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OFFICE OF THE CITY CLERK
OAKLAND

**CITY OF OAKLAND
AGENDA REPORT**

2008 MAR 27 AM 10:02

TO: Office of the City/Agency Administrator
ATTN: Deborah Edgerly
FROM: Community and Economic Development Agency
DATE: April 8, 2008

RE: Joint City and Agency Public Hearing and Action on the Habitat for Humanity Edes "B" Residential Project (Located at 10800 Edes Avenue Near the Intersection on Edes Avenue and 105th Avenue), Including Adopting:

- 1) City Resolution Affirming and Sustaining the Planning Commission Decision to Approve the Development Permits (Planned Unit Development Permit, Vesting Tentative Tract Map, Design Review, Conditional Use Permit, and Variances) for the Project;**
- 2) City Resolution Amending the General Plan Land Use Designation for the Project Site from Business Mix to Mixed Housing Type Residential;**
- 3) Agency Resolution Approving and Recommending Adoption of an Amendment to the Coliseum Area Redevelopment Plan Revising the Land Use Designation for the Project Site from Business Mix to Mixed Housing Type Residential;**
- 4) City Ordinance Adopting an Amendment to the Coliseum Area Redevelopment Plan Revising the Land Use Designation for the Project Site from Business Mix to Mixed Housing Type Residential; and**
- 5) City Ordinance Rezoning the Project Site from the M-20 Light Industrial Zone and S-4 Design Review Combining Zone to the R-40 Garden Apartment Residential Zone.**

SUMMARY

Habitat for Humanity East Bay proposes to construct 28 affordable, for-sale, single-family homes on a vacant industrial site located on Edes Avenue near 105th Avenue in the Sobrante Park neighborhood of East Oakland. The project requires amending the General Plan land use designation for the site from Business Mix to Mixed Housing Type Residential, amending the Coliseum Area Redevelopment Plan land use designation for the site from Business Mix to Mixed Housing Type Residential, and rezoning the property from the M-20 Light Industrial Zone and S-4 Design Review Combining Zone to the R-40 Garden Apartment Residential Zone. The project also requires the following development permits: subdivision approval (vesting tentative tract map), planned unit development (PUD) permit, conditional use permit, design review, and variances.

On March 19, 2008, the Planning Commission held a public hearing on the proposed project and took the following actions: 1) Adoption of a Negative Declaration in accordance with the

Item: _____
Community and Economic Development Committee
April 8, 2008

requirements of the California Environmental Quality Act (CEQA) and Oakland Environmental Review Regulations; 2) Approval of the development permits for the project; 3) Recommendation of approval of the proposed General Plan amendment to the City Council; 4) Recommendation of approval of the proposed Redevelopment Plan amendment to the City Council and Redevelopment Agency; and 5) Recommendation of approval of the proposed rezoning to the City Council.

Staff recommends that the City Council and Redevelopment Agency take the necessary actions to affirm the Planning Commission’s decision and approve the project.

FISCAL IMPACT

In March 2006, \$2,812,000 of Redevelopment Agency funds were committed to the project through the City's affordable housing Notice of Funding Availability (NOFA) process to assist with predevelopment and construction expenses. On March 4, 2008, an additional \$789,000 of Redevelopment Agency funds, to be used for the same purposes and to offset higher-than-expected costs for permits and remediation of contaminated soil, were committed to the project through the NOFA process.

The actions currently under consideration by the City Council and Redevelopment Agency concerning the land use approvals for the project will not result in any direct fiscal impacts to the City of Oakland. Staff costs related to the review of the project and the amendments, as well as future planning entitlements for the project area, are cost covered. These entitlements are subject to the applicable fees established in the Master Fee Schedule.

Land use conversions, such as the proposed project, have the potential for indirect positive and negative fiscal impacts to the City’s budget through the effect of the conversion on the tax revenue generated by the site and the cost of providing City services to the project. The project would increase demand for City services (e.g., fire and police protection services, park and recreation services, libraries) although this increase is expected to be minimal due to the relatively small size of the project. The project would generate additional tax revenue for the City (e.g., property taxes, sales and use taxes, motor vehicle in-lieu fees, utility consumption taxes, real estate transfer taxes, fines and penalties) to offset the cost of providing City services.

BACKGROUND

Below is background information on the subject property and the proposed project.

Property Description

The project site is located at 10800 Edes Avenue between 105th Avenue and Bergedo Drive in the Sobrante Park neighborhood of East Oakland. A vicinity map showing the location of the project site is attached to this report (see Attachment A). The site is approximately 1.7 acres in size and is relatively flat. The site is generally bounded by the Southern Pacific Railroad

Item: _____

Community and Economic Development Committee
April 8, 2008

(SPRR) rail line to the northeast, the 10900 Edes Avenue residential project to the southeast (the Habitat for Humanity Edes “A” project currently under construction), Edes Avenue and existing single-family residential development to the southwest, and industrial uses at 732 105th Avenue to the northwest. The site is located in a transition zone between residential uses that extend west to Interstate 880 and south to the San Leandro border, and industrial uses that extend north and east to the San Leandro Street industrial corridor.

The site is currently vacant. From the early 1920s to 1965, the site was used as a plant nursery where roses and other flowers were grown. Between 1965 and 1982, the property laid dormant, with only incidental use and no organized productivity. Between 1982 and 1996, the property was used by a construction and demolition business predominantly for the destruction and recycling of bricks. Since 1996 the site has been vacant, with no buildings or construction on the parcel.

The Coliseum/Oakland Airport Bay Area Rapid Transit (BART) station, located approximately 1.5 miles northwest of the project site at 7200 San Leandro Street, and the San Leandro BART station, located approximately 1 mile southeast of the project site at 1401 San Leandro Street, are the closest transit stations to the project site. The Alameda-Contra Costa Transit District’s bus line 45 has scheduled stops at the corner of 105th Avenue and Edes Avenue approximately 700 feet to the northwest of the project site, as well as numerous stops along Acalanes Avenue, located one block south of the project site.

Project Description

Habitat for Humanity East Bay proposes to construct 28 affordable, for-sale, single-family homes. The homes would be attached in pairs and priced at income levels ranging from 60 percent to 100 percent of the Area Median Income (AMI) (considered low- and moderate-income housing). The majority of the units would be accessed via a new shared access facility (private access easement). The units would range in size from 970 square feet to 1,410 square feet. Approximately 20 percent of the units would be two-bedroom units, approximately 40 percent would be three-bedroom units, and approximately 40 percent would be four-bedroom units. Architectural drawings for the project show that the units would be two to three stories in height and would feature flat facades with board-and-batten and clapboard-style siding; covered entryways would be located at the center, sharing common roof space that extends over individual front porches. The units would contain several windows per floor and steeply-sloped roof lines. In addition, buildings would contain roof-top solar collectors and be designed to be cooled by passive solar orientation, eaves and awnings, thermal mass floors, insulation, radiant barriers, and whole-house fans. The project drawings for the proposal are attached to this report (see Attachment B).

As noted above, the project incorporates a private access easement into the property from Edes Avenue that would connect at the northeast corner of the site to a similar private access easement located on the adjacent property to the southeast (the Habitat for Humanity Edes “A” project

Item: _____

currently under construction at 10900 Edes Avenue). The vehicle turnaround in the Edes “A” project would be reconfigured to allow the connection between the two roadways. Sidewalks would be developed through the interior of the site as well as connecting the parcel to the adjacent Edes “A” project site. The project includes two off-street parking spaces per unit, five parking spaces located in a common parking area, and limited on-street parking. Private courtyards would be interspersed between buildings and an approximately 2,700 square-foot common open space area would be located in the central portion of the site. Native trees and shrubs would be planted throughout the site.

The project also involves the remediation of on-site hazardous materials. An environmental site assessment for the project found lead, arsenic, petroleum hydrocarbons, and polycyclic aromatic hydrocarbons (PAHs) located in the soil at the site. In September 2007, Habitat for Humanity East Bay removed the contaminated soil from the site in accordance with City, regional, state and federal remediation procedures.

KEY ISSUES AND IMPACTS

Below is a discussion of the key issues and impacts related to the project.

Environmental Analysis

The project is subject to the environmental review requirements of the California Environmental Quality Act (CEQA) and Oakland Environmental Review Regulations. An Initial Study/Negative Declaration has been prepared for the project. The Initial Study/Negative Declaration has been distributed to the City Council under separate cover and is also available on the City’s website¹ and at the offices of the Community and Economic Development Agency (250 Frank H. Ogawa Plaza, Suite 3315).

The Initial Study/Negative Declaration concluded that all potentially significant environmental impacts would be reduced to less than significant levels with incorporation of the City’s standard conditions of approval and the mitigation measures identified in the Environment Impact Report (EIR) prepared for the Coliseum Area Redevelopment Plan. On March 19, 2008, the Planning Commission adopted the Negative Declaration finding that the Initial Study/Negative Declaration is legally adequate and was completed in compliance with CEQA and the Oakland Environmental Review Regulations.

¹ The Initial Study/Negative Declaration is available on the City’s website at the following location:
<http://www.oaklandnet.com/government/ceda/revised/planningzoning/MajorProjectsSection/environmentaldocuments.html>

General Plan Analysis

The project site is currently designated Business Mix in the Oakland General Plan. The General Plan and Zoning Map is attached to this report (see Attachment C). The proposed residential project is not consistent with the existing Business Mix designation. The applicant proposes to amend the General Plan to designate the site Mixed Housing Type Residential (MHTR). The MHTR designation is consistent with the proposed residential uses. The proposed General Plan amendment would be considered an industrial conversion. The issues surrounding industrial conversions in Oakland are discussed later in this report (see “Industrial Conversion” section on page 8).

Staff believes the project and the proposed General Plan amendment best serve the public interest by meeting the following goals of the General Plan:

- A. Foster healthy, vital, and distinctive neighborhoods with adequate open space (Land Use and Transportation Element).** The proposal would create a new residential neighborhood that is well-designed with adequate open space. The proposal would also enhance the quality of life of the residents located to the south and west of the site by replacing a blighted vacant property with development that is more compatible with the residential neighborhood.
- B. Encourage quality housing for a range of incomes in Oakland’s neighborhoods (Land Use and Transportation Element).** The proposal would contain high-quality housing through the use of high-quality materials and well-executed design and will be affordable to low- and moderate-income households.
- C. Encourage thriving, diverse, and attractive shopping districts in Oakland’s neighborhoods that provide a variety of goods, services, and entertainment, and which are oriented to and well served by public transit, pedestrian, and bicycle facilities (Land Use and Transportation Element).** The proposal would encourage economic revitalization of nearby commercial districts in East Oakland, which is well-connected to the project site and the rest of the city by public transit, pedestrian, and bicycle facilities, by increasing the population in the immediate area thereby expanding the consumer base for neighborhood businesses.
- D. Design neighborhoods that encourage and support alternative transportation types (Land Use and Transportation Element).** The proposal would support the use of alternative transportation; the project site is located near an existing bus line and near other mass transit facilities.
- E. Provide adequate sites suitable for housing for all income groups (Goal 1, Housing Element).** The proposal would reuse an existing underutilized site, provide housing affordable to low- and moderate-income households, and assist the City in providing its fair share of housing in the region.

Item: _____

- F. Promote the development of adequate housing for low- and moderate-income households (Goal 2, Housing Element).** The proposal would provide housing affordable to low- and moderate-income households.
- G. Remove constraints to the availability and affordability of housing for all income groups (Goal 3, Housing Element).** The proposal would provide housing affordable to low- and moderate-income households.
- H. Promote sustainable residential development and smart growth (Goal 7, Housing Element).** The proposal constitutes infill development by directing development to an already urbanized area of the city. The proposal is designed to be compact and an efficient use of land, and is located near existing public transit.

The General Plan land use designation of the site of the Habitat for Humanity residential project currently under construction on the parcel to the southeast of the subject property (the Edes “A” project) was redesignated by the City from Business Mix to Housing and Business Mix in 2004. At the time the Edes A project was being reviewed by the City, the City discussed redesignating the Edes “A” site, Edes “B” site, and 732 105th Avenue (located to the northwest of the Edes “B” site) as Housing and Business Mix. Such a redesignation would have allowed the Edes “A” and “B” residential projects and allowed the continued operation of the warehousing use at 732 105th Avenue while planning for a potential conversion of the 732 105th Avenue site to non-industrial uses in the future. Ultimately the City decided against redesignating property other than the Edes “A” project site, and decided to review proposed future General Plan amendments for conversion projects on a case-by-case basis. As a result, only the General Plan land use designation for the Edes “A” site was amended to Housing and Business Mix and the rest of the block remained Business Mix. The current Edes “B” project proposes to redesignate the Edes “B” site to Mixed Housing Type Residential which, although different from the Edes “A” designation, is more consistent with the residential character of the proposed project.

Redevelopment Plan Analysis

The project site is located within the Coliseum Redevelopment Project Area. The land use designations in the Coliseum Area Redevelopment Plan correspond to the land use designations contained in the General Plan. If the General Plan land use designation is changed for the project, the land use designation in the Coliseum Redevelopment Plan must also be changed to maintain consistency between the two plans.

Staff believes the proposed amendment to the Coliseum Area Redevelopment Plan best serves the public interest by meeting the following goals of the Redevelopment Plan:

- A. The elimination of blighting influences and the correction of environmental deficiencies in the Project Area, including, among others, small and irregular lots, faulty exterior spacing, obsolete and aged building types, mixed character or**

Item: _____

- shifting uses or variances, incompatible and uneconomic land uses, substandard alleys and inadequate or deteriorated public improvements, facilities and utilities (Goal A).** The proposal redevelops an existing underutilized, contaminated and blighted site with a well-designed residential development that includes new public infrastructure.
- B. The assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area (Goal B).** The proposed development would be integrated into the adjacent Edes “A” residential project at 10900 Edes Avenue with a connected street and would provide a new public sidewalk along Edes Avenue where none currently exists.
- C. The replanning, redesign and development of undeveloped areas which are stagnant or improperly utilized (Goal C).** The proposal redevelops an existing underutilized blighted site with a well-designed residential development.
- D. The providing of opportunities for participation by owners and tenants in the revitalization of their properties (Goal D).** The project would be implemented by the current owner of the site, Habitat for Humanity East Bay.
- E. The strengthening of retail and other commercial functions in the Project Area. The improvement of transportation access to industrial and commercial areas and the improvements of safety within the Project Area (Goal E).** The proposal would encourage economic revitalization of nearby commercial districts in East Oakland by increasing the population in the immediate area thereby expanding the consumer base for neighborhood businesses. The new residents of the development would enhance safety in the neighborhood by providing supervision of public spaces.
- F. The establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project (Goal H).** The proposal is well-designed with high-quality materials and well-executed architectural design which will provide for an attractive development that will enhance the visual environment of the Project Area.
- G. The expansion and improvements of the community’s supply of low- and moderate-income housing (Goal I).** The proposal would provide housing affordable to low- and moderate-income households.

Zoning Analysis

The project site is located in the M-20 Light Industrial Zone/S-4 Design Review Combining Zone. The General Plan and Zoning Map is attached to this report (see Attachment C). The proposed residential project is not consistent with the existing M-20 Zone. The applicant proposes to rezone

the site to the R-40 Garden Apartment Residential Zone. The R-40 Zone is consistent with the proposed General Plan designation (Mixed Housing Type Residential).

Staff believes the proposed rezoning best serves the public interest by meeting the following objectives of the zoning regulations:

- A. To promote the achievement of the proposals of the Oakland Comprehensive Plan (Section 17.07.030A).** The proposed rezoning will facilitate implementation of the proposal which furthers the objectives of the General Plan (formerly the Comprehensive Plan) as outlined above.
- B. To provide for desirable, appropriately located living areas in a variety of dwelling types and at a wide range of population densities, with adequate provision for sunlight, fresh air, and usable open space (Section 17.07.030D).** The proposed rezoning provides for residential development adjacent to existing residential uses that augments the City’s supply of single-family affordable housing. The project is designed to maintain adequate sunlight, fresh air, and usable open space by providing appropriate separation between structures and common open space.
- C. To achieve excellence and originality of design in all future developments and to preserve the natural beauty of Oakland’s setting (Section 17.07.030G).** The proposal exhibits design excellence and originality through the use of high-quality materials, efficient use of space, and unique architecture.

The site of the Habitat for Humanity Edes “A” residential project, currently under construction on the parcel to the southeast of the subject property, was rezoned from the M-20/S-4 Zones to the R-40 Zone, as proposed by the subject project, by the City in 2004.

Industrial Conversion

The project would convert a site designated for industrial use in the General Plan, Coliseum Area Redevelopment Plan, and zoning regulations to a residential project site. In 2004 the City approved a General Plan amendment resulting in an industrial conversion of the Habitat for Humanity Edes “A” site, the adjacent property to the southeast.

Due to the recent interest in converting industrial land in Oakland to non-industrial uses, the City is currently in the process of preparing a citywide industrial land use policy. The industrial land use policy study is examining areas planned for industrial uses in the General Plan, specifically areas designated as Business Mix and General Industrial/Transportation in the General Plan. The project site is located in one of the industrial sub-areas (Sub-Area 10) being evaluated as part of the industrial land use policy study. Sub-Area 10 is an approximately 55-acre area located primarily along the northwest side of San Leandro Street between 98th Avenue to the north and the City of San Leandro to the south. In October 2006 the City Council identified industrial sub-

Item: _____

Community and Economic Development Committee

April 8, 2008

areas that should remain industrial and directed the City to further study the remaining sub-areas not identified for industrial retention. Sub-Area 10 was not one of the sub-areas identified for industrial retention. On March 4, 2008, the City Council directed staff to prepare criteria to be used by the City when evaluating applications for General Plan amendments that involve industrial conversions. These criteria are still being developed.

Staff believes the project and the industrial conversion are appropriate for the following reasons:

- The site has been vacant for over a decade.
- The site is less able to support modern industrial redevelopment due to its relatively small size (1.7 acres).
- The site is appropriate for residential uses (as discussed below).
- The project would provide needed affordable housing.
- The project is essentially phase two of one multi-phased integrated project (with the Edes “A” project on the adjacent property to the southeast constituting phase one).
- The project is consistent with the overall goals, objectives, and policies of the General Plan, Coliseum Area Redevelopment Plan, and zoning regulations (as discussed above) in that it is a well-designed project on a vacant, underutilized, blighted and contaminated infill site located in an urbanized area of the city near public transportation that would provide needed affordable housing and economic revitalization.

Encouraging Conversion of Nearby Industrial Properties

Projects involving industrial conversions may have the potential to encourage other existing industrial properties in the vicinity to convert to residential uses since successful conversion projects may attract additional residential investment to the area. The proposed project may encourage the conversion of the 732 105th Avenue warehousing property located to the northwest of the site to residential uses at some point in the future because the size and configuration of the adjacent property is conducive to residential development and because this adjacent property would be adjacent to residential uses on two sides (southwest and southeast) and would be the last industrial property along Edes Avenue between 105th Avenue and Bergedo Drive. The proposed project would be less likely to encourage the industrial properties to the northeast of the site (across the railroad tracks) to convert because their small sizes would be less conducive to residential development and because the presence of the rail line acts as a barrier between the site and these properties.

The pressure for industrial conversions currently exists in the area. This pressure will continue until the City adopts a policy and criteria for evaluating industrial conversions. The future policy

and criteria will likely have a greater long-term affect on future industrial conversions in the area than the proposed project.

Land Use Conflicts

Staff believes the site is appropriate for residential uses. The proposed project would continue residential development into an area already containing a mixture of residential and industrial uses. The proposed residential uses would be compatible with the existing single-family residential uses located to the southwest across Edes Avenue and the new single-family residential uses currently being built by Habitat for Humanity on the adjacent property to the southeast.

Industrial uses, a mixture of recycling, distribution/warehousing, and manufacturing activities, exist to the northwest and northeast of the project site. The Initial Study prepared for the project presents evidence supporting a conclusion that the project would not result in significant land use conflicts, including air quality and noise impacts, between the proposed project and nearby industrial uses. The adjacent property located northwest of the site (732 105th Avenue) is currently used for light industrial warehousing. The undeveloped southwest quadrant of this adjacent property, which abuts the northwestern corner of the project site, is currently used to store salvaged and abandoned automobiles, which would separate the project site and other industrial operations on the adjacent property. The adjacent buildings would not cast substantial shadow into the project site, and do not contain lighting that would interfere with nighttime views.

Industrial uses to the northeast of the project site, across the railroad tracks, would generate minimal noise, light, and emission impacts on the project site due to their small scale and location across the rail line. The only toxic air contaminant site located in the vicinity of the project site, the Hard Chrome Engineering Company at 750 107th Avenue, is located approximately 100 feet to the northeast of the project site. This site has two sources releasing hexavalent chromium. Prolonged exposure to hexavalent chromium compounds can result in increased lung cancer risks. In air, chromium compounds are present mostly as fine dust particles which eventually settle over land and water. Prevailing winds at the site generally flow from west to east, away from the project site and toward the location of the Hard Chrome Engineering Company property. The project site is currently vacant, with no buildings to disrupt the airflow pattern over the area or block contaminant fallout at the site. However, chromium levels at the site do not exceed federal health standards and chromium has not been detected in any groundwater samples taken at the site.

The noise analysis conducted for the project indicated that trains on the railroad tracks located along the northeast boundary of the site are the only significant source of noise affecting the project site. Common outdoor areas provided for project residents would be located in the interior of the site, shielded from passing train noise by the proposed buildings. Interior noise levels would meet noise compatibility standards. In accordance with the City's standard

conditions of approval, a qualified acoustical engineer would be required to review the structural design of the buildings to ensure that the project is designed with noise reduction strategies (e.g., windows, doors, and walls designed with sound-rated assemblies) to comply with standards for reducing noise to interior spaces. In addition, the buildings are designed to be cooled without opening windows by using passive solar orientation, fans, and other cooling methods to further reduce potential noise impacts that could occur during warm weather, when the potential for excess noise that may result from open windows is most likely to occur.

SUSTAINABLE OPPORTUNITIES

The approval of the project would provide the following economic, environmental, and social equity benefits to the city:

Economic: The project would encourage economic revitalization of nearby commercial districts in East Oakland by increasing the population in the immediate area thereby expanding the consumer base for neighborhood businesses. The project would also create temporary construction-related work in the short-term which would create both immediate and secondary benefits for the local economy and workforce.

Environmental: The project involves the remediation of on-site soil contaminants. Also, the project is a compact, infill development in an already urbanized area thereby reducing the need for development in environmentally sensitive areas located at the edge of the city.

Social Equity: The project would provide additional housing opportunities for low- and moderate-income households.

DISABILITY AND SENIOR CITIZEN ACCESS

The proposed development would be required to comply with all applicable regulations concerning accessibility.

RECOMMENDATION AND RATIONALE

Staff recommends that the City Council and Redevelopment Agency affirm the Planning Commission’s decision and take the necessary actions to approve the project for the following reasons:

- A. Advancing Goals of Oakland General Plan.** The project, including the proposed amendment to the General Plan land use map, advances and conforms with the Oakland General Plan’s goals, policies, and objectives. The proposed project furthers the goals of the Land Use and Transportation Element and Housing Element by facilitating new housing construction on an infill site. The project would result in the creation of 28 new affordable, for-sale, housing units thereby increasing home ownership in the city for a

Item: _____

Community and Economic Development Committee
April 8, 2008

range of incomes as encouraged by the General Plan.

- B. Remediation and Redevelopment of Underutilized Parcel.** The project would redevelop an underutilized and contaminated site with a development that is well-designed and attractive.
- C. Neighborhood Improvement.** The project would improve the quality of life of the residents of the existing residential neighborhood located immediately to the west of the site by replacing the existing vacant industrial site with a development that is more compatible with the residential neighborhood. The project would also provide new residents in the area that would enhance safety in the neighborhood by providing additional supervision of public spaces.
- D. Economic Benefits.** The project would encourage economic revitalization of nearby commercial districts in East Oakland by increasing the population in the immediate area thereby expanding the consumer base for neighborhood businesses. The project would also create temporary construction-related work in the short-term which would create both immediate and secondary benefits for the local economy and workforce.
- E. Advancing State and Regional Policy of Providing In-fill Housing.** Pursuant to California Government Code Section 65589.5(c), this development is consistent with the State Legislature’s policy of discouraging the premature and unnecessary conversion of prime agricultural lands to urban uses and by in-filling existing urban areas with residential development. The proposed infill development is located within an urbanized area of Oakland where existing public utilities, public transit, and other necessary services are available to meet the needs of the project. Thus, this project fulfills State, regional, and City goals of reducing urban sprawl and promoting clean air policies by approving residential projects which are located near public transit.

ACTION REQUESTED OF THE CITY COUNCIL AND REDEVELOPMENT AGENCY

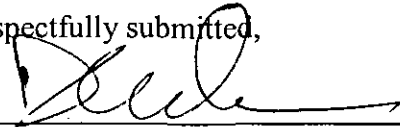
Staff recommends that the City Council and Redevelopment Agency take the following actions to approve the project:

- 1) Adopt a City Resolution affirming and sustaining the Planning Commission decision to approve the development permits for the project (planned unit development permit, vesting tentative tract map, design review, conditional use permit, and variances);
- 2) Adopt a City Resolution amending the General Plan Land Use Designation for the project site from Business Mix to Mixed Housing Type Residential;
- 3) Adopt an Agency Resolution approving and recommending adoption of an amendment to the Coliseum Area Redevelopment Plan revising the Land Use Designation for the project site from Business Mix to Mixed Housing Type Residential;

Item: _____
Community and Economic Development Committee
April 8, 2008

- 4) Adopt a City Ordinance adopting an amendment to the Coliseum Area Redevelopment Plan revising the Land Use Designation for the project site from Business Mix to Mixed Housing Type Residential; and
- 5) Adopt a City Ordinance rezoning the project site from the M-20 Light Industrial Zone and S-4 Design Review Combining Zone to the R-40 Garden Apartment Residential Zone.

Respectfully submitted,




Dan Lindheim
Director
Community and Economic Development Agency

Reviewed by:
Gary Patton
Deputy Director of Planning and Zoning
Planning & Zoning Division

Prepared by:
Darin Ranelletti
Planner III
Planning & Zoning Division

APPROVED AND FORWARDED TO THE
CITY COUNCIL/REDEVELOPMENT AGENCY:


OFFICE OF THE CITY/AGENCY ADMINISTRATOR

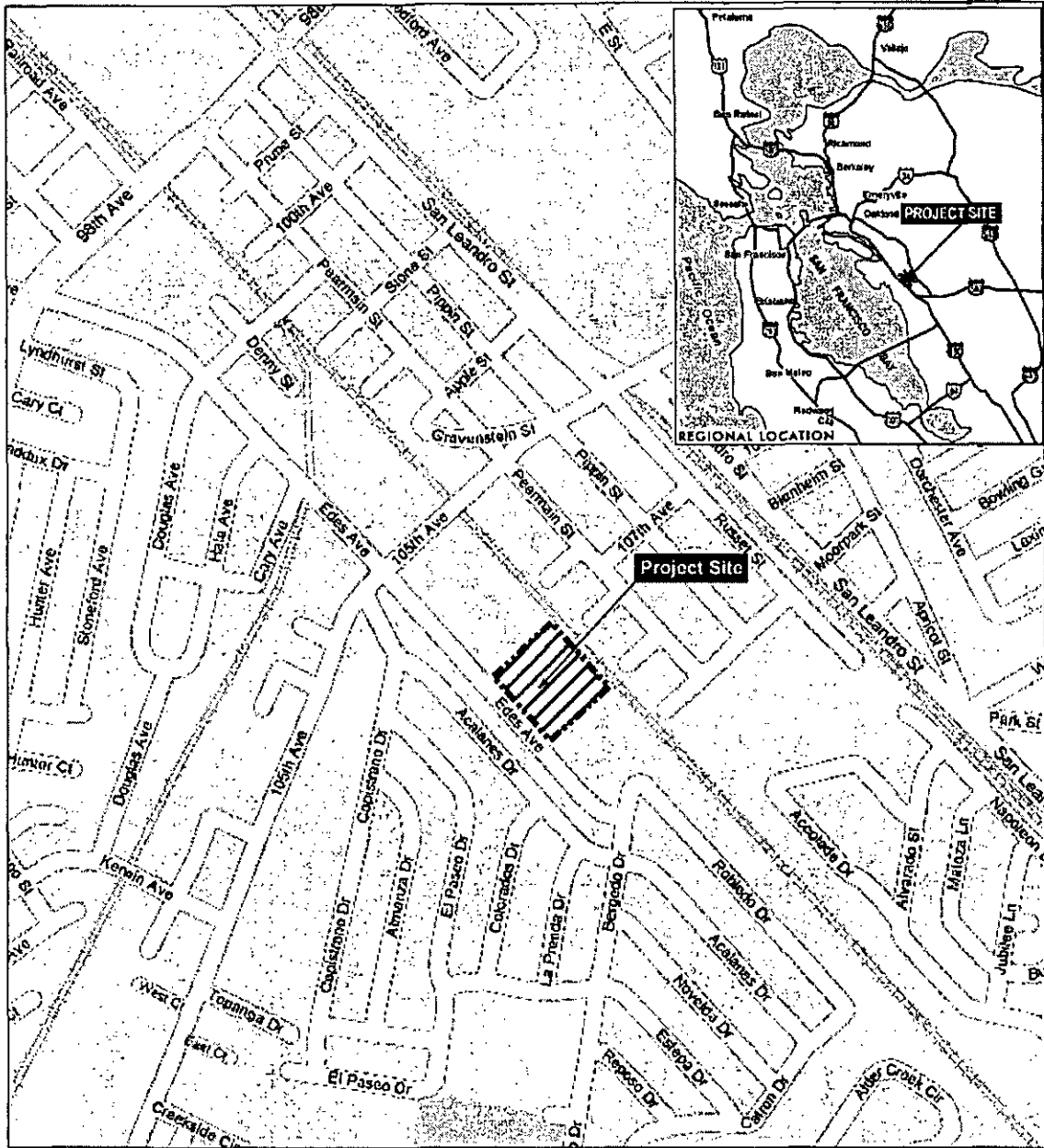
ATTACHMENTS

- A. Vicinity Map
- B. Project Drawings
- C. General Plan and Zoning Map
- D. March 19, 2008, Planning Commission Report

Item: _____
Community and Economic Development Committee
April 8, 2008

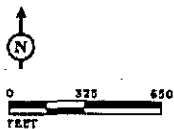
ATTACHMENT A

VICINITY MAP



LSA

FIGURE 1



LEGEND




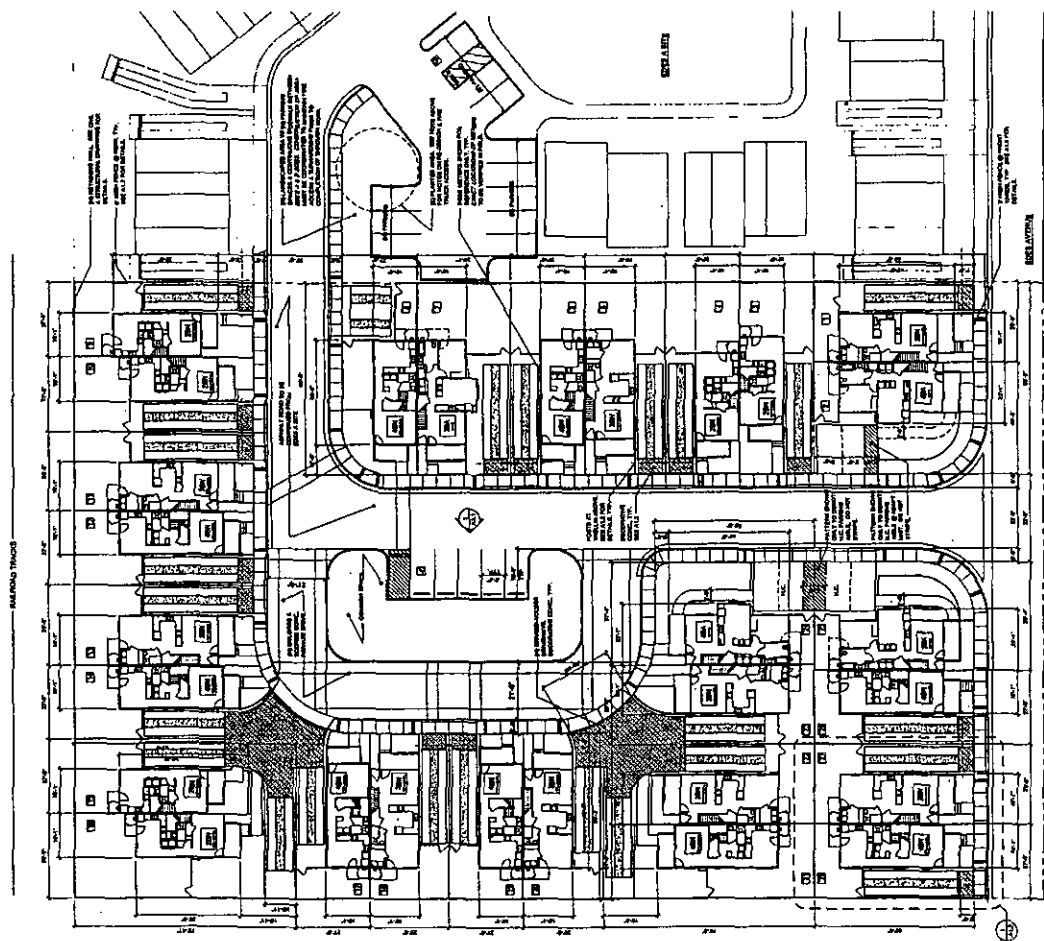
PROJECT SITE

10800 Edes Avenue Residential Project IS/ND
Project Location and
Regional Vicinity Map

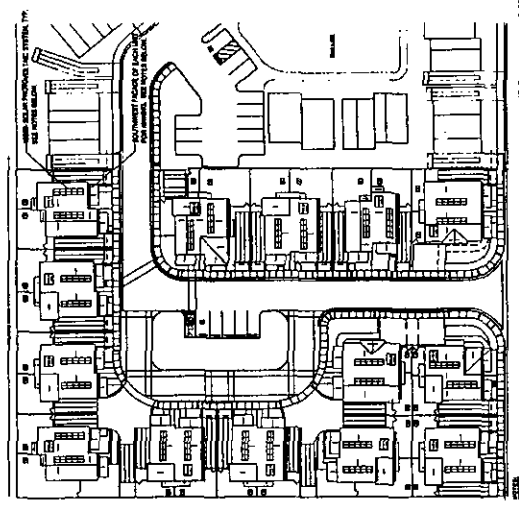
SOURCE: GOOGLE MAPS, LSA ASSOCIATES, INC., 2007
ENRHC0701 10800 Edes Ave\figures\Fig_1.mxd (12/4/07)

ATTACHMENT B
PROJECT DRAWINGS

Parsons Architecture Inc. ARCHITECTURE 1015 Broadway Avenue Oakland, CA 94612 Tel: 415.779.4000 Fax: 415.779.4001 www.parsonsarch.com	10800 EDGES AVENUE OAKLAND, CA 	2619 BROADWAY OAKLAND, CA 94612 PLANNING & ARCHITECTURE 22 APRIL, 2007 BUILDING PERMIT SUBMITTAL 22 NOVEMBER, 2007 REVISIONS BY ARCHITECTURE 22 NOVEMBER, 2007	City of Oakland Planning Department 1500 Broadway Oakland, CA 94612 Tel: 415.779.4000 Fax: 415.779.4001 www.parsonsarch.com	Project No: 070 Drawing No: 001 Checked By: CC Date: 22 NOVEMBER 2007 Title: SITE PLAN	Scale:	A1.1	NOT FOR CONSTRUCTION
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SITE PLAN
 SHEET 001 OF 02



ROOF PLAN KEY (W) PANEL LAYOUT
 SHEET 002 OF 02
 NORTH

Parish Architects Inc.
 1711 West 10th Street
 Suite 100
 Los Angeles, CA 90015
 Tel: 213.480.1111
 Fax: 213.480.1112

**10800
 EDES AVENUE
 CONCEPTS**



7515 BROADWAY
 OAKLAND CA 94612

PLANNING SUBMITTAL
 2/14/12, 2012
 BUILDING PERMIT SUBMITTAL
 2/14/12, 2012
 ZONING PERMIT SUBMITTAL
 2/14/12, 2012

DATE: 02/14/12
 DRAWN BY: [Name]
 CHECKED BY: [Name]

PROJECT: 10800 EDES AVENUE
 SHEET: A2.1
 TITLE: CONSTRUCTION

NOT FOR CONSTRUCTION

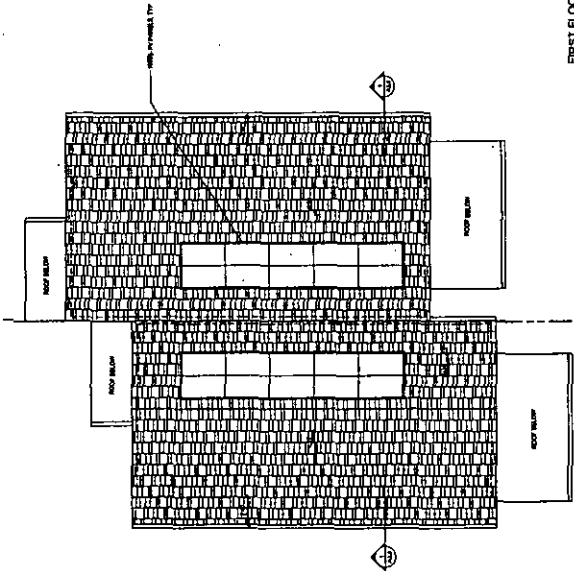
1. PROVIDE ALL NECESSARY CONSTRUCTION DETAILS AND SPECIFICATIONS FOR THE WORK SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF LOS ANGELES AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) PRIOR TO COMMENCING CONSTRUCTION.

2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES BUILDING DEPARTMENT (LADBS) AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) REGULATIONS AND ORDINANCES.

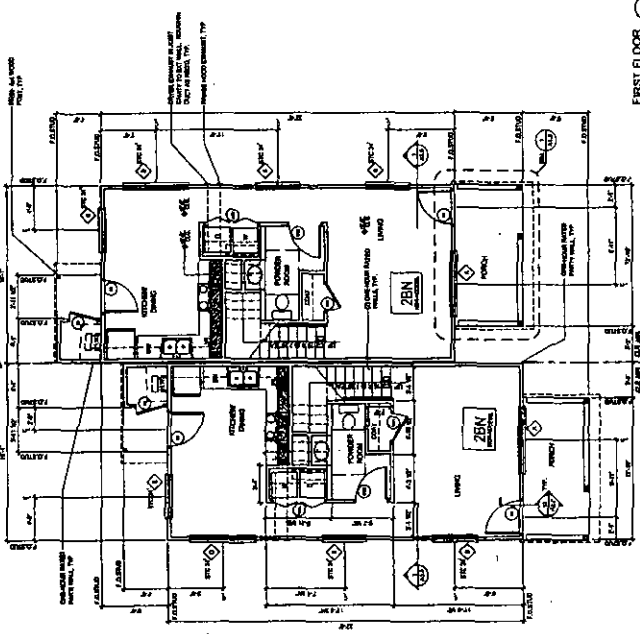
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA LABOR CODE AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) REGULATIONS AND ORDINANCES.

4. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA LABOR CODE AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) REGULATIONS AND ORDINANCES.

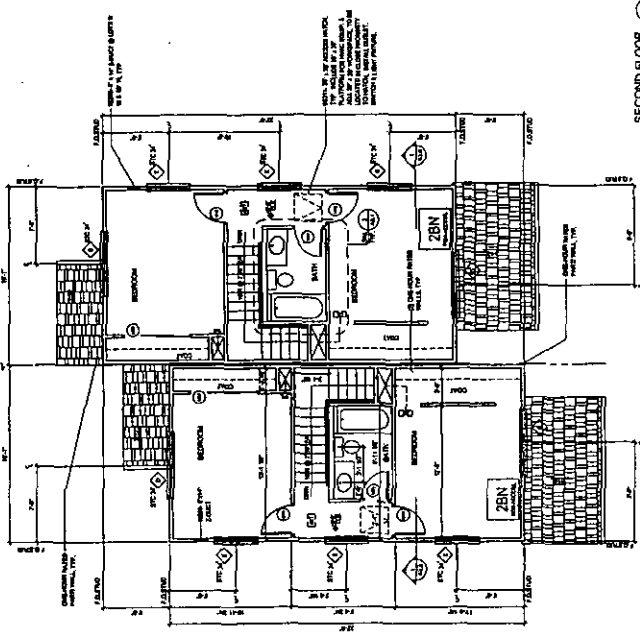
5. ALL WORK SHALL BE IN ACCORDANCE WITH THE CALIFORNIA LABOR CODE AND THE CALIFORNIA DEPARTMENT OF INDUSTRIAL RELATIONS (DIR) REGULATIONS AND ORDINANCES.



1
 FIRST FLOOR
 Scale: 1/8" = 1'-0"



1
 FIRST FLOOR
 Scale: 1/8" = 1'-0"



2
 SECOND FLOOR
 Scale: 1/8" = 1'-0"

NOTES:

1. PROVIDE ALL INFORMATION AS SHOWN ON THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OAKLAND.
2. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA MECHANICAL CODE, THE CALIFORNIA ELECTRICAL CODE, AND THE CALIFORNIA PLUMBING CODE.
3. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA MECHANICAL CODE, THE CALIFORNIA ELECTRICAL CODE, AND THE CALIFORNIA PLUMBING CODE.
4. PROVIDE ALL INFORMATION AS SHOWN ON THESE PLANS AND SPECIFICATIONS.

CONTRACTOR:

10800 EDIE AVENUE
OAKLAND, CA 94643

Habitat for Humanity

354 BROADWAY
OAKLAND, CA 94612

ARCHITECT:

10800 EDIE AVENUE
OAKLAND, CA 94643

DATE: 01/15/14

PROJECT: 10800 EDIE AVENUE

NO.: A2.2

DESCRIPTION: 3 BED (NON-ACCESS) 4 BED (NON-ACCESS)

SCALE: 1/8" = 1'-0"

NOT FOR CONSTRUCTION

ATTN: STRUCTURAL CALCULATIONS - BUILDING TYPE B

1. PROVIDE ALL INFORMATION AS SHOWN ON THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF OAKLAND.
2. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA MECHANICAL CODE, THE CALIFORNIA ELECTRICAL CODE, AND THE CALIFORNIA PLUMBING CODE.
3. ALL WORK SHALL BE ACCORDING TO THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, THE CALIFORNIA MECHANICAL CODE, THE CALIFORNIA ELECTRICAL CODE, AND THE CALIFORNIA PLUMBING CODE.
4. PROVIDE ALL INFORMATION AS SHOWN ON THESE PLANS AND SPECIFICATIONS.

UNIT TYPE AND LOAD RECOMMENDATIONS

UNIT TYPE 1: 1000' x 1000' x 10' (10' x 10' x 10')

UNIT TYPE 2: 1000' x 1000' x 10' (10' x 10' x 10')

UNIT TYPE 3: 1000' x 1000' x 10' (10' x 10' x 10')

UNIT TYPE 4: 1000' x 1000' x 10' (10' x 10' x 10')

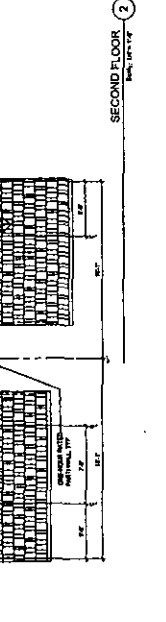
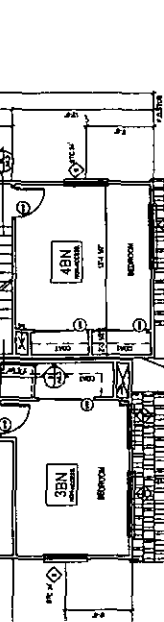
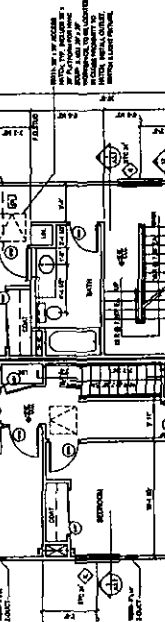
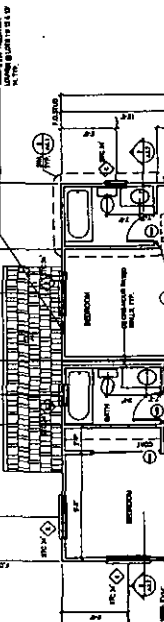
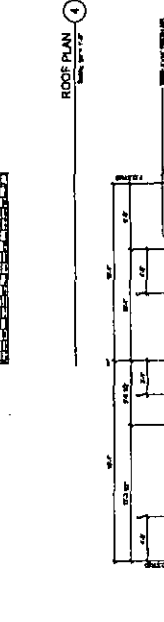
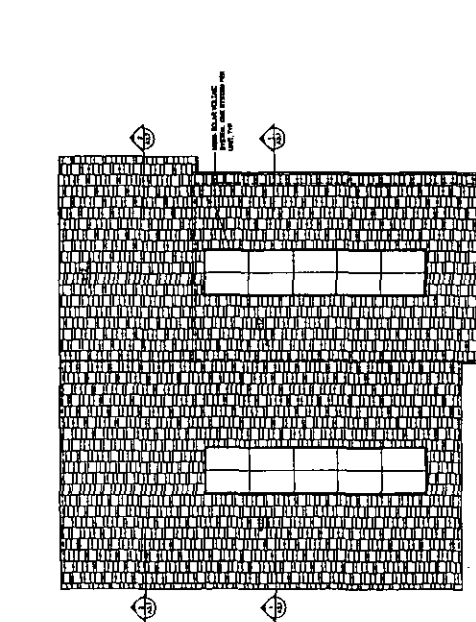
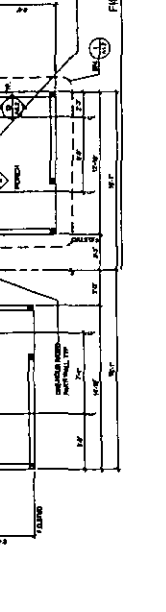
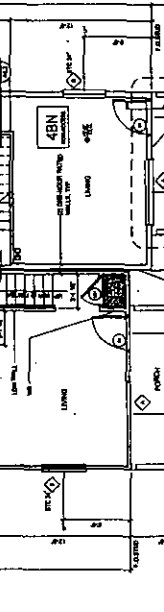
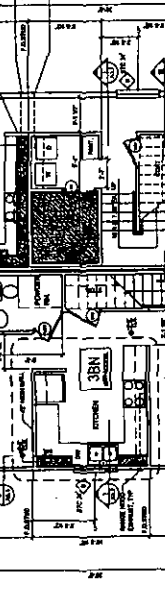
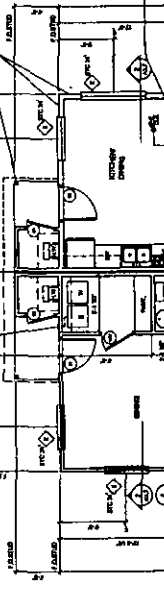
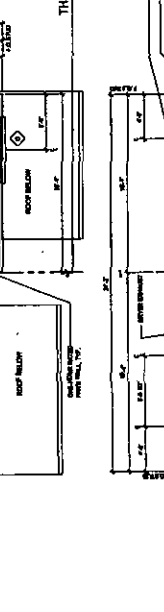
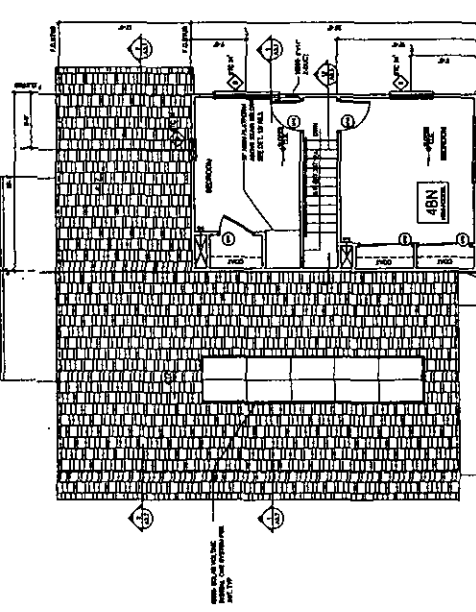
UNIT TYPE AND LOAD RECOMMENDATIONS


UNIT TYPE 1: 1000' x 1000' x 10' (10' x 10' x 10')

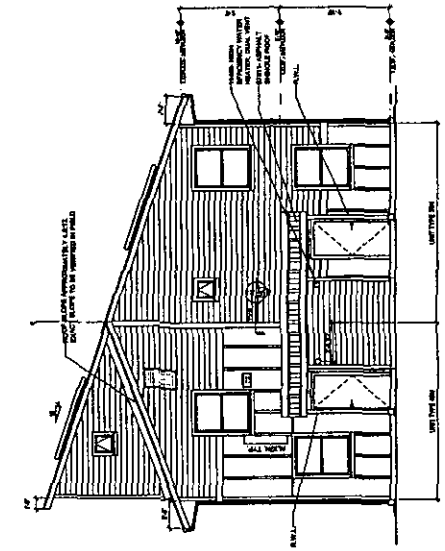
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UNIT TYPE 3: 1000' x 1000' x 10' (10' x 10' x 10')

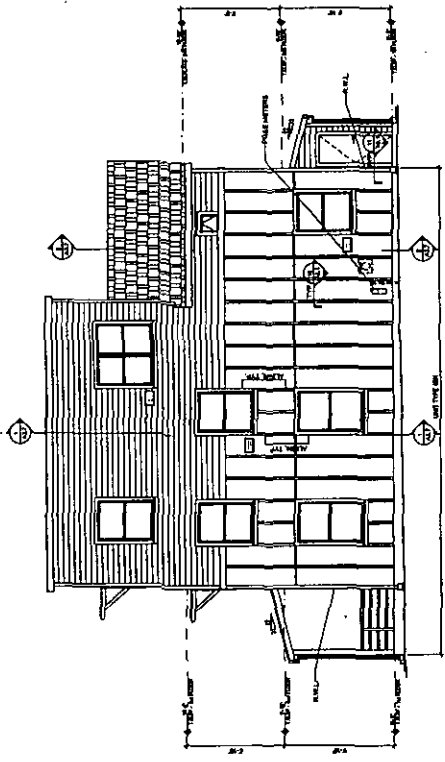
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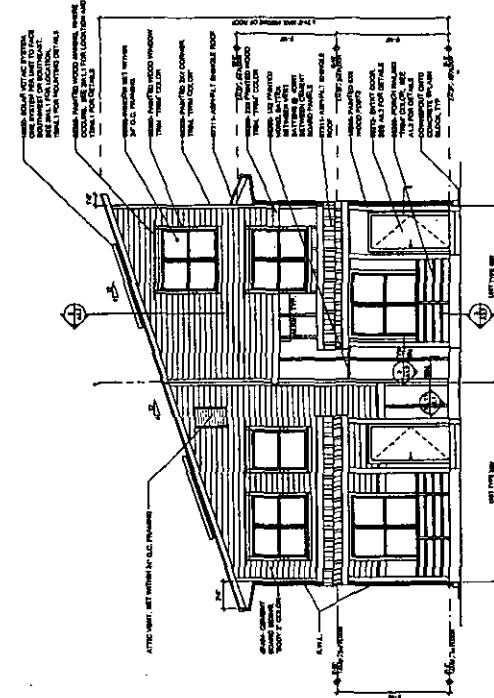
ARCHITECTURE PLANNING INTERIOR 1001 Broadway Avenue Berkeley, CA 94702 Tel: 415.863.1000 Fax: 415.863.1001 Website: www.360arch.com	10800 EDES AVENUE DUBLIN, CA		7879 BROADWAY DUBLIN, CA 94568	PLANNING SUBMITTAL 27 APRIL 2007	MATERIALS SCHEDULE SUBMITTAL 27 NOVEMBER 2007	EXTERIOR FINISHES SUBMITTAL 27 NOVEMBER 2007	1001 Broadway Avenue Berkeley, CA 94702 Tel: 415.863.1000 Fax: 415.863.1001 Website: www.360arch.com
				DATE: 04/27/07 TIME: 10:00 AM	DATE: 11/27/07 TIME: 10:00 AM	DATE: 11/27/07 TIME: 10:00 AM	



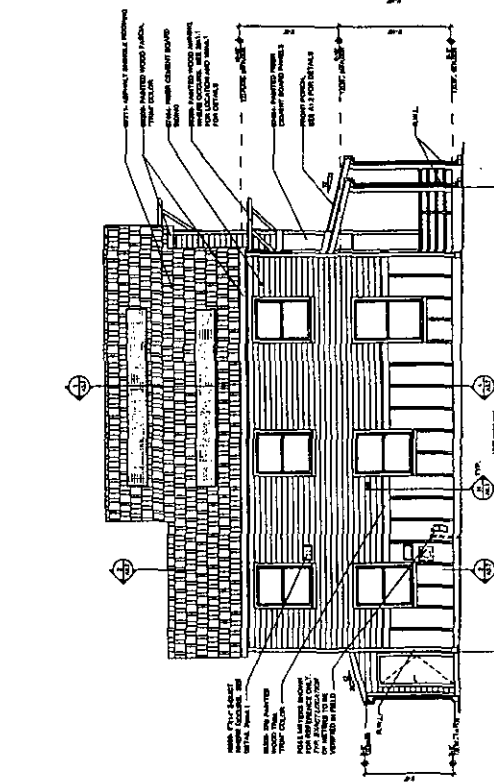
SIDE ELEVATION
Sheet 001 of 02



REAR ELEVATION
Sheet 001 of 02



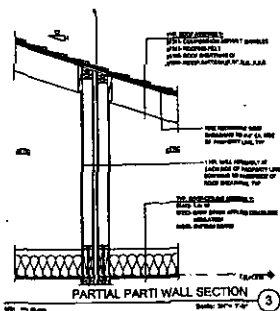
FRONT ELEVATION
Sheet 001 of 02



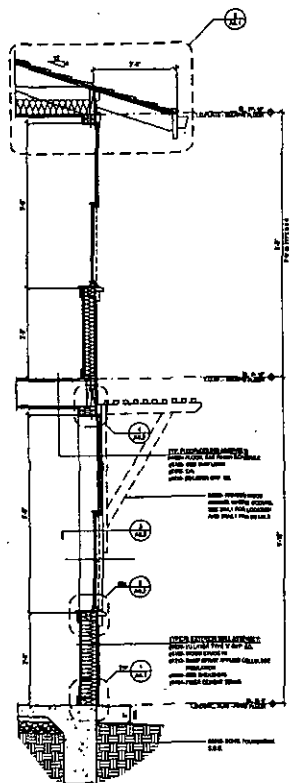
SIDE ELEVATION
Sheet 001 of 02

A3.3

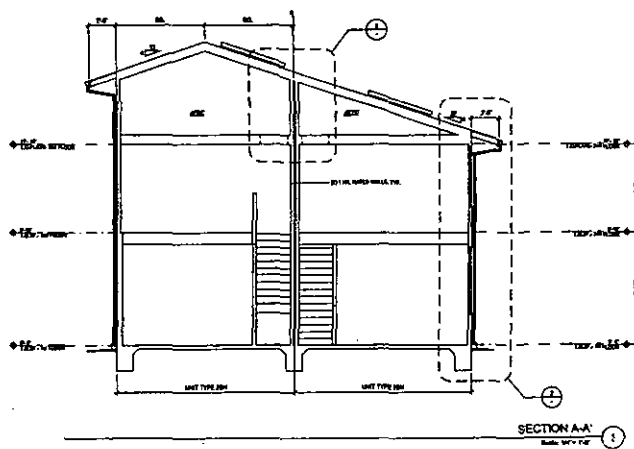
NOT FOR CONSTRUCTION



PARTIAL PARTI WALL SECTION 3
Scale: 3/4" = 1'-0"



