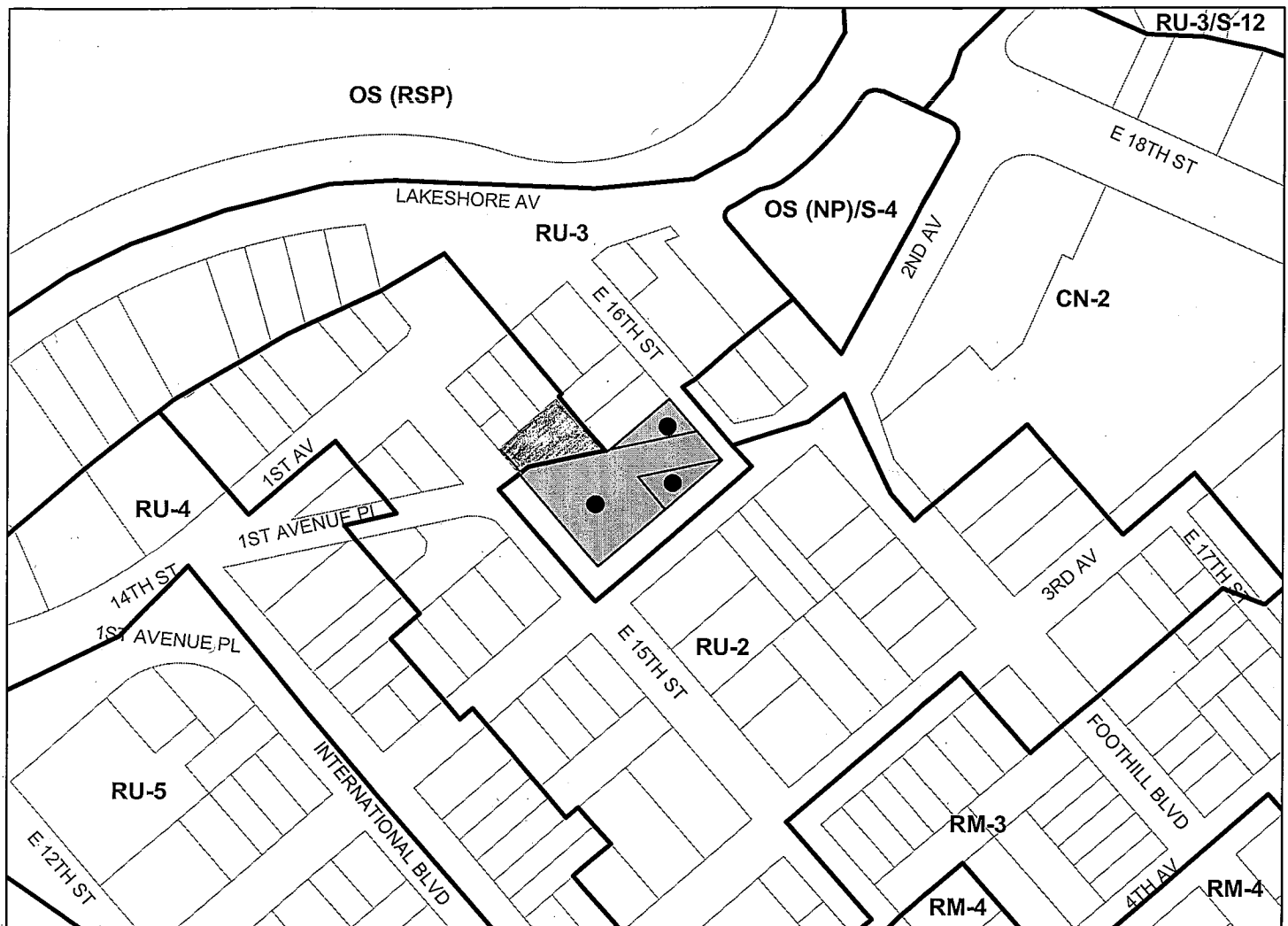


Location:	115 E 15 th Street, 1507-1517 2 nd Avenue, 1521-1529 2 nd Avenue and 137 E 16 th Street (APN 020-0181-016-00, 046-5423-013-01, 046-5423-005-01, 020 -0181-004-00)
Proposal:	To construct a 92 unit affordable senior housing development.
Applicant:	Satellite Housing, Inc.
Planning Permits Required:	Conditional Use Permits for increased density for a senior housing development, for residential units in the C-20 zone, and a 75% reduction in parking for senior housing; Reductions or Waivers of Development Standards to exceed height limit in the C-20 zone by 7 feet, for a 3' front yard setback where 5' is required in the C-20 zone and 10' is required in the R-80 zone, a 2' street side setback along E 16 th Street where 5' is required, and a 45' wide courtyard where 50' is required; Regular Design Review to demolish a Potentially Designated Historic Property (PDHP) and to construct a new residential building; and a Parcel Map Waiver to merge 4 parcels; Parcel Map Waiver to merge parcels.
General Plan:	Urban Residential
Zoning:	C-20 District Thoroughfare Commercial Zone and R-80, High-Rise Apartment Residential Zone
Environmental Determination:	Exempt, Section 15332, State CEQA Guidelines; Infill development Section 15318; projects consistent with general plan, community plan or zoning.
Historic Status:	1521 2 nd Avenue contains a 13 unit SRO building designated as a PDHP with a Historic Rating of C3; 137 E 16 th Street contains a 3 story apartment building, it is not a PDHP and has a rating of D3; the remaining parcels are utilized as a parking lot and do not have a historic rating.
Service Delivery District:	III
City Council District:	3
For further information:	Contact case planner Leigh McCullen at (510) 238-4977 or at lmccullen@oaklandnet.com .

SUMMARY

This project would provide for the redevelopment of four underutilized parcels with 91 affordable dwelling units for seniors (plus one unit for the manager for a total of 92 dwellings). The subject site, on 2nd Avenue between E 15th and E 16th Streets, is located a block from Lake Merritt, and between the Lake Merritt Commercial District and the East Lake Commercial District. This project will include 91 one-bedroom rental units affordable to seniors with incomes between 20 and 50 percent of the median income for the Oakland Area, a single two bedroom unit for an on-site resident manager, 59 parking spaces, including parking for the Rose of Sharon as required by an existing deed restriction, outdoor usable open spaces and indoor activity rooms. Rents are anticipated to range from \$306 to \$472 per month. To maintain long term affordability for seniors over 60, the units will be deed restricted for a minimum of 50 years. The project will be applying for 4% Low-Income Housing Tax Credits (LIHTC) and 4% tax credits through with HUD 202.

CITY OF OAKLAND PLANNING COMMISSION



0 125 250 500 750 1,000 Feet



Case File: CMD10-279
Applicant: Satellite Housing, Inc.
Address: 1507 2nd Avenue, 1521 2nd Avenue
and 137 E. 16th Street
Zone: RU-3 (C-20 & R-80 when project submitted)

To make this low-income senior project more financially feasible a density bonus and four development waivers pursuant to state and local regulations are being requested. The applicant has submitted a financial analysis (Attachment B) detailing the financial infeasibility of offering the units to low income seniors if all required development standards were met.

This well designed project would provide for an attractive and functional living environment for low-income seniors. In addition, the design will establish a desirable standard for future development with emphasis on pedestrian friendly amenities and attractive architectural detailing. Therefore, staff is recommending approval of the project subject to the attached conditions of approval.

PROPERTY DESCRIPTION

The subject site is located on 2nd Avenue, bounded E 15th and E 16th Streets, a block from Lake Merritt. The site is surrounded by multi-family residential development. The site is within easy walking distance of numerous bus stops providing transit to several different BART stations and other destinations. The site is located two blocks from the Lake Merritt Commercial district and one block from the East Lake Commercial District. The surrounding neighborhood is rich with recreational, commercial and civic amenities that make it an extremely desirable location for residential development.

PROJECT DESCRIPTION

This 92-unit affordable senior housing community would be located on the existing parking lot of the Rose of Sharon Senior Homes in Oakland. The project would bring much needed affordable senior housing to an attractive and bustling urban site with plenty of public transit connections, downtown amenities, and views of Lake Merritt and the Oakland Hills.

DESIGN

The building and site design features a well defined urban street edge and takes full advantage of the natural amenities of the site and its location. The building would feature a contemporarily designed five story mass broken into two volumes to decrease perceived bulk. The ground level features of the primary mass along 2nd Avenue include 2,025 square foot community room with large storefront type windows looking out at the E 15th Street and 2nd Avenue, a main 1,359 square foot lobby, 4 residential units elevated above the sidewalk and access via stoops, and a secondary lobby at the E 16th Street corner. The rear mass would be smaller in scale and separated from the primary mass by two 45-foot wide landscaped podium level courtyards. The design take full advantage of the topography of the site by located the garage entry along E 15th Street below the courtyard, which allows the parking to be below grade at the intersection of E 15th and 2nd Avenue.

The site design features attractive and usable outdoor open spaces, including a two podium level landscaped courtyards, one west facing courtyard taking full advantage of solar access and one facing east, and two roof top terraces, with views toward Lake Merritt and the Oakland Hills.

The very unique and visually interesting building design, features high quality materials and takes into consideration the natural features of the site. The exterior materials include board-formed concrete walls and columns and anodized aluminum storefront systems at the ground level, painted stucco and fiber cement panels, Ipe wood siding, Ipe wood slats used as sun screens of the west elevation, perforated metal screens, and zinc metal siding used to highlight the whimsically designed community room located on the top floor.

ZONING ANALYSIS

The western portion of the site is zoned R-80, High Rise Apartment Residential Zone. The eastern portion of the site is zoned C-20, District Thoroughfare Commercial Zone. The relevant development standards and the site's compliance with these standards are as follows:

C-20 Development Standards

	Required	Proposed	Reduction
Front Setback (2nd Ave)	5'00"	3'0"	X
Street Side Setback (E 16th St)	5'00"	2'00" to 21'00"	X
Side Setbacks @ Required Living Room Window	0'00" (no req. living room windows at side lot line)	5'00"	
Rear Setback	Not Applicable	SEE R-80 Section	
Maximum Residential Density	Lots between 5,000 to 6,999 sq.ft. + CUP up to 75% Density Increase for senior housing = 8 units	24 units (92 units total distributed across the entire site pursuant to 17.102.070-68 units in R-80 and 24 in C-20)	CUP Density Bonus for Senior Housing
Group Open Space Area	200 sf group per unit	10,085 total square feet plus 5,400 sf of private space when combined with R-80	
Parking	One per unit, less 75% with CUP	59 spaces, including easement for Rose of Sharon	
Height	45'00"	32'00"-52'00" proposed.	X

R-80 Development Standards

	Required	Proposed	Reduction
Front Setback (2nd Ave)	10'00"	3'-0"	X
Street Side Setback (E 15th St)	0'00"	5'00" to 8'07"	
Side Setback	0'00"	5'00"	
Side Setbacks @ Required Living Room Window	0'16"	19'00" from required living room windows	
Rear Setback	10'00"	10'00"	
Maximum Residential Density	1 per 300 square feet of lot area + CUP up to 75% Density Increase for senior housing = 162 units	66 units (90 units total distributed across the entire site pursuant to 17.102.070-66 units in R-80 and 24 in C-20)	CUP Density Bonus for Senior Housing
Group Open Space Area	150 sf per	10,085 total square feet plus 5,400 sf of private space when combined with C-20	
Parking	One per unit, less 75% with CUP	59 spaces, including easement for Rose of Sharon	
Height	0'00"	52'00"	
Courtyard	50'00"	53'00" to 47'00"	X
Floor Area Ratio	3.5 or up to 5.25 with a CUP	3.28	

As demonstrated by the above charts, the development would require a Conditional Use Permit for A) a density bonus and four density incentives, B) for residential units in the C-20 and C) a parking reduction for senior housing. A description of each issue and Staff's response follows:

Reduction of Development Standards: On January 1, 2005 Senate Bill 1818, amending Code Section 65915, was adopted by the State of California. This Bill amended the Density Bonus and Incentive requirements to encourage the construction of affordable residential developments through the relaxation of typical zoning requirements. The state law requires local jurisdictions to grant waivers or reductions of development standards unless a finding can be made that the incentive is not required in order to provide for the affordable housing costs and that the incentives would have a specific adverse impact for which there is no feasible method to satisfactorily mitigate without rendering the development unaffordable to low income households. The applicant has submitted a financial feasibility analysis (Attachment B) for a reduced density project which meets all zoning requirements and for the proposed project which illustrate that the project would be financially infeasible if the density were reduced and all development standards met. Imposition of all zoning requirements would result in a reduction of the number of units that could be built thereby rendering the project unaffordable to low income seniors.

