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OFFICE OF THE CITY CLERK
OAKLAND

2019 FEB -7 PM 2:31

AGENDA REPORT

TO: Sabrina B. Landreth
City Administrator

FROM: William A. Gilchrist
Director, PBD

SUBJECT: Memorandum of Agreement for
30 Blair Place

DATE: January 28, 2019

City Administrator Approval

Date:

[Handwritten Signature]
2/5/19

RECOMMENDATION

Staff Recommends That The City Council Adopt A Resolution Authorizing The City Administrator Or Her Designee To Enter Into A Memorandum Of Agreement With The City Of Piedmont For The Development Of A Replacement Single Family Residence At 30 Blair Place, A Property Located Within Both Jurisdictions.

EXECUTIVE SUMMARY

The City Council is requested to enter into a memorandum of agreement (MOA) with the City Of Piedmont for the redevelopment of a single family residence at 30 Blair Place. The property is located within both jurisdictions and the MOA will allow the City of Piedmont to act as the lead agency for the issuance of planning and building permits for the proposed redevelopment. Staff is recommending the City Council adopt the resolution.

BACKGROUND / LEGISLATIVE HISTORY

The applicant seeks to demolish an existing single family residence and construct an approximately 4,084 square feet three-bedroom single family residence that would straddle the Oakland-Piedmont border at 30 Blair Place (**Attachment A**). The lot is 8,138 square feet and currently contains a 2,454 square feet single family residence. Approximately 4,350 square feet, or fifty-three percent (53%), of the property is located in Oakland and approximately 3,788 square feet, or forty-seven percent (47%), is located in Piedmont.

The proposed single family residence is largely in compliance with the City of Oakland's zoning standards, except where the proposed building encroaches into the required rear yard setback, and the proposed building's wall height (excluding roof pitch) is above that allowed by the City of Oakland, although the maximum height (for pitched roofs) is not exceeded. The proposal does meet the City of Piedmont's development standards in these regards, which deviate slightly from the City of Oakland's zoning standards. The applicant will request a variance from the City of Piedmont to maintain the existing legal nonconforming front setback.

Item: _____
CED Committee
February 19, 2019

ANALYSIS AND POLICY ALTERNATIVES

The applicant has requested that all required permits for land use and building inspections be processed by the City of Piedmont. Staff supports this request for the following reasons:

- The City of Piedmont has historically dealt with permitting at this property;
- The orientation of the existing home is on a street served exclusively by the City of Piedmont;
- Structural failure of the existing dwelling is on the Piedmont portion of the lot;
- The City of Piedmont zoning requirements regarding replacement of a single-family residence are substantially the same as those in Oakland—with the exception of rear yard setback (five feet in Piedmont, 20 feet in Oakland) and height (35 feet in Piedmont, 25 feet [wall height] and 30 feet [pitched roof height] in Oakland);
- The City of Piedmont uses the same State mandated building codes as Oakland; and
- Piedmont will provide the residence with 911 services, municipal waste removal services, access to Piedmont Unified School District schools, and other municipal services.

The draft MOA (***Attachment B***) contains the following terms to assure that Oakland will not be negatively impacted by the proposal:

- Piedmont will be the lead agency for all land use approvals regarding the property;
- Piedmont will be responsible for building permit issuance, plan check, issuance of certificates of occupancy, building inspections and similar activities for the entire project consistent with the appropriate procedures, fees, and standards of Piedmont;
- The Piedmont Fire Department will be responsible for the provision of emergency and public safety services to the project, including those portions located in the City of Oakland;
- Piedmont will provide notification to all property owners within 100 feet of the proposal pursuant to the City of Piedmont Planning Code; and
- Piedmont will provide municipal waste removal services, access to the Piedmont unified School District schools, and other municipal services to the single-family residence.

FISCAL IMPACT

Adopting this resolution would likely be revenue neutral. While fees would not be paid to the City, there would also be no cost to the City because Planning and Building Division staff would not work on the project. Furthermore, there would be no impact on the City of Oakland's municipal services for the property.

PUBLIC OUTREACH / INTEREST

This item did not require any additional public outreach other than the required posting on the City's website.

COORDINATION

The City Attorney's Office and the City of Piedmont has worked closely with staff on the preparation of the MOA and has reviewed this staff report and resolution, as has the City's Budget Office.

SUSTAINABLE OPPORTUNITIES

Economic: The residents of the expanded single family residence and Secondary Residential Unit may increase the number of potential residents/patrons who live near the Montclair Commercial District.

Environmental: The new structure will be required to meet modern standards for energy efficiency and Green Building.

Social Equity: The increased size of the unit and addition of a Second Residential Dwelling Unit will provide housing opportunity for people of a variety of income levels.

CEQA

The California Environmental Quality Act (CEQA) Guidelines exempts specific types of projects from environmental review. The following is an analysis citing the two CEQA exemptions that apply to this project, both of which provide a separate and independent basis for CEQA clearance.

Section 15268 – Ministerial Projects: Section 15268(b) of the CEQA Guidelines states that ministerial projects such as the issuance of building permits are exempt from CEQA.

Section 15303 – New Construction or Conversion of Small Structures: Section 15303(a) of the CEQA Guidelines states that one single-family residence, or a second dwelling unit in a residential zone, is exempt from CEQA.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council adopt a Resolution authorizing the City Administrator or her designee to enter into a Memorandum of Agreement with the City of Piedmont for the redevelopment of a single family residence at 30 Blair Place, a property located within both jurisdictions.

For questions regarding this report, please contact Robert Smith, Planner III, at (510) 238 5217.