WALL SECTION-2-STORY UNITS 2
Scale: 3/4" = 1'-0"



SECTION AA' 3
Scale: 3/4" = 1'-0"

Paint Architects Inc
 architecture
 planning
 research
 1611 Telegraph Blvd.
 Suite 200
 Oakland, California 94612
 510.533.1616
 FAX 510.533.1617
 www.paintarchitects.com

Consultants
 GUY, GORRISON
 Civil and Structural
 7750 Colma Road, Fremont, CA 94537
 Phone 510.774.2200
 4000 Jamboree
 Fremont, CA 94538
 Phone 510.774.2200
 Structural & Mechanical
 2619 Broadway, Berkeley, CA 94704
 Phone 510.844.1166
 10000 Wilshire Blvd, Suite 2100
 Beverly Hills, CA 90210
 Phone 310.274.1111
 1611 Telegraph Blvd.
 Oakland, CA 94612
 Project 120800000

10800
 EDES AVENUE
 OAKLAND CA



2619 BROADWAY
 OAKLAND CA 94612

Notes
 PLANNING SUBMITTAL
 23 APRIL, 2007
 BUILDING PERMIT SUBMITTAL
 29 NOVEMBER, 2007
 REVISED PLANNING SUBMITTAL
 29 NOVEMBER, 2007

LMR Information
 LOTS 24, 214, 1214

Block

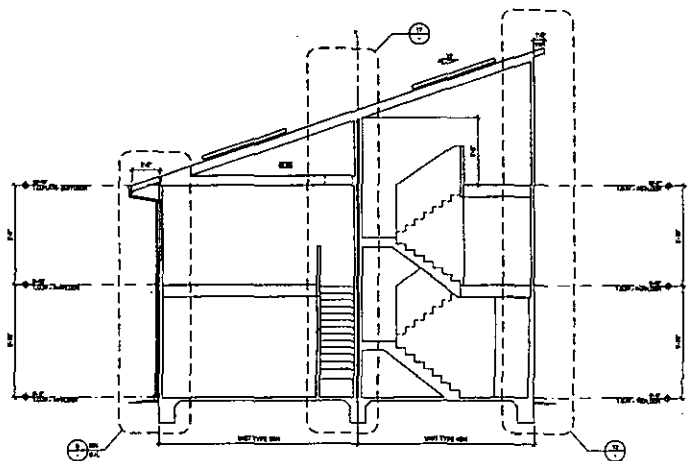
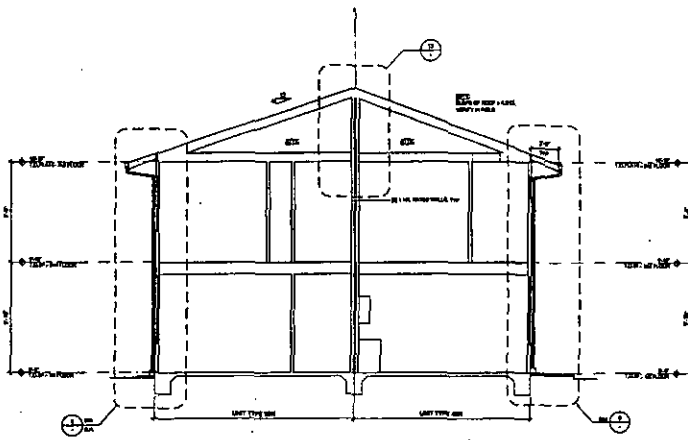
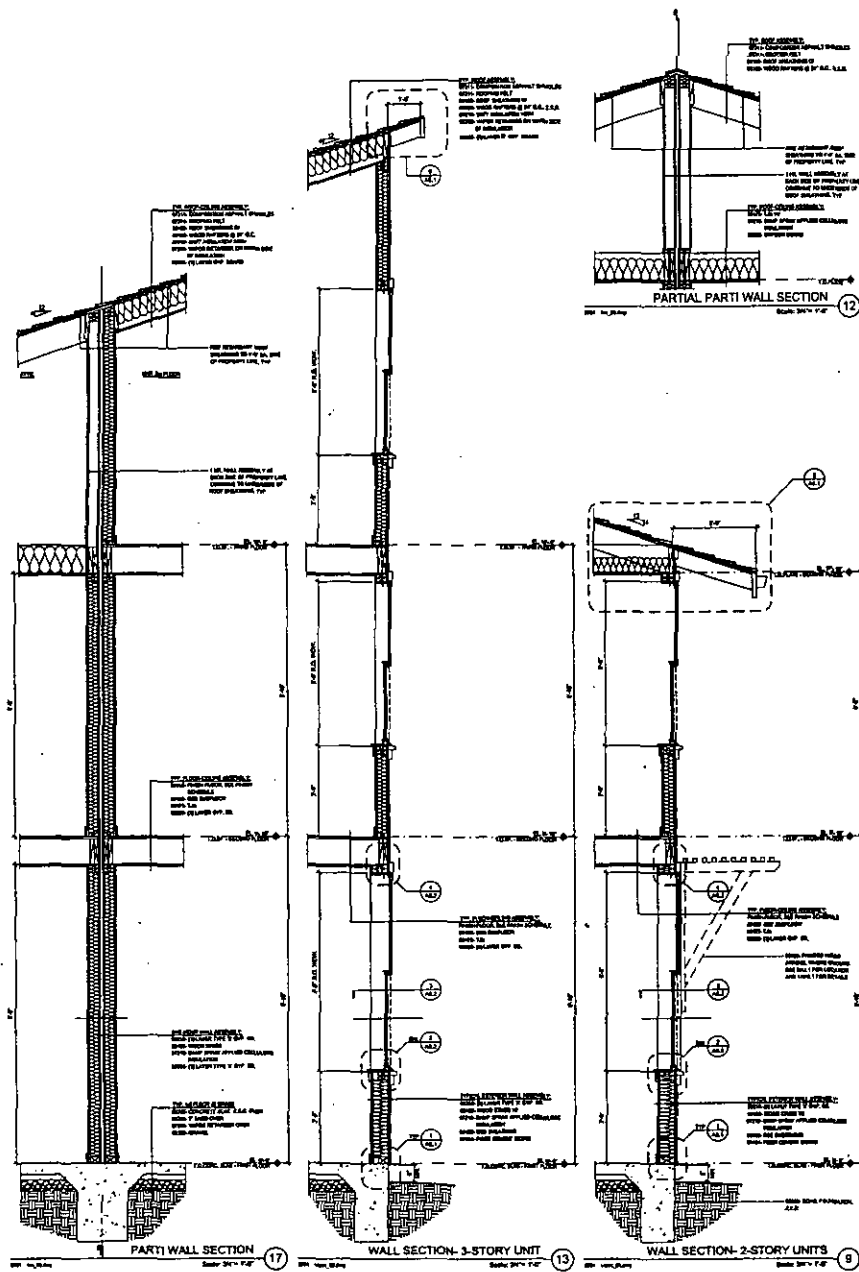
Job Number: 0701
 Drawn by: ES, SW
 Checked by: CC
 Date: 28 NOVEMBER 07
 Scale: 1/4" = 1'-0"

Title
 BLDG. SECTIONS
 & WALL SECTIONS
 TYPE A

Sheet

A3.6

NOT FOR CONSTRUCTION



Pearl Architects Inc.
architects
planning
research

1541 Piedmont Avenue
Suite 600
Berkeley, California 94702

Mr. David Lee-1980
Mrs. David Lee-1978

Consultants:

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Phone: 842-7333

LANDSCAPE ARCHITECT
M. J. JONES
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Phone: 842-8200

STRUCTURAL ENGINEER
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LAWSON
1700 Grand Street, Berkeley, CA 94702
Phone: 842-7333

MECHANICAL ENGINEER
DR. JAMES
LAWSON
1700 Grand Street, Berkeley, CA 94702
Phone: 842-7333

**10800
EDES AVENUE
OAKLAND CA**

**Habitat
for Humanity**

2519 BROADWAY
OAKLAND CA 94612

**PLANNING SUBMITTAL
23 APRIL, 1987**

**BUILDING PERMIT SUBMITTAL
23 NOVEMBER, 1987**

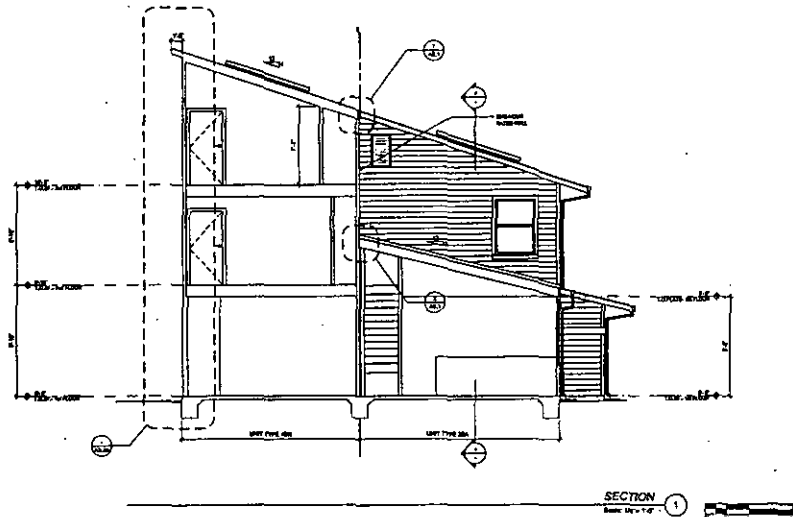
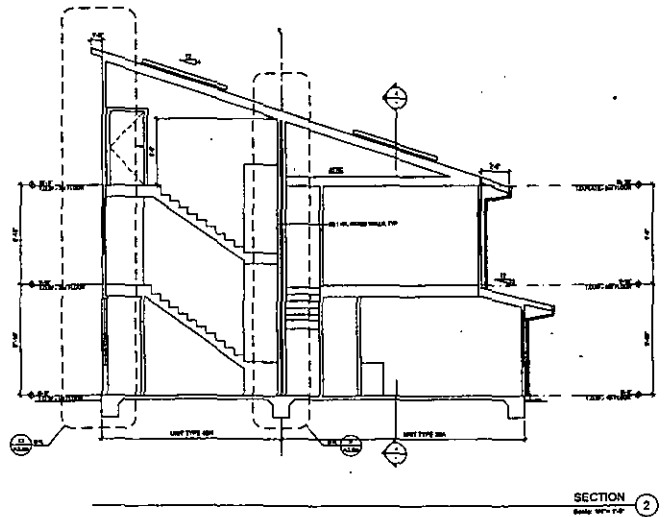
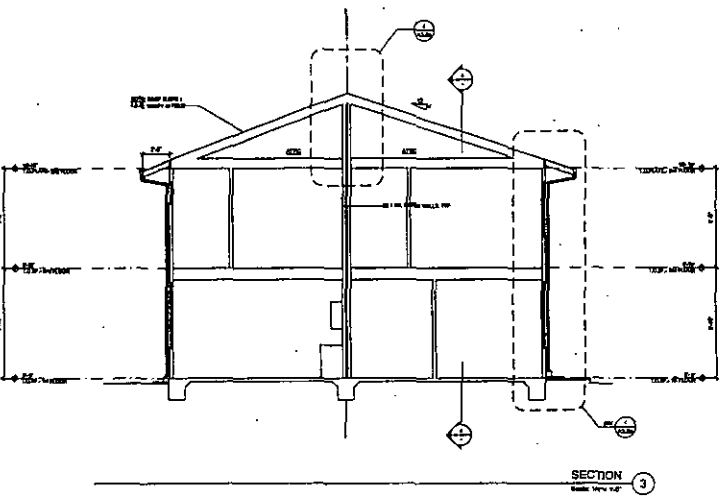
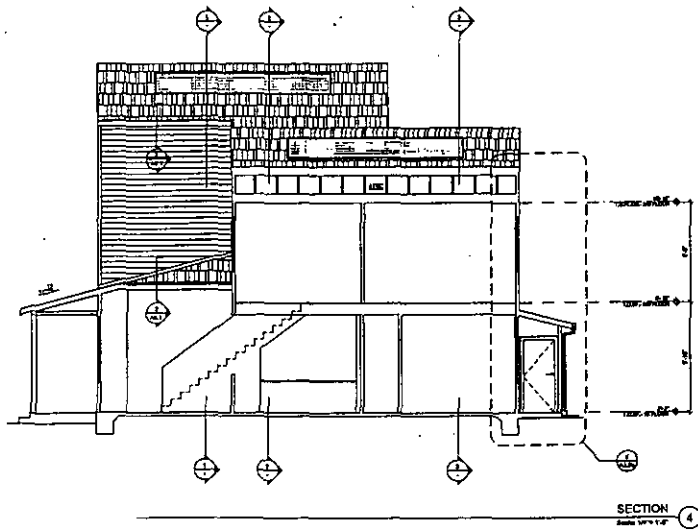
**REVISED PLANNING SUBMITTAL
28 NOVEMBER, 1987**

Job Number: 2791
Drawn by: GE, GP
Checked by: CC
Date: 28 NOVEMBER 87
Scale: 1/8" = 1'-0"

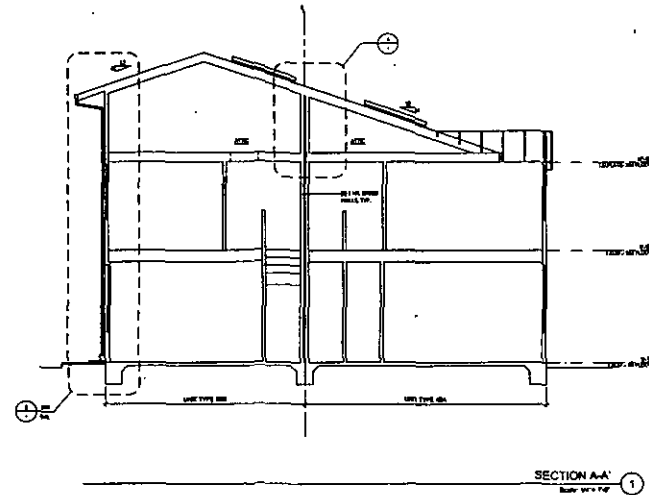
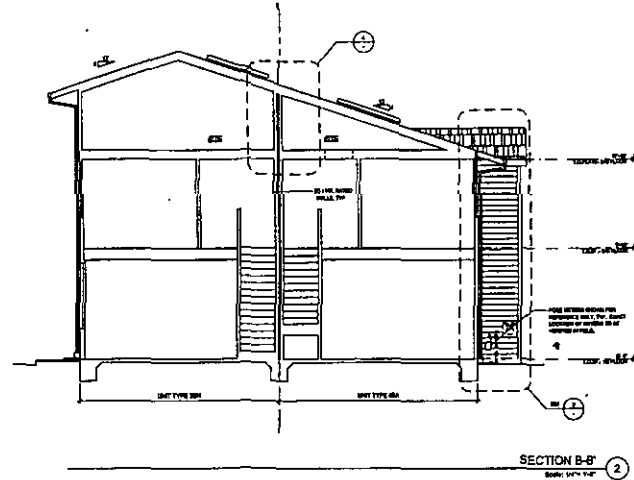
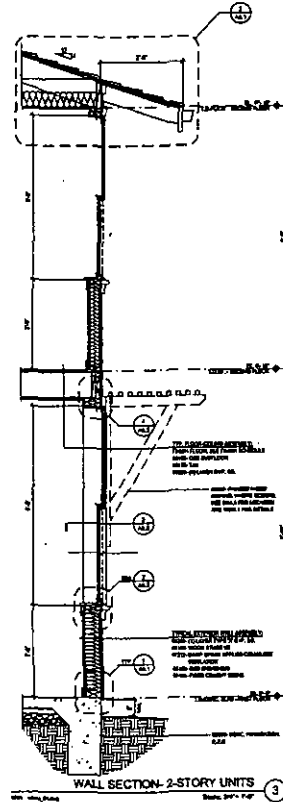
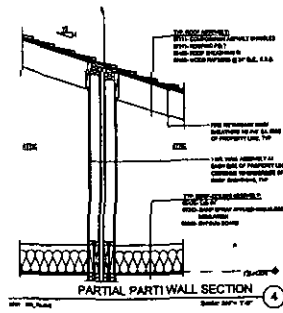
**BLDG. SECTIONS
& WALL SECTIONS
TYPE B**

A3.7

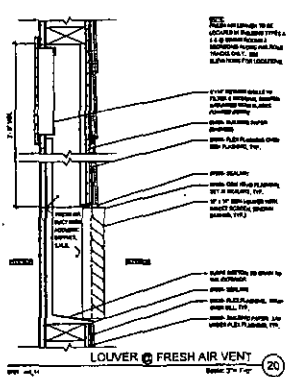
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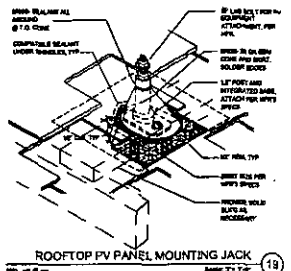
<p>Pratt Architects Inc. Architecture Planning Research 411 Telegraph Avenue Suite 407 Oakland, California 94612 Tel: 415 441-1000 Fax: 415 441-1000</p>
<p>Consultants: Civil Engineer 1000 Broadway 10th Floor Oakland, CA 94612 Landscape Architect 1000 Broadway 10th Floor Oakland, CA 94612 Mechanical Engineer 1000 Broadway 10th Floor Oakland, CA 94612 Structural Engineer 1000 Broadway 10th Floor Oakland, CA 94612 Electrical Engineer 1000 Broadway 10th Floor Oakland, CA 94612</p>
<p>10800 EDES AVENUE OAKLAND CA</p>
<p>Habitat 2619 BROADWAY OAKLAND CA 94612</p>
<p>PLANNING SUBMITTAL 28 APRIL, 2007 BUILDING PERMIT SUBMITTAL 28 NOVEMBER, 2007 REVISED PLANNING SUBMITTAL 28 NOVEMBER, 2007</p>
<p>Use Information LOT# 78, 7508</p>
<p>Job Number: 0701 Drawn by: BS, BV Checked by: CC Date: 28 NOVEMBER 2007 Scale: 1/8" = 1'-0"</p>
<p>Title BLDG. SECTIONS & WALL SECTIONS- TYPE C</p>
<p>Sheet A3.8</p>
<p>NOT FOR CONSTRUCTION</p>



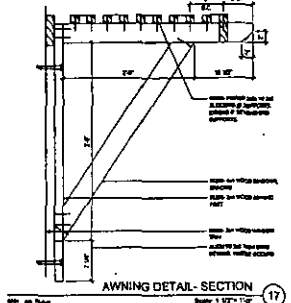
David Architects Inc. 8740 Colton Ave Suite 100 Oakland, CA 94617 Tel: 510.434.1100 Fax: 510.434.1101 Website: www.davidarch.com	
CONTRACTORS G.H. BISHOP 1415 12th Street Oakland, CA 94612 Tel: 510.434.1100 Fax: 510.434.1101 Website: www.ghbishop.com	
10800 EDES AVENUE OAKLAND CA	
2619 BROADWAY OAKLAND CA 94612	
PLANNING SUBMITTAL 13 APRIL, 2007 BUILDING PERMIT SUBMITTAL 28 NOVEMBER, 2007 REVISED PLANNING SUBMITTAL 19 NOVEMBER, 2007	
UPR Presentation 10/16/07	
JOB Number: 8701 Drawn by: BS Checked by: CC Date: 28 NOVEMBER 07 Scale: 1/4" = 1'-0"	
BLDG. SECTIONS & WALL SECTIONS- TYPE D	
A3.9	
NOT FOR CONSTRUCTION	



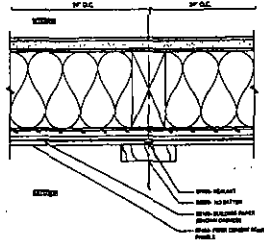
LOUVER @ FRESH AIR VENT
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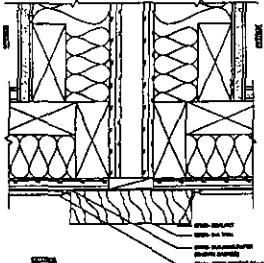
ROOFTOP PV PANEL MOUNTING JACK
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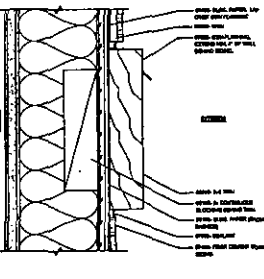
AWNING DETAIL - SECTION
Scale: 1/2" = 1'-0"



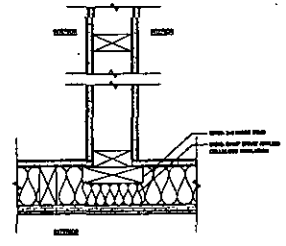
VERT. TRIM @ CEMENT BOARD PANELS
Scale: 3/4" = 1'-0"



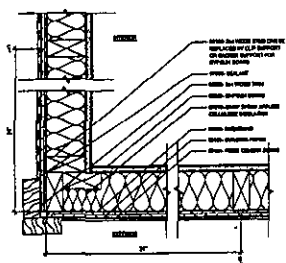
VERT. TRIM DETAIL @ PROPERTY LINE
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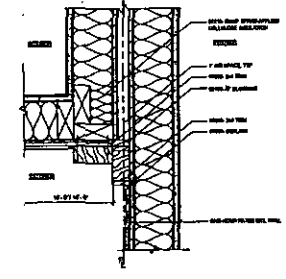
HORIZONTAL TRIM DETAIL
Scale: 3/4" = 1'-0"



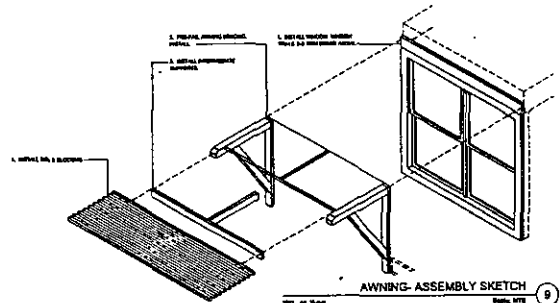
O.V.E. FRAMING @ WALL INTERSECTIONS
Scale: 3/4" = 1'-0"



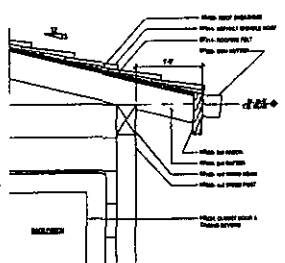
TRIM @ OUTSIDE CORNER
Scale: 3/4" = 1'-0"



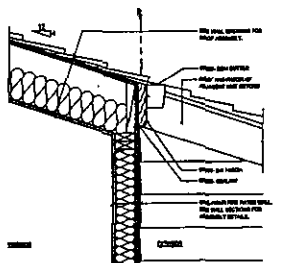
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Scale: 3/4" = 1'-0"



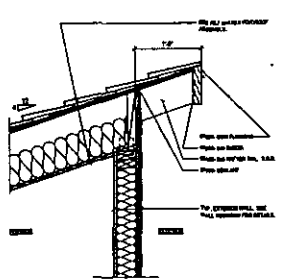
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Scale: 1/8"



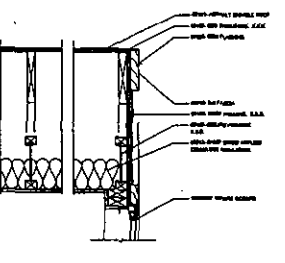
EAVE DETAIL @ BACK PORCH
Scale: 1/2" = 1'-0"



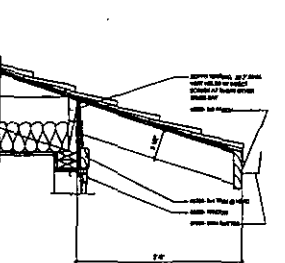
EAVE DETAIL @ PART WALL
Scale: 1/2" = 1'-0"



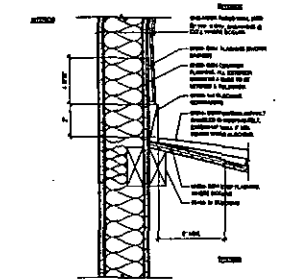
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Scale: 1/2" = 1'-0"



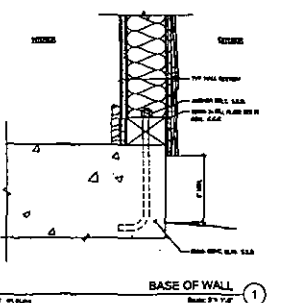
RAKE DETAIL
Scale: 1/2" = 1'-0"



EAVE DETAIL
Scale: 1/2" = 1'-0"



ROOF TO WALL DETAIL
Scale: 3/4" = 1'-0"



BASE OF WALL
Scale: 3/4" = 1'-0"

Pratt Architects Inc.
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planning
research
2111 Telegraph Avenue
Suite 200
Berkeley, California 94704
Tel: 415 842-9800
Fax: 415 842-9801

Consultants
DPR, BERKELEY
120 West Broadway, Berkeley, CA 94701
Phone: 415.778.2888
Fax: 415.778.2889
www.dpr.com
PRATT ARCHITECTS INC.
2111 Telegraph Avenue, Suite 200
Berkeley, CA 94704
Phone: 415.842.9800

**10800
EDES AVENUE
OAKLAND CA**

Habitat for Humanity
Local 1777

**2619 BROADWAY
OAKLAND CA 94612**

**PLANNING SUBMITTAL
25 APRIL 2007**

**BUILDING PERMIT SUBMITTAL
25 NOVEMBER 2007**

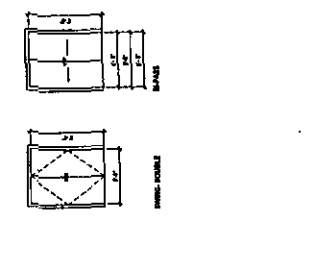
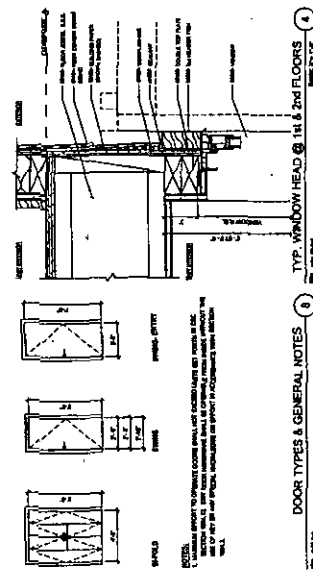
**REVISED PLANNING SUBMITTAL
29 NOVEMBER 2007**

Job Number: 0701
Drawn by: BS
Checked by: CC
Date: 29 NOVEMBER 2007
Scale:

EXTERIOR DETAILS

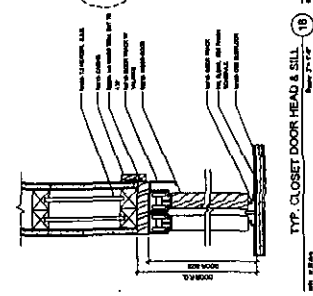
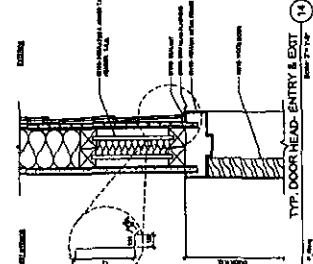
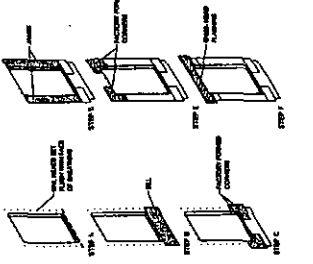
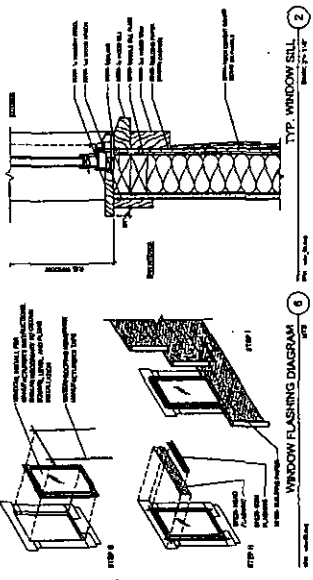
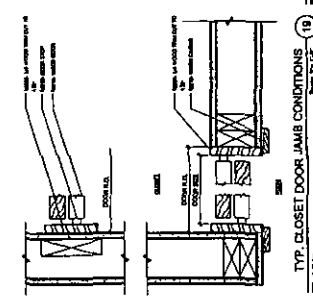
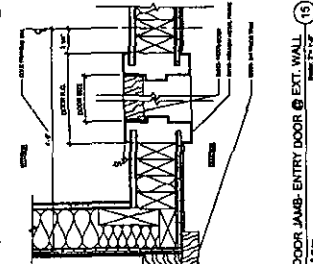
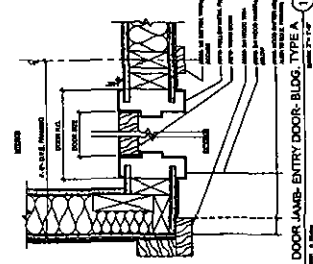
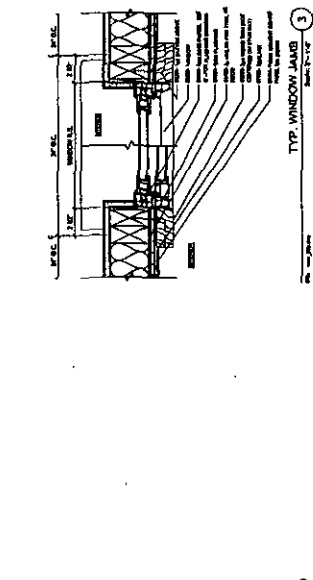
A8.1

NOT FOR CONSTRUCTION



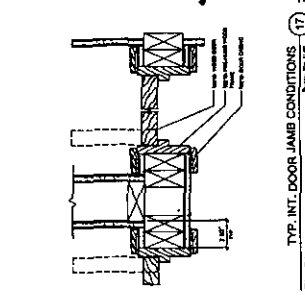
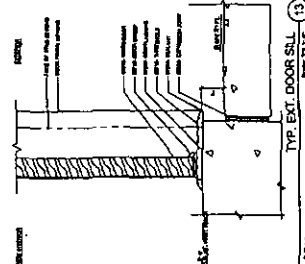
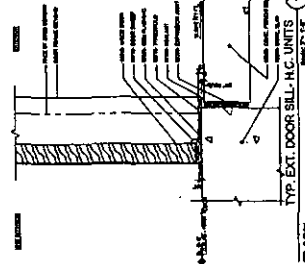
DOOR SCHEDULE

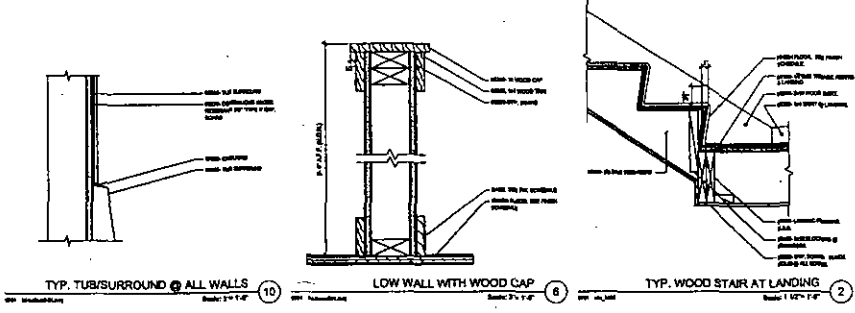
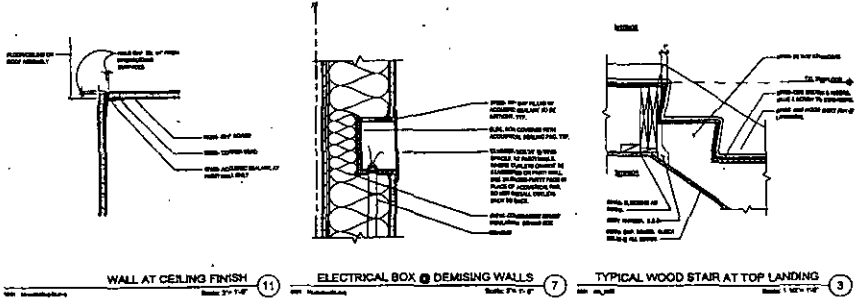
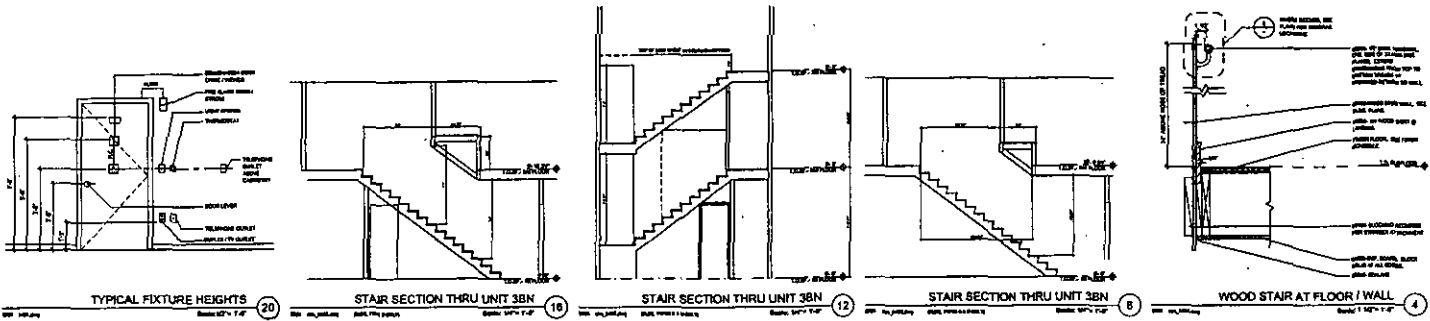
NO.	TYPE	FINISH	LOCATION	REMARKS
1	6'0" x 6'0"	WOOD	ENTRY	ENTRY
2	6'0" x 6'0"	WOOD	CL. BATH	CL. BATH
3	6'0" x 6'0"	WOOD	CL. BATH	CL. BATH
4	6'0" x 6'0"	WOOD	CL. BATH	CL. BATH
5	6'0" x 6'0"	WOOD	CL. BATH	CL. BATH
6	6'0" x 6'0"	WOOD	CL. BATH	CL. BATH
7	6'0" x 6'0"	WOOD	CL. BATH	CL. BATH
8	6'0" x 6'0"	WOOD	CL. BATH	CL. BATH
9	6'0" x 6'0"	WOOD	CL. BATH	CL. BATH
10	6'0" x 6'0"	WOOD	CL. BATH	CL. BATH
11	6'0" x 6'0"	WOOD	CL. BATH	CL. BATH
12	6'0" x 6'0"	WOOD	CL. BATH	CL. BATH
13	6'0" x 6'0"	WOOD	CL. BATH	CL. BATH
14	6'0" x 6'0"	WOOD	CL. BATH	CL. BATH
15	6'0" x 6'0"	WOOD	CL. BATH	CL. BATH
16	6'0" x 6'0"	WOOD	CL. BATH	CL. BATH
17	6'0" x 6'0"	WOOD	CL. BATH	CL. BATH
18	6'0" x 6'0"	WOOD	CL. BATH	CL. BATH
19	6'0" x 6'0"	WOOD	CL. BATH	CL. BATH
20	6'0" x 6'0"	WOOD	CL. BATH	CL. BATH



WINDOW TYPES & SCHEDULE

NO.	TYPE	SIZE	FINISH	GLASS TYPE	GLASS THICKNESS
1	6'0" x 6'0"	6'0" x 6'0"	WOOD	LOW-E	1/2"
2	6'0" x 6'0"	6'0" x 6'0"	WOOD	LOW-E	1/2"
3	6'0" x 6'0"	6'0" x 6'0"	WOOD	LOW-E	1/2"
4	6'0" x 6'0"	6'0" x 6'0"	WOOD	LOW-E	1/2"
5	6'0" x 6'0"	6'0" x 6'0"	WOOD	LOW-E	1/2"
6	6'0" x 6'0"	6'0" x 6'0"	WOOD	LOW-E	1/2"
7	6'0" x 6'0"	6'0" x 6'0"	WOOD	LOW-E	1/2"
8	6'0" x 6'0"	6'0" x 6'0"	WOOD	LOW-E	1/2"
9	6'0" x 6'0"	6'0" x 6'0"	WOOD	LOW-E	1/2"
10	6'0" x 6'0"	6'0" x 6'0"	WOOD	LOW-E	1/2"

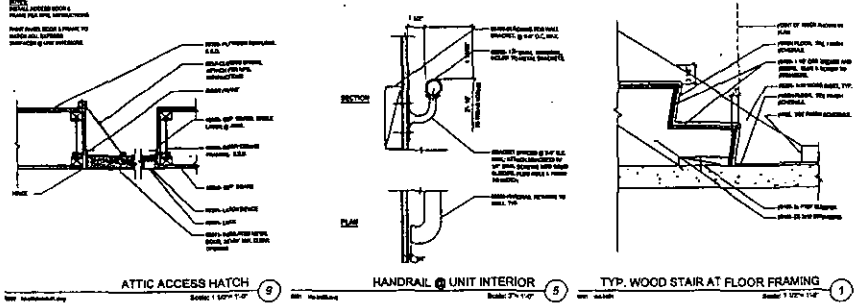




ROOM NAME	FLOOR	WALLS	CEILING	BASE	NOTES
ENTRY AREA	CONC.	CMS	CMS	WB	
LIVING ROOM	CONC.	CMS	CMS	WB	
KITCHEN DINING	CONC.	CMS	CMS	WB	
POWDER ROOM	CONC.	CMS	CMS	WB	
BATHROOM	CONC.	CMS	CMS	WB	N.C. ACCESSIBLE UNITS ONLY
BEDROOM	CONC.	CMS	CMS	WB	N.C. ACCESSIBLE UNITS ONLY
HALLS, CLOSETS	CONC.	CMS	CMS	WB	
BATHROOM	CT or WF	CMS	CMS	WB	
BEDROOM	CT or WF	CMS	CMS	WB	
HALLS, CLOSETS	CT or WF	CMS	CMS	WB	

FINISH SCHEDULE KEY			
CONC.	STAINED CONCRETE	CMS	GYPSUM WALL BOARD
CTP	CARPET	WF	RESILIENT FLOORING
CT	CERAMIC TILE	WB	WOOD BASE

FINISH SCHEDULE (Scale: 1/4" = 1'-0")



Paralel Architects Inc.

Architectural
Planning
Interior

10800 EDES AVENUE
OAKLAND CA

Habitat

2519 BROADWAY
OAKLAND CA 94612

PLANNING SUBMITTAL
25 APRIL 2007

BUILDING PERMIT SUBMITTAL
28 NOVEMBER 2007

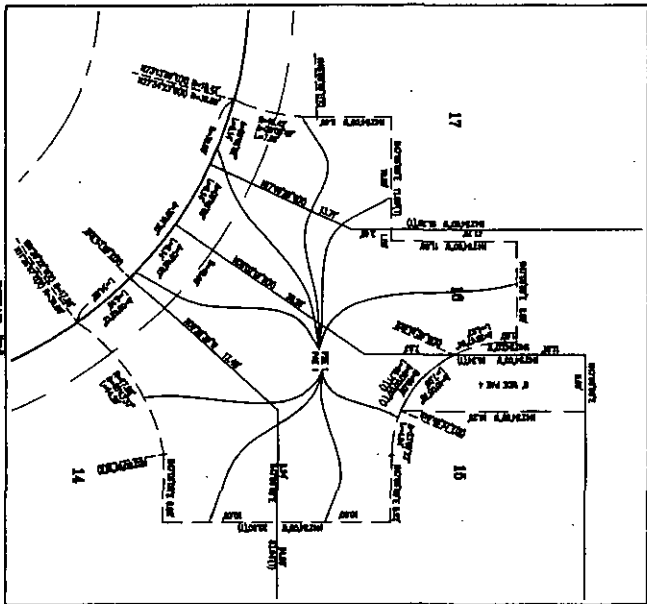
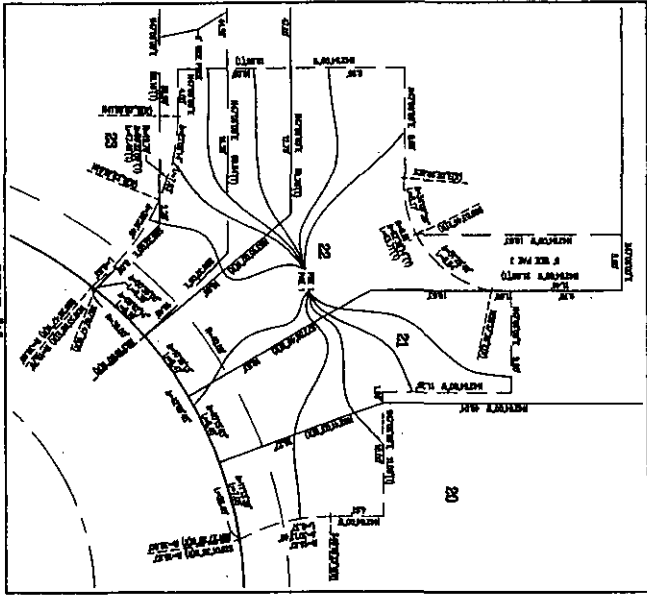
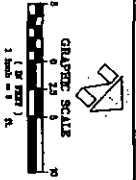
REVISED PLANNING SUBMITTAL
29 NOVEMBER 2007

Job Number: 0701
Drawn by: BS
Checked by: DC
Date: 28 NOVEMBER 2007
Scale:

INTERIOR DETAILS

A8.3

NOT FOR CONSTRUCTION



VESTING TENTATIVE MAP
TRACT NO. 7904
 FOR
EAST BAY HABITAT FOR HUMANITY
 FOR THE
 CITY OF OAKLAND, COUNTY OF ALAMEDA,
 CALIFORNIA

BASES OF MEASUREMENTS:
 WITH ASSUMED BEST INTEREST AND PROUD
 CITY MEASUREMENTS IN THE CENTERLINE OF EASE
 AREAS TO SURVEY ON THE MAP OF TRACT NO.
 FILED IN BOOK 13 OF MAPS PAGE 28.

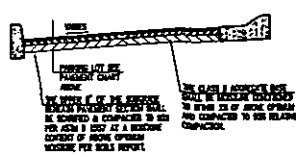
VESTING TENTATIVE MAP FOR TRACT NO. 7904

EAST BAY HABITAT FOR HUMANITY
 TENTATIVE MAP TRACT 7904
 10800 EDES AVENUE
 OAKLAND, CA

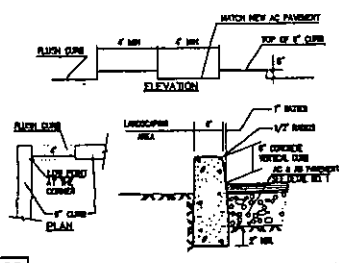
Int and Associates
 Civil Engineering
 Land Surveying
 735 Alfred Nobel Drive
 Hercules, CA 94547
 Phone (510) 724-3388
 Fax (510) 724-3383
 Email: info@intand.com

<p> <input type="checkbox"/> REVISION <input type="checkbox"/> TENTATIVE <input checked="" type="checkbox"/> MAP </p>	<p> Date: JAN 2007 Drawn by: AS SHOWN Checked by: D.A.D. Control by: ALL </p>	<p> Job No.: 2000040 Drawing No.: 2000040-TENTATIVE#04 Project Name: EAST BAY HABITAT FOR HUMANITY Date: NOVEMBER 14, 2007 </p>	<p> C-1.4 of Sheets </p>
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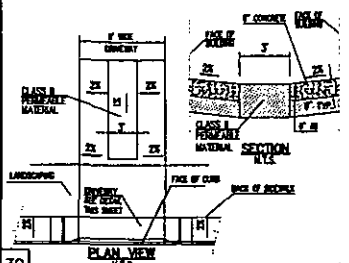
PRELIMINARY PAVEMENT DESIGN CHART			
3-WALL	1.1	ASPHALT CONCRETE	AGGREGATE BASE CLASS 1 (TYPICAL)
< 30	4.3	3"	6"



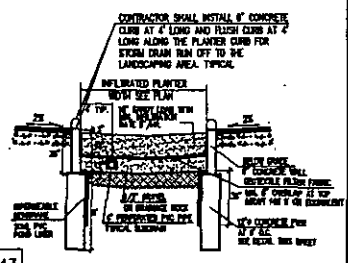
31 1 AC PAVEMENT SECTION NOT TO SCALE



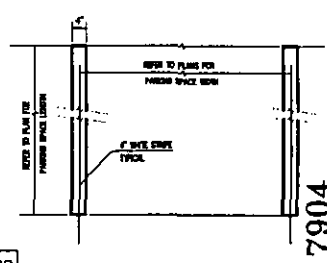
35 5 6" VERTICAL CURB AT LANDSCAPE NOT TO SCALE



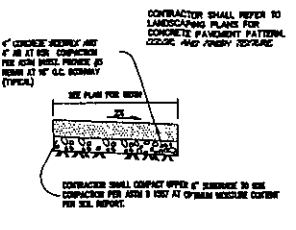
39 9 DRIVEWAY STRIP DETAIL NOT TO SCALE



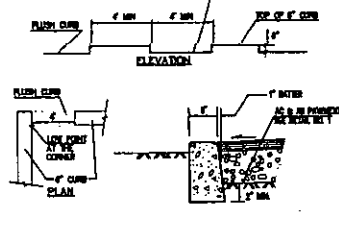
43 13 INFILTRATED PLANTER DETAIL NOT TO SCALE



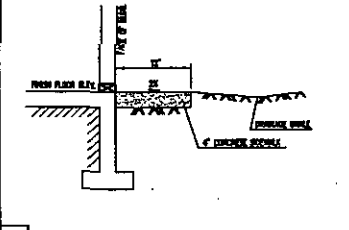
90 16 PARKING SPACE STRIPING NOT TO SCALE



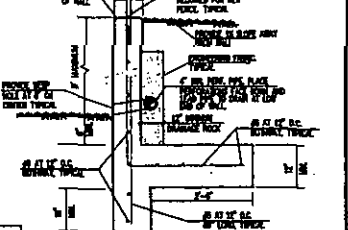
32 2 CONCRETE SIDEWALK DETAIL NOT TO SCALE



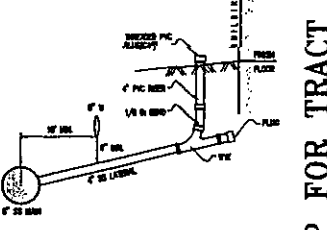
36 6 FLUSH CURB DETAIL NOT TO SCALE



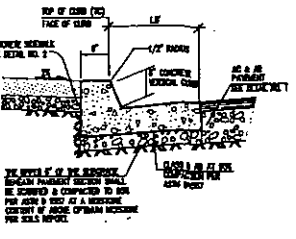
34 10 CONCRETE APRON DETAIL NOT TO SCALE



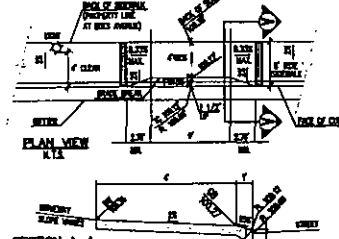
44 14 RETAINING WALL DETAIL NOT TO SCALE



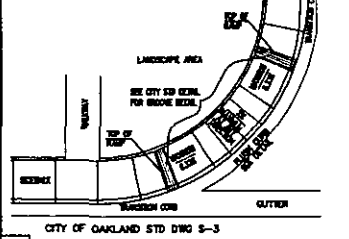
94 17 TYPICAL SEWER CROSSING NOT TO SCALE



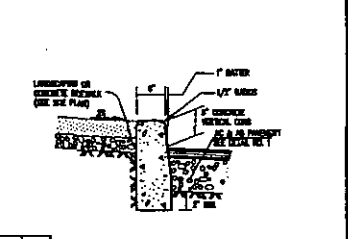
33 3 CURB AND GUTTER AT SIDEWALK NOT TO SCALE



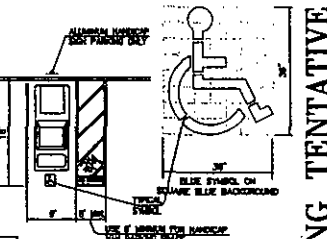
37 7 DRIVEWAY DETAIL 1 NOT TO SCALE



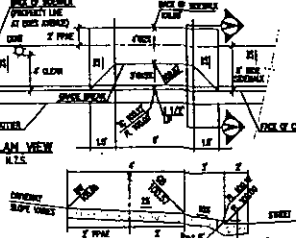
41 11 ACCESS RAMP TYPE 2 DETAIL NOT TO SCALE



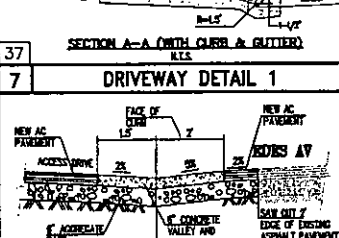
40 51 15 6" CONTINUOUS CONCRETE CURB NOT TO SCALE



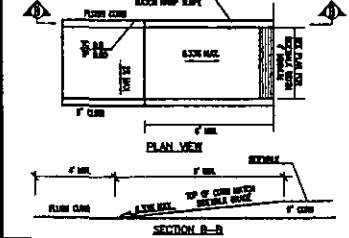
94 18 ACCESS PARKING STALL NOT TO SCALE



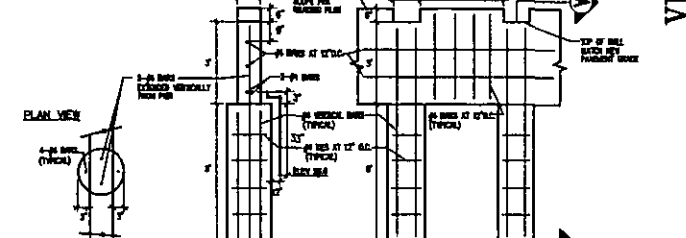
51 4 DRIVEWAY DETAIL 2 NOT TO SCALE



38 8 VALLEY & GUTTER DETAIL NOT TO SCALE



42 12 ACCESS RAMP TYPE 1 DETAIL NOT TO SCALE



94 19 CONCRETE WALL AND PIER DETAIL NOT TO SCALE

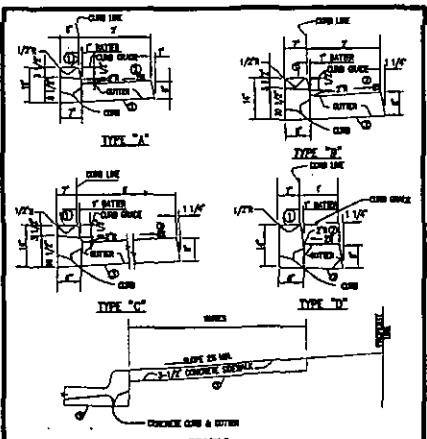
Ink and Associates
 Civil Engineering
 Land Planning
 Land Surveying
 738 Alfred Nobel Drive
 Hercules, CA 94547
 Phone (510) 724-3388
 Fax (510) 724-3383
 Email: ink@inkassoc.com



VESTING TENTATIVE MAP FOR TRACT NO. 7904

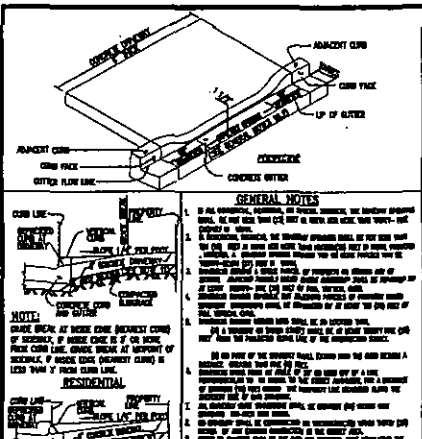
EAST BAY HABITAT FOR HUMANITY
 TRACT NO. 7904
 10800 EDGS AVENUE
 OAKLAND, CA

DETAILS	
Date:	JUNE 2007
Scale:	AS SHOWN
Drawn By:	D.A.D.
Checked by:	G.L.
Job No.:	26300-10
Drawing No.:	26300-10-23-001
Plot Date:	NOVEMBER 14, 2007
Sheet No.:	C-2



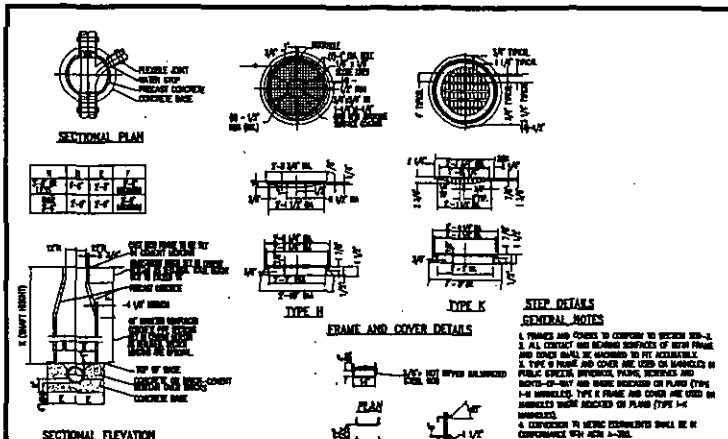
- NOTES:**
1. CURB AND GUTTER SHALL BE CONCRETE.
 2. SLOPE SHALL EXCEPT AS SHOWN ON PLANS.
 3. PLACE 4" OF PROPOSED PAVEMENT UNDER GUTTER, EITHER ON EXISTING OR NEW CONCRETE, UNLESS OTHERWISE SPECIFIED BY DESIGNER.

