



CITY OF OAKLAND

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AGENDA REPORT

TO: Sabrina B. Landreth
City Administrator

FROM: Rachel Flynn
Director, PBD

SUBJECT: 1638-47th Avenue Church and School
Conversion to Residential Units

DATE: March 16, 2016

City Administrator Approval

Date:

3/29/16

COUNCIL DISTRICT: 4

RECOMMENDATION

Staff Recommends That The City Council Conduct A Public Hearing And, Upon Conclusion, Consider Adopting The Following:

- 1) Resolution, As Recommended By the City Planning Commission, to Approve Regular Design Review and a Minor Variance for the Church and School Conversion Located at 1638-47th Avenue and Adopting CEQA Exemptions; and**
- 2) Ordinance, As Recommended By the City Planning Commission, to Rezone The Project Site From RU-1 Urban Residential Zone-1 To RU-4 Urban Residential Zone-4 With Height Area 45 for 1638-47th Avenue and Adopting CEQA Exemptions.**

EXECUTIVE SUMMARY

Pursuant to Section 17.130.080 of the Oakland Planning Code, the entire development application for the Project must be considered by the City Council for final action because the application requires both legislative and adjudicatory actions. Therefore, the City Council is the body that must adopt the CEQA findings before it approves the Project's development application or any action that comprises that application. The Planning Commission, the Landmarks Preservation Advisory Board, and the Oakland Public Works Tree Services Unit acted as advisory bodies with recommendations to the City Council.

The project applicant is proposing to convert an existing vacant church, a non-operational school and an occupied single family dwelling (to remain one single family dwelling unit) into a total of 60 on-site residential units, including 32 studios, 26 one-bedroom units, and two, two-bedroom units with 50 bicycle parking spaces where 18 are required and 22 off-street parking spaces where 57 are required. The project approvals required include Regular Design Review, a Minor Variance, and rezoning from the RU-1 Urban Residential Zone to the adjacent zone of RU-4 Urban Residential Zone with height area 45. Approval will allow the project to proceed.

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On November 18, 2015, the City Planning Commission conducted a public hearing. The Planning Commission heard public comment and voted 7-0 to recommend that the City Council adopt the California Environmental Quality Act (CEQA) exemptions and approve the planning-related permits including Regular Design Review and a Minor Variance, as well as the Rezoning, subject to the findings and conditions of approval. On July 14, 2015, the Oakland Public Works Tree Services Unit approved a tree removal permit. On December 14, 2015 the Landmarks Preservation Advisory Board recommended that the City Council approve the project.

BACKGROUND/LEGISLATIVE HISTORY

Project Description

This project proposal is to convert an existing vacant church, a non-operational school and an occupied single family dwelling (to remain one single family dwelling unit) into a total of 60 on-site residential dwelling units, including 32 studios, 26 one-bedroom units, and two, two-bedroom units. The proposal is an adaptive re-use of a Spanish Colonial church building originally constructed in the 1920's along with on-site school buildings. Much of the exterior of the church will maintain the architectural elements while the school will receive contemporary exterior design elements. The project proposes new landscaping with approximately 10,808 square feet of open space plus an additional 1,896 square feet of publicly accessible landscaping and open space in the center island at the intersection of 48th Avenue and Bancroft Avenue. The project proposes 50 bicycle parking spaces and 22 off-street parking spaces and has an estimated 34 on-street parking spaces around the perimeter of the site on Bond Street, Bancroft Avenue, and 47th and 48th Avenues (***Attachment B***).

Property Description

The subject property is the entire block bounded by Bond Street, Bancroft Avenue, and 47th and 48th Avenues. The parcel is 40,808 square feet of area with approximately 32,174 square feet of building floor area and an additional 4,034 square feet of floor area to be within the building envelope. The subject property is located in the RU-1 Urban Residential Zone and proposes a Rezone from the RU-1 Urban Residential Zone to the adjacent zone of RU-4 Urban Residential Zone with height area 45. The request is to continue the RU-4 zoning approximately 200 feet west along Bancroft Avenue to include the existing church and school property which is adjacent to the zoning district and appropriate for the proposed density. The RU-1 maximum allowable density is 37 residential units whereas the RU-4 maximum allowable density is 90 residential units, thus as a transition between the two zoning designations, the proposal is for 60 units, all within the existing building envelopes. As stated, the maximum allowable height will go from 40 feet to 45 feet high, although the project re-uses the existing buildings which are just below 40 feet in height (***Attachment B***).

ANALYSIS AND POLICY ALTERNATIVES

1. Design Review

The proposed project requires Regular Design Review to convert an existing church, school and single family dwelling into a total of 60 residential units with exterior alterations to the buildings. The proposal is an adaptive re-use of a Spanish Colonial church building originally constructed in the 1920's along with on-site school buildings. Much of the exterior of the church will maintain the architectural elements while the school will receive contemporary exterior design elements.

The proposed design applies a combination of materials including new stucco to match the existing and anodized aluminum frame windows for the rehabilitation of the church building. The school buildings have a contemporary design with corrugated metal siding at the base with painted wood siding above, and anodized aluminum frame windows. All buildings will have a variation of colors consistent with the design review guidelines and will work well to integrate the development with the neighboring structures. This design approach successfully allows the building to achieve a renovation of a building with historical significance that relates well to the neighborhood. The proposed design will relate well with surrounding land uses in terms of setting, scale, bulk, height, materials, and textures.

Staff recommends that Design Review be granted because the proposed development is 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.

2. Minor Variance for a reduction in Off-Street Parking

A Minor Variance is requested for 22 off-street parking spaces where 57 off-street parking spaces are required. Per Section 17.117.150 of the Planning Code, the parking requirement is reduced by three off-street parking spaces up to a 5% reduction due to an excess of more than six required bicycle parking spaces (50 proposed bicycle spaces where 18 are required, thus creating an excess of 32 bicycle spaces), thus the requirement is reduced from 60 required off-street parking spaces to 57.

Required Automobile Parking	Required Automobile Parking With an Excess of 32 Bicycle Spaces	Requested Variance for Off-Street Automobile Parking
60	57	22

Staff recommends that the Minor Variance be granted because the proposed project meets the required Design Review criteria and 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 provide additional context, a conditionally permitted off-street parking requirement, if requested and granted, would authorize 30 spaces (a 50% reduction); the current application is for eight fewer

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off-street parking spaces than the number approvable under a Conditional Use Permit. Also, to further handle the parking demand, the entire block is bounded by Bond Street, Bancroft Avenue, and 47th and 48th Avenues and includes approximately 34 adjacent on-street parking spaces, thus residents of the development have the ability to park on-street as well. Additionally, the site is an entire block with most of the neighboring residents parking in front of their own residences, thus leaving available parking around the perimeter of site free for on-street parking for the development. Further, the single family residence has an additional tandem parking space in the garage and the project proposes 50 bicycle parking spaces. The project is located in close proximity to three major corridors with AC Transit bus lines including Bancroft Avenue, High Street, and International Boulevard.

3. Rezone from the RU-1 Urban Residential Zone to the RU-4 Urban Residential Zone

The current zoning for the subject property is the RU-1, Urban Residential Zone. The intent of the RU-1 zone is to create, maintain, and enhance areas of the City that are appropriate for multi-unit, low-rise residential structures and neighborhood businesses where appropriate in locations with good access to transportation and other services. The applicant requests a rezone from the RU-1 Urban Residential Zone to the adjacent zone of RU-4 Urban Residential Zone with height area 45. The intent of the RU-4 Zone is to create, maintain, and enhance areas of the City that are appropriate for multi-unit, mid-rise, and high rise residential structures on the City's major corridors.

The proposal for a rezone is appropriate at this location for the conversion of an existing church, school and single family dwelling into a total of 60 residential dwelling units. The request is to continue the RU-4 zoning approximately 200 feet west along Bancroft Avenue to include the existing church and school property which is adjacent to the zoning district and appropriate for the proposed density. The RU-1 maximum allowable density is 37 residential units whereas the RU-4 maximum allowable density is 90 residential units. Thus, the proposed change would provide a transition between the two zoning designations. The 60 unit proposal would be, within the existing building envelopes. As mentioned previously, both the zoning districts are consistent with the Urban Residential General Plan designation for the site.

Key Issues and Impacts

Staff finds that the proposed rezoning application meets the City of Oakland Planning Code regulations (see Findings for Approval in **Attachment A**). The project allows for the adaptive re-use of a historically significant property. The two options presented in the table below offer two alternatives to the proposal.

Policy Alternatives

Alternative # 1	Rezoning Change This proposal would change the zoning from RU-1 Urban Residential-1 to RU-2 Urban Residential-2.
Pros	The subject property would be able to use the adjacent RU-2 zoning and the adaptation would also be a natural extension of the adjacent zoning across Bancroft Avenue.
Cons	This proposed zoning change from RU-1 to RU-2 would only allow for a maximum of 51 residential dwelling units, thus rendering the project infeasible for the applicant that is requesting a minimum of 60 residential units for the project to be financially viable.
Reason for not recommending	Staff is not recommending this alternative because, this would make the project infeasible and thus would eliminate the project and not correspond with the Planning Commission's recommendation for approval of the project. The site could potentially stay partially vacant and a major rehabilitation to the Potential Designated Historic Property would likely not occur.

Alternative #2	Rezoning Change This proposal would change the zoning from RU-1 Urban Residential-1 to RU-3 Urban Residential-3.
Pros	The proposed zoning change from RU-1 to RU-3 would allow for a maximum density of 90 residential units, thus rendering the project feasible for the applicant financially. The project would then likely receive the major rehabilitation to the Potential Designated Historic Property
Cons	By rezoning from RU-1 to RU-3 the site would be isolated and not be related to an adjacent zone.
Reason for not recommending	This alternative would create the RU-3 zoning for the site without any other RU-3 zoning in the immediate area.

As noted above, City staff does not recommend either of the two alternatives, but the rezoning as recommended by the Planning Commission. However, if the City Council were to consider the alternatives described, City staff would recommend Alternative #2. Alternative #2 would allow for a maximum density of 90 residential units, thus rendering the project feasible for the applicant financially. The project would then likely receive the major rehabilitation to the Potential Designated Historic Property.

FISCAL IMPACT

The project involves the creation of 60 residential living units, and does not request or require public funds. If the project is approved, the new construction would result in a positive fiscal impact through sales taxes, property taxes, and business license taxes. If the project is not approved, it is likely that there would be a diminished amount of potential revenue from sales taxes, property taxes, and business license taxes.

Approval of the project and related permits would result in no direct costs to the City. The applicant is required per the Standard Conditions of Approval to repave roadways and sidewalks damaged during construction, maintain trees, landscaping and stormwater infrastructure within the public right-of-way, and install bike parking.

PUBLIC OUTREACH/INTEREST

On October 8, 2015, the developer conducted an on-site community meeting, and on November 3, 2015, the developer made a presentation to Oakland Heritage Alliance, a non-profit organization which advocates the protection, preservation, and revitalization of Oakland's architectural, historic, cultural and natural resources. The project was also considered by both the City Planning Commission at a public hearing on November 18, 2015, and the Landmarks Preservation Advisory Board on December 14, 2015. Planning staff and the Director of the Planning and Building Department attended the October 8th community meeting where the attending neighbors voiced support of the proposed project.

COORDINATION

Several City departments were consulted in the preparation of this report, including the Planning and Building Department, Oakland Public Works (Tree Services Division), the City Administrator's Office, the Controller's Bureau, and the Office of the City Attorney.

SUSTAINABLE OPPORTUNITIES

Economic: The proposed project is anticipated to provide 60 residential units consisting of studios, one-bedroom, and two-bedroom units at varying sizes with rents that will be within the range of recommended median incomes in the area.

Environmental: The proposed project is designed to exceed Oakland's local Green Building Ordinance and achieve a Build it Green multi-family green point rating that exceeds the minimum standards for approval. Green building features would include efficient electrical and mechanical systems and insulated building envelope design to reduce energy consumption; low flow fixtures and drought tolerant planting to reduce water consumption; cool roofs; sustainable materials; and a location located near multiple forms of public transportation.

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Social Equity. The proposal will enhance the surrounding area by adding desirable site improvements to enhance the public safety, security and appearance of the neighborhood. The proposed project will add a desirable mix of multi-family dwellings and one single family dwelling consisting of one, two, and three stories, thus this new development should increase property values for the surrounding neighborhood and be compatible with existing and future developments. The preservation and adaptive reuse of the property which consists of a Potential Designated Historic Property will create a set of buildings compatible with the scale and context of the neighborhood. The project proposes new landscaping with approximately 10,808 square feet of open space plus an additional 1,896 square feet of publicly accessible landscaping and open space in the center island at the intersection of 48th Avenue and Bancroft Avenue.

CEQA

The California Environmental Quality Act (CEQA) Guidelines lists the projects that qualify as categorical exemptions from environmental review. The proposed project is categorically exempt from the environmental review requirements pursuant to CEQA Guidelines sections 15332, in-fill development projects, and 15183, projects consistent with a community plan, general plan or zoning, each as a separate and independent basis. The CEQA analysis can be found in the Findings for Approval section of the November 18, 2015 Planning Commission Staff Report (see Attachment A), and is hereby incorporated by reference.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council adopt 1) a resolution, as recommended by the City Planning Commission, to approve regular design review and a minor variance for the church and school conversion located at 1638-47th Avenue and adopting CEQA exemptions; and 2) an ordinance, as recommended by the City Planning Commission, to rezone the project site from RU-1 Urban Residential Zone-1 to RU-4 Urban Residential Zone-4 with height area 45 for 1638-47th avenue and adopting CEQA exemptions as recommended by the City Planning Commission.

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For questions regarding this report, please contact Michael Bradley, Planner II, at (510)238-6935.

Respectfully submitted,


RACHEL FLYNN
Director, Planning & Building Department

Reviewed by:
Scott Miller, Zoning Manager
Bureau of Planning

Prepared by:
Michael Bradley, Planner II
Bureau of Planning

ATTACHMENTS:

- A: November 18, 2015 Planning Commission Staff Report including Findings for Approval and Conditions of Approval (without attachments)
- B: Project Plans
- C: Context Photographs
- D: Applicant Submitted Project Summary
- E: Community Meeting Notice and Summary
- F: Landmarks Preservation Advisory Board agenda and meeting minutes
- G: Public Works Agency, Tree Services Division, Tree Permit Decision Report

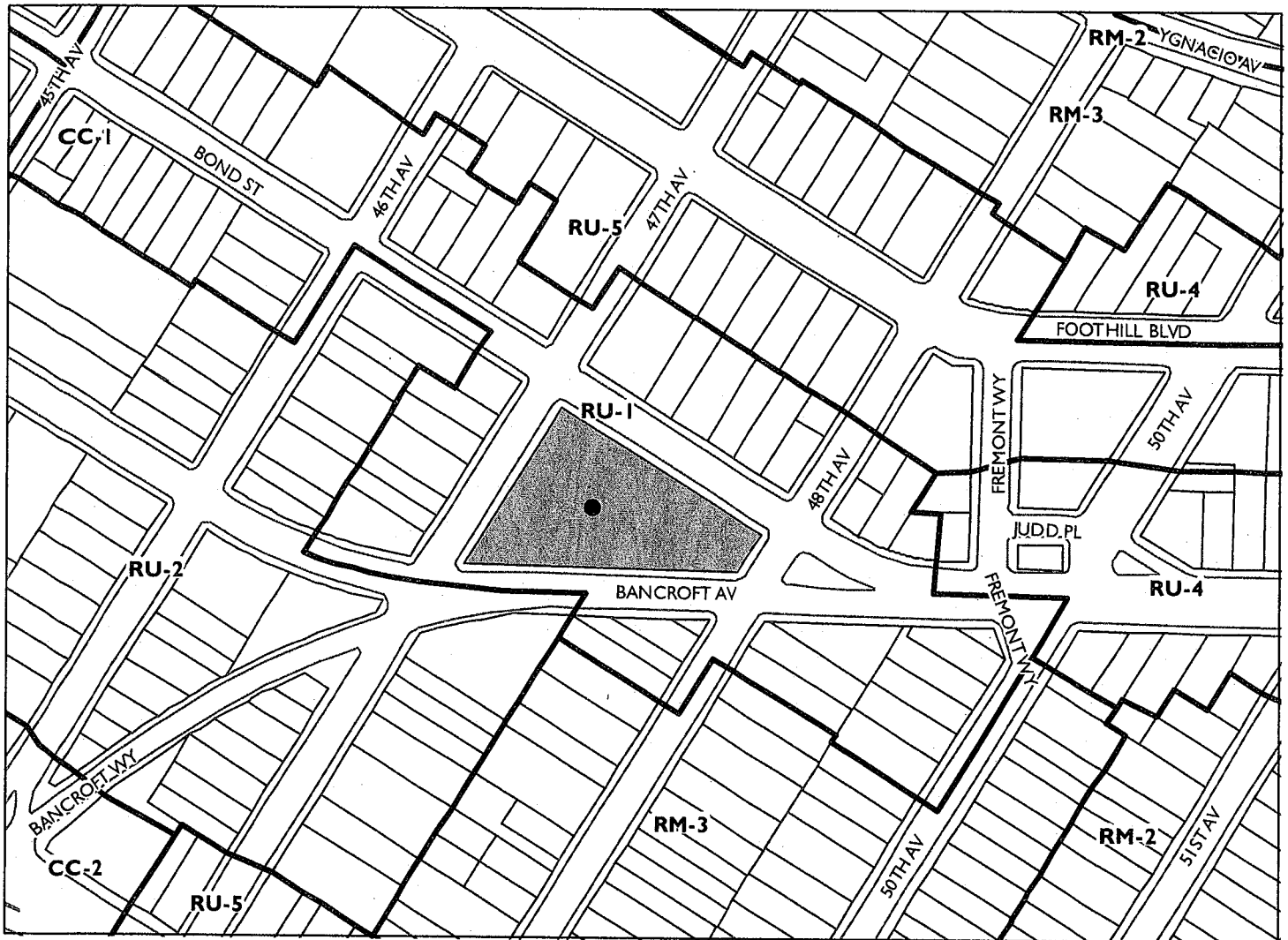
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Case File Number: PLN15176

November 18, 2015

Location: 1638-47th Avenue (See map on reverse)**Assessor's Parcel Number:** APN: 035-2360-032-03**Proposal:** To convert an existing church, school and single family dwelling (to remain one single family dwelling unit) into a total of 60 residential dwelling units.**Applicant:** Riaz Inc.**Contact Person/** Daniel Dunigan**Phone Number:** (415) 658-9586**Owner:** Masjidul Waritheen**Case File Number:** PLN15176**Planning Permits Required:** Regular Design Review to convert an existing church, school and single family dwelling into a total of 60 residential units.
Minor Variance for 22 off-street parking spaces where 59 are required (The parking requirement is reduced by one off-street parking space due to an excess of more than six required bicycle parking spaces).
Rezone from the RU-1 Urban Residential Zone to the adjacent zone of RU-4 Urban Residential Zone with height area 45.**General Plan:** Urban Residential**Zoning:** RU-1 Urban Residential Zone**Environmental Determination:** Exempt, Section 15332 of the State CEQA Guidelines; In-fill development projects.
Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.**Historic Status:** Potential Designated Historic Property; Survey Rating: B+3**Service Delivery District:** 4**City Council District:** 4**Date Filed:** 6/1/15 (Revised plans submitted 10/28/15)**Action to be Taken:** Receive public comments and (1) recommend to the City Council adoption of staff's environmental determination; (2) recommend to the City Council approval of the project's planning-related permits; and (3) recommend to the City Council approval of the rezoning.**Finality of Decision:** All of the Planning Commission's recommendations related to the environmental determination and the project will automatically be considered by the City Council at a later date, for its independent review, consideration, and final action, and thus no appeal of these actions is necessary. However, all interested parties must exhaust their administrative remedies by raising any and all issues and/or evidence at this public hearing or in a writing received by the Project Planner no later than 4:00 p.m. on November 18, 2015.**For Further Information:** Contact case planner **Michael Bradley** at (510) 238-6935 or mbradley@oaklandnet.com

CITY OF OAKLAND PLANNING COMMISSION



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Case File: PLN15176
Applicant: Riaz Inc.
Address: 1638-47th Avenue
Zone: RU-1

SUMMARY

This project proposal is Regular Design Review to convert an existing church, school and single family dwelling into a total of 60 on-site residential units with a Minor Variance for 22 off-street parking spaces where 59 are required. A Rezone from the RU-1 Urban Residential Zone to the adjacent zone of RU-4 Urban Residential Zone with height area 45 is proposed as well to be within the maximum required density. As detailed below, the project meets all of the required findings for approval. Therefore, staff recommends that the Planning Commission review and consider taking the following actions: (1) recommend to the City Council adoption of staff's environmental determination; (2) recommend to the City Council approval of the project's planning-related permits, noted in this report subject to the conditions, requirements, and findings in this staff report; and (3) recommend to the City Council approval of the rezoning, subject to the requirements and findings contained in this staff report.

PROJECT DESCRIPTION

This project proposal is to convert an existing vacant church, a non-operational school and an occupied single family dwelling (to remain one single family dwelling unit) into a total of 60 on-site residential dwelling units, including 32 studios, 26 one-bedroom apartments, and 2 two-bedroom units. The proposal is an adaptive re-use of a Spanish Colonial church building originally constructed in the 1920's along with on-site school buildings. Much of the exterior of the church will maintain the architectural elements while the school will receive contemporary exterior design elements. The project proposes new landscaping with approximately 10,808 square feet of open space plus an additional 1,896 square feet of publicly accessible landscaping and open space in the center island at the intersection of 48th Avenue and Bancroft Avenue. The project proposes 26 bicycle parking spaces (18 long term and 8 short term) and 22 off-street parking spaces and has an estimated 34 on-street parking spaces around the perimeter of the site on Bond Street, Bancroft Avenue, and 47th and 48th Avenues. (See Attachment A)

PROPERTY DESCRIPTION

The subject property is the entire block bounded by Bond Street, Bancroft Avenue, and 47th and 48th Avenues. The parcel is 40,808 square feet of area with approximately 32,174 square feet of floor area and an additional 4,034 square feet to be added with the proposed dwelling units within the building envelope. The subject property is located in the RU-1 Urban Residential Zone and proposes a Rezone from the RU-1 Urban residential Zone to the adjacent zone of RU-4 Urban Residential Zone with height area 45. (See Attachment B)

GENERAL PLAN ANALYSIS

The subject site is in the Urban Residential classification of the City of Oakland General Plan. The Urban Residential classification is intended to create, maintain, and enhance areas of the City that are appropriate for multi-unit, mid-rise or high-rise residential structures in locations with good access to transportation and other services.

The Urban Residential classification allows a maximum density of one unit per 261 square feet of lot area, thus with a 40,808 square foot lot, up to 156 residential units could conform to the City of Oakland General Plan maximum density.

The City of Oakland Historic Preservation Element of the General Plan – Historic Preservation Goal Two states: “To preserve, protect, enhance, perpetuate, use, and prevent the unnecessary destruction or impairment of properties or physical features of special character or special historic, cultural, educational, architectural or aesthetic interest or value.”

Objective N3 of the Oakland General Plan Land Use and Transportation Element states: “Encourage the construction, conservation, and enhancement of housing resources in order to meet the current and future needs of the Oakland community”. This proposal to convert a church and school into residential dwelling units conforms to the City of Oakland Comprehensive General Plan and is consistent with the Urban Residential general plan designation.

Objective N3.2, Encouraging Infill Development states: “In order to facilitate the construction of needed housing units, infill development that is consistent with the General Plan should take place throughout the City of Oakland.” The project is an infill development utilizing an underutilized site located within close proximity to transit bus lines and has adequate public infrastructure to serve the development.

The proposed 60 unit residential development will not detract from the character of this Urban Residential neighborhood, but rather, should enhance it.

ZONING ANALYSIS

The current zoning for the subject property is the RU-1, Urban Residential Zone. The intent of the RU-1 zone is to create, maintain, and enhance areas of the City that are appropriate for multi-unit, low-rise residential structures and neighborhood businesses where appropriate in locations with good access to transportation and other services.

The proposed project requests a rezone from the RU-1 Urban Residential Zone to the adjacent zone of RU-4 Urban Residential Zone with height area 45. The intent of the RU-4 zone is to create, maintain, and enhance areas of the City that are appropriate for multi-unit, mid-rise, and high rise residential structures on the City's major corridors.

The proposal for a rezone is appropriate at this location for the conversion of an existing church, school and single family dwelling (to remain one single family dwelling unit) into a total of 60 residential dwelling units. The request is to continue the RU-4 zoning approximately 200 feet west to include the existing church and school property which is adjacent to the zoning district and appropriate for the proposed density. The RU-1 maximum allowable density is 37 residential units whereas the RU-4 maximum allowable density is 90 residential units, thus as a transition between the two zoning designations, the proposal is for 60 units, all within the existing building envelopes.

Regular Design Review for the conversion to residential units and exterior alterations; a Minor Variance for a reduction in off-street parking and a Rezone from the RU-1 to the adjacent zone of RU-4 are required. Staff finds that the proposed application meets the City of Oakland Planning Code regulations (see Findings for Approval). The project allows for the adaptive re-use of a historically significant property.

ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) Guidelines lists the projects that qualify as categorical exemptions from environmental review. The proposed project is categorically exempt from the environmental review requirements pursuant to Sec. 15332, in-fill development projects, and 15183, projects consistent with the general plan or zoning. In-fill development findings are included in the findings section of this report.

KEY ISSUES AND IMPACTS

1. Design Review

The project is located on a 40,808 square foot parcel that is the entire block bounded by Bond Street, Bancroft Avenue, and 47th and 48th Avenues in the RU-1 Zone with a request for a Rezone to the adjacent zone of RU-4. The proposed project requires Regular Design Review to convert an existing church, school and single family dwelling into a total of 60 residential units with exterior alterations to the buildings. The proposal is an adaptive re-use of a Spanish Colonial church building originally constructed in the 1920's along with on-site school buildings. Much of the exterior of the church will maintain the architectural elements while the school will receive contemporary exterior design elements. The project proposes new landscaping with approximately 10,808 square feet of open space plus an additional 1,896 square feet of publicly accessible landscaping and open space in the center island at the intersection of 48th Avenue and Bancroft Avenue. The project proposes 26 bicycle parking spaces (18 long-term and 8 short-term) and 22 off-street parking spaces. In addition, there are an estimated 34 on-street parking spaces around the perimeter of the site on Bond Street, Bancroft Avenue, and 47th and 48th Avenues.

The proposed design applies a combination of materials including new stucco to match the existing and anodized aluminum frame windows for the rehabilitation of the church building. The school buildings have a contemporary design with corrugated metal siding at the base with painted wood siding above, and anodized aluminum frame windows. All buildings will have a variation of colors consistent with the design review guidelines and will work well to integrate the development with the neighboring structures. This design approach successfully allows the building to achieve a renovation of a building with historical significance that relates well to the neighborhood. The proposed design will relate well with surrounding land uses in terms of setting, scale, bulk, height, materials, and textures.

Staff recommends that Design Review be granted because the proposed development is 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.

2. Minor Variance for a reduction in Off-Street Parking

A Minor Variance is requested for 22 off-street parking spaces where 59 off-street parking spaces are required. Per Section 17.117,150 of the Planning Code, the parking requirement is reduced by one off-street parking space due to an excess of more than six required bicycle parking spaces (26 proposed bicycle spaces where 18 are required, thus creating an excess of 8 spaces), thus the requirement is reduced from 60 required off-street parking spaces to 59.

Staff recommends that the Minor Variance be granted because the proposed project meets the required Design Review criteria and 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 provide additional context, a conditionally permitted off-street parking requirement, if requested and granted, would authorize 30 spaces (a 50% reduction); the current application is for eight fewer off-street parking spaces than the number approvable under a Conditional Use Permit. Also, to further handle the parking demand, the entire block is bounded by Bond Street, Bancroft Avenue, and 47th and 48th Avenues and includes approximately 34 adjacent on-street parking spaces, thus residents of the development have the ability to park on-street as well. Further, the single family residence has an additional tandem parking space in the garage and the project proposes 26 bicycle parking spaces as well. The project is located in close proximity to three major corridors with AC transit lines including Bancroft Avenue, High Street, and International Boulevard.

3. Rezone from the RU-1 Urban Residential Zone to the RU-4 Urban Residential Zone

The applicant requests a rezone from the RU-1 Urban Residential Zone to the adjacent zone of RU-4 Urban Residential Zone with height area 45. The intent of the RU-4 zone is to create, maintain, and enhance areas of the City that are appropriate for multi-unit, mid-rise, and high rise residential structures on the City's major corridors.

The proposal for a rezone is appropriate at this location for the conversion of an existing church, school and single family dwelling (to remain one single family dwelling unit) into a total of 60 residential dwelling units. The request is to continue the RU-4 zoning approximately 200 feet west along Bancroft Avenue to include the existing church and school property which is adjacent to the zoning district and appropriate for the proposed density. The RU-1 maximum allowable density is 37 residential units whereas the RU-4 maximum allowable density is 90 residential units, thus as a transition between the two zoning designations, the proposal is for 60 units, all within the existing building envelopes. As mentioned previously, both the zoning districts are consistent with the Urban Residential General Plan designation for the site.

CONCLUSION

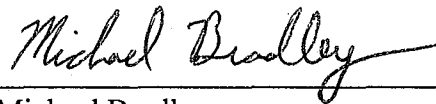
The proposed project meets all of the required findings for approval, will further the overall objectives of the General Plan, and is generally compatible with the surrounding area.

RECOMMENDATION FOR PLANNING COMMISSION:

Staff recommends that the Planning Commission:

1. Recommend to the City Council adoption of staff's environmental determination;
2. Recommend to the City Council approval of the project's planning-related permits (Regular Design Review and Minor Variance), subject to the conditions, requirements, and findings contained in this staff report; and
3. Recommend to the City Council approval of the rezoning from RU-1 to RU-4, subject to the requirements and findings contained in this staff report.

Prepared by:



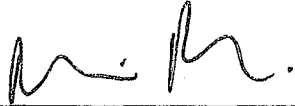
Michael Bradley
Planner II

Reviewed by:



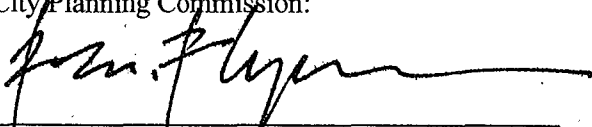
Scott Miller
Zoning Manager

Reviewed by:



Darin Ranelletti, Deputy Director
Bureau of Planning

Approved for forwarding to the
City Planning Commission:



RACHEL FLYNN, Director
Bureau of Planning and Building

ATTACHMENTS:

- A. Project Plans
- B. Context Photographs
- C. Applicant Project Summary
- D. Community Meeting Notice and Summary

FINDINGS FOR APPROVAL

FINDINGS FOR APPROVAL:

This proposal meets all the required findings under Section 17.136.050.A, of the Regular Design Review criteria for Residential Facilities; Section 17.148.050.A of the minor variance criteria; Section 17.144 Rezoning and Law Change Procedures, as set forth below, and which are required to approve your application. Required findings are shown in **bold** type; reasons your proposal satisfies them are shown in normal type.

17.136.050A - RESIDENTIAL DESIGN REVIEW CRITERIA:

- 1. 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 project is located on a 40,808 square foot parcel that is the entire block bounded by Bond Street, Bancroft Avenue, and 47th and 48th Avenues in the RU-1 Zone with a request for a Rezone to the adjacent zone of RU-4. The proposed project requires Regular Design Review to convert an existing church, school and single family dwelling into a total of 60 residential units with exterior alteration to the buildings. The proposal is an adaptive re-use of a Spanish Colonial church building originally constructed in the 1920's along with on-site school buildings. Much of the exterior of the church will maintain the architectural elements while the school will receive contemporary exterior design elements. The project proposes new landscaping with approximately 10,808 square feet of open space plus an additional 1,896 square feet of publicly accessible landscaping and open space in the center island at the intersection of 48th Avenue and Bancroft Avenue. The project proposes 26 bicycle parking spaces (18 long term and 8 short term) and 22 off-street parking spaces. In addition there are an estimated 34 on-street parking spaces around the perimeter of the site on Bond Street, Bancroft Avenue, and 47th and 48th Avenues.

The proposed design applies a combination of materials including new stucco to match the existing and anodized aluminum frame windows for the rehabilitation of the church building. The school buildings have a contemporary design with corrugated metal siding at the base with painted wood siding above, and anodized aluminum frame windows. All buildings will have a variation of colors consistent with the design review guidelines and will work well to integrate the development with the neighboring structures. This design approach successfully allows the building to achieve a renovation of a building with historical significance that relates well to the neighborhood. The proposed design will relate well with surrounding land uses in terms of setting, scale, bulk, height, materials, and textures.

Staff recommends Design Review be granted because the proposed development is 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.

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

The proposal will enhance the surrounding area by adding desirable site improvements to enhance the public safety, security and appearance of the neighborhood. The proposed project will add a desirable mix of multi-family dwellings and one single family dwelling consisting of one, two and three stories, thus this new development should increase property values for the surrounding neighborhood and be compatible with existing and future developments. The preservation and adaptive reuse of the property which consists of a Potential Historic Property will create a set of buildings compatible with the scale and context of the neighborhood. The design is consistent with the design review guidelines.

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

The proposed 60 unit residential unit development is located on a flat lot. The proposed design incorporates new landscaping with approximately 10,808 square feet of open space plus an additional 1,896 square feet of publicly accessible landscaping and open space in the center island at the intersection of 48th Avenue and Bancroft Avenue. Also, the project proposes approximately 20 trees be planted around the perimeter of the site.

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

The proposed 60 unit residential development is located on a flat lot and proposes to use the existing building envelopes.

5. 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 has been adopted by the Planning Commission or City Council.

The subject site is in the Urban Residential classification of the City of Oakland General Plan. The Urban Residential classification is intended to create, maintain, and enhance areas of the City that are appropriate for multi-unit, mid-rise or high-rise residential structures in locations with good access to transportation and other services.

The Urban Residential classification allows a maximum density of one unit per 261 square feet of lot area, thus with a 40,808 square foot lot, up to 156 residential units could conform to the City of Oakland General Plan maximum density.

The City of Oakland Historic Preservation Element of the General Plan – Historic Preservation Goal Two states: “To preserve, protect, enhance, perpetuate, use, and prevent the unnecessary destruction or impairment of properties or physical features of special character or special historic, cultural, educational, architectural or aesthetic interest or value.”

Objective N3 of the Oakland General Plan Land Use and Transportation Element states:

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“Encourage the construction, conservation, and enhancement of housing resources in order to meet the current and future needs of the Oakland community”. This proposal to convert a church and school into residential dwelling units conforms to the City of Oakland Comprehensive General Plan and is consistent with the Urban Residential general plan designation.

Objective N3.2, Encouraging Infill Development states: “In order to facilitate the construction of needed housing units, infill development that is consistent with the General Plan should take place throughout the City of Oakland.” The project is an infill development utilizing an underutilized site located within close proximity to transit bus lines has adequate public infrastructure to serve the development.

The proposed 60 unit residential development will not detract from the character of this Urban Residential neighborhood, but rather, should enhance it by providing an adaptive re-use of a historic resource in the area and providing much needed housing stock to the City.

SECTION 17.148.050(A) - MINOR VARIANCE FINDINGS:

- A. 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.**

A Minor Variance is requested for 22 off-street parking spaces where 59 off-street parking spaces are required. Per Section 17.117,150 of the Planning Code, the parking requirement is reduced by one off-street parking space due to an excess of more than six required bicycle parking spaces (26 proposed bicycle spaces where 18 are required, thus creating an excess of 8 spaces), thus the requirement is reduced from 60 required off-street parking spaces to 59.

Staff recommends the Minor Variance be granted because the proposed project meets the required Design Review criteria and 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 provide additional context, a conditionally permitted off-street parking requirement, if requested and granted, would authorize 30 spaces (a 50% reduction); the current application is for eight fewer off-street parking spaces than the number approvable under a Conditional Use Permit. Also, to further handle the parking demand, the entire block is bounded by Bond Street, Bancroft Avenue, and 47th and 48th Avenues and includes approximately 34 adjacent on-street parking spaces, thus residents of the development have the option of parking on-street as well. Further, the single family residence has an additional tandem parking space in the garage and the project proposes 26 bicycle parking spaces as well. The project is located in close proximity to three major corridors with AC transit lines including Bancroft Avenue, High Street, and International Boulevard.

- B. 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.**

Strict compliance with minimum off-street parking requirement would preclude an effective design solution. Existing legal non-conforming parking conditions exist in the area and depriving the applicant the same privileges as others would not take into account the fact that the site consists of the entire block bounded by Bond Street, Bancroft Avenue, and 47th and 48th Avenues which provides approximately 34 on-street parking spaces, thus residents of the development when parking on-street around the parcel will be parking in front of their building. Further, the proposal is for a renovation of a Potential Historic Property for an adaptive reuse, thus the existing building footprints and parking area on the east side of the building are existing and if more parking were required, the site planning, possible demolition of the church or school, or reduction of the landscaping or open space would be necessary to accommodate the additional parking requirements.

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

The reduction in parking will be consistent with the surrounding pattern of development, and will not result in an impact to the adjacent neighbors. Since the site consists of the entire block bounded by Bond Street, Bancroft Avenue, and 47th and 48th Avenues with approximately 34 on-street parking spaces, the residents of the development when parking on-street around the parcel will be parking in front of their building and not in front of a neighbor's residence.

- D. 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 granting of this variance will not be inconsistent with the purposes of the zoning regulations. With the necessary controls, it will enable the site to be improved and used to the benefit of the community in accordance with the purpose of the Zoning Regulations. Lots with similar constraints have been granted similar variances. The requested variances for parking should actually make the design more functional and comfortable for the intended residents of the buildings and strict compliance of the regulations would preclude an effective design solution and would unnecessarily impact the design and functionality of the proposed building.

- E. 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 regular design review criteria set forth in the design review procedure at Section 17.136.050**

The proposed project has been reviewed for, and found to comply with, all applicable design review criteria as reviewed above.

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

The subject site is in the Urban Residential classification of the City of Oakland General Plan. The Urban Residential classification is intended to create, maintain, and enhance areas of the City that are appropriate for multi-unit, mid-rise or high-rise residential structures in locations with good access to transportation and other services.

The Urban Residential classification allows a maximum density of one unit per 261 square feet of lot area, thus with a 40,808 square foot lot, up to 156 residential units could conform to the City of Oakland General Plan maximum density.

The City of Oakland Historic Preservation Element of the General Plan – Historic Preservation Goal Two states: “To preserve, protect, enhance, perpetuate, use, and prevent the unnecessary destruction or impairment of properties or physical features of special character or special historic, cultural, educational, architectural or aesthetic interest or value.”

Objective N3 of the Oakland General Plan Land Use and Transportation Element states: “Encourage the construction, conservation, and enhancement of housing resources in order to meet the current and future needs of the Oakland community”. This proposal to convert a church and school into residential dwelling units conforms to the City of Oakland Comprehensive General Plan and is consistent with the Urban Residential general plan designation.

Objective N3.2, Encouraging Infill Development states: “In order to facilitate the construction of needed housing units, infill development that is consistent with the General Plan should take place throughout the City of Oakland.” The project is an infill development utilizing an underutilized site located within close proximity to transit bus lines has adequate public infrastructure to serve the development.

The proposed 60 unit residential development will not detract from the character of this Urban Residential neighborhood, but rather, should enhance it by providing an adaptive re-use of a historic resource in the area and providing much needed housing stock to the City.

G. For proposals involving one or two residential dwelling units on a lot: That, if the variance would relax a regulation governing maximum height, minimum yards, maximum lot coverage or maximum floor area ratio, the proposal also conforms with at least one of the following additional criteria:

- a. The proposal when viewed in its entirety will not adversely impact abutting residences to the side, rear, or directly across the street with respect to solar access,**

view blockage and privacy to a degree greater than that which would be possible if the residence were built according to the applicable regulation and, for height variances, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height; or

- b. Over 60 percent of the lots in the immediate vicinity are already developed and the proposal does not exceed the corresponding as-built condition on these lots and, for height variances, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height. The immediate context shall consist of the five closest lots on each side of the project site plus the ten closest lots on the opposite side of the street (see Illustration I-4b); however, the Director of City Planning may make an alternative determination of immediate context based on specific site conditions. Such determination shall be in writing and included as part of any decision on any variance.

Not applicable. The proposed project involves a multifamily residential structure.

SECTION 17.144 REZONING AND LAW CHANGE PROCEDURE FINDINGS:

The proposed project requests a rezone from the RU-1 Urban Residential Zone to the adjacent zone of RU-4 Urban Residential Zone with height area 45. The intent of the RU-4 zone is to create, maintain, and enhance areas of the City that are appropriate for multi-unit, mid-rise, and high rise residential structures on the City's major corridors.

The proposal for a rezone is appropriate at this location for the conversion of an existing church, school and single family dwelling (to remain one single family dwelling unit) into a total of 60 residential dwelling units. The request is to continue the RU-4 zoning approximately 200 feet west along Bancroft Avenue to include the existing church and school property which is adjacent to the zoning district and appropriate for the proposed density. The RU-1 maximum allowable density is 37 residential units whereas the RU-4 maximum allowable density is 90 residential units, thus as a transition between the two zoning designations, the proposal is for 60 units, all within the existing building envelopes.

Furthermore, the area for the rezoning is already located within the Urban Residential General Plan classification. The Rezoning is being sought to reflect an appropriate use for the site and consolidate the area into one unified residential development. Moreover, the existing church building and school are conditionally permitted uses but did not obtain conditional use permits, thus the present uses are legal non-conforming. However with a rezoning to accommodate a residential use, the site will become legal conforming. As mentioned previously, both the zoning districts are consistent with the Urban Residential General Plan designation for the site.

CITY OF OAKLAND
CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
CLASS 32 (IN-FILL DEVELOPMENT) EXEMPTION FINDINGS

CEQA, or the California Environmental Quality Act, is a statute that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. Categorical exemptions are descriptions of types of projects which the Secretary of the Resources Agency of the State of California has determined do not have a significant effect on the environment, and therefore are not subject to further environmental review under CEQA.

The Class 32 exemption (Section 15332 of the State CEQA Guidelines) is intended to promote infill development within urbanized areas. The class consists of environmentally benign in-fill projects which are consistent with local general plan and zoning requirements. This class is not intended to be applied to projects which would result in any significant traffic, noise, air quality, or water quality effects. In order to qualify for this exemption, projects must comply with all of the following findings.

Please indicate the way in which the proposal meets the following required criteria.

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

This project is consistent with the Urban Residential general plan designation. The Urban Residential classification is intended to create, maintain, and enhance areas of the City that are appropriate for multi-unit, mid-rise, or high-rise residential structures in locations with good access to transportation and other services. The Urban Residential General Plan land use classification allows up to a maximum of one unit per 261 square feet of lot area, thus with a 40,808 square foot lot, up to 156 residential units could conform to the City of Oakland General Plan. The proposed 60 unit residential development will not detract from the character of this Urban Residential neighborhood, but rather, should enhance it.

The zoning for the subject property is the RU-1, Urban Residential Zone. The intent of the RU-1 zone is to create, maintain, and enhance areas of the City that are appropriate for multi-unit, low-rise residential structures and neighborhood businesses where appropriate in locations with good access to transportation and other services.

The proposed project requests a rezone from the RU-1 Urban residential Zone to the adjacent zone of RU-4 Urban Residential Zone with height area 45. The intent of the RU-4 zone is to create, maintain, and enhance areas of the City that are appropriate for multi-unit, mid-rise, and high rise residential structures on the City's major corridors.

The proposal for a rezone is appropriate at this location for the conversion of an existing church, school and single family dwelling (to remain one single family dwelling unit) into a total of 60 residential dwelling units. The request is to continue the RU-4 zoning approximately 200 feet west along Bancroft Avenue to include the existing church and school property which is adjacent

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to the zoning district and appropriate for the proposed density. The RU-1 maximum allowable density is 37 residential units whereas the RU-4 maximum allowable density is 90 residential units, thus as a transition between the two zoning designations, the proposal is for 60 units, all within the building envelopes.

With the granting of the requested Rezoning and Minor Variance for parking, the project would conform with the zoning.

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

The proposed development occurs within City limits on a project site of 40,808 square feet.

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

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

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

Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality because the project is an adaptive reuse of a potential historic property and that it is in close proximity to BART and AC Transit. The trip generation from the project would be less than 50 peak hour trips and would not result in any impacts to the existing level of service (LOS) of local intersections. With implementation of standard conditions of approval related to construction management and noise reduction measures, the project would not result in any significant impacts on traffic, noise, air quality, or water quality.

5. The site can be adequately served by all required utilities and public services:

The project site can be adequately served by all required utilities and public services.

CONDITIONS OF APPROVAL
PLN15237

STANDARD CONDITIONS:

1. Approved Use

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, and the approved plans the plans dated **June 1, 2015** and submitted on **June 9, 2015**, as amended by the following conditions of approval and mitigation measures, if applicable (“Conditions of Approval” or “Conditions”).

2. Effective Date, Expiration, Extensions and Extinguishment

This Approval shall become effective immediately, unless the Approval is appealable, in which case the Approval shall become effective in ten calendar days unless an appeal is filed. Unless a different termination date is prescribed, this Approval shall expire **two years** from the Approval date, or from the date of the final decision in the event of an appeal, unless within such period 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 Approval, the Director of City Planning or designee may grant a one-year extension of this date, with additional extensions subject to approval by the approving body. Expiration of any necessary building permit or other construction-related permit for this project may invalidate this Approval if said Approval has also expired. If litigation is filed challenging this Approval, or its implementation, then the time period stated above for obtaining necessary permits for construction or alteration and/or commencement of authorized activities is automatically extended for the duration of the litigation.

3. Compliance with Other Requirements

The project applicant shall comply with all other applicable federal, state, regional, and local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City’s Bureau of Building, Fire Marshal, and Public Works Department. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition #4.

4. Minor and Major Changes

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

the procedures required for the original permit/approval. A new independent permit/approval shall be reviewed in accordance with the procedures required for the new permit/approval.

5. Compliance with Conditions of Approval

- a. The project applicant and property owner, including successors, (collectively referred to hereafter as the “project applicant” or “applicant”) shall be responsible for compliance with all the Conditions of Approval and any recommendations contained in any submitted and approved technical report at his/her sole cost and expense, subject to review and approval by the City of Oakland.
- b. The City of Oakland reserves the right at any time during construction to require certification by a licensed professional at the project applicant’s expense that the as-built project conforms to all applicable requirements, including but not limited to, approved maximum heights and minimum setbacks. Failure to construct the project in accordance with the Approval may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension, or other corrective action.
- c. Violation of any term, Condition, or project description relating to the Approval is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approval or alter these Conditions if it is found that there is violation of any of the Conditions or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions. The project applicant shall be responsible for paying fees in accordance with the City’s Master Fee Schedule for inspections conducted by the City or a City-designated third-party to investigate alleged violations of the Approval or Conditions.

6. Signed Copy of the Approval/Conditions

A copy of the Approval letter and Conditions shall be signed by the project applicant, attached to each set of permit plans submitted to the appropriate City agency for the project, and made available for review at the project job site at all times.

7. Blight/Nuisances

The project site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within 60 days of approval, unless an earlier date is specified elsewhere.

8. Indemnification

- a. To the maximum extent permitted by law, the project applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Redevelopment Successor Agency, the Oakland City Planning Commission, and their respective agents, officers, employees, and volunteers (hereafter collectively called “City”) from any liability, damages, claim,

judgment, loss (direct or indirect), action, causes of action, or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City to attack, set aside, void or annul this Approval or implementation of this Approval. The City may elect, in its sole discretion, to participate in the defense of said Action and the project applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.

- b. Within ten (10) calendar days of the filing of any Action as specified in subsection (a) above, the project applicant shall execute a Joint Defense Letter of Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Joint Defense Letter of Agreement shall survive termination, extinguishment, or invalidation of the Approval. Failure to timely execute the Letter of Agreement does not relieve the project applicant of any of the obligations contained in this Condition or other requirements or Conditions of Approval that may be imposed by the City.

9. Severability

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

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

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

11. Public Improvements

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

12. Compliance Matrix

The project applicant shall submit a Compliance Matrix, in both written and electronic form, for review and approval by the Bureau of Planning and the Bureau of Building that

lists each Condition of Approval (including each mitigation measure if applicable) in a sortable spreadsheet. The Compliance Matrix shall contain, at a minimum, each required Condition of Approval, when compliance with the Condition is required, and the status of compliance with each Condition. For multi-phased projects, the Compliance Matrix shall indicate which Condition applies to each phase. The project applicant shall submit the initial Compliance Matrix prior to the issuance of the first construction-related permit and shall submit an updated matrix upon request by the City.

13. Construction Management Plan

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

14. Regulatory Permits and Authorizations from Other Agencies

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

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

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

Monitoring/Inspection: Applicable regulatory agency with jurisdiction

15. Graffiti Control

Requirement:

- c. During construction and operation of the project, the project applicant shall incorporate best management practices reasonably related to the control of graffiti and/or the

mitigation of the impacts of graffiti. Such best management practices may include, without limitation:

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

16. Landscape Plan

Landscape Plan Required

Requirement: The project applicant shall submit a final Landscape Plan for City review and approval that is consistent with the approved Landscape Plan. The Landscape Plan shall be included with the set of drawings submitted for the construction-related permit and shall comply with the landscape requirements of chapter 17.124 of the Planning Code.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: N/A

Landscape Installation

Requirement: The project applicant shall implement the approved Landscape Plan unless a bond, cash deposit, letter of credit, or other equivalent instrument acceptable to the Director of City Planning, is provided. The financial instrument shall equal the greater of \$2,500 or the estimated cost of implementing the Landscape Plan based on a licensed contractor's bid.

When Required: Prior to building permit final

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

Landscape Maintenance

Requirement: All required planting shall be permanently maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with applicable landscaping requirements. The property owner shall be responsible for maintaining planting in adjacent public rights-of-way. All required fences, walls, and irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

17. Lighting

Requirement: Proposed new exterior lighting fixtures shall be adequately shielded to a point below the light bulb and reflector to prevent unnecessary glare onto adjacent properties.

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

18. Construction-Related Air Pollution Controls (Dust and Equipment Emissions)

Requirement: The project applicant shall implement all of the following applicable air pollution control measures during construction of the project:

- a. Water all exposed surfaces of active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever feasible.
- b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).
- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. Pave all roadways, driveways, sidewalks, etc. within one month of site grading or as soon as feasible. In addition, building pads should be laid within one month of grading or as soon as feasible unless seeding or soil binders are used.
- e. Enclose, cover, water twice daily, or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).
- f. Limit vehicle speeds on unpaved roads to 15 miles per hour.

- g. Idling times on all diesel-fueled commercial vehicles over 10,000 lbs. shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485, of the California Code of Regulations). Clear signage to this effect shall be provided for construction workers at all access points.
- h. Idling times on all diesel-fueled off-road vehicles over 25 horsepower shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes and fleet operators must develop a written policy as required by Title 23, Section 2449, of the California Code of Regulations (“California Air Resources Board Off-Road Diesel Regulations”).
- i. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- j. Portable equipment shall be powered by electricity if available. If electricity is not available, propane or natural gas shall be used if feasible. Diesel engines shall only be used if electricity is not available and it is not feasible to use propane or natural gas.

19. Exposure to Air Pollution (Toxic Air Contaminants)

Health Risk Reduction Measures

Requirement: The project applicant shall incorporate appropriate measures into the project design in order to reduce the potential health risk due to exposure to toxic air contaminants. The project applicant shall choose one of the following methods:

- i. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements to determine the health risk of exposure of project residents/occupants/users to air pollutants. The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then health risk reduction measures are not required. If the HRA concludes that the health risk exceeds acceptable levels, health risk reduction measures shall be identified to reduce the health risk to acceptable levels. Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City.

- or -

- ii. The project applicant shall incorporate the following health risk reduction measures into the project. These features shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City:
 - Installation of air filtration to reduce cancer risks and Particulate Matter (PM) exposure for residents and other sensitive populations in the project that are in close proximity to sources of air pollution. Air filter devices shall be rated MERV-13 or higher. As part of implementing this measure, an ongoing

maintenance plan for the building's HVAC air filtration system shall be required.

