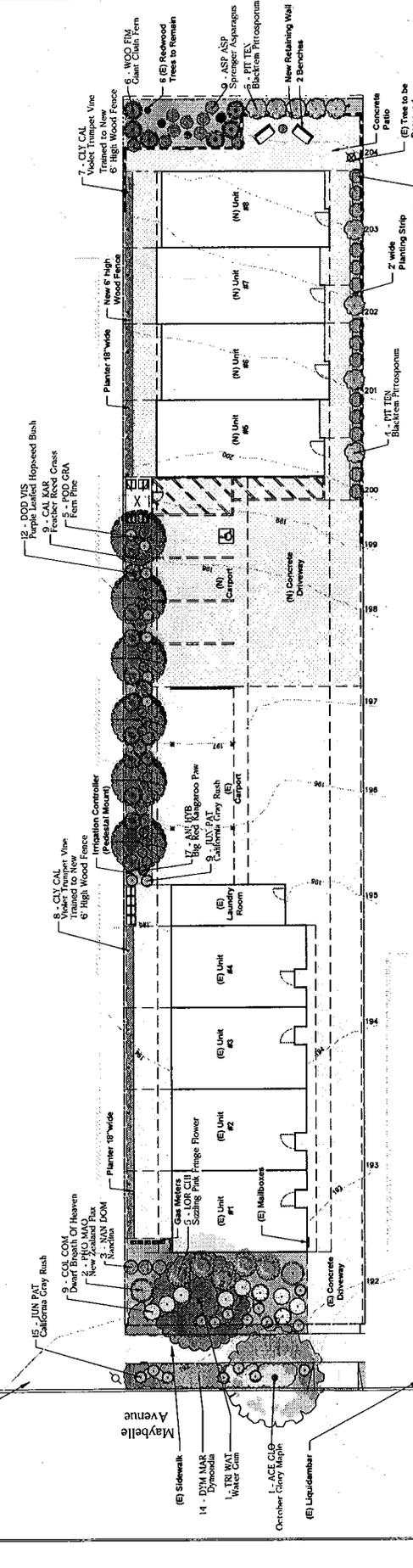
9 - RUY PAT
 California Gray Rush
 9" = 1'-0"

12 - DOD VIS
 Purple Leafed Hopwood Bush
 9" = 1'-0"

13 - CIL CAL
 California Gray Rush
 8" = 1'-0"

14 - DTM MAR
 Dymondia
 1" = 1'-0"

15 - JUN PAT
 California Gray Rush
 2" = 1'-0"



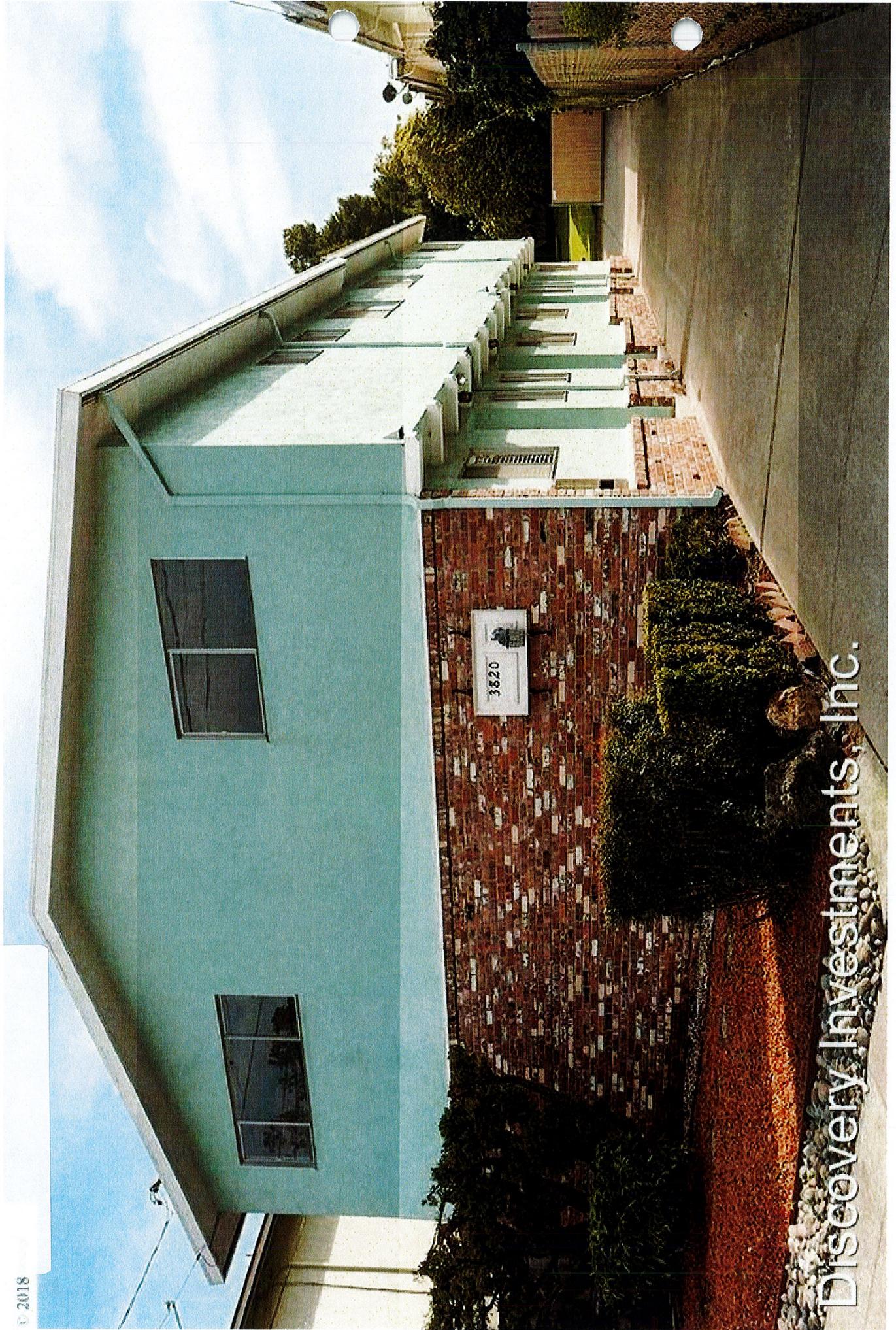
PLANT LEGEND

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	ACE GLO	Amelanchier 'Candy Glory' Oxeye Gray Maple	24" box	1
	POD GRA	Podocarpus gracilior Fern Pine	24" box	6
	TRI WAT	Titania laurina Water Gum	24" box	1
	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	ANI HYB	Ani Hybrids Big Leaf Kurat	5 gal.	17
	COL COM	Colony Composites Dwarf Swamp OH Heaven	1 gal.	9
	DOD VIS	Dodonaea viscidiflora Purple Leafed Hopwood Bush	15 gal.	12
	LOR CHI	Loropetalum chinensis Scorpio Pink Fringe Flower	5 gal.	5
	MAN DOM	Manisotoma domestica Nandina	5 gal.	18
	PIT TEN	Photinia terminalis Blacktem Photinopom	15 gal.	9
	GRASSES & FERNS CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	ASP ASP	Asparagus Sprenger Asparagus	5 gal.	9
	CAL MAR	California Maritima Karl Forester	5 gal.	9
	JUN PAT	Juniperus patersonii California Gray Rush	1 gal.	24
	PHO MAO	Phormium tenax New Zealand Flax	5 gal.	2
	WOOD FIM	Woodwardia fimbriata Giant Chain Fern	5 gal.	6
	GROUND COVERS CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	DYM MAR	Dymondia maritima Dymondia	1 gal.	14
	VINES CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	CLY CAL	Clypeostoma californicum Warty Trumpet Vine	1 gal.	16



Attachment D

© 2018



Discovery Investments, Inc.



Discovery Investments, Inc.



Discovery Investments, Inc.