Respectfully submitted,



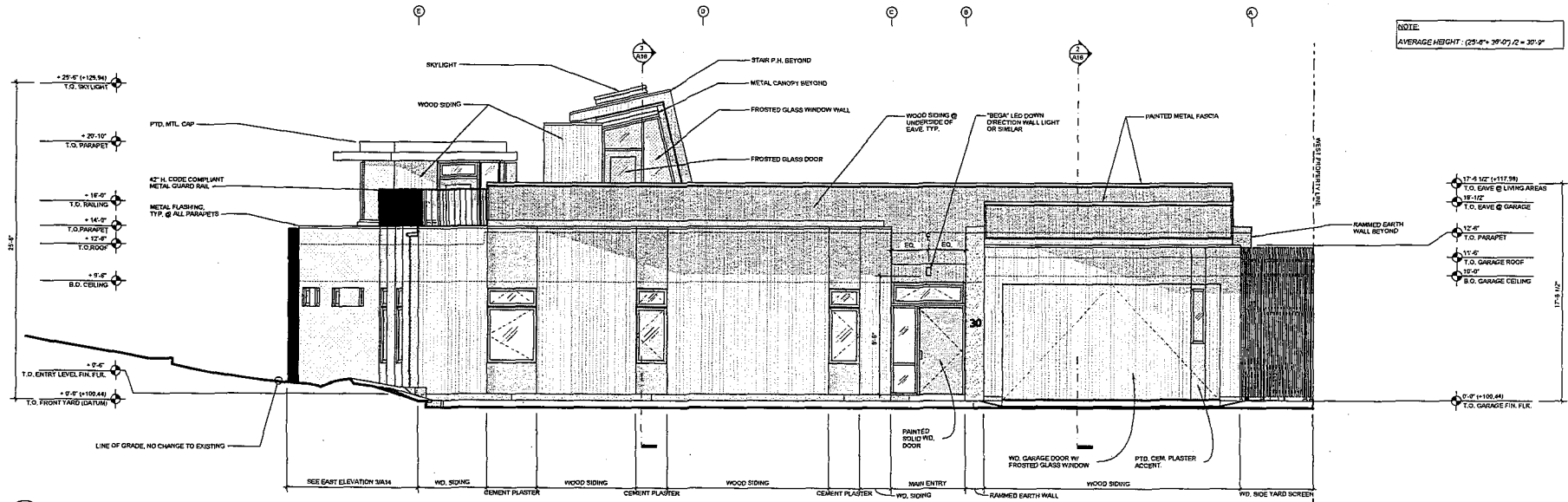
William A. Gilchrist
Director, Department of Planning & Building

Reviewed by:
Edward Manasse, Interim Deputy Director
Bureau of Planning

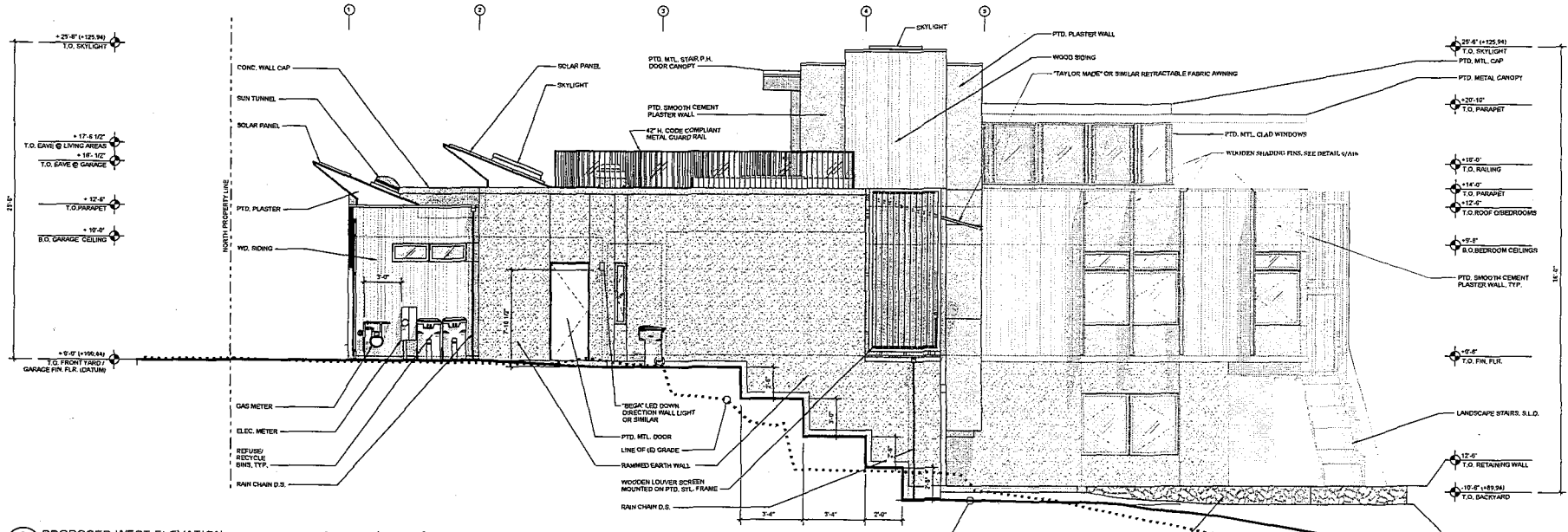
Prepared by:
Robert Smith, Planner III
Bureau of Planning