The following waivers are requested:

Height: A waiver has been requested to allow a portion of the building in the C-20 zone to exceed the 45-foot height limit. The corner of the building at 2nd Avenue and E 16th Street would step down to 32 feet, or 3 stories, to be 10 feet lower the height limitation in the C-20 zone, to break up the mass of the building at the corner and to be consistent with the heights of other buildings along E 16th Street. The design represents an effective solution meeting the intent of the C-20 height limit while preventing the elimination of 6 units.

Street Side Setback along E 16th Street: A waiver is requested to allow a 3- to 21-foot street side setback. The portion of the building that would be located within the required 5-foot setback is located immediately at the street corner to create an urban street edge at 2nd Avenue. The building steps back along E 16th Street to a maximum of 21 feet. The increased setback of the building closer to the adjacent residential development along E 16th Street represents an effective design solution by decreasing the amount of building bulk when viewed from the front yards of the neighboring properties and would increase light and air to the adjacent building while preventing the elimination of two units.

Front Setback along 2nd Avenue: A waiver is requested to allow a 3-foot front yard setback along 2nd Avenue where 5 feet is required in the C-20 zone and 10 feet is required in the R-80 zone. The reduced setback would be compatible with the setback pattern along 2nd Avenue. Imposing the front setback along 2nd Avenue would eliminate a number of units, severely impact the livability of a number of units, require a taller building, reduce the amount of useable open space in the courtyard or a combination of these things.

Courtyard: An incentive is requested to reduce the courtyard by 5'. Courtyards are required opposite required windows in order to preserve light and air into residential units. The proposed courtyards are both completely open on one side allowing ample circulation of air and solar access into the courtyard. The largest courtyard is oriented to the southwest and will receive more than ample solar access.

The following conditional use permits are required:

Density Bonus: As conditionally permitted under Oakland Planning Code Sections 17.106.060 and 17.107.040 a 27 percent density bonus for the development has been requested because it would serve low-income seniors over a period of at least 55 years. As stipulated in the Oakland Planning Code, the units will be restricted for seniors and the units' affordability and use restrictions will be deed restricted for a minimum of 55 years. Criteria that must be analyzed for a senior housing density bonus include

bulk, sunlight, and open space. The building has been designed with consideration for these criteria. The design takes into consideration the scale, bulk, coverage, and density of the abutting properties and surrounding neighborhood.

Parking: The Planning Code conditionally permits a reduction in parking for senior housing of up to 75 percent. This would allow 23 parking spaces for the proposed 90 unit development. Typically parking demand for senior projects, particularly for low-income seniors, is much less than for general market housing. The site is within walking distance to numerous bus stops which provide access to BART and other destinations. In addition, the site is located within walking distance to numerous commercial, recreational, medical, and civic services. Satellite Housing, the project manager, offers a van service which transports residents to medical appointments and various other destinations for all of its existing developments. This service would be extended to the residents of the proposed project.

Even with the requested waivers and conditional use permits, the proposed development has been designed to meet the overall intent of the zoning regulations to provide a functional and livable environment that is sensitive and compatible with surrounding neighborhood.

GENERAL PLAN

Then General Plan designation for the site is Urban Residential. The project meets the following policies of the Plan:

Policy N3.1 Facilitating Housing Construction: The proposal with add new housing units to the City's housing stock.

Policy N3.2 Encourage Infill Development: This project would provide for the redevelopment of a underutilized site with 90 affordable dwelling units for seniors.

Policy N3.5 Encourage Housing Development: The Plan encourages new housing in the Urban Residential designation through various incentives such as density bonuses and incentives.

Policy N4.2 Advocating for Affordable Housing: The project would create affordable housing in an existing neighborhood close to transit, commercial and recreation amenities.

Policy N4.2 Mixed Housing Types: The Plan encourages a mixture of affordability, unit sizes and types.

ENVIRONMENTAL DETERMINATION

The project is exempt from environmental review under California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects—Class 32) of the State CEQA Guidelines. The project meets the following Class 32 findings:

a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as applicable zoning designation and regulations.

This project is consistent with all applicable General Plan Policies and the General Plan Designation. The General Plan designation for the site is Urban Residential. The Urban Residential designation is intended to create, maintain, and enhance areas of the City that are appropriate for multi-unit, mid-rise or high-rise residential structure in locations with good access to public transportation other services. The proposed senior housing development would be consistent with this designation. The site is located

within the R-80 High Rise Apartment zone and the C-20 District Thoroughfare Commercial Zone. The project is consistent with all application Design Review and Conditional Use Permit findings set forth in these zoning districts as well as the Density Bonus and Incentive requirements set forth in the Planning Code.

b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

The project covers less than an acre of land and is substantially surrounded by urban uses.

c) The project site has no value as habitat for endangered, rare, or threatened species.

The subject site is covered with impervious surfaces and does not contain creeks or wetlands. The site provides no habitat for endangered, rare or threatened species.

d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

TRAFFIC: The net increase in trips resulting from the project would be nominal. Trip generation for the project was calculated using rates reported in the Institute of Transportation Engineers (ITE) Trip Generation, 8th Edition. Trip generation rates for "Senior Adult Housing-Attached Category" were used for this project. Even without accounting for the transit rich nature of the area the net AM and PM per hour vehicle trips for the project are projected to be 12 and 14 trips, respectively, and would generate a total of 313 daily trips. This number would likely be even lower for the project when accepted trip reduction factors, such as proximity to transit and the presence of a walkable grid, are applied. This level would result in an insignificant traffic increase in an urban area that has adequate road capacity.

NOISE: Because the project would generate only a minor increase in new vehicle trips it would not result in significant long-term increases in ambient noise levels. Noise reaching the project site is primarily associated with local automobile traffic, common in urban residential areas, which is generally acceptable for multi-family residential uses.

AIR QUALITY: The project site is located within approximately 1,000 feet of E 12th Street, a high volume roadway. A Health Risk Assessment prepared for the project found that based on the distance of the site from E 12th Street and the inclusion of Standard Conditions of Approval, it is not expected that future residents would be exposed to substantial concentrations of air pollutants.

The project would generate far fewer than the 2,000 vehicle trips per day that the Bay Area Air Quality Management District (BAAQMD) considers the normal minimum traffic volume that should require a detailed air quality analysis. The project would result in short-term localized impacts to air quality due to emissions from excavation and construction equipment and grading and construction activities. No significant decrease in air quality beyond that anticipated for the area under the Open Space, Conservation, and Recreation (OSCAR) Element of the Oakland General Plan is expected as a direct result of the proposal. Regardless, the applicant would be required to comply with all applicable Standard Conditions of Approval, City regulations and operating procedures prior to issuance of building or grading permits, including standard air quality protection and dust control measures.

WATER QUALITY: Potential impacts to water quality would be less than significant with implementation of Standard Conditions of Approval that require preparation of an erosion and sedimentation control plan for construction and Best Management Practices to limit the generation, discharge and runoff of storm water pollution.

e) *The site can be adequately served by all required utilities and public services.*

The site is located in an urbanized area that is well served by utilities and public services.

In addition, the project would not result in adverse impacts to historic resources. The existing building on the site is rated C3 by the Oakland Cultural Heritage Survey and is not located within the boundaries of the Lake Merritt Historic District or any other historic district. Therefore, the building is not a historic resource for the purposes of CEQA and its demolition would not be considered a significant effect of the environment.

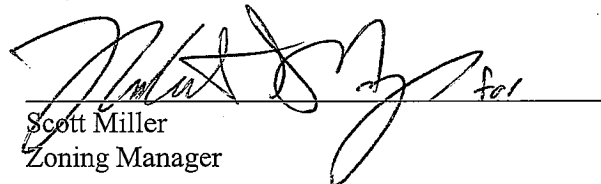
CONCLUSION

This well designed project would provide for an attractive and functional living environment for low-income seniors. In addition, the design will establish a desirable standard for future development with emphasis on senior friendly amenities and attractive architectural detailing. Therefore, staff is recommending approval of the project subject to the attached conditions of approval.

RECOMMENDATIONS:

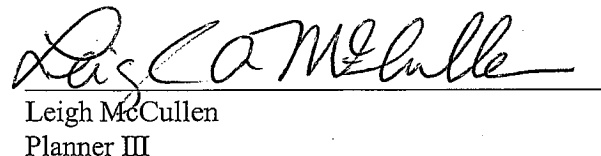
1. Affirm staff's environmental determination.
2. Approve the Conditional Use Permits, Design Review, Density Bonus and Waivers subject to the attached findings and conditions.

Respectfully submitted:

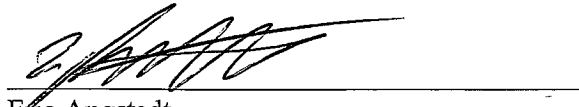


Scott Miller
Zoning Manager

Prepared by:



Leigh McCullen
Planner III



Eric Angstadt
Deputy Director, Community and Economic Development Agency

Attachments: A. Project Plans
B. Feasibility Analysis

FINDINGS FOR APPROVAL

This proposal meets the required findings under Section 17.134.050 of the Oakland Planning Code (General Use Permit Criteria) and Section 17.148.050(a) of the Oakland Planning Code (Minor Variance findings), as set forth below. Required findings are shown in **bold** type; explanations as to why these findings can be made are in normal type.

SECTION 17.134.050 – General Use Permit Criteria:

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

The subject site is located on 2nd Avenue, bounded E 15th and E 16th Streets, a block from Lake Merritt. The site is surrounded by multi-family residential development. The site is within easy walking distance of numerous bus stops providing transit to several different BART stations and other destinations. The site is located two blocks from the Lake Merritt Commercial district and one block from the East Lake Commercial District. The surrounding neighborhood is rich with recreational, commercial and civic amenities that make it an extremely desirable location for residential development.

As conditionally permitted under Oakland Planning Code Sections 17.106.060 and 17.107.040 a 27 percent density bonus for the development has been requested because it would serve low-income seniors over a period of at least 55 years. As stipulated in the Oakland Planning Code, the units will be restricted for seniors and the units' affordability and use restrictions will be deed restricted for a minimum of 55 years. Criteria that must be analyzed for a senior housing density bonus include bulk, sunlight, and open space. The building has been designed with consideration for these criteria. The design takes into consideration the scale, bulk, coverage, and density of the abutting properties and surrounding neighborhood.

The Planning Code conditionally permits a reduction in parking for senior housing of up to 75 percent. This would allow 23 parking spaces for the proposed 90 unit development. Typically parking demand for senior projects, particularly for low-income seniors, is much less than for general market housing. The site is within walking distance to numerous bus stops which provide access to BART and other destinations. In addition, the site is located within walking distance to numerous commercial, recreational, medical, and civic services. Satellite Housing, the project manager, offers a van service which transports residents to medical appointments and various other destinations for all of its existing developments. This service would be extended to the residents of the proposed project.

Overall, the proposed development has been designed to meet the overall intent of the zoning regulations to provide a functional and livable environment that is sensitive and compatible with surrounding neighborhood.

- 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 subject site is ideal for residential development due to its proximity to commercial and recreational activities and public transportation. The project has been designed to reflect the pattern of neighborhood development and would provide for a functional and attractive living environment.

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

The proposal would increase the amount of much needed affordable housing for low-income seniors. The design incorporates 'eyes on the street' design methods which would improve neighborhood safety and the visual qualities of the streetscape. Overall, the proposed residential building would enhance the successful operation of the surrounding urban residential neighborhood.

- D. That the proposal conforms to all applicable design review criteria set forth in the DESIGN REVIEW PROCEDURE of Chapter 17.136 of the Oakland Planning Code.**

See attached.

- 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.**

The General Plan Land Use Designation of the front portion of the subject site is the Urban Residential. The proposed building incorporates many desired elements of the General Plan with pedestrian oriented design and new infill housing. The project would also be consistent with Neighborhood Objectives and Policies 3.1, 3.2, 3.5, 4.2 and 6.2 of the City of Oakland General Plan. These objectives and policies encourage in-fill housing development.