CITY OF OAKLAND DESIGN AND CONSTRUCTION SERVICES DEPARTMENT
CONCRETE CURB AND GUTTER
 SHEET NO. 0-1



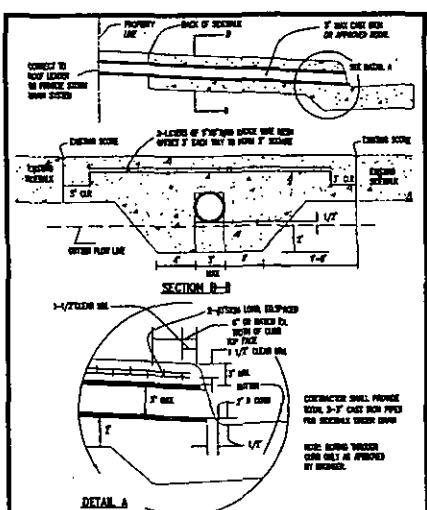
- GENERAL NOTES:**
1. ALL CONCRETE, REINFORCING, OR OTHER MATERIALS SHALL BE AS SPECIFIED ON THESE PLANS.
 2. ALL CONCRETE SHALL BE PLACED AND FINISHED TO THE SURFACE OF THE CURB AND GUTTER.
 3. ALL CONCRETE SHALL BE PLACED AND FINISHED TO THE SURFACE OF THE DRIVEWAY.
 4. ALL CONCRETE SHALL BE PLACED AND FINISHED TO THE SURFACE OF THE DRIVEWAY.

CITY OF OAKLAND ENGINEERING DESIGN SERVICES DIVISION
CONCRETE DRIVEWAY
 SHEET NO. 0-2



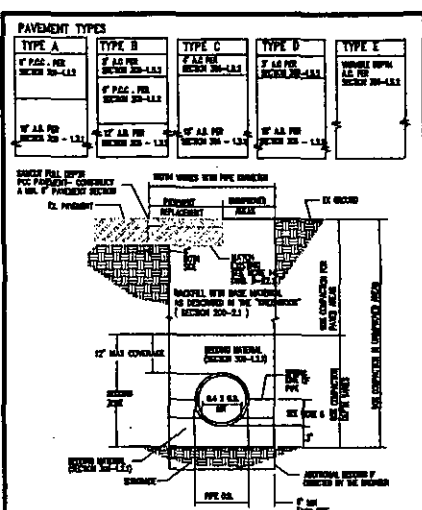
- GENERAL NOTES:**
1. ALL CONCRETE SHALL BE PLACED AND FINISHED TO THE SURFACE OF THE MANHOLE.
 2. ALL CONCRETE SHALL BE PLACED AND FINISHED TO THE SURFACE OF THE MANHOLE.
 3. ALL CONCRETE SHALL BE PLACED AND FINISHED TO THE SURFACE OF THE MANHOLE.

CITY OF OAKLAND DESIGN AND CONSTRUCTION SERVICES DEPARTMENT
MANHOLE TYPE 1
 SHEET NO. 0-3



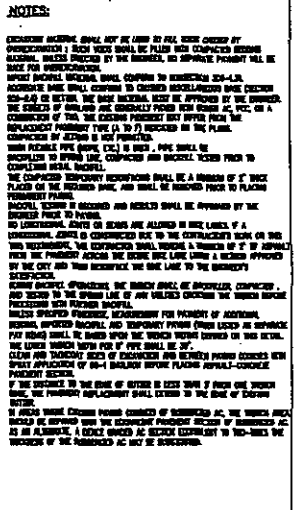
- CONTRACTOR SHALL PROVIDE:**
- 1. 3" DIA. 12' LONG UNDERDRAIN WITH 1/2" DIA. HOLES.
 - 2. 3" DIA. 12' LONG UNDERDRAIN WITH 1/2" DIA. HOLES.

CITY OF OAKLAND DESIGN AND CONSTRUCTION SERVICES DEPARTMENT
SIDEWALK UNDERDRAIN
 SHEET NO. 0-4



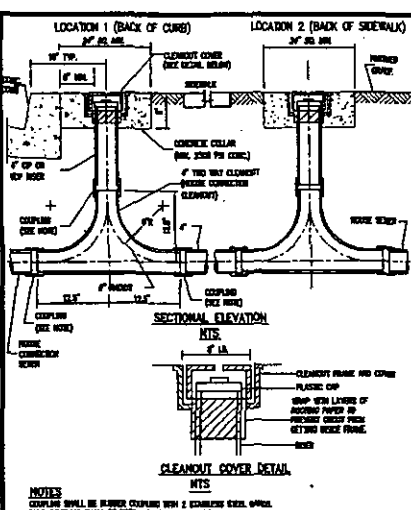
- GENERAL NOTES:**
1. ALL CONCRETE SHALL BE PLACED AND FINISHED TO THE SURFACE OF THE TRENCH.
 2. ALL CONCRETE SHALL BE PLACED AND FINISHED TO THE SURFACE OF THE TRENCH.
 3. ALL CONCRETE SHALL BE PLACED AND FINISHED TO THE SURFACE OF THE TRENCH.

CITY OF OAKLAND DESIGN AND CONSTRUCTION SERVICES DEPARTMENT
TRENCH DETAIL
 SHEET NO. 0-5



- GENERAL NOTES:**
1. ALL CONCRETE SHALL BE PLACED AND FINISHED TO THE SURFACE OF THE TRENCH.
 2. ALL CONCRETE SHALL BE PLACED AND FINISHED TO THE SURFACE OF THE TRENCH.
 3. ALL CONCRETE SHALL BE PLACED AND FINISHED TO THE SURFACE OF THE TRENCH.

DESIGN AND CONSTRUCTION SERVICES DEPARTMENT
TRENCH DETAIL
 SHEET NO. 0-6



- GENERAL NOTES:**
1. ALL CONCRETE SHALL BE PLACED AND FINISHED TO THE SURFACE OF THE CLEANOUT.
 2. ALL CONCRETE SHALL BE PLACED AND FINISHED TO THE SURFACE OF THE CLEANOUT.
 3. ALL CONCRETE SHALL BE PLACED AND FINISHED TO THE SURFACE OF THE CLEANOUT.

CITY OF OAKLAND DESIGN AND CONSTRUCTION SERVICES DEPARTMENT
HOUSE CONNECTION CLEANOUT (2-WAY CLEANOUT)
 SHEET NO. 0-7

VESTING TENTATIVE MAP FOR TRACT NO. 7904

Ink and Associates
 Civil Engineering
 Land Surveying
 738 Alfred Nobel Drive
 Hercules, CA 94547
 Phone (510) 724-3388
 Fax (510) 724-3383
 Email: ink@inkassociates.com



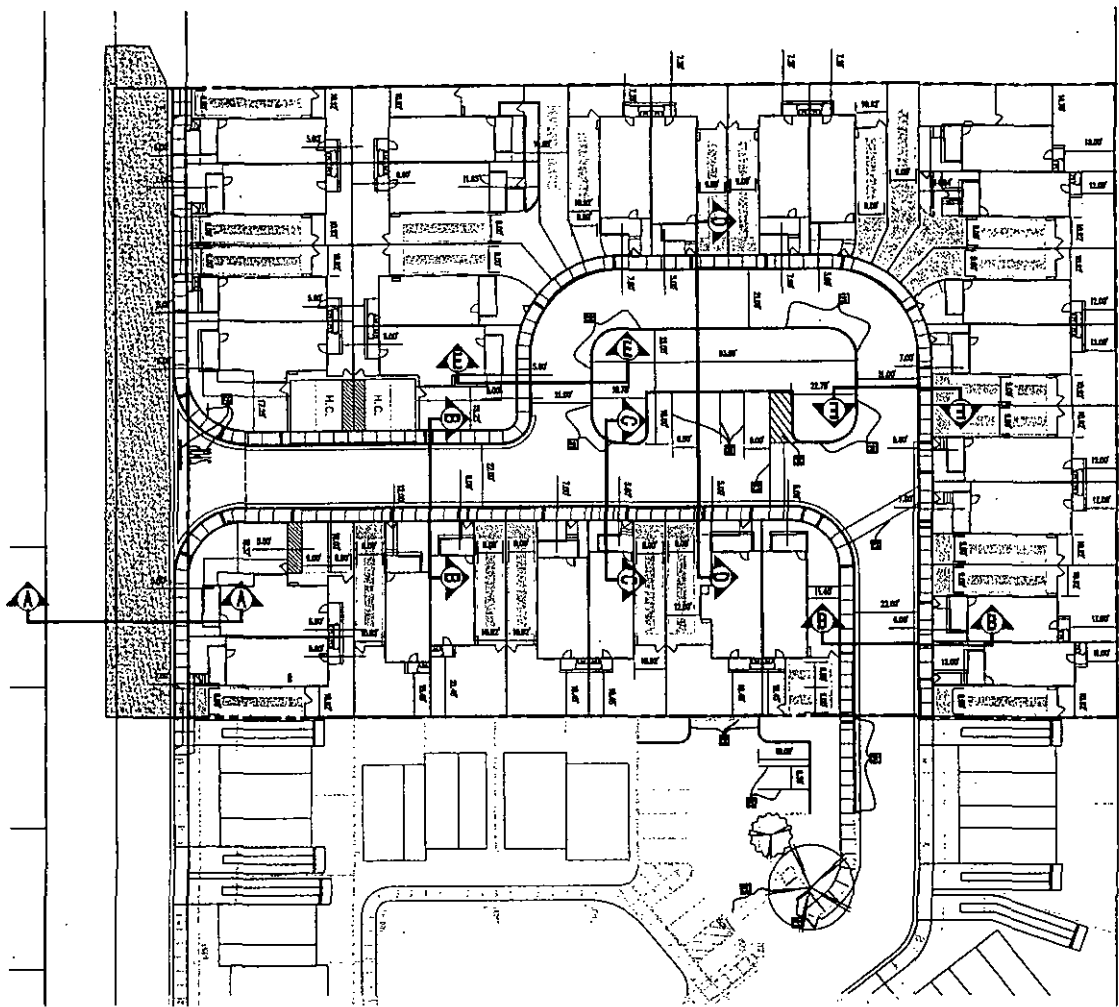
EAST BAY HABITAT FOR HUMANITY
 TRACT NO. 7904
 10800 EDES AVENUE
 OAKLAND, CA



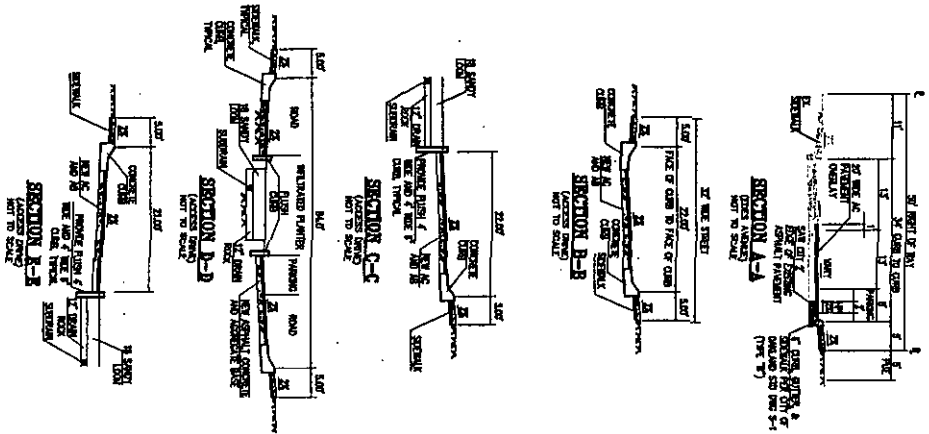
CITY OF OAKLAND
 DETAILS

C-2.1
 of 2 sheets

P-JOB#: FX07000X1



- EXPLANATORY NOTES:**
- 1. SHALL BE USED TO SHOW THE LOCATION OF THE PROPERTY LINE.
 - 2. SHALL BE USED TO SHOW THE LOCATION OF THE PROPERTY LINE.
 - 3. SHALL BE USED TO SHOW THE LOCATION OF THE PROPERTY LINE.
 - 4. SHALL BE USED TO SHOW THE LOCATION OF THE PROPERTY LINE.
 - 5. SHALL BE USED TO SHOW THE LOCATION OF THE PROPERTY LINE.
 - 6. SHALL BE USED TO SHOW THE LOCATION OF THE PROPERTY LINE.
 - 7. SHALL BE USED TO SHOW THE LOCATION OF THE PROPERTY LINE.
 - 8. SHALL BE USED TO SHOW THE LOCATION OF THE PROPERTY LINE.
 - 9. SHALL BE USED TO SHOW THE LOCATION OF THE PROPERTY LINE.
 - 10. SHALL BE USED TO SHOW THE LOCATION OF THE PROPERTY LINE.



P-1084: P1070001X



VESTING TENTATIVE MAP FOR TRACT NO. 7904

EAST BAY HABITAT FOR HUMANITY
 TRACT NO. 7904
 10800 EDES AVENUE
 OAKLAND, CA

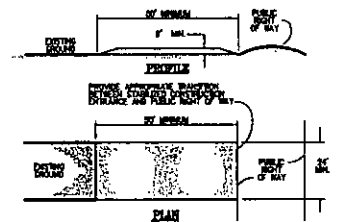
Project No.	2000-0000000000
Map No.	10700001X
Date	NOVEMBER 14, 2007
Scale	AS SHOWN
Drawn By	D.A.S.
Checked By	A.L.
Project No.	2000-0000000000
Map No.	10700001X
Date	NOVEMBER 14, 2007
Scale	AS SHOWN
Drawn By	D.A.S.
Checked By	A.L.



Link and Associates
 Civil Engineers
 Land Surveyors
 738 Alameda Blvd
 Oakland, CA 94612
 Phone (510) 741-3389
 Fax (510) 741-3385
 Email: info@linkand.com

EROSION CONTROL NOTES:

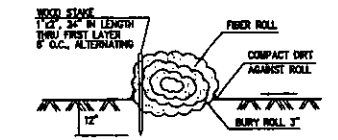
- CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF "EROSION CONTROL" AND SHALL INSTALL AND MAINTAIN ANY DEVICES AND MEASURES NECESSARY TO THE SATISFACTION OF THE CITY ENGINEER, DURING THE ENTIRE CONSTRUCTION PERIOD.
- TO MINIMIZE EROSION OF GRADED BANKS, ALL GRADED BANKS SHALL BE HYDROSEDED, LANDSCAPED OR SEALED BEFORE OCTOBER 1, ANY CONCRETE LIMITED "V" EROSION PROTECTORS TO PROTECT THE BANKS SHALL BE CONSTRUCTED WHEN THE GRADING OF THE BANKS IS COMPLETED. IF THE PERMANENT STORM DRAIN SYSTEM IS NOT CONSTRUCTED TO ACCEPT DISCHARGE FROM THESE DITCHES BY OCTOBER 1, TEMPORARY DITCHES SHALL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DRAIN IT IN A MANNER THAT AVOIDS EROSION OF THE BANKS, TO THE EROSION AND SEDIMENT CONTROL FACILITIES.
- THE CONTRACTOR SHALL PLACE GRADE OR GRANULAR ROCK AT A MINIMUM THICKNESS OF 18" TO 24" FOR FULL WIDTH AND 24" LONG AT EACH ENTRANCE TO THE SITE. ANY MUD THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THAT SAME DAY AND AS REQUIRED BY THE CITY INSPECTOR.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGES TO THIS EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DISCRETION OF THE CITY ENGINEER.
- DURING THE ENTIRE CONSTRUCTION PERIOD, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED TO MINIMIZE SEDIMENT-LOADED RUNOFF TO ANY STORM DRAINAGE SYSTEM.
- THIS PLAN COVERS ONLY THE FIRST WATER FOLLOWING GRADING. PLANS ARE TO BE SUBMITTED FOR CITY APPROVAL PRIOR TO SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL THE SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY.
- ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY OR DAILY DURING THE ENTIRE CONSTRUCTION PERIOD.
- ANY SEDIMENT BASINS SHALL BE CLEANED OUT WHENEVER SEDIMENT REACHES THE SEDIMENT CLEANOUT LEVEL INDICATED ON THE PLANS.
- BARRIERS AREAS AND TEMPORARY STRUCTURES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE CITY ENGINEER.
- ALL CUT AND FILL SLOPES ARE TO BE PROTECTED TO PREVENT OVERBACK FLOW.
- THIS PLAN MAY NOT COVER ALL SITUATIONS THAT ARISE DURING CONSTRUCTION DUE TO UNEXPECTED FIELD CONDITIONS. VARIATIONS MUST BE MADE TO THE PLAN IN THE FIELD, SUBJECT TO THE APPROVAL OF THE CITY.
- HYDROSEED ALL CUT AND FILL SLOPES WHICH ARE STEEPER THAN SIX WITH THE FOLLOWING (VOLUMES SHOWN ARE PER ACRE OF SLOPE):
 FERTILIZER: 500 LBS. 16-4-4
 SEED: 80 LBS. BLANDED ORNAMENTAL GRASS
 80 LBS. ANNUAL RYE GRASS
 30 LBS. ROSE CLOVER
 CHEMICAL TACKLER: 2000 LBS. WOOD CELLULOSE
 30 LBS. ORGANIC WHEAT
- TO CONTROL EROSION WITHIN THE STREET RIGHT-OF-WAY, FIBER ROLLS, SANDBAGS, LAYED BEHIND OR OTHER SUITABLE MATERIALS SHALL BE PLACED WITHIN ALL UNPAVED AREAS DURING THE ENTIRE CONSTRUCTION PERIOD. THESE ROLLS OF FIBER SHALL BE PLACED AS SHOWN ON PLAN OR AS REQUIRED BY THE CITY ENGINEER (SEE FIBER ROLL DETAIL, THIS SHEET). THE ROLLS SHALL BE SECURELY WEDGED IN PLACE BY STAKES OR BEAMS DRIVEN THROUGH THE ROLLS WITH THE FIRST STAKE IN EACH ROLL ANGLED TOWARD THE PREVIOUSLY LAYED ROLL TO FORCE THEM TOGETHER. THE ROLLS SHALL BE MAINTAINED IN GOOD CONDITION FOR THE ENTIRE CONSTRUCTION PERIOD UNTIL THE STREET IS PAVED. ROLLS OF FIBER OR OTHER SUITABLE MATERIALS SHALL BE USED TO PREVENT SEDIMENT LOADED RUNOFF FROM ENTERING ANY PARTIALLY COMPLETED STORM DRAIN SYSTEM.
- TO MINIMIZE STORM WATER RUNOFF FROM THE SITE, DRAIN BEINGS SHALL BE CONSTRUCTED ON EACH PAD AS IT IS GRADED. THE EARTH BEINGS SHALL BE 1-FOOT MINIMUM IN HEIGHT AND PLACED SO THE STORM WATER FALLING ONTO THE PAD AREA AND THE SURROUNDING UPVAL BANKS WILL BE TRAPPED ON THE PAD. THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND REPAIRING THE BEINGS ON EACH PAD DURING THE ENTIRE CONSTRUCTION PERIOD AND MAINTAINING THEM IN GOOD CONDITION UNTIL THE BUILDING CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL ENSURE COMPLIANCE WITH THE REQUIREMENTS REGARDING PAD WASHING, CURBING, COMPACTION, AND ALL OTHER CONDITIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
- WHEN TEMPORARY STRUCTURES HAVE SERVED THEIR INTENDED PURPOSE AND THE CONTAINING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, THE ENVIRONMENT AND REBUILDING SEDIMENT DEPOSITS ARE TO BE LEVELLED OR OTHERWISE DEPOSED OF AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.
- CONTRACTOR IS RESPONSIBLE FOR ALL AGENCY EROSION CONTROL PLANS AND PAPERWORK AND IS RESPONSIBLE FOR ALL CLOSURES OF THESE PLANS.
- ALL GRADED OR DISTURBED AREAS THAT WILL BE BUILT DURING THE RAINY SEASON SHALL BE MULCHED AT THE MINIMUM RATE OF TWO TONS PER ACRE.
- CONTRACTOR TO REFER TO STORM WATER POLLUTION PREVENTION PLAN (SWPPP) FOR EROSION CONTROL MEASURES DURING CONSTRUCTION.



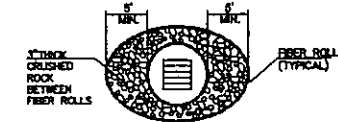
CONSTRUCTION SPECIFICATIONS

- THE MATERIAL FOR CONSTRUCTION OF FIBER ROLLS SHALL BE 1 TO 2 BUNDLES (2-400) STOPS.
- LENGTH - AS SPECIFIED, BUT NOT LESS THAN 60 FEET.
- THICKNESS - NOT LESS THAN 6" (6) BUNDLES.
- WIDTH - NOT LESS THAN FULL WIDTH OF ALL PORTS OF INGRESS OR EGRESS.
- STAKES - TEMPORARY STAKES SHALL BE CLEANED TO REMOVE ALL DEBRIS AND EARTH MATERIALS. STAKES SHALL BE 1/2" DIA. GALV. STEEL RODS OR OTHER SUITABLE MATERIALS.
- ALL FIBER ROLLS SHALL BE MAINTAINED IN A CONDITION SUCH THAT THEY WILL NOT BE DAMAGED BY TRAFFIC OR OTHER MATERIALS TRACKED ONTO PUBLIC RIGHT OF WAY THAT MAY BE REQUIRED ALLOWED.

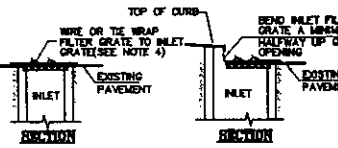
CONSTRUCTION ENTRANCE DETAIL
NOT TO SCALE



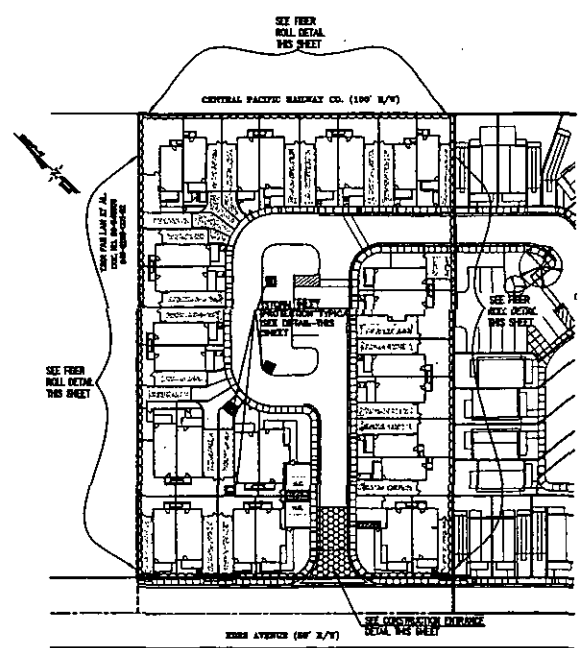
FIBER ROLL DETAIL
NOT TO SCALE



INLET PROTECTION DETAIL (UNPAVED AREAS)
NOT TO SCALE



INLET PROTECTION DETAIL (PAVED AREAS)
NOT TO SCALE



PLAN VIEW
SCALE: 1" = 40'

LEGEND



VESTING TENTATIVE MAP FOR TRACT NO. 7904

Link and Associates
 Civil Engineering
 Land Planning
 Land Surveying
 738 Alfred Nobel Drive
 Hercules, CA 94547
 Phone (510) 724-3388
 Fax (510) 724-3383
 Email: link@linkassociates.com

EAST BAY HABITAT FOR HUMANITY
 10800 EDES AVENUE
 TRACT NO. 7882
 OAKLAND, CA

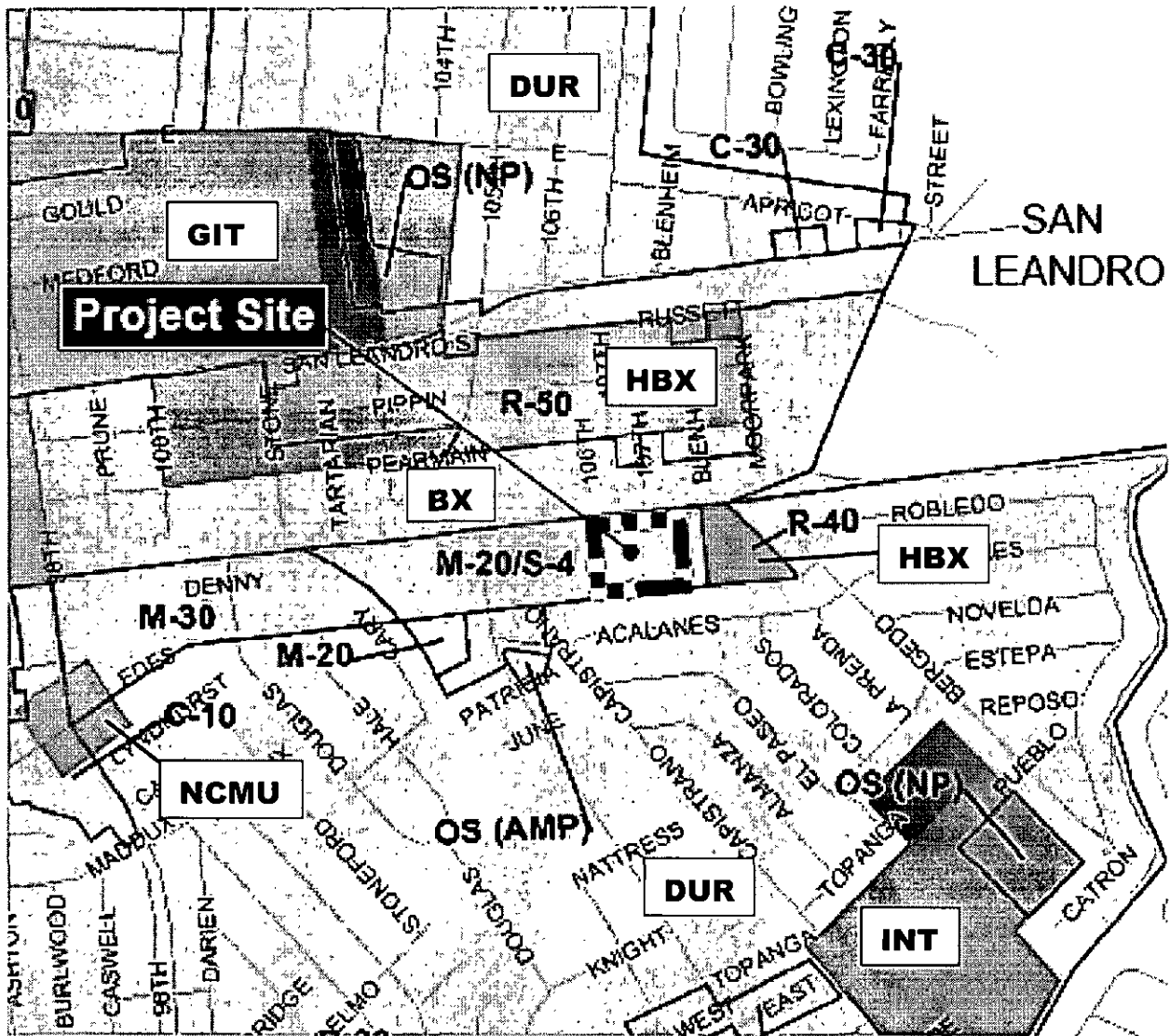
EROSION CONTROL PLAN

Date: JUNE 2007
 Scale: 1" = 40'
 Drawn by: D.A.P.
 Checked by: J.L.L.
 Job No: 28300-40
 Drawing No: 28300-106/28300/04/07
 Plot Date: NOVEMBER 14, 2007
 Sheet No: **C-8**
 of Sheets

P-JOB#: FY07000XX

ATTACHMENT C
GENERAL PLAN AND ZONING MAP

General Plan and Zoning Map



LEGEND

— Zoning

General Plan Land Use Designations (shaded areas)

DUR = Detached Unit Residential

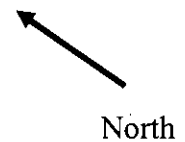
NCMU = Neighborhood Center Mixed Use

HBX = Housing and Business Mix

BX = Business Mix

GIT = General Industrial/Transportation

INT = Institutional



ATTACHMENT D

MARCH 19, 2008, PLANNING COMMISSION REPORT

Case File Numbers: GP07-233; RZ07-234; TTM-7904; PUD07-237;
 CMDV07-235; ER07-009

March 19, 2008

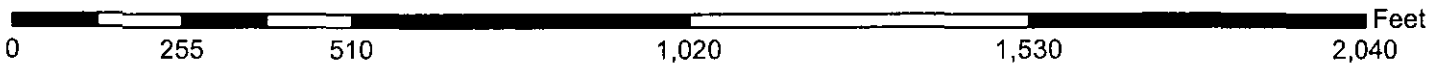
Project Name: Habitat for Humanity – Edes “B”	
Location:	10800 Edes Avenue (See map on reverse)
Assessor’s Parcel Number:	045-5263-002-00
Proposal:	Construction of 28 single-family homes (affordable units priced at income levels ranging from 60 percent to 100 percent of Area Median Income)
Applicant:	Habitat for Humanity East Bay
Contact Person/Phone Number:	Hector P. Burgos, Jr. / (510) 251-6304
Owners:	Habitat for Humanity East Bay
Planning Permits Required:	General Plan Amendment; Rezoning; Vesting Tentative Tract Map; Planned Unit Development; Conditional Use Permit; Design Review; Variances; Redevelopment Plan Amendment
General Plan:	Proposed amendment from Business Mix to Mixed Housing Type Residential
Zoning:	Proposed rezoning from M-20 Light Industrial Zone/S-4 Design Review Combining Zone to R-40 Garden Apartment Residential Zone
Environmental Determination:	An Initial Study and Negative Declaration have been prepared. A Notice of Intent to Adopt a Negative Declaration (NOI) was published on <u>January 25, 2008</u> . The public comment period on the NOI ended on <u>February 25, 2008</u> .
Historic Status:	No historic record
Service Delivery District:	6
City Council District:	7
Date Filed:	May 7, 2007
Status:	Pending. This item was on the March 5, 2008, agenda and was continued due to lack of a quorum.
Action to be Taken:	Take public testimony and issue decisions/recommendations.
Staff Recommendation:	Approval subject to attached findings and conditions.
Finality of Decision:	Favorable (for approval) decisions/recommendations are automatically forwarded to the City Council and Redevelopment Agency for hearing and action. Unfavorable (for denial) decisions may be appealed to the City Council within ten (10) days.
For Further Information:	Contact the case planner, Darin Ranelletti , at (510) 238-3663 or by e-mail at dranelletti@oaklandnet.com .

NOTE: This item was on the March 5, 2008, Planning Commission agenda and was continued without discussion due to lack of a quorum. Changes to the March 5 staff report are identified in this report (additions are underlined and deletions are struck-out).

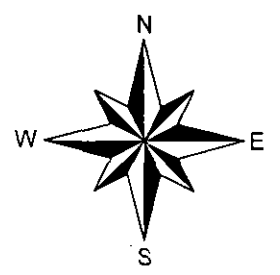
SUMMARY

The applicant proposes to construct 28 affordable, for-sale, single-family homes on a vacant industrial site located on Edes Avenue near 105th Avenue in the Sobrante Park neighborhood of East Oakland. The project requires a general plan amendment, rezoning, subdivision approval (vesting tentative tract map), a planned unit development (PUD) permit, a conditional use permit, design review, variances, and a

CITY OF OAKLAND PLANNING COMMISSION



Case File: GP07-233
Applicant: Habitat for Humanity East Bay
Address: 10800 Edes Avenue
Zone: M-20 / S-4



redevelopment plan amendment. Staff recommends approval of the project subject to the attached findings and conditions. If approved, the decisions/recommendations of the Planning Commission would be automatically forwarded to the City Council and Redevelopment Agency for hearing and action.

CHANGES FROM PRIOR STAFF REPORT

This item was on the March 5, 2008, Planning Commission agenda and was continued without discussion due to lack of a quorum. Changes to the March 5 staff report are discussed below:

1. Condition of Approval 22 (Days/Hours of Construction Operation): The previous Conditions of Approval prohibited construction activities on Sundays and allowed construction on Saturdays on a case-by-case basis. Habitat for Humanity constructs projects using a self-help housing model where its volunteers are active during weekends. The revised Conditions of Approval would allow construction activities seven days a week but prohibit extreme noise-generating activities on weekends and require Habitat for Humanity to make a best-faith effort to limit construction noise on weekends. This limitation is consistent with Habitat for Humanity's practice of scheduling heavy equipment and higher-noise-generating activities on weekdays and lower-noise-generating activities on weekends.
2. Condition of Approval 45 (Mitigation Monitoring and Reporting Program Coliseum Area Redevelopment Plan EIR Mitigation Measures): The previous Conditions of Approval included a mitigation measure from the Coliseum Area Redevelopment Plan EIR requiring a 24-hour-a-day security patrol during construction at the project site in order to deter theft of equipment and personal property and reduce the potential burden of the construction project on the City's police protection system. Habitat for Humanity objects to this requirement due to the cost burden of complying with the requirement. This requirement is deleted in the revised Conditions of Approval. Staff believes eliminating the requirement is appropriate because (a) the requirement was not necessary according to the Coliseum Area Redevelopment Plan EIR to reduce a potentially significant impact to a less-than-significant level (the potential impact to police protection is considered less-than-significant and no mitigation is required), (b) some of the units in the new Habitat for Humanity Edes "A" project on the adjacent parcel are currently occupied thereby providing surveillance of the project site, and (c) Habitat for Humanity is prepared to provide security at the site if warranted.
3. Condition of Approval 46 (Improvements in the Public Right-of-Way (Specific)): The previous Conditions of Approval required the applicant to install new underground storm drainage facilities in Edes Avenue (where currently none exist) as required by the City Engineer. New development is typically accompanied by underground storm drainage facilities in the public right-of-way that act to adequately convey stormwater runoff from the project site. Habitat for Humanity is proposing to install on-site storm drainage facilities so that the stormwater runoff from the project site does not exceed the current condition. This proposal would need to be evaluated by the City Engineer to determine if it is acceptable and whether new underground storm drainage facilities in Edes Avenue are required. The revised Conditions of Approval would require the applicant to install new underground storm drainage facilities in Edes Avenue only if required by the City Engineer.

PROJECT DESCRIPTION

The applicant proposes to construct 28 affordable, for-sale, single-family homes. The homes would be attached in pairs and priced at income levels ranging from 60 percent to 100 percent of the Area Median Income (AMI) (considered low- and moderate-income housing). The majority of the units would be accessed via a new shared access facility (private access easement). The units would range in size from

970 square feet to 1,410 square feet. Approximately 20 percent of the units would be two-bedroom units, approximately 40 percent would be three-bedroom units, and approximately 40 percent would be four-bedroom units. Architectural drawings for the project show that the units would be two to three stories in height and would feature flat facades with board-and-batten and clapboard-style siding; covered entryways would be located at the center, sharing common roof space that extends over individual front porches. The units would contain several windows per floor and steeply-sloped roof lines. In addition, buildings would contain roof-top solar collectors and be designed to be cooled by passive solar orientation, eaves and awnings, thermal mass floors, insulation, radiant barriers, and whole-house fans. The project drawings for the proposal are attached to this report (see Attachment A).

As noted above, the project incorporates a private access easement into the property from Edes Avenue that would connect at the northeast corner of the site to a similar private access easement located on the adjacent property to the southeast (the Habitat for Humanity Edes "A" project currently under construction at 10900 Edes Avenue). The vehicle turnaround in the 10900 Edes Avenue project would be reconfigured to allow the connection between the two roadways. Sidewalks would be developed through the interior of the site as well as connecting the parcel to the adjacent 10900 Edes Avenue project site. The project includes two off-street parking spaces per unit, five parking spaces located in a common parking area, and limited on-street parking.

The project would feature private courtyards interspersed between buildings and an approximately 2,700 square-foot common open space area in the central portion of the site. Native trees and shrubs would be planted throughout the site.

PROPERTY DESCRIPTION

The project site is located at 10800 Edes Avenue between 105th Avenue and Bergedo Drive in the Sobrante Park neighborhood of East Oakland. The vacant site is approximately 1.7 acres in size and is relatively flat. The site is generally bounded by the Southern Pacific Railroad (SPRR) rail line to the northeast, the 10900 Edes Avenue residential project to the southeast (the Habitat for Humanity Edes "A" project currently under construction), Edes Avenue and existing single-family residential development to the southwest, and industrial uses at 732 105th Avenue to the northwest. The site is located in a transition zone between residential uses that extend west to Interstate 880 and south to the San Leandro border, and industrial uses that extend north and east to the San Leandro Street industrial corridor.

The Coliseum/Oakland Airport Bay Area Rapid Transit (BART) station, located approximately 1.5 miles northwest of the project site at 7200 San Leandro Street, and the San Leandro BART station, located approximately 1 mile southeast of the project site at 1401 San Leandro Street, are the closest transit stations to the project site. The Alameda-Contra Costa Transit District's bus line 45 has scheduled stops at the corner of 105th Avenue and Edes Avenue approximately 700 feet to the northwest of the project site, as well as numerous stops along Acalanes Avenue, located one block south of the project site.

GENERAL PLAN ANALYSIS

The project site is currently designated Business Mix in the Oakland General Plan. The General Plan and Zoning Map is attached to this report (see Attachment B). The proposed residential uses are not consistent with the existing Business Mix designation. The applicant proposes to amend the General Plan to designate the site Mixed Housing Type Residential (MHTR). The MHTR designation is consistent with the proposed residential uses. The proposed general plan amendment would be considered an industrial conversion. The issues surrounding industrial conversions in Oakland are discussed under the "Key Issues and Impacts" section of this report (see below).

Staff believes the project and the proposed general plan amendment best serve the public interest by meeting the following goals of the General Plan:

- A. Foster healthy, vital, and distinctive neighborhoods with adequate open space (Land Use and Transportation Element).** The proposal would create a new residential neighborhood that is well-designed with adequate open space. The proposal would also enhance the quality of life of the residents located to the south and west of the site by replacing a blighted vacant property with development that is more compatible with the residential neighborhood.
- B. Encourage quality housing for a range of incomes in Oakland's neighborhoods (Land Use and Transportation Element).** The proposal would contain high-quality housing through the use of high-quality materials and well-executed design and will be affordable to low- and moderate-income households.
- C. Encourage thriving, diverse, and attractive shopping districts in Oakland's neighborhoods that provide a variety of goods, services, and entertainment, and which are oriented to and well served by public transit, pedestrian, and bicycle facilities (Land Use and Transportation Element).** The proposal would encourage economic revitalization of nearby commercial districts in East Oakland, which is well-connected to the project site and the rest of the city by public transit, pedestrian, and bicycle facilities, by increasing the population in the immediate area thereby expanding the consumer base for neighborhood businesses.
- D. Design neighborhoods that encourage and support alternative transportation types (Land Use and Transportation Element).** The proposal would support the use of alternative transportation; the project site is located near an existing bus line and near other mass transit facilities.
- E. Provide adequate sites suitable for housing for all income groups (Goal 1, Housing Element).** The proposal would reuse an existing underutilized site, provide housing affordable to low- and moderate-income households, and assist the City in providing its fair share of housing in the region.
- F. Promote the Development of Adequate Housing for Low- and Moderate-Income Households (Goal 2, Housing Element).** The proposal would provide housing affordable to low- and moderate-income households.
- G. Remove Constraints to the Availability and Affordability of Housing for All Income Groups (Goal 3, Housing Element).** The proposal would provide housing affordable to low- and moderate-income households.
- H. Promote sustainable residential development and smart growth (Goal 7, Housing Element).** The proposal constitutes infill development by directing development to an already urbanized area of the city. The proposal is designed to be compact and an efficient use of land, and is located near existing public transit.

The General Plan land use designation of the site of the Habitat for Humanity residential project currently under construction on the parcel to the southeast of the subject property (the applicant refers to this other site as "Edes A" and the site of the current proposed project as "Edes B") was redesignated by the City from Business Mix to Housing and Business Mix in 2004. At the time the Edes A project was being reviewed by the City, the City discussed redesignating the Edes A site, Edes B site, and 732 105th Avenue

(located to the northwest of the Edes B site) as Housing and Business Mix. Such a redesignation would have allowed the Edes A and B residential projects and allowed the continued operation of the warehousing use at 732 105th Avenue while planning for a potential conversion of the 732 105th Avenue site to nonindustrial uses in the future. Ultimately the City decided against redesignating property other than the Edes A project site, and decided to review proposed future general plan amendments for conversion projects on a case-by-case basis. As a result, only the General Plan land use designation for the Edes A site was amended to Housing and Business Mix and the rest of the block remained Business Mix. The current Edes B project proposes to redesignate the Edes B site to Mixed Housing Type Residential which, although different from the Edes A designation, is more consistent with the residential character of the proposed project.

REDEVELOPMENT PLAN ANALYSIS

The project site is located within the Coliseum Redevelopment Project Area. The land use designations in the Coliseum Area Redevelopment Plan correspond to the land use designations contained in the General Plan. If the General Plan land use designation is changed for the project, the land use designation in the Coliseum Redevelopment Plan must also be changed to maintain consistency between the two plans.

Staff believes the proposed amendment to the Coliseum Area Redevelopment Plan best serves the public interest by meeting the following goals of the Redevelopment Plan:

- A. The elimination of blighting influences and the correction of environmental deficiencies in the Project Area, including, among others, small and irregular lots, faulty exterior spacing, obsolete and aged building types, mixed character or shifting uses or variances, incompatible and uneconomic land uses, substandard alleys and inadequate or deteriorated public improvements, facilities and utilities (Goal A).** The proposal redevelops an existing underutilized contaminated and blighted site with a well-designed residential development that includes new public infrastructure.
- B. The assembly of land into parcels suitable for modern, integrated development with improved pedestrian and vehicular circulation in the Project Area (Goal B).** The proposed development would be integrated into the adjacent residential project at 10900 Edes Avenue with a connected street and would provide a new public sidewalk along Edes Avenue where none currently exists.
- C. The replanning, redesign and development of undeveloped areas which are stagnant or improperly utilized (Goal C).** The proposal redevelops an existing underutilized blighted site with a well-designed residential development.
- D. The providing of opportunities for participation by owners and tenants in the revitalization of their properties (Goal D).** The project would be implemented by the current owner of the site, Habitat for Humanity East Bay.
- E. The strengthening of retail and other commercial functions in the Project Area. The improvement of transportation access to industrial and commercial areas and the improvements of safety within the Project Area (Goal E).** The proposal would encourage economic revitalization of nearby commercial districts in East Oakland by increasing the population in the immediate area thereby expanding the consumer base for neighborhood businesses. The new residents of the development would enhance safety in the neighborhood by providing supervision of public spaces.

- F. **The establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project (Goal H).** The proposal is well-designed with high-quality materials and well-executed architectural design which will provide for an attractive development that will enhance the visual environment of the Project Area.
- G. **The expansion and improvements of the community's supply of low- and moderate-income housing (Goal I).** The proposal would provide housing affordable to low- and moderate-income households.

ZONING ANALYSIS

The project site is located in the M-20 Light Industrial Zone/S-4 Design Review Combining Zone. The General Plan and Zoning Map is attached to this report (see Attachment B). The proposed residential uses are not consistent with the existing M-20 Zone. The applicant proposes to rezone the site to the R-40 Garden Apartment Residential Zone. The R-40 Zone is consistent with the proposed General Plan designation (Mixed Housing Type Residential).

Staff believes the proposed rezoning best serves the public interest by meeting the following objectives of the zoning regulations:

- A. **To promote the achievement of the proposals of the Oakland Comprehensive Plan (Section 17.07.030A).** The proposed rezoning will facilitate implementation of the proposal which furthers the objectives of the General Plan (formerly the Comprehensive Plan) as outlined above.
- B. **To provide for desirable, appropriately located living areas in a variety of dwelling types and at a wide range of population densities, with adequate provision for sunlight, fresh air, and usable open space (Section 17.07.030D).** The proposed rezoning provides for residential development adjacent to existing residential uses that augments the city's supply of single-family affordable housing. The project is designed to maintain adequate sunlight, fresh air, and usable open space by providing appropriate separation between structures and common open space.
- C. **To achieve excellence and originality of design in all future developments and to preserve the natural beauty of Oakland's setting (Section 17.07.030G).** The proposal exhibits design excellence and originality through the use of high-quality materials, efficient use of space, and unique architecture.

The site of the Habitat for Humanity residential project currently under construction on the parcel to the southeast of the subject property was rezoned from the M-20/S-4 Zones to the R-40 Zone, as proposed by the subject project, by the City in 2004.

ENVIRONMENTAL DETERMINATION

The project is subject to the environmental review requirements of the California Environmental Quality Act (CEQA) and the Oakland environmental review regulations. An Initial Study/Negative Declaration has been prepared for the project. The Initial Study/Negative Declaration was published for public review on January 25, 2008, beginning a 30-day public review period that ended on February 25, 2008. The Initial Study/Negative Declaration was previously provided under separate cover to the Planning

Commissioners and is available on the City's website¹ and at the offices of the Planning and Zoning Division (250 Frank H. Ogawa Plaza, Suite 3315).

The Initial Study/Negative Declaration concluded that all potentially significant environmental impacts would be reduced to less than significant levels with incorporation of the City's standard conditions of approval and the mitigation measures identified in the Environment Impact Report (EIR) prepared for the Coliseum Area Redevelopment Plan. Staff believes the Initial Study/Negative Declaration is legally adequate and was completed in compliance with CEQA and the City's environmental review regulations (see attached findings).

As of the date of the writing of this report, the City has received two comment letters from the public—one from the California Public Utilities Commission (PUC) and one from the East Bay Municipal Utility District (EBMUD). The PUC letter identifies three at-grade rail crossings in the vicinity of the project site (at Edes Avenue, 98th Avenue, and 105th Avenue) and recommends improvements to rail crossings due to the increase in traffic volumes and appropriate barriers to limit the access of trespassers onto the railroad right-of-way. City staff notes that the Initial Study/Negative Declaration estimates that due to the project's relatively small size, the project would generate only a relatively small number of vehicle trips. Therefore, the project's potential impact to at-grade rail crossing safety would be considered less-than-significant and mitigation measures would not be necessary. Regarding the access of trespassers onto the railroad right-of-way, the project design includes a wall and fence along the northeast property line to limit access to the adjacent railroad right-of-way. Due to the relatively small size of the project and the small number of residents that would be occupying the project, the project's potential contribution to railroad right-of-way trespassing would be considered less-than-significant and additional barriers along the railroad right-of-way would not be necessary.

The EBMUD letter informs the City that the applicant has applied for water service and the district is currently processing the application. EBMUD also recommends that the project incorporate water conservation measures. City staff notes that water conservation measures are included in the recommended conditions of approval (see Conditions of Approval).

KEY ISSUES AND IMPACTS

Below is a discussion of the key issues and impacts related to the project.

Industrial Conversion

The project would convert a site designated for industrial use in the General Plan, Coliseum Area Redevelopment Plan, and zoning regulations to a residential project site. The site is currently designated Business Mix in the General Plan and Coliseum Area Redevelopment Plan and located in the M-20 Light Industrial Zone/S-4 Design Review Combining Zone. Both the Business Mix designation and M-20 zone encourage light industrial uses. The project would amend the land use designation to Mixed Housing Type Residential in the General Plan and Coliseum Area Redevelopment Plan and rezone the site to the R-40 Garden Apartment Residential Zone.

The site is currently vacant. From the early 1920s to 1965, the site was used as a plant nursery where roses and other flowers were grown. Between 1965 and 1982, the property laid dormant, with only incidental use and no organized productivity. Between 1982 and 1996, the property was used by a

¹ The Initial Study/Negative Declaration is available on the City's website at the following location:
<http://www.oaklandnet.com/government/ceda/revised/planningzoning/MajorProjectsSection/environmentaldocuments.html>

construction and demolition business predominantly for the destruction and recycling of bricks. Since 1996 the site has been vacant, with no buildings or construction on the parcel.

As stated above in the "General Plan Analysis" section of this report, in 2004 the City approved a general plan amendment resulting in an industrial conversion of the Habitat for Humanity Edes A site on the adjacent property to the southeast.

Due to the recent interest in converting industrial land in Oakland to non-industrial uses, the City is currently in the process of preparing a citywide industrial land use policy. The industrial land use policy study is examining areas planned for industrial uses in the General Plan, specifically areas designated as Business Mix and General Industrial/Transportation in the General Plan. The project site is located in one of the industrial sub-areas (Sub-Area 10) being evaluated as part of the industrial land use policy study. Sub-Area 10 is an approximately 55-acre area located primarily along the northwest side of San Leandro Street between 98th Avenue to the north and the City of San Leandro to the south. In October 2006 the City Council identified industrial sub-areas that should remain industrial and directed the City to further study the remaining sub-areas not identified for industrial retention. Sub-Area 10 was not one of the sub-areas identified for industrial retention. ~~The City is still studying Sub Area 10 and, to date, no formal decision has been made concerning Sub Area 10 nor has the City completed the industrial land use policy study or adopted an industrial land use policy.~~ On March 4, 2008, the City Council directed staff to prepare criteria to be used by the City when evaluating applications for General Plan amendments that involve industrial conversions. These criteria are still being developed.

Staff believes the project and the industrial conversion are appropriate for the following reasons:

- The site has been vacant for over a decade.
- The site is less able to support modern industrial redevelopment due to its relatively small size (1.7 acres).
- The site is appropriate for residential uses (as discussed below).
- The project would provide needed affordable housing.
- The project is essentially phase two of one multi-phased integrated project (with the 10900 Edes Avenue project on the adjacent property to the southeast constituting phase one).
- The project is consistent with the overall goals, objectives, and policies of the General Plan, Coliseum Area Redevelopment Plan, and zoning regulations (as discussed above) in that it is a well-designed project on a vacant, underutilized, blighted and contaminated infill site located in an urbanized area of the city near public transportation that would provide needed affordable housing and economic revitalization.

Encouraging Conversion of Nearby Industrial Properties

Projects involving industrial conversions may have the potential to encourage other existing industrial properties in the vicinity to convert to residential uses since successful conversion projects may attract additional residential investment to the area. The proposed project may encourage the conversion of the 732 105th Avenue warehousing property located to the northwest of the site to residential uses at some point in the future because the size and configuration of the adjacent property is conducive to residential development and because this adjacent property would be adjacent to residential uses on two sides

(southwest and southeast) and would be the last industrial property along Edes Avenue between 105th Avenue and Bergedo Drive. The proposed project would be less likely to encourage the industrial properties to the northeast of the site across the SPRR tracks to convert because their small sizes would be less conducive to residential development and because the presence of the rail line acts as a barrier between the site and these properties.

The pressure for industrial conversions currently exists in the area. This pressure will continue until the City adopts a policy on industrial conversions. This future policy will likely have a greater long-term effect on future industrial conversions in the area than the proposed project.

Land Use Conflicts

Staff believes the site is appropriate for residential uses. The proposed project would continue residential development into an area already containing a mixture of residential and industrial uses. The proposed residential uses would be compatible with the existing single-family residential uses located to the southwest across Edes Avenue and the new single-family residential uses currently being built by Habitat for Humanity on the adjacent property to the southeast.

Industrial uses, a mixture of recycling, distribution/warehousing, and manufacturing activities, exist to the northwest and northeast of the project site. The Initial Study prepared for the project presents evidence supporting a conclusion that the project would not result in significant land use conflicts, including air quality and noise impacts, between the proposed project and nearby industrial uses. The adjacent property located northwest of the site (732 105th Avenue) is currently used for light industrial warehousing. The undeveloped southwest quadrant of this adjacent property, which abuts the northwestern corner of the project site, is currently used to store salvaged and abandoned automobiles which would separate the project site and other industrial operations on the adjacent property. The adjacent buildings would not cast substantial shadow into the project site, and do not contain lighting that would interfere with nighttime views.

Industrial uses to the northeast of the project site, across the SPRR tracks, would generate minimal noise, light, and emission impacts on the project site due to their small scale and location across the rail line. The only toxic air contaminant site located in the vicinity of the project site, the Hard Chrome Engineering Company at 750 107th Avenue, is located approximately 100 feet to the northeast of the project site. This site has two sources releasing hexavalent chromium. Prolonged exposure to hexavalent chromium compounds can result in increased lung cancer risks. In air, chromium compounds are present mostly as fine dust particles which eventually settle over land and water. Prevailing winds at the site generally flow from west to east, away from the project site and toward the location of the Hard Chrome Engineering Company property. The project site is currently vacant, with no buildings to disrupt the airflow pattern over the area or block contaminant fallout at the site. However, chromium levels at the site do not exceed health standards and chromium has not been detected in groundwater samples at the site.

The noise analysis conducted for the project indicated that railroad trains on the SPRR tracks located along the northeast boundary of the site are the only significant source of noise affecting the project site. Common outdoor areas provided for project residents would be located in the interior of the site, shielded from passing train noise by the proposed buildings. Interior noise levels would meet noise compatibility standards. In accordance with the City's standard conditions of approval (see attached Conditions of Approval), a qualified acoustical engineer would be required to review the structural design of the buildings to ensure that the project would be designed with noise reduction strategies (e.g., windows, doors, and walls designed with sound-rated assemblies) to comply with standards for reducing noise to interior spaces. In addition, the buildings are designed to be cooled without opening windows by using

passive solar orientation, fans, and other cooling methods to further reduce potential noise impacts that could occur during warm weather, when the potential for excess noise that may result from open windows is most likely to occur.

Variances

The applicant is seeking variances to waive certain subdivision and zoning standards in the Oakland Municipal Code regarding the number of lots in the development served by the proposed private roadway (called a "private access easement"), the proposed "key lot," and the proposed separation between driveways. Each of these variances is discussed below.

Private Access Easement: The proposed project involves a new private access easement that would provide access to 22 of the proposed 28 lots (the remaining six lots would have access directly from Edes Avenue). The subdivision regulations of the Oakland Municipal Code restrict the maximum number of lots served by a private access easement to four. The applicant is seeking a variance to waive this requirement. The project employs a compact site layout; the proposed access roadway does not comply with design standards for public streets. The intent of the restriction is to prevent large residential developments accessed via private streets that could be gated thereby forming an exclusive enclave. Staff believes the intent of the restriction could be met by adding a condition of approval that prohibits the installation of a roadway gate in the project (see attached Conditions of Approval) and that the proposed compact site layout and private access easement design is efficient and appropriate. Staff also notes that a private access easement that serves 18 lots was approved by the City for the Habitat for Humanity 10900 Edes Avenue project under construction on the adjacent parcel.

Key Lot: A "key lot" is proposed in the project (Lot 3). A key lot is a parcel located behind a corner lot where the key lot's front lot line is a continuation of the corner lot's street side lot line. In other words, the rear of the corner lot abuts the side of the key lot. The subdivision regulations prohibit key lots in residential developments. The applicant is seeking a variance to waive this requirement. Without the variance, compliance with the prohibition would require reorienting Lots 1 and 2 so that they are parallel to Lot 3 and front directly onto the private access easement instead of fronting onto Edes Avenue as proposed. The intent of the prohibition is to avoid situations where the privacy of the rear yard area of the corner lot is adversely impacted due to the proximity of the dwelling on the key lot. Staff believes the project meets the intent of the prohibition by increasing the side yard setback of the dwelling proposed on the key lot to approximately 11 feet (thereby exceeding the required five-foot side yard setback) and placing in this area the driveway for the key lot so that potential privacy impacts to the rear yard area of the corner lot are minimized. Staff also believes it is a superior design solution to orient Lots 1 and 2 to Edes Avenue so that the units on Lots 1 and 2 are more engaged with Edes Avenue thereby enhancing the Edes Avenue streetscape.

