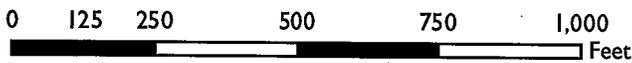
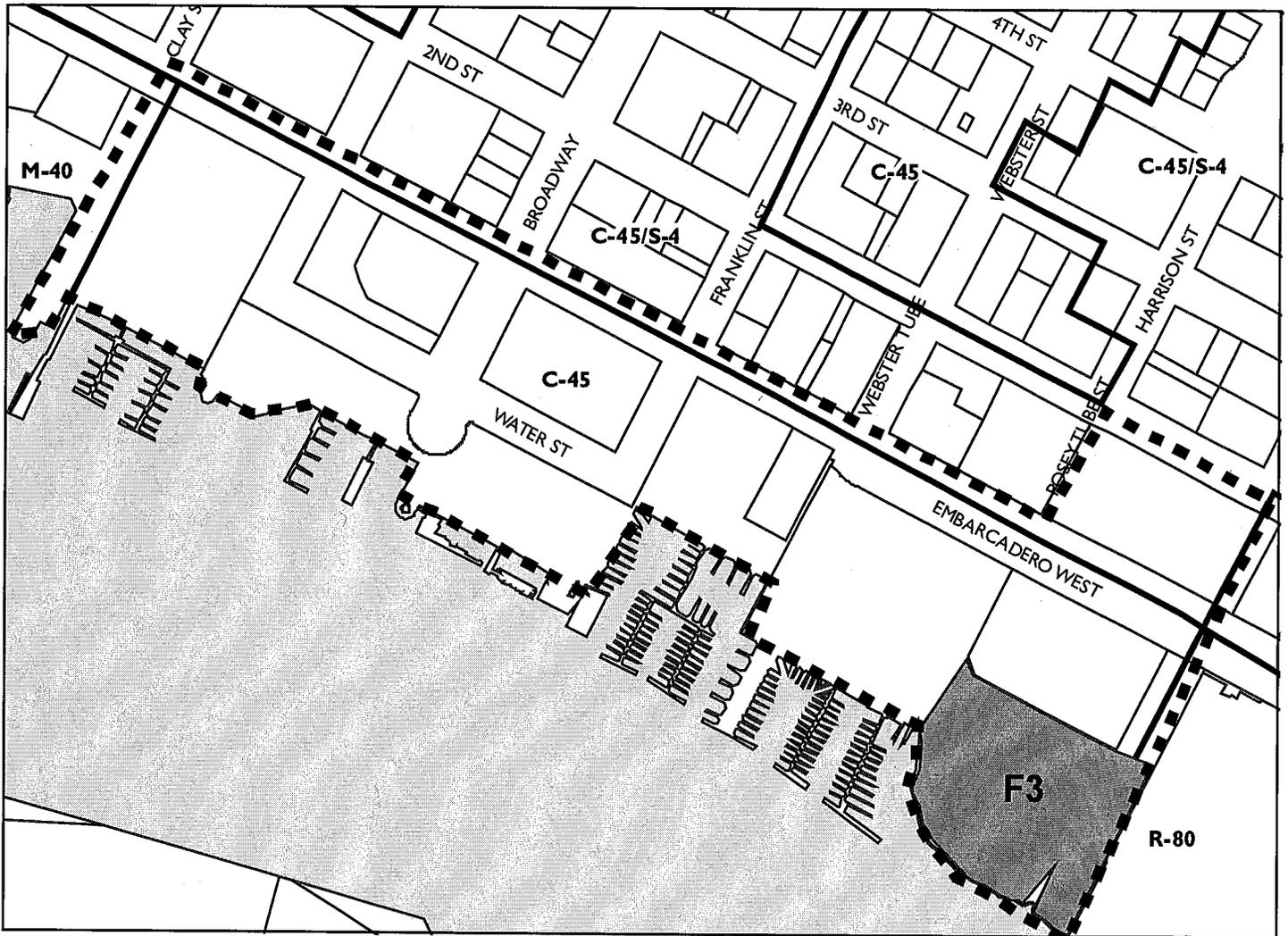


<b>Location:</b>	Jack London Square Development Project: Site F3 (south of Embarcadero, between Alice and Harrison Streets).
<b>Assessor's Parcel Numbers:</b>	018 042000402
<b>Proposal:</b>	Final Development Permits for Site F3.
<b>Applicant:</b>	CIM Group, Sean Buran: p: (323) 860-1811
<b>Contact Person:</b>	CIM Group, Sean Buran: p: (323) 860-1811
<b>Owner:</b>	CIM Group
<b>Case File Number:</b>	<b>ER030004, DA13171, PUD13170-PUDF-03</b>
<b>Planning Permits Required:</b>	Final Development Permit for Site F3 of Jack London Square Planned Unit Development Project; Minor variance for loading.
<b>General Plan:</b>	Waterfront Commercial Recreation-1.
<b>Zoning:</b>	C-45 Community Shopping Commercial Zone
<b>Environmental Determination:</b>	Final EIR certified on March 17, 2004 by the Planning Commission; Addendum #1 approved on September 23, 2014.
<b>Historic Status:</b>	None for affected sites.
<b>Service Delivery District:</b>	I – Downtown/West Oakland/Harbor
<b>City Council District:</b>	3 – Lynette Gibson McElhaney
<b>Date Filed:</b>	October 23, 2017
<b>Status:</b>	Design Review Committee review on January 31, 2018.
<b>Action to be Taken:</b>	Consider approval of FDP for Site F3.
<b>Staff Recommendation:</b>	Take public testimony, close the public hearing and consider decision.
<b>Finality of Decision:</b>	Appealable to City Council.
<b>For Further Information:</b>	Contact the case planner Catherine Payne at (510) 238-6168 or <a href="mailto:cpayne@oaklandnet.com">cpayne@oaklandnet.com</a>

**SUMMARY**

CIM Group has submitted an application for a Final Development Permit (FDP) for Site F3 of the Jack London District Planned Unit Development (PUD). The City of Oakland originally approved the nine-site, multi-phased development project known as "Jack London Square" in 2004. A revision to the PUD (and an accompanying General Plan Amendment) was approved for the project in 2014. Three sites have been constructed, building permit applications have been submitted for two additional sites, one of which has been issued, and the applicant is currently seeking a FDP for the last remaining development opportunity site included in the Jack London Square PUD. In summary, the applicant proposes hotel development, consistent with the PUD development allowances, for Site F3.

# CITY OF OAKLAND PLANNING COMMISSION



Case File: PUD13170-PUDF03  
Applicant: CIM Group  
Address: Jack London Square Development Project: Site F3  
(Oakland Estuary between Alice & Webster Streets)  
Zone: C-45

## PROJECT SITE AND SURROUNDING AREA

The Jack London Square project site is a nine-site area located along the Oakland Estuary (at the southern terminus of Broadway) between Clay and Alice Streets. More specifically, Jack London Square project "Site F3" is located on the waterfront, south of Water Street (a pedestrian paseo) and between Alice and Harrison Streets. Surrounding land uses include entertainment, dining and destination retail uses and the Jack London Square Marina to the south. Site F3 is located immediately south of the planned mixed-use residential and ground floor commercial project on Site F2, and west of "The Landing" multi-family residential complex.

## PROJECT BACKGROUND

### *Project History*

The City of Oakland approved the nine-site, multi-phased development project known as "Jack London Square" in 2004. The project is located on sites located throughout the Jack London District of Oakland, south of Interstate 880, and owned by the Port of Oakland (with the exception of Sites D and F2, which are owned by CIM Group). The project was subject to an Environmental Impact Report, Preliminary and Final Development Permits (and appeal), Major Conditional Use Permit (and appeal), Major Variance, Rezone, Development Agreement (and appeal), with final approvals for the land use entitlements granted by the Oakland City Council on June 15, 2004. The PUD was revised in 2014 to allow residential development options on Sites D and F2.

The adopted project is a mixed-use development scheme that supports the retail, entertainment and dining uses in the project area, while providing needed complementary residential uses, as well. The project was subject to a high level of design scrutiny in both 2004 and 2014, with a concern for how buildings and land uses would relate to the waterfront, to the public spaces in Jack London Square (including the Bay Trail), and to nearby residential uses.

Since 2004, the project proponent has developed three sites: Sites "C", "G" and "F1". "Site C" is a commercial building that includes 16,000 square feet of above-ground floor office space and 16,000 square feet of vacant retail, dining and entertainment space on the ground floor. "Site G" includes 1,086 parking spaces (although the site was only required to have 743 spaces), 30,000 square feet of vacant retail space on the ground floor, and a pedestrian bridge connecting the building to Jack London Square over the railroad ROW along Embarcadero. "Site F1" is a six-story building with an approximately 33,000 square-foot footprint, and encompasses a total of 191,000 square feet; there is a restaurant located on the ground floor and mostly occupied office uses on the upper floors.

Most recently, the applicant has submitted building permit applications for the approved residential uses planned for Sites D and F2. In addition, the applicant is preparing to submit applications for tenant improvements for two uses on the ground floor of Site G: an entertainment use in one part of the space, and a grocery store use in the other portion.

The current proposed FDP for a hotel at F3 is consistent with and unchanged from the original project approvals.

### *Design Review Committee*

The Design Review Committee of the Planning Commission (DRC) reviewed the proposed project at their regularly scheduled meeting on January 31, 2018. In general, the DRC and two public speakers were supportive of the project. A summary of comments includes the following:

- Request more detail regarding how dunes will be implemented on concrete base.
- Recommend using more native landscaping materials to express Oakland identity.
- Support for hotel activity.
- Request more detail on screening mechanism for rooftop bar (screening from residential units on opposite side of Water Street).
- Request a rendering of the entire Jack London Square PUD to demonstrate the change in the area since the PUD was approved in 2004.
- Communicate with Bay Conservation and Development Commission staff (BCDC) to review proposed plans.

## **PROJECT DESCRIPTION**

The proposed project is a hotel located on the waterfront in the Jack London District. The application is for a Final Development Permit (FDP) related to the Jack London District Planned Unit Development (JLD PUD).

The proposed scheme is an amenity-rich hotel that includes event space, a bar, a restaurant, a pool and landscaped grounds.

The proposed development scheme includes the following components:

- Hotel Uses: The proposed hotel is small with substantial amenities. The hotel includes a small number of rooms with significant grounds and amenities:
  - Rooms: The proposed hotel includes 155 guest rooms (or “keys”) located above-ground floor in double-loaded corridors in the portion of the building running perpendicular to the edge of the Estuary.
  - Restaurant/bar/kitchen: The proposal includes approximately 4,500 square feet of restaurant and bar space (including a separate bar on the second level of the portion of the building running parallel and adjacent to Water Street).
  - Event space/meeting rooms: The proposal includes a large, 3,700 square-foot meeting room area or event space fronting Water Street at the intersection with Harrison Street.
  - Parking: On-site parking for twenty-two vehicles is provided in the building on the ground level facing (and accessed from) Alice Street. Additional parking is available, consistent with the approved PUD, at the Parcel G garage.

- Back-of-house: Approximately 6,000 square feet of back-of-house uses (including janitorial, service, employee and office space) are located throughout the ground floor in the Alice Street and Water Street building wings.
- Design: The project is designed as an urban resort with the hotel building oriented toward significant landscaped grounds and views of the San Francisco Bay. The site is planned to create an urban wall along Water and Alice Streets, with amenities contained toward the center of the site, and a landscaped berm edge along the San Francisco Bay Trail (Bay Trail) to provide privacy and a visually interesting experience from the Bay Trail. In addition, the project has been oriented to maximize views of the Oakland Estuary and San Francisco Bay beyond.
  - Size and Layout: The proposed 100,000 square-foot building is L-shaped with one wing fronting Water Street and the other wing located parallel to Alice Street. The Water Street wing is two stories while the Alice Street wing is six stories. The Alice Street wing contains the parking and back-of-house uses on the ground floor with the hotel rooms located in the upper five stories, sited to maximize views. The Water Street wing includes the lobby, restaurant, bar, event space and meeting rooms, back-of-house uses, and a public restroom.
  - Ground floor height: The ground floor will have a minimum of fifteen feet floor-to-ceiling height.
  - Landscaping concept: The landscaping is designed to provide boutique hotel outdoor amenities strongly connected to an enhanced public Bay Trail experience along the water's edge. The landscape design includes better defining the Harrison and Water Streets intersection node and bringing the East Green and Bay Trail experiences into the node. The Bay Trail experience is designed to provide an easily accessible path while evoking a regional estuarine landscape, including a wooden boardwalk and no-mow grass slopes to the water's edge. The transition to the hotel site is a palm-studded slope, hinting at the boutique resort experience of the hotel while providing a connection to the larger Oakland waterfront. See full discussion of landscape design below.

## GENERAL PLAN ANALYSIS

### *Existing General Plan Land Use Classifications*

The Site F3 General Plan land use classification is Waterfront Commercial Recreation-1 (WCR-1). The intent of this classification is to "Extend public-oriented waterfront activities west from Webster Street to Alice Street, in conjunction with enhanced public access, open space, and recreational opportunities." (EPP, page 132) With regards to desired character, "Future development in this area should be primarily retail, restaurant, cultural, office, hotel, commercial-recreational, conference, exhibition, performances, shows, parks and public open spaces, and recreational opportunities with active public-oriented uses on ground floors on streets and adjacent to open space areas. Water uses also included." (EPP, p. 132) The maximum FAR is 3.0. The WCR-1 designation allows hotel uses and emphasizes pedestrian-oriented development with active public-oriented uses on the ground floor.

**ZONING ANALYSIS**

*Zoning District Analysis*

Site F3 is zoned C-45 Community Shopping Commercial Zone (C-45 zone). The zoning regulations are consistent with the General Plan land use designations and would allow the proposed project. The intent of the C-45 zone is to “create, preserve, and enhance areas with a wide range of both retail and wholesale establishments serving both long and short term needs in compact locations oriented toward pedestrian comparison shopping, and is typically appropriate to commercial clusters near intersections of major thoroughfares.” (Oakland Planning Code Section 17.56.010) The maximum FAR is 7.0. The C-45 zone regulations allow semi-transient habitation, or hotel uses, outright. The planned hotel has a 1.0 FAR and is an allowed use and within the allowable intensity specified in the C-45 district.

The following table compares the proposed project with the C-45 development standards:

Zoning Criteria	C-45 Development Standards	Site F3 Proposal	Comments
Land Use	Includes semi-transient residential	Semi-transient residential	Complies
Maximum FAR	7.0	1.0 FAR (100k sf building/100k sf site)	Zoning intensity does not apply in Estuary Plan area if GP FAR not exceeded; Complies
Front Yard	0'	0' and greater	Complies
Street Side Yard	0'	0' and greater	Complies
Interior Side Yard	0' unless if opposite living room window, then 8' plus 2' additional for each story above ground level	0' and greater	Complies
Courts	Required opposite legally required windows	Courts provided	Complies
Rear Yard	0'	0' and greater	Complies
Building Height	None	80'	Complies
Parking	No maximum	22 spaces (plus Site G garage)	Complies
Loading	<50 k sf = 0 >50k sf = 1	None shown	1 space required; Does not comply; Minor variance required
Bicycle Parking	Long-term: 1 per 4 keys Short-term: 1 per 20 keys		47 spaces required; TBD prior to issuance of construction permit
Recycling Space	2 cubic feet of space per unit	None shown	310 cf required; TBD prior to issuance of construction permit

*PUD Analysis*

The planned hotel is the prescribed use for the Jack London District PUD. The land use entitlements allow for an up-to 250-key hotel, with a maximum size of 220,000 square feet, and up to 30,000 square feet of conference space. The proposed Site F3 FDP application is within the approved allowances, with 155 keys in an approximately 100,000 square-foot facility, and less than 4,000 square feet of meeting and event space.

**ENVIRONMENTAL REVIEW**

The planned Jack London District PUD, approved in 2004, fully evaluated environmental impacts of the project, in accordance with all applicable requirements. Specifically, the City of Oakland prepared and certified an Environmental Impact Report (EIR) under the California Environmental Quality Act (CEQA). The City Council certified the EIR for the existing project approvals on June 15, 2004. The EIR considered an envelope of development of up to 960,700 square feet of commercial uses.

In 2014, the City approved revisions to the PUD. At that time, in accordance with CEQA, the City reviewed and analyzed the proposed project changes and other relevant information to determine whether circumstances requiring the preparation of a subsequent or supplemental EIR exist. The project approved in 2014 allows development of up to 1,287,700 net new gross square feet (gsf) of commercial and residential uses (including up to 665 dwelling units and a "Maximum Commercial Scenario" that could develop up to 960,700 net new gsf of commercial uses--similar to the project analyzed in the 2004 EIR). Based upon substantial information, the City determined that none of those circumstances were present. Therefore, the appropriate CEQA documentation was an Addendum. An Addendum is appropriate when none of the circumstances that require a supplemental or subsequent EIR pursuant to CEQA Guidelines Section 15162 have occurred, specifically:

- There are no substantial changes proposed in the project which would result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- There are no substantial changes with respect to project circumstances which would result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
- There is no new information of substantial importance which would result in new significant environmental effects, a substantial increase in the severity of previously identified significant effects, previously infeasible mitigation measures or alternatives now found to be feasible, or new mitigation measures or alternatives which are considerably different from previous ones that would substantially reduce environmental effects.

The Addendum was published and made available to the public on May 9, 2014. The EIR and Addendum are provided under separate cover to the Planning Commission and are available to the public at 250 Frank Ogawa Plaza, Suite 3315, Oakland CA 94612 during normal business hours and at

<http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009158> (see line item #19).

The specific Jack London District PUD action subject to CEQA compliance at this time is limited to a FDP and minor variance for loading for the planned hotel at Site F3. FDPs are, by definition, design refinement and evolution of the approved project, and not changes to the approved project. This FDP does not change the planned land use or conceptual design of the Jack London District PUD, as permitted under the PUD, and analyzed in the EIR and Addendum. Since there is no substantive change to the project and the project is already approved, there is no justification for preparing new analyses and/or studies of potential effects of the project on the environment. Therefore, no subsequent or supplemental environmental review is required under CEQA.

## ISSUES

The proposed project is an attractive hotel design with components of a destination resort. The expansive grounds and separate bar and restaurant, along with amenities like an outdoor pool and possible event space, suggest a luxury recreation and entertainment experience more than a modest economy hotel or motel facility. A luxury, destination hotel would be a beneficial use in the Jack London District and for the Oakland community, attracting visitors to the city and activating the waterfront consistent with long-term City goals and objectives. The applicant has worked to resolve issues identified by staff and the DRC in the following manner:

- **Hotel Site Planning:** Staff previously identified a concern regarding the location of meeting rooms at the intersection of Harrison and Water Streets. Water Street is the primary axis around which the Jack London District is organized and the dining and entertainment heart of the district. The intersections between Water Street and crossing streets, like Harrison Street, should function as highly activated nodes with concentrated commercial uses and connectivity between the private and public realms. This intersection is one of the primary points of access from the surrounding area into the Jack London District and should feel open, busy and welcoming. The applicant has revised their plans to indicate a café with indoor and outdoor seating at that location. This is an appropriate active use and design for this location.
- **Landscape Design:** Previously, before the DRC, staff expressed concern about the landscaped interface between the public Bay Trail area and the private hotel grounds. The DRC and members of the public also expressed concern regarding how the dunes would function (i.e., would the sand be difficult to maintain in place, how would the dunes be publicly accessible). The DRC requested the applicant meet with Bay

Conservation and Development Commission (BCDC) staff and refine the landscape design prior to Planning Commission consideration.

Since the DRC meeting, the applicant did meet with BCDC staff and has significantly revised the landscape design. Staff supports the current conceptual design; The current design defines the intersection at Harrison and Water Streets and emphasizes the Bay Trail as the primary design and use feature along the waterfront adjacent to the hotel:

- Harrison and Water Streets Intersection: The Harrison and Water Streets intersection (intersection) has been refined to make the actual node smaller by expanding the East Green and Bay Trail components into the node and providing a direct connection between the East Green and the Bay Trail. The more intimate node should feel more activated without relying heavily on adjacent uses. The node will also be easier to navigate as the adjacent uses will be closer and more visible.
  - The Bay Trail: The Bay Trail is reinvisioned as a very broad boardwalk that follows the natural path users have taken there over the years. The wooden boardwalk and no-mow grasses on the water side of the Bay Trail will evoke an estuarine experience while allowing for heavy public use in an urban environment. The softscape on the land side of the Bay Trail will be graded to slope up toward the hotel property and to include palm trees, evocative of California boutique hotel experience, while providing a landscape transition between public and private realms. In this case, the palm trees will provide a transition between the Bay Trail and hotel, while also providing a visual marker along the Oakland waterfront, in keeping with Broadway Plaza to the west and Estuary Park to the east.
- Water Street: The Site F3 plans previously reviewed by the DRC suggest a canopy feature over Water Street. Staff expressed concern that this feature will make the pedestrian paseo feel private. The applicant has revised the design of the paseo to feel intimate but accessible. The applicant proposes lighting and furnishings (moveable planters and seating) to reduce the apparent scale and dimension of the space for visitors. In this way, the space will become a transition between the Alice Street terminus of Water Street and the very public, commercial core of Water Street closer to Broadway. In essence, this section of Water Street, consistent with the adjacent land uses, will feel intimate and quiet, but not private. Staff supports the revised design.
  - Architectural Design: The proposed building is attractively designed with clean massing, interesting projections, large window openings and reliance on high-quality finishes. Staff has no specific concerns about the architectural design of the building.
  - Development Agreement: The proposed FDP is subject to the Jack London District PUD and to a Development Agreement (DA) between the Master Developer and the City of Oakland. The Development Agreement protects the project from the application of new fees and requirements legislated following adoption of the DA, such as the recently adopted Affordable Housing and Transportation and Capital Improvement Impact Fees.