*Attachments (2):
A: Project Plan Set
B: Memorandum of Agreement*

ATTACHMENT A



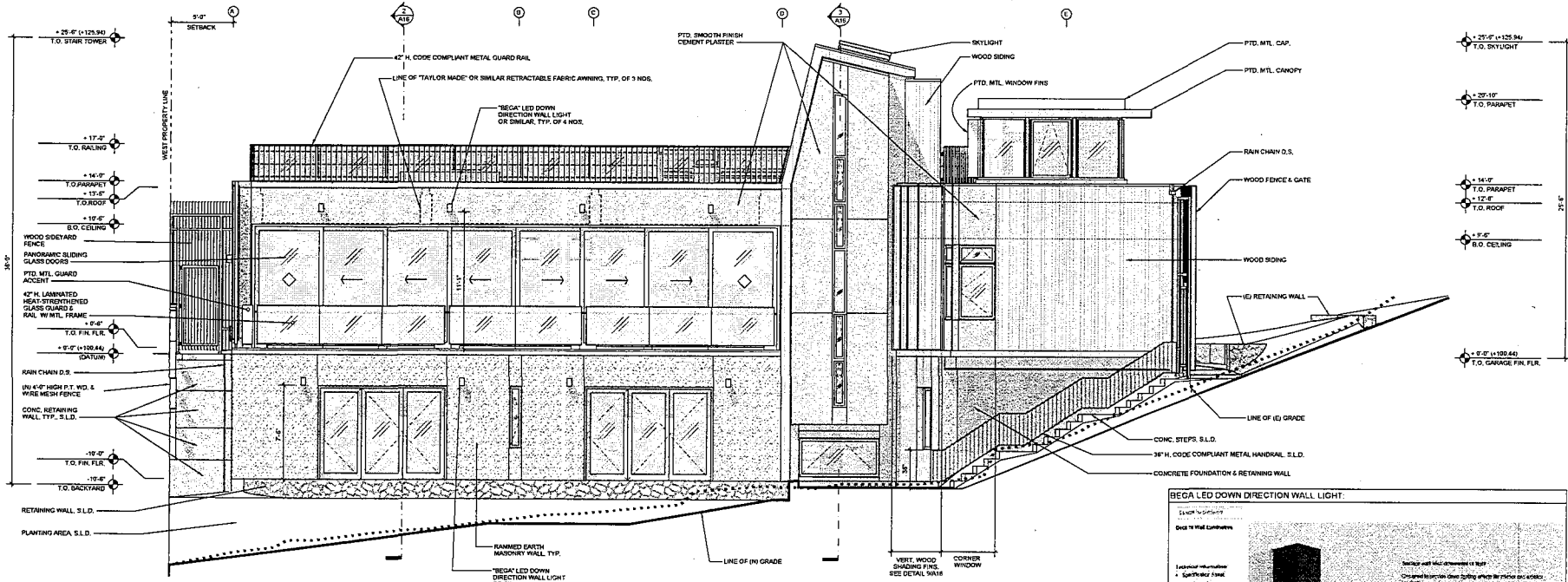
1 PROPOSED NORTH ELEVATION
A13 1/4" = 1'-0"



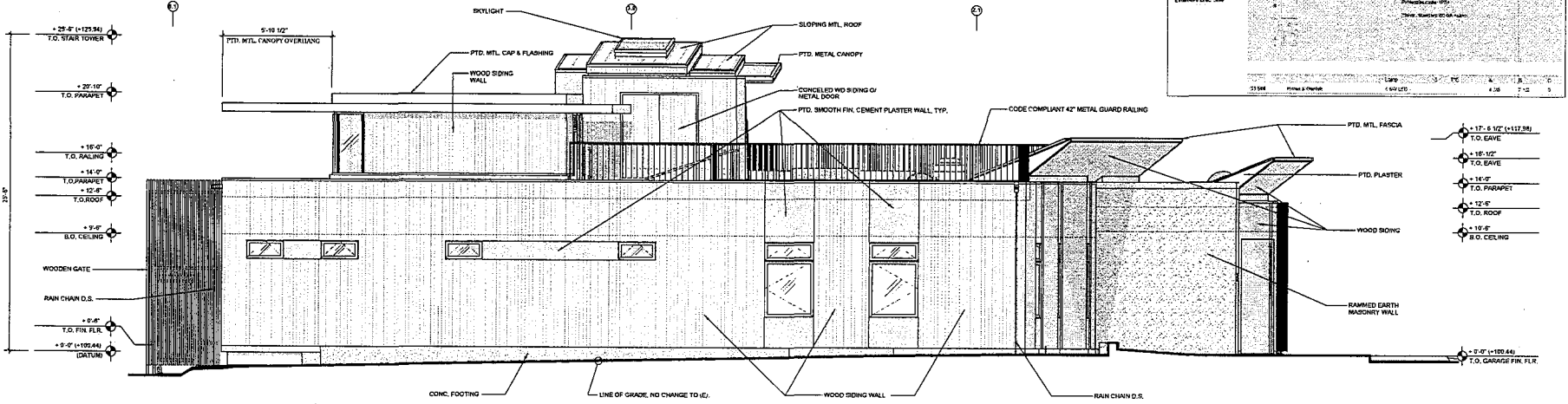
3 PROPOSED WEST ELEVATION
A13 1/4" = 1'-0"

NOTE:
AVERAGE HEIGHT: (23'-0" + 39'-0") / 2 = 31'-0"

REVISIONS	LANDSCAPE DESIGNER	OWNER	RACHATWONG RESIDENCE 30 BLAIR PLACE PIEDMONT, CA 94611
ARCHITECT	ARCHITECT	ARCHITECT	
DATE	DATE	DATE	PROPOSED NORTH & WEST ELEVATIONS
DATE	DATE	DATE	
PROJECT	PROJECT	PROJECT	A13
PROJECT	PROJECT	PROJECT	



1 PROPOSED SOUTH ELEVATION
A14 1/4" = 1'-0"



3 PROPOSED EAST ELEVATION
A14 1/4" = 1'-0"

BEGA LED DOWN DIRECTION WALL LIGHT:

Light is not visible
Does not heat Combustible

Approved materials:
• Galvanized steel
• Explosion protection
• Explosion drainage
• Die-cast PTD
• Aluminum GFL
• Polycarbonate
• Polycarbonate
• Powdered epoxy
• Epoxy Resin
• Epoxy Resin