Driveway Separation: The proposed distance between driveways in the project range from zero to approximately 30 feet. The zoning regulations require a minimum 10-foot separation between driveways. The applicant is seeking a variance to waive this requirement. The intent of the regulation is to minimize potential conflict between vehicles on adjacent lots exiting driveways at the same time by providing sufficient maneuvering area between the two driveways. Staff believes the intent of the restriction could be met by adding a condition of approval that limits the height of any proposed fencing between two side-by-side driveways to three feet so that drivers could see if another vehicle is exiting from an adjacent driveway and take the necessary precautions (see Conditions of Approval). Staff believes the proposed design is superior to one that complies with the separation requirement. By grouping driveways into adjacent pairs, the separation between buildings, and, therefore, the privacy of the buildings, is increased on otherwise narrow lots. Also, paired driveways increase the distance between two sets of paired driveways, up to approximately 30 feet, thereby allowing an on-street parking space between the two sets

space between the two sets of paired driveways. Staff also notes that paired side-by-side driveways were approved by the City for the Habitat for Humanity 10900 Edes Avenue project under construction on the adjacent parcel.

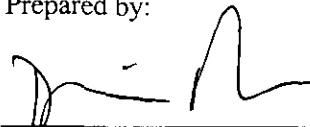
CONCLUSION

The proposed project is a new residential development on an underutilized site that has been vacant for over a decade. Staff believes the site is appropriate for housing and that the project is consistent with the overall goals, objectives, and policies of the General Plan, Coliseum Area Redevelopment Plan, and zoning regulations in that the project is a well-designed project on a vacant, underutilized, blighted and contaminated infill site located in an urbanized area of the city near public transportation that would provide needed affordable housing and economic revitalization. Staff recommends that the Planning Commission approve the development permits for the project (i.e., planned unit development permit, vesting tentative tract map, design review, conditional use permit, and variances) and forward a recommendation for approval of the proposed rezoning, general plan amendment, and redevelopment plan amendment to the City Council and Redevelopment Agency.

RECOMMENDATIONS:

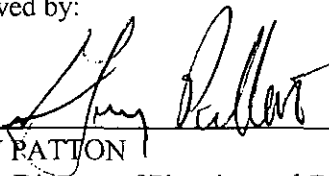
1. Adopt the proposed Negative Declaration subject to the attached findings;
2. Approve the planned unit development permit, vesting tentative tract map, design review, conditional use permit, and variances subject to the attached findings and conditions;
3. Recommend approval of the proposed rezoning and general plan amendment to the City Council; and
4. Recommend approval of the proposed amendment to the Coliseum Area Redevelopment Plan to the City Council and Redevelopment Agency.

Prepared by:



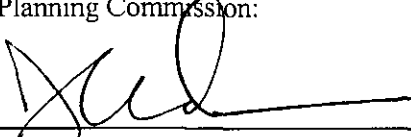
DARIN RANELLETTI
Planner III

Approved by:



GARY PATTON
Deputy Director of Planning and Zoning

Approved for forwarding to the
City Planning Commission:



DAN LINDHEIM
Director
Community and Economic Development Agency

ATTACHMENTS:

- A. Project Drawings
- B. General Plan and Zoning Map

NOTE: THE INITIAL STUDY/NEGATIVE DECLARATION REFERENCED IN THIS REPORT WAS PREVIOUSLY PROVIDED SEPARATELY TO EACH PLANNING COMMISSIONER AND IS ALSO AVAILABLE ON THE CITY'S WEBSITE (WWW.OAKLANDNET.COM) AND AT THE CITY PLANNING OFFICE LOCATED AT 250 FRANK H. OGAWA PLAZA, SUITE 3315.

FINDINGS FOR APPROVAL

The following findings can be made for approval of the proposal. Required findings are shown in **bold** type; explanations as to why these findings can be made are in normal type. The project's conformance with the following findings is not limited to the discussion below, but includes all discussions in the staff report, the Initial Study/Negative Declaration, and elsewhere in the record.

I. General Plan Amendment Findings:

A. The amendment advances General Plan implementation.

The project will advance General Plan implementation for the reasons specified in the staff report. In summary, the project is a well-designed project on a vacant, underutilized, blighted and contaminated infill site located in an urbanized area of the city near public transportation that would provide needed affordable housing and economic revitalization

B. The amendment is consistent with the policies in the Land Use and Transportation Element.

The amendment is consistent with the policies of the Land Use and Transportation Element as explained above.

C. Are there any inconsistencies that need to be reconciled?

The General Plan, Coliseum Area Redevelopment Plan, and City Zoning Map will be amended to reconcile any land use designation inconsistencies. No other inconsistencies need to be reconciled.

D. The amendment is not contrary to achievement of citywide goals (with consideration given to citywide impacts).

The amendment is not contrary to the achievement of citywide goals. No citywide environmental impacts are anticipated. Although this amendment will reduce the amount of potential industrial-designated land in the city, this loss is not a significant impact because the site is only 1.7 acres and has been vacant for over 10 years, and for the other reasons outlined in this report.

II. Section 17.140.080 (Planned Unit Development Permit Criteria):

A. That the location, design, size, and uses are consistent with the Oakland Comprehensive Plan and with any other applicable plan, development control map, or ordinance adopted by the City Council.

Under the current General Plan (formerly the Comprehensive Plan) land use designation for the site, Business Mix, the proposal is not consistent with the General Plan because the project consists of a residential development. The proposal involves amending the General Plan land use designation to Mixed Housing Type Residential (MHTR) to facilitate the proposal. The proposal is consistent with the MHTR designation in that the proposal involves compact single-family residential development.

The project is consistent with the overall goals, objectives, and policies of the General Plan in that it is a well-designed project on a vacant, underutilized, blighted and contaminated infill site located in an urbanized area of the city near public transportation that would provide needed affordable housing and economic revitalization

- B. That the location, design, and size are such that the development can be well integrated with its surroundings, and, in the case of a departure in character from surrounding uses, that the location and design will adequately reduce the impact of the development.**

The development will be well integrated with the surrounding area. The design of the proposal is consistent with the design of the residential project under construction on the adjacent parcel at 10900 Edes Avenue. The street layout of the proposal is designed to connect to the street in the 10900 Edes Avenue project. The proposal is a departure of character from the previous industrial use of the site and the existing uses on the surrounding industrial properties but all potential impacts of the proposal will be adequately reduced. Potential noise impacts will be reduced to less than significant levels through the application of the City's standard conditions of approval and through the design of the project.

- C. That the location, design, size, and uses are such that traffic generated by the development can be accommodated safely and without congestion on major streets and will avoid traversing other local streets.**

Due to the relatively small number of vehicle trips estimated to be generated by the project and the distribution of those trips, the project would not result in congestion on major streets or adversely affect local streets.

- D. That the location, design, size, and uses are such that the residents or establishments to be accommodated will be adequately served by existing or proposed facilities and services.**

The development will be adequately served by facilities and services. Utilities to serve the project are proximal to the site and are of sufficient capacity to adequately serve the development or, in the cases of deficiencies, shall be upgraded.

- E. That the location, design, size, and uses will result in an attractive, healthful, efficient, and stable environment for living, shopping, or working, the beneficial effects of which environment could not otherwise be achieved under the zoning regulations.**

The development will result in an attractive, healthful, efficient, and stable environment for living. The project is well-designed with high-quality materials and promotes a healthy environment with generous areas devoted for open space. The project is an efficient use of land because the development is compact in size. The efficiency of the project realized through its compact designed could not be achieved under the normal zoning regulations.

- F. That the development will be well integrated into its setting, will not require excessive earth moving or destroy desirable natural features, will not be visually obtrusive and will harmonize with surrounding areas and facilities, will not substantially harm major views for surrounding residents, and will provide sufficient buffering in the form of spatial separation, vegetation, topographic features, or other devices.**

The development is designed to respond well to its setting. The street, block, and unit layout is designed to provide maximum benefit to the residents of the development while limiting impacts to the surrounding area. No significant natural features or views exist at the site. The proposal will be of similar character to the surrounding residential area and will be buffered from industrial uses in the surrounding area through the use of spatial separation and screening devices.

III. Section 16.08.030 (Tentative Map Findings):

A. That the proposed map is consistent with applicable general and specific plans.

The proposed vesting tentative tract map will facilitate a project that is consistent with the General Plan as explained above.

B. That the design and improvement of the proposed subdivision is consistent with applicable general and specific plans.

The design and improvement of the proposed subdivision is consistent with the General Plan as explained above.

C. That the site is physically suitable for the type of development.

The site does not contain any extraordinary natural features that would make it unsuitable for the proposed type of development. Toxic contamination at the site has been remediated.

D. That the site is physically suitable for the proposed density of development.

The site does not contain any extraordinary natural features that would make it unsuitable for the proposed density of development. The proposed development is compact and efficient but provides for adequate open space to serve the project residents.

E. That the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The Initial Study/Negative Declaration concluded that all potentially significant impacts related to environmental damage, fish, and wildlife would be reduced to less than significant levels with incorporation of the City's standard conditions of approval and the mitigation measures identified in the Environment Impact Report (EIR) prepared for the Coliseum Area Redevelopment Plan.

F. That the design of the subdivision and the type of improvements are not likely to cause serious public health or safety problems.

The Initial Study/Negative Declaration concluded that all potentially significant impacts related to public health and safety would be reduced to less than significant levels with incorporation of the City's standard conditions of approval and the mitigation measures identified in the Environment Impact Report (EIR) prepared for the Coliseum Area Redevelopment Plan.

G. That the design of the subdivision and the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public.

The project will not conflict with any public easements

- H. That the design of the subdivision does provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision. Examples of passive or natural heating and cooling opportunities include subdivision design which permits orientation of a structure in an east-west alignment for southern exposure and subdivision design which permits orientation of a structure to take advantage of shade and prevailing breezes.

The proposed buildings are oriented and designed for future passive solar heating and cooling.

- I. That the design of the subdivision, if located in a designated water reuse area pursuant to Section 13550 of the Water Code does provide for the use of recycled water pursuant to Government Code Sections 65601--65607, water reuse notwithstanding that recycled water has been determined to be available pursuant to Section 13550 of the Water Code and no finding has been made that there is an alternative higher or better use for the recycled water, its use is economically justified for the project, and its use is financially and technically feasible for the project.

The proposal is not located in a designated water reuse area pursuant to Section 13550 of the Water Code.

IV. Section 17.136.050 (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 proposed design will create a set of buildings that well related to the surrounding area. The setting, scale, bulk, height, materials, and textures of the development are similar to surrounding residential development. The proposal is designed and sited in a manner to reduce potential conflicts with the surrounding industrial uses as explained in the staff report and Initial Study/Negative Declaration.

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

The proposed design will enhance desirable neighborhood characteristics. The proposal is well-designed and attractive thereby contributing positively to the visual environment of the neighborhood.

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

No significant topographic or landscape features exist on the site. The design responds to the surrounding landscape in that the project physically engages with the similar residential development to the southwest and southeast while being oriented away from surrounding industrial development to the northwest and northeast.

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

The project is not situated on a hill.

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

The design of the proposal conforms with the General Plan as explained above.

V. Section 17.134.050 (General Conditional Use Permit Criteria):

Purpose of conditional use permit: To allow a shared access facility (private access easement).

- 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 proposed private access easement will be compatible with and will not adversely affect the livability or appropriate development of abutting properties or the surrounding neighborhood. The private access easement will facilitate a project of similar density and character to surrounding residential development. Civic facilities and utilities are available to serve the site and the private access easement and, in cases where deficiencies exist, will be upgraded. There is adequate capacity of surrounding streets to sufficiently accommodate the relatively small increase in traffic.

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

The proposed private access easement will provide for a functional living environment by providing efficient and compact access to the proposed development. The private access easement will be well-designed with high-quality materials and landscaping so that it is attractive.

- 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 proposed private access easement will facilitate the successful operation of the new housing development, which will provide needed housing opportunities, by adequately accommodating vehicles, bicycles, and pedestrians.

- D. That the proposal conforms to all applicable regular design review criteria set forth in the regular design review procedure at Section 17.136.050.

The proposed private access easement conforms to the design review criteria in Section 17.136.070. The private access easement will be well-designed with high-quality materials and landscaping.

- 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 proposed private access easement facilitates a new development which conforms with the Oakland General Plan as explained above.

VII. Section 17.102.090 (Conditional Use Permit Criteria for Shared Access Facilities):

- 1. Compliance with Guidelines.** Each shared access facility proposal shall be in compliance with the City Planning Commission guidelines for development and evaluation of shared access facilities.

The private access easement complies with City Planning Commission guidelines except that the private access easement will provide access to 22 lots. The City finds this characteristic of the private access easement appropriate and is granting a variance to allow this (see variance findings below).

- 2. Public Safety.** The width of a shared access facility shall be adequate to ensure unimpeded emergency and nonemergency ingress and egress at all times. Additionally, the shared access facility shall conform to city standards for roadway layout and design.

The private access easement is designed to ensure unimpeded emergency and nonemergency ingress and egress at all times and its layout and design are acceptable.

- 3. Aesthetics.** A shared access facility shall be designed to provide the environmentally superior alternative to other approaches for the development of the property and shall be designed to be visually compatible with its surroundings, as set forth in the City Planning Commission guidelines; necessary retaining walls shall not be of excessive height and shall not be visibly obtrusive, as such are defined in the City Planning Commission guidelines.

The private access easement is designed with the most environmentally superior approach to the property. No retaining walls are proposed along the private access easement.

- 4. On-Going Owner Responsibility.** Applicants for a shared access facility shall submit, for approval, an agreement for access facility maintenance, parking restrictions, and landscape maintenance. Upon staff approval, the proposed agreement shall be recorded by the applicant within thirty (30) days with the Alameda County Recorder. In addition, applicants for a shared access facility shall provide documentation of continuing liability insurance coverage. Documentation of insurance coverage shall include the written undertaking of each insurer to give the city thirty (30) days' prior written notice of cancellation, termination, or material change of such insurance coverage.

An agreement for the maintenance of the private access easement is required by the conditions of approval (see Conditions of Approval).

- 5. Certification.** Prior to construction, applicants for a shared access facility shall retain a California registered professional civil engineer to certify, upon completion, that the access facility was constructed in accordance with the approved plans and construction standards. This requirement may be modified or waived at the discretion of the Director of Public Works, based on the topography or geotechnical considerations. An applicant may also be required to show assurance of performance bonding for grading and other associated improvements. In addition, prior to the installation of landscaping, an applicant shall retain a landscape architect

or other qualified individual to certify, upon completion, that landscaping was installed in accordance with the approved landscape plan.

Certification of the private access easement is required by the conditions of approval (see Conditions of Approval).

VIII. Section 17.148.050 (Variance Findings):

Minor Variances:

1. Private access easement serving 22 lots where four is the maximum number allowed.
 2. Creation of a key lot.
 3. No separation between driveways where 10 feet is the minimum required.
1. **That strict compliance with the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the purposes of the zoning regulations, due to unique physical or topographic circumstances or conditions of design; or, as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution improving livability, operational efficiency, or appearance.**

Private Access Easement: Strict compliance with the regulation would preclude an effective design solution improving operational efficiency. Compliance with the regulation would require a public street or reducing the number of lots served by the private access easement to four. A public street must be designed to public street standards which would reduce the compact efficiency of the development. Reducing the number of lots served by the private access easement to four would reduce the amount of needed housing being providing.

Key Lot: Strict compliance with the regulation would preclude an effective design solution improving livability. Compliance with the regulation would require Lots 1 and 2 to front on the private access easement thereby adversely affecting the Edes Avenue streetscape.

Driveway Separation: Strict compliance with the regulation would preclude an effective design solution improving operational efficiency and livability. Compliance with the regulation would require regularly spaced driveways that would reduce the amount of on-street parking in the development and reduce the separation and privacy between buildings.

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

Private Access Easement: Strict compliance with the regulation would preclude an effective design solution fulfilling the basic intent of the regulation. The intent of the restriction is to prevent large residential developments accessed via private streets that could be gated thereby forming an exclusive enclave. This intent is being met through the use of a conditional of approval that prohibits the installation of a roadway gate in the project.

Key Lot: Strict compliance with the regulation would preclude an effective design solution fulfilling the basic intent of the regulation. The intent of the prohibition is to avoid situations where the privacy of the rear yard area of the corner lot is adversely impacted due to the proximity of the

dwelling on the key lot. The project meets this intent by increasing the side yard setback of the dwelling proposed on the key lot to approximately 11 feet (thereby exceeding the required five-foot side yard setback) and placing in this area the driveway for the key lot so that potential privacy impacts to the rear yard area of the corner lot are minimized.

Driveway Separation: Strict compliance with the regulation would preclude an effective design solution fulfilling the basic intent of the regulation. The intent of the regulation is to minimize potential conflict between vehicles on adjacent lots exiting driveways at the same time by providing sufficient maneuvering area between the two driveways. This intent is being met through the use of a condition of approval that limits the height of any proposed fencing between two side-by-side driveways to three feet so that drivers can see if another vehicle is exiting from an adjacent driveway and take the necessary precautions.

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

Private Access Easement: The variance will not adversely affect the abutting properties or surrounding area and will not be detrimental to the public welfare or contrary to adopted policy. The private access easement will not result in an exclusive enclave because there is a conditional of approval that prohibits the installation of a roadway gate in the project.

Key Lot and Driveway Separation: The variances will not adversely affect the abutting properties or surrounding area and will not be detrimental to the public welfare or contrary to adopted policy. The variances relax standards that only affect the design and operational characteristics of the project site itself not the project's interface or relationship with abutting properties.

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

The variances will not constitute a grant of special privilege because other similarly zoned properties have been, and will be, afforded similar considerations under similar circumstances.

- 5. For proposals involving one or two dwelling units on a lot: That the elements of the proposal requiring the variance (e.g., elements such as buildings, walls, fences, driveways, garages and carports, etc.) conform with the design review criteria set forth in the design review procedure at Section 17.136.070.**

Private Access Easement: The variance conforms with the design review criteria as explained above.

Key Lot: The variance conforms with the design review criteria in that the key lot will be developed so that it relates well to abutting properties. The proposed driveway on the key lot is situated to reduce potential impacts of the building on the key lot with the abutting corner lot.

Driveway Separation: The variance conforms with the design review criteria in that the driveway separation will accommodate on-street parking which will contribute positively to the development.

IX. California Environmental Quality Act (CEQA) Findings for Adoption of the Negative Declaration

- A. The proposed Negative Declaration was prepared by the City of Oakland as the Lead Agency and was properly circulated for public review and comment for 30 days.
- B. The proposed Negative Declaration was independently reviewed and analyzed by the Planning Commission and reflects the independent judgment of the Planning Commission. That independent judgment is based on review and consideration of the information contained in the Negative Declaration and on substantial evidence in the record (even though there may be differences between or among the different sources of information and opinions offered in the documents, testimony, public comments and such responses to the Negative Declaration and the administrative record as a whole). The Planning Commission recognizes that the Negative Declaration may contain certain additions, clarifications, modifications or other revisions (as the result of the public review and comment, public agency responses to those comments, and refinements to the project description), but that such work does not represent “substantial revisions” requiring re-circulation of the Negative Declaration.
- C. The Negative Declaration and its findings and conclusions are adopted by the Planning Commission as its source of environmental information, except where otherwise expressly stated; the Negative Declaration is legally adequate and was completed in compliance with CEQA and the City’s Environmental Review Regulations.
- D. The proposed Negative Declaration does not identify any potential significant adverse impacts or where such impacts cannot be reduced to less-than-significant levels with standard conditions of approval that will be adopted and implemented.
- E. The project complies with CEQA. The proposed Negative Declaration was presented to the Planning Commission, which reviewed and considered the information contained therein prior to acting on the project approvals.

CONDITIONS OF APPROVAL

PART 1: Standard Conditions of Approval (General)

1. Approved Use

Ongoing

- a) The project shall be constructed and operated in accordance with the authorized use as described in the application materials, Planning Commission staff report, and the plans submitted on November 15, 2007, (vesting tentative tract map) and November 30, 2007 (architectural plans), 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.
- b) This action by the City Planning Commission ("this Approval") includes the approvals set forth below. This Approval includes:
1. **Planned unit development (PUD) permit;**
 2. **Vesting tentative tract map;**
 3. **Design review;**
 4. **Conditional use permit to allow a shared access facility (private access easement); and**
 5. **Variances to allow:**
 - **Private access easement serving 22 lots where four is the maximum allowed.**
 - **Creation of a key lot.**
 - **No separation between driveways where 10 feet is the minimum required.**
- c) **This Approval shall not become effective unless the proposed legislative actions (general plan amendment, redevelopment plan amendment, and rezoning) occur as stated in Condition 44.**

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 and Subdivision Regulations 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 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 requirements may require changes to the approved plans. Changes to the approved plans will be processed in accordance with Condition 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 of Approval, Mitigation Measure, 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 the Conditions of Approval or Mitigation Measures, if it is found that there is violation of any of the Conditions of Approval or Mitigation Measures 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.

6. Signed Copy of the Conditions

With submittal of a demolition, grading, and building permit

A copy of the approval letter and Conditions of Approval 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) The project applicant shall defend (with counsel reasonably 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 their respective agents, officers, and employees (hereafter collectively called the City) from any claim, action, or proceeding (including legal costs and attorney's fees) against the City to attack, set aside, void or annul this Approval, or any related approval by the City. The City shall promptly notify the project applicant of any claim, action or proceeding and the City shall cooperate fully in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding. The project applicant shall reimburse the City for its reasonable legal costs and attorney's fees.
- b) Within ten (10) calendar days of the filing of a claim, action or proceeding to attack, set aside, void, or annul this Approval, or any related approval by the City, the project applicant shall execute a Letter Agreement with the City, acceptable to the Office of the City Attorney, which

memorializes the above obligations and this condition of approval. This condition/obligation shall survive termination, extinguishment, or invalidation of this, or any related approval. Failure to timely execute the Letter Agreement does not relieve the project applicant of any of the obligations contained in 7(a) above, or other conditions of approval.

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 and Mitigation Measures 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 of Approval and/or Mitigation Measures, and if any one or more of such Conditions of Approval and/or Mitigation Measures is found to be invalid by a court of competent jurisdiction this Approval would not have been granted without requiring other valid Conditions of Approval and/or Mitigation Measures 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 and Mitigation Measures, 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 special inspector(s)/inspections as needed during the times of extensive or specialized plan-check review, or construction. The project applicant may also be required to cover the full costs of independent technical 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 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.
- b) *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 and, to the satisfaction of the Director of City Planning, a substantial portion of the planted area shown on submitted landscape plans shall be drought tolerant plant materials. The City Planning Department shall maintain lists of plant materials considered fire resistant and drought tolerant.

- c) 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.
- d) Proposed landscaping shall be primarily drought-tolerant and designed for minimum use of pesticides.

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 Certificate of Occupancy

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 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.

PART 2: Standard Conditions of Approval (Major Projects)**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 public improvements 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 of Approval and Mitigation Measures 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 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. Payment for Public Improvements***Prior to the 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.

19. Compliance 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 a Conditions of Approval and Mitigation Measures compliance plan that lists each Condition of Approval and Mitigation Measure, the City agency or division responsible for review, and how/when the project applicant has met or intends to meet the Condition of Approval or Mitigation Measure. The applicant will sign the Conditions of Approval attached to the approval letter and submit that with the compliance plan for review and approval. The compliance plan shall be organized per step in the plan-check/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 plan and provide it with each item submittal.

PART 3: Standard Conditions of Approval (Uniformly Applied Development Standards)**20. 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.).
- 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.

21. 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.

22. 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:

CONDITIONS OF APPROVAL.

- a) Construction activities are limited to between 7:00 AM and 7:00 PM ~~seven days a week 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.
- e) Applicant shall use best-faith efforts to limit construction noise on Saturdays and Sundays~~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 or Sundays, with no exceptions.
- 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.

23. 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.

24. 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;
- 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.

25. Interior Noise

Prior to issuance of a building permit

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) 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. Final recommendations for sound-rated assemblies will depend on the specific building designs and layout of buildings on the site and shall be determined during the design phase.

26. 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:

- 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.

27. Hazards Best Management Practices

Prior to commencement of demolition, grading, or construction

The project applicant and construction contractor shall ensure that construction best management practices 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 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 Standard Conditions of Approval 50 and 52, 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.

28. 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

- a) 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

- b) 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.

29. 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 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.

30. 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.

31. 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.
- 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.

32. 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.

33. 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 under the criteria set forth in Section 15064.5 of the CEQA Guidelines. 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.

34. 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 15.04.780 of the Oakland Municipal Code. The grading permit 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.

35. Soils Report

Required as part of the submittal of a Tentative Tract or Tentative Parcel Map

A preliminary soils report for each construction site within the project area shall be required as part of this project and submitted for review and approval by the Building Services Division. The soils reports shall be based, at least in part, on information obtained from on-site testing. Specifically the minimum contents of the report should include:

A. *Logs of borings and/or profiles of test pits and trenches:*

- a) The minimum number of borings acceptable, when not used in combination with test pits or trenches, shall be two (2), when in the opinion of the Soils Engineer such borings shall be sufficient to establish a soils profile suitable for the design of all the footings, foundations, and retaining structures.
- b) The depth of each boring shall be sufficient to provide adequate design criteria for all proposed structures.
- c) All boring logs shall be included in the soils report.

B. *Test pits and trenches*

- a) Test pits and trenches shall be of sufficient length and depth to establish a suitable soils profile

- for the design of all proposed structures.
- b) Soils profiles of all test pits and trenches shall be included in the soils report.
 - C. *A plat shall be included which shows the relationship of all the borings, test pits, and trenches to the exterior boundary of the site. The plat shall also show the location of all proposed site improvements. All proposed improvements shall be labeled.*
 - D. *Copies of all data generated by the field and/or laboratory testing to determine allowable soil bearing pressures, sheer strength, active and passive pressures, maximum allowable slopes where applicable and any other information which may be required for the proper design of foundations, retaining walls, and other structures to be erected subsequent to or concurrent with work done under the grading permit.*
 - E. *Soils Report* A written report shall be submitted which shall but is not limited to the following:
 - a) Site description
 - b) Local and site geology
 - c) Review of previous field and laboratory investigations for the site
 - d) Review of information on or in the vicinity of the site on file at the Information Counter, City of Oakland, Office of Planning and Building.
 - e) Site stability shall be addressed with particular attention to existing conditions and proposed corrective attention to existing conditions and proposed corrective actions at locations where land stability problems exist.
 - f) Conclusions and recommendations for foundations and retaining structures, resistance to lateral loading, slopes, and specifications, for fills, and pavement design as required.
 - g) Conclusions and recommendations for temporary and permanent erosion control and drainage. If not provided in a separate report they shall be appended to the required soils report.
 - h) All other items which a Soils Engineer deems necessary.
 - i) The signature and registration number of the Civil Engineer preparing the report.
 - F. *The Director of Planning and Building may reject a report that she/he believes is not sufficient. The Director of Planning and Building may refuse to accept a soils report if the certification date of the responsible soils engineer on said document is more than three years old. In this instance , the Director may be require that the old soils report be recertified, that an addendum to the soils report be submitted, or that a new soils report be provided.*

36. Site Review by the Fire Services Division

Prior to the issuance of demolition, grading or building permit

The project applicant shall submit plans for site review and approval to the Fire Prevention Bureau Hazardous Materials Unit. Property owner may be required to obtain or perform a Phase II hazard assessment.

37. Phase I and/or Phase II Reports

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

Prior to issuance of demolition, grading, or building permits the project applicant shall submit to the Fire Prevention Bureau, Hazardous Materials Unit, a Phase I environmental site assessment report, and a Phase II report if warranted by the Phase I report for the project site. The reports shall make recommendations for remedial action, if appropriate, and should be signed by a Registered Environmental Assessor, Professional Geologist, or Professional Engineer.

38. Environmental Site Assessment Reports Remediation

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

If the environmental site assessment reports recommend remedial action, the project applicant shall:

- a) Consult with the appropriate local, State, and federal environmental regulatory agencies to ensure sufficient minimization of risk to human health and environmental resources, both during

and after construction, posed by soil contamination, groundwater contamination, or other surface hazards including, but not limited to, underground storage tanks, fuel distribution lines, waste pits and sumps.

- b) Obtain and submit written evidence of approval for any remedial action if required by a local, State, or federal environmental regulatory agency.
- c) Submit a copy of all applicable documentation required by local, State, and federal environmental regulatory agencies, including but not limited to: permit applications, Phase I and II environmental site assessments, human health and ecological risk assessments, remedial action plans, risk management plans, soil management plans, and groundwater management plans.

39. Other Materials Classified as Hazardous Waste

Prior to issuance of any demolition, grading or building permit

If other materials classified as hazardous waste by State or federal law are present, the project applicant shall submit written confirmation to Fire Prevention Bureau, Hazardous Materials Unit that all State and federal laws and regulations shall be followed when profiling, handling, treating, transporting and/or disposing of such materials.

40. Stormwater Pollution Prevention Plan (SWPPP)

Prior to and ongoing throughout demolition, grading, and/or construction activities

The project applicant must obtain coverage under the General Construction Activity Storm Water Permit (General Construction Permit) issued by the State Water Resources Control Board (SWRCB). The project applicant must file a notice of intent (NOI) with the SWRCB. The project applicant will be required to prepare a stormwater pollution prevention plan (SWPPP) and submit the plan for review and approval by the Planning and Zoning Division and the Building Services Division. At a minimum, the SWPPP shall include a description of construction materials, practices, and equipment storage and maintenance; a list of pollutants likely to contact stormwater; site-specific erosion and sedimentation control practices; a list of provisions to eliminate or reduce discharge of materials to stormwater; Best Management Practices (BMPs), and an inspection and monitoring program. Prior to the issuance of any construction-related permits, the project applicant shall submit a copy of the SWPPP and evidence of approval of the SWPPP by the SWRCB to the Building Services Division. Implementation of the SWPPP shall start with the commencement of construction and continue through the completion of the project. After construction is completed, the project applicant shall submit a notice of termination to the SWRCB.

41. Post-Construction Stormwater Pollution 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 Stormwater Supplemental Form for the Building Services Division. The project drawings submitted for the building permit (or other construction-related permit) shall contain a stormwater pollution management plan, for review and approval by the City, to limit the discharge of pollutants in stormwater after construction of the project to the maximum extent practicable.

- a) The post-construction stormwater pollution 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; and
 - v. Stormwater treatment measures to remove pollutants from stormwater runoff.
- b) The following additional information shall be submitted with the post-construction stormwater pollution 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.

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 pollution 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 pollution management plan.

42. 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.

43. 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 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 installation or hook-up fees to the affected service providers.

PART 4: Project-Specific Conditions of Approval

44. Rezoning, General Plan Amendment, and Redevelopment Plan Amendment

Required prior to this approval becoming effective

This Approval shall not become effective unless the Zoning Map, General Plan Land Use Map, and Land Use Map of the Coliseum Area Redevelopment Pan are amended by the City Council and Oakland Redevelopment Agency as proposed. The City Council has the authority to consider and revise as appropriate (accept, reject, or modify) the adjudicatory land use decisions of the Planning Commission (including planned unit development permit, vesting tentative tract map, design review, conditional use permit, and variances), regardless of whether an appeal to the City Council is filed challenging such adjudicatory land use decisions.

45. Mitigation Monitoring and Reporting Program for Coliseum Area Redevelopment Plan EIR Mitigation Measures

Required at various times as stated

All environmental mitigation contained in the Coliseum Area Redevelopment Plan EIR applicable to the project shall be implemented in accordance with the Mitigation Monitoring and Reporting Program contained in Table 1 (see below).

TABLE 1: Mitigation Monitoring and Reporting Program for Coliseum Area Redevelopment Plan EIR Mitigation Measures

Mitigation Measure	Implementation Responsibility	Monitoring Responsibility	Timing
<i>Traffic and Circulation (Transportation System Management)</i>			
4.4.4. Require developers of projects within the Coliseum Redevelopment Area to provide bus turnouts and bicycle/pedestrian facilities as appropriate.	Project Sponsor	City – Planning and Zoning Division	Prior to issuance of p-job permit.
<i>Note: The project design implements Mitigation Measure 4.4.4. by providing a new sidewalk along the frontage of the project site on Edes Avenue where no sidewalk currently exists. There would be adequate area on each proposed lot to accommodate secure bicycle parking for the residents and visitors. There is no bus service on Edes Avenue that would benefit from the incorporation of bus turnouts along the frontage of the project site.</i>			
<i>Traffic and Circulation (Parking Facilities)</i>			
4.4.1. Development of the land uses due to implementation of the Redevelopment Plan within each target area may include off-street parking appropriate for the type of uses involved and their proximity to and likely propensity to be served by transit facilities.	Project Sponsor	City – Planning and Zoning Division	Prior to issuance of building permits.
4.4.2. Existing on-street parking should not be relied upon heavily to support the parking demands of development due to implementation of the Redevelopment Plan. Even if existing or future on-street parking spaces were to be available, future traffic conditions could necessitate the removal of curb parking to accommodate traffic lanes. Therefore, off-street parking facilities to adequately accommodate the full future parking demands may be provided for all development due to implementation of the Redevelopment Plan.	Project Sponsor	City – Planning and Zoning Division	Prior to issuance of building permits.
<i>Note: The project design implements Mitigation Measures 4.4.1. and 4.4.2. by providing adequate off-street parking for residents in compliance with the zoning regulations and adequate on-site on-street parking for residents and visitors. The project would not need to rely upon public on-street parking along Edes Avenue to meet the parking demands of the project.</i>			
<i>Energy (Operational and Construction Energy)</i>			
4.12.2. Buildings may be designed to utilize solar energy to the extent possible, by ensuring solar access and by properly orienting windows. Building walls and windows may be chosen from the appropriate energy reflecting and absorbing material types for maximum energy conservation.	Project Sponsor	City – Planning and Zoning Division	Prior to issuance of building permits.
<i>Note: The project design implements Mitigation Measure 4.12.2. by incorporating roof-top solar collectors.</i>			
4.12.4. Window systems may be designed and other means may be used to reduce thermal gain and loss, and thus cooling loads, during warm weather and heating loads during cold weather.	Project Sponsor	City – Planning and Zoning Division & Building Services	Prior to issuance of building permits.

		Division	
<i>Note: The project design implements Mitigation Measure 4.12.4. The buildings are designed to be cooled by passive solar orientation, eaves and awnings, thermal mass floors, insulation, radiant barriers, and whole-house fans.</i>			
4.12.5. The total amount of concrete and asphalt paving may be minimized. These areas collect and re-radiate heat from the sun. Grass and trees, in place of paved areas, cool the air in summer, and shield structures from wind, thus reducing heating requirements in winter.	Project Sponsor	City – Planning and Zoning Division	Prior to approval of landscaping plan.
<i>Note: The project design implements Mitigation Measure 4.12.5. by minimizing the amount of paved area on the project. A sizeable landscaped area is proposed in the central portion of the site and the proposed driveways would be paved only with tire strips. Abundant landscaping, including trees, is also proposed.</i>			
4.12.6. Light-colored architectural treatments of interior surfaces may be used to reflect more light, reducing lighting requirements and increasing apparent light. The use of skylights may also be considered which can reduce or eliminate the need for lighting. For exterior lighting, low-sodium lamps may be used which require less energy than other types of outdoor lighting.	Project Sponsor	City – Planning and Zoning Division	Prior to issuance of building permits.
<i>Public Utilities (Water Supply)</i>			
4.13.1. Interior Measures: <ul style="list-style-type: none"> • Low flow plumbing (toilets and shower heads) should be installed in residential and commercial development. • Pressure-reducing valves should be installed to maintain interior water pressure at 50 pounds per square inch (psi) or less. • Drinking fountains should be equipped with self-closing valves. 	Project Sponsor	City – Building Services Division	Prior to issuance of p-job permit and building permits.
4.13.2. Exterior Measures: <ul style="list-style-type: none"> • Low water-using plants should be used for landscaping. • Lawn and turf area should be limited in the landscaping design of business and residential uses. • Efficient irrigation systems should be installed to minimize evaporation. 	Project Sponsor	City – Planning and Zoning Division	Prior to approval of landscaping plan.
<i>Public Services (Police Protection)</i>			
4.14.1. During construction, 24 hour-a-day security patrol should be provided for all construction sites to deter theft of equipment and personal property.	Project Sponsor	City – Building Services Division	During construction.

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

Approved prior to the issuance of a public improvements permit

The applicant is required to implement the following public improvements:

- a) Install standard City of Oakland streetlights as required by the City Engineer.
- b) Install standard City of Oakland concrete curb, gutter, and sidewalk along the frontage of the site in Edes Avenue to the satisfaction of the City Engineer.
- c) Install new underground storm drainage facilities in Edes Avenue if ~~as~~ required by the City Engineer.
- d) Replace and/or upgrade, if necessary as determined by the City Engineer, any existing substandard sanitary sewer facilities in Edes Avenue.
- e) Provide separation between sanitary sewer and water lines to comply with current City of Oakland and Alameda Health Department standards.
- f) Install wheelchair ramps to the satisfaction of the City Engineer on both sides of Edes Avenue at the entrance to the site.
- g) Provide adequate fire department access and water supply, including, but not limited to currently adopted fire codes and standards.
- h) Underground any existing overhead utilities along the entire frontage of the site.

47. On-Site Improvements

Approved prior to the issuance of a public improvements permit

On-site improvements shall be designed and installed to the satisfaction of the City Engineer.

48. Access for People with Disabilities

Approved prior to the issuance of a public improvements permit and building permits

The project shall comply with all applicable federal, state, and local requirements pertaining to access for people with disabilities.

49. Homeowners' Association & Covenants, Conditions, and Restrictions

Prior to final inspection for building permits or prior to sale of any lot (whichever occurs first)

The applicant shall prepare Covenants, Conditions and Restrictions (CC&Rs) for the approved units for review and approval by the Planning and Zoning Division for review prior to the submittal of the CC&Rs to the State Department of Real Estate. The CC&Rs shall provide for the establishment of a non-profit homeowners' association (HOA). The HOA shall be responsible for maintenance and operation of all on-site sidewalks, pathways, common open space, common landscaping, common utilities, and all other common areas and facilities, including the private access easement. Membership in the association shall be made a condition of ownership. The applicant shall be a member of the HOA until all units are sold.

50. Private Access Easement: Liability Insurance

Prior to final inspection for private access easement

The applicant shall provide for review by the City Attorney and approval by the Planning and Zoning Division, documentation of continuing liability insurance coverage for the private access easement. Documentation of insurance coverage shall include the written undertaking of each insurer to give the City thirty (30) days prior written notice of cancellation, termination, or material change of such insurance coverage. This insurance is for the sole benefit of the City of Oakland and not for any third party.

51. Private Access Easement: Certification

Prior to final inspection for private access easement

The applicant shall retain a California registered professional civil engineer to certify, upon completion, that the private access easement was constructed in accordance with the approved plans and

construction standards. This requirement may be modified or waived at the discretion of the City Engineer, based on the topography or geotechnical considerations. The applicant may also be required to show assurance of performance bonding for grading and other associated improvements.

52. Private Access Easement: Access Rights

Prior to final inspection for private access easement

The applicant shall demonstrate that all lots in the project have legal access to the private access easement, that all lots in the project have legal access to the private access easement located in the adjacent 10900 Edes Avenue project, and that all lots in the adjacent 10900 Edes Avenue project have access to the private access easement in the 10800 Edes Avenue project.

53. Private Access Easement: Gate Prohibition

Prior to final inspection for private access easement and ongoing

A gate restricting access to the private access easement is not allowed. The applicant shall submit a Notice of Limitation of Use or a Covenant, Codes and Restrictions document for review and approval by the Planning and Zoning Division that prohibits the installation of such a gate. Upon approval, the agreement shall be recorded by the applicant within thirty (30) days with the Alameda County Recorder with each and every deed applicable to the project.

54. Private Access Easement: Circulation and On-Street Parking

Prior to final inspection for private access easement and ongoing

The northwest portion of the private access easement providing access to Lots 12 through 24 shall be designed, constructed, and posted with signage, to the satisfaction of the City Engineer, as a one-way one-lane roadway, with traffic flowing from northeast to southwest, with on-street parking along the northwest side of the roadway. On-street parking spaces shall be identified and delineated at the site in a manner acceptable to the City.

55. Driveway Fencing

Prior to the approval of the landscaping plan and ongoing

Any fencing located between the proposed adjacent side-by-side driveways, or at the front of a driveway along the sidewalk, shall not exceed three feet in height in order to preserve motorist visibility.

**ATTACHMENT A
(TO MARCH 19, 2008, PLANNING COMMISSION REPORT)**

PROJECT DRAWINGS

Parsons Architecture Inc.
 Architecture
 Planning
 Research
 3000 Broadway, Suite 1000
 Oakland, CA 94612
 Tel: 415 778 4000
 Fax: 415 778 4001
 Website: www.parsons.com

**10800
 EDES AVENUE
 OAKLAND, CA**



**2819 BROADWAY
 OAKLAND, CA 94612**

Project: EDGES B-HABITAT FOR HUMANITY EAST BAY
 Date: 11/20/12

Client: Habitat for Humanity
 Designer: Parsons Architecture Inc.
 Date: 11/20/12

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 Date: 11/20/12

EDGES B-HABITAT FOR HUMANITY EAST BAY

Item	Checklist	Notes
1. Project Name	<input type="checkbox"/>	
2. Project Address	<input type="checkbox"/>	
3. Project Description	<input type="checkbox"/>	
4. Project Budget	<input type="checkbox"/>	
5. Project Schedule	<input type="checkbox"/>	
6. Project Team	<input type="checkbox"/>	
7. Project Goals	<input type="checkbox"/>	
8. Project Risks	<input type="checkbox"/>	
9. Project Status	<input type="checkbox"/>	
10. Project Summary	<input type="checkbox"/>	

Page 1 of 4

EDGES B-HABITAT FOR HUMANITY EAST BAY

Item	Checklist	Notes
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2. Project Address	<input type="checkbox"/>	
3. Project Description	<input type="checkbox"/>	
4. Project Budget	<input type="checkbox"/>	
5. Project Schedule	<input type="checkbox"/>	
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10. Project Summary	<input type="checkbox"/>	

Page 2 of 4

EDGES B-HABITAT FOR HUMANITY EAST BAY

Item	Checklist	Notes
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10. Project Summary	<input type="checkbox"/>	

Page 3 of 4

EDGES B-HABITAT FOR HUMANITY EAST BAY

Item	Checklist	Notes
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2. Project Address	<input type="checkbox"/>	
3. Project Description	<input type="checkbox"/>	
4. Project Budget	<input type="checkbox"/>	
5. Project Schedule	<input type="checkbox"/>	
6. Project Team	<input type="checkbox"/>	
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9. Project Status	<input type="checkbox"/>	
10. Project Summary	<input type="checkbox"/>	

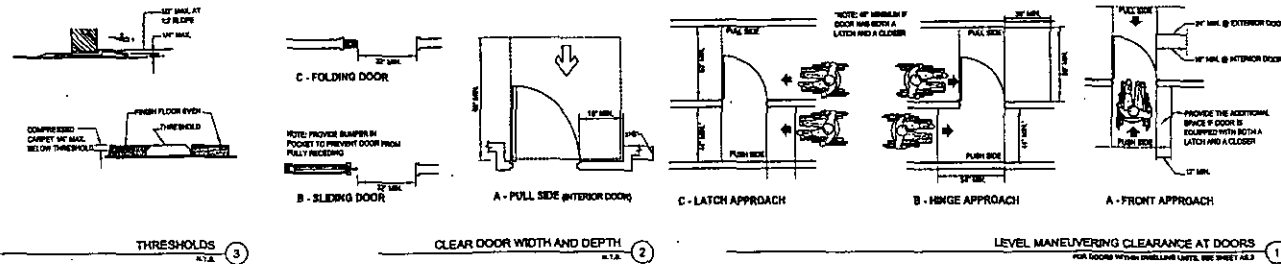
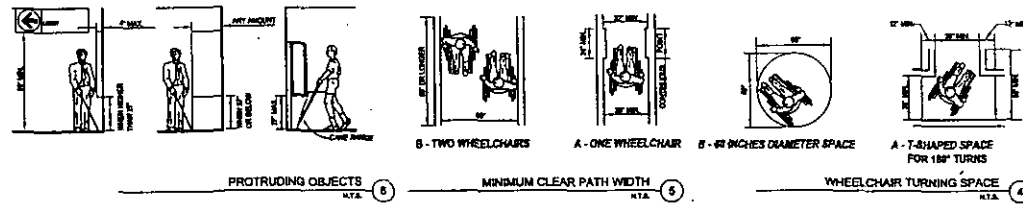
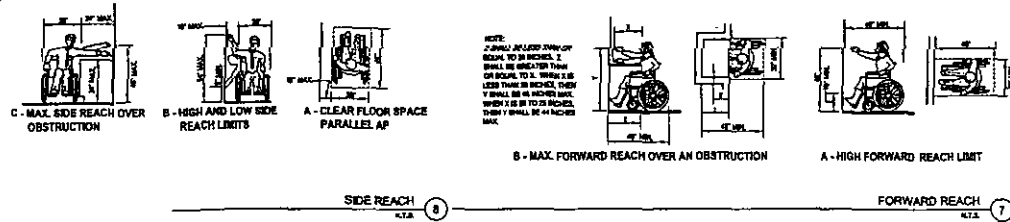
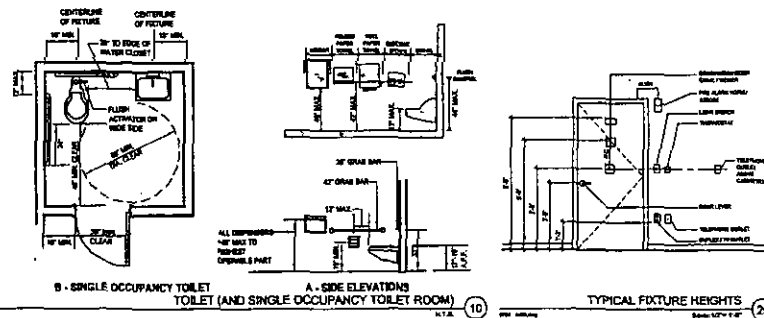
Page 4 of 4

GREEN POINT RATED CHECKLIST

Project: EDGES B-HABITAT FOR HUMANITY EAST BAY
 Date: 11/20/12

A0.1

NOT FOR CONSTRUCTION



Pyatak Architects Inc.
 Architecture
 Planning
 Interiors

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 LUBBERSVILLE JUNCTION
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 404.441.3040
 SAN FRANCISCO
 2000 Market Street, Suite 100, San Francisco, CA 94114
 415.441.3040
 SAN JOSE
 1000 California Avenue, Suite 100, San Jose, CA 95128
 408.441.3040
 SAN DIEGO
 4400 La Jolla Village Drive, Suite 100, San Diego, CA 92161
 619.441.3040

10800 EDES AVENUE
 OAKLAND CA

Habitat for Humanity

2619 BROADWAY
 OAKLAND CA 94612

PLANNING SUBMITTAL
 13 APRIL 2007

BUILDING PERMIT SUBMITTAL
 10 NOVEMBER 2007

REVISED PLANNING SUBMITTAL
 20 NOVEMBER 2007

USE INFORMATION
 THESE DIAGRAMS ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION.