PROPOSED NEW APARTMENTS MAYBELLE APARTMENTS 3820 MAYBELLE AVENUE OAKLAND, CA 94619

NO.	REVISION	DATE	BY
△			
△			
△			
△			



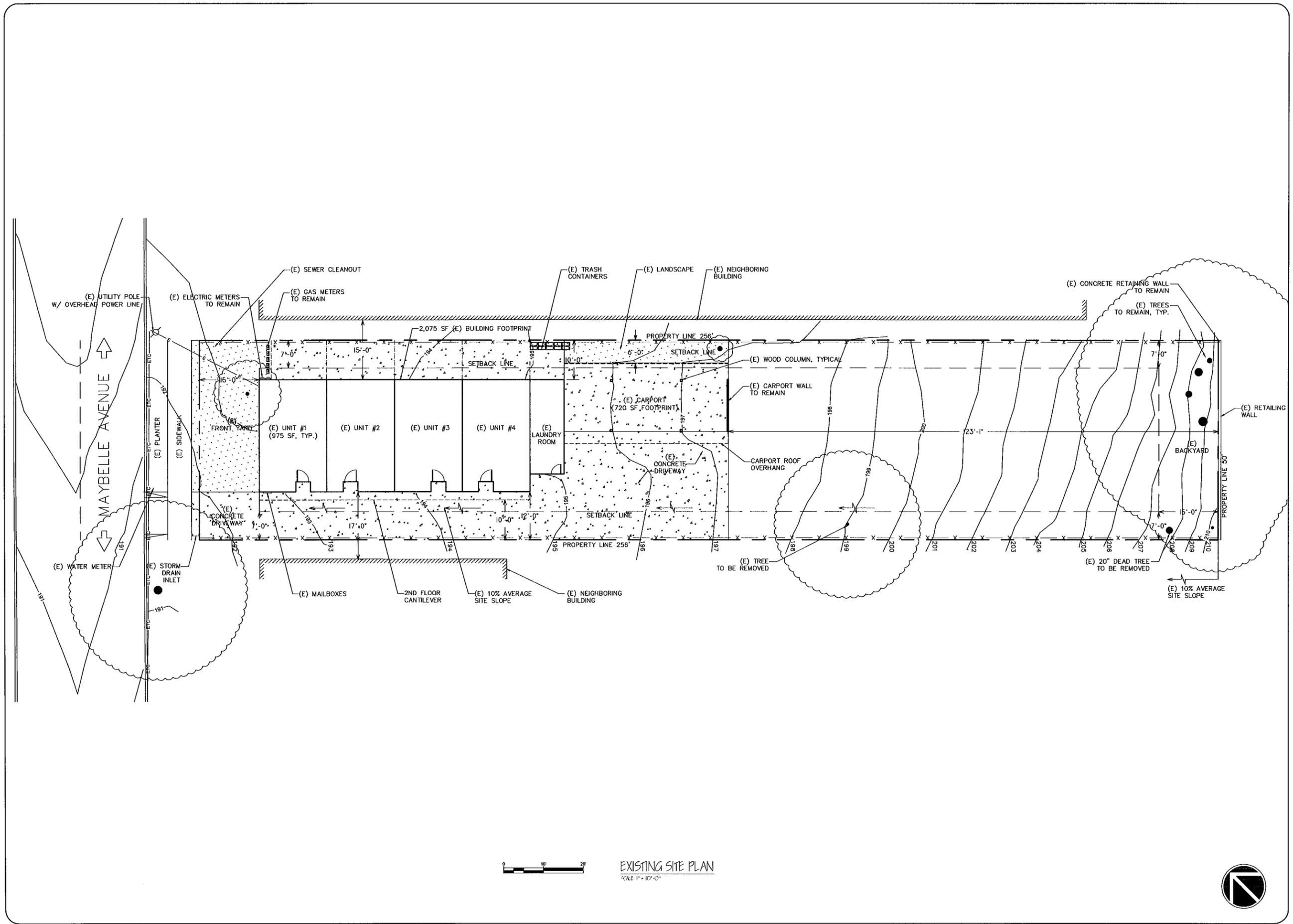
REID LERNER ARCHITECTS
PHONE 408-842-9942
FAX 408-842-9971
REID.LERNER@YAHOO.COM
7680 MONTEREY ST #105
GILROY, CA 95020

PROPOSED NEW APARTMENTS
MAYBELLE APARTMENTS
3820 MAYBELLE AVENUE
OAKLAND, CA 94619

COVER SHEET

Drawn	MM
Checked	RL
Date	12/5/19
Scale	AS NOTED
For	PLANNING
Sheet	A0

PARCEL MAP	PROJECT DIRECTORY	PROJECT DATA	DRAWINGS INDEX
	<p>PROPERTY OWNER/APPLICANT: TSZ & WAVY WONG 1288 KIFER RD #206 SUNNYVALE CA 94086</p> <p>ARCHITECT: REID LERNER ARCHITECTS 7680 MONTEREY STREET, SUITE 105 GILROY, CA 95020 (408) 842-9942</p> <p>LANDSCAPE ARCHITECT: AITKEN ASSOCIATES LANDSCAPE ARCHITECTS 8262 RANCHO REAL GILROY, CA 95020 (408) 842-0245</p> <p>CIVIL ENGINEERING/LAND SURVEYING: LEA & BRAZE ENGINEERING INC. 2495 INDUSTRIAL PARKWAY WEST HAYWARD, CA, 94545 (510) 887-4086</p>	<p>APN: 030-1933-013-00 LOT AREA: 12,800 SF (50'X256')</p> <p>LOT COVERAGE: EXISTING: 22% PROPOSED: 45.2% AVERAGE SLOPE: 10%</p> <p>OCCUPANCY GROUP: EXISTING: 'R-2' (APARTMENTS) EXISTING: 'R-2' (APARTMENTS)</p> <p>TYPE OF CONSTRUCTION: EXISTING: V-B (NOT SPRINKLERED) PROPOSED: V-B (SPRINKLERED)</p> <p>No. OF STORIES: EXISTING: 2 (TWO) PROPOSED: 2 (TWO)</p> <p>BUILDING HEIGHT: EXISTING: 22' PROPOSED: 23'</p> <p>ZONING: RM-3 (MIXED HOUSING) ALLOWED DENSITY: 1 DWELLING UNIT PER 1,500 SF OF LOT AREA</p>	<p>ARCHITECTURAL</p> <p>A0 COVER SHEET A1 EXISTING SITE PLAN A2 PROPOSED SITE PLAN A3 EXISTING FLOOR PLAN A4 PROPOSED FLOOR PLAN A5 PROPOSED ROOF PLAN & SHADOW STUDY A6 SITE ELEVATIONS A7 SITE ELEVATIONS A8 EXISTING ELEVATIONS A9 PROPOSED ELEVATIONS A10 PROPOSED ELEVATIONS</p> <p>LANDSCAPE</p> <p>L-1 LANDSCAPE PLAN</p> <p>CIVIL</p> <p>C-1.0 TITLE SHEET C-1.2 OVERALL SITE PLAN C-2.0 GRADING AND DRAINAGE PLAN C-2.1 GRADING AND DRAINAGE PLAN ER-1 EROSION CONTROL PLAN ER-2 EROSION CONTROL DETAILS SW-1 STORMWATER MANAGEMENT PLAN SU1 TOPOGRAPHIC SURVEY</p>
DEFERRED SUBMITTAL	GENERAL REQUIREMENTS	SCOPE OF WORK	
1) FIRE SPRINKLER & FIRE ALARM PLANS	<p>ALL WORK SHALL COMPLY WITH APPLICABLE CODES AND STANDARDS INCLUDING:</p> <p>2016 CALIFORNIA BUILDING CODE</p> <p>2016 CALIFORNIA GREEN BUILDING STANDARDS CODE</p> <p>2016 CALIFORNIA MECHANICAL CODE</p> <p>2016 CALIFORNIA PLUMBING CODE</p> <p>2016 CALIFORNIA ELECTRICAL CODE</p> <p>2016 CALIFORNIA ENERGY CODE</p> <p>2016 CALIFORNIA FIRE CODE, WITH CITY & COUNTY AMENDMENTS</p> <p>CITY OF OAKLAND MUNICIPAL CODE</p> <p>OBTAIN PERMITS AND INSPECTION AS REQUIRED</p>	<p>1) BUILD 4 TWO-STORY APARTMENT UNITS WITH 552 SF ON 1ST FLOOR AND 544 SF 2ND FLOOR, WITH A TOTAL OF 1,096 SF LIVING AREA. FIRST FLOOR INCLUDES KITCHEN, DINING ROOM, LIVING ROOM, HALF BATHROOM, AND 120 SF REAR PATIO AS PRIVATE OPEN SPACE. SECOND FLOOR INCLUDES 2 BEDROOMS AND 2 FULL BATHROOMS. GROUND FLOOR OF UNIT No. 5 WILL BE FULLY ACCESSIBLE PER ADA REQUIREMENTS.</p> <p>2) 792 SF NEW COVERED CARPORT WITH 4 NEW PARKING SPACES INCLUDING ONE VAN ACCESSIBLE PARKING, AISLE, AND ACCESSIBLE ROUTE TO THE UNIT.</p> <p>3) 400 SF NEW PUBLIC OPEN SPACE AND NEW LANDSCAPE</p> <p>4) EXTEND EXISTING CONCRETE DRIVEWAY TO CONNECT TO NEW CARPORT</p> <p>5) SITE GRADING & RETAINING WALL AS REQUIRED</p> <p>AREA CALCULATION</p> <p>A) EXISTING BUILDING FOOTPRINT: 2,075 SF (4 UNITS + LAUNDRY ROOM) B) EXISTING CARPORT: 720 SF (40'X18') C) NEW BUILDING FOOTPRINT: 2,208 SF (552 SF X 4) D) NEW CARPORT: 792 SF (44'X18') TOTAL FOOTPRINT: 5,795 SF LOT COVERAGE: 45.2%</p> <p>TYPICAL NEW UNIT: 1ST FLOOR: 552 SF (16'X34.5') 2ND FLOOR: 544 SF (16'X34') REAR PATIO: 119 SF (16'X7.5') TOTAL LIVING AREA: 1,096 SF</p>	