- Where appropriate, install passive electrostatic filtering systems, especially those with low air velocities (i.e., 1 mph).
- Phasing of residential developments when proposed within 500 feet of freeways such that homes nearest the freeway are built last, if feasible.
- The project shall be designed to locate sensitive receptors as far away as feasible from the source(s) of air pollution. Operable windows, balconies, and building air intakes shall be located as far away from these sources as feasible. If near a distribution center, residents shall be located as far away as feasible from a loading dock or where trucks concentrate to deliver goods.
- Sensitive receptors shall be located on the upper floors of buildings, if feasible.
- Planting trees and/or vegetation between sensitive receptors and pollution source, if feasible. Trees that are best suited to trapping PM shall be planted, including one or more of the following: Pine (*Pinus nigra* var. *maritima*), Cypress (*X Cupressocyparis leylandii*), Hybrid poplar (*Populus deltoids X trichocarpa*), and Redwood (*Sequoia sempervirens*).
- Sensitive receptors shall be located as far away from truck activity areas, such as loading docks and delivery areas, as feasible.
- Existing and new diesel generators shall meet CARB's Tier 4 emission standards, if feasible.
- Emissions from diesel trucks shall be reduced through implementing the following measures, if feasible:
 - Installing electrical hook-ups for diesel trucks at loading docks.
 - Requiring trucks to use Transportation Refrigeration Units (TRU) that meet Tier 4 emission standards.
 - Requiring truck-intensive projects to use advanced exhaust technology (e.g., hybrid) or alternative fuels.
 - Prohibiting trucks from idling for more than two minutes.
 - Establishing truck routes to avoid sensitive receptors in the project. A truck route program, along with truck calming, parking, and delivery restrictions, shall be implemented.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

Maintenance of Health Risk Reduction Measures

Requirement: The project applicant shall maintain, repair, and/or replace installed health risk reduction measures, including but not limited to the HVAC system (if applicable), on an ongoing and as-needed basis. Prior to occupancy, the project applicant shall prepare and then distribute to the building manager/operator an operation and maintenance manual for the HVAC system and filter including the maintenance and replacement schedule for the filter.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

20. Archaeological and Paleontological Resources – Discovery During Construction

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

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

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

21. Human Remains – Discovery During Construction

Requirement: Pursuant to CEQA Guidelines section 15064.5(e)(1), in the event that human skeletal remains are uncovered at the project site during construction activities, all work shall immediately halt and the project applicant shall notify the City and the Alameda County Coroner. If the County Coroner determines that an investigation of the cause of death is required or that the remains are Native American, all work shall cease within 50 feet of the remains until appropriate arrangements are made. In the event that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of section 7050.5 of the California Health and Safety Code. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance, and avoidance measures (if applicable) shall be completed expeditiously and at the expense of the project applicant.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

22. Construction-Related Permit(s)

Requirement: The project applicant shall obtain all required construction-related permits/approvals from the City. The project shall comply with all standards, requirements and conditions contained in construction-related codes, including but not limited to the Oakland Building Code and the Oakland Grading Regulations, to ensure structural integrity and safe construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

23. Hazardous Materials Related to Construction

Requirement: The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential negative effects on groundwater, soils, and human health. These shall include, at a minimum, the following:

- a. Follow manufacture's recommendations for use, storage, and disposal of chemical products used in construction;
- b. Avoid overtopping construction equipment fuel gas tanks;
- c. During routine maintenance of construction equipment, properly contain and remove grease and oils;
- d. Properly dispose of discarded containers of fuels and other chemicals;
- e. Implement lead-safe work practices and comply with all local, regional, state, and federal requirements concerning lead (for more information refer to the Alameda County Lead Poisoning Prevention Program); and

- f. If soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the project applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notifying the City and applicable regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

24. Site Design Measures to Reduce Stormwater Runoff

Requirement: Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant is encouraged to incorporate appropriate site design measures into the project to reduce the amount of stormwater runoff. These measures may include, but are not limited to, the following:

- a. Minimize impervious surfaces, especially directly connected impervious surfaces and surface parking areas;
- b. Utilize permeable paving in place of impervious paving where appropriate;
- c. Cluster structures;
- d. Direct roof runoff to vegetated areas;
- e. Preserve quality open space; and
- f. Establish vegetated buffer areas.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

25. Architectural Copper

Requirement: The project applicant shall implement Best Management Practices (BMPs) concerning the installation, treatment, and maintenance of exterior architectural copper during and after construction of the project in order to reduce potential water quality impacts in accordance with Provision C.13 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES). The required BMPs include, but are not limited to, the following:

- a. If possible, use copper materials that have been pre-patinated at the factory;
- b. If patination is done on-site, ensure rinse water is not discharged to the storm drain system by protecting storm drain inlets and implementing one or more of the following:

- c. Discharge rinse water to landscaped area;
- d. Collect rinse water in a tank and discharge to the sanitary sewer , with approval by the City; or haul off-site for proper disposal;
- e. During maintenance activities, protect storm drain inlets to prevent wash water discharge into storm drains; and
- f. Consider coating the copper with an impervious coating that prevents further corrosion.

When Required: During construction; ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

26. Construction Days/Hours

Requirement: The project applicant shall comply with the following restrictions concerning construction days and hours:

- a. Construction activities are limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, except that pier drilling and/or other extreme noise generating activities greater than 90 dBA shall be limited to between 8:00 a.m. and 4:00 p.m.
- b. Construction activities are limited to between 9:00 a.m. and 5:00 p.m. on Saturday. In residential zones and within 300 feet of a residential zone, construction activities are allowed from 9:00 a.m. to 5:00 p.m. only within the interior of the building with the doors and windows closed. No pier drilling or other extreme noise generating activities greater than 90 dBA are allowed on Saturday.
- c. No construction is allowed on Sunday or federal holidays.

Construction activities include, but are not limited to, truck idling, moving equipment (including trucks, elevators, etc.) or materials, deliveries, and construction meetings held on-site in a non-enclosed area.

Any construction activity proposed outside of the above days and hours for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case-by-case basis by the City, with criteria including the urgency/emergency nature of the work, the proximity of residential or other sensitive uses, and a consideration of nearby residents'/occupants' preferences. The project applicant shall notify property owners and occupants located within 300 feet at least 14 calendar days prior to construction activity proposed outside of the above days/hours. When submitting a request to the City to allow construction activity outside of the above days/hours, the project applicant shall submit information concerning the type and duration of proposed construction activity and the draft public notice for City review and approval prior to distribution of the public notice.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

27. Construction Noise

Requirement: The project applicant shall implement noise reduction measures to reduce noise impacts due to construction. Noise reduction measures include, but are not limited to, the following:

- a. Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds) wherever feasible.
- b. Except as provided herein, impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.
- c. Applicant shall use temporary power poles instead of generators where feasible.
- d. Stationary noise sources shall be located as far from adjacent properties as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City to provide equivalent noise reduction.
- e. The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

28. Extreme Construction Noise***Construction Noise Management Plan Required***

Requirement: Prior to any extreme noise generating construction activities (e.g., pier drilling, pile driving and other activities generating greater than 90dBA), the project applicant shall submit a Construction Noise Management Plan prepared by a qualified acoustical consultant for City review and approval that contains a set of site-specific noise attenuation measures to further reduce construction impacts associated with extreme noise generating activities. The project applicant shall implement the approved Plan during construction. Potential attenuation measures include, but are not limited to, the following:

- i. Erect temporary plywood noise barriers around the construction site, particularly along on sites adjacent to residential buildings;
- ii. Implement “quiet” pile driving technology (such as pre-drilling of piles, the use of more than one pile driver to shorten the total pile driving duration), where

- feasible, in consideration of geotechnical and structural requirements and conditions;
- iii. Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site;
- iv. Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings by the use of sound blankets for example and implement such measure if such measures are feasible and would noticeably reduce noise impacts; and
- v. Monitor the effectiveness of noise attenuation measures by taking noise measurements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

Public Notification Required

Requirement: The project applicant shall notify property owners and occupants located within 300 feet of the construction activities at least 14 calendar days prior to commencing extreme noise generating activities. Prior to providing the notice, the project applicant shall submit to the City for review and approval the proposed type and duration of extreme noise generating activities and the proposed public notice. The public notice shall provide the estimated start and end dates of the extreme noise generating activities and describe noise attenuation measures to be implemented.

When Required: During construction

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

29. Construction Noise Complaints

Requirement: The project applicant shall submit to the City for review and approval a set of procedures for responding to and tracking complaints received pertaining to construction noise, and shall implement the procedures during construction. At a minimum, the procedures shall include:

- a. Designation of an on-site construction complaint and enforcement manager for the project;
- b. A large on-site sign near the public right-of-way containing permitted construction days/hours, complaint procedures, and phone numbers for the project complaint manager and City Code Enforcement unit;
- c. Protocols for receiving, responding to, and tracking received complaints; and
- d. Maintenance of a complaint log that records received complaints and how complaints were addressed, which shall be submitted to the City for review upon the City's request.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

30. Operational Noise

Requirement: Noise levels from the project site after completion of the project (i.e., during project operation) shall comply with the performance standards of chapter 17.120 of the Oakland Planning Code and chapter 8.18 of the Oakland Municipal Code. If noise levels exceed these standards, the activity causing the noise shall be abated until appropriate noise reduction measures have been installed and compliance verified by the City.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

31. Construction Activity in the Public Right-of-Way

Obstruction Permit Required

Requirement: The project applicant shall obtain an obstruction permit from the City prior to placing any temporary construction-related obstruction in the public right-of-way, including City streets and sidewalks.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

Traffic Control Plan Required

Requirement: In the event of obstructions to vehicle or bicycle travel lanes, the project applicant shall submit a Traffic Control Plan to the City for review and approval prior to obtaining an obstruction permit. The project applicant shall submit evidence of City approval of the Traffic Control Plan with the application for an obstruction permit. The Traffic Control Plan shall contain a set of comprehensive traffic control measures for auto, transit, bicycle, and pedestrian detours, including detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. The project applicant shall implement the approved Plan during construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Transportation Services Division

Monitoring/Inspection: Bureau of Building

Repair of City Streets

Requirement: The project applicant shall repair any damage to the public right-of way, including streets and sidewalks caused by project construction at his/her expense within one week of the occurrence of the damage (or excessive wear), unless further damage/excessive wear may continue; in such case, repair shall occur prior to approval of the final inspection of the construction-related permit. All damage that is a threat to public health or safety shall be repaired immediately.

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

32. Bicycle Parking

Requirement: The project applicant shall comply with the City of Oakland Bicycle Parking Requirements (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall demonstrate compliance with the requirements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

33. Construction and Demolition Waste Reduction and Recycling

Requirement: The project applicant shall comply with the City of Oakland Construction and Demolition Waste Reduction and Recycling Ordinance (chapter 15.34 of the Oakland Municipal Code) by submitting a Construction and Demolition Waste Reduction and Recycling Plan (WRRP) for City review and approval, and shall implement the approved WRRP. Projects subject to these requirements include all new construction, renovations/alterations/modifications with construction values of \$50,000 or more (except R-3 type construction), and all demolition (including soft demolition) except demolition of type R-3 construction. The WRRP must specify the methods by which the project will divert construction and demolition debris waste from landfill disposal in accordance with current City requirements. The WRRP may be submitted electronically at www.greenhalosystems.com or manually at the City's Green Building Resource Center. Current standards, FAQs, and forms are available on the City's website and in the Green Building Resource Center.

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Environmental Services Division

Monitoring/Inspection: Public Works Department, Environmental Services Division

34. Underground Utilities

Requirement: The project applicant shall place underground all new utilities serving the project and under the control of the project applicant and the City, including all new gas, electric, cable, and telephone facilities, fire alarm conduits, street light wiring, and other wiring, conduits, and similar facilities. The new facilities shall be placed underground along the project's street frontage and from the project structures to the point of service. Utilities under the control of other agencies, such as PG&E, shall be placed underground if feasible. All utilities shall be installed in accordance with standard specifications of the serving utilities.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

35. Recycling Collection and Storage Space

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

36. Green Building Requirements

Compliance with Green Building Requirements During Plan-Check

Requirement: The project applicant shall comply with the requirements of the California Green Building Standards (CALGreen) mandatory measures and the applicable requirements of the City of Oakland Green Building Ordinance (chapter 18.02 of the Oakland Municipal Code).

- i. The following information shall be submitted to the City for review and approval with the application for a building permit:
 - Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficiency Standards.
 - Completed copy of the final green building checklist approved during the review of the Planning and Zoning permit.
 - Copy of the Unreasonable Hardship Exemption, if granted, during the review of the Planning and Zoning permit.
 - Permit plans that show, in general notes, detailed design drawings, and specifications as necessary, compliance with the items listed in subsection (ii) below.
 - Copy of the signed statement by the Green Building Certifier approved during the review of the Planning and Zoning permit that the project complied with the requirements of the Green Building Ordinance.
 - Signed statement by the Green Building Certifier that the project still complies with the requirements of the Green Building Ordinance, unless an Unreasonable Hardship Exemption was granted during the review of the Planning and Zoning permit.
 - Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.
- ii. The set of plans in subsection (i) shall demonstrate compliance with the following:
 - CALGreen mandatory measures.
 - All green building points identified on the checklist approved during review of the Planning and Zoning permit, unless a Request for Revision Plan-check

application is submitted and approved by the Bureau of Planning that shows the previously approved points that will be eliminated or substituted.

- The required green building point minimums in the appropriate credit categories.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

Compliance with Green Building Requirements During Construction

Requirement: The project applicant shall comply with the applicable requirements of CALGreen and the Oakland Green Building Ordinance during construction of the project.

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

- Completed copies of the green building checklists approved during the review of the Planning and Zoning permit and during the review of the building permit.
- Signed statement(s) by the Green Building Certifier during all relevant phases of construction that the project complies with the requirements of the Green Building Ordinance.
- Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

Compliance with Green Building Requirements After Construction

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

When Required: Prior to Final Approval

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

37. Sanitary Sewer System

Requirement: The project applicant shall prepare and submit a Sanitary Sewer Impact Analysis to the City for review and approval in accordance with the City of Oakland Sanitary Sewer Design Guidelines. The Impact Analysis shall include an estimate of pre-project and post-project wastewater flow from the project site. In the event that the Impact Analysis indicates that the net increase in project wastewater flow exceeds City-projected increases in wastewater flow in the sanitary sewer system, the project applicant shall pay the Sanitary Sewer Impact Fee in accordance with the City's Master Fee Schedule for funding improvements to the sanitary sewer system.

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Department of Engineering and Construction

Monitoring/Inspection: N/A

38. Storm Drain System

Requirement: The project storm drainage system shall be designed in accordance with the City of Oakland’s Storm Drainage Design Guidelines. To the maximum extent practicable, peak stormwater runoff from the project site shall be reduced by at least 25 percent compared to the pre-project condition.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

39. Tree Removal During Bird Breeding Season

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

When Required: Prior to removal of trees

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

40. Tree Permit

k. *Tree Permit Required*

Requirement: Pursuant to the City’s Tree Protection Ordinance (OMC chapter 12.36), the project applicant shall obtain a tree permit and abide by the conditions of that permit.

When Required: Prior to approval of construction-related permit

Initial Approval: Permit approval by Public Works Department, Tree Division; evidence of approval submitted to Bureau of Building

Monitoring/Inspection: Bureau of Building

Tree Protection During Construction

Requirement: Adequate protection shall be provided during the construction period for any trees which are to remain standing, including the following, plus any recommendations of an arborist:

- i. Before the start of any clearing, excavation, construction, or other work on the site, every protected tree deemed to be potentially endangered by said site work shall be securely fenced off at a distance from the base of the tree to be determined by the project's consulting arborist. Such fences shall remain in place for duration of all such work. All trees to be removed shall be clearly marked. A scheme shall be established for the removal and disposal of logs, brush, earth and other debris which will avoid injury to any protected tree.
- ii. Where proposed development or other site work is to encroach upon the protected perimeter of any protected tree, special measures shall be incorporated to allow the roots to breathe and obtain water and nutrients. Any excavation, cutting, filing, or compaction of the existing ground surface within the protected perimeter shall be minimized. No change in existing ground level shall occur within a distance to be determined by the project's consulting arborist from the base of any protected tree at any time. No burning or use of equipment with an open flame shall occur near or within the protected perimeter of any protected tree.
- iii. No storage or dumping of oil, gas, chemicals, or other substances that may be harmful to trees shall occur within the distance to be determined by the project's consulting arborist from the base of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. No heavy construction equipment or construction materials shall be operated or stored within a distance from the base of any protected trees to be determined by the project's consulting arborist. Wires, ropes, or other devices shall not be attached to any protected tree, except as needed for support of the tree. No sign, other than a tag showing the botanical classification, shall be attached to any protected tree.
- iv. Periodically during construction, the leaves of protected trees shall be thoroughly sprayed with water to prevent buildup of dust and other pollution that would inhibit leaf transpiration.
- v. If any damage to a protected tree should occur during or as a result of work on the site, the project applicant shall immediately notify the Public Works Department and the project's consulting arborist shall make a recommendation to the City Tree Reviewer as to whether the damaged tree can be preserved. If, in the professional opinion of the Tree Reviewer, such tree cannot be preserved in a healthy state, the Tree Reviewer shall require replacement of any tree removed with another tree or trees on the same site deemed adequate by the Tree Reviewer to compensate for the loss of the tree that is removed.
- vi. All debris created as a result of any tree removal work shall be removed by the project applicant from the property within two weeks of debris creation, and such debris shall be properly disposed of by the project applicant in accordance with all applicable laws, ordinances, and regulations.

When Required: During construction

Initial Approval: Public Works Department, Tree Division

CONDITIONS OF APPROVAL

Monitoring/Inspection: Bureau of Building

Tree Replacement Plantings

Requirement: Replacement plantings shall be required for tree removals for the purposes of erosion control, groundwater replenishment, visual screening, wildlife habitat, and preventing excessive loss of shade, in accordance with the following criteria:

- i. No tree replacement shall be required for the removal of nonnative species, for the removal of trees which is required for the benefit of remaining trees, or where insufficient planting area exists for a mature tree of the species being considered.
- ii. Replacement tree species shall consist of Sequoia sempervirens (Coast Redwood), Quercus agrifolia (Coast Live Oak), Arbutus menziesii (Madrone), Aesculus californica (California Buckeye), Umbellularia californica (California Bay Laurel), or other tree species acceptable to the Tree Division.
- iii. Replacement trees shall be at least twenty-four (24) inch box size, unless a smaller size is recommended by the arborist, except that three fifteen (15) gallon size trees may be substituted for each twenty-four (24) inch box size tree where appropriate.
- iv. Minimum planting areas must be available on site as follows:
 - For Sequoia sempervirens, three hundred fifteen (315) square feet per tree;
 - For other species listed, seven hundred (700) square feet per tree.
- v. In the event that replacement trees are required but cannot be planted due to site constraints, an in lieu fee in accordance with the City's Master Fee Schedule may be substituted for required replacement plantings, with all such revenues applied toward tree planting in city parks, streets and medians.
- vi. The project applicant shall install the plantings and maintain the plantings until established. The Tree Reviewer of the Tree Division of the Public Works Department may require a landscape plan showing the replacement plantings and the method of irrigation. Any replacement plantings which fail to become established within one year of planting shall be replanted at the project applicant's expense.

When Required: Prior to building permit final

Initial Approval: Public Works Department, Tree Division

Monitoring/Inspection: Bureau of Building

Site Specific Conditions of Approval

41. Encroachment Permit

Prior to issuance of building permit.

The applicant shall obtain any encroachment permits, waiver of damages or other approvals required by the Bureau of Building, for any privately constructed public improvements, or any permanent or temporary elements located in the public right of way.

42. Window and Door Details.

Prior to issuance of building permit.

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

43. Meter Shielding.

Prior to issuance of building permits.

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

44. Public Art for Private Development Condition of Approval – Residential Project

Prior to Building Permit Issuance and Ongoing

This project is subject to the City's Public Art Requirements for Private Development, adopted by Ordinance No. 13275 C.M.S. ("Ordinance") and codified in Oakland Municipal Code Chapter 15.70. As a residential project, the public art contribution requirement is equivalent to 0.50% of building development costs for the project. The contribution requirement can be met through the commission or acquisition and installation of publicly accessible art on the development site, payment of an in-lieu contribution to the City's established public art fund, or satisfaction of alternative compliance methods described in the Ordinance). The applicant shall provide proof of full payment of the in lieu contribution, or provide proof of installation of artwork on the development site, prior to the City's issuance of a final certificate of occupancy, unless a separate legally binding instrument is executed ensuring compliance within a timely manner, subject to City approval. On-site art installation shall be designed by independent artists, or artists working in conjunction with arts or community organizations, that are verified by the City to either hold a valid Oakland business license or be an Oakland-based 501(c)(3) tax designated organization in good standing.

APPLICABLE CODES

1. ALL APPLICABLE CODES SHALL BE THE LATEST EDITION UNLESS OTHERWISE NOTED.
 2. ALL APPLICABLE CODES SHALL BE THE LATEST EDITION UNLESS OTHERWISE NOTED.
 3. ALL APPLICABLE CODES SHALL BE THE LATEST EDITION UNLESS OTHERWISE NOTED.
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 9. ALL APPLICABLE CODES SHALL BE THE LATEST EDITION UNLESS OTHERWISE NOTED.
 10. ALL APPLICABLE CODES SHALL BE THE LATEST EDITION UNLESS OTHERWISE NOTED.

DEFERRED SUBMITTALS

1. ALL DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
 2. ALL DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
 3. ALL DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
 4. ALL DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.
 5. ALL DEFERRED SUBMITTALS SHALL BE SUBMITTED TO THE CITY ENGINEER FOR REVIEW AND APPROVAL.

SYMBOLS

1. ALL SYMBOLS SHALL BE AS SHOWN ON THIS SHEET.
 2. ALL SYMBOLS SHALL BE AS SHOWN ON THIS SHEET.
 3. ALL SYMBOLS SHALL BE AS SHOWN ON THIS SHEET.
 4. ALL SYMBOLS SHALL BE AS SHOWN ON THIS SHEET.
 5. ALL SYMBOLS SHALL BE AS SHOWN ON THIS SHEET.

PROJECT TEAM

OWNER: MULTIFAMILY HOUSING & CONVERSION REMODEL
ARCHITECT: erthaus
ENGINEER: [Firm Name]
PLANNING: [Firm Name]
LANDSCAPE ARCHITECT: [Firm Name]

PROJECT DATA

ADDRESS: 1638 47TH AVENUE, OAKLAND, CA 94612
PROJECT TYPE: MULTIFAMILY HOUSING & CONVERSION REMODEL
PERMIT TYPE: [Type]
DATE: [Date]

SCOPE OF WORK

1. ALL WORK SHALL BE AS SHOWN ON THIS SHEET.
 2. ALL WORK SHALL BE AS SHOWN ON THIS SHEET.
 3. ALL WORK SHALL BE AS SHOWN ON THIS SHEET.
 4. ALL WORK SHALL BE AS SHOWN ON THIS SHEET.
 5. ALL WORK SHALL BE AS SHOWN ON THIS SHEET.

2015 OAKLAND MUNICIPAL CODE DATA

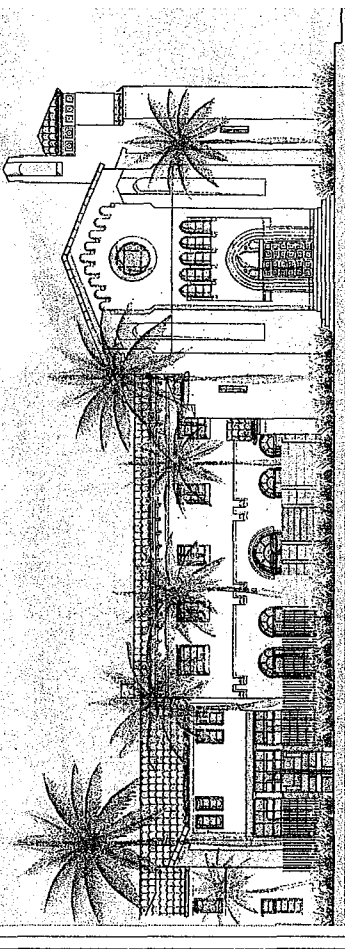
ZONING - CHAPTER 17.18.00 URBAN RESIDENTIAL ZONES REGULATIONS
DWELLING UNIT DENSITY - TABLE 17.18.030 PROPERTY DEVELOPMENT STANDARDS
SETBACKS - TABLE 17.18.030 PROPERTY DEVELOPMENT STANDARDS
HEIGHTS - TABLE 17.18.030 PROPERTY DEVELOPMENT STANDARDS
PARKING - TABLE 17.18.030 OFF-STREET PARKING RESIDENTIAL ACTIVITIES
OPEN SPACE - TABLE 17.18.030 GROUP USABLE OPEN SPACE
BICYCLE PARKING - TABLE 17.18.030 BICYCLE PARKING RESIDENTIAL
RECYCLING SPACE - TABLE 17.18.030 RECYCLING SPACE ALLOCATION

LOCATION MAP

PARCEL MAP

KEY PLAN

MULTIFAMILY HOUSING & CONVERSION REMODEL
 1638 47TH AVENUE
 OAKLAND, CALIFORNIA 94612
 PARCEL NUMBER 035-2360-032-03



DRAWING INDEX

1. ALL DRAWINGS SHALL BE AS SHOWN ON THIS SHEET.
 2. ALL DRAWINGS SHALL BE AS SHOWN ON THIS SHEET.
 3. ALL DRAWINGS SHALL BE AS SHOWN ON THIS SHEET.
 4. ALL DRAWINGS SHALL BE AS SHOWN ON THIS SHEET.
 5. ALL DRAWINGS SHALL BE AS SHOWN ON THIS SHEET.

REVISIONS

1. ALL REVISIONS SHALL BE AS SHOWN ON THIS SHEET.
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LEGEND

1. ALL LEGENDS SHALL BE AS SHOWN ON THIS SHEET.
 2. ALL LEGENDS SHALL BE AS SHOWN ON THIS SHEET.
 3. ALL LEGENDS SHALL BE AS SHOWN ON THIS SHEET.
 4. ALL LEGENDS SHALL BE AS SHOWN ON THIS SHEET.
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NOTES

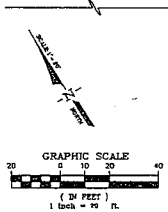
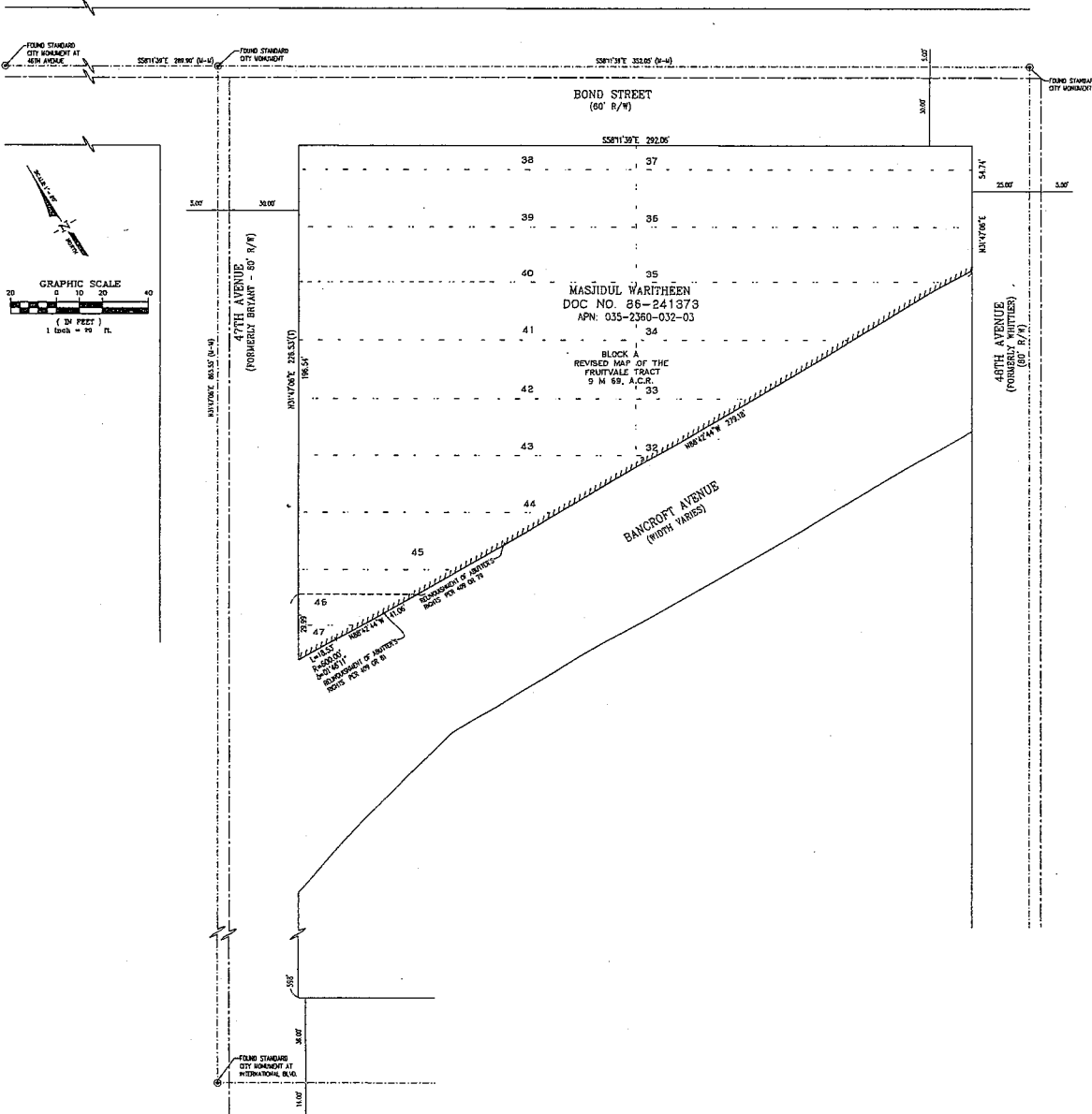
1. ALL NOTES SHALL BE AS SHOWN ON THIS SHEET.
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 3. ALL NOTES SHALL BE AS SHOWN ON THIS SHEET.
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 5. ALL NOTES SHALL BE AS SHOWN ON THIS SHEET.

PROPERTY INFORMATION

OWNER: MULTIFAMILY HOUSING & CONVERSION REMODEL
ADDRESS: 1638 47TH AVENUE, OAKLAND, CA 94612
PARCEL NUMBER: 035-2360-032-03

DESIGNER

erthaus
 ARCHITECTS
 101 Montgomery Street, Suite 600
 San Francisco, CA 94111
 TEL: 415.242.9090



LEGAL DESCRIPTION

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF ALAMEDA, CITY OF OAKLAND, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOTS 31 THROUGH 47, IN BLOCK LETTERED "A" AS SAID LOTS AND BLOCK ARE SHOWN ON THAT CERTAIN MAP ENTITLED "REVISION MAP OF THE FRUITVALE TRACT, BROOKLYN TP., ALAMEDA COUNTY, CALIFORNIA", FILED DECEMBER 12, 1980, IN USER 9 OF MAPS, AT PAGE 69, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

- EXCEPTING FROM THESE LOTS:
- PORTIONS LYING WITHIN THE LINES OF BOND STREET, AS THE STREET NOW EXISTS.
 - PORTIONS LYING WITHIN THE LINES OF BANCROFT AVENUE AS SAID AVENUE NOW EXISTS.
 - PORTIONS OF LOTS 31, 32, 46 AND 47 LYING GENERALLY SOUTHERLY FROM THE GENERALLY SOUTHERLY LINE OF BANCROFT AVENUE AS THIS LINE NOW EXISTS.

APN: 035-2360-032-03

NOTES

- THE TITLE REPORT ON WHICH THIS SURVEY IS BASED IS OLD REPUBLIC TITLE COMPANY PRELIMINARY REPORT ORDER NO. 111014258-45, DATED AS OF MARCH 24, 2014 AT 7:30 A.M.
- DATE OF FIELD SURVEY: APRIL 8, 3, AND 7, 2015 AS TO THE BOUNDARY AND TOPOGRAPHIC SURVEY OF THE SUBJECT PROPERTY.
- EASEMENTS AND/OR RIGHTS OF WAY ARE SHOWN HEREON PER THE PTR. OTHER EASEMENTS AND/OR RIGHTS OF WAY OF RECORD, IF ANY, ARE NOT SHOWN HEREON.
- THE UTILITIES SHOWN HEREON ARE BY SURFACE OBSERVATION AND RECORD INFORMATION ONLY. NO WARRANTY IS GIVEN HEREON AS TO THEIR EXACT LOCATION. IT IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR CONTRACTOR TO VERIFY THE EXACT LOCATION OF THE UTILITIES WITH THE APPROPRIATE UTILITY COMPANY OR AGENCY.

BASIS OF BEARINGS

FOUND STANDARD CITY OF OAKLAND MONUMENTS ALONG 47TH AVENUE AS REFERENCED BY DEED IN REEL 409 IMAGE 81, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY, TAKEN AS NORTH 31°47'00" EAST.

BENCHMARK

FOUND CITY OF OAKLAND CUT SQUARE MONUMENT AT INTERSECTION OF 47TH AVENUE AND BOND STREET BEING "N" CURB 47TH AVENUE 10' W. OF THE RETURN N. CORNER 47TH AVENUE AND BOND STREET PER BOOK 1552, PAGE 31, ELEVATION = 30.68, CITY OF OAKLAND DATUM.

RECORD REFERENCES

- "REVISION MAP OF THE FRUITVALE TRACT, BROOKLYN TP., ALAMEDA COUNTY, CALIFORNIA" FILED IN USER 9 OF MAPS, AT PAGE 69 IN THE OFFICE OF THE COUNTY RECORDER.
- CITY OF OAKLAND MONUMENT MAP NO. 123

SURVEYOR'S STATEMENT

THIS SURVEY WAS DONE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE LAND SURVEYORS ACT AT THE REQUEST OF ARTISTAS IN MARCH 2015.

[Signature] DATE: APRIL 24, 2015
JACQUELINE LUK, PLS. 8934
FOR LUK & ASSOCIATES, INC.



LEGEND

SYMBOLS	DESCRIPTION
---	BENCHMARK - SURVEY PROPERTY
---	RIGHT OF WAY LINE
---	OWNER'S PROPERTY LINE
---	OLD LOT LINE
---	UNOWNED LINE
---	"E" LINE
---	FOUND MONUMENT AS NOTED
○	BUILDING
○	WOOD FENCE
○	IRON FENCE
○	CHAIN LINK FENCE
○	ELECTRICAL LINE
○	GAS LINE
○	WATER LINE
○	OVERHEAD ELECTRICAL WIRE
○	AT&T BOX
○	BOLLARD
○	CATCH BASIN
○	CLEAN OUT
○	COLUMN
○	CABLE TELEVISION
○	FIRE HYDRANT
○	JOINT POLE
○	GAS VALVE
○	GATE MOTOR BOX
○	STREET LIGHT BOX
○	LIGHT
○	SANITARY SEWER MANHOLE
○	SANITARY SEWER CLEAN OUT
○	TELEPHONE BOX
○	PACIFIC GAS & ELECTRIC BOX
○	UTILITY VALVE
○	WATER METER
○	WATER VALVE
○	WATER METER
○	TOP OF CURB ELEVATION
○	UP CUTTER ELEVATION
○	FLOW LINE ELEVATION
○	BACK OF SIDEWALK ELEVATION
○	CONCRETE ELEVATION
○	TOP OF PAVEMENT ELEVATION
○	ASPHALT CONCRETE PAVEMENT
○	ALUMINUM
○	AREA DRAIN
○	BUILDING
○	BACK OF SIDEWALK
○	CONCRETE
○	COLUMN
○	DRAIN WALL
○	FINISH FLOOR
○	FACE OF WALL
○	CORNER
○	DRENCHWAY
○	ELECTRIC BOX
○	FINISH FLOOR
○	GRADE BREAK
○	IRON FENCE
○	PROPERTY LINE
○	TOP FACE OF CURB
○	THRESHOLD
○	TOP FACE OF WALL
○	WOOD FENCE
○	MONUMENT TO THE DISTANCE
○	TIE
○	UTILITY BEARING
○	DOCUMENT NUMBER
○	RECORD DATA REFERENCE
○	MONUMENT TO MONUMENT
○	ASSESSOR'S PARCEL NUMBER
○	SQ. FT.
○	SQUARE FEET
○	RIGHT OF WAY
○	CALC.
○	CALCULATED VALUE
○	STUCCO
○	STORY
○	IMAGE
○	REEL
○	PAGES
○	MARK
○	CORNER
○	R/W
○	RIGHT OF WAY
○	APN
○	ASSESSOR'S PARCEL NUMBER
○	PRELIMINARY TITLE REPORT
○	TOTAL
○	PARCEL MAP
○	DOCUMENT NUMBER
○	RECORD REFERENCE

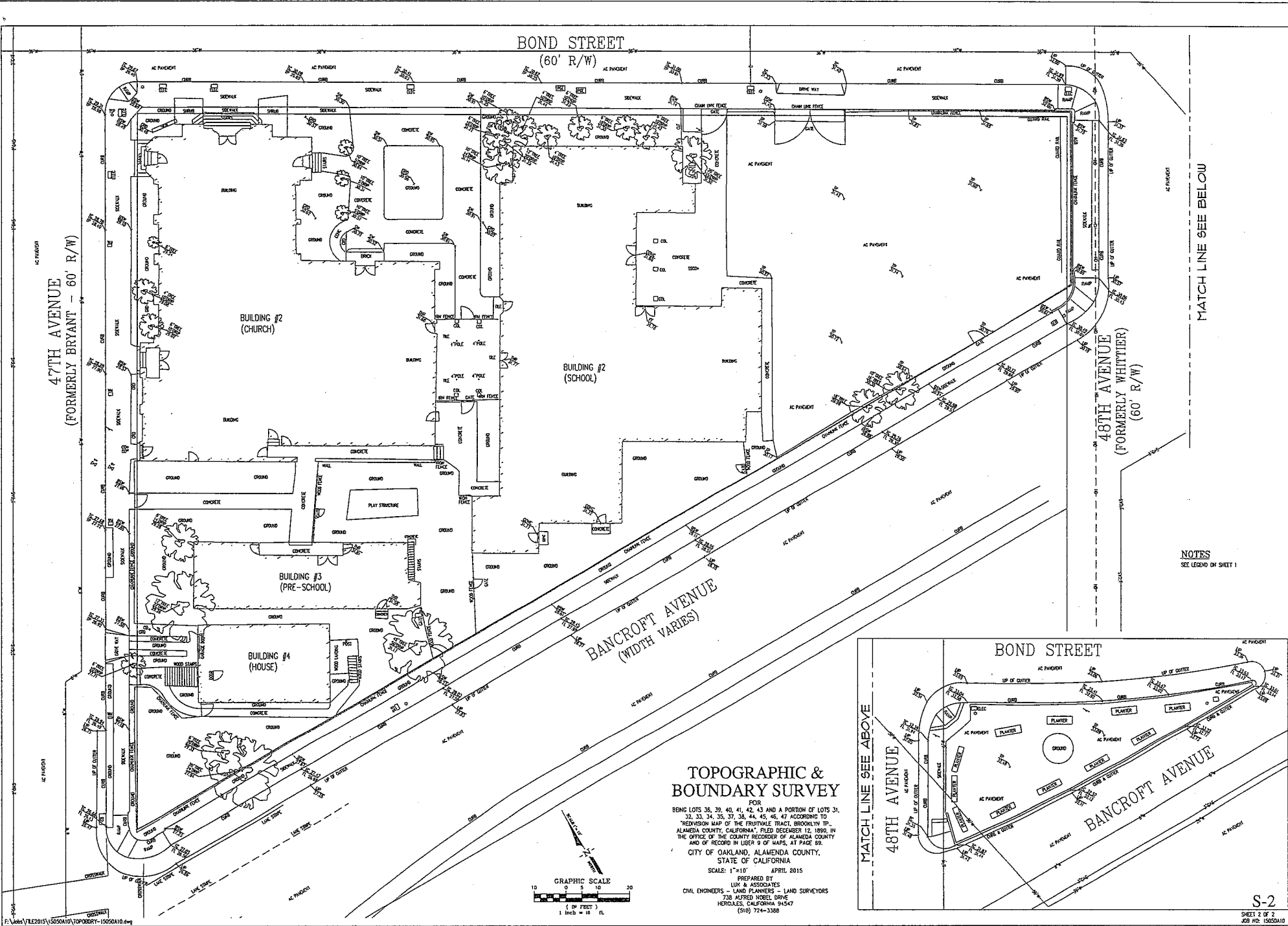
TOPOGRAPHIC & BOUNDARY SURVEY

FOR BEING LOTS 36, 38, 40, 41, 42, 43 AND A PORTION OF LOTS 31, 32, 33, 34, 35, 37, 38, 44, 45, 46, 47 ACCORDING TO "REVISION MAP OF THE FRUITVALE TRACT, BROOKLYN TP., ALAMEDA COUNTY, CALIFORNIA", FILED DECEMBER 12, 1980, IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY AND OF RECORD IN USER 9 OF MAPS, AT PAGE 69.

CITY OF OAKLAND, ALAMEDA COUNTY, STATE OF CALIFORNIA

SCALE: 1"=20'
PREPARED BY: APRIL 2015
LUK & ASSOCIATES
738 ALFRED NOBEL DRIVE
HERZULES, CALIFORNIA 94547
(510) 724-3368

S-1



BOND STREET
(60' R/W)

47TH AVENUE
(FORMERLY BRYANT - 60' R/W)

48TH AVENUE
(FORMERLY WHITTIER)
(60' R/W)

BUILDING #2
(CHURCH)

BUILDING #2
(SCHOOL)

BUILDING #3
(PRE-SCHOOL)

BUILDING #4
(HOUSE)

BANCROFT AVENUE
(WIDTH VARIES)

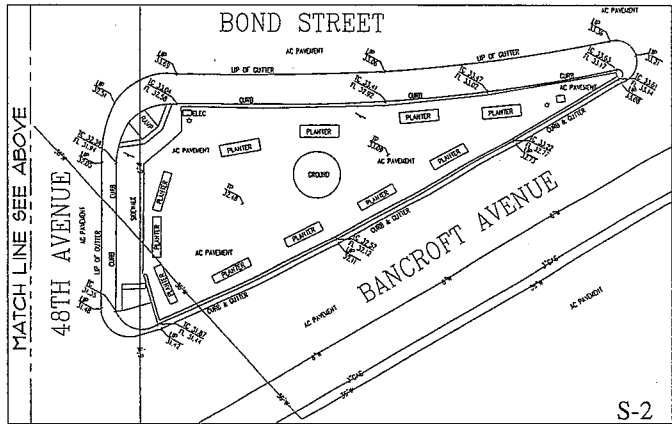
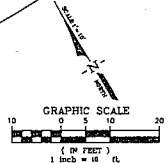
MATCH LINE SEE BELOW

NOTES
SEE LEGEND ON SHEET 1

TOPOGRAPHIC & BOUNDARY SURVEY

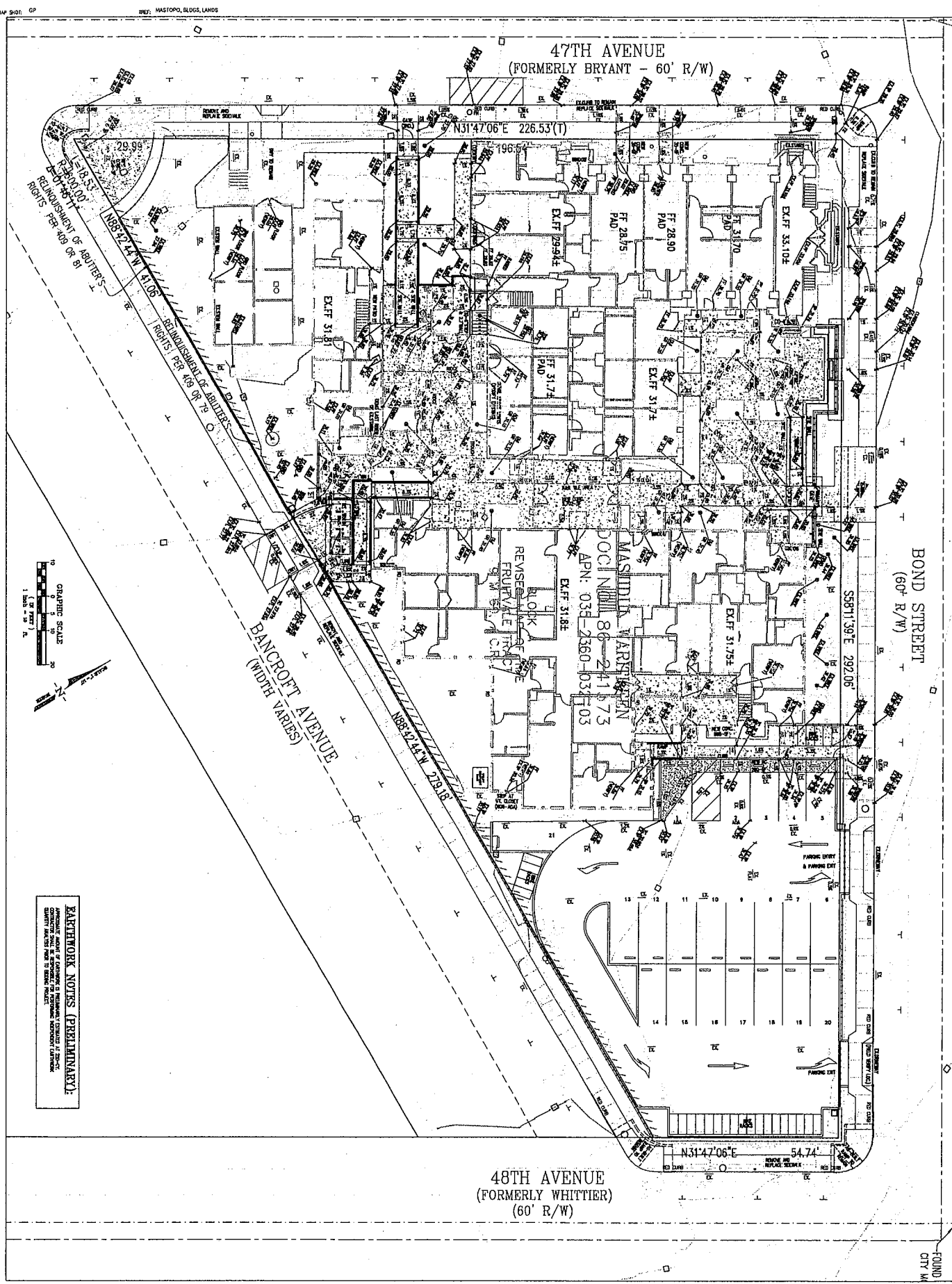
FOR
BOND LOTS 36, 39, 40, 41, 42, 43 AND A PORTION OF LOTS 31,
32, 33, 34, 35, 37, 38, 44, 45, 46, 47 ACCORDING TO
"REDIVISION MAP OF THE FRUITVALE TRACT, BROOKLYN TP.,
ALAMEDA COUNTY, CALIFORNIA," FILED DECEMBER 12, 1899, IN
THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY
AND OF RECORD IN LIBER 9 OF MAPS, AT PAGE 69.
CITY OF OAKLAND, ALAMEDA COUNTY,
STATE OF CALIFORNIA
SCALE: 1"=10' APRIL 2015

PREPARED BY
LUX & ASSOCIATES
CIVIL ENGINEERS - LAND PLANNERS - LAND SURVEYORS
738 ALFRED NOBEL DRIVE
HERZOGES, CALIFORNIA 94547
(510) 724-3388



S-2

F:\Users\VLZ2015\15050410\TOPOG\BOND-15050410.dwg



RECORD SET
 2015-01-06 09:00 AM
 15000 1/4" = 1'-0"

GRAPHIC SCALE
 0 5 10 20
 1" = 20'

EARTHWORK NOTES (PRELIMINARY):
 APPROXIMATE VOLUMES OF EARTHWORK TO BE INSTALLED AS SHOWN ON THIS PLAN.
 QUANTITIES ARE FOR INFORMATION ONLY. FIELD VERIFICATION IS REQUIRED.
 CHECKED BY: [Signature]

15000 1/4" = 1'-0"

Printing Schedule:
 Issue Date: 04/07/2015
 Project No.: 15000010
 Design: [Signature]
 Drawn: [Signature]
 Checked: [Signature]

C-4

RECORD DRAWING ISSUANCE
 PLANNING SUBMIT: 06/01/2015

**PRELIMINARY
 GRADING PLAN:
 ELEVATIONS**

Idk and Associates
 Civil Engineering
 726 Alford Road Suite
 Hercules, CA 94547
 Phone: (916) 724-3388
 Fax: (916) 724-3383

REGISTERED PROFESSIONAL ENGINEER
 CIVIL ENGINEERING
 7/15/2015

MULTI-FAMILY
 HOUSING
 CONVERSION
 REMODEL
 1528 47TH AVE
 OAKLAND, CA 94612

RESUME

15000 1/4" = 1'-0"

15000 1/4" = 1'-0"

15000 1/4" = 1'-0"

15000 1/4" = 1'-0"

15000 1/4" = 1'-0"

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15000 1/4" = 1'-0"

47TH AVENUE
(FORMERLY BRYANT - 60' R/W)

BOND STREET
(60' R/W)

SS81139'E 292.06

48TH AVENUE
(FORMERLY WHITTIER)
(60' R/W)

FOUND S
CITY MON

MULTIFAMILY
HOUSING
CONVERSION
&
REMODEL
1528 47TH AVE
OAKLAND, CA 94611

EXAMINER'S SEAL

1st Montgomery Street, Suite 100
San Francisco, CA 94104
Tel: (415) 774-2900

DESIGNER

ARCHITECT
S&B
3000 RAYBURN DRIVE
OAKLAND, CA 94612
TEL: (415) 774-3333

Lot and Associates

Land Surveyors
728 Alfred Road Drive
Pleasanton, CA 94566
Phone (925) 721-3388
Fax (925) 724-3383



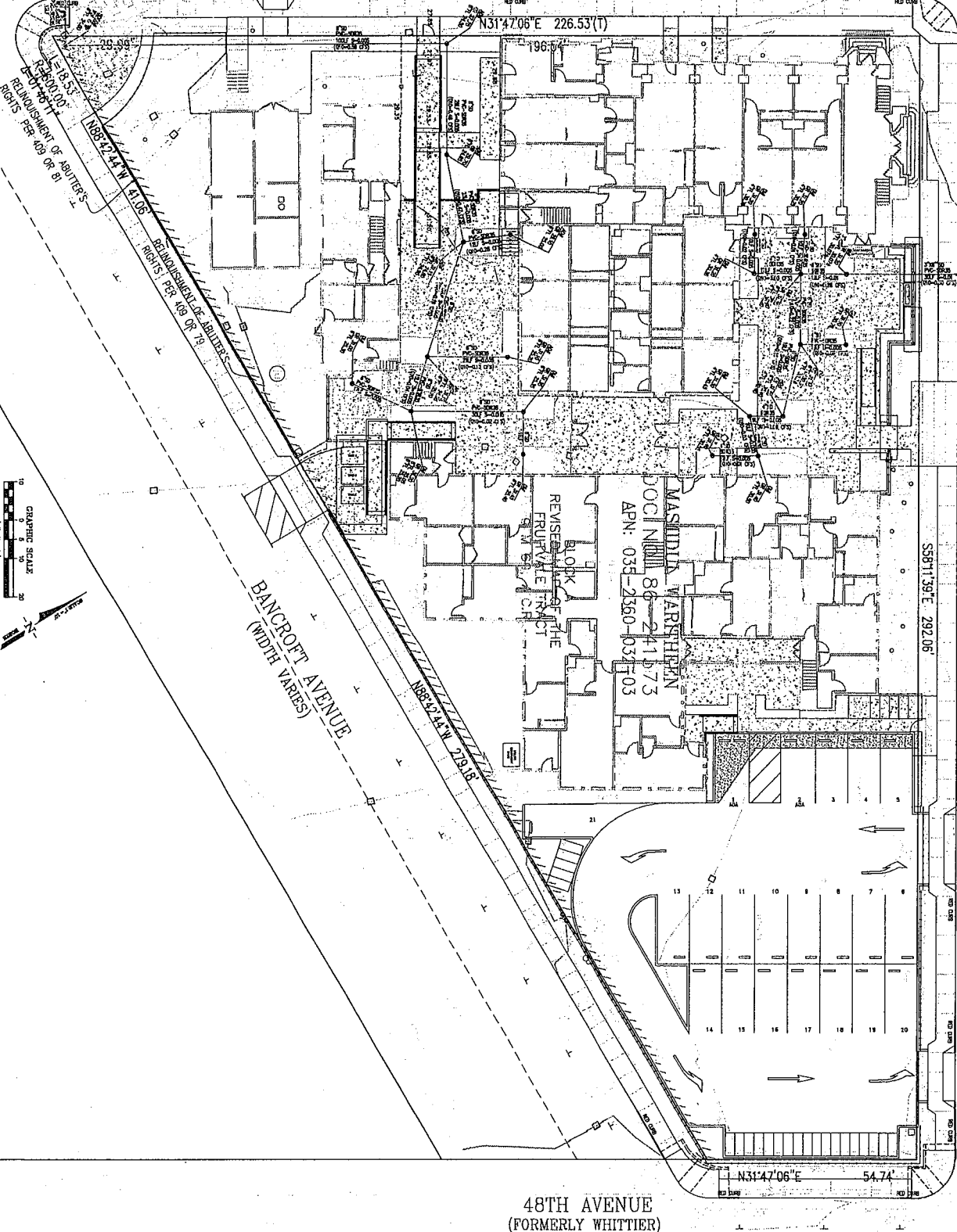
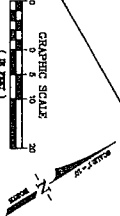
PRELIMINARY
UTILITY
PLAN

RECORD DRAWING ISSUANCE
PLANNING SEIBERT 06/01/2015

Planning Submittal:
Name: Project No.:
Date: Project No.:
Scale: 1" = 10'
Drawing No.:
Drawing No.:
Drawing No.:

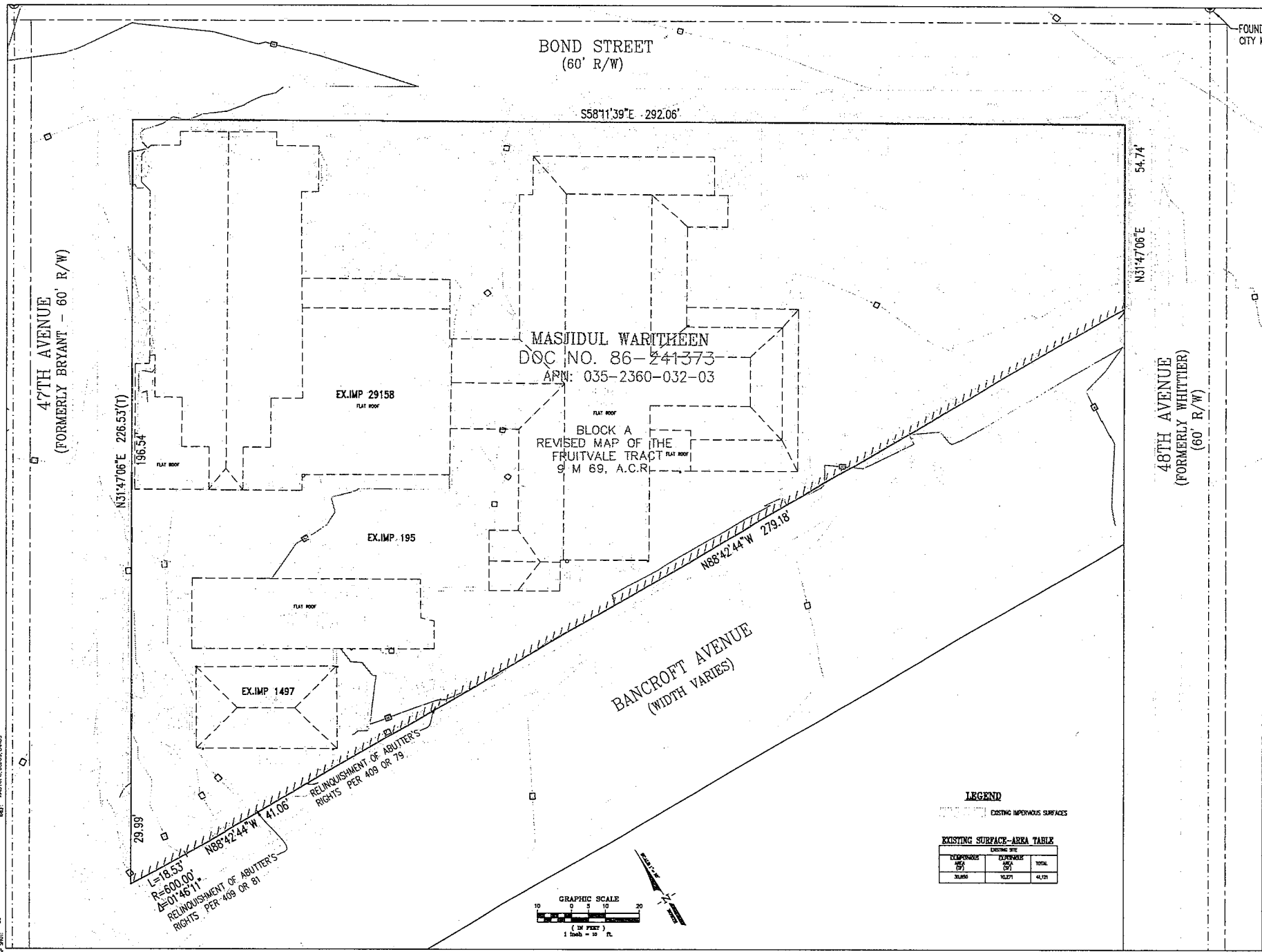
C-5

Revised: 06/01/2015



DATE: 06/01/2015 11:00 AM

MAP SHEET: 01 WEST: HISTORIC, BLOCKS, LOTS



MULTIFAMILY HOUSING CONVERSION & REMODEL
1638 47TH AVE.
OAKLAND, CA 94601

101 Montgomery Street, Suite 630
San Francisco, CA 94111
T 415 348 8995

DESIGNER

ARTHUR, INC.
310 HIGHTOWER
SAN FRANCISCO, CA 94110
SF 415.375.1375
NY 415.375.1978

Luk and Associates
Civil Engineering
Land Planning
Land Surveying
738 Alfred Noble Drive
Hercules, CA 94547
Phone (510) 724-3388
Fax (510) 724-3383



PRELIMINARY STORMWATER TREATMENT PLAN: EXISTING

RECORD DRAWING ISSUANCE
PLANNING SUBMIT. 06.01.2015

Planning Submittal:
Issue Date: 06/01/2015
Project No.: 1505010
Dwg. File: master-1505010
Scale: 1" = 10'
Drawn: D.A.D.
Checked: C.W.