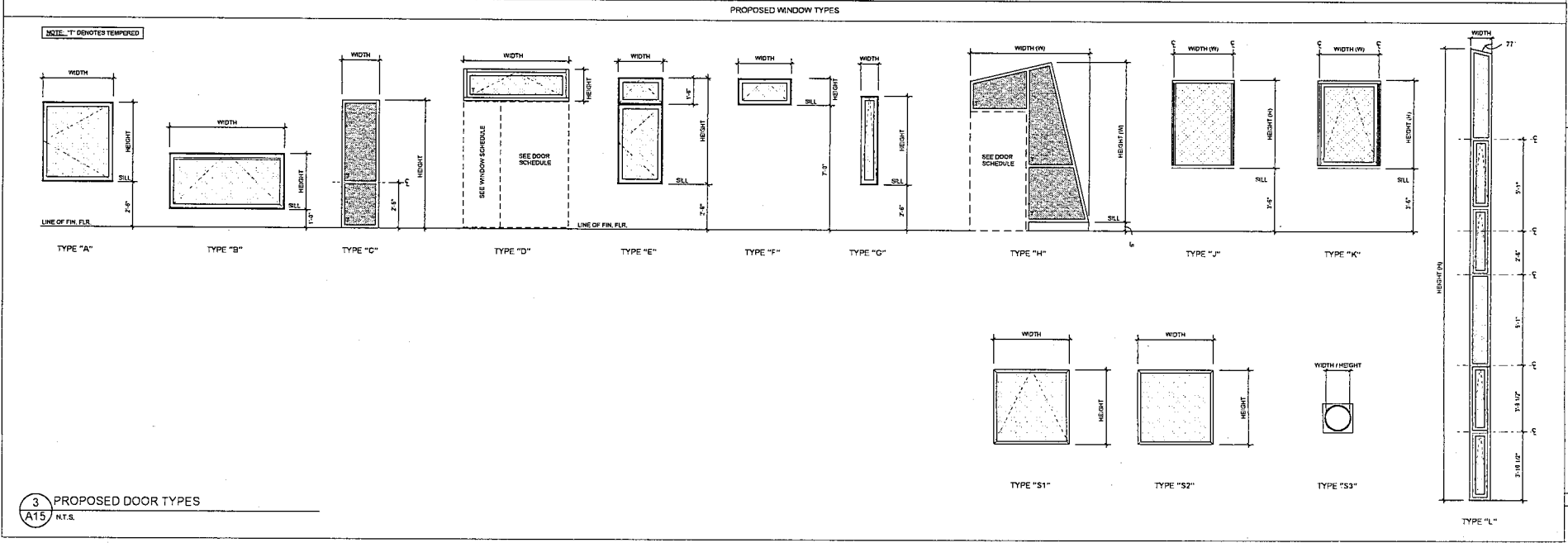
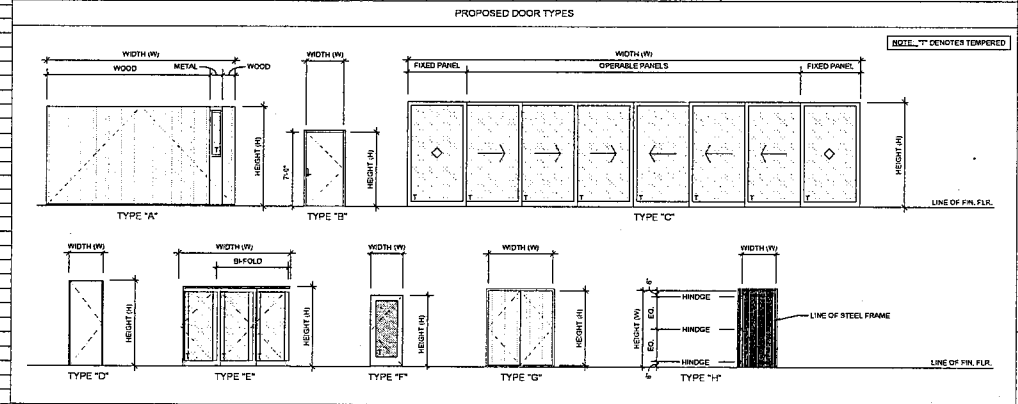
Storage with heat protection is required
Original installation must comply with the following conditions:
• The product must be installed in a location where the ambient temperature does not exceed 100°F (38°C).
• The product must be installed in a location where the ambient humidity does not exceed 80%.
• The product must be installed in a location where the ambient dust concentration does not exceed 100 mg/m³.
• The product must be installed in a location where the ambient vibration does not exceed 100 g.
• The product must be installed in a location where the ambient electromagnetic interference does not exceed 100 V/m.
• The product must be installed in a location where the ambient magnetic field does not exceed 100 mT.
• The product must be installed in a location where the ambient acoustic pressure does not exceed 100 dB.

REVISIONS	
NO. 1	ISSUED FOR PERMITS
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NO. 3	REVISED PER COMMENTS
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RACHWAYONG RESIDENCE
30 BLAIR PLACE
PIEDMONT, CA 94611