NO.	REVISION	DATE	BY
△			
△			
△			
△			



REID LERNER ARCHITECTS
 PHONE 408-842-9942
 FAX 408-842-9971
 REIDLERNER@YAHOO.COM
 7680 MONTEREY ST #105
 GILROY, CA 95020

PROPOSED NEW APARTMENTS
 MAYBELLE APARTMENTS
 3820 MAYBELLE AVENUE
 OAKLAND, CA 94619

EXISTING SITE PLAN

Drawn	MM
Checked	RL
Date	
Scale	AS NOTED
For	PLANNING
Sheet	

A1



EXISTING SITE PLAN
SCALE 1" = 10'-0"



NO.	REVISION	DATE	BY
△			
△			
△			
△			



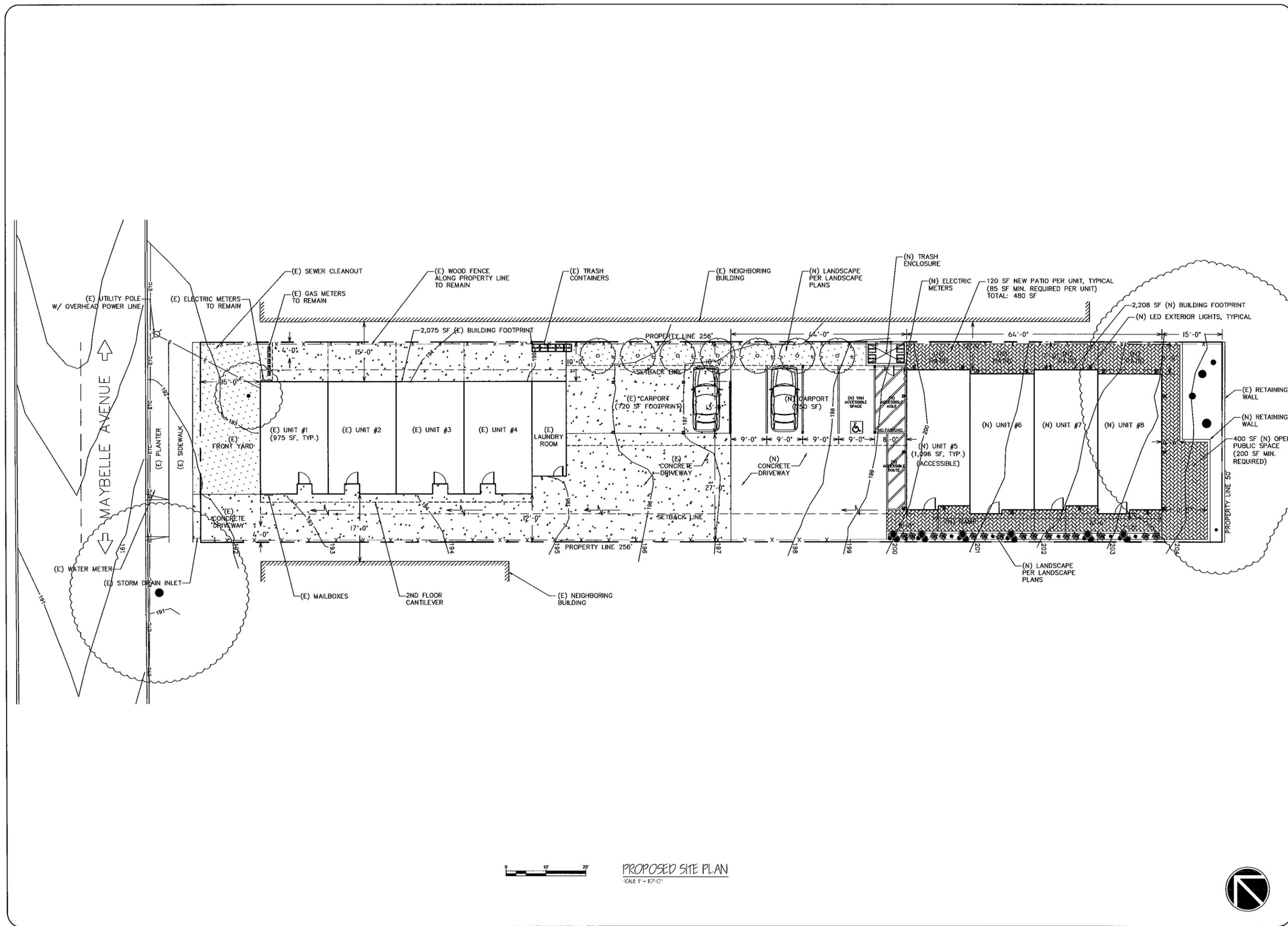
RED LERNER ARCHITECTS
 PHONE 408-842-9942
 FAX 408-842-9971
 REDLERNER@YAHOO.COM
 7480 MONTEREY ST #105
 GILROY, CA 95020