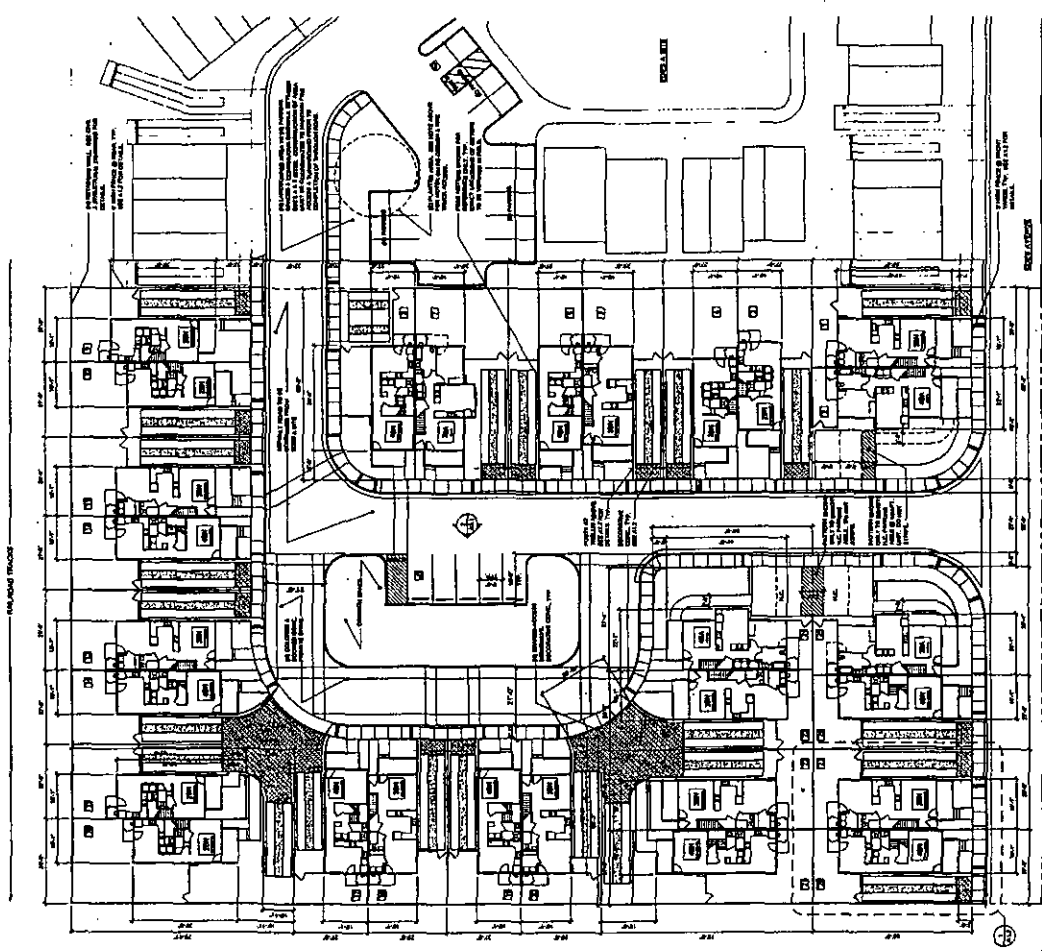
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 CHECKED BY: CC
 DATE: 20 NOVEMBER 07
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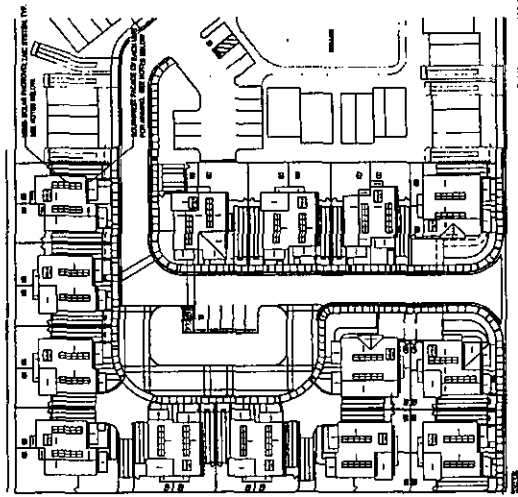
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FOR ROOMS WITH OVERLAP LEVELS, SEE SHEET A1.3

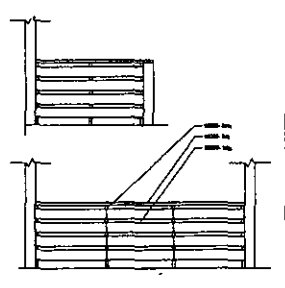
PANORAMA ARCHITECTS, INC. ARCHITECTURE PLANNING INTERIORS 10800 Edes Avenue Oakland, CA 94621 (415) 558-8888 www.panoramaarch.com			10800 EDES AVENUE OAKLAND, CA						3815 BROADWAY OAKLAND, CA 94612			PLANNING SUBMITTAL 28 APRIL 2007			HAZARDOUS WASTE REMEDIATION 28 NOVEMBER 2007			RECONSTRUCTION SUBMITTAL 28 NOVEMBER 2007			10800 EDES AVENUE OAKLAND, CA DRAWING NO. 10800EDES-01 SHEET NO. 28 NOVEMBER 2007			TITLE SITE PLAN			NUMBER A1.1			INTENT FOR CONSTRUCTION		
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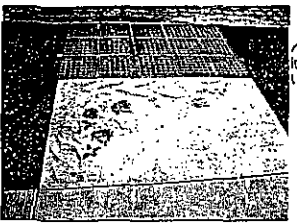
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 SHEET NO. 1



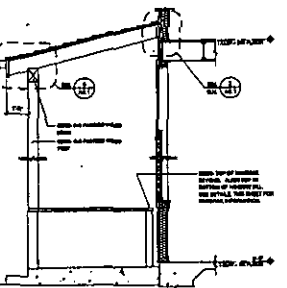
ROOF PLAN KEY WITH PANEL LAYOUT
 NORTH
 SHEET NO. 2



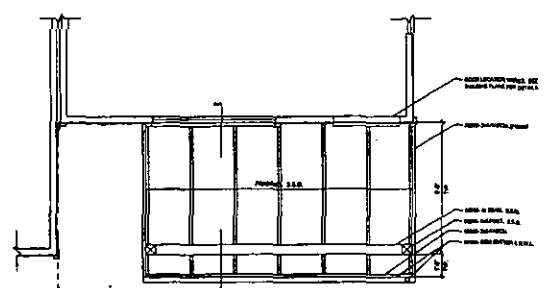
RAIL PATTERNS @ PORCHES
Scale: 1/2" = 1'-0"



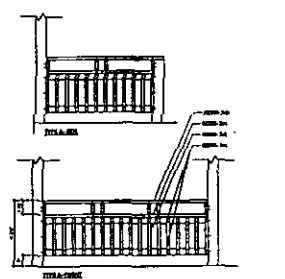
SAMPLE LEAF PATTERN @ DRIVEWAYS
Scale: 1/2" = 1'-0"



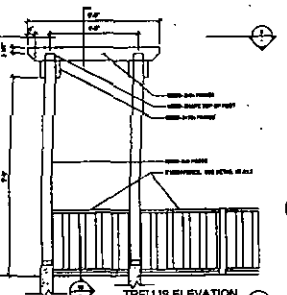
PORCH-SECTION
Scale: 1/2" = 1'-0"



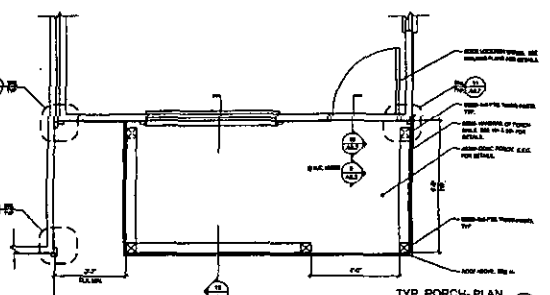
TYP. PORCH- REFLECTED CEILING PLAN
Scale: 1/2" = 1'-0"



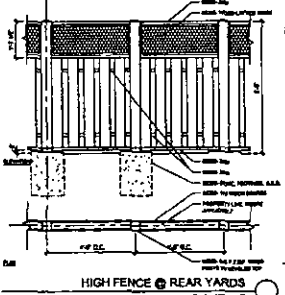
RAIL PATTERNS @ PORCHES
Scale: 1/2" = 1'-0"



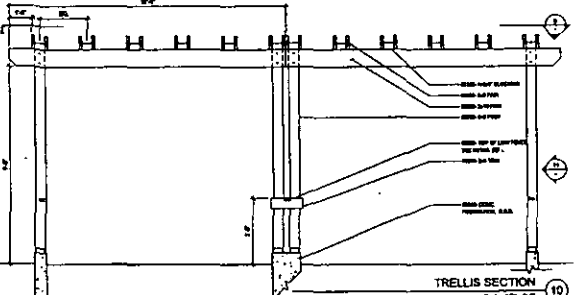
TRELLIS ELEVATION
Scale: 1/2" = 1'-0"



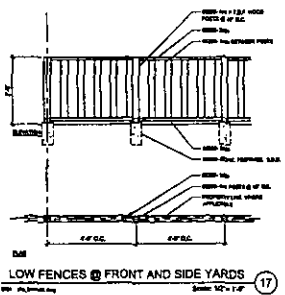
TYP. PORCH-PLAN
Scale: 1/2" = 1'-0"



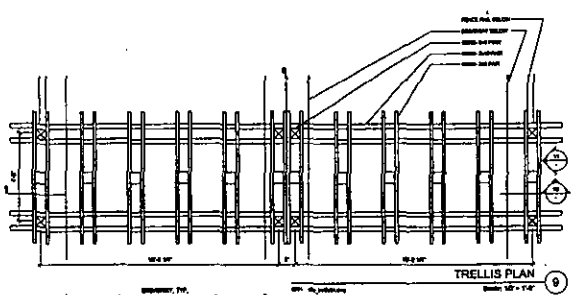
HIGH FENCE @ REAR YARDS
Scale: 1/2" = 1'-0"



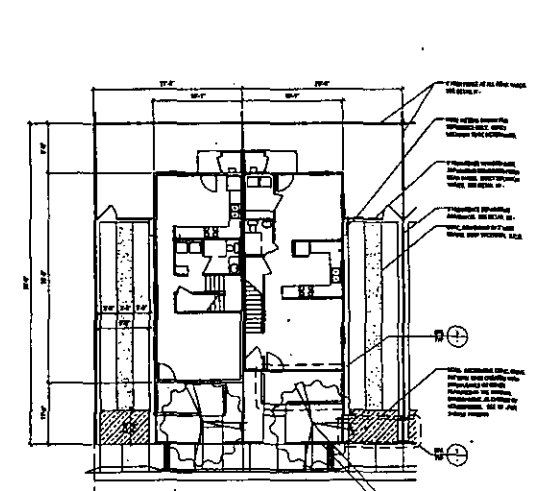
TRELLIS SECTION
Scale: 1/2" = 1'-0"



LOW FENCES @ FRONT AND SIDE YARDS
Scale: 1/2" = 1'-0"



TRELLIS PLAN
Scale: 1/2" = 1'-0"



TYP. DETAILED SITE PLAN ALONG EDES AVENUE
Scale: 1/2" = 1'-0"

Pyatek Architects Inc.
architects
planning
research
1411 Telegraph Avenue
Berkeley, California 94701
415.842.4400
724.464.4444

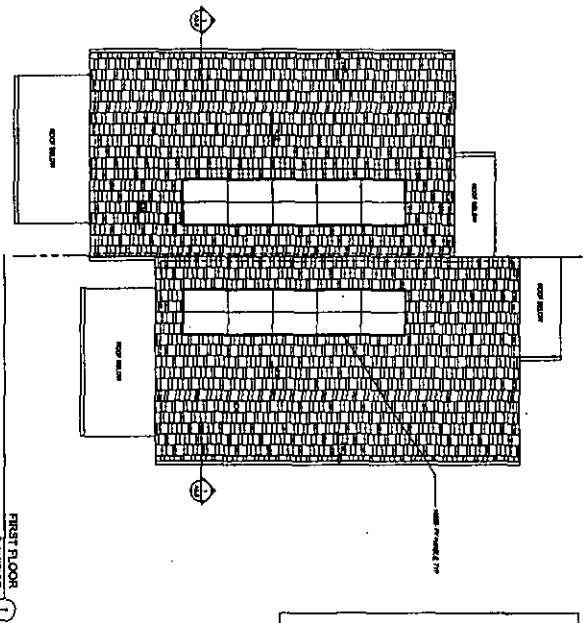
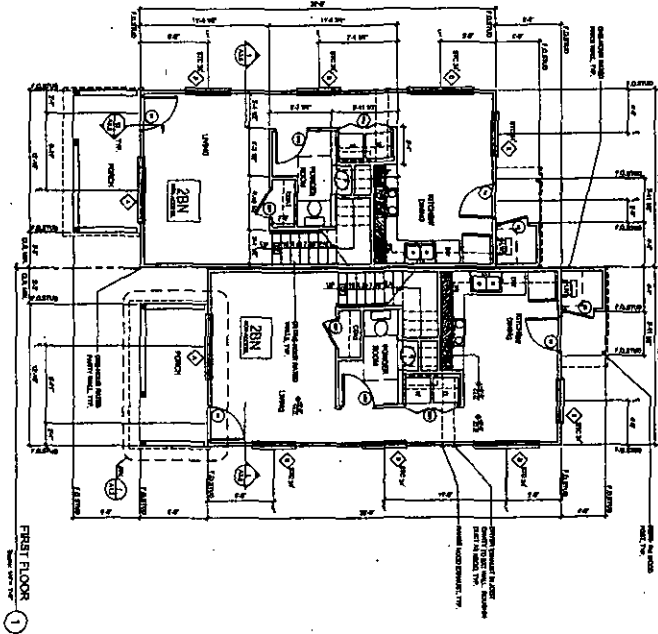
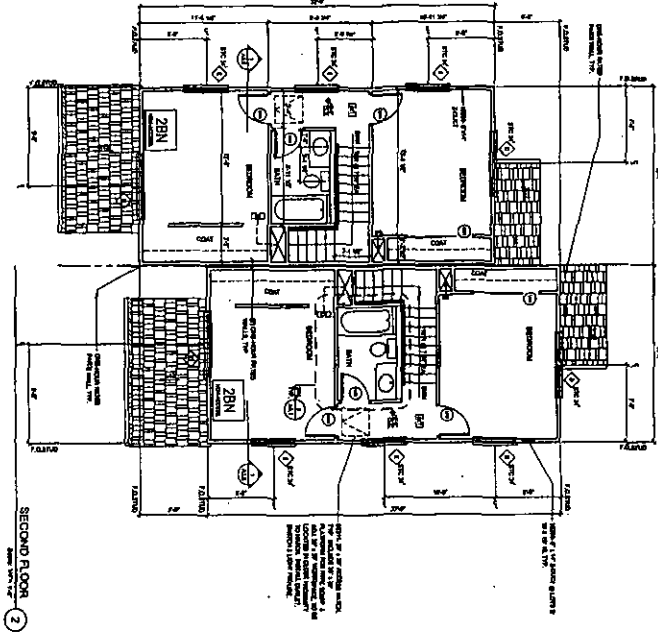
Habitat 67
2619 BROADWAY
OAKLAND CA 94612

PLANNING SUBMITTAL
28 APRIL, 2007
BUILDING PERMIT SUBMITTAL
28 NOVEMBER, 2007
REVISED PLANNING SUBMITTAL
28 NOVEMBER, 2007

Site Number: 0201
Drawn by: BS
Checked by: CC
Date: 28 NOVEMBER, 2007
Scale:
Title: SITE DETAILS

A1.2

NOT FOR CONSTRUCTION



1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF OAKLAND LOCAL ORDINANCES, AND THE STATE OF CALIFORNIA BUILDING CODES, AND THE NATIONAL BUILDING CODES, AS APPLICABLE.

2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF OAKLAND LOCAL ORDINANCES, AND THE STATE OF CALIFORNIA BUILDING CODES, AND THE NATIONAL BUILDING CODES, AS APPLICABLE.

3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF OAKLAND LOCAL ORDINANCES, AND THE STATE OF CALIFORNIA BUILDING CODES, AND THE NATIONAL BUILDING CODES, AS APPLICABLE.

4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF OAKLAND LOCAL ORDINANCES, AND THE STATE OF CALIFORNIA BUILDING CODES, AND THE NATIONAL BUILDING CODES, AS APPLICABLE.

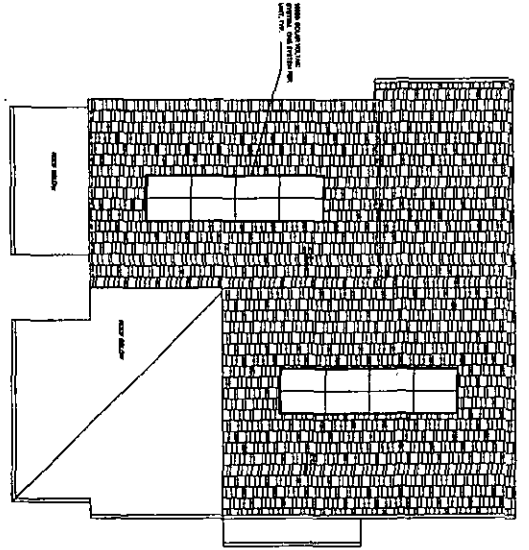
PROJECT INFORMATION

10800
EDGES AVENUE
Oakland, CA

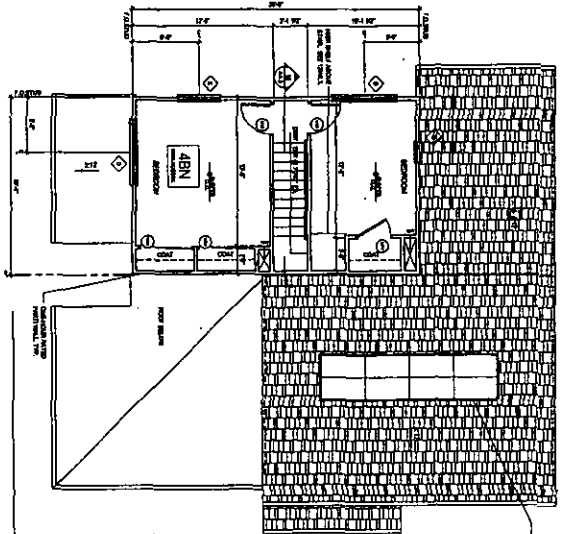
2619 BROADWAY
OAKLAND CA 94612

2619 BROADWAY
OAKLAND CA 94612

<p>NOT FOR CONSTRUCTION</p> <p>A2.1</p>	<p>REVISIONS</p> <p>1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF OAKLAND LOCAL ORDINANCES, AND THE STATE OF CALIFORNIA BUILDING CODES, AND THE NATIONAL BUILDING CODES, AS APPLICABLE.</p>	<p>GENERAL NOTES</p> <p>1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF OAKLAND LOCAL ORDINANCES, AND THE STATE OF CALIFORNIA BUILDING CODES, AND THE NATIONAL BUILDING CODES, AS APPLICABLE.</p>	<p>LEGEND</p> <p>1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE CITY OF OAKLAND LOCAL ORDINANCES, AND THE STATE OF CALIFORNIA BUILDING CODES, AND THE NATIONAL BUILDING CODES, AS APPLICABLE.</p>	<p>SCALE</p> <p>1/8" = 1'-0"</p>	<p>TITLE</p> <p>2-APARTMENT BUILDING</p>	<p>DATE</p> <p>10/1/77</p>	<p>DESIGNER</p> <p>10800 EDGES AVENUE OAKLAND, CA 94612</p>	<p>ARCHITECT</p> <p>2619 BROADWAY OAKLAND, CA 94612</p>
--	---	---	--	---	---	-----------------------------------	--	--



ROOF PLAN
DATE: 01/17/12



THIRD FLOOR
DATE: 01/17/12

1. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF THE ARCHITECT AND IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

2. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE PLANS. THE ARCHITECT DOES NOT WARRANT OR REPRESENT THAT THE BUILDING OR ANY PART THEREOF WILL BE FREE FROM DEFECTS OR DAMAGE OF ANY KIND, OR THAT THE BUILDING OR ANY PART THEREOF WILL BE SUITABLE FOR ANY PARTICULAR PURPOSE OR USE.

3. THE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT DOES NOT WARRANT OR REPRESENT THAT THE INFORMATION IS COMPLETE, ACCURATE, OR CURRENT.

4. THE ARCHITECT'S DESIGN IS BASED ON THE ASSUMPTION THAT THE CLIENT WILL OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

5. THE ARCHITECT'S DESIGN IS BASED ON THE ASSUMPTION THAT THE CLIENT WILL OBTAIN ALL NECESSARY INSURANCE COVERAGE.

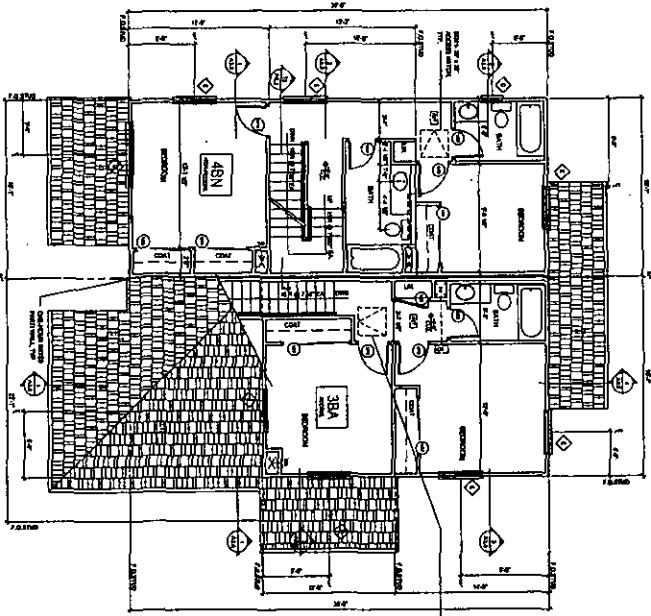
6. THE ARCHITECT'S DESIGN IS BASED ON THE ASSUMPTION THAT THE CLIENT WILL OBTAIN ALL NECESSARY UTILITIES AND SERVICES.

7. THE ARCHITECT'S DESIGN IS BASED ON THE ASSUMPTION THAT THE CLIENT WILL OBTAIN ALL NECESSARY MATERIALS AND LABOR.

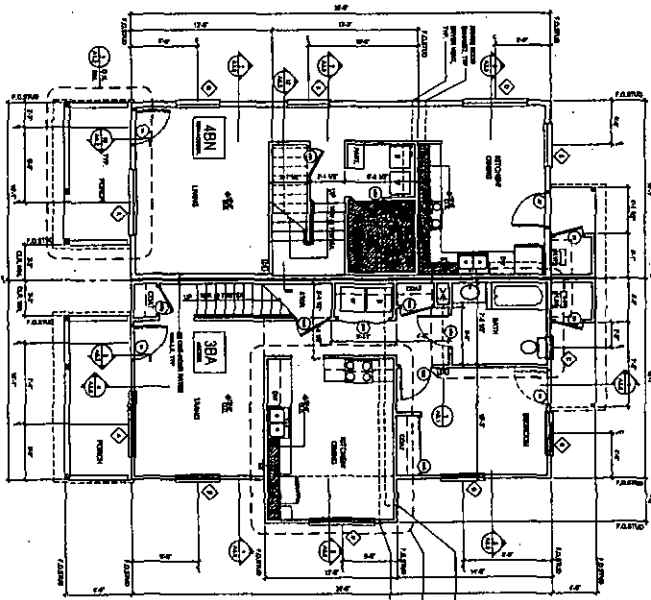
8. THE ARCHITECT'S DESIGN IS BASED ON THE ASSUMPTION THAT THE CLIENT WILL OBTAIN ALL NECESSARY PROFESSIONAL SERVICES.

9. THE ARCHITECT'S DESIGN IS BASED ON THE ASSUMPTION THAT THE CLIENT WILL OBTAIN ALL NECESSARY CONSULTANTS.

10. THE ARCHITECT'S DESIGN IS BASED ON THE ASSUMPTION THAT THE CLIENT WILL OBTAIN ALL NECESSARY CONTRACTORS.



SECOND FLOOR
DATE: 01/17/12



FIRST FLOOR
DATE: 01/17/12



<p>PROJECT INFORMATION</p> <p>Project Name: Edes Avenue Address: 3619 Boulevard, Oakland, CA 94612 Client: Edes Avenue Architect: [Firm Name]</p>	<p>DATE</p> <p>01/17/12</p>	<p>SCALE</p> <p>1/8" = 1'-0"</p>	<p>NOTES</p> <p>1. SEE PLAN FOR THE LOCATION OF THE ROOF STRUCTURE.</p>	<p>LEGEND</p> <p>LUMBER</p>	<p>PROJECT INFORMATION</p> <p>Project Name: Edes Avenue Address: 3619 Boulevard, Oakland, CA 94612 Client: Edes Avenue Architect: [Firm Name]</p>	<p>DATE</p> <p>01/17/12</p>	<p>SCALE</p> <p>1/8" = 1'-0"</p>	<p>NOTES</p> <p>1. SEE PLAN FOR THE LOCATION OF THE ROOF STRUCTURE.</p>	<p>LEGEND</p> <p>LUMBER</p>
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NOT FOR CONSTRUCTION

A2.3

BUILDING PLANS, TYPE C
 3 BED (ACCESSIBLY)
 4 BED (NON-ACCESS)

PERMITS AND RECORDS DIVISION
 1000 MARKET STREET
 SAN FRANCISCO, CA 94102
 (415) 376-3300
 WWW.SFPD.PERMITS.AND.RECORDS.DIVISION.CA.GOV

10800
EDDES AVENUE
 OAKLAND, CA

Habitat for Humanity
 3519 BROADWAY
 OAKLAND, CA 94612

PROJECT NO. 10800
 PROJECT NAME: 10800 EDDES AVENUE
 PROJECT ADDRESS: 10800 EDDES AVENUE, OAKLAND, CA 94612

DATE: 08/14/2014
 DRAWN BY: J. [Name]
 CHECKED BY: [Name]
 SCALE: 1/8" = 1'-0"

BLDG. PLANS - TYPE D
 3 BED (NON-ACCESSIBLE)
 4 BED (ACCESSIBLE)

A2.4

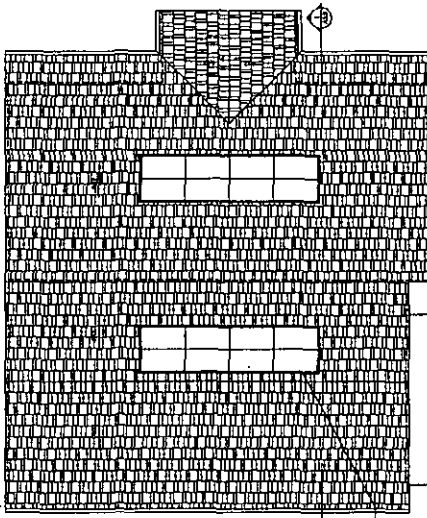
NOT FOR CONSTRUCTION

ATTN: MECHANICAL QUALITY ASSURANCE TYPE D

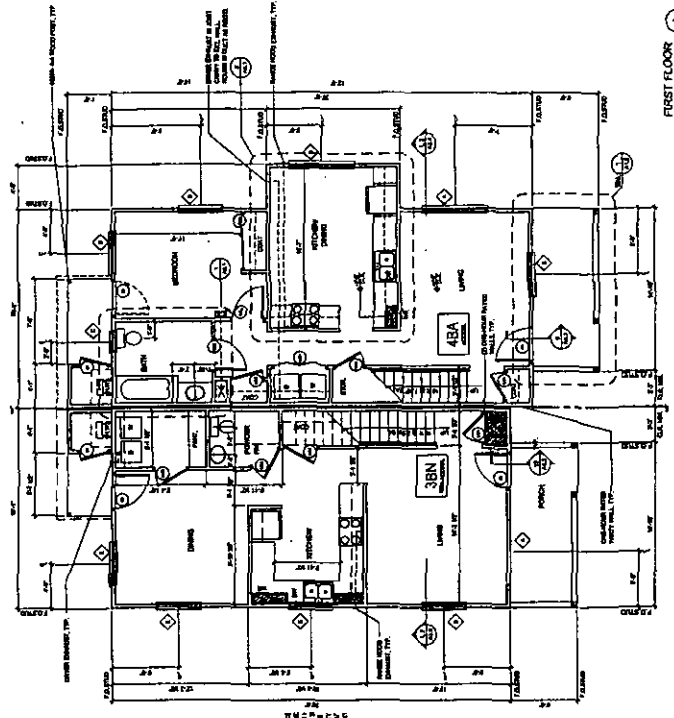
1. PROVIDE MECHANICAL QUALITY ASSURANCE TYPE D FOR ALL MECHANICAL SYSTEMS. MECHANICAL QUALITY ASSURANCE TYPE D IS REQUIRED FOR ALL MECHANICAL SYSTEMS IN THIS PROJECT. MECHANICAL QUALITY ASSURANCE TYPE D IS REQUIRED FOR ALL MECHANICAL SYSTEMS IN THIS PROJECT.
2. MECHANICAL QUALITY ASSURANCE TYPE D IS REQUIRED FOR ALL MECHANICAL SYSTEMS IN THIS PROJECT. MECHANICAL QUALITY ASSURANCE TYPE D IS REQUIRED FOR ALL MECHANICAL SYSTEMS IN THIS PROJECT.
3. MECHANICAL QUALITY ASSURANCE TYPE D IS REQUIRED FOR ALL MECHANICAL SYSTEMS IN THIS PROJECT. MECHANICAL QUALITY ASSURANCE TYPE D IS REQUIRED FOR ALL MECHANICAL SYSTEMS IN THIS PROJECT.
4. MECHANICAL QUALITY ASSURANCE TYPE D IS REQUIRED FOR ALL MECHANICAL SYSTEMS IN THIS PROJECT. MECHANICAL QUALITY ASSURANCE TYPE D IS REQUIRED FOR ALL MECHANICAL SYSTEMS IN THIS PROJECT.

MECHANICAL QUALITY ASSURANCE TYPE D

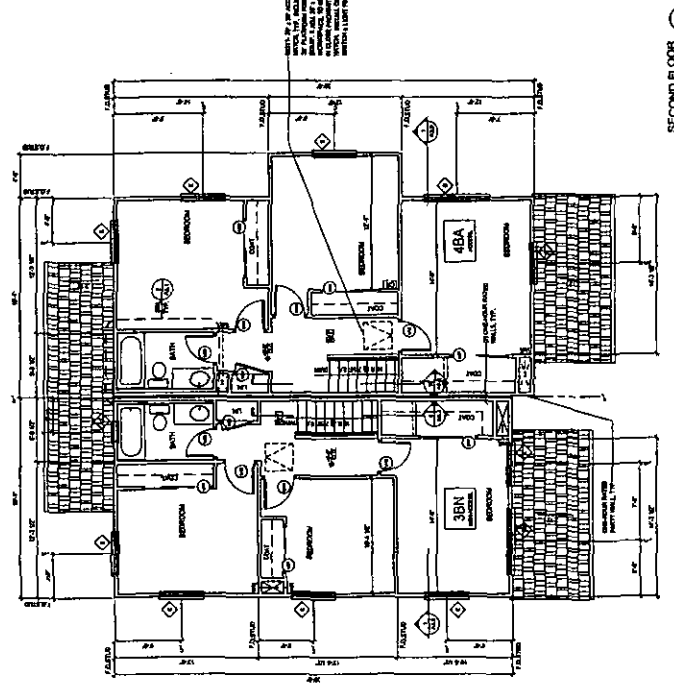
MECHANICAL QUALITY ASSURANCE TYPE D IS REQUIRED FOR ALL MECHANICAL SYSTEMS IN THIS PROJECT. MECHANICAL QUALITY ASSURANCE TYPE D IS REQUIRED FOR ALL MECHANICAL SYSTEMS IN THIS PROJECT.




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



FIRST FLOOR
 SCALE: 1/8" = 1'-0"

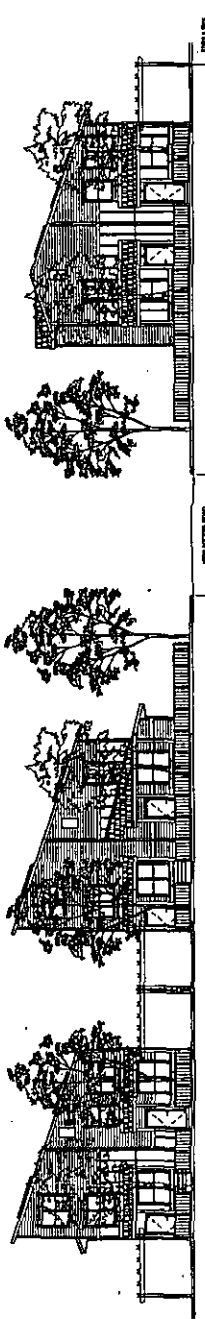


SECOND FLOOR
 SCALE: 1/8" = 1'-0"

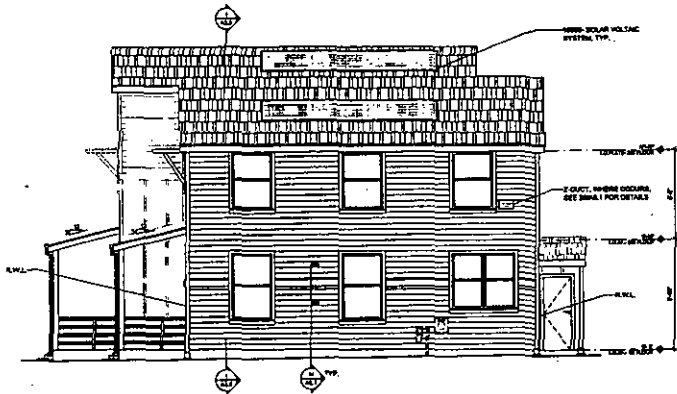
PARTON ARCHITECTS INC. ARCHITECTS PLANNING INTERIORS 1011 Broadway Avenue Suite 100 Oakland, CA 94612 Tel: 415 435 4000 Fax: 415 435 4000	10800 EDES AVENUE OAKLAND, CA  3518 BROADWAY OAKLAND, CA 94612 PLANNING SUBMITTAL 21 JANUARY, 2007 REVISED PLANNING SUBMITTAL 21 NOVEMBER, 2007 REVISED PLANNING SUBMITTAL 21 NOVEMBER, 2007				Job Number: 0710 Client: City Consultant: CC Date: 24 NOVEMBER 07 Scale: AS SHOWN	STREET ELEVATIONS Sheet	A3.1 NOT FOR CONSTRUCTION
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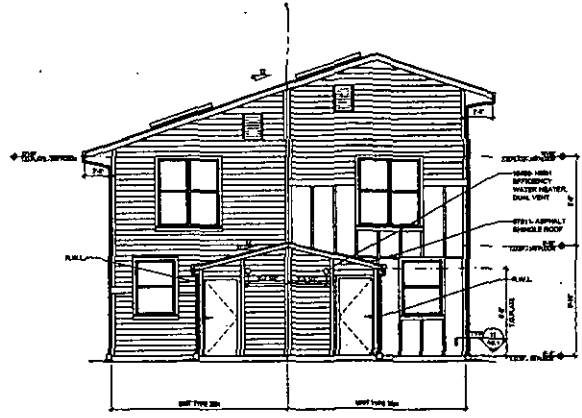
ELEVATION ALONG NEW ACCESS ROAD
 Scale: 1/8" = 1'-0"



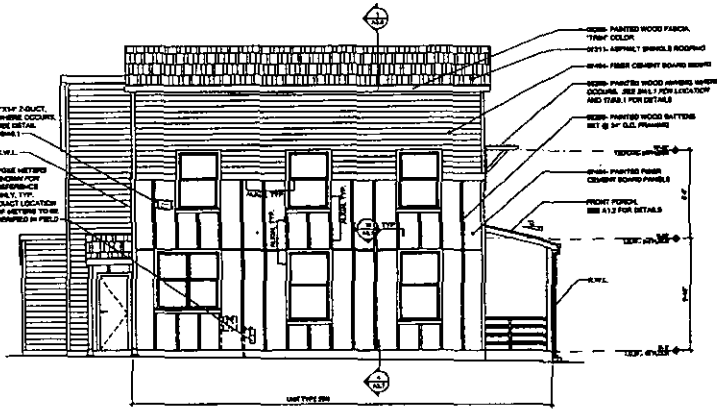
EDES AVENUE STREET ELEVATION
 Scale: 1/8" = 1'-0"



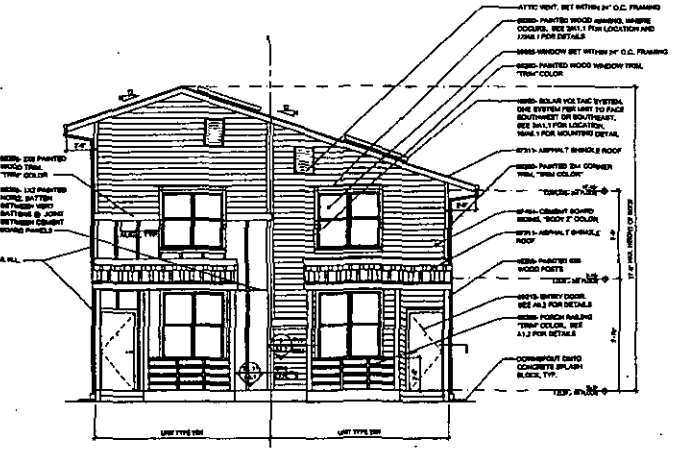
SIDE ELEVATION
Scale 1/4" = 1'-0"



REAR ELEVATION
Scale 1/4" = 1'-0"



SIDE ELEVATION
Scale 1/4" = 1'-0"



FRONT ELEVATION
Scale 1/4" = 1'-0"

Peacock Architects Inc.
 Architect/Designer
 Planning
 Trappers Rd
 2015 Telegraph Avenue
 Suite 200
 Oakland, California, 94612
 Tel: 510.434.1010
 Fax: 510.434.1010

10800 EDES AVENUE
 OAKLAND CA

Habitat for Humanity
 2619 BROADWAY
 OAKLAND CA 94612

PLANNING SUBMITTAL
 24 APRIL, 2007

BUILDING PERMIT SUBMITTAL
 22 NOVEMBER, 2007

REVISED PLANNING SUBMITTAL
 28 NOVEMBER, 2007

Site Information
 LOTS 24, 25A, 187A

Job Number: 0701
 Drawn by: MS, BW
 Checked by: CC
 Date: 28 NOVEMBER 07
 Scale: 1/4" = 1'-0"
 Title: BLDG. ELEV. - TYPE A
 2 BED (NON-ACCESS.)
 2 BED (NON-ACCESS.)

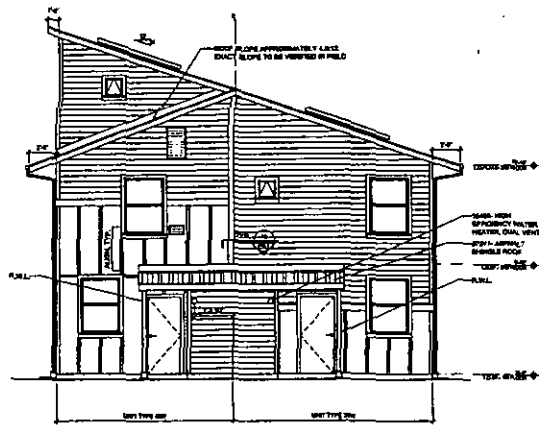
A3.2

NOT FOR CONSTRUCTION

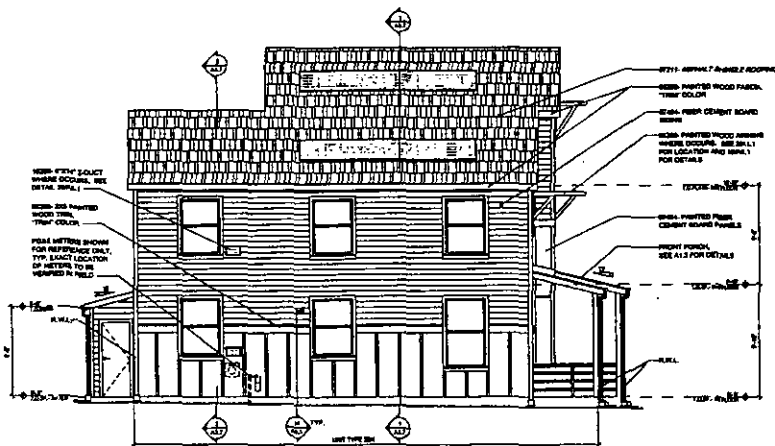




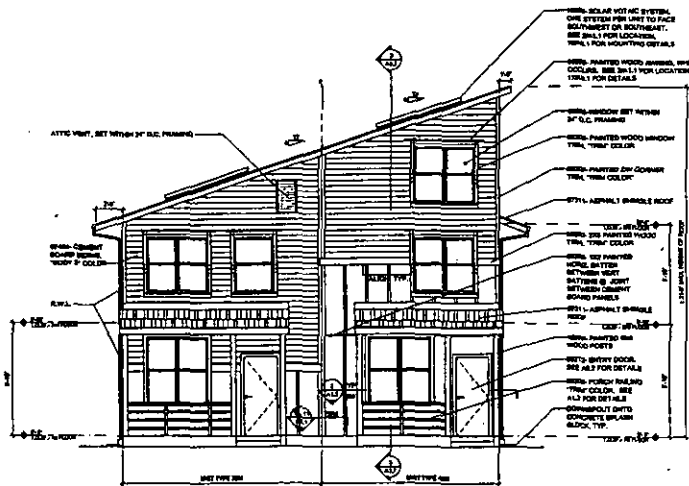
SIDE ELEVATION ④
Scale: 3/8" = 1'-0"



REAR ELEVATION ③
Scale: 3/8" = 1'-0"



SIDE ELEVATION ②
Scale: 3/8" = 1'-0"



FRONT ELEVATION ①
Scale: 3/8" = 1'-0"

Preston Architects Inc.
architecture
planning
research
1441 Skyway Avenue
Oakland, CA 94612
TEL: 510.486.2900
FAX: 510.486.2905

10800
EDES AVENUE
OAKLAND CA



2619 BROADWAY
OAKLAND CA 94612

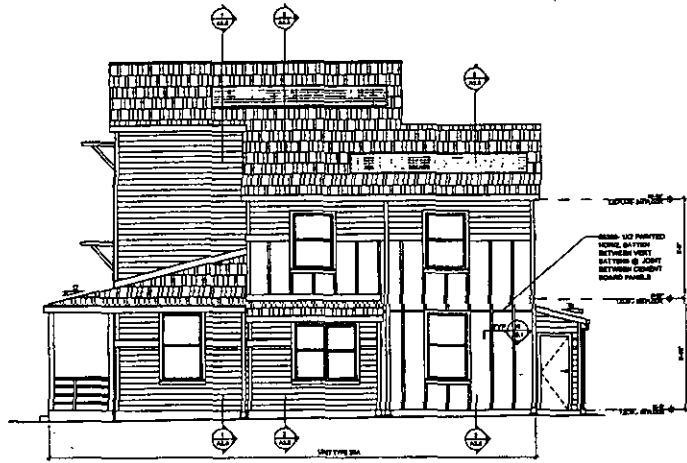
PLANNING SUBMITTAL
25 APRIL, 2007
BUILDING PERMIT SUBMITTAL
28 NOVEMBER, 2007
REVISED PLANNING SUBMITTAL
23 NOVEMBER, 2007

Site Information
LOT: 36, LEVEL: 1974, 1976, 1978,
1982, 2008

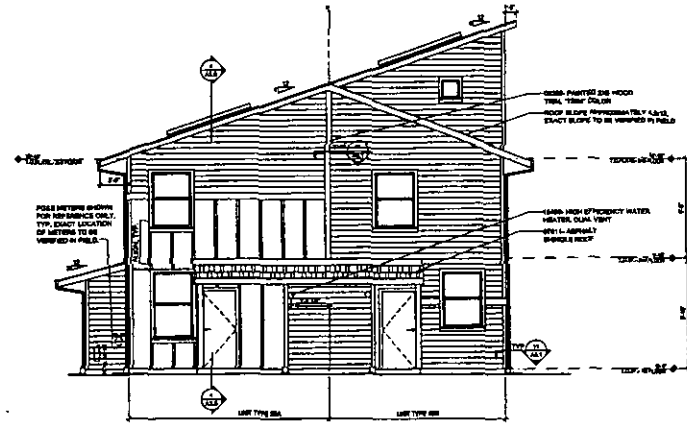
Job Number: 0771
Drawn by: M.B. BY
Checked by: CC
Date: 28 NOVEMBER 07
Scale: 1/8" = 1'-0"
Title
BLDG. ELEV.- TYPE B
3 BED (NON-ACCESS.)
4 BED (NON-ACCESS.)

A3.3

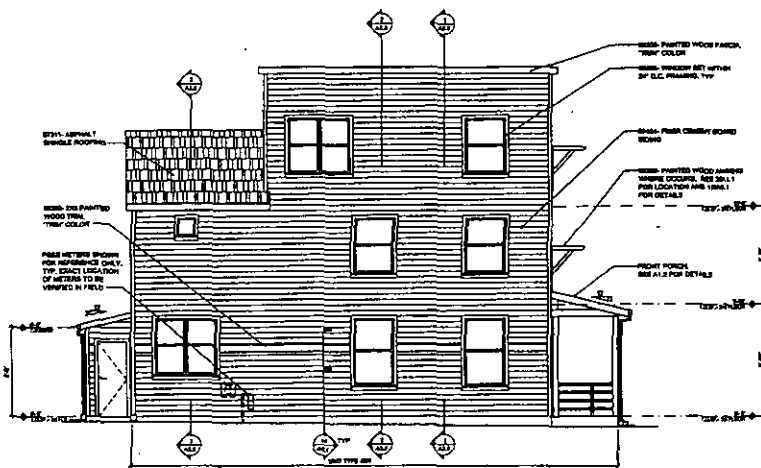
NOT FOR CONSTRUCTION



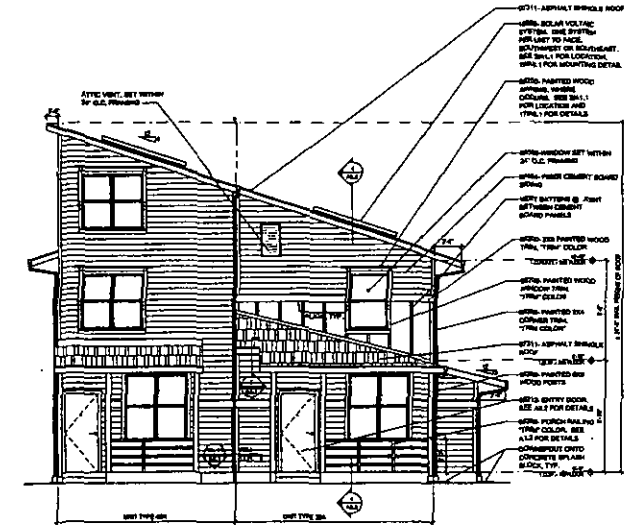
SIDE ELEVATION 4
Scale 1/8" = 1'-0"



REAR ELEVATION 3
Scale 1/8" = 1'-0"



SIDE ELEVATION 2
Scale 1/8" = 1'-0"



FRONT ELEVATION 1
Scale 1/8" = 1'-0"

Pastore Architects Inc.
 architecture
 planning
 research
 2011 Telegraph Avenue
 Suite 201
 Oakland, California 94612
 510.536.8000
 510.536.8000

Consultants
 Civil Engineer
 L&L Engineering
 225 Airport Blvd. Suite 200
 Fremont, CA 94538
 Landscape Architect
 J&M Group
 400 10th Street
 Oakland, CA 94612
 Structural Engineer
 Engineering Associates
 2000 Broadway
 Oakland, CA 94612
 General Contractor
 Green Building Builders, Inc.
 201 10th Street
 Fremont, CA 94538

10800 EDES AVENUE
 OAKLAND CA

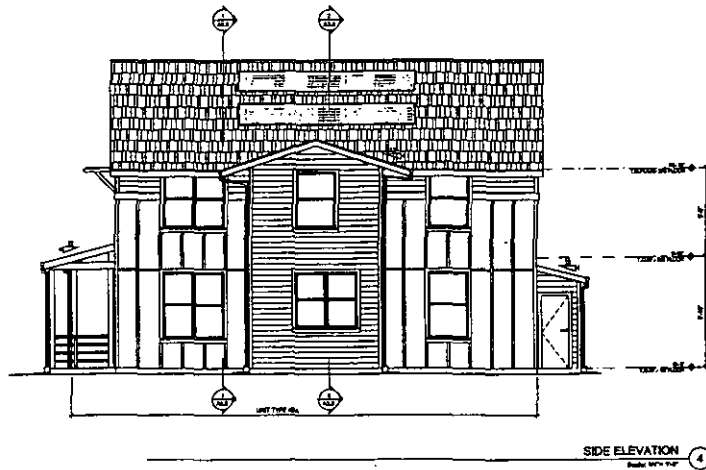
 2619 BROADWAY
 OAKLAND CA 94612

PLANNING SUBMITTAL
 23 APRIL, 2007
 BUILDING PERMIT SUBMITTAL
 28 NOVEMBER, 2007
 REVISION PLANNING SUBMITTAL
 28 NOVEMBER, 2007

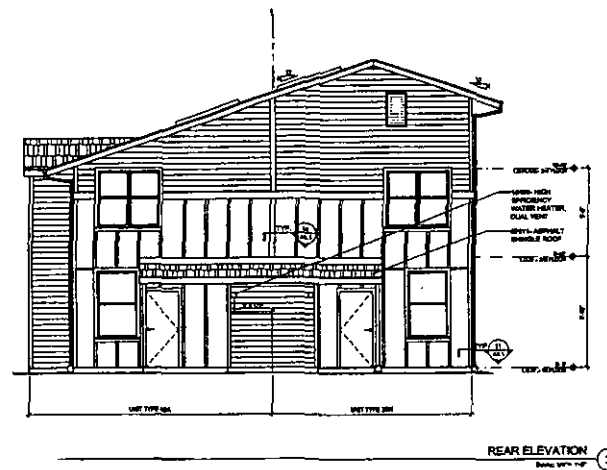
LINE INFORMATION
 LOT 7A, 200

Job Number: 0701
 Drawn by: ML, BV
 Checked by: CC
 Date: 28 NOVEMBER 07
 Scale: 1/8" = 1'-0"
 Title:
 BLDG. ELEV. - TYPE C
 3 BED (ACCESSIBLE)
 4 BED (NON-ACCESS.)

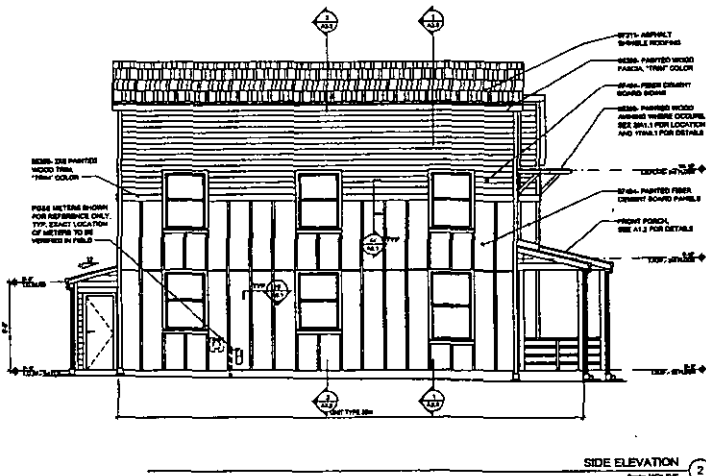
A3.4
 NOT FOR CONSTRUCTION



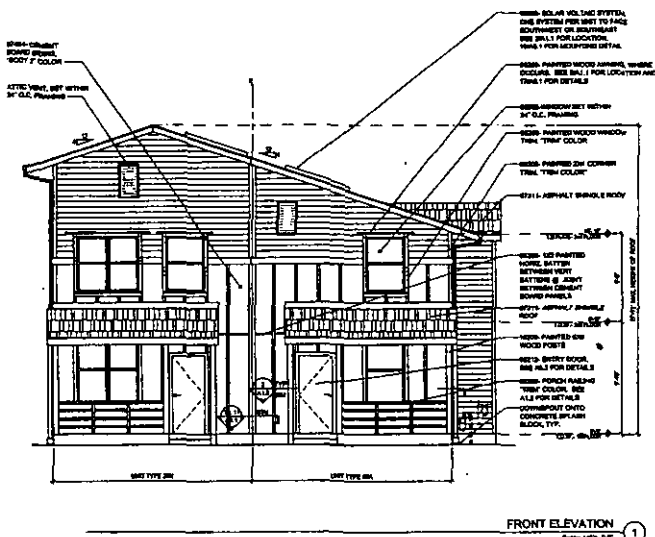
SIDE ELEVATION
Scale: 1/4" = 1'-0"



REAR ELEVATION
Scale: 1/4" = 1'-0"



SIDE ELEVATION
Scale: 1/4" = 1'-0"



FRONT ELEVATION
Scale: 1/4" = 1'-0"

Pestak Architects Inc.
 Architecture
 Planning
 Research

2411 Bayshore Avenue
 Suite 200
 Oakland, California 94612
 Tel: 510.835.8888
 Fax: 510.835.8888

Consultants:
 GSA, Stevenson
 Lee and Johnson
 1200 Grand Street, Berkeley, CA 94709
 415.841.1111
 Landscape Architecture
 JTB Group
 2011 The Plaza
 Fremont, CA 94538
 415.871.1111
 Mechanical, Electrical
 Transformer + Specialty
 800 Stewart Avenue, Berkeley, CA 94709
 415.841.1111
 8000 Old Stone Drive, Suite 100
 San Francisco, CA 94133
 415.774.1111

10800
 EDES AVENUE
 OAKLAND CA

Habitat
 For Humanity
 1100 Broadway
 Oakland, CA 94612

2619 BROADWAY
 OAKLAND CA 94612

PLANNING SUBMITTAL
 28 APRIL, 1997

BUILDING PERMIT SUBMITTAL
 22 NOVEMBER, 1997

REVISED PLANNING SUBMITTAL
 22 NOVEMBER, 1997

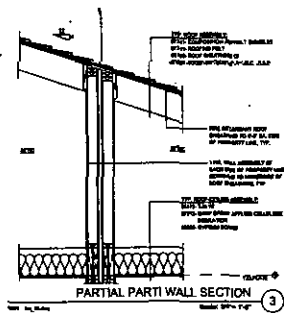
LINE INFORMATION
 LOTS: 16, 19A

Job Number: 4791
 Drawn by: BS, SW
 Checked by: OC
 Date: 24 NOVEMBER 97
 Scale: 1/4" = 1'-0"

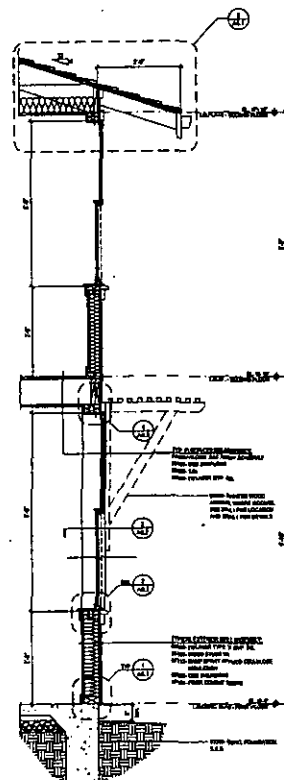
BLDG. ELEV'S - TYPE D
 3 BED (NON-ACCESSIBLE)
 4 BED (ACCESSIBLE)

A3.5

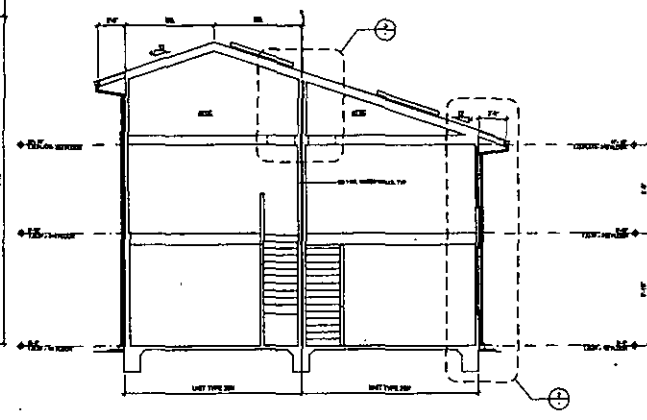
NOT FOR CONSTRUCTION



PARTIAL PARTI WALL SECTION 3
Scale: 1/4" = 1'-0"



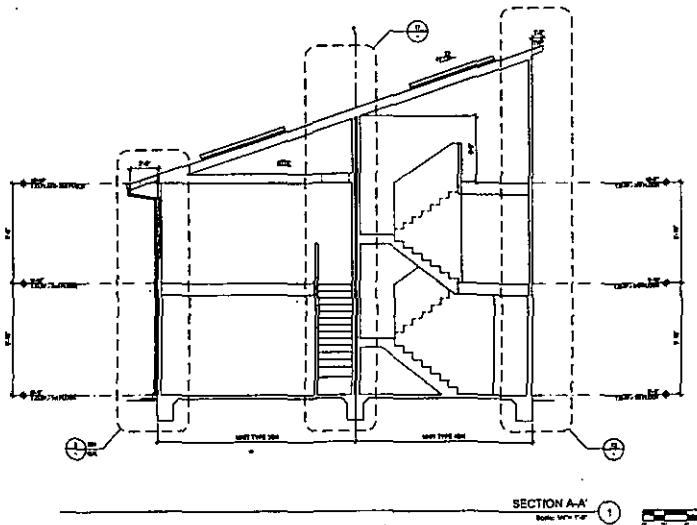
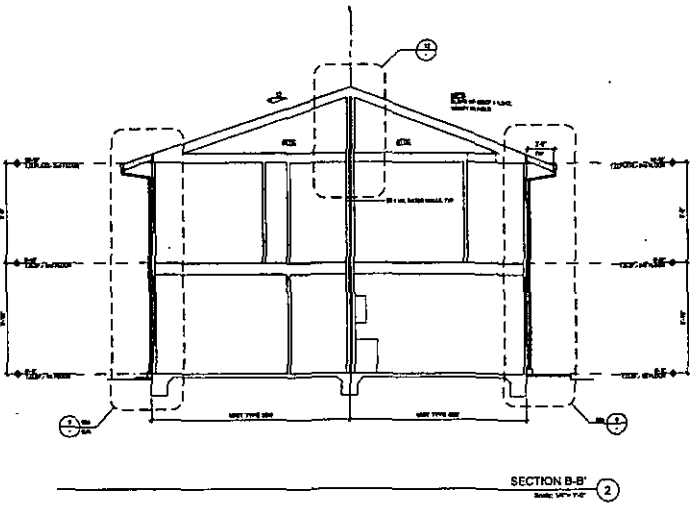
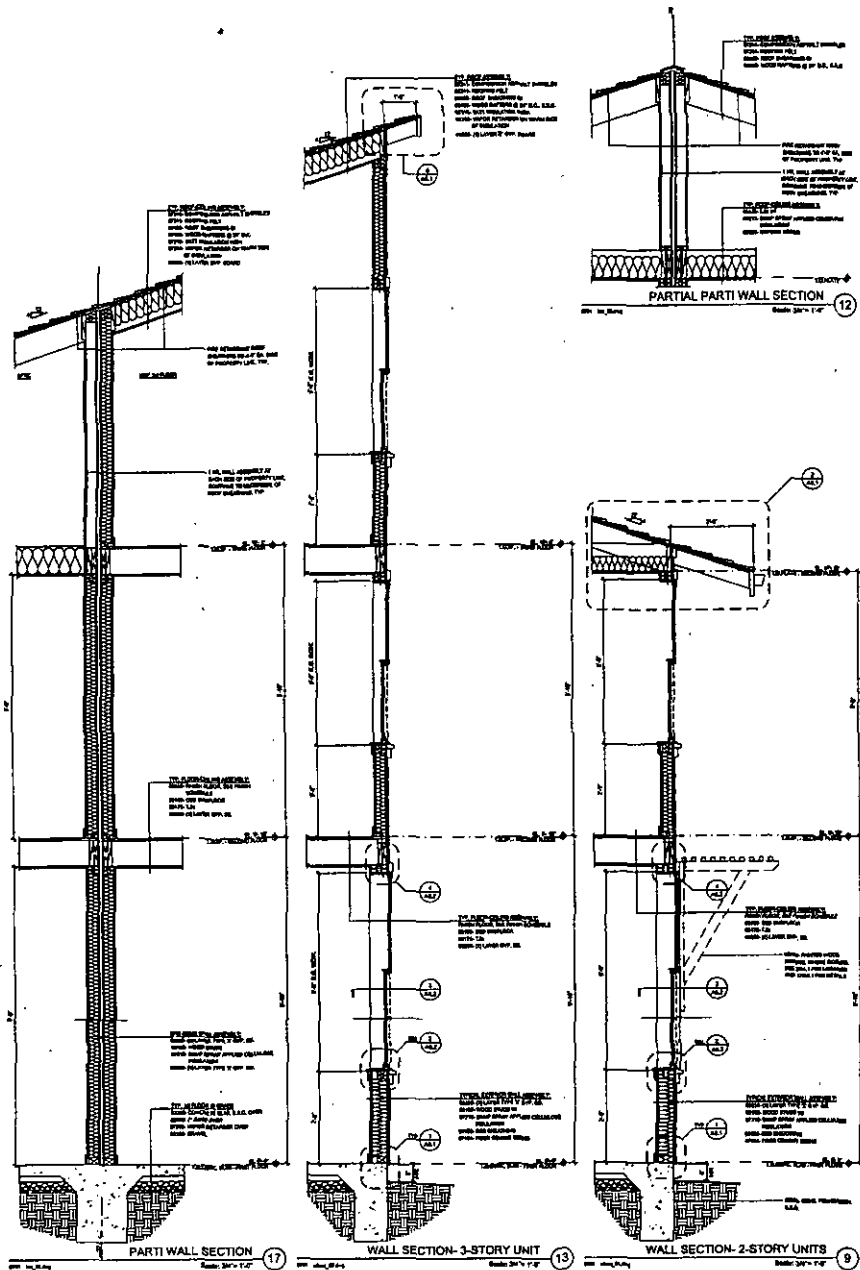
WALL SECTION- 2-STORY UNITS 2
Scale: 1/4" = 1'-0"



