

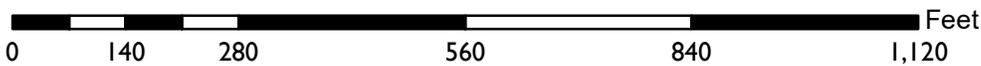
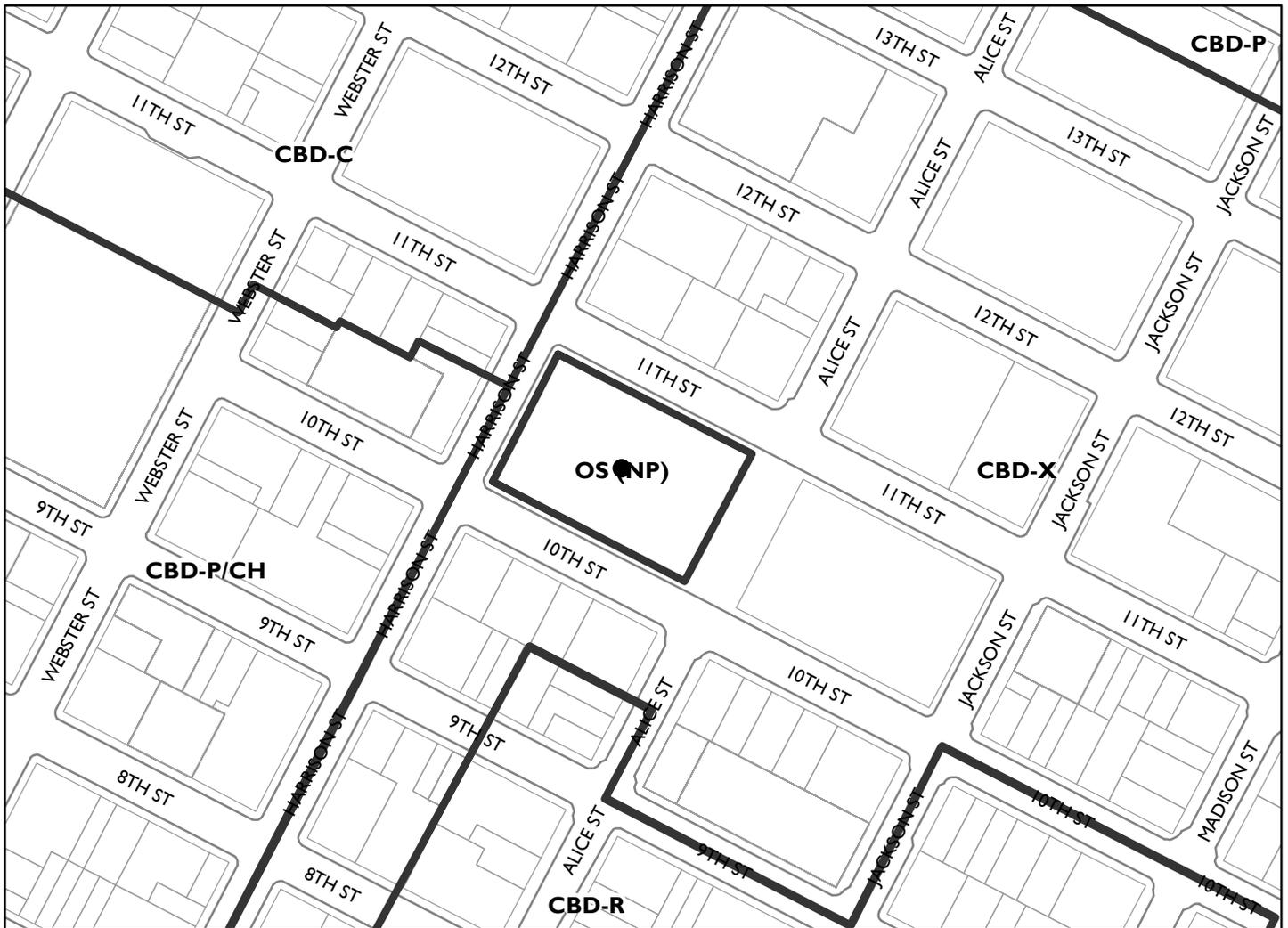
Location:	Lincoln Square Park, 250 10th Street (adjacent to 11th and Harrison Streets).
Assessor's Parcel Number(s):	002 007100100
Proposal:	Remove the existing 7,476 square-foot recreation center and construct a new, 37-foot tall, 22,221 square-foot recreation center. The project includes the construction of a new basketball court, installation of landscaping, and placement of new outdoor furniture.
Applicant:	City of Oakland, Department of Public Works
Contact Person:	Henry Choi (510) 238-3340 or hchoi@oaklandca.gov
Owner:	City of Oakland
Case File Number:	PLN22143
Planning Permits Required:	1) Major Conditional Use Permit for a new recreation center in the Open Space/Neighborhood Park (OS/NP) Zone. 2) Regular Design Review for new construction; and 3) Variances for: 1) maximum building height where 35 feet is allowed and 37 feet is proposed; 2) maximum impervious surface where 25 percent is allowed and 64 percent is proposed; and 3) maximum area and number permitted of Civic Signs where 30 square feet is allowed and 173 square feet is proposed; and one sign is permitted and three are proposed.
General Plan:	Urban Park and Open Space
Zoning:	Open Space / Neighborhood Park (OS/NP)
Proposed Environmental Determination:	A consistency analysis was prepared per Section 15162 of the California Environmental Quality Act (CEQA) Guidelines, which concludes that the project is consistent with and within the scope of the 2014 certified Final Lake Merritt Station Area Plan (LMSAP). As a result, no supplemental environmental review or addendum is required. The full analysis can be reviewed at the following link: https://www.oaklandca.gov/resources/current-environmental-review-ceqa-eir-documents-2011-present
Historic Status:	Lincoln Square Park is a City Landmark and on the Local Register of Historic Sites. The park has an Oakland Cultural Heritage Survey rating of B+a3. The building proposed for demolition does not contribute to the historic status of the park.
City Council District:	2
Finality of Decision:	Appealable to City Council within 10 calendar days
For Further Information:	Contact Case Planner Mike Rivera at (510) 238-6417 or by email at mrivera@oaklandca.gov

SUMMARY

The City's Department of Public Works proposes to replace the existing one-story recreation center building at Lincoln Square Park in the Chinatown District with a new two-story recreation center and gym, replace outdoor athletic courts, and install new landscaping and furniture. The proposal has been through extensive review by the community and meets all the findings required to approve the proposed Variances, Conditional Use Permit, and Regular Design Review. A thorough CEQA analysis concludes that the project is consistent with and within the scope of the 2014 certified Final Lake Merritt Station Area Plan and does not impact the historic significance of the site.

Therefore, staff recommends approval of the proposed improvements to Lincoln Square Park in the Chinatown District.

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN22143

Applicant: City of Oakland-Department of Public Works

Address: 250 10th Street

Zone: OS (NP)

BACKGROUND

The project design was developed after extensive input from the community. Between 2017 and 2019, the Parks and Recreation Advisory Commission (PRAC) and neighborhood groups conducted at least 20 community events to gather ideas and conceptual designs for a new recreation center at Lincoln Square Park. The Department of Public Works, PRAC and community representatives met several times to refine the vision and design concept for the new recreation center and improvements to Lincoln Square Park.

Section 17.135.030 (C)(1)(a) of the Oakland Planning Code requires that park improvements be first considered by the Parks and Recreation Advisory Commission (PRAC). On September 14, 2022, the project was publicly noticed and presented to PRAC. The public and PRAC members reacted positively to the proposed new building and site improvements, and recommended approval of the project to the Planning Commission.

On October 26, 2022, the project was noticed and presented to the Planning Commission's Design Review Committee (DRC). The public and DRC members supported the proposal, and the DRC suggested the applicant include building perspectives from different key street intersections and building material samples so the Planning Commission could more effectively evaluate the project design.

As required by the Oakland Planning Code, the landmarked site was referred for review by the Landmarks Preservation Advisory Board (LPAB). On June 12, 2023, the project was noticed and presented to the LPAB, which supported the project while recommending:

- Reducing the lighting at the site due to concerns regarding preserving the prominence of nearby structures, particularly the Tribune building;
- More articulation and windows on the 10th Street façade; and
- A more significant entrance feature into the park from 10th Street.

The applicant responded to the input by providing a prominent “moon gate” entry east of the building and by redesigning the three-dimensional patterns on the glass fiber reinforced concrete (GFRC) panels facing 10th Street to break up the massing and introduce a secondary scale. This included providing larger diamond shapes that articulate three sections of the façade in an alternating narrow-wide-narrow pattern.

The issues of ground floor transparency on 10th Street and lighting are discussed in the [Key Issues and Impacts](#) section of this report.

PROJECT SITE AND SURROUNDING NEIGHBORHOOD

The Lincoln Recreation Center project is in Lincoln Square Park, a City Landmark site with an Oakland Cultural Heritage Survey (OCHS) Rating of A1+. The park is one of the City's first seven original town squares created in the late 1850s. The park sits on an approximately 60,000 square-foot lot. The park contains a one-story 7,476 square-foot recreation center built in 1976 located near the intersection of 10th and Harrison Streets, a one-story 1,900 square-foot senior center near the intersection of 11th and Alice Streets, several sports courts, a children's playground, and a 200 square-foot storage facility.

The main pedestrian access to the existing Lincoln Square Park Recreation Center is from 10th Street at the southwest corner of the park. Most of Lincoln Square Park is fenced and paved except for some open yard areas located near the northwest and southwest portions of the property. The site also has a variety of trees located to the north, west and south sides of the property, and along 10th and Harrison Streets. The

athletic courts located to the east of the children's playground are shared between the adjacent Lincoln Elementary School and the City's Department of Parks and Recreation.

Lincoln Square Park is in Chinatown's urban context, surrounded by a mix of one- to seven-story commercial, civic, and residential buildings. It is one of the most bustling urban parks in the City, attracting tai chi practitioners; basketball, soccer, and volleyball players; after-school campers; Lincoln Elementary School students; members of the senior center; participants in programmed events; leagues and classes; and other activities. The park is lit and used from dawn until midnight and very transit accessible through AC Transit and the Lake Merritt BART Station, which is located a few blocks to the east of the project site. Interstate I-880 and Lake Merritt are located approximately four blocks from Lincoln Square Park.

PROJECT PROPOSAL

Lincoln Recreation Center

The existing one-story Lincoln Recreation Center building will be demolished and replaced with a new two-story 22,221-square foot building (see Attachment C for project plans). The new recreation center building would include five ground and upper multi-purpose rooms, a gymnasium, a lobby, offices, a kitchen, a roof garden, restrooms, storage, and utility rooms. The new building envelope is segmented into four areas that consist of two main building segments, a one-story 35-foot-tall and a two-story 37-foot-tall building volume that are connected by a one-story, 16-foot-tall, and 27-foot-tall building circulation area. These building segments create an overall L-shaped volume, which defines the proposed outdoor courtyard and plaza facing the interior of the existing Lincoln Square Park.

The plaza and courtyard contain concrete linear pavers with a two-color woven paving pattern, wood benches, landscaping, and an open steel trellis with infill panels. The design is a modern interpretation of "courtyard architecture" - an architectural concept that is typically found in China, where private quarters are arranged around a more communal central courtyard. The main entrance to the proposed building is from 10th Street and through the interior courtyard. These connective volumes provide visual interest from Harrison Street by breaking up the building into distinct segments.

The project incorporates two design elements around the exterior elevations of the ground and upper building floors of the main buildings. The building's nine-foot-tall transparent ground floor contains aluminum framing, laminated glazing, and aluminum plate curtainwalls. The building's upper floors incorporate light colored 17-foot to 28-foot-tall glass fiber reinforced concrete (GFRC) panels separated by vertical one-inch reveal joints that display three-dimensional weaving patterns and textures of different images and designs. The building GFRC panels incorporate three distinct motifs: 1) Kesi, a traditional Chinese tapestry that signifies well-wishes, 2) Ohlone fishing nets, a significant object in the Ohlone culture, and 3) California Flora that represents California poppy and Coast Live Oak.

As a response to LPAB concerns regarding a more prominent entry into the park from 10th Street, the applicant is proposing a 20-foot-tall red painted steel tube "moon gate" entry with accent lighting, which would serve as the main entry to the park from the intersection of Alice and 10th Streets. In another response to the LPAB to provide more articulation and visual interest on the 10th Street elevation, the applicant recessed the building ground floor approximately three inches from the south property line, and the three-dimensional GFRC facade was redesigned to break up the massing and introduce a secondary scale. The upper façade has larger diamond shapes to articulate three sections of the façade in a narrow-wide-narrow pattern.

Within the site, the project includes new in-grade façade up-lighting along the west and east sides of the building. The façade lighting would be programmed on limited hours, and they will be directed at the building and not on the surrounding buildings.

The proposal includes three separate signs that will read: “Lincoln Square Recreation Center” in English and Chinese. The signs will identify the new recreation center from key locations around the park. A wall sign will be 76 square feet and placed on the south façade fronting 10th Street. This wall-sign will be downlit by recessed linear LED fixtures inside the soffit of the second floor. A similarly downlit sign will also be 76 square feet and be attached to the metal picket fence facing Harrison and 10th Streets. The third sign will be 19 square feet and be mounted on the face of the court trellis facing the park.

The project includes a new courtyard covered with a steel trellis located to the northeast of the main entry, two courtyards to the northwest and southwest of the building, and a plaza with a grove of trees, game tables, benches, bike racks and a steel semi-transparent screen to the southeast of the building.

The proposal includes a new 3.5-foot and six-foot-tall black metal picket fence and a ten-foot-tall black vinyl covered chain-link fence located along the west and north frontage of the new building and sports courts. The project includes a new curb cut, driveway and a chain-link gate on 11th Street to provide access to Department of Parks and Recreation maintenance vehicles. The two existing 26-foot-tall double-headed light poles will be replaced by new decorative light poles that will illuminate the sport courts.

Landscaping

The project proposes modifications to the existing landscaping that include the removal of ten trees to accommodate the new recreation center building and plaza. These trees vary in size and species and are located to the west and south of the property. An arborist report was prepared by SBCA Tree Consulting, which surveyed the trees within the site. A tree protection/removal permit was filed for the project, and the City Tree Services Division will review and make a final decision regarding tree removal. The project site is also adjacent to eight city street trees located on Harrison and 10th Streets that would remain, except for one tree located on Harrison Street. As described in this staff report, the City’s Tree Division will be reviewing and deciding on the tree permit on a separate process.

The applicant proposes the installation of 34 new trees within the property, which are located to the north, southwest, and southeast sides of the new building and sports courts. Two street trees are also proposed on Harrison Street. The new trees range from 15-gallon to 24-inch box size and are a combination of Red Maple, Western Redbud, Brisbane, and Frontier Elm. The project includes the installation of new grade accent up lights for the trees, which will increase security at the site and increase the prominence of the park as a central community gathering space. In addition, the project proposes the installation of one-gallon and five-gallon shrubs, groundcover, grasses, and a variety of paving materials within the property.

Other landscaping improvements include a steel trellis with tubular columns, concrete linear pavers with two-color woven paving patterns in the plaza and courtyard, handrails with integrated lights, an eight foot tall metal bamboo screen, outdoor furniture that includes benches, seat-wall with strip lights, and tables, bollards, tree guards, a perimeter fence, decorative outdoor lighting, and trash receptacles.

Several biofiltration planters are proposed around the building, sports courts, and plaza to manage stormwater within the site.

GENERAL PLAN ANALYSIS

Land Use and Transportation Element (LUTE) of the General Plan

The property is classified as “Urban Park and Open Space” by the City’s Land Use and Transportation Element (LUTE) of the General Plan. The intent of the “Urban Park and Open Space” land use classification is to identify, enhance and maintain land for parks and open space. Its purpose is to maintain an urban park that provides open space for outdoor recreation, psychological and physical well-being, and relief from the urban environment. The proposed new gymnasium and refurbishment of the park is consistent with this intent.

Open Space Conservation and Preservation Element of the General Plan (OSCAR)

The OSCAR is the element of the City’s General Plan that directs the management of open land, natural resources, and parks in Oakland. The OSCAR contains goals, objectives, policies, and actions on a diverse range of topics. OSCAR Objective OS2 for Urban Parks is to maintain urban parks that provide open space for outdoor recreation, psychological and physical well-being and relief from urban environment. The applicable policy for the project includes:

- **Policy OS-2.** Protection of Park Open Space: Manage Oakland’s urban parks to protect and enhance their open space character while accommodating a wide range of outdoor recreational activities. A variety of outdoor recreational activities should continue to be provided and activities should be compatible with the environment and character of the park.

Lake Merritt Station Area Plan

The project is in the Lake Merritt Station Area Plan (LMSAP), a specific plan document that seeks to create a regional destination and a more vibrant Lake Merritt/Chinatown area. The policies for LMSAP identify a range of actions to establish a nuanced land use character, activate key streets and achieve the vision for each of the districts identified in the plan.

Additionally, the Open Space section of the LMSAP for proposed park improvements, maintenance and enhancement of existing spaces recommends physical improvements to Lincoln Square Park and the Recreation Center. The Plan also indicates that park users wanted more trees and greenery, shading, a computer lab with updated equipment, and a multi-level building with sports/fitness facilities. The LMSAP also indicates that prioritization for improvements should be given to existing spaces that are well-used such as the Lincoln Recreation Center.

Two applicable policies for the project include:

- **OS-8 Lincoln Square Park:** Continue to maintain the popular Lincoln Square Park and make improvements on an ongoing basis, responsive to the needs of the community.
- **LU-17 Neighborhood recreational, educational, and cultural center:** Expand recreational and educational facilities to serve the population growth in the plan vision and complete the Lincoln Recreation Center.

ZONING ANALYSIS

Intent of the Zone

The project is in the Open Space/Neighborhood Park (OS/NP) Zone, which has regulations intended to create, preserve, and enhance land for permanent open space to meet the active and passive recreational needs of Oakland residents and to promote park uses which are compatible with surrounding land uses and the City’s natural environment and need for providing public spaces. The upgrading of Lincoln Square Park directly meets this intent.

Planning Permits Required

The following describes which permits are required for approval of the project, and staff’s recommendations regarding these permits. The Planning Commission is the decision-making body for these permits after recommendations by the Landmarks Preservation Advisory Board (LPAB) and the Parks and Recreation Advisory Committee (PRAC). The projects have been reviewed by these Committees and their recommendations are described in the Background section of this report.

- Section 17.134.040 requires a Major Conditional Use Permit (CUP) for a new recreation center and other site improvements in the OS/NP Zone. Staff recommends approval of this permit for the reason’s described in the Findings section of the report, and because the proposal will provide a significant upgrade to the facilities and services provided to the Community at the subject historic park.
- Per Section 17.136.070(B) of the Planning Code, Regular Design Review approval is required for alterations to any designated Landmark site such as Lincoln Square Park. Staff’s recommendation of Regular Design Review approval of the project is described in the Key Issues and Impacts Section of this report.
- Variance permits are required for maximum building height, impervious surface, and signage. These Variances and staff’s recommendations are detailed in the Development Standards section, below.

Development Standards

The table below shows the applicable development standards for the project in the OS Zone:

Regulation	Required	Proposed	Compliance	Comments
Maximum Building Height	35 ft.	37 ft.	Does not meet code	Variance requested for the building facade facing 10 th Street.
Minimum Front, Side, and Rear Yards	0 ft.	Varies	Complies	
Maximum Imperious Surface	25 percent	64 percent	Does not meet code	Reduces the existing nonconforming level of impervious surface from 70 to 64 percent. Variance required because new surface is considered a new facility.
Off-Street Parking	None required	None proposed	Complies	
Off-Street Loading	None required	None proposed	Complies	

Regulation	Required	Proposed	Compliance	Comments
Bicycle Parking	To be prescribed by the Planning Director	36 bicycle parking spaces within the property	Complies	Staff recommends the specified quantity of spaces after consultation with the City Department of Transportation.
Maximum Signage Area for Civic Uses	30 square feet in area.	173 square feet in area.	Does not meet code	Variance requested for exceeding the maximum allowed sign area on buildings or structures.

Staff supports approval of the above referenced Variances due to the reasons contained in the Findings Section in **Attachment A**. The following is a summary of staff’s rationale for supporting the Variances.

- The two-foot height Variance is for a portion of the building façade that sits on the lowest grade of the park fronting 10th Street. This additional height is appropriate for Downtown where surrounding buildings are significantly taller than 35 feet and because of the community and cultural significance of the park to the community.
- Staff recommends approval of the Variance for impervious surface because the addition of new landscaping will decrease the amount of impervious surface at the site from its current 70 percent to 64 percent. The project will meet the stormwater regulations required by the Regional Water Quality Control Board.
- The additional signage is appropriate given the 60,000 square-foot size of the site, the park’s civic significance, and the function of the entrance sign to bring visual interest to the 10th Street façade.

ENVIRONMENTAL DETERMINATION

A consistency environmental analysis was prepared per Section 15162 of the California Environmental Quality Act Guidelines, which concludes that the new recreation center building and site improvements at the Lincoln Square Park does not involve new significant effects beyond those analyzed in the 2014 certified Lake Merritt Station Area Plan (LMSAP) Environmental Impact Report (EIR). The project would not result in any more severe significant impacts identified in the LMSAP EIR, nor would it result in new significant impacts related to cultural resources that were not identified in the LMSAP EIR. The consistency analysis determination prepared by David J. Powers & Associates, Inc. finds that the project is within the scope of the LMSAP EIR because none of the conditions described in Section 15162 have occurred, and the preparation of a supplemental environmental review or addendum is not required under CEQA (see **Attachment D**).

HISTORIC ANALYSIS

The Historic Resources Evaluation of the site and project are contained in **Attachment D**. In general, the analysis states that the existing recreation building does not contribute to the historic significance of the site, and that the only historic structure on the site, a 1940 clubhouse building, will not be impacted because it is untouched by the proposal. The study indicates that the proposed improvements will enhance the historic use of the site as a park.

The following are the criteria to determine if the proposal qualifies in a reasonable matter to the rehabilitation standards established by the Secretary of Interior. The intent of the Standards is to assist the long-term preservation of a property’s significance through the preservation of historic materials and

features. The Standards pertain to historic buildings of all materials, construction types, sizes, and occupancy and encompass the exterior and the interior of historic buildings. The Standards also encompass related landscape features and the building's site and environment, as well as attached, adjacent, or related new construction.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

The proposal will continue the existing use of Lincoln Square Park as an outdoor and indoor recreational facility for the Chinatown community and public, which has been in operation since the 1920s. The proposed new recreation center building, like the existing recreation facility to be demolished, occupies the southwest corner of the park, and will serve the same function, with expanded capacity, new amenities, and other outdoor improvements.

2. The historic character of a property shall be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

The proposal will retain and preserve the contributing physical elements-shape and boundaries-of the Lincoln Square Park, a sense of open space in a congested urban area, and the existing 1940 clubhouse. The project will have minimal effects on the shape of the square and its spatial relationships. The new recreational facility is larger and will cause minimal loss of open space. The new building location and orientation is similar to that of the existing building and will not change the existing spatial relationships. The proposed building will provide new access routes to the park via Harrison and 10th Streets and increase open space along 10th Street with a new outdoor passive recreation area. Otherwise, the spatial relationships and features that characterize the square will remain unchanged.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historical properties, will not be undertaken.

The proposal does not add conjectural features in the development project.

4. Changes to a property that have acquired significance in their own right will be retained and preserved.

The proposal does not change the parts of the property that have acquired significance. The most significant change to Lincoln Square Park since its creation in 1853 was its transition from an open park to a mixed indoor-outdoor recreation facility circa 1927. Since then, the square has served as a focal point of community and recreational activities in Oakland's Chinatown, and this function is now a character-defining feature and contributes to the square's significance under California Register of Historical Resources (CRHR) Criterion 1. Likewise, the 1940 clubhouse building is an element of the square that has acquired historic significance in its own right. The project preserves both of these changes in historical significance, since the new building will provide the same services to the same community in a larger and enhanced space, and the clubhouse will not be affected by the project.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

The one-story clubhouse built in 1940 and located near 11th Street is the only structure that contributes to the Lincoln Square Park significance. No building modifications to the clubhouse are proposed by this project.

6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

The one-story clubhouse built in 1940 and located near 11th Street is the only structure that contributes to the Lincoln Square Park significance. No building modifications to the clubhouse are proposed by this project.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatment that cause damage to historic materials will not be used.

The one-story clubhouse built in 1940 and located near 11th Street is the only structure that contributes to the Lincoln Square Park significance. No building modifications to the clubhouse are proposed by this project.

8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

No archaeological resources are known to be present in the project area, which has low sensitivity for buried archaeological resources. Any approval will include a standard condition that will protect any archaeological resources found at the site.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work should be differentiated from the old and will be compatible with historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and environment.

The project development will not alter or destroy historic materials, features, or spatial relationships. Thus, no modifications to the California Register of Historical Resources are proposed.

10. New additions and adjacent or related new construction will be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

The project development will not alter or destroy historic materials, features, or spatial relationships. Thus, no modifications to the California Register of Historical Resources are proposed.

KEY ISSUES AND IMPACTS

General

Overall, staff believes the project will be a significant upgrade to Lincoln Square Park. The new building and refurbished outdoor equipment and courts for classes, gardening, leagues, after school activities, and other uses will be a significant asset for the community. The new building will serve as a focal point by defining an outdoor courtyard and plaza facing the interior of the park. In general, the ground floor transparency of the building and enhanced landscaping will preserve the park atmosphere, which is a critical element of its historic significance. The unique designs on the GFRC panels will provide the building with a distinctive and façade that references the history of the community, which is appropriate for a landmarked site and a center of activity in the Chinatown District.

10th Street Elevation

As mentioned, the LPAB commented that the design required more visual interest and ground floor transparency on the 10th Street elevation. As a response, the three-dimensional GFRC panels on the exterior upper façade were redesigned to include larger diamond shapes that now articulate three sections of the façade in a narrow-wide-narrow pattern. A sign was also placed on the exterior ground floor prefinished aluminum plate, and the lighted red moon gate entry is proposed east of the building near 10th Street. Staff believes these are significant improvements to this side of the site.

The architect provided two design options for the 10th Street elevation (see **Attachment E**). The first option (Option 1) shows additional ground floor transparency facing 10th Street at the office location. The second option (Option 2), preferred by the applicant, would show an aluminum panel that would block the view into the interior of the facility's office and IT center from 10th Street.

The applicant prefers Option 2 because Option 1 could create security issues looking into the office, which will contain a significant amount of computer equipment, and it creates additional space between the sign on the 10th Street façade and the moon gate, loosening the visual connection between these elements. However, the window would provide additional security to the street, a visual connection from the street into the park, and more visual interest from 10th Street.

Staff requests input from the Planning Commission regarding which option it prefers for this portion of the building facing 10th Street.

Lighting

As indicated above, the LPAB also requested the applicant consider how the lighting may reduce the prominence of the lighting of nearby properties, particularly the iconic Tribune Building that uses neon lights, illuminated clocks, and other colorful lighting that is visible from far distances during the night.

Staff supports lighting the facades of the structure to identify the building as an important civic institution and to increase security. Staff is not concerned about the lighting overshadowing the importance of the Tribune building, which is over 300 feet and 22 stories tall. However, the Department of Public Works is currently studying whether maintenance for the lighting is feasible and will present its findings at the September 20, 2023, Planning Commission meeting.

RECOMMENDATION

Staff recommends that the Planning Commission take the following action:

(1) affirm staff's environmental determination and (2) approve the Conditional Use Permit, design review, and variances on maximum building height, impervious surface, and signage for project PLN22143 to replace the existing one-story recreation center building at Lincoln Square Park in the Chinatown District with a new two-story recreation center and gym, replace outdoor athletic courts, and install new landscaping and furniture, subject to the attached findings and conditions.

Prepared by:

Mike Rivera

Mike Rivera, Planner III
Bureau of Planning

Reviewed by:



Robert D. Merkamp, Zoning Manager
Bureau of Planning

Approved for forwarding to the
Planning Commission:



Ed Manasse, Deputy Director
Bureau of Planning

ATTACHMENTS

- A. Findings
- B. Conditions of Approval/Standard Conditions & Conditions of Approval Mitigation Monitoring Program (SCAMMRP)
- C. Design Plans, dated received August 31, 2023
- D. CEQA-Consistency Analysis, including a Historic Resources Analysis (click the CEQA link on the 1st page)
- E. Design options for the 10th Street ground-floor elevation

ATTACHMENT A: FINDINGS

This proposal meets all the required findings under Sections 17.134.050 for Conditional Use Permit and 17.135.060(B) for the No Net Loss for Structure Coverage in the Open Space Zone, 17.136.050(A) and 17.136.070(C) for Regular Design Review and Special Design Review for Designated Landmarks, and 17.148.050(A) for Variances exceeding building height, lot coverage and signage as set forth below and which are required to approve your application. Required findings are shown in **bold** type; reasons your proposal satisfies them are shown in normal type.