PROPOSED NEW APARTMENTS
 MAYBELLE APARTMENTS
 3820 MAYBELLE AVENUE
 OAKLAND, CA 94619

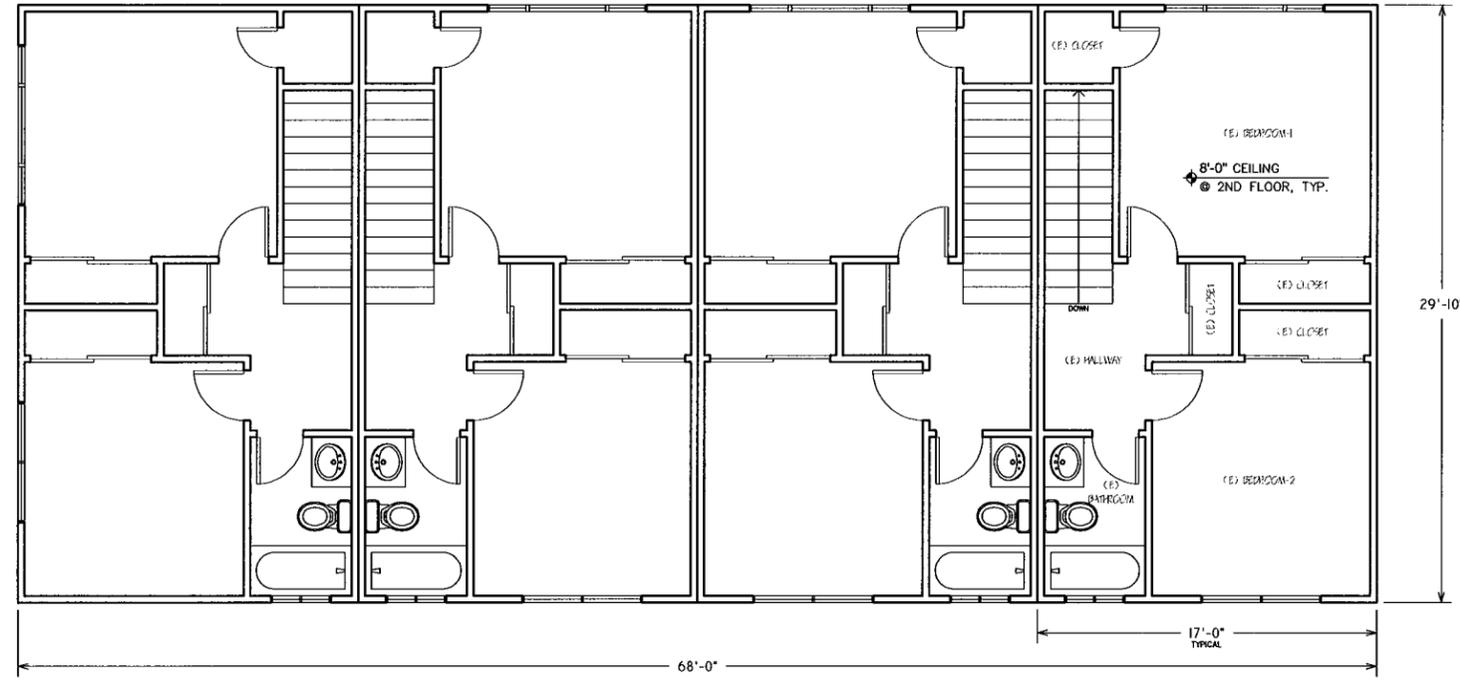
PROPOSED SITE PLAN

Drawn MM
 Checked RL
 Date
 Scale AS NOTED
 For PLANNING
 Sheet

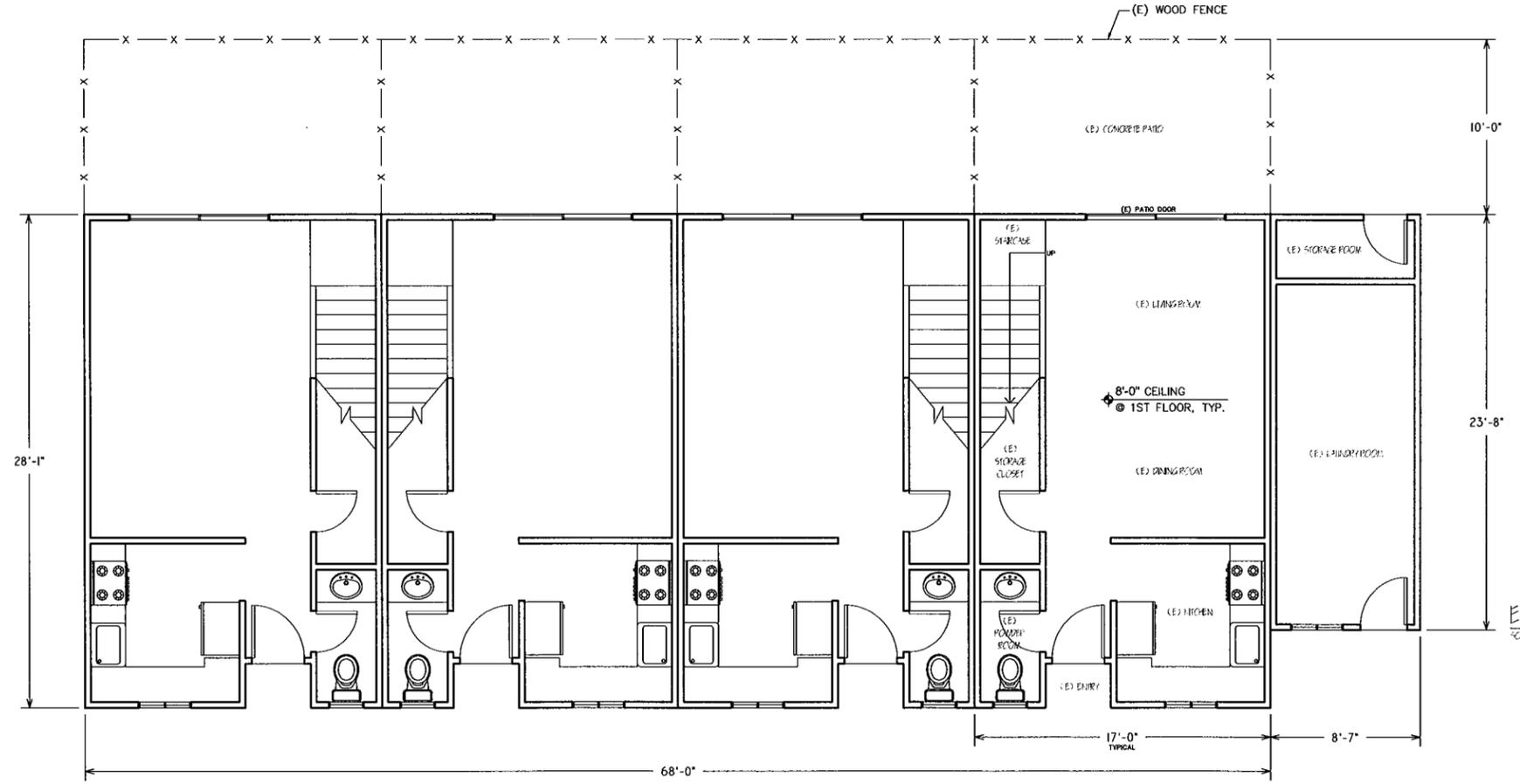
A2



PROPOSED SITE PLAN
 SCALE 1" = 10'-0"



EXISTING 2ND FLOOR PLAN
SCALE 1/4" = 1'-0"



EXISTING UNITS FLOOR PLAN
SCALE 1/4" = 1'-0"

TYPICAL EXISTING RESIDENTIAL UNIT
1ST FLOOR: 468 SF
2ND FLOOR: 507 SF
TOTAL AREA: 975 SF
REAR YARD PATIO: 170 SF

NO.	REVISION	DATE	BY
△			
△			
△			
△			

REID LERNER ARCHITECTS
 LICENSED ARCHITECT
 No. C 19293
 Exp. 31 AUG 2021
 STATE OF CALIFORNIA
 PHONE 408-842-9942
 FAX 408-842-9971
 REIDLERNER@YAHOO.COM
 7680 MONTEREY ST #105
 GILROY, CA 95020

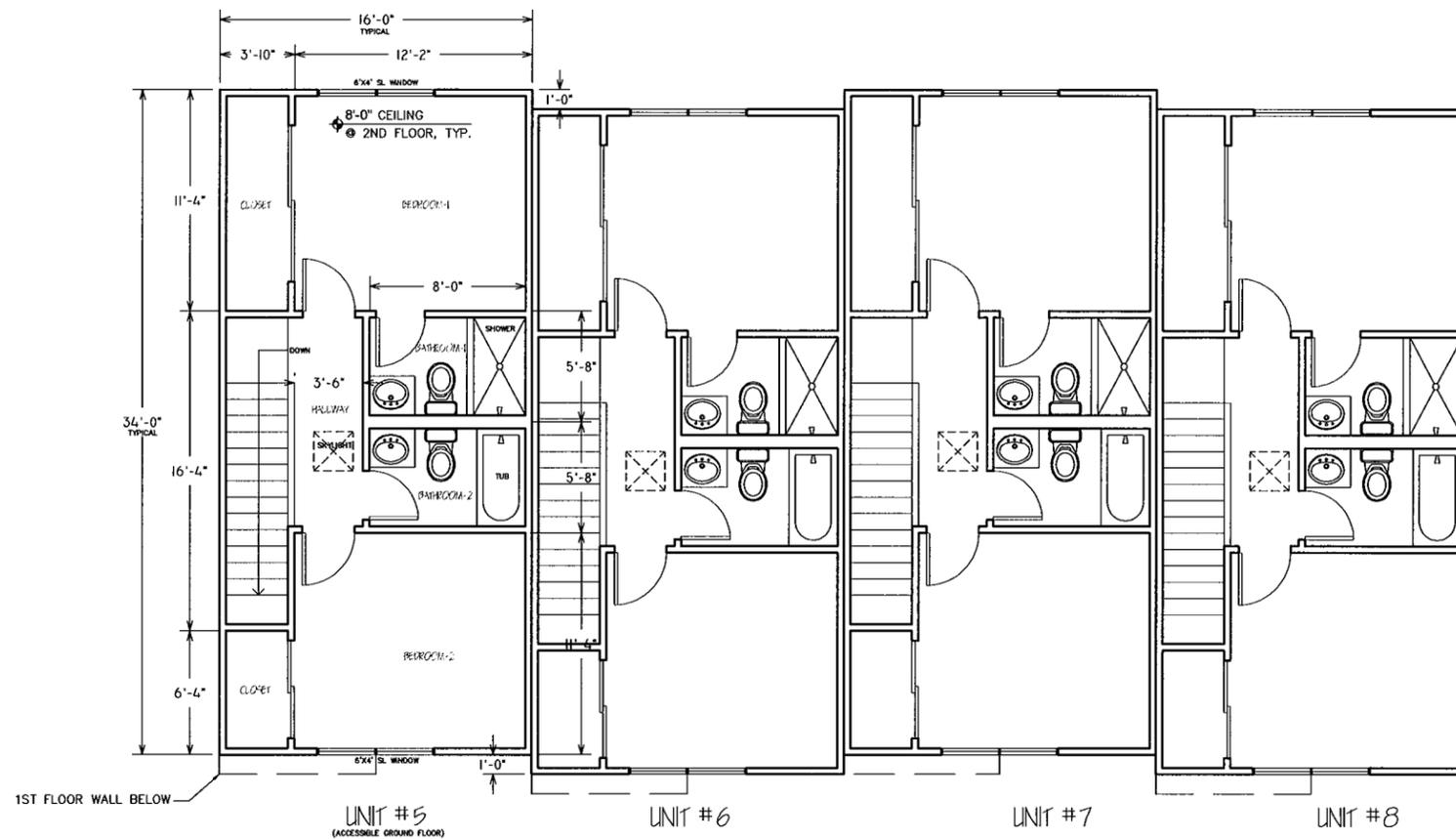
PROPOSED NEW APARTMENTS
 MAYBELLE APARTMENTS
 3820 MAYBELLE AVENUE
 OAKLAND, CA 94619