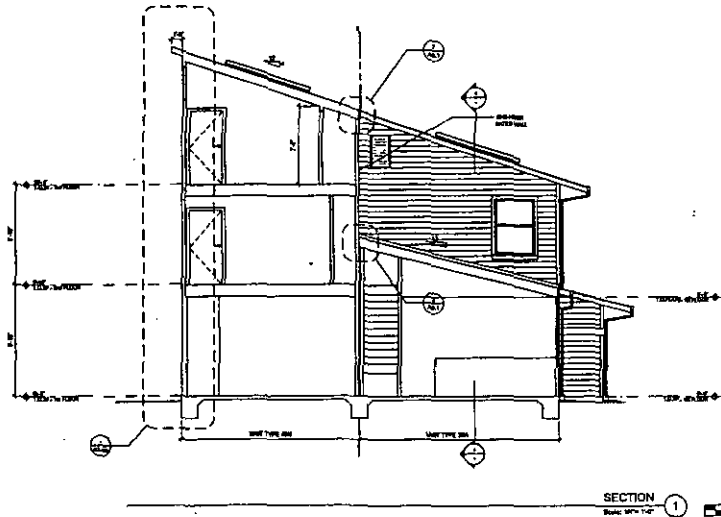
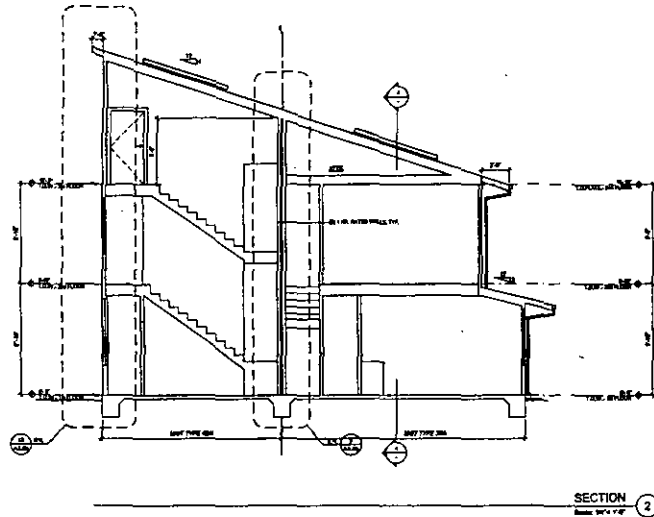
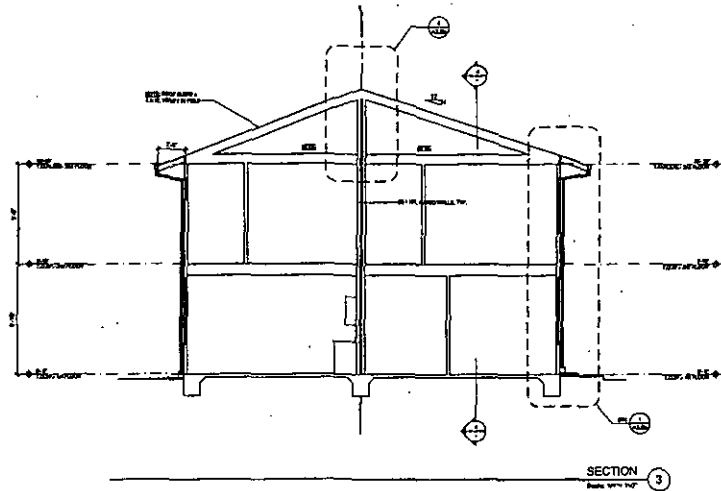
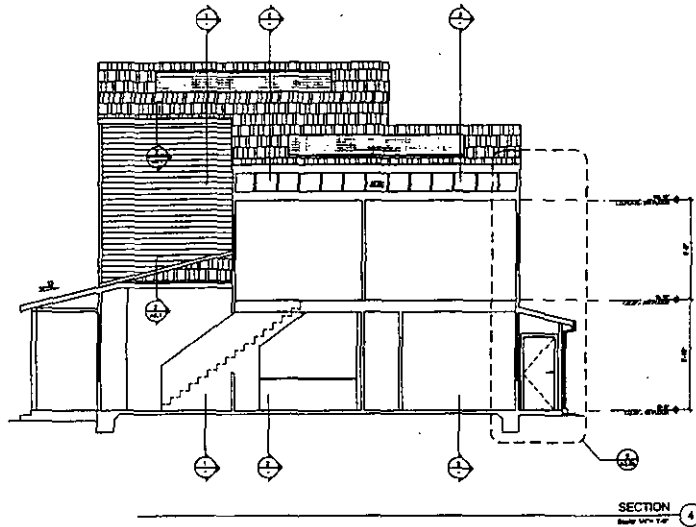
SECTION A-A 1
Scale: 1/4" = 1'-0"



<p>Wynn Architects, Inc. architecture planning interior 1001 Broadway, Suite 200 Oakland, California 94612 Tel: 510.464.8800 Fax: 510.464.8800</p>
<p>Consultants: CIVIL ENGINEER L&L Engineering, Inc. 1001 Broadway, Suite 200 Oakland, CA 94612 (510) 464-8800 ARCHITECT Wynn Architects, Inc. 1001 Broadway, Suite 200 Oakland, CA 94612 (510) 464-8800 STRUCTURAL ENGINEER L&L Engineering, Inc. 1001 Broadway, Suite 200 Oakland, CA 94612 (510) 464-8800 MECHANICAL ENGINEER L&L Engineering, Inc. 1001 Broadway, Suite 200 Oakland, CA 94612 (510) 464-8800 ELECTRICAL ENGINEER L&L Engineering, Inc. 1001 Broadway, Suite 200 Oakland, CA 94612 (510) 464-8800</p>
<p>10800 EDES AVENUE OAKLAND CA</p>
<p>Habitat for Humanity 2519 BROADWAY OAKLAND CA 94612</p>
<p>PLANNING SUBMITTAL 25 APRIL, 2007 BUILDING PERMIT SUBMITTAL 26 NOVEMBER, 2007 REVISION PLANNING SUBMITTAL 29 NOVEMBER, 2007</p>
<p>Unit Information LOT 24, 25, 26, 27</p>
<p>Job Number: 0721 Drawn By: BE, BW Checked by: CC Date: 28 NOVEMBER 07 Scale: 1/4" = 1'-0"</p>
<p>BLDG. SECTIONS & WALL SECTIONS TYPE A</p>
<p>A3.6</p>
<p>NOT FOR CONSTRUCTION</p>



<p>Pravak Architects Inc.</p> <p>architects planning research</p> <p>1611 Telegraph Avenue Suite 200 Berkeley, California 94709</p> <p>TEL: 415-841-1000 FAX: 415-841-0070</p>
<p>Consultants</p> <p>ERIC JOHNSON 101 East 4th Street Berkeley, CA 94701</p> <p>LANDSCAPE ARCHITECT</p> <p>ERIC JOHNSON 101 East 4th Street Berkeley, CA 94701</p> <p>ERIC JOHNSON 101 East 4th Street Berkeley, CA 94701</p> <p>ERIC JOHNSON 101 East 4th Street Berkeley, CA 94701</p>
<p>10800 EDES AVENUE OAKLAND CA</p>
<p>Habitat FOR HUMANITY</p> <p>2619 BROADWAY OAKLAND CA 94612</p>
<p>Notes</p> <p>PLANNING SUBMITTAL 28 APRIL, 2007</p> <p>BUILDING PERMIT SUBMITTAL 28 NOVEMBER, 2007</p> <p>REVISED PLANNING SUBMITTAL 28 NOVEMBER, 2007</p>
<p>Site Information</p> <p>LOT: 2619 BROADWAY, 10TH FLOOR, UNIT 2619</p>
<p>Job Number: 0701</p> <p>Drawn by: MS, RW</p> <p>Checked by: CC</p> <p>Date: 28 NOVEMBER 07</p> <p>Scale: 1/8" = 1'-0"</p>
<p>BLDG. SECTIONS & WALL SECTIONS TYPE B</p>
<p>A3.7</p>
<p>NOT FOR CONSTRUCTION</p>



Parsons Architects Inc.
 architecture
 planning
 research

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 Suite 200
 Oakland, California 94612

415.556.4444
 415.556.4445

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 Oakland, CA 94612
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10800
 EDES AVENUE
 OAKLAND CA

Habitat
 FOR HUMANITY

2619 BROADWAY
 OAKLAND CA 94612

PLANNING SUBMITTAL
 23 APRIL 1997

BUILDING PERMIT SUBMITTAL
 23 NOVEMBER 1997

REVISED PLANNING SUBMITTAL
 23 NOVEMBER 1997

Site Information
 LOTS 7A, 7B

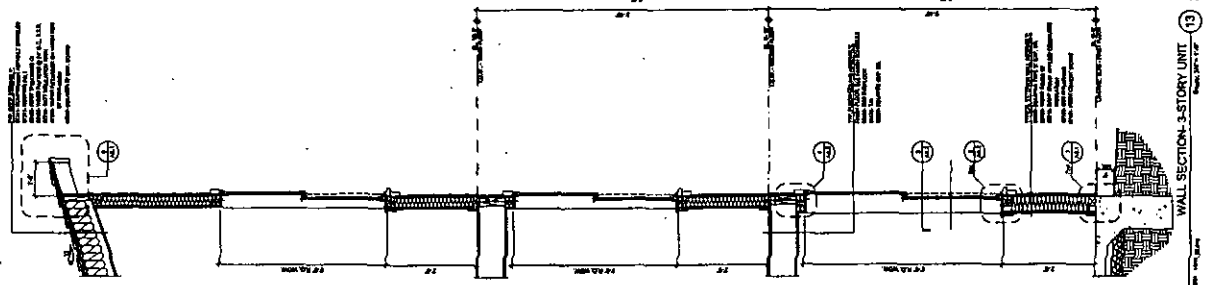
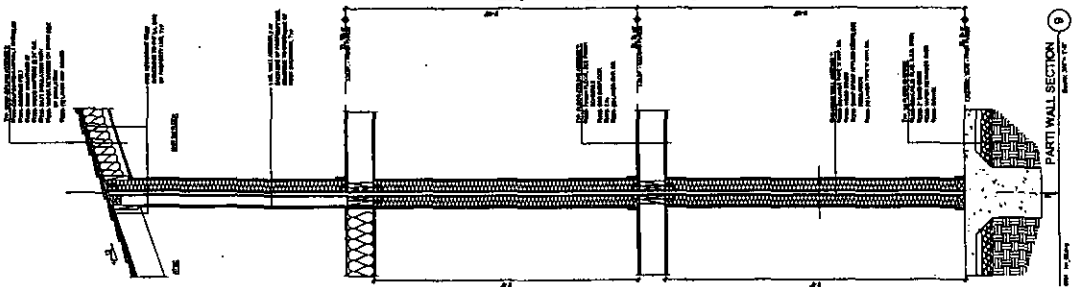
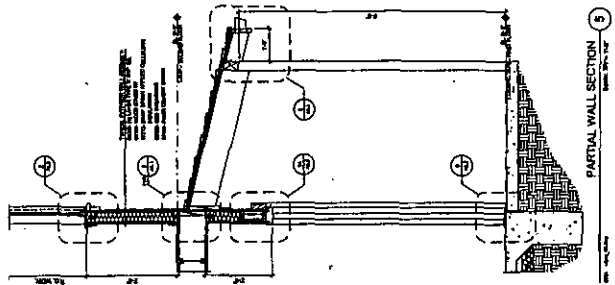
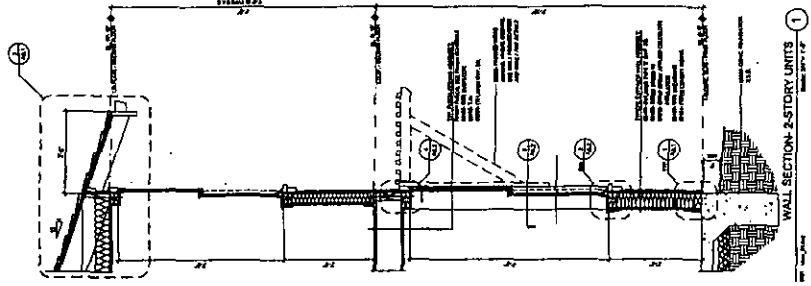
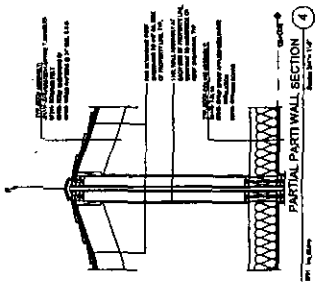
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 Drawn by: BS, BW
 Checked by: CC
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BLDG. SECTIONS
 & WALL SECTIONS-
 TYPE C

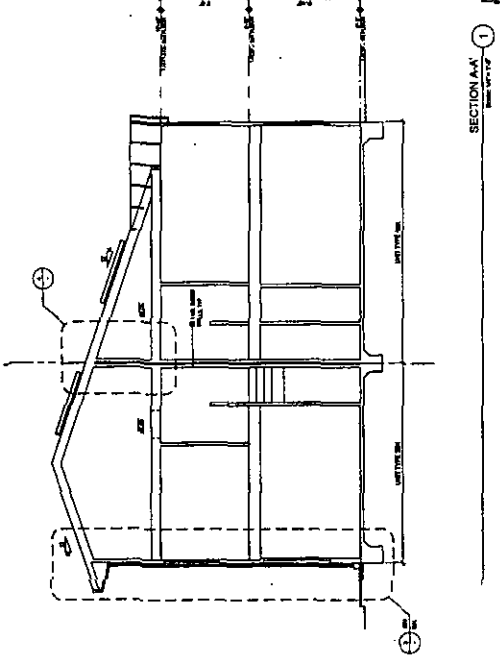
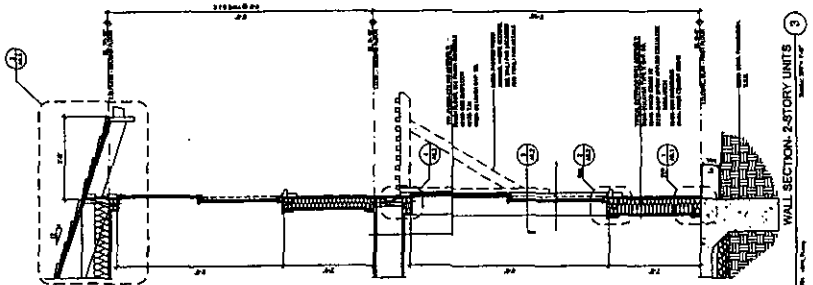
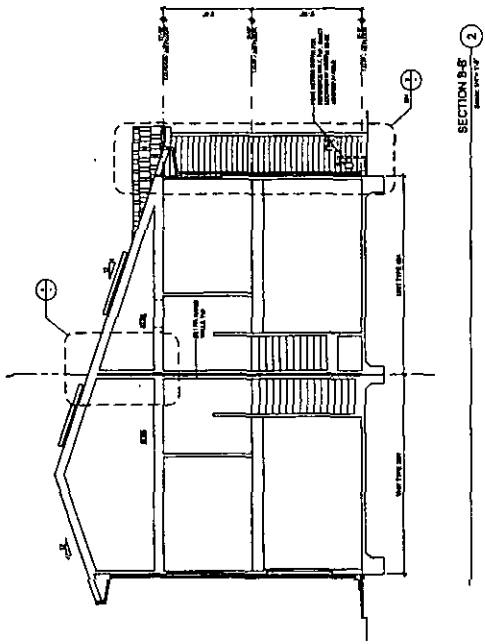
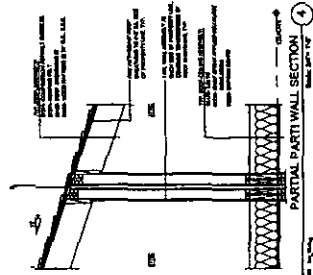
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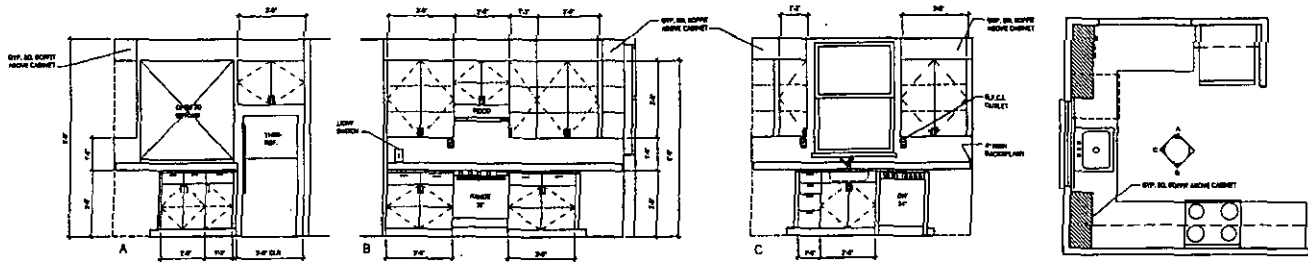
NOT FOR CONSTRUCTION

PROJECT INFORMATION Architecture: [Blank] Planning: [Blank] Contract: [Blank] Date: [Blank] Scale: 1/8" = 1'-0"	10800 EDES AVENUE OAKLAND, CA	Habitat 67 2619 BROADWAY OAKLAND, CA 94612	25 JANUARY 2007 26 JANUARY 2007 27 JANUARY 2007 28 JANUARY 2007	DATE: 28 JANUARY 2007 SCALE: 1/8" = 1'-0"	BLDG. SECTIONS & WALL SECTIONS TYPE C	A3.8b	NOT FOR CONSTRUCTION
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PARSONS ARCHITECTS INC. ARCHITECTS 1000 MARKET STREET SAN FRANCISCO, CA 94102 TEL: 415.774.3300 FAX: 415.774.3301 WWW: WWW.PARSONSARCHITECTS.COM	10800 EDES AVENUE COLLETON, CA	619 BROADWAY OAKLAND, CA 94612 PLANNING DEPARTMENT 22 APRIL, 2007 REDESIGNED PERMIT SUBMITTAL 28 NOVEMBER, 2007 EXPANDED PLANNING SUBMITTAL 28 NOVEMBER, 2007	SHEET NO. 10800-01 DATE: 10/15/07	PROJECT NO. 077 DRAWN BY: M CHECKED BY: CC DATE: 28 NOVEMBER 07 SCALE: 1/8" = 1'-0" TITLE: BLDG. SECTIONS & WALL SECTIONS, TYPE D	A3.9 NOT FOR CONSTRUCTION
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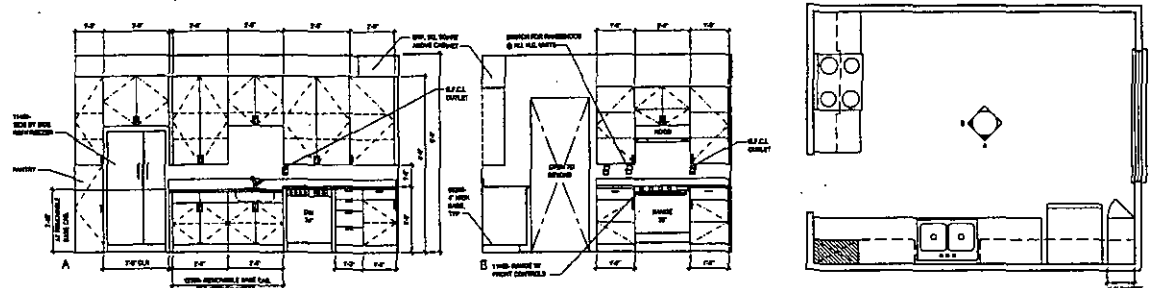




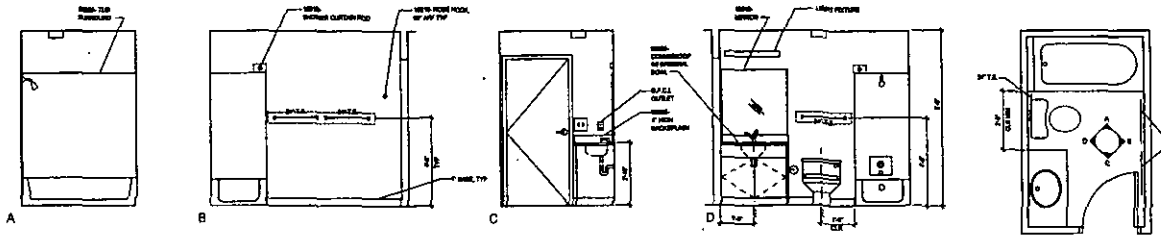
TYPICAL NON-HC KITCHEN
SEE PLANS FOR ACTUAL DIMENSIONS AND LAYOUT OF KITCHENS

NOTES:
 1. AT ALL ACCESSIBLE & ADAPTABLE UNITS REACHABLE BASE CABINETS, REACHABLE SURFACE AND BASE OF CABINETS SHALL BE FINISHED AND FINISHES @ ADJACENT CABINETS, CONTROLS AT FRONT FLOOR MATERIAL, BELOW REACHABLE BASE CABINETS, PROVIDE CLEARANCE SUPPORT, BRACKET SUPPORT PROVIDED. BASE CABINETS INCLUDING THE BRACKETS & BRACKETS SHALL BE REACHABLE WITHOUT USE OF SPECIALIZED TOOLS OR SPECIALIZED EQUIPMENT TO PROVIDE CLEARANCE FOR WHEELCHAIR.
 2. COUNTER TOPS NOT TO EXCEED 36" MAXIMUM HEIGHT. ACCESSIBLE COUNTER TOPS SHALL BE FINISHED ON TOP SURFACE. COVERS, THERE SHALL BE NO STAIR OR STAIR SURFACES UNDER STAIRS.

1. FAUCET CONTROLS SHALL BE PROVIDED WITH FAUCET CONTROLS WHICH DO NOT REQUIRE TIGHT GRIPPING, PINCHING OR TWISTING OF THE WRIST, AND CAN BE USED WITH SINGLE HAND.

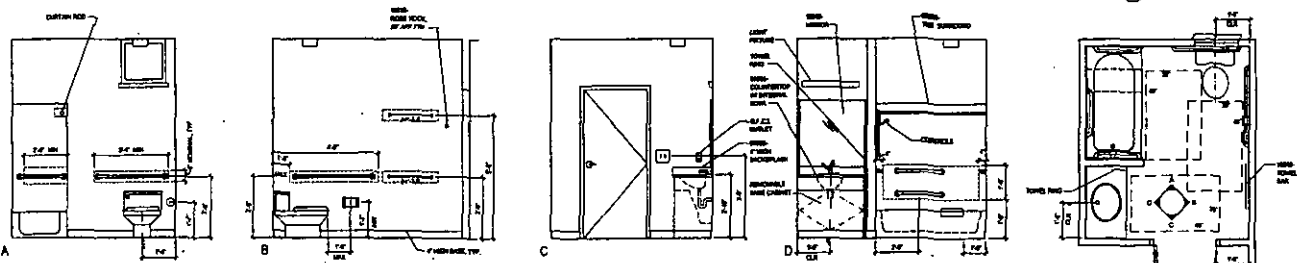


UFAS ACCESSIBLE/ADAPTABLE/VISIBLE KITCHEN
AT LOT # 24 & 25 UFAS ACCESSIBLE/ADAPTABLE AND LOT #2 VISITABLE



TYPICAL NON-HC BATHROOM

NOTES:
 1. AT ALL BATHROOM FLOOR POWDER ROOMS AND BATHS, PROVIDE BLOODING @ 2" HIGH BETWEEN STUDS FOR INSTALLATION OF GRAB BARS IN FUTURE.
 2. PROVIDE BLOODING BETWEEN STUDS BEHIND ALL BATHROOM ACCESSORIES.



UFAS ACCESSIBLE/ADAPTABLE/VISIBLE BATHROOM
AT LOT # 24 & 25 UFAS ACCESSIBLE/ADAPTABLE AND LOT #2 VISITABLE

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 Research
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Habitat
 FOR HUMANITY

2519 BROADWAY
 OAKLAND CA 94612

PLANNING SUBMITTAL
 25 APRIL, 2007

BUILDING PERMIT SUBMITTAL
 25 NOVEMBER, 2007

REVISED PLANNING SUBMITTAL
 29 NOVEMBER, 2007

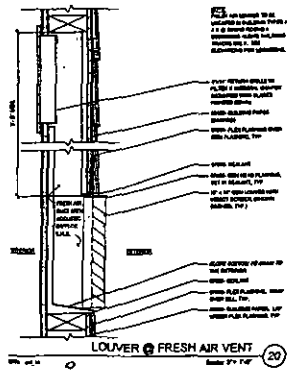
Arch Information
 H.C. UNITS: LOTS 24 & 25
 VISITABLE: LOT 1

Arch Number: 0701
 Drawn by: BWR
 Checked by: CC
 Date: 28 NOVEMBER 07
 Scale: 1/2" = 1'-0"

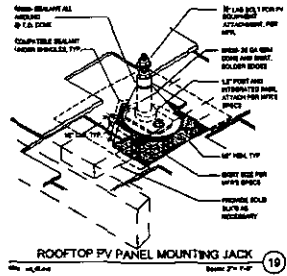
INTERIOR ELEVATIONS

Sheet
A5.1

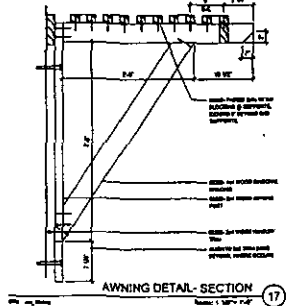
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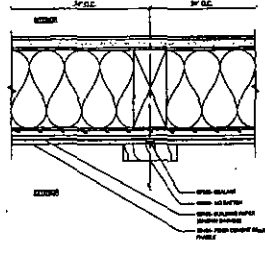
LOUVER @ FRESH AIR VENT
Scale: 1/2" = 1'-0"



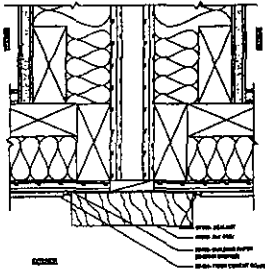
ROOFTOP PV PANEL MOUNTING JACK
Scale: 3/4" = 1'-0"



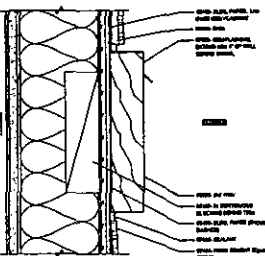
AWNING DETAIL - SECTION
Scale: 1/2" = 1'-0"



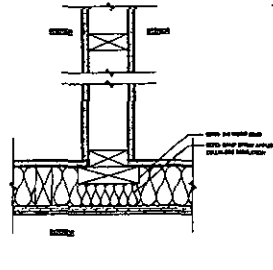
VERT. TRIM @ CEMENT BOARD PANELS
Scale: 3/4" = 1'-0"



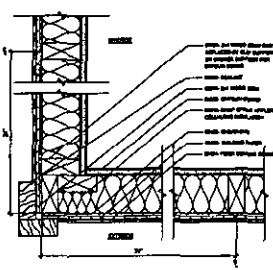
VERT. TRIM DETAIL @ PROPERTY LINE
Scale: 3/4" = 1'-0"



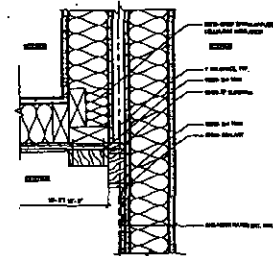
HORIZONTAL TRIM DETAIL
Scale: 3/4" = 1'-0"



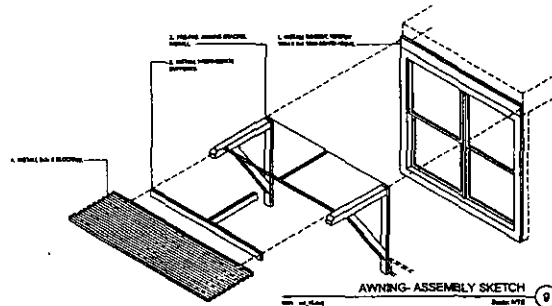
O.V.E. FRAMING @ WALL INTERSECTIONS
Scale: 3/4" = 1'-0"



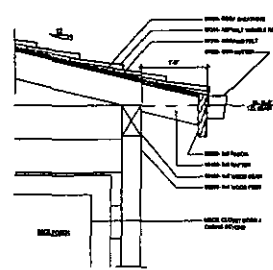
TRIM @ OUTSIDE CORNER
Scale: 3/4" = 1'-0"



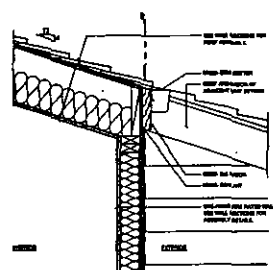
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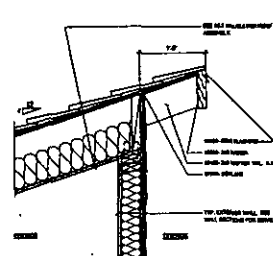
AWNING - ASSEMBLY SKETCH
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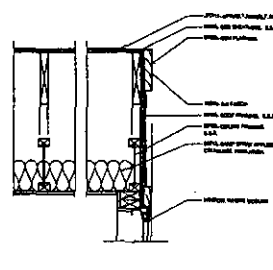
EAVE DETAIL @ BACK PORCH
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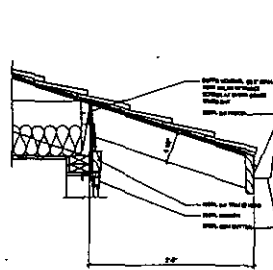
EAVE DETAIL @ PART WALL
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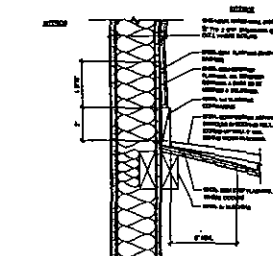
EAVE DETAIL @ 3-STORY LIMIT
Scale: 1/2" = 1'-0"



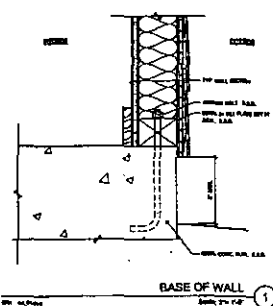
RAKE DETAIL
Scale: 1/2" = 1'-0"



EAVE DETAIL
Scale: 1/2" = 1'-0"



ROOF TO WALL DETAIL
Scale: 3/4" = 1'-0"



BASE OF WALL
Scale: 3/4" = 1'-0"

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planning
research

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10800
EDES AVENUE
OAKLAND CA

Habitat
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OAKLAND CA 94612

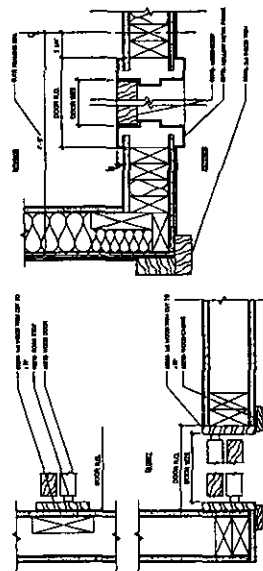
Submitted:
PLANNING SUBMITTAL
26 APRIL, 2007
BUILDING PERMIT SUBMITTAL
26 NOVEMBER, 2007
REVISED PLANNING SUBMITTAL
26 NOVEMBER, 2007

Lead Designer:
Scale:
Title:
Date:
Checked by:
Scale:
Title:
Sheet:
NOT FOR CONSTRUCTION

A8.1

NO.	MARK	TOTAL	DOOR	SIZE	TYPE	MAT. / DOOR	MAT. / FRAME	FIN.	LOCATION	REMARKS	NOTES
01	10	20	2'0" x 7'0"	SWING	N.C. WOOD	N.C. WOOD	N.C.	FRONT ENTRY	A	GENERAL FLOOR	
02	10	20	2'0" x 7'0"	SWING	N.C. WOOD	N.C. WOOD	N.C.	REAR SIDE ENTRY	B	GENERAL FLOOR	
03	10	20	2'0" x 7'0"	SWING	N.C. WOOD	N.C. WOOD	N.C.	EST. MCH.	C	GENERAL FLOOR	
04	10	20	2'0" x 7'0"	SWING	N.C. WOOD	N.C. WOOD	N.C.	CL. ENTRY	D		
05	10	20	2'0" x 7'0"	SWING	N.C. WOOD	N.C. WOOD	N.C.	CL. ENTRY	E		
06	10	20	2'0" x 7'0"	SWING	N.C. WOOD	N.C. WOOD	N.C.	CL. ENTRY	F		
07	10	20	2'0" x 7'0"	SWING	N.C. WOOD	N.C. WOOD	N.C.	CL. ENTRY	G		
08	10	20	2'0" x 7'0"	SWING	N.C. WOOD	N.C. WOOD	N.C.	CL. ENTRY	H		
09	10	20	2'0" x 7'0"	SWING	N.C. WOOD	N.C. WOOD	N.C.	CL. ENTRY	I		
10	10	20	2'0" x 7'0"	SWING	N.C. WOOD	N.C. WOOD	N.C.	CL. ENTRY	J		
11	10	20	2'0" x 7'0"	SWING	N.C. WOOD	N.C. WOOD	N.C.	CL. ENTRY	K		
12	10	20	2'0" x 7'0"	SWING	N.C. WOOD	N.C. WOOD	N.C.	CL. ENTRY	L		
13	10	20	2'0" x 7'0"	SWING	N.C. WOOD	N.C. WOOD	N.C.	CL. ENTRY	M		
14	10	20	2'0" x 7'0"	SWING	N.C. WOOD	N.C. WOOD	N.C.	CL. ENTRY	N		
15	10	20	2'0" x 7'0"	SWING	N.C. WOOD	N.C. WOOD	N.C.	CL. ENTRY	O		
16	10	20	2'0" x 7'0"	SWING	N.C. WOOD	N.C. WOOD	N.C.	CL. ENTRY	P		
17	10	20	2'0" x 7'0"	SWING	N.C. WOOD	N.C. WOOD	N.C.	CL. ENTRY	Q		
18	10	20	2'0" x 7'0"	SWING	N.C. WOOD	N.C. WOOD	N.C.	CL. ENTRY	R		
19	10	20	2'0" x 7'0"	SWING	N.C. WOOD	N.C. WOOD	N.C.	CL. ENTRY	S		
20	10	20	2'0" x 7'0"	SWING	N.C. WOOD	N.C. WOOD	N.C.	CL. ENTRY	T		

DOOR SCHEDULE (16)



TYP. CLOSET DOOR JAMB CONDITIONS (10)

TYP. CLOSET DOOR JAMB CONDITIONS (11)

TYP. CLOSET DOOR JAMB CONDITIONS (12)

TYP. CLOSET DOOR JAMB CONDITIONS (13)

TYP. CLOSET DOOR JAMB CONDITIONS (14)

TYP. CLOSET DOOR JAMB CONDITIONS (15)

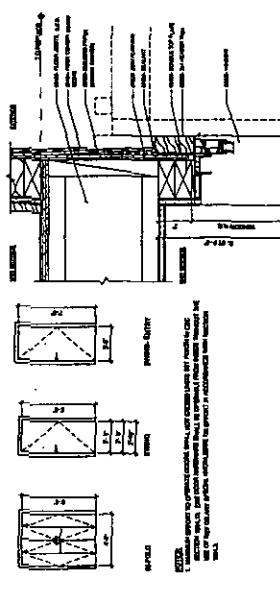
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TYP. CLOSET DOOR JAMB CONDITIONS (17)

TYP. CLOSET DOOR JAMB CONDITIONS (18)

TYP. CLOSET DOOR JAMB CONDITIONS (19)

TYP. CLOSET DOOR JAMB CONDITIONS (20)



DOOR TYPES & GENERAL NOTES (1)

DOOR TYPES & GENERAL NOTES (2)

DOOR TYPES & GENERAL NOTES (3)

DOOR TYPES & GENERAL NOTES (4)

DOOR TYPES & GENERAL NOTES (5)

DOOR TYPES & GENERAL NOTES (6)

DOOR TYPES & GENERAL NOTES (7)

DOOR TYPES & GENERAL NOTES (8)

DOOR TYPES & GENERAL NOTES (9)

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DOOR TYPES & GENERAL NOTES (20)

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DOOR TYPES & GENERAL NOTES (25)

DOOR TYPES & GENERAL NOTES (26)

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DOOR TYPES & GENERAL NOTES (30)

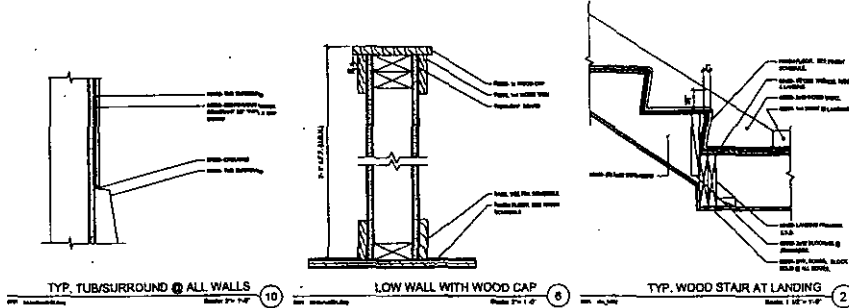
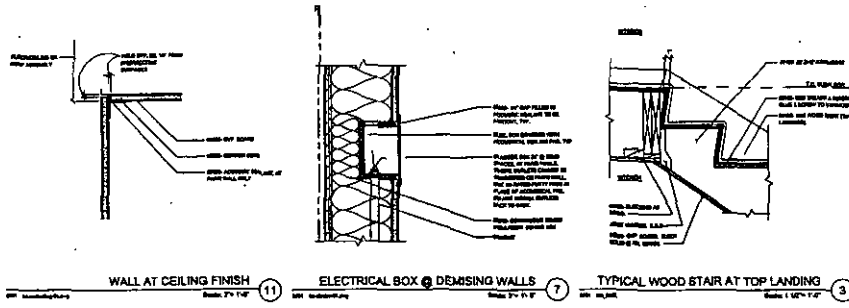
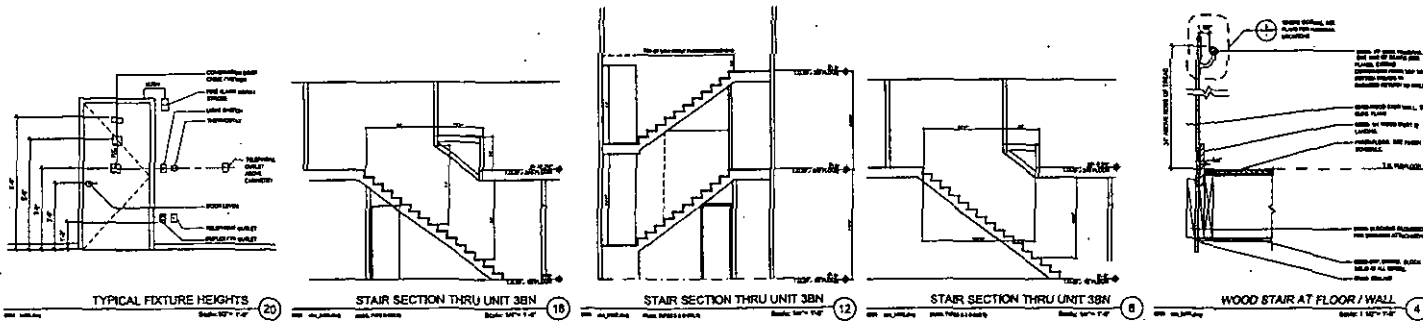
Parsons Architects Inc.
 10800 EDIS AVENUE
 OAKLAND, CA 94612

Habitat for Humanity
 2519 BROADWAY
 OAKLAND, CA 94612

10800 EDIS AVENUE
 OAKLAND, CA 94612

Job Number: 001
 Drawn by: BR
 Checked by: CC
 Date: 08/10/04

DOOR, WINDOW & INTERIOR DETAILS
 A8.2
 NOT FOR CONSTRUCTION

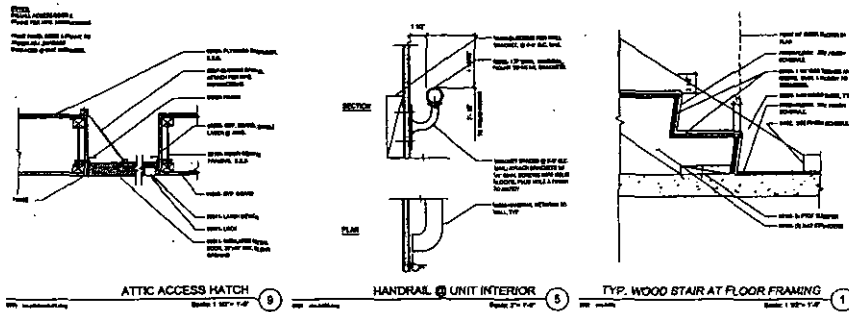


ROOM NAME	FLOOR	WALLS	CEILING	BASE	NOTES
ENTRY AREA	CONC.	OWB	OWB	WB	
LIVING ROOM	CONC.	OWB	OWB	WB	
KITCHEN DINING	CONC.	OWB	OWB	WB	
PORCHER ROOM	CONC.	OWB	OWB	WB	
BATHROOM	CONC.	OWB	OWB	WB	A.C. ACCESSIBLE UNITS ONLY
BEDROOM	CONC.	OWB	OWB	WB	A.C. ACCESSIBLE UNITS ONLY
HALLS, CLOSETS	CONC.	OWB	OWB	WB	
BATHROOM	CTI w/ RF	OWB	OWB	WB	
BEDROOM	CTI w/ RF	OWB	OWB	WB	
HALLS, CLOSETS	CTI w/ RF	OWB	OWB	WB	

FINISH SCHEDULE KEY

CONC.	STAINED CONCRETE	OWB	TYPICAL WALL BOARD
CPI	CARPET	WB	RESILIENT FLOORING
CT	CERAMIC TILE	WB	WOOD BASE

FINISH SCHEDULE 13



Pyralis Architects Inc.
 ARCHITECTURE
 PLANNING
 INTERIORS

10800 EDES AVENUE
 OAKLAND CA

3519 BROADWAY
 OAKLAND CA 94612

PLANNING SUBMITTAL
 21 APRIL, 2007

BUILDING PERMIT SUBMITTAL
 28 NOVEMBER, 2007

REVISED PLANNING SUBMITTAL
 28 NOVEMBER, 2007

Job Number: 0701
 Client: BS
 Checked by: CC
 Date: 28 NOVEMBER, 2007
 Title: INTERIOR DETAILS

A8.3

NOT FOR CONSTRUCTION

CENTRAL PACIFIC RAILWAY CO. (100' R/W)

TZER FAH LAN ET AL.
DOC. NO. 89-848606
045-6283-001-02

EAST BAY HABITAT FOR HUMANITY
DOC. NO. 2008-842720
045-6283-002

PARCEL 2
NON-DEVELOPING ENVIRONMENT
OF USE FOR BAY AREA & DISTRICT

PARCEL 1
TOTAL AREA=73,078± S.F.
(1.678± AC.)
LOT NO 1
WALKER VS. SCHWARTZ ET AL.

NOTE: TO A FUTURE PROJECT
FOR RECORDS RECORD 04/19/08, PG. 30
CONTRACT & SET NUMBER OF 8002

PARCEL A

TRACT 7586
291 MAPS 79-82

10

9

TRACT 692

WALKER VS. SCHWARTZ ET AL.

TRACT 692

LEGEND:

- | SYMBOL | DESCRIPTION |
|--------|--|
| ===== | RIGHT OF WAY |
| ----- | PROPERTY LINE |
| ----- | ADJACENT PROPERTY LINE |
| ----- | INTERIOR PROPERTY LINE |
| ----- | EXISTING LINE |
| ----- | BUILDING LINE |
| ----- | OVERLAND LINE |
| ----- | ELECTRICAL |
| ----- | FOUND STANDARD CITY MONUMENT |
| ----- | MONUMENT LINE |
| ----- | FIRE HYDRANT |
| ----- | CATCH BASIN |
| ----- | AREA DRAIN |
| ----- | WATER VALVE |
| ----- | WATER METER |
| ----- | STORM DRAIN MANHOLE |
| ----- | SANITARY SEWER CLEANOUT |
| ----- | SANITARY SEWER MANHOLE |
| ----- | TELEPHONE MANHOLE |
| ----- | PACIFIC GAS AND ELECTRIC MANHOLE |
| ----- | TRAIL |
| ----- | ASPHALT CONCRETE |
| ----- | FRESH FLOOR |
| ----- | JOINT POLE |
| ----- | TRAFFIC SIGNAL |
| ----- | TRAFFIC SIGNAL BOX |
| ----- | STREET LIGHT |
| ----- | STREET LIGHT BOX |
| ----- | PACIFIC GAS AND ELECTRIC BOX |
| ----- | POWER POLE |
| ----- | TELEVISION CABLE BOX |
| ----- | CONCRETE |
| ----- | UTILITY BOX |
| ----- | ROOF DRAIN |
| ----- | 4" BOLLARD |
| ----- | WATER BOX |
| ----- | PARKING METER |
| ----- | GAS VALVE |
| ----- | FENCE |
| ----- | GRADE BREAK |
| ----- | SKIN |
| ----- | CONCRETE ELEVATION |
| ----- | GROUND ELEVATION |
| ----- | TOP OF PAVEMENT ELEVATION |
| ----- | TOP OF CURB ELEVATION |
| ----- | BACK OF WALK ELEVATION |
| ----- | FLOW LINE ELEVATION |
| ----- | TRACT 4984, BOOK 44 OF MAPS, PAGES 84-85 |
| ----- | TRACT 892, BOOK 10 OF MAPS, PAGES 38-40 |
| ----- | DOCUMENT 8008-342720 |

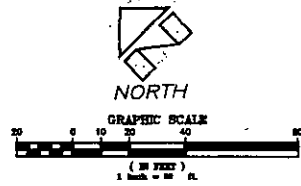


VICINITY MAP
1/8" = 1' SCALE

BENCHMARK:
CURB TIES ALONG BENZEDO DRIVE AS SHOWN ON MONUMENT MAP 35
100' DISTANCE, CITY OF OAKLAND. TEMPORARY BENCH MARK BEING
THE SOUTHERLY STANDARD CITY MONUMENT IN THE CENTERLINE OF
EDES AVENUE, ELEV. 25.83

BASIS OF BEARINGS:

NORTH 42°54'07" WEST BETWEEN TWO FOUND CITY MONUMENTS IN THE
CENTERLINE OF EDES AVENUE AS SHOWN ON THE MAP OF TRACT 892
RECORDED IN BOOK 10 OF MAPS, PAGE 38.



Int and Associates
Civil Engineering
Land Planning
Land Surveying
738 Alfred Nobel Drive
Berkeley, CA 94707
Phone (510) 724-3388
Fax (510) 724-3383
Email: intand@comcast.net

VESTING TENTATIVE MAP FOR TRACT NO. 7904
EAST BAY HABITAT FOR HUMANITY
TRACT NO. 7904
10800 EDES AVENUE
OAKLAND, CA

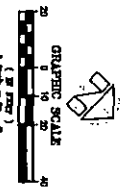
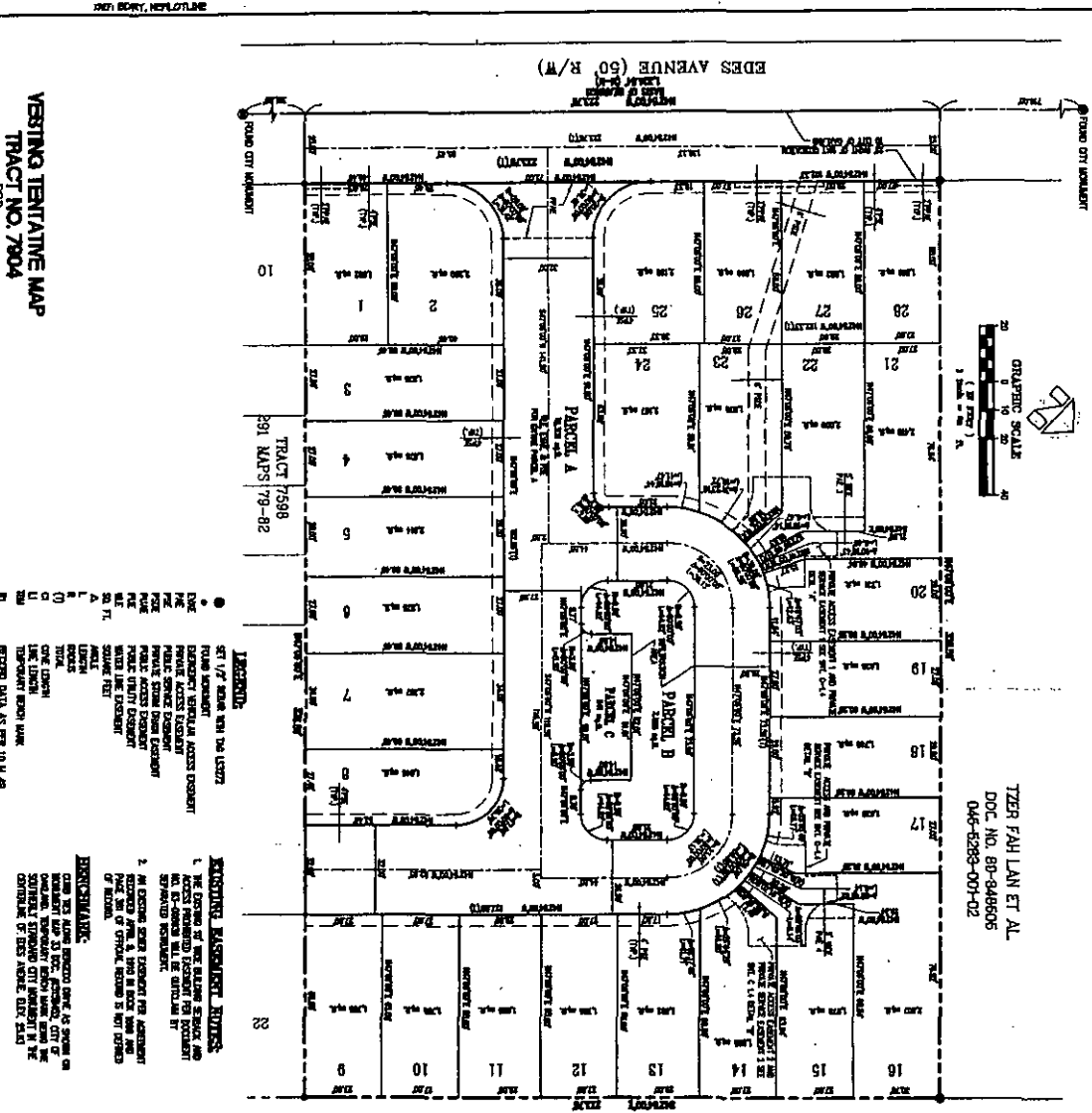
BOUNDARY AND TOPOGRAPHIC SURVEY	
DATE	JANUARY 2008
SCALE	1" = 20'
DESIGNED BY	D.A.D.
CHECKED BY	6.L.
DATE	2008-01-10
COMPUTED BY	2008-CHEURTOPO.dwg
DATE	JANUARY 4, 2008
SCALE	
C-1.1	
Of Sheets	

P-JOB#: PK070001X

ESTABLISHED BY THE CITY OF OAKLAND, CALIFORNIA

VESTING TENTATIVE MAP
TRACT NO. 7904
 FOR
EAST BAY HABITAT FOR HUMANITY

THE CITY OF OAKLAND, CALIFORNIA

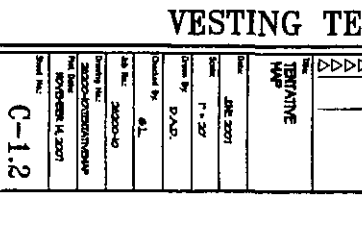


TZEPY PAU LAN ET AL
 DOC. NO. 80-848605
 046-6283-001-02

- LEGEND:**
- 1. SET 1/2" EQUAL WITH THE LEGEND
 - 2. PLANNED
 - 3. EXISTING
 - 4. PROPOSED
 - 5. RESERVED
 - 6. UNDEVELOPED
 - 7. OPEN SPACE
 - 8. PARKING
 - 9. DRIVEWAY
 - 10. SIDEWALK
 - 11. STREET LIGHT
 - 12. UTILITY
 - 13. FENCE
 - 14. SIGN
 - 15. BIKEWAY
 - 16. TRAIL
 - 17. BIKEWAY
 - 18. BIKEWAY
 - 19. BIKEWAY
 - 20. BIKEWAY
 - 21. BIKEWAY
 - 22. BIKEWAY
 - 23. BIKEWAY
 - 24. BIKEWAY
 - 25. BIKEWAY
 - 26. BIKEWAY
 - 27. BIKEWAY
 - 28. BIKEWAY
 - 29. BIKEWAY
 - 30. BIKEWAY
 - 31. BIKEWAY
 - 32. BIKEWAY

- GENERAL NOTES:**
1. OWNER/OWNER'S ATTORNEY SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF OAKLAND AND THE CALIFORNIA DEPARTMENT OF PUBLIC SAFETY.
 2. THE PROPERTY IS TO BE USED FOR THE PURPOSES SET FORTH IN THE TENTATIVE MAP.
 3. THE PROPERTY IS TO BE USED FOR THE PURPOSES SET FORTH IN THE TENTATIVE MAP.
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- PROPOSED IMPROVEMENTS:**
1. THE PROPERTY IS TO BE USED FOR THE PURPOSES SET FORTH IN THE TENTATIVE MAP.
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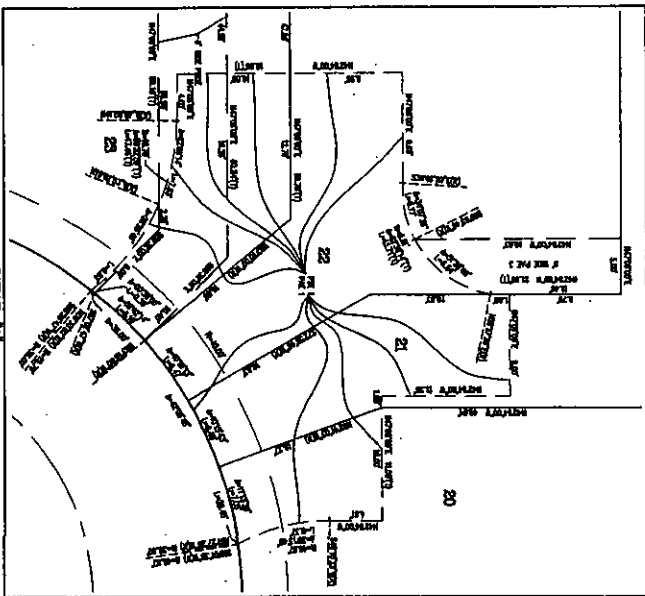
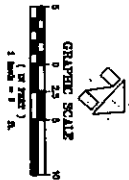
VESTING TENTATIVE MAP FOR TRACT NO. 7904

EAST BAY HABITAT FOR HUMANITY
 TENTATIVE MAP TRACT 7904
 10800 EDES AVENUE
 OAKLAND, CA

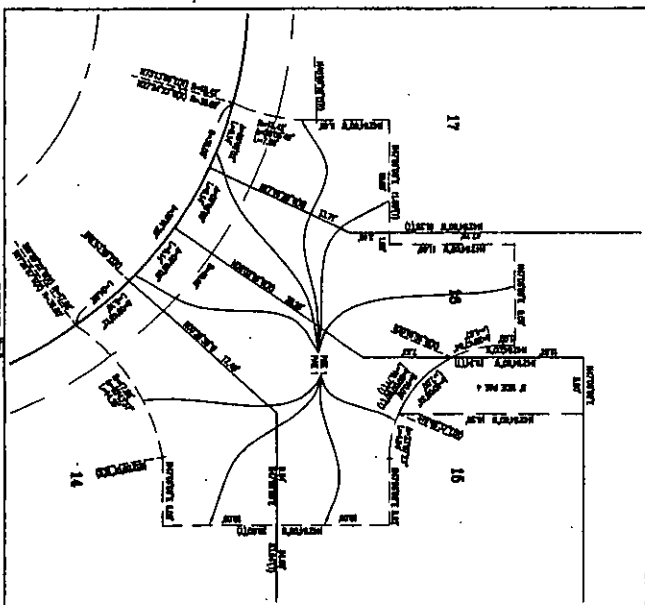
Map Information:
 Date: 1/1/2007
 Drawn by: P.A.D.
 Checked by: A.L.
 Scale: 1" = 200'-0"

City and Associates:
 City and Associates
 720 Alameda Street
 Oakland, CA 94612
 Phone: (510) 774-3388
 Fax: (510) 774-3383

Map No. C-12



DETAIL A
SCALE 1" = 25'



DETAIL B
SCALE 1" = 25'

**VESTING TENTATIVE MAP
TRACT NO. 7904**
FOR
EAST BAY HABITAT FOR HUMANITY
CITY OF OAKLAND, COUNTY OF ALAMEDA,
CALIFORNIA

BASES OF MEASUREMENT:
NONE. ALL MEASUREMENTS ARE FROM
THE CENTERLINE OF THE
STREET AS SHOWN ON THE MAP OF SAID TRACT
FILED IN BOOK 10 OF MAPS, PAGE 38.