Section 17.106.060 Increased number of living units in senior citizen housing

Wherever provided for in the applicable individual zone regulations, the number of residential living units otherwise permitted or conditionally permitted may be increased by not to exceed seventy-five (75) percent in senior citizen housing where living units are regularly occupied by not more than two individuals at least one of whom is sixty (60) years of age or older or is physically handicapped regardless of age, upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134 and upon determination that the proposal conforms to both of the following additional use permit criteria:

- A. That such occupancy is guaranteed, for a period of not less than fifty (50) years, by appropriate conditions incorporated into the permit.**

Per the conditions of approval occupancy would be limited to not more than two individuals at least one of whom is sixty (60) years of age or older or is physically handicapped regardless of age.

- B. That the impact of the proposed facilities will be substantially equivalent to that produced by the kind of development otherwise allowed within the applicable zone, with consideration being given to the types and rentals of the living units, the probable number of residents therein, and the demand for public facilities and services generated.**

Findings

The existing zoning regulations would permit a much greater density bonus for any income level or housing type than required for the proposed project. Therefore, the project would be substantially equivalent to that produced by the kind of development otherwise allowed within the applicable zone.

Section 17.136.070 (Design Review Criteria):

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

The subject site is located on 2nd Avenue, bounded E 15th and E 16th Streets, a block from Lake Merritt. The site is surrounded by multi-family residential development of various heights and architectural styles. The building and site design features a well defined urban street edge and takes full advantage of the natural amenities of the site and its location. The building would feature a contemporarily designed five story masses broken into two volumes to decrease perceived bulk. The design would reduce bulk and height of the building when viewed from the immediately adjoining residential buildings located to the rear of the site through the use of increased setbacks, lower heights and articulated walls.

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

The subject site does not contain any topographic features or landscaping. The project would include on site landscaping and new street trees.

3. **That if situated on a hill, the design and massing of the proposed buildings relates to the grade of the hill.**

The design take full advantage of the topography of the site by locating the garage entry along E 15th Street below the courtyard, which allows the parking to be below grade at the intersection of E 15th and 2nd Avenue.

4. **That the proposed design conforms in all respects with the Oakland Comprehensive Plan and with any applicable district plan or development control map which has been adopted by the City Council.**

The General Plan Land Use Designation of the front portion of the subject site is the Urban Residential. The proposed building incorporates many desired elements of the General Plan with pedestrian oriented design and new infill housing. The project would also be consistent with Neighborhood Objectives and Policies 3.1, 3.2, 3.5, 4.2 and 6.2 of the City of Oakland General Plan. These objectives and policies encourage in-fill housing development.

Regular Design Review Approval for the demolition or removal of any structure rated "C" by the by the Oakland Cultural Heritage Survey or contributes to an Area of Secondary Importance (ASI) as determined by the Oakland Cultural Heritage Survey may be granted only if the proposal conforms to the general design review criteria, all other applicable design review criteria, and to either: 1., 2., or 3., below:

1. **The design quality of the proposed replacement project is at least equal to that of the original structure and the proposed replacement project is compatible with the character of the neighborhood; or**

Findings

2. **The public benefits of the proposed replacement project outweigh the benefit of retaining the original structure and the proposed replacement project is compatible with the character of the neighborhood; or**

1521 2nd Avenue contains a 13 unit single-room occupancy (SRO) building designated as a PDHP with a Historic Rating of C3. The building is two-story, trapezoidal wood framed, stucco clad residential building and retains some original details while other elements have been modernized. The SRO units do not have adequate parking or usable open space. The proposed building would replace the existing five units and add an additional 92 units to the housing stock. The proposed building features parking and usable open space for all of the proposed units. Overall, the proposed building would be substantially more convenient and functional than the existing building. The increase in affordable senior housing within this neighborhood would outweigh the loss of the existing units particularly since the units are being replaced at more than a seven to one ratio.

The site is located in a dense residential neighborhood consisting primarily of multi-story residential buildings of varying heights and architectural styles. The replacement project would be consistent with these neighborhood characteristics while providing the benefit of providing much needed affordable housing for seniors. The benefits of providing affordable housing for seniors outweighs the loss of an underutilized 13 unit SRO building located on the site.

3. **The existing design is undistinguished and does not warrant retention and the proposed design is compatible with the character of the neighborhood.**

17.102.230 CUP Criteria for Demolition of a facility containing rooming units

The demolition of a facility containing, or intended to contain, rooming units, or the conversion of a living unit from its present or last previous use by a Permanent Residential Activity, a Semi-Transient Residential Activity, or a Transient Habitation Commercial Activity to its use by a nonresidential activity other than Transient Habitation Commercial is only permitted in a nonresidential zone upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134. Such permit may be granted only upon determination that the proposed demolition or conversion conforms to the general use permit criteria set forth in the conditional use permit procedure and to at least one of the following additional use permit criteria:

1. **That the facility proposed for demolition or the living unit proposed for conversion is unoccupied and is, or is situated in, a residential building that has been found, determined, and declared to be substandard or unsafe pursuant to Section 15.08.350(B) of the Oakland Housing Code; or**
2. **That a replacement rental unit, comparable in affordability and type to each unit proposed for demolition or conversion, will be added to the city's housing supply prior to the proposed demolition or conversion taking place; or**
3. **That the benefits to the city resulting from the proposed demolition or conversion will outweigh the loss of a unit from the city's housing supply; or**

The benefit of providing affordable housing for seniors outweighs the loss of an underutilized 13 unit SRO building located on the site.

4. **That the conversion will be an integral part of a rehabilitation project involving both residential and nonresidential activities, and that the rehabilitation project would not be economically feasible unless some nonresidential activity were permitted within it.**

Findings

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

A. The local general plan

The General Plan land use designation for the parcels is Urban Residential. The lot line would merge existing parcels. The proposed project conforms to the Urban Residential designation.

B. Any applicable coastal plan

The parcels are not located along the estuary or a coast line and therefore this finding is not applicable.

C. Zoning and Building Ordinances

The adjustment has been found to comply with the zoning ordinance.

The parcel map waiver has not been found to be in violation of Building Ordinance and no conditions have been imposed by the Building Services Division.

Findings

CONDITIONS OF APPROVAL

ATTACHMENT B

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

STANDARD CONDITIONS OF APPROVAL**1. Approved Use***Ongoing*

- a) The project shall be constructed and operated in accordance with the authorized use as described in the application materials, staff report, material board and the plans dated **March 21, 2011**, and as amended by the following conditions. Any additional uses or facilities other than those approved with this permit, as described in the project description and the approved plans, will require a separate application and approval. Any deviation from the approved drawings, Conditions of Approval or use shall required prior written approval from the Director of City Planning or designee.

- l.b) This action by the **City Planning Commission** ("this Approval") includes the approvals set forth below. This Approval includes: **Conditional Use Permits, Regular Design Review and Density Bonus and Incentives for a 90 unit senior housing development and a Parcel Map Waiver to merge parcels.**

2. Effective Date, Expiration, Extensions and Extinguishment*Ongoing*

Unless a different termination date is prescribed, this Approval shall expire **two years** from the approval date, unless within such period all necessary permits for construction or alteration have been issued, or the authorized activities have commenced in the case of a permit not involving construction or alteration. Upon written request and payment of appropriate fees submitted no later than the expiration date of this permit, 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 for this project may invalidate this Approval if the said extension period has also expired.

3. Scope of This Approval; Major and Minor Changes*Ongoing*

The project is approved pursuant to the **Planning Code** only. Minor changes to approved plans may be approved administratively by the Director of City Planning or designee. Major changes to the approved plans shall be reviewed by the Director of City Planning or designee to determine whether such changes require submittal and approval of a revision to the approved project by the approving body or a new, completely independent permit.

4. Conformance with other Requirements*Prior to issuance of a demolition, grading, P-job, or other construction related permit*

- a) The project applicant shall comply with all other applicable federal, state, regional and/or local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City's Building Services Division, the City's Fire Marshal, and the City's Public Works Agency. 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 of Approval 3.

- b) The applicant shall submit approved building plans for project-specific needs related to fire protection to the Fire Services Division for review and approval, including, but not limited to automatic extinguishing systems, water supply improvements and hydrants, fire department access, and vegetation management for preventing fires and soil erosion.

5. Conformance to Approved Plans; Modification of Conditions or Revocation

Ongoing

- a) Site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within 60-90 days of approval, unless an earlier date is specified elsewhere.
- b) The City of Oakland reserves the right at any time during construction to require certification by a licensed professional that the as-built project conforms to all applicable zoning requirements, including but not limited to approved maximum heights and minimum setbacks. Failure to construct the project in accordance with approved plans 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 Approvals 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 Approvals 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 Conditions of Approval.

6. Signed Copy of the Conditions

With submittal of a demolition, grading, and building permit

A copy of the approval letter and **Conditions** shall be signed by the property owner, notarized, and submitted with each set of permit plans to the appropriate City agency for this project.

7. Indemnification

Ongoing

- a) To the maximum extent permitted by law, the applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the City of Oakland Redevelopment Agency, the Oakland City Planning Commission and its respective agents, officers, and employees (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, (1) an approval by the City relating to a development-related application or subdivision or (2) implementation of an approved development-related project. The City may elect, in its sole discretion, to participate in the defense of said Action and the 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 applicant shall execute a Letter Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Letter of Agreement shall survive termination, extinguishment or invalidation of the approval. Failure to timely execute the Letter Agreement does not relieve the applicant of any of the obligations

Conditions of Approval

contained in this condition or other requirements or conditions of approval that may be imposed by the City.

8. Compliance with Conditions of Approval

Ongoing

The project applicant shall be responsible for compliance with the recommendations in any submitted and approved technical report and all the Conditions of Approval set forth below at its sole cost and expense, and subject to review and approval of the City of Oakland.

9. Severability

Ongoing

Approval of the project 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. Job Site Plans

Ongoing throughout demolition, grading, and/or construction

At least one (1) copy of the stamped approved plans, along with the Approval Letter and Conditions of Approval, shall be available for review at the job site at all times.

11. Special Inspector/Inspections, Independent Technical Review, Project Coordination and Management

Prior to issuance of a demolition, grading, and/or construction permit

The project applicant may be required to pay for on-call third-party special inspector(s)/inspections as needed during the times of extensive or specialized plancheck review or construction. The project applicant may also be required to cover the full costs of independent technical review and other types of peer review, monitoring and inspection, including without limitation, third party plan check fees, including inspections of violations of Conditions of Approval. The project applicant shall establish a deposit with the Building Services Division, as directed by the Building Official, Director of City Planning or designee.

12. Required Landscape Plan for New Construction and Certain Additions to Residential Facilities

Prior to issuance of a building permit

Submittal and approval of a landscape plan for the entire site is required for the establishment of a new residential unit (excluding secondary units of five hundred (500) square feet or less), and for additions to Residential Facilities of over five hundred (500) square feet. The landscape plan and the plant materials installed pursuant to the approved plan shall conform with all provisions of Chapter 17.124 of the Oakland Planning Code, including the following:

- a) Landscape plan shall include a detailed planting schedule showing the proposed location, sizes, quantities, and specific common botanical names of plant species.
- b) Landscape plans for projects involving grading, rear walls on downslope lots requiring conformity with the screening requirements in Section 17.124.040, or vegetation management prescriptions in the S-11 zone, shall show proposed landscape treatments for all graded areas, rear wall treatments, and vegetation management prescriptions.
- c) Landscape plan shall incorporate pest-resistant and drought-tolerant landscaping practices. Within the portions of Oakland northeast of the line formed by State Highway 13 and continued southerly by Interstate 580, south of its intersection with State Highway 13, all plant materials on submitted landscape plans shall be fire-resistant. The City Planning and Zoning Division shall

maintain lists of plant materials and landscaping practices considered pest-resistant, fire-resistant, and drought-tolerant.

- d) All landscape plans shall show proposed methods of irrigation. The methods shall ensure adequate irrigation of all plant materials for at least one growing season.