The proposed FDP is, by definition, consistent with the PUD and therefore is not subject to the City of Oakland's impact fees.

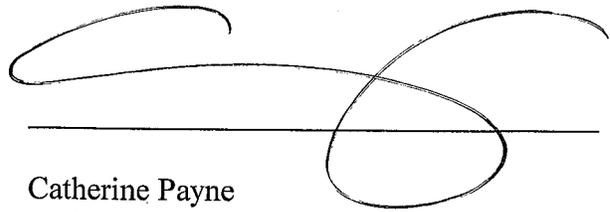
- Conditions of Approval: FDPs are subject to the adopted PUD Conditions of Approval, most recently revised in 2014. There are no proposed changes to the adopted Conditions of Approval at this time.

**RECOMMENDATION**

Staff finds the development proposal for Site F3 to be well-designed, generally sensitive to the waterfront setting, and unique enough to work in synergy with the Jack London location to contribute to the regional destination quality of the area. Staff recommends the following:

- Approve the Site F3 FDP (case file PUD13170-PUDF03), subject to the attached findings; and
- Approve a Minor Variance for the provision of no loading spaces where one is required under the applicable zoning regulations, subject to the attached findings;
- Direct staff to work with the applicant prior to issuance of construction-related permits to ensure delivery of the following items:
  - Water Street improvements to be consistent with design intention indicated on plans;
  - Ensure private and public landscaping, including the section of San Francisco Bay Trail, is attractively designed to provide a seamless connection between the private and public realms, and to provide substantive public amenities; and
  - Ensure provision of adequate bike parking and recycling space to comply with applicable zoning regulations.

Prepared by:



Catherine Payne  
Acting Development Planning Manager

Approved for forwarding to the Planning Commission:



Darin Ranelletti, Deputy Director  
Bureau of Planning

Attachments:

- A. Proposed Project Plans

**NOTE:** The EIR and Addendum was published and made available to the public on May 9, 2014. The EIR and Addendum are provided under separate cover to the Planning Commission and are available to the public at 250 Frank Ogawa Plaza, Suite 3315, Oakland CA 94612 during normal business hours and at

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### FINDINGS FOR APPROVAL

The Jack London District PUD Site F3 FDP meets the required findings for compliance with:

- California Environmental Quality Act; and
- Oakland Planning Code Sections:
  - 17.140.040 (Final Development Plan Criteria)
  - 17.136.050 (Regular Design Review Criteria)
  - 17.148.050 (Variance Findings)

Required findings are shown in **bold** type; explanations as to why these findings can be made are in normal type. The project's conformance with the following findings is not limited to the discussion below, but is also included in all discussions in this report, the CEQA Analysis Document, and elsewhere in the record.

### CEQA FINDINGS

The planned Jack London District PUD, approved in 2004, fully evaluated environmental impacts of the project, in accordance with all applicable requirements. Specifically, the City of Oakland prepared and certified an Environmental Impact Report (EIR) under the California Environmental Quality Act (CEQA). The City Council certified the EIR for the existing project approvals on June 15, 2004. The EIR considered an envelope of development of up to 960,700 square feet of commercial uses.

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### **Planned Unit Development Findings**

#### **Section 17.140.040 Final Development Plan Finding**

**The final plan shall conform in all major respects with the approved preliminary development plan.**

The FDP conforms in all respects to the preliminary development plan.

The Site F3 project is within the allowable commercial densities, height and massing envelope included for that site in the PUD.

### Regular Design Review

#### 17.136.050--Regular design review criteria.

Regular design review approval may be granted only if the proposal conforms to all of the following general design review criteria, as well as to any and all other applicable design review criteria:

A. For Residential Facilities.

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 proposed FDP is within the four- to eight-story height context of the surrounding area and generally steps down toward the water and toward Broadway. The building supports the unique character of the Jack London District waterfront with an orientation to the waterfront and views across the San Francisco Bay.**

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

**As noted above, the proposed FDP is within the four- to eight-story height context of the surrounding area. The hotel is designed to step down toward the water and to open up to the water, supporting the location on the Estuary. In addition, the project is designed as destination lodging with expansive grounds and a connection to the water.**

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

**As noted above, the proposed FDP is within the four- to eight-story height context of the surrounding area. As such, the project does not result in a visual or physical barrier to the waterfront on which it is located and blends into the surrounding working port, warehousing and loft area.**

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

NA

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 FDP complies with the DA, the PUD and the design guidelines for the Jack London Square Development Project and supports the moderately dense,**

**mixed-use scale and character of the development and surrounding neighborhood.**

B. For Nonresidential Facilities and Signs.

1. That the proposal will help achieve or maintain a group of facilities which are well related to one another and which, when taken together, will result in a well-composed design, with consideration given to site, landscape, bulk, height, arrangement, texture, materials, colors, and appurtenances; the relation of these factors to other facilities in the vicinity; and the relation of the proposal to the total setting as seen from key points in the surrounding area. Only elements of design which have some significant relationship to outside appearance shall be considered, except as otherwise provided in Section 17.136.060;

**As noted above, the planned hotel is designed to provide a bookend to the southern edge of the Jack London District, to frame the primary pedestrian promenade, Water Street, and to take advantage of the location on and views across the San Francisco Bay. The building is designed to look different from the recently approved Site F2 residential project on the opposite side of Water Street. However, the hotel is low-slung parallel to the water's edge to allow for views from the F2 residential project over the hotel. In addition, the hotel includes a strong corner element at the intersection of Water and Harrison Streets to provide an active node with the F2 commercial corner element.**

2. That the proposed design will be of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area;

**The project is designed to provide a destination hotel with ample indoor and outdoor event space to provide an attractive, active use that will complement the residential, retail and entertainment uses in the area. In addition, the project is designed with an active corner at Water and Harrison Streets to complete the active node with the F2 commercial corner.**

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

**The proposed project is a Final Development Permit which, by definition, conforms to all City of Oakland land use regulatory controls, including the Estuary Policy Plan, the underlying zoning regulations, the PUD, and the Development Agreement.**

C. For Local Register Properties that are not Landmarks or located in the S-7 or S-20 Zone:

1. That for additions or alterations, the proposal will not substantially impair the visual, architectural, or historic value of the affected site or facility. Consideration shall be given to design, form, scale, materials, texture, lighting, landscaping,

Signs, and any other relevant design element or effect, and, where applicable, the relation of the above to the original design of the affected facility.

NA

D. For Potential Designated Historic Properties that are not Local Register Properties: That for additions or alterations,

1. The design matches or is compatible with, but not necessarily identical to, the property's existing or historical design; or
2. The proposed design comprehensively modifies and is at least equal in quality to the existing design and is compatible with the character of the neighborhood; or
3. The existing design is undistinguished and does not warrant retention and the proposed design is compatible with the character of the neighborhood.

NA

E. For Retaining Walls:

1. That the retaining wall is consistent with the overall building and site design and respects the natural landscape and topography of the site and surrounding areas;

NA

2. That the retaining wall is responsive to human scale, avoiding large, blank, uninterrupted or undesigned vertical surfaces;

NA

3. That the retaining wall respects the natural topography, avoiding obvious scars on the land;

NA

4. 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.

NA

### Minor Variance

#### MINOR VARIANCE FINDINGS (SECTION 17.148.050)

1. That strict compliance with the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the purposes of the zoning regulations, due to unique physical or topographic circumstances or conditions of design; or as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution improving livability, operational efficiency, or appearance.

**The proposal to reduce the number of loading spaces reduces the amount of project square footage dedicated to parking-related uses. With available on-site parking, smaller delivery vehicles will be able to enter the garage to make deliveries.**

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

**The proposal to reduce the number of loading spaces is common for commercial projects in Oakland, and allows for maximized activated ground-floor frontages and active uses within the first 60 vertical feet of the building face, contributing to a more lively and engaging presence in the neighborhood. With available on-site parking, smaller delivery vehicles will be able to enter the garage to make deliveries.**

3. That the variance, if granted, will not adversely affect the character, livability, or appropriate development of abutting properties or the surrounding area, and will not be detrimental to the public welfare or contrary to adopted plans or development policy.

**The proposal to reduce the number of loading spaces is common for commercial projects in Oakland, and allows for maximized activated ground-floor frontages and active uses within the first 60 vertical feet of the building face, contributing to a more lively and engaging presence in the neighborhood. With available on-site parking, smaller delivery vehicles will be able to enter the garage to make deliveries. In short, reduced loading will enhance the character and livability of the neighborhood. The proposed off-site loading is immediately adjacent to the site, on a cul-de-sac that is used mainly for site access.**

4. That the variance will not constitute a grant of special privilege inconsistent with limitations imposed on similarly zoned properties or inconsistent with the purposes of the zoning regulations.

**The proposal to reduce the number of loading spaces is common for commercial projects in Oakland, and allows for maximized activated ground-floor frontages and active uses within the first 60 vertical feet of the building face, contributing to a more lively and**

**engaging presence in the neighborhood. With available on-site parking, smaller delivery vehicles will be able to enter the garage to make deliveries. In short, reduced loading will enhance the character and livability of the neighborhood.**

5. That the elements of the proposal requiring the variance (e.g. elements such as buildings, walls, fences, driveways, garages and carports, etc.) conform with the design review criteria set forth in the design review procedure at Section 17.136.070.

**The proposed on-street loading is located away from the active project frontages and rights-of-way, and is located to reduce the deleterious effect of "back-of-house", unactivated uses along active frontages. Limiting the loading spaces allows for an increase in active uses both horizontally along the public right-of-way and vertically (bringing active uses closer to grade) to provide a more inviting environment for users.**

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

**The proposed project will be consistent with the General Plan, design guidelines and zoning as discussed elsewhere in this report and hereby incorporated by reference.**

7. For proposals involving one or two residential dwelling units on a lot: That, if the variance would relax a regulation governing maximum height, minimum yards, maximum lot coverage or maximum floor area ratio, the proposal also conforms with at least one of the following additional criteria:
  - a. The proposal when viewed in its entirety will not adversely impact abutting residences to the side, rear, or directly across the street with respect to solar access, view blockage and privacy to a degree greater than that which would be possible if the residence were built according to the applicable regulation and, for height variances, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height; or
  - b. Over sixty (60) percent of the lots in the immediate vicinity are already developed and the proposal does not exceed the corresponding as-built condition on these lots and, for height variances, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height. The immediate context shall consist of the five closest lots on each side of the project site plus the ten closest lots on the opposite side of the street (see illustration I-4b); however, the Director of City Planning may make an alternative determination of immediate context based on specific site conditions. Such determination shall be in writing and included as part of any decision on any variance.

**Not applicable, as the project development includes commercial uses.**



# JACK LONDON SQUARE HOTEL

OAKLAND, CALIFORNIA

DEVELOPER

**CIM** CIM Group

4700 WILSHIRE BOULEVARD,  
LOS ANGELES, CA 90010  
T 323.860.4900

ARCHITECT

**SCB** SOLOMON CORDWELL BUENZ  
© 2016

255 CALIFORNIA STREET  
SAN FRANCISCO, CA 94111  
T 415.216.2450



Embarcadero (Facing North)



Washington St

110 Washington

101 Broadway

Broadway

444 Embarcadero

Franklin St

384 Embarcadero



Webster St

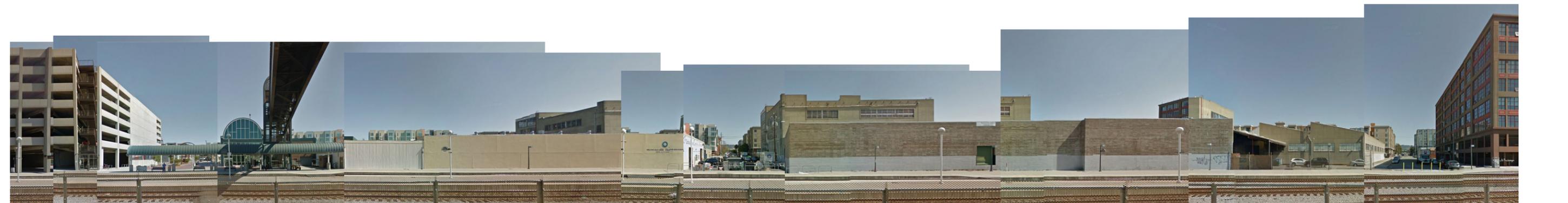
100 Webster

311 2nd St

Harrison St

255 2nd St

Alice St



Alice St

245 2nd St

225 2nd St

105 Jackson

Jackson St

175 2nd St

Madison St

Embarcadero (Facing South)



141 Embarcadero

Jackson St

101 Embarcadero

Alice St

PARCEL F2

Harrison St



55 Harrison

65 Webster

Franklin St

98 Broadway

Water St & SF Bay Trail (Facing North)



Broadway

98 Broadway

Franklin St

65 Webster



Webster St

55 Harrison



55 Harrison

Harrison St

PARCEL F3

Alice St

131 Embarcadero

121 Embarcadero

Madison St

Water St & SF Bay Trail (Facing South)



PARCEL F3



Webster St

31 Webster

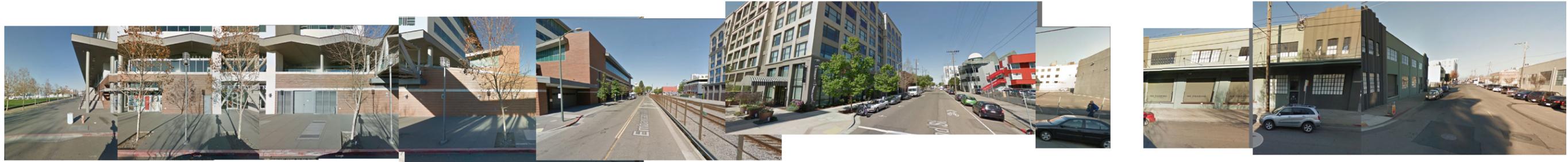


1 Franklin Franklin St

409 Water

Broadway

Harrison St (Facing West)



55 Harrison

Embarcadero

311 2nd St

2nd St

229 Harrison

3rd St



311 4th St

4th St

300 4th St

417 Harrison

425 Harrison

5th St

Alice St (Facing East)



5th St

428 Alice

4th St

247 4th St

248 3rd St

3rd St

220-200 Alice

2nd St

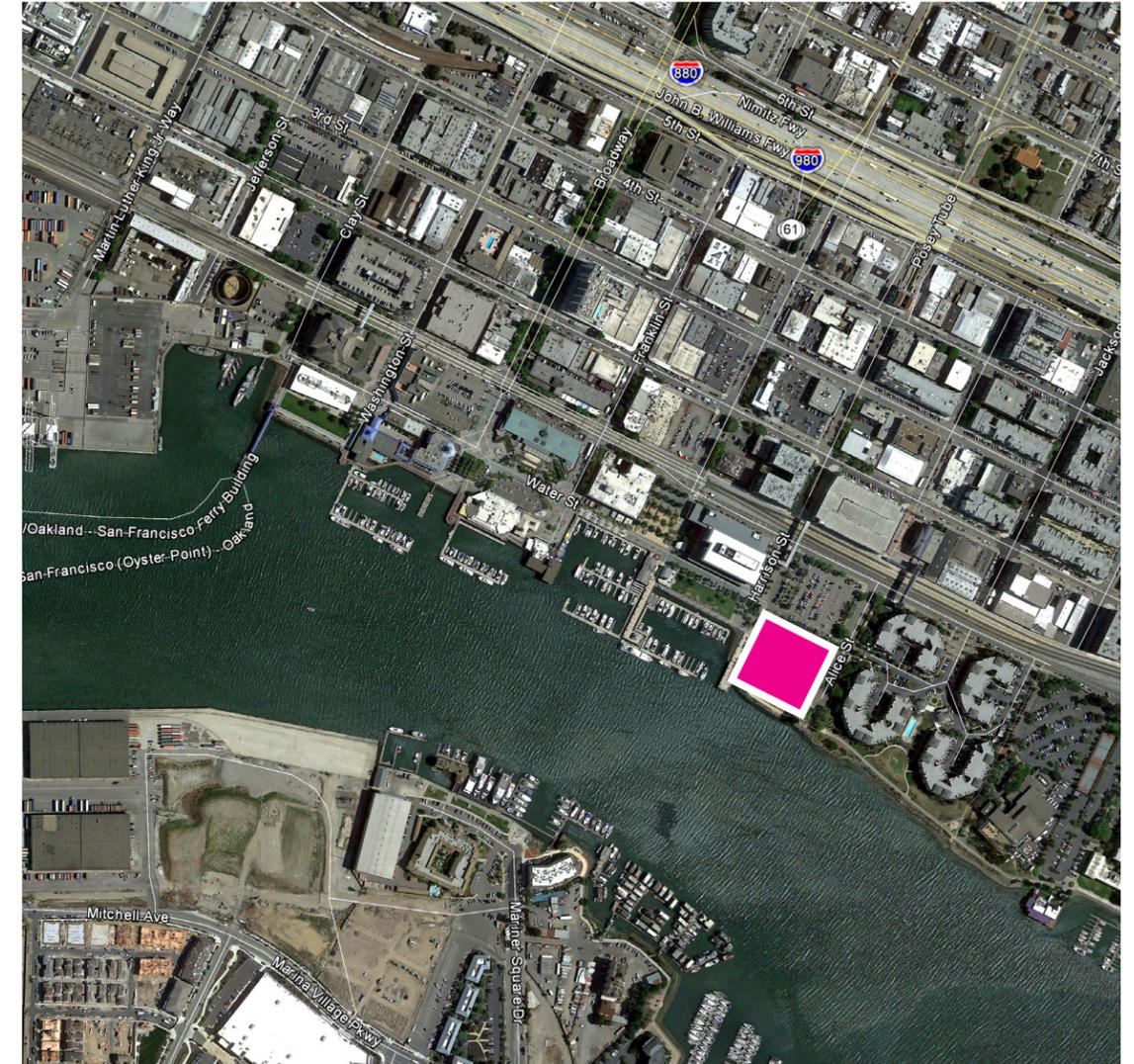
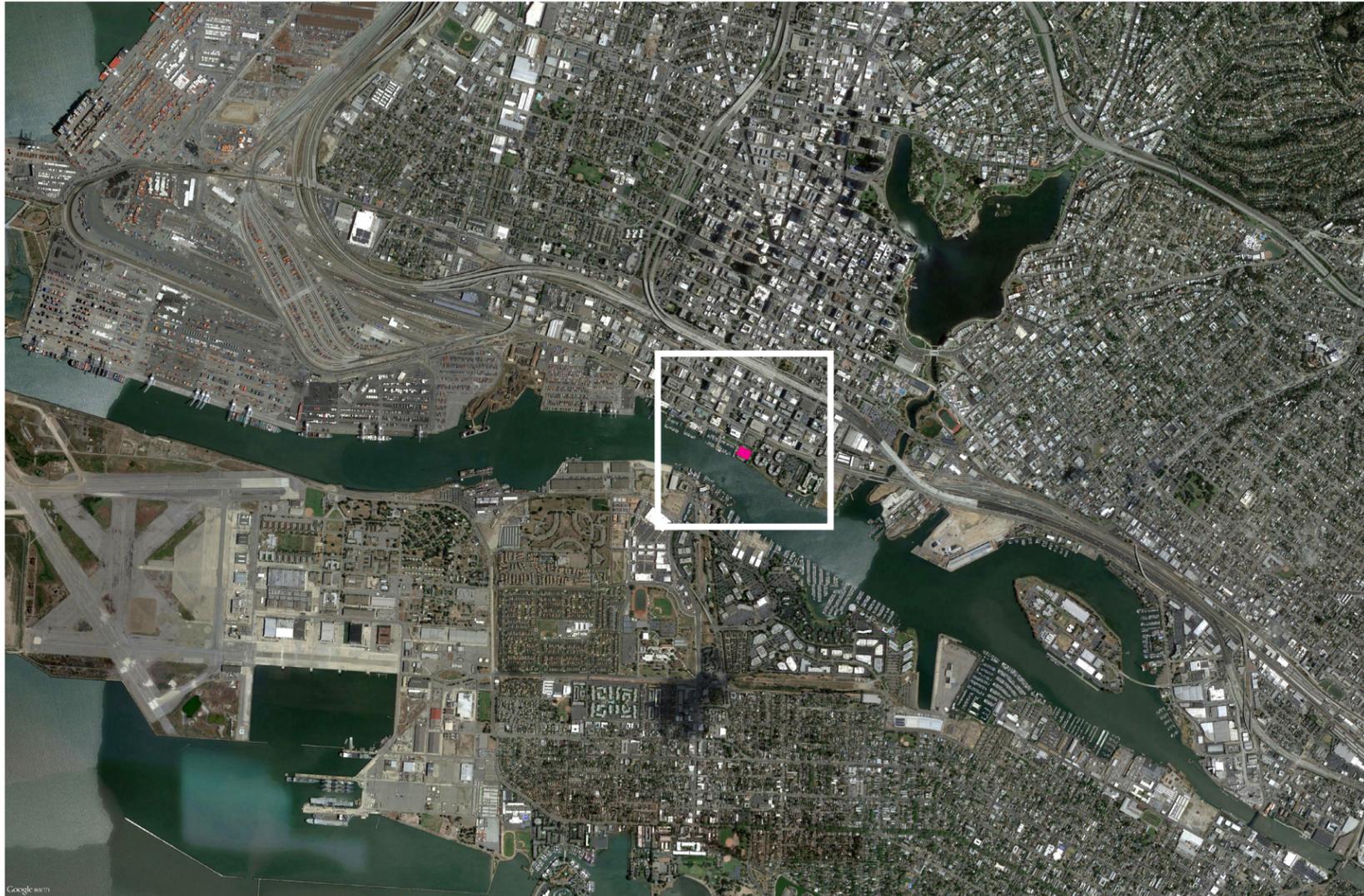