EXISTING FLOOR PLAN

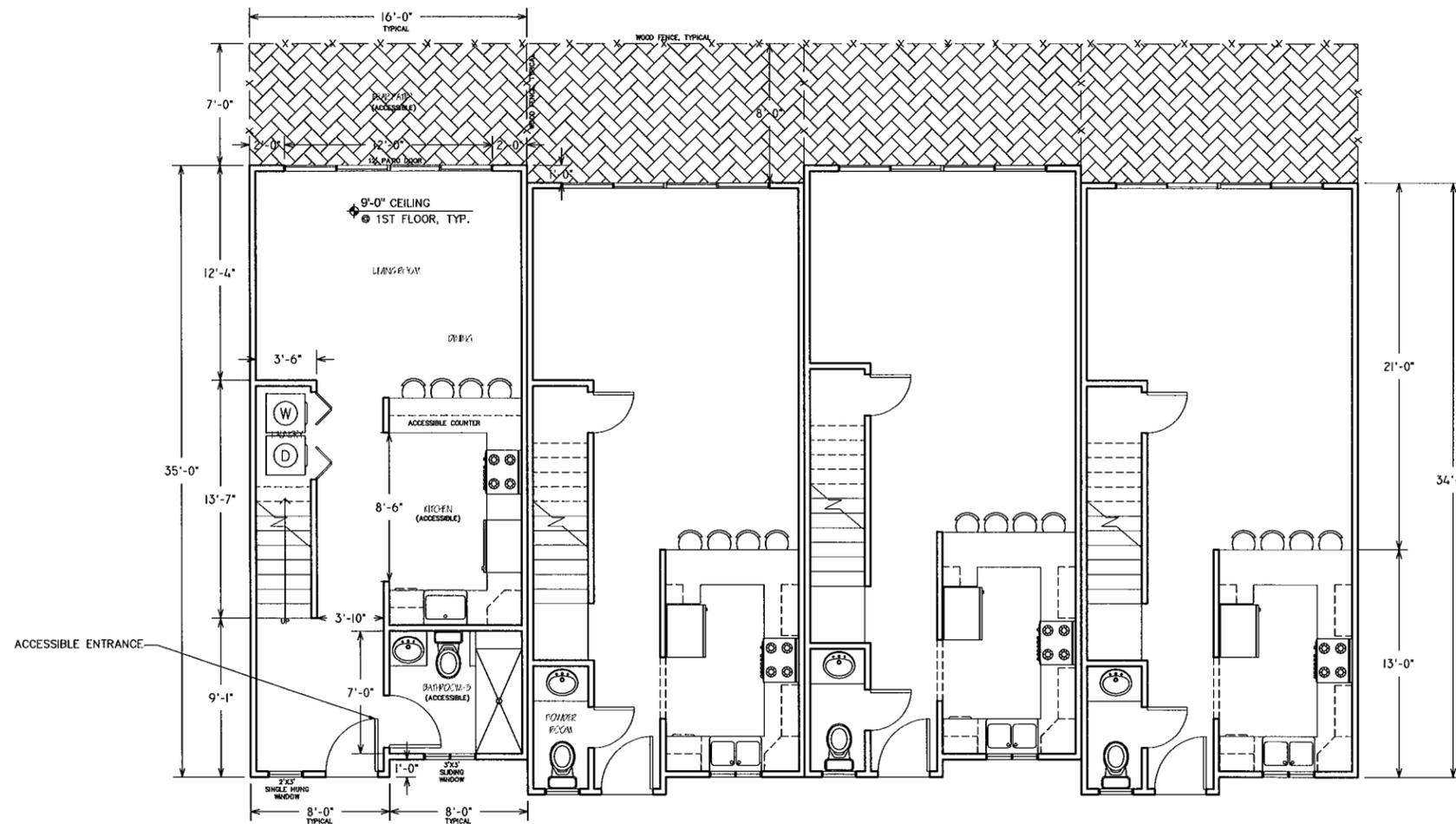
Drawn	MM
Checked	RL
Date	
Scale	AS NOTED
For	PLANNING
Sheet	

A3





PROPOSED 2ND FLOOR PLAN
SCALE: 1" = 1/4" = 0"



PROPOSED 1ST FLOOR PLAN
SCALE: 1" = 1/4" = 0"