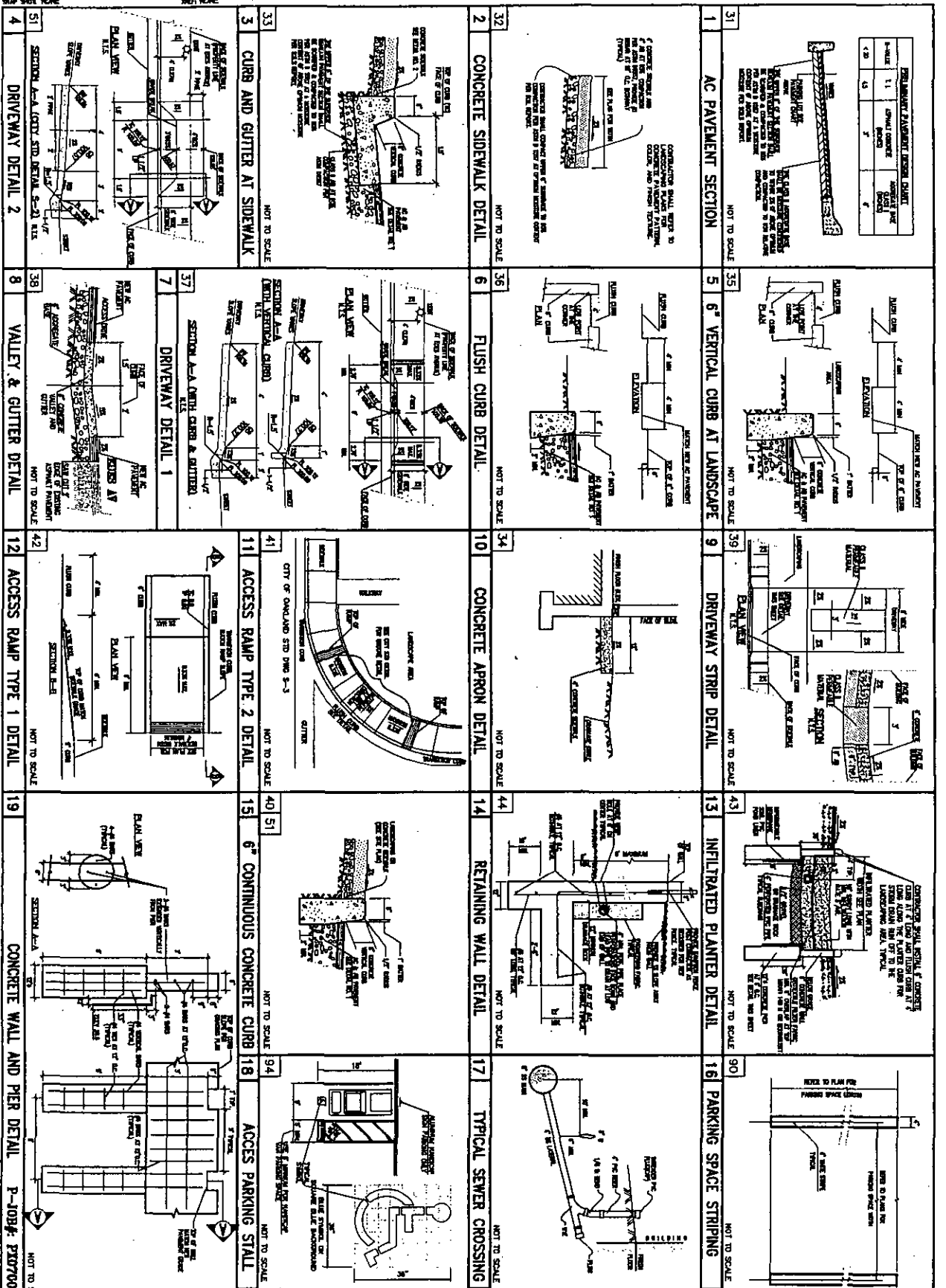
VESTING TENTATIVE MAP FOR TRACT NO. 7904

EAST BAY HABITAT FOR HUMANITY
TENTATIVE MAP TRACT 7904
10800 EDES AVENUE
OAKLAND, CA



Int and Associates
Civil Engineering
Land Surveying
735 Alfred Nobel Drive
Berkeley, CA 94707
Phone (510) 754-3388
Fax (510) 754-3383
http://www.intand.com

Map No.	7904
Date	JUNE 2007
Scale	AS SHOWN
Drawn by	D.A.C.
Checked by	A.L.
Map No.	28000-04
Project No.	28000-04/TENTATIVE
Map Date	NOVEMBER 14, 2007
Sheet No.	C-1.4
of	3
Sheet	



VESTING TENTATIVE MAP FOR TRACT NO. 7904

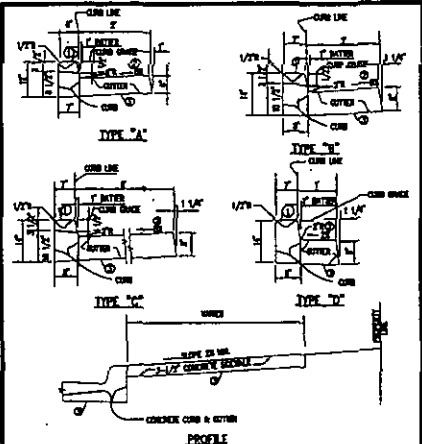
EAST BAY HABITAT FOR HUMANITY
 TRACT NO. 7904
 10800 EDES AVENUE
 OAKLAND, CA



Leib and Associates
 Civil Engineers
 Lead Designer
 738 Alford Road, Suite 100
 Hercules, CA 94537
 Phone (510) 774-3300
 Fax (510) 774-3302
 Email: info@leiband.com

NO.	DATE	DESCRIPTION
1	JUNE 2017	PRELIMINARY
2	MAY 2018	REVISED
3	D.A.D.	REVISED
4	ALL	REVISED
5	2020-10	REVISED
6	2020-10-23	REVISED
7	NOVEMBER 14, 2022	REVISED

Sheet No. **C-2** of **2**



CONCRETE CURB AND GUTTER

CITY OF OAKLAND DESIGN AND CONSTRUCTION SERVICES DEPARTMENT

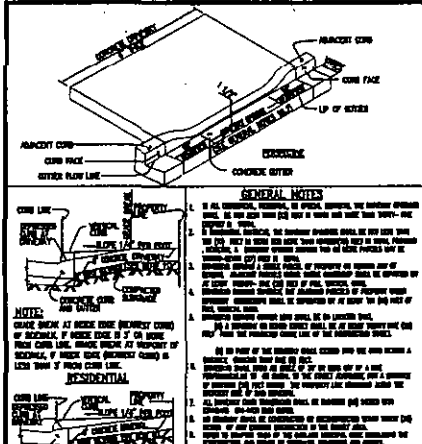
DATE: 11/14/2017

PROJECT NO: 263000-40

SCALE: 1/4" = 1'-0"

DESIGNED BY: [Signature]

CHECKED BY: [Signature]



CONCRETE DRIVEWAY

CITY OF OAKLAND ENGINEERING DESIGN SERVICES DIVISION

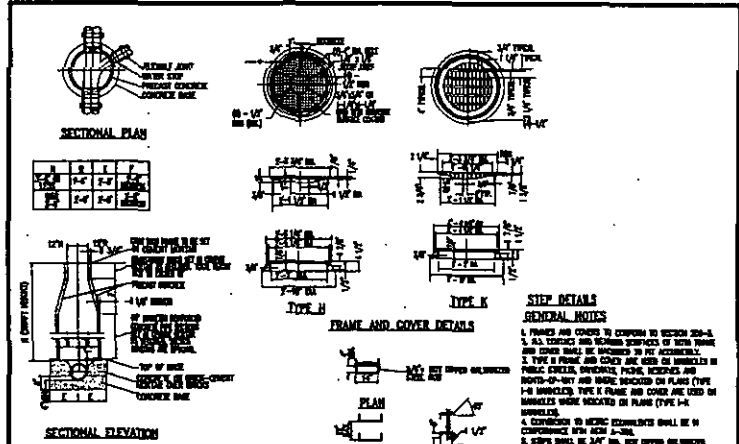
DATE: 11/14/2017

PROJECT NO: 263000-40

SCALE: 1/4" = 1'-0"

DESIGNED BY: [Signature]

CHECKED BY: [Signature]



MANHOLE TYPE 1

CITY OF OAKLAND DESIGN AND CONSTRUCTION SERVICES DEPARTMENT

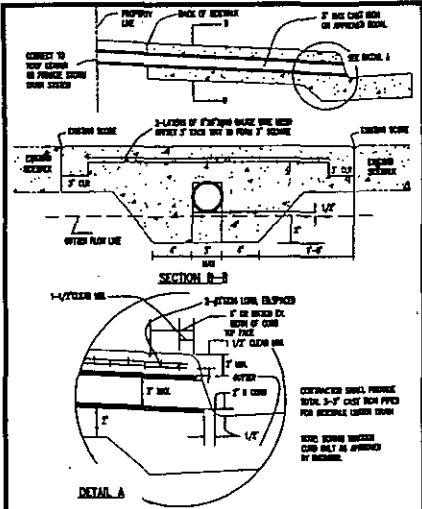
DATE: 11/14/2017

PROJECT NO: 263000-40

SCALE: 1/4" = 1'-0"

DESIGNED BY: [Signature]

CHECKED BY: [Signature]



SIDEWALK UNDERDRAIN

CITY OF OAKLAND DESIGN AND CONSTRUCTION SERVICES DEPARTMENT

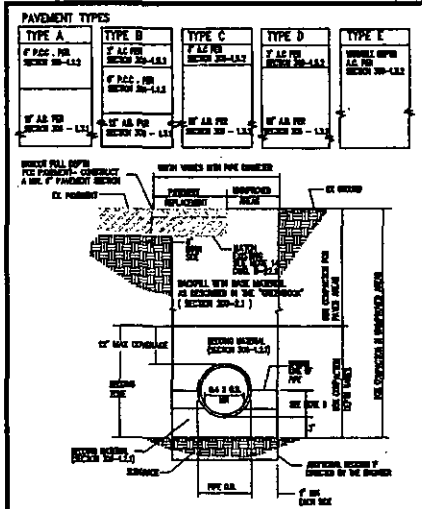
DATE: 11/14/2017

PROJECT NO: 263000-40

SCALE: 1/4" = 1'-0"

DESIGNED BY: [Signature]

CHECKED BY: [Signature]



TRENCH DETAIL

CITY OF OAKLAND DESIGN AND CONSTRUCTION SERVICES DEPARTMENT

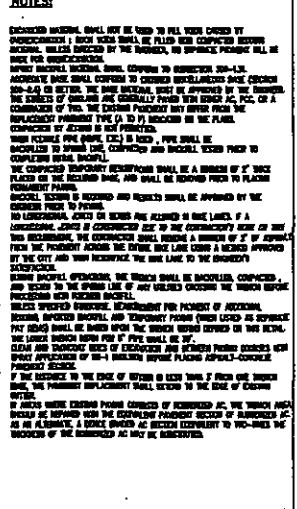
DATE: 11/14/2017

PROJECT NO: 263000-40

SCALE: 1/4" = 1'-0"

DESIGNED BY: [Signature]

CHECKED BY: [Signature]



TRENCH DETAIL

CITY OF OAKLAND DESIGN AND CONSTRUCTION SERVICES DEPARTMENT

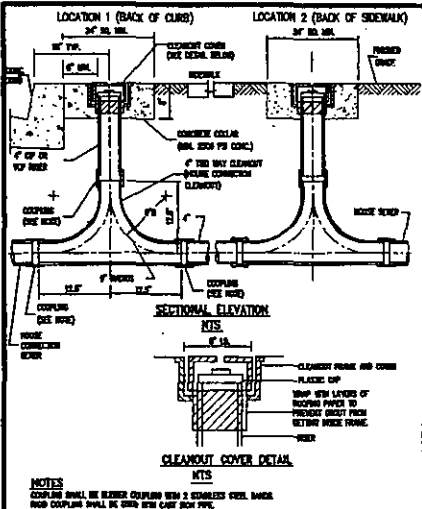
DATE: 11/14/2017

PROJECT NO: 263000-40

SCALE: 1/4" = 1'-0"

DESIGNED BY: [Signature]

CHECKED BY: [Signature]



HOUSE CONNECTION CLEANOUT (2-WAY CLEANOUT)

CITY OF OAKLAND DESIGN AND CONSTRUCTION SERVICES DEPARTMENT

DATE: 11/14/2017

PROJECT NO: 263000-40

SCALE: 1/4" = 1'-0"

DESIGNED BY: [Signature]

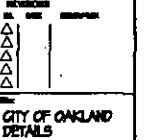
CHECKED BY: [Signature]

Ink and Associates
 Civil Engineering
 Land Planning
 Land Surveying
 738 Alfred Nobel Drive
 Hercules, CA 94547
 Phone (510) 724-3388
 Fax (510) 724-3383
 Email: ink@inkassociates.com



EAST BAY HABITAT FOR HUMANITY
 TRACT NO. 7904
 10800 EDES AVENUE
 OAKLAND, CA

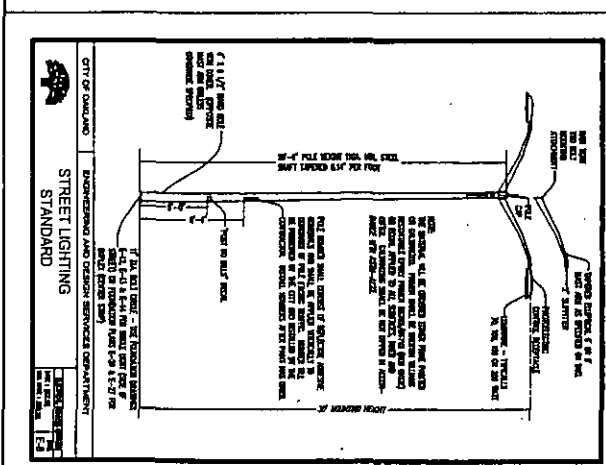
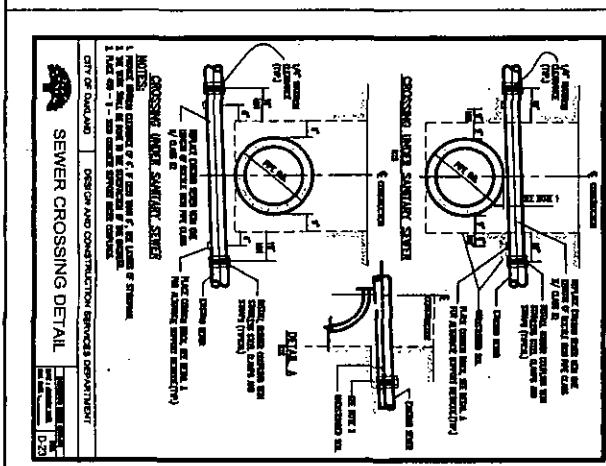
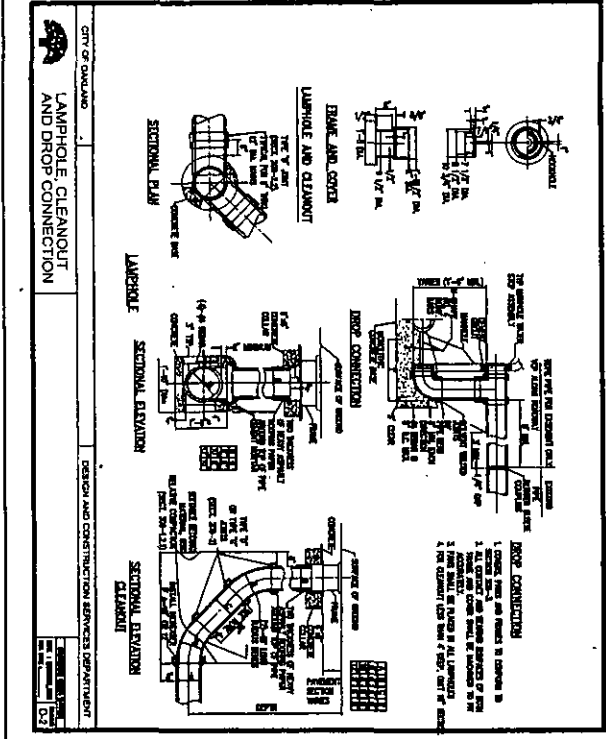
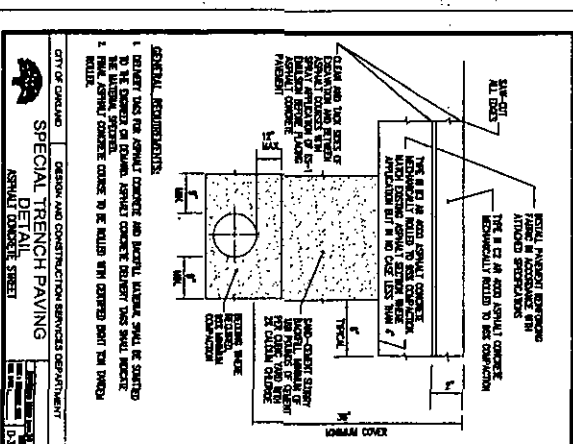
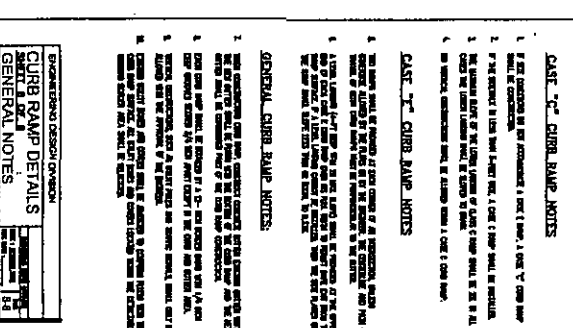
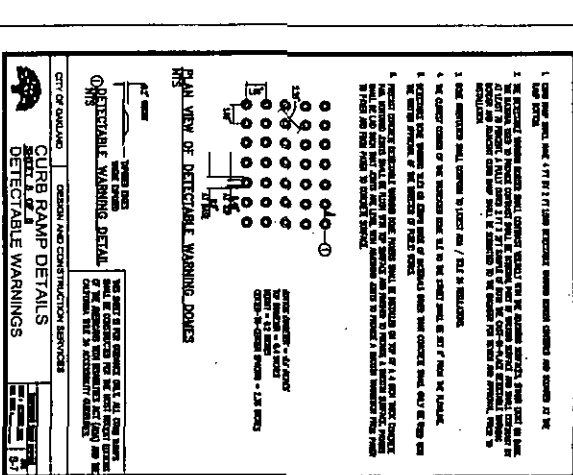
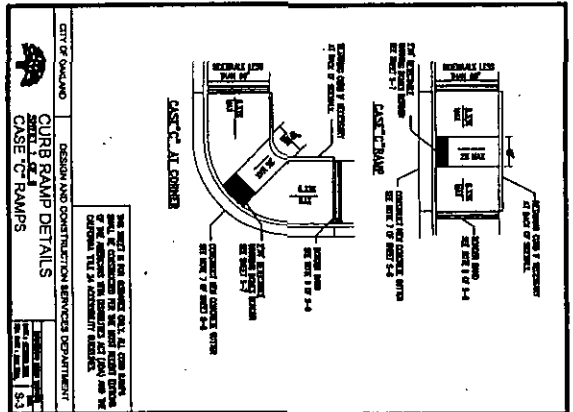
VESTING TENTATIVE MAP FOR TRACT NO. 7904



CITY OF OAKLAND
 LINE 2007
 DATE: NONE
 DRAWN BY: D.A.P.
 CHECKED BY: S.L.
 JOB NO: 263000-40
 DRAWING NO: 263000-40-CC-02

DATE: NOVEMBER 14, 2017
 SCALE: C-2.1

F-JOB#: PK07000XX



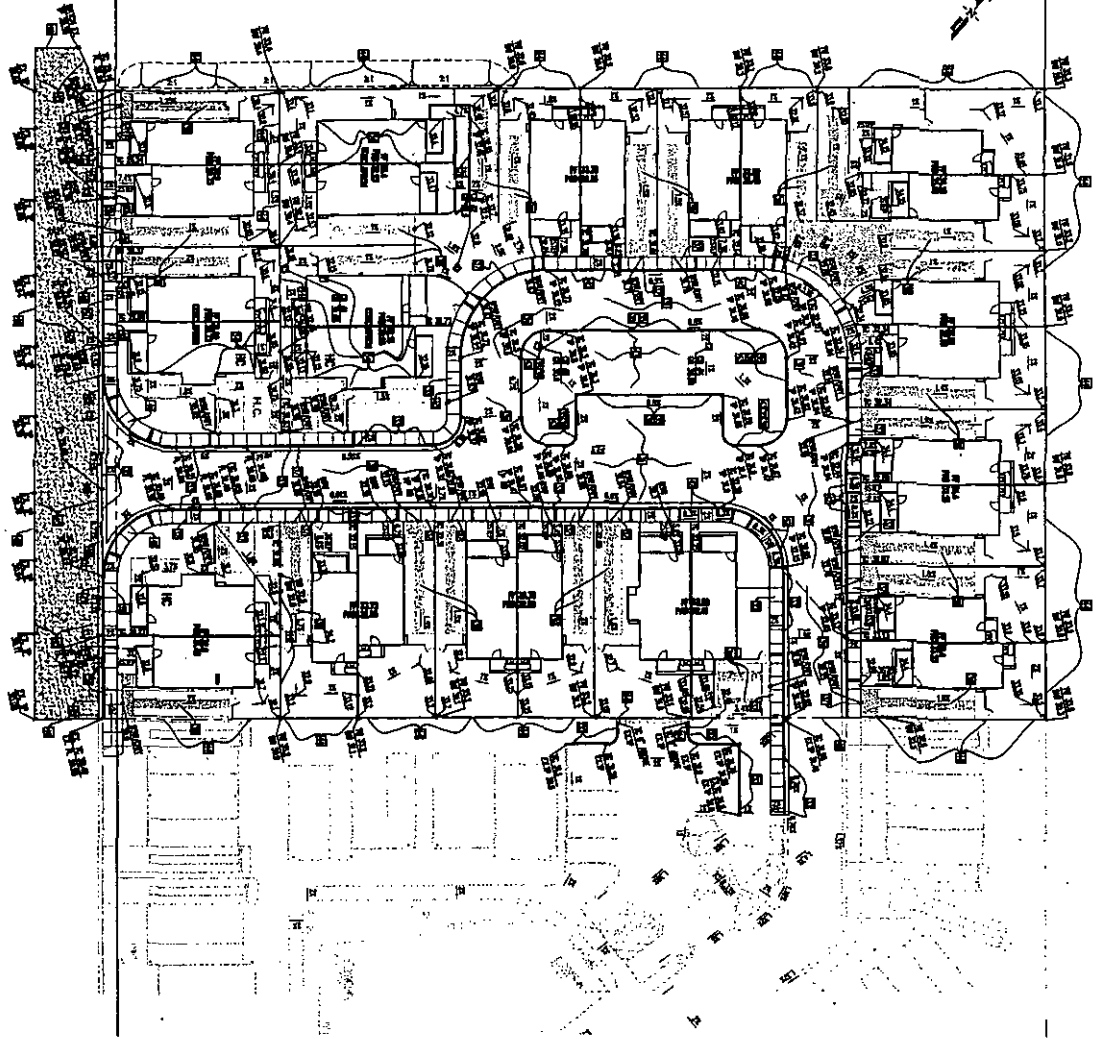
VESTING TENTATIVE MAP FOR TRACT NO. 7904

EAST BAY HABITAT FOR HUMANITY

TRACT NO. 7904
10800 EDES AVENUE
OAKLAND, CA

Int'l and Associates
Civil Engineering
Land Planning
7720 Alameda Parkway
Berkeley, CA 94707
Phone (510) 724-1389
Fax (510) 724-1333
E-mail: info@intland.com

City of Oakland	Division	Project No.	Drawing No.	Date	Scale
CITY OF OAKLAND	DESIGN AND CONSTRUCTION SERVICES DEPARTMENT	30000-0202240	30000-0202240	NOVEMBER 14, 2007	AS SHOWN
Project Name		Client	Designer	Checker	Scale
EAST BAY HABITAT FOR HUMANITY		ALL	D.A.O.	ALL	AS SHOWN
Drawing Title		Author	Reviewer	Approver	Notes
STREET LIGHTING STANDARD		ALL	D.A.O.	ALL	SEE SHEET C-2.2



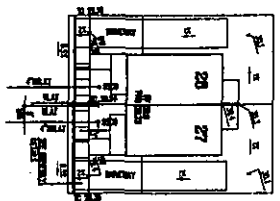
- GENERAL NOTES:**
1. CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND ZONING ORDINANCE, CHAPTER 21A, ARTICLE 21A-01, SECTION 21A-01-01, AND THE CITY OF OAKLAND SUBDIVISION MAP ACT, CHAPTER 21A, ARTICLE 21A-02, SECTION 21A-02-01.
 2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND SUBDIVISION MAP ACT, CHAPTER 21A, ARTICLE 21A-02, SECTION 21A-02-01.
 3. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND SUBDIVISION MAP ACT, CHAPTER 21A, ARTICLE 21A-02, SECTION 21A-02-01.
 4. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND SUBDIVISION MAP ACT, CHAPTER 21A, ARTICLE 21A-02, SECTION 21A-02-01.
 5. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND SUBDIVISION MAP ACT, CHAPTER 21A, ARTICLE 21A-02, SECTION 21A-02-01.
 6. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND SUBDIVISION MAP ACT, CHAPTER 21A, ARTICLE 21A-02, SECTION 21A-02-01.
 7. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND SUBDIVISION MAP ACT, CHAPTER 21A, ARTICLE 21A-02, SECTION 21A-02-01.
 8. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND SUBDIVISION MAP ACT, CHAPTER 21A, ARTICLE 21A-02, SECTION 21A-02-01.
 9. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND SUBDIVISION MAP ACT, CHAPTER 21A, ARTICLE 21A-02, SECTION 21A-02-01.
 10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND SUBDIVISION MAP ACT, CHAPTER 21A, ARTICLE 21A-02, SECTION 21A-02-01.

ADDITIONAL NOTES:

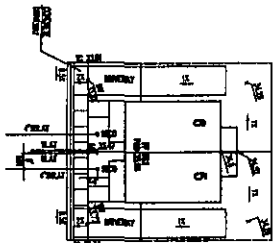
CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF OAKLAND ZONING ORDINANCE, CHAPTER 21A, ARTICLE 21A-01, SECTION 21A-01-01, AND THE CITY OF OAKLAND SUBDIVISION MAP ACT, CHAPTER 21A, ARTICLE 21A-02, SECTION 21A-02-01.

DATE: 1/10/00

BY: [Signature]



TYPICAL LOT GRADING & UTILITY LAYOUT CASE 1
NOT TO SCALE



TYPICAL LOT GRADING & UTILITY LAYOUT CASE 2
NOT TO SCALE

P-108P: P3070001X

VESTING TENTATIVE MAP FOR TRACT NO. 7904

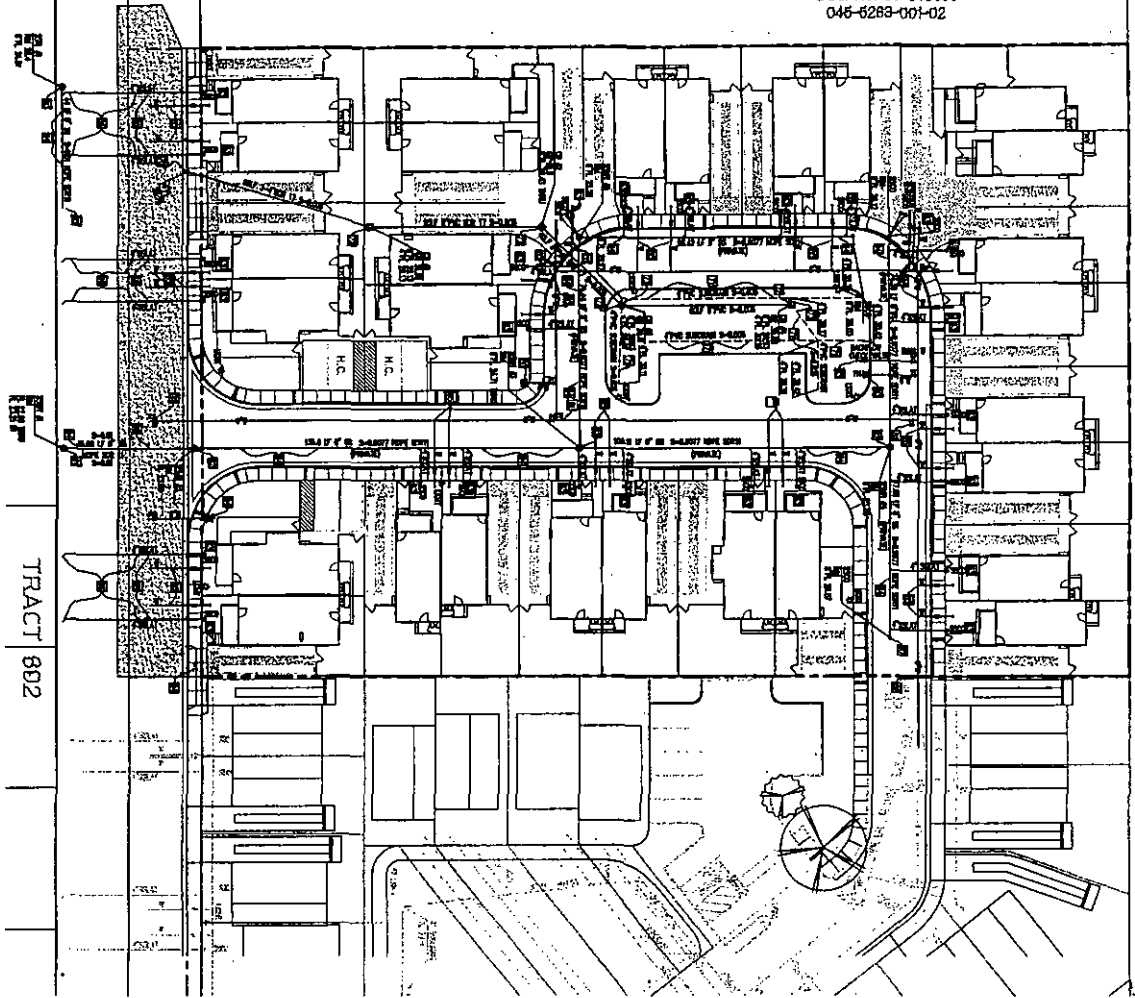
EAST BAY HABITAT FOR HUMANITY
 TRACT NO. 7904
 10800 EDES AVENUE
 OAKLAND, CA



City and Associates
 City and Associates
 720 Market Street, Suite 200
 Berkeley, CA 94607
 Phone (510) 724-3385
 Fax (510) 724-3385
 Email: info@cityand.com

NO. 2805-89	DATE: 1/10/00
DRAWN BY: A.L.	CHECKED BY: A.L.
DESIGNED BY: D.A.D.	DATE: 1/10/00
PROJECT NO. 2805-89	PROJECT NAME: EAST BAY HABITAT FOR HUMANITY
DATE: 1/10/00	SCALE: AS SHOWN
C-3	

TZER FAH LAN ET AL.
DOC. NO. 80-348606
046-6283-001-02



TRACT 802

GENERAL DESIGN SCHEDULE		
SCHEDULE NUMBER	DESCRIPTION	NOTE
G-1	GENERAL PRELIMINARY (PREP) PLAN	1/2" x 1/2"
G-2	GENERAL PRELIMINARY (PREP) PLAN WITH HEAVY BARRIERS	1/2" x 1/2"
G-3	GENERAL PRELIMINARY (PREP) PLAN WITH BARRIERS	1/2" x 1/2"

- 1. GENERAL DESIGN SCHEDULE NO. 1-4
- 2. GENERAL DESIGN SCHEDULE NO. 1-4
- 3. GENERAL DESIGN SCHEDULE NO. 1-4
- 4. GENERAL DESIGN SCHEDULE NO. 1-4
- 5. GENERAL DESIGN SCHEDULE NO. 1-4
- 6. GENERAL DESIGN SCHEDULE NO. 1-4
- 7. GENERAL DESIGN SCHEDULE NO. 1-4
- 8. GENERAL DESIGN SCHEDULE NO. 1-4
- 9. GENERAL DESIGN SCHEDULE NO. 1-4
- 10. GENERAL DESIGN SCHEDULE NO. 1-4
- 11. GENERAL DESIGN SCHEDULE NO. 1-4
- 12. GENERAL DESIGN SCHEDULE NO. 1-4
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- 16. GENERAL DESIGN SCHEDULE NO. 1-4
- 17. GENERAL DESIGN SCHEDULE NO. 1-4
- 18. GENERAL DESIGN SCHEDULE NO. 1-4
- 19. GENERAL DESIGN SCHEDULE NO. 1-4
- 20. GENERAL DESIGN SCHEDULE NO. 1-4

P-1084: P1070001X



VESTING TENTATIVE MAP FOR TRACT NO. 7904

EAST BAY HABITAT FOR HUMANITY
 TRACT NO. 7904
 10800 EDES AVENUE
 OAKLAND, CA



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 720 Alfred Nobel Drive
 Hercules, CA 94547
 Phone (510) 774-3388
 Fax (510) 774-3383
 Email: link@linkassociates.com

DATE: 1-2-07
 DRAWN BY: P.M.D.
 CHECKED BY: A.L.
 PROJECT NO.: 2000-04
 SHEET NO.: NOVEMBER 14, 2007
 SCALE: AS SHOWN

C-4

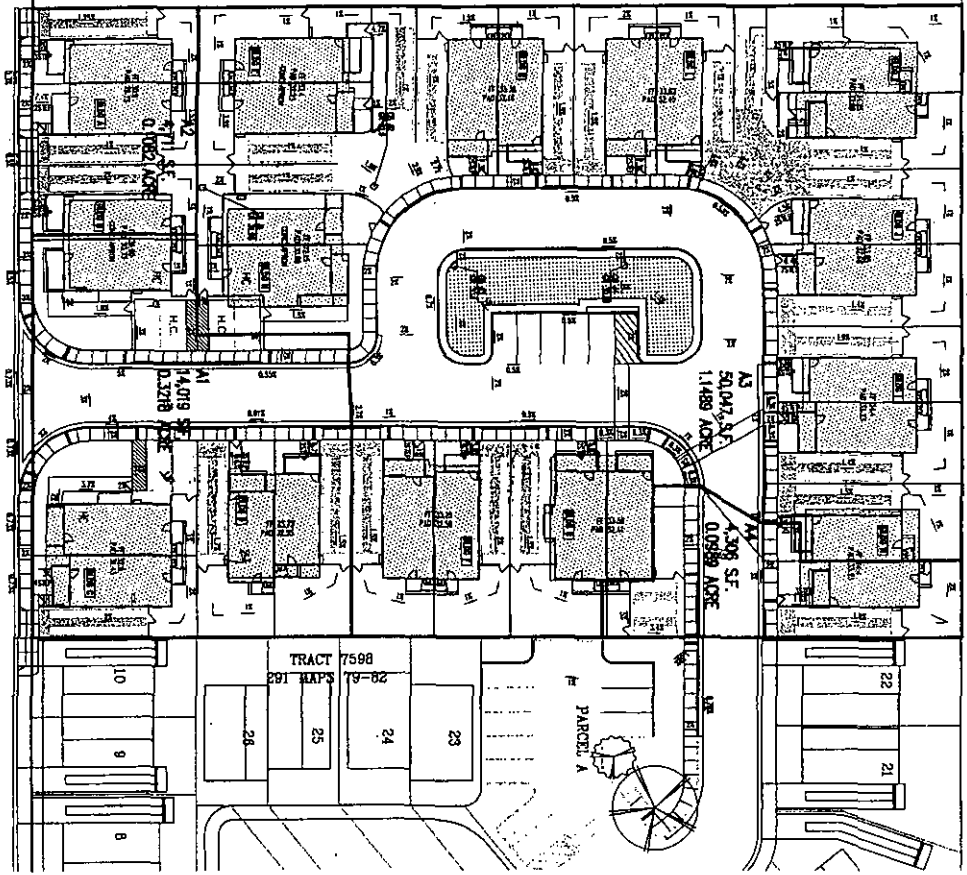
TZER FAH LAN ET AL.
 DOC. NO. 80-348606
 046-6283-001-02

CENTRAL PACIFIC RAILWAY CO. (100' R/W)

EDGES AVENUE (50' R/W)

LOT NO 4

TRACT 8D2



THIS MAP IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY INVESTMENT. THE INVESTOR SHOULD CONSULT WITH AN ATTORNEY AND A FINANCIAL ADVISOR BEFORE MAKING ANY INVESTMENT DECISIONS. THE INVESTOR SHOULD ALSO CONSULT WITH THE LOCAL GOVERNMENT AND THE STATE DEPARTMENT OF REVENUE AND TAXATION.

STORMWATER TREATMENT AREA CALCULATION SUMMARY

NO. LOTS	TOTAL AREA (SQ FT)	IMPERVIOUS AREA (SQ FT)	PERCENT IMPERVIOUS	STORMWATER VOLUME (CU FT)	STORMWATER TREATMENT AREA (SQ FT)	PERCENT TREATMENT
1	1,000	500	50%	100,000	500	50%
2	1,000	500	50%	100,000	500	50%
3	1,000	500	50%	100,000	500	50%
4	1,000	500	50%	100,000	500	50%
5	1,000	500	50%	100,000	500	50%
6	1,000	500	50%	100,000	500	50%
7	1,000	500	50%	100,000	500	50%
8	1,000	500	50%	100,000	500	50%
9	1,000	500	50%	100,000	500	50%
10	1,000	500	50%	100,000	500	50%
TOTAL	10,000	5,000	50%	1,000,000	5,000	50%

ENTIRE SITE STORMWATER TREATMENT AREA CALCULATION

NO. LOTS	TOTAL AREA (SQ FT)	IMPERVIOUS AREA (SQ FT)	PERCENT IMPERVIOUS	STORMWATER VOLUME (CU FT)	STORMWATER TREATMENT AREA (SQ FT)	PERCENT TREATMENT
1	1,000	500	50%	100,000	500	50%
2	1,000	500	50%	100,000	500	50%
3	1,000	500	50%	100,000	500	50%
4	1,000	500	50%	100,000	500	50%
5	1,000	500	50%	100,000	500	50%
6	1,000	500	50%	100,000	500	50%
7	1,000	500	50%	100,000	500	50%
8	1,000	500	50%	100,000	500	50%
9	1,000	500	50%	100,000	500	50%
10	1,000	500	50%	100,000	500	50%
TOTAL	10,000	5,000	50%	1,000,000	5,000	50%

INDIVIDUAL BUILDING STORMWATER TREATMENT CALCULATION

NO. LOTS	TOTAL AREA (SQ FT)	IMPERVIOUS AREA (SQ FT)	PERCENT IMPERVIOUS	STORMWATER VOLUME (CU FT)	STORMWATER TREATMENT AREA (SQ FT)	PERCENT TREATMENT
1	1,000	500	50%	100,000	500	50%
2	1,000	500	50%	100,000	500	50%
3	1,000	500	50%	100,000	500	50%
4	1,000	500	50%	100,000	500	50%
5	1,000	500	50%	100,000	500	50%
6	1,000	500	50%	100,000	500	50%
7	1,000	500	50%	100,000	500	50%
8	1,000	500	50%	100,000	500	50%
9	1,000	500	50%	100,000	500	50%
10	1,000	500	50%	100,000	500	50%
TOTAL	10,000	5,000	50%	1,000,000	5,000	50%

VESTING TENTATIVE MAP FOR TRACT NO. 7904

EAST BAY HABITAT FOR HUMANITY
 TRACT NO. 7904
 10800 EDES AVENUE
 OAKLAND, CA



Tzer and Associates
 Civil Engineers
 Land Surveyors
 723 Alameda Street
 Berkeley, CA 94607
 Phone (510) 771-3388
 Fax (510) 771-3389
 Email: tzer@tzerand.com

P-1089- P1070000XX

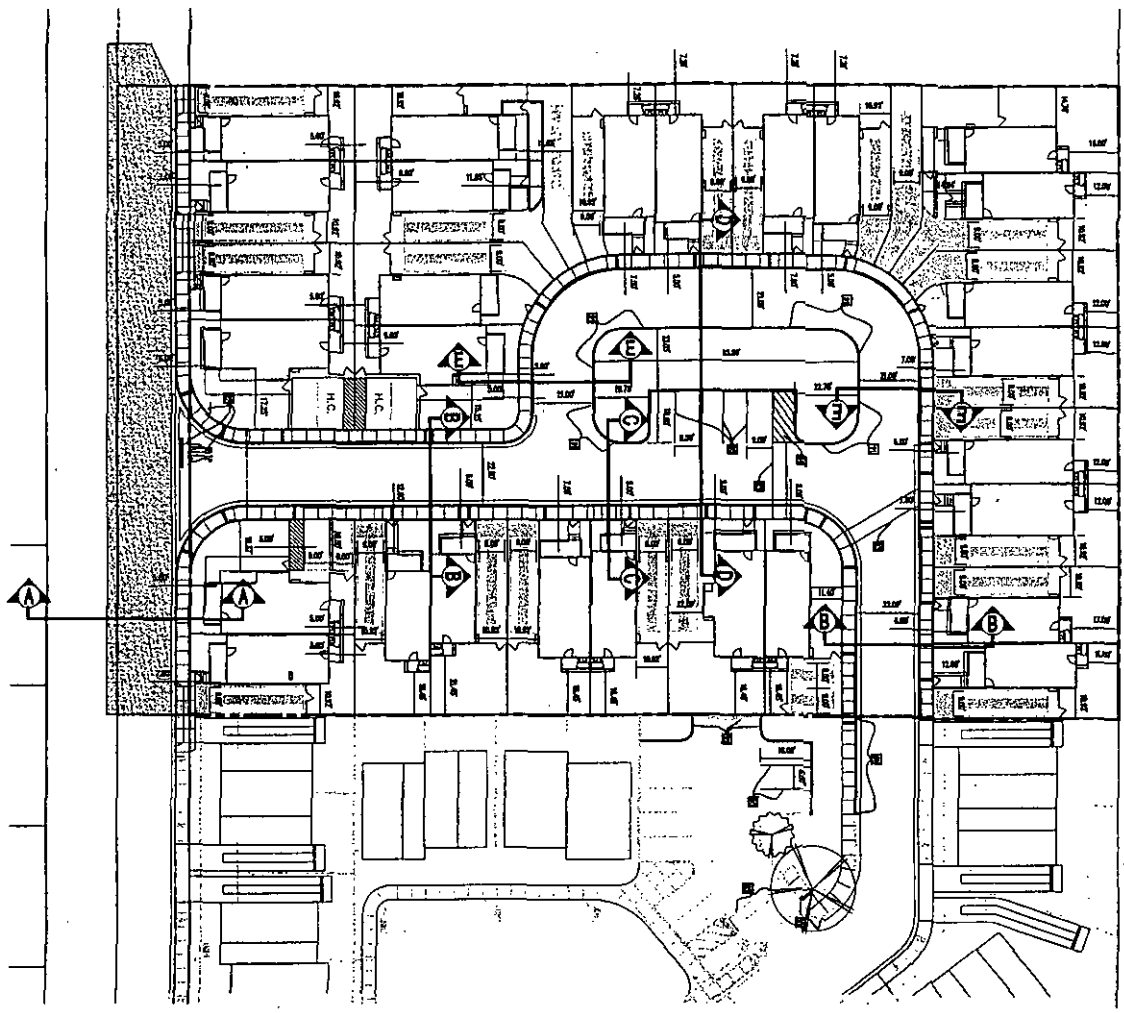
CE DEPARTMENT PLAN

DATE: JAN 2007
 SCALE: 1" = 50'
 DRAWN BY: D.A.D.
 CHECKED BY: B.L.

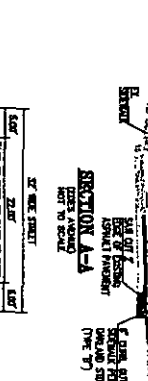
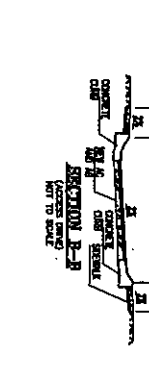
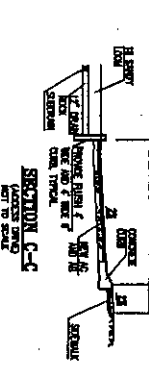
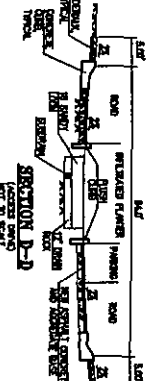
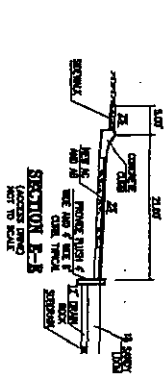
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 CLIENT: EAST BAY HABITAT FOR HUMANITY
 REVISION: 14, 2007

C-4.1

Sheet No. 14



- EXPLANATORY NOTES**
1. ALL DIMENSIONS ARE FROM THE FACE UNLESS INDICATED OTHERWISE.
 2. ALL DIMENSIONS ARE TO CENTER UNLESS INDICATED OTHERWISE.
 3. ALL DIMENSIONS ARE TO FACE UNLESS INDICATED OTHERWISE.
 4. ALL DIMENSIONS ARE TO CENTER UNLESS INDICATED OTHERWISE.
 5. ALL DIMENSIONS ARE TO FACE UNLESS INDICATED OTHERWISE.
 6. ALL DIMENSIONS ARE TO CENTER UNLESS INDICATED OTHERWISE.
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 8. ALL DIMENSIONS ARE TO CENTER UNLESS INDICATED OTHERWISE.



P-1084; P10700001X

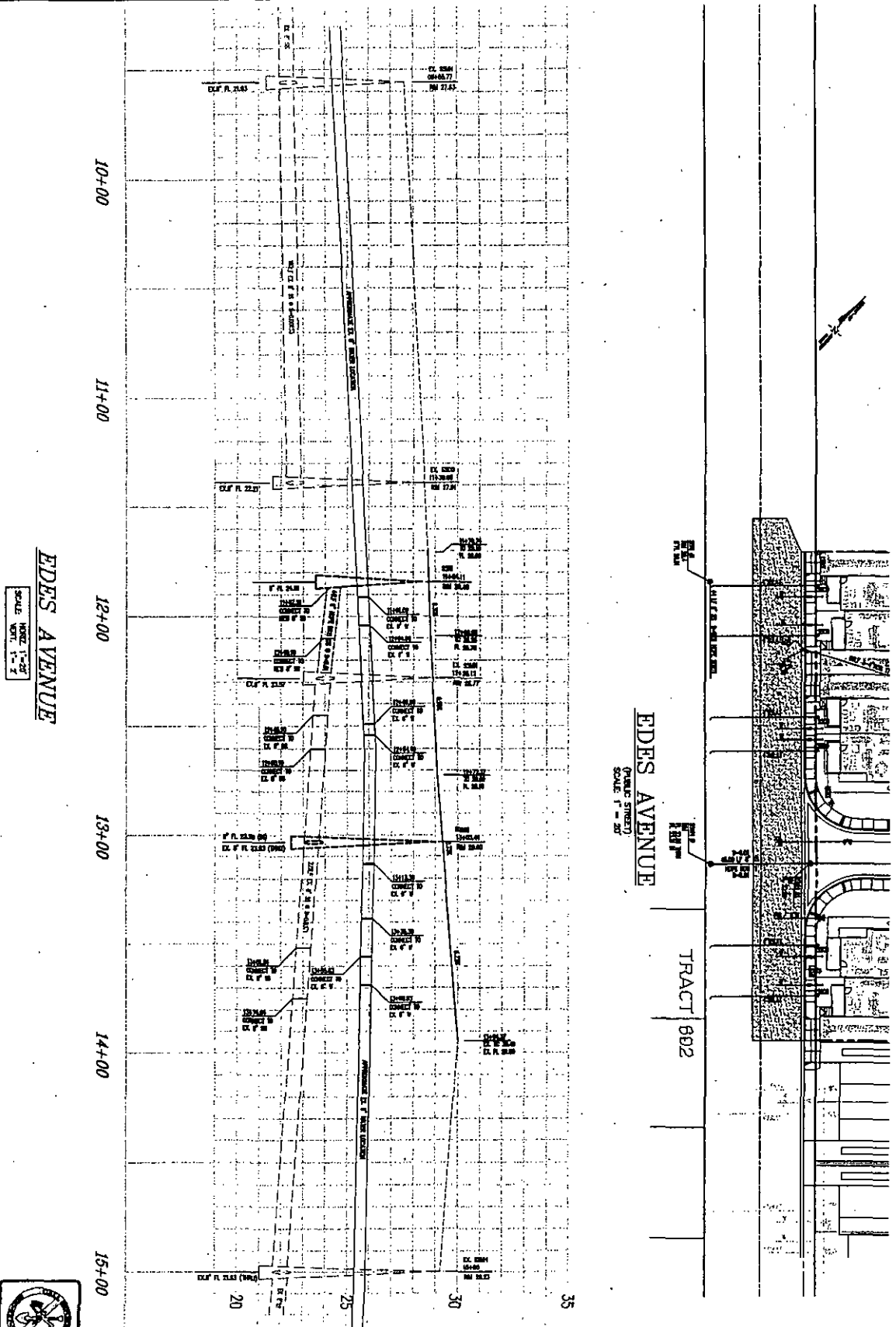
VESTING TENTATIVE MAP FOR TRACT NO. 7904

EAST BAY HABITAT FOR HUMANITY
 TRACT NO. 7904
 10800 EDES AVENUE
 OAKLAND, CA

DATE	JUNE 2007
BY	D.V.S.
CHECKED BY	D.V.S.
SCALE	AS SHOWN
TITLE	VESTING TENTATIVE MAP FOR TRACT NO. 7904
PROJECT NO.	P-1084; P10700001X
DRAWING NO.	C-5
DATE OF ISSUE	JUNE 2007
BY	D.V.S.
CHECKED BY	D.V.S.