C-6.1
Plotdate: 06/01/2015

BOND STREET
(60' R/W)

FOUND S
CITY MO

MULTIFAMILY
HOUSING
CONVERSION
&
REMODEL

1636 47TH AVE.
OAKLAND, CA 94601

101 Montgomery Street, Suite 200
Oakland, CA 94604
Tel: 415.348.9000

DESIGNER

ATKINS, INC.
3401 RIVERSTREET
SAN FRANCISCO, CA 94110
Tel: 415.435.1775
Fax: 415.435.1778

Luk and Associates
Civil Engineering
Land Planning
Land Surveying
738 Alfred Nobel Drive
Berkeley, CA 94547
Phone: (510) 724-3388
Fax: (510) 724-3383



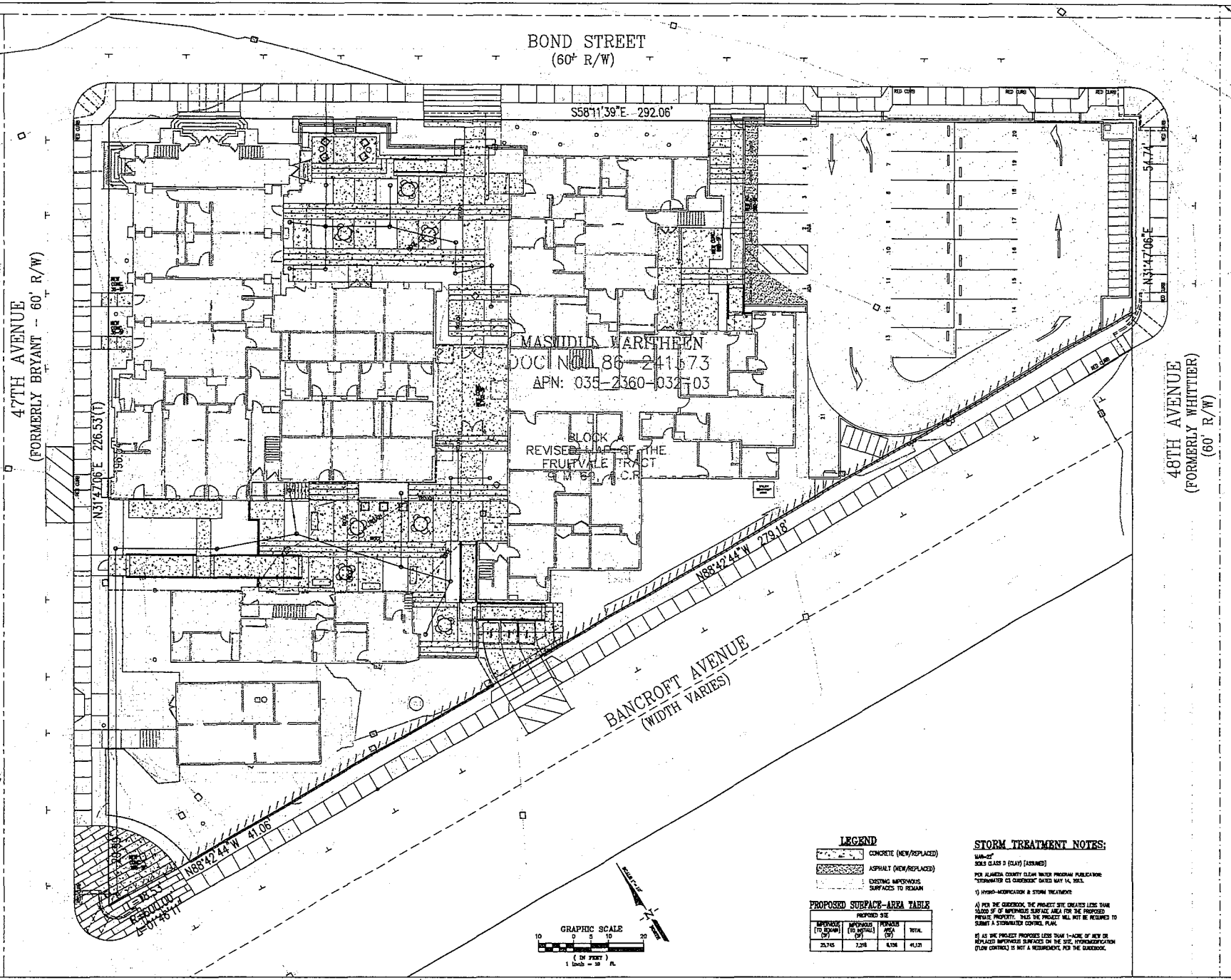
PRELIMINARY
STORMWATER
TREATMENT
PLAN: PROPOSED

RECORD DRAWING ISSUANCE
PLANNING SUBMIT, 06.01.2015

Planning Submittal:
Issue Date: 06/01/2015
Project No.: 15050410
Draw. File: 15050410
Scale: 1" = 10'
Drawn: D.A.D.
Checked: C.K.

C-6.2

Plotdate: 06/01/2015



MASJIDUL WARTHEN
DOCUMENT 86-241673
APN: 035-2360-032-003

BLOCK
REVISED MAP OF THE
FRUITVALE TRACT
S.M.S. & C.P.

47TH AVENUE
(FORMERLY BRYANT - 60' R/W)

48TH AVENUE
(FORMERLY WHITTIER)
(60' R/W)

BANCROFT AVENUE
(WIDTH VARIES)

LEGEND

- CONCRETE (NEW/REPLACED)
- ASPHALT (NEW/REPLACED)
- EXISTING IMPERVIOUS SURFACES TO REMAIN

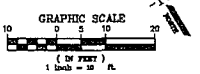
PROPOSED SURFACE-AREA TABLE

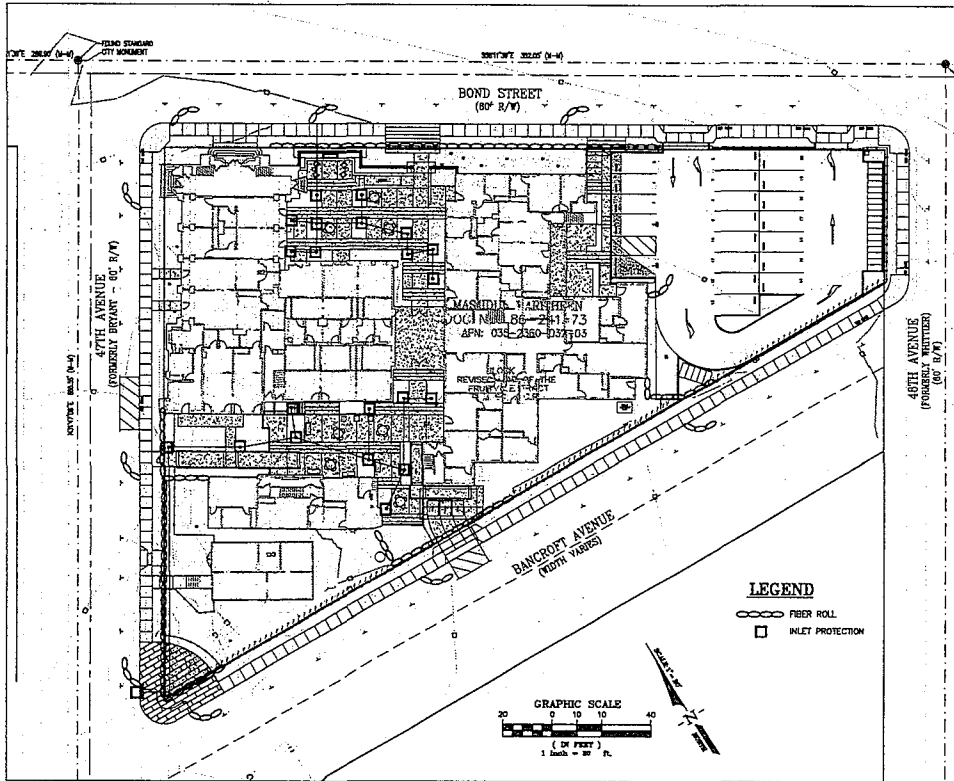
PROPOSED SITE			
IMPERVIOUS (TO STORM) (SQ. FT.)	IMPERVIOUS (TO STORM) (SQ. FT.)	PERVIOUS (SQ. FT.)	TOTAL
25,745	7,218	8,106	41,071

STORM TREATMENT NOTES:

1) PER THE CHECKBOOK, THE PROJECT SITE CREATES LESS THAN ALLOWED OF IMPERVIOUS SURFACE AREA FOR THE PROPOSED PERVIOUS PROPERTY. THIS PROJECT WILL NOT BE REQUIRED TO SUBMIT A STORMWATER CONTROL PLAN.

2) PER THE CHECKBOOK, THE PROJECT SITE CREATES LESS THAN ALLOWED OF IMPERVIOUS SURFACE ON THE SITE. THIS INFORMATION (BLUE CONTOUR) IS NOT A REQUIREMENT, PER THE CHECKBOOK.





EROSION CONTROL NOTES:

1. 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.
2. TO MINIMIZE EROSION OF GRADED BANKS, ALL GRADED BANKS SHALL BE HYDROSEDED, LANDSCAPED OR SEALED BEFORE OCTOBER 1, ANY CONCRETE LINED "V" GRIDES DESIGNED TO PROTECT THE BANKS SHALL BE CONSTRUCTED WHEN THE GRADING OF THE BANKS IS COMPLETED. IF THE PERMANENT STORM DRAIN SYSTEM IS NOT CONTRACTED TO ACCEPT DISCHARGE FROM THESE DETICHES BY OCTOBER 1, TEMPORARY DETICHES SHALL BE CONSTRUCTED TO CONTAIN THE STORM WATER AND DRECT IT IN A MANNER THAT AVOIDS EROSION OF THE BANKS, TO THE EROSION AND SEDIMENT CONTROL FACILITIES.
3. THE CONTRACTOR SHALL PLACE COARSE DRAIN ROCK AS A GRAVEL ROADWAY (OF MIN. THICK FOR THE FULL WIDTH AND 50' LONG) AT EACH ENTRANCE TO THE SITE (SEE DETAIL ON THIS SHEET). ANY MAT THAT IS TRACKED ONTO PUBLIC STREETS SHALL BE REMOVED THAT SAME DAY AND AS REQUIRED BY THE CITY INSPECTOR.
4. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL DISTURBED AREAS ARE STABILIZED AND CHANGED TO THE EROSION AND SEDIMENT CONTROL PLAN SHALL BE MADE TO MEET FIELD CONDITIONS ONLY WITH THE APPROVAL OF OR AT THE DIRECTION OF THE DIRECTOR OF PUBLIC WORKS.
5. DURING THE ENTIRE CONSTRUCTION PERIOD, ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIAL AND DEBRIS. THE SITE SHALL BE MAINTAINED TO MINIMIZE SEDIMENT-LOADED RUNOFF TO ANY STORM DRAINAGE SYSTEM.
6. THIS PLAN COVERS ONLY THE FIRST WINTER FOLLOWING GRADING. PLANS ARE TO BE RE-SUBMITTED FOR CITY APPROVAL PRIOR TO THE SEPTEMBER 1 OF EACH SUBSEQUENT YEAR UNTIL THE SITE IMPROVEMENTS ARE ACCEPTED BY THE CITY.
7. ALL EROSION CONTROL FACILITIES MUST BE INSPECTED AND REPAIRED AT THE END OF EACH WORKING DAY OR DAILY DURING THE ENTIRE CONSTRUCTION PERIOD.
8. ANY SEDIMENT BASINS SHALL BE CLEANED OUT WHENEVER SEDIMENT REACHES THE SEDIMENT CLEANOUT LEVEL INDICATED ON THE PLANS.
9. BORROW AREAS AND TEMPORARY STOCKPILES SHALL BE PROTECTED WITH APPROPRIATE EROSION CONTROL MEASURES TO THE SATISFACTION OF THE DIRECTOR OF PUBLIC WORKS.
10. ALL CUT AND FILL SLOPES ARE TO BE PROTECTED TO PREVENT OVERBANK FLOW.
11. THIS PLAN MAY NOT COVER ALL THE SITUATION THAT ARISE DURING CONSTRUCTION DUE TO ANTICIPATED FIELD CONDITIONS. VARIATIONS MAY BE MADE TO THE PLAN IN THE FIELD, SUBJECT TO THE APPROVAL OF THE CITY.
12. HYDROSEDED ALL CUT AND FILL SLOPES WHICH ARE STEEPER THAN 3:1 WITH THE FOLLOWING (VOLUMES SHOW ARE PER ACRES OF SLOPE):

FERTILIZER:	500 LBS. 16-6-8
SEED:	60 LBS. BLAND BROME GRASS
	60 LBS. ANNUAL RYE GRASS
	30 LBS. ROSE CLOVER
CHEMICAL TACKLER:	2000 LBS. WOOD CELLULOSE
	30 LBS. ORGANIC BINDER
13. TO CONTROL EROSION WITHIN THE STREET RIGHT-OF-WAY, FIBER ROLLS, SANDBAGS, EARTH BENS OR OTHER SUITABLE MATERIALS SHALL BE PLACED WITHIN ALL UNPAVED STREETS DURING THE ENTIRE CONSTRUCTION PERIOD. THESE ROLLS OF FIBER SHALL BE PLACED AT 200-FOOT MAXIMUM INTERVALS OR AS REQUIRED BY THE CITY ENGINEER (SEE FIBER ROLL DETAIL, THIS SHEET). THE ROLLS SHALL BE SECURELY ANCHORED IN PLACED BY STAPES OR REBARS DRIVEN THROUGH THE ROLLS WITH THE FIRST STAKE IN EACH ROLL ANCHORED THROUGH THE PREVIOUSLY LAD 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.
14. TO MINIMIZE STORM WATER RUNOFF FROM THE SITE, EARTH BENS SHALL BE CONSTRUCTED ON EACH PAD AS IT IS GRADED. THE EARTH BENS SHALL BE 1-FOOT MINIMUM IN HEIGHT AND PLACED SO THE STORM WATER FALLING ONTO THE PAD AREA AND THE SURROUNDING UPRILL BANKS WILL BE TRAPPED ON THE PAD (SEE EARTH BENS DETAIL, THIS SHEET). THE CONTRACTOR IS RESPONSIBLE FOR INSPECTING AND REPAIRING THE BENS ON EACH PAD DURING THE ENTIRE CONSTRUCTION PERIOD AND MAINTAINING THEM IN GOOD CONDITION UNTIL THE BUILDING CONSTRUCTION IS COMPLETED. THE CONTRACTOR SHALL DISURE COMPLIANCE WITH THE REQUIREMENTS REGARDING PAD MOISTURE CONTENT, COMPACTION, AND ALL OTHER CONDITIONS SET FORTH BY THE GEOTECHNICAL ENGINEER.
15. WHEN TEMPORARY STRUCTURES HAVE SERVED THEIR INTENDED PURPOSE AND THE CONTRIBTING DRAINAGE AREA HAS BEEN PROPERLY STABILIZED, THE DRAINAGE AND RESIDING SEDIMENT DEPOSITS ARE TO BE LEVELLED OR OTHERWISE REPOSED OF AS RECOMMENDED BY THE GEOTECHNICAL ENGINEER.

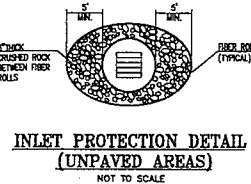
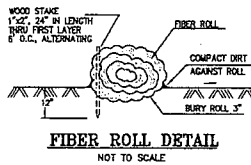
NOTES:

1. FILTER FABRIC SHALL MEET CAL-TRANS OR A.B.C. SPECIFICATIONS.
2. FILTER MATERIAL AND GRATE SHALL OVERLAP INLET ON ALL SIDES BY A MINIMUM OF 1".
3. INLET FILTER GRATE SHALL BE MADE OF #3 RE-BARS, CROSS CROSSED AT 1" WELDED OR TIED TOGETHER WITH WIRE OR A PLATE WITH A MINIMUM OF 70% OPEN AREA, BOTH OF SUFFICIENT STRENGTH TO PREVENT BENDING WHEN DRIVEN OVER BY A VEHICLE.
4. INLET FILTER GRATE SHALL BE SECURELY ATTACHED TO DRAIN INLET BY WIRE OR "WRAPS" (BEND OVER).
5. FILTERS SHALL BE INSPECTED WEEKLY AND BEFORE AND AFTER EACH RAINFALL. REPAIRS, SEDIMENT/DEBRIS REMOVAL SHALL BE MADE TO ASSURE EFFICIENT FUNCTIONING OF FILTER SYSTEM.

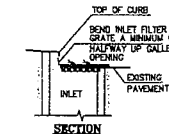
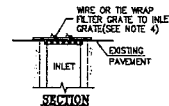


- NOTES:**
1. THICKNESS OF FILLED BAGS WHEN LAD FLAT SHALL NOT EXCEED 4".
 2. ENSURE THERE ARE NO GAPS BETWEEN THE BAGS AND THE FACE OF CURB.
 3. REMOVE AGGREGATED SILT, DIRT AND DEBRIS BEFORE IT EXCEEDS 2" THICK IN THE GUTTER.
 4. INSPECT INLET PROTECTION DAILY DURING OUTDOOR RAINFALL PERIODS AND BEFORE AND AFTER EACH RAIN EVENT.

BURLAP SACK CURB INLET SEDIMENT FILTER DETAIL
NOT TO SCALE



INLET PROTECTION DETAIL (ALL AREAS)
NOT TO SCALE



INLET PROTECTION DETAIL (PAVED AREAS)
NOT TO SCALE

MULTIFAMILY HOUSING CONVERSION & REMODEL
1638 47TH AVE.
OAKLAND, CA 94601

101 Montgomery Street Suite 600
San Francisco, CA 94104
T 415 348 9900

DESIGNER

ARTHURS, INC.
7110 PHOENIX
SAN FRANCISCO CA 94110
0941524177
7745251976

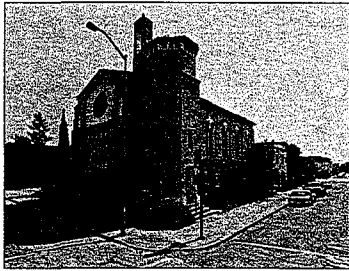
Luk and Associates
Civil Engineering
Land Planning
Land Surveying
738 Alfred Nobel Drive
Hercules, CA 94547
Phone (510) 724-3368
Fax (510) 724-3363



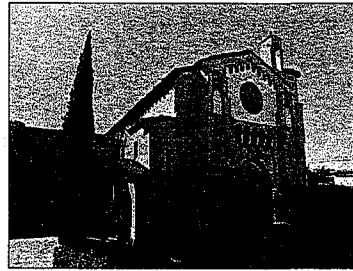
PRELIMINARY EROSION CONTROL PLAN

RECORD DRAWING ISSUANCE
PLANNING SUBMIT, 06.01.2015

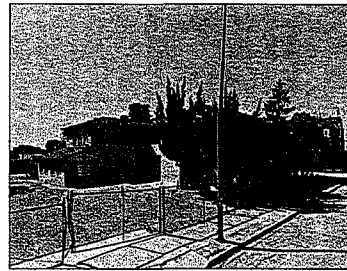
Planning Submittal:
Issue Date: 06/01/2015
Project No.: 15050610
Draw. File: master-15050610
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Drawn: D.A.D.
Checked: C.W.



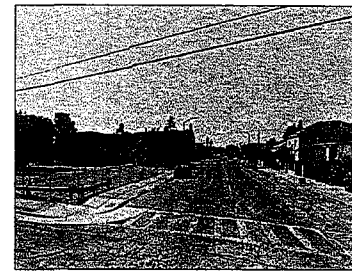
1 VIEW FROM ELEVATION TAG 1
SCALE



2 VIEW FROM ELEVATION TAG 2
SCALE



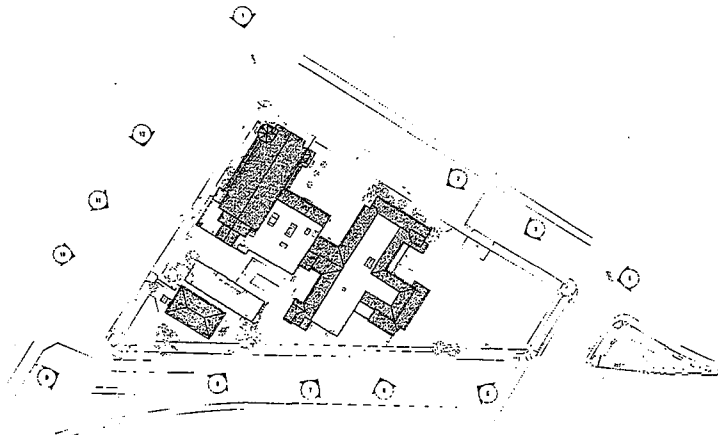
3 VIEW FROM ELEVATION TAG 3
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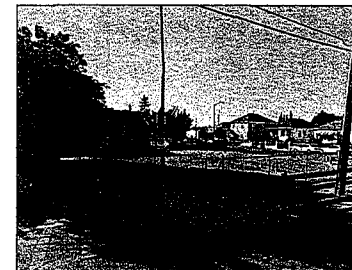
4 VIEW FROM ELEVATION TAG 4
SCALE



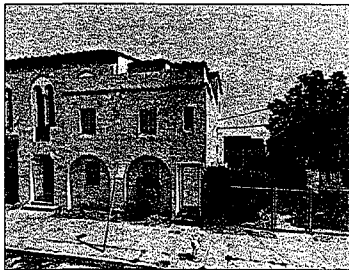
12 VIEW FROM ELEVATION TAG 12
SCALE



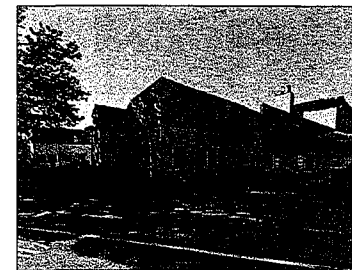
- EXISTING BUILDING IMAGE KEY PLAN
SCALE



5 VIEW FROM ELEVATION TAG 5
SCALE



11 VIEW FROM ELEVATION TAG 11
SCALE



6 VIEW FROM ELEVATION TAG 6
SCALE



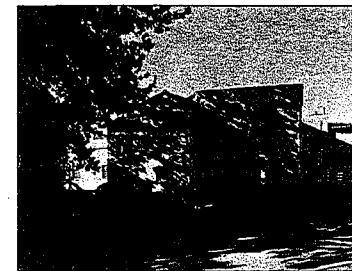
10 VIEW FROM ELEVATION TAG 10
SCALE



9 VIEW FROM ELEVATION TAG 9
SCALE



8 VIEW FROM ELEVATION TAG 8
SCALE

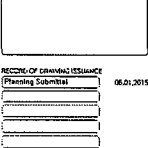
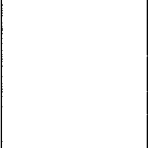


7 VIEW FROM ELEVATION TAG 7
SCALE

MULTIFAMILY HOUSING
CONVERSION
&
REMODEL
1828 47TH AVENUE
OAKLAND, CA 94601

1071 Montgomery Street Suite 650
San Francisco, CA 94108
T 415 346 9000

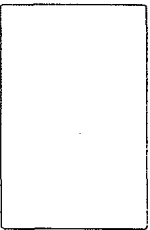
DESIGNER
ArtHaus
ARTHAUS, INC.
245 UNIVERSITY
SAN FRANCISCO, CA 94103
415.456.1775
774154-2178



RECORD OF CHANGES/ISSUANCE
Planning Submittal: 08.01.2015
PLANNING SUBMITTAL
Date of Issuance: 08.01.2015
Project Number: 1546.1
Existing Neighborhood
Imagery
A001A

AD01B
Existing Neighborhood
Imagery
Date of Imagery: 06/01/2015
Project Number: 1548.1
PLANNING SUBMITTAL

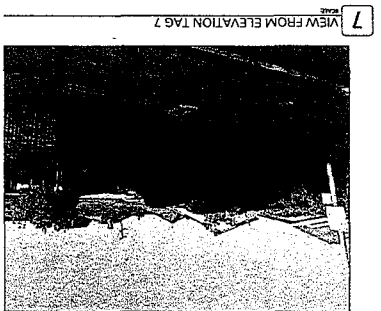
APR 15 2015
PLANNING SUBMITTAL
Project Number: 1548.1
Date of Imagery: 06/01/2015



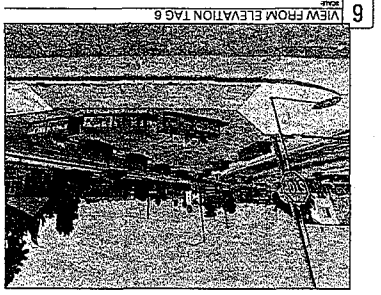
APR 15 2015
PLANNING SUBMITTAL
Project Number: 1548.1
Date of Imagery: 06/01/2015

101 Montgomery Street, Suite 600
San Francisco, CA 94104
415.398.8000

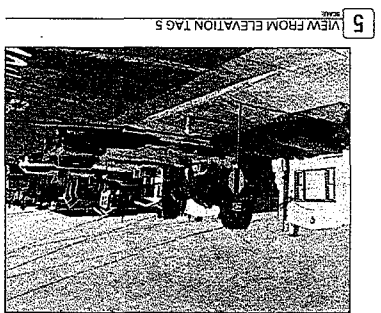
1534 17TH AVENUE
OAKLAND, CA 94612
REMODEL
&
CONVERSION
MULTIFAMILY HOUSING



VIEW FROM ELEVATION TAG 7



VIEW FROM ELEVATION TAG 6



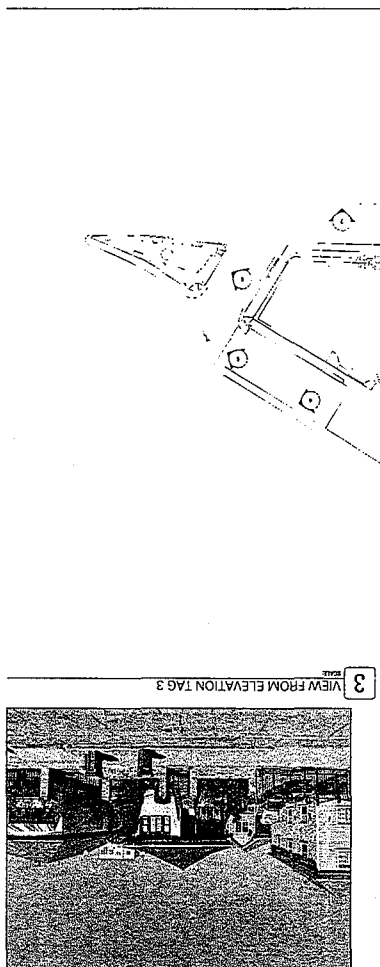
VIEW FROM ELEVATION TAG 5



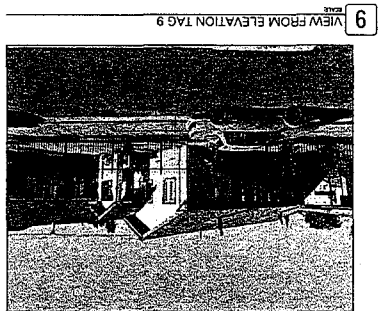
VIEW FROM ELEVATION TAG 4



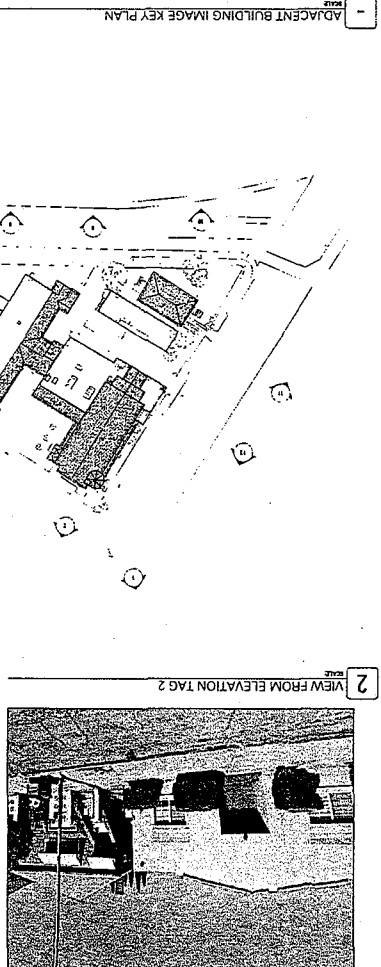
VIEW FROM ELEVATION TAG 8



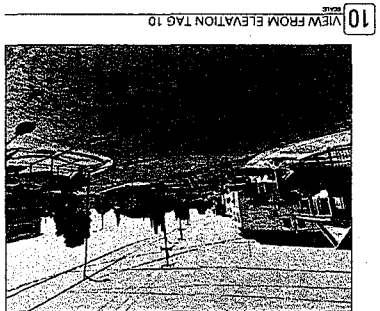
ADJACENT BUILDING IMAGE KEY PLAN



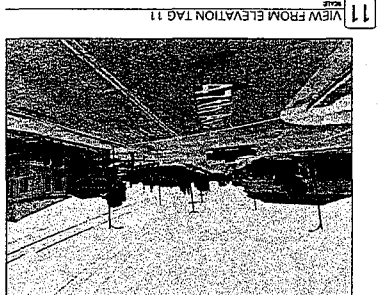
VIEW FROM ELEVATION TAG 9



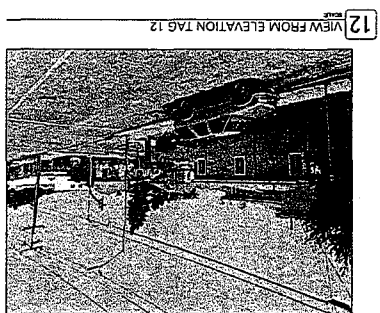
VIEW FROM ELEVATION TAG 2



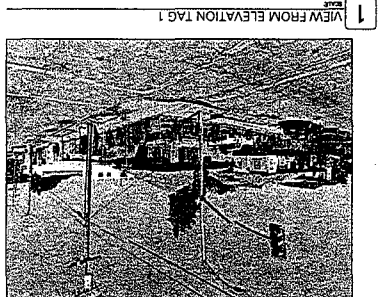
VIEW FROM ELEVATION TAG 10



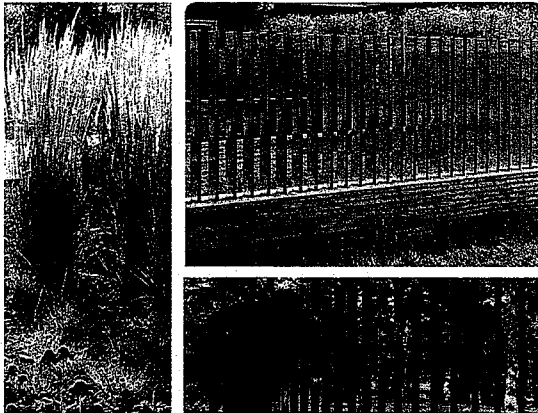
VIEW FROM ELEVATION TAG 11



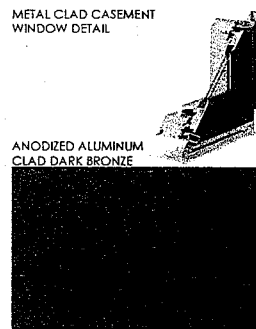
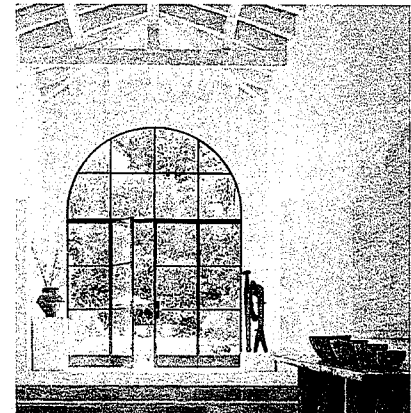
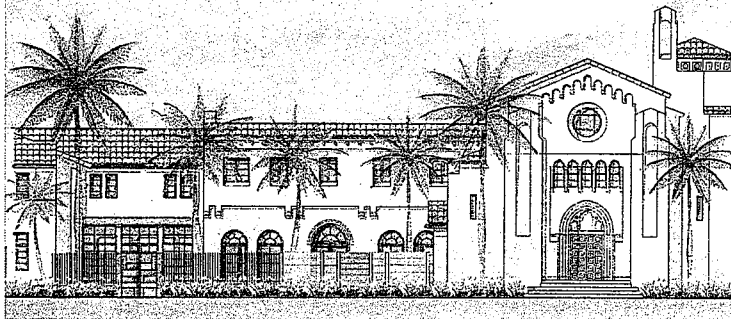
VIEW FROM ELEVATION TAG 12



VIEW FROM ELEVATION TAG 1



BUILDING 1
CHURCH

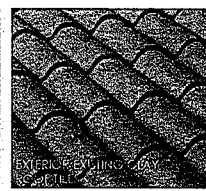


METAL CLAD CASEMENT
WINDOW DETAIL

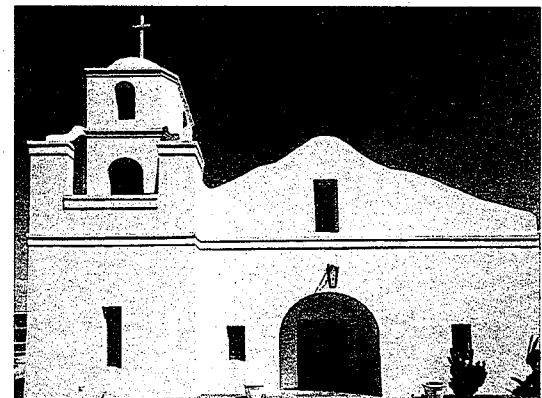
ANODIZED ALUMINUM
CLAD DARK BRONZE



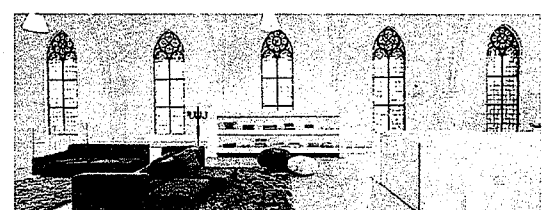
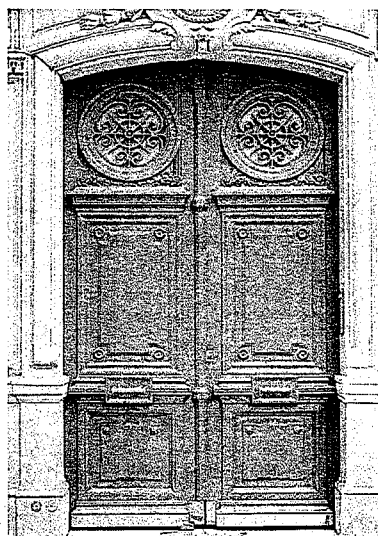
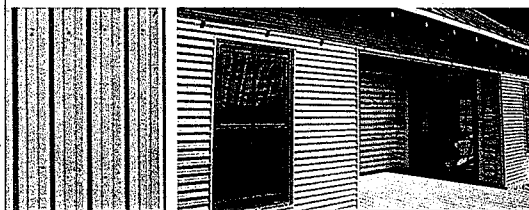
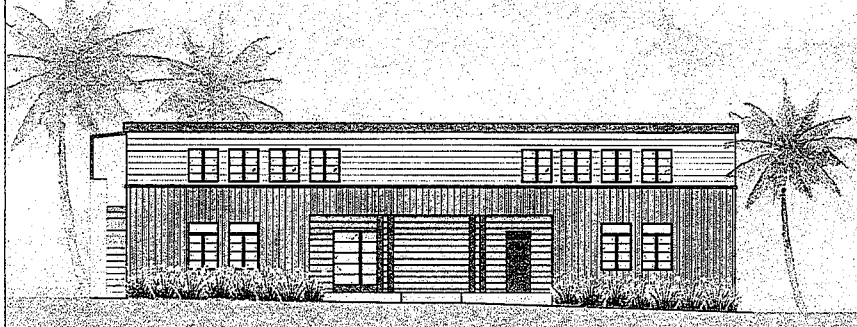
EXTERIOR WINDOW TRIM



EXTERIOR WALL
WHITE DOVE ECO-STUCCO



BUILDING 2
PRESCHOOL



MULTIFAMILY HOUSING
CONVERSION
&
REMODEL
1038 47TH AVENUE
OAKLAND, CA 94601

101 Montgomery Street Suite 400
San Francisco, CA 94104
T 415 240 9090

DESIGNER
arthaus
BERNARD, LLC
2415 FURNACE
SAN FRANCISCO, CA 94110
D 415 421 1177
F 415 623 1979

RECEIVED BY CRAWFORD ASSOCIATES
Planning Submittal
06.01.2015

PLANNING SUBMITTAL
Date of Issuance: 06.01.2015
Project Number: 1504_1
VISION STUDY
A 001 C

430 - EXTERIOR ELEVATIONS DWG

2013 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1

**CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL**

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in this application (unless otherwise noted). Violation green building measures are also included in this application and shall be included in the design and construction of structures covered by this code, but are not required unless specified by this code, and shall comply with applicable standards.

301.1.1 Additions and Alterations. The mandatory provisions of Chapter 4 shall be applied to additions or alterations of existing residential buildings where the addition or alteration increases the building's conditioned area, volume, or use. The requirements shall apply only to those specific areas of the addition or alteration.

301.2 LOW-RISE AND HIGH-RISE RESIDENTIAL BUILDINGS (MCR). The provisions of individual sections of CALGreen only apply to either low-rise residential buildings (high-rise residential buildings, or both, residential and non-residential) or high-rise residential buildings where the section applies specifically to low-rise or high-rise only (MCR). When the section applies to both low-rise and high-rise buildings, the section will apply.

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

ABBREVIATION DEFINITIONS:
 MCR Mandatory
 CEQ California Energy Efficiency
 CEE California Energy Efficiency
 CEQ California Energy Efficiency
 CEQ California Energy Efficiency
 CEQ California Energy Efficiency
 CEQ California Energy Efficiency

**CHAPTER 4
RESIDENTIAL MANDATORY MEASURES**

DIVISION 4.1 PLANNING AND DESIGN

4.106 SITE DEVELOPMENT

4.106.1 GENERAL. Planning and design of all available vacant resources shall be incorporated through mitigation and control planning to minimize negative effects on the site and adjacent areas. Preparation of plans, management of storm water drainage and erosion control shall comply with this section.

4.106.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb less than one acre and are not subject to a large commercial or industrial plan shall comply with the following:
 1. Storm water retention or storage shall be provided to manage storm water during construction. Retention or storage shall be provided to manage storm water during construction.
 2. Storm water retention or storage shall be provided to manage storm water during construction.
 3. Storm water retention or storage shall be provided to manage storm water during construction.

**CHAPTER 4
RESIDENTIAL MANDATORY MEASURES**

DIVISION 4.2 ENERGY EFFICIENCY

4.201 GENERAL

4.201.1 SCOPE. The minimum standards for energy efficiency for the purposes of mandatory energy efficiency measures in this code, the California Energy Standards shall comply with applicable standards.

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVATION PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (with the exception of water closets, urinals, and bidets) shall comply with the following:
 1. Water closets. The effective bowl volume of all water closets shall not exceed 1.6 gallons per flush. The effective bowl volume shall be verified in the performance office of the U.S. EPA WaterSense Specification by a Testing Lab.
 2. Urinals. The effective bowl volume of all flush valves shall be defined as the composite average bowl volume of all flushed bowls and not less than 0.16 gallons per flush.
 3. Bidets. The effective bowl volume shall not exceed 0.35 gallons per flush.
 4. Showerheads. Showerheads shall have a maximum flow rate of not more than 2.5 gallons per minute at 80 psi. Showerheads shall be certified to the performance office of the U.S. EPA WaterSense Specification by a Testing Lab.
 5. Faucets. The maximum flow rate of all faucets shall not exceed 1.2 gallons per minute at 80 psi. The maximum flow rate shall be verified in the performance office of the U.S. EPA WaterSense Specification by a Testing Lab.
 6. Drinking Water Faucets. The maximum flow rate of all drinking water faucets shall not exceed 0.8 gallons per minute at 80 psi. The maximum flow rate shall be verified in the performance office of the U.S. EPA WaterSense Specification by a Testing Lab.
 7. Dishwashers. The maximum flow rate of all dishwashers shall not exceed 2.5 gallons per minute at 80 psi. The maximum flow rate shall be verified in the performance office of the U.S. EPA WaterSense Specification by a Testing Lab.
 8. Washing Machines. The maximum flow rate of all washing machines shall not exceed 3.0 gallons per minute at 80 psi. The maximum flow rate shall be verified in the performance office of the U.S. EPA WaterSense Specification by a Testing Lab.

DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION

4.303 INDOOR WATER USE

4.303.1 WATER CONSERVATION PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (with the exception of water closets, urinals, and bidets) shall comply with the following:
 1. Water closets. The effective bowl volume of all water closets shall not exceed 1.6 gallons per flush. The effective bowl volume shall be verified in the performance office of the U.S. EPA WaterSense Specification by a Testing Lab.
 2. Urinals. The effective bowl volume of all flush valves shall be defined as the composite average bowl volume of all flushed bowls and not less than 0.16 gallons per flush.
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 8. Washing Machines. The maximum flow rate of all washing machines shall not exceed 3.0 gallons per minute at 80 psi. The maximum flow rate shall be verified in the performance office of the U.S. EPA WaterSense Specification by a Testing Lab.

DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE

4.406.1 ROOFING SYSTEMS. Roofing systems shall comply with the following:
 1. Materials shall be durable, resistant to weathering, and have a minimum life expectancy of 15 years.
 2. Materials shall be installed in accordance with the manufacturer's instructions.
 3. Materials shall be installed in accordance with the manufacturer's instructions.

4.406.2 CONSTRUCTION WASTE REDUCTION, DISPOSAL, AND RECYCLING. Construction waste management shall comply with the following:
 1. Construction waste shall be separated at the project site.
 2. Construction waste shall be transported to a permitted facility.
 3. Construction waste shall be recycled to the maximum extent practicable.

DIVISION 4.5 ENVIRONMENTAL QUALITY

4.503 FIREPLACES. Fireplaces shall comply with the following:
 1. Fireplaces shall be installed in accordance with the manufacturer's instructions.
 2. Fireplaces shall be installed in accordance with the manufacturer's instructions.

4.504 POLLUTANT CONTROL. Pollutant control shall comply with the following:
 1. Pollutant control shall be installed in accordance with the manufacturer's instructions.
 2. Pollutant control shall be installed in accordance with the manufacturer's instructions.

4.504.2 FINE PARTICULATE CONTROL. Fine particulate control shall comply with the following:
 1. Fine particulate control shall be installed in accordance with the manufacturer's instructions.
 2. Fine particulate control shall be installed in accordance with the manufacturer's instructions.

TABLE 4.504.1 - ADHESIVE VOC LIMITS

TABLE 4.504.2 - SEALANT VOC LIMITS

SEALANT	CURRENT VOC LIMIT
ACRYLIC	50
EPOXY	50
POLYURETHANE	50
SILOXANE	50

TABLE 4.506.1 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS

COATING TYPE	CURRENT VOC LIMIT
PRIMER	50
BASIS COAT	50
FINISH COAT	50
SPRAY COAT	50

TABLE 4.508.1 - FORMALDEHYDE LIMITS

PRODUCT	CURRENT LIMIT
ADHESIVE	0.1
PAINT	0.1
GLUE	0.1
RESIN	0.1

TABLE 4.504.2 - SEALANT VOC LIMITS

SEALANT	CURRENT VOC LIMIT
ACRYLIC	50
EPOXY	50
POLYURETHANE	50
SILOXANE	50

TABLE 4.506.1 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS

COATING TYPE	CURRENT VOC LIMIT
PRIMER	50
BASIS COAT	50
FINISH COAT	50
SPRAY COAT	50

TABLE 4.508.1 - FORMALDEHYDE LIMITS

PRODUCT	CURRENT LIMIT
ADHESIVE	0.1
PAINT	0.1
GLUE	0.1
RESIN	0.1

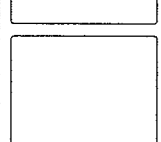
MULTIFAMILY HOUSING CONVERSION & REMODEL

1635 17TH AVENUE
OAKLAND, CA 94612

101 Montgomery Street Suite 650
San Francisco, CA 94104
T 415.426.8200

DESIGNER

earthaus
 ARTHAUS, INC.
 5145 UNIVERSITY
 SAN FRANCISCO, CA 94116
 TEL 415.451.0575



RECORD OF CHANGES (ISSUANCE RECORDING Submittal)

DATE OF CHANGES ISSUANCE: 06.01.2015
 PROJECT NUMBER: T2A-L-1

PLANNING SUBMITTAL

Date of Issuance: 06.01.2015
 Project Number: T2A-L-1

Green Building Standards

A001D

SUBMITTAL 1 - GREEN BUILDING

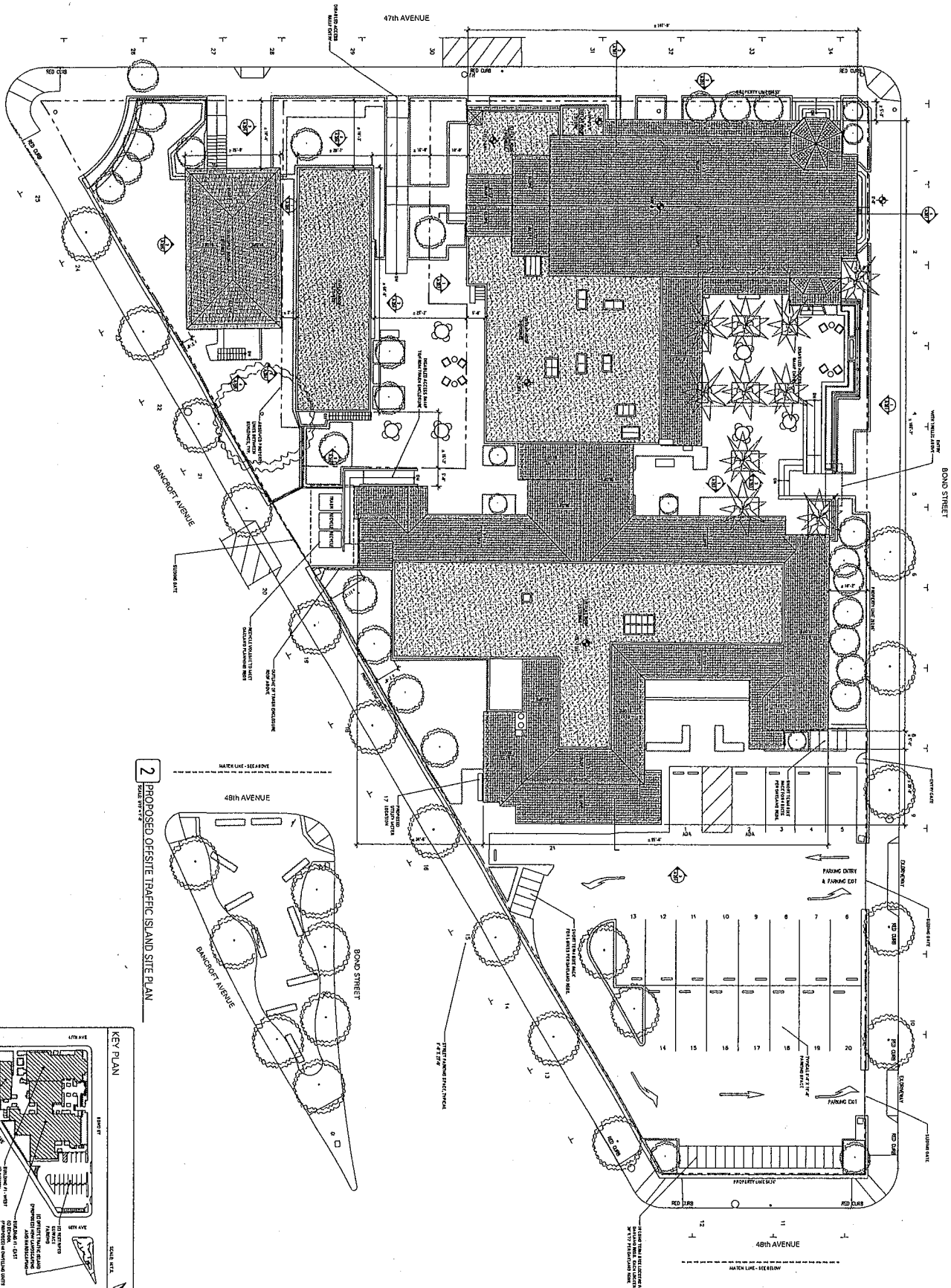


2013 CALIFORNIA GREEN BUILDING STANDARDS CODE

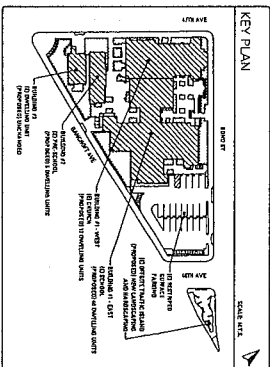
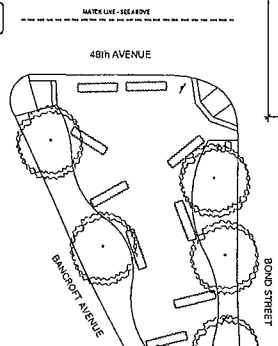
RESIDENTIAL MANDATORY MEASURES, SHEET 2