PROPOSED WINDOW SCHEDULE																				
TAG	TYPE	UNIT DIMENSIONS ARE TO OUTSIDE OF FRAME U.O.M. - VERIFY ROUGH OPENING BY MANUFACTURER				FINISH	DETAIL	CHARACTER	REMARKS	CLASSIFICATION										
		W	H	STYLE	MANUF. MODEL #					MATERIAL	GLAZING (IGL. PANEL)	INTERIOR	EXTERIOR	SILL	HEAD	JAMB				
01	D	5'-11"	1'-10"	FIXED	T.B.D.	ALUM.	CLEAR	PAINTED												
02	C	2'-1"	2'-2"	AWNING	T.B.D.	ALUM.	FRONTED	PAINTED												
03	E	2'-4"	5'-0"	AWNING	MANUV. #	MIL. CLAD WOOD	CLEAR	PAINTED												
04	E	2'-6"	6'-0"	AWNING	MANUV. #	MIL. CLAD WOOD	CLEAR	PAINTED												
05	E	4'-0"	6'-0"	AWNING	MANUV. #	MIL. CLAD WOOD	CLEAR	PAINTED												
06	E	4'-0"	6'-0"	AWNING	MANUV. #	MIL. CLAD WOOD	CLEAR	PAINTED												
07	E	4'-0"	6'-0"	CASEMENT	MANUV. #	MIL. CLAD WOOD	CLEAR	PAINTED												
08	F	3'-0"	1'-0"	AWNING	MANUV. #	MIL. CLAD WOOD	CLEAR	PAINTED												
09	F	3'-0"	1'-0"	AWNING	MANUV. #	MIL. CLAD WOOD	CLEAR	PAINTED												
10	F	3'-0"	1'-0"	AWNING	MANUV. #	MIL. CLAD WOOD	CLEAR	PAINTED												
11	F	3'-0"	1'-0"	AWNING	MANUV. #	MIL. CLAD WOOD	CLEAR	PAINTED												
12	E	3'-0"	1'-0"	AWNING	MANUV. #	MIL. CLAD WOOD	CLEAR	PAINTED												
13	E	4'-0"	6'-0"	AWNING	MANUV. #	MIL. CLAD WOOD	CLEAR	PAINTED												
14	E	4'-0"	6'-0"	AWNING	MANUV. #	MIL. CLAD WOOD	CLEAR	PAINTED												
15	E	4'-0"	6'-0"	CASEMENT	MANUV. #	MIL. CLAD WOOD	CLEAR	PAINTED												
16	H	2'-0"	1'-2"	FIXED	T.B.D.	ALUM.	FRONTED	PAINTED												
17	G	1'-0"	5'-0"	CASEMENT	MANUV. #	MIL. CLAD WOOD	CLEAR	PAINTED												
18	F	3'-0"	1'-0"	AWNING	MANUV. #	MIL. CLAD WOOD	CLEAR	PAINTED												
19	F	3'-0"	1'-0"	AWNING	MANUV. #	MIL. CLAD WOOD	CLEAR	PAINTED												
20	A	4'-0"	5'-0"	CASEMENT	MANUV. #	MIL. CLAD WOOD	CLEAR	PAINTED												
21	A	4'-0"	5'-0"	CASEMENT	MANUV. #	MIL. CLAD WOOD	CLEAR	PAINTED												
22	B	1'-0"	3'-0"	AWNING	MANUV. #	MIL. CLAD WOOD	CLEAR	PAINTED												
23	G	1'-0"	5'-0"	CASEMENT	MANUV. #	MIL. CLAD WOOD	CLEAR	PAINTED												
24	H	6'-8 1/2"	1'-11 1/2"	FIXED	T.B.D.	ALUM.	FRONTED	PAINTED												
25	D	3'-4"	1'-0"	FIXED	T.B.D.	ALUM.	CLEAR	PAINTED												
26	C	1'-0"	8'-2"	FIXED	T.B.D.	ALUM.	FRONTED	PAINTED												
27	J	3'-0"	5'-0"	FIXED	T.B.D.	ALUM.	CLEAR	PAINTED												
28	K	3'-0"	5'-0"	AWNING	T.B.D.	ALUM.	CLEAR	PAINTED												
29	J	3'-0"	5'-0"	FIXED	T.B.D.	ALUM.	CLEAR	PAINTED												
30	K	3'-0"	5'-0"	AWNING	T.B.D.	ALUM.	CLEAR	PAINTED												
31	J	3'-0"	5'-0"	FIXED	T.B.D.	ALUM.	CLEAR	PAINTED												
32	J	3'-0"	5'-0"	FIXED	T.B.D.	ALUM.	CLEAR	PAINTED												
33	K	3'-0"	5'-0"	AWNING	T.B.D.	ALUM.	CLEAR	PAINTED												
34	J	3'-0"	5'-0"	FIXED	T.B.D.	ALUM.	CLEAR	PAINTED												
35	J	1'-0"	3'-0"	FIXED	T.B.D.	ALUM.	CLEAR	PAINTED												
36	03	1'-4"	1'-4"	FIXED	T.B.D.	ALUM.	CLEAR	PAINTED												
37	02	4'-3"	4'-3"	FIXED	T.B.D.	METAL	CLEAR	PAINTED												
38	02	4'-3"	4'-3"	FIXED	T.B.D.	METAL	CLEAR	PAINTED												
39	02	4'-3"	4'-3"	FIXED	T.B.D.	METAL	CLEAR	PAINTED												
40	03	1'-4"	1'-4"	RUN PANEL	VELUX/TCR	METAL	CLEAR	PAINTED												
41	01	4'-3"	4'-3"	FIXED	T.B.D.	METAL	CLEAR	PAINTED												

PROPOSED EXTERIOR DOOR SCHEDULE																				
TAG	TYPE	W	H	THK	MANUF./MODEL #	EXTERIOR		INTERIOR		FRAME		DETAIL #			REMARKS					
						MATERIAL	FINISH	MATERIAL	FINISH	MATERIAL	FINISH	INTERIOR	EXTERIOR	SILL		HEAD	JAMB			
001	A	17'-0"	9'-4"	T.B.D.	REYNOLDS 1000 W 5M	WOOD	STAIN	WOOD	PAINT	ALUM.	PAINT									
002	B	3'-0"	7'-0"	1-3/8"	T.B.D.	MIL. CLAD WOOD	PAINT	WOOD	PAINT	ALUM.	PAINT									
003	H	3'-0"	7'-2"	5-1/2"	CUSTOM	WOOD	STAIN	STEEL	PAINT	WOOD	STAIN	STEEL	PAINT							CUSTOM GATE
004	C	42'-0"	9'-10"	2-1/4"	MANUV./MODEL #	MIL. CLAD WOOD	PAINT	WOOD	PAINT	ALUM.	PAINT	ALUM.	PAINT	10A14	10A14					8 NOS. OF SLIDING SCENE DOOR PANELS - 8 OPERABLE W/ 2 FIXED.
005	D	3'-0"	7'-10"	1-3/8"	T.B.D.	METAL	PAINT	METAL	PAINT	ALUM.	PAINT	ALUM.	PAINT							
006	H	3'-0"	7'-2"	5-1/2"	CUSTOM	WOOD	STAIN	STEEL	PAINT	WOOD	STAIN	STEEL	PAINT							OUTDOOR GATE
007	E	10'-0"	7'-3 1/2"	2-1/4"	MANUV./MODEL #	MIL. CLAD WOOD	PAINT	WOOD	PAINT	ALUM.	PAINT	ALUM.	PAINT	11A14	11A14	12A14				
008	E	10'-0"	7'-3 1/2"	2-1/4"	MANUV./MODEL #	MIL. CLAD WOOD	PAINT	WOOD	PAINT	ALUM.	PAINT	ALUM.	PAINT	11A14	11A14	12A14				LOCKABLE FROM EXTERIOR
009	F	3'-0"	6'-7 1/2"	1-3/8"	T.B.D.	ALUM./GLASS	PAINT	ALUM./GLASS	PAINT	ALUM.	PAINT	ALUM.	PAINT							LOCKABLE FROM EXTERIOR
010	G	6'-0"	7'-0"	2-1/4"	T.B.D.	MIL. CLAD WOOD	PAINT	WOOD	PAINT	ALUM.	PAINT	ALUM.	PAINT							
011	F	3'-0"	6'-7 1/2"	1-3/8"	T.B.D.	ALUM./GLASS	PAINT	ALUM./GLASS	PAINT	ALUM.	PAINT	ALUM.	PAINT							