TYPICAL PROPOSED RESIDENTIAL UNIT
1ST FLOOR: 552 SF
2ND FLOOR: 544 SF
TOTAL AREA: 1,096 SF
REAR YARD PATIO: 120 SF

NO.	REVISION	DATE	BY
△			
△			
△			
△			



REID LERNER ARCHITECTS
PHONE 408-842-9942
FAX 408-842-9971
REID.LERNER@YAHOO.COM
7680 MONTEREY ST #105
GILROY, CA 95020

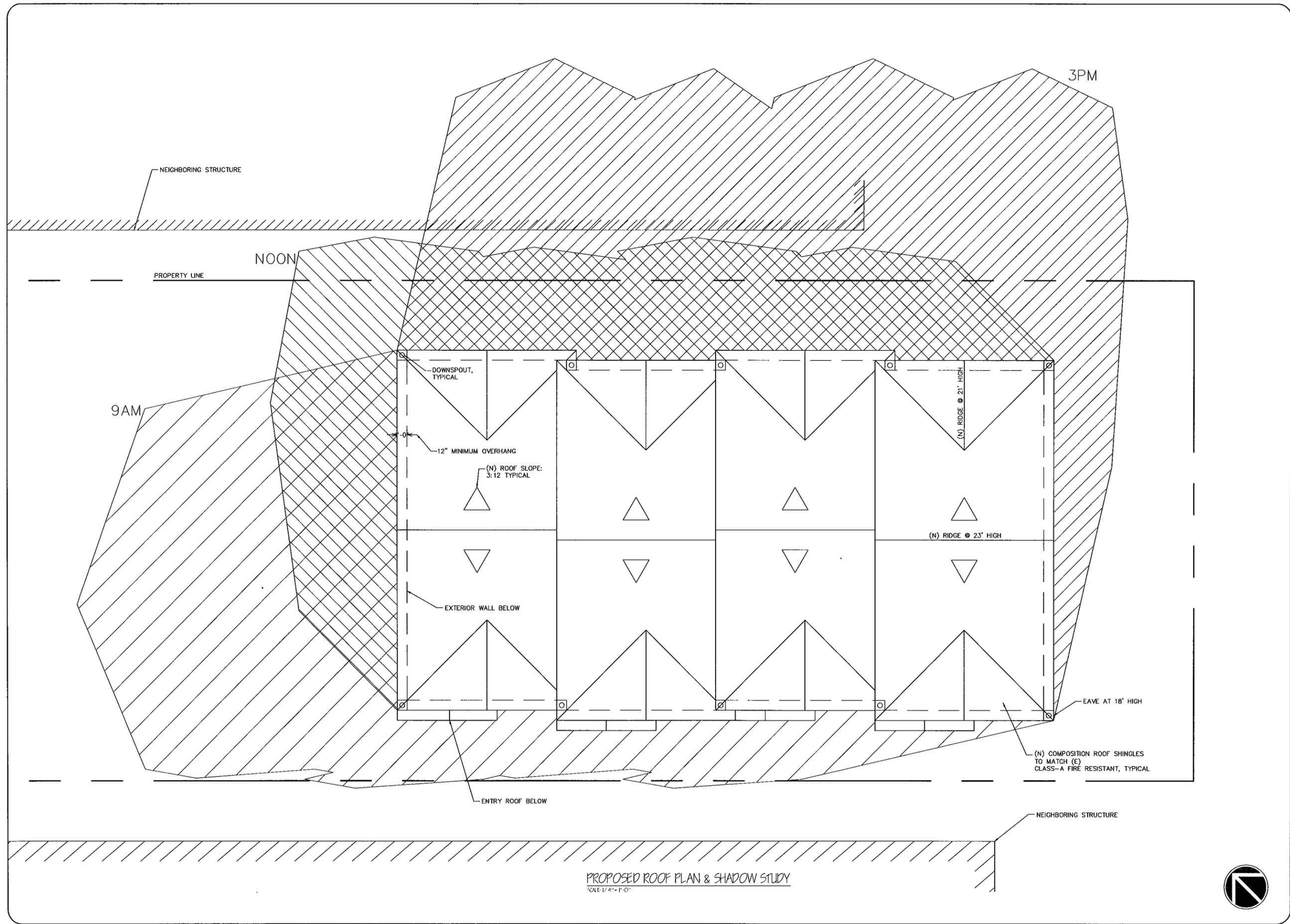
PROPOSED NEW APARTMENTS
MAYBELLE APARTMENTS
3820 MAYBELLE AVENUE
OAKLAND, CA 94619

PROPOSED FLOOR PLAN

Drawn MM
Checked RL
Date
Scale AS NOTED
For PLANNING
Sheet



A4



PROPOSED ROOF PLAN & SHADOW STUDY
SCALE: 1/4" = 1'-0"



NO.	REVISION	DATE	BY
1			
2			
3			
4			

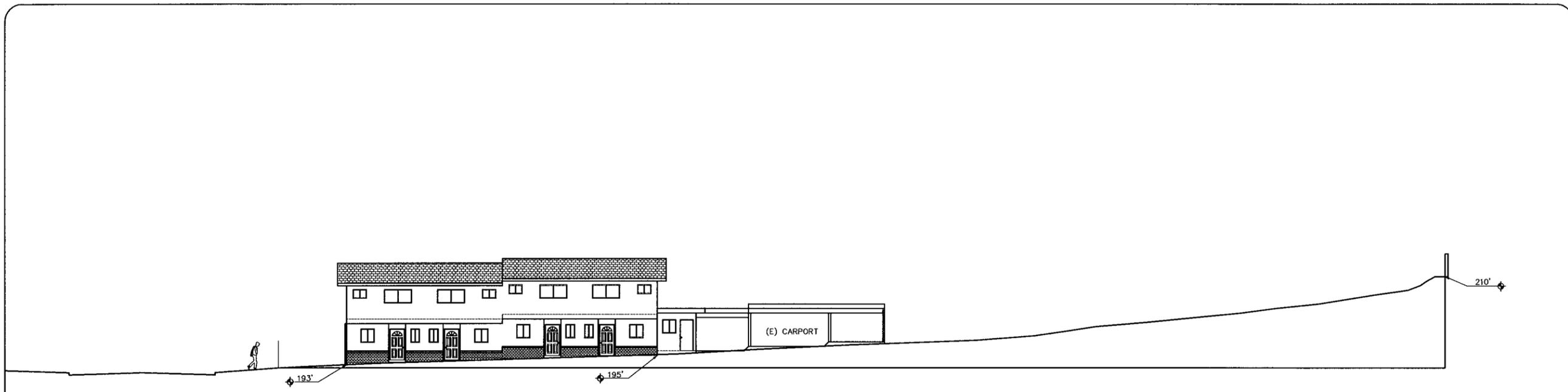

 REID LERNER ARCHITECTS
 PHONE 408-842-9942
 FAX 408-842-9971
 REIDLERNER@YAHOO.COM
 7680 MONTEREY ST #105
 GILROY, CA 95020

PROPOSED NEW APARTMENTS
 MAYBELLE APARTMENTS
 3820 MAYBELLE AVENUE
 OAKLAND, CA 94619

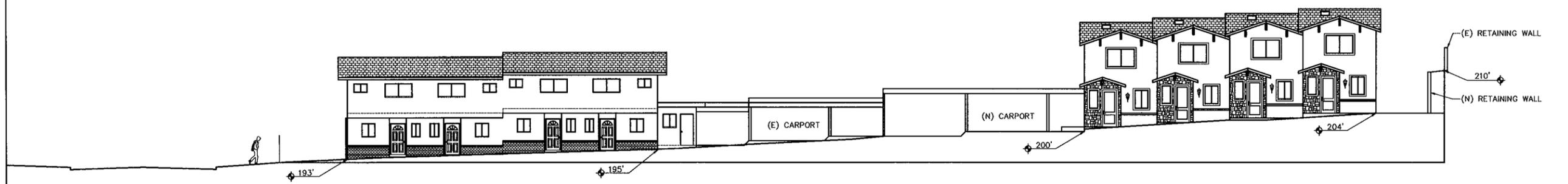
PROPOSED ROOF PLAN

Drawn MM
 Checked RL
 Date
 Scale AS NOTED
 For PLANNING
 Sheet

A5



EXISTING SOUTHWEST ELEVATION
SCALE: 1" = 3/8" = 0"



PROPOSED SOUTHWEST ELEVATION
SCALE: 1" = 3/8" = 0"

NO.	REVISION	DATE	BY
△			
△			
△			
△			



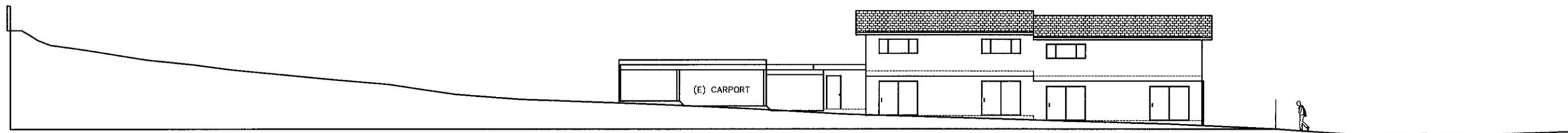
REID LERNER ARCHITECTS
PHONE 408-862-9942
FAX 408-862-9971
REIDLERNER@YAHOO.COM
7680 MONTEREY ST #105
GILROY, CA 95020

PROPOSED NEW APARTMENTS
MAYBELLE APARTMENTS
3820 MAYBELLE AVENUE
OAKLAND, CA 94619

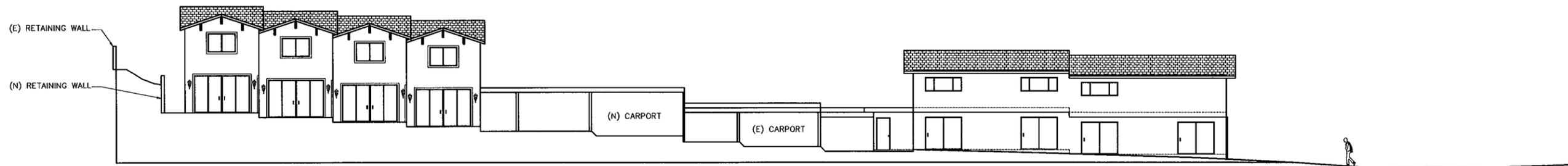
SITE ELEVATIONS

Drawn MM
Checked RL
Date
Scale AS NOTED
For PLANNING

Sheet
A6



EXISTING NORTHEAST ELEVATION
SCALE: 1" = 5/32" = 0"