INSPECTOR SIGNOFF	INSPECTOR SIGNOFF	INSPECTOR SIGNOFF	INSPECTOR SIGNOFF
<p>DIVISION 4.5 ENVIRONMENTAL QUALITY (continued)</p> <p>4.502 CARPET SYSTEMS. All carpet installed in the building trailer shall meet the listing and product requirements of at least one of the following:</p> <ol style="list-style-type: none"> 1. Carpet and Rug Institute's Green Label Plus Program. 2. California Department of Public Health, "Standard Method for Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350). 3. NSF/ANSI 140 at the Gold level. 4. Scientific Certification Systems Indoor Advantage+ Gold. <p>4.503 CARPET ADHESIVE. All carpet adhesive installed in the building trailer shall meet the requirements of the Carpet and Rug Institute's Green Label program.</p> <p>4.504 REFLECTANT FLOORING SYSTEMS. Where reflectant flooring is installed, at least 80% of floor area receiving incident lighting shall comply with one or more of the following:</p> <ol style="list-style-type: none"> 1. VOC emissions limits defined in the California High Performance Schools (CHPS) High Performance Products Database. 2. Products compliant with CHPS criteria certified under the Department of Children & Schools program. 3. Certification under the Reflectant Floor Covering Institute (RFCI) Recycled program. 4. Meet the California Department of Public Health, "Standard Method for Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers" Version 1.1, February 2010 (also known as Specification 01350). <p>4.505 COMPOSITE WOOD PRODUCTS. Where used, composite wood products shall meet the requirements for formaldehyde as specified in ASHRAE 62.1 Table 4.1.1 or California Code of Regulations, Title 17, Section 01350, or other methods acceptable to the enforcing agency.</p> <p>4.506 DOCUMENTATION. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:</p> <ol style="list-style-type: none"> 1. Product certification and specifications. 2. Chain of custody certification. 3. Product label and included as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 01350, 1.1.1.1). 4. Existing product markings meeting the P2-1 or P2-2 standards of the Engineering Council for the Wood Industry, the American LVL Code or European LVL 20 standards. 5. Other methods acceptable to the enforcing agency. <p>4.505 INTERIOR MOISTURE CONTROL</p> <p>4.505.1 CONCRETE. Buildings shall not be erected on the surface of the California Building Standards Code.</p> <p>4.505.2 CONCRETE SLAB FOUNDATIONS. Concrete slab foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete slab-on-grade floors required to have a vapor retarder by the California Residential Code, Chapter 19, shall also comply with the following:</p> <p>4.505.2.1 Capillary break. A capillary break shall be installed in compliance with at least one of the following:</p> <ol style="list-style-type: none"> 1. A slab (101.6 mm) thick base of 1/2 inch (12.7mm) or larger dense aggregate shall be provided with a vapor barrier in direct contact with concrete and a concrete mix design, which is designed to minimize shrinkage and curing, shall be used. For additional information, see American Concrete Institute, ACI 308.3R-10. 2. Other equivalent methods approved by the enforcing agency. 3. A slab design specified by a licensed design professional. <p>4.505.2.2 MOISTURE CONTENT OF BUILDING MATERIALS. Building materials with visible signs of water damage shall not be installed. Slab and floor joists shall be inspected before the framing members enclose 18 percent moisture content. Moisture content shall be verified in compliance with the following:</p> <ol style="list-style-type: none"> 1. Moisture content shall be determined with either a probe or pin probe or conductivity moisture meter, or Equilibrium moisture verification method may be approved by the enforcing agency and shall satisfy requirements listed in Section 01.2.19.19.100, or shown in Table 4.505.2.2.1. 2. Moisture readings shall be taken in a slab 3 feet (914 mm) by 4 feet (1219 mm) from the grade removed end of each piece verified. 3. At least three random moisture readings shall be performed on wall and floor framing with documentation acceptable to the enforcing agency provided at the time of approval to enclose the wall and floor framing. <p>Insulation products which are white dust or have a high moisture content shall be removed or allowed to dry prior to enclosure in wall or floor cavities. Uninsulated foundation products shall likewise be removed or allowed to dry prior to enclosure.</p> <p>4.506 INDOOR AIR QUALITY AND EXHAUST</p> <p>4.506.1 Bathrooms exhaust fans. Each bathroom shall be mechanically-ventilated and shall comply with the following:</p> <ol style="list-style-type: none"> 1. Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. 2. Unless functioning as a component of a whole house ventilation system, fans must be controlled by a humidity control. <ol style="list-style-type: none"> a. Humidity controls shall be capable of adjustment between a relative humidity range less than or equal to 50% to a maximum of 80%. A humidity control may utilize manual or automatic means of adjustment. b. A humidity control may be a separate component to the exhaust fan and is not required to be integral (i.e., built-in). <p>Notes:</p> <ol style="list-style-type: none"> 1. For the purposes of this section, a bathroom is a room which contains a bathtub, shower or toilet-room combination. 2. Lightly insulated to bathroom exhaust fans shall comply with the California Energy Code. <p>4.507 ENVIRONMENTAL COMFORT</p> <p>4.507.1 HEATING AND AIR-CONDITIONING SYSTEM DESIGN. Heating and air conditioning systems shall be sized, designed and have their controls installed using the following methods:</p> <ol style="list-style-type: none"> 1. The load sizes and their paths be established according to ASHRAECA 3 Internal J. 2004 (Residential Load Calculations), 2010 Edition. 2. Duct systems are sized according to ASHRAECA 1 Manual D. 2008 (Residential Duct Systems), ASHRAE Handbook or other equivalent design software or methods. 3. Select heating and cooling equipment according to ASHRAECA 3 Manual J. 2004 (Residential Equipment Sizing), or other equivalent design software or methods. <p>Exception: Use of alternate design temperatures necessary to ensure the system functions are acceptable.</p>	<p>CHAPTER 7 INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS</p> <p>702 QUALIFICATIONS</p> <p>702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and registers by a nationally or provincially recognized training or certification program. Unlicensed persons may perform HVAC installations when under the direct supervision and responsibility of a licensed HVAC contractor and shall be trained and certified in local HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:</p> <ol style="list-style-type: none"> 1. State certified apprenticeship programs. 2. Field entry training programs. 3. Training programs sponsored by trade, labor or statewide energy contracting or ventilation organizations. 4. Programs sponsored by manufacturing organizations. 5. Other programs acceptable to the enforcing agency. <p>702.2 SPECIAL INSPECTION (HCCI). When required by the enforcing agency, the owner or the responsible entity shall, in the manner of special inspection, or other similar procedure to provide inspection or other duties necessary to maintain compliance with this code. Special inspections shall demonstrate compliance to the satisfaction of the enforcing agency for the particular type of inspection or test to be performed. In addition, the program is recognized, state, national or international association, as determined by the local agency. The area of certification shall be clearly related to the primary function, as determined by the local agency.</p> <p>Note: Special Inspectors shall be independent parties with no financial interest in the materials or the project they are inspecting for compliance with this code.</p> <p>703 VERIFICATIONS</p> <p>703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but not be limited to, inspection documents, plans, identification, notices or trouble tickets, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial compliance. When specific documentation or special inspection is necessary to verify compliance, the method of compliance will be specified in the appropriate section or identified as a possible violation.</p>		

1 PROPOSED SITE PLAN



2 PROPOSED OFFSITE TRAFFIC ISLAND SITE PLAN



KEY PLAN

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

PLANNING SUBMITTAL

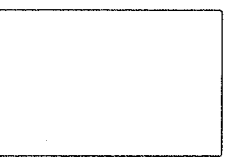
DATE OF SUBMITTAL: 02/21/2013

PROJECT NUMBER: 1354.1

Proposed Site Plan

A002

PROJECT NUMBER	1354.1
DATE OF SUBMITTAL	02/21/2013
PROJECT NAME	1834 47th Avenue Remodel
CLIENT	ARTHAUS
DESIGNER	ARTHAUS
DATE	02/21/2013



arthaus

ARCHITECTS

101 Montgomery Street, Suite 800
San Francisco, CA 94104
415.398.8800

1834 47th Avenue
Remodel
Oakland, CA 94612

101 Montgomery Street, Suite 800
San Francisco, CA 94104
415.398.8800

1834 47th Avenue
Remodel
Oakland, CA 94612

MULTIFAMILY HOUSING
CONVERSION
&
REMODEL

MULTIFAMILY HOUSING
CONVERSION
&
REMODEL

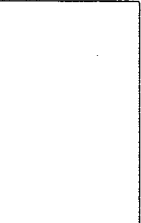
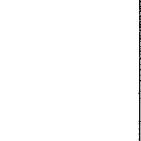
1328 47th AVENUE
OAKLAND, CA 94612

101 Montgomery Street Suite 650
San Francisco, CA 94104
T 415.396.8900

DESIGNER

arthaus

ARTHHAUS, P.C.
7115 DIVISadero
SAN FRANCISCO, CA 94116
OFF: 415.443.5175
FAX: 415.443.5176



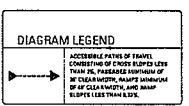
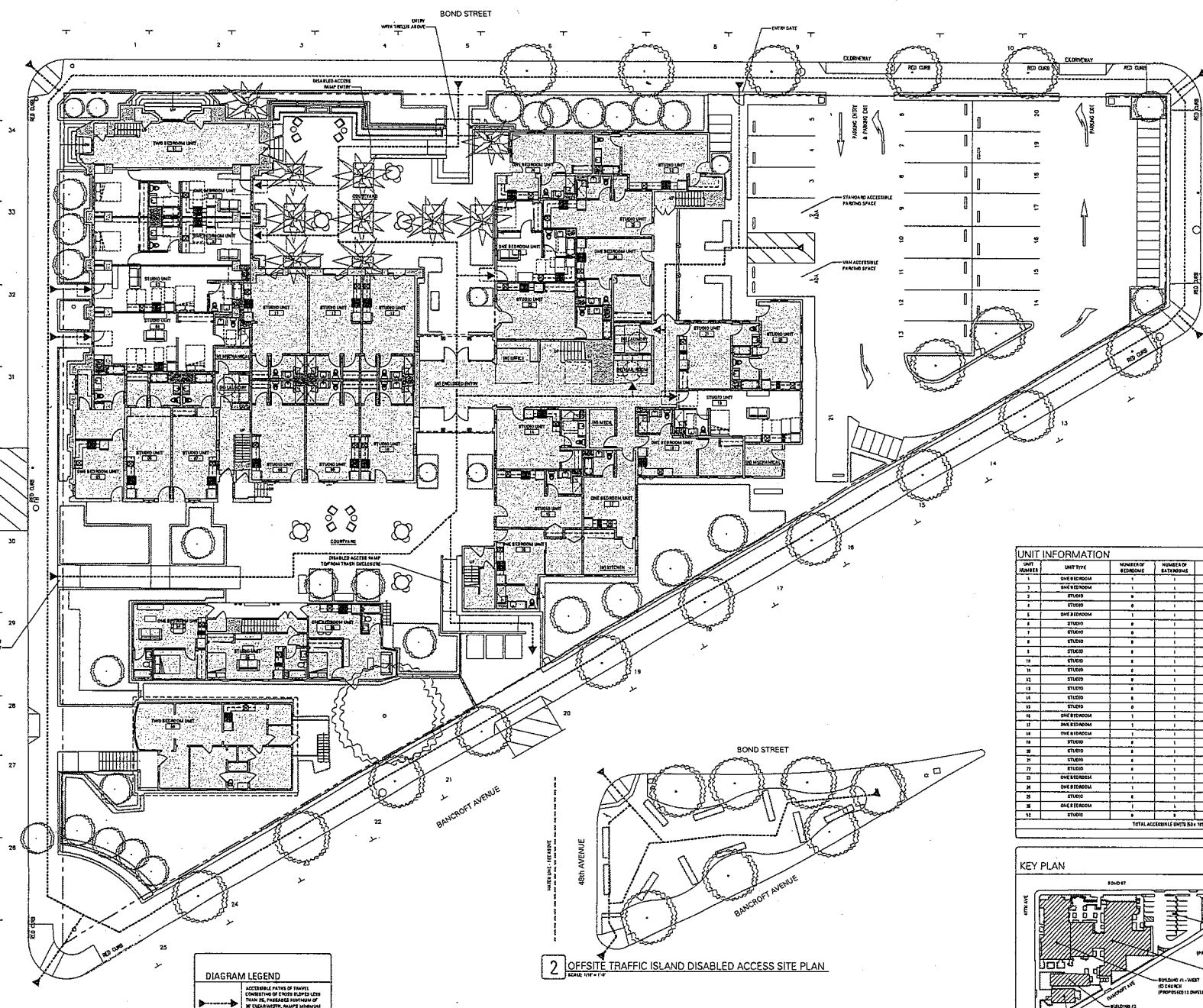
PROJECT OF GRADING EXAMINE
Planning Submittal

06.01.2015

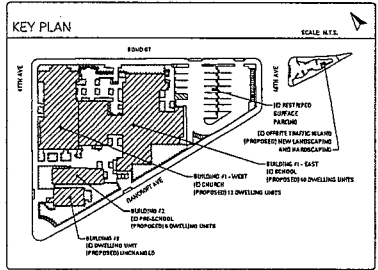
PLANNING SUBMITTAL

Date of Issuance: 06.01.2015
Project Number: 1544.1

Disabled Access Site Plan
A003



UNIT NUMBER	UNIT TYPE	NUMBER OF BEDROOMS	NUMBER OF BATHS	UNIT NET AREA	ACCESSIBILITY
1	ONE BDR ROOM	1	1	561 SF	ACCESSIBLE
2	ONE BDR ROOM	1	1	444 SF	ACCESSIBLE
3	STUDIO	0	1	467 SF	ACCESSIBLE
4	STUDIO	0	1	438 SF	ACCESSIBLE
5	ONE BDR ROOM	1	1	460 SF	ADAPTABLE
6	STUDIO	0	1	467 SF	ADAPTABLE
7	STUDIO	0	1	465 SF	ADAPTABLE
8	STUDIO	0	1	374 SF	ADAPTABLE
9	STUDIO	0	1	374 SF	ADAPTABLE
10	STUDIO	0	1	374 SF	ADAPTABLE
11	STUDIO	0	1	374 SF	ADAPTABLE
12	STUDIO	0	1	374 SF	ADAPTABLE
13	STUDIO	0	1	360 SF	ADAPTABLE
14	STUDIO	0	1	374 SF	ADAPTABLE
15	STUDIO	0	1	350 SF	ADAPTABLE
16	ONE BDR ROOM	1	1	385 SF	ADAPTABLE
17	ONE BDR ROOM	1	1	461 SF	ADAPTABLE
18	ONE BDR ROOM	1	1	385 SF	ADAPTABLE
19	STUDIO	0	1	435 SF	ACCESSIBLE
20	STUDIO	0	1	363 SF	ADAPTABLE
21	STUDIO	0	1	363 SF	ADAPTABLE
22	STUDIO	0	1	363 SF	ADAPTABLE
23	ONE BDR ROOM	1	1	363 SF	ADAPTABLE
24	ONE BDR ROOM	1	1	357 SF	ADAPTABLE
25	STUDIO	0	1	363 SF	ADAPTABLE
26	ONE BDR ROOM	1	1	363 SF	ADAPTABLE
27	STUDIO	0	1	421 SF	ADAPTABLE
28	ONE BDR ROOM	1	1	421 SF	ADAPTABLE
29	STUDIO	0	1	421 SF	ADAPTABLE
30	ONE BDR ROOM	1	1	421 SF	ADAPTABLE
31	STUDIO	0	1	421 SF	ADAPTABLE
TOTAL ACCESSIBLE UNITS (BA + YES + EA + S) UNIT REQUIREMENTS					8 UNITS
TOTAL ADAPTABLE UNITS					71 UNITS



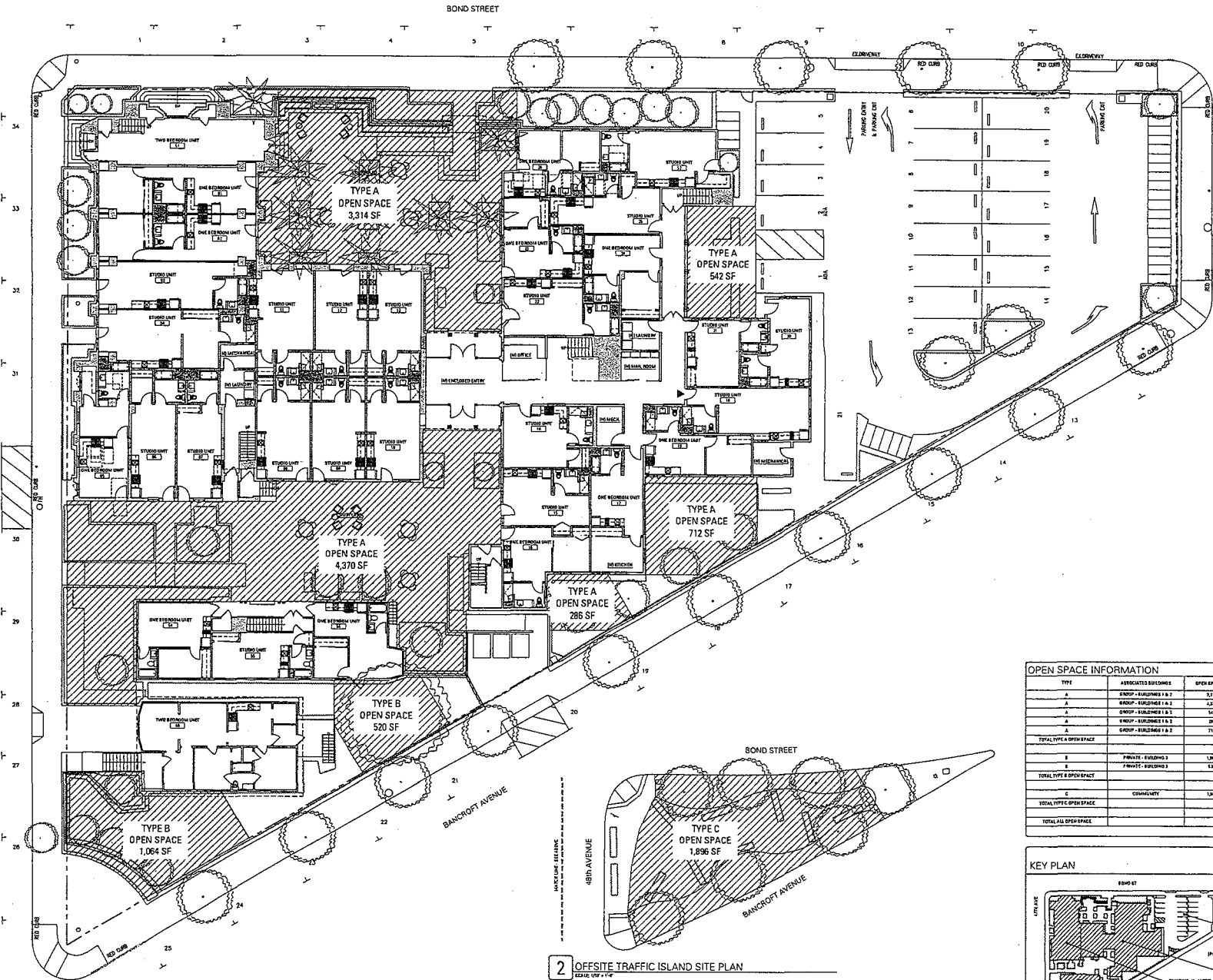
1 DISABLED ACCESS SITE PLAN
SCALE: 1/8" = 1'-0"

2 OFFSITE TRAFFIC ISLAND DISABLED ACCESS SITE PLAN
SCALE: 1/8" = 1'-0"

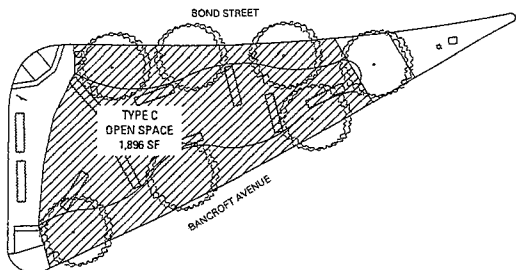
3/15/2015 2:45 PM

DATE: 05/05/15 3:42 PM SITE PLAN 1/1/15

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

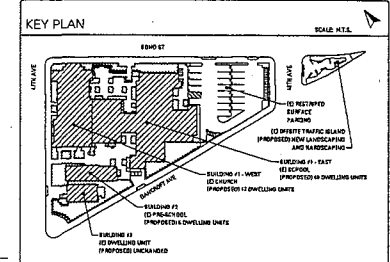


2 OFFSITE TRAFFIC ISLAND SITE PLAN
SCALE: 1/8" = 1'-0"



OPEN SPACE INFORMATION

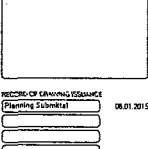
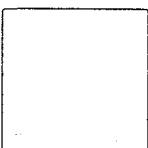
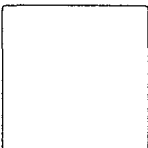
TYPE	ASSOCIATED BUILDINGS	OPEN SPACE AREA
A	GROUP - BUILDINGS 1 & 2	3,314 SF
A	GROUP - BUILDINGS 1 & 2	1,032 SF
A	GROUP - BUILDINGS 1 & 2	1,512 SF
A	GROUP - BUILDINGS 1 & 2	286 SF
A	GROUP - BUILDINGS 1 & 2	712 SF
TOTAL TYPE A OPEN SPACE		6,856 SF
B	PRIVATE - BUILDING 3	1,064 SF
B	PRIVATE - BUILDING 3	520 SF
TOTAL TYPE B OPEN SPACE		1,584 SF
C	COMMONITY	1,064 SF
TOTAL TYPE C OPEN SPACE		1,064 SF
TOTAL ALL OPEN SPACE		9,504 SF



**MULTIFAMILY HOUSING
CONVERSION
&
REMODEL**
1828 47TH AVENUE
OAKLAND, CA 94601

101 Montgomery Street Suite 650
San Francisco, CA 94104
T 415 245 9900

DESIGNER
ortho.us
ARCHITECT, INC.
715 GOLDEN GATE
SAN FRANCISCO, CA 94102
T 415 251 1775
F 415 251 1776



RECORD OF GRADING, EXCAVATION
Planning Schedule
08/01/2015

PLANNING SUBMITTAL
Date of Issuance: 05/01/2015
Project Number: 1564.1
Open Space Site Plan
A004

MULTIFAMILY HOUSING
CONVERSION
&
REMODEL

1528 47TH AVENUE
OAKLAND, CA 94601

LEGEND

- TO CONSTRUCTION TO BE REMOVED
- TO WALL CONSTRUCTION
- TO RECONSTRUCT WALL OR PARTIAL
REBAR/REINFORCING SEE SHEET A-101
- CONCRETE RAISED ABOVE
EXISTING
- REBAR/REINFORCING

- EXISTING & DEMOLITION NOTES**
1. CONTRACTOR SHALL DETERMINE THE EXTENT OF THE DEMOLITION WITH CONSULTATION PLANS AND PROVIDE ALL NOTICES OF DEMOLITION TO BEHOLDERS.
 2. REMOVE ALL EXISTING MECHANICAL, ELECTRICAL, PLUMBING, FLOORING, AND FINISHING NECESSARY TO ACCOMMODATE ALL WORK.
 3. CAP OFF ALL PIPING, GAS, & ELECTRICAL LINES AS REQUIRED.
 4. CONTRACTOR SHALL ENSURE THE STABILITY OF ALL EXISTING STRUCTURE, FLOORING AND FOUNDATIONS TO REMAIN DURING DEMOLITION AND CONSTRUCTION OF NEW WORK.
 5. CONTRACTOR SHALL REPLACE ALL DAMAGED OR DESTROYED EXISTING WOOD FLOORING, FLOORING SHEATHING IN A REAR OF REMODEL AND REPAIR NOTIFY ARCHITECT IMMEDIATELY FOR INSPECTION AND APPROVAL BEFORE PROCEEDING WITH REPAIR WORK.
 6. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER REMOVAL AND DISPOSAL OF ALL MATERIALS NOT FOR REUSE ON THIS PROJECT. RECYCLE AND REUSE AS MUCH AS POSSIBLE IN ACCORDANCE WITH LOCAL JURISDICTION REQUIREMENTS & APPLICABLE LAWS.
 7. DEMOLITION FROM A ZONING CODE NOT APPLICABLE TO THIS PROJECT. REQUIRE OR INCLUDE THE REMOVAL OF ANY HAZARDOUS MATERIALS OR ELEMENTS, INCLUDING BUT NOT LIMITED TO LEAD PAINT, ASBESTOS AND PCB'S. DEMOLITION CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, REGULATIONS, ORDINANCES AND RULES RELATING TO ANY HAZARDOUS OR TOXIC MATERIALS ON THE PROPERTY. BEFORE ANY DEMOLITION CONTRACTOR SHALL NOTIFY THE ENGINEER, ARCHITECT OR LOCAL AGENCIES. ALL MATERIALS SHALL BE IDENTIFIED SEPARATELY, AND SHALL OCCUR AS REQUIRED BY CODE AND REGULATORY JURISDICTIONS.

101 Montgomery Street Suite 500
San Francisco, CA 94104
T 415 348 9900

DESIGNER

ortho

ARCHITECT, INC.
2415 LINDSAY
SAN FRANCISCO, CA 94110
415.454.5170
77 AN 5.8.14.170

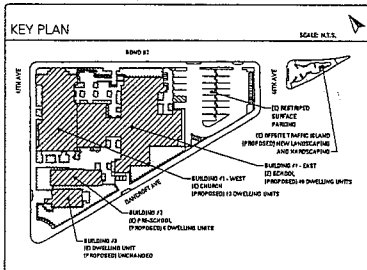
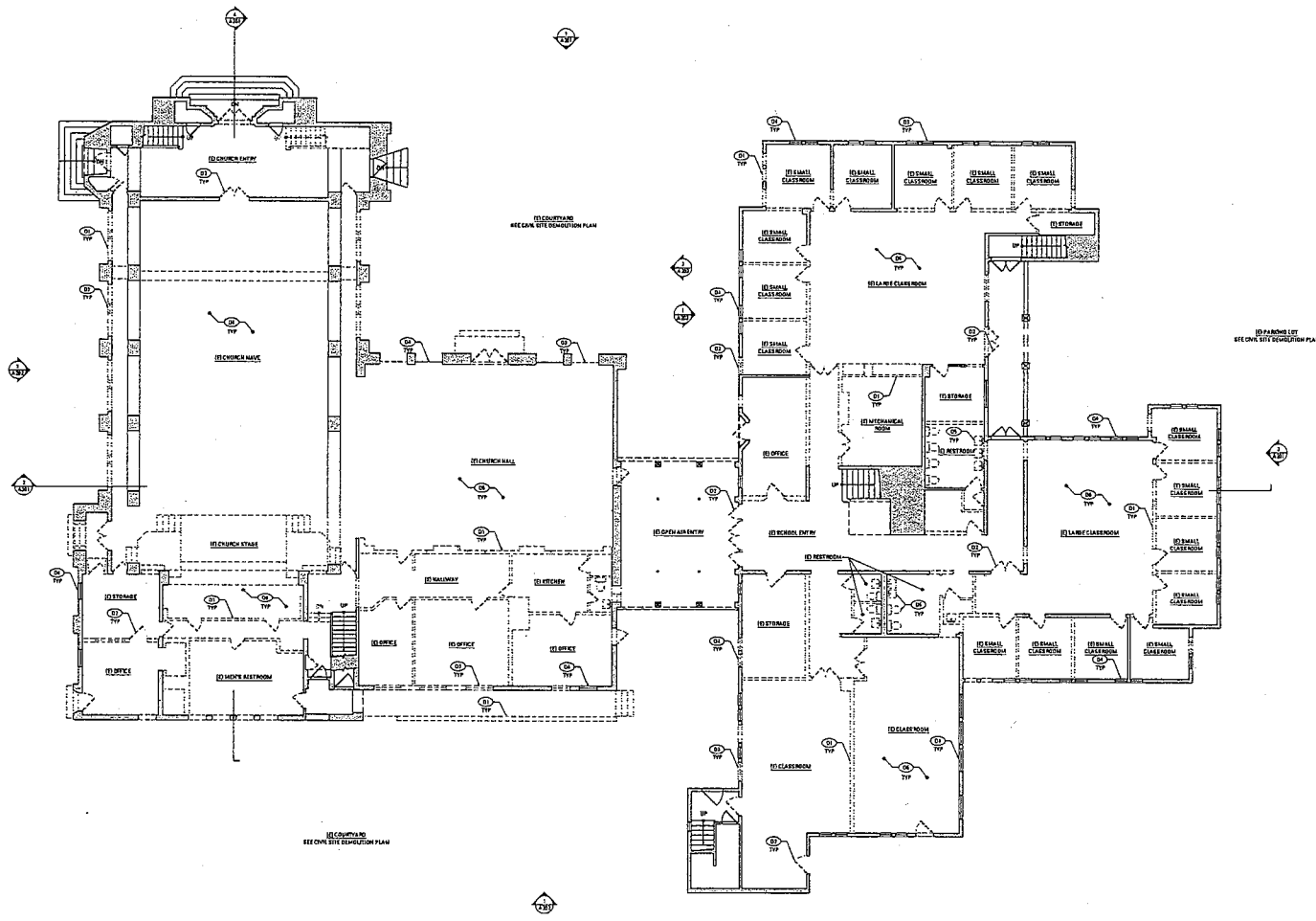


- EXISTING & DEMOLITION KEYNOTES**
- (D) REMOVE EXISTING WALL TO ACCOMMODATE NEW WORK (SEE D)
 - (D) REMOVE EXISTING BRICK
 - (D) REMOVE EXISTING WINDOW TO ACCOMMODATE NEW WORK
 - (D) EXISTING WINDOW TO BE REPLACED IN KIND, SEE OTHER NEW ELEVATIONS
 - (D) REMOVE EXISTING FLOORING FINISHING, CAP OFF ALL PIPING, GUTTER LINES AS REQUIRED
 - (D) REMOVE EXISTING FINISHING TO ACCOMMODATE NEW WORK
 - (D) REMOVE EXISTING FLOORING TO ACCOMMODATE NEW WORK

RECORDING OF GRADING (ESTIMATE)
Planning Submittal 08.01.2015

PLANNING SUBMITTAL
Date of Issuance: 08.01.2015
Project Number: 15A11

Existing & Demolition Plan
A101

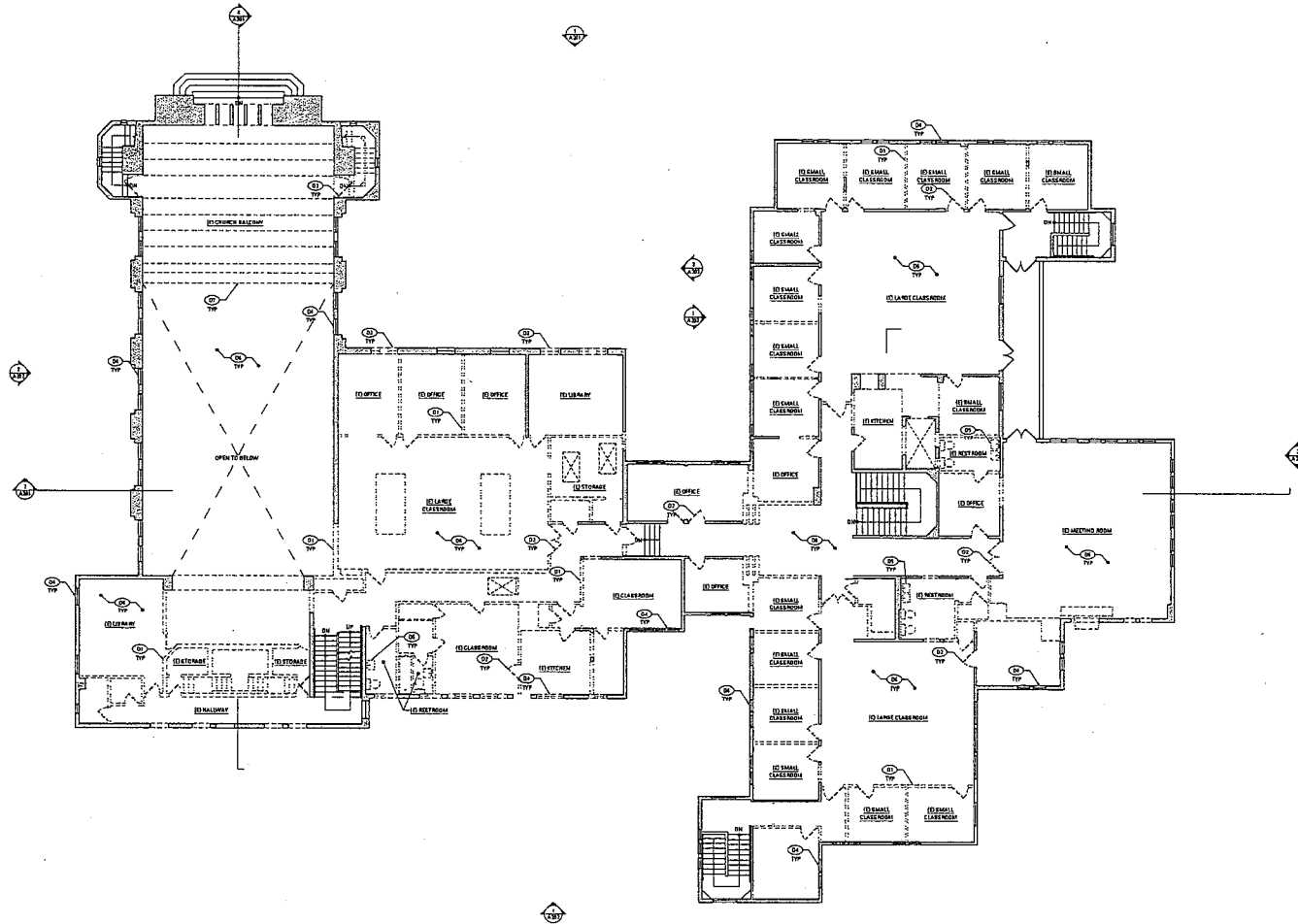


1 BUILDING 1: EXISTING & DEMOLITION FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

DATE: 06/01/2015

PROJECT: 1544.1 - BUILDING 1: EXISTING & DEMOLITION SECOND FLOOR PLAN

1 BUILDING 1: EXISTING & DEMOLITION SECOND FLOOR PLAN



LEGEND

- (---) TO BE DEMOLISHED
- (---) TO BE RECONSTRUCTED
- (---) TO BE REFINISHED WALL OR FINISH
- (---) TO BE REFINISHED FLOOR
- (---) INDICATES MANTO ASSEMBLY
- (---) INDICATES MANTO ASSEMBLY
- (---) INDICATED FLOOR ELEVATION

EXISTING & DEMOLITION NOTES

1. CONTRACTOR SHALL COORDINATE THE EXTENT OF THE DEMOLITION WITH CONSTRUCTION PLANS AND PROTECT ALL EXISTING OR TO BE RECONSTRUCTED.
2. REMOVE ALL INTERIOR WALLS, NON-STRUCTURAL, EXCEPT, FLOORING, AND FINISHES NECESSARY TO ACCOMMODATE ALL WORK.
3. REMOVE ALL FLOORING, CARPET & CEILING UNLESS AS NOTED.
4. CONTRACTOR SHALL ENSURE THE STABILITY OF ALL STRUCTURE, FINISHES AND UTILITIES TO REMAIN DURING DEMOLITION AND CONSTRUCTION OF NEW WORK.
5. CONTRACTOR SHALL REPLACE ALL DAMAGED OR DEFECTIVE EXISTING FINISHES, JOISTS OR SHEATHING IN AREAS OF REMOVAL AND REPAIR HOLES AND PATCHES TO MATCH EXISTING CONDITIONS AND FINISHES.
6. CONTRACTOR SHALL REMOVE ALL EXISTING MATERIALS AND DISPOSAL OF ALL MATERIALS NOT FOR REUSE ON THIS PROJECT. REMOVE AND REPAIR ALL WORK IN ACCORDANCE WITH LOCAL JURISDICTION REQUIREMENTS & APPLICABLE LAWS.
7. DOCUMENTATION FROM OWNER NOT APPROVED, SPECIFIC RECORDS OR RECORDS OF ANY HAZARDOUS MATERIALS OR FLOORING, INCLUDING, BUT NOT LIMITED TO, ASBESTOS, LEAD, AND MERCURY, SHALL BE PROVIDED TO ALL APPLICABLE AGENCIES, REGULATORY AGENCIES AND RECORDS TO ANY HAZARDOUS MATERIALS. IF GENERAL CONTRACTOR DISCOVERS ANY SUCH MATERIALS ON THE PROPERTY, GENERAL CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER. ANY REMOVAL OF HAZARDOUS MATERIALS SHALL BE DOCUMENTED BY A LICENSED AND QUALIFIED PROFESSIONAL AS REQUIRED BY CODE AND REGULATORY REQUIREMENTS.

EXISTING & DEMOLITION KEYNOTES

- (1) REMOVE EXISTING WALL TO ACCOMMODATE NETWORK
- (2) REMOVE EXISTING DOOR
- (3) REMOVE EXISTING WINDOW TO ACCOMMODATE WINDOW
- (4) WINDOW TO BE REPLACED BY DOUBLE GLAZED EXTERIOR ELEVATION
- (5) REMOVE EXISTING FIXTURE OR APPLIANCE AS NOTED
- (6) REMOVE EXISTING TO ACCOMMODATE NETWORK
- (7) REMOVE EXISTING TO ACCOMMODATE NETWORK

MULTIFAMILY HOUSING CONVERSION & REMODEL

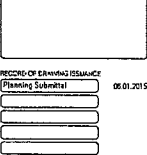
1538 47TH AVENUE
OAKLAND, CA 94601

101 Montgomery Street Suite 650
San Francisco, CA 94104
T 415.266.9000

DESIGNER

artthous

ARTTHOUS, INC.
2633 DIVISadero
SAN FRANCISCO, CA 94110
C 415.774.7776
F 415.442.4178



RECORD OF EXISTING DEMOLITION

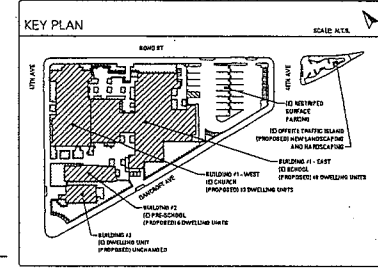
Planning Submittal	06/01/2015

PLANNING SUBMITTAL

Date of Issuance: 06/01/2015
Project Number: 1544.1

Existing & Demolition Plans

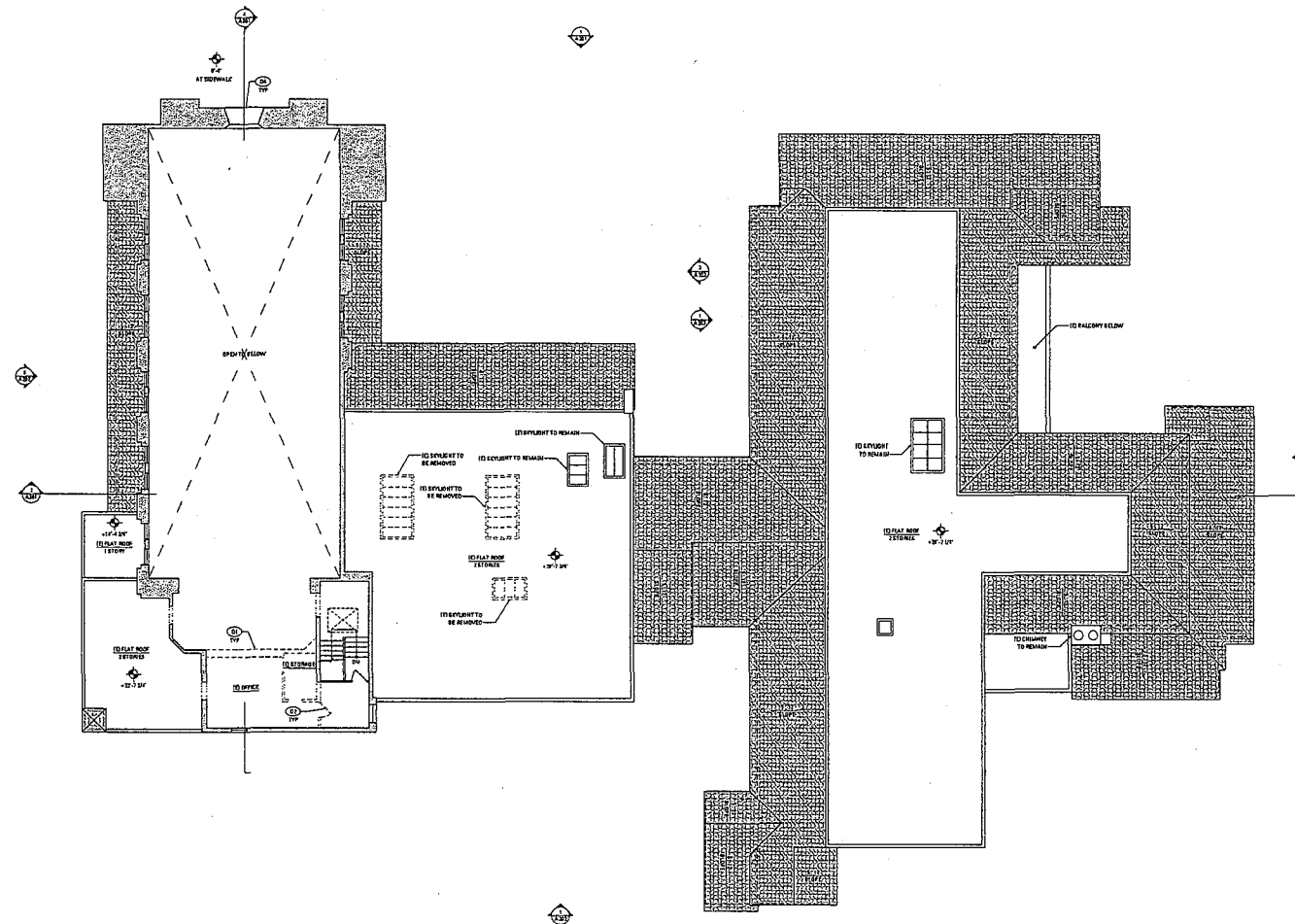
A102



2/29/2015 10:21 AM

AND SERVICES CENTER OF REAL ESTATE

1 BUILDING 1: EXISTING & DEMOLITION THIRD FLOOR PLAN



LEGEND

- TO WALL CORRECTION
- TO WALL CORRECTION
- TO BE DEMOLISHED WALL OR FINISH
- INDICATES RATED ASSEMBLY, SEE EXIST. PLAN
- INDICATES FLOOR ELEVATION

EXISTING & DEMOLITION NOTES

- CONTRACTOR SHALL COORDINATE THE SEQUENCING OF THE DEMOLITION WITH CONSTRUCTION PHASE AND PROTECT ALL PERSONS OF STRUCTURE TO REMAIN.
- REMOVE ALL (D) FRAMED, UNFINISHED, OCCUPANT, CEILING, FLOORING, AND FINISHES SUCCESSIVE TO ACCORDANCE WITH ALL NEW WORK.
- CAP OFF ALL PLUMBING, GAS, & ELECTRICAL LINES AS REQUIRED.
- CONTRACTOR SHALL ENSURE THE STABILITY OF ALLED STRUCTURE REMAINING AND PROVISIONS TO REMAIN DURING DEMOLITION AND CONSTRUCTION OF NEW WORK.
- CONTRACTOR SHALL REPLACE ALL GANTRIES OR SELF-SUPPORTING HOOD FRAMES, BEAMS, OR BRACKETS IN ANGLES OF REDUCED AND REPAIR, NOT BY REPAIR OR PATCHING OR OTHER CONSTRUCTION AND DISCONTINUE FROM TO CORROSION RESISTANT WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL AND DISPOSAL OF ALL HAZARDOUS MATERIALS NOT FOR RE-USE ON THIS PROJECT. INCLUDE THIS SHALL BE DONE IN ACCORDANCE WITH LOCAL JURISDICTION REGULATIONS & APPROVALS.
- DEMOLITION OF STRUCTURE SHALL BE ACCORDING TO ALL APPLICABLE REGULATIONS, INCLUDING BUT NOT LIMITED TO LOCAL, STATE, AND FEDERAL. DEMOLITION CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, REGULATIONS, ORDINANCES AND RULES RELATING TO ANY HAZARDOUS OR TOXIC MATERIALS. IF APPLICABLE CONTRACTOR SHALL ADVISE ALL BUREAUS OF THE PROPERTY, GENERAL CONTRACTOR SHALL PROVIDE SUPPORTIVE DATA, ANY REMOVAL OF HAZARDOUS MATERIALS SHALL BE DOCUMENTED SEPARATELY, AND SHALL BE ACCORDING TO CODE AND REGULATORY REQUIREMENTS.

EXISTING & DEMOLITION KEYNOTES

- (D) REMOVE EXISTING WALL TO ACCOMMODATE NEW WORK
- (R) REMOVE EXISTING ROOF
- (D) REMOVE EXISTING WINDOW TO ACCOMMODATE NEW WORK
- (D) WINDOW TO BE REPLACED IN KIND, SEE EXTERIOR ELEVATIONS
- (D) REMOVE EXISTING PLUMBING, GAS, & ELECTRICAL LINES, AS REQUIRED
- (D) REMOVE EXISTING FLOOR TO ACCOMMODATE NEW WORK
- (D) REMOVE EXISTING FLOOR TO ACCOMMODATE NEW WORK

MULTIFAMILY HOUSING CONVERSION & REMODEL

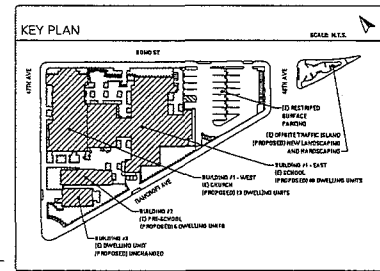
1538 47TH AVENUE
OAKLAND, CA 94612

101 Montgomery Street Suite 850
San Francisco, CA 94104
T 415 348 9900

DESIGNER

orthaus

ORTHHAUS, INC.
3115 FIFTH STREET
SAN FRANCISCO, CA 94110
415.561.1170



RECORD OF DRAWING REVISIONS

Planning Submittal	05.01.2015

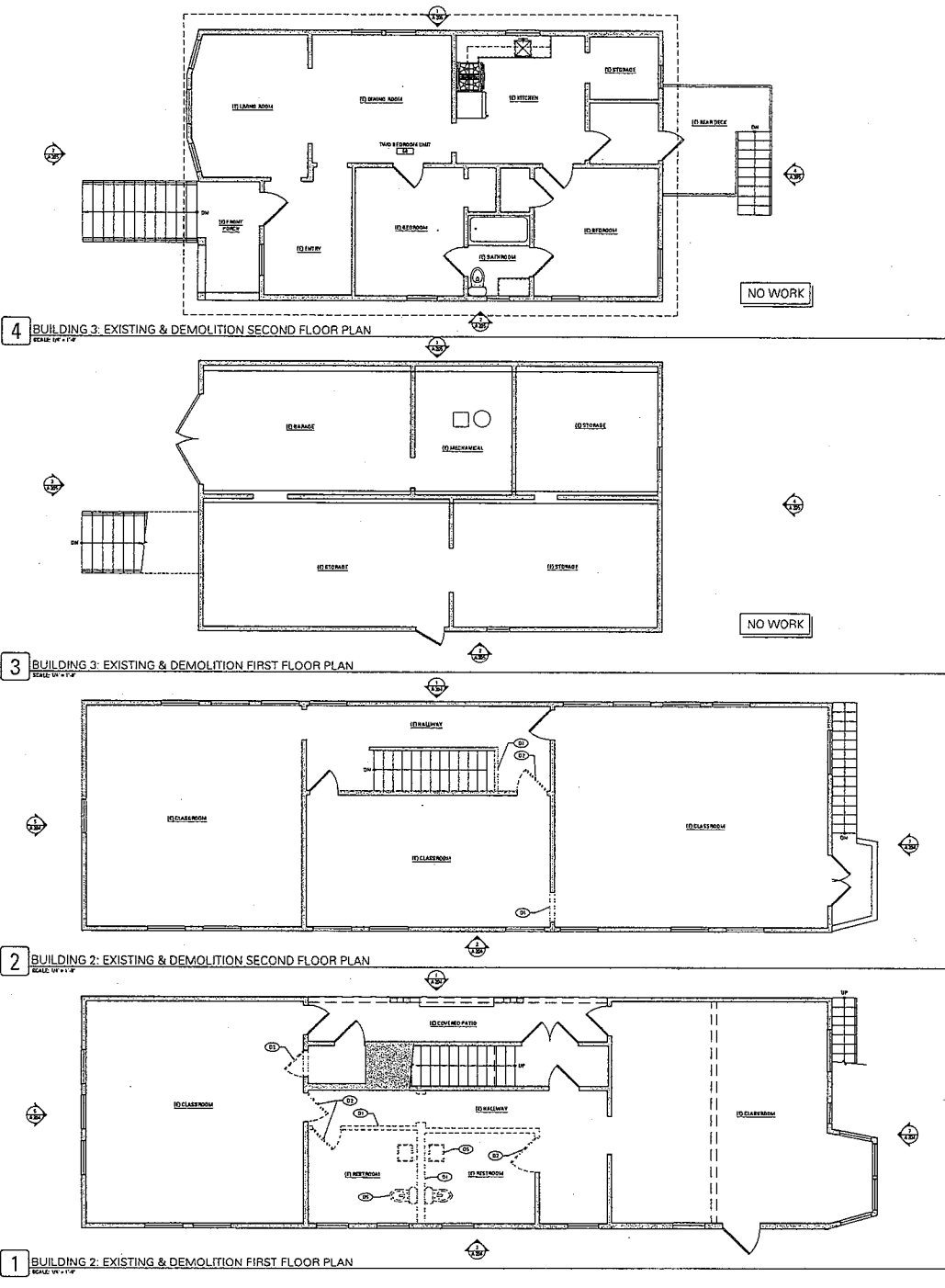
PLANNING SUBMITTAL

Date of Issuance: 08.01.2015

Project Number: 1554-1

Existing & Demolition Plans

A103



LEGEND

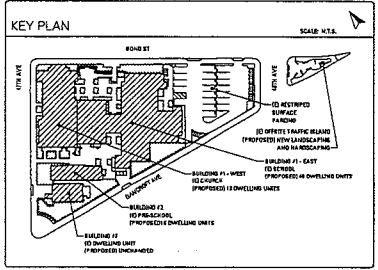
- - - - - TO BE DEMOLISHED
- ===== TO BE RECONSTRUCTED
- ===== TO BE REFINISHED WALL, DRYWALL OR PARTITION WALL. SEE SHEET A-01.
- TO BE REFINISHED ASSEMBLY. SEE SHEET A-01.
- INDICATES FLOOR FINISH

EXISTING & DEMOLITION NOTES

1. CONTRACTOR SHALL COORDINATE THE EXTENT OF THE DEMOLITION WITH CONSTRUCTION PLANS AND PERMIT.
2. ALL PORTIONS OF EXISTING STRUCTURE TO REMAIN SHALL BE REFINISHED TO MEET ALL APPLICABLE CODES, PERMITS, AND REGULATIONS.
3. CAP OFF ALL PLUMBING, GAS, & ELECTRICAL LINES AS REQUIRED.
4. CONTRACTOR SHALL ENSURE THE STABILITY OF ALL EXISTING STRUCTURE, PARTIAL AND REMAINING TO REMAIN DURING DEMOLITION AND CONSTRUCTION OF NEW WORK.
5. CONTRACTOR SHALL REPLACE ALL DAMAGED OR DEFECTIVE EXISTING WOOD FRAMING, JOIST OR BEAMS IN AREAS OF REDEMPTION AND REPAIR NOTIFY ARCHITECT OF DAMAGES BY REMOVAL OF EXISTING FRAMING AND REPAIRS TO BE MADE TO EXISTING FRAMING.
6. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFE HANDLING AND DISPOSAL OF ALL DEMOLITION DEBRIS. REUSE OF THIS PROJECT, RECYCLE AND REUSE ALL DEBRIS IN ACCORDANCE WITH LOCAL JURISDICTION REQUIREMENTS & APPLICABLE LAWS.
7. DEMOLITION FROM EXISTING WORK APPROXIMATELY, REMOVE OR INCLUDE THE REMOVAL OF ANY EXISTING MATERIALS OR MATERIALS, INCLUDING BUT NOT LIMITED TO LEAD PAINT, ASBESTOS AND PCB'S. REMOVAL CONTRACTOR SHALL OBTAIN ALL APPLICABLE LAWS, REGULATIONS, ORDINANCES AND RULES RELATIVE TO SURFACE REMOVAL OF SUCH MATERIALS. IF FEDERAL CONTRACTOR RECEIVES ANY SUCH MATERIALS ON THIS PROJECT, CONTRACTOR SHALL PROMPTLY NOTIFY THE OWNER. ANY REMOVAL OF SUCH MATERIALS SHALL BE RECORDED SEPARATELY AND SHALL OCCUR AS REQUIRED BY CODE AND REGULATORY REQUIREMENTS.

EXISTING & DEMOLITION KEYNOTES

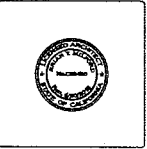
(1)	REMOVE EXISTING WALL TO ACCOMMODATE NEW WORK
(2)	REMOVE EXISTING DOOR
(3)	REMOVE EXISTING WINDOW TO ACCOMMODATE NEW WORK
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(7)	REMOVE EXISTING WINDOW TO BE REPLACED BY FINISHABLE OVER THE EXISTING WINDOW
(8)	REMOVE EXISTING WINDOW TO BE REPLACED BY FINISHABLE OVER THE EXISTING WINDOW



MULTIFAMILY HOUSING CONVERSION & REMODEL
 1837 47TH AVENUE
 OAKLAND, CA 94601

101 Montgomery Street Suite 550
 San Francisco, CA 94104
 T 415 546 9990

DESIGNER
earthhaus
 ARCHITECTS, INC.
 2115 FINE STREET
 SAN FRANCISCO, CA 94110
 O 415 543 7175
 F 415 543 6749



RECORD OF DRAWING ISSUANCE

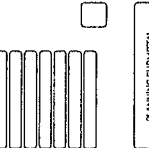
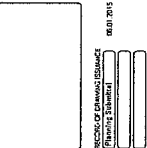
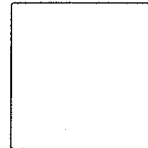
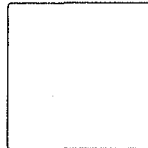
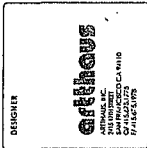
Planning Submittal	06.01.2015

PLANNING SUBMITTAL
 Date of Issuance: 06.01.2015
 Project Number: 1546.1
Existing & Demolition Plans
A104

MULTIFAMILY HOUSING
CONVERSION
&
REMODEL

1524 47TH AVENUE
DALLAS, TEXAS 75246

101 Montgomery Street, Suite 400
San Francisco, CA 94104
T: 415.774.9990



PLANNING SUBMITTAL
Date of Submission: 08.01.2015
Project Number: 15411

Proposed Plans

A113

LEGEND

--- OPEN WALL CONSTRUCTION
--- EXISTING WALL CONSTRUCTION
--- EXISTING WALL CONSTRUCTION TO BE REMOVED
--- EXISTING WALL CONSTRUCTION TO BE RECONSTRUCTED
--- EXISTING WALL CONSTRUCTION TO BE RECONSTRUCTED WITH DIFFERENT FINISH
--- EXISTING WALL CONSTRUCTION TO BE RECONSTRUCTED WITH DIFFERENT FINISH AND STRUCTURE
--- EXISTING WALL CONSTRUCTION TO BE RECONSTRUCTED WITH DIFFERENT FINISH AND STRUCTURE AND FINISH

CONSTRUCTION GENERAL NOTES

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, ALL APPLICABLE ORDINANCES, AND ALL APPLICABLE REGULATIONS.
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20. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE, ALL APPLICABLE ORDINANCES, AND ALL APPLICABLE REGULATIONS.