3 PROPOSED DOOR TYPES
n.t.s.

REVISIONS

DESIGNER: STANLEY MOHR

ARCHITECT: RACHMATHONG RESIDENCE

38 BLAIR PLACE
PIEDMONT, CA 94611

PROPOSED WINDOW & EXT. DOOR SCHEDULES

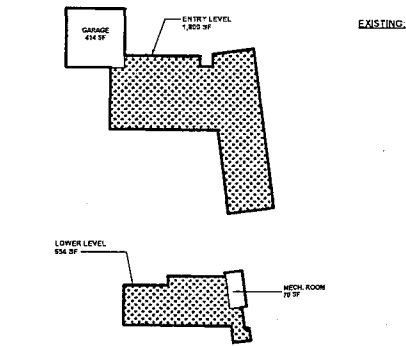
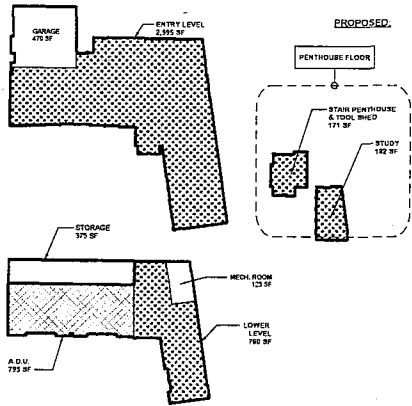
A15

DRAWING SYMBOLS LEGEND	PROJECT CONTACTS		DRAWING INDEX		
<p> ELEVATION REFERENCE</p> <p> SECTION REFERENCE</p> <p> GRID LINE</p> <p> DETAIL REFERENCE</p> <p> DATUM OR WORK POINT</p> <p> ELEVATION MARKER</p> <p> DOOR</p> <p> EXISTING WALL</p> <p> WALL TO BE DEMOLISHED</p> <p> PROPOSED 1 HOUR RATED WALL</p> <p> PROPOSED RAMMED EARTH WALL</p> <p> PROPOSED CONCRETE WALL</p> <p> EARTH SOIL</p> <p> WINDOW TAG</p> <p> DOOR TAG</p> <p> OBJECT ABOVE</p> <p> WALLS BEYOND</p> <p> PROPERTY LINE</p> <p> SETBACK LINE</p> <p> CENTER LINE</p> <p> CENTER LINE</p>	<p>OWNER MARIA C. E. RACHMAT & STANLEY WONG</p> <p>39 BLAIR PLACE PIEDMONT, CA 94611 (415) 216-7390</p>	<p>DESIGNER STANLEY WONG</p> <p>39 BLAIR PLACE PIEDMONT, CA 94611 (415) 216-7390</p>	<p>STRUCTURAL ENGINEER JOE TERMEHNER SEDR CONSULTING</p> <p>6750 THORNHILL DR., UPPER OFFICE OAKLAND, CA 94611 (510) 225-9491</p>	<p>LANDSCAPE DESIGNER AARON PARR AARON PARR LANDSCAPE DESIGNER</p> <p>1671 EXCELSIOR AVENUE OAKLAND, CA 94612 (510) 322-8931</p>	<p>ARCHITECTURAL</p> <p>A01 PROJECT DATA & NOTES</p> <p>A02 SITE SURVEY</p> <p>A03 NEIGHBORHOOD CONTEXT & AREA CALCULATIONS</p> <p>A04 EXISTING SITE / ROOF PLAN</p> <p>A05 EXISTING ENTRY LEVEL PLAN</p> <p>A06 EXISTING BASEMENT LEVEL PLAN</p> <p>A07 EXISTING NORTH & WEST ELEVATIONS</p> <p>A08 EXISTING SOUTH & EAST ELEVATIONS</p> <p>A09 PROPOSED SITE PLAN & PENTHOUSE ROOF PLANS</p> <p>A10 PROPOSED ROOF GARDEN LEVEL PLAN</p> <p>A11 PROPOSED ENTRY LEVEL PLAN</p> <p>A12 PROPOSED BASEMENT PLAN</p> <p>A13 PROPOSED NORTH & WEST ELEVATIONS</p> <p>A14 PROPOSED SOUTH & EAST ELEVATIONS</p> <p>A15 PROPOSED WINDOW & EXT. DOOR SCHEDULES</p> <p>A16 WINDOW & DOOR DETAILS</p> <p>LANDSCAPE</p> <p>L01 LANDSCAPE MATERIALS</p> <p>L01-R LANDSCAPE MATERIALS - ROOF</p> <p>L02 LANDSCAPE PLANTING</p> <p>L02-R LANDSCAPE PLANTING - ROOF</p> <p>L03 LANDSCAPE IRRIGATION</p> <p>L03-R LANDSCAPE IRRIGATION - ROOF</p>
ABBREVIATIONS					
<p>AFCI ARC FAULT CIRCUIT INTERRUPT</p> <p>A.F.F. ABOVE FINISH FLOOR</p> <p>AMP AMPERE</p> <p>BLDG. BUILDING</p> <p>B.O. BOTTOM OF</p> <p>CBC CALIFORNIA BUILDING CODE</p> <p>CEM. CEMENT</p> <p>CL CENTERLINE</p> <p>CLG. CEILING</p> <p>CMU CONCRETE MASONRY UNIT</p> <p>COL. COLUMN</p> <p>CONC. CONCRETE</p> <p>D.S. DOWNSPOUT</p> <p>DW. DISHWASHER</p> <p>EX. EXISTING</p> <p>EL. ELEVATION</p> <p>EQ. EQUAL</p> <p>F.D. FLOOR DRAIN</p> <p>FF. FRESH FLOOR</p> <p>FR. FINISH</p> <p>FLR. FLOOR</p> <p>F.O.B. FACE OF BUILDING</p> <p>F.O.C. FACE OF CONCRETE</p> <p>F.O.F. FACE OF FINISH</p> <p>F.O.G. FACE OF GLASS</p> <p>F.O.P. FACE OF PLYWOOD</p> <p>F.O.S. FACE OF STUD</p> <p>F.D. FLOOR DRAIN</p> <p>F.P. FIREPLACE</p> <p>GL. GRIDLINE</p> <p>GFCI GROUND FAULT CIRCUIT INTERRUPT</p> <p>GYP. GYPSUM</p> <p>HGT. HEIGHT</p> <p>HO. HOSE Bib</p> <p>HR. HOUR</p> <p>H.P. HIGH POINT</p> <p>IC INSULATION CONTACT</p> <p>I.F.O. INTERIOR FACE OF</p> <p>INSUL. INSULATION</p> <p>LAM. LAMINATE</p> <p>L.P. LOW POINT</p> <p>MAX. MAXIMUM</p> <p>MTL. METAL</p> <p>MIN. MINIMUM</p> <p>N. NORTH</p> <p>NEW NEW</p> <p>N.I.C. NOT IN CONTRACT</p>	<p>NOS. NUMBERS</p> <p>N.T.S. NOT TO SCALE</p> <p>O.C. ON CENTER</p> <p>O.F. OVERFLOW DRAIN</p> <p>O.F.C.I. OWNER FURNISHED, CONTRACTOR INSTALLED</p> <p>O.H. OVERHANG</p> <p>PTD. PAINTED</p> <p>PAN. PANTRY</p> <p>P.H. PENTHOUSE</p> <p>PLAS. PLASTER</p> <p>P.T. PRESSURE TREATED</p> <p>RB RECYCLE BIN</p> <p>RCR REFLECTED CEILING PLAN</p> <p>REF. REFRIGERATOR</p> <p>R.D. ROOF DRAIN</p> <p>R.O. ROUGH OPENING</p> <p>S. SOUTH</p> <p>S.F. SQUARE FOOT/FEET</p> <p>SO. FT. SQUARE FOOT/FEET</p> <p>S.C.D. SEE CIVIL DRAWINGS</p> <p>SEC. SECTION</p> <p>S.E.D. SEE CIVIL DRAWINGS</p> <p>SHWR. SHOWER</p> <p>SML. SIMILAR</p>	<p>S.L.D. SEE LANDSCAPE DRAWINGS</p> <p>S.M.D. SEE MECHANICAL DRAWINGS</p> <p>S.P.D. SEE PLUMBING DRAWINGS</p> <p>S.S. STAINLESS STEEL</p> <p>S.S.D. SEE STRUCTURAL DRAWINGS</p> <p>T. TEMPERED</p> <p>T&G. TONGUE AND GROOVE</p> <p>TBD. TO BE DETERMINED</p> <p>T.O. TOP OF</p> <p>T.O.C. TOP OF CONCRETE</p> <p>T.O.S. TOP OF SLAB</p> <p>TR. TRASH</p> <p>T.S. TUBE STEEL</p> <p>TYP. TYPICAL</p> <p>U.O.M. UNLESS OTHERWISE NOTED</p> <p>VERT. VERTICAL</p> <p>V.I.F. VERIFY IN FIELD</p> <p>V. VOLT</p> <p>W. WEST</p> <p>W. WITH</p> <p>WO. WITHOUT</p> <p>W.H. WATER HEATER</p> <p>WO. WOOD</p>	<p>ACCESSORS MAP</p>	<p>VICINITY MAP</p> <p>NEIGHBORHOOD AERIAL</p>	
ACCESSORS MAP					
PROJECT DATA					
<p>PROJECT SCOPE:</p> <p>1) DEMOLITION & NEW BUILD OF EXISTING APPROX. 2,454 SF. 4 BEDROOM 3 BATH TO A NEW 4,064 SF 3 BEDROOM 3 1/2 BATH SINGLE FAMILY RESIDENTIAL STAND ALONE HOUSE & AN ATTACHED 795 SF ADDITIONAL DWELLING UNIT.</p> <p>2) A VARIANCE IS REQUIRED FOR PROPOSED NEW 2 CAR GARAGE REPLACING EXISTING 2 CAR GARAGE.</p> <p>SITE ADDRESS:</p> <p>39 BLAIR PLACE, PIEDMONT, CA 94611</p> <p>PARCEL NO.:</p> <p>51-4710-13 / 51-4710-14</p> <p>PARCEL AREA:</p> <p>8,415 SF (SEE SHEET A16 - SITE SURVEY)</p> <p>ZONING DISTRICT:</p> <p>A</p> <p>HEIGHT:</p> <p>35 FT</p> <p>USE GROUP & OCCUPANCY:</p> <p>SINGLE FAMILY RESIDENCE</p> <p>BUILDING TYPE:</p> <p>V-NR</p> <p>STORIES:</p> <p>2 STORIES + BASEMENT</p>					