SECTION 17.134.050 –GENERAL CONDITIONAL USE PERMIT FINDINGS

- 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 project will be placed in a similar location as the existing recreation center and although the new building size is larger than the existing, it is designed to be compatible with the park and will continue to be a complement to the neighborhood and community. The project provides two new building entries that will not interfere with the surrounding streets or abutting properties and the extra floor area is not expected to generate significantly more traffic than existing. The site is served by major transit lines, which will further minimize the traffic effects of the proposal.

- 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 project has a functional site plan with direct access from 10th and Harrison Streets and from the interior of the park to the recreation facility and main entry courtyard. The gymnasium and community rooms will be easily accessible, and offices are located to enable staff to surveil the park and indoor spaces. The outdoor facilities such as the athletic courts, playgrounds, and game area will be designed to modern standards and will provide space for Tai Chi practitioners.

Access to the new facility will have attractive design features such as a circular “moon gate” entry, a landscaped courtyard and plaza including a decorative trellis that provide a transition to the existing park. The upper story GFRC panels of the recreation center will have attractive California Flora, Native American and Chinese design motifs and be massed to reduce the scale of the building, and the transparent ground floor will be consistent with the park atmosphere of the site.

- 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 new building and refurbishing of the park will meet the community needs for cultural, social, athletic, educational, and recreational activities.

- D. That the proposal conforms with all applicable Regular Design Review criteria set forth in Section 17.136.050 of the Oakland Planning Code.**

See Regular Design Review criteria, below.

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

See the General Plan Analysis section, above.

SECTION 17.135.060(B)- NO NET LOSS FINDING

- B. Unless overriding considerations exist, approval of any increase in structure coverage within the OS Zone shall be contingent on a finding that there has been no net loss of urban parkland from the time of the baseline date.**

The relatively small increase in structure coverage resulting from the project will not create a net loss of urban parkland because the City has acquired a significant amount of new open space in Brooklyn Basin and Knowland Park.

SECTION 17.136.050 (B)-DESIGN REVIEW FINDINGS-NONRESIDENTIAL FACILITIES & 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](#).**

The buildings are located along the streets to make efficient use of the existing park and maintain open areas for improved sport courts, courtyards, and plazas. New trees and other plantings will improve the park setting. The building is massed and sited to reduce its scale and create gathering areas within plazas. The upper story GFRC panels of the recreation center will have attractive California Flora, Native American and Chinese design motifs, and the transparent ground floor will be consistent with the park atmosphere. A “moon gate” entry east of the building and three-dimensional patterns on the GFRC panels facing 10th Street will break up the massing of the building and introduce a secondary scale to that facade. This design includes providing larger diamond shapes that articulate three sections of the façade in an alternating narrow-wide-narrow pattern.

The new signs will read: “Lincoln Square Recreation Center” in English and Chinese and will be arranged and located in three separate locations to be seen from the streets and park. The wall and perimeter fence sign located on 10th and Harrison Streets will have raised aluminum lettering with a light grey and red color to provide some contrast with the building and fence. These signs will be illuminated by recessed LED fixtures and linear down lighting to give a backdrop effect. The

court trellis will have raised aluminum signs mounted on the building fascia that will be seen from the center of the park.

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 upgrades existing public facilities and will improve the appearance of the historic property. The project protects the value of public and private investment in the area by providing recreational opportunities to nearby residents. The park is near major transit lines and are not expected to generate a significant number of additional vehicle trips.

The project uses aluminum and steel lettering signs with dull materials and soft colors to blend in with the building and structures to minimize a glaring effect from the streets and park. As conditioned, the project lighting will not impact neighboring properties.

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.**

See the General Plan Analysis section, above.

SECTION 17.136.070 (C) SPECIAL DESIGN REVIEW-DESIGNATED LANDMARK FINDINGS

1. **That the proposal will not adversely affect the exterior features of the designated landmark nor, when subject to control as specified in the designating ordinance for a publicly owned landmark, its major interior architectural features.**

The recreational facility proposed for replacement does not contribute to the landmark status of the property. The historically rated senior center and storage facility to the north and east side of the park will remain. The improvements to the site will enhance its historic function as a park.

2. **That the proposal will not adversely affect the special character, interest, or value of the landmark and its site, as viewed both in themselves and in their setting.**

The project replaces an outdated recreational center facility with a new building at a similar location. The Lincoln Square Park will be improved with new sport courts, courtyards, plaza, playgrounds, and new landscaping to maintain the character of the landmark as urban parkland.

3. **That the proposal conforms with the Design Guidelines for Landmarks and Preservation Districts as adopted by the City Planning Commission and, as applicable for certain federally related projects, with the Secretary of the Interior's Standards for the Treatment of Historic Properties.**

The project meets the Design Guidelines for Landmarks as listed above, and with the Secretary of the Interior's Standards for the Treatment of Historic Properties (see Historic Analysis section, above).

4. **If the proposal does not conform to the criteria set forth in Subdivisions 1, 2 and 3:**
 - i. **That the designated landmark or portion thereof is in such condition that it is not architecturally feasible to preserve or restore it, or**

- ii. **That, considering the economic feasibility of alternatives to the proposal, and balancing the interest of the public in protecting the designated landmark or portion thereof, and the interest of the owner of the landmark site in the utilization thereof, approval is required by considerations of equity.**

Not applicable.

SECTION 17.148.050 (A) –BUILDING HEIGHT & IMPERVIOUS SURFACE- VARIANCE
FINDINGS

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 project seeks a minor variance because the maximum building height is 35 feet while the south façade is 37 feet. The property grade slopes from the north to the south, which results in an additional two feet height difference than the rest of the building where the south façade meets the finished grade along the sidewalk on 10th Street. The additional two feet will result in a second floor with improved usability for community functions. Further, the purpose of the height regulation is to prevent new buildings that are out of scale in a neighborhood, but the Downtown site is near several buildings that are much taller than 37 feet.

The project also seeks a minor variance to exceed the impervious surface area in the property where 25 percent is allowed, and 64 percent is proposed. Strict compliance would reduce the operational efficiency of the site by not allowing the proposed athletic courts, space for Tai Chi and playground. Further, the project reduces the existing impervious surface of approximately 70 percent to 64 percent by providing new landscaping within the park.

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 purpose of the height regulation is to prevent new buildings that are out of scale in a neighborhood, but the Downtown site is near several buildings that are much taller than 37 feet.

Strict compliance to the 25 percent impervious surface maximum would prevent the park from fulfilling its basic function of providing play areas and space for Tai Chi practitioners. Further, a basic intent of the regulation is to provide clean stormwater runoff, and the project will be required to meet the stormwater regulations required by the Regional Water Quality Control Board.

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 granting of the minor variance to increase the building height by two feet for a portion of the south façade will have an insignificant effect on the neighboring properties, which are located

approximately 80 feet away across 10th Street.

The granting of the variance for maximum impervious surface will not affect the surrounding area or be contrary to adopted plans because the property will remain as a public park and continue to provide essential recreational activities. The Lake Merritt Specific Area Plan also recommended physical improvements to recreation center and the park, with prioritization to spaces that are well-used such as Lincoln Recreation Center.

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 purpose of the height regulation is to prevent new buildings that are out of scale in a neighborhood, but the Downtown site is near several buildings that are much taller than 37 feet

Strict compliance to the 25 percent impervious surface maximum would prevent the park from fulfilling the intent of the Open Space/Neighborhood Park (OS/NP) Zoning of providing play areas and recreational space for the enjoyment of the community. Further, a basic intent of the regulation is to provide clean stormwater runoff, and the project will be required to meet the stormwater regulations required by the Regional Water Quality Control Board.

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.

See Design Review Findings above.

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.

See Conditional Use Permit Finding #E, above.

SECTION 17.148.050 (C) –SIGN FACILITIES-VARIANCE FINDINGS

1. Strict compliance with the specified regulation would result in practical difficulty of 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.

Strict compliance for the maximum number and area of signs in the Open Space Zone would preclude an effective design solution by reducing the identification required for the large 60,000 square-foot site.

2. 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 regulations.

Strict compliance for maximum number and area of signs would prevent appropriate identification for the large park site. The size and number of signs are in proportion with the buildings and are designed with materials and colors to be compatible with the development.

3. 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 minor variance will not constitute a grant of special privilege because the signs are designed to fit with the architecture of the building, all signs are in proportion and provide visual interest to the building façade and structures.

NO NET LOSS FINDINGS (CALIFORNIA GOVERNMENT CODE SECTION 65863(b)(2))

If a city, county, or city and county, by administrative, quasi-judicial, legislative, or other action, allows development of any parcel with fewer units by income category than identified in the jurisdiction's housing element for that parcel, the city, county, or city and county shall make a written finding supported by substantial evidence as to whether or not remaining sites identified in the housing element are adequate to meet the requirements of Section 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584. The finding shall include a quantification of the remaining unmet need for the jurisdiction's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.

No Net Loss Finding 1: The City of Oakland adopted its current 2023-2031 Housing Element on January 31, 2023. The Housing Element identifies the realistic capacity for housing production throughout the current 2023-2031 Planning Period. This capacity accommodates the Regional Housing Needs Allocation, as well as a buffer, which ensures that if certain identified sites are not developed at the realistic capacity, that there would remain a sufficient number of units available to meet Oakland's Housing Needs. (See Housing Element, Appendix C, Table C-2.) For purposes of this finding, the buffer is calculated on a quarterly basis according to progress made during the 2023-2031 Planning Period.

Oakland's remaining lower income regional housing needs assessment is 9,364 dwelling units while Oakland's current capacity is 10,118 lower income units, a surplus of 754 units. ["Lower income" includes very low income (VLI) and low income (LI) units.]

Oakland's remaining moderate income regional housing needs assessment is 4,341 dwelling units, while Oakland's current capacity is 5,093 moderate income units, a surplus of 752 units.

Oakland's remaining above moderate-income regional housing needs assessment is 8,116 dwelling units, while Oakland's current capacity is 14,520 above moderate-income units, a surplus of 6,404 units.

No Net Loss Finding 2: The proposed project is located on a site that is identified in the City of Oakland 2023-2031 Housing Element as a Housing Element Opportunity Site.

() YES

(**X**) NO

No Net Loss Finding 3: The proposed project meets the following criteria.

(**X**) The proposed project is a non-residential development located on a site that **was not** identified in the City of Oakland 2023-2031 Housing Element. Therefore, the project has no impact on the City's housing capacity.

() The proposed project includes residential development and is located on a site that **was not** identified in the City of Oakland 2023-2031 Housing Element. Therefore, the project results in an increase in the City's housing capacity equal to the total units proposed.

No Net Loss Finding 4: The City of Oakland 2023-2031 Housing Element identifies the following realistic capacity for the site. (*THIS FINDING IS NOT APPLICABLE BECAUSE THE HOUSING ELEMENT DOES NOT ANTICIPATE HOUSING FOR THE SITE*)

Lower income units (VLI/LI): _____
Moderate income units: _____
Above moderate-income units: _____
Total units: _____

() The proposed project is a non-residential development.
() The proposed project includes residential development.
Therefore, an analysis of potential net loss must be made, as documented below.

No Net Loss Finding 5: The proposed project includes the following residential unit count:

Lower income units (VLI/LI): 0
Moderate income units: 0
Above moderate-income units: 0
Total units: 0

The project therefore will result in a net increase or net loss of units as compared to the City's Housing Element projections as follows:

Lower income units (VLI/LI): 0
Moderate income units: 0
Above moderate income units: 0
Total units: 0

ATTACHMENT B: CONDITIONS OF APPROVAL

STANDARD CONDITIONS OF APPROVAL – GENERAL ADMINISTRATIVE CONDITIONS

The proposal is hereby approved subject to the following Conditions of Approval:

1. Approved Use

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, Planning Commission Staff Report, dated September 20, 2023, and the approved design plans, received on August 31, 2023, 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 years 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. Compliance Matrix

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

The project applicant shall submit the initial Compliance Matrix prior to the issuance of the first construction-related permit and shall submit an updated matrix upon request by the City.

13. Construction Management Plan

Prior to the issuance of the first construction-related permit, the project applicant and his/her general contractor shall submit a Construction Management Plan (CMP) for review and approval by the Bureau of Planning, Bureau of Building, and other relevant City departments such as the Fire Department, Department of Transportation, and the Public Works Department as directed. The CMP shall contain measures to minimize potential construction impacts including measures to comply with all construction-related Conditions of Approval (and mitigation measures if applicable) such as dust control, construction emissions, hazardous materials, construction days/hours, construction traffic control, waste reduction and recycling, stormwater pollution prevention, noise control, complaint management, and cultural resource management (see applicable Conditions below). The CMP shall provide project-specific information including descriptive procedures, approval documentation, and drawings (such as a site logistics plan, fire safety plan, construction phasing plan, proposed truck routes, traffic control plan, complaint management plan, construction worker parking plan, and litter/debris clean-up plan) that specify how potential construction impacts will be minimized and how each construction-related requirement will be satisfied throughout construction of the project.

14. Standard Conditions of Approval / Mitigation Monitoring and Reporting Program (SCAMMRP)

- a. All mitigation measures identified in the Lincoln Recreation Center project CEQA Consistency Determination Checklist are included in the Standard Condition of Approval/Mitigation Monitoring and Reporting Program (SCAMMRP) which is included in these Conditions of Approval and are incorporated herein by reference, as Attachment B, as Conditions of Approval of the project. The Standard Conditions of Approval identified in the Lincoln Recreation Center Consistency Determination Checklist are also included in the SCAMMRP, and are, therefore, incorporated into these Conditions by reference but are not repeated in these Conditions. To the extent that there is any inconsistency between the SCAMMRP and these Conditions, the more restrictive Conditions shall govern. In the event a Standard Condition of Approval or mitigation measure recommended in the Lincoln Recreation Center project CEQA Consistency Determination Checklist has been inadvertently omitted from the SCAMMRP, that Standard Condition of Approval or mitigation measure is adopted and incorporated from the Lincoln Recreation Center project CEQA Consistency Determination Checklist into the SCAMMRP by reference, and adopted as a Condition of Approval. The project applicant and property owner shall be responsible for compliance with the requirements of any submitted and approved technical reports, all applicable mitigation measures adopted, and with all Conditions of Approval set forth herein at his/her sole cost and expense, unless otherwise expressly provided in a specific mitigation measure or Condition of Approval, and subject to the review and approval by the City of Oakland. The SCAMMRP identifies the timeframe and responsible party for implementation and monitoring for each Standard Condition of Approval and mitigation measure. Unless otherwise specified, monitoring of compliance with the Standard Conditions of Approval and mitigation measures will be the responsibility of the Bureau of Planning, with overall authority concerning compliance residing with the Environmental Review Officer. Adoption of the SCAMMRP will constitute fulfillment of the CEQA monitoring and/or reporting requirement set forth in section 21081.6 of CEQA.

- b. Prior to the issuance of the first construction-related permit, the project applicant shall pay the applicable mitigation and monitoring fee to the City in accordance with the City's Master Fee Schedule.

STANDARD CONDITIONS OF APPROVAL-ENVIRONMENTAL PROTECTION MEASURES

15. Regulatory Permits and Authorizations from Other Agencies

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

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

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

Monitoring/Inspection: Applicable regulatory agency with jurisdiction

16. 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

17. 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

18. 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

19. 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

20. Dust Controls – Construction Related

Requirement: The project applicant shall implement all of the following applicable dust 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) Limit vehicle speeds on unpaved roads to 15 miles per hour.
- e) All demolition activities (if any) shall be suspended when average wind speeds exceed 20 mph.
- f) All trucks and equipment, including tires, shall be washed off prior to leaving the site.
- g) Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

21. Criteria Air Pollutant Controls - Construction Related

Requirement: The project applicant shall implement all of the following applicable basic control measures for criteria air pollutants during construction of the project as applicable:

- a) 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 two 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.
- b) 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 two 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”).

- c) 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. Equipment check documentation should be kept at the construction site and be available for review by the City and the Bay Area Air Quality District as needed.
- d) Portable equipment shall be powered by grid electricity if available. If electricity is not available, propane or natural gas generators shall be used if feasible. Diesel engines shall only be used if grid electricity is not available and propane or natural gas generators cannot meet the electrical demand.
- e) Low VOC (i.e., ROG) coatings shall be used that comply with BAAQMD Regulation 8, Rule 3: Architectural Coatings.
- f) All equipment to be used on the construction site shall comply with the requirements of Title 13, Section 2449, of the California Code of Regulations (“California Air Resources Board Off-Road Diesel Regulations”) and upon request by the City (and the Air District if specifically requested), the project applicant shall provide written documentation that fleet requirements have been met.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

22. Asbestos in Structures

Requirement: The project applicant shall comply with all applicable laws and regulations regarding demolition and renovation of Asbestos Containing Materials (ACM), including but not limited to California Code of Regulations, Title 8; California Business and Professions Code, Division 3; California Health and Safety Code sections 25915-25919.7; and Bay Area Air Quality Management District, Regulation 11, Rule 2, as may be amended. Evidence of compliance shall be submitted to the City upon request.

When Required: Prior to approval of construction-related permit

Initial Approval: Applicable regulatory agency with jurisdiction

Monitoring/Inspection: Applicable regulatory agency with jurisdiction

23. Tree Removal During Bird Breeding Season

Requirement: To the extent feasible, removal of any tree and/or other vegetation suitable for nesting of birds shall not occur during the bird breeding season of February 1 to August 15 (or during December 15 to August 15 for trees located in or near marsh, wetland, or aquatic habitats). If tree removal must occur during the bird breeding season, all trees to be removed shall be surveyed by a qualified biologist to verify the presence or absence of nesting raptors or other birds. Pre-removal surveys shall be conducted within 15 days prior to the start of work and shall be submitted to the City for review and approval. If the survey indicates the potential presence of nesting raptors or other birds, the biologist shall determine an appropriately sized buffer around the nest in which no work will be allowed until the young have successfully fledged. The size of the nest buffer will be determined by the biologist in consultation with the California Department of Fish and Wildlife, and will be based to a large extent on the nesting species and its sensitivity to disturbance. In general, buffer sizes of 200 feet for raptors and 50 feet for other birds should suffice to prevent disturbance to birds nesting in the urban environment, but these buffers may be increased or decreased, as appropriate, depending on the bird species and the level of disturbance anticipated near the nest.

When Required: Prior to removal of trees

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

24. 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

25. Archaeological and Paleontological Resources – Discovery During Construction

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

In the event of data recovery of archaeological resources, the project applicant shall submit an Archaeological Research Design and Treatment Plan (ARDTP) prepared by a qualified archaeologist for review and approval by the City. The ARDTP is required to identify how the proposed data recovery program would preserve the significant information the archaeological resource is expected to contain. The ARDTP shall identify the scientific/historic research questions applicable to the expected resource, the data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The ARDTP shall include the analysis and specify the curation and storage methods. Data recovery, in general, shall be limited to the portions of the archaeological resource that could be impacted by the proposed project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practicable. Because the intent of the ARDTP is to save as much of the archaeological resource as possible, including moving the resource, if feasible, preparation and implementation of the ARDTP would reduce the potential adverse impact to less than significant. The project applicant shall implement the ARDTP at his/her expense.

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

26. 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

27. 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

28. Soils Report

Requirement: The project applicant shall submit a soils report prepared by a registered geotechnical engineer for City review and approval. The soils report shall contain, at a minimum, field test results and observations regarding the nature, distribution and strength of existing soils, and recommendations for appropriate grading practices and project design. 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

29. Project Compliance with the Equitable Climate Action Plan (ECAP) Consistency Checklist

Requirement: The project applicant shall implement all the measures in the Equitable Climate Action Plan (ECAP) Consistency Checklist that was submitted during the Planning entitlement phase.

- a. For physical ECAP Consistency Checklist measures to be incorporated into the design of the project, the measures shall be included on the drawings submitted for construction-related permits.

When Required: Prior to approval of construction-related permit.

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Planning

- b. For physical ECAP Consistency Checklist measures to be incorporated into the design of the project, the measures shall be implemented during construction.

When Required: During construction

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

- c. For ECAP Consistency Checklist measures that are operational but not otherwise covered by these SCAs, including but not limited to the requirement for transit passes or additional Transportation Demand Management measures, the applicant shall provide notice of these measures to employees and/or residents and post these requirements in a public place such as a lobby or work area accessible to the employees and/or residents.

When Required: Ongoing

Monitoring/Inspection: Bureau of Planning

30. 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

31. 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

32. State Construction General Permit

Requirement: The project applicant shall comply with the requirements of the Construction General Permit issued by the State Water Resources Control Board (SWRCB). The project applicant shall submit a Notice of Intent (NOI), Stormwater Pollution Prevention Plan (SWPPP), and other required Permit Registration Documents to SWRCB. The project applicant shall submit evidence of compliance with Permit requirements to the City.

When Required: Prior to approval of construction-related permit

Initial Approval: State Water Resources Control Board; evidence of compliance submitted to Bureau of Building

Monitoring/Inspection: State Water Resources Control Board

33. NPDES C.3 Stormwater Requirements for Regulated Projects

a. Post-Construction Stormwater Management Plan Required

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

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

b. Maintenance Agreement Required

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

- i. The project applicant accepting responsibility for the adequate installation/construction, operation, maintenance, inspection, and reporting of any on-site stormwater treatment measures being incorporated into the project until the responsibility is legally transferred to another entity; and
- ii. Legal access to the on-site stormwater treatment measures for representatives of the City, the local vector control district, and staff of the Regional Water Quality Control Board, San Francisco Region, for the purpose of verifying the implementation, operation, and maintenance of the on-site stormwater treatment measures and to take corrective action if necessary.

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

When Required: Prior to building permit final

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

34. 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

35. 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
- c. 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.
- d. Applicant shall use temporary power poles instead of generators where feasible.

- e. 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.
- f. 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

36. 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

37. 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

38. 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

39. Access to Parks and Open Space

Requirement: The project applicant shall submit a plan for City review and approval to enhance bicycle and pedestrian access from the project site and adjacent areas to Lincoln Square Park. Examples of enhancements may include, but are not limited to, new or improved bikeways, bike parking, traffic control devices, sidewalks, pathways, bulb-outs, and signage. The project sponsor shall install the approved enhancements during construction and prior to completion of the project.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning, Department of Transportation

Monitoring/Inspection: Department of Transportation

40. 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

41. 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

42. 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

43. ADA-Accessible Spaces

ADA-Accessible Spaces

Requirement: The applicant shall submit, for review and approval of the Building Official, plans that show the location of future accessible EV parking spaces as required under Title 24 Chapter 11B Table 11B-228.3.2.1, and specify plans to construct all future accessible EV parking spaces with appropriate grade, vertical clearance, and accessible path of travel to allow installation of accessible EV charging station(s).

When Required: Prior to Issuance of Building Permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

44. 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

45. 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

46. Recycling Collection and Storage Space

Requirement: The project applicant shall comply with the City of Oakland Recycling Space Allocation Ordinance (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall contain recycling collection and storage areas in compliance with the Ordinance. For residential projects, at least two (2) cubic feet of storage and collection space per residential unit is required, with a minimum of ten (10) cubic feet. For nonresidential projects, at least two (2) cubic feet of storage and collection space per 1,000 square feet of building floor area is required, with a minimum of ten (10) cubic feet.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

47. Green Building Requirements – Small Projects

a. Compliance with Green Building Requirements During Plan-Check

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) for projects using the Stopwaste.org checklist.

- i. The following information shall be submitted to the City for review and approval with 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 green building checklist approved during the review of a 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 (b) below.
 - Other documentation to prove compliance.
- ii. The set of plans in subsection (a) shall demonstrate compliance with the following:
 - CALGreen mandatory measures.
 - All applicable green building measures identified on the checklist approved during the review of a Planning and Zoning permit, or submittal of a Request for Revision Plan-check application that shows the previously approved points that will be eliminated or substituted.

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 Green Building Ordinance during construction.

The following information shall be submitted to the City for review and approval:

- i. Completed copy of the green building checklists approved during review of the Planning and Zoning permit and during the review of the Building permit.

- ii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

48. 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:

- a. Project Information:
 - i. Date,
 - ii. Applicant and property owner name,
 - iii. Project address,
 - iv. Total landscape area,
 - v. Project type (new, rehabilitated, cemetery, or homeowner 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

STANDARD CONDITIONS OF APPROVAL-OTHER STANDARD CONDITIONS

49. Employee Rights

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

Attachment B (continued)

STANDARD CONDITIONS OF APPROVAL AND MITIGATION MONITORING AND REPORTING PROGRAM

This Standard Conditions of Approval and Mitigation Monitoring and Reporting Program (SCAMMRP) is based on the Consistency Determination Checklist prepared for the Lincoln Recreation Center Replacement Project, located at 250 10th Street in the City of Oakland, CA.

This SCAMMRP is in compliance with Section 15097 of the CEQA Guidelines, which requires that the Lead Agency “adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects.” The SCAMMRP lists mitigation measures recommended in the 2014 LMSAP EIR (Lake Merritt Specific Area Plan-Environmental Impact Report) that apply to the proposed project. The SCAMMRP also lists other SCAs that apply to the proposed project, most of which were identified in the LMSAP EIR and some of which have been subsequently updated or otherwise modified by the City. Specifically, on December 16, 2020, the City of Oakland released a revised set of all City of Oakland SCAs, which largely still include SCAs adopted by the City on November 3, 2008, along with supplemental, modified, and new SCAs. The SCAs are measures that would minimize potential adverse effects that could result from implementation of the proposed project, to ensure the conditions are implemented and monitored. The revised set of the City of Oakland SCAs includes new, modified, and reorganized SCAs; however, none of the revisions diminish or negate the ability of the SCAs considered “environmental protection measures” to minimize potential adverse environmental effects. As such, the SCAs identified in the SCAMMRP reflect the current SCAs only. Although the SCA numbers listed below may not correspond to the SCA numbers in the 2014 LMSAP EIR, all of the environmental topics and potential effects addressed by the SCAs in the LMSAP EIR are included in this SCAMMRP (as applicable to the proposed project). This SCAMMRP also identifies the mitigation monitoring requirements for each mitigation measure and SCA.

To the extent that there is any inconsistency between the Standard Conditions of Approval (SCA) and Mitigation Monitoring (MM), the more restrictive conditions shall govern; to the extent any MM, recommended measures and/or SCA identified in the LMSAP EIR were inadvertently omitted, they are automatically incorporated herein by reference.

- The first column identifies the SCA, MM or recommended measure applicable to that impact in the LMSAP EIR;
- The second column identifies the monitoring schedule or timing applicable the project; and
- The third column names the party responsible for monitoring the required action for the project.