MECHANICAL GENERAL NOTES

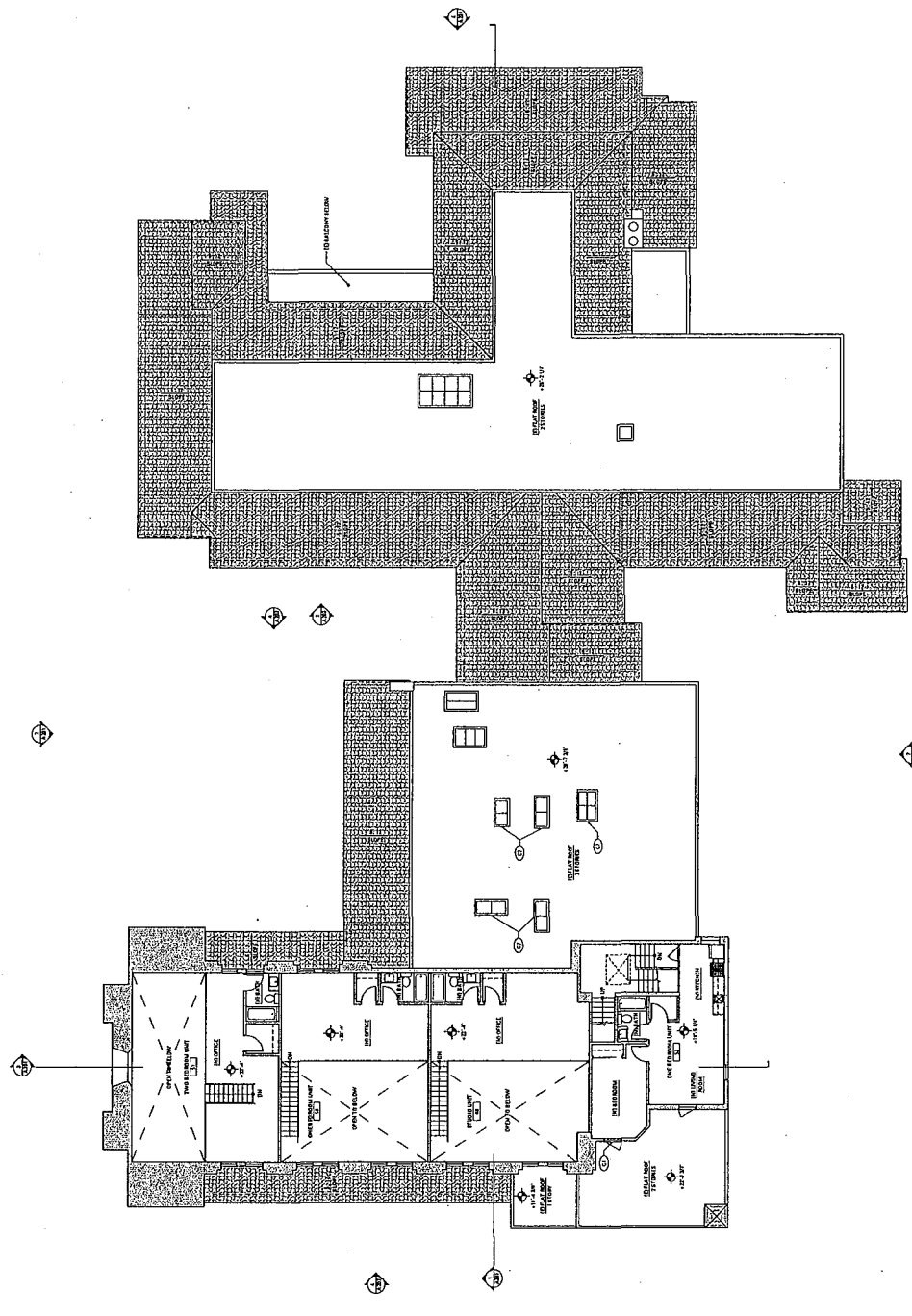
1. ALL MECHANICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL CODE, ALL APPLICABLE ORDINANCES, AND ALL APPLICABLE REGULATIONS.
2. ALL MECHANICAL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA MECHANICAL CODE, ALL APPLICABLE ORDINANCES, AND ALL APPLICABLE REGULATIONS.
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UNIT INFORMATION

UNIT	UNIT TYPE	UNIT AREA	UNIT AREA
1	1	1	1

CONSTRUCTION KEYNOTES

1. SEE MECHANICAL GENERAL NOTES FOR MECHANICAL WORK.
2. SEE ELECTRICAL GENERAL NOTES FOR ELECTRICAL WORK.
3. SEE PLUMBING GENERAL NOTES FOR PLUMBING WORK.
4. SEE STRUCTURAL GENERAL NOTES FOR STRUCTURAL WORK.
5. SEE FINISH GENERAL NOTES FOR FINISH WORK.
6. SEE OTHER GENERAL NOTES FOR OTHER WORK.



UNIT NUMBER	UNIT TYPE	NUMBER OF BEDROOMS	NUMBER OF BATHROOMS	UNIT NET AREA
1A	ONE BEDROOM	1	1	274 SF
1B	STUDIO	0	1	313 SF
1C	TWO BEDROOM	2	1	469 SF
1D	ONE BEDROOM	1	1	276 SF
1E	STUDIO	0	1	307 SF
1F	STUDIO	0	1	469 SF

CONSTRUCTION KEYNOTES	
	DO NOT REPLACE EXISTING WINDOW BY IT OPERABLE AND COMPLY WITH EXISTING REGULATIONS FOR GLAZING
	DO NOT PAINT WINDOW WALL
	NO STAINMENT SYSTEMS FOR ENCLOSED COREY
	NO RADIANT HEATING SYSTEM
	NO FLOOR ABOVE
	NO PROPOSED ELEVATION
	NO ELEVATE

LEGEND

EXISTING CONSTRUCTION TO BE REMOVED

EXISTING WALL

EXISTING WALL, REMOVED ALTERNATE, ETC SHEET A.M.I.

INDICATES RATED ASSEMBLY, SEE SHEET A.M.I.

INDICATES FLOOR ELEVATION

CONSTRUCTION GENERAL NOTES

1. ALL DIMENSIONS ARE TO FACE OF WALL, CENTERLINE OF OPENING OR CENTER OF JOINT FRAMES, E.T.C.
2. WOOD LOCATED NEARER THAN 1" TO EARTH SHALL BE MOIST TREATED FOR B.M.S.
3. ALL DOORS AND WINDOWS MUST TAUNED AND SETTING AND TO BE REFINISHED.
4. STAIRWAYS SHALL HAVE A MINIMUM HEADROOM CLEARANCE OF 7 FEET 6 INCHES ABOVE THE FLOOR EDGE OF THE STAIRWAY.
5. ALL DOORS AND WINDOWS MUST HAVE AT LEAST ONE EMERGENCY ESCAPE AND RESCUE WINDOW. THE MINIMUM NET AREA OF EACH WINDOW SHALL BE 5.7 SQUARE FEET EXCEPT FOR WINDOWS AT OR NEAR THE GROUND LEVEL. THE MINIMUM NET AREA OF EACH WINDOW SHALL BE 5.7 SQUARE FEET EXCEPT FOR WINDOWS AT OR NEAR THE GROUND LEVEL. THE MINIMUM NET AREA OF EACH WINDOW SHALL BE 5.7 SQUARE FEET EXCEPT FOR WINDOWS AT OR NEAR THE GROUND LEVEL. THE MINIMUM NET AREA OF EACH WINDOW SHALL BE 5.7 SQUARE FEET EXCEPT FOR WINDOWS AT OR NEAR THE GROUND LEVEL.
6. WINDOW HEADROOM SHALL BE NOT LESS THAN 76 INCHES ABOVE THE FINISHED FLOOR. THE BOTTOM OF EACH WINDOW SHALL BE NOT LESS THAN 1/8" ABOVE FINISHED FLOOR. THE BOTTOM OF EACH WINDOW SHALL BE NOT LESS THAN 1/8" ABOVE FINISHED FLOOR. THE BOTTOM OF EACH WINDOW SHALL BE NOT LESS THAN 1/8" ABOVE FINISHED FLOOR.
7. SHOWER LINT EXISTING WINDOW AND OPENING REGISTRY SHALL BE REPAIRED. ALL WINDOW ESCAPE AND RESCUE WINDOWS SHALL ALWAYS BE UNLOCKED AND OPERABLE FROM THE INSIDE WITHOUT ANY SPECIAL KNOWLEDGE OR SKILL. EACH WINDOW SHALL BE PROVIDED WITH AN OPERABLE HANDLE ALWAYS BE UNLOCKED AND SHALL NOT INVOLVE THE USE OF A KEY, SPECIAL KNOWLEDGE OR SKILL OR FORCE GREATER THAN THAT REQUIRED FOR OPERABLE ACCESS.
8. EACH DWELLING UNIT IS REQUIRED TO HAVE AN EMERGENCY ESCAPE AND RESCUE WINDOW WITH A MINIMUM VENTILATION RATE OF 1.2 CFM.
9. ALL OTHER VENTILATION, INCLUDING BUT NOT LIMITED TO KITCHEN AND BATHROOM EXHAUST FAN, SHALL BE AS FOLLOWS:
10. ALL RANGE HOODS WITH DOWNFLOW INTAKE SHALL HAVE A MINIMUM EXHAUST OF 1/4" IN ANY ORIENTATION EXCEPT FOR DOWNFLOW EXHAUST INTO MECHANICAL ROOMS.
11. DOWNFLOW INTAKE SHALL HAVE NO FURTHER THAN ONE INCH FROM THE EXHAUST TO THE EXHAUST DUCT. DOWNFLOW INTAKE SHALL HAVE NO FURTHER THAN ONE INCH FROM THE EXHAUST TO THE EXHAUST DUCT.
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MULTIFAMILY HOUSING CONVERSION & REMODEL

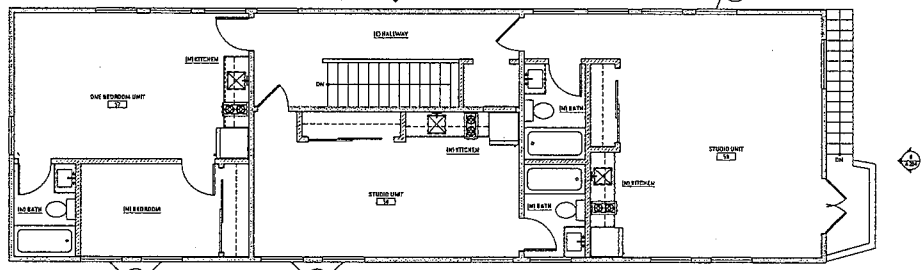
1528 47TH AVENUE
OAKLAND, CA 94611

101 Montgomery Street Suite 550
San Francisco, CA 94104
T 415 241 5800

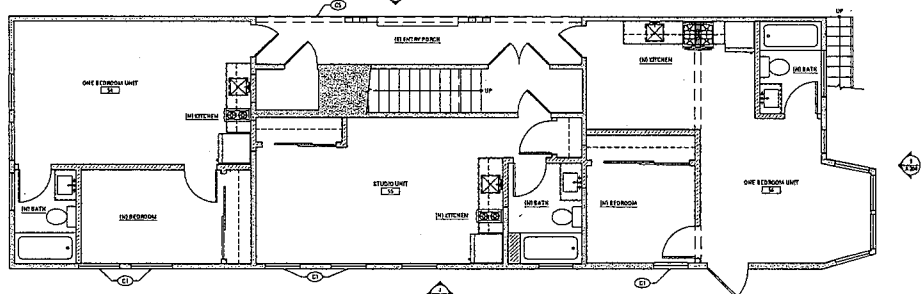
DESIGNER

erthaus

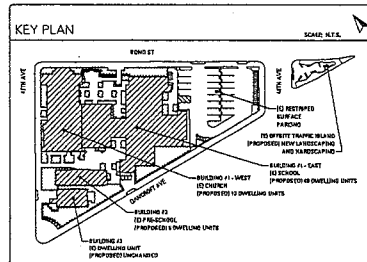
ARTHHAUS, INC.
2415 STREET
SAN FRANCISCO, CA 94110
415.525.1725
P 415.525.1715



2 BUILDING 2: PROPOSED SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 BUILDING 2: PROPOSED FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



RECORD OF SUBMITTALS

DATE	DESCRIPTION	STATUS	DATE
08.01.2015	Planning Submittal		

PLANNING SUBMITTAL

Date of Issuance: 08.01.2015

Project Number: 1544.1

Proposed Plans

A114

MULTIFAMILY HOUSING
CONVERSION
&
REMODEL

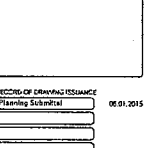
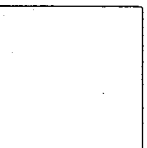
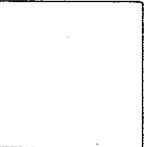
1528 17TH AVENUE
OAKLAND, CA 94612

101 Montgomery Street, Suite 602
San Francisco, CA 94104
T 415 345 8900

DESIGNER

arthaus

ARTHHAUS, INC.
2115 17TH STREET
SAN FRANCISCO, CA 94110
CP 415.345.7170
F 415.345.7478



RECORD OF SUBMITTALS ISSUANCE	06.01.2015
Planning Submittal	

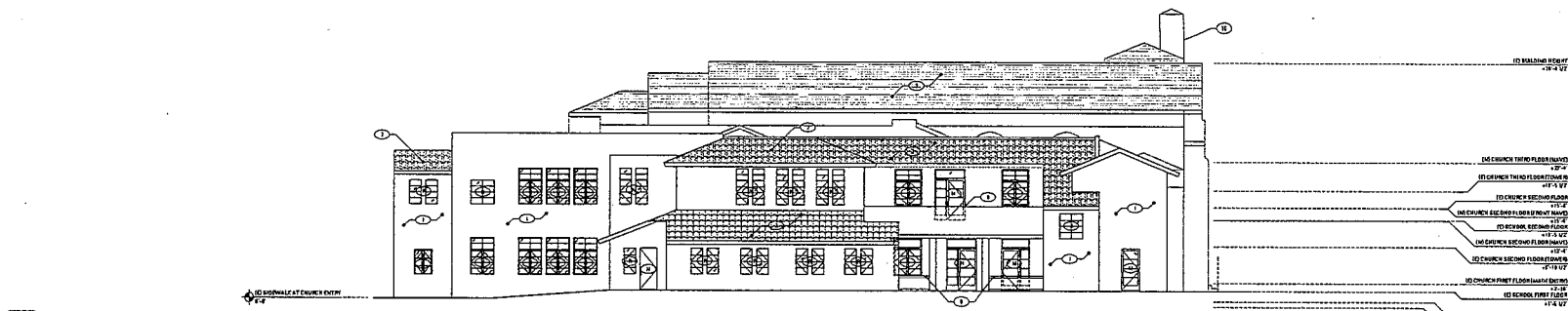
PLANNING SUBMITTAL
Date of Issuance: 06.01.2015
Project Number: 1564.1
Exterior Elevations
A201

EXTERIOR ELEVATION
GENERAL NOTES

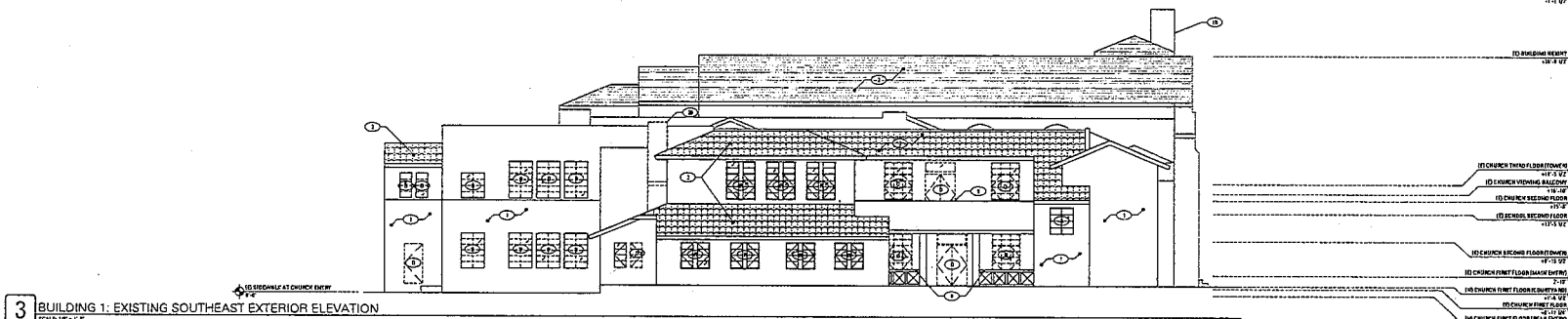
1. CONTRACTOR SHALL CORRECTIVE THE EXISTING OF THE MULTIFAMILY HOUSING CONSTRUCTION PLANS AND PERMIT THE FULL FINISH OF CONSTRUCTION TO REMAIN.
2. SOUTH EXTERIOR OF BUILDING TO BE REPAINTED AND CHANGED FINISHES SHALL BE REPAIRED AS REQUIRED.
3. SOUTH ROOF TO REMAIN AND BE REPAIRED AS REQUIRED.
4. NO EXTERIOR WORK PROPOSED FOR BUILDING FL.

EXTERIOR ELEVATION KEYNOTES

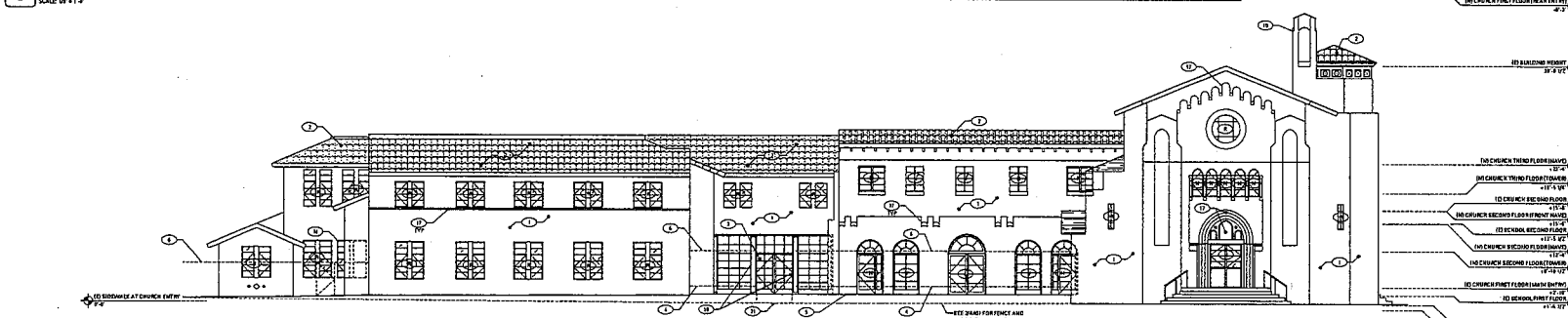
1. (1) NO LACUNAS TO BE REPAIRED TO ALUMINUM DOOR OR WINDOW
2. (2) DOOR OR WINDOW TO BE REPLACED IN SAME NEW FINISH EXCEPT ALUMINUM DOOR OR WINDOW
3. (3) DOOR OR WINDOW TO REMAIN
4. (4) DOOR OR WINDOW TO BE REMOVED
5. (5) PAINTED EXTERIOR FINISH
6. (6) TO REMAIN OR REPAIR AS NECESSARY
7. (7) REPAIRMENT SYSTEMS FOR ENCLOSED LOBBY SPACE
8. (8) LANDSCAPE WALL, SEE LANDSCAPE PLAN
9. (9) TO REMAIN OR REPAIR AS NECESSARY
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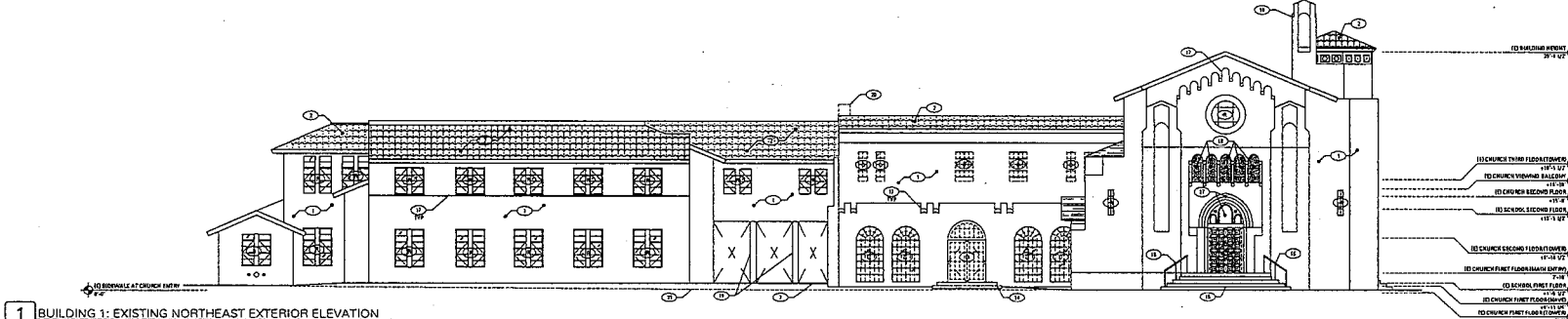
4 BUILDING 1: PROPOSED SOUTHEAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



3 BUILDING 1: EXISTING SOUTHEAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



2 BUILDING 1: PROPOSED NORTHEAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



1 BUILDING 1: EXISTING NORTHEAST EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

COPY TO BE USED FOR ELEVATION ONLY

MULTIFAMILY HOUSING
CONVERSION
REMODEL

1501 KTH AVENUE
OAKLAND, CA 94612

1501 Montgomery Street Suite 600
San Francisco, CA 94116
T 415.242.9090

DESIGNER

artisans
ARCHITECTS
1501 MONTGOMERY STREET, SUITE 600
SAN FRANCISCO, CA 94116
PHONE: 415.242.9090



RECORD OF CHANGES

DATE OF SUBMITTAL

08/21/2015

PLANNING SUBMITTAL

DATE OF ISSUE: 08/01/2015

PROJECT NUMBER: 15013

Exterior Elevations

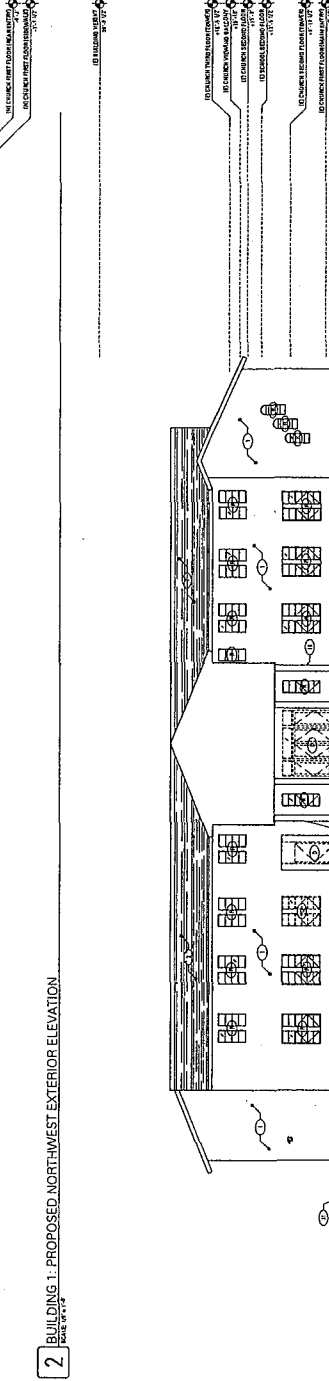
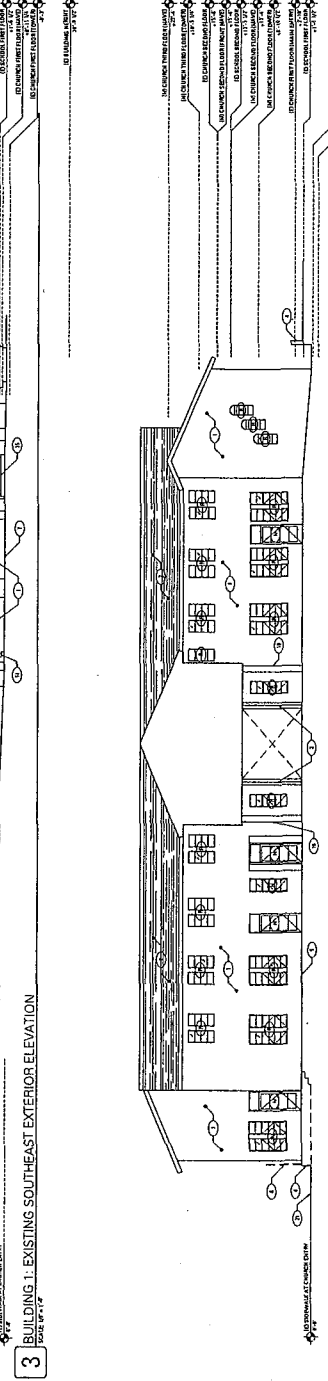
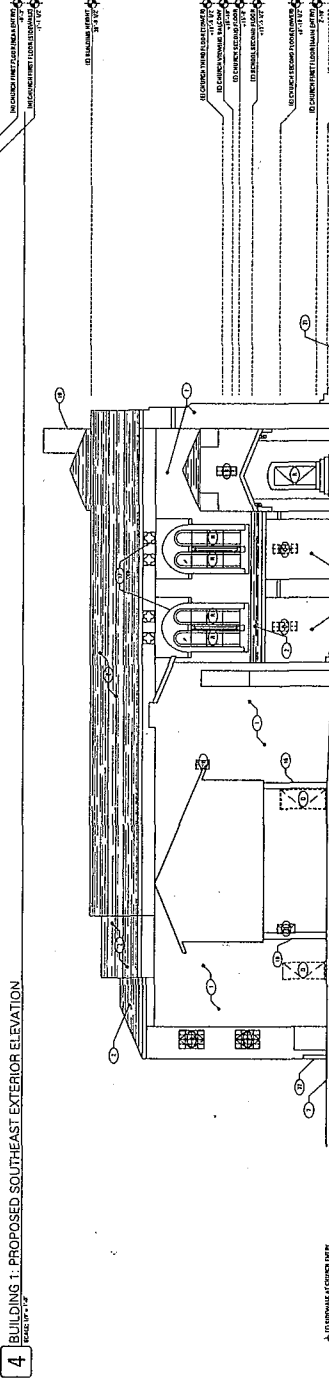
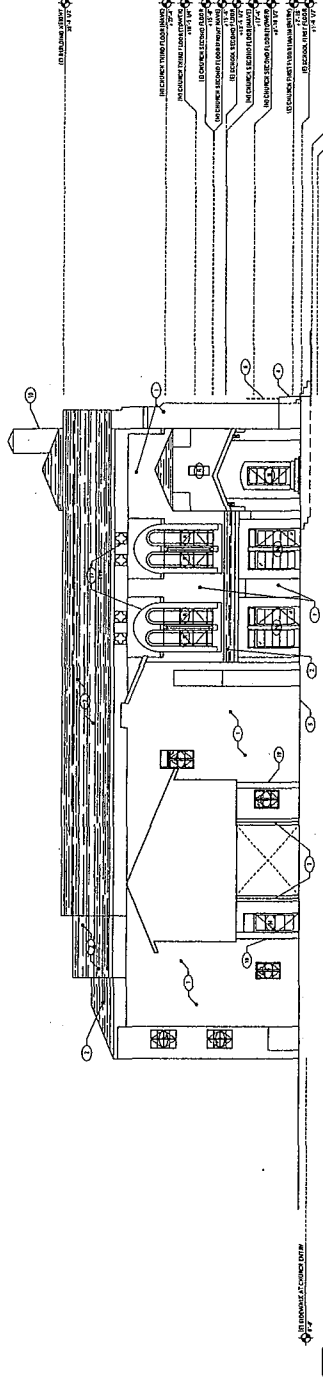
A203

**EXTERIOR ELEVATION
GENERAL NOTES**

1. CONSULT ALL CONTRACTS FOR DETAILS OF THE EXISTING AND PROPOSED WORK. VERIFY ALL CONDITIONS AND MATERIALS WITH THE ARCHITECT BEFORE PROCEEDING.
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODE AND ALL APPLICABLE ORDINANCES.
3. MATERIALS SHALL BE SUBMITTED FOR APPROVAL BY THE ARCHITECT AND THE CITY OF OAKLAND.
4. ALL WORK SHALL BE COMPLETED BY THE DATE SPECIFIED IN THE CONTRACT.

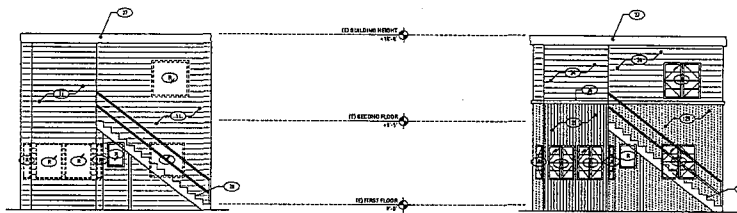
EXTERIOR ELEVATION KEYNOTES

1	REPLACE EXISTING WINDOW WITH NEW WINDOW.
2	REPLACE EXISTING DOOR WITH NEW DOOR.
3	REPLACE EXISTING ROOF WITH NEW ROOF.
4	REPLACE EXISTING SILLING WITH NEW SILLING.
5	REPLACE EXISTING CASING WITH NEW CASING.
6	REPLACE EXISTING TRIM WITH NEW TRIM.
7	REPLACE EXISTING FINISH WITH NEW FINISH.
8	REPLACE EXISTING PAINT WITH NEW PAINT.
9	REPLACE EXISTING GLASS WITH NEW GLASS.
10	REPLACE EXISTING METAL WITH NEW METAL.
11	REPLACE EXISTING STONE WITH NEW STONE.
12	REPLACE EXISTING BRICK WITH NEW BRICK.
13	REPLACE EXISTING TILE WITH NEW TILE.
14	REPLACE EXISTING PLASTER WITH NEW PLASTER.
15	REPLACE EXISTING GYPSUM WITH NEW GYPSUM.
16	REPLACE EXISTING CONCRETE WITH NEW CONCRETE.
17	REPLACE EXISTING MASONRY WITH NEW MASONRY.
18	REPLACE EXISTING ROOFING WITH NEW ROOFING.
19	REPLACE EXISTING INSULATION WITH NEW INSULATION.
20	REPLACE EXISTING VENTILATION WITH NEW VENTILATION.
21	REPLACE EXISTING LIGHTING WITH NEW LIGHTING.
22	REPLACE EXISTING SECURITY WITH NEW SECURITY.
23	REPLACE EXISTING ACCESSIBILITY WITH NEW ACCESSIBILITY.
24	REPLACE EXISTING SUSTAINABILITY WITH NEW SUSTAINABILITY.
25	REPLACE EXISTING HISTORICITY WITH NEW HISTORICITY.
26	REPLACE EXISTING AESTHETICS WITH NEW AESTHETICS.
27	REPLACE EXISTING PERFORMANCE WITH NEW PERFORMANCE.
28	REPLACE EXISTING DURABILITY WITH NEW DURABILITY.
29	REPLACE EXISTING COMFORT WITH NEW COMFORT.
30	REPLACE EXISTING SAFETY WITH NEW SAFETY.
31	REPLACE EXISTING HEALTH WITH NEW HEALTH.
32	REPLACE EXISTING WELL-BEING WITH NEW WELL-BEING.
33	REPLACE EXISTING QUALITY OF LIFE WITH NEW QUALITY OF LIFE.
34	REPLACE EXISTING RESPECT WITH NEW RESPECT.
35	REPLACE EXISTING RESPONSIBILITY WITH NEW RESPONSIBILITY.
36	REPLACE EXISTING ACCOUNTABILITY WITH NEW ACCOUNTABILITY.
37	REPLACE EXISTING TRANSPARENCY WITH NEW TRANSPARENCY.
38	REPLACE EXISTING INTEGRITY WITH NEW INTEGRITY.
39	REPLACE EXISTING ETHICS WITH NEW ETHICS.
40	REPLACE EXISTING MORALS WITH NEW MORALS.
41	REPLACE EXISTING VALUES WITH NEW VALUES.
42	REPLACE EXISTING BELIEFS WITH NEW BELIEFS.
43	REPLACE EXISTING OPINIONS WITH NEW OPINIONS.
44	REPLACE EXISTING ATTITUDES WITH NEW ATTITUDES.
45	REPLACE EXISTING BEHAVIORS WITH NEW BEHAVIORS.
46	REPLACE EXISTING CHARACTERISTICS WITH NEW CHARACTERISTICS.
47	REPLACE EXISTING TRAITS WITH NEW TRAITS.
48	REPLACE EXISTING QUALITIES WITH NEW QUALITIES.
49	REPLACE EXISTING ATTRIBUTES WITH NEW ATTRIBUTES.
50	REPLACE EXISTING FEATURES WITH NEW FEATURES.
51	REPLACE EXISTING DETAILS WITH NEW DETAILS.
52	REPLACE EXISTING ELEMENTS WITH NEW ELEMENTS.
53	REPLACE EXISTING COMPONENTS WITH NEW COMPONENTS.
54	REPLACE EXISTING PARTS WITH NEW PARTS.
55	REPLACE EXISTING SECTIONS WITH NEW SECTIONS.
56	REPLACE EXISTING PORTIONS WITH NEW PORTIONS.
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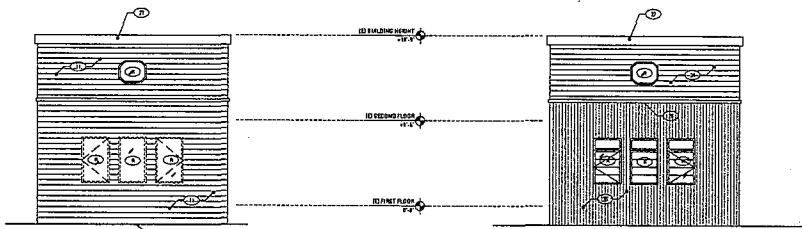
2014-04-23

ADD: EXTERIOR ELEVATIONS 6/13



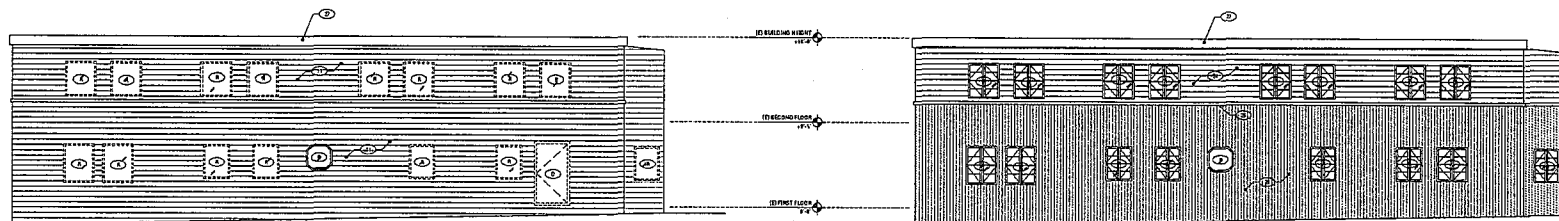
7 BUILDING 2: EXISTING SOUTHEAST EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"

8 BUILDING 2: PROPOSED SOUTHEAST EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"



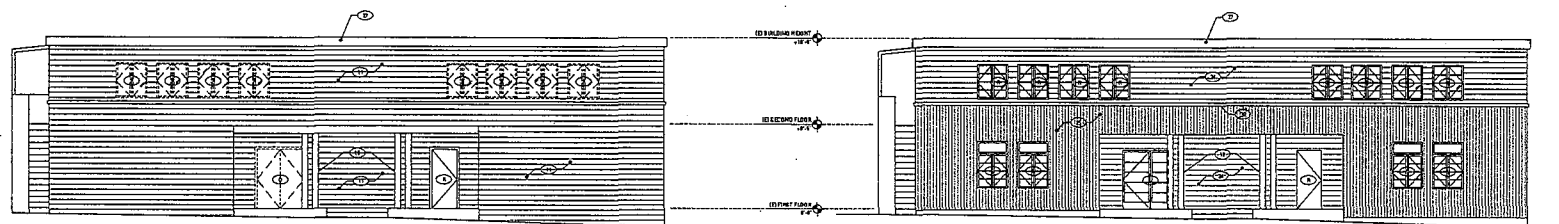
5 BUILDING 2: EXISTING NORTHWEST EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"

6 BUILDING 2: PROPOSED NORTHWEST EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"



3 BUILDING 2: EXISTING SOUTHWEST EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"

4 BUILDING 2: PROPOSED SOUTHWEST EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"



1 BUILDING 2: EXISTING NORTHEAST EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"

2 BUILDING 2: PROPOSED NORTHEAST EXTERIOR ELEVATION
SCALE: 3/8" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

1. CONTRACTOR SHALL CORROBORATE THE EXTENT OF THE DEMOLITION WITH CONSTRUCTION PLANS AND PROJECT ALL PORTIONS OF EXISTING STRUCTURE TO REMAIN.
2. EXTERIOR FINISHES OF BUILDING TO BE REPAIRED AND DAMAGED PARTS SHALL BE REPAIRED IN PLACE.
3. EXTERIOR ROOF TO REMAIN AND BE REPAIRED AS NECESSARY.
4. NO EXISTING WORK PROPOSED FOR BUILDING 2.

EXTERIOR ELEVATION KEYNOTES

1. (1) UNLACQUERED BRONZE CASTED ALUMINUM DOOR OR WINDOW
2. (2) DOOR OR WINDOW TO BE REPLACED IN PLACE WITH BRONZE CASTED ALUMINUM DOOR OR WINDOW
3. (3) DOOR OR WINDOW TO REMAIN
4. (4) DOOR OR WINDOW TO BE REMOVED
5. (5) DOOR OR WINDOW TO BE REPAIRED
6. (6) DOOR OR WINDOW TO BE REPAIRED
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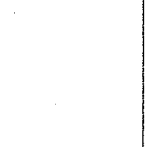
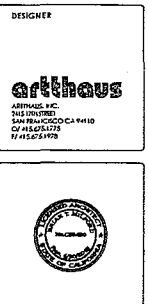
MULTIFAMILY HOUSING
CONVERSION
&
REMODEL

1001 MONTGOMERY STREET SUITE 550
SAN FRANCISCO, CA 94108
T 415.398.9000

DESIGNER

orthaus

ARCHITECTS, P.C.
2115 JONES ST
SAN FRANCISCO, CA 94108
T 415.624.5175

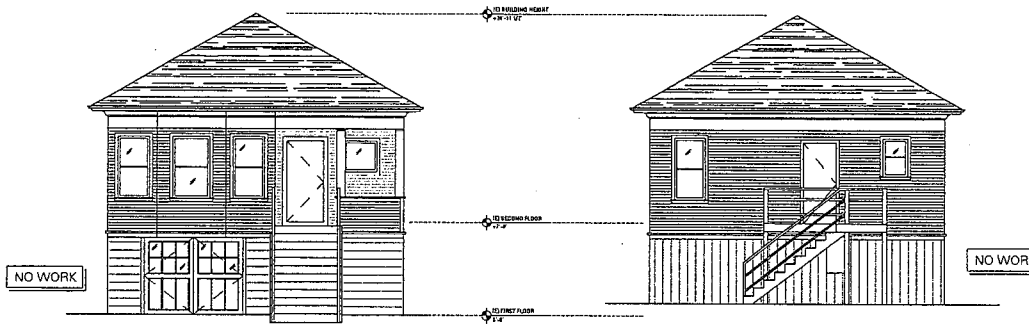


RECORD OF CHANGING RESPONSIBILITY	DATE
Prepared Submittal	08.01.2015

PLANNING SUBMITTAL	
Date of Issuance:	08.01.2015
Project Number:	1564.1
Exterior Elevations	
A204	

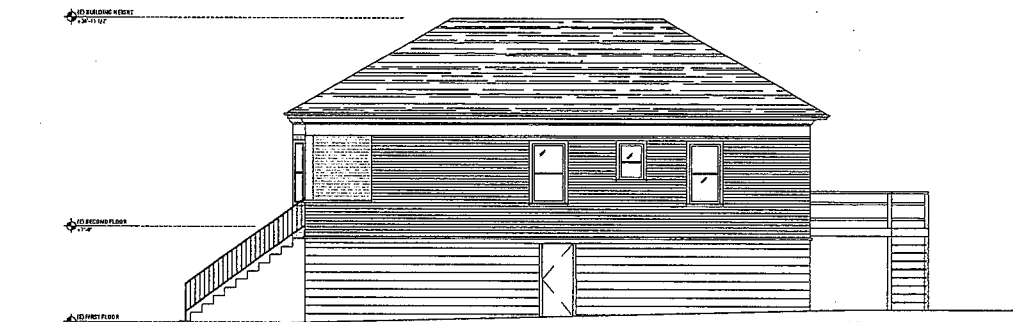
2/26/2015

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

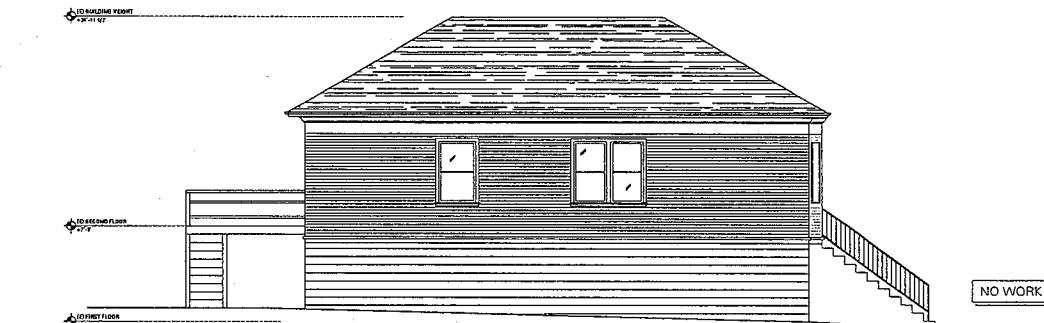


3 BUILDING 3: EXISTING WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

4 BUILDING 3: EXISTING EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING 3: EXISTING SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING 3: EXISTING NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

1. CONTRACTOR SHALL CORRECT/REPAIR THE EXTENT OF THE REMEDIATION WITH CONSTRUCTION PAPER AND PORTLAND CEMENT MORTAR TO MATCH EXISTING SURFACES TO REMAIN.
2. EXTERIOR SURFACES TO BE REPAIRED SHALL BE REPAIRED TO MATCH EXISTING SURFACES TO REMAIN AND BE REPAIRED TO MATCH EXISTING SURFACES TO REMAIN.
3. EXTERIOR SURFACES TO BE REPAIRED SHALL BE REPAIRED TO MATCH EXISTING SURFACES TO REMAIN.
4. NO WORK SHALL BE PROPOSED FOR BUILDING #1.

- EXTERIOR ELEVATION KEYNOTES**
- (1) DO ADDRESSES AND/OR COATED ALUMINUM DOOR OR WINDOW
 - (2) DO DOOR AND WINDOW TO BE REPLACED BY NEW WITH BRONZE COATED ALUMINUM DOOR OR WINDOW
 - (3) DO DOOR AND WINDOW TO REMAIN
 - (4) DO DOOR OR WINDOW TO BE REPAIRED
 - (5) DO PAINTED EXTENSION
 - (6) DO NOT TO REMAIN OR REMOVE NECESSARY
 - (7) DO NOT REMOVE SYSTEM FOR FIELD OR LOBBY SPACE
 - (8) DO LANDSCAPE WALL, SEE LANDSCAPE PLAN
 - (9) DO CONCRETE LEVEL, SEE LANDSCAPE PLAN
 - (10) DO LANDSCAPE FENCE, SEE LANDSCAPE PLAN
 - (11) DO CONCRETE FENCE TO BE ALIGNED, SET CURB AND LANDSCAPE FENCE
 - (12) DO COLUMN TO REMAIN
 - (13) DO PARTIAL HEIGHT WALL TO REMAIN
 - (14) DO TOWER TO REMAIN
 - (15) DO SIGN TO BE REPAIRED TO ACCOMMODATE FOR FINER
 - (16) DO SIGN TO REMAIN
 - (17) DO CONCRETE STAIRS TO REMAIN
 - (18) DO CONCRETE STAIRS TO BE REPAIRED
 - (19) DO CONCRETE STAIRS TO BE REPAIRED
 - (20) DO CONCRETE STAIRS TO BE REPAIRED
 - (21) DO STAIRS TO REMAIN AND BE REPAIRED
 - (22) DO DETAILS TRIM TO REMAIN AND BE REPAIRED
 - (23) DO ORNAMENTAL ARCHES TO BE REPAIRED TO ACCOMMODATE FINISH
 - (24) DO COLUMN TO REMAIN AND BE REPAIRED
 - (25) DO CHIMNEY TO BE REMOVED
 - (26) DO BRACK AT BRACK, SEE CIVIL AND LANDSCAPE DRAWINGS
 - (27) DO PARTIAL HEIGHT WALL TO BE REPAIRED TO ACCOMMODATE FINISH, SEE LANDSCAPE PLAN
 - (28) DO LANDSCAPE FENCE TO BE REPAIRED TO ACCOMMODATE FINISH, SEE LANDSCAPE PLAN
 - (29) DO PAINTED WOOD SIDING
 - (30) DO CONCRETE METAL SIDING
 - (31) DO PAINTED WOOD TRIM
 - (32) DO TRIM TO BE REPAIRED AND REFINISHED AS REQUIRED
 - (33) DO WOOD STAIRS TO BE REPAIRED AND REFINISHED AS REQUIRED

MULTIFAMILY HOUSING CONVERSION & REMODEL

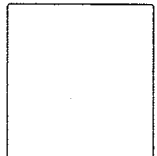
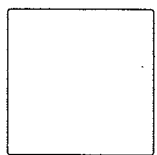
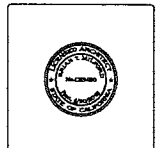
1528 47TH AVENUE
OAKLAND, CA 94612

101 Montgomery Street Suite 850
San Francisco, CA 94104
T 415 346 9950

DESIGNER

arkhaus

ARKHAUS INC.
310 19TH STREET
SAN FRANCISCO, CA 94110
T 415 424 5175
F 415 424 5170



RECORD OF LEAVING RESUBMITTAL

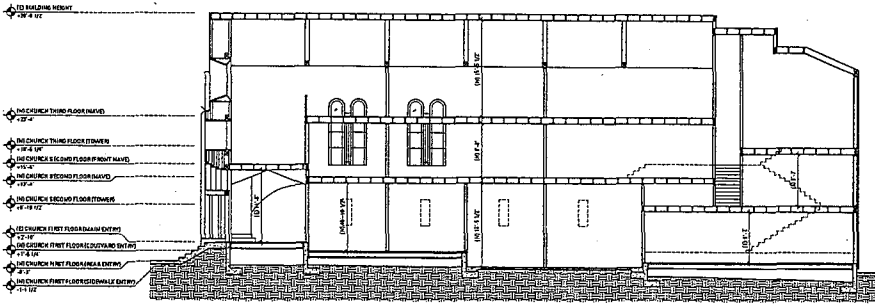
Planning Submittal	08/01/2015

PLANNING SUBMITTAL

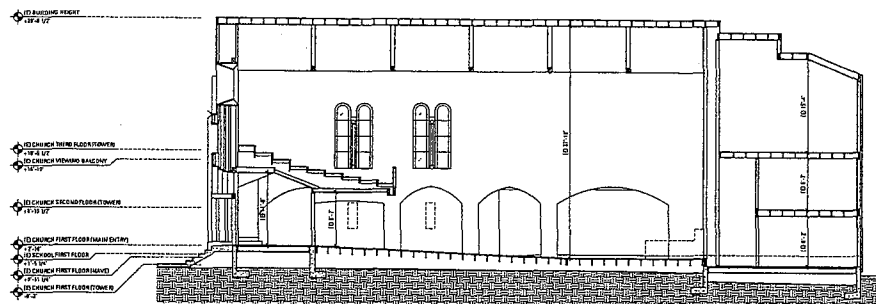
Date of Issuance: 08/01/2015
Project Number: 1544.1

Exterior Elevations

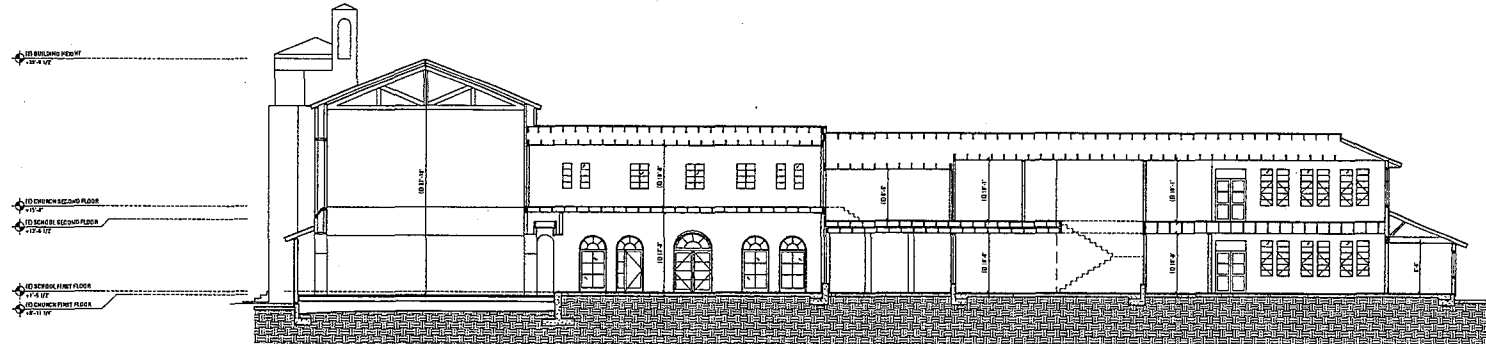
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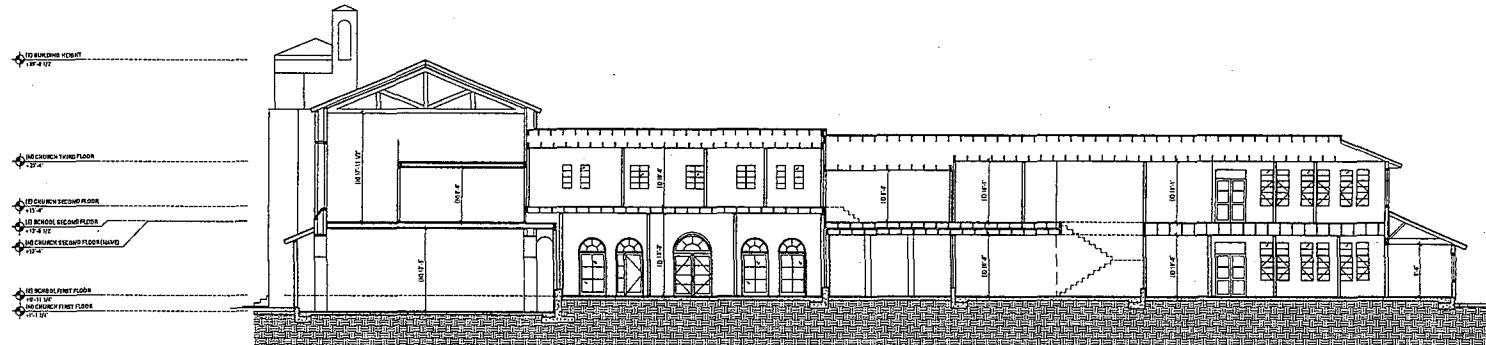
3 BUILDING 1: PROPOSED BUILDING SECTION
SCALE: 1/4" = 1'-0"



4 BUILDING 1: EXISTING BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 BUILDING 1: EXISTING BUILDING SECTION
SCALE: 1/4" = 1'-0"