<p>REVISIONS</p> <table border="1"> <tr><td>NO.</td><td>DATE</td><td>DESCRIPTION</td></tr> <tr><td>1</td><td></td><td></td></tr> <tr><td>2</td><td></td><td></td></tr> <tr><td>3</td><td></td><td></td></tr> <tr><td>4</td><td></td><td></td></tr> <tr><td>5</td><td></td><td></td></tr> <tr><td>6</td><td></td><td></td></tr> <tr><td>7</td><td></td><td></td></tr> <tr><td>8</td><td></td><td></td></tr> <tr><td>9</td><td></td><td></td></tr> <tr><td>10</td><td></td><td></td></tr> </table>	NO.	DATE	DESCRIPTION	1			2			3			4			5			6			7			8			9			10			<p>LANDSCAPE DESIGNER</p> <p>AARON PARR</p> <p>AARON PARR LANDSCAPE DESIGNER</p> <p>1671 EXCELSIOR AVENUE OAKLAND, CA 94612 (510) 322-8931</p>	<p>STRUCTURAL ENGINEER</p> <p>JOE TERMEHNER</p> <p>SEDR CONSULTING</p> <p>6750 THORNHILL DR., UPPER OFFICE OAKLAND, CA 94611 (510) 225-9491</p>	<p>OWNER</p> <p>MARIA C. E. RACHMAT & STANLEY WONG</p> <p>39 BLAIR PLACE PIEDMONT, CA 94611 (415) 216-7390</p>	<p>RACHMATWONG RESIDENCE</p> <p>39 BLAIR PLACE PIEDMONT, CA 94611</p> <p>DRAWING & PROJECT DATA</p> <p>A01</p>
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AREA CALCULATIONS