13. Landscape Requirements for Street Frontages.

Prior to issuance of a final inspection of the building permit

- a) All areas between a primary Residential Facility and abutting street lines shall be fully landscaped, plus any unpaved areas of abutting rights-of-way of improved streets or alleys, provided, however, on streets without sidewalks, an unplanted strip of land five (5) feet in width shall be provided within the right-of-way along the edge of the pavement or face of curb, whichever is applicable. Existing plant materials may be incorporated into the proposed landscaping if approved by the Director of City Planning.
- b) In addition to the general landscaping requirements set forth in Chapter 17.124, a minimum of one (1) fifteen-gallon tree, or substantially equivalent landscaping consistent with city policy and as approved by the Director of City Planning, shall be provided for every twenty-five (25) feet of street frontage. On streets with sidewalks where the distance from the face of the curb to the outer edge of the sidewalk is at least six and one-half (6 ½) feet, the trees to be provided shall include street trees to the satisfaction of the Director of Parks and Recreation.

14. Assurance of Landscaping Completion.

Prior to issuance of a final inspection of the building permit

The trees, shrubs and landscape materials required by the conditions of approval attached to this project shall be planted before the certificate of occupancy will be issued; **or a bond, cash, deposit, or letter of credit, acceptable to the City**, shall be provided for the planting of the required landscaping. The amount of such **or a bond, cash, deposit, or letter of credit** shall equal the greater of two thousand five hundred dollars (\$2,500.00) or the estimated cost of the required landscaping, based on a licensed contractor's bid.

15. Landscape Maintenance.

Ongoing

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. All required fences, walls and irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced.

16. Underground Utilities

Prior to issuance of a building permit

The project applicant shall submit plans for review and approval by the Building Services Division and the Public Works Agency, and other relevant agencies as appropriate, that show all new electric and telephone facilities; fire alarm conduits; street light wiring; and other wiring, conduits, and similar facilities placed underground. The new facilities shall be placed underground along the project applicant's street frontage and from the project applicant's structures to the point of service. The plans shall show all electric, telephone, water service, fire water service, cable, and fire alarm facilities installed in accordance with standard specifications of the serving utilities.

17. Improvements in the Public Right-of-Way (General)

Approved prior to the issuance of a P-job or building permit

- a) The project applicant shall submit Public Improvement Plans to Building Services Division for adjacent public rights-of-way (ROW) showing all proposed improvements and compliance with the conditions and City requirements including but not limited to curbs, gutters, sewer laterals, storm drains, street trees, paving details, locations of transformers and other above ground utility

Conditions of Approval

structures, the design specifications and locations of facilities required by the East Bay Municipal Utility District (EBMUD), street lighting, on-street parking and accessibility improvements compliant with applicable standards and any other improvements or requirements for the project as provided for in this Approval. Encroachment permits shall be obtained as necessary for any applicable improvements- located within the public ROW.

- b) Review and confirmation of the street trees by the City's Tree Services Division is required as part of this condition.
- c) The Planning and Zoning Division and the Public Works Agency will review and approve designs and specifications for the improvements. Improvements shall be completed prior to the issuance of the final building permit.
- d) The Fire Services Division will review and approve fire crew and apparatus access, water supply availability and distribution to current codes and standards.

18. Improvements in the Public Right-of Way (Specific)

Approved prior to the issuance of a grading or building permit

Final building and public improvement plans submitted to the Building Services Division shall include the following components: **Examples include:**

- a) Install additional standard City of Oakland streetlights **along all street frontages**.
- b) Remove and replace any existing driveway that will not be used for access to the property with new concrete sidewalk, curb and gutter.
- c) Reconstruct drainage facility to current City standard.
- d) Provide separation between sanitary sewer and water lines to comply with current City of Oakland and Alameda Health Department standards.
- e) Construct wheelchair ramps that comply with Americans with Disability Act requirements and current City Standards at.
- f) Remove and replace deficient concrete sidewalk, curb and gutter within property frontage.
- g) Provide adequate fire department access and water supply, including, but not limited to currently adopted fire codes and standards.

19. Payment for Public Improvements

Prior to issuance of a final inspection of the building permit.

The project applicant shall pay for and install public improvements made necessary by the project including damage caused by construction activity.

20. Compliance Matrix

Prior to issuance of a demolition, grading, or building permit

The project applicant shall submit to the Planning and Zoning Division and the Building Services Division a **Conditions** compliance matrix that lists each condition of approval, the City agency or division responsible for review, and how/when the project applicant has met or intends to meet the conditions. The applicant will sign the Conditions of Approval attached to the approval letter and submit that with the compliance matrix for review and approval. The compliance matrix shall be organized per step in the plancheck/construction process unless another format is acceptable to the Planning and Zoning Division and the Building Services Division. The project applicant shall update the compliance matrix and provide it with each item submittal.

21. Construction Management Plan

Prior to issuance of a demolition, grading, or building permit

The project applicant shall submit to the Planning and Zoning Division and the Building Services Division for review and approval a construction management plan that identifies the conditions of

Conditions of Approval

approval related to construction impacts of the project and explains how the project applicant will comply with these construction-related conditions of approval.

22. Parking and Transportation Demand Management

Prior to issuance of a final inspection of the building permit.

The applicant shall submit for review and approval by the Planning and Zoning Division a Transportation Demand Management (TDM) plan containing strategies to reduce on-site parking demand and single occupancy vehicle travel. The applicant shall implement the approved TDM plan. The TDM shall include strategies to increase bicycle, pedestrian, transit, and carpools/vanpool use. All four modes of travel shall be considered. Strategies to consider include the following:

- a) Inclusion of additional bicycle parking, shower, and locker facilities that exceed the requirement
- b) Construction of bike lanes per the Bicycle Master Plan; Priority Bikeway Projects
- c) Signage and striping onsite to encourage bike safety
- d) Installation of safety elements per the Pedestrian Master Plan (such as cross walk striping, curb ramps, count down signals, bulb outs, etc.) to encourage convenient crossing at arterials
- e) Installation of amenities such as lighting, street trees, trash receptacles per the Pedestrian Master Plan and any applicable streetscape plan.
- f) Direct transit sales or subsidized transit passes
- g) Guaranteed ride home program
- h) Pre-tax commuter benefits (checks)
- i) On-site car-sharing program (such as City Car Share, Zip Car, etc.)
- j) On-site carpooling program
- k) Distribution of information concerning alternative transportation options
- l) Parking spaces sold/leased separately
- m) Parking management strategies; including attendant/valet parking and shared parking spaces

23. Dust Control

Prior to issuance of a demolition, grading or building permit

During construction, the project applicant shall require the construction contractor to implement the following measures required as part of Bay Area Air Quality Management District's (BAAQMD) basic and enhanced dust control procedures required for construction sites. These include:

- a) Water all 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 possible.
- 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) Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
- d) Sweep daily (with water sweepers using reclaimed water if possible) all paved access roads, parking areas and staging areas at construction sites.
- e) Sweep streets (with water sweepers using reclaimed water if possible) at the end of each day if visible soil material is carried onto adjacent paved roads.
- f) Limit the amount of the disturbed area at any one time, where feasible.
- g) Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.
- h) Pave all roadways, driveways, sidewalks, etc. as soon as feasible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
- i) Replant vegetation in disturbed areas as quickly as feasible.
- j) Enclose, cover, water twice daily or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).

Conditions of Approval

- k) Limit traffic speeds on unpaved roads to 15 miles per hour.
- l) Clean off the tires or tracks of all trucks and equipment leaving any unpaved construction areas.

24. Construction Emissions

Prior to issuance of a demolition, grading or building permit

To minimize construction equipment emissions during construction, the project applicant shall require the construction contractor to:

- a) Demonstrate compliance with Bay Area Air Quality Management District (BAAQMD) Regulation 2, Rule 1 (General Requirements) for all portable construction equipment subject to that rule. BAAQMD Regulation 2, Rule 1 provides the issuance of authorities to construct and permits to operate certain types of portable equipment used for construction purposes (e.g., gasoline or diesel-powered engines used in conjunction with power generation, pumps, compressors, and cranes) unless such equipment complies with all applicable requirements of the "CAPCOA" Portable Equipment Registration Rule" or with all applicable requirements of the Statewide Portable Equipment Registration Program. This exemption is provided in BAAQMD Rule 2-1-105.
- b) Perform low- NOx tune-ups on all diesel-powered construction equipment greater than 50 horsepower (no more than 30 days prior to the start of use of that equipment). Periodic tune-ups (every 90 days) shall be performed for such equipment used continuously during the construction period.

25. Days/Hours of Construction Operation

Ongoing throughout demolition, grading, and/or construction

The project applicant shall require construction contractors to limit standard construction activities as follows:

- a) Construction activities are limited to between 7:00 AM and 7:00 PM Monday through Friday, except that pile driving 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. Monday through Friday.
- b) Any construction activity proposed to occur outside of the standard hours of 7:00 am to 7:00 pm Monday through Friday for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case by case basis, with criteria including the proximity of residential uses and a consideration of resident's preferences for whether the activity is acceptable if the overall duration of construction is shortened and such construction activities shall only be allowed with the prior written authorization of the Building Services Division.
- c) Construction activity shall not occur on Saturdays, with the following possible exceptions:
 - i. Prior to the building being enclosed, requests for Saturday construction for special activities (such as concrete pouring which may require more continuous amounts of time), shall be evaluated on a case by case basis, with criteria including the proximity of residential uses and a consideration of resident's preferences for whether the activity is acceptable if the overall duration of construction is shortened. Such construction activities shall only be allowed on Saturdays with the prior written authorization of the Building Services Division.
 - ii. After the building is enclosed, requests for Saturday construction activities shall only be allowed on Saturdays with the prior written authorization of the Building Services Division, and only then within the interior of the building with the doors and windows closed.
- d) No extreme noise generating activities (greater than 90 dBA) shall be allowed on Saturdays, with no exceptions.

Conditions of Approval

- e) No construction activity shall take place on Sundays or Federal holidays.
- f) 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.
- g) Applicant shall use temporary power poles instead of generators where feasible.

26. Noise Control

Ongoing throughout demolition, grading, and/or construction

To reduce noise impacts due to construction, the project applicant shall require construction contractors to implement a site-specific noise reduction program, subject to the Planning and Zoning Division and the Building Services Division review and approval, which includes the following measures:

- a) Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds, wherever feasible).
- b) Except as provided herein, Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.
- c) Stationary noise sources shall be located as far from adjacent receptors 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.
- d) 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.

27. Noise Complaint Procedures

Ongoing throughout demolition, grading, and/or construction

Prior to the issuance of each building permit, along with the submission of construction documents, the project applicant shall submit to the Building Services Division a list of measures to respond to and track complaints pertaining to construction noise. These measures shall include:

- a) A procedure and phone numbers for notifying the Building Services Division staff and Oakland Police Department; (during regular construction hours and off-hours);
- b) A sign posted on-site pertaining with permitted construction days and hours and complaint procedures and who to notify in the event of a problem. The sign shall also include a listing of both the City and construction contractor's telephone numbers (during regular construction hours and off-hours);
- c) The designation of an on-site construction complaint and enforcement manager for the project;

Conditions of Approval

- d) Notification of neighbors and occupants within 300 feet of the project construction area at least 30 days in advance of extreme noise generating activities about the estimated duration of the activity; and
- e) A preconstruction meeting shall be held with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.

28. Interior Noise

Prior to issuance of a building permit and Certificate of Occupancy

If necessary to comply with the interior noise requirements of the City of Oakland's General Plan Noise Element and achieve an acceptable interior noise level, noise reduction in the form of sound-rated assemblies (i.e., windows, exterior doors, and walls), and/or other appropriate features/measures, shall be incorporated into project building design, based upon recommendations of a qualified acoustical engineer and submitted to the Building Services Division for review and approval prior to issuance of building permit. Final recommendations for sound-rated assemblies, and/or other appropriate features/measures, will depend on the specific building designs and layout of buildings on the site and shall be determined during the design phases. Written confirmation by the acoustical consultant, HVAC or HERS specialist, shall be submitted for City review and approval, prior to Certificate of Occupancy (or equivalent) that:

- (a) Quality control was exercised during construction to ensure all air-gaps and penetrations of the building shell are controlled and sealed; and
- (b) Demonstrates compliance with interior noise standards based upon performance testing of a sample unit.
- (c) Inclusion of a Statement of Disclosure Notice in the CC&R's on the lease or title to all new tenants or owners of the units acknowledging the noise generating activity and the single event noise occurrences. Potential features/measures to reduce interior noise could include, but are not limited to, the following:
 - i. Installation of an alternative form of ventilation in all units identified in the acoustical analysis as not being able to meet the interior noise requirements due to adjacency to a noise generating activity, filtration of ambient make-up air in each unit and analysis of ventilation noise if ventilation is included in the recommendations by the acoustical analysis.
 - ii. Prohibition of Z-duct construction.