Embarcadero

101 Embarcadero

2-58 Alice

PARCEL F3



Item	Notes	FDP - Proposed
<b>Regulating Agency</b>	City of Oakland	
Governing Regulations	Ordinance No. 12612	
<b>Parcel Area</b>	99,826 sf	
<b>Zoning Classification</b>	C-45; PUD	
<b>General Plan Classification</b>	MUD	
<b>Land Use</b>	Hotel: Conference Center; Retail	Mixed Use
<b>Density (Unit Count)</b>		155 rooms
<b>FAR</b>	7.00	
<b>Building Height</b>	175' (13 stories Max.)	67' 6 stories
<b>Parking</b>	One (1) space for each six hundred (600) square feet on the ground floor One (1) space for each one thousand (1,000) square feet of floor area not on the ground floor of a building	22 parking spaces on-site balance of code required parking to be provided per PUD on Site G (§17.142.100.F)

ASSESSOR'S MAP 18

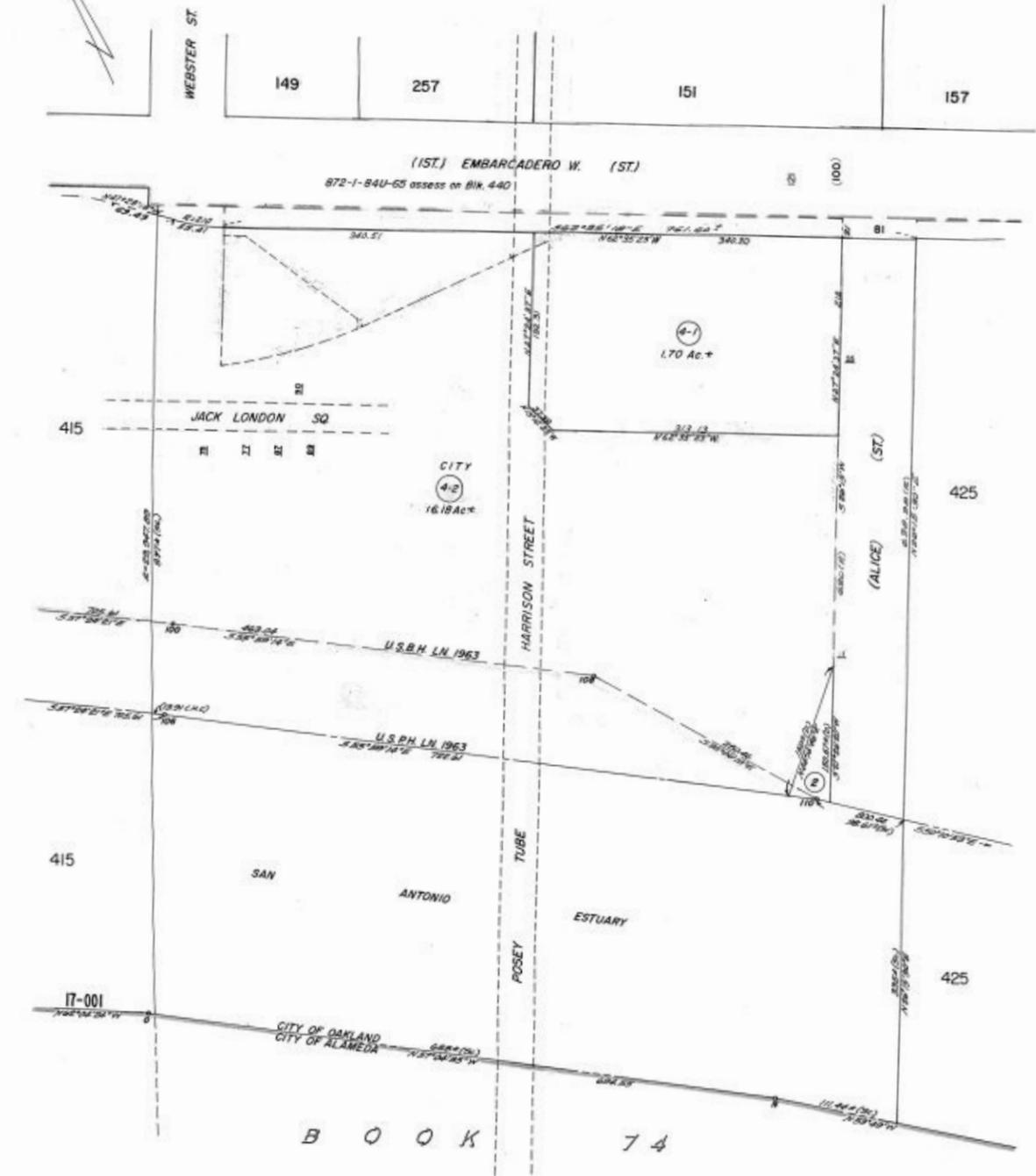
Code Area Nos. 17-001

420 Scale: 1" = 100'

OAKLAND AND VICINITY (BOARDMAN) (Bk. 17 Pg. 14)

B O O K 1

Drawn: 2-66 R.H.S. Revised: 4-20-27 66E  
6-24-36 CSL  
3-31-08 ZC  
10-08-10 ZC  
8-23-15 LL

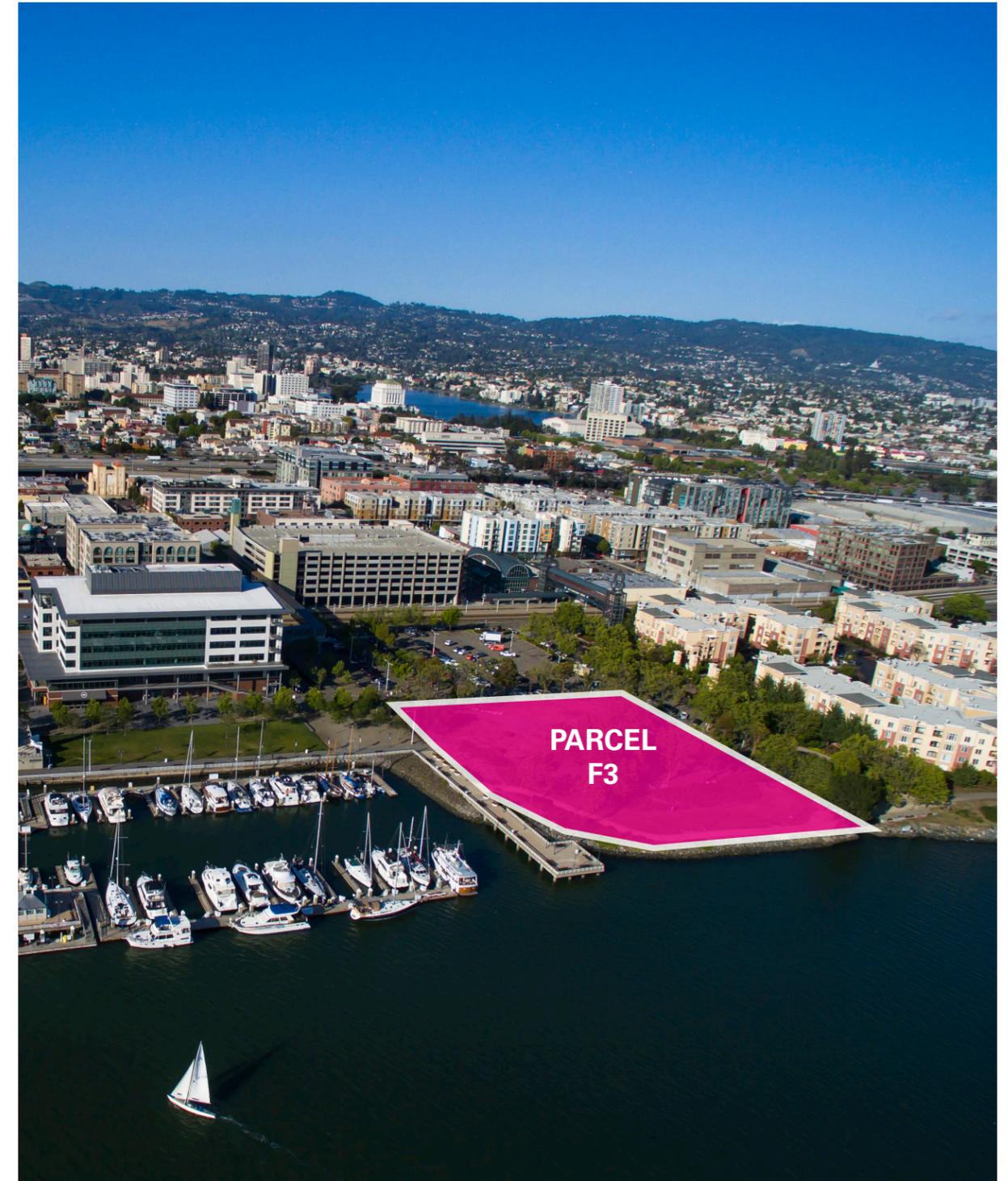


B O O K 7 4



ASSESSOR MAP  
PLANNING COMMISSION REVIEW  
Jack London Square - Parcel F3  
CIM Group

03 - 12 - 2018  
F3: 2017011





1: View of Parcel F3 from Alice Street



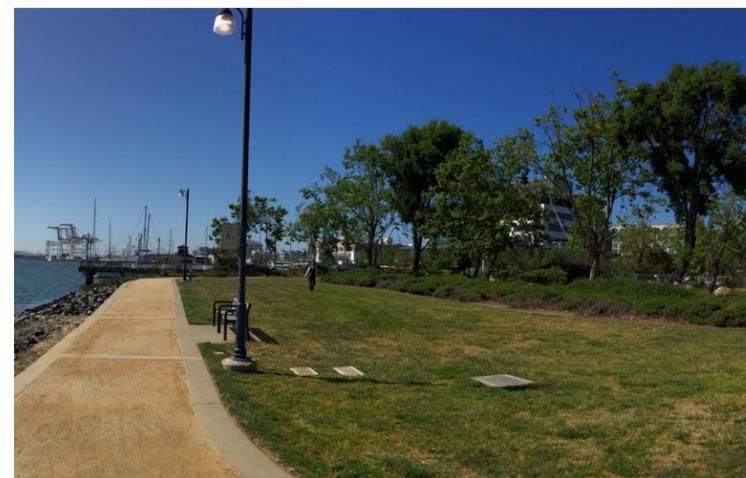
2: View of Parcel F3 from Waterfront



3: View of Parcel F3 from Water Street and Harrison Street



4: View of Parcel F3 from Alameda Island



5: View from SF Bay Trail of Parcel F3



**LEED v4 for BD+C: New Construction and Major Renovation**  
Project Checklist

Project Name: JLS Parcel F3  
Date: 08.21.2017

Y ? N  
1

Credit Integrative Process 1

10	2	20	Location and Transportation	16
		16	Credit LEED for Neighborhood Development Location	16
1			Credit Sensitive Land Protection	1
		2	Credit High Priority Site	2
5			Credit Surrounding Density and Diverse Uses	5
3	2		Credit Access to Quality Transit	5
		1	Credit Bicycle Facilities	1
1			Credit Reduced Parking Footprint	1
		1	Credit Green Vehicles	1

5	5	0	Sustainable Sites	10
Y			Prereq Construction Activity Pollution Prevention	Required
	1		Credit Site Assessment	1
	2		Credit Site Development - Protect or Restore Habitat	2
1			Credit Open Space	1
2	1		Credit Rainwater Management	3
2			Credit Heat Island Reduction	2
	1		Credit Light Pollution Reduction	1

4	0	3	Water Efficiency	11
Y			Prereq Outdoor Water Use Reduction	Required
Y			Prereq Indoor Water Use Reduction	Required
Y			Prereq Building-Level Water Metering	Required
2			Credit Outdoor Water Use Reduction	2
2			Credit Indoor Water Use Reduction	6
		2	Credit Cooling Tower Water Use	2
		1	Credit Water Metering	1

9	7	17	Energy and Atmosphere	33
Y			Prereq Fundamental Commissioning and Verification	Required
Y			Prereq Minimum Energy Performance	Required
Y			Prereq Building-Level Energy Metering	Required
Y			Prereq Fundamental Refrigerant Management	Required
6			Credit Enhanced Commissioning	6
1	5	12	Credit Optimize Energy Performance	18
		1	Credit Advanced Energy Metering	1
	2		Credit Demand Response	2
		3	Credit Renewable Energy Production	3
		1	Credit Enhanced Refrigerant Management	1
2			Credit Green Power and Carbon Offsets	2

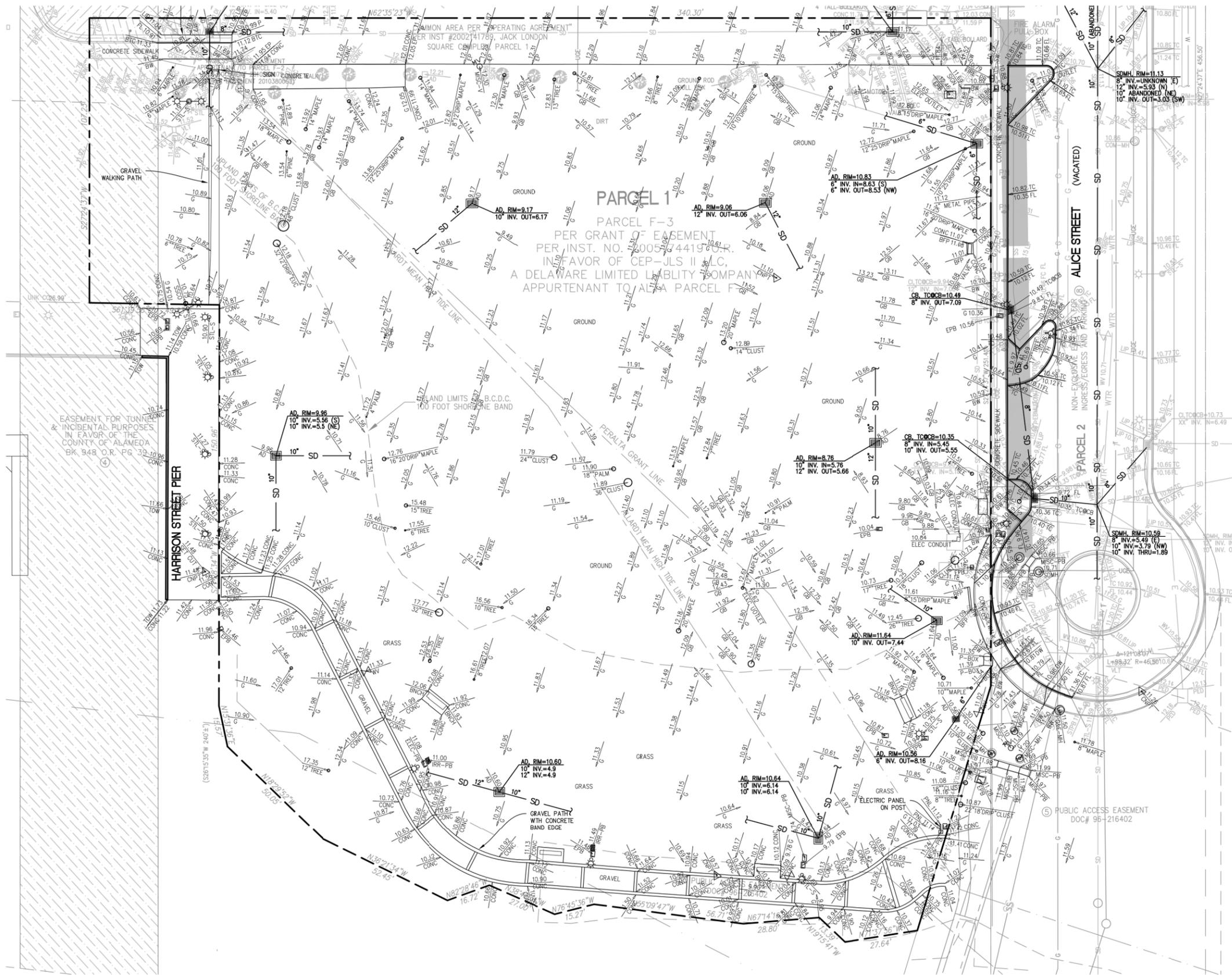
5	0	8	Materials and Resources	13
Y			Prereq Storage and Collection of Recyclables	Required
Y			Prereq Construction and Demolition Waste Management Planning	Required
		5	Credit Building Life-Cycle Impact Reduction	5
1		1	Credit Building Product Disclosure and Optimization - Environmental Product Declarations	2
1		1	Credit Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1		1	Credit Building Product Disclosure and Optimization - Material Ingredients	2
2			Credit Construction and Demolition Waste Management	2

6	6	4	Indoor Environmental Quality	16
Y			Prereq Minimum Indoor Air Quality Performance	Required
Y			Prereq Environmental Tobacco Smoke Control	Required
		2	Credit Enhanced Indoor Air Quality Strategies	2
3			Credit Low-Emitting Materials	3
1			Credit Construction Indoor Air Quality Management Plan	1
		2	Credit Indoor Air Quality Assessment	2
1			Credit Thermal Comfort	1
	2		Credit Interior Lighting	2
	3		Credit Daylight	3
1			Credit Quality Views	1
	1		Credit Acoustic Performance	1

1	0	5	Innovation	6
		5	Credit Innovation	5
1			Credit LEED Accredited Professional	1

0	4	0	Regional Priority	4
	1		Credit Regional Priority: Specific Credit	1
	1		Credit Regional Priority: Specific Credit	1
	1		Credit Regional Priority: Specific Credit	1
	1		Credit Regional Priority: Specific Credit	1

**40 25 57 TOTALS** Possible Points: **110**  
Certified: 40 to 49 points, Silver: 50 to 59 points, Gold: 60 to 79 points, Platinum: 80 to 110



**SURVEY NOTE**

SURVEY INFORMATION SHOWN INCLUDES POINTS FROM SURVEYS CONDUCTED AUGUST 2015 AND AUGUST 2017.

**BENCHMARK**

THE BASIS OF ELEVATION FOR THIS SURVEY IS THE PORT OF OAKLAND MONUMENT No. H016, AN ALUMINUM DISK STAMPED "PORT OF OAKLAND SURVEY CONTROL" ON EMBARCADERO AT WEBSTER STREET.