PROPOSED NORTHEAST ELEVATION
SCALE: 1" = 5/32" = 0"

NO.	REVISION	DATE	BY
△			
△			
△			
△			



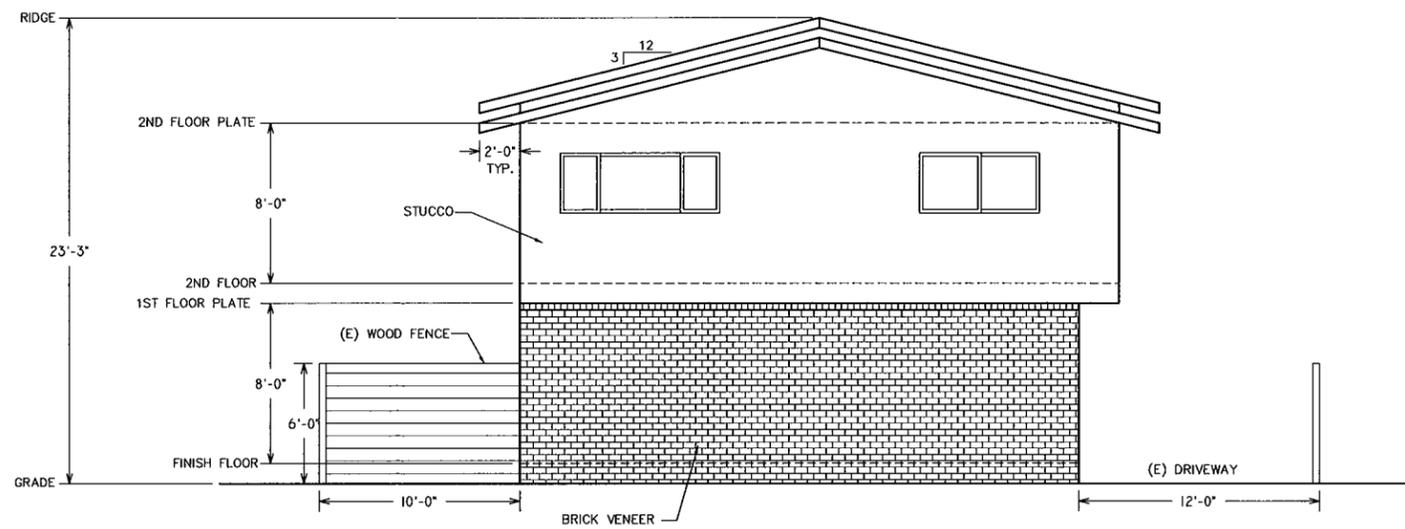
REID LERNER ARCHITECTS
PHONE 408-842-9942
FAX 408-842-9971
REIDLERNER@YAHOO.COM
7680 MONTEREY ST #105
GILROY, CA 95020

PROPOSED NEW APARTMENTS
MAYBELLE APARTMENTS
3820 MAYBELLE AVENUE
OAKLAND, CA 94619

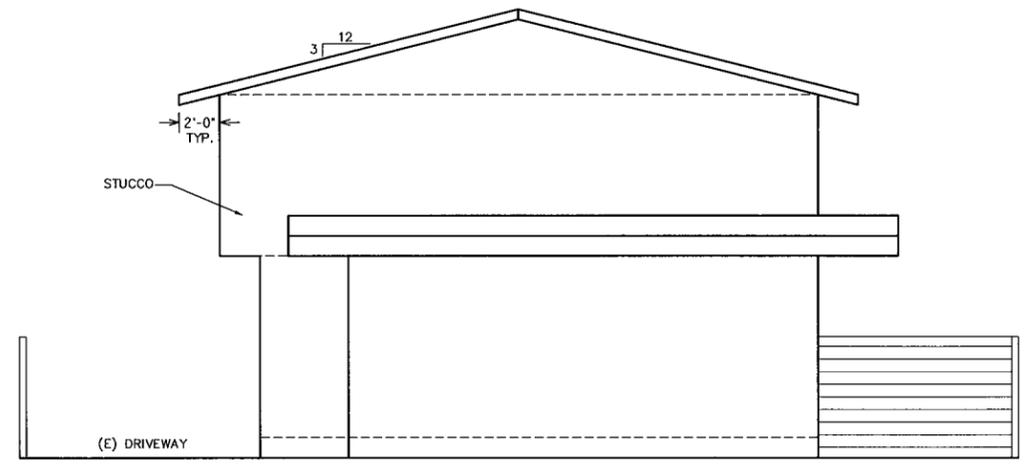
SITE ELEVATIONS

Drawn MM
Checked RL
Date
Scale AS NOTED
For PLANNING
Sheet

A7



EXISTING NORTHWEST / FRONT ELEVATION
SCALE 1" = 1/4" = 0"



EXISTING SOUTHEAST / REAR ELEVATION
SCALE 1" = 1/4" = 0"

NO.	REVISION	DATE	BY
1			
2			
3			
4			
5			


 REID LERNER ARCHITECTS
 PHONE 408-842-9942
 FAX 408-842-9971
 REIDLERNER@YAHOO.COM
 7680 MONTEREY ST #105
 GILROY, CA 95020

PROPOSED NEW APARTMENTS
 MAYBELLE APARTMENTS
 3820 MAYBELLE AVENUE
 OAKLAND, CA 94619

EXISTING ELEVATIONS

Drawn	MM
Checked	RL
Date	
Scale	AS NOTED
For	PLANNING
Sheet	

A8



PROPOSED SOUTHWEST/ RIGHT SIDE ELEVATION
SCALE 1" = 1/4" = 0'



PROPOSED NORTHEAST/ LEFT SIDE ELEVATION
SCALE 1" = 1/4" = 0'

NO.	REVISION	DATE	BY
△			
△			
△			
△			

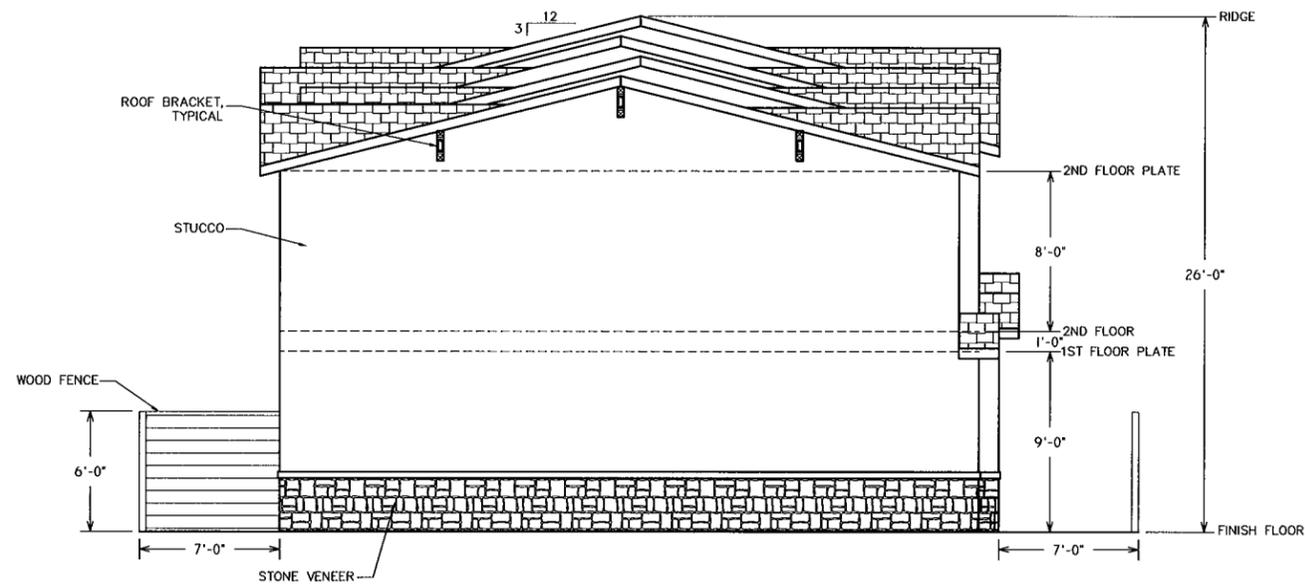

 REID LERNER ARCHITECTS
 PHONE 408-842-9942
 FAX 408-842-9971
 REID.LERNER@YAHOO.COM
 7680 MONTEREY ST #105
 GILROY, CA 95020