29. Operational Noise-General

Ongoing.

Noise levels from the activity, property, or any mechanical equipment on site shall comply with the performance standards of Section 17.120 of the Oakland Planning Code and Section 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 Planning and Zoning Division and Building Services.

30. Construction Traffic and Parking

Prior to the issuance of a demolition, grading or building permit

The project applicant and construction contractor shall meet with appropriate City of Oakland agencies to determine traffic management strategies to reduce, to the maximum extent feasible, traffic congestion and the effects of parking demand by construction workers during construction of this project and other nearby projects that could be simultaneously under construction. The project applicant shall develop a construction management plan for review and approval by the Planning and Zoning Division, the Building Services Division, and the Transportation Services Division. The plan shall include at least the following items and requirements:

Conditions of Approval

- a) A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes.
- b) Notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures will occur.
- c) Location of construction staging areas for materials, equipment, and vehicles at an approved location.
- d) A process for responding to, and tracking, complaints pertaining to construction activity, including identification of an onsite complaint manager. The manager shall determine the cause of the complaints and shall take prompt action to correct the problem. Planning and Zoning shall be informed who the Manager is prior to the issuance of the first permit issued by Building Services.
- e) Provision for accommodation of pedestrian flow.
- f) Provision for parking management and spaces for all construction workers to ensure that construction workers do not park in on-street spaces.
- g) Any damage to the street caused by heavy equipment, or as a result of this construction, shall be repaired, at the applicant's 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 issuance of a final inspection of the building permit. All damage that is a threat to public health or safety shall be repaired immediately. The street shall be restored to its condition prior to the new construction as established by the City Building Inspector and/or photo documentation, at the applicant's expense, before the issuance of a Certificate of Occupancy.
- h) Any heavy equipment brought to the construction site shall be transported by truck, where feasible.
- i) No materials or equipment shall be stored on the traveled roadway at any time.
- j) Prior to construction, a portable toilet facility and a debris box shall be installed on the site, and properly maintained through project completion.
- k) All equipment shall be equipped with mufflers.
- l) Prior to the end of each work day during construction, the contractor or contractors shall pick up and properly dispose of all litter resulting from or related to the project, whether located on the property, within the public rights-of-way, or properties of adjacent or nearby neighbors.

31. Hazards Best Management Practices

Prior to commencement of demolition, grading, or construction

The project applicant and construction contractor shall ensure that construction of Best Management Practices (BMPs) are implemented as part of construction to minimize the potential negative effects to groundwater and soils. These shall include the following:

- a) Follow manufacture's recommendations on 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) Ensure that construction would not have a significant impact on the environment or pose a substantial health risk to construction workers and the occupants of the proposed development. Soil sampling and chemical analyses of samples shall be performed to determine the extent of potential contamination beneath all UST's, elevator shafts, clarifiers, and subsurface hydraulic

Conditions of Approval

lifts when on-site demolition, or construction activities would potentially affect a particular development or building.

- 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 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 notification of 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.

32. Waste Reduction and Recycling

The project applicant will submit a Construction & Demolition Waste Reduction and Recycling Plan (WRRP) and an Operational Diversion Plan (ODP) for review and approval by the Public Works Agency.

Prior to issuance of demolition, grading, or building permit

Chapter 15.34 of the Oakland Municipal Code outlines requirements for reducing waste and optimizing construction and demolition (C&D) recycling. Affected projects include all new construction, renovations/alterations/modifications with construction values of \$50,000 or more (except R-3), and all demolition (including soft demo). The WRRP must specify the methods by which the development will divert C&D debris waste generated by the proposed project from landfill disposal in accordance with current City requirements. Current standards, FAQs, and forms are available at www.oaklandpw.com/Page39.aspx or in the Green Building Resource Center. After approval of the plan, the project applicant shall implement the plan.

Ongoing

The ODP will identify how the project complies with the Recycling Space Allocation Ordinance, (Chapter 17.118 of the Oakland Municipal Code), including capacity calculations, and specify the methods by which the development will meet the current diversion of solid waste generated by operation of the proposed project from landfill disposal in accordance with current City requirements. The proposed program shall be implemented and maintained for the duration of the proposed activity or facility. Changes to the plan may be re-submitted to the Environmental Services Division of the Public Works Agency for review and approval. Any incentive programs shall remain fully operational as long as residents and businesses exist at the project site.

33. Pile Driving and Other Extreme Noise Generators

Ongoing throughout demolition, grading, and/or construction

To further reduce potential pier drilling, pile driving and/or other extreme noise generating construction impacts greater than 90dBA, a set of site-specific noise attenuation measures shall be completed under the supervision of a qualified acoustical consultant. Prior to commencing construction, a plan for such measures shall be submitted for review and approval by the Planning and Zoning Division and the Building Services Division to ensure that maximum feasible noise attenuation will be achieved. This plan shall be based on the final design of the project. A third-party peer review, paid for by the project applicant, may be required to assist the City in evaluating the feasibility and effectiveness of the noise reduction plan submitted by the project applicant. The criterion for approving the plan shall be a determination that maximum feasible noise attenuation will be achieved. A special inspection deposit is required to ensure compliance with the noise reduction plan. The amount of the deposit shall be determined by the Building Official, and the deposit shall

Conditions of Approval

be submitted by the project applicant concurrent with submittal of the noise reduction plan. The noise reduction plan shall include, but not be limited to, an evaluation of implementing the following measures. These attenuation measures shall include as many of the following control strategies as applicable to the site and construction activity:

- a) Erect temporary plywood noise barriers around the construction site, particularly along on sites adjacent to residential buildings;
- b) 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;
- c) Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site;
- d) 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
- e) Monitor the effectiveness of noise attenuation measures by taking noise measurements.

f) Lighting Plan

Prior to the issuance of an electrical or building permit

The proposed lighting fixtures shall be adequately shielded to a point below the light bulb and reflector and that prevent unnecessary glare onto adjacent properties. Plans shall be submitted to the Planning and Zoning Division and the Electrical Services Division of the Public Works Agency for review and approval. All lighting shall be architecturally integrated into the site.

34. Asbestos Removal in Structures

Prior to issuance of a demolition permit

If asbestos-containing materials (ACM) are found to be present in building materials to be removed, demolition and disposal, the project applicant shall submit specifications signed by a certified asbestos consultant for the removal, encapsulation, or enclosure of the identified ACM in accordance with all applicable laws and regulations, including but not necessarily limited to: California Code of Regulations, Title 8; Business and Professions Code; Division 3; California Health & Safety Code 25915-25919.7; and Bay Area Air Quality Management District, Regulation 11, Rule 2, as may be amended.

35. Archaeological Resources

Ongoing throughout demolition, grading, and/or construction

- a) Pursuant to CEQA Guidelines section 15064.5 (f), “provisions for historical or unique archaeological resources accidentally discovered during construction” should be instituted. Therefore, in the event that any prehistoric or historic subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant and/or lead agency shall consult with a qualified archaeologist or paleontologist to assess the significance of the find. If any find is determined to be significant, representatives of the project proponent and/or lead agency and the qualified archaeologist would meet to determine the appropriate avoidance measures or other appropriate measure, with the ultimate determination to be made by the City of Oakland. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and a report prepared by the qualified archaeologist according to current professional standards.

Conditions of Approval

- b) In considering any suggested measure proposed by the consulting archaeologist in order to mitigate impacts to historical resources or unique archaeological resources, the project applicant shall determine whether avoidance is necessary and feasible in light 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) shall be instituted. Work may proceed on other parts of the project site while measure for historical resources or unique archaeological resources is carried out.
- c) Should an archaeological artifact or feature be discovered on-site during project construction, all activities within a 50-foot radius of the find would be halted until the findings can be fully investigated by a qualified archaeologist to evaluate the find and assess the significance of the find according to the CEQA definition of a historical or unique archaeological resource. If the deposit is determined to be significant, the project applicant and the qualified archaeologist shall meet to determine the appropriate avoidance measures or other appropriate measure, subject to approval by the City of Oakland, which shall assure implementation of appropriate measure measures recommended by the archaeologist. Should archaeologically-significant materials be recovered, the qualified archaeologist shall recommend appropriate analysis and treatment, and shall prepare a report on the findings for submittal to the Northwest Information Center.

36. Human Remains

Ongoing throughout demolition, grading, and/or construction

In the event that human skeletal remains are uncovered at the project site during construction or ground-breaking activities, all work shall immediately halt and the Alameda County Coroner shall be contacted to evaluate the remains, and following the procedures and protocols pursuant to Section 15064.5 (e)(1) of the CEQA Guidelines. If the County Coroner determines 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 Health and Safety Code, and all excavation and site preparation activities shall cease within a 50-foot radius of the find until appropriate arrangements are made. 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.

37. Paleontological Resources

Ongoing throughout demolition, grading, and/or construction

In the event of an unanticipated discovery of a paleontological resource during construction, excavations within 50 feet of the find shall be temporarily halted or diverted until the discovery is examined by a qualified paleontologist (per Society of Vertebrate Paleontology standards (SVP 1995,1996)). The qualified paleontologist shall document the discovery as needed, evaluate the potential resource, and assess the significance of the find. The paleontologist shall notify the appropriate agencies to determine procedures that would be followed before construction is allowed to resume at the location of the find. If the City determines that avoidance is not feasible, the paleontologist shall prepare an excavation plan for mitigating the effect of the project on the qualities that make the resource important, and such plan shall be implemented. The plan shall be submitted to the City for review and approval.

38. Erosion and Sedimentation Control Plan

Prior to any grading activities

- a) The project applicant shall obtain a grading permit if required by the Oakland Grading Regulations pursuant to Section 15.04.660 of the Oakland Municipal Code. The grading permit

Conditions of Approval

application shall include an erosion and sedimentation control plan for review and approval by the Building Services Division. 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 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 Director of Development or designee. 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.

Ongoing throughout grading and construction activities

- b) The project applicant shall implement the approved erosion and sedimentation plan. No grading shall occur during the wet weather season (October 15 through April 15) unless specifically authorized in writing by the Building Services Division.

39. Compliance with Policy 3.7 of the Historic Preservation Element (Property Relocation Rather than Demolition)

Prior to issuance of a demolition permit

The project applicant shall make a good faith effort to relocate the building located at 1521 2nd Avenue to a site acceptable to the Planning and Zoning Division and the Oakland Cultural Heritage Survey. Good faith efforts include, at a minimum, the following:

- a) Advertising the availability of the building by: (1) posting of large visible signs (such as banners, at a minimum of 3'x 6' size or larger) at the site; (2) placement of advertisements in Bay Area news media acceptable to the City ;and (3) contacting neighborhood associations and for-profit and not-for-profit housing and preservation organizations;
- b) Maintaining a log of all the good faith efforts and submitting that along with photos of the subject building showing the large signs (banners) to the Planning and Zoning Division;
- c) Maintaining the signs and advertising in place for a minimum of 90 days; and
- d) Making the building available at no or nominal cost (the amount to be reviewed by the Oakland Cultural Heritage Survey) until removal is necessary for construction of a replacement project, but in no case for less than a period of 90 days after such advertisement.

40. Post-Construction Stormwater Management Plan

Prior to issuance of building permit (or other construction-related permit)

The applicant shall comply with the requirements of Provision C.3 of the National Pollutant Discharge Elimination System (NPDES) permit issued to the Alameda Countywide Clean Water Program. The applicant shall submit with the application for a building permit (or other construction-related permit) a completed Construction-Permit-Phase Stormwater Supplemental Form to the Building Services Division. The project drawings submitted for the building permit (or other construction-related permit) shall contain a stormwater management plan, for review and approval

Conditions of Approval

by the City, to manage stormwater run-off and to limit the discharge of pollutants in stormwater after construction of the project to the maximum extent practicable.