ELEVATION = 11.838 FEET (PORT OF OAKLAND DATUM)

**SURVEY UTILITY NOTE**

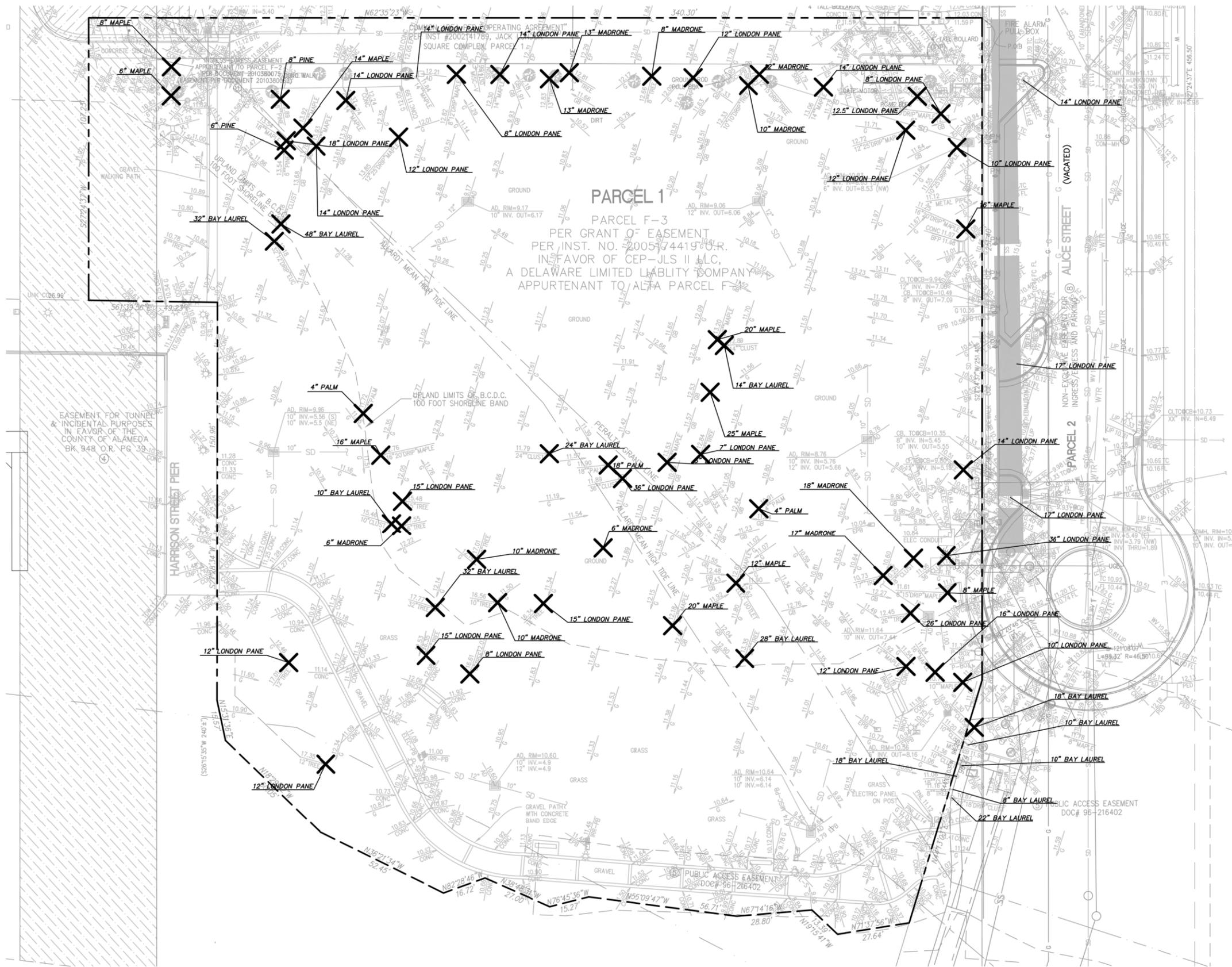
THE TYPES, LOCATIONS, SIZES AND /OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES. HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

**ABBREVIATIONS**

- AD - AREA DRAIN
- BLDC - BUILDING CORNER
- BLDL - BUILDING LINE
- BOLL - BOLLARD
- BOW - BOTTOM OF WALL
- CHKSH - SURVEY CHECK SHOT
- CL - CENTER LINE OR CLASS
- CNPT - SURVEY CONTROL POINT
- COM-PB - COMMUNICATIONS PULLBOX
- CONC - CONCRETE
- DI - DRAIN INLET
- ELEC-MH - ELECTRICAL MANHOLE
- ELEC-PNL - ELECTRICAL PANEL
- EP - EDGE OF PAVEMENT
- EPB - ELECTRICAL PULLBOX
- FDC - FIRE DEPARTMENT CONNECTION
- FF - FINISHED FLOOR
- FH - FIRE HYDRANT
- FL - FLOW LINE
- FND MR - FOUND SURVEY MONUMENT
- FND RR - FOUND RAILROAD SPIKE (SURVEY BENCHMARK)
- FNDNCPT - FOUND SURVEY CONTROL POINT
- G - GROUND
- GM - GAS METER
- GRATE - DRAIN INLET GRATE
- GV - GAS VALVE
- LIP - LIP OF GUTTER
- MISC-CO - MISCELLANEOUS CLEANOUT
- MISC-MH - MISCELLANEOUS MANHOLE
- MISC-PB - MISCELLANEOUS PULLBOX
- MISC-V - MISCELLANEOUS VALVE
- OH - BUILDING OVERHANG
- P - PAVEMENT ELEVATION
- PAVE - PAVEMENT ELEVATION
- RR - RAILROAD TRACK CENTERLINE
- SDCO - STORM DRAIN CLEANOUT
- SSMH - SANITARY SEWER MANHOLE
- STL - STREET LIGHT
- STL-D - DOUBLE-ARM STREET LIGHT
- STL-S - SINGLE-ARM STREET LIGHT
- STPB - STREET LIGHT PULLBOX
- SW - SIDEWALK
- TC - TOP OF CURB
- TC@CB - TOP OF CURB AT CATCH BASIN
- TD - TRENCH DRAIN
- TH - DOOR THRESHOLD
- TOB - TOP OF BANK
- TOW - TOP OF WALL
- TWP - SURVEY TEMPORARY WORK POINT
- VLT - VAULT
- WV - WATER VALVE

**LEGEND**

- ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
- BUILDING FACE
  - EDGE OF PAVEMENT
  - BUILDING OVERHANG CURB LINE
  - SANITARY SEWER
  - SD - STORM DRAIN
  - TELECOMMUNICATIONS LINE
  - W - WATER LINE
  - UNDERGROUND
  - ELECTRIC LINE
  - FENCE
  - 101
  - 100
  - CONTOURS
  - HWS - HOT WATER SUPPLY
  - HWR - HOT WATER RETURN
  - CWS - CHILLED WATER SUPPLY
  - CWR - CHILLED WATER RETURN
  - TV/FA - TV / FIRE ALARM
  - TEL - TELECOM
  - 460V - ELECTRIC (UNKNOWN UTILITY)
  - FG - ELECTRIC (UNKNOWN UTILITY)
  - A - (UNKNOWN UTILITY)
  - FOUND STANDARD CITY MONUMENT
  - SDMH - STORM DRAIN MANHOLE
  - SSMH - SANITARY SEWER MANHOLE
  - SSCO - SANITARY SEWER CLEANOUT
  - AD □ AREA DRAIN
  - ELECTRIC UTILITY BOX
  - TELEPHONE PULL BOX
  - CABLE TELEVISION BOX
  - POWER POLE
  - WATER VALVE
  - GAS VALVE
  - WATER METER
  - ELECTROLIER
  - ELECTRIC VALVE
  - SIGN
  - GUY WIRE
  - FIRE HYDRANT
  - SPOT ELEVATION
  - TREE WITH DRIPLINE, TYPE AND DIAMETER AS INDICATED



**SURVEY NOTE**

SURVEY INFORMATION SHOWN INCLUDES POINTS FROM SURVEYS CONDUCTED AUGUST 2015 AND AUGUST 2017.

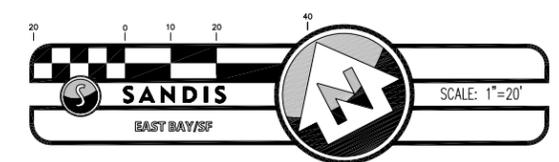
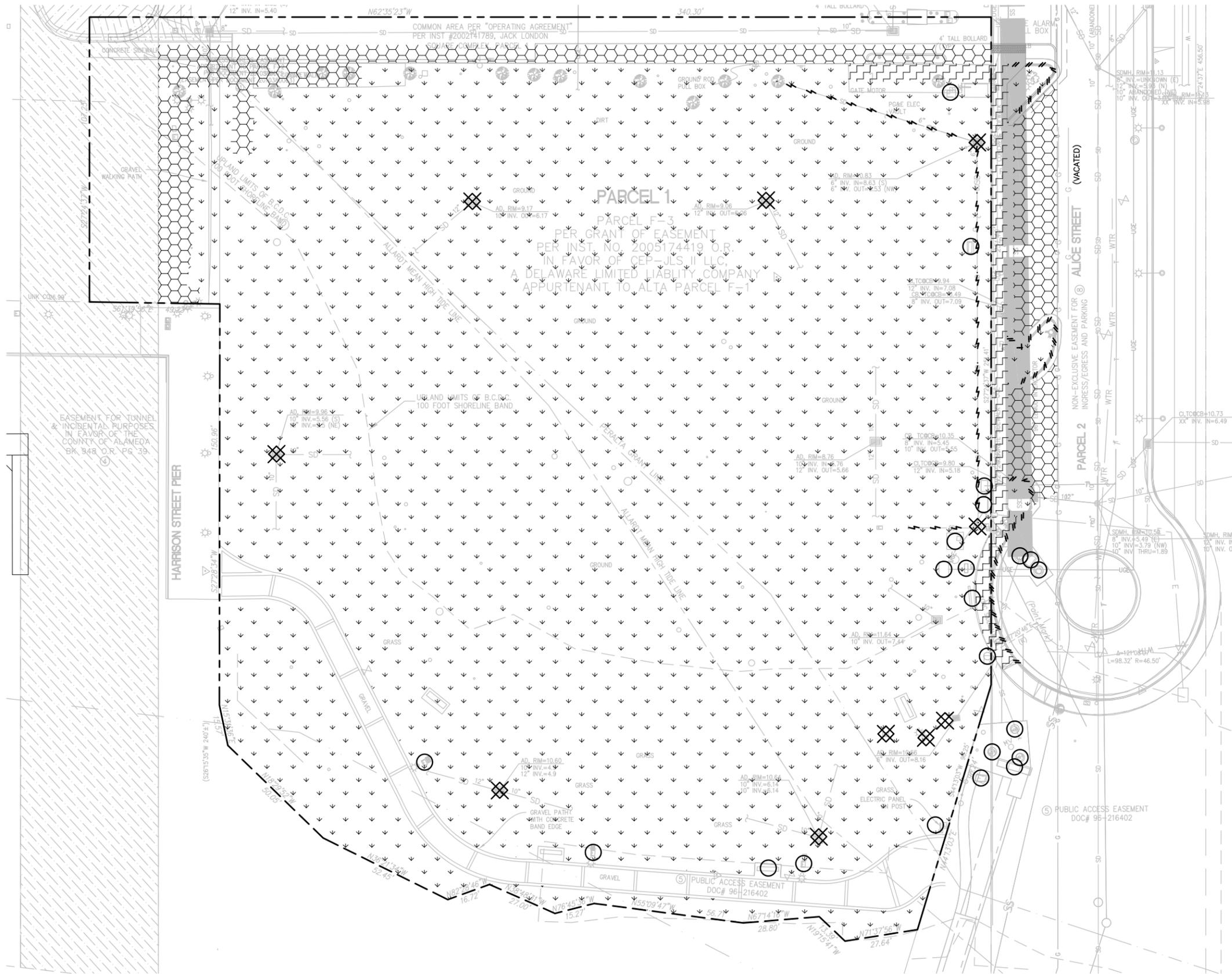
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ELEVATION = 11.838 FEET (PORT OF OAKLAND DATUM)

**LEGEND**

**X** DEMO AND REMOVE EX. TREE



**LEGEND**

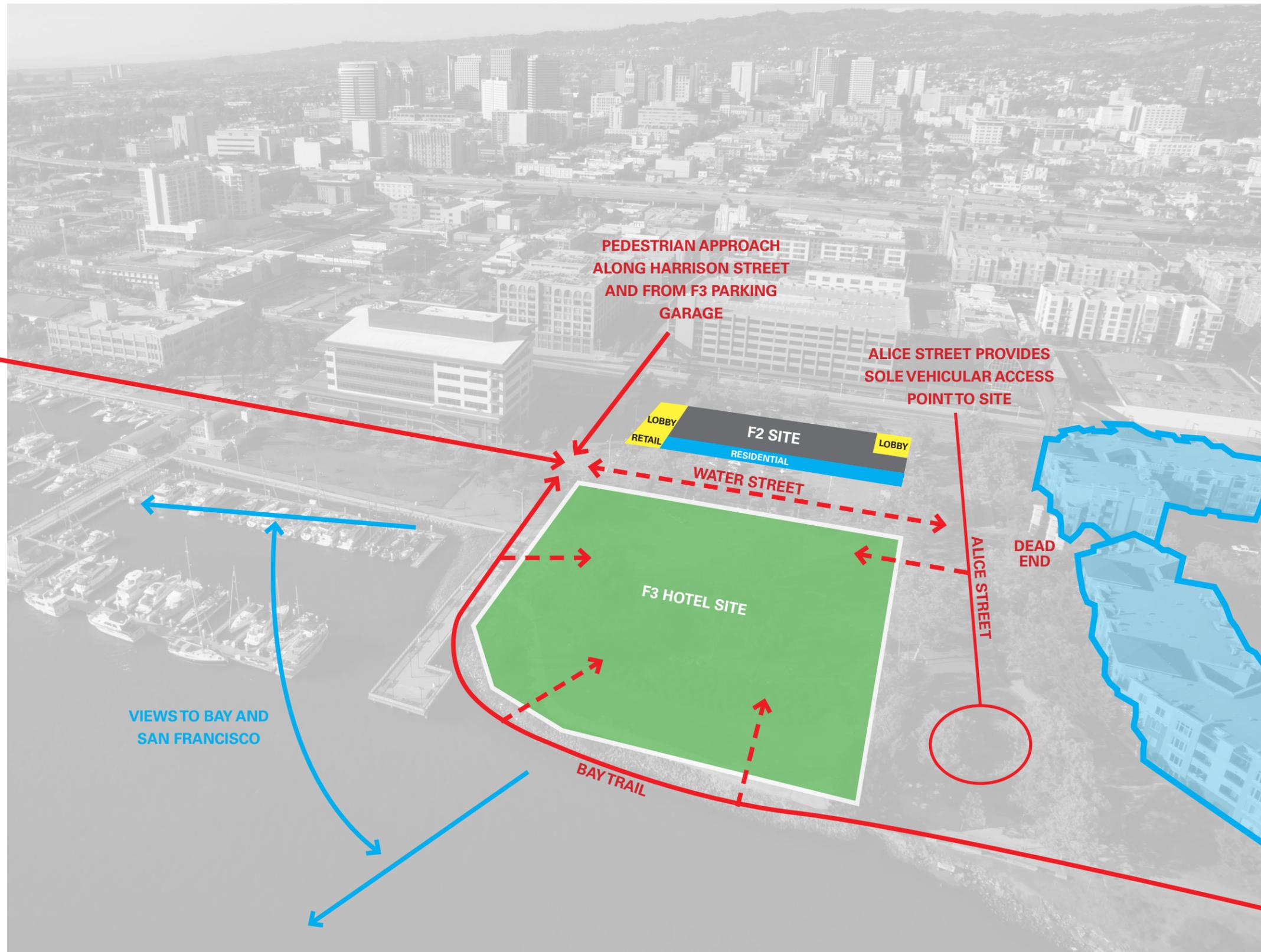
- SAWCUT
- DEMO AND REMOVE EX. ASPHALT PAVEMENT AND EX. BASE MATERIAL
- DEMO AND REMOVE EX. CONCRETE AND BASE MATERIAL
- CLEAR AND GRUB
- DEMO & REMOVE EX. CURB AND GUTTER
- DEMO AND REMOVE EX. UTILITY LINE
- DEMO AND REMOVE EX. UTILITY STRUCTURE
- DEMO AND REMOVE EX. TREE
- PROTECT EXISTING UTILITY TO REMAIN



**DEMOLITION PLAN**  
**PLANNING COMMISSION REVIEW**  
 Jack London Square - Parcel F3  
 CIM Group

03 - 12 - 2018  
 F3: 2017011

0 20' 40'