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring:	
	Schedule	Responsibility
General		
<p>SCA GEN-1 (Standard Condition Approval 15) Regulatory Permits and Authorizations from Other Agencies The project applicant shall obtain all necessary regulatory permits and authorizations from applicable resource/regulatory agencies including, but not limited to, the Regional Water Quality Control Board, Bay Area Air Quality Management District, Bay Conservation and Development Commission, California Department of Fish and Wildlife, U. S. Fish and Wildlife Service, and Army Corps of Engineers and shall comply with all requirements and conditions of the permits/authorizations. The project applicant shall submit evidence of the approved permits/authorizations to the City, along with evidence demonstrating compliance with any regulatory permit/authorization conditions of approval.</p>	Prior to activity requiring permit/authorization from regulatory agency	Approval by applicable regulatory agency with jurisdiction; evidence of approval submitted to Bureau of Planning
Aesthetics, Shadow and Wind		
<p>SCA AES-1 (Standard Condition of Approval 16) <i>Trash and Blight Removal</i> 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.</p>	Ongoing.	Bureau of Building
<p>SCA AES-2 (Standard Condition of Approval 17) <i>Graffiti Control</i></p> <p>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:</p> <ul style="list-style-type: none"> 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. 	Ongoing.	Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring:	
	Schedule	Responsibility
<ul style="list-style-type: none"> 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. <p>b) The project applicant shall remove graffiti by appropriate means within seventy-two (72) hours. Appropriate means include the following:</p> <ul style="list-style-type: none"> 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). 		
<p>SCA AES-3 (Standard Condition of Approval 18) Landscape Plan Landscape Plan Required 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 https://cao-94612.s3.amazonaws.com/documents/STANDARD-SPECIFICATIONS-AND-PLAN-FOR-STREET-TREES.pdf, and with any applicable streetscape plan. Landscape Installation 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. Landscape Maintenance</p>	<ul style="list-style-type: none"> a) Prior to building permit approval b) Prior to building permit approval c) Ongoing. 	<ul style="list-style-type: none"> a) Bureau of Planning b) Bureau of Building c) Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring:	
	Schedule	Responsibility
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.		
SCA AES-4 (Standard Condition of Approval 19): <i>Lighting</i> 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.	Prior to building permit approval	Bureau of Building
Air Quality		
SCA AIR-1 (Standard Condition of Approval 20) <i>Dust Controls – Construction-Related</i> The project applicant shall implement all of the following applicable dust control measures during construction of the project: <ul style="list-style-type: none"> 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) Limit vehicle speeds on unpaved roads to 15 miles per hour. e) All demolition activities (if any) shall be suspended when average wind speeds exceed 20 mph. f) All trucks and equipment, including tires, shall be washed off prior to leaving the site. g) Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel. 	Ongoing throughout demolition, grading, and/or construction	Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring:	
	Schedule	Responsibility
<p>SCA AIR-2 (Standard Condition of Approval 21) Criteria Air Pollutant Controls – Construction Related The project applicant shall implement all of the following applicable basic control measures for criteria air pollutants during construction of the project as applicable:</p> <ul style="list-style-type: none"> a) 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 two 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. b) 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 two 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”). c) 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. Equipment check documentation should be kept at the construction site and be available for review by the City and the Bay Area Air Quality District as needed. d) Portable equipment shall be powered by grid electricity if available. If electricity is not available, propane or natural gas generators shall be used if feasible. Diesel engines shall only be used if grid electricity is not available and propane or natural gas generators cannot meet the electrical demand. e) Low VOC (i.e., ROG) coatings shall be used that comply with BAAQMD Regulation 8, Rule 3: Architectural Coatings. f) All equipment to be used on the construction site shall comply with the requirements of Title 13, Section 2449, of the California Code of Regulations (“California Air Resources Board Off-Road Diesel Regulations”) and upon request by the City (and the Air District if specifically requested), the project applicant shall provide written documentation that fleet requirements have been met. 	Ongoing throughout demolition, grading, and/or construction	Bureau of Building
<p>SCA AIR-3 (Standard Condition of Approval 22) Diesel Particulate Matter Controls-Construction Related a) Diesel Particulate Matter Reduction Measures</p>	a) Prior to issuance of a construction related permit	Bureau of Planning

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring:	
	Schedule	Responsibility
<p>The project applicant shall implement appropriate measures during construction to reduce potential health risks to sensitive receptors due to exposure to diesel particulate matter (DPM) from construction emissions. The project applicant shall choose one of the following methods:</p> <ul style="list-style-type: none"> i. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with current guidance from the California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment to determine the health risk to sensitive receptors exposed to DPM from project construction emissions. The HRA shall be submitted to the City (and the Air District if specifically requested) for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then DPM reduction measures are not required. If the HRA concludes that the health risk exceeds acceptable levels, DPM reduction measures shall be identified to reduce the health risk to acceptable levels as set forth under subsection b below. Identified DPM reduction measures shall be submitted to the City for review and approval prior to the issuance of building permits and the approved DPM reduction measures shall be implemented during construction. <p>-or-</p> <ul style="list-style-type: none"> ii. All off-road diesel equipment shall be equipped with the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by CARB. The equipment shall be properly maintained and tuned in accordance with manufacturer specifications. This shall be verified through an equipment inventory submittal and Certification Statement that the Contractor agrees to compliance and acknowledges that a significant violation of this requirement shall constitute a material breach of contract. <p>b) Construction Emissions Minimization Plan (if required by a above)</p> <p>The project applicant shall prepare a Construction Emissions Minimization Plan (Emissions Plan) for all identified DPM reduction measures (if any). The Emissions Plan shall be submitted to the City (and the Bay Area Air Quality District if specifically requested) for review and approval prior to the issuance of building permits. The Emissions Plan shall include the following:</p> <ul style="list-style-type: none"> i. An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment 	b) During construction	Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring:	
	Schedule	Responsibility
<p>inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date.</p> <p>ii. A Certification Statement that the Contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract.</p>		
<p>SCA AIR-4 (Standard Condition of Approval 23) Exposure to Air Pollution (Toxic Air Contaminants)</p> <p>a) Health Risk Reduction Measures</p> <p>The project applicant shall incorporate appropriate measures into the project design in order to reduce the potential health risk due to exposure to toxic air contaminants. The project applicant shall choose one of the following methods:</p> <p>i. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements to determine the health risk of exposure of project residents/occupants/users to air pollutants. The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then health risk reduction measures are not required. If the HRA concludes that the health risk exceeds acceptable levels, health risk reduction measures shall be identified to reduce the health risk to acceptable levels. Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City. The approved risk reduction measures shall be implemented during construction and/or operations as applicable.</p> <p>- or -</p> <p>ii. The project applicant shall incorporate the following health risk reduction measures into the project. These features shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City:</p> <ul style="list-style-type: none"> Installation of air filtration to reduce cancer risks and Particulate Matter (PM) exposure for residents and other sensitive populations in the project that are in close proximity to sources of air pollution. Air filter devices shall be rated MERV-13 or higher. As part of implementing this measure, an ongoing maintenance plan for the building's HVAC air filtration system shall be required. 	<p>HRA approval: prior to issuance of demolition permit</p> <p>Implementation: Ongoing</p>	<p>Bureau of Planning</p> <p>Bureau of Building</p>

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring:	
	Schedule	Responsibility
<ul style="list-style-type: none"> • Where appropriate, install passive electrostatic filtering systems, especially those with low air velocities (i.e., 1 mph). • Phasing of residential developments when proposed within 500 feet of freeways such that homes nearest the freeway are built last, if feasible. • The project shall be designed to locate sensitive receptors as far away as feasible from the source(s) of air pollution. Operable windows, balconies, and building air intakes shall be located as far away from these sources as feasible. If near a distribution center, residents shall be located as far away as feasible from a loading dock or where trucks concentrate to deliver goods. • Sensitive receptors shall be located on the upper floors of buildings, if feasible. • Planting trees and/or vegetation between sensitive receptors and pollution source, if feasible. Trees that are best suited to trapping PM shall be planted, including one or more of the following: Pine (<i>Pinus nigra var. maritima</i>), Cypress (<i>X Cupressocyparis leylandii</i>), Hybrid poplar (<i>Populus deltoids X trichocarpa</i>), and Redwood (<i>Sequoia sempervirens</i>). • Sensitive receptors shall be located as far away from truck activity areas, such as loading docks and delivery areas, as feasible. • Existing and new diesel generators shall meet CARB’s Tier 4 emission standards, if feasible. • Emissions from diesel trucks shall be reduced through implementing the following measures, if feasible: <ul style="list-style-type: none"> ○ Installing electrical hook-ups for diesel trucks at loading docks. ○ Requiring trucks to use Transportation Refrigeration Units (TRU) that meet Tier 4 emission standards. ○ Requiring truck-intensive projects to use advanced exhaust technology (e.g., hybrid) or alternative fuels. ○ Prohibiting trucks from idling for more than two minutes. ○ Establishing truck routes to avoid sensitive receptors in the project. A truck route program, along with truck calming, parking, and delivery restrictions, shall be implemented. <p>b) Maintenance of Health Risk Reduction Measures</p>		

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring:	
	Schedule	Responsibility
The project applicant shall maintain, repair, and/or replace installed health risk reduction measures, including but not limited to the HVAC system (if applicable), on an ongoing and as-needed basis. Prior to occupancy, the project applicant shall prepare and then distribute to the building manager/operator an operation and maintenance manual for the HVAC system and filter including the maintenance and replacement schedule for the filter.		
<p>SCA AIR-7 (Standard Condition of Approval 26) <i>Asbestos in Structures</i></p> <p>The project applicant shall comply with all applicable laws and regulations regarding demolition and renovation of Asbestos Containing Materials (ACM), including but not limited to California Code of Regulations, Title 8; California Business and Professions Code, Division 3; California Health and Safety Code sections 25915-25919.7; and Bay Area Air Quality Management District, Regulation 11, Rule 2, as may be amended. Evidence of compliance shall be submitted to the City upon request.</p>	Prior to approval of construction-related permit	Applicable regulatory agency with jurisdiction
Biological Resources		
<p>SCA BIO-2 (Standard Condition of Approval 29) <i>Tree Removal During Bird Breeding Season</i></p> <p>To the extent feasible, removal of any tree and/or other vegetation suitable for nesting of birds shall not occur during the bird breeding season of February 1 to August 15 (or during December 15 to August 15 for trees located in or near marsh, wetland, or aquatic habitats). If tree removal must occur during the bird breeding season, all trees to be removed shall be surveyed by a qualified biologist to verify the presence or absence of nesting raptors or other birds. Pre-removal surveys shall be conducted within 15 days prior to the start of work and shall be submitted to the City for review and approval. If the survey indicates the potential presence of nesting raptors or other birds, the biologist shall determine an appropriately sized buffer around the nest in which no work will be allowed until the young have successfully fledged. The size of the nest buffer will be determined by the biologist in consultation with the California Department of Fish and Wildlife, and will be based to a large extent on the nesting species and its sensitivity to disturbance. In general, buffer sizes of 200 feet for raptors and 50 feet for other birds should suffice to prevent disturbance to birds nesting in the urban environment, but these</p>	Prior to removal of trees.	Bureau of Planning Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring:	
	Schedule	Responsibility
<p>buffers may be increased or decreased, as appropriate, depending on the bird species and the level of disturbance anticipated near the nest.</p>		
<p>SCA BIO-3 (Standard Condition of Approval 30) Tree Permit</p> <p>a) Tree Permit Required</p> <p>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.</p> <p>b) Tree Protection During Construction</p> <p>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:</p> <ul style="list-style-type: none"> 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 	<p>Prior to approval of construction-related permit</p>	<p>Public Works Department-Tree Services Division</p> <p>Bureau of Building</p>

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring:	
	Schedule	Responsibility
<p>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.</p> <p>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.</p>		

<p>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.</p> <p>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.</p> <p>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.</p> <p>c) Tree Replacement Plantings</p> <p>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:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>iv. Minimum planting areas must be available on site as follows:</p> <ul style="list-style-type: none">• For Sequoia sempervirens, three hundred fifteen (315) square feet per tree;• For other species listed, seven hundred (700) square feet per tree. <p>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.</p> <p>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</p>		
---	--	--

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring:	
	Schedule	Responsibility
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.		
Cultural Resources		
<p>SCA CUL-1 (Standard Condition of Approval 32) <i>Archaeological and Paleontological Resources – Discovery During Construction</i></p> <p>Pursuant to CEQA Guidelines section 15064.5(f), in the event that any historic or prehistoric subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant shall notify the City and consult with a qualified archaeologist or paleontologist, as applicable, to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined unnecessary or infeasible by the City. Feasibility of avoidance shall be determined with consideration of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted. Work may proceed on other parts of the project site while measures for the cultural resources are implemented.</p> <p>In the event of data recovery of archaeological resources, the project applicant shall submit an Archaeological Research Design and Treatment Plan (ARDTP) prepared by a qualified archaeologist for review and approval by the City. The ARDTP is required to identify how the proposed data recovery program would preserve the significant information the archaeological resource is expected to contain. The ARDTP shall identify the scientific/historic research questions applicable to the expected resource, the data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The ARDTP shall include the analysis and specify the curation and storage methods. Data recovery, in general, shall be limited to the portions of the archaeological resource that could be impacted by the proposed project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practicable. Because the intent of the ARDTP is to save as much of the archaeological resource as possible, including moving the resource, if feasible, preparation and implementation of the ARDTP would reduce the potential adverse impact to less than significant. The project applicant shall implement the ARDTP at his/her expense.</p>	During construction	Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring:	
	Schedule	Responsibility
In the event of excavation of paleontological resources, the project applicant shall submit an excavation plan prepared by a qualified paleontologist to the City for review and approval. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by a qualified paleontologist, as appropriate, according to current professional standards and at the expense of the project applicant.		
SCA CUL-3 (Standard Condition of Approval 34) Human Remains – Discovery During Construction 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.	During construction	Bureau of Building
Geology, Soils and Geohazards		
SCA GEO-1 (Standard Condition of Approval 36) Construction-Related Permit(s) 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.	Prior to approval of construction-related permit	Bureau of Building
SCA GEO-2 (Standard Condition of Approval 37) Soils Report The project applicant shall submit a soils report prepared by a registered geotechnical engineer for City review and approval. The soils report shall contain, at a minimum, field test results and observations regarding the nature, distribution and strength of existing soils, and recommendations for appropriate grading practices and project design. The project applicant shall implement the recommendations contained in the approved report during project design and construction.	Prior to approval of construction-related permit	Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring:	
	Schedule	Responsibility
Greenhouse Gases and Climate Change		
<p>SCA GHG-1 (Standard Condition of Approval 41) <i>Project Compliance with the Equitable Climate Action Plan (ECAP) Consistency Checklist</i></p> <p>The project applicant shall implement all the measures in the Equitable Climate Action Plan (ECAP) Consistency Checklist that was submitted during the Planning entitlement phase.</p> <ul style="list-style-type: none"> a. For physical ECAP Consistency Checklist measures to be incorporated into the design of the project, the measures shall be included on the drawings submitted for construction-related permits. b. For physical ECAP Consistency Checklist measures to be incorporated into the design of the project, the measures shall be implemented during construction. c. For ECAP Consistency Checklist measures that are operational but not otherwise covered by these SCAs, including but not limited to the requirement for transit passes or additional Transportation Demand Management measures, the applicant shall provide notice of these measures to employees and/or residents and post these requirements in a public place such as a lobby or work area accessible to the employees and/or residents. 	<ul style="list-style-type: none"> a) Prior to approval of construction-related permit b) During construction c) Ongoing 	<p>Bureau of Planning and Building</p>
Hazards and Hazardous Materials		
<p>SCA HAZ-1 (Standard Condition of Approval 43) <i>Hazardous Materials Related to Construction</i></p> <p>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:</p> <ul style="list-style-type: none"> 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; 	<p>During construction</p>	<p>Bureau of Building</p>

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring:	
	Schedule	Responsibility
<p>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</p> <p>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.</p>		
Hydrology and Water Quality		
<p>SCA HYD-1 (Standard Condition of Approval 48) <i>Erosion and Sedimentation Control Measures for Construction</i></p> <p>The project applicant shall implement Best Management Practices (BMPs) to reduce erosion, sedimentation, and water quality impacts during construction to the maximum extent practicable. At a minimum, the project applicant shall provide filter materials deemed acceptable to the City at nearby catch basins to prevent any debris and dirt from flowing into the City’s storm drain system and creeks.</p>	During construction.	Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring:	
	Schedule	Responsibility
<p>SCA HYD-2 (Standard Condition of Approval 49) Erosion and Sedimentation Control Plan for Construction</p> <p>a) Erosion and Sedimentation Control Plan Required</p> <p>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.</p> <p>b) Erosion and Sedimentation Control During Construction</p> <p>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.</p>	<p>a) Prior to approval of construction-related permit</p> <p>b) During construction</p>	<p>Bureau of Building</p>
<p>SCA HYD-3 (Standard Condition of Approval 50) State Construction General Permit</p> <p>The project applicant shall comply with the requirements of the Construction General Permit issued by the State Water Resources Control Board (SWRCB). The project applicant shall submit a Notice of Intent (NOI), Stormwater Pollution Prevention Plan (SWPPP), and other required Permit Registration Documents to SWRCB. The project applicant shall submit evidence of compliance with Permit requirements to the City.</p>	<p>Prior to approval of construction-related permit</p>	<p>State Water Resources Control Board; evidence of compliance submitted to Bureau of Building</p>

<p>SCA HYD-7 (Standard Condition of Approval 54) NPDES C.3 Stormwater Requirements for Regulated Projects</p> <p>a) Post-Construction Stormwater Management Plan Required</p> <p>The project applicant shall comply with the requirements of Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES). The project applicant shall submit a Post-Construction Stormwater Management Plan to the City for review and approval with the project drawings submitted for site improvements, and shall implement the approved Plan during construction. The Post-Construction Stormwater Management Plan shall include and identify the following:</p> <ul style="list-style-type: none"> i. Location and size of new and replaced impervious surface; ii. Directional surface flow of stormwater runoff; iii. Location of proposed on-site storm drain lines; iv. Site design measures to reduce the amount of impervious surface area; v. Source control measures to limit stormwater pollution; vi. Stormwater treatment measures to remove pollutants from stormwater runoff, including the method used to hydraulically size the treatment measures; and vii. Hydromodification management measures, if required by Provision C.3, so that post-project stormwater runoff flow and duration match pre-project runoff. <p>b) Maintenance Agreement Required</p> <p>The project applicant shall enter into a maintenance agreement with the City, based on the Standard City of Oakland Stormwater Treatment Measures Maintenance Agreement, in accordance with Provision C.3, which provides, in part, for the following:</p> <ul style="list-style-type: none"> i. The project applicant accepting responsibility for the adequate installation/construction, operation, maintenance, inspection, and reporting of any on-site stormwater treatment measures being incorporated into the project until the responsibility is legally transferred to another entity; and ii. Legal access to the on-site stormwater treatment measures for representatives of the City, the local vector control district, and staff of the Regional Water Quality Control Board, San Francisco Region, for the purpose of verifying the implementation, operation, and maintenance of the on-site stormwater treatment measures and to take corrective action if necessary. <p>The maintenance agreement shall be recorded at the County Recorder’s Office at the applicant’s expense.</p>	<p>a) Prior to approval of construction-related permit</p> <p>b) Prior to building permit final</p>	<p>Bureau of Planning</p> <p>Bureau of Building</p>
<p>Noise</p>		

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring:	
	Schedule	Responsibility
<p>SCA NOI-1 (Standard Condition of Approval 62) Construction Days/Hours The project applicant shall comply with the following restrictions concerning construction days and hours:</p> <ul style="list-style-type: none"> 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. <p>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.</p> <p>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.</p>	During construction	Bureau of Building
<p>SCA NOI-2 (Standard Condition of Approval 63) Construction Noise 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:</p> <ul style="list-style-type: none"> 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. 	During construction.	Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring:	
	Schedule	Responsibility
<p>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.</p> <p>c) Applicant shall use temporary power poles instead of generators where feasible.</p> <p>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.</p> <p>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.</p>		
<p>SCA NOI-3 (Standard Condition of Approval 64) <i>Extreme Construction Noise</i></p> <p>a) Construction Noise Management Plan Required</p> <p>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:</p> <ul style="list-style-type: none"> 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; 	<p>a) Prior to approval of construction-related permit</p> <p>b) During construction</p>	Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring:	
	Schedule	Responsibility
<p>iii. Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site;</p> <p>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</p> <p>v. Monitor the effectiveness of noise attenuation measures by taking noise measurements.</p> <p>b) Public Notification Required</p> <p>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.</p>		
<p>SCA NOI-7 (Standard Condition of Approval 68) Operational Noise</p> <p>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.</p>	Ongoing	Bureau of Building
<p>SCA NOI-8 (Standard Condition of Approval 69) Exposure to Vibration</p> <p>The project applicant shall submit a Vibration Reduction Plan prepared by a qualified acoustical consultant for City review and approval that contains vibration reduction measures to reduce groundborne vibration to acceptable levels per Federal Transit Administration (FTA) standards. The applicant shall implement the approved Plan during construction. Potential vibration reduction measures include, but are not limited to, the following:</p> <p>a) Isolation of foundation and footings using resilient elements such as rubber bearing pads or springs, such as a “spring isolation” system that consists of resilient spring supports that can support the podium or residential foundations. The specific system shall be selected so that it can properly support the structural loads, and provide adequate filtering of groundborne vibration to the residences above.</p>	Prior to approval of construction-related permit	Bureau of Planning Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring:	
	Schedule	Responsibility
<p>b) Trenching, which involves excavating soil between the railway and the project so that the vibration path is interrupted, thereby reducing the vibration levels before they enter the project’s structures. Since the reduction in vibration level is based on a ratio between trench depth and vibration wavelength, additional measurements shall be conducted to determine the vibration wavelengths affecting the project. Based on the resulting measurement findings, an adequate trench depth and, if required, suitable fill shall be identified (such as foamed styrene packing pellets [i.e., Styrofoam] or low-density polyethylene).</p>		
Transportation/Traffic		
<p>SCA TRAN-1 (Standard Condition of Approval 75) Construction Activity in the Public Right-of-Way</p> <p>a) Obstruction Permit Required</p> <p>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.</p> <p>b) Traffic Control Plan Required</p> <p>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.</p> <p>c) Repair of City Streets</p> <p>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.</p>	<p>Prior to approval of construction-related permit</p>	<p>Department of Transportation</p>

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring:	
	Schedule	Responsibility
<p>SCA TRAN-2 (Standard Condition of Approval 76) <i>Bicycle Parking</i> 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.</p>	Prior to Approval of construction-related permit	Bureau of Planning Bureau of Building
Utilities and Service Systems		
<p>SCA UTIL-1 (Standard Condition of Approval 82) <i>Construction and Demolition Waste Reduction and Recycling</i> 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.</p>	Prior to approval of construction-related permit.	Public Works Department, Environmental Services Division
<p>SCA UTIL-2 (Standard Condition of Approval 83) <i>Underground Utilities</i> 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.</p>	During construction.	Bureau of Building
<p>SCA UTIL-3 (Standard Condition of Approval 84) <i>Recycling Collection and Storage Space</i> The project applicant shall comply with the City of Oakland Recycling Space Allocation Ordinance (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall contain recycling collection and storage areas in compliance with the Ordinance. For residential projects, at least</p>	Prior to approval of construction-related permit	Bureau of Planning

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring:	
	Schedule	Responsibility
two (2) cubic feet of storage and collection space per residential unit is required, with a minimum of ten (10) cubic feet. For nonresidential projects, at least two (2) cubic feet of storage and collection space per 1,000 square feet of building floor area is required, with a minimum of ten (10) cubic feet.		Bureau of Building
<p>SCA UTIL-5 (Standard Condition of Approval 86) Green Building Requirements – Small Projects</p> <p>a) Compliance with Green Building Requirements During Plan-Check</p> <p>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) for projects using the Bay Friendly Basic Landscape Checklist.</p> <p>i. The following information shall be submitted to the City for review and approval with application for a building permit:</p> <ul style="list-style-type: none"> • Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficiency Standards. • Completed copy of the green building checklist approved during the review of a 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 (b) below. • Other documentation to prove compliance. <p>ii. The set of plans in subsection (a) shall demonstrate compliance with the following:</p> <ul style="list-style-type: none"> • CALGreen mandatory measures. • All applicable green building measures identified on the checklist approved during the review of a Planning and Zoning permit, or submittal of a Request for Revision Plan-check application that shows the previously approved points that will be eliminated or substituted. <p>b) Compliance with Green Building Requirements During Construction</p> <p>The project applicant shall comply with the applicable requirements of CALGreen and the Green Building Ordinance during construction. The following information shall be submitted to the City for review and approval:</p> <p>i. Completed copy of the green building checklists approved during review of the Planning and Zoning permit and during the review of the Building permit.</p>	<p>a) Prior to approval of construction-related permit</p> <p>b) During construction</p>	Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring:	
	Schedule	Responsibility
<p>ii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.</p>		
<p>SCA UTIL-9 (Standard Condition of Approval 90) Water Efficient Landscape Ordinance (WELO) 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:</p> <p>a) Project Information:</p> <ul style="list-style-type: none"> i. Date, ii. Applicant and property owner name, iii. Project address, iv. Total landscape area, v. Project type (new, rehabilitated, cemetery, or homeowner installed), vi. Water supply type and water purveyor, vii. Checklist of documents in the package, and viii. Project contacts 	<p>Prior to approval of construction-related permit</p>	<p>Bureau of Planning</p> <p>Bureau of Building</p>

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring:	
	Schedule	Responsibility
<p>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.”</p> <p>b) Water Efficient Landscape Worksheet</p> <p>i. Hydrozone Information Table</p> <p>ii. Water Budget Calculations with Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use</p> <p>c) Soil Management Report</p> <p>d) Landscape Design Plan</p> <p>e) Irrigation Design Plan, and</p> <p>f) Grading Plan</p> <p>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.</p>		

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

R
Q
P
N
M
L



SHEET INDEX

- A-011 COVER SHEET
- C 1.0 SURVEY/EXISTING CONDITIONS PLAN
- C 2.0 DEMOLITION PLAN
- C 3.0 HORIZONTAL CONTROL PLAN
- C 4.0 GRADING PLAN
- C 5.0 UTILITY PLAN
- C 6.0 STORMWATER CONTROL PLAN
- C 7.0 EROSION CONTROL PLAN
- C 8.0 CONSTRUCTION DETAILS
- A-101 SITE PLAN
- A-121 FLOOR PLAN LEVEL 1
- A-122 FLOOR PLAN LEVEL 2
- A-123 ROOF PLAN
- A-201 EXTERIOR ELEVATIONS
- A-202 EXTERIOR ELEVATIONS
- A-320 ENVELOPE SYSTEM GFRC & CW-E2 - GYMNASIUM
- A-321 ENVELOPE SYSTEM GFRC & GW-E2 - MPR'S
- A-322 EXTERIOR SYSTEM @ GFRC & MP-E1
- A-301 BUILDING SECTIONS
- A-311 WALL SECTIONS
- A-832 EXTERIOR DETAILS
- A-861 TRELLIS LAYOUT AND DETAILS
- L2.0 TREE DISPOSITION PLAN
- L2.1 ARBORIST REPORT & TREE PROTECTION
- L6.0 PRELIMINARY PLANTING & HYDROZONE PLAN
- L3.0 MATERIALS PLAN
- L5.0 CONSTRUCTION DETAILS
- L5.1 CONSTRUCTION DETAILS
- L3.1 MATERIALS BOARD
- E-101 ELECTRICAL SITE PLAN
- A-011 SIGNAGE

SHEET INDEX (CONT.)