- a) The post-construction stormwater management plan shall include and identify the following:
 - i. All proposed impervious surface on the site;
 - ii. Anticipated directional flows of on-site stormwater runoff; and
 - iii. Site design measures to reduce the amount of impervious surface area and directly connected impervious surfaces; and
 - iv. Source control measures to limit the potential for stormwater pollution;
 - v. Stormwater treatment measures to remove pollutants from stormwater runoff; and
 - vi. Hydromodification management measures so that post-project stormwater runoff does not exceed the flow and duration of pre-project runoff, if required under the NPDES permit.
- b) The following additional information shall be submitted with the post-construction stormwater management plan:
 - i. Detailed hydraulic sizing calculations for each stormwater treatment measure proposed; and
 - ii. Pollutant removal information demonstrating that any proposed manufactured/mechanical (i.e. non-landscape-based) stormwater treatment measure, when not used in combination with a landscape-based treatment measure, is capable of removing the range of pollutants typically removed by landscape-based treatment measures and/or the range of pollutants expected to be generated by the project.

All proposed stormwater treatment measures shall incorporate appropriate planting materials for stormwater treatment (for landscape-based treatment measures) and shall be designed with considerations for vector/mosquito control. Proposed planting materials for all proposed landscape-based stormwater treatment measures shall be included on the landscape and irrigation plan for the project. The applicant is not required to include on-site stormwater treatment measures in the post-construction stormwater management plan if he or she secures approval from Planning and Zoning of a proposal that demonstrates compliance with the requirements of the City's Alternative Compliance Program.

Prior to final permit inspection

The applicant shall implement the approved stormwater management plan.

41. Maintenance Agreement for Stormwater Treatment Measures

Prior to final zoning inspection

For projects incorporating stormwater treatment measures, the applicant shall enter into the "Standard City of Oakland Stormwater Treatment Measures Maintenance Agreement," in accordance with Provision C.3.e of the NPDES permit, which provides, in part, for the following:

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

42. Stormwater and Sewer

Prior to completing the final design for the project's sewer service

Confirmation of the capacity of the City's surrounding stormwater and sanitary sewer system and state of repair shall be completed by a qualified civil engineer with funding from the project

Conditions of Approval

applicant. The project applicant shall be responsible for the necessary stormwater and sanitary sewer infrastructure improvements to accommodate the proposed project. In addition, the applicant shall be required to pay additional fees to improve sanitary sewer infrastructure if required by the Sewer and Stormwater Division. Improvements to the existing sanitary sewer collection system shall specifically include, but are not limited to, mechanisms to control or minimize increases in infiltration/inflow to offset sanitary sewer increases associated with the proposed project. To the maximum extent practicable, the applicant will be required to implement Best Management Practices to reduce the peak stormwater runoff from the project site. Additionally, the project applicant shall be responsible for payment of the required

43. Indoor Air Quality

In order to comply with the California Air Resources Board Air Quality and Land Use Handbook (June 2005) and achieve an acceptable interior air quality level for sensitive receptors, appropriate measures, shall be incorporated into project building design. The appropriate measures shall include one of the following methods:

- a) The project applicant shall retain a qualified air quality consultant to prepare a health risk assessment (HRA) in accordance with the California Air Resources Board and the Office of Environmental Health and Hazard Assessment requirements to determine the exposure of project residents/occupants/users to stationary air quality pollutants prior to issuance of a demolition, grading, or building permit. The HRA shall be submitted to the Planning and Zoning Division for review and approval. The applicant shall implement the approved HRA recommendations, if any. If the HRA concludes that the air quality risks from nearby sources are at or below acceptable levels, then additional measures are not required.
- b) The applicant shall implement the following features that have been found to reduce the air quality risk to sensitive receptors and shall be included in the project construction plans. These shall be submitted to the Planning and Zoning Division and the Building Services Division for review and approval prior to the issuance of a demolition, grading, or building permit and ongoing.
 - a) Do not locate sensitive receptors near distribution center's entry and exit points.
 - b) Do not locate sensitive receptors in the same building as a perchloroethylene dry cleaning facility.
 - c) Maintain a 50' buffer from a typical gas dispensing facility (under 3.6 million gallons of gas per year).
 - d) Install, operate and maintain in good working order a central heating and ventilation (HV) system or other air take system in the building, or in each individual residential unit, that meets the efficiency standard of the MERV 13. The HV system shall include the following features: Installation of a high efficiency filter and/or carbon filter to filter particulates and other chemical matter from entering the building. Either HEPA filters or ASHRAE 85% supply filters shall be used.
 - e) Retain a qualified HV consultant or HERS rater during the design phase of the project to locate the HV system based on exposure modeling from the mobile and/or stationary pollutant sources.
 - f) Maintain positive pressure within the building.
 - g) Achieve a performance standard of at least one air exchange per hour of fresh outside filtered air.
 - h) Achieve a performance standard of at least 4 air exchanges per hour of recirculation
 - i) Achieve a performance standard of .25 air exchanges per hour of in unfiltered infiltration if the building is not positively pressurized.

Conditions of Approval

- j) Project applicant shall maintain, repair and/or replace HV system or prepare an Operation and Maintenance Manual for the HV system and the filter. The manual shall include the operating instructions and maintenance and replacement schedule. This manual shall be included in the CC&R's for residential projects and distributed to the building maintenance staff. In addition, the applicant shall prepare a separate Homeowners Manual. The manual shall contain the operating instructions and maintenance and replacement schedule for the HV system and the filters. It shall also include a disclosure to the buyers of the air quality analysis findings.

44. Air Pollution Buffering for Private Open Space

Prior to issuance of permits

To the maximum extent practicable, private (individual and common) exterior open space, including playgrounds, patios, and decks, shall either be shielded from the stationary source of air pollution by buildings or otherwise buffered to further reduce air pollution for project occupants.

ADDITIONAL CONDITIONS:

45. Restrictions of Occupancy

Prior to the issuance of occupancy permit for the first unit.

The applicant shall submit for review and approval by the Planning and Zoning Division proof of filing of a deed restriction with the Alameda County Recorder. Said restriction shall include the following: That the targeted units shall be occupied by not more than two individuals, at least one of whom is 60 (60) years of age or older or is physically handicapped regardless of age; and that such occupancy is guaranteed, for a period of not less than fifty (50) years.

46. Tenant Assistance for 1521 2nd Avenue

Prior to the issuance of a demolition permit

Tenant Assistance. Upon the granting of a conditional use permit for the demolition of a facility containing rooming units or for the conversion of a living unit to a nonresidential activity, the actual demolition or conversion cannot take place until the following have occurred:

1. If a rooming unit is to be demolished or converted, the tenant, if a permanent tenant, has been given a seventy-five (75) day written notice of the demolition or conversion. All such written notices shall comply with the legal requirements for service by mail.
2. If a rooming unit is to be demolished or converted, the owner of the building containing the unit to be demolished or converted has referred the tenant (if a permanent tenant) to a comparable, available unit; if a comparable unit is not available, the permanent tenant has been provided with a relocation allowance equal to one month's rent or five hundred dollars (\$500.00), whichever is greater.
3. The Director of City Planning has been provided with proof that the above actions have been taken. (As used in this section, a permanent tenant of a rooming unit is defined as a tenant maintaining occupancy for six (6) months or more at a hotel or motel where the innkeeper does not retain a right of access and control of the unit and where the hotel or motel does not provide or offer all of the following services to all of the residents: safe deposit boxes for personal property; central telephone service; central dining; maid, mail, room, and recreational service; and occupancy for periods of less than seven (7) days.

47. Parcel Map Waiver

Prior to the issuance of a permit

A written legal description of the reconfigured parcels shall be recorded at the Alameda County Office of the Clerk-Recorder as part of the deeds.

Conditions of Approval

48. Final Architectural Details

Prior to the issuance of a building permit

The applicant shall submit to the Planning and Zoning Division for review and approval, a window and door schedule, including cross-sections and elevations, and final architectural details of the structure. Details shall illustrate aluminum windows, as depicted on the Material Board dated March 21, 2011, that have a minimum two inch recess from the surrounding exterior walls.

- The exterior stucco shall have a smooth coat finish and shall be applied wet at the site.
- All stucco metal reveals shall be painted to match the surrounding siding color.
- The wood slat screens shall be 'Ipe' wood and shall be installed in accordance with the elevations file dated March 21, 2011.
- The building plan sets shall include installation details for the proposed fiber cement siding. The proposed fiber cement board siding shall be installed in accordance with the manufacturers specification.

APPROVED BY: City Planning Commission: _____ (date) _____ (vote)
City Council: _____ (date) _____ (vote)

Conditions of Approval



LICENSE STAMP

Lakeside Senior
Housing
OHA & Satellite Housing, Inc.
115 E. 15th St., Oakland, CA
APN: 020-0181-016, 020-0181-013-01, 020-0181-005
020-0181-004

DRAWING RELEASE STATUS	DATE
Development Review	10/29/2010
Development Review Resubmission	03/21/2011

CODE/ID/A	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	

SWEET TIE

View - 2nd
& E15th

5

JOB NUMBER 20311	RELEASE DATE 03/21/2011
DRAWN BY JRM	CHECKED BY DS

21



MICHELE STALP

Lakeside Senior Housing
OHA & Satellite Housing, Inc.
115 E. 15th St., Oakland, CA
APN: 020-0181-016, 020-0181-013-01, 020-0181-005.
020-0181-004

DRAWING RELEASE STATUS	DATE
Development Review	10/29/2010
Development Review Re-submission	03/21/2011

ADDENDA	DATE
A	
B	
A	
A	
B	
A	
A	
B	
A	
A	
B	

SHEET 701 OF 701

View -
E15th
looking east

SCALE	JOB NUMBER 20911	RELEASE DATE 03/21/2011
	DRAWN BY km	CHECKED BY ds

2.2



david baker + partners
daniel@dbpartners.com
san francisco california 94107
415 696 6700 fax 415 696 6103



Lakeside Senior Housing
OHA & Satellite Housing, Inc.
115 E. 15th St., Oakland, CA
APN: 020-0181-016, 020-0181-013-01, 020-0181-005, 020-0181-004
DATE 09/29/10
DRAWING RELEASE STATUS
Developer Review 03/17/11
Developer Review Re-submission 03/17/11

NO.	DESCRIPTION	DATE
1	FOUNDATION	
2	FOUNDATION	
3	FOUNDATION	
4	FOUNDATION	
5	FOUNDATION	
6	FOUNDATION	
7	FOUNDATION	
8	FOUNDATION	
9	FOUNDATION	
10	FOUNDATION	
11	FOUNDATION	
12	FOUNDATION	
13	FOUNDATION	
14	FOUNDATION	
15	FOUNDATION	
16	FOUNDATION	
17	FOUNDATION	
18	FOUNDATION	
19	FOUNDATION	
20	FOUNDATION	
21	FOUNDATION	
22	FOUNDATION	
23	FOUNDATION	
24	FOUNDATION	
25	FOUNDATION	
26	FOUNDATION	
27	FOUNDATION	
28	FOUNDATION	
29	FOUNDATION	
30	FOUNDATION	
31	FOUNDATION	
32	FOUNDATION	
33	FOUNDATION	
34	FOUNDATION	
35	FOUNDATION	
36	FOUNDATION	
37	FOUNDATION	
38	FOUNDATION	
39	FOUNDATION	
40	FOUNDATION	
41	FOUNDATION	
42	FOUNDATION	
43	FOUNDATION	
44	FOUNDATION	
45	FOUNDATION	
46	FOUNDATION	
47	FOUNDATION	
48	FOUNDATION	
49	FOUNDATION	
50	FOUNDATION	
51	FOUNDATION	
52	FOUNDATION	
53	FOUNDATION	
54	FOUNDATION	
55	FOUNDATION	
56	FOUNDATION	
57	FOUNDATION	
58	FOUNDATION	
59	FOUNDATION	
60	FOUNDATION	
61	FOUNDATION	
62	FOUNDATION	
63	FOUNDATION	
64	FOUNDATION	
65	FOUNDATION	
66	FOUNDATION	
67	FOUNDATION	
68	FOUNDATION	
69	FOUNDATION	
70	FOUNDATION	
71	FOUNDATION	
72	FOUNDATION	
73	FOUNDATION	
74	FOUNDATION	
75	FOUNDATION	
76	FOUNDATION	
77	FOUNDATION	
78	FOUNDATION	
79	FOUNDATION	
80	FOUNDATION	
81	FOUNDATION	
82	FOUNDATION	
83	FOUNDATION	
84	FOUNDATION	
85	FOUNDATION	
86	FOUNDATION	
87	FOUNDATION	
88	FOUNDATION	
89	FOUNDATION	
90	FOUNDATION	
91	FOUNDATION	
92	FOUNDATION	
93	FOUNDATION	
94	FOUNDATION	
95	FOUNDATION	
96	FOUNDATION	
97	FOUNDATION	
98	FOUNDATION	
99	FOUNDATION	
100	FOUNDATION	