1 BUILDING 1: PROPOSED BUILDING SECTION
SCALE: 1/4" = 1'-0"

2/10/15/15/1

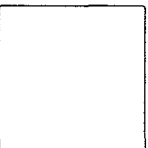
ARCH: BCT, UNLS: EVG

MULTIFAMILY HOUSING
CONVERSION
&
REMODEL

1626 4TH AVENUE
OAKLAND, CA 94612

101 Montgomery Street Suite 800
San Francisco, CA 94104
T 415 348 9990

DESIGNER
orthaus
ARCHITECTS, INC.
715 10TH STREET
SAN FRANCISCO, CA 94110
CA 415.225.1775
NY 415.251.9788



RECORD OF CHANGING RESUBMITTALS	
Planning Submittal	05/01/2015

PLANNING SUBMITTAL
Date of Issuance: 05/01/2015
Project Number: 1544.1

Building Sections
A301

MULTIFAMILY HOUSING
CONVERSION
&
REMODEL
189 0TH AVENUE
OAKLAND, CA 94612

185 Montgomery Street, Suite 1100
San Francisco, CA 94104
Tel: 415.774.8800
Fax: 415.774.8801

gwh
ARCHITECTS
ARCHITECTS
3000 CALIFORNIA STREET
SAN FRANCISCO, CA 94115
TEL: 415.774.8800
WWW.GWHARCHITECTS.COM

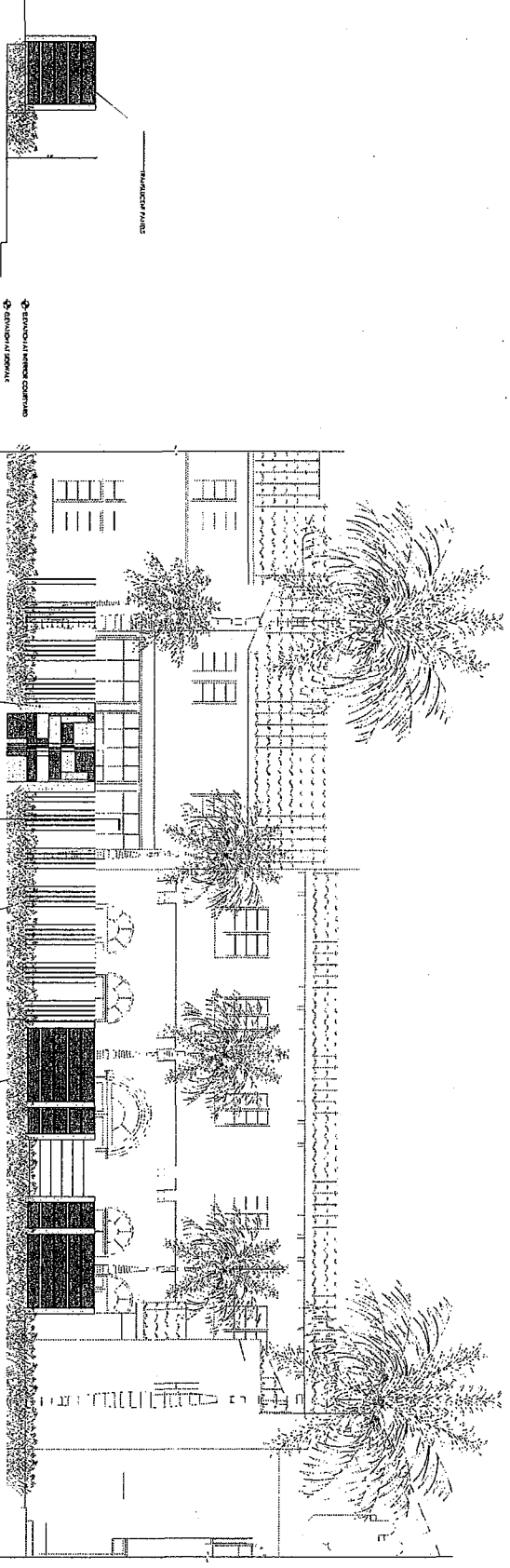
DESIGNER

DATE

REVISIONS

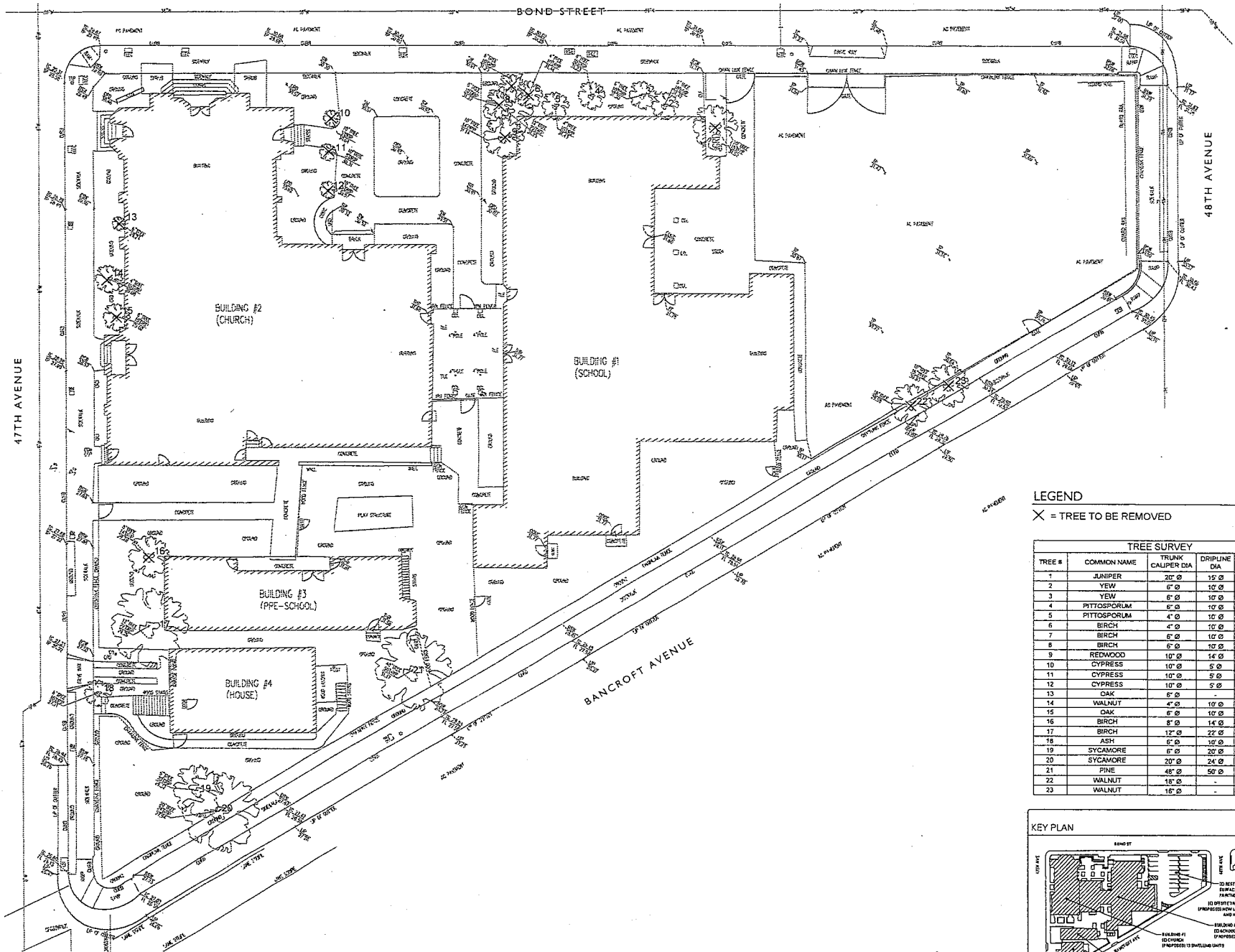
REVISIONS

PLANNING SUBMITTAL
Date: 08/21/2015
Project Number: 08121515
Proposed Fence & Gate
Design
A401



1 PROPOSED GATE & FENCE SECTION

2 PROPOSED GATE & FENCE ELEVATION

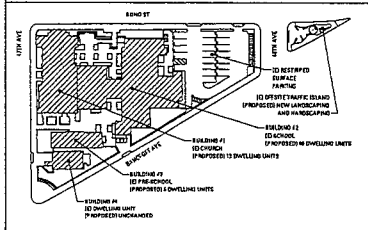


LEGEND

X = TREE TO BE REMOVED

TREE SURVEY				
TREE #	COMMON NAME	TRUNK CALIPER DIA	DRIPLINE DIA	DESIGNATION
1	JUNIPER	20" Ø	15' Ø	REMOVE
2	YEW	6" Ø	10' Ø	PROTECT
3	YEW	6" Ø	10' Ø	PROTECT
4	PITTOSPORUM	6" Ø	10' Ø	PROTECT
5	PITTOSPORUM	4" Ø	10' Ø	PROTECT
6	BIRCH	4" Ø	10' Ø	REMOVE
7	BIRCH	6" Ø	10' Ø	REMOVE
8	BIRCH	6" Ø	10' Ø	REMOVE
9	REDWOOD	10" Ø	14" Ø	REMOVE
10	CYPRESS	10" Ø	5" Ø	REMOVE
11	CYPRESS	10" Ø	5" Ø	REMOVE
12	CYPRESS	10" Ø	5" Ø	REMOVE
13	OAK	8" Ø	-	REMOVE
14	WALNUT	4" Ø	10' Ø	REMOVE
15	WALNUT	6" Ø	10' Ø	REMOVE
16	BIRCH	8" Ø	14" Ø	REMOVE
17	BIRCH	12" Ø	22' Ø	PROTECT
18	ASH	6" Ø	10' Ø	PROTECT
19	SYCAMORE	6" Ø	20' Ø	PROTECT
20	SYCAMORE	20" Ø	24" Ø	PROTECT
21	PINE	48" Ø	50' Ø	PROTECT
22	WALNUT	18" Ø	-	REMOVE
23	WALNUT	16" Ø	-	REMOVE

KEY PLAN



1 TREE DISPOSITION PLAN
SCALE: 1" = 10'

MULTIFAMILY HOUSING
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&
REMODEL
1828 47TH AVENUE
OAKLAND, CA 94612

101 Montgomery Street Suite 850
San Francisco, CA 94104
T 415 245 2990

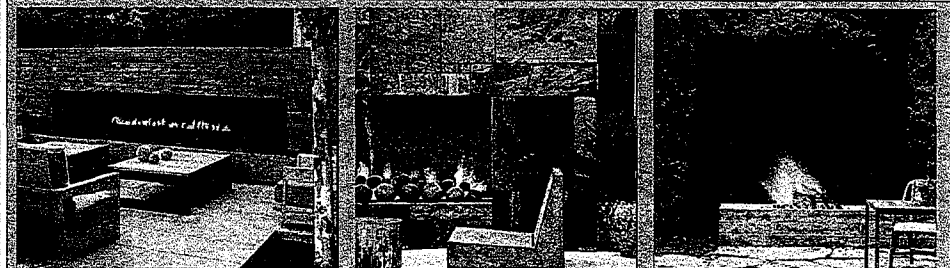
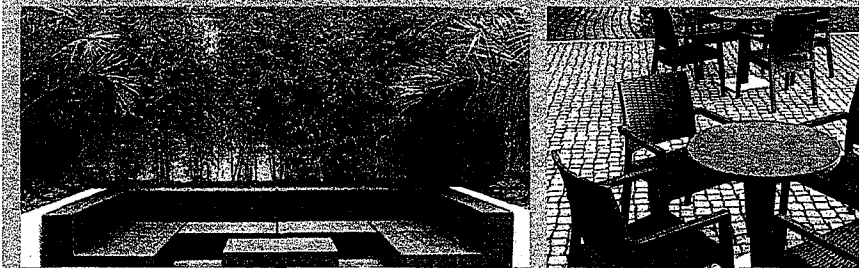
DESIGNER
arthhaus
ARTHHAUS INC.
2415 FREDERICK
SAN FRANCISCO CA 94110
T 415 431 1775
F 415 431 4192



GATES
+ASSOCIATES
LANDSCAPE ARCHITECTURE
LAND PLANNING - URBAN DESIGN
310 GLEN COURT SAN FRANCISCO, CA 94118
T 415 338 6178 www.gatesinc.com

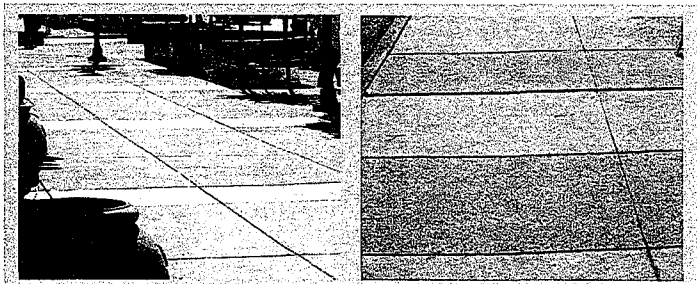
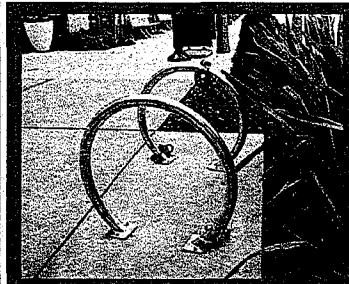
RECORD OF EXAMINING JURISDICTION
Planning Submittal 06.01.2015

PLANNING SUBMITTAL
Date of Review: 06.01.2015
Project Number: 1544.1
L102



SEATING & SITE FURNISHINGS

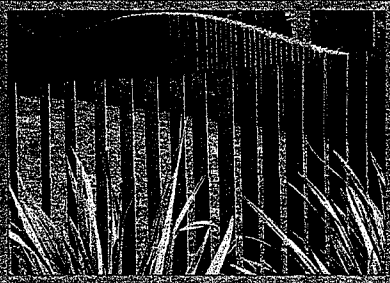
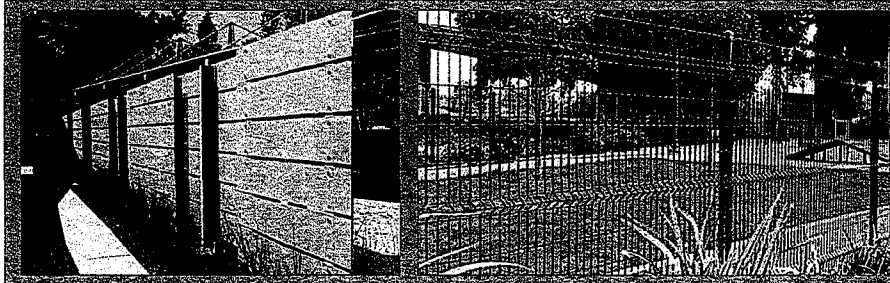
FIREPLACES



SHADE

BIKE RACK

PAVING MATERIAL



FENCE DESIGN

Rear fence

Entry fence

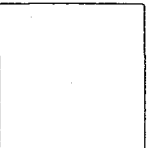
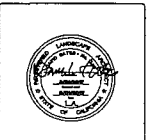
ENTRY ACCENTS

MULTIFAMILY HOUSING
CONVERSION
&
REMODEL

1828 47TH AVENUE
DARLAND, CA 94601

101 Montgomery Street Suite 650
San Francisco, CA 94102
T 415 348 9590

DESIGNER
arkhaus
ARCHITECTS INC.
714 10TH STREET
SAN FRANCISCO CA 94110
415 424 1712
H 415 424 1716



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LANDSCAPE ARCHITECTURE
LAND PLANNING - URBAN DESIGN
1411 CROW COUNTRY RD. SAN MARINO, CA 91766
T 913-776-9376 www.gates.com

RECORD OF DRAWING ISSUANCE	06/01/2015
Planning Submittal	

PLANNING SUBMITTAL	
Date of Issuance:	06/01/2015
Project Number:	1544.1

TREES



Acer buergeranum
Trident Maple



Alsophila australis
Australian Fern Tree



Bambusa nigra
Clumping Bamboo



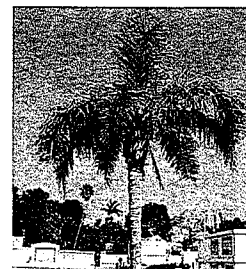
Bauhinia variegata
Purple Orchid Tree



Brachychiton populneus
Bottle Tree



Phoenix canariensis
Date Palm



Syagrus romanzoffianum
Queen Palm

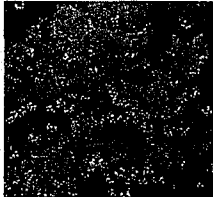
SHRUBS



Acanthus mollis
Bear's Breech



Anigozanthus 'Bush Ranger'
Kangaroo Paw



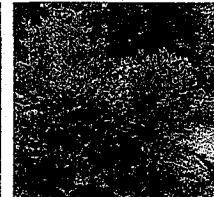
Arctostaphylos 'Harmony'
Manzanita



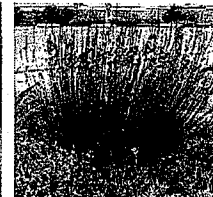
Aspidistra elatior
Cast Iron Plant



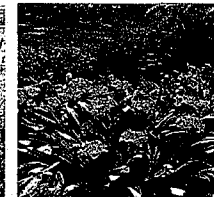
Beschorneria spp.
Variegated Amole



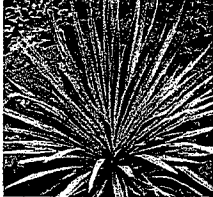
Calycanthus occidentalis
Spice Bush



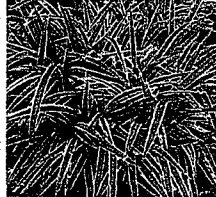
Chondropetalum tectorum
Dwarf Cape Reed



Clivia spp.
Clivia



Cordyline spp.
Grass Palm



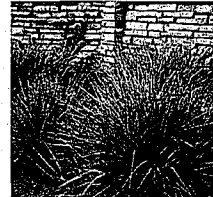
Dianella t. 'Variegata'
White Striped Flax Lily



Heuchera 'Lime Rickey'
Coral Bells



Heuchera micrantha 'Purple Palace'
Coral Bells



Leymus condensatus 'Canyon Prince'
Wild Rye



Leucadendron 'Jester'
Sunshine Conebush



Liriope muscari 'Variegata'
New Zealand Flax



Phormium hybrids 'Dark Delight'
New Zealand Flax



Phormium hybrids 'Maori Maiden'
New Zealand Flax



Phormium hybrids 'Yellow Wave'
New Zealand Flax



Strelitzia nicolai
Giant Bird of Paradise



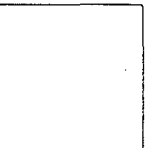
Strelitzia reginae
Bird of Paradise

MULTIFAMILY HOUSING
CONVERSION
&
REMODEL

1028 47TH AVENUE
GALLEN, CA 94011

101 Montgomery Street Suite 850
San Francisco, CA 94104
T 415 340 9297

DESIGNER
arthaus
ARCHITECTS, INC.
3915 DOW STREET
SAN FRANCISCO, CA 94118
OF 415.224.1715
T 415.625.1198



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LAND PLANNING - LIBRARY DESIGN
305 CONCORD AVENUE, SAN FRANCISCO, CA 94102
T 415.774.8378 www.gatesinc.com

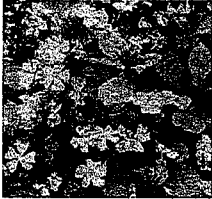
RECORD OF EXAMINING JURISDICTION

Planning Submittal	06/01/2015

PLANNING SUBMITTAL

Date of Reference:	06/01/2015
Project Number:	1504-1

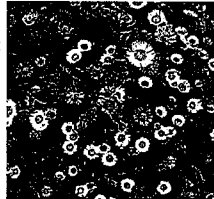
GROUNDCOVERS / ORNAMENTAL GRASSES



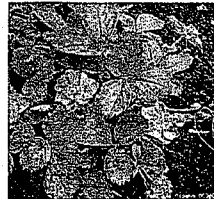
Ceratostigma
Dwarf Plumbago



Eriogonum grande rubescens
Wild Buckwheat



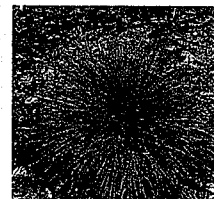
Erigeron karvinskianus
Santa Barbara Daisy



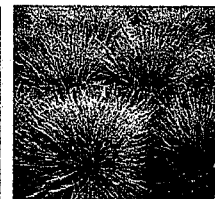
Fragaria 'Pink Panda'
Wild Pink Strawberry



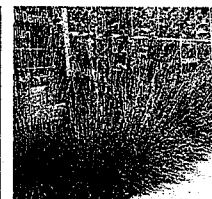
Geranium maculatum
Wood Geranium



Carex tumulicola
Bekeley Sedge



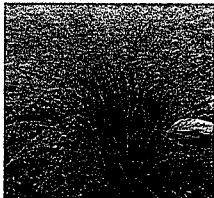
Festuca glauca



Helictotrichon sempervirens
Blue Oat Grass



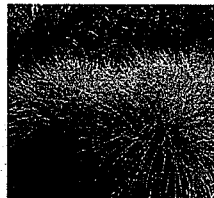
Juncus patens
Needle Grass



Miscanthus spp.
Maidengrass



Muhlenbergia capillaris
Hairy Awn Muhly



Muhlenbergia rigens
Deer Grass

VINES



Passiflora 'Lavender Lady'
Lavender Lady Passion Vine



Solanum jasminoides
Golden Variegated Potato Vine

MULTIFAMILY HOUSING
CONVERSION
&
REMODEL

108 KITH AVENUE
OAKLAND, CA 94612

101 Montgomery Street Suite 600
San Francisco, CA 94104
T 415 543 2590

DESIGNER
artthaus
ARTHAUS LLC
2415 WILSON
SAN FRANCISCO CA 94110
CA 415.464.1775
T 415.251.1702



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LAND PLANNING • URBAN DESIGN
101 MONTGOMERY STREET, SUITE 600, SAN FRANCISCO, CA 94104
T 415.774.8178 www.gatesla.com

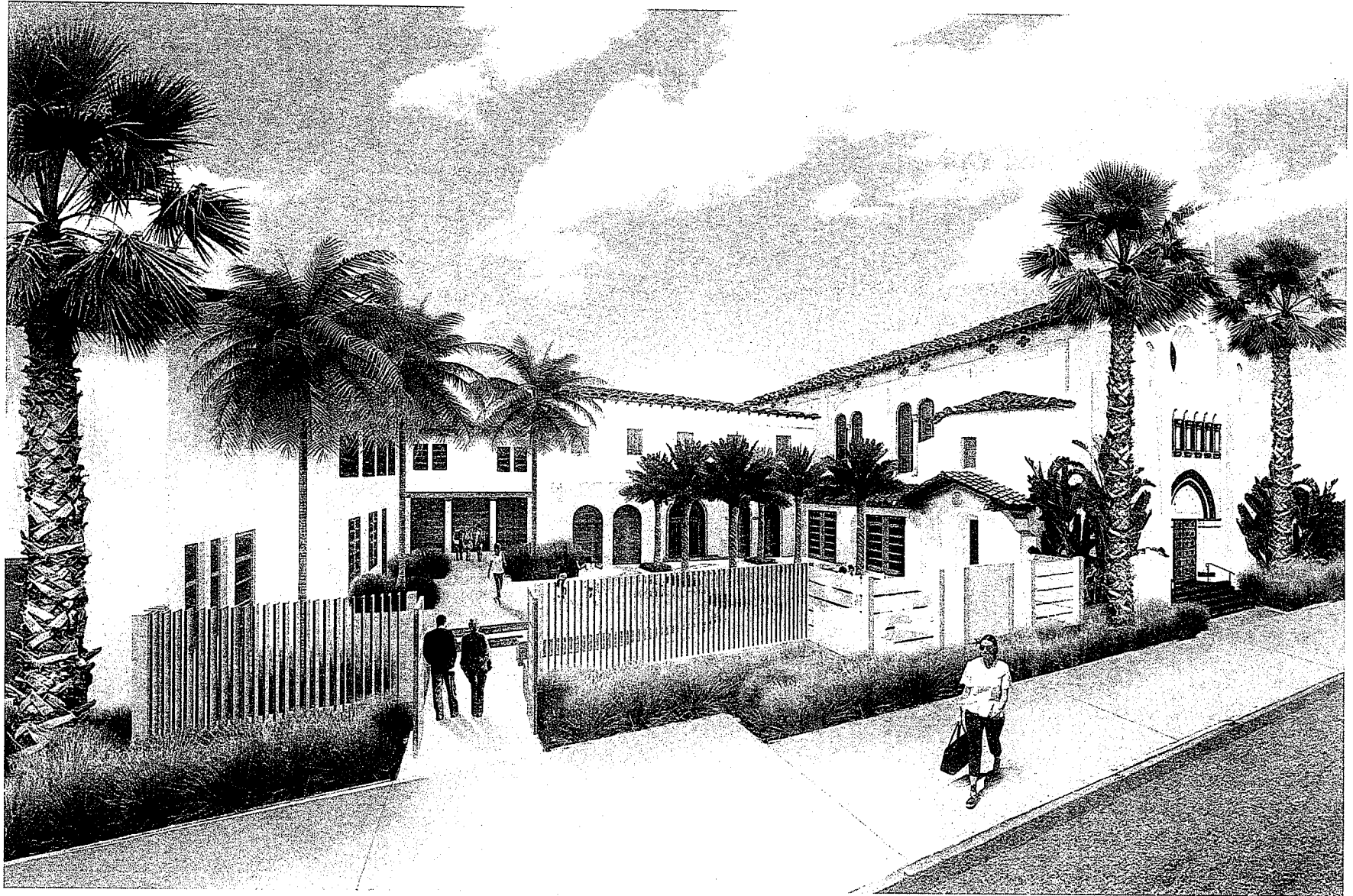
ISSUE OF COMMENCEMENT	06.01.2015
(Planning Submittal)	

PLANNING SUBMITTAL	
Date of Issuance:	06.01.2015
Project Number:	1544.1

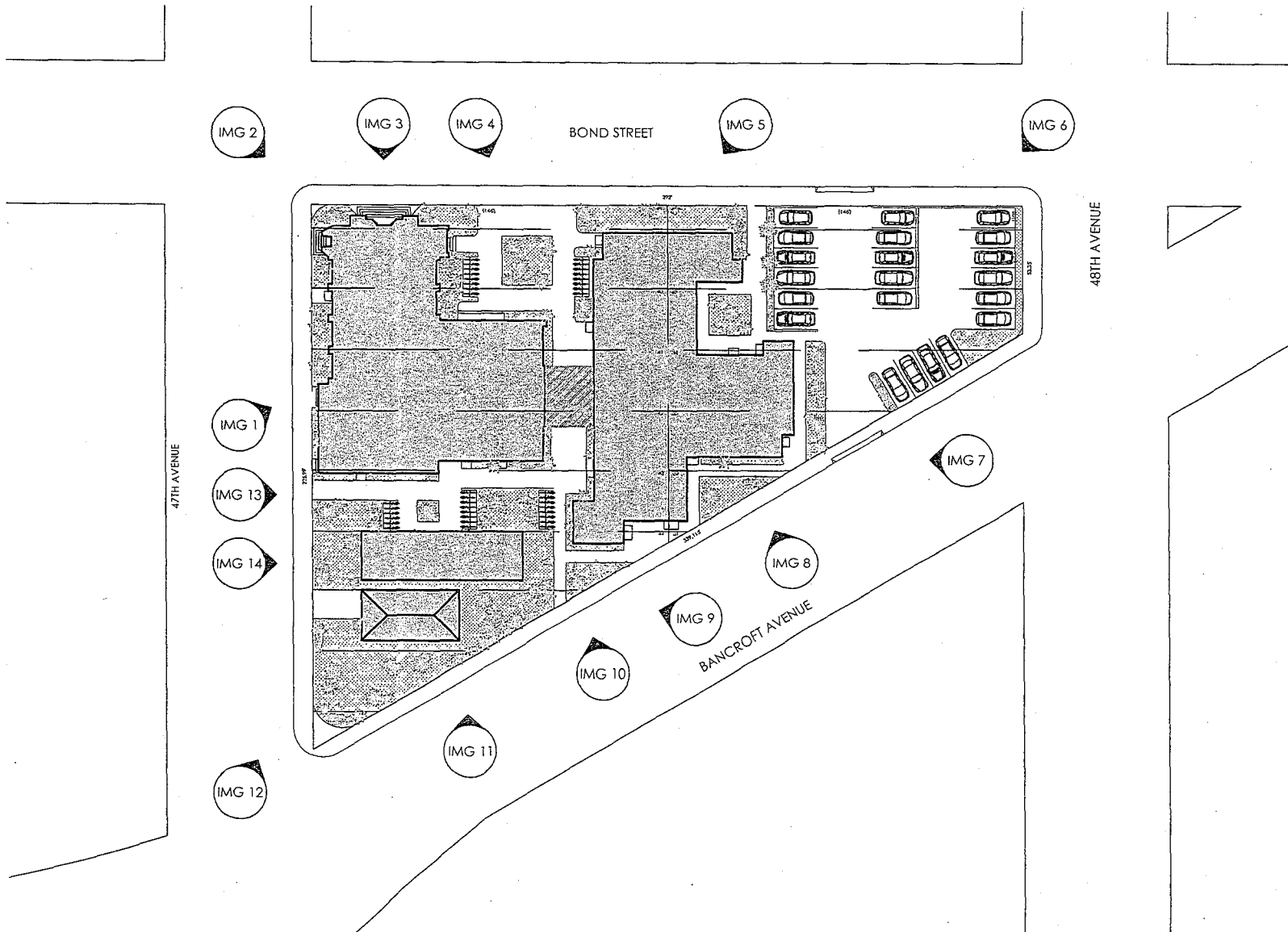
06/01/2015 10:00 AM

L105

RIAZ



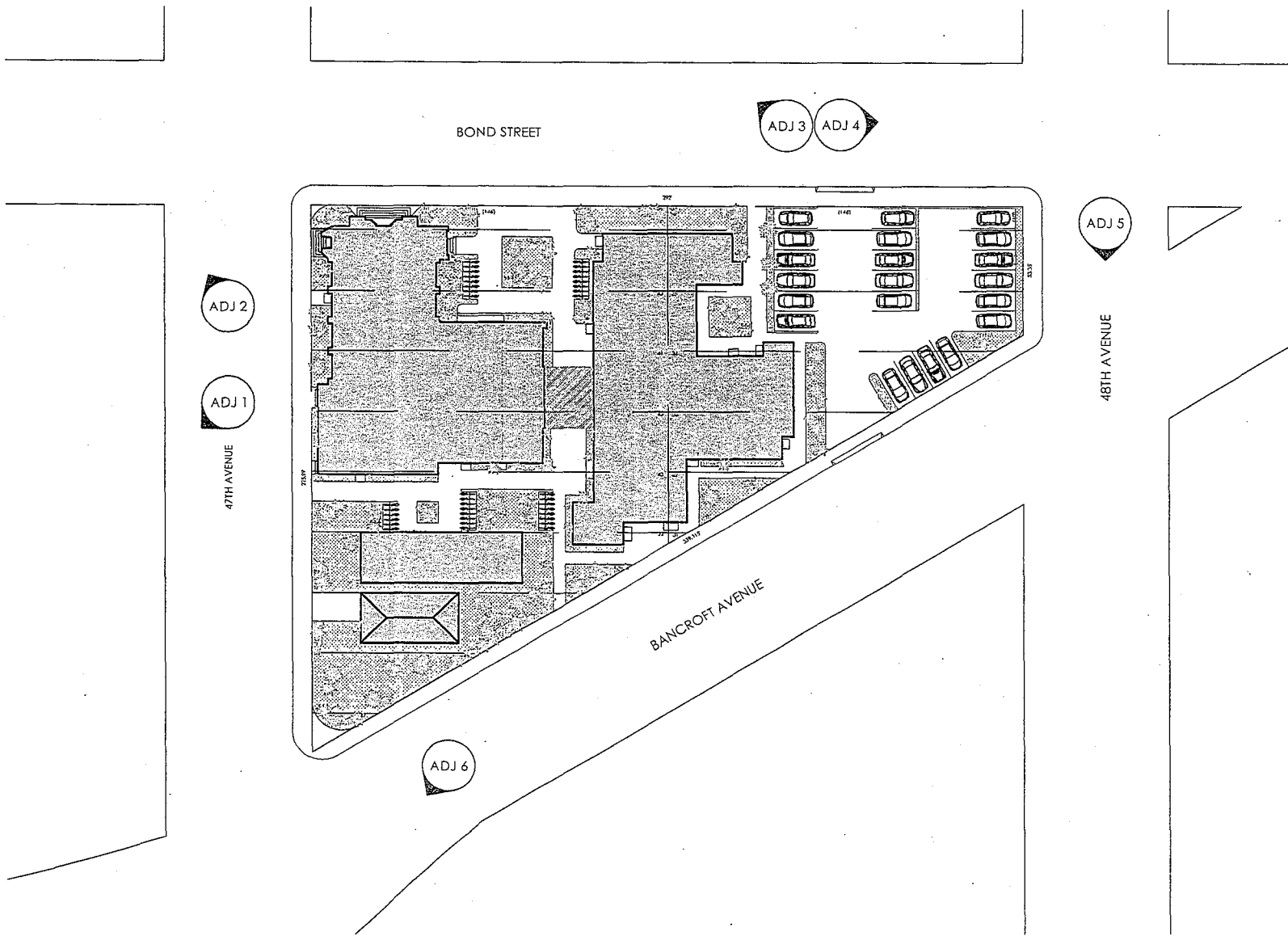
PROPOSED COURTYARD AND ENTRY
1638 47th Avenue



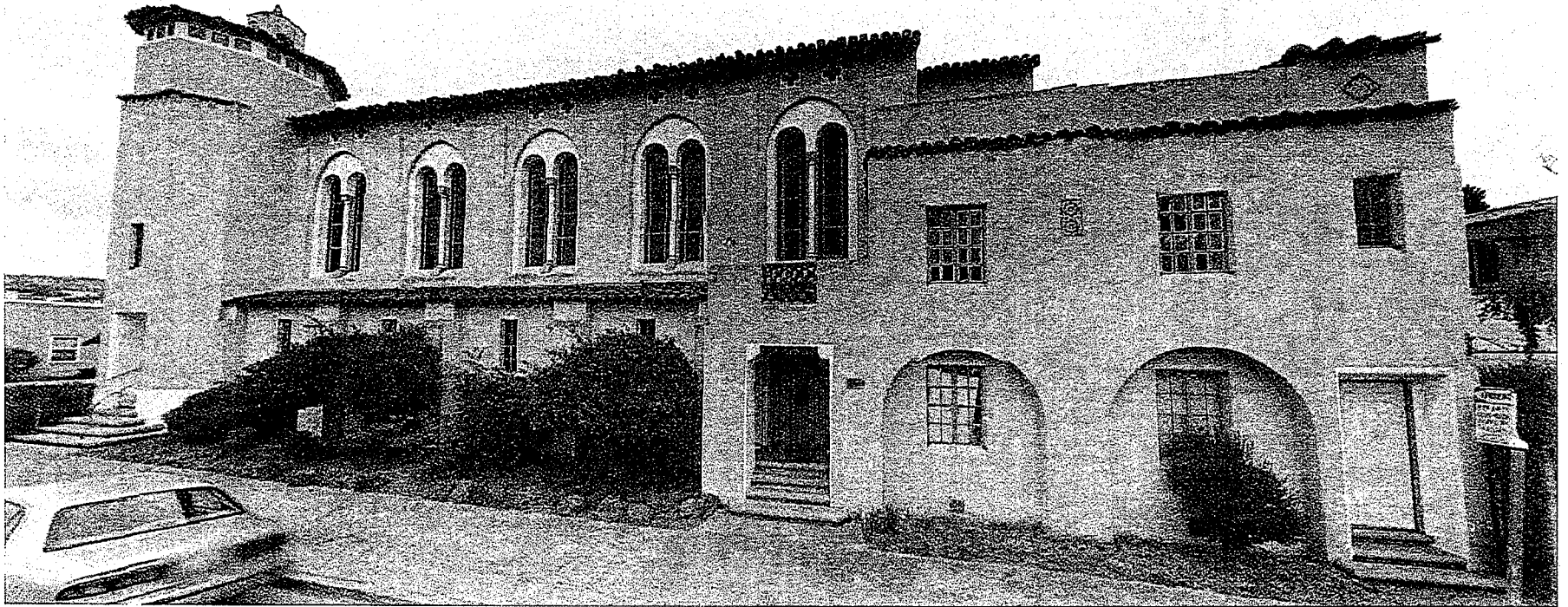
LOT PLAN AND IMAGE KEY

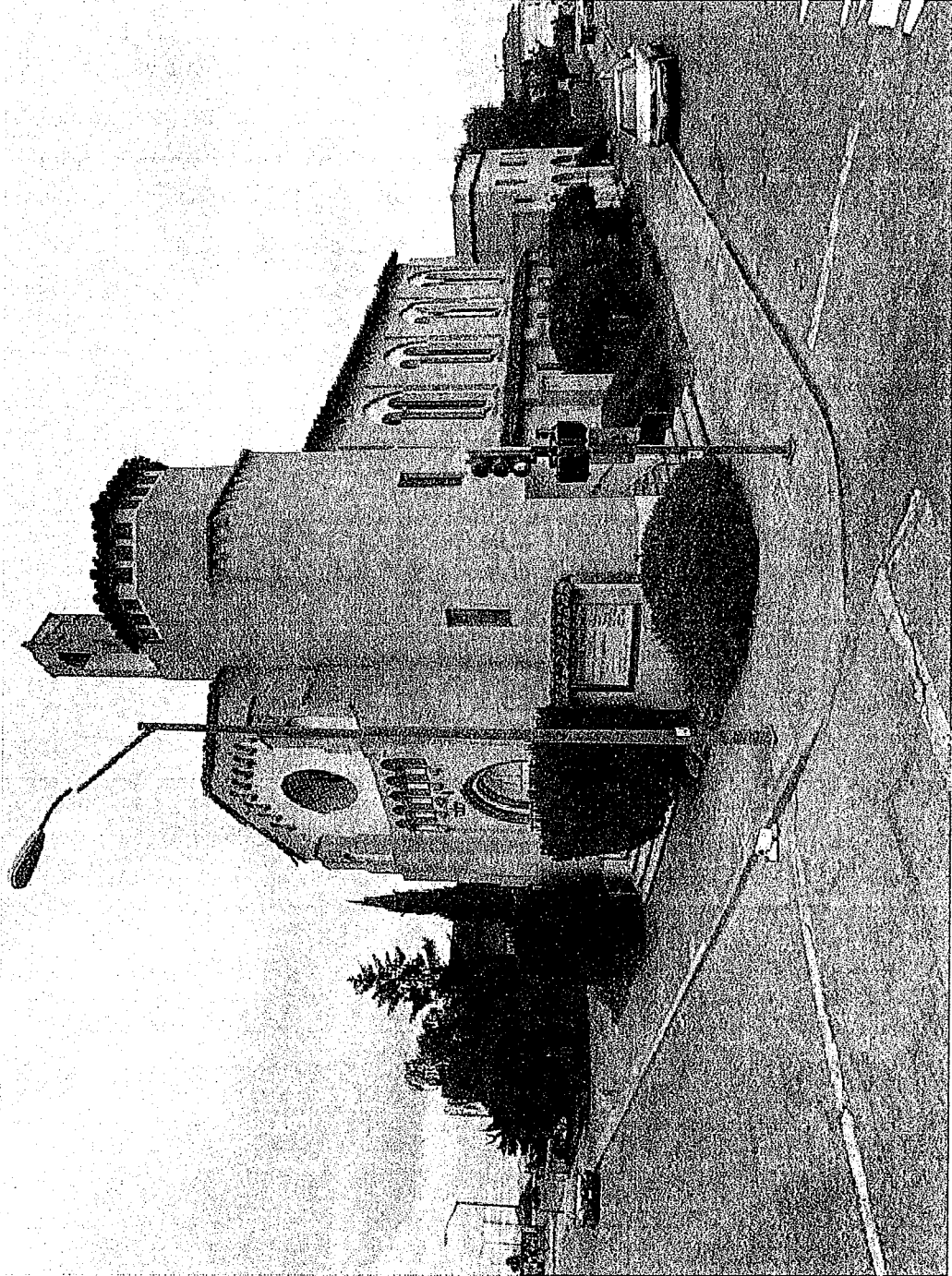


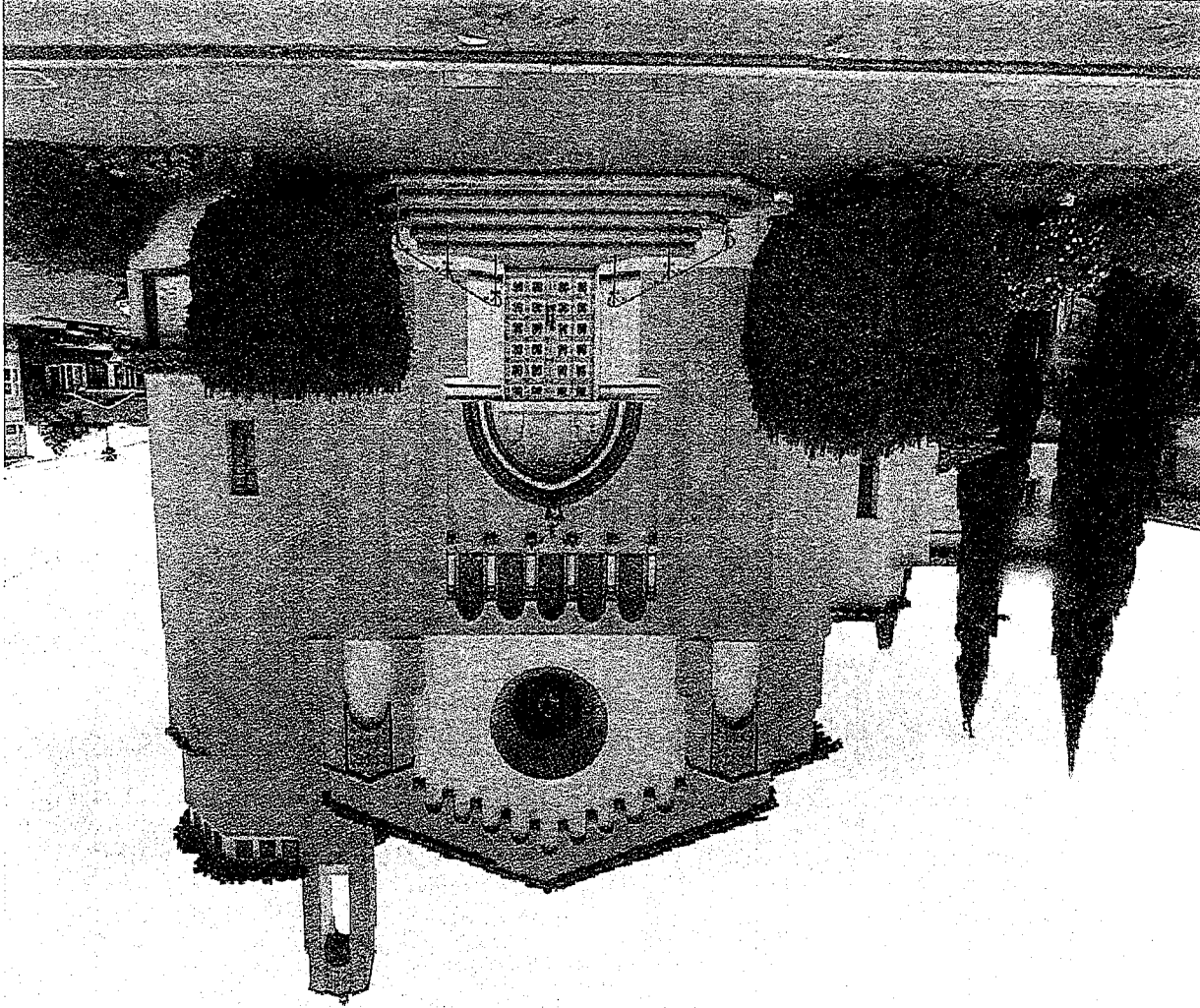
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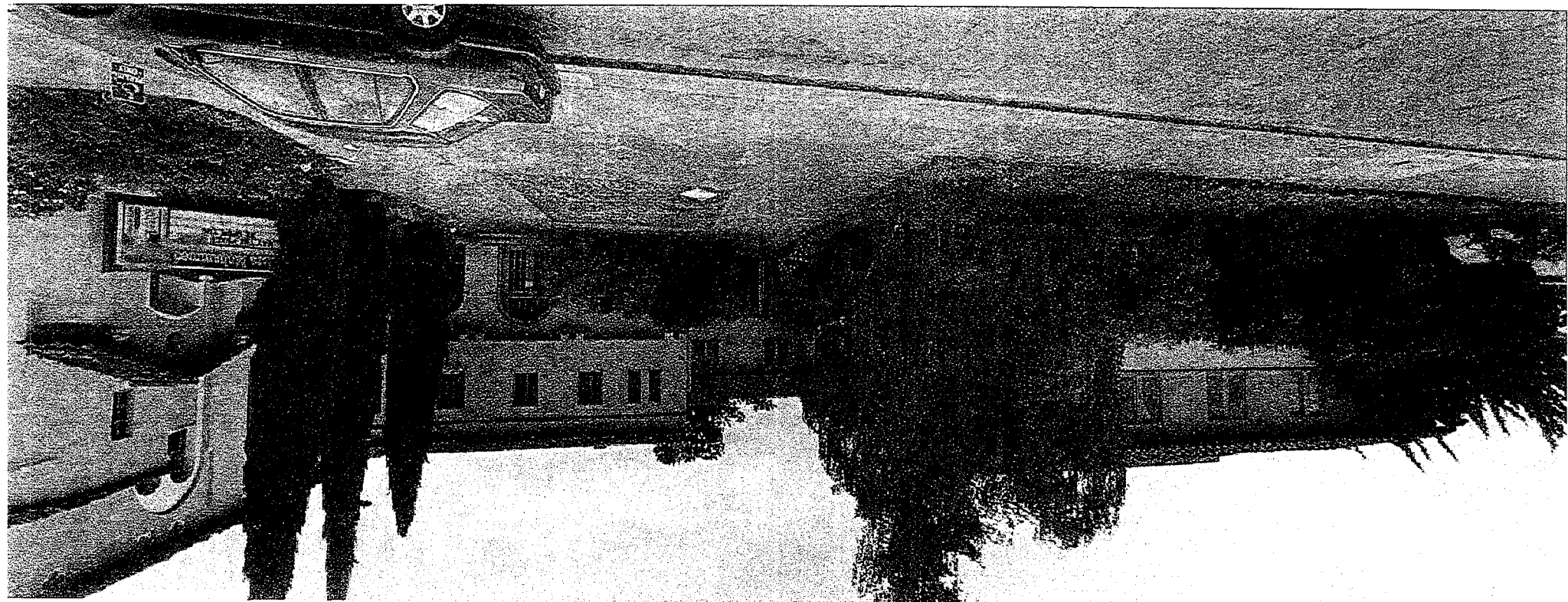