ATTACHMENT C

PROJECT TEAM

OWNER
CITY OF OAKLAND
250 FRANK OGAWA PLAZA, SUITE 4314
OAKLAND, CA 94612

ARCHITECT
SHAH KAWASAKI ARCHITECTS
570 10TH STREET, #201
OAKLAND, CA 94607

ACOUSTICS
PAPADIMOS
4302 REDWOOD HWY, SUITE 100
SAN RAFAEL, CA 94903

CEQA
DAVID J. POWERS & ASSOCIATES, INC
1736 FRANKLIN STREET, SUITE 300
OAKLAND, CA 94612

CIVIL ENGINEERING / SURVEY
BKF ENGINEERS
300 FRANK OGAWA PLAZA, SUITE 300
OAKLAND, CA 94612

COMMUNITY
TIFFANY ENG

COST ESTIMATOR
CUMMINGS
475 SANSONE STREET, SUITE 700
SAN FRANCISCO, CA 94111

ENCLOSURE
TERRACON CONSULTANTS, INC
1981 N. BROADWAY, SUITE 385
WALNUT CREEK, CA 94596

FOOD SERVICE
MARSHALL ASSOCIATES, INC.
3000 DANVILLE BLVD., SUITE F344
ALAMO, CA 94507

GEOTECHNICAL ENGINEERING
TERRACON CONSULTANTS, INC
5075 COMMERCIAL CIRCLE, SUITE E
CONCORD, CA 94520

LANDSCAPE ARCHITECT
MERRILL MORRIS PARTNERS
155 FILBERT STREET, SUITE 240/250
OAKLAND, CA 94607

LEED CONSULTING
AR GREEN CONSULTING
333 MAIN STREET, 9B
SAN FRANCISCO, CA 94105

MEP ENGINEERING
EDESIGNC INCORPORATED
212 9TH ST, SUITE 203
OAKLAND, CA 94607

STRUCTURAL ENGINEERING
KPW STRUCTURAL ENGINEERS, INC
55 HARRISON STREET, SUITE 550
OAKLAND, CA 94607

PROJECT DATA

ASSESSOR'S PARCEL NUMBER (APS): 2-71-1

AREA ACRES: 1.39 (60,359.00 SF)

PROPERTY IS ZONED OS (NP) OPEN SPACE NEIGHBORHOOD PARK
URBAN PARK AND OPEN SPACE PER GENERAL PLAN

SETBACK REQUIREMENTS:
FRONT SETBACK: 0-10 FT
SIDE, INTERIOR SETBACK: NONE
SIDE, CORNER SETBACK: NONE
REAR, INTERIOR SETBACK: NONE
REAR, CORNER SETBACK: NONE

BLDG. HEIGHT REQUIREMENTS: MAXIMUM HEIGHT: 35'
VARIANCE REQUIRED FOR THE SOUTH FACADE WHICH IS APPROX. 37' FROM SIDEWALK PER 17.11.130

VARIANCE REQUIRED FOR EXCEEDING 30 SF MAX. FOR CIVIC SIGN PER 17.104.010

FAR REQUIREMENTS: NONE

MAX. IMPERVIOUS SURFACE: 25%
TOTAL IMPERVIOUS SURFACE AREA: 38,400 SF (63.6%)
VARIANCE REQUIRED PER 17.11.150

TOTAL BUILDING FOOTPRINT AREA: 16,194 SF

TOTAL GROSS AREA: 22,221 SF

VICINITY MAP



CONSULTANTS

DESIGNED BY
DRAWN BY
CHECKED BY

ARCHITECT

DESIGNED BY
DRAWN BY
CHECKED BY

NO.	DATE	ISSUE DESCRIPTION
1	07/31/2023	PLANNING SUBMISSION REV. 1

SHEET NAME
COVER SHEET

SHEET NO.
A-001

SKA Project Number: 21703



PLANS FOR THE CONSTRUCTION OF
Lincoln Square Recreation Center
250 10th Street, Oakland, CA 94607

8/22/2023 8:16:35 PM



CITY OF OAKLAND
BUREAU OF ENGINEERING AND CONSTRUCTION
280 FRANK H. OGAWA PLAZA, SUITE 4314
OAKLAND, CA 94612
238-3437
FAX (510) 238-7227

PLANS FOR THE CONSTRUCTION OF
**LINCOLN RECREATION CENTER
RENOVATION/EXPANSION**
250 10TH STREET,
OAKLAND, CA 94607

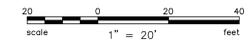
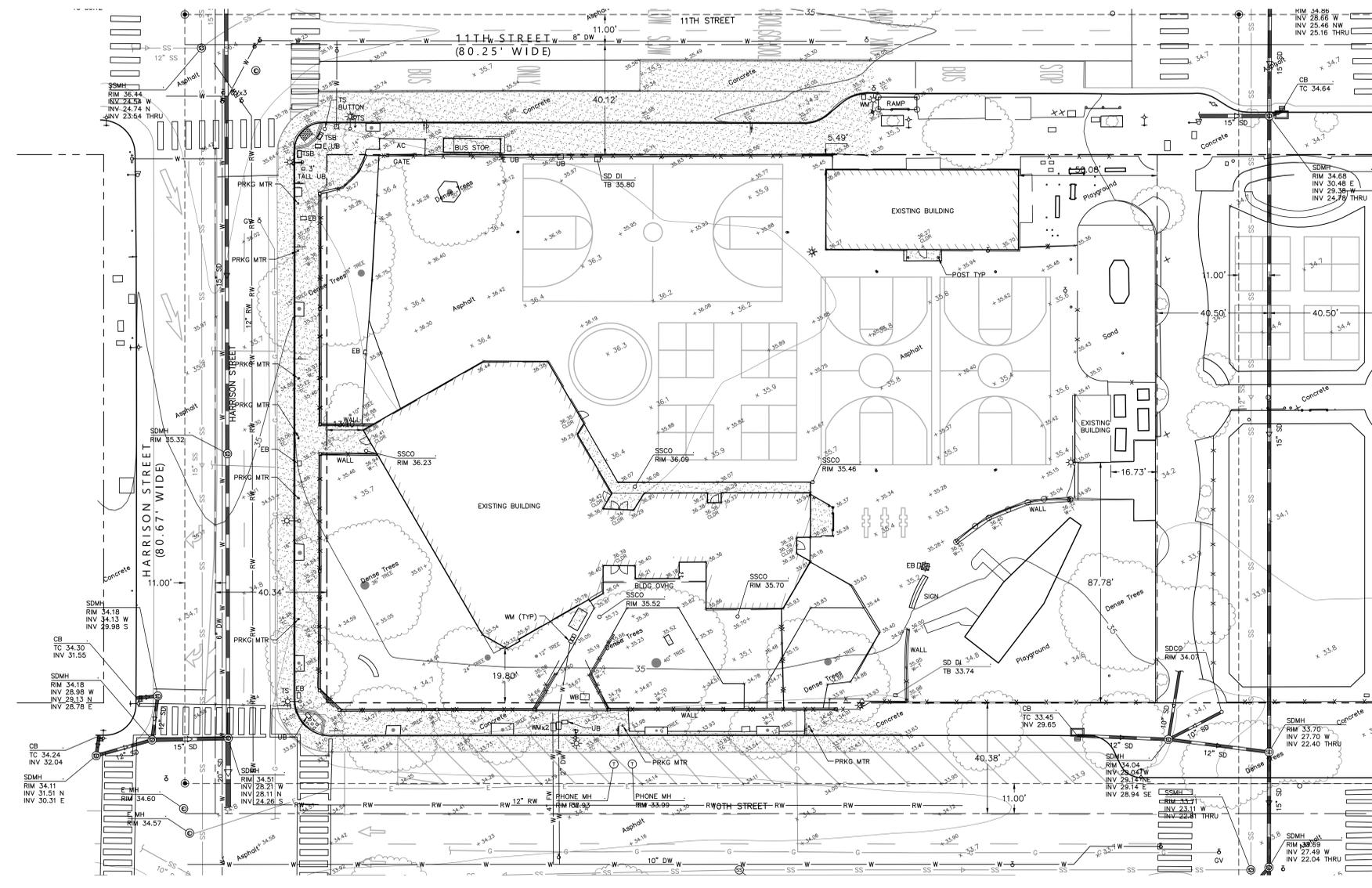
- LEGEND:**
- FOUND MONUMENT
 - ⊕ WATER VALVE
 - ⊕ FIRE DEPARTMENT CONNECTION (FDC)
 - ⊕ SIGN
 - ⊕ STREET LIGHT
 - ⊕ LIGHT POLE
 - TREE
 - PROPERTY LINE
 - ADJOINER PROPERTY LINE
 - CENTER LINE
 - SURVEY TIE
 - FENCE
 - STORM DRAIN
 - SANITARY SEWER
 - UNDERGROUND ELECTRIC LINE
 - UNDERGROUND GAS LINE
 - CONCRETE
 - DETECTABLE WARNING

- ABBREVIATIONS:**
- APN ASSESSOR'S PARCEL NUMBER
 - BLDG BUILDING
 - CB CATCH BASIN
 - CO CLEANOUT
 - DI DROP INLET
 - E ELECTRIC
 - G GAS
 - GV GAS VALVE
 - INV INVERT
 - MH MANHOLE
 - MTR METER
 - OVHG OVERHANG
 - PRKG PARKING
 - SD STORM DRAIN
 - SDCO STORM DRAIN CLEANOUT
 - SDMH STORM DRAIN MANHOLE
 - SS SANITARY SEWER
 - SSCO SANITARY SEWER CLEAN OUT
 - SSMH STORM DRAIN MANHOLE
 - TB TOP OF BOX
 - TC TOP FACE OF CURB
 - TYP TYPICAL
 - UB UTILITY BOX
 - WB WATER BOX
 - WM WATER METER
 - W-T TOP OF WALL

- NOTES:**
- THE BOUNDARY SHOWN HEREON IS BASED ON FIELD MEASUREMENTS AND RECORD INFORMATION AND IS WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THE SURVEYOR ASSUMES NO LIABILITY FOR TITLE RESEARCH.
 - TOPOGRAPHY SHOWN HEREON WAS COMPILED BY PHOTOGRAMMETRIC METHODS AND FIELD SURVEYS PERFORMED IN OCTOBER OF 2021. THE DATE OF PHOTOGRAPHY WAS SEPTEMBER 22, 2021.
 - ALL UNITS ARE IN US SURVEY FEET AND DECIMALS THEREOF.
 - ALL TIES ARE PERPENDICULAR UNLESS NOTED OTHERWISE.

BENCHMARK:
ELEVATIONS SHOWN HEREON ARE BASED ON A FOUND CITY OF OAKLAND BENCHMARK, DESIGNATION 25-A-16, BEING A STANDARD OAKLAND DISC IN A WELL AT THE NORTHEAST CORNER OF 7TH STREET AND HARRISON STREET, HAVING A PUBLISHED ELEVATION OF 25.812 FEET. DATUM = CITY OF OAKLAND.

UTILITY NOTE:
THE UTILITY LINES SHOWN ON THIS PLAN ARE DERIVED FROM RECORD DATA AND SURFACE OBSERVATION. ACTUAL LOCATION AND SIZE TOGETHER WITH THE PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR PRIOR TO CONSTRUCTION.



NOTE: If this drawing is not 30"x42" it has been revised from its original size and the scales noted on drawing details are no longer applicable.

© 2012 Shah Kawasaki Architects
DESIGNED BY SC

DRAWN BY SC

CHECKED BY ESS

NO.	DATE	ISSUE DESCRIPTION
09/23/2022	DESIGN DEVELOPMENT	
07/31/2023	PLANNING SUBMISSION REV. 1	

Architect:
**S H A H
KAWASAKI
ARCHITECTS**
979 5th Street, Suite 201
Oakland, CA 94607

Stamp: REGISTERED PROFESSIONAL ARCHITECT
No. 64607
CIVIL
08/09/2023

Sheet Name:
**SURVEY/EXISTING
CONDITIONS
PLAN**
Sheet No.
C1.0

1



UTILITY PLAN LEGEND:

- G — GAS LINE
- DW — DOMESTIC WATER LINE
- FW — FIRE WATER LINE
- SD — STORM DRAIN LINE
- P — PERFORATED PIPE
- ⊕ — STORM DRAIN MANHOLE
- — STORM DRAIN INLET
- — STORM DRAIN CLEANOUT
- — STORM DRAIN AREA DRAIN
- SS — SANITARY SEWER LINE
- SSW — SANITARY SEWER CLEANOUT
- JT — JOINT TRENCH LINE

UTILITY PLAN ABBREVIATIONS:

- CCWD CONTRA COSTA WATER DISTRICT
- CCCSO CONTRA COSTA COUNTY SEWER DISTRICT
- DW DOMESTIC WATER
- EX EXISTING
- FDC FIRE DEPARTMENT CONNECTION
- FL FLOWLINE
- FW FIRE WATER
- HP HIGH POINT
- INV INVERT
- LG LIP OF GUTTER
- GRTE GRATE
- PERF PERFORATED PIPE
- PIV POST INDICATOR VALVE
- POC POINT OF CONNECTION
- RFB REDUCED PRESSURE BACKFLOW
- SD STORM DRAIN
- SDAD STORM DRAIN AREA DRAIN
- SDCB STORM DRAIN CATCH BASIN
- SDDI STORM DRAIN DROP INLET
- SDMH STORM DRAIN MANHOLE
- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEAN OUT
- TC TOP OF CURB
- TD TRENCH DRAIN

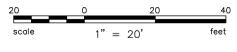
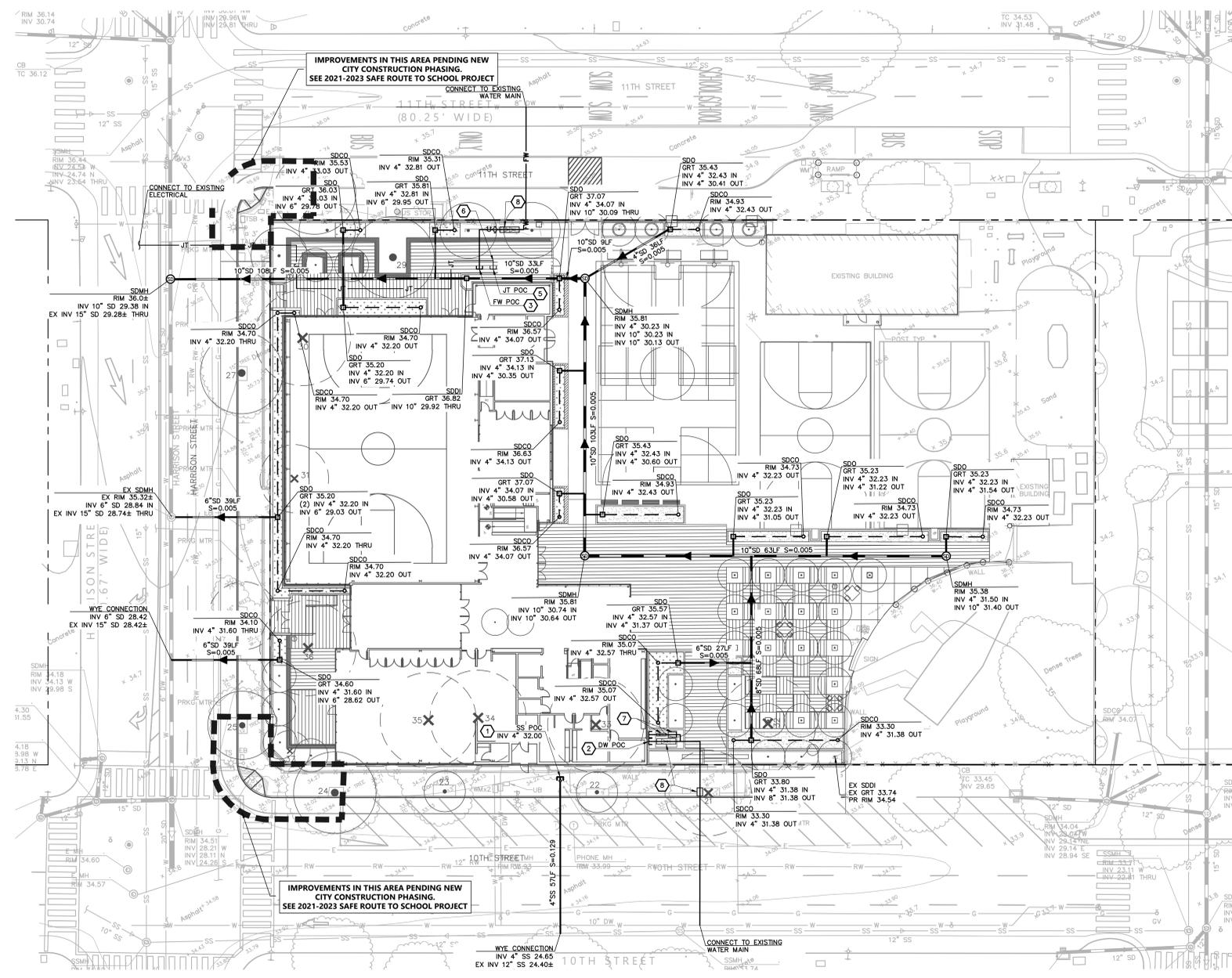
UTILITY PLAN NOTES:

1. CONTRACTOR TO VERIFY THAT SEWER LATERAL LINE WILL NOT CONFLICT WITH OTHER EXISTING UTILITIES AND THAT PIPE WILL SLOPE AT A MIN 2% FOR 4" LATERALS AND 1.1% FOR 6" BUILDING LATERALS.
2. CONTRACTOR SHALL VERIFY EXACT LOCATION OF ALL UNDERGROUND UTILITIES PRIOR COMMENCEMENT OF WORK.
3. ALL EXISTING UTILITY VAULTS AND BOXES TO BE PROTECTED SHALL BE ADJUSTED TO FINISHED GRADE.
4. CONTRACTOR TO CONTACT USA AT (800) 247-2600 AT LEAST 48 HOURS PRIOR TO ANY UTILITY REMOVAL OR EXCAVATION.
5. NON-WET UTILITIES SHOWN ON THIS PLAN FOR COORDINATION ONLY. CONTRACTOR TO REFER TO APPROPRIATE DISCIPLINES FOR DRY UTILITY DESIGN.

UTILITY PLAN KEYNOTES:

- ① 6" SANITARY SEWER POC. SEE PLUMBING PLANS FOR CONTINUATION.
- ② 2" DOMESTIC WATER POC. SEE PLUMBING PLANS FOR CONTINUATION.
- ③ 6" FIRE WATER POC. SEE PLUMBING PLANS FOR CONTINUATION.
- ④ GAS LINE POC. SEE PLUMBING PLANS FOR CONTINUATION.
- ⑤ JOINT TRENCH POC. SEE ELECTRICAL PLANS FOR CONTINUATION.
- ⑥ POSSIBLE TRANSFORMER. SEE ELECTRICAL PLANS FOR DETAILS.
- ⑦ IRRIGATION RPB AND METER
- ⑧ 2" DOMESTIC WATER RPB METER
- ⑨ FIRE WATER RPB, PIV, & FDC

PRIVATE PIPING MATERIAL SCHEDULE	
UTILITY	PIPE MATERIAL
STORM DRAIN	PVC SDR 26
SANITARY SEWER	PVC SDR 26
WATER SERVICE (LESS THAN 4" DIAMETER)	PVC SCHEDULE 40
WATER SERVICE (4" DIAMETER OR LARGER)	PVC C900 DR14



NOTE: If this drawing is not 30"x42" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2012 Shah Kawasaki Architects
 DESIGNED BY SC
 DRAWN BY SC
 CHECKED BY ESS

NO.	DATE	ISSUE DESCRIPTION
01	09/23/2022	DESIGN DEVELOPMENT

Architect: **S H A H KAWASAKI ARCHITECTS**
 970 10th Street, Suite 201
 Oakland, CA 94607

Consultants: _____

Stamp: **REGISTERED PROFESSIONAL ARCHITECT**
 No. 64607
 CIVIL
 STATE OF CALIFORNIA
 07/31/2023

Sheet Name: **UTILITY PLAN**
 Sheet No.: **C5.0**



CITY OF OAKLAND
 BUREAU OF ENGINEERING AND CONSTRUCTION
 290 FRANK H. OGAWA PLAZA, SUITE 4314
 OAKLAND, CA 94612
 238-3437
 FAX (510) 238-7227

**PLANS FOR THE CONSTRUCTION OF
 LINCOLN RECREATION
 CENTER
 RENOVATION/EXPANSION**

250 10TH STREET,
 OAKLAND, CA 94607

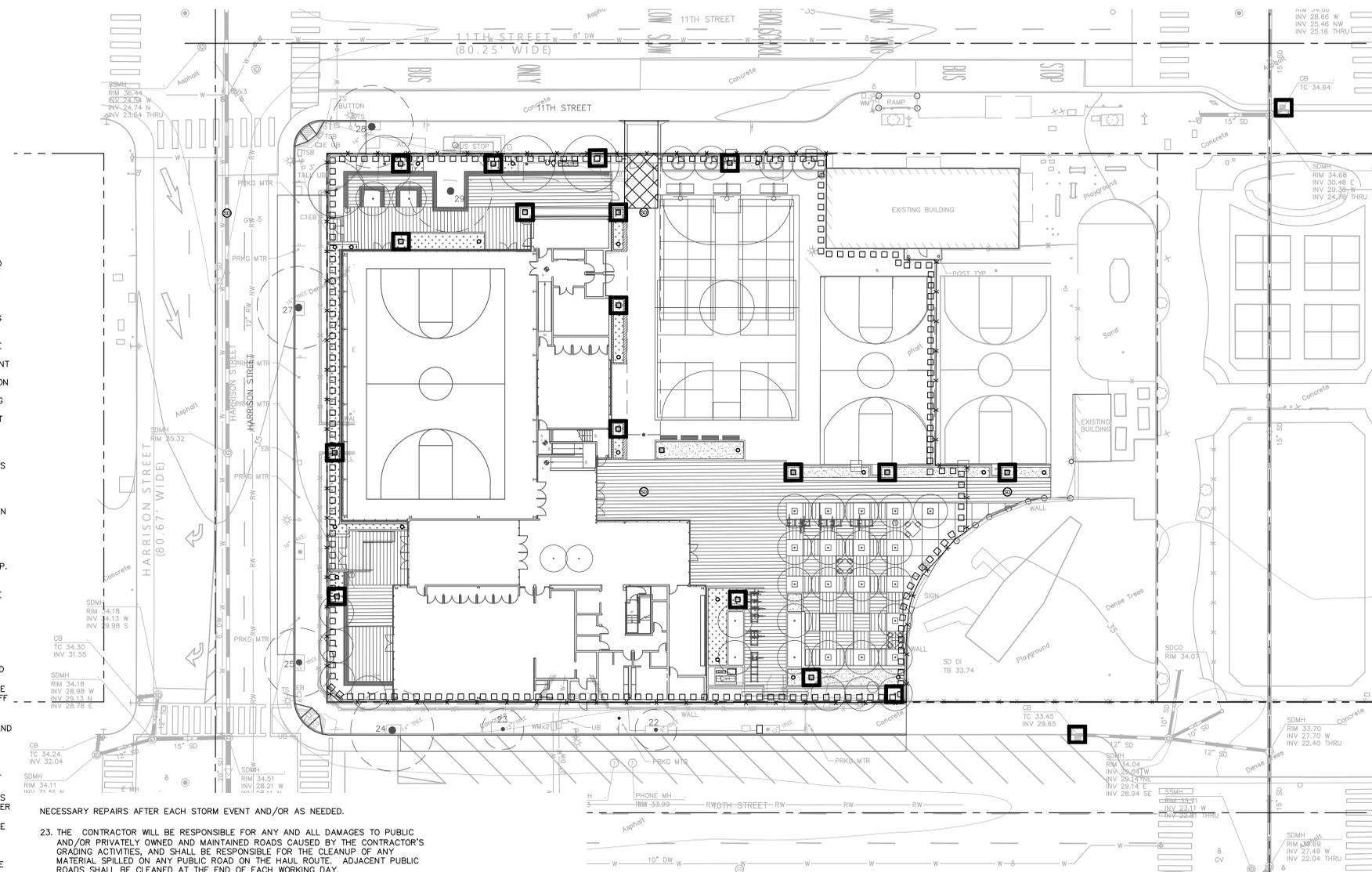
LEGEND:

- x—x— CONSTRUCTION FENCE
- FIBER ROLL
- ▨ STABILIZED CONSTRUCTION ENTRANCE
- ⬇ HYDROSEEDING
- STORM DRAIN INLET PROTECTION (TO BE PLACED ON ALL EXISTING AND PROPOSED INLETS)

NOTES:

**REFER TO CASQA STORMWATER BMP HANDBOOK FOR MORE INFORMATION.

1. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT AND MAINTAINED BY THE CONTRACTOR ON A YEAR-ROUND BASIS UNTIL ALL DISTURBED CITY AREAS ARE STABILIZED UNLESS OTHERWISE PERMITTED BY THE CITY INSPECTOR.
2. BY THE CONTRACTOR ON A YEAR-ROUND BASIS UNTIL ALL DISTURBED CITY AREAS ARE STABILIZED UNLESS OTHERWISE PERMITTED BY THE CITY INSPECTOR.
3. ALL INLETS RECEIVING STORM WATER RUNOFF FROM THE PROJECT AREA MUST BE EQUIPPED WITH REQUIRED INLET PROTECTION.
4. ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF ENTERING THE STORM DRAIN SYSTEM.
5. THE CONTRACTOR SHALL ADJUST THE EROSION CONTROL LAYOUT FOR SITE CONDITIONS. SEDIMENT LADEN RUNOFF SHALL NOT BE ALLOWED TO LEAVE THE SITE WITHOUT BEING ADEQUATELY FILTERED OR DETAINED TO ALLOW SETTLEMENT.
6. CONTRACTOR SHALL ALSO PROVIDE A QUALIFIED SWPPP PRACTITIONER TO IMPLEMENT ALL SWPPP NEEDS ON SITE FOR THE DURATION OF CONSTRUCTION.
7. THIS PLAN MAY NOT COVER ALL THE SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNANTICIPATED FIELD CONDITIONS. IN GENERAL, THE CONTRACTOR IS RESPONSIBLE FOR KEEPING SEDIMENT AND SEDIMENT-LADEN RUNOFF FROM LEAVING THE SITE. FABRIC-WRAPPED CINDER BLOCKS, SAND BAGS, FIBER ROLLS AND SILT FENCES SHALL BE USED BY THE CONTRACTOR ON AN AS NEEDED BASIS TO INHIBIT SILT FROM LEAVING THE SITE AND ENTERING THE STORM DRAIN SYSTEM. ALL EXISTING, TEMPORARY, OR PERMANENT CATCH BASINS SHALL USE ONE OF THE SEDIMENT BARRIERS SHOWN.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO PUBLIC AND/OR PRIVATELY OWNED AND MAINTAINED ROADS CAUSED BY THE CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED.
9. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE OPERABLE AT ALL TIMES UNTIL VEGETATION IS ESTABLISHED ON DISTURBED SURFACES.
10. HYDROSEED AND INITIAL LANDSCAPE PLANTING SHALL BE IN-PLACE NO LATER THAN SEPTEMBER 15. CONTRACTOR SHALL BE RESPONSIBLE FOR INITIAL WATERING OF AREAS TO ESTABLISH GROWTH AND STABILIZE SLOPES BY OCTOBER 1.
11. DURING THE RAINY SEASON, ALL PAVED AREAS ARE TO BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE IS TO BE MAINTAINED SO AS TO MINIMIZE SEDIMENT AND SEDIMENT-LADEN RUNOFF TO ANY STORM DRAIN SYSTEM.
12. ALL EROSION CONTROL FACILITIES MUST BE MONITORED AS REQUIRED IN THE SWPPP. ALL SLOPES SHALL BE REPAIRED AS SOON AS POSSIBLE WHEN DAMAGED.
13. BORROW AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES (TARPS, FIBER ROLLS, SILT FENCES ETC.) TO ENSURE SILT DOES NOT LEAVE THE SITE OR ENTER THE STORM DRAIN SYSTEM.
14. ALL TRUCK TIRES SHALL BE CLEANED PRIOR TO EXITING THE PROPERTY.
15. THE CONTRACTOR SHALL IMPLEMENT BEST MANAGEMENT PRACTICES LISTED IN THE SWPPP.
16. DURING PERIODS WHEN STORMS ARE FORECASTED -
 - A. EXCAVATED SOILS SHOULD NOT BE PLACED IN STREETS OR ON PAVED AREAS.
 - B. ANY EXCAVATED SOILS SHOULD BE REMOVED FROM THE SITE BY THE END OF THE DAY.
 - C. WHERE STOCKPIILING IS NECESSARY, USE A TARPAULIN OR SURROUND THE STOCKPILED MATERIAL WITH STRAW BALES, SILT FENCE, OR OTHER RUNOFF CONTROLS.
 - D. USE INLET CONTROLS FOR STORM DRAINS ADJACENT TO THE STOCKPILED.
 - E. THOROUGHLY SWEEP ALL PAVED AREAS EXPOSED TO SOIL EXCAVATION AND PLACEMENT.
16. DURING PERIODS WHEN STORMS ARE NOT FORECASTED -
 - A. PREVENT STOCKPILED MATERIAL FROM ENTERING THE STORM DRAIN SYSTEM.
 - B. THOROUGHLY REMOVE LOOSE SOIL VIA SWEEPING FOLLOWING REMOVAL OF DIRT.
17. OPEN SPACE AREAS ARE TO BE PLANTED BY SEPTEMBER 15. IF THIS CONDITION IS NOT MET, CONTRACTOR SHALL SUBMIT AN EROSION CONTROL PLAN TO THE ENGINEER FOR REVIEW AND APPROVAL.
18. DURING CONSTRUCTION, THE MAINTENANCE OF SUMMERTIME DRAINAGE THROUGH THE SITE IS THE RESPONSIBILITY OF THE CONTRACTOR.
19. MAINTENANCE, MONITORING, AND INSPECTION SHALL BE CONDUCTED ACCORDING TO THE PROCEDURES OUTLINED IN THE SWPPP. TRAINING OF INSPECTION PERSONNEL WILL BE CONDUCTED PRIOR TO IMPLEMENTATION OF THE MONITORING PROGRAM. THE MONITORING PROGRAM SHALL INCLUDE REGULAR SITE INSPECTIONS AND REPORTS, ACCORDING TO THE PROCEDURES INDICATED IN THE SWPPP. MONITORING FORMS AND COMPLIANCE CERTIFICATION SHALL BE PROVIDED TO THE OWNER AND ENGINEER BY JULY 1 FOR THE PREVIOUS YEARS ACTIVITIES.
20. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT AND REPAIR ALL EROSION CONTROL FACILITIES AT THE END OF EACH WORK DAY DURING THE RAINY SEASON AND/OR AS NEEDED.
21. ADDITIONAL EROSION CONTROL MEASURES MAY BE REQUIRED DURING GRADING OPERATION, BEFORE OCTOBER 1 AND PRIOR TO INSTALLATION OF STORM DRAINAGE SYSTEM. SUCH ADDITIONAL MEASURES WILL BE CONTINGENT UPON THE STAGE OF GRADING OPERATION.
22. CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AND MAKE ALL NECESSARY REPAIRS AFTER EACH STORM EVENT AND/OR AS NEEDED.
23. THE CONTRACTOR WILL BE RESPONSIBLE FOR ANY AND ALL DAMAGES TO PUBLIC AND/OR PRIVATELY OWNED AND MAINTAINED ROADS CAUSED BY THE CONTRACTOR'S GRADING ACTIVITIES, AND SHALL BE RESPONSIBLE FOR THE CLEANUP OF ANY MATERIAL SPILLED ON ANY PUBLIC ROAD ON THE HAUL ROUTE. ADJACENT PUBLIC ROADS SHALL BE CLEANED AT THE END OF EACH WORKING DAY.
24. ALL ROUGH GRADED AREAS SHALL BE HYDROSEEDED, HYDROSEED WITH NON-IRRIGATED HYDROSEED MIX. HYDROSEED DURING THE FALL. REFER TO LANDSCAPE SPECIFICATIONS. HYDROSEED MIX SHALL BE 100% ZORRO FESCUE (65 LBS/ACRE) 16-6-8 FERTILIZER (500 LBS/ACRE).
25. THE CONTRACTOR WILL BE RESPONSIBLE FOR PROVIDING AND DESIGNATING AREAS FOR SOIL AND CONSTRUCTION MATERIALS STORAGE, AND WASTE COLLECTION AREAS. AREAS ARE TO BE COVERED AND SURROUNDED BY EARTHEN BERMS AND/OR OTHER CONTAINMENT MEASURES.
26. VACUUM SAW-CUTTING SLURRY IMMEDIATELY AND REMOVE FROM SITE. DO NOT ALLOW SAW-CUT SLURRY TO ACCUMULATE ON SURROUNDING PAVEMENT OR ENTER THE STORM WATER CONVEYANCE SYSTEM.