→ PRIMARY ACCESS  
 - - - → SECONDARY ACCESS

PEDESTRIAN APPROACH  
 FROM JACK LONDON  
 SQUARE AONG WATER  
 STREET

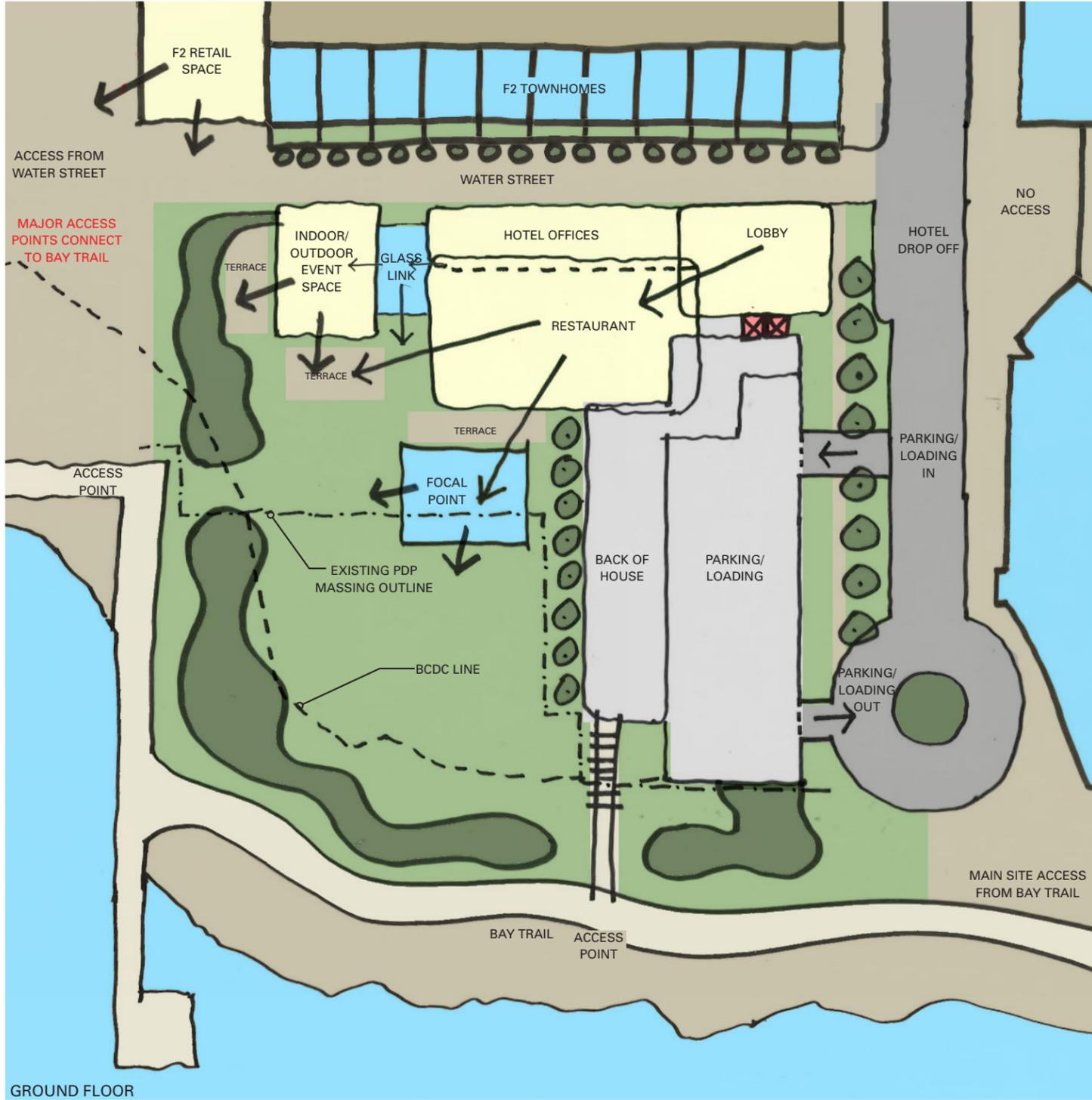
PEDESTRIAN APPROACH  
 ALONG HARRISON STREET  
 AND FROM F3 PARKING  
 GARAGE

ALICE STREET PROVIDES  
 SOLE VEHICULAR ACCESS  
 POINT TO SITE

VIEWS TO BAY AND  
 SAN FRANCISCO

BAY TRAIL ACCESS

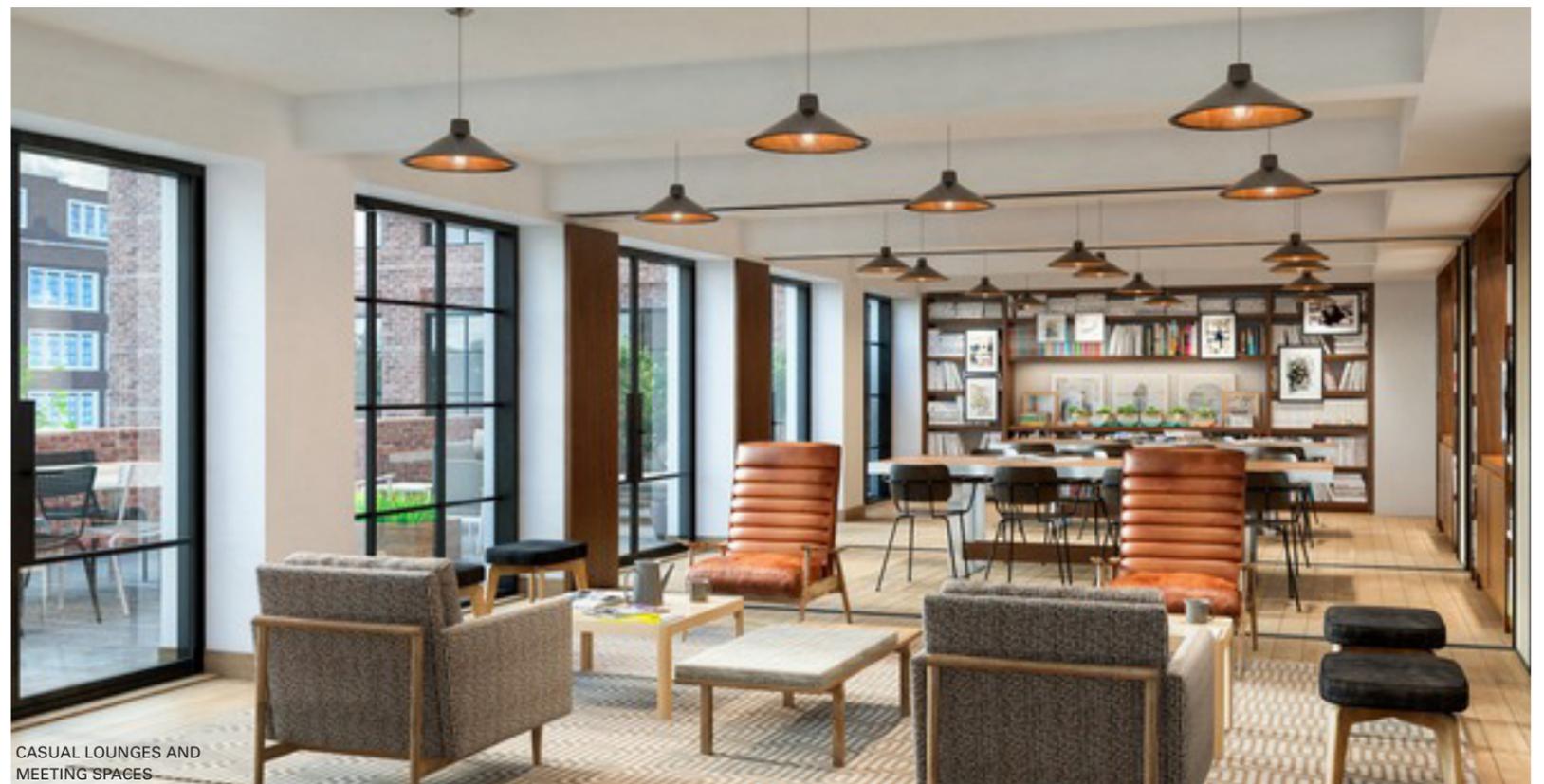
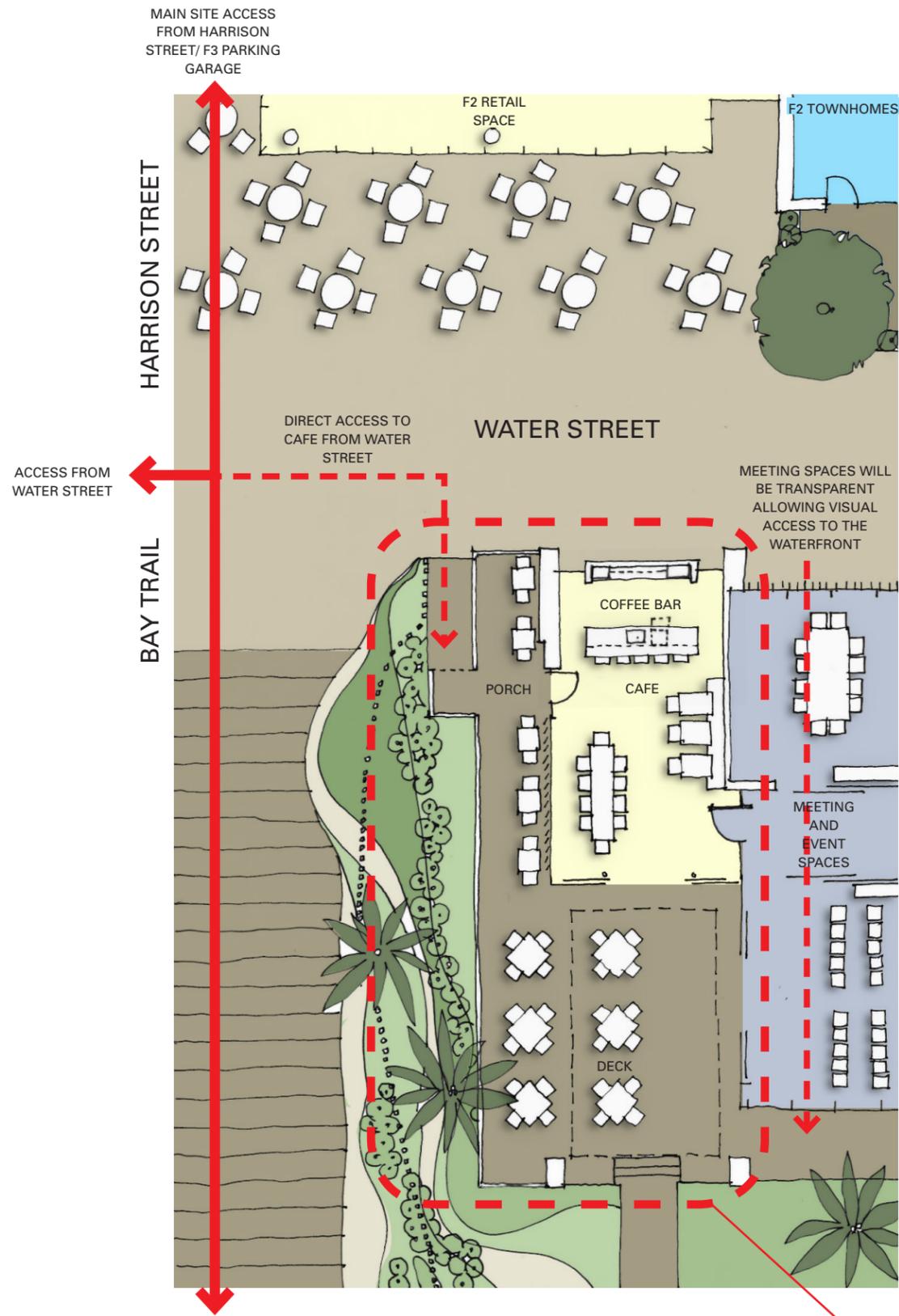
MAIN SITE ACCESS  
FROM HARRISON  
STREET/ F3 PARKING  
GARAGE



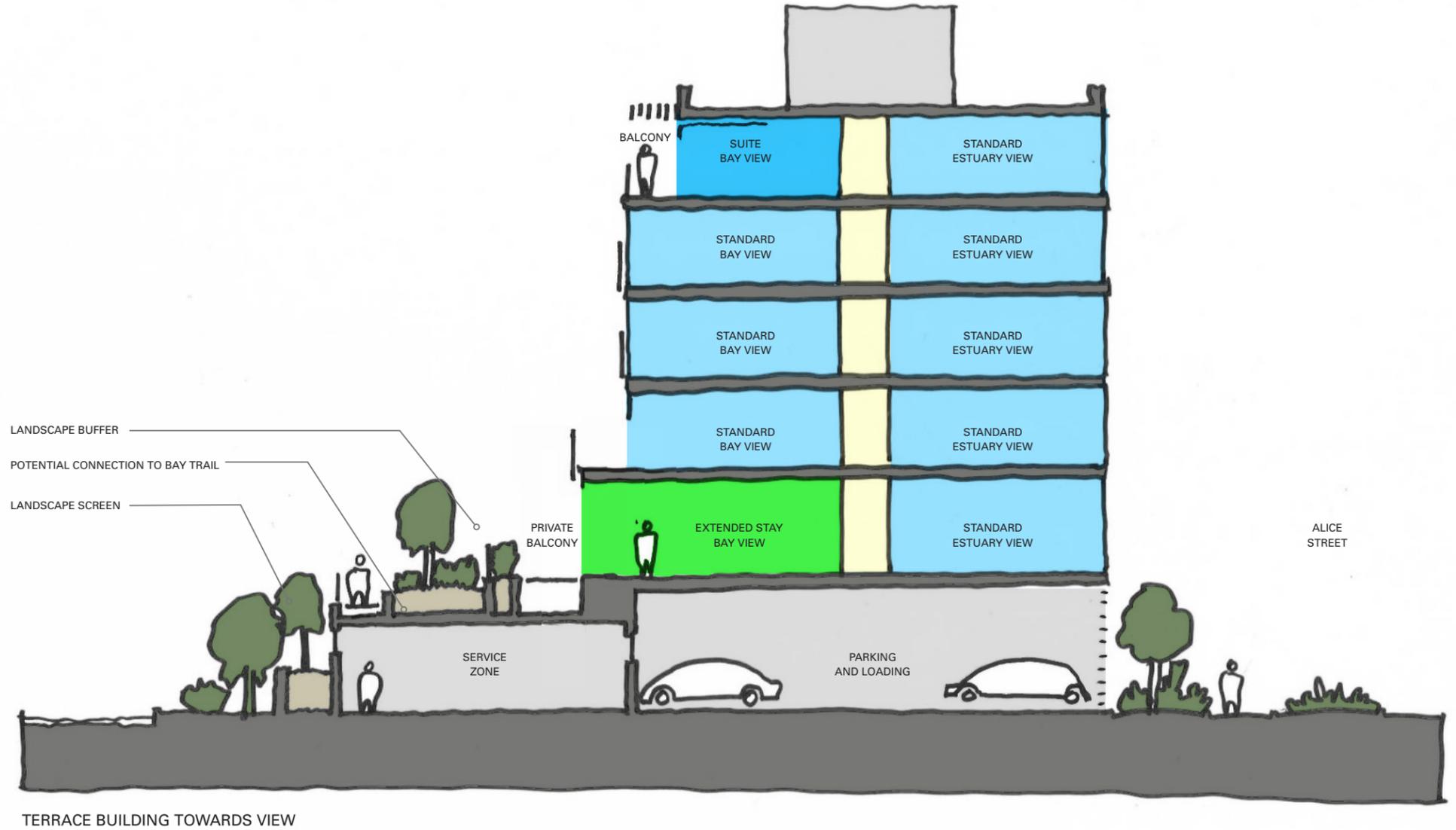
GROUND FLOOR

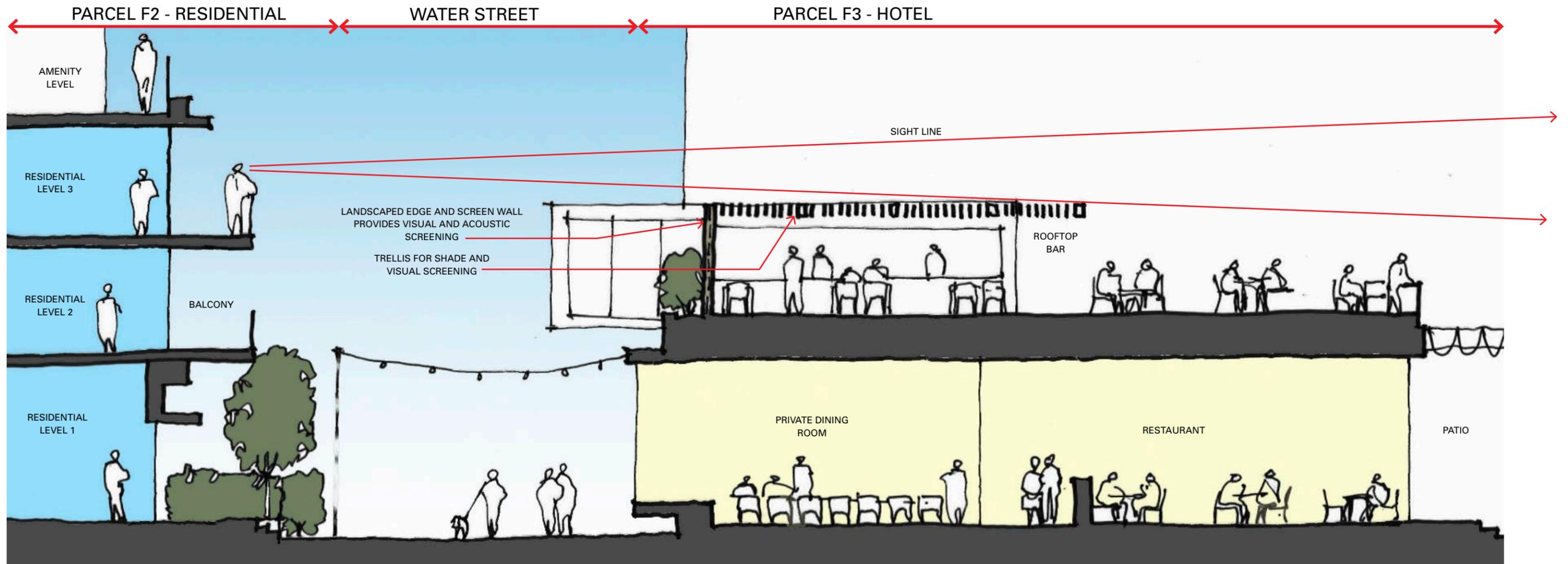


SECOND FLOOR

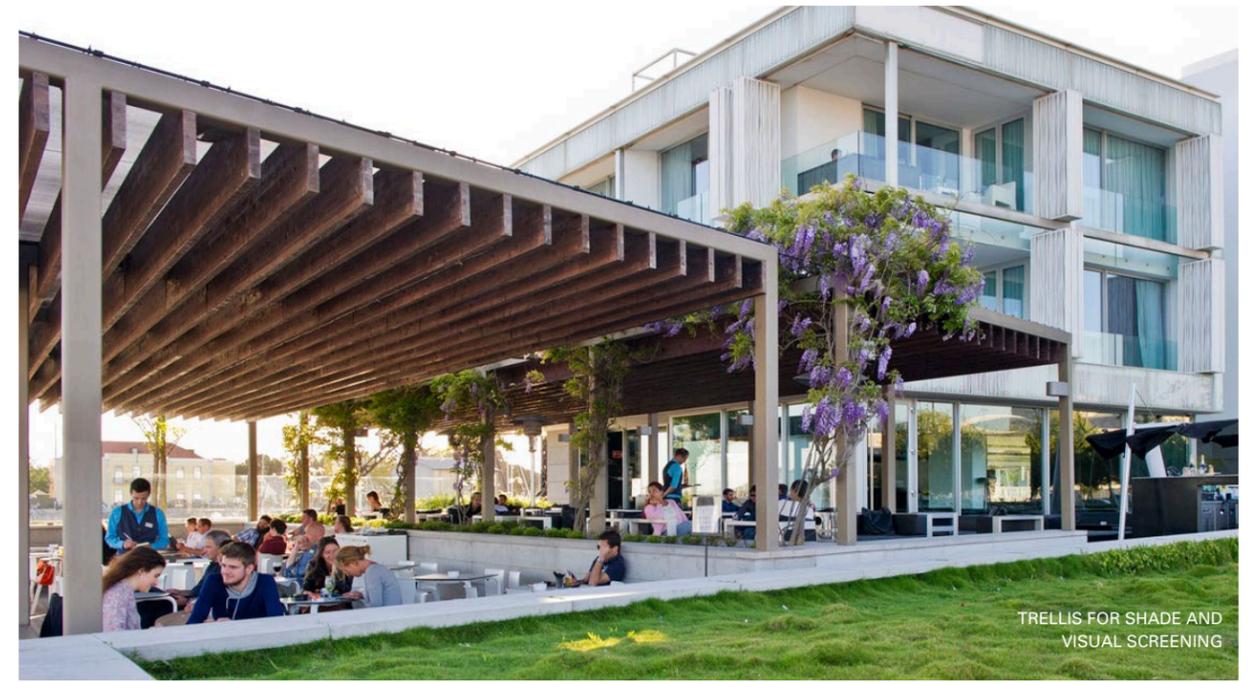
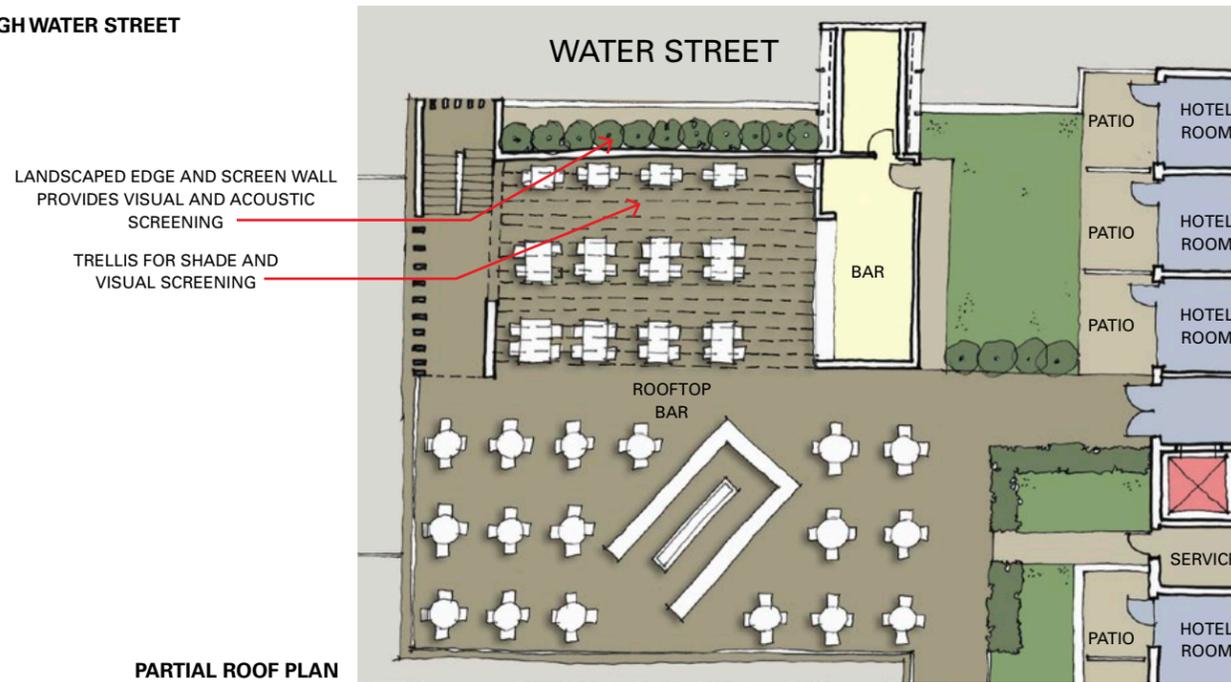


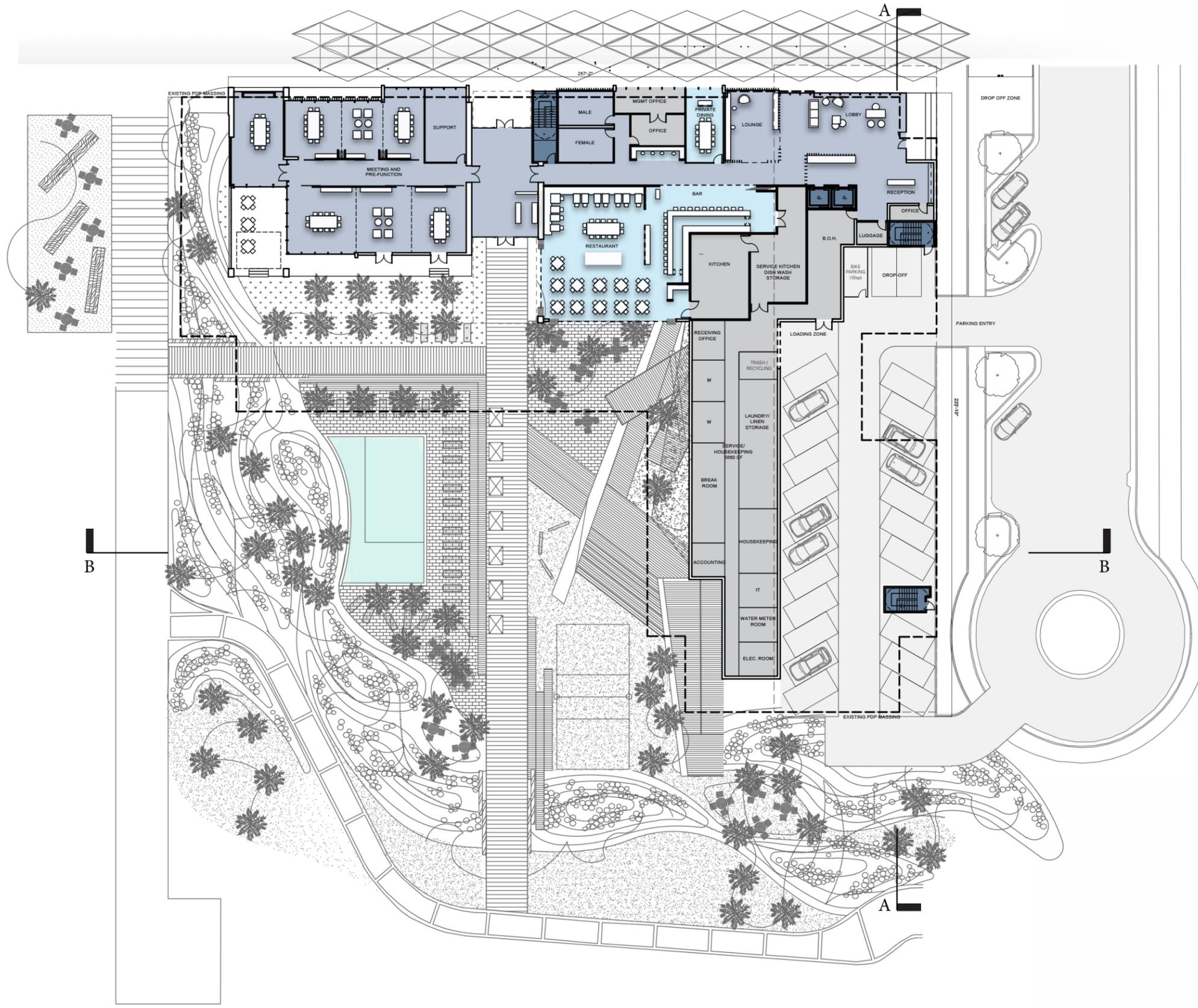
PUBLICLY ACCESSIBLE RETAIL/ CAFE THAT CAN BE RENTED AND SECURED AS PART OF THE HOTELS MEETING AND EVENT SPACES