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 720 Alameda Street
 Oakland, CA 94612
 Phone (510) 774-1380
 Fax (510) 774-1383
 Email: info@intland.com



EDDES AVENUE

SCALE: HORIZ. 1" = 20'
VERT. 1" = 2'

10+00

11+00

12+00

13+00

14+00

15+00

EDDES AVENUE
(PUBLIC STREET)
SCALE 1" = 20'

TRACT 692

VESTING TENTATIVE MAP FOR TRACT NO. 7904

P-JOB# P1070801X

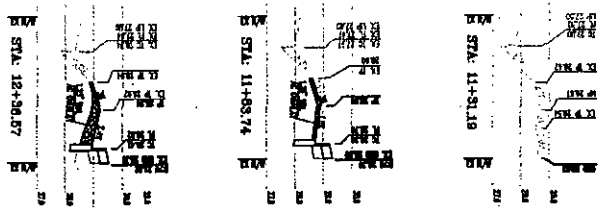


EAST BAY HABITAT FOR HUMANITY
 TRACT NO. 7904
 10800 EDES AVENUE
 OAKLAND, CA

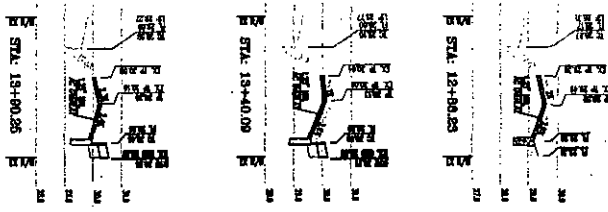


Int and Associates
 Civil Engineering
 Land Surveying
 738 Alfred Nobel Drive
 Hercules, CA 94547
 Phone (510) 724-3389
 Fax (510) 724-3383
 www.intand.com

Project Name	EDDES AVENUE STREET IMPROVEMENT PLAN AND PROFILE
Client	HA HABITAT
Drawn By	D.A.D.
Checked By	A.L.
Date	2000-04
Project No.	2000-04
Drawn Date	NOVEMBER 14, 2007
Scale	C-6



SCALE
HORIZ. 1"=20'
VERT. 1"=2'



P-1084: P107000IX



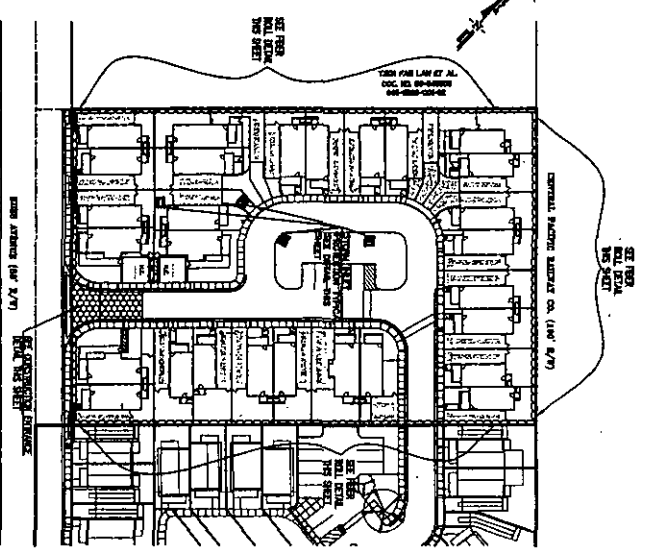
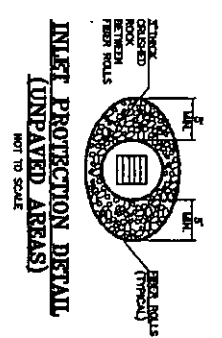
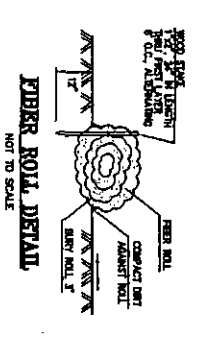
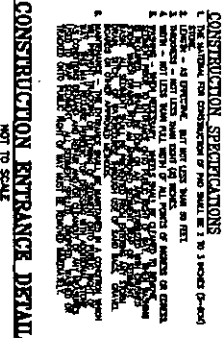
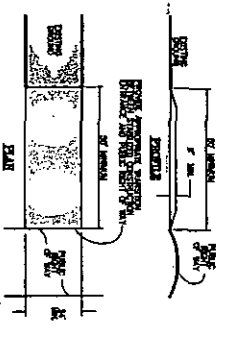
VESTING TENTATIVE MAP FOR TRACT NO. 7904

<p>EAST BAY HABITAT FOR HUMANITY TRACT NO. 7904 10800 EDES AVENUE OAKLAND, CA</p>			<p>Int and Associates Civil Engineering Land Surveying 728 Alford Road Drive Berkeley, CA 94707 Phone (510) 74-1389 Fax (510) 74-1385 http://www.intand.com</p>
<p>DATE: JUN 2007</p> <p>SCALE: AS SHOWN</p> <p>Drawn by: P.A.O.</p> <p>Checked by: A.L.</p> <p>Map No.: 20000-04</p> <p>Project No.: 20000-COMM-04-04</p> <p>DATE: NOVEMBER 14, 2007</p>	<p>TRACT NO. 7904</p> <p>SECTION 1</p> <p>SECTION 2</p> <p>SECTION 3</p> <p>SECTION 4</p> <p>SECTION 5</p> <p>SECTION 6</p> <p>SECTION 7</p> <p>SECTION 8</p> <p>SECTION 9</p> <p>SECTION 10</p> <p>SECTION 11</p> <p>SECTION 12</p> <p>SECTION 13</p> <p>SECTION 14</p> <p>SECTION 15</p> <p>SECTION 16</p> <p>SECTION 17</p> <p>SECTION 18</p> <p>SECTION 19</p> <p>SECTION 20</p>		

C-7

EROSION CONTROL NOTES:

- CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF EROSION CONTROL AND SHALL INSTALL AND MAINTAIN ANY DEVICES AND MEASURES NECESSARY TO THE PROTECTION OF THE CITY PROPERTY DURING THE ENTIRE CONSTRUCTION PERIOD.
- TO MINIMIZE EROSION OF EXPOSED BANKS, ALL EXPOSED BANKS SHALL BE PROTECTED. UNPROTECTED EXPOSED BANKS SHALL BE PROTECTED WITH EROSION CONTROL MEASURES. EROSION CONTROL MEASURES SHALL NOT BE CONSIDERED COMPLETE UNTIL THE PERMANENT STORM DRAIN SYSTEM IS INSTALLED AND OPERATIONAL. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE REMOVED UPON COMPLETION OF THE PERMANENT STORM DRAIN SYSTEM.
- THE CONTRACTOR SHALL HAVE CURRENT EROSION CONTROL MEASURES INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE RESPONSIBLE FOR THE COST OF SUCH MEASURES.
- ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE PERMANENT STORM DRAIN SYSTEM IS INSTALLED AND OPERATIONAL. EROSION CONTROL MEASURES SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND SHALL BE REMOVED UPON COMPLETION OF THE PERMANENT STORM DRAIN SYSTEM.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SUCH MEASURES.
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VESTING TENTATIVE MAP FOR TRACT NO. 7904

EAST BAY HABITAT FOR HUMANITY
 10800 EDES AVENUE
 TRACT NO. 7882
 OAKLAND, CA



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 Civil Engineers
 Land Surveyors
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 Phone (510) 724-5389
 Fax (510) 724-5383
 E-mail: link@linkand.com

P-1084; P107000011

NO.	DATE	DESCRIPTION
1	JUNE 2007	PRELIMINARY PLAN
2	F - 49	REVISION
3	D.V.A.D.	REVISION
4	ALL	REVISION

EROSION CONTROL PLAN

Scale: 1" = 40'

Drawn by: D.V.A.D.

Checked by: ALL

Project No.: 30000-010

Client: EAST BAY HABITAT FOR HUMANITY

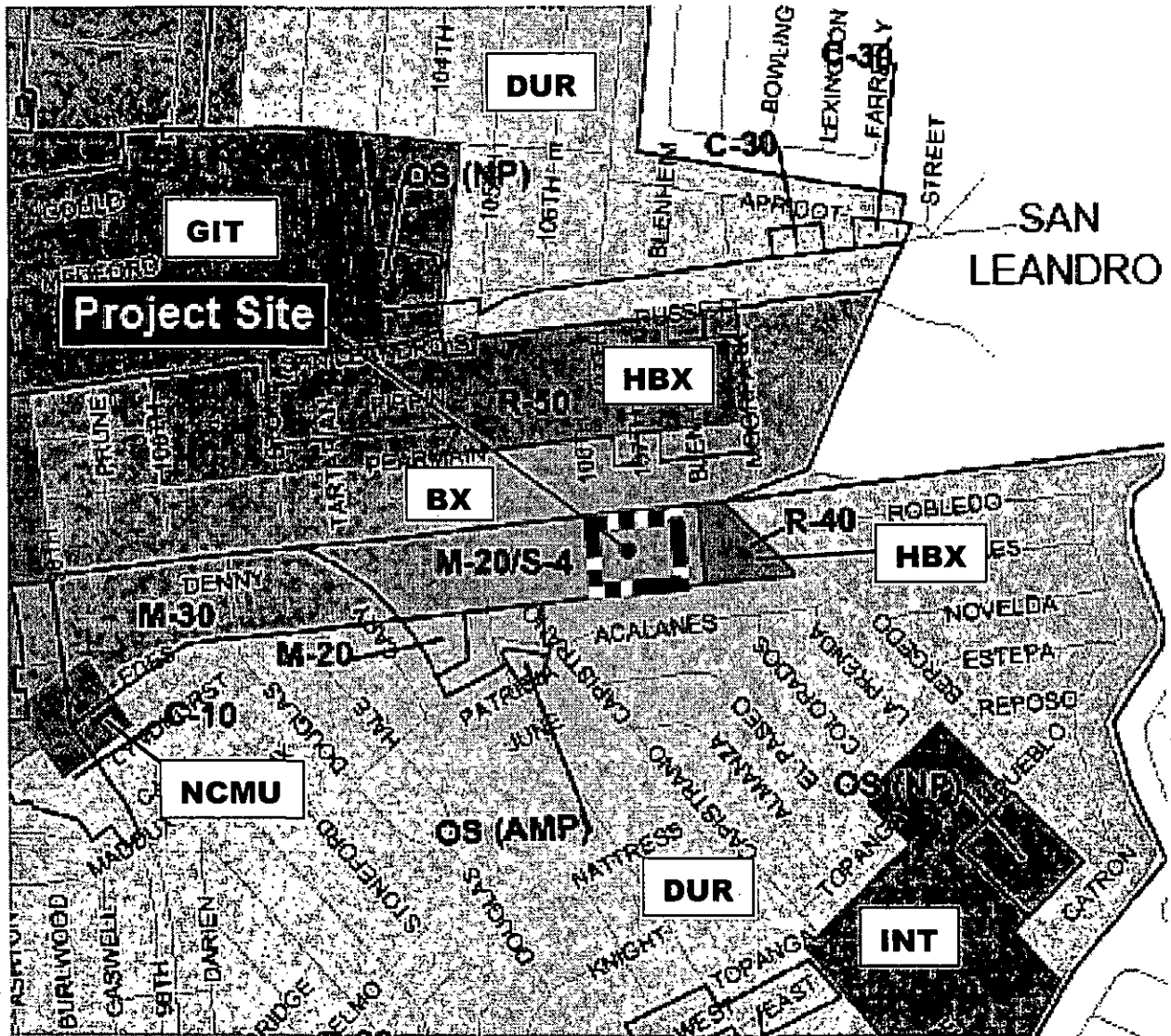
Project Address: 10800 EDES AVENUE, OAKLAND, CA 94612

Sheet No.: C-8 of 1

ATTACHMENT B
(TO MARCH 19, 2008, PLANNING COMMISSION REPORT)

GENERAL PLAN AND ZONING MAP

General Plan and Zoning Map



LEGEND

— Zoning

General Plan Land Use Designations (shaded areas)

DUR = Detached Unit Residential

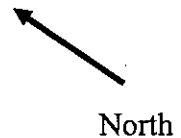
NCMU = Neighborhood Center Mixed Use

HBX = Housing and Business Mix

BX = Business Mix

GIT = General Industrial/Transportation

INT = Institutional



2008 MAR 27 AM 10:03

Mark P. Wald
DEPUTY CITY ATTORNEY

OAKLAND CITY COUNCIL

RESOLUTION NO. _____ C.M.S.

RESOLUTION AFFIRMING AND SUSTAINING THE PLANNING COMMISSION DECISION TO APPROVE THE DEVELOPMENT PERMITS (PLANNED UNIT DEVELOPMENT PERMIT, VESTING TENTATIVE TRACT MAP, DESIGN REVIEW, CONDITIONAL USE PERMIT, AND VARIANCES) FOR THE HABITAT FOR HUMANITY EDES "B" RESIDENTIAL PROJECT LOCATED AT 10800 EDES AVENUE NEAR THE INTERSECTION OF EDES AVENUE AND 105TH AVENUE

WHEREAS, Habitat for Humanity East Bay ("Applicant") filed applications for a general plan amendment, redevelopment plan amendment, rezoning, planned unit development permit, vesting tentative tract map, design review, conditional use permit, and variances ("Applications") to construct a 28-unit residential development at 10800 Edes Avenue ("Project") on May 7, 2007; and

WHEREAS, in accordance with the California Environmental Quality Act ("CEQA"), the City issued a Notice of Intent to Adopt a Negative Declaration for the Project on January 24, 2008; and

WHEREAS, the City received a total of two comments on the proposed Negative Declaration, primarily relating to at-grade rail crossings and water service, and the City believes the issues raised in the comment letters have been adequately addressed and do not change the conclusions of the Negative Declaration; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on the Negative Declaration and the Project Applications on March 19, 2008; and

WHEREAS, at the March 19, 2008, hearing, the Planning Commission adopted, and made appropriate findings for, the Negative Declaration, approved the Applications for planned unit development permit, vesting tentative tract map, design review, conditional use permit, and variances (collectively called "Development Permits"), recommended approval of the general plan amendment to the City Council, recommended approval of the redevelopment plan amendment to the City Council and Redevelopment Agency, and recommended approval of the rezoning to the City Council; and

WHEREAS, the Planning Commission found, in part, that the proposed Project is consistent with the overall goals, objectives, and policies of the General Plan in that the Project is a well-designed development on a vacant, underutilized, blighted and contaminated infill site located in an urbanized area of the City near public transportation that will provide needed affordable housing and economic revitalization; and

WHEREAS, the Community and Economic Development Committee of the City Council conducted a duly noticed meeting on the Project Applications on April 8, 2008 and recommended Project approval; and

WHEREAS, the City Council and Redevelopment Agency of the City of Oakland conducted a duly noticed joint public hearing on the Project Applications on April 15, 2008; and

WHEREAS, all interested parties were given the opportunity to participate in the public hearing by submittal of oral and written comments; and

WHEREAS, the public hearing was closed by the City Council and Redevelopment Agency on April 15, 2008; now, therefore, be it

RESOLVED: That the City Council, having heard, considered and weighed all the evidence in the record presented on behalf of all parties and being fully informed of the Applications and the Planning Commission's decision on the Project, hereby affirms and sustains the Planning Commission's adoption of the Negative Declaration and affirms and sustains the Planning Commission's decision to approve the Development Permits for the Project subject to the findings and the conditions contained in the March 19, 2008, Planning Commission Report; and be it

FURTHER RESOLVED: That this decision is based, in part, on the April 8, 2008, Community and Economic Development Committee Agenda Report (which was forwarded to the City Council for its April 15, 2008, public hearing), the March 19, 2008, Planning Commission Report, and the Initial Study/Negative Declaration which are hereby incorporated by reference as if fully set forth herein; and be it

FURTHER RESOLVED: That in support of the City Council's decision to approve the Project's Development Permits, the City Council affirms and adopts as its findings and determinations (a) the April 8, 2008, Community and Economic Development Committee Agenda Report, and (b) the March 19, 2008, Planning Commission Report, including, without limitation, the discussion, findings, conclusions, and conditions of approval (each of which is hereby separately and independently adopted by this Council in full); and be it

FURTHER RESOLVED: That the City Council finds and determines that this Resolution complies with CEQA and the Environmental Review Officer is directed to cause to be filed a Notice of Determination with the appropriate agencies; and be it

FURTHER RESOLVED: That the record before this Council relating to the Project Applications includes, without limitation, the following:

1. the Project Applications, including all accompanying maps and papers;
2. all plans submitted by the Applicant and his representatives;
3. all staff reports, decision letters and other documentation and information produced by or on behalf of the City, including without limitation the Initial Study/Negative Declaration and supporting technical studies, all related and/or supporting materials, and all notices relating to the Project Applications and attendant hearings;
4. all oral and written evidence received by the City staff, the Planning Commission, and the City Council before and during the public hearings on the Project Applications;
5. all matters of common knowledge and all official enactments and acts of the City, such as (a) the General Plan; (b) Oakland Municipal Code, including, without limitation, the Oakland real estate regulations and Oakland Fire Code; (c) Oakland Planning Code; (d) other applicable City policies and regulations; and, (e) all applicable state and federal laws, rules and regulations; and be it

FURTHER RESOLVED: That the custodians and locations of the documents or other materials which constitute the record of proceedings upon which the City Council's decision is based are respectively: (a) Community & Economic Development Agency, Planning & Zoning Division, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, California; and (b) Office of the City Clerk, 1 Frank H. Ogawa Plaza, 1st floor, Oakland, California; and be it

FURTHER RESOLVED: That the recitals contained in this resolution are true and correct and are an integral part of the City Council's decision.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2008

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID,
AND PRESIDENT DE LA FUENTE

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____
LATONDA SIMMONS
City Clerk and Clerk of the Council
of the City of Oakland, California

2008 MAR 27 AM 10:03

Mark P. Wall
DEPUTY CITY ATTORNEY

OAKLAND CITY COUNCIL

RESOLUTION NO. _____ C.M.S.

RESOLUTION AMENDING THE GENERAL PLAN LAND USE DESIGNATION FOR THE HABITAT FOR HUMANITY EDES "B" RESIDENTIAL PROJECT SITE, LOCATED AT 10800 EDES AVENUE NEAR THE INTERSECTION OF EDES AVENUE AND 105TH AVENUE, FROM BUSINESS MIX TO MIXED HOUSING TYPE RESIDENTIAL

WHEREAS, the approximately 1.7-acre site of the Habitat for Humanity Edes "B" Residential Project ("Project"), located at 10800 Edes Avenue near the intersection of Edes Avenue and 105th Avenue, is currently designated Business Mix on the General Plan Land Use Diagram in the Land Use and Transportation Element of the Oakland General Plan; and

WHEREAS, the intent of the Business Mix designation is to create, preserve, and enhance areas of the City of Oakland that are appropriate for a wide variety of business and related commercial and industrial establishments; and

WHEREAS, residential uses are not consistent with the intent of the Business Mix designation; and

WHEREAS, Habitat for Humanity East Bay ("Applicant") filed an application for a general plan amendment, redevelopment plan amendment, rezoning, planned unit development permit, vesting tentative tract map, design review, conditional use permit, and variances ("Applications") to construct a 28-unit residential development at the Project site on May 7, 2007; and

WHEREAS, the application for the general plan amendment petitioned the City to amend the General Plan Land Use Designation for the Project site from Business Mix to Mixed Housing Type Residential; and

WHEREAS, the intent of the Mixed Housing Type Residential designation is to create, maintain, and enhance residential areas typically located near the City's major arterials; and

WHEREAS, in accordance with the California Environmental Quality Act ("CEQA"), the City issued a Notice of Intent to Adopt a Negative Declaration for the Project on January 24, 2008; and

WHEREAS, the City received a total of two comments on the proposed Negative Declaration, primarily relating to at-grade rail crossings and water service, and the City believes the issues raised in the comment letters have been adequately addressed and do not change the conclusions of the Negative Declaration; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on the Negative Declaration and the Project Applications on March 19, 2008; and

WHEREAS, at the March 19, 2008, hearing, the Planning Commission adopted, and made appropriate findings for, the Negative Declaration, approved the Applications for planned unit development permit, vesting tentative tract map, design review, conditional use permit, and variances (collectively called "Development Permits"), recommended approval of the general plan amendment to the City Council, recommended approval of the redevelopment plan amendment to the City Council and Redevelopment Agency, and recommended approval of the rezoning to the City Council; and

WHEREAS, the Planning Commission found, in part, that the Project is consistent with the Mixed Housing Type Residential designation and that the proposed general plan amendment will not cause the General Plan to become internally inconsistent; and

WHEREAS, the Planning Commission also found, in part, that the proposed general plan amendment is consistent with the overall goals, objectives, and policies of the General Plan in that the Project is a well-designed development on a vacant, underutilized, blighted and contaminated infill site located in an urbanized area of the City near public transportation that will provide needed affordable housing and economic revitalization, and that the proposed general plan amendment is necessary to implement the Project; and

WHEREAS, the Community and Economic Development Committee of the City Council conducted a duly noticed meeting on the Project Applications on April 8, 2008 and recommended Project approval; and

WHEREAS, the City Council and Redevelopment Agency of the City of Oakland conducted a duly noticed joint public hearing on the Project Applications on April 15, 2008; and

WHEREAS, all interested parties were given the opportunity to participate in the public hearing by submittal of oral and written comments; and

WHEREAS, the public hearing was closed by the City Council and Redevelopment Agency on April 15, 2008; now, therefore, be it

RESOLVED: That the City Council, having heard, considered and weighed all the evidence in the record presented on behalf of all parties and being fully informed of the Applications and the Planning Commission's decision on the Project, hereby amends the General Plan land use designation of the Project site from Business Mix to Mixed Housing Type Residential as shown on the map attached to this Resolution as **Exhibit A**; and be it

FURTHER RESOLVED: That this decision is based, in part, on the April 8, 2008, Community and Economic Development Committee Agenda Report (which was forwarded to the City Council for its April 15, 2008, public hearing), the March 19, 2008, Planning Commission Report, and the Initial Study/Negative Declaration which are hereby incorporated by reference as if fully set forth herein; and be it

FURTHER RESOLVED: That in support of the City Council's decision to amend the General Plan, the City Council affirms and adopts as its findings and determinations (a) the April 8, 2008, Community and Economic Development Committee Agenda Report, and (b) the March 19, 2008, Planning Commission Report, including, without limitation, the discussion, findings, conclusions, and conditions of approval (each of which is hereby separately and independently adopted by this Council in full); and be it

FURTHER RESOLVED: That the City Council finds and determines that this Resolution complies with CEQA and the Environmental Review Officer is directed to cause to be filed a Notice of Determination with the appropriate agencies; and be it

FURTHER RESOLVED: That the record before this Council relating to the Project Applications includes, without limitation, the following:

1. the Project Applications, including all accompanying maps and papers;
2. all plans submitted by the Applicant and his representatives;
3. all staff reports, decision letters and other documentation and information produced by or on behalf of the City, including without limitation the Initial Study/Negative Declaration and supporting technical studies, all related and/or supporting materials, and all notices relating to the Project Applications and attendant hearings;
4. all oral and written evidence received by the City staff, the Planning Commission, and the City Council before and during the public hearings on the Project Applications;
5. all matters of common knowledge and all official enactments and acts of the City, such as (a) the General Plan; (b) Oakland Municipal Code, including, without limitation, the Oakland real estate regulations and Oakland Fire Code; (c) Oakland Planning Code; (d) other applicable City policies and regulations; and, (e) all applicable state and federal laws, rules and regulations; and be it

FURTHER RESOLVED: That the custodians and locations of the documents or other materials which constitute the record of proceedings upon which the City Council's decision is based are respectively: (a) Community & Economic Development Agency, Planning & Zoning Division, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, California; and (b) Office of the City Clerk, 1 Frank H. Ogawa Plaza, 1st floor, Oakland, California; and be it

FURTHER RESOLVED: That the recitals contained in this resolution are true and correct and are an integral part of the City Council's decision.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2008

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID,
 AND PRESIDENT DE LA FUENTE

NOES-

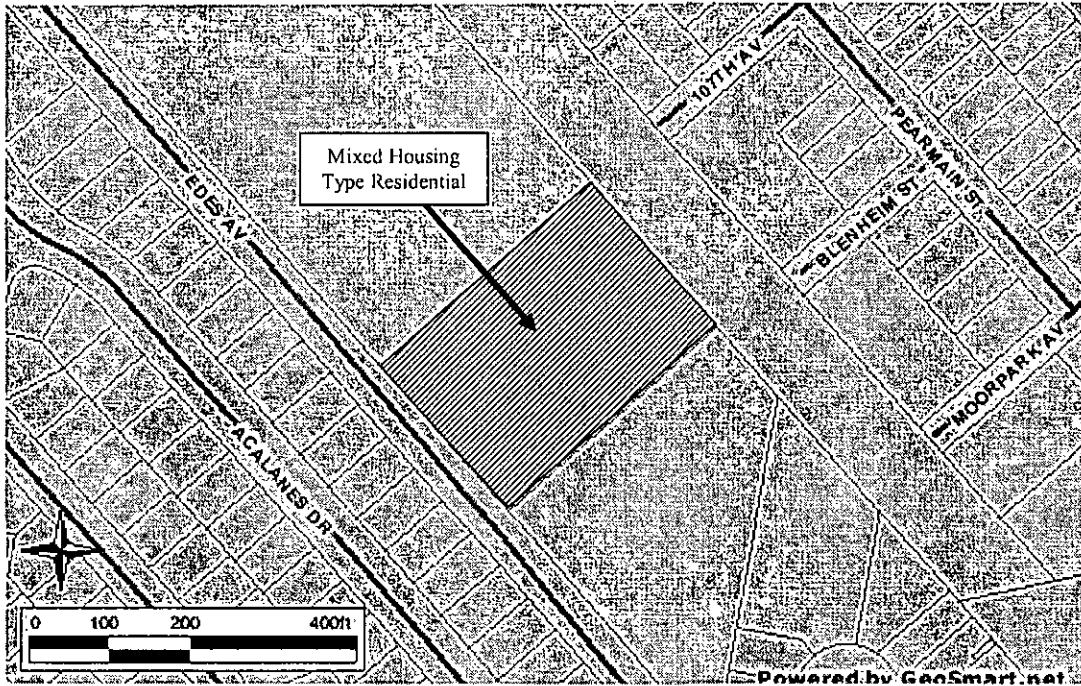
ABSENT-

ABSTENTION-

ATTEST: _____
 LATONDA SIMMONS
 City Clerk and Clerk of the Council
 of the City of Oakland, California

EXHIBIT A

AMENDMENT TO GENERAL PLAN LAND USE DIAGRAM
HABITAT FOR HUMANITY EDES "B" RESIDENTIAL PROJECT SITE
10800 EDES AVENUE (APN 045-5263-002-00)



2008 MAR 27 AM 10:03

APPROVED AS TO FORM AND LEGALITY

AGENCY COUNSEL

REDEVELOPMENT AGENCY OF THE CITY OF OAKLAND

RESOLUTION NO. _____ C.M.S.

RESOLUTION APPROVING AND RECOMMENDING ADOPTION OF THE SIXTH AMENDMENT TO THE COLISEUM AREA REDEVELOPMENT PLAN AMENDING THE LAND USE DESIGNATION FOR THE HABITAT FOR HUMANITY EDES "B" RESIDENTIAL PROJECT SITE, LOCATED AT 10800 EDES AVENUE NEAR THE INTERSECTION OF EDES AVENUE AND 105TH AVENUE, FROM BUSINESS MIX TO MIXED HOUSING TYPE RESIDENTIAL

WHEREAS, the City Council of the City of Oakland ("City Council") adopted a Redevelopment Plan for the Coliseum Redevelopment Project Area ("Redevelopment Plan") on July 25, 1995, as a redevelopment plan for the Coliseum Redevelopment Project Area ("Project Area") pursuant to the California Community Redevelopment Law (Health and Safety Code Sections 33000, et seq.); and

WHEREAS, the Redevelopment Plan has been amended five times; and

WHEREAS, the Redevelopment Plan includes a land use map ("Redevelopment Land Use Map") attached to the Redevelopment Plan as Attachment No. 3, which sets forth land use designations for the Project Area; and

WHEREAS, the approximately 1.7-acre site of the Habitat for Humanity Edes "B" Residential Project ("Project"), located at 10800 Edes Avenue near the intersection of Edes Avenue and 105th Avenue ("Project Site"), is currently designated Business Mix on the Redevelopment Land Use Map; and

WHEREAS, residential uses are not consistent with the Business Mix designation; and

WHEREAS, Habitat for Humanity East Bay ("Applicant") filed an application for a general plan amendment, redevelopment plan amendment, rezoning, planned unit development permit, vesting tentative tract map, design review, conditional use permit, and variances ("Applications") to construct a 28-unit residential development at the Project Site on May 7, 2007; and

WHEREAS, the application for the redevelopment plan amendment (“Amendment”) petitioned the City to amend the Redevelopment Plan land use designation for the Project Site from Business Mix to Mixed Housing Type Residential; and

WHEREAS, the intent of the Mixed Housing Type Residential designation is to create, maintain, and enhance residential areas typically located near the City’s major arterials; and

WHEREAS, the land use designation for the Project Site in the Oakland General Plan has been or will be revised, and the Redevelopment Agency desires that the Redevelopment Land Use Map in the Redevelopment Plan be consistent with the Land Use Diagram of the Oakland General Plan; and

WHEREAS, Health and Safety Code Section 33450, et seq., authorizes a legislative body to amend a redevelopment plan after holding a public hearing; and

WHEREAS, this proposed Amendment does not propose any additional property for inclusion in the Project Area, nor does it increase or reduce the Project Area or affect the Redevelopment Agency’s authority to claim tax increment revenues; and

WHEREAS, in accordance with the California Environmental Quality Act (“CEQA”), the City issued a Notice of Intent to Adopt a Negative Declaration for the Project on January 24, 2008; and

WHEREAS, the City received a total of two comments on the proposed Negative Declaration, primarily relating to at-grade rail crossings and water service, and the City believes the issues raised in the comment letters have been adequately addressed and do not change the conclusions of the Negative Declaration; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on the Negative Declaration and the Project Applications on March 19, 2008; and

WHEREAS, at the March 19, 2008, hearing, the Planning Commission adopted, and made appropriate findings for, the Negative Declaration, approved the Applications for planned unit development permit, vesting tentative tract map, design review, conditional use permit, and variances (collectively called “Development Permits”), recommended approval of the general plan amendment to the City Council, recommended approval of this Redevelopment Plan Amendment to the City Council and the Redevelopment Agency of the City of Oakland, and recommended approval of the rezoning to the City Council; and

WHEREAS, the Planning Commission found, in part, that the Project is consistent with the Mixed Housing Type Residential designation and that this proposed Redevelopment Plan Amendment will not cause the Redevelopment Plan to become internally inconsistent; and

WHEREAS, the Planning Commission also found, in part, that this proposed Redevelopment Plan Amendment is consistent with the overall goals, objectives, and policies of the Redevelopment Plan in that the Project is a well-designed development on a vacant, underutilized, blighted and contaminated infill site located in an urbanized area of the City near public transportation that will provide needed affordable housing and economic revitalization, and that the proposed Redevelopment Plan Amendment is necessary to implement the Project; and

WHEREAS, the Community and Economic Development Committee of the City Council conducted a duly noticed meeting on the Project Applications on April 8, 2008 and recommended Project approval; and

WHEREAS, the City Council and Redevelopment Agency conducted a duly noticed joint public hearing on the Project Applications on April 15, 2008; and

WHEREAS, all interested parties were given the opportunity to participate in the public hearing by submittal of oral and written comments; and

WHEREAS, the public hearing was closed by the City Council and Redevelopment Agency on April 15, 2008; now, therefore, be it

RESOLVED: That the Redevelopment Agency, having heard, considered and weighed all the evidence in the record presented on behalf of all parties and being fully informed of the Applications and the Planning Commission's decision on the Project, hereby approves and recommends to the City Council the adoption of the sixth amendment to the Redevelopment Plan for the Coliseum Redevelopment Project Area thereby amending the land use designation of the Project Site from Business Mix to Mixed Housing Type Residential as shown on the map attached to this Resolution as **Exhibit A**; and be it

FURTHER RESOLVED: That this decision is based, in part, on the April 8, 2008, Community and Economic Development Committee Agenda Report (which was forwarded to the City Council and Redevelopment Agency for its April 15, 2008, public hearing), the March 19, 2008, Planning Commission Report, and the Initial Study/Negative Declaration which are hereby incorporated by reference as if fully set forth herein; and be it

FURTHER RESOLVED: That in support of the Redevelopment Agency's decision to approve this Amendment to the Redevelopment Plan for the Coliseum Redevelopment Project Area, the Redevelopment Agency affirms and adopts as its findings and determinations (a) the April 8, 2008, Community and Economic Development Committee Agenda Report, and (b) the March 19, 2008, Planning Commission Report, including, without limitation, the discussion, findings, conclusions, and conditions of approval (each of which is hereby separately and independently adopted by this Council in full); and be it

FURTHER RESOLVED: That the Redevelopment Agency finds that it is necessary, desirable, and in the public interest to amend the Redevelopment Plan for the Coliseum Redevelopment Project Area for the reasons set forth herein and in the April 8, 2008, Community and Economic Development Committee Agenda Report and the March 19, 2008, Planning Commission Report; and be it

FURTHER RESOLVED: That the Redevelopment Agency finds and determines that this Resolution complies with CEQA and the Environmental Review Officer is directed to cause to be filed a Notice of Determination with the appropriate agencies; and be it

FURTHER RESOLVED: That the record before the Agency relating to the Project Applications includes, without limitation, the following:

1. the Project Applications, including all accompanying maps and papers;
2. all plans submitted by the Applicant and his representatives;
3. all staff reports, decision letters and other documentation and information produced by or on behalf of the City, including without limitation the Initial Study/Negative Declaration and supporting technical studies, all related and/or supporting materials, and all notices relating to the Project Applications and attendant hearings;
4. all oral and written evidence received by the City staff, the Planning Commission, and the City Council before and during the public hearings on the Project Applications;
5. all matters of common knowledge and all official enactments and acts of the City, such as (a) the General Plan; (b) Oakland Municipal Code, including, without limitation, the Oakland real estate regulations and Oakland Fire Code; (c) Oakland Planning Code; (d) other applicable City policies and regulations; and, (e) all applicable state and federal laws, rules and regulations; and be it

FURTHER RESOLVED: That the custodians and locations of the documents or other materials which constitute the record of proceedings upon which the Agency's decision is based are respectively: (a) Community & Economic Development Agency, Planning & Zoning Division, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, California; and (b) Office of the City Clerk, 1 Frank H. Ogawa Plaza, 1st floor, Oakland, California; and be it

FURTHER RESOLVED: The recitals contained in this Resolution are true and correct and are an integral part of the Agency's decision.

IN AGENCY, OAKLAND, CALIFORNIA, _____, 2008

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID,
 AND CHAIRPERSON DE LA FUENTE

NOES-

ABSENT-

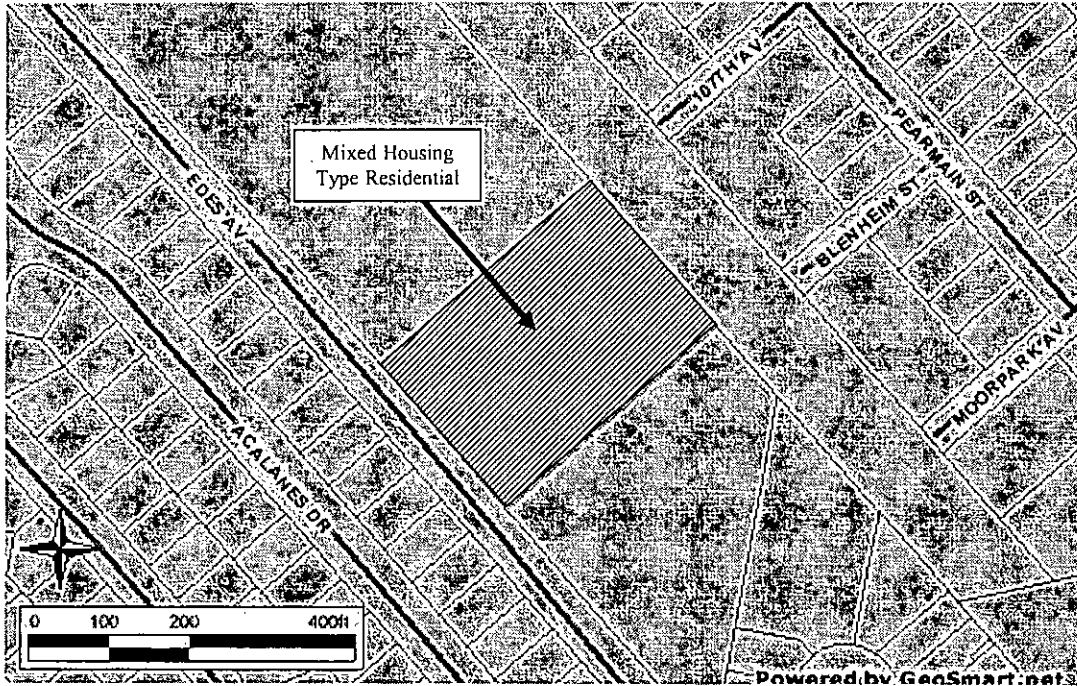
ABSTENTION-

ATTEST: _____

LATONDA SIMMONS
Secretary of the Redevelopment Agency of
the City of Oakland, California

EXHIBIT A

SIXTH AMENDMENT TO LAND USE MAP OF THE REDEVELOPMENT PLAN FOR THE
COLISEUM REDEVELOPMENT PROJECT AREA
HABITAT FOR HUMANITY EDES "B" RESIDENTIAL PROJECT SITE
10800 EDES AVENUE (APN 045-5263-002-00)



NOTICE AND DIGEST

ADOPTION OF THE FOLLOWING ORDINANCES CONCERNING THE HABITAT FOR HUMANITY EDES "B" RESIDENTIAL PROJECT SITE LOCATED AT 10800 EDES AVENUE NEAR THE INTERSECTION OF EDES AVENUE AND 105TH AVENUE:

- 1) CITY ORDINANCE ADOPTING THE SIXTH AMENDMENT TO THE COLISEUM AREA REDEVELOPMENT PLAN AMENDING THE LAND USE DESIGNATION FOR THE PROJECT SITE FROM BUSINESS MIX TO MIXED HOUSING TYPE RESIDENTIAL; AND**
- 2) CITY ORDINANCE REZONING THE PROJECT SITE FROM THE M-20 LIGHT INDUSTRIAL ZONE AND S-4 DESIGN REVIEW COMBINING ZONE TO THE R-40 GARDEN APARTMENT RESIDENTIAL ZONE**

These ordinances would (1) amend the Redevelopment Plan for the Coliseum Redevelopment Project Area to revise the land use designation on the Redevelopment Plan Land Use Map for a 1.7-acre property at 10800 Edes Avenue to conform the Redevelopment Plan to the City's General Plan and (2) rezone the same 1.7-acre property from the M-20 Light Industrial Zone and S-4 Design Review Combining Zone to the R-40 Garden Apartment Zone in order to facilitate the 28-unit Habitat for Humanity Edes "B" Residential Project.

2008 MAR 27 AM 10:04

Mark P. Ward
DEPUTY CITY ATTORNEY

OAKLAND CITY COUNCIL

ORDINANCE NO. _____ C.M.S.

ORDINANCE REZONING THE HABITAT FOR HUMANITY EDES "B" RESIDENTIAL PROJECT SITE, LOCATED AT 10800 EDES AVENUE NEAR THE INTERSECTION OF EDES AVENUE AND 105TH AVENUE, FROM THE M-20 LIGHT INDUSTRIAL ZONE AND S-4 DESIGN REVIEW COMBINING ZONE TO THE R-40 GARDEN APARTMENT RESIDENTIAL ZONE

WHEREAS, the approximately 1.7-acre site of the Habitat for Humanity Edes "B" Residential Project ("Project"), located at 10800 Edes Avenue near the intersection of Edes Avenue and 105th Avenue, is currently located in the M-20 Light Industrial Zone and S-4 Design Review Combining Zone according to the Oakland Zoning Regulations; and

WHEREAS, the intent of the M-20 Light Industrial Zone is to create, preserve, and enhance areas containing manufacturing and related establishments with limited external impact within an open and attractive setting; and

WHEREAS, residential uses are not allowed in the M-20 Light Industrial Zone; and

WHEREAS, Habitat for Humanity East Bay ("Applicant") filed an application for a general plan amendment, redevelopment plan amendment, rezoning, planned unit development permit, vesting tentative tract map, design review, conditional use permit, and variances ("Applications") to construct a 28-unit residential development at the Project site on May 7, 2007; and

WHEREAS, the application for the rezoning petitioned the City to rezone the Project site from the M-20 Light Industrial Zone to the R-40 Garden Apartment Residential Zone; and

WHEREAS, the intent of the R-40 Garden Apartment Residential Zone is to create, preserve, and enhance areas containing a mixture of single- or two-family dwellings and garden apartments in spacious settings for urban living; and

WHEREAS, in accordance with the California Environmental Quality Act ("CEQA"), the City issued a Notice of Intent to Adopt a Negative Declaration for the Project on January 24, 2008; and

WHEREAS, the City received a total of two comments on the proposed Negative Declaration, primarily relating to at-grade rail crossings and water service, and the City believes the issues raised in the comment letters have been adequately addressed and do not change the conclusions of the Negative Declaration; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on the Negative Declaration and the Project Applications on March 19, 2008; and

WHEREAS, at the March 19, 2008, hearing, the Planning Commission adopted, and made appropriate findings for, the Negative Declaration, approved the Applications for planned unit development permit, vesting tentative tract map, design review, conditional use permit, and variances (collectively called "Development Permits"), recommended approval of the general plan amendment to the City Council, recommended approval of the redevelopment plan amendment to the City Council and Redevelopment Agency, and recommended approval of the rezoning to the City Council; and

WHEREAS, the Planning Commission found, in part, that the Project is consistent with the intent of the R-40 Garden Apartment Residential Zone; and

WHEREAS, the Planning Commission also found, in part, that the proposed rezoning is consistent with the overall goals, objectives, and policies of the General Plan in that the Project is a well-designed development on a vacant, underutilized, blighted and contaminated infill site located in an urbanized area of the City near public transportation that will provide needed affordable housing and economic revitalization, and that the proposed rezoning is necessary to implement the Project; and

WHEREAS, the Community and Economic Development Committee of the City Council conducted a duly noticed meeting on the Project Applications on April 8, 2008 and recommended Project approval; and

WHEREAS, the City Council and Redevelopment Agency of the City of Oakland conducted a duly noticed joint public hearing on the Project Applications on April 15, 2008; and

WHEREAS, all interested parties were given the opportunity to participate in the public hearing by submittal of oral and written comments; and

WHEREAS, the public hearing was closed by the City Council and Redevelopment Agency on April 15, 2008;

NOW, THEREFORE, the Council of the City of Oakland does ordain as follows:

SECTION 1. The City Council, having heard, considered and weighed all the evidence in the record presented on behalf of all parties and being fully informed of the Applications and the Planning Commission's decision on the Project, hereby amends the designation and location of zones and zone boundaries on the Zoning Map as shown on the map attached to this Ordinance

as **Exhibit A**. This decision is based, in part, on the April 8, 2008, Community and Economic Development Committee Agenda Report (which was forwarded to the City Council for its April 15, 2008, public hearing), the March 19, 2008, Planning Commission Report, and the Initial Study/Negative Declaration which are hereby incorporated by reference as if fully set forth herein.

SECTION 2. In support of the City Council's decision to amend the General Plan, the City Council affirms and adopts as its findings and determinations (a) the April 8, 2008, Community and Economic Development Committee Agenda Report, and (b) the March 19, 2008, Planning Commission Report, including, without limitation, the discussion, findings, conclusions, and conditions of approval (each of which is hereby separately and independently adopted by this Council in full).

SECTION 3. The City Council finds that it is necessary, desirable, and in the public interest to amend the Zoning Map for the reasons set forth herein and in the April 8, 2008, Community and Economic Development Committee Agenda Report and the March 19, 2008, Planning Commission Report.

SECTION 4. The City Council finds and determines that this Ordinance complies with CEQA and the Environmental Review Officer is directed to cause to be filed a Notice of Determination with the appropriate agencies.

SECTION 5. The record before this Council relating to the Project Applications includes, without limitation, the following:

1. the Project Applications, including all accompanying maps and papers;
2. all plans submitted by the Applicant and his representatives;
3. all staff reports, decision letters and other documentation and information produced by or on behalf of the City, including without limitation the Initial Study/Negative Declaration and supporting technical studies, all related and/or supporting materials, and all notices relating to the Project Applications and attendant hearings;
4. all oral and written evidence received by the City staff, the Planning Commission, and the City Council before and during the public hearings on the Project Applications; and
5. all matters of common knowledge and all official enactments and acts of the City, such as (a) the General Plan; (b) Oakland Municipal Code, including, without limitation, the Oakland real estate regulations and Oakland Fire Code; (c) Oakland Planning Code; (d) other applicable City policies and regulations; and, (e) all applicable state and federal laws, rules and regulations.

SECTION 6. The custodians and locations of the documents or other materials which constitute the record of proceedings upon which the City Council's decision is based are respectively: (a) Community & Economic Development Agency, Planning & Zoning Division,

250 Frank H. Ogawa Plaza, Suite 3315, Oakland, California; and (b) Office of the City Clerk, 1 Frank H. Ogawa Plaza, 1st floor, Oakland, California.

SECTION 7. If any part of this Ordinance is held to be invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance, and this Council hereby declares that it would have passed the remainder of this Ordinance if such invalid portion thereof had been deleted.

SECTION 8. This Ordinance shall be in full force and effect immediately upon its passage as provided by Section 216 of the City Charter, if adopted by at least six members of Council, or upon the seventh day after final adoption if adopted by fewer votes.

SECTION 9. The recitals contained in this Ordinance are true and correct and are an integral part of the City Council's decision.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2008

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID,
 AND PRESIDENT DE LA FUENTE

NOES-

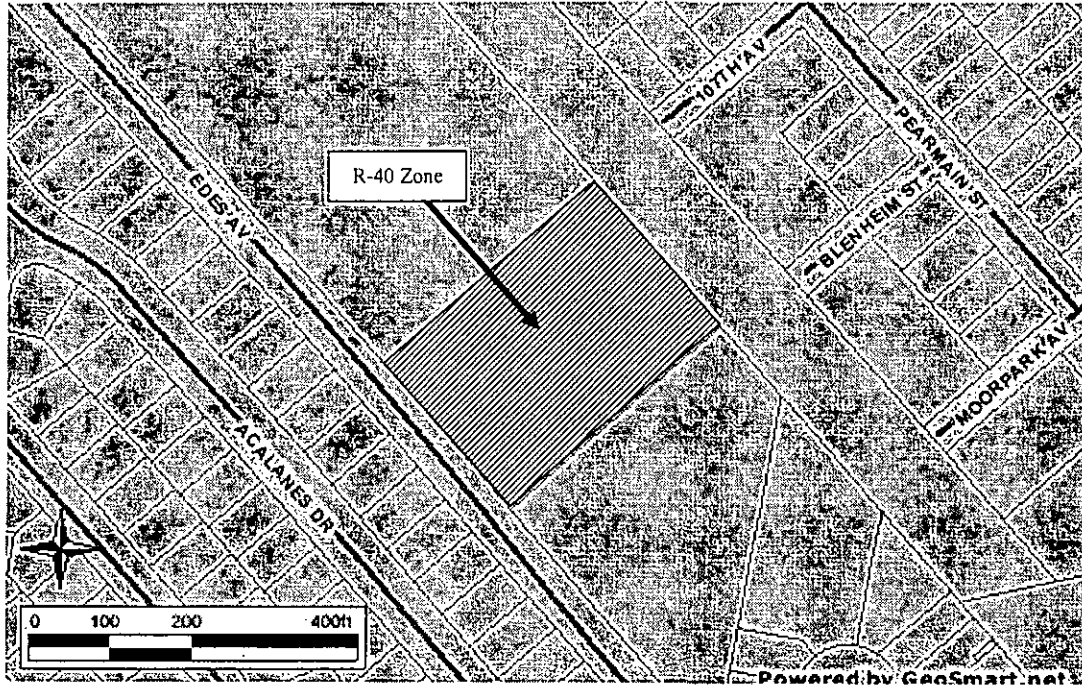
ABSENT-

ABSTENTION-

ATTEST: _____
 LATONDA SIMMONS
 City Clerk and Clerk of the Council
 of the City of Oakland, California

EXHIBIT A

AMENDMENT TO ZONING MAP
HABITAT FOR HUMANITY EDES "B" RESIDENTIAL PROJECT SITE
10800 EDES AVENUE (APN 045-5263-002-00)



2008 MAR 27 AM 10:04


DEPUTY CITY ATTORNEY

OAKLAND CITY COUNCIL

ORDINANCE NO. _____ C.M.S.

ORDINANCE ADOPTING THE SIXTH AMENDMENT TO THE COLISEUM AREA REDEVELOPMENT PLAN AMENDING THE LAND USE DESIGNATION FOR THE HABITAT FOR HUMANITY EDES "B" RESIDENTIAL PROJECT SITE, LOCATED AT 10800 EDES AVENUE NEAR THE INTERSECTION OF EDES AVENUE AND 105TH AVENUE, FROM BUSINESS MIX TO MIXED HOUSING TYPE RESIDENTIAL

WHEREAS, the City Council of the City of Oakland ("City Council") adopted a Redevelopment Plan for the Coliseum Redevelopment Project Area ("Redevelopment Plan") on July 25, 1995, as a redevelopment plan for the Coliseum Redevelopment Project Area ("Project Area") pursuant to the California Community Redevelopment Law (Health and Safety Code Sections 33000, et seq.); and

WHEREAS, the Redevelopment Plan has been amended five times; and

WHEREAS, the Redevelopment Plan includes a land use map ("Redevelopment Land Use Map") attached to the Redevelopment Plan as Attachment No. 3, which sets forth land use designations for the Project Area; and

WHEREAS, the approximately 1.7-acre site of the Habitat for Humanity Edes "B" Residential Project ("Project"), located at 10800 Edes Avenue near the intersection of Edes Avenue and 105th Avenue ("Project Site"), is currently designated Business Mix on the Redevelopment Land Use Map; and

WHEREAS, residential uses are not consistent with the Business Mix designation; and

WHEREAS, Habitat for Humanity East Bay ("Applicant") filed an application for a general plan amendment, redevelopment plan amendment, rezoning, planned unit development permit, vesting tentative tract map, design review, conditional use permit, and variances ("Applications") to construct a 28-unit residential development at the Project Site on May 7, 2007; and

WHEREAS, the application for the redevelopment plan amendment (“Amendment”) petitioned the City to amend the Redevelopment Plan land use designation for the Project Site from Business Mix to Mixed Housing Type Residential; and

WHEREAS, the intent of the Mixed Housing Type Residential designation is to create, maintain, and enhance residential areas typically located near the City’s major arterials; and

WHEREAS, the land use designation for the Project Site in the Oakland General Plan has been or will be revised, and the Redevelopment Agency desires that the Redevelopment Land Use Map in the Redevelopment Plan be consistent with the Land Use Diagram of the Oakland General Plan; and

WHEREAS, the Redevelopment Agency of the City of Oakland (“Redevelopment Agency”) has submitted to the City Council this proposed Amendment to the Redevelopment Plan; and

WHEREAS, Health and Safety Code Section 33450, et seq., authorizes a legislative body to amend a redevelopment plan after holding a public hearing; and

WHEREAS, this proposed Amendment does not propose any additional property for inclusion in the Project Area, nor does it increase or reduce the Project Area or affect the Redevelopment Agency’s authority to claim tax increment revenues; and

WHEREAS, in accordance with the California Environmental Quality Act (“CEQA”), the City issued a Notice of Intent to Adopt a Negative Declaration for the Project on January 24, 2008; and

WHEREAS, the City received a total of two comments on the proposed Negative Declaration, primarily relating to at-grade rail crossings and water service, and the City believes the issues raised in the comment letters have been adequately addressed and do not change the conclusions of the Negative Declaration; and

WHEREAS, the Planning Commission conducted a duly noticed public hearing on the Negative Declaration and the Project Applications on March 19, 2008; and

WHEREAS, at the March 19, 2008, hearing, the Planning Commission adopted, and made appropriate findings for, the Negative Declaration, approved the Applications for planned unit development permit, vesting tentative tract map, design review, conditional use permit, and variances (collectively called “Development Permits”), recommended approval of the general plan amendment to the City Council, recommended approval of this Redevelopment Plan Amendment to the City Council and Redevelopment Agency, and recommended approval of the rezoning to the City Council; and

WHEREAS, the Planning Commission found, in part, that the Project is consistent with the Mixed Housing Type Residential designation and that this proposed Redevelopment Plan Amendment will not cause the Redevelopment Plan to become internally inconsistent; and

WHEREAS, the Planning Commission also found, in part, that this proposed Redevelopment Plan Amendment is consistent with the overall goals, objectives, and policies of the Redevelopment Plan in that the Project is a well-designed development on a vacant, underutilized, blighted and contaminated infill site located in an urbanized area of the City near public transportation that will provide needed affordable housing and economic revitalization, and that the proposed Redevelopment Plan Amendment is necessary to implement the Project; and

WHEREAS, the Community and Economic Development Committee of the City Council conducted a duly noticed meeting on the Project Applications on April 8, 2008 and recommended Project approval; and

WHEREAS, the City Council and Redevelopment Agency conducted a duly noticed joint public hearing on the Project Applications on April 15, 2008; and

WHEREAS, all interested parties were given the opportunity to participate in the public hearing by submittal of oral and written comments; and

WHEREAS, the public hearing was closed by the City Council and Redevelopment Agency on April 15, 2008;

NOW, THEREFORE, the Council of the City of Oakland does ordain as follows:

SECTION 1. The City Council, having heard, considered and weighed all the evidence in the record presented on behalf of all parties and being fully informed of the Applications and the Planning Commission's decision on the Project, hereby adopts the Sixth Amendment to the Redevelopment Plan for the Coliseum Redevelopment Project Area thereby amending the land use designation of the Project Site from Business Mix to Mixed Housing Type Residential as shown on the map attached to this Ordinance as **Exhibit A**. This decision is based, in part, on the April 8, 2008, Community and Economic Development Committee Agenda Report (which was forwarded to the City Council and Redevelopment Agency for its April 15, 2008, public hearing), the March 19, 2008, Planning Commission Report, and the Initial Study/Negative Declaration which are hereby incorporated by reference as if fully set forth herein.

SECTION 2. In support of the City Council's decision to amend the Redevelopment Plan for the Coliseum Redevelopment Project Area, the City Council affirms and adopts as its findings and determinations (a) the April 8, 2008, Community and Economic Development Committee Agenda Report, and (b) the March 19, 2008, Planning Commission Report, including, without limitation, the discussion, findings, conclusions, and conditions of approval (each of which is hereby separately and independently adopted by this Council in full).

SECTION 3. The City Council finds that it is necessary, desirable, and in the public interest to amend the Redevelopment Plan for the Coliseum Redevelopment Project Area for the reasons set forth herein and in the April 8, 2008, Community and Economic Development Committee Agenda Report and the March 19, 2008, Planning Commission Report.

SECTION 4. The City Council finds and determines that this Ordinance complies with CEQA and the Environmental Review Officer is directed to cause to be filed a Notice of Determination with the appropriate agencies.

SECTION 5. The record before this Council relating to the Project Applications includes, without limitation, the following:

1. the Project Applications, including all accompanying maps and papers;
2. all plans submitted by the Applicant and his representatives;
3. all staff reports, decision letters and other documentation and information produced by or on behalf of the City, including without limitation the Initial Study/Negative Declaration and supporting technical studies, all related and/or supporting materials, and all notices relating to the Project Applications and attendant hearings;
4. all oral and written evidence received by the City staff, the Planning Commission, and the City Council before and during the public hearings on the Project Applications; and
5. all matters of common knowledge and all official enactments and acts of the City, such as (a) the General Plan; (b) Oakland Municipal Code, including, without limitation, the Oakland real estate regulations and Oakland Fire Code; (c) Oakland Planning Code; (d) other applicable City policies and regulations; and, (e) all applicable state and federal laws, rules and regulations.

SECTION 6. The custodians and locations of the documents or other materials which constitute the record of proceedings upon which the City Council's decision is based are respectively: (a) Community & Economic Development Agency, Planning & Zoning Division, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, California; and (b) Office of the City Clerk, 1 Frank H. Ogawa Plaza, 1st floor, Oakland, California.

SECTION 7. If any part of this Ordinance is held to be invalid for any reason, such decision shall not affect the validity of the remaining portion of this Ordinance, and this Council hereby declares that it would have passed the remainder of this Ordinance if such invalid portion thereof had been deleted.

SECTION 8. This Ordinance shall be in full force and effect immediately upon its passage as provided by Section 216 of the City Charter, if adopted by at least six members of Council, or upon the seventh day after final adoption if adopted by fewer votes.

SECTION 9. The recitals contained in this Ordinance are true and correct and are an integral part of the City Council's decision.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2008

PASSED BY THE FOLLOWING VOTE:

AYES- BROOKS, BRUNNER, CHANG, KERNIGHAN, NADEL, QUAN, REID,
AND PRESIDENT DE LA FUENTE

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____
LATONDA SIMMONS
City Clerk and Clerk of the Council
of the City of Oakland, California

EXHIBIT A

SIXTH AMENDMENT TO LAND USE MAP OF THE REDEVELOPMENT PLAN FOR THE
COLISEUM REDEVELOPMENT PROJECT AREA
HABITAT FOR HUMANITY EDES "B" RESIDENTIAL PROJECT SITE
10800 EDES AVENUE (APN 045-5263-002-00)