PROPOSED NEW APARTMENTS
 MAYBELLE APARTMENTS
 3820 MAYBELLE AVENUE
 OAKLAND, CA 94619

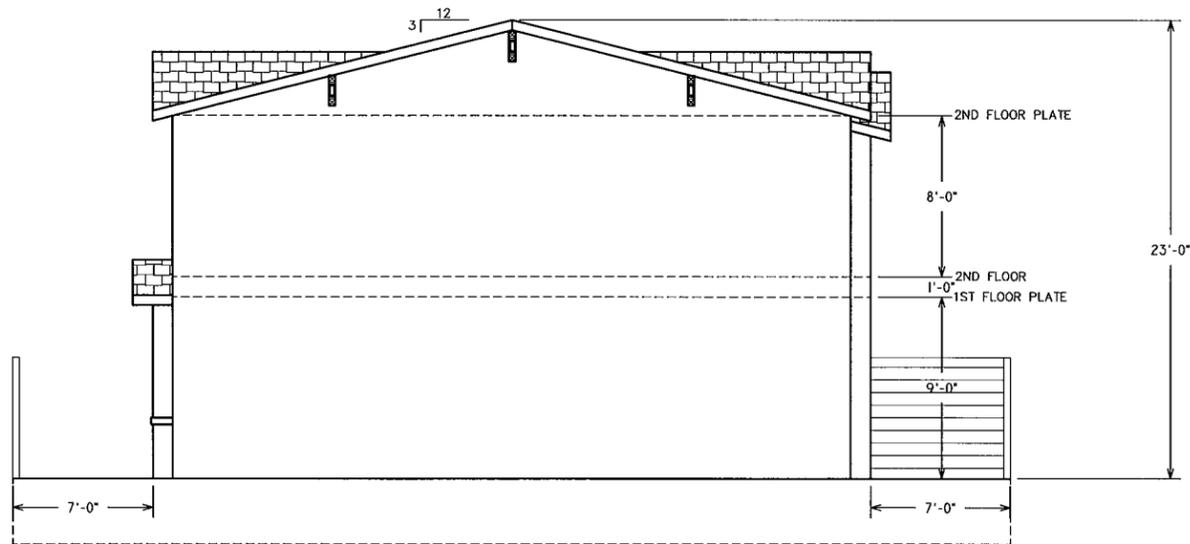
PROPOSED ELEVATIONS

Drawn	MM
Checked	RL
Date	
Scale	AS NOTED
For	PLANNING
Sheet	

A9



PROPOSED NORTHWEST / FRONT ELEVATION
SCALE: 1" = 1/4" = 0"



PROPOSED SOUTHEAST / REAR ELEVATION
SCALE: 1" = 1/4" = 0"

NO.	REVISION	DATE	BY
△			
△			
△			
△			



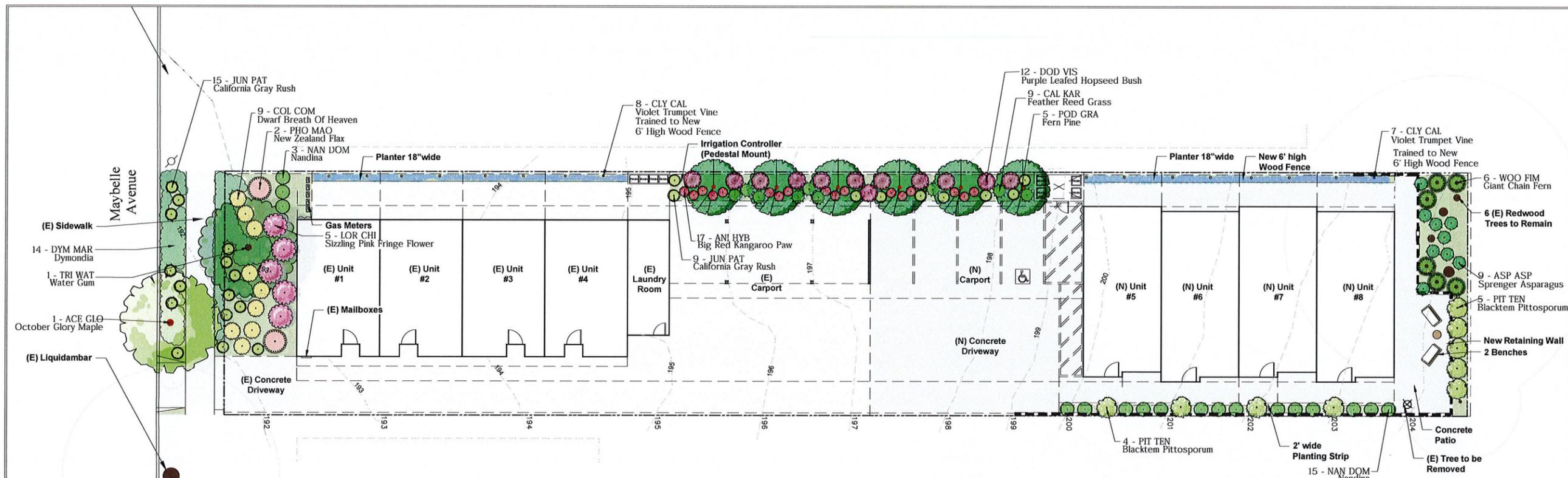
REID LERNER ARCHITECTS
PHONE 408-842-9942
FAX 408-842-9971
REIDLERNER@YAHOO.COM
7680 MONTEREY ST #105
GILROY, CA 95020

PROPOSED NEW APARTMENTS
MAYBELLE APARTMENTS
3820 MAYBELLE AVENUE
OAKLAND, CA 94619

PROPOSED ELEVATIONS

Drawn MM
Checked RL
Date
Scale AS NOTED
For PLANNING
Sheet

A10



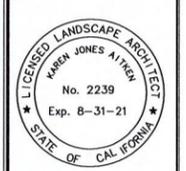
PLANT_LEGEND

TREES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	ACE GLO	Acer rubrum 'October Glory' October Glory Maple	24"box	1
	POD GRA	Podocarpus gracilior Fern Pine	24"box	6
	TRI WAT	Tristania laurina Water Gum	24"box	1
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	ANI HYB	Anigozanthos x 'Big Red' Big Red Kangaroo Paw	5 gal.	17
	COL COM	Coleonema pulchrum 'Compacta' Dwarf Breath Of Heaven	1 gal.	9
	DOD VIS	Dodonaea viscosa 'Purpurea' Purple Leaved Hopseed Bush	15 gal.	12
	LOR CHI	Loropetalum chinense 'Sizzling Pink' Sizzling Pink Fringe Flower	5 gal.	5
	NAN DOM	Nandina domestica Nandina	5 gal.	18
	PIT TEN	Pittosporum tenuifolium Blacktem Pittosporum	15 gal.	9
GRASSES & FERNS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	ASP ASP	Asparagus densiflorus 'Sprengeri' Sprenger Asparagus	5 gal.	9
	CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	5 gal.	9
	JUN PAT	Juncus patens California Gray Rush	1 gal.	24
	PHO MAO	Phormium tenax 'Maori Queen' New Zealand Flax	5 gal.	2
	WOO FIM	Woodwardia fimbriata Giant Chain Fern	5 gal.	6
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	DYM MAR	Dymondia margaretae Dymondia	1 gal.	14
VINES	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	CLY CAL	Clytostoma callistegioides Violet Trumpet Vine	1 gal.	16

REVISIONS	BY

**AITKEN ASSOCIATES
LANDSCAPE ARCHITECTS**
8262 Rancho Real Gilroy, CA 95020
Calif. Reg. #2239 (408) 842-0245
aitkenassociates@gmail.com

MAYBELLE APARTMENTS
3820 Maybelle Avenue, Oakland, CA.
LANDSCAPE PLAN



DATE 11-25-19
SCALE 1/8" = 1'-0"
DRAWN AD
JOB MAYBELLE APARTMENTS



*NOTES
(E)= Existing
(N)=NEW
A minimum three inch (3") layer of mulch shall be applied on all exposed soil surfaces of planting areas.