SECTION THROUGH WATER STREET





**HOTEL PROGRAM**

<b>Ground Floor</b>	
Restaurant/ Bar/ Kitchen	4,750 sf
Meeting Rooms	3,700 sf
Back of House/ Offices/ Management/ Storage	6,000 sf
Lobby/ Lounge/ Reception	3,350 sf
Restrooms	500 sf
<b>Second Floor</b>	
Exercise Room	1,210 sf
<b>Roof</b>	
MEP	3,000 sf

NOTE: SEE L1.1 FOR UPDATED LANDSCAPE DESIGN RESPONDING TO DISCUSSION AND COORDINATION WITH BCDC

0 20' 40'

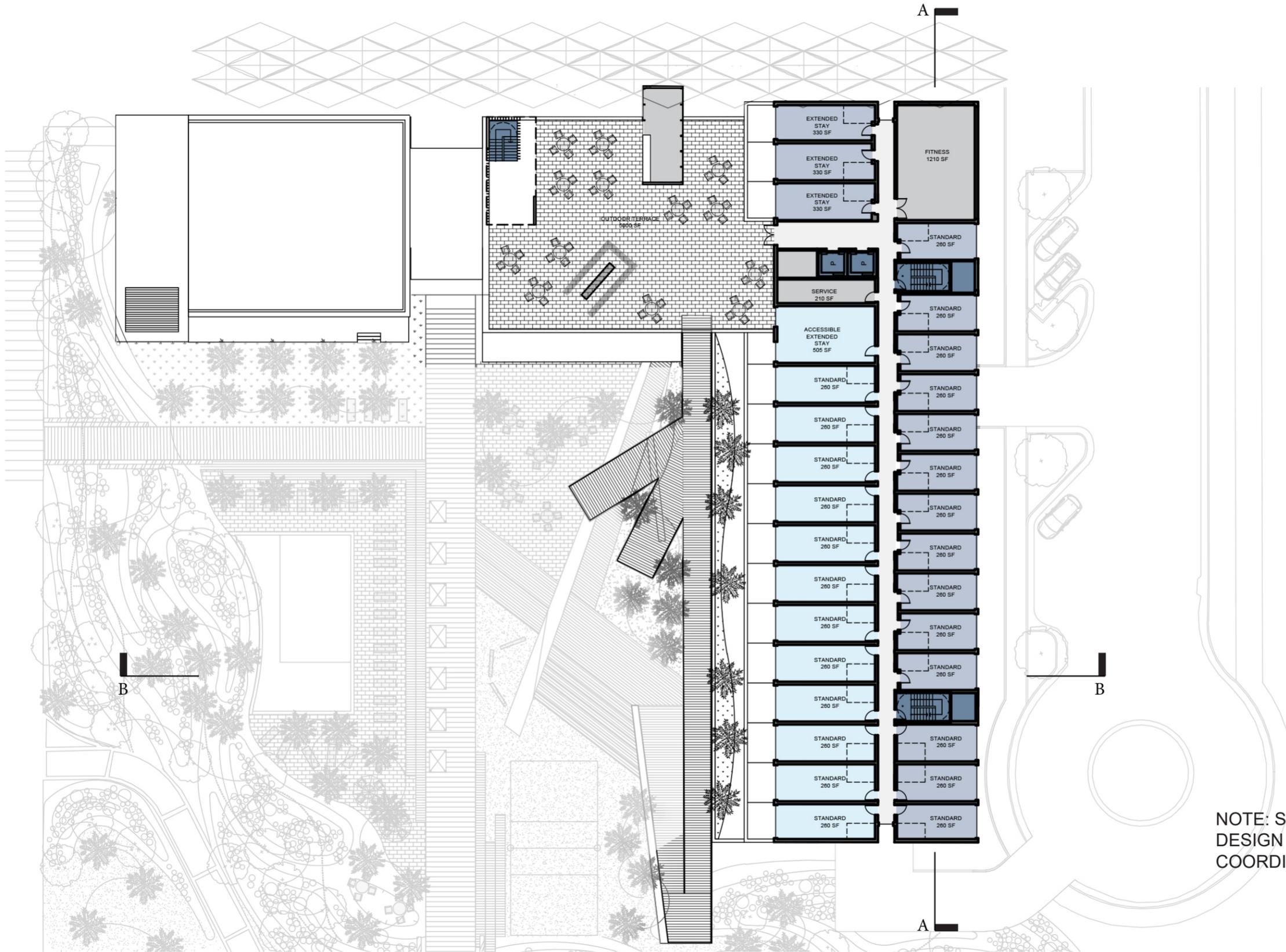


**GROUND LEVEL PLAN**  
**PLANNING COMMISSION REVIEW**  
 Jack London Square - Parcel F3  
 CIM Group

03 - 12 - 2018

F3: 2017011

**A2.1**



NOTE: SEE L1.1 FOR UPDATED LANDSCAPE DESIGN RESPONDING TO DISCUSSION AND COORDINATION WITH BCDC

0 16' 32'

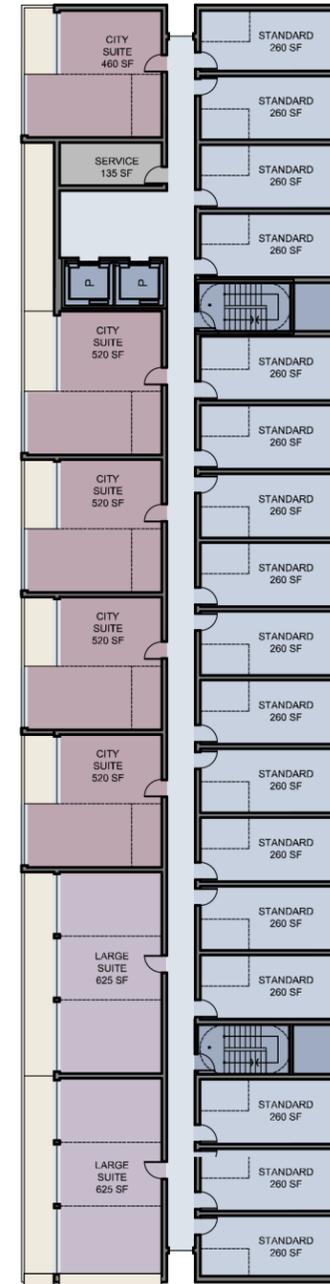
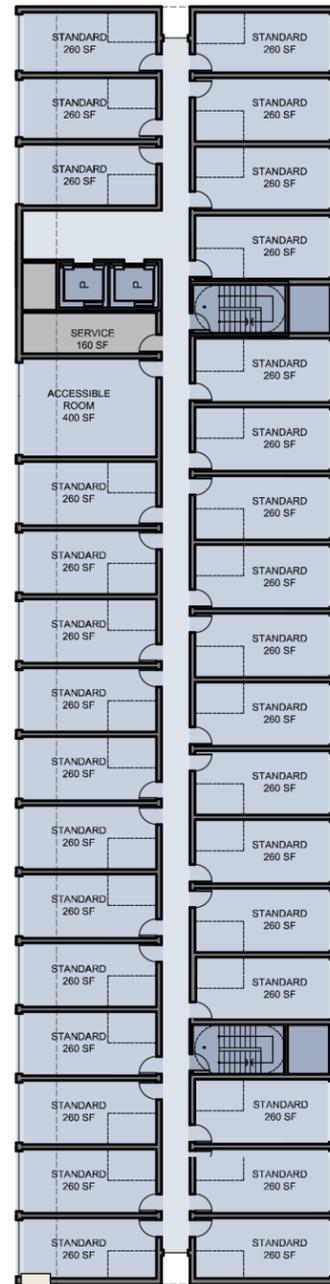


**LEVEL 2 PLAN**  
**PLANNING COMMISSION REVIEW**  
 Jack London Square - Parcel F3  
 CIM Group

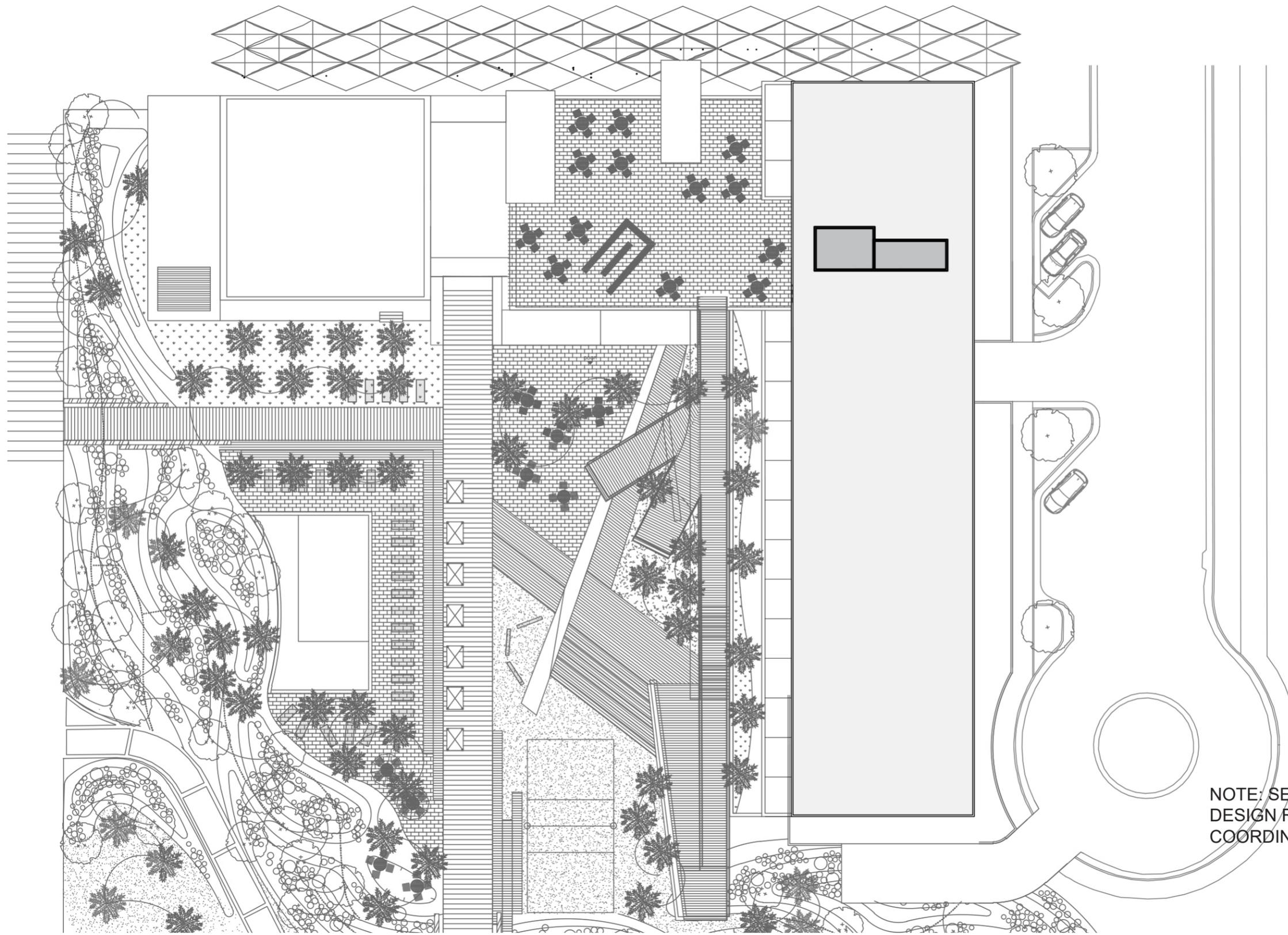
03 - 12 - 2018

F3: 2017011

A2.2



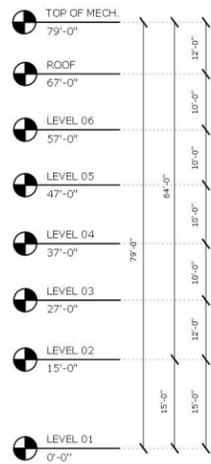
0 16' 32'



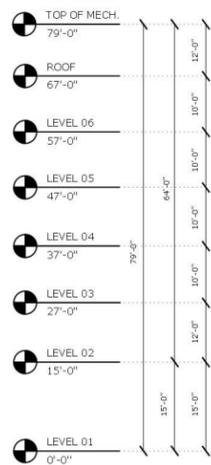
NOTE: SEE L1.1 FOR UPDATED LANDSCAPE DESIGN RESPONDING TO DISCUSSION AND COORDINATION WITH BCDC

0 16' 32'

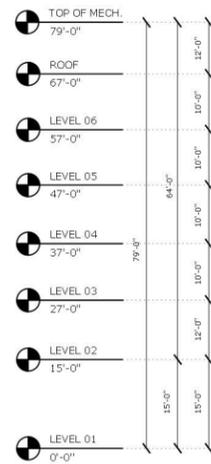
flr. Elev.	f / f   Flr.	rooms/ flr.	Standard 260 (sf)	Extended 330 (sf)	City Suite 460 (sf)	Large Suite 625 (sf)	NSF (sf)	GSF (sf)	Residential Parking spaces	GSF (sf)	Totals GSF (sf)
+67.00	12   Roof/ MEP							3,000			3,000
+57.00	10   06	24	17	0	5	2	7,970	11,425			11,425
+47.00	10   05	33	33	0	0	0	8,580	12,360			12,360
+37.00	10   04	33	33	0	0	0	8,580	12,360			12,360
+27.00	10   03	33	30	3	0	0	8,790	12,360			12,360
+15.00	12   02	32	15	17	0	0	9,510	14,860			14,860
+0.00	15   01							20,730	23	8,865	29,595
	<b>Totals</b>	<b>155</b>	<b>128</b>	<b>20</b>	<b>5</b>	<b>2</b>	<b>43,430</b>	<b>87,095</b>	<b>23</b>	<b>8,865</b>	<b>95,960</b>



**SOUTH ELEVATION**

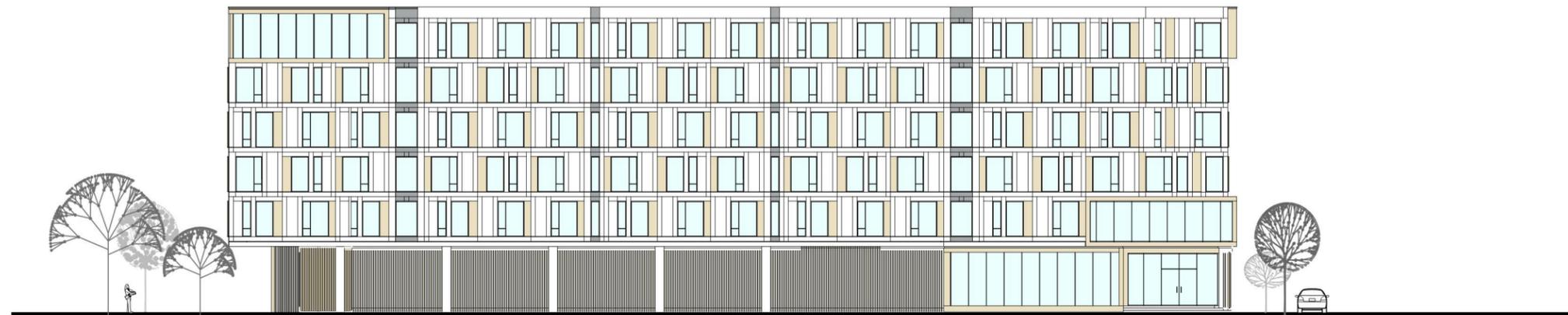
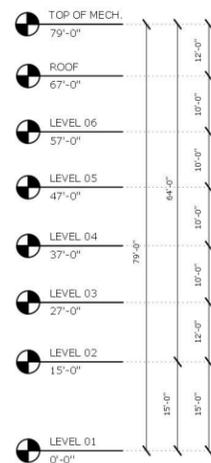


**NORTH ELEVATION (WATER ST)**

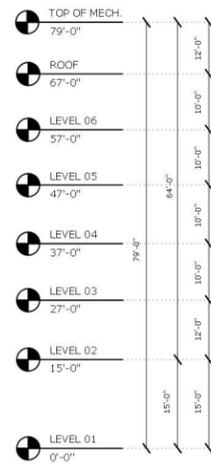


**WEST ELEVATION**

Room Count:	
Level 02	32
Level 03	33
Level 04	33
Level 05	33
Level 06	24
<b>Total</b>	<b>155</b>

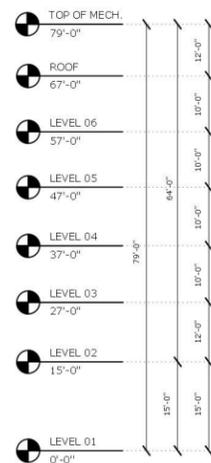


**EAST ELEVATION (ALICE ST)**

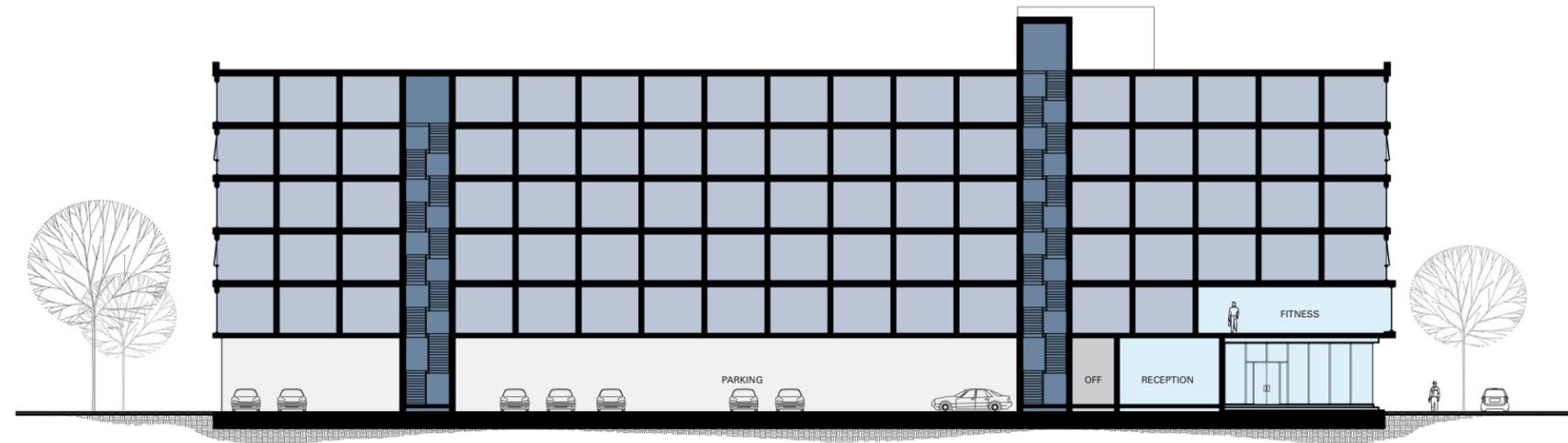
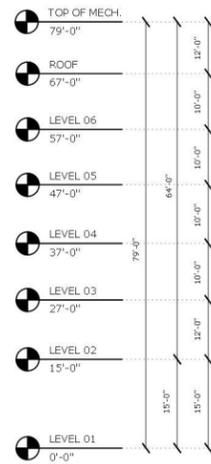