LOT PLAN AND ADJACENT IMAGE KEY



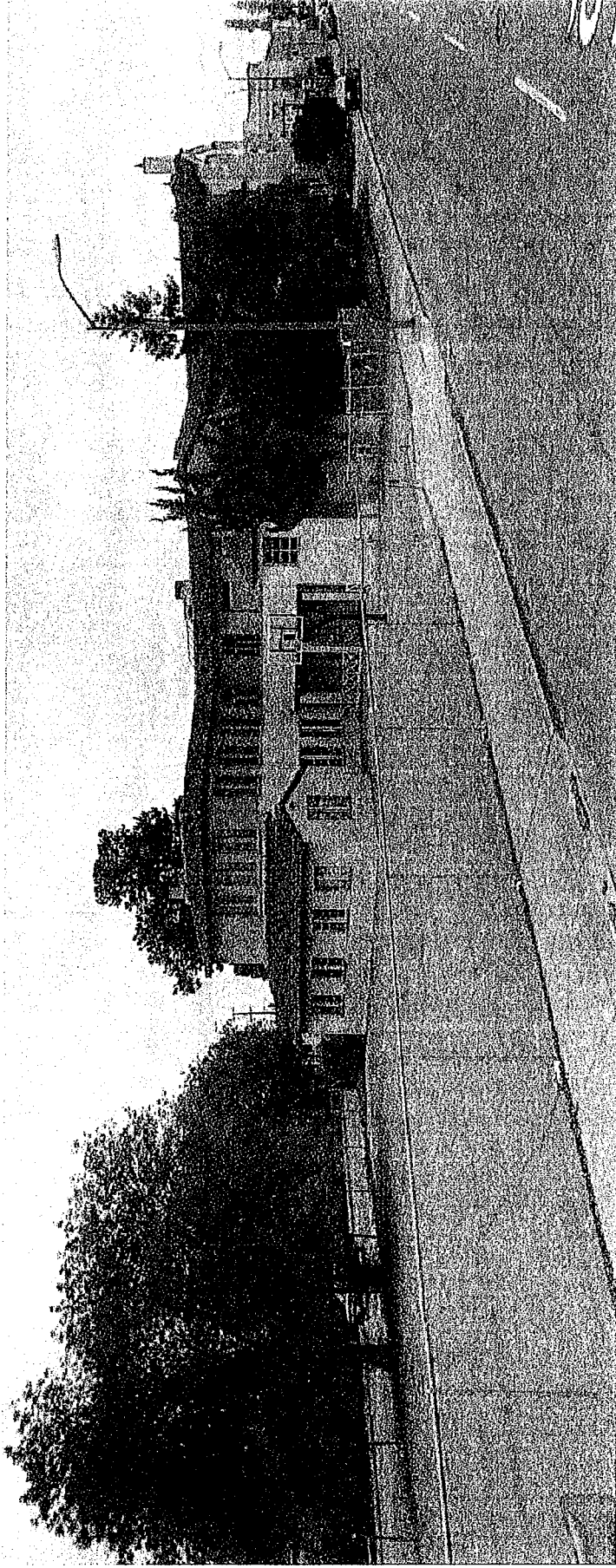




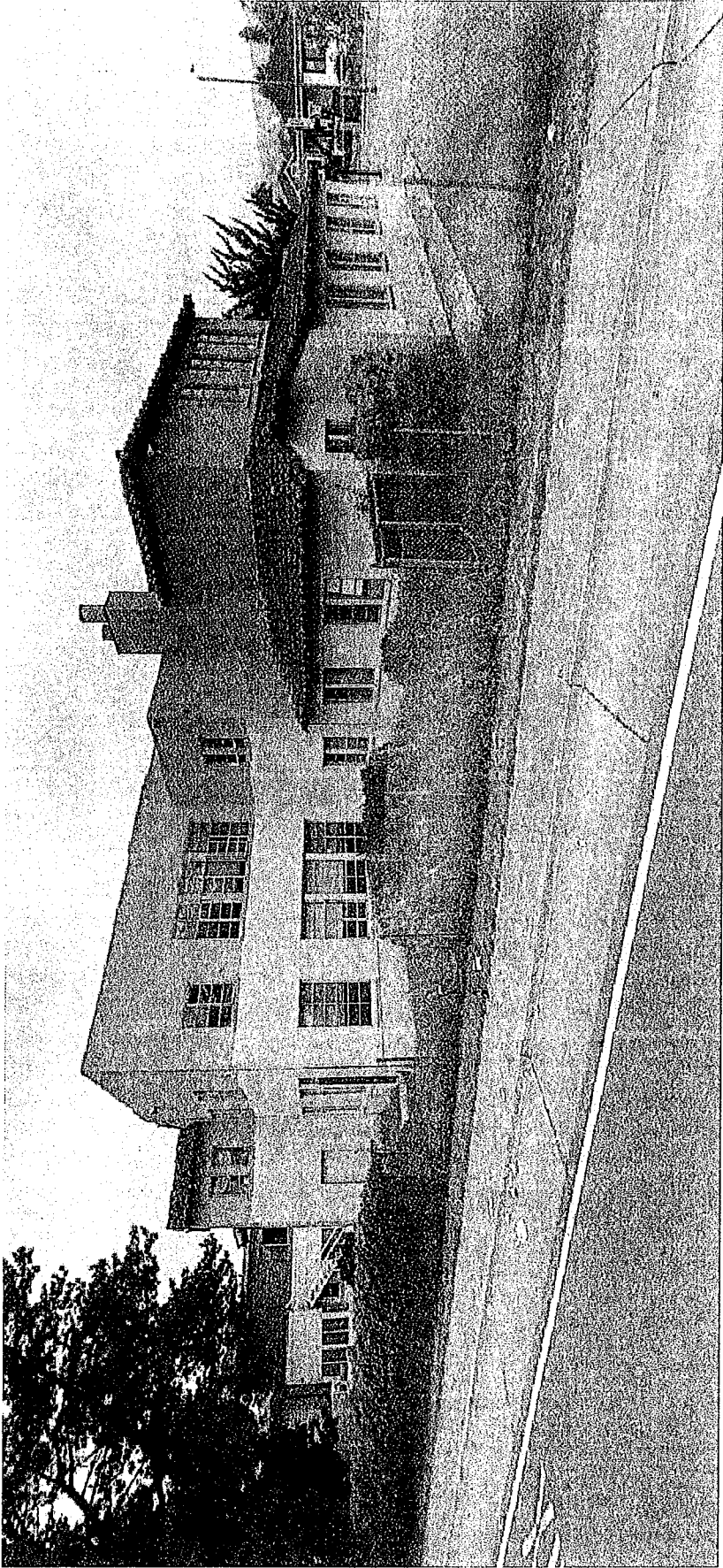


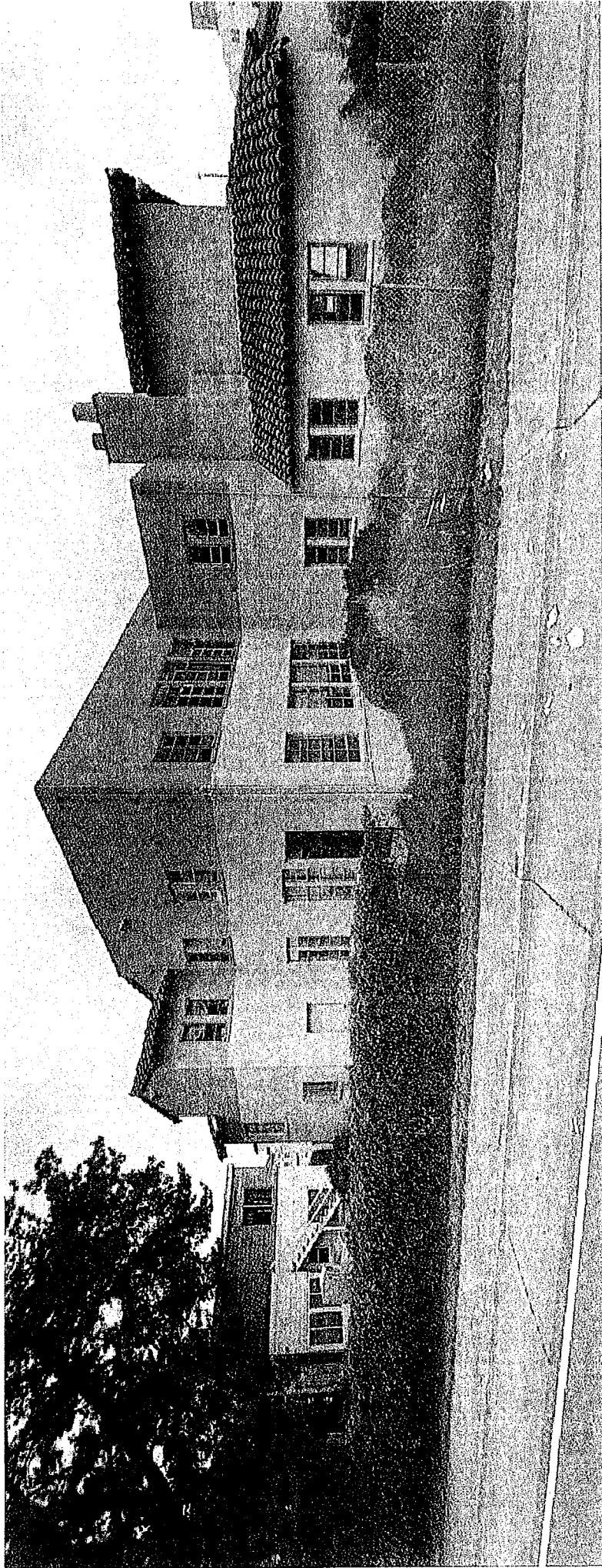


Garthaus

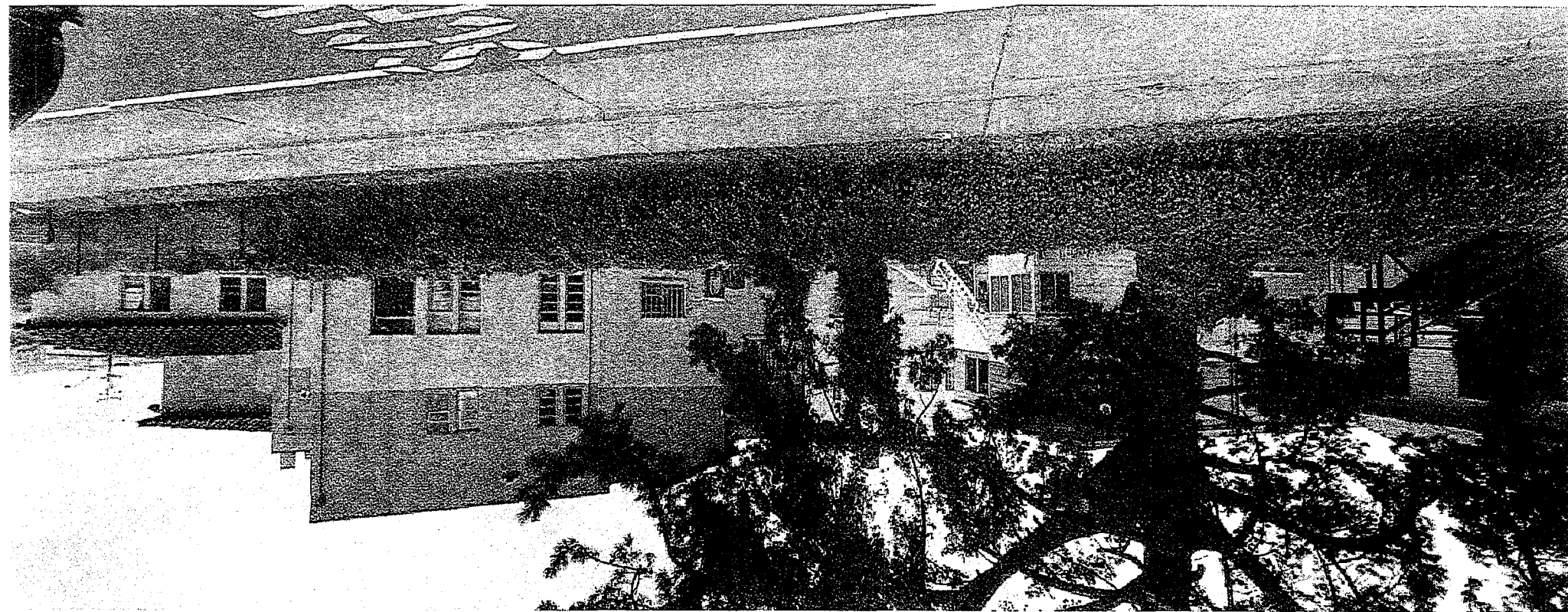


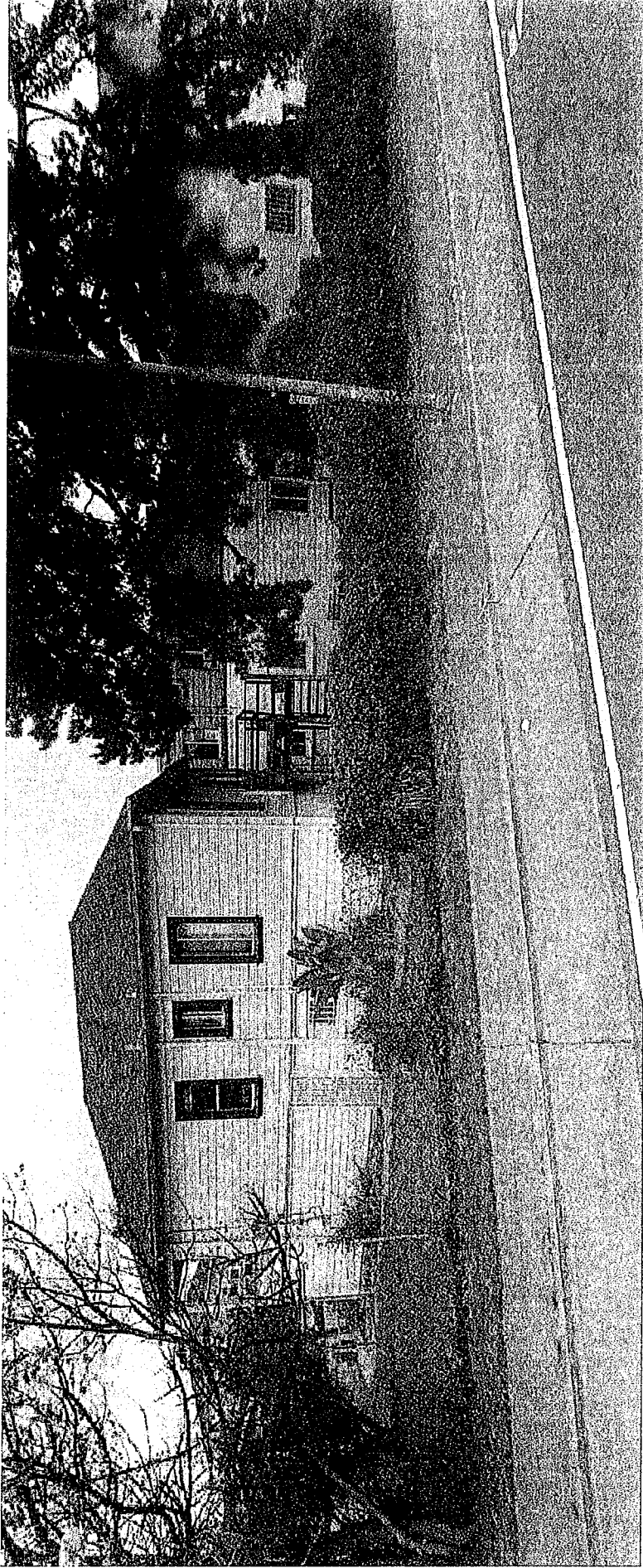
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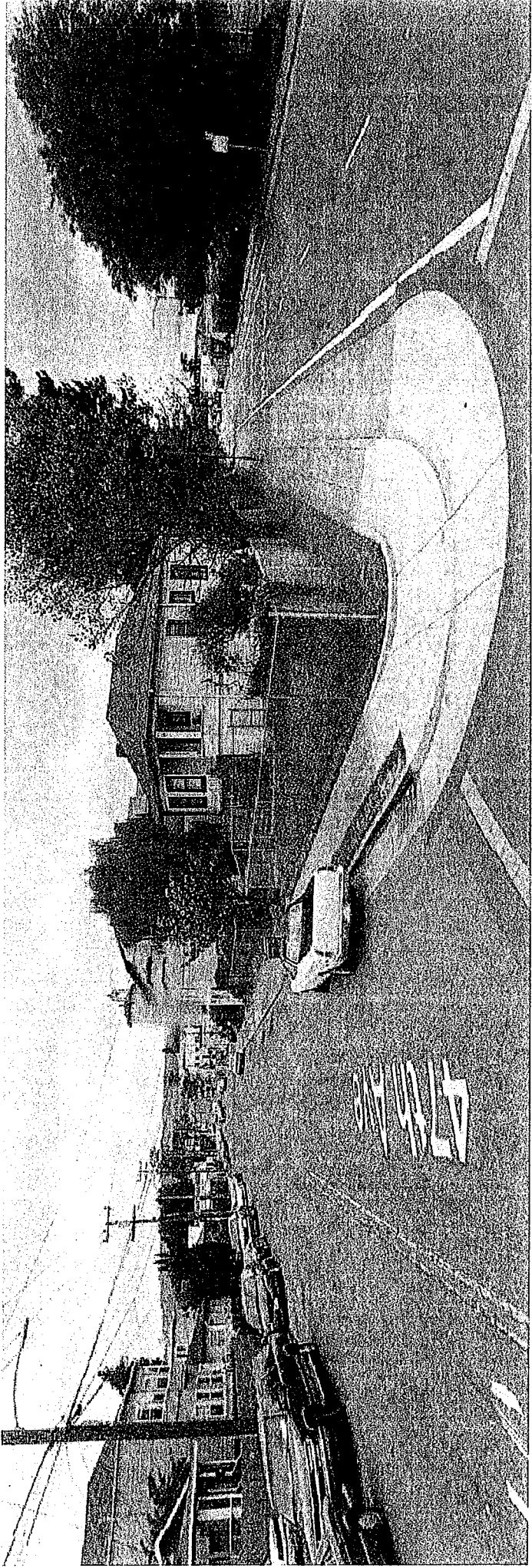


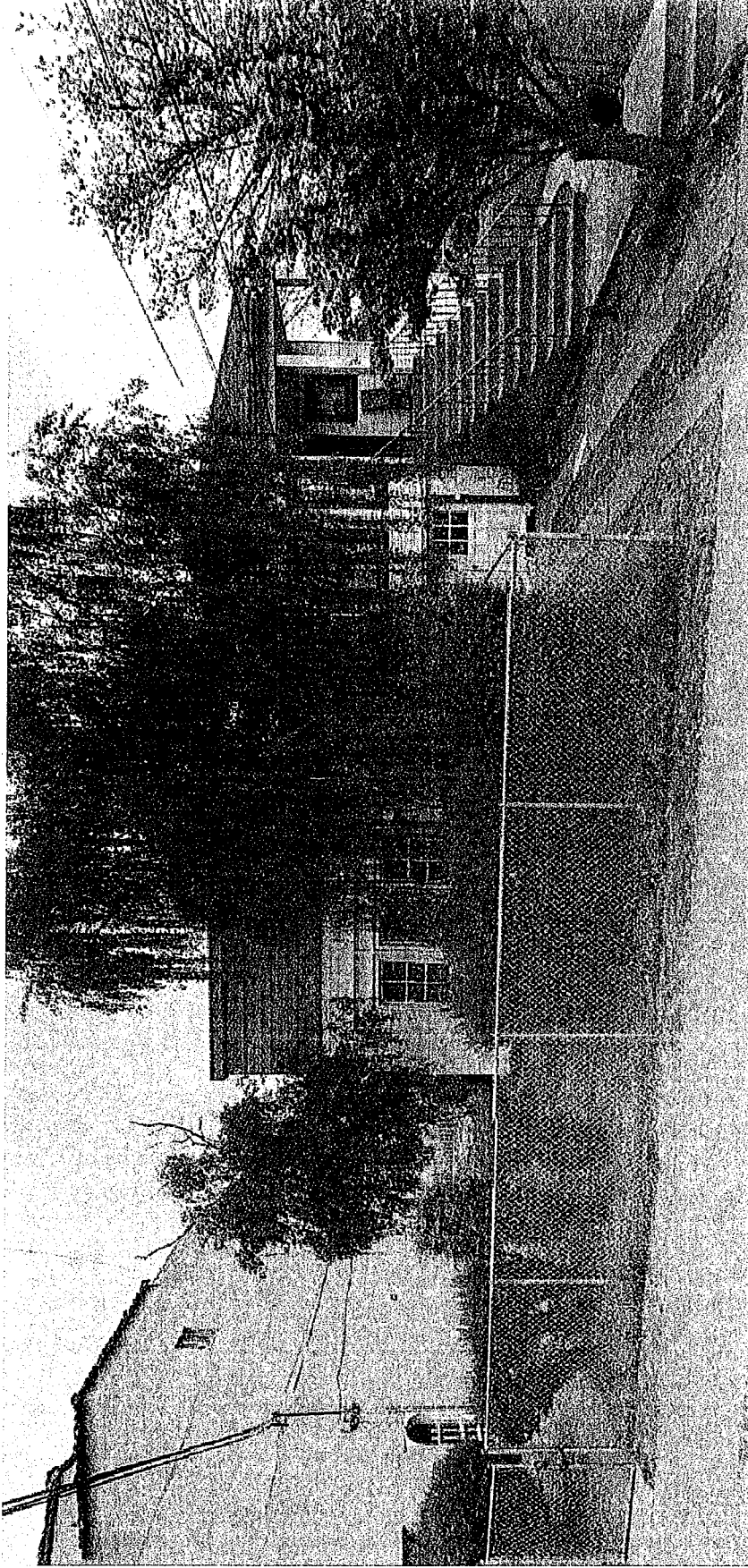


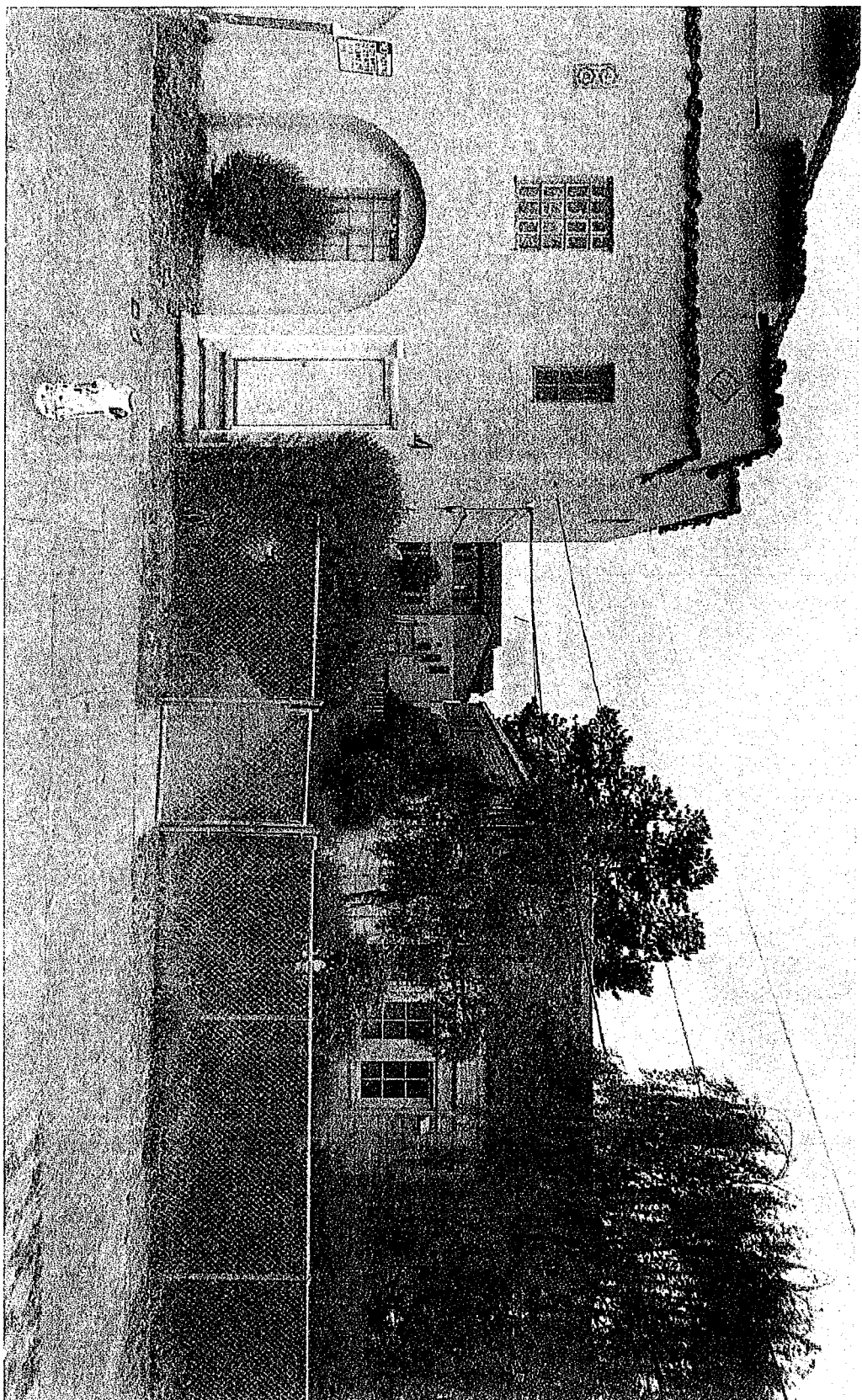


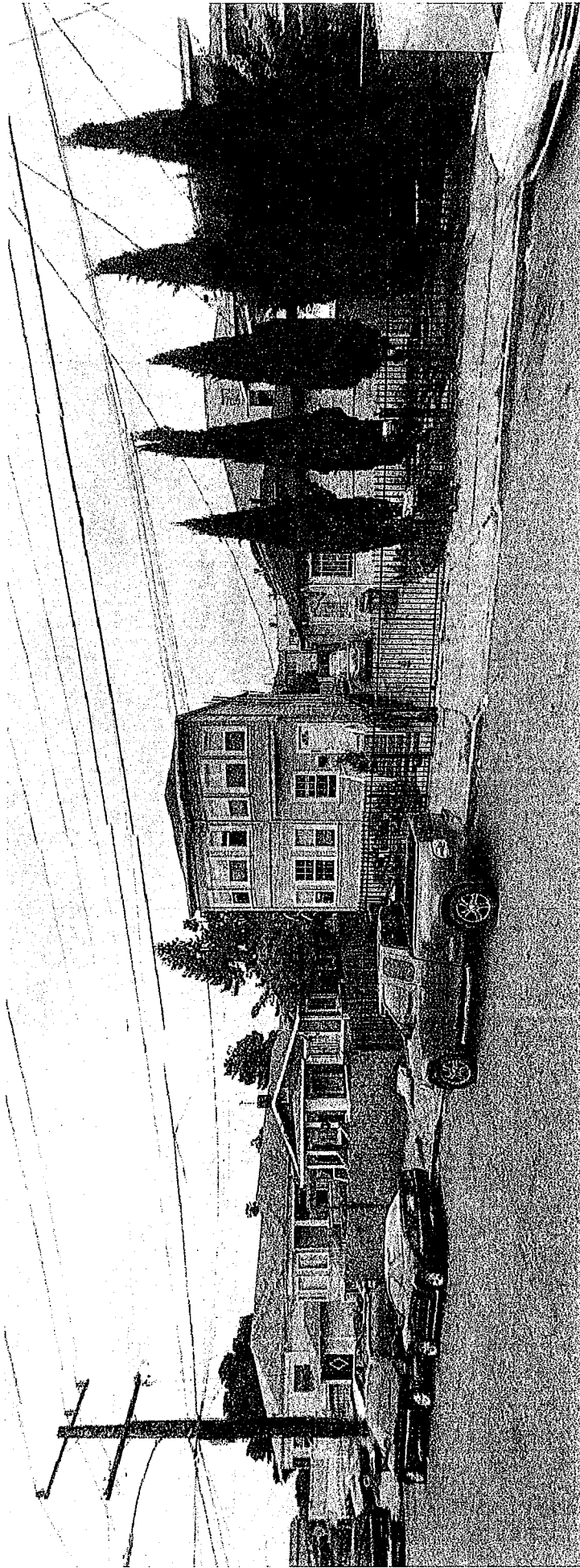


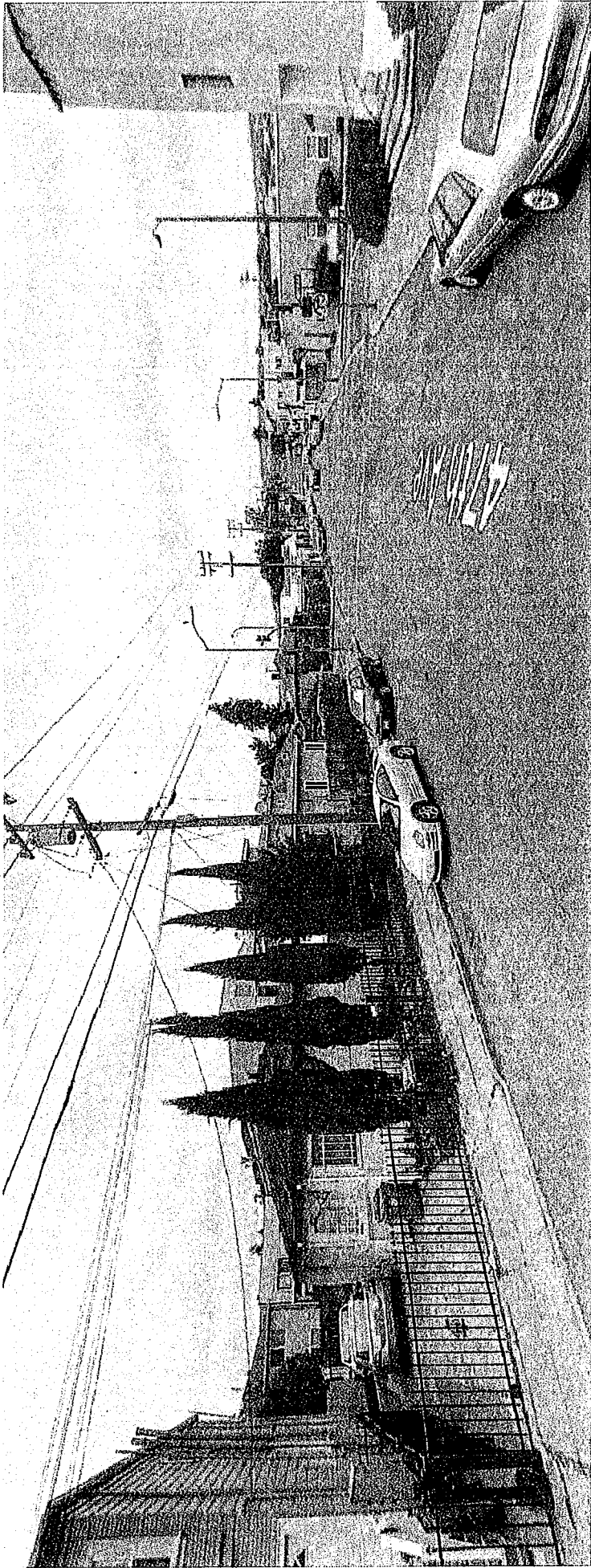


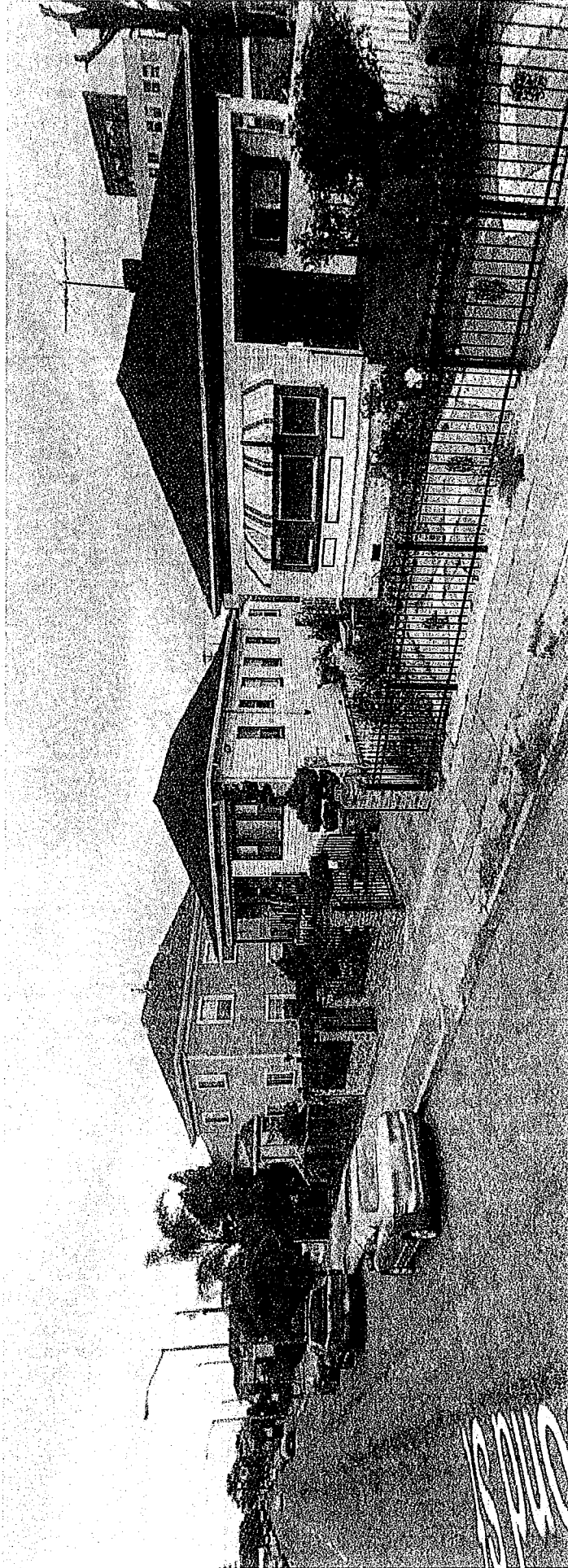


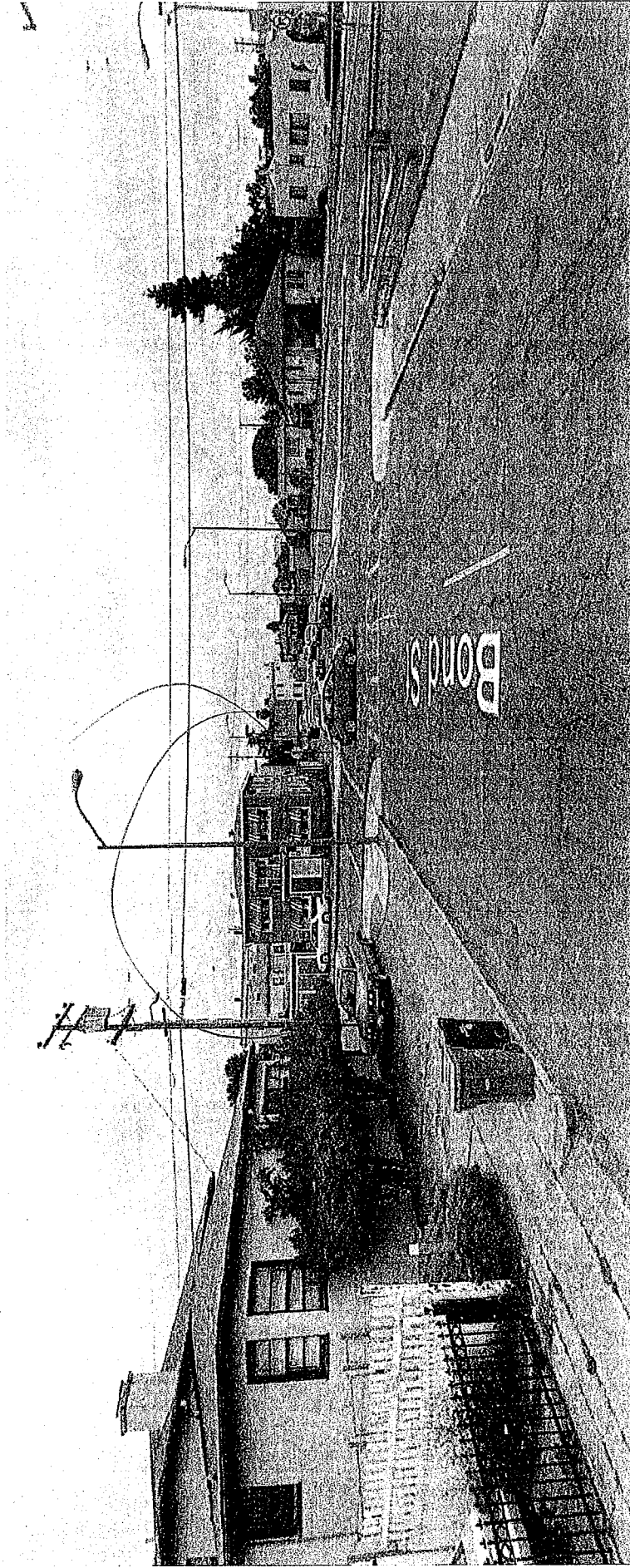


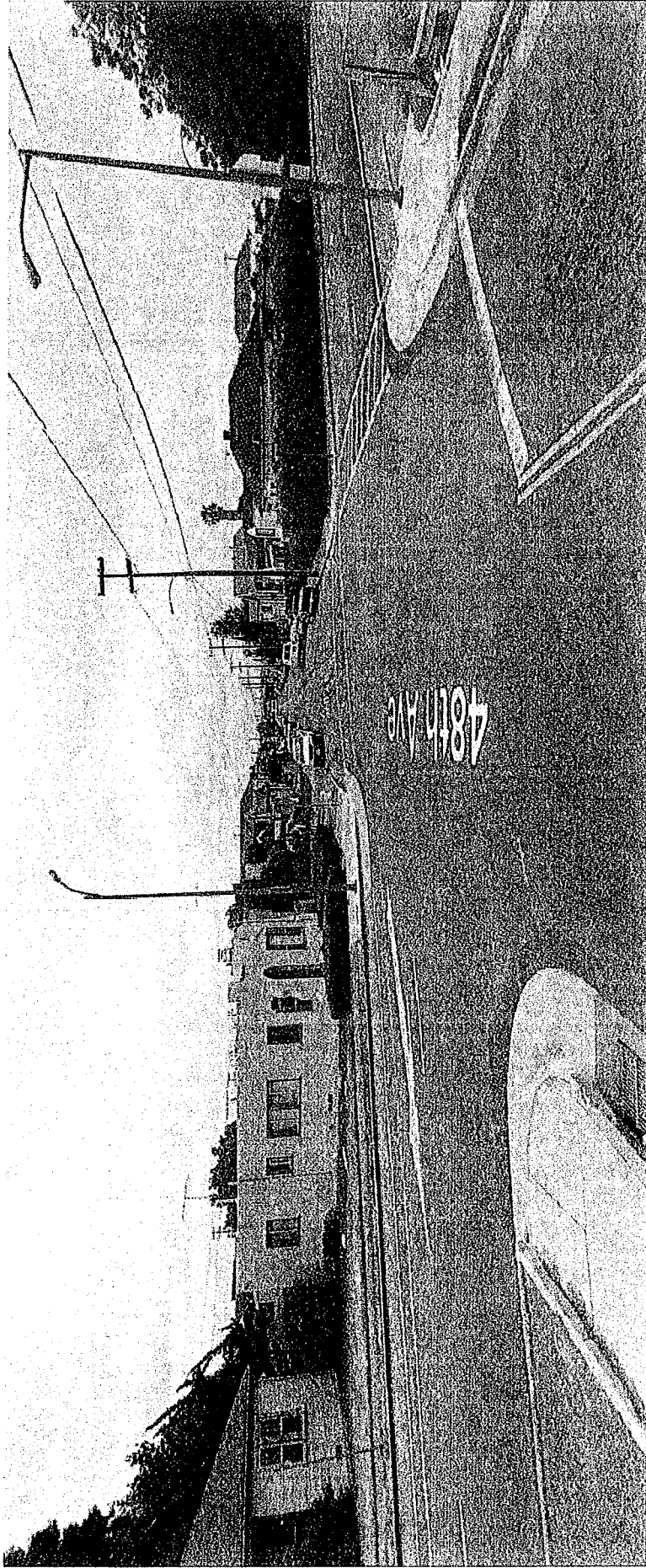


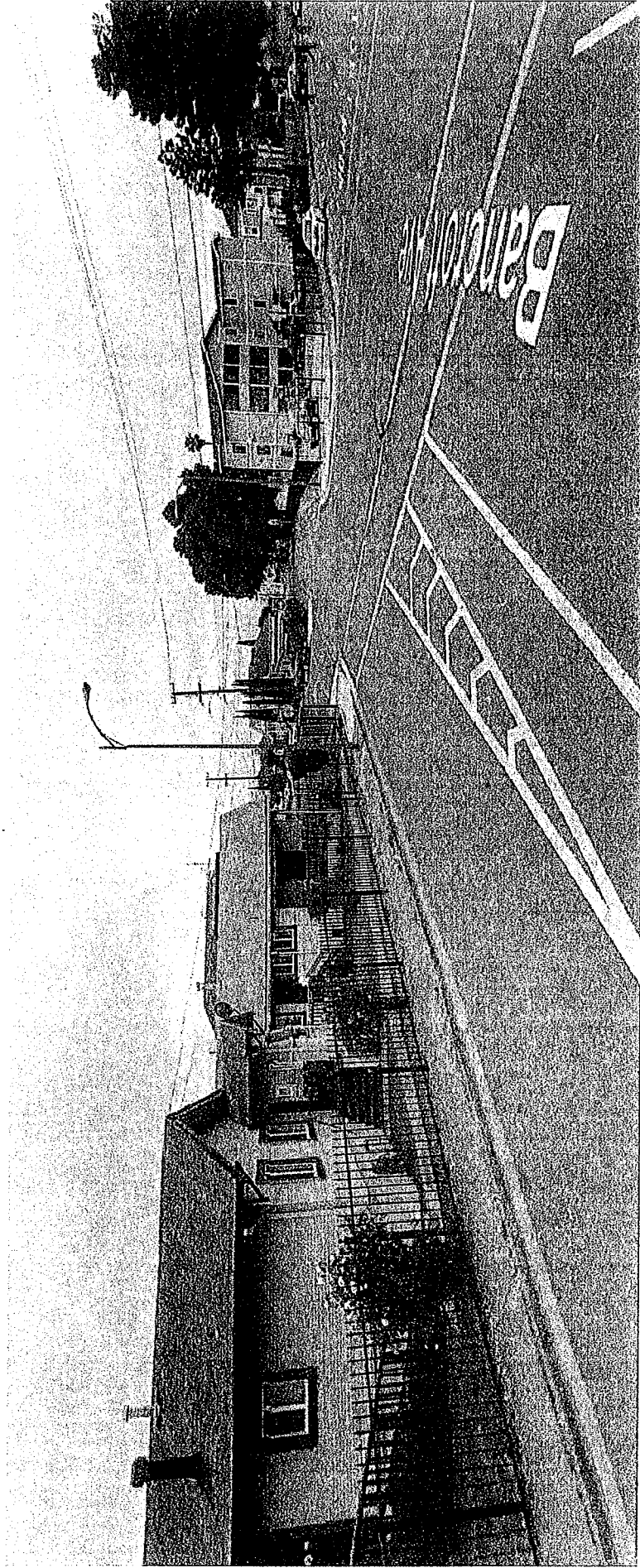










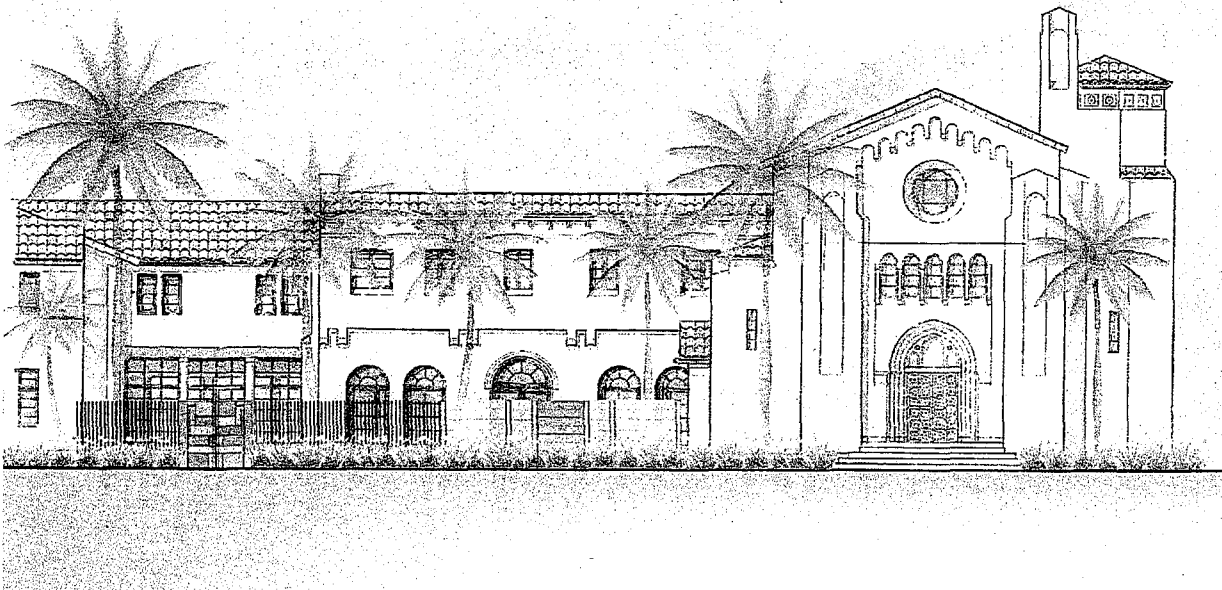


THE PROPOSED PROJECT

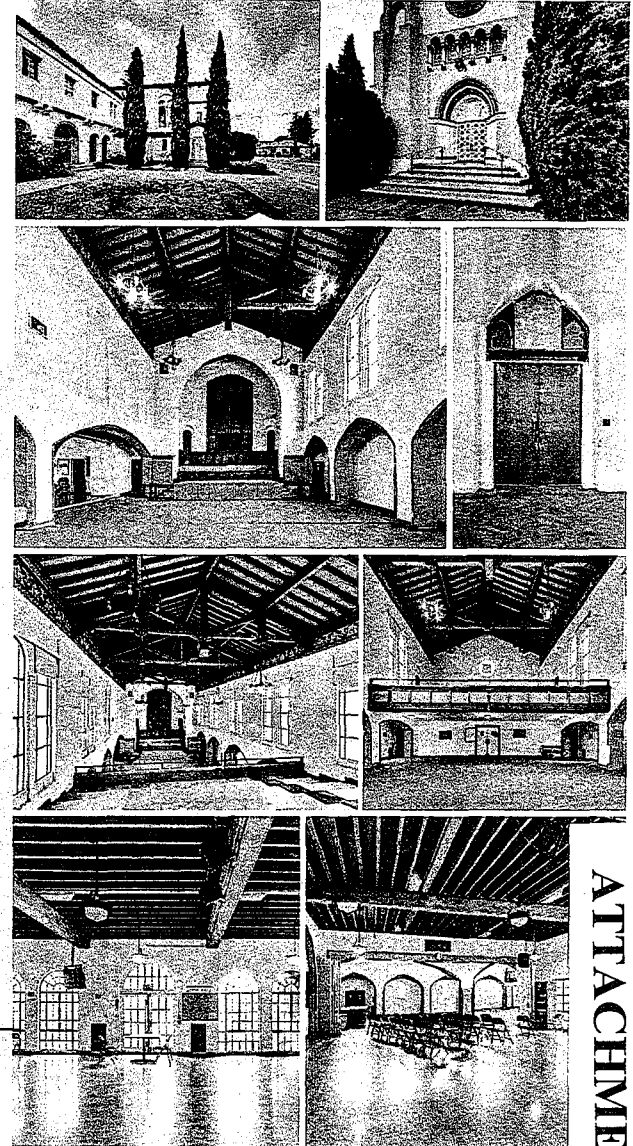
60 APARTMENTS
32 STUDIOS 387 SQFT (AVERAGE)
26 1 BEDROOMS 450 SQFT (AVERAGE)
2 2 BEDROOMS 1225 SQFT (AVERAGE)

21 Onsite Parking Spaces
34 Street Parking
26 Bike Parking
(18 Long Term And 8 Short Term)

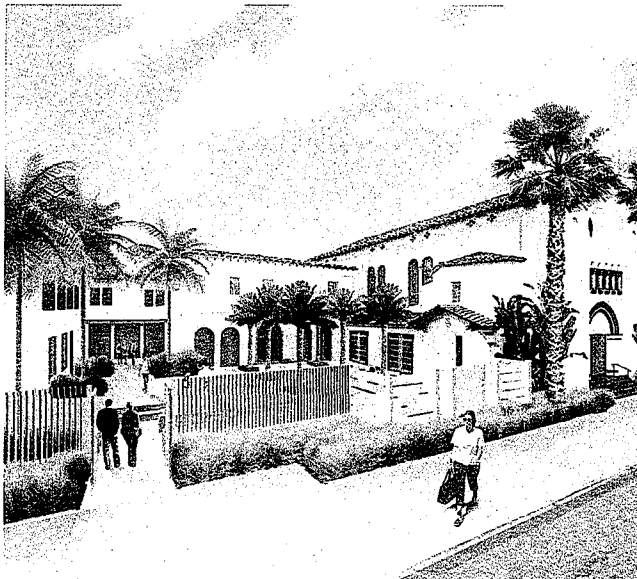
2,000+
SQFT OF IMPROVED
OPEN SPACE



EXISTING BUILDING



1638 47TH AVE



2427 17th Street, San Francisco, CA 94110

PROJECT BENEFITS

HISTORIC PRESERVATION

Preserving the historic look and feel of the building while renovating the interior will help maintain the character of the neighborhood.

TRANSIT ORIENTED DEVELOPMENT

Nearby public transportation encourages walkable and bikeable neighborhoods.

NEIGHBORHOOD REVITALIZATION

The proposed reuse of this beautiful building and redesign of the neighborhood park will revitalize the area and add to the security, health, and well-being of the neighborhood's residents.

AFFORDABLE BY DESIGN

We are designing this project to be affordable by increasing the total number of units on the site. There will be studios, one bedrooms, and two bedroom apartments with proposed rents within the range recommended for median Oakland incomes.

GREEN DESIGN

The proposed use of solar panels, weatherization, and preservation of the existing building will enhance the environmental footprint of the new design.

BIKE/PEDESTRIAN FRIENDLY

By providing secure bike parking and proximity to transit, this project will promote healthy lifestyles and encourage green commuting options.

HOUSING FOR LOCAL RESIDENTS

Building quality housing in this neighborhood will create a range of options for Oakland residents.



WHO WE ARE

Riaz Design + Build is part of Riaz Inc., a multidisciplinary real estate company that brings design, development, management and services under one roof for Bay Area home owners, and investors. Our cross functional model gives us a holistic perspective across all aspects of the project and allows us to maximize value for clients and deliver results in a seamless manner. Riaz Inc is comprised of Riaz Design, Riaz Build, Riaz Capital and our newest addition, Riaz Life.



Neighborhood Outreach Summary

Project Site: 1638 47th Avenue Oakland, CA 94601

Outreach Summary

Public outreach for this project included postcard mailers, door knocking to introduce ourselves and get input from immediate adjacent neighbors, and a Neighborhood Meeting at the site to present the project and get additional feedback. All feedback we have received has been in support of the project and the summary of this feedback is outlined below.

Postcard mailers

Riaz Inc. printed and mailed an introduction letter, postcards, and a rendering of the proposed project to residents within a 300 foot radius of the project site. The packet was mailed on September 22, 2015. A copy of the letter can be found attached to this attachment. Three residents have returned the postcards and expressed their support and interest in the project.

Door knocking

On October 1, 2015 employees from Riaz Inc. visited the neighborhood and knocked on the door of twenty residences who live directly across from the project site. The purpose of the door knocking was to introduce residents to the Riaz Inc. team and to the project, as well as encourage residents to attend the upcoming Neighborhood Meeting.

Of the twenty properties visited, we spoke to four households. Each of them provided their feedback and we were able to answer their immediate questions. They were all interested in learning more about the project and expressed support and had a common concern about general safety issues in the neighborhood. They agreed that the project would help address some safety concerns by adding residents to the area.

For those residents who did not answer, we left a letter in their mailbox inviting them to the Neighborhood Meeting. The letter introduced our company and outlined the proposed project. It also included an invite to attend the upcoming Neighborhood Meeting and encouraged them to use the provided contact for further information.



Neighborhood Meeting

A Neighborhood Meeting was held on October 8, 2015 from 7:00 p.m. to 9:00 p.m. at the project site, 1638 E. 47th Avenue. The meeting was intended to receive input from the public and share information on the proposed project. At the meeting, there were large prints on display showing the rendering of the proposed front façade, building floor plans, and proposed materials and landscaping for the exterior of the building.



Riaz Taplin led the meeting, discussed the project details and answered questions from the public. Below is a summary of those in attendance, questions, and responses and comments from the evening.

Following the Neighborhood Meeting, we have received letters of support for the project from 5 residents. These letters are appended below.

Neighborhood Meeting Attendees

5 Neighborhood Residents – See Appendix for Sign-In Sheet

Owner of Riaz Inc. – Riaz Taplin

5 Riaz Inc staff members

2 staff members from the Martinkovich Milford Architects (project architect)

City of Oakland Planning Staff

Summary from Neighborhood Meeting

- Neighbors expressed support for the project and are hopeful it will increase safety in the area. Adding residents will help ensure there are more people in the area and more “eyes on the street”.
- Attendees asked about what the rents would be for this project. Riaz Taplin responded that we don't have exact rent price yet, but that the rent will be comparable to other multifamily projects in the area and within the recommended range of household rental prices for the specific unit types.
- Riaz Inc owns and manages other multifamily buildings in the area and has worked in Oakland for many years on multifamily projects.
- Attendees agreed that restoring this building will be an asset to the community and to the neighborhood.
- Our proposal to rehabilitate the small park at the intersection of Bancroft Ave, 48th Ave, and Bond Street will help to calm traffic over time.
- Neighbors have concerns about safety and traffic in the area:
 - At the intersection between Bond St, 48th Ave and Bancroft there have been several accidents despite a stop sign being installed.
 - Cars are doing donuts in the intersections between 10pm and 2am at the intersection of 47th Ave and Bancroft Ave. Increased residents in the neighborhood will hopefully help to reduce this activity.
 - Riaz Taplin responded that we will coordinate with the Public Works Department to address neighborhood concerns through the design of this project, if possible.

Appended Items

Introduction Letter in Mailer and Left During Door Knocking

Neighborhood Meeting Sign-In Sheet

Letters of Support



September 22, 2015

Dear Neighbor:

We are a local real estate design-build firm that has been working in the East Oakland neighborhood for almost 30 years. We are pleased to announce that we have submitted documentation to the City of Oakland to convert the building at 1638 47th Avenue into apartments.

Our intention is to restore and convert the currently underutilized church into a residential space and to help revitalize the local community. We plan to retain the exterior shell of the building to preserve its character and limit disruptions to the community, and have a track record of completing our projects in a clean, timely and efficient manner. We will strive to do the same with this exciting project.

Included in this envelope is a rendering of the proposed completed development, which will include two public gardens as well as a public art project.

If you would like to learn more about this project, we are holding a **Community Meeting at 1638 47th Avenue on October 8th, 2015 at 7:00pm**. At this meeting we will be discussing the proposed project and will answer any of your questions.

If you cannot attend the community meeting but would like to support this project or learn more about our proposed plans, please complete and return the enclosed postage-paid postcard.

If you have any other questions please feel free to contact us at (510) 838-0010 or email us at church@riazinc.com. We look forward to hearing from you.

Sincerely,

Riaz Taplin

Founder & CEO

Riaz Inc.



LETTER OF SUPPORT OF PROPOSED REDEVELOPMENT OF 1638 47th AVENUE

October 8, 2015

To Whom It May Concern,

We support the sale of 1638 47th Avenue in Oakland, California to Riaz Taplin of Riaz Inc. We also support the proposed redevelopment and the conversion of this space to a residential property. We believe that converting this property to residential use will benefit the neighborhood and our community by improving what is currently an unutilized property.

Sincerely,

NAME	COMMUNITY ROLE
<i>Navella F. Rice</i>	<i>1616 47th Ave OAK, CA 946</i>



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Sincerely,

NAME	COMMUNITY ROLE
X SHARON LUCAS	1616 47th Ave Oak

d



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Sincerely,

NAME	COMMUNITY ROLE
<i>Lurel Johnson</i>	<i>Long Time Resident</i>
	<i>4722 Bond St</i>

AGENDA

LANDMARKS PRESERVATION
ADVISORY BOARD
OAKLAND, CA 94612

**LANDMARKS PRESERVATION
ADVISORY BOARD MEMBERS:**

Christopher Andrews, Chair
Peter Birkholz, Vice-Chair
Stafford Buckley
Eleanor Casson
Frank Flores

December 14, 2015

Regular Meeting 6 PM
City Hall, Sgt. Mark Dunakin
Hearing Room #1
1 Frank Ogawa Plaza
Oakland, California 94612

Educate, Advocate, Protect Historic Resources

.....
This meeting is wheelchair accessible. To request materials in alternative formats or to request an ASL interpreter or assistive listening device, contact Betty Marvin at 510-238-6879, bmarvin@oaklandnet.com, or TDD 510-238-3254 at least three working days before the meeting. Please refrain from wearing scented products to this meeting so those with chemical sensitivities may attend.
.....

A. ROLL CALL

B. OPEN FORUM

C. APPROVAL OF MINUTES of October 12, 2015

D. INFORMATIONAL PRESENTATIONS

1. Landmark of the Month or other features of interest

Morcom Amphitheater of Roses – Oakland Municipal Rose Garden, 700 Jean Street, Arthur Cobble Dick, landscape architect, 1933. Oakland City Landmark #45, LM 80-350. Presentation by Boardmember Frank Flores.

2. Study of Preservation Element (adopted goal for 2015)

Chapter 4, Incentives and Regulations, discussion led by Boardmember Frank Flores

E. NEW BUSINESS

1. **Information report, Melrose Baptist Church, 1638-47th Avenue** (APN: 035-2360-032-03): proposal by Riaz Inc. and architect Daniel Dunigan to convert an existing church, school and single family dwelling to a total of 60 residential dwelling units.

The proposal is an adaptive re-use of a Spanish Colonial church building (**PDHP rated B+3, 1939, Charles McCall, architect**) along with on-site school buildings. The exterior of the church will maintain the architectural elements while the school will receive contemporary exterior design elements. The project proposes new landscaping with approximately 10,808 square feet of open space plus an additional 1,896 square feet of publicly accessible landscaping and open space in the center island at the intersection of 48th Avenue and Bancroft Avenue. The project proposes 26 bicycle parking spaces and 22 off-street car parking spaces and has an estimated 34 on-street spaces around the perimeter of the site on Bond Street, Bancroft Avenue, and 47th and 48th Avenues. This project went before the Planning Commission on November 18, 2015, and received a unanimous vote of 7-0 in favor of the recommendation including environmental determination, design review, and rezoning from the RU-1 Urban Residential Zone to the adjacent RU-4 Urban Residential Zone with height area 45.

Case planner Michael Bradley, (510) 238-6935 or mbradley@oaklandnet.com

2.

Location:	718 Clay Street (corner of Clay and 7th Street) (APN: 001-0203-028-00)
Proposal:	Construct a new five story building containing 24 dwelling units over approximately 3,000 square feet of ground floor commercial and 24 spaces of ground and basement floor parking on an existing vacant lot.
Applicant:	Liberty Development Group LLC
Contact Person/Phone Number:	T. K. Mavis, (415) 407-9713
Owner:	718 Clay Street LLC
Case File:	PLN15343
General Plan:	Central Business District
Zoning:	CBD-P, Central Business District – Pedestrian Retail Commercial Zone/CBD Height Area 1 S-7, Preservation Combining Zone
Environmental Determination:	Exempt, Section 15332 of the State CEQA Guidelines; In-fill development Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
Historic Status:	Vacant lot within the Old Oakland API
Service Delivery District:	Metro
City Council District:	3
For Further Information:	Contact Michael Bradley, Planner II (510) 238-6935, MBradley@oaklandnet.com

F. OLD BUSINESS

G. BOARD REPORTS

Brooklyn Basin, Nov. 12 Landmarks/Planning Commission/PRAC meeting

H. SUBCOMMITTEE REPORTS

4th & Madison (Birkholz, Flores)
2630 Broadway/Biff's (Casson, Andrews)

I. ANNOUNCEMENTS

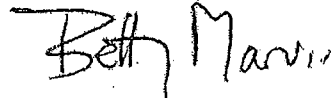
J. SECRETARY REPORTS

Mills Act contracts
Appointments to Landmarks Board
Certified Local Government annual report

K. UPCOMING

Downtown Plan www.oaklandnet.com/plandowntownoakland - February
S.P. Signal Tower - January
Commemorative street name - Aramis Fouché Way
Club Knoll/Oak Knoll development
Oakland Auditorium/Kaiser Convention Center
Southern Pacific Station, 16th & Wood Streets
Leimert Bridge seismic upgrade

L. ADJOURNMENT



BETTY MARVIN
Historic Preservation Planner

**NEXT REGULAR MEETING:
January 11, 2016**

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The Landmarks Board welcomes public comment on all agenda items. The Board requests that speakers limit comments to no more than three minutes. Correspondence received by the Monday prior to the meeting will be included in the Board's agenda packet.

Landmarks Preservation Advisory Board
250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612
bmarvin@oaklandnet.com
Fax 510-238-6538

LANDMARKS PRESERVATION
ADVISORY BOARD MEMBERS:

Christopher Andrews, Chair
Peter Birkholz
Stafford Buckley
Eleanor Casson
Frank Flores

December 14, 2015

Regular Meeting 6 PM
City Hall, Sgt. Mark Dunakin
Hearing Room 1
1 Frank H. Ogawa Plaza
Oakland, California 94612

.....

A. ROLL CALL - 6:04 pm

Board Members present: Andrews, Birkholz, Buckley, Casson
Board Members absent: Flores (excused absence)
Staff present: Betty Marvin

B. OPEN FORUM – None

C. APPROVAL OF MINUTES of October 12, 2015: moved by Casson, seconded by Birkholz, approved unanimously.

D. INFORMATIONAL PRESENTATIONS

1. Landmark of the Month or other features of interest (Postponed)

Morcom Amphitheater of Roses – Oakland Municipal Rose Garden, 700 Jean Street, Arthur Cobble-dick, landscape architect, 1933. Oakland City Landmark #45, LM 80-350.
Presentation by Board member Frank Flores.

2. Study of Preservation Element (adopted goal for 2015)

Chapter 4, Incentives and Regulations, discussion led by Board member Frank Flores (Postponed)

E. NEW BUSINESS - Action Items

1. **Information report, Melrose Baptist Church, 1638-47th Avenue (APN: 035-2360-032-03):** proposal by Riaz Inc. and architect Daniel Dunigan to convert an existing church, school and single family dwelling to a total of 60 residential dwelling units.

The proposal is an adaptive re-use of a Spanish Colonial church building (PDHP rated B+3, 1939, Charles McCall, architect) along with on-site school buildings. The exterior of the church will

maintain the architectural elements while the school will receive contemporary exterior design elements. The project proposes new landscaping with approximately 10,808 square feet of open space plus an additional 1,896 square feet of publicly accessible landscaping and open space in the center island at the intersection of 48th Avenue and Bancroft Avenue. The project proposes 26 bicycle parking spaces and 22 off-street car parking spaces and has an estimated 34 on-street spaces around the perimeter of the site on Bond Street, Bancroft Avenue, and 47th and 48th Avenues. This project went before the Planning Commission on November 18, 2015, and received a unanimous vote of 7-0 in favor of the recommendation including environmental determination, design review, and rezoning from the RU-1 Urban Residential Zone to the adjacent RU-4 Urban Residential Zone with height area 45.