SHEET TITLE	
View - Foothill & 2nd	
SCALE	
FOR NUMBER	2011
RELEASE DATE	03/17/11
CHECKED BY	db
DRAWN BY	db

2.3





david baker +partners
architects
445 Market Street, Suite 127
San Francisco, California 94107
415 896 6700 fax 415 896 6103



LICENSE STAMP

Lakeside Senior Housing
OMA & Safelite Housing, Inc.
115 E. 15th St., Oakland, CA

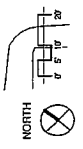
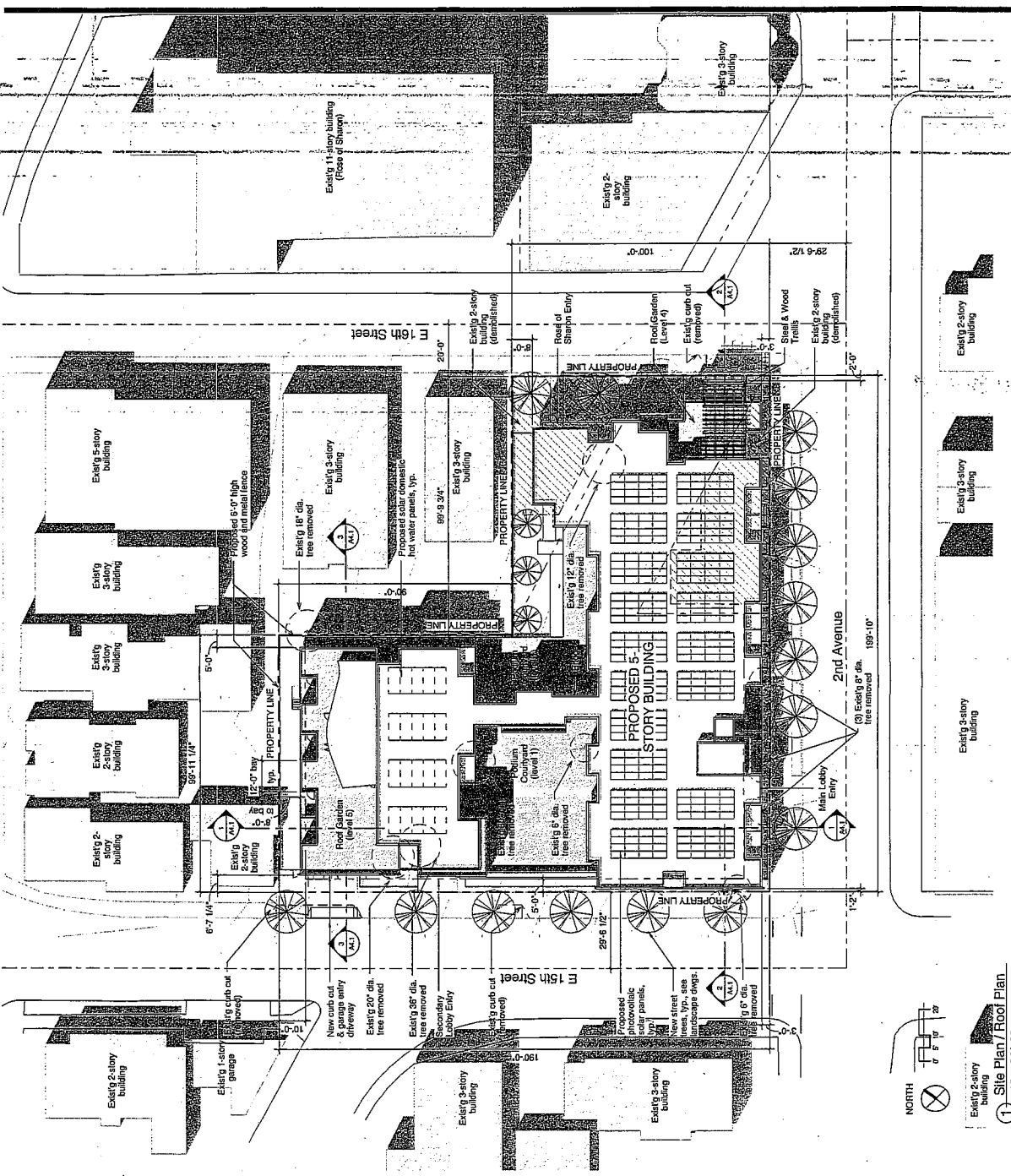
DATE 03/20/10
Development Review 03/20/10
Development Review 03/20/10

NO.	DATE
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
26	
27	
28	
29	
30	
31	
32	
33	
34	
35	
36	
37	
38	
39	
40	
41	
42	
43	
44	
45	
46	
47	
48	
49	
50	
51	
52	
53	
54	
55	
56	
57	
58	
59	
60	
61	
62	
63	
64	
65	
66	
67	
68	
69	
70	
71	
72	
73	
74	
75	
76	
77	
78	
79	
80	
81	
82	
83	
84	
85	
86	
87	
88	
89	
90	
91	
92	
93	
94	
95	
96	
97	
98	
99	
100	

SHEET TITLE
Site Plan / Roof Plan

SCALE 1" = 20'-0"
JOB NUMBER 2001
RELEASE DATE 02/20/11
DRAWN BY km
CHECKED BY ds

A1.1



Existing 2-story building
Existing 3-story building
(1) Site Plan / Roof Plan



david baker +partners
davidbaker.com
461 second street, 12th floor
san francisco, california 94107
415 898 6700 fax 415 898 6103



LICENSE STAMP

**Lakeside Senior
Housing**
OHA & Satellite Housing, Inc.
115 E. 15th St., Oakland, CA

APN: 020-0181-016, 020-0181-013-01, 020-0181-005,
020-0181-004

DRAWING RELEASE STATUS
DATE
02/01/2011
02/01/2011

DATE
02/01/2011

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

DATE

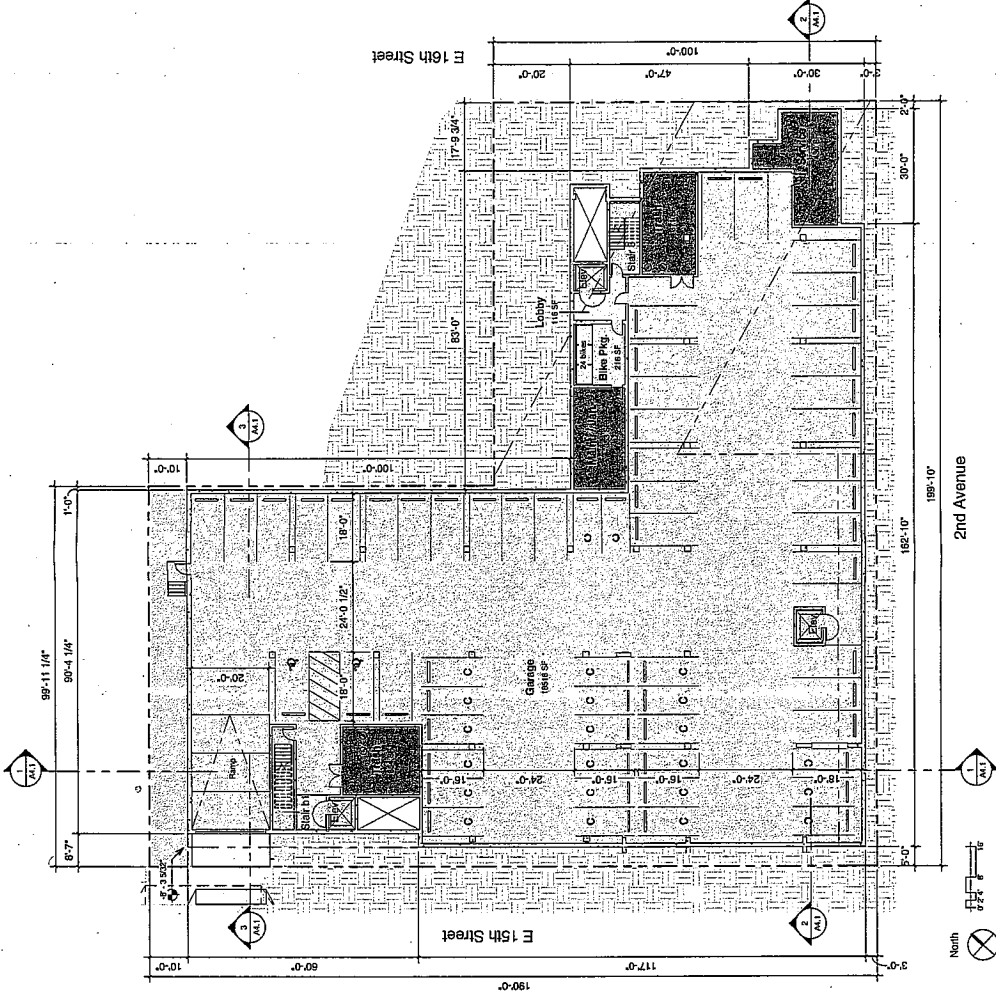
DATE

Basement Plan

SCALE 1/16" = 1'-0"

JOB NUMBER
DATE
DRAWN BY
CHECKED BY
DATE

A2.0



1 Basement Plan
1/16" = 1'-0"

① Level 2
1/16" = 1'-0"



david baker +partners
dbtarchitect.com
481 second street, 4th flr
oakland, ca 94607
415 896 6700 fax 415 896 6103



LICENSE STAMP

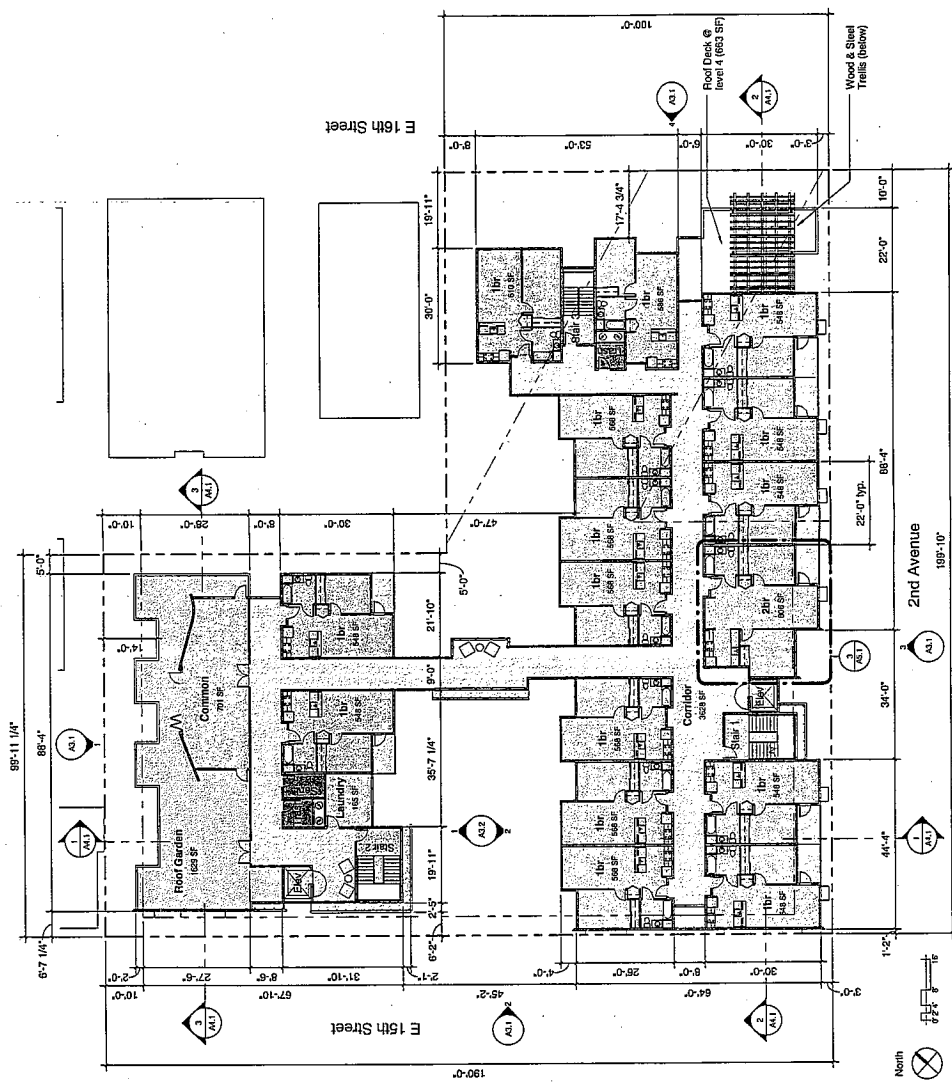
Lakeside Senior Housing
OHA & Satellite Housing, Inc.
115 E. 15th St., Oakland, CA
DATE: 10/2/2010
Development Review: 10/2/2010
Development Reviewer: 03/2/2011
Development Reviewer: 03/2/2011