**WEST ELEVATION**

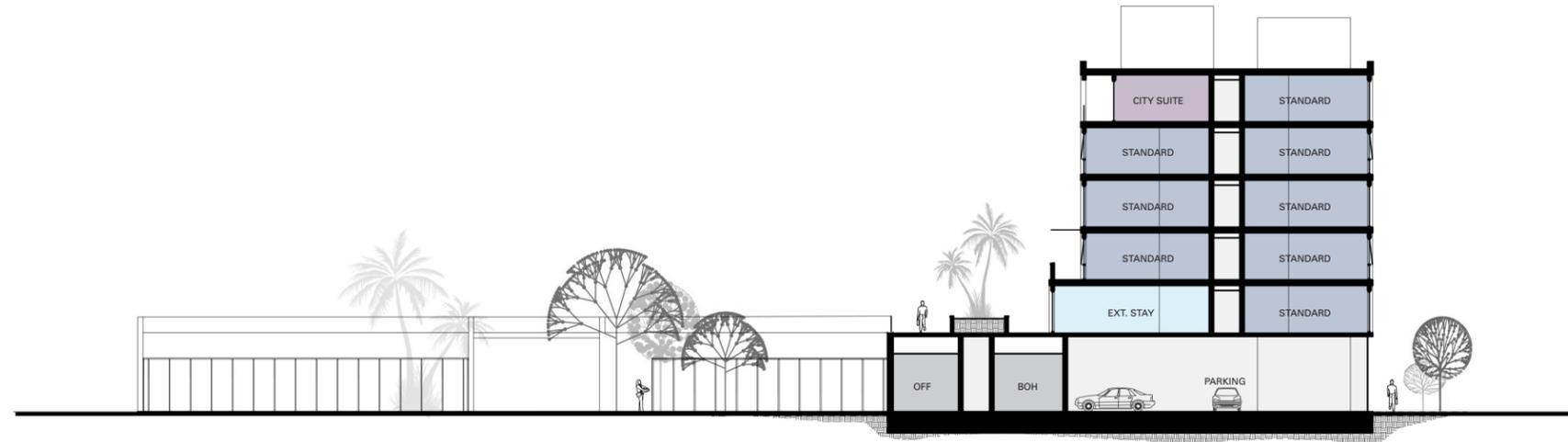
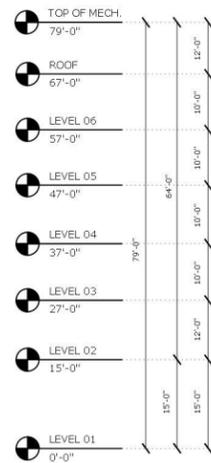
Room Count:	
Level 02	26
Level 03	27
Level 04	27
Level 05	27
Level 06	27
Level 07	21
<b>Total</b>	<b>155</b>



**EAST ELEVATION (ALICE ST)**



SECTION A-A



SECTION B-B

0 16' 32'



**SECTIONS**  
**PLANNING COMMISSION REVIEW**  
 Jack London Square - Parcel F3  
 CIM Group

03 - 12 - 2018  
 F3: 2017011



1 HIGH PERFORMANCE INSULATED GLAZING (LOW-E)

2 THERMOCROMEX PLASTER FINISH

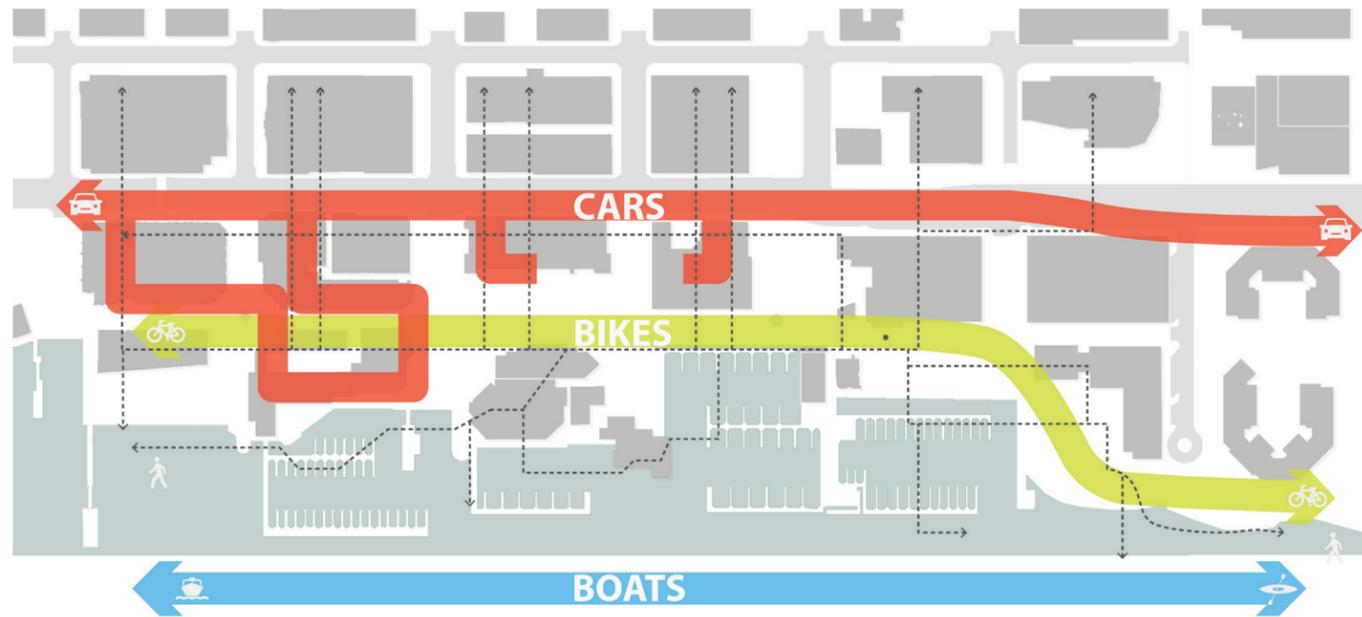
3 RESYSTA COMPOSITE SIDE (LIGHT)

4 RESYSTA COMPOSITE SIDING (DARK)

5 PRE-FINISHED ALUMINUM WINDOW FRAME

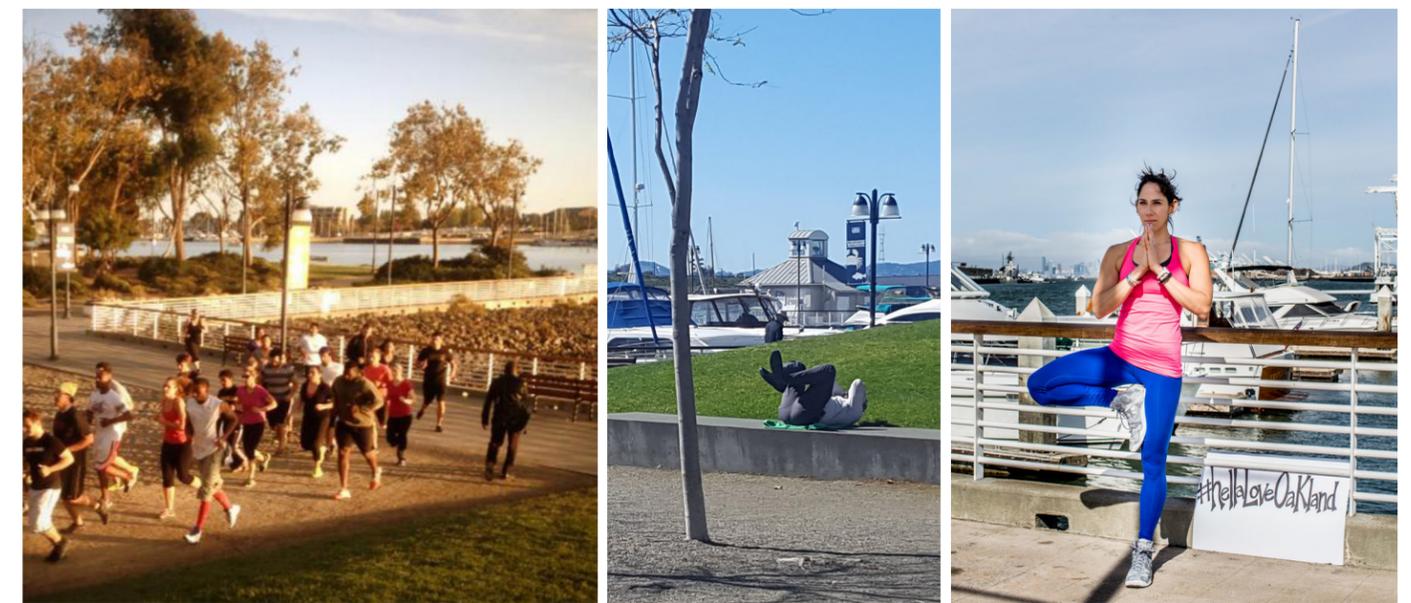






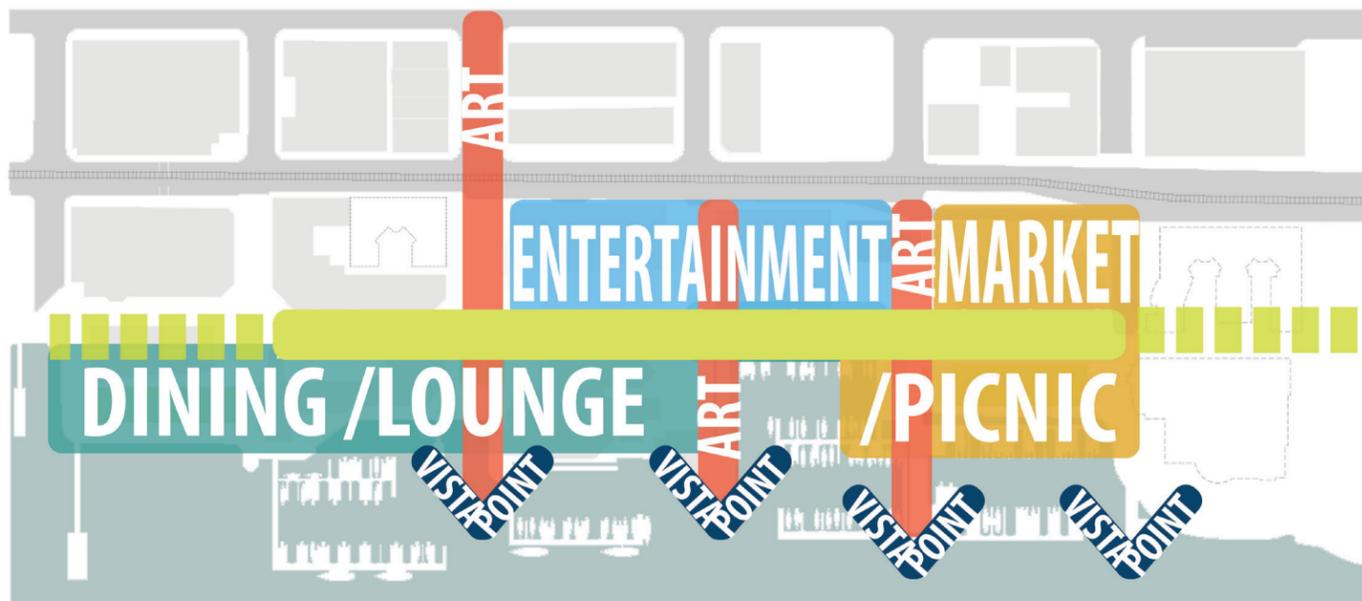
### MOVEMENT

The Bay Trail runs at the water's edge, but the more natural flow for bicycles is Water Street. The growing use of bicycles for both commuting and recreation requires reconsidering how bicycles move and access Jack London Square.



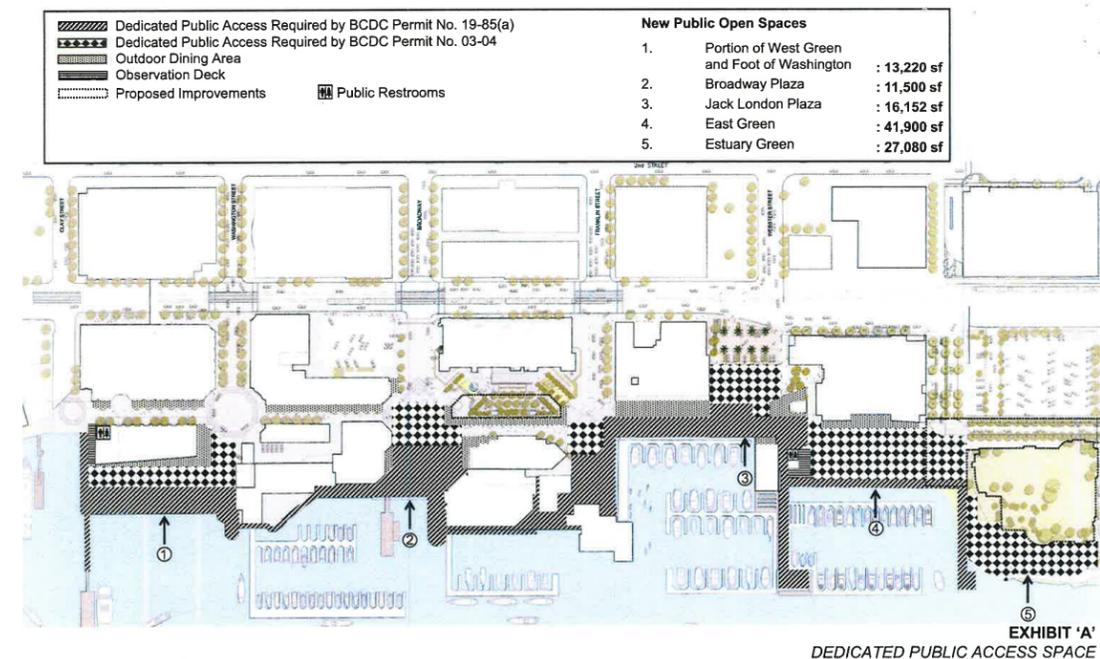
### FITNESS

Jack London Square is used for outdoor workouts by many individuals and group exercise classes. There is a growing collection of work out studios inside the buildings.



### PROGRAM

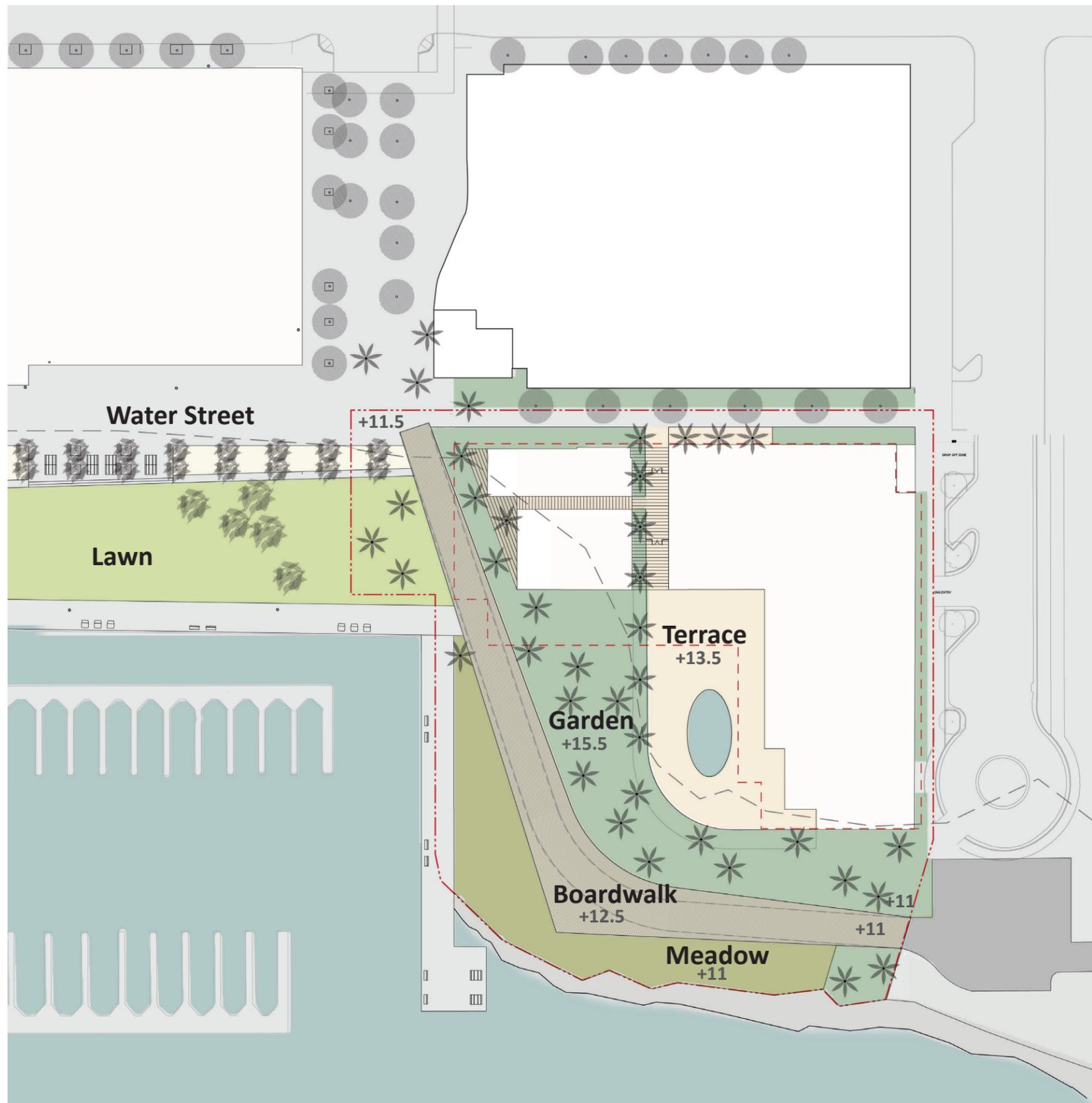
Water street is a central organizing space for Jack London Square functioning like a piazza with lots of restaurants and small shops at its edges. The two ends have different characters: one residential heading towards the end of Alice street and the other a road flanked by offices and hotel.



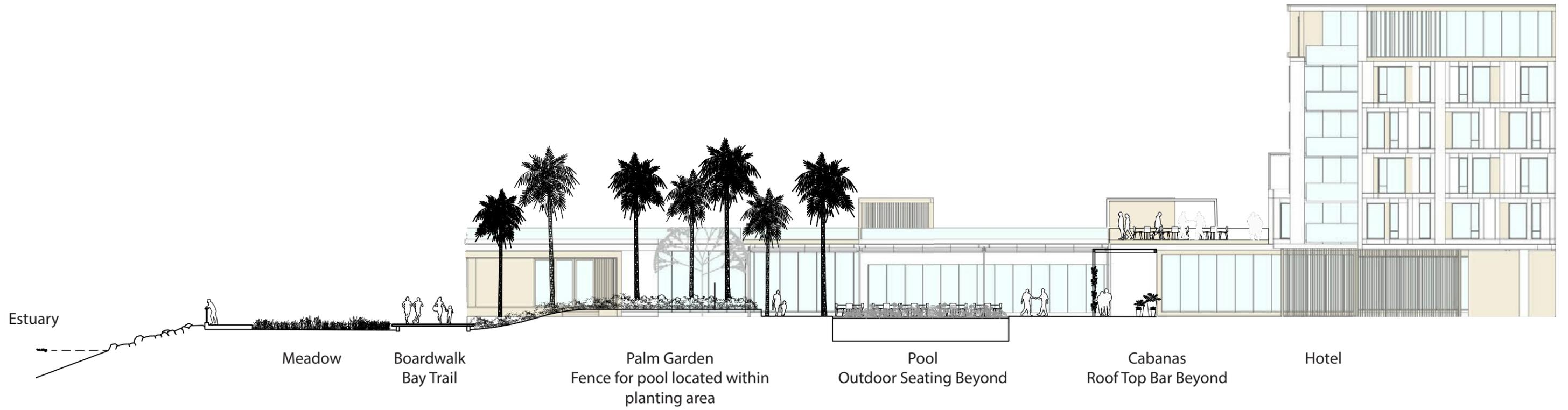
### COMPLEX PERMIT ENVIRONMENT

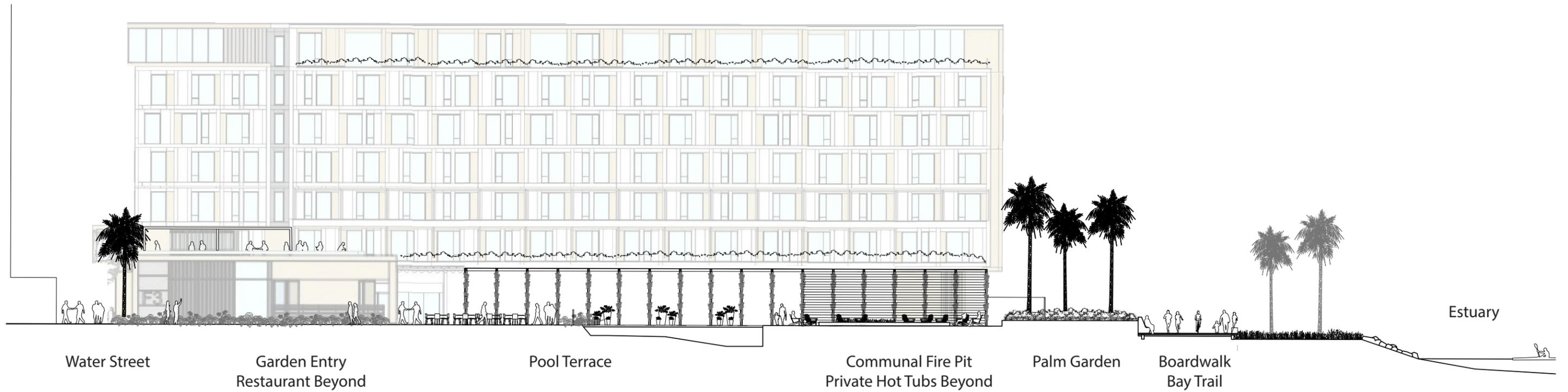
There are many layers of regulatory approval at Jack London from the City of Oakland, BCDC, and the Port. Dedicated public access to the waterfront is a significant commitment of the permits.