NOTE: If this drawing is not 30"x42" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2012 Shah Kawasaki Architects
 DESIGNED BY SC

DRAWN BY SC

CHECKED BY ESS

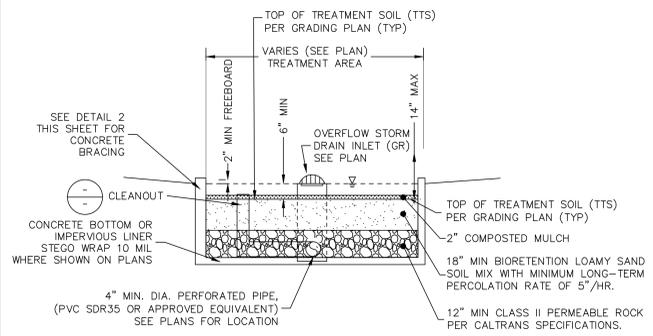
NO.	DATE	ISSUE DESCRIPTION
09232022		DESIGN DEVELOPMENT

Architect: **S H A H KAWASAKI ARCHITECTS**
 970 16th Street, Suite 201
 Oakland, CA 94607

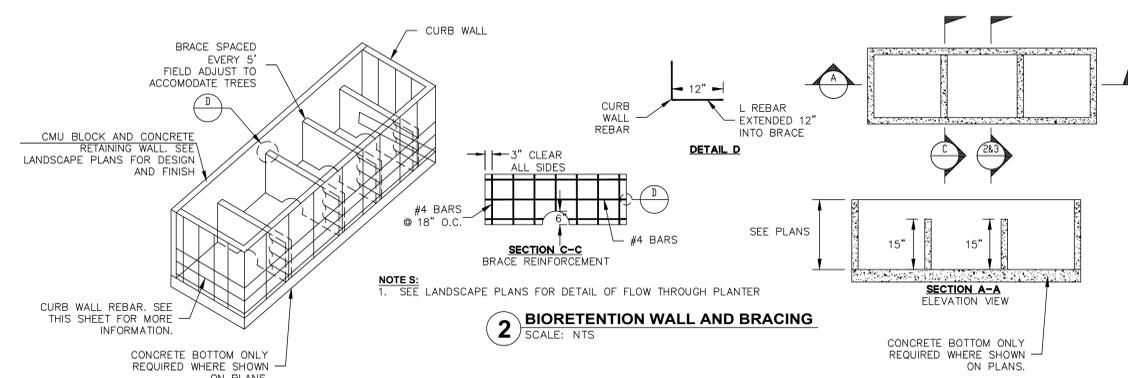
Stamp: REGISTERED PROFESSIONAL ARCHITECT No. 64607 CIVIL 07/31/2023

Sheet Name: **EROSION CONTROL PLAN**
 Sheet No.: **C7.0**

R
Q
P
N
M
L
K
J
H
G
F
E
D
C
B
A



1 BIORETENTION BASIN
SCALE: NONE



2 BIORETENTION WALL AND BRACING
SCALE: NTS

NOTE:
1. SEE LANDSCAPE PLANS FOR DETAIL OF FLOW THROUGH PLANTER

NOTE: If this drawing is not 30"x42" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2012 Shah Kawasaki Architects
DESIGNED BY SC

DRAWN BY SC

CHECKED BY ESS

NO.	DATE	ISSUE DESCRIPTION
	09/23/2022	DESIGN DEVELOPMENT

Architect
S H A H KAWASAKI ARCHITECTS
970 10th Street, Suite 201
Oakland, CA 94607

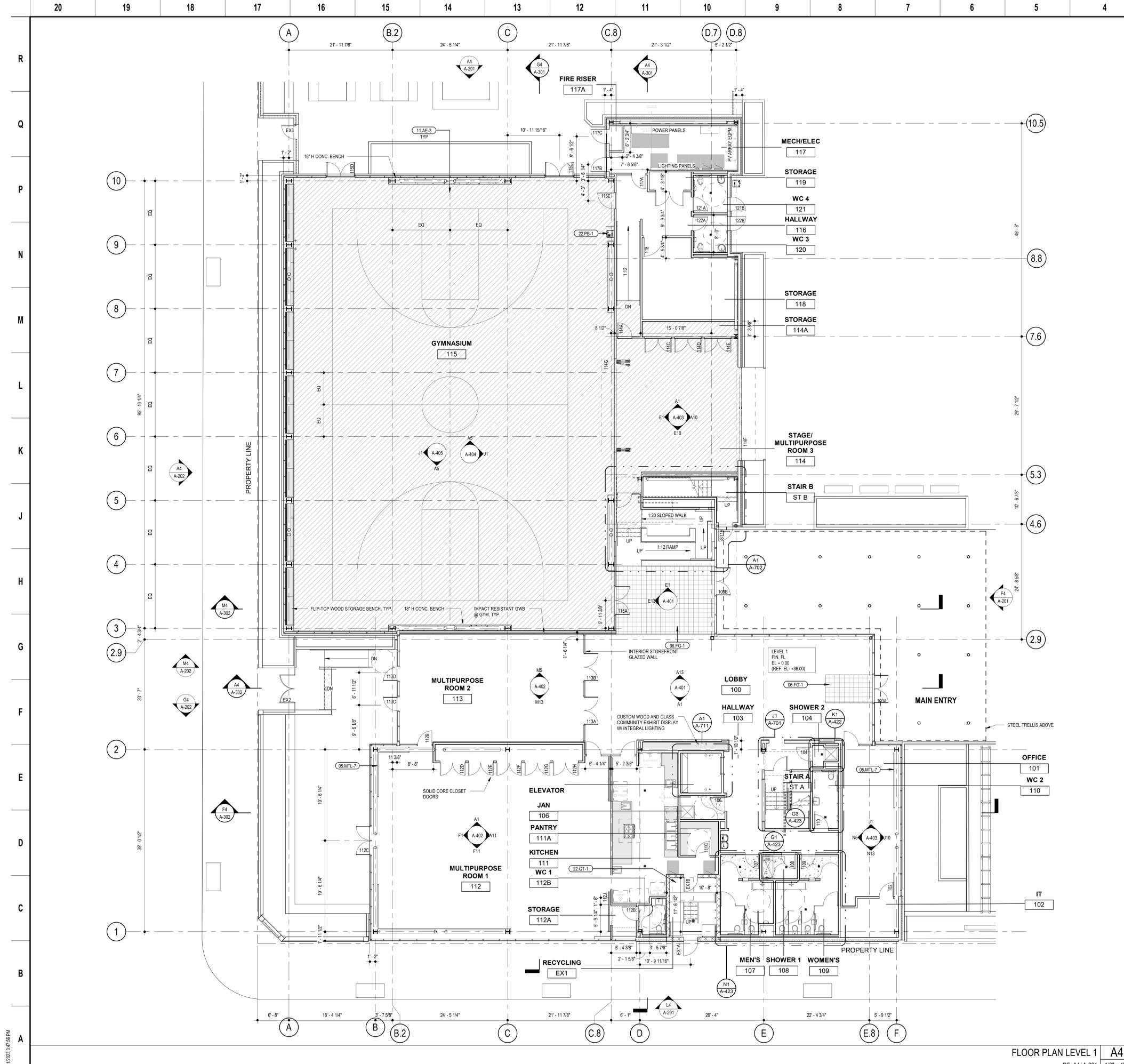
Consultants

Stamp
REGISTERED PROFESSIONAL ARCHITECT
No. 64607
CIVIL
STATE OF CALIFORNIA
07/31/2023

Sheet Name
CONSTRUCTION DETAILS

Sheet No.
C8.0

8



GENERAL NOTES

- SEE LANDSCAPE AND CIVIL DRAWINGS FOR SITE WORK
- KITCHEN EQUIPMENT IS SHOWN FOR REFERENCE ONLY. SEE FOOD SERVICE DRAWINGS FOR DIMENSIONS, EQUIPMENT AND OTHER DETAILS
- REFER TO SHEET A-400 FOR PARTITION TYPE SCHEDULE
- REFER TO SHEET A-801 FOR SCHEDULE OF INTERIOR FINISHES
- REFER TO SHEET A-602 FOR DOOR SCHEDULE
- ALL STRUCTURE SHOWN EXPOSED TO BE PRIMED AND PAINTED
- LEVEL 2 FLOOR TO HAVE TOPPING SLAB OVER ACUSTIC UNDERLAY
- SEE A-123 ROOF PLAN FOR ALL ROOF MOUNTED EQUIPMENT AND FIXTURES FOR EXTENT AND LOCATION OF PHOTOVOLTAIC PANELS. SEE ELECTRICAL ROOF PLAN

KEY LEGEND

- POLISHED CONCRETE, U.O.N.
- WOOD FLOOR
- METAL WALK-OFF MAT
- TERRAZZO
- MILLWORK
- PEDESTOOL PAVERS
- PLANTING AREA


CITY OF OAKLAND
 BUREAU OF ENGINEERING AND CONSTRUCTION
 250 FRANK H. OGAWA PLAZA, SUITE 4314
 OAKLAND, CA 94612
 (510) 238-3437
 FAX (510) 238-7227

PLANS FOR THE CONSTRUCTION OF
Lincoln Square Recreation Center
 250 10th Street, Oakland, CA 94607

NOTE: If this drawing is not 30"x42" it has been revised from its original size and the scales noted on drawing details are no longer applicable.

© 2012 Shah Kawasaki Architects

DESIGNED BY

DRAWN BY

CHECKED BY

NO.	DATE	ISSUE DESCRIPTION
07/31/2023	07/31/2023	PLANNING SUBMISSION REV. 1

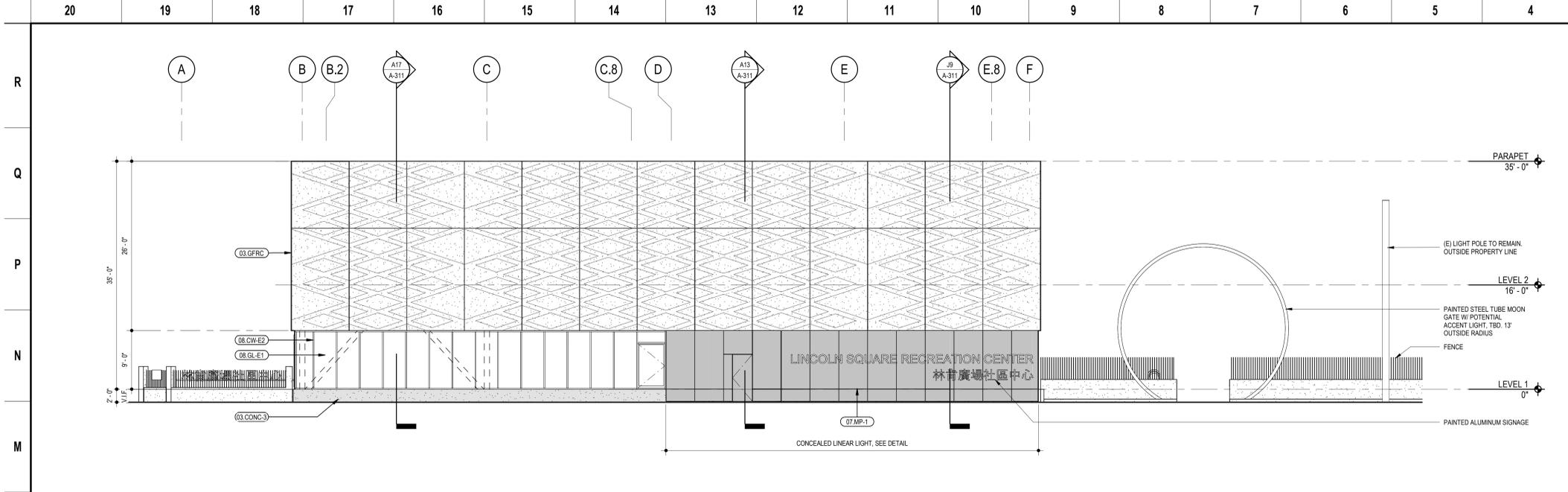
Architect	Consultants
S H A H KAWASAKI ARCHITECTS <small>570 10th Street, Suite 201 Oakland, CA 94607</small>	

Stamp	Sheet Name
	FLOOR PLAN LEVEL 1
	Sheet No.
	A-121

FLOOR PLAN LEVEL 1 **A4**
 RE: A4/A-201 1/8" = 1'-0"



7/31/2023 3:47:56 PM



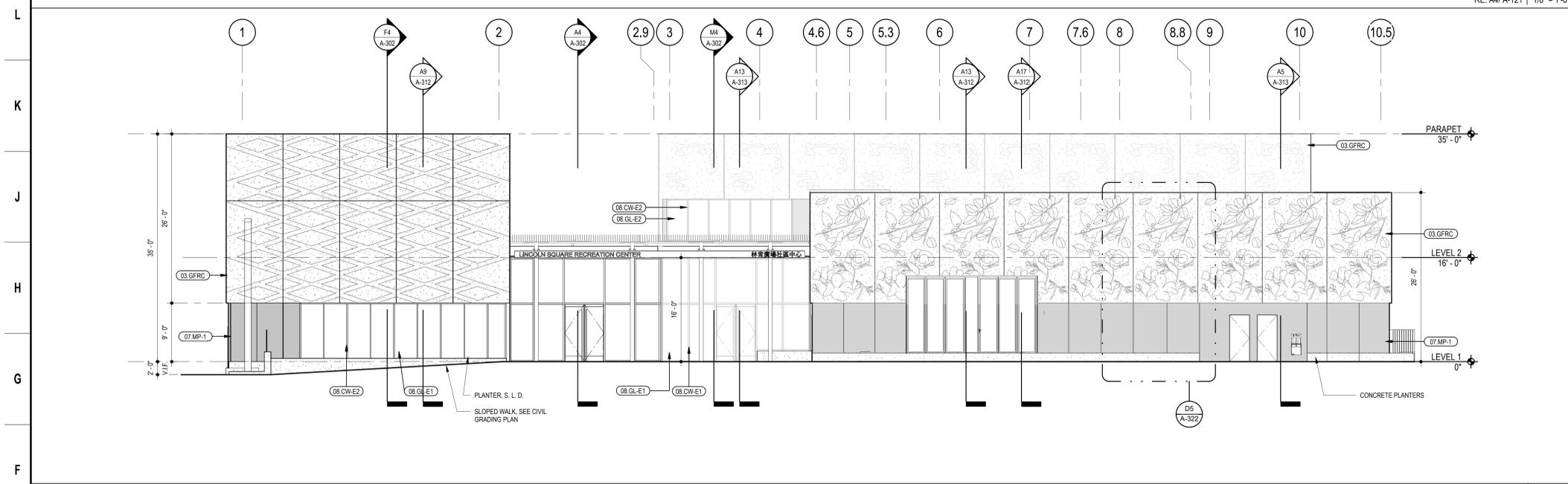
GENERAL NOTES

- ELEVATION DRAWINGS SHOW GENERAL DESIGN INTENT ONLY. CONTACT B.O.D. PRODUCT REPRESENTATIVES LISTED IN ARCHITECTURAL NARRATIVE FOR DETAILED PRICING INFORMATION.
- ALL INSULATED GLAZING UNITS TO BE TEMPERED, U.O.N., PER THE REQUIREMENTS OF 2022 CBC, CH. 24, SECTION 2406 SAFETY GLAZING.
- INSULATED GLAZING UNITS SPECIFIED TO BE LAMINATED SHALL HAVE LAMINATED PANE ON THE INTERIOR SIDE.

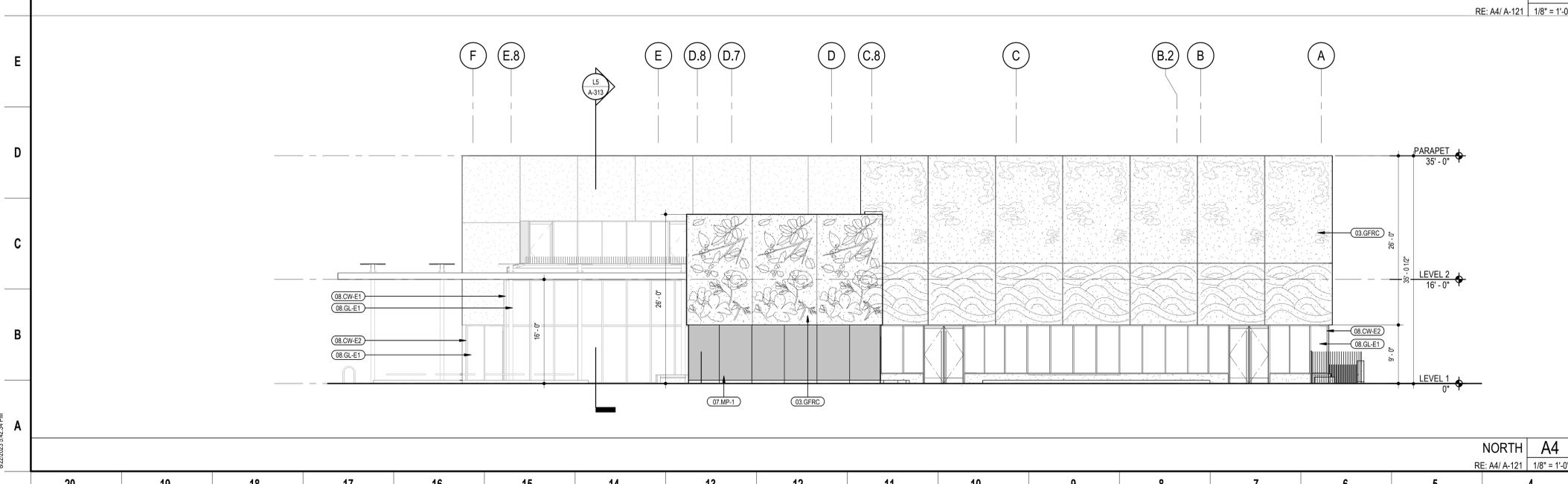
KEY LEGEND

	03.GFRC	SOLID INFINITE FACADE PANEL WITH (3) TYPES OF LINERS 2/ R-20 SPRAY INSULATION
	03.CONC-3	CONC. W/ INTEGRAL COLOR, MEDIUM SANDBLASTED FINISH
	07.MP-1	PRE FINISHED ALUMINUM PLATE
	08.GL-E1	INSULATED GLASS UNIT, LOW-E ON #2 LITE, LAMINATED
	08.GL-E2	INSULATED GLASS UNIT, LOW-E ON #2 LITE
	08.CW-E1	ALUMINUM FRAME & GLASS CURTAINWALL SYSTEM, THERMALLY BROKEN, B.O.D. KAWNEER 3000-UT
	08.CW-E2	ALUMINUM FRAME & GLASS STOREFRONT SYSTEM, THERMALLY BROKEN, B.O.D. KAWNEER 451T

SOUTH L4
RE: A4/ A-121 1/8" = 1'-0"



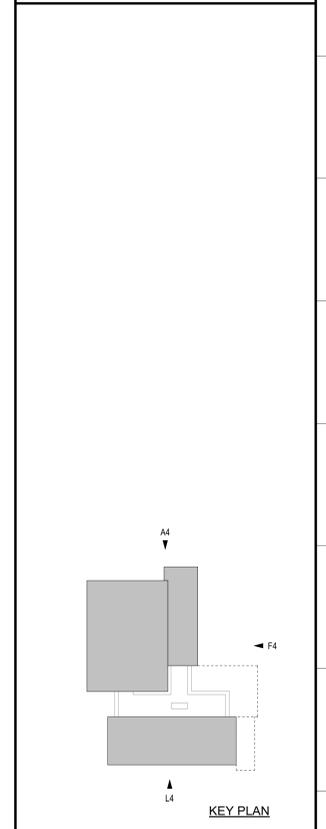
EAST F4
RE: A4/ A-121 1/8" = 1'-0"



NORTH A4
RE: A4/ A-121 1/8" = 1'-0"



PLANS FOR THE CONSTRUCTION OF
Lincoln Square Recreation Center
250 10th Street, Oakland, CA 94607



NOTE: If this drawing is not 30"x42" it has been revised from its original size and the scales noted on drawing details are no longer applicable.

© 2012 Shah Kawasaki Architects
DESIGNED BY

DRAWN BY

CHECKED BY

NO.	DATE	ISSUE DESCRIPTION
07/31/2023	07/31/2023	PLANNING SUBMISSION REV. 1

Architect
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

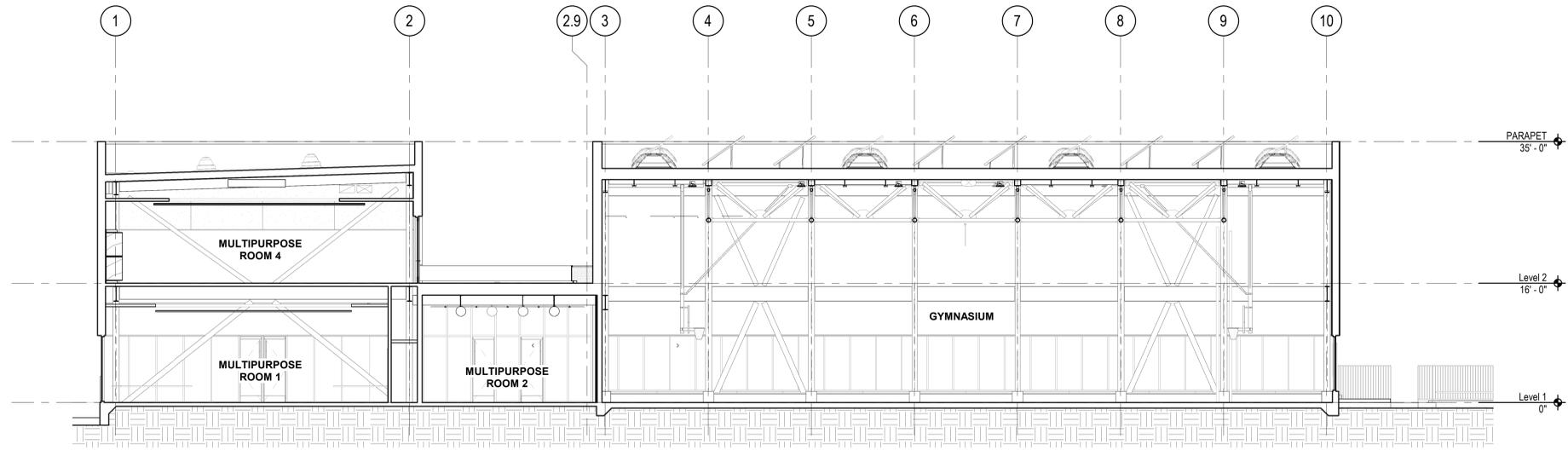
Sheet Name
EXTERIOR ELEVATIONS
Sheet No.
A-201
SKA Project Number: 21703

20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

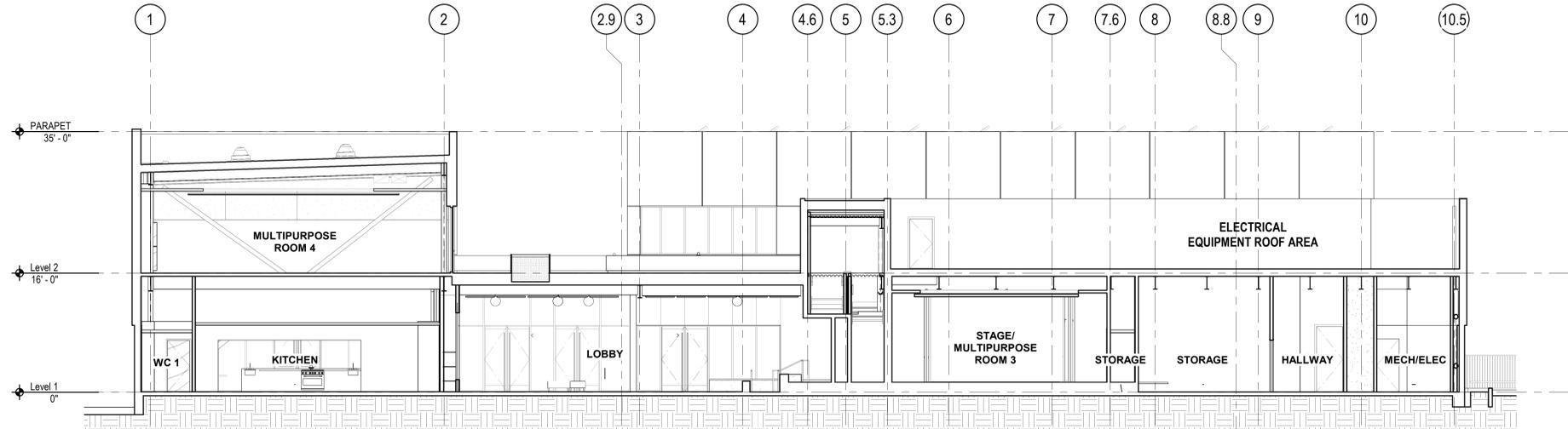
R
Q
P
N
M
L
K
J
H
G
F
E
D
C
B
A



PLANS FOR THE CONSTRUCTION OF
**Lincoln Square
Recreation Center**
250 10th Street, Oakland, CA 94607



NS BLDG SECTION THRU GYM & MPR - VIEW EAST G4
RE: A4/ A-201 1/8" = 1'-0"



NS BLDG SECTION THRU STAGE AREA - VIEW EAST A4
RE: A4/ A-201 1/8" = 1'-0"

NOTE: If this drawing is not 30"x42" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2012 Shah Kawasaki Architects

DESIGNED BY

DRAWN BY

CHECKED BY

NO.	DATE	ISSUE DESCRIPTION
09/23/2022	DESIGN DEVELOPMENT	

Architect
**S H A H
KAWASAKI
ARCHITECTS**
570 10th Street, Suite 201
Oakland, CA 94607

Consultants

Stamp
Sheet Name
BUILDING SECTIONS

Sheet No.
A-301

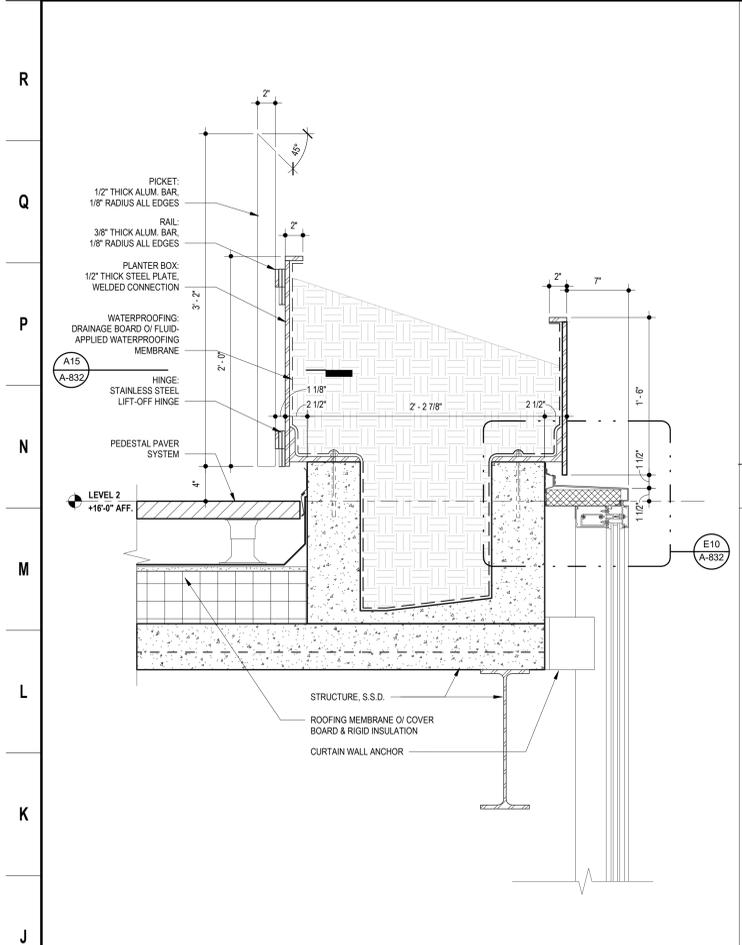
SKA Project Number: 21703

18

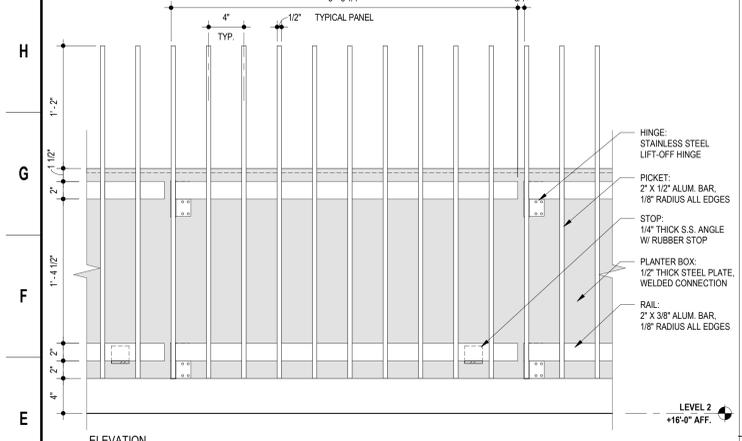
20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