Michael Bradley, case planner, presented an informational report on the proposed project, to convert an existing vacant church (Melrose Baptist Church, later a mosque), a non-operational school and an occupied single family dwelling (will remain a single family dwelling) into a total of 60 residential units, including 32 studios, 26 one-bedroom apartments and 2 two-bedroom units. Applicants have been working with staff for several months. The applicant has added more bicycle parking and requested a minor variance for parking. Landscaping includes restoring the small park across the street.

The project is before Landmarks based on the re-zoning issue before the City Council and to hear comments from the Board on the proposed design, especially regarding the church. Both Bradley and Marvin toured the site and worked with the applicant. Bradley also attended the community meeting with Rachel Flynn, Planning Director. The complex is not a Landmark but includes a 'B' rated building.

Riaz Taplin, owner, Riaz Inc., gave a PowerPoint presentation of the project. He operates a family owned real estate company that owns and manages 800 multifamily units in the Oakland area. In the past decade they've purchased old, dilapidated buildings which they re-design and renovate themselves. He showed two, 1715 High Street and 3010 Adeline Street, and highlighted the improvements that were made.

The reason they applied for the variance and rezoning of the site, is to build more economically viable units. The current status would allow them to build only 37 units compared to the 60 units proposed. He noted some the benefits of the proposed project, such as preserving the historic look and feel of the building, a site near public transportation (BART and AC Transit), revitalization of the neighborhood, the design of smaller units to be more affordable (\$200 less than average rent and without subsidy), solar panels, green design, bike and pedestrian friendly and more housing for Oakland residents.

BOARD COMMENTS/QUESTIONS

Birkholz: preservation of the ceilings, are the partitions hitting the trusses? **Riaz:** the trusses will be buried, partly exposed. **Birkholz:** how are you integrating the mechanical systems? **Riaz:** not air-conditioning the building, the heat will be provided in each unit, "pretty low impact."

Casson: will the ceilings in the three units on the top floor of the church be exposed up to the beams? Will you be refurbishing the building and is there a fence around the site now? **Riaz:** the building has been damaged due to water intrusion and the intent is to restore it to the best of our ability; a chain link fence is around the property now but we plan to put a more cohesive and higher quality fence around the site for more security also.

Buckley: any existing trees on the site now and do you plan to preserve them? **Riaz:** there is one birch tree as you come in on the left, the intent is preserve it and add more palm trees for a tropical atmosphere.

Andrews: it's not really clear in your presentation, but you're not demolishing any part of the structure on the site or adding any new structures to the exterior? **Riaz:** No to both questions.

Marvin: you're doing some work on the exterior openings of the church, would you like to point those out.

Riaz: they're smaller windows below the second level and the idea is to add glass doors that mirror the windows above to provide entry ways in the lower units. On the school buildings we're modifying some of the openings. **Casson:** is it stained glass on the top level window?

Board Chair Andrews asked Betty Marvin to summarize the history of the building and the architect

Marvin: Melrose Baptist Church has gone through quite a number of re-designs and expansions through its life. This final version of the Sanctuary, which is the most costly 1939 building permit and looks very much unlike the 1920s building on the Sanborn map is by Charles McCall, architect. So it's very safe to assume that what we're looking at is what McCall designed. He was a prominent and very good Oakland architect of the early 20th century. Probably his best known buildings in Oakland are the Produce Market complex around 3rd and Franklin but he has a lot of major office buildings in downtown Oakland, the Wakefield Building is his - it actually has a plaque listing the architect, contractor and plumber at the pipes for the fire hose and we wish more buildings had that. He did a lot of Spanish Colonials, big houses in Piedmont, and Craftsman houses. This reuse project along with the project at 63rd and Shattuck, where Shattuck Avenue Methodist Church is being converted to apartments, is something that hasn't taken place much in Oakland so far, although you see it elsewhere. Another interesting coincidence, the Fremont Theatre, a block west, was converted to apartments as part of the same Home Owners Loan Corporation World War II housing program, as the Adeline Street building that Riaz showed.

PUBLIC COMMENTS/QUESTIONS

Naomi Schiff, Oakland Heritage Alliance (OHA) – attended Planning Commission Meeting on the proposed project. The Planning Commission mentioned reversibility. We are talking about demising walls in the sanctuary going up to height of the beams or the truss. Somebody might want to restore this as a single large space. OHA would really appreciate your recommending where new walls touch the original church walls and ceiling. The developer should seek advice on the best methods.

BOARD COMMENTS/QUESTIONS

Casson: likes a lot of things about the project, not just Landmarks-related - the additional units, the rezoning, reduced car parking and increased bike parking. Do they truly need the fence for security reasons? Enclosed apartment buildings are not really helping promote the neighborhood. Is it essential?

Riaz: The Planning Commission asked us to make the fence relatively transparent so that it didn't have a fully walled in feeling. In the community meetings there was concern over sideshows (speeding cars that turn around in circles) that happen at the intersection. So for the safety of the residents we felt it was important that there was one line of deterrence. The perimeter fence is to access to the individual units whose front doors are on the courtyard. The gated entrance prevents illicit activity on the property.

Andrews: is it actually gated, will there be a locked gate at the courtyard entrance? **Riaz:** yes

Birkholz: I think Naomi Schiff's points about reversibility are good ones, asking about how those walls meet with the trusses and ceilings. A key thing would be not to remove things, that you keep trusses in place, keep the open ceiling beams where possible, don't over paint them so that in the future when you peel that partition that bisects the truss, you could see the original colors. The way you're introducing new

windows on the sides of the historic church building is perfectly appropriate, somewhat contemporary and in the same rhythm as the other openings. The fencing is needed, maybe a more Spanish Colonial style but the contemporary style is appropriate as well.

Buckley: asked what materials the beams were made out of. **Riaz:** Wood

Andrews: the project is obviously of high quality, great in many ways. The reversibility with the trusses is very critical. We as a Board just reviewed a few months ago the Capwell's building where things had been done in the past that were not reversible and really affected how that building could ever be preserved or recaptured. The fence could use another element in terms of scale, to maybe not seem such a stark contrast to the Spanish Colonial revival building. Just as a general point, the term "false historicism" is misleading. Should we knock down this building completely because it's obviously historicist? It's not a real Spanish Colonial building. What we don't want is "bad historicism." Either it can be done well or very badly. The architect McCall did extraordinary historicism, we don't seem to train people in school to do this anymore. Overall this is a really good project, I'm happy we're getting something of quality like this in Oakland.

Bradley said no motion was required, since the items the Board discussed were brought up at the Planning Commission meeting also, and Board comments would be noted. A Condition of Approval would be added in the Council staff report for the reversibility issue.

2.

Location:	718 Clay Street (corner of Clay and 7th Street) (APN: 001-0203-028-00)
Proposal:	Construct a new five story building containing 24 dwelling units over approximately 3,000 square feet of ground floor commercial and 24 spaces of ground and basement floor parking on an existing vacant lot.
Applicant:	Liberty Development Group LLC
Contact Person/Phone Number:	T. K. Mavis, (415) 407-9713
Owner:	718 Clay Street LLC
Case File:	PLN15343
General Plan:	Central Business District
Zoning:	CBD-P, Central Business District – Pedestrian Retail Commercial Zone/CBD Height Area 1 S-7, Preservation Combining Zone
Environmental Determination:	Exempt, Section 15332 of the State CEQA Guidelines; In-fill development Section 15183 of the State CEQA Guidelines; projects consistent with a community plan, general plan or zoning.
Historic Status:	Vacant lot within the Old Oakland API
Service Delivery District:	Metro
City Council District:	3
For Further Information:	Contact Michael Bradley, Planner II (510) 238-6935, MBradley@oaklandnet.com

Michel Bradley, case planner – this is a revival of a project that was approved in 2006-07 with a different design and a condo map for the 24 units. The applicants came forward to Planning with a new design. Due to its location in the Old Oakland district, we felt it was best to bring it before the Board. Comments regarding this project will be forwarded to the Zoning Manager for decision.

Todd Mavis, Liberty Development Group – spoke about the company, the project, and the historical and green-building features of the proposed design. They are local Bay Area developers and builders. They take an active approach, work closely with the architect, bring a lot of their own designs to a project, actually build it themselves, and continue to own and manage the building. The project will be a mix of one- and two-bedroom units to accommodate families. The design is meant to be “a modern environment for shopping and a more traditional area above” including a large open community space on the roof top. He showed wood siding and panels, a strong cornice in a contrasting color, “elegant” garage doors, and contrasting tile on the ground floor.

BOARD COMMENTS/QUESTIONS

Birkholz – wanted to know the boundaries of the district and the Area of Primary Importance (API).

Marvin – the project is at the southwest corner of the district. The S-7 district is the six blocks from Broadway to Clay and 7th to 10th Streets. The API is slightly different but also includes this corner.

Birkholz – going south is the government center and going west is Mexicali Rose, are those outside the district? **Marvin** – Yes. This edge is in the district but it does shade away from the 1870s flagship block of 9th Street; here there are smaller commercial buildings and early 20th century hotels and apartments.

Birkholz – stating that in the application would have made it easier to understand the impact.

Casson – the example photos illustrating the characteristics of the district aren’t adjacent to this site, were they used to indicate character and influence? **Marvin** – the photos with the plans are immediately adjacent, early 20th century, small brick commercial buildings. The ones shown for district character are more about the unique 1870s theme of the district.

Andrews – what’s our charge in terms of evaluating the design or design quality of buildings that are completely new, that don’t involve any demolition of historic resource? **Marvin** – it’s in the S-7 district, the locally designated landmark district. If we were starting this project from scratch, it would be a Landmarks Design Review case and we would be looking at compatibility with the district and not diminishing the character of the district. We’re obviously looking at these things, but as a modification of something approved by an earlier incarnation of this Board. In the current economy, we’re seeing a lot of projects that have been approved but dormant for 8 or 10 years. **Andrews** – but this is not the actual project that was approved. **Marvin** – right; we recently reviewed something similar at Broadway and 8th, a modification of a previously approved project.

Andrews – asked the applicant about the wood siding: is it actual wood, Hardiplank or cement board?

Mavis – it’s recycled wood and becomes a green material that is consistent with wood. **Andrews** – is that the actual proportion of the siding, a 7 or 8 inch exposure? **Mavis** – actually a 6 inch exposure.

Andrews – will those fasteners be on the project as well? **Mavis** – yes.

PUBLIC COMMENTS/QUESTIONS

Naomi Schiff, Oakland Heritage Alliance (OHA) – design is better than the old one, hopes it’s moving in a good direction. She appreciates the bay windows. This is a really important edge of the historic district and it’s important for the building to be compatible even though it’s being built on a vacant lot. Asked who the architect is, wasn’t identified in the plans. A cornice on the building would make it not as brutal as the prison building across 7th Street. It needs to relate to the historic district, not the jail. More visual interest on the ground floor would help continue the district’s “wonderful walking feeling” down to 7th Street.

Chris Buckley, Oakland Heritage Alliance (OHA) – this is an important gateway to the Old Oakland district so it needs to be carefully handled. The building is taller than any of the contributing buildings within the district and we'd like to better assess the impact of that height on the neighboring buildings. Drawings show the immediately adjacent buildings but we think that analysis of context should go beyond that. The request for 7 feet of extra height on the penthouse should be carefully considered - contributing buildings are mostly only around 45 feet.

OHA offered a list of specific design suggestions:

- the windows' shorter sash should be on the upper half, which will greatly improve the overall proportions of the building
- too much glazing, particularly on the intermediate walls between the bays
- provide more substantial corners and vertical mullions at the bay windows
- windows should read more as 'punch outs' and are probably not recessed enough
- cornice needs stronger articulation such as a molding at the top and/or a frieze around the tops of the windows, to give more emphasis to the top of the building
- belt courses between the 3rd and 4th floors and at the base of the 2nd floor could emphasize the tops of the windows and give more attention to the cornice
- siding should be closer to 8 or 9 inches, perhaps rustic; what is the material at the bay windows?
- the white and dark color scheme seems too stark; the white stands out and visually competes with the contributing buildings; earth tones would be better
- the ground floor needs more pedestrian interest, for example strongly articulated transoms above the display windows
- provide a wider range of materials and colors instead of all tile on the ground floor.

James H., neighbor at 530 7th Street – wanted to know how far the new building would be from his building, which has windows on the west side. **Kevin Chang, Liberty Development Group** – replied that there's an existing walkway, about 3 feet wide minimum. There will be windows and articulation, not just a solid wall, but not looking directly into the neighbors' windows. A lighter paint color will be used on that side for reflective quality.

BOARD DISCUSSION

Birkholz considered the building's height the biggest issue. As a zoning matter it is beyond the Board's control, but granting additional height seems a bad precedent. Agrees with OHA about the ground floor needing more detail, e.g., tile should be more colorful. Victorian proportions are more vertical, and clapboard siding is not compatible with the district. Cornice "needs a little something." Glad that there are bays rather than balconies; other than that, "don't want to micromanage the windows."

Casson seconded the comments about the cornice and warmer colors.

Andrews noted "some really positive qualities" including the three-part composition, but "detailing isn't quite there yet." He asked if there was an architect involved. **Chang** said design was by the in-house architect for their structural engineering firm, Sylvia Bernstein. **Andrews** quoted "if architects designed without engineers, buildings would fall down; if engineers designed without architects, the buildings would be torn down." Despite the "overall successful design," the cornice was not good, the base was too short, and clapboard was not appropriate. "We want to know that in 50 years people will say the architects were making something of equal design quality." He proposed a subcommittee to work with the applicants, and explained the effectiveness of the subcommittee process. **Andrews** and **Birkholz** volunteered.

F. OLD BUSINESS - None

G. BOARD REPORTS - Brooklyn Basin, Nov. 12 Landmarks/Planning Commission/PRAC meeting. **Birkholz** and **Andrews** attended. A new landscape architect has been hired for the project and presented a "less rigid and formal" design that seems more attuned to the site and uses more parts of the Terminal and piers throughout the park, for instance trusses as shade structures.

H. SUB-COMMITTEE REPORTS -

4th & Madison (Birkholz, Flores): Birkholz reported that after "two or three" meetings the design was "still overscaled for the district" but had improved. Though it was "a balcony building," spandrels had been added in keeping with the brick and concrete walls in the district. Some "boxcars" remained.

2630 Broadway/Biff's (Casson, Andrews): There had been one meeting, which OHA representatives also attended. Applicants brought new designs responding to Board comments with a prominent "marquee element" and "subtle nods to Biff's." A blue-green color added interest; discussion would continue about achieving a strong corner presence.

I. ANNOUNCEMENTS

J. SECRETARY REPORTS

Mills Act contracts - all had been signed; applicants were in the process of recording.

Appointments to Landmarks Board - no news from Mayor's office

Certified Local Government annual report - Board members please provide information about training received in the past year and input for the essay questions about the state of preservation in Oakland..

K. UPCOMING

Downtown Plan www.oaklandnet.com/plandowntownoakland - February

S.P. Signal Tower

Commemorative street name - Aramis Fouché Way

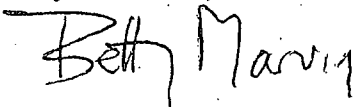
Club Knoll/Oak Knoll development

Oakland Auditorium/Kaiser Convention Center

L. ADJOURNMENT - 7:53 pm.

Minutes prepared by Betty Marvin and La Tisha Russell

Respectfully submitted,



Betty Marvin, Historic Preservation Planner

TREE PERMIT DECISION

City of Oakland, Public Works Agency
 Tree Services Division, 7101 Edgewater Drive, Oakland, CA 94621, (510) 615-5934
 Chapter 12.36, Oakland Municipal Code, Protected Trees Ordinance

Permit # T15-059
Address: 1638 47th Avenue
Expires: One year from date of issuance

Decision: 07 - 14 - 2015*
Applicant /Agent: Keith Kirley for Artthaus
Permit Type: Development

Removal Approved		Preservation Required		Replacement Tree Required	In Lieu Fee- \$475 per tree
Tree Quantity	Identified As	Tree Quantity	Identified As		
14	1 & 6 through 16; 22 & 23	9	2 - 5 and 17 - 20	2	\$950.00

NOTE: See property plan for trees species and locations.

PERMIT REVIEW – FINDINGS (A)

The applicant’s request accomplished the following objective(s):

- 1. Insured the public health and safety as it related to the health of the tree, potential hazard to life or property, proximity to existing or proposed structures, or interference with utilities or sewers.
- 2. Avoided an unconstitutional regulatory taking of property.
- 3. Took reasonable advantage of views, including such measures mandated by the resolution of a view claim in accordance with the view preservation ordinance (Chapter 15.52 of the Oakland Municipal Code).
- 4. Pursued accepted, professional practices of forestry or landscape design. Submission of a landscape plan acceptable to the Director of Public Works shall constitute compliance with this criterion.
- 5. Implemented the vegetation management prescriptions in the S-11 site development review zone.
- None of the objectives above were accomplished by the proposed removal(s).*

PERMIT REVIEW – FINDINGS (B)

Any one of the following situations was grounds for permit denial, regardless of the findings in section (A) above:

- 1. Removal could be avoided by reasonable redesign of the site plan, prior to construction.
- 2. Removal could be avoided by trimming, thinning, tree surgery or other reasonable treatment.
- 3. Adequate provisions for drainage, erosion control, land stability or windscreen were not made.
- 4. The tree(s) were a member of a group of trees in which each tree was dependent upon the others for survival.
- There were no grounds to deny the permit.*


OAKLAND MUNICIPAL CODE SECTION 12.36.060 CONDITIONS OF APPROVAL

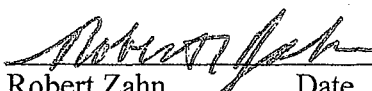
The following conditions were imposed. Conditions #17 - #19 were imposed if they were check marked:

1. **Defense, Indemnification and Hold Harmless.** To the maximum extent permitted by law, the applicant and its contractor shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Public Works Agency and its respective agents, officers, employees and volunteers (hereafter collectively called City) from any liability, damages, claim, judgment, loss (direct or indirect), action, causes of action or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City for or on account of any damage to property or bodily injury, including death, or damage sustained or arising out of, related to or caused by in any way from the performance of work in this tree permit matter. The City may elect, in its sole discretion, to participate in the defense of said Action and the applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.
2. **Defense, Indemnification and Hold Harmless.** To the maximum extent permitted by law, the applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Public Works Agency and its respective agents, officers, employees and volunteers (hereafter collectively called City) from any liability, damages, claim, judgment, loss (direct or indirect), action, causes of action or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City to attack, set aside, void or annul, (a) an approval by the City relating to this tree permit matter, City's CEQA approvals and determination, and/or notices in the tree permit matter; or (b) implementation of such. The City may elect, in its sole discretion, to participate in the defense of said Action and the applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.
3. **Letter of Agreement.** Within ten (10) calendar days of the filing of any Action as specified in conditions 1 or 2 above, the applicant and/or its contractor shall execute a Letter of Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Letter of Agreement shall survive termination, extinguishment or invalidation of the approval. Failure to timely execute the Letter of Agreement does not relieve the applicant of any of the obligations contained in this Section or any other requirements or conditions of approval that may be imposed by the City.
4. **Debris.** All debris created as a result of any tree removal work shall be removed from the property by the applicant within two weeks of debris creation, and such debris shall be properly disposed of by the applicant in accordance with all applicable laws, ordinances, and regulations.
5. **Dust.** Periodically during construction, the leaves of protected trees shall be thoroughly sprayed with water to prevent buildup of dust and other pollution that would inhibit leaf transpiration and photosynthesis.
6. **Fencing.** Tree protection fencing shall be chain link, installed on posts driven into the ground and shall be a minimum of 5 feet tall. The fencing shall be installed at the perimeter of the drip line or a lesser distance if demolition or construction does not allow it, for trees listed above in "Preservation Required".
7. **Hazards.** The removal of extremely hazardous, diseased, and/or dead trees shall be required where such trees have been identified by the City Arborist.

8. **Insurance.** Workers compensation, public liability, and property damage insurance shall be provided by any person(s) performing tree removal work authorized by a tree removal permit.
9. **Miscellaneous.** No storage or dumping of oil, gas, chemicals, or other substances that may be harmful to trees shall occur within the drip line of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. No heavy construction equipment or construction materials shall be operated or stored within the drip line any protected trees. Wires, ropes, or other devices shall not be attached to any protected tree, except as needed for support of the tree. No sign, other than a tag showing the botanical classification, shall be attached to any protected tree.
10. **Nesting Birds.** To the extent feasible, removal of any tree and/or other vegetation suitable for nesting of raptors shall not occur during the breeding season of March 15 and August 15. If tree removal must occur during the breeding season, all sites shall be surveyed by a qualified biologist to verify the presence or absence of nesting raptors or other birds. Pre-removal surveys shall be conducted within 15 days prior to start of work from March 15 through May 31, and within 30 days prior to the start of work from June 1 through August 15. The pre-removal surveys shall be submitted to the Planning and Zoning Division and the Tree Services Division of the Public Works Agency. If the survey indicates the potential presences of nesting raptors or other birds, the biologist shall determine an appropriately sized buffer around the nest in which no work will be allowed until the young have successfully fledged. The size of the nest buffer will be determined by the biologist in consultation with the CDFG, and will be based to a large extent on the nesting species and its sensitivity to disturbance. In general, buffer sizes of 200 feet for raptors and 50 feet for other birds should suffice to prevent disturbance to birds nesting in the urban environment, but these buffers may be increased or decreased, as appropriate, depending on the bird species and the level of disturbance anticipated near the nest.
11. **Permit.** Tree removal, as defined in the Protected Trees Ordinance, Section 12.36.020 of the Oakland Municipal Code, may not start unless and until the applicant has received this permit from Tree Services.
12. **Posting.** The applicant shall post a copy of the tree removal permit in plain view on site while tree removal work is underway.
13. **Pruning.** Construction personnel shall not prune trees or tree roots. Tree pruning of the crown or roots (if done) shall be performed by a licensed, insured tree work contractor that has an arborist on staff certified by the International Society of Arboriculture.
14. **Recording.** The applicant/owner(s) shall record the conditions of approval attached to this permit with the Alameda County Recorder's Office in a form prescribed by the Director of Public Works.
15. **Root Protection.** Roots shall be preserved and no activities shall affect the health and safety of existing trees. If roots are encountered, they may be cut only if they are less than two-inch diameter. Hand tools must be used to cut the roots; the use of excavators, backhoes, or similar equipment is prohibited. Roots larger than two-inch diameter may be cut only if inspected and approved in advance. All work must be done by a Certified Arborist from the International Society of Arboriculture or a Registered Consulting Arborist from the American Society of Consulting Arborists.
16. **Tree Damage.** If any damage to a protected tree should occur during or as a result of work on the site, the property owner/contractor shall immediately notify the Tree Services Division of such damage. If, in the professional opinion of the City Arborist, such tree cannot be preserved in a healthy state, the Arborist shall require replacement of any tree removed with another tree or trees on the same site deemed adequate by the Arborist to compensate for the loss of the tree that is removed.

17. **Sidewalks.** The damaged sidewalk shall be repaired in compliance with the rules and regulations of the City of Oakland, including a sidewalk repair permit if more than 25 square feet of sidewalk is being repaired. Contact the Sidewalk Division at 238-3499 for more information.
18. **Replacement Trees.** The property owner shall plant ___ replacement tree(s) on the property. The replacement trees shall be excellent quality nursery stock and maintained by the applicant until established. Any replacement planting which fails to become established within one year of installation shall be replanted at the applicant's expense. Plantings shall be installed prior to the issuance of a certificate of occupancy, subject to seasonal constraints. A photograph of the replacement trees, installed in the landscape of the property, shall be mailed or emailed to Tree Services within one week of the replacement trees being installed.
- A. The minimum size replacement tree shall be a twenty-four (24) inch box, except that three, fifteen (15) gallon size trees may be substituted for each twenty-four (24) inch box size tree where appropriate, if approved by the City Arborist.
- B. Replacement tree species shall consist of *Sequoia sempervirens* (coast redwood), *Quercus agrifolia* (coast live oak), *Arbutus menziesii* (madrone), *Aesculus californica* (California buckeye) or *Umbellularia californica* (California bay laurel).
- C. Replacement trees shall be installed as shown on the landscape plan submitted with the tree removal permit application.
19. **Other Conditions:**
- A. The property owner shall retain a consulting arborist for the project.
- i. The arborist shall be a Certified Arborist from the International Society of Arboriculture or a Registered Consulting Arborist from the American Society of Consulting Arborists.
- ii. The arborist shall recommend, implement, and monitor preservation measures for pre-construction, construction and post-construction phases. Site development shall not damage protected trees directly or indirectly.
- iii. Preservation measures shall include, but are not limited to:
1. Wood chip mulch
 2. Supplemental irrigation
 3. Pruning
 4. Tree Protection Zone with chain-link fencing
 5. Hand digging to protect roots.

 7.14.2015
 Herbert Flores Date
 Acting Arboricultural Inspector

 7-15-15
 Robert Zahn Date
 Senior Forester

Certified Arborist © WE-8102A

**This decision of the Public Works Agency, Tree Services Section may be appealed by the applicant, or the owner of any "adjoining" or "confronting" property, to the City Council within five (5) working days after the date of this decision and by 5:00 p.m. The term "adjoining" means immediately next to, and the term "confronting" means in front of or in back of. An appeal shall be on a form prescribed by and filed with the City Clerk, at One Frank H. Ogawa Plaza, second floor. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the City or wherein such decision is not supported by the evidence in the record and must include payment of \$500.00, in accordance with the City of Oakland Master Fee Schedule. Failure to timely appeal this decision and raise any and all issues in your appeal may preclude you from challenging this determination in court.*

2016 MAR 30 AM 11:05

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

RESOLUTION, AS RECOMMENDED BY THE CITY PLANNING COMMISSION, TO APPROVE REGULAR DESIGN REVIEW AND A MINOR VARIANCE FOR THE CHURCH AND SCHOOL CONVERSION LOCATED AT 1638-47TH AVENUE AND ADOPT CEQA EXEMPTIONS

WHEREAS, the applicant owns property located at 1638-47th Avenue in the City of Oakland, Alameda County; and

WHEREAS, the applicant proposes converting an existing vacant church, a non-operational school and an occupied single family dwelling (to remain one single family dwelling unit) into a total of 60 on-site residential dwelling units within the existing building envelopes, including 32 studios, 26 one-bedroom apartments, and 2 two-bedroom units at 1638-47th Avenue; and

WHEREAS, the subject property of 40,808 square feet comprises the entire block bounded by Bond Street, Bancroft Avenue, 47th Avenue and 48th Avenue; and

WHEREAS, the applicant has developed plans for the development of 60 on-site residential dwelling units located at 1638-47th Avenue, and on or about June 1, 2015, the applicant submitted development applications for Regular Design Review to create residential units with exterior alterations, a Minor Variance for 22 off-street parking spaces where 57 are required, Rezoning, and a tree permit ("Project"); and

WHEREAS, the Project includes new landscaping with approximately 10,808 square feet of open space plus an additional 1,896 square feet of publicly accessible landscaping and open space in the center island at the intersection of 48th Avenue and Bancroft Avenue; and

WHEREAS, the Project also includes 50 bicycle parking spaces and 22 off-street parking spaces, and ample parking is available nearby with approximately 34 on-street parking spaces available around the perimeter of the site on Bond Street, Bancroft Avenue, 47th Avenue and 48th Avenue; and

WHEREAS, the applicant requests a rezone from the RU-1 Urban Residential Zone to the adjacent zone of RU-4 Urban Residential Zone with height area 45, which has a maximum allowable density of 90 residential units; and

WHEREAS, on July 14, 2015, the City of Oakland, Public Works Agency, Tree Services Division granted a permit authorizing removal of 14 trees and preservation of 9 trees; and

WHEREAS, on October 8, 2015, the applicant conducted an on-site community meeting, and on November 3, 2015, the developer made a presentation about the Project to Oakland Heritage Alliance; and

WHEREAS, on November 18, 2015 the City Planning Commission conducted a duly noticed public hearing to consider the Project and, after conducting and closing the public hearing, recommended that the City Council adopt the CEQA exemptions, approve the Project's planning-related permits including Regular Design Review and a Minor Variance, as well as the Rezoning, subject to the requirements and findings contained the staff report ("City Planning Commission Report"); and

WHEREAS, on December 14, 2015, the Project was considered by the Landmarks Preservation Advisory Board, the members of which voted unanimously to recommend approval of the Project; and

WHEREAS, after a duly noticed public meeting on April 12, 2016, the Community and Economic Development Committee of the City Council voted to approve staff's recommendation and forward the recommendation to the City Council; and

WHEREAS, the City Council held a duly noticed public hearing on April 19, 2016 to consider the Project; and

WHEREAS, the City Council independently reviewed and considered the findings made by the Planning Commission for approval of the development permits, including Regular Design Review and a Minor Variance; and

WHEREAS, the proposed project is categorically exempt from the environmental review requirements pursuant to CEQA Guidelines sections 15332, in-fill development projects, and 15183, projects consistent with the general plan or zoning; now, therefore be it

RESOLVED, that the recitals contained in this resolution are true and correct and are an integral part of the City Council's decision; and be it

FURTHER RESOLVED, that the City Council hereby adopts all the Project's planning-related permits/approvals, and the Tree Removal Permit, based in part on the approved City Planning Commission Report and the City Council Agenda Reports, and the July 14, 2015 Public Works Agency Tree Removal Permit; and be it

FURTHER RESOLVED, that the City Council has reviewed the Project and the CEQA exemptions described in the approved City Planning Commission Report and the City Council Agenda Report and independently finds and determines that this action is exempt from CEQA pursuant to CEQA Guidelines sections 15332 (infill development findings) and 15183 (projects consistent with a community plan, general plan or zoning), each of which provides a separate

and independent basis for CEQA clearance and when viewed collectively provide an overall basis for CEQA clearance. The Environmental Review Officer or designee shall file a Notice of Exemption with the appropriate agencies; and be it

FURTHER RESOLVED, that the record before this Council relating to these actions include, without limitation, the following:

1. The June 1, 2015 development application, as may be amended or supplemented, and all related materials, including all accompanying maps, papers and appendices;
2. All final staff reports, final decision letters, and other final documentation and information produced by or on behalf of the City, including all related/supporting final materials, and all final notices relating to the Project and attendant hearings;
3. All oral and written evidence received by the Oakland Landmarks Preservation Advisory Board, City Planning Commission, City Administrator's Office, and City Council during the public hearings on the Project as well as all written evidence received by the relevant City Staff (including the Public Works Agency Tree Division) before and during the public hearings on the Project; and
4. All matters of common knowledge and all official enactments and acts of the City, such as: (a) the General Plan; (b) Oakland Municipal 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) Planning and Building Department – Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, California; (b) City Administrator's Office, One Frank H. Ogawa Plaza, 11th Floor, Oakland California; (c) Public Works Agency Tree Services Division, 7101 Edgewater Dr, Bldg 4 Oakland California; and (d) Office of the City Clerk, One Frank H. Ogawa Plaza, 1st Floor, Oakland California.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES – BROOKS, GALLO, GUILLEN, KALB, KAPLAN, REID, WASHINGTON, and PRESIDENT GIBSON
MCELHANEY

NOES -

ABSENT -

ABSTENTION -

ATTEST: _____

LaTonda Simmons
City Clerk and Clerk of the Council
of the City of Oakland, California

DATE OF ATTESTATION: _____

Allencher

Office of the City Attorney

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2016 MAR 30 AM 11:05

OAKLAND CITY COUNCIL

ORDINANCE No. _____ C.M.S.

ORDINANCE, AS RECOMMENDED BY THE CITY PLANNING COMMISSION, TO REZONE THE PROJECT SITE FROM RU-1 URBAN RESIDENTIAL ZONE-1 TO RU-4 URBAN RESIDENTIAL ZONE – 4 WITH HEIGHT AREA 45 FOR 1638-47TH AVENUE AND ADOPT CEQA EXEMPTIONS

WHEREAS, the applicant owns property located at 1638-47th Avenue in the City of Oakland, Alameda County; and

WHEREAS, the applicant proposes converting an existing vacant church, a non-operational school and an occupied single family dwelling (to remain one single family dwelling unit) into a total of 60 on-site residential dwelling units within the existing building envelopes, including 32 studios, 26 one-bedroom apartments, and 2 two-bedroom units at 1638-47th Avenue; and

WHEREAS, the subject property of 40,808 square feet comprises the entire block bounded by Bond Street, Bancroft Avenue, 47th Avenue and 48th Avenue; and

WHEREAS, the applicant has developed plans for the development of 60 on-site residential dwelling units located at 1638-47th Avenue, and on or about June 1, 2015, the applicant submitted development applications for Regular Design Review to create residential units with exterior alterations, a Minor Variance for 22 off-street parking spaces where 57 are required, Rezoning, and a tree permit (“Project”); and

WHEREAS, the Project includes new landscaping with approximately 10,808 square feet of open space plus an additional 1,896 square feet of publicly accessible landscaping and open space in the center island at the intersection of 48th Avenue and Bancroft Avenue; and

WHEREAS, the Project also includes 50 bicycle parking spaces and 22 off-street parking spaces, and ample parking is available nearby with approximately 34 on-street parking spaces available around the perimeter of the site on Bond Street, Bancroft Avenue, 47th Avenue and 48th Avenue; and

WHEREAS, the applicant requests a rezone from the RU-1 Urban Residential Zone to the adjacent zone of RU-4 Urban Residential Zone with height area 45, which has a maximum allowable density of 90 residential units; and

WHEREAS, on July 14, 2015, the City of Oakland, Public Works Agency, Tree Services Division granted a permit authorizing removal of 14 trees and preservation of 9 trees; and

WHEREAS, on October 8, 2015, the applicant conducted an on-site community meeting, and on November 3, 2015, the developer made a presentation about the Project to Oakland Heritage Alliance; and

WHEREAS, on November 18, 2015 the City Planning Commission conducted a duly noticed public hearing to consider the Project and, after conducting and closing the public hearing, recommended that the City Council adopt the CEQA exemptions, approve the Project's planning-related permits including Regular Design Review and a Minor Variance, as well as the Rezoning, subject to the requirements and findings contained the staff report ("City Planning Commission Report"); and

WHEREAS, on December 14, 2015, the Project was considered by the Landmarks Preservation Advisory Board, the members of which voted unanimously to recommend approval of the Project; and

WHEREAS, after a duly noticed public meeting on April 12, 2016, the Community and Economic Development Committee of the City Council voted to approve staff's recommendation and forward the recommendation to the City Council; and

WHEREAS, the City Council held a duly noticed public hearing on April 19, 2016 to consider the Project; and

WHEREAS, the City Council independently reviewed and considered the findings made by the Planning Commission for approval of the Rezone of the Project site from RU-1 Urban Residential Zone-1 to RU-4 Urban Residential Zone – 4 with Height Area 45, and hereby affirms said findings; and

WHEREAS, the City Council has reviewed, analyzed and considered the Project and through a companion resolution, affirmed and sustained the Planning Commission's decision to approve the development permits (Regular Design Review and Minor Variance) for the project; and

WHEREAS, the proposed project is categorically exempt from the environmental review requirements pursuant to CEQA Guidelines sections 15332, in-fill development projects, and 15183, projects consistent with a community plan, general plan or zoning; now, therefore

THE COUNCIL OF THE CITY OF OAKLAND DOES ORDAIN AS FOLLOWS:

Section 1. The City Council finds and determines the foregoing recitals to be true and correct and hereby adopts and incorporates them into this Ordinance.

Section 2. The City Council hereby adopts the proposed rezoning of the Project site from RU-1 Urban Residential Zone-1 to RU-4 Urban Residential Zone -4 with Height Area 45, as detailed in *Exhibit A*, attached hereto and hereby incorporated by reference, based in part upon the findings

contained in the approved City Planning Commission Report and the City Council Agenda Report.

Section 3. The City Council has reviewed the Project and the CEQA exemptions described in the approved City Planning Commission Report and the City Council Agenda Report and independently finds and determines that this action is exempt from CEQA pursuant to CEQA Guidelines sections 15332 (infill development findings) and 15183 (projects consistent with a community plan, general plan or zoning), each of which provides a separate and independent basis for CEQA clearance and when viewed collectively provide an overall basis for CEQA clearance. The Environmental Review Officer or designee shall file a Notice of Exemption with the appropriate agencies.

Section 4. The provisions of this Ordinance are severable, and if any section, subsection, sentence, clause, phrase, paragraph, provision, or part of this Ordinance, or the application of this Ordinance to any person, is for any reason held to be invalid, preempted by state or federal law, or unconstitutional by decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the ordinance. It is hereby declared to be the legislative intent of the City Council that this Ordinance would have been adopted had such provisions not been included or such persons or circumstances been expressly excluded from its coverage.

Section 5. Pursuant to Section 216 of the Charter of the City of Oakland, this Ordinance shall become effective immediately upon final adoption if it receives six or more affirmative votes; otherwise it shall become effective upon the seventh day after final adoption by the Council of the City of Oakland.

Section 6. The record before this Council relating to this Ordinance include, without limitation, the following:

1. The June 1, 2015 development application, as may be amended or supplemented, and all related materials, including all accompanying maps, papers and appendices;
2. All final staff reports, final decision letters, and other final documentation and information produced by or on behalf of the City, including all related/supporting final materials, and all final notices relating to the Project and attendant hearings;
3. All oral and written evidence received by the Oakland Landmarks Preservation Advisory Board, City Planning Commission, City Administrator's Office, and City Council during the public hearings on the Project as well as all written evidence received by the relevant City Staff (including the Public Works Agency Tree Division) before and during the public hearings on the Project; and
4. All matters of common knowledge and all official enactments and acts of the City, such as: (a) the General Plan; (b) Oakland Municipal Code; (c) Oakland Planning Code; (d) other applicable City policies and regulations; and (e) all applicable state and federal laws, rules and regulations.

Section 7. 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) Planning and Building Department – Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, California; (b) City Administrator's Office, One Frank H. Ogawa Plaza, 11th Floor, Oakland California; (c) Public Works Agency Tree Services Division, 7101 Edgewater Dr., Bldg 4, Oakland California; and (d) Office of the City Clerk, One Frank H. Ogawa Plaza, 1st Floor, Oakland California.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES – BROOKS, GALLO, GUILLEN, KALB, KAPLAN, REID, WASHINGTON, and PRESIDENT GIBSON
MCELHANEY

NOES -

ABSENT -

ABSTENTION -

ATTEST: _____

LaTonda Simmons
City Clerk and Clerk of the Council
of the City of Oakland, California

DATE OF ATTESTATION: _____

EXHIBIT A

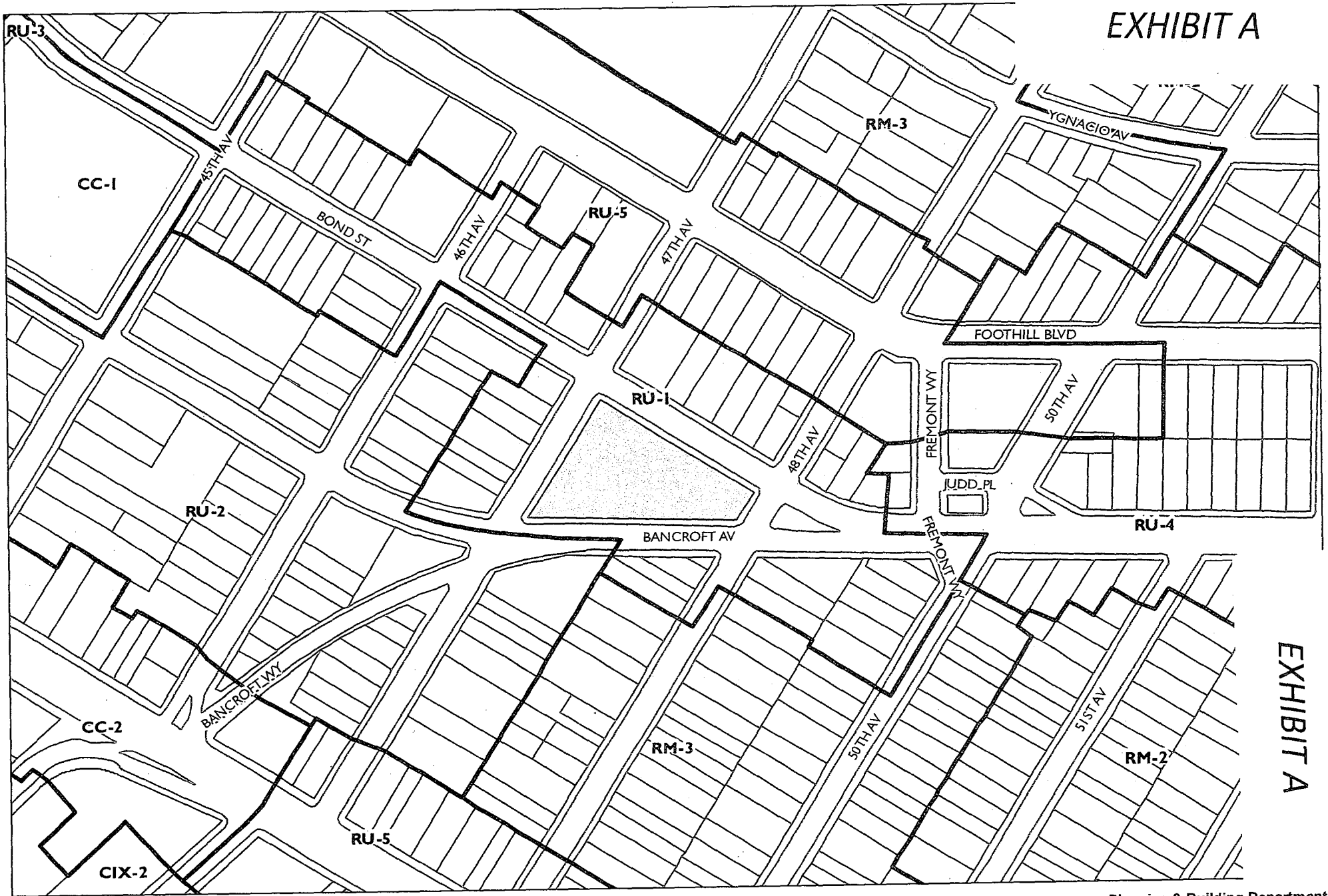


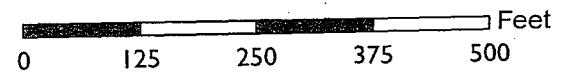
EXHIBIT A

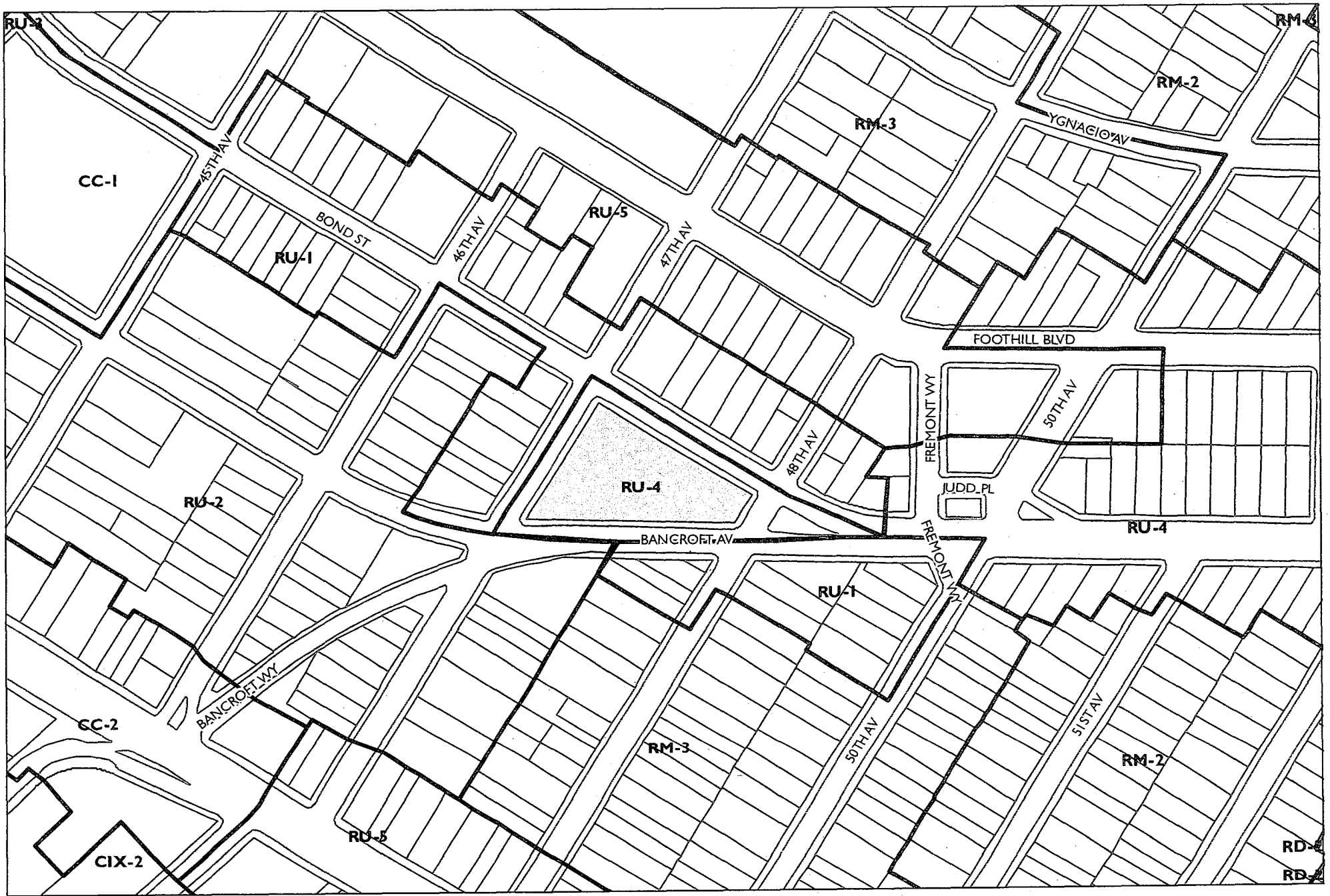
Planning & Building Department
March 16, 2016



Existing Zoning

1638 - 47th Avenue





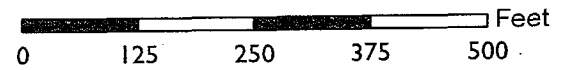
Planning & Building Department
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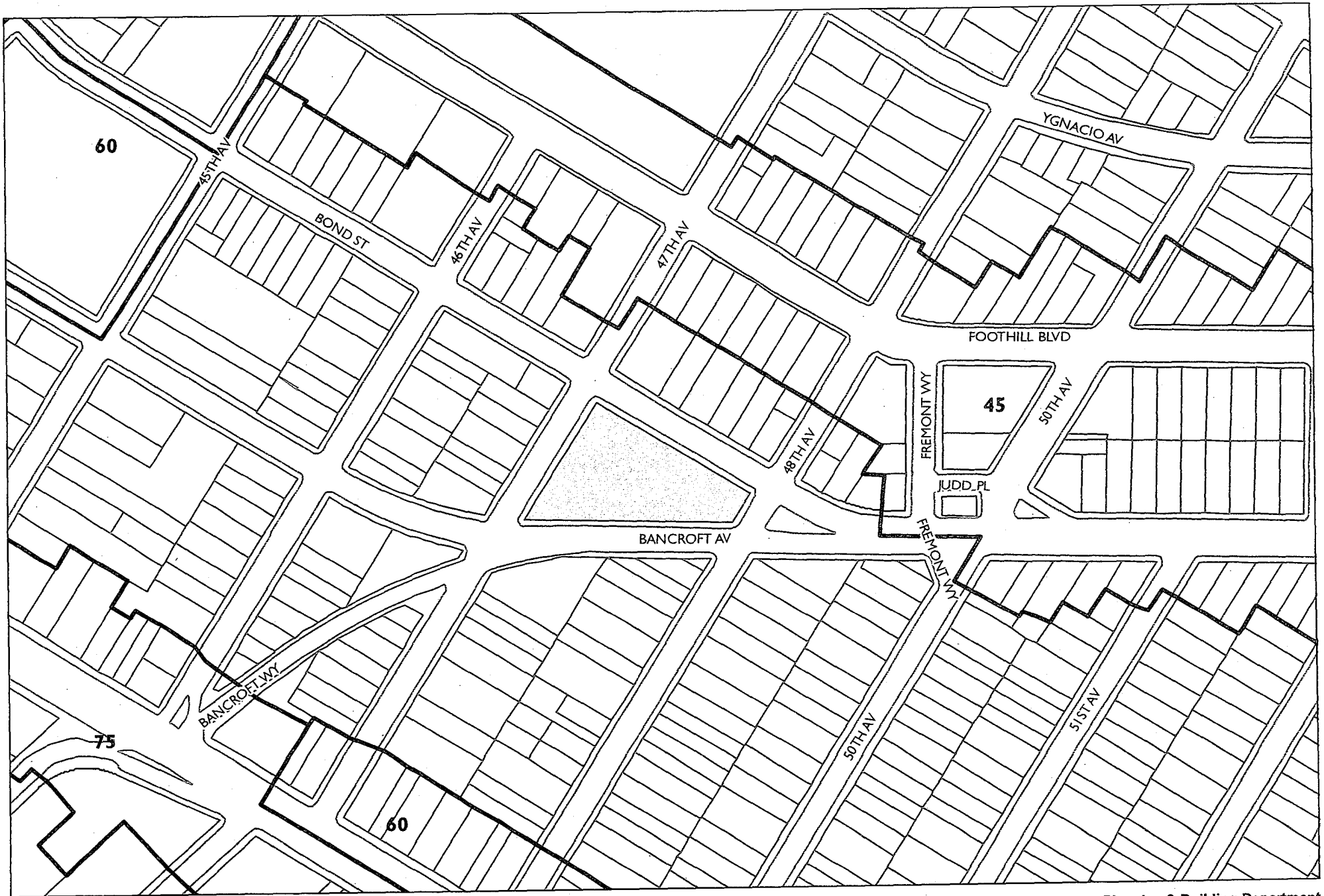


CITY OF OAKLAND

Proposed Zoning

1638 - 47th Avenue



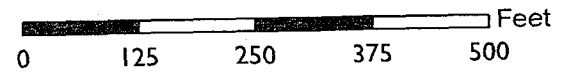


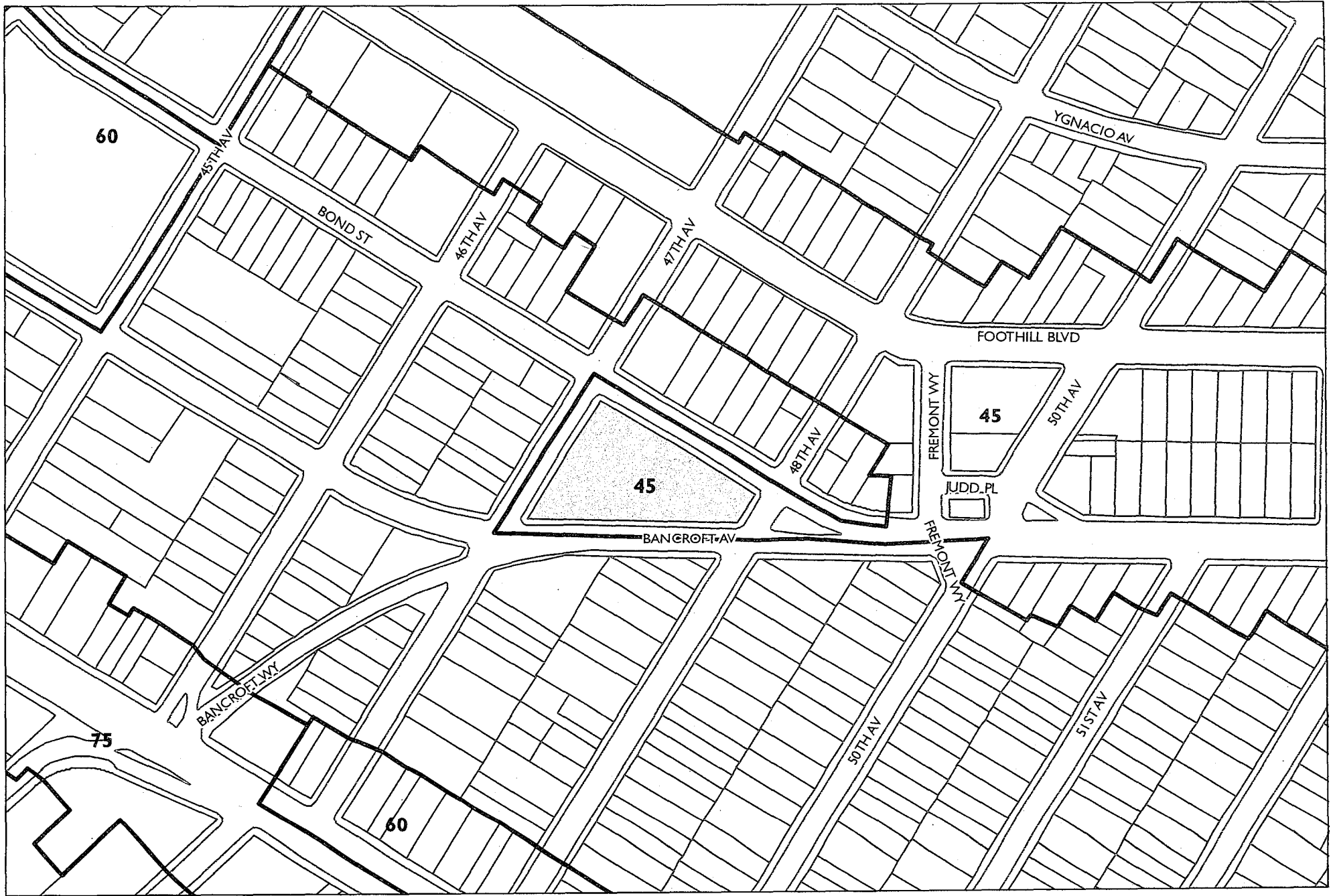
Planning & Building Department
March 16, 2016



Existing Height Limits (ft)

1638 - 47th Avenue





Planning & Building Department
March 16, 2016



Proposed Height Limits (ft)

1638 - 47th Avenue