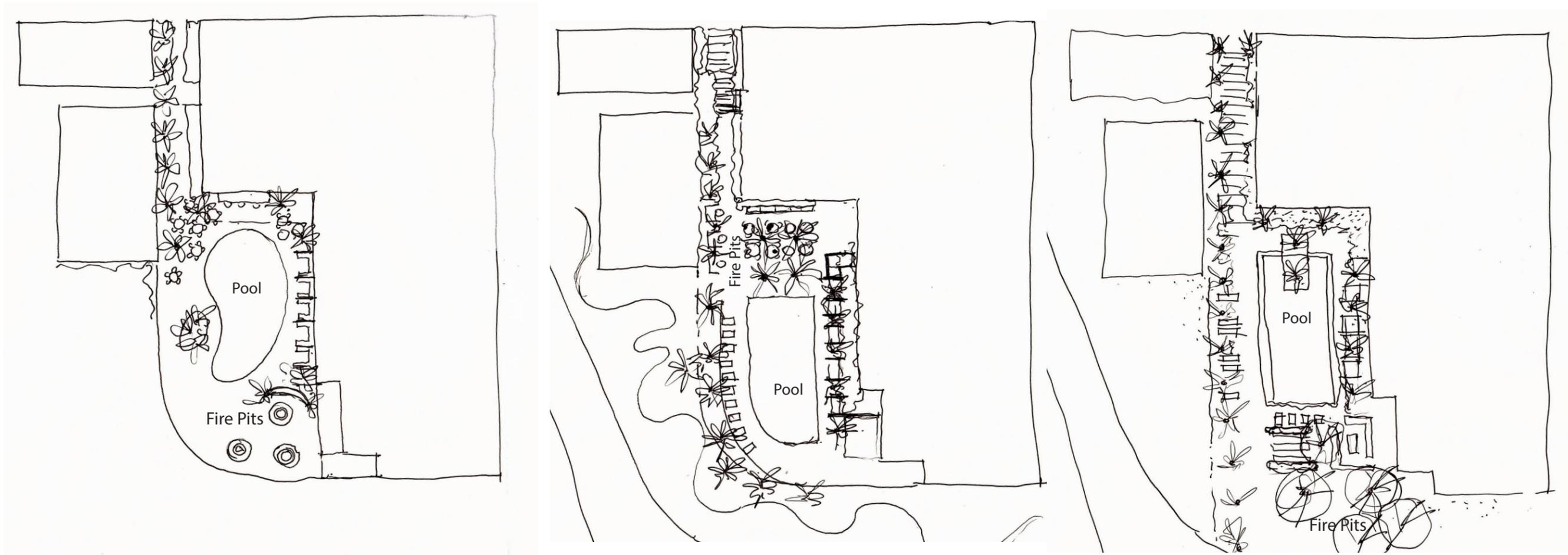




The proposed F3 site integrates 27,000 square feet of public open space and a new boutique hotel environment into a simple landscape organization which serves both. Program needs are separated into terraces with distinct characters that divide and connect elements. An iconic boardwalk element extends a clear invitation to water street visitors to link to the Bay Trail. The slightly elevated walk and grassland meadow suggest a more ecological environment and connect to the adjacent historic landscapes in this area. The boardwalk element is further refined with retaining walls, seating, and other furniture scale structures for fitness, play, and relaxation. A palm garden connects to the existing palms of Jack London Square and Estuary Park as well as providing a fantastic backdrop for the boutique hotel pool terrace. The pool terrace is an elegant blend the pool, fire pits, spa elements, a lounge area connecting to the interior program of the hotel. Planting augments and softens the terrace and provides a setting for the entire hotel. Water street shifts to a garden alley character, allowing access for emergency vehicles, but heavily planted and brought down into a garden entry for the remaining Water Street promenade. The pool terrace landscape reappears on Water Street inviting the public in to restaurant and activating water street with a large stoop. At the corner of Harrison and Water Street planting has been maximized to soften the vast areas of pavement at Jack Lond Square and to begin the transformation from a plaza into a park environment at this important intersection. Like a lenticular, viewed from one direction the landscape appears to be a wonderful boutique hotel and vieweed from another direction the landscape suggests a boardwalk through a sensitive ecology.







The pool terrace will contain the pool, fire pits, outdoor dining, outdoor lounging, a bar, and potentially spa features such private hot tubs. The final layout will require significant study, but all elements will be located on the pool terrace deck and will be fenced for safety.



POOL TERRACE



SQUAT



CORE



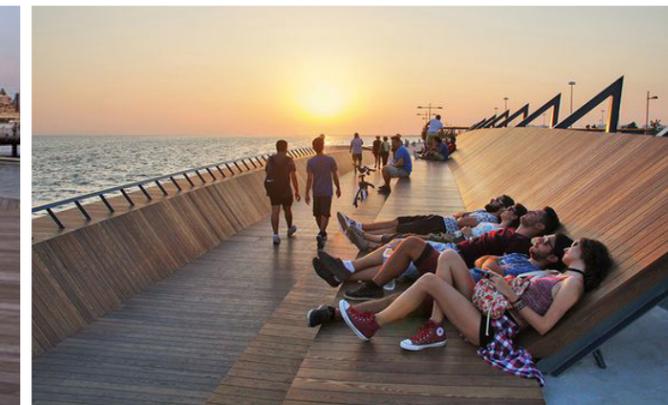
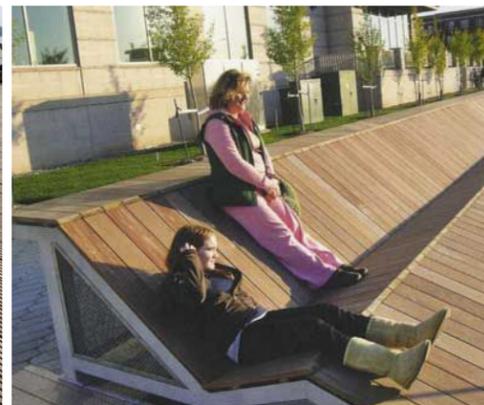
LUNGE

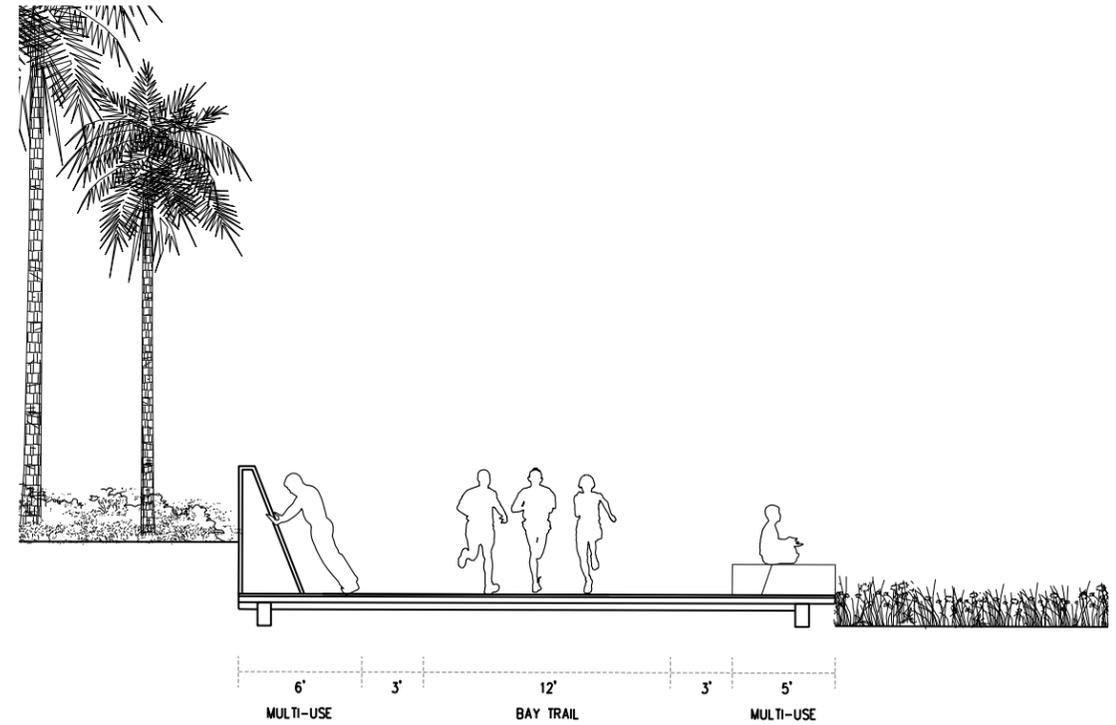
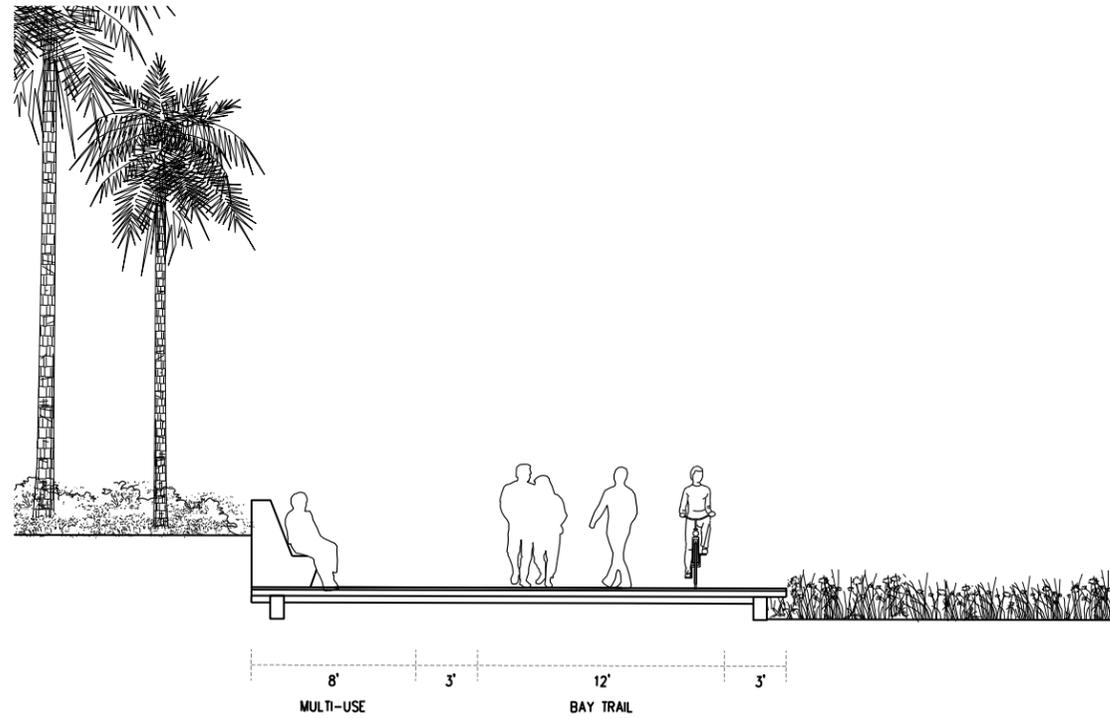
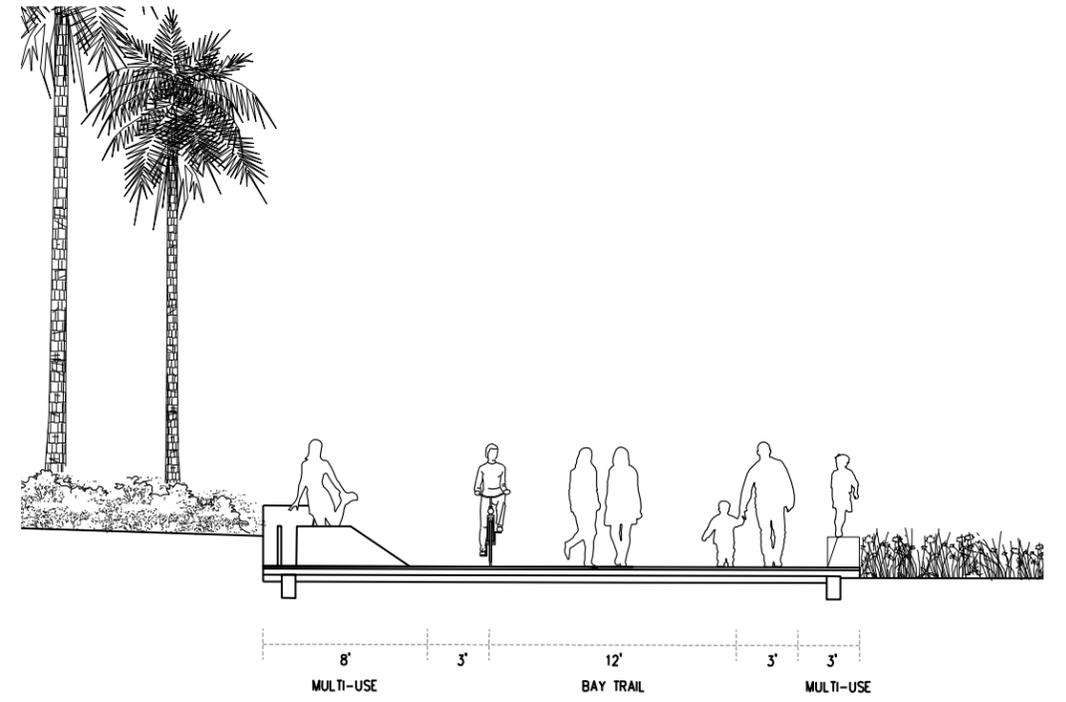
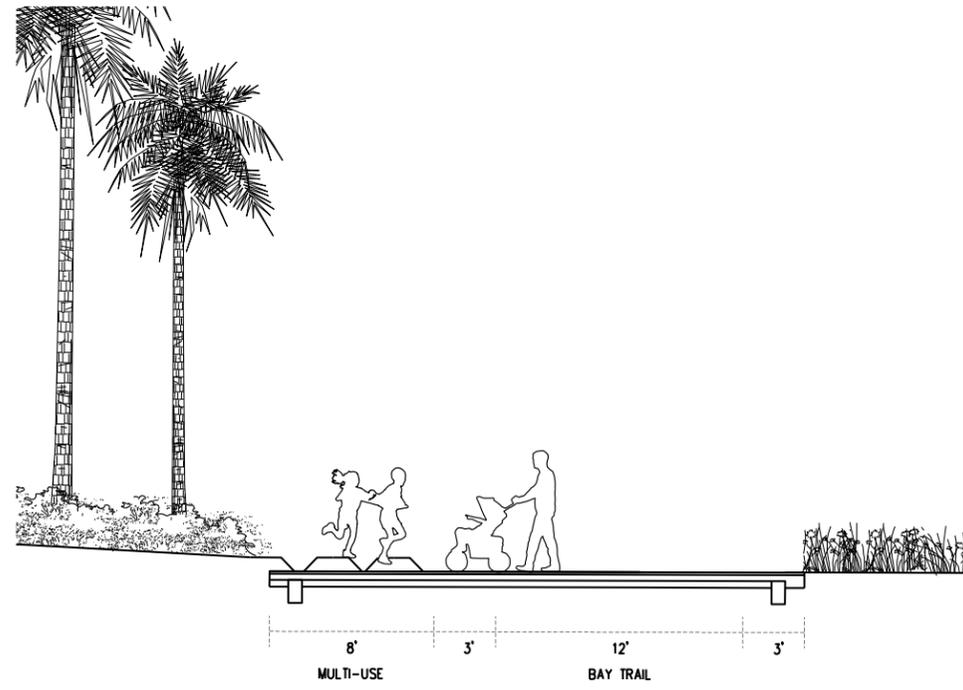
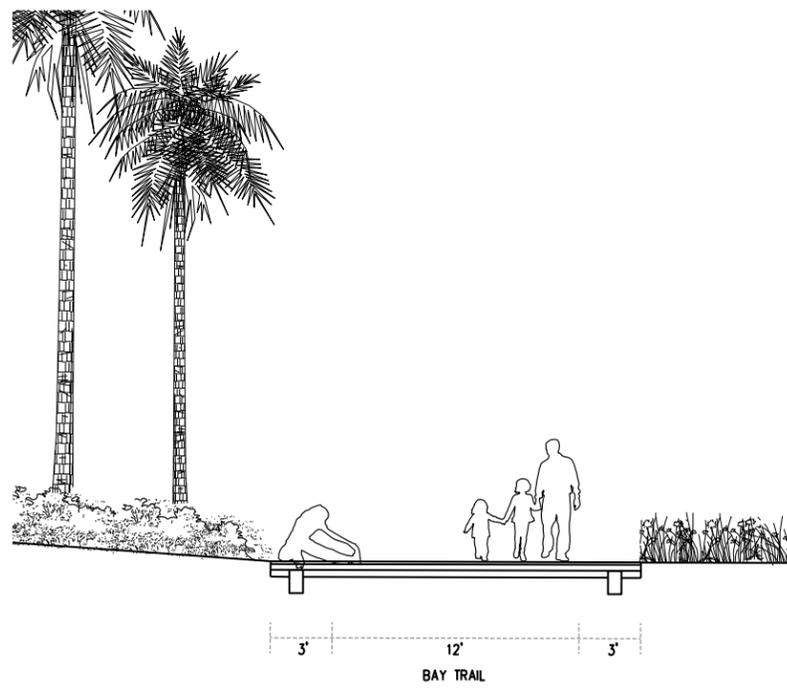
PUSH



STRETCH

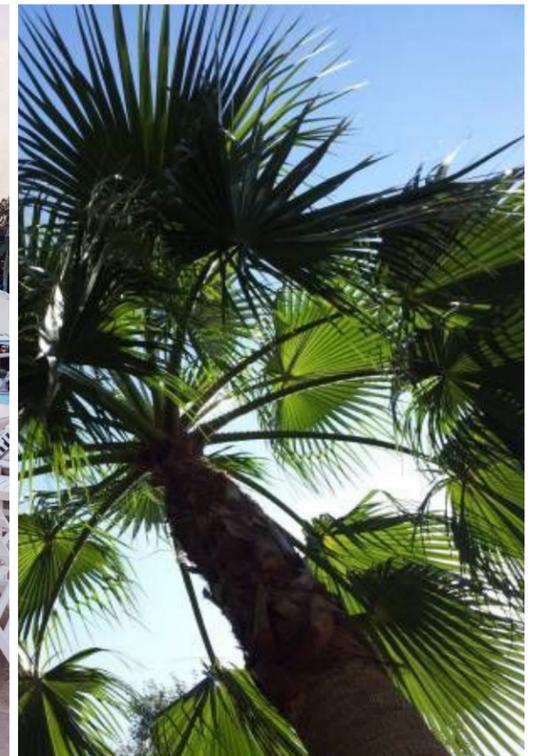
The boardwalk design will integrate a sculptural section the includes conditions for working out as well as recreation.







Palm Trees already form a significant identity at Jack London Square and along the Oakland Estuary. Formal palm bosques as well as natural groves at the edges of Estuary Park are existing planting features that scale the open space both from land and when viewed from water. An element of boutique hotel fantasy with palm trees surrounding the pool easily coexists with this existing vernacular.





The meadow plants will be native coastal grassland plants which can take tough public use. The ecological identity of the site will be foregrounded and potentially brought into the spa and wellness features at the hotel. Nods to the local history of estuary's use as an industrial site will be maintained in the detailing of cabanas, furniture, and other built elements.