NO.	DESCRIPTION	DATE
1	100'-0"	
2	53'-0"	
3	30'-0"	
4	17'-4.34"	
5	100'-0"	
6	30'-0"	
7	30'-0"	
8	30'-0"	
9	30'-0"	
10	30'-0"	
11	30'-0"	
12	30'-0"	
13	30'-0"	
14	30'-0"	
15	30'-0"	
16	30'-0"	
17	30'-0"	
18	30'-0"	
19	30'-0"	
20	30'-0"	
21	30'-0"	
22	30'-0"	
23	30'-0"	
24	30'-0"	
25	30'-0"	
26	30'-0"	
27	30'-0"	
28	30'-0"	
29	30'-0"	
30	30'-0"	
31	30'-0"	
32	30'-0"	
33	30'-0"	
34	30'-0"	
35	30'-0"	
36	30'-0"	
37	30'-0"	
38	30'-0"	
39	30'-0"	
40	30'-0"	
41	30'-0"	
42	30'-0"	
43	30'-0"	
44	30'-0"	
45	30'-0"	
46	30'-0"	
47	30'-0"	
48	30'-0"	
49	30'-0"	
50	30'-0"	
51	30'-0"	
52	30'-0"	
53	30'-0"	
54	30'-0"	
55	30'-0"	
56	30'-0"	
57	30'-0"	
58	30'-0"	
59	30'-0"	
60	30'-0"	
61	30'-0"	
62	30'-0"	
63	30'-0"	
64	30'-0"	
65	30'-0"	
66	30'-0"	
67	30'-0"	
68	30'-0"	
69	30'-0"	
70	30'-0"	
71	30'-0"	
72	30'-0"	
73	30'-0"	
74	30'-0"	
75	30'-0"	
76	30'-0"	
77	30'-0"	
78	30'-0"	
79	30'-0"	
80	30'-0"	
81	30'-0"	
82	30'-0"	
83	30'-0"	
84	30'-0"	
85	30'-0"	
86	30'-0"	
87	30'-0"	
88	30'-0"	
89	30'-0"	
90	30'-0"	
91	30'-0"	
92	30'-0"	
93	30'-0"	
94	30'-0"	
95	30'-0"	
96	30'-0"	
97	30'-0"	
98	30'-0"	
99	30'-0"	
100	30'-0"	

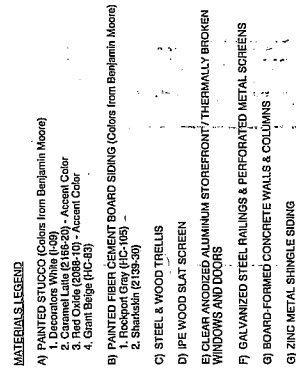
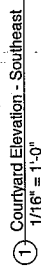
SHEET TITLE
Level 5
Plan

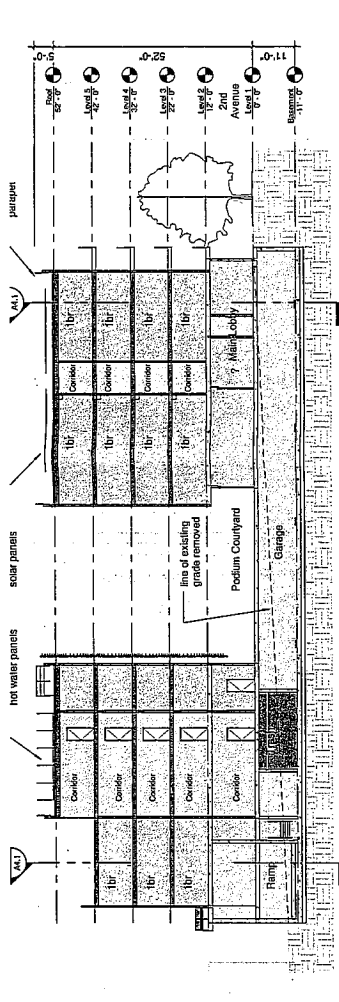
SCALE	1/16" = 1'-0"
JOB NUMBER	2011
RELEASE DATE	03/02/2011
DRAWN BY	db
CHECKED BY	db

A2.3

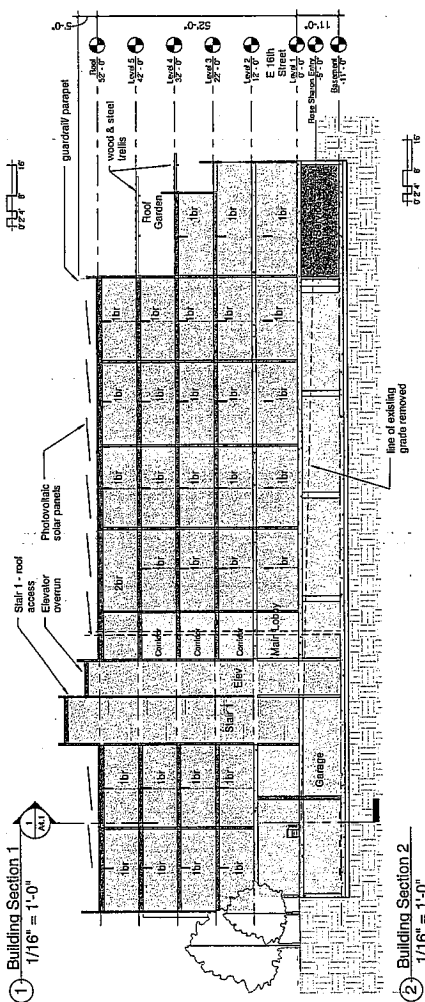


① Level 5
1/16" = 1'-0"

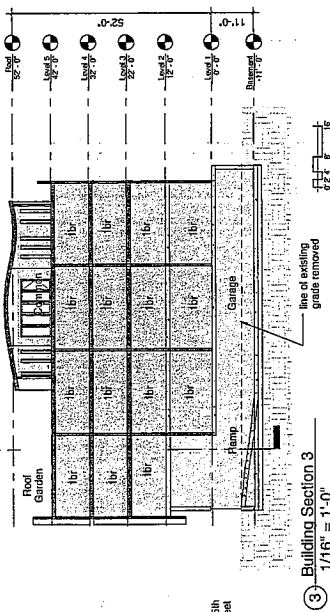




① Building Section 1
1/16" = 1'-0"

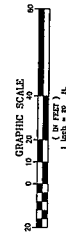
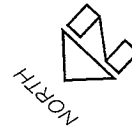


2. Building Section 2
1/16" = 1'-0"



③ Building Section 3
1/16" = 1'-0"

③ Unit Plan - 2br (manager's unit)
1/4" = 1'-0"

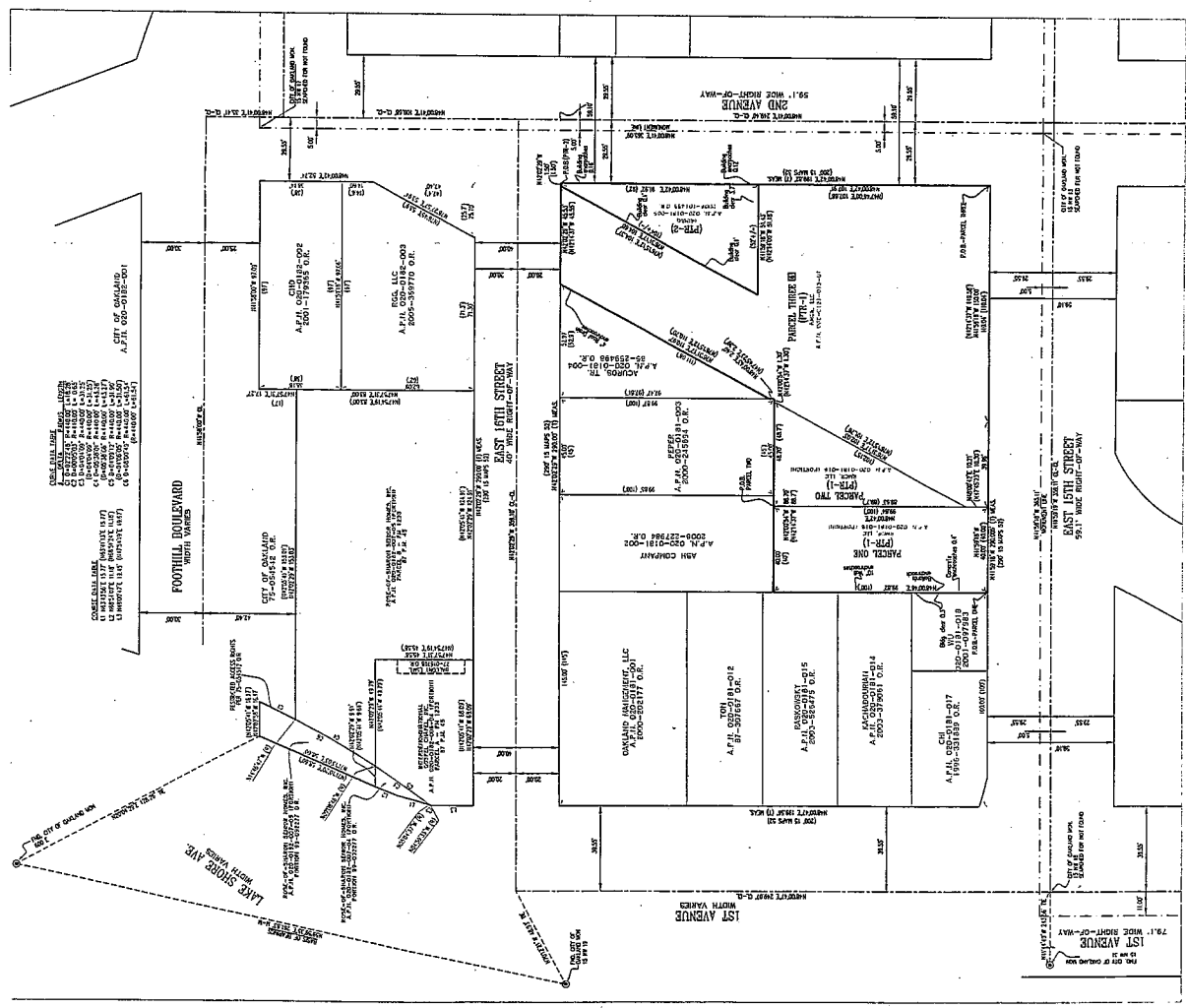


A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

FOR
SATELLITE SENIOR HOUSING, INC.

A PORTION OF LOTS 1, 2, 6, 7, 8, 9 AND 10, BLOCK 77-A, MAP
NEAR THE BOULEVARD, FILED DECEMBER 18, 1956, IN MAP BOOK
IS AT PAGE 32 OF OFFICIAL RECORDS OF ALAMEDA COUNTY,
CITY OF OAKLAND, ALAMEDA COUNTY, STATE OF CALIFORNIA.

PREPARED BY
LAW & ASSOCIATES
ONE ENGINEERS - LAND SURVEYORS



Lakeside Senior Apartments

Sources	Proposed Scheme (92 Units)	Alt Scheme with no affordable housing density bonus concessions (71 units)
HUD 202 Capital Advance	10,750,118	7,570,577
City of Oakland	4,400,000	4,400,000
Commercial Mortgage	2,330,000	1,219,500
AHP	920,000	710,000
Tax credit equity	10,546,686	9,423,180
Sponsor equity/Def Dev Fee	305,196	300,830
Total	29,252,000	23,624,087
Uses	29,252,000	27,832,632
GAP	-	4,208,545