7/31/2023 3:32:04 PM

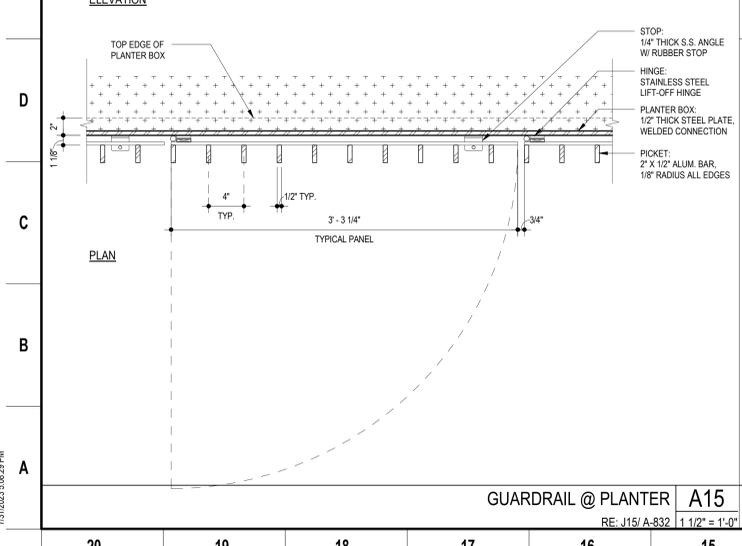
20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1



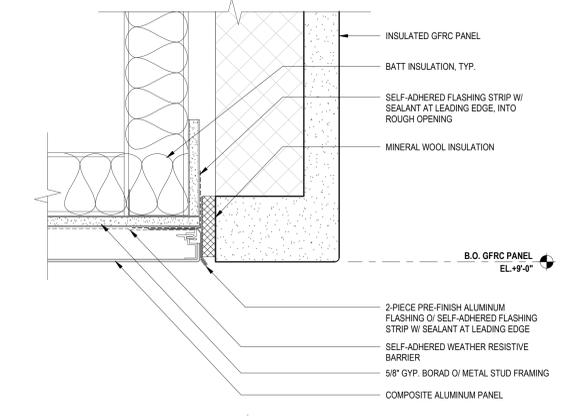
PARAPET WALL PLANTER J15
RE: A9/ A-311 1 1/2" = 1'-0"



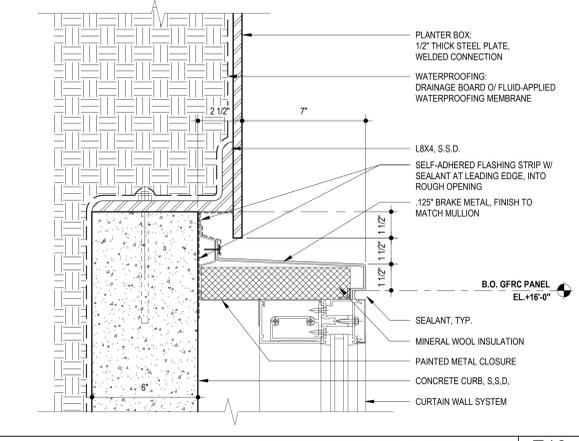
GUARDRAIL @ PLANTER A15
RE: J15/ A-832 1 1/2" = 1'-0"



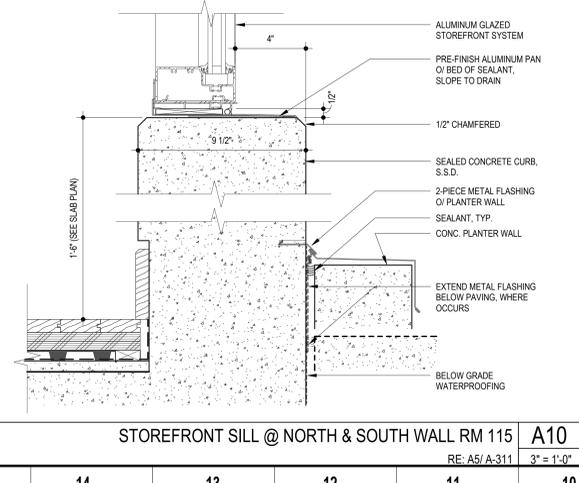
PARAPET COPING_GFRC/ROOFING N10
RE: A5/ A-311 3" = 1'-0"



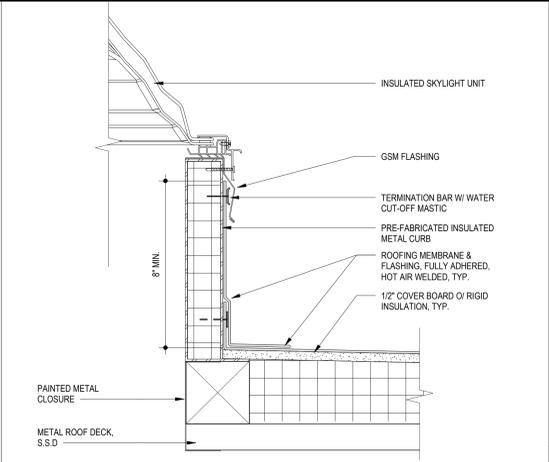
GFRC PANEL @ METAL PANEL SOFFIT J10
3" = 1'-0"



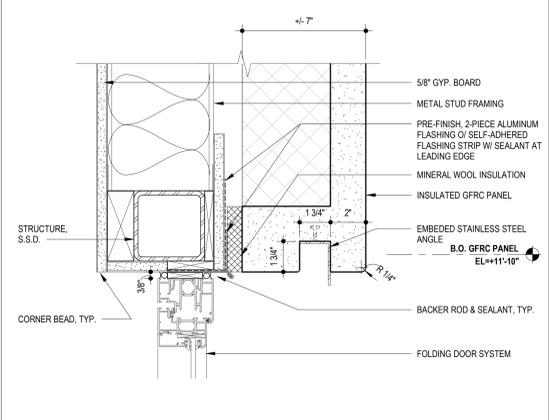
CURTAIN WALL HEAD @ PLANTER E10
RE: J15/ A-832 3" = 1'-0"



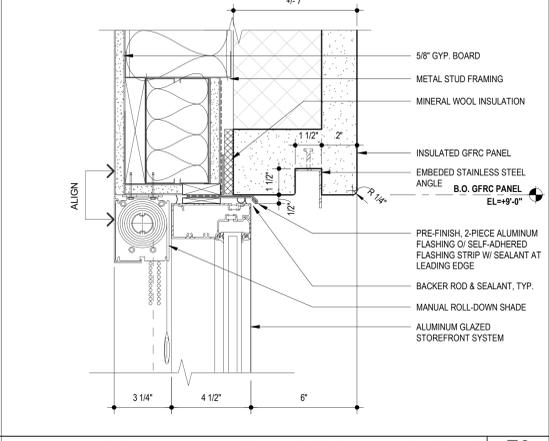
STOREFRONT SILL @ NORTH & SOUTH WALL RM 115 A10
RE: A5/ A-311 3" = 1'-0"



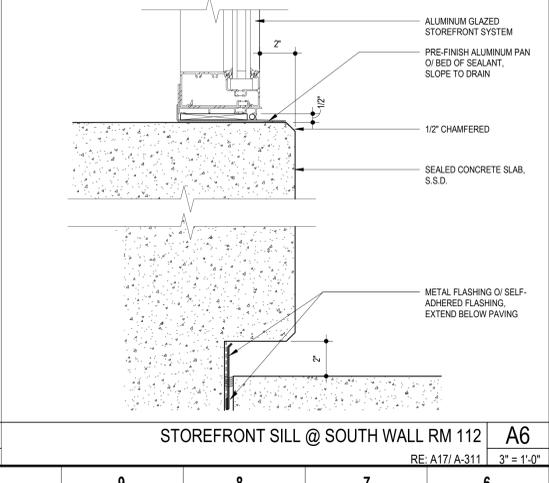
ROOF CURB @ SKYLIGHT (ROOF ACCESS HATCH SIM.) N6
3" = 1'-0"



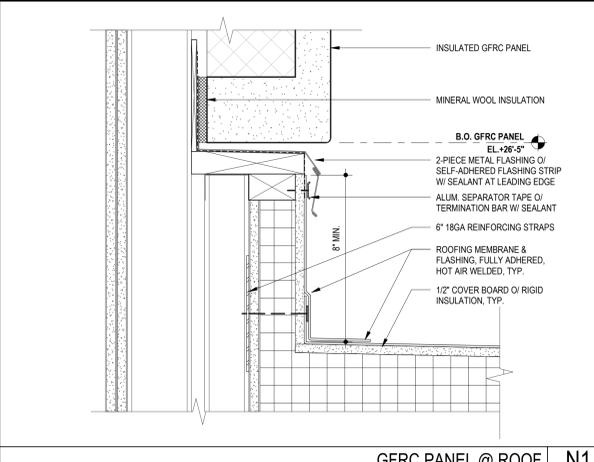
GFRC SOFFIT @ FOLDING DOOR J6
3" = 1'-0"



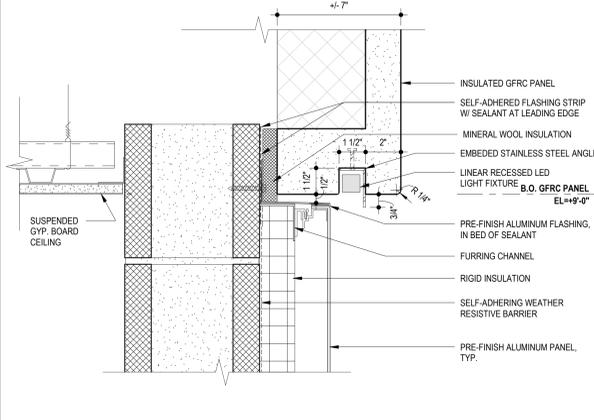
TYPICAL GFRC SOFFIT @ EXTERIOR STOREFRONT E6
RE: A5/ A-311 3" = 1'-0"



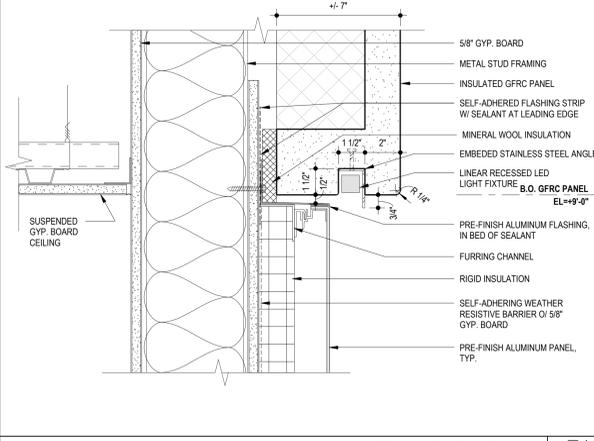
STOREFRONT SILL @ SOUTH WALL RM 112 A6
RE: A17/ A-311 3" = 1'-0"



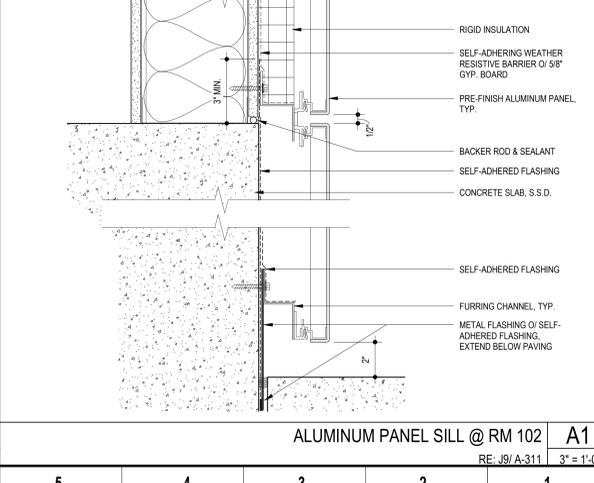
GFRC PANEL @ ROOF N1
3" = 1'-0"



GFRC SOFFIT @ RECYCLING RM J1
RE: A13/ A-311 3" = 1'-0"



GFRC SOFFIT @ RM 102 E1
RE: J9/ A-311 3" = 1'-0"



ALUMINUM PANEL SILL @ RM 102 A1
RE: J9/ A-311 3" = 1'-0"

CITY OF OAKLAND
BUREAU OF ENGINEERING AND CONSTRUCTION
250 FRANK H. OGAWA PLAZA, SUITE 4314
OAKLAND, CA 94612
(510) 238-3437
FAX (510) 238-7227

PLANS FOR THE CONSTRUCTION OF
Lincoln Square Recreation Center
250 10th Street, Oakland, CA 94607

NOTE: If this drawing is not 30"x42" it has been revised from its original size and the scales noted on drawing details are no longer applicable.

© 2012 Shah Kawasaki Architects
DESIGNED BY

DRAWN BY

CHECKED BY

NO.	DATE	ISSUE DESCRIPTION
07/31/2023		PLANNING SUBMISSION REV. 1

Architect
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Consultants

Stamp
20

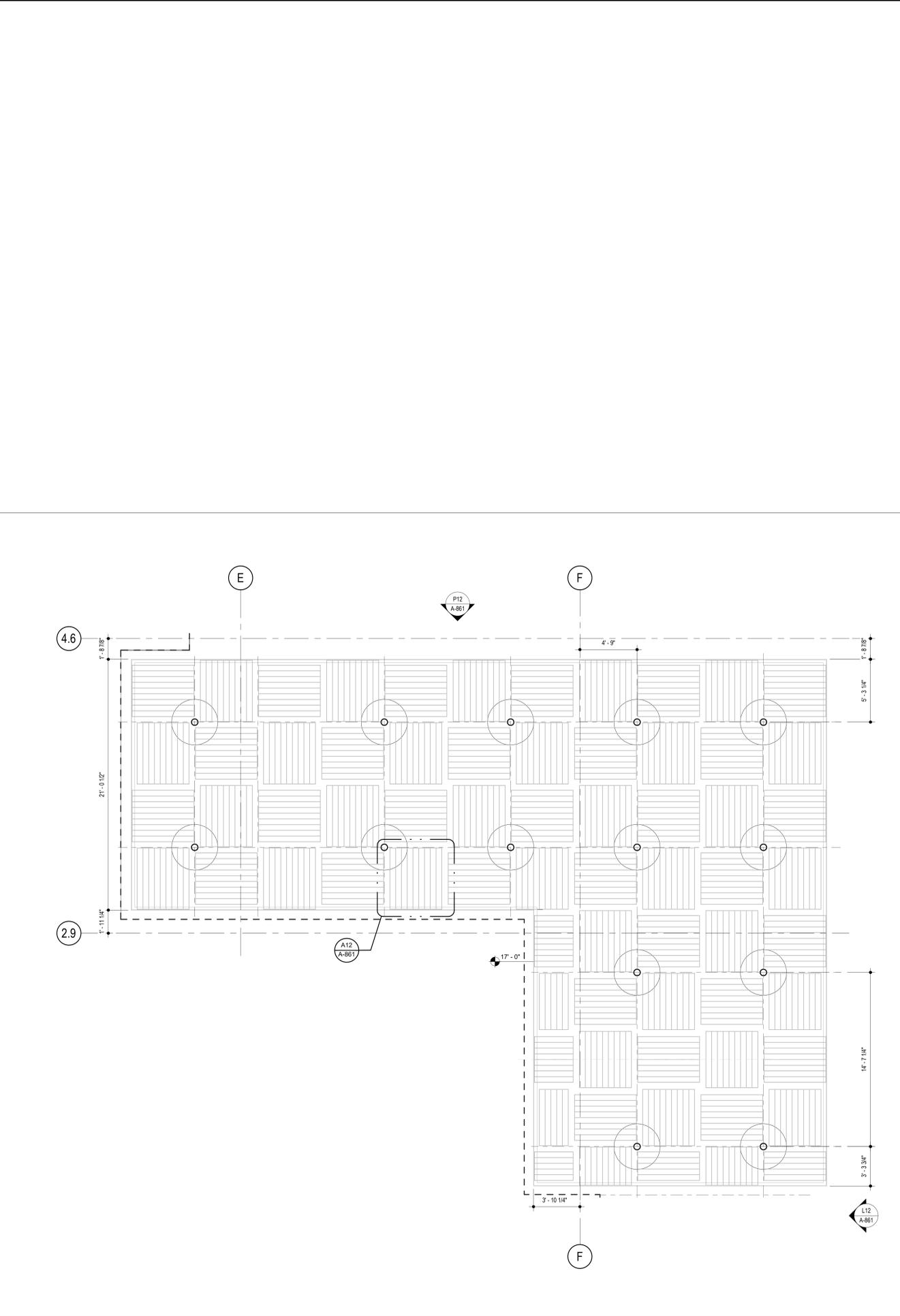
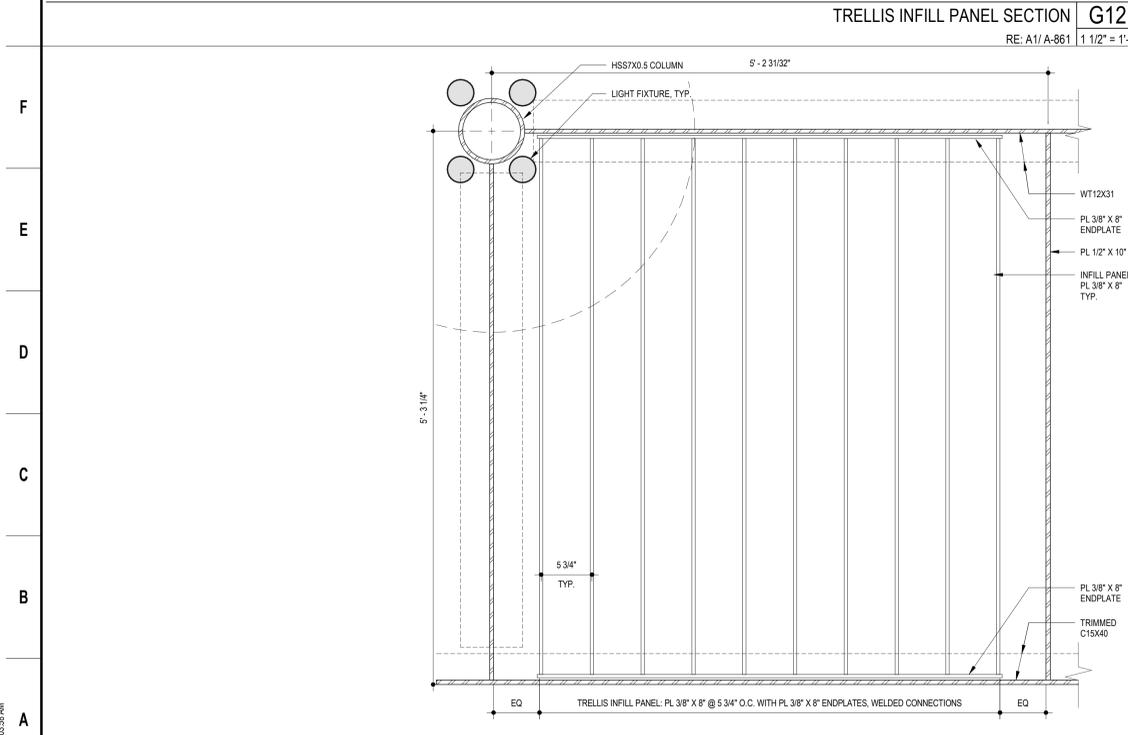
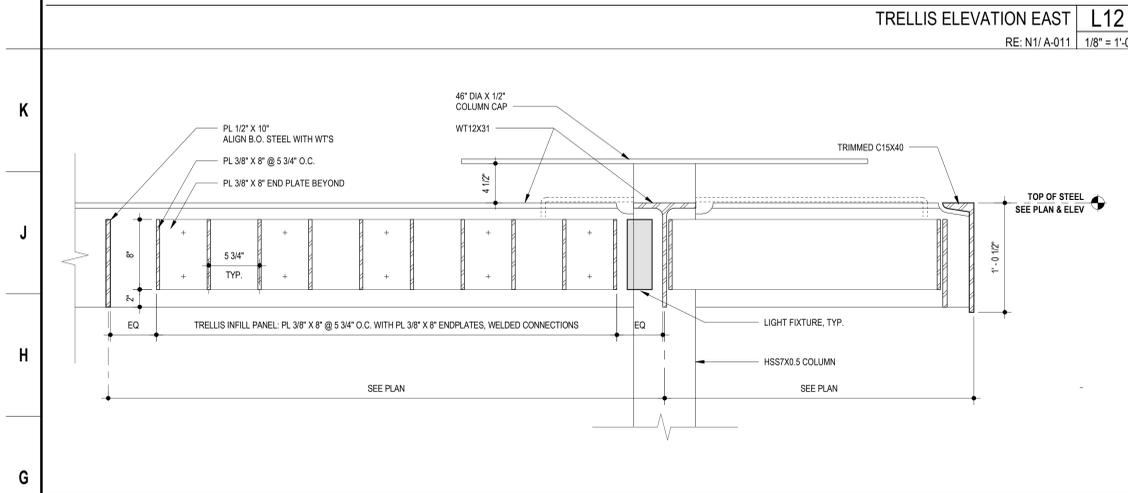
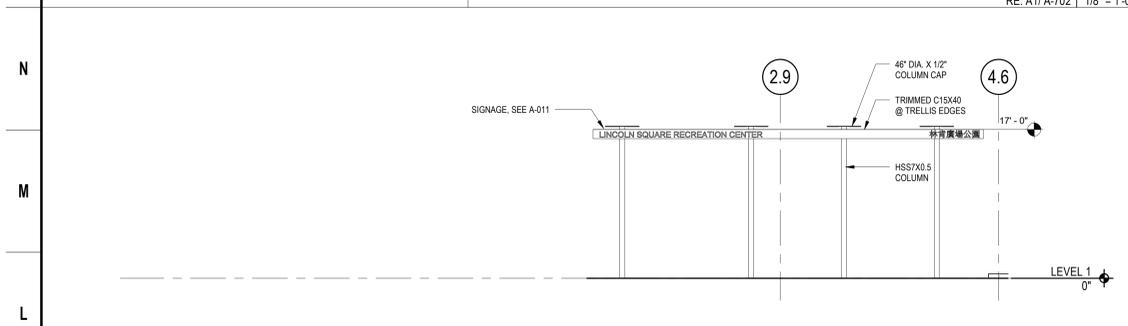
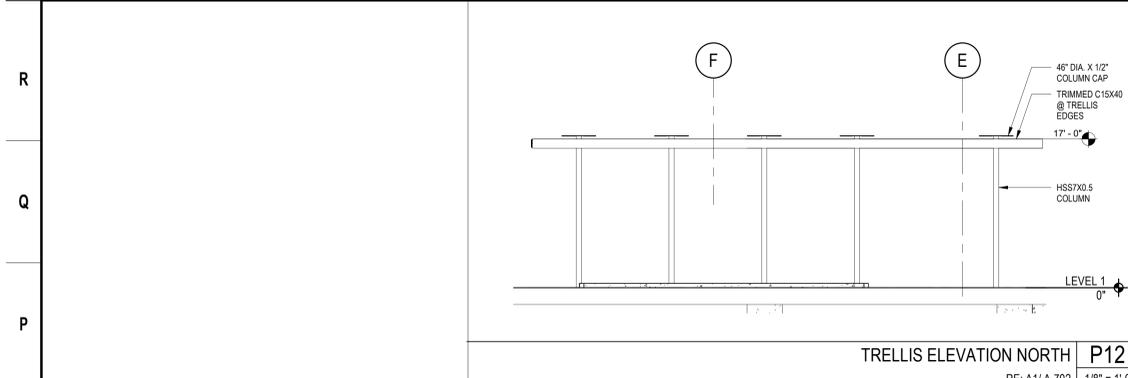
Sheet Name
EXTERIOR DETAILS

Sheet No.
A-832

SKA Project Number: 21703

7/31/2023 3:08:28 PM

20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1



PLANS FOR THE CONSTRUCTION OF
Lincoln Square Recreation Center
250 10th Street, Oakland, CA 94607

NOTE: If this drawing is not 30"x42" it has been revised from its original size and the scales noted on drawing details are no longer applicable.
© 2012 Shah Kawasaki Architects
DESIGNED BY
DRAWN BY
CHECKED BY

NO.	DATE	ISSUE DESCRIPTION
07/31/2023		PLANNING SUBMISSION REV. 1

Architect: **S H A H KAWASAKI ARCHITECTS**
570 10th Street, Suite 201, Oakland, CA 94607

Consultants: **TRELLIS LAYOUT AND DETAILS**

Stamp: **21**

Sheet No.: **A-861**

7/31/2023 9:03:59 AM

20 19 18 17 16 15 14 13 12 11 10 9 8 7 6 5 4 3 2 1

TREE PROTECTION NOTES

- PRIOR TO INITIATING ANY CONSTRUCTION ACTIVITY IN THE AREA, INCLUDING GRADING, TEMPORARY PROTECTIVE FENCING SHALL BE INSTALLED AT EACH SITE TREE. FENCING SHALL BE LOCATED AT OR BEYOND THE CANOPY DRIP LINE SO THAT 100% OF THE DRIP LINE WILL BE PROTECTED BY FENCING. TO REDUCE SOIL COMPACTION FROM EQUIPMENT. DURING CONSTRUCTION IMPROVEMENTS TREE PROTECTION FENCING WITHIN TREE DRIFLINE IS AS SHOWN ON TREE DISPOSITION PLAN.
- THE CONTRACTOR IS REQUIRED TO WATER, FERTILIZE AND ATTEND TO OTHER MAINTENANCE NEEDS OF EXISTING TREES AS NEEDED PER ARBORIST'S RECOMMENDATIONS TO MAINTAIN HEALTHY GROWTH THROUGHOUT THE CONSTRUCTION PERIOD. SIX FEET DIAMETER, MINIMUM, BY SIX-INCH-TALL EARTH BERMS SHALL BE CONSTRUCTED AT THE BASE OF EACH TREE TO FUNCTION AS TEMPORARY WATERING BASINS DURING THE CONSTRUCTION PERIOD. TREES SHALL BE WATERED ACCORDING TO WEATHER AND TREE REQUIREMENTS. APPROVED MULCH OF 1-2 INCH SIZED WOOD CHIPS SHALL BE PLACED AT A DEPTH OF 4 INCHES WHERE NO EXCAVATION IS TO OCCUR IN THE VICINITY OF THE TREES TO BE PROTECTED.
- THE TREE PROTECTION FENCE SHALL BE 6' HIGH CHAIN LINK FENCE WITH IMMOVABLE POSTS. THE FENCING SHALL FORM A CONTINUOUS BARRIER WITHOUT ENTRY POINTS AROUND EACH TREE.
- LOW HANGING LIMBS OF SAVED TREES SHALL BE PRUNED PRIOR TO GRADING, OR ANY EQUIPMENT MOBILIZATION ON SITE. THE PURPOSE OF THIS REQUIREMENT IS TO AVOID TEARING LIMBS BY HEAVY EQUIPMENT. ALL LIMBS TO BE PRUNED SHALL BE SUPERVISED BY THE ARBORIST OF RECORD FOR THE JOB.
- THIS FENCING SHALL SERVE AS A BARRIER TO PREVENT DRIP LINE ENCRoACHMENT OF ANY TYPE OF CONSTRUCTION ACTIVITIES AND EQUIPMENT. NO OILS, GAS, CHEMICALS, LIQUID WASTE, SOLID WASTE, CONSTRUCTION MACHINERY OR CONSTRUCTION MATERIALS SHALL BE STORED OR ALLOWED TO STAND FOR ANY PERIOD OF TIME WITHIN THE DRIP LINE OF THE TREE. FURTHER, NO ONE SHALL ENTER THE FENCE PERIMETER FOR ANY REASON EXCEPT FOR THE PURPOSE OF MONITORING THE HEALTH OF THE TREE. ACCIDENTAL DAMAGE TO BARK, ROOT CROWN, OR LIMBS MAY INCREASE POTENTIAL FOR FUTURE DECLINE.
- CONTRACTORS AND SUBCONTRACTORS SHALL DIRECT ALL EQUIPMENT AND PERSONNEL TO REMAIN OUTSIDE THE FENCED AREA AND AT ALL TIMES UNTIL PROJECT IS COMPLETE AND SHALL INSTRUCT EMPLOYEES AS TO THE PURPOSE AND IMPORTANCE OF FENCING.
- A 'TREE PROTECTION ZONE' SIGN SHALL BE POSTED AT EACH TREE INDICATING THE PURPOSE OF THE FENCING.
- THE ARBORIST OF RECORD FOR THE JOB OR THE CITY ARBORIST SHALL BE RESPONSIBLE FOR INSPECTION AND APPROVAL OF THE FENCING PRIOR TO ANY GRADING OPERATIONS.
- FENCING MUST REMAIN IN PLACE AND SHALL NOT BE REMOVED UNTIL ALL CONSTRUCTION ACTIVITIES ARE COMPLETED. THIS SHALL INCLUDE GRADING AND COMPACTION ACTIVITIES, INSTALLATION OF UNDERGROUND UTILITIES, ALL CONSTRUCTION ACTIVITIES AND ANY OTHER CONSTRUCTION OR ACTIVITY WHICH IS SCHEDULED PRIOR OR LANDSCAPE INSTALLATION.
- UNAUTHORIZED TREE REMOVAL IS SUBJECT TO IN-KIND REPLACEMENT EQUAL TO THE VALUE OF THE MATURE RESOURCE LOST, AS DETERMINED BY THE CITY.
- NO MECHANICAL TRENCHING SHALL OCCUR WITHIN THE TREE PROTECTION ZONE. ANY EXCAVATION IF REQUIRED SHALL BE BY HAND, AIR SPADE OR BY VACUUM. CUTTING OF ANY ROOTS OVER 3" DIA SHALL BE REVIEWED BY AN ARBORIST.
- THE CONTRACTOR SHALL CONTRACT WITH AN ARBORIST AS REQUIRED TO ENSURE PROPER TREE HEALTH IF A PROJECT ARBORIST OR CITY ARBORIST HAS NOT BEEN CONTRACTED.

Species	Common Name	Total Amount	Heritage Tree Amount	Overall Suitability for Retention	Comments
<i>Koelreuteria paniculata</i>	Golden Rain Tree	2	1	P-F	These trees both have bark inclusion; #35 is co-dominant with dead wood throughout canopy.
<i>Lophostemon confertus</i>	Brisbane box	8	c	P-G	The Brisbane box are all City Street trees planted in pavement cutouts. Some display roots pilloving over hardscape and slight hardscape displacement. These trees have a variety of defects including poor aspect ratio, tip die back, poor branch attachments, and breakouts. #s 24 and 28 are in Poor health condition and not suitable for retention.
<i>Magnolia grandiflora</i>	Southern magnolia	4	4	7-G	All the Magnolias are large, beautiful specimens and would benefit from health mitigation; #36 appears particularly stressed. Internal decay assessment is recommended for #s 30 and 32. Some defects include surface roots, included bark, internal decay, and likely compacted soil.
<i>Pistacia chinensis</i>	Chinese Pistache	1	1	p	This tree has a history of poor pruning and a poor structure with crossing branches and poor attachments.
<i>Pyrus kawakamii</i>	Evergreen pear	1	1	F	This tree has surface roots in lawn, a lean, fireblight, and a Co-dominant embedded bark attachment.
<i>Quercus agrifolia</i>	Coastal live oak	1	1	G	The foliage on this oak is a little sparse, some dead and decayed wood in canopy, bulging trunk, poc marks on the trunk, and possibly some internal decay. Neighbors requested clearance pruning for sports activities
TOTAL		17	16		

Lincoln Square Recreation Center
Merrill Morris
Appendix 1
Survey Data
9/2/2022
1 of 3

COLUMN HEADING DESCRIPTIONS
Tag# - Indicates the number tag attached to tree
Species - Scientific name
Common Name - Vernacular name
DBH - Diameter measured in inches at 4.5 feet above soil grade, unless otherwise indicated
Height - In feet
Spread - In feet
Health - Tree Health: E is Excellent, G is Good, F is Fair, P is Poor, D is Dead or Dying
Structure - Tree Structural Safety: E is Excellent, G is Good, F is Fair, P is Poor, H is Hazardous
Suitability for Retention - Based on Tree Condition: G is Good, F is Fair, P is Poor
Protected - Attains City of Oakland Protected Tree Status
Notes - See below

ABBREVIATIONS AND DEFINITIONS
Embedded Bark (EB) - AKA Included Bark, this is a structural defect where bark is included between the branch attachment so that the wood cannot join. Such defects have a higher propensity for failure.
Codominant (CD) - A situation where a tree has two or more stems which are of equal diameter and relative amounts of leaf area. Trees with codominant primary scaffolding stems are inherently weaker than stems, which are of unequal diameter and size.
Codominant w/ Embedded Bark (CDEB) - When bark is embedded between codominant stems, failure potential is very high and pruning to mitigate the defect is recommended.
Failure.

Tag	Species	Common name	DBH	Height	Spread	Health	Structure	Suitability	Protected	Notes
21	<i>Lophostemon confertus</i>	Brisbane box	12	20	20	F	F	F-G	1	Poor aspect ratio, tip die back, rubberized sidewalk indicating previous sidewalk damage
22	<i>Lophostemon confertus</i>	Brisbane box	9.5	15	15	F	F	F-G	1	Poor aspect ratio, tip die back, rubberized sidewalk indicating possible previous sidewalk damage
23	<i>Lophostemon confertus</i>	Brisbane box	13.5	35	25	G	G	G	1	Roots pilloving over curb
24	<i>Lophostemon confertus</i>	Brisbane box	16.5	30	30	P	P	P	1	Poor aspect ratio, tip dieback, cdeb

SBCA Tree Consulting
1534 Rose St. Crockett, Ca 94525
Phone (510) 787-3075
Fax (510) 787-3065

Lincoln Square Recreation Center
Merrill Morris
Appendix 1
Survey Data
9/2/2022
2 of 3

Tag	Species	Common name	DBH	Height	Spread	Health	Structure	Suitability	Protected	Notes
25	<i>Lophostemon confertus</i>	Brisbane box	13.5	40	30	F-G	F-G	G	1	Poor aspect ratio
26	<i>Lophostemon confertus</i>	Brisbane box	19.5	50	30	G	F	G	1	Heavy end weight, co dominate, 4 prior branch breakouts, sidewalk displacement, old trunk wound
27	<i>Lophostemon confertus</i>	Brisbane box	15	35	30	F-G	F-G	F	1	Co-dominant, heavy end weight, large trunk wound, sidewalk displacement and root pilloving, shaded by #30
28	<i>Lophostemon confertus</i>	Brisbane box	20.5	45	30	P	F	P	1	Slight lean, significant tip dieback recent pavement improvements
29	<i>Quercus agrifolia</i>	Coast Live Oak	21	20	35	F	G	G	1	Little sparse, some decayed wood in canopy, bulging in trunk, poc marked trunk, internal decay? Further ID assessment recommended.
30	<i>Magnolia grandiflora</i>	Southern Magnolia	28.5	50	50	F	P	?	1	Large internal decay, branch breakout, little sparse, Further internal decay assessment recommended
31	<i>Pistacia chinensis</i>	Chinese Pistache	9.5	25	20	G	P	P	1	Poor Pruning
32	<i>Magnolia grandiflora</i>	Southern Magnolia	37	40	40	F-G	P	?	1	Some tip dieback, CD, large pruning wounds, surface roots, included bark, Further internal decay assessment recommended

SBCA Tree Consulting
1534 Rose St. Crockett, Ca 94525
Phone (510) 787-3075
Fax (510) 787-3065

Lincoln Square Recreation Center
Merrill Morris
Appendix 1
Survey Data
9/2/2022
3 of 3

Tag	Species	Common name	DBH	Height	Spread	Health	Structure	Suitability	Protected	Notes
33	<i>Magnolia grandiflora</i>	Southern Magnolia	44" @ 3'	45	50	F-G	G	G	1	Weeping wet wood, could benefit from health mitigation
34	<i>Pyrus kawakamii</i>	Evergreen pear	13.5	35	20	G	P	F	1	Surface roots in lawn, lean, Fireblight, cdeb
35	<i>Koelreuteria paniculata</i>	Golden rain tree	8.5, 13.5, 12.5	40	40	F	P	F	1	Cdeb, dead wood
36	<i>Magnolia grandiflora</i>	Southern Magnolia	37.5	50	45	P	G	F	1	Significant dieback, worthy of health mitigation
37	<i>Koelreuteria paniculata</i>	Golden rain tree	3.5	10	5	P	P	P		Eb breakout

SEE COMPLETE ARBORIST REPORT FOR MORE INFORMATION

SBCA Tree Consulting
1534 Rose St. Crockett, Ca 94525
Phone (510) 787-3075
Fax (510) 787-3065



PLANS FOR THE CONSTRUCTION OF

Lincoln Square Recreation Center
250 10th Street, Oakland, CA 94607

NOTE: If this drawing is not 30"x42" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2012 Shah Kawasaki Architects

DESIGNED BY

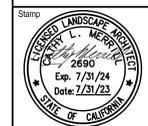
DRAWN BY

CHECKED BY

NO.	DATE	ISSUE DESCRIPTION
	07/31/2023	PLANNING SUBMITTAL REV 01

Architect
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Consultants

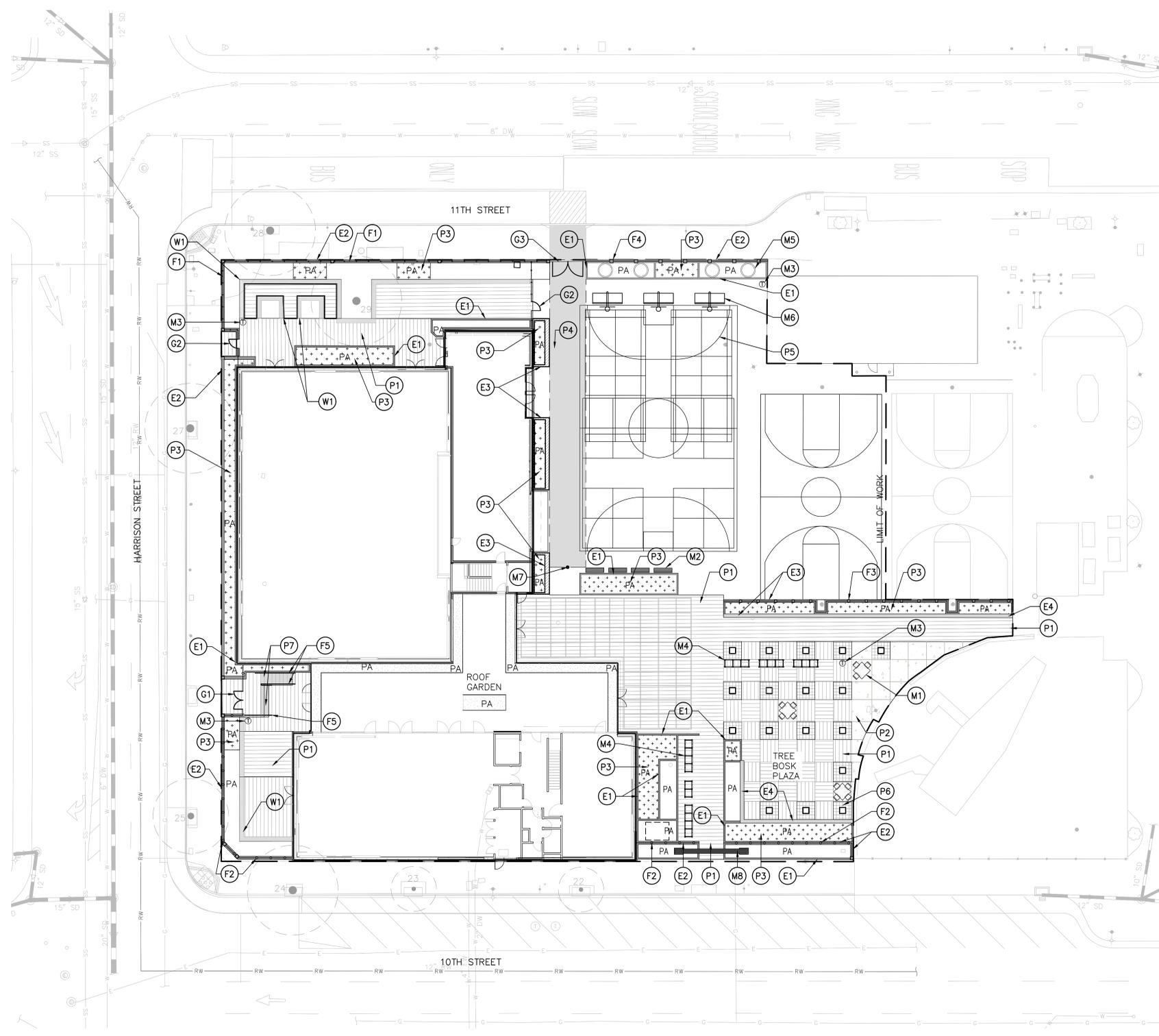


Sheet Name
ARBORIST REPORT & TREE PROTECTION
Sheet No.
L2.1

SKA Project Number: [00000.000]

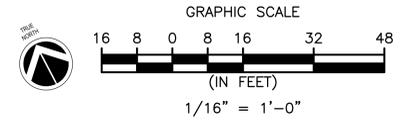
23

NOT FOR CONSTRUCTION



MATERIALS LEGEND AND KEY NOTES:

- (P1) CONCRETE PAVERS
- (P2) SCORED CONCRETE PAVING – PEDESTRIAN. S.C.D. FOR CONCRETE. STANDARD GRAY. TOPCAST SAND BLAST FINISH. TOOLED JOINT.
- (P3) BIOFILTRATION AREA
- (P4) VEHICULAR ASPHALT PAVING S.C.D.
- (P5) ASPHALT PAVING S.C.D. COURTS TO BE COLOR-COATED AND STRIPED
- (P6) GRANITE SETT TREE WELL
- (P7) CONCRETE PAVERS AT RAMP AND STAIRS – MORTAR SET ON CONCRETE.
- (E1) 6" WIDE CONCRETE CURB. CURBS AT BIOFILTRATION AREAS WILL BE FORMED WITH CURB CUTS FOR WATER ENTRY. S.C.D. FOR CONCRETE. STANDARD GRAY. SAND BLAST FINISH.
- (E2) 12" WIDE CONCRETE CURB S.C.D. FOR CONCRETE. STANDARD GRAY.
- (E3) CONCRETE SEATWALL STORMWATER PLANTER
- (E4) FREESTANDING SEATWALL, 18" HIGH, TYP.
- (W1) CUSTOM WOOD BENCH
- (G1) DOUBLE PEDESTRIAN GATE TO MATCH F2
- (G2) SINGLE PEDESTRIAN GATE TO MATCH F1
- (G3) VEHICULAR GATE – 9 GAUGE, BLACK VINYL COATED STEEL CHAIN LINK
- (F1) 60-INCH TALL BLACK METAL FENCE WITH COLUMNS TO MATCH EXISTING, SEE SHEET L3.1 FOR PHOTO OF EXISTING FENCE
- (F2) 42-INCH TALL BLACK METAL FENCE WITH COLUMNS TO MATCH EXISTING, SEE SHEET L3.1 FOR PHOTO OF EXISTING FENCE
- (F3) METAL SCREEN
- (F4) 10-FOOT TALL 9-GAUGE, BLACK VINYL COATED STEEL CHAIN LINK FENCE
- (F5) STAINLESS STEEL HANDRAIL
- (M1) GAME TABLE AND CHAIRS
 PRODUCT: GAME TABLE MAT STM-12
 MANUFACTURER: STREETPARK
 MOUNTING OPTION: IN-GROUND
 WEBSITE: STREETPARK.EU/CS/
- (M2) BENCH WITH BACK
 PRODUCT: 6' WINCHESTER BENCH W/ BACK
 COLOR: RED
 MOUNTING OPTION: SURFACE MOUNT
 MANUFACTURER: WABASH VALLEY
 WEBSITE: WABASHVALLEY.COM
- (M3) TRASH RECEPTACLE
 PRODUCT: URBAN RENAISSANCE
 POWDERCOAT: SLATE TEXTURE TO MATCH EXISTING
 MOUNT: SURFACE MOUNT
 MANUFACTURER: FORMS AND SURFACES
 WEBSITE: FORMS-SURFACES.COM
- (M4) BIKE RACKS
 QUANTITY: 25
 PRODUCT: DOWNTOWN W/ CONNECTING RAILS
 COLOR: FLAT BLACK
 MOUNT OPTION(S): SURFACE MOUNT FOR CONCRETE IN-GROUND MOUNT ON PAVERS
 MANUFACTURER: DERO BIKE RACK CO.
 WEBSITE: WWW.DERO.COM
 CONTACT: PETER LEMIEUX E-MAIL: PETER@DERO.COM
- (M5) TREE GUARD
 PRODUCT: THAMES TREE GUARD
 COLOR: BLACK
 MANUFACTURER: GREEN BLUE URBAN
 WEBSITE: GREENBLUE.COM
- (M6) MESH MULTI-GOAL
 PRODUCT: P-SPO-GEBS-MULM
 COLOR: RED
 MANUFACTURER: PENTAGON
 WEBSITE: PENTAGONPLAY.CO.UK
- (M7) BOLLARD
 PRODUCT: BOLLARD 400-36/S-1SL
 COLOR: TEXTURED BLACK
 MOUNT: S-1SL GROUND SLEEVE OPTION
 MANUFACTURER: DUMOR
 WEBSITE: DUMOR.COM
- (M8) CUSTOM MOON GATE



CITY OF OAKLAND
 BUREAU OF ENGINEERING AND CONSTRUCTION
 250 FRANK H. OGAWA PLAZA, SUITE 4314
 OAKLAND, CA 94612
 (510) 238-3437
 FAX (510) 238-7227

PLANS FOR THE CONSTRUCTION OF
Lincoln Square Recreation Center
 250 10th Street, Oakland, CA 94607

NOTE: If this drawing is not 30"x42" it has been revised from its original size and the scales noted on drawing details are no longer applicable.

DESIGNED BY
 SHAH KAWASAKI ARCHITECTS

DRAWN BY

CHECKED BY

NO.	DATE	ISSUE DESCRIPTION
07/31/2023		PLANNING SUBMITTAL, REV 01

Architect
SHAH KAWASAKI ARCHITECTS
 570 10th Street, Suite 201
 Oakland, CA 94607

Stamp: LANDSCAPE ARCHITECT
 2690
 Exp. 7/31/24
 Date: 7/31/23
 STATE OF CALIFORNIA

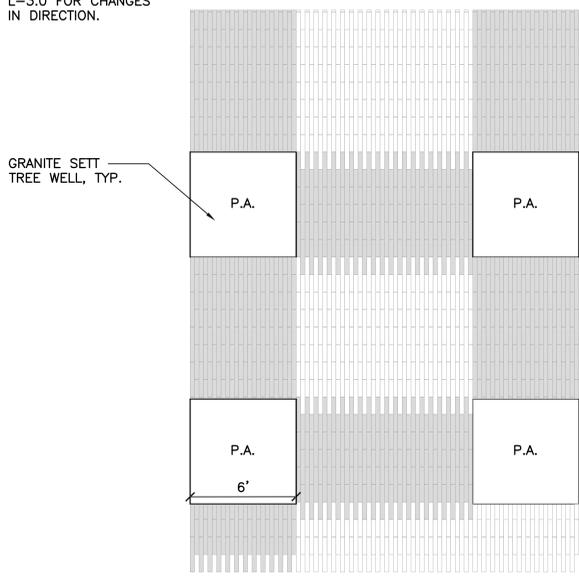
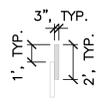
Sheet Name
MATERIALS PLAN

Sheet No.
L3.0

R
Q
P
N
M
L
K
J
H
G
F
E
D
C
B
A

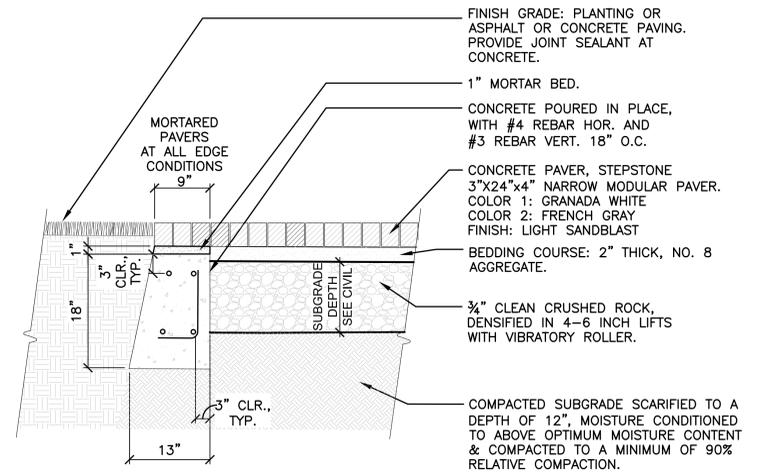
PLANS FOR THE CONSTRUCTION OF
Lincoln Square Recreation Center
250 10th Street, Oakland, CA 94607

UNIT PAVER
NOTE: UNIT PAVERS IN OTHER LOCATIONS ARE FRENCH GRAY IN A RUNNING BOND PATTERN. SEE SHEET L-3.0 FOR CHANGES IN DIRECTION.
MANUFACTURER: STEPSTONE
PRODUCT: NARROW MODULAR PAVER
FINISH: LIGHT SANDBLAST
COLORS: GRANADA WHITE, FRENCH GRAY
WEBSITE: <https://www.stepstoneinc.com>



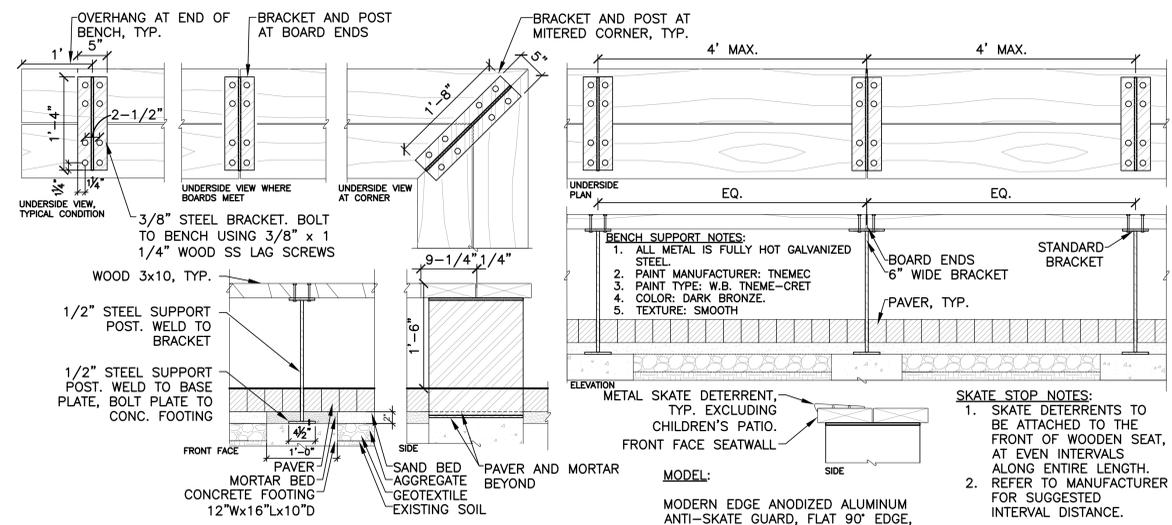
2 TREE BOSK PLAZA PAVING PATTERN
SCALE: 1/4"=1'

NOTE: SEE DETAIL 2 ON THIS SHEET FOR TREE BOSK PLAZA PAVING PATTERN. UNIT PAVERS IN OTHER LOCATIONS ARE FRENCH GRAY IN A RUNNING BOND PATTERN. SEE SHEET L-3.0 FOR CHANGES IN DIRECTION.



1 CONCRETE PAVER
SCALE: 1"=1'

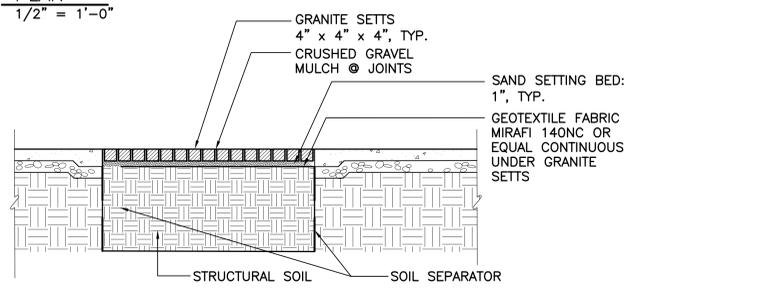
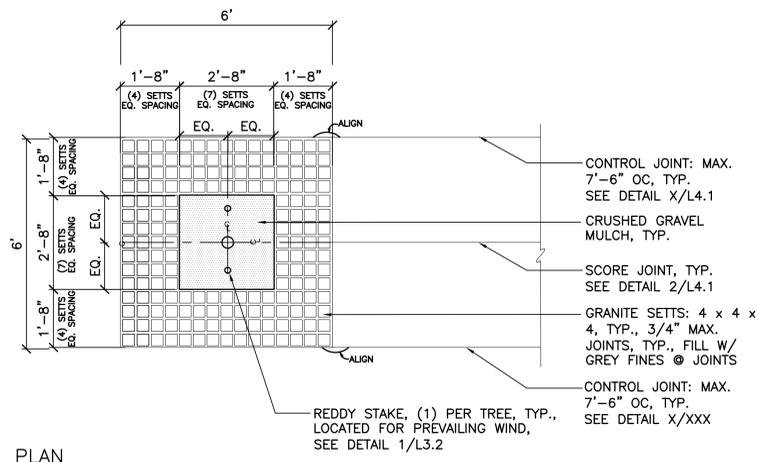
NOTE: ALL WOOD TO BE CLEAR HEART WESTERN YELLOW CEDAR.



4 CUSTOM WOOD BENCH
SCALE: 1"=1'

MODEL:
MODERN EDGE ANODIZED ALUMINUM ANTI-SKATE GUARD, FLAT 90° EDGE, HARD ANODIZED FINISH. FINISH COLOR: MATTE BLACK. SEE <https://www.bcsiteservice.com/>

SKATE STOP NOTES:
1. SKATE DETERRENTS TO BE ATTACHED TO THE FRONT OF WOODEN SEAT, AT EVEN INTERVALS ALONG ENTIRE LENGTH. REFER TO MANUFACTURER FOR SUGGESTED INTERVAL DISTANCE.



3 GRANITE SETT TREE WELL
SCALE: 1/2"=1'-0"

NOTE: If this drawing is not 30"x42" it has been revised from its original size and the scales noted on drawing details are no longer applicable.

© 2012 Shah Kawasaki Architects

DESIGNED BY

DRAWN BY

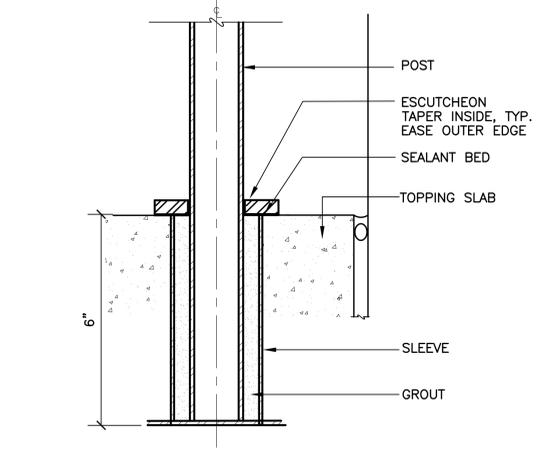
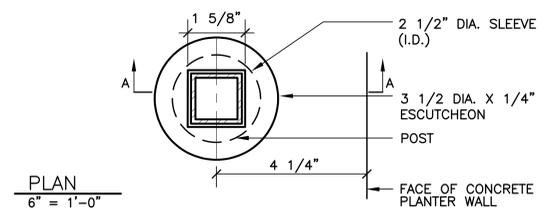
CHECKED BY

NO.	DATE	ISSUE DESCRIPTION
07/31/2023	PLANNING SUBMITTAL	REV 01

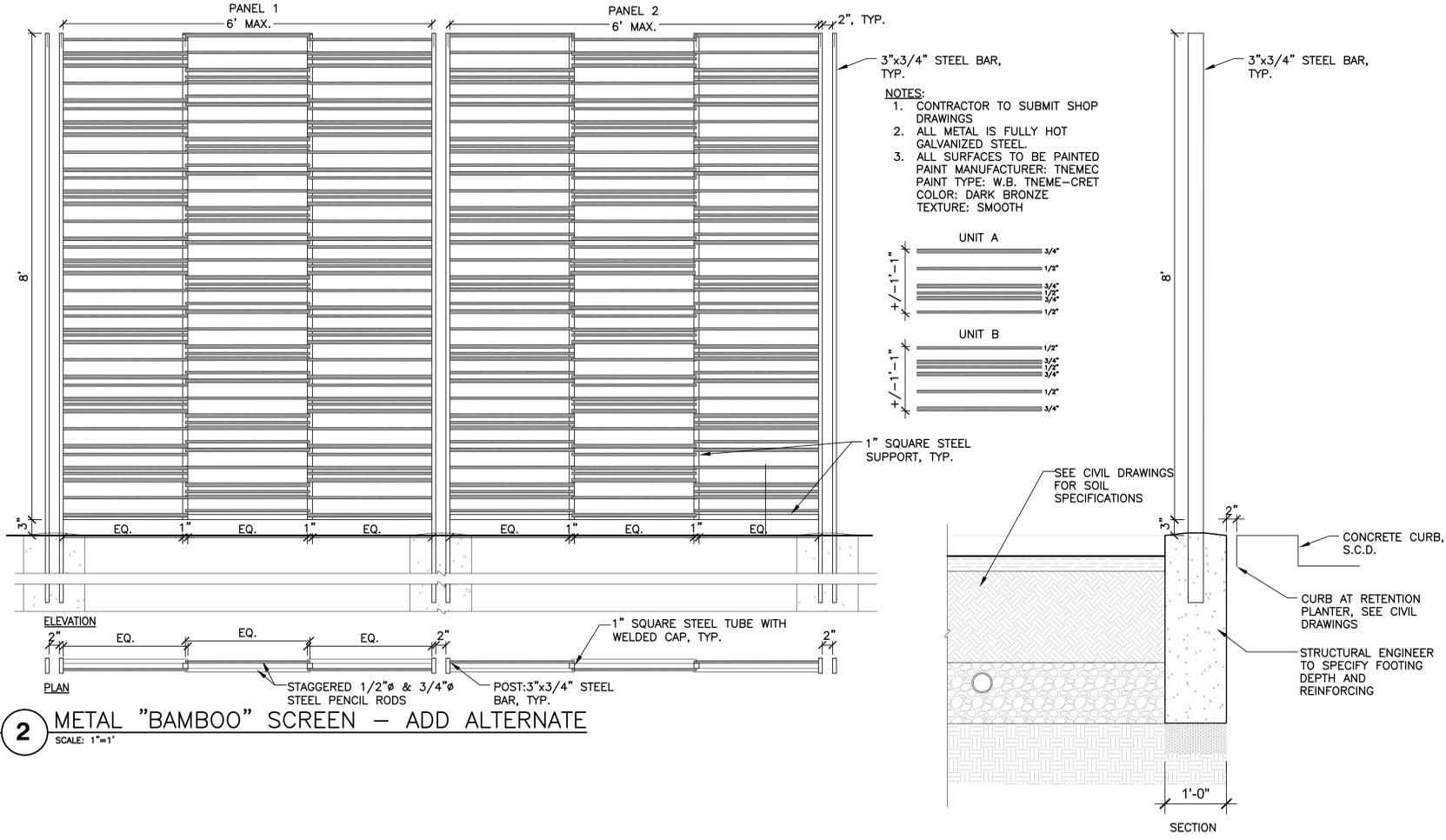
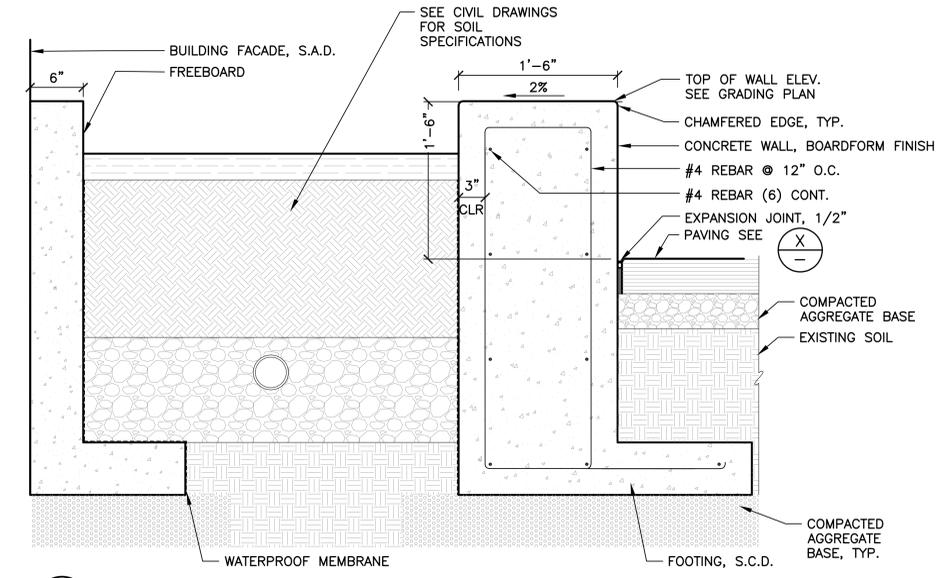
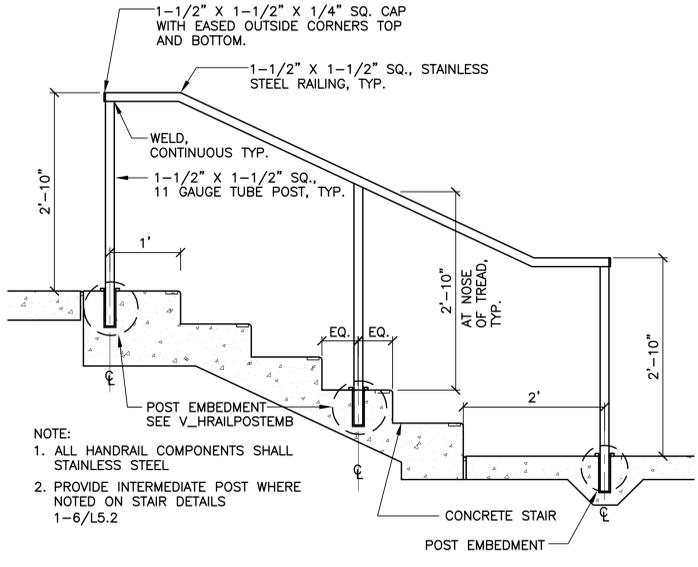
Architect
SHAH KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Stamp: **SHAH KAWASAKI ARCHITECTS**
Professional Seal: **SHAH KAWASAKI**, License No. 2690, Exp. 7/31/24, Date: 7/31/23, State of California.
Sheet Name: **CONSTRUCTION DETAILS**
Sheet No.: **L5.0**

PLANS FOR THE CONSTRUCTION OF
Lincoln Square Recreation Center
 250 10th Street, Oakland, CA 94607



4 POST EMBEDMENT
 SCALE: 1"=1'-0"
 V_HRAILPOSTEMB



NOTE: If this drawing is not 30"x42" it has been revised from its original size and the scales noted on drawing details are no longer applicable.

© 2012 Shah Kawasaki Architects

DESIGNED BY

DRAWN BY

CHECKED BY

NO.	DATE	ISSUE DESCRIPTION
07/31/2023	07/31/2023	PLANNING SUBMITTAL, REV 01

CONCRETE CURB, S.C.D.
 CURB AT RETENTION PLANTER, SEE CIVIL DRAWINGS
 STRUCTURAL ENGINEER TO SPECIFY FOOTING DEPTH AND REINFORCING

Architect
SHAH KAWASAKI ARCHITECTS
 570 10th Street, Suite 201
 Oakland, CA 94607

Stamp

 Sheet Name
CONSTRUCTION DETAILS
 Sheet No.
L5.1



BIKE RACKS
DOWNTOWN WITH CONNECTING RAILS FROM DERO
COLOR: FLAT BLACK, RAILS ARE GALVANIZED



CHAIN LINK FENCE
AT PERIMETER ADJACENT TO MULTI-USE COURT
10-FOOT TALL, BLACK VINYL COATED



MESH MULTI-GOAL
BY PENTAGON
COLOR: RED



WINCHESTER BENCH AND CHAIR BY WABASH VALLEY
COLOR: RED, SURFACE MOUNT- CHAIR IS USED AT GAME TABLES



MAT GAME TABLE BY STREETPARK
SURFACE MOUNT



TRASH RECEPTACLE MATCHES EXISTING
URBAN RENAISSANCE FROM FORMS + SURFACES
COLOR: SLATE, SURFACE MOUNT



TREE GUARDS NEAR MULTI-USE COURT
THAMES TREE GUARD, GREEN BLUE URBAN
COLOR: BLACK



BOLLARD
BOLLARD 400 FROM DUMOR
COLOR: TEXTURED BLACK

NOTE: If this drawing is not 30"x42" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2012 Shah Kawasaki Architects

DESIGNED BY

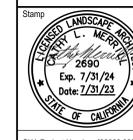
DRAWN BY

CHECKED BY

NO.	DATE	ISSUE DESCRIPTION
07312023		PLANNING SUBMITTAL, REV 01

Architect
S H A H KAWASAKI ARCHITECTS
570 10th Street, Suite 201
Oakland, CA 94607

Consultants

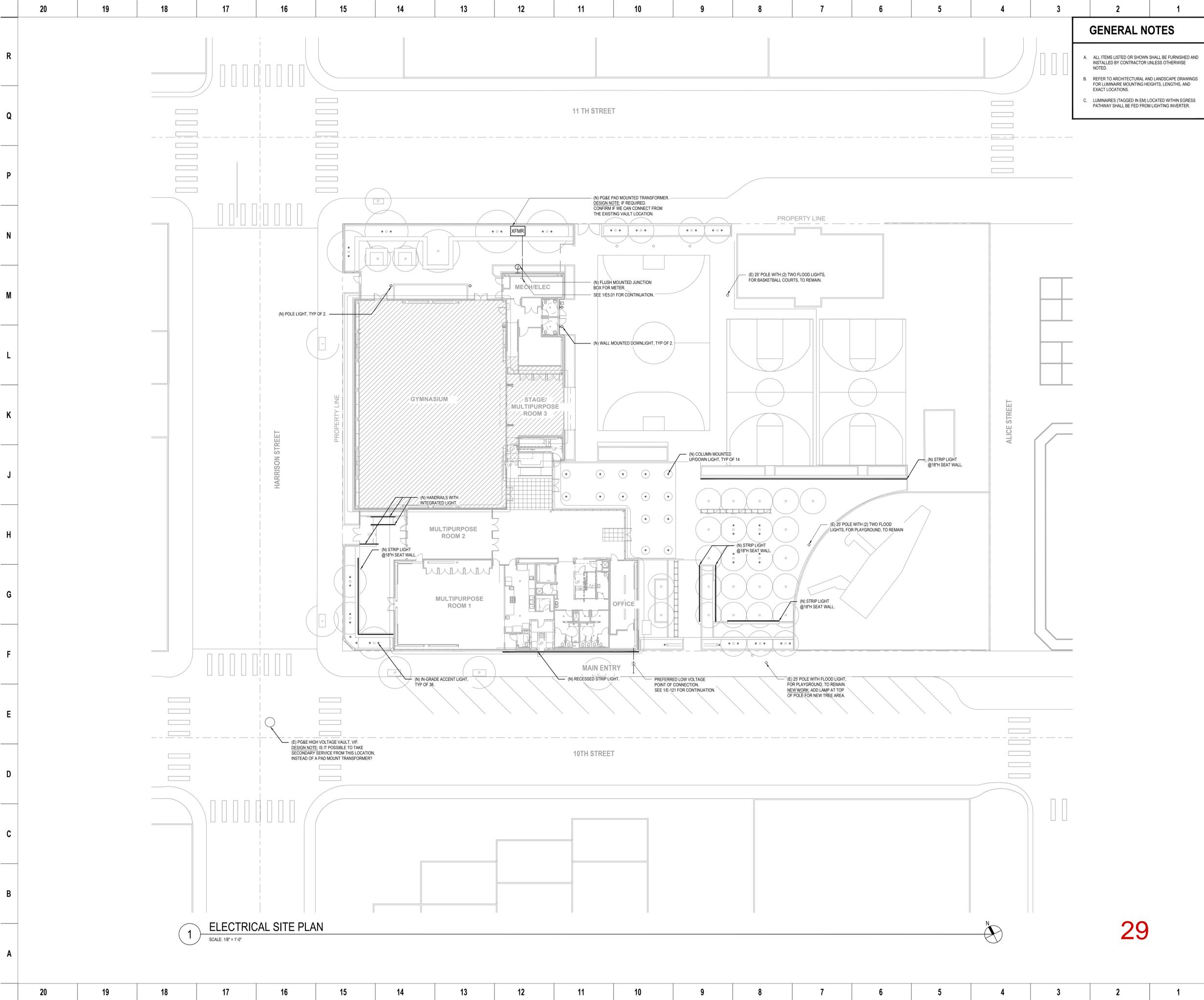


Sheet Name
MATERIALS BOARD

Sheet No.

L3.1

SKA Project Number: [00000.000]



GENERAL NOTES

A. ALL ITEMS LISTED OR SHOWN SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR UNLESS OTHERWISE NOTED.

B. REFER TO ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR LUMINAIRE MOUNTING HEIGHTS, LENGTHS, AND EXACT LOCATIONS.

C. LUMINAIRES (TAGGED IN EM) LOCATED WITHIN EGRESS PATHWAY SHALL BE FED FROM LIGHTING INVERTER.



PLANS FOR THE CONSTRUCTION OF

Lincoln Square Recreation Center

250 10th Street, Oakland, CA 94607

NOTE: If this drawing is not 30"x42" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2012 Shah Kawasaki Architects

DESIGNED BY

DRAWN BY

CHECKED BY

NO.	DATE	ISSUE DESCRIPTION
09/23/2012	07/31/2013	DESIGN DEVELOPMENT PLANNING SUBMISSION REV. 1

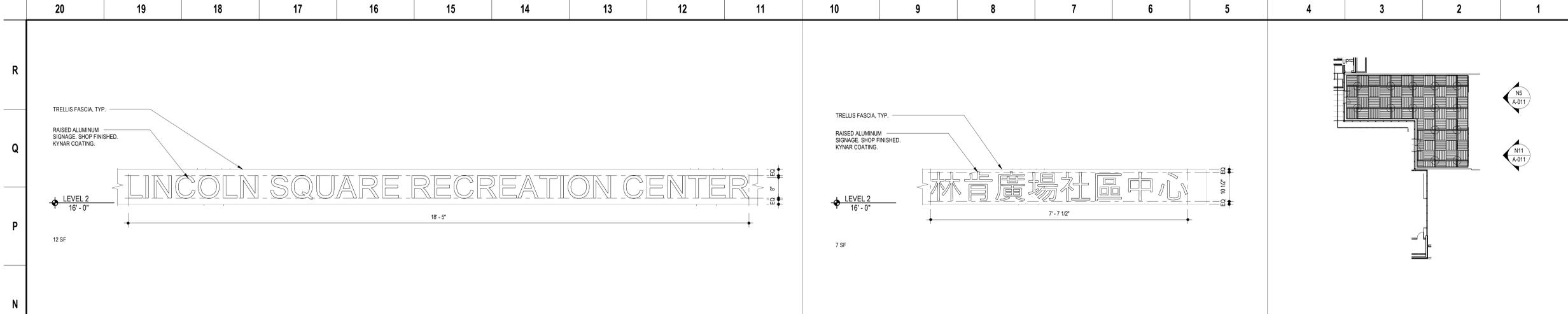
Architect SHAH KAWASAKI ARCHITECTS 573 10th Street, Suite 201 Oakland, CA 94607	Consultants 250 FRANK H. OGAWA PLAZA, SUITE 4314, OAKLAND, CA 94612 (510) 238-3437
Stamp 	Sheet Name ELECTRICAL SITE PLAN Sheet No. E-101

1 ELECTRICAL SITE PLAN
SCALE: 1/8" = 1'-0"



29

NOT FOR CONSTRUCTION

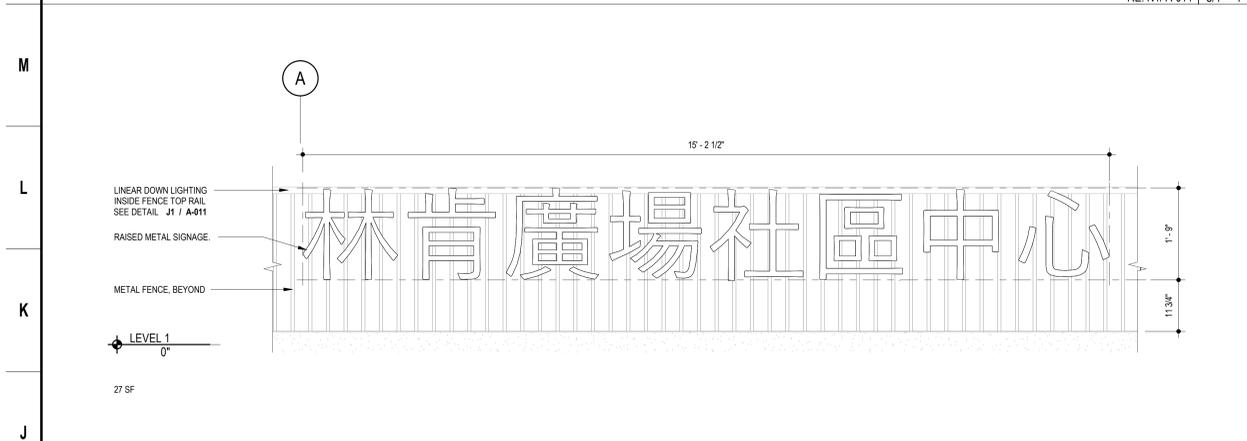


ENTRY COURT TRELLIS EAST - SIGNAGE ENGLISH N11
RE: N1/ A-011 3/4" = 1'-0"

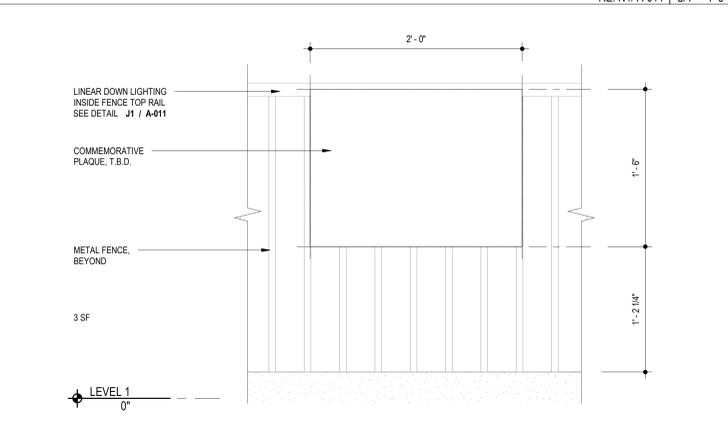
ENTRY COURT TRELLIS EAST - SIGNAGE CHINESE N5
RE: N1/ A-011 3/4" = 1'-0"

TRELLIS KEY PLAN N1
RE: A4/ A-132 3/64" = 1'-0"

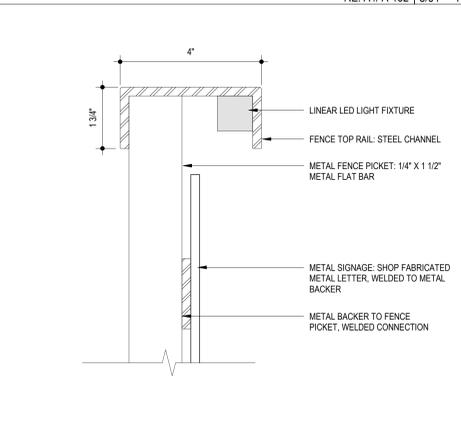
PLANS FOR THE CONSTRUCTION OF
Lincoln Square Recreation Center
250 10th Street, Oakland, CA 94607



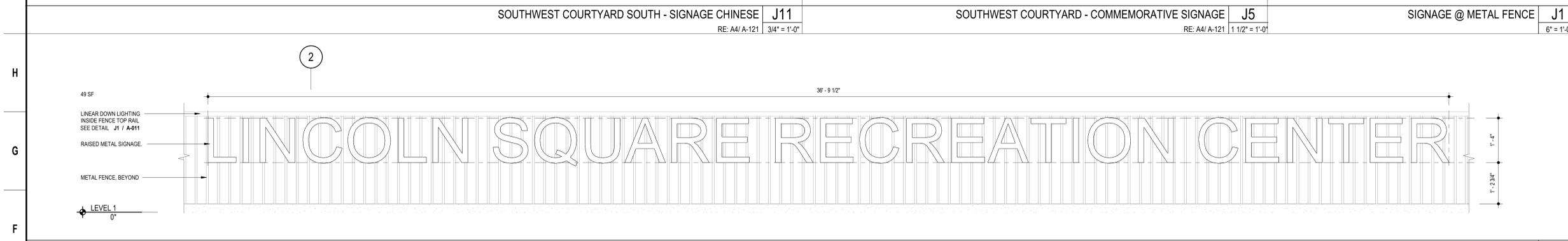
SOUTHWEST COURTYARD SOUTH - SIGNAGE CHINESE J11
RE: A4/ A-121 3/4" = 1'-0"



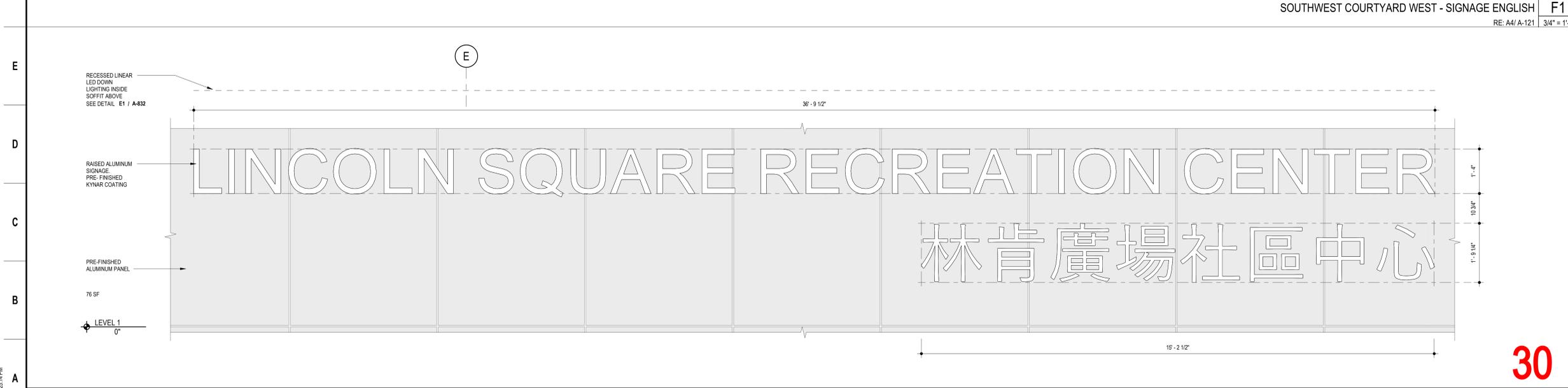
SOUTHWEST COURTYARD - COMMEMORATIVE SIGNAGE J5
RE: A4/ A-121 1 1/2" = 1'-0"



SIGNAGE @ METAL FENCE J1
6" = 1'-0"



SOUTHWEST COURTYARD WEST - SIGNAGE ENGLISH F1
RE: A4/ A-121 3/4" = 1'-0"



PARK ENTRY SOUTH - SIGNAGE ENGLISH & CHINESE A1
RE: A4/ A-121 3/4" = 1'-0"

NOTE: If this drawing is not 30"x42" it has been revised from its original size and the scales noted on drawing details are no longer applicable.

© 2012 Shah Kawasaki Architects

DESIGNED BY

DRAWN BY

CHECKED BY

NO.	DATE	ISSUE DESCRIPTION
07/31/2023		PLANNING SUBMISSION REV. 1

Architect	Consultants
S H A H KAWASAKI ARCHITECTS 570 10th Street, Suite 201 Oakland, CA 94607	

Stamp	Sheet Name SIGNAGE
	Sheet No. A-011

SKA Project Number: 21703

30

8/15/2023 12:25:14 PM

GENERAL NOTES

A. ALL ITEMS LISTED OR SHOWN SHALL BE FURNISHED AND INSTALLED BY CONTRACTOR UNLESS OTHERWISE NOTED.

B. REFER TO ARCHITECTURAL AND LANDSCAPE DRAWINGS FOR LUMINAIRE MOUNTING HEIGHTS, LENGTHS, AND EXACT LOCATIONS.

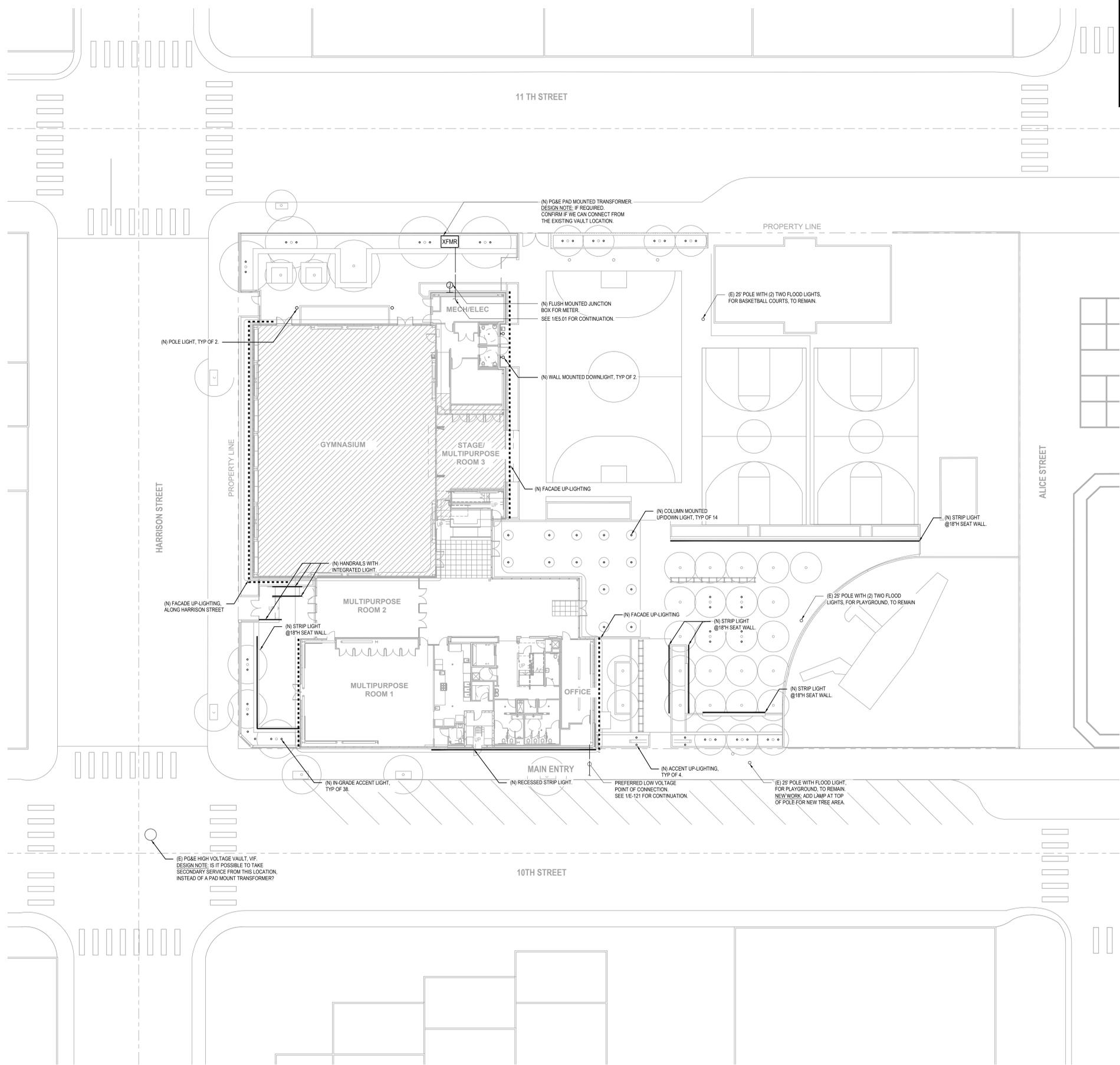
C. LUMINAIRES (TAGGED IN EM) LOCATED WITHIN EGRESS PATHWAY SHALL BE FED FROM LIGHTING INVERTER.



PLANS FOR THE CONSTRUCTION OF

Lincoln Square Recreation Center

250 10th Street, Oakland, CA 94607



1 ELECTRICAL SITE PLAN
SCALE: 1/8" = 1'-0"



NOTE: If this drawing is not 30"x42" it has been revised from its original size and the scales noted on drawing/details are no longer applicable.

© 2012 Shah Kawasaki Architects

DESIGNED BY

DRAWN BY

CHECKED BY

NO.	DATE	ISSUE DESCRIPTION
09/23/2012	DESIGN DEVELOPMENT	
07/31/2023	PLANNING SUBMISSION REV. 1	

<p>Architect</p> <p>SHAH KAWASAKI ARCHITECTS</p> <p>573 10th Street, Suite 201 Oakland, CA 94607</p>	<p>Consultants</p> <p>EDesignC Incorporated</p> <p>160 MARSH STREET, SUITE 400 SAN FRANCISCO, CA 94102 214 11th Street, Suite 201 San Francisco, CA 94103 1600 UNIVERSITY AVE, SUITE 1 PALM BEACH, FL 33480 407-854-6420</p>
<p>Stamp</p> <p>REGISTERED PROFESSIONAL ENGINEER NOT FOR CONSTRUCTION STATE OF CALIFORNIA</p>	<p>Sheet Name</p> <p>ELECTRICAL SITE PLAN</p> <p>Sheet No.</p> <p>E-101</p>

31

NOT FOR CONSTRUCTION



Northeast Aerial View



East Elevation: Option 1 (glazed corner)

Recommended by Planning Staff



East Elevation: Option 2 (solid corner)

Proposed by Applicant



Intent:

Provide opaque enclosure for the IT room, which is located in the staff office for security
Moving the IT room compromises program space
Additional glazing does not provide significant improvement in sight lines from the interior
Focus the attention to the center entry canopy and the lobby space

South Elevation: Option 1 (glazed corner)

Recommended by Planning Staff



South Elevation: Option 2 (solid corner)

Proposed by Applicant



Intent:

Bring signage close to the moon gate for easy wayfinding

North Elevation



West Elevation



Northwest Corner

11th and Harrison Streets



Northeast Corner

11th and Alice Streets



Southeast Corner: Option 1 (glazed corner)

10th and Alice Streets



Southeast Corner: Option 2 (solid corner)

10th and Alice Streets



Southwest Corner

10th and Harrison Streets



Materials Board

Samples