LEGEND: SPACE NOT DEFINED AS FLOOR AREA, FLOOR AREA, A.D.U. FLOOR AREA, STRUCTURAL AREA, HARDSCAPE AREA, LANDSCAPE AREA

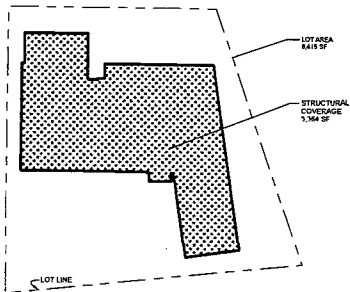


PROPOSED FLOOR AREA:

LEVEL	AREA (SF)	A.D.U. (SF)
1. STAIR P.H.	171	
2. STUDY	182	793 SF
3. ENTRY LEVEL	2,595	
4. LOWER LEVEL	793	
TOTAL	3,739 SF	793 SF
PLANNING %	44 %	8.4 %

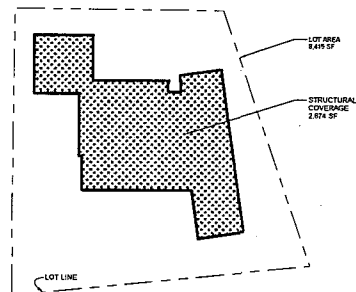
EXISTING FLOOR AREA:

LEVEL	AREA (SF)	A.D.U. (SF)
1. ENTRY LEVEL	1,803	
2. BASEMENT LEVEL	834	
TOTAL	2,637 SF	
PLANNING %	28 %	



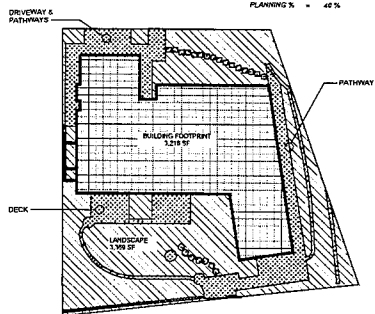
PROPOSED LOT COVERAGE:

1. STRUCTURE	3,364
2. LOT AREA	8,415
PLANNING %	40 %



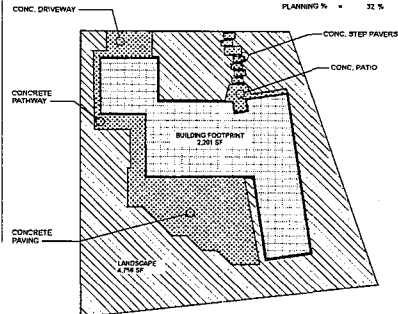
EXISTING LOT COVERAGE:

1. STRUCTURE	2,874
2. LOT AREA	8,415
PLANNING %	32 %



PROPOSED LANDSCAPE COVERAGE:

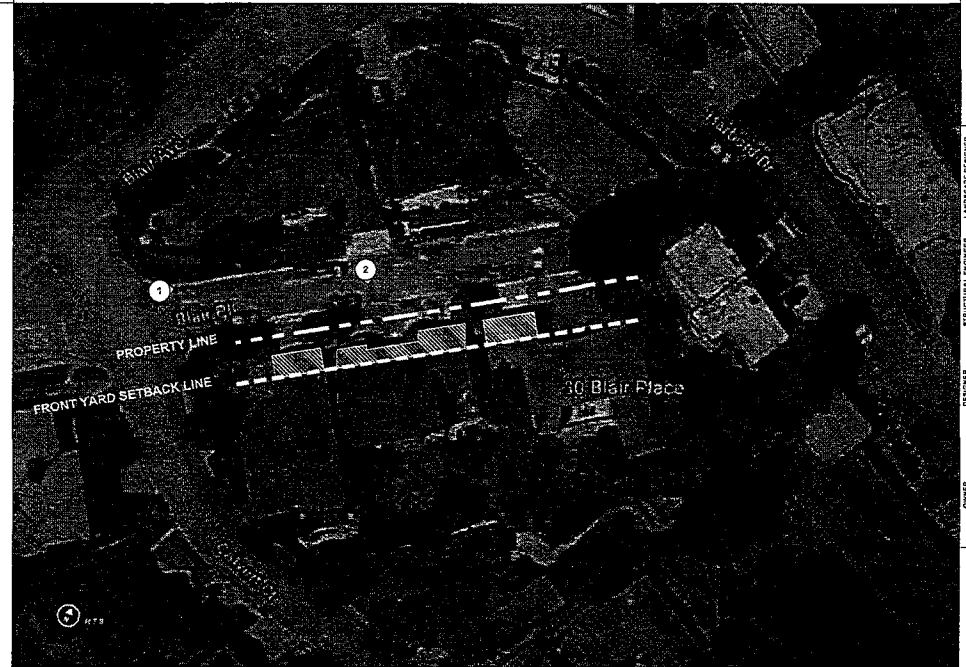
1. HARDSCAPE	1,458
2. BUILDING FOOTPRINT	2,291
3. LANDSCAPE	2,399
PLANNING %	62.8 %



EXISTING LANDSCAPE COVERAGE:

1. HARDSCAPE	1,458
2. BUILDING FOOTPRINT	2,291
3. LANDSCAPE	475
PLANNING %	38.5 %

NEIGHBORHOOD CONTEXT



REVISIONS

NO.	DATE	DESCRIPTION
1	01/15/24	INITIAL DESIGN
2	02/15/24	REVISED PER COMMENTS
3	03/15/24	REVISED PER COMMENTS
4	04/15/24	REVISED PER COMMENTS
5	05/15/24	REVISED PER COMMENTS

LANDSCAPE DESIGNER

ARCHITECT	AMERICAN ARCHITECTURE
ARCHITECT	AMERICAN ARCHITECTURE
ARCHITECT	AMERICAN ARCHITECTURE
ARCHITECT	AMERICAN ARCHITECTURE
ARCHITECT	AMERICAN ARCHITECTURE

STRUCTURAL ENGINEER

ARCHITECT	AMERICAN ARCHITECTURE
ARCHITECT	AMERICAN ARCHITECTURE
ARCHITECT	AMERICAN ARCHITECTURE
ARCHITECT	AMERICAN ARCHITECTURE
ARCHITECT	AMERICAN ARCHITECTURE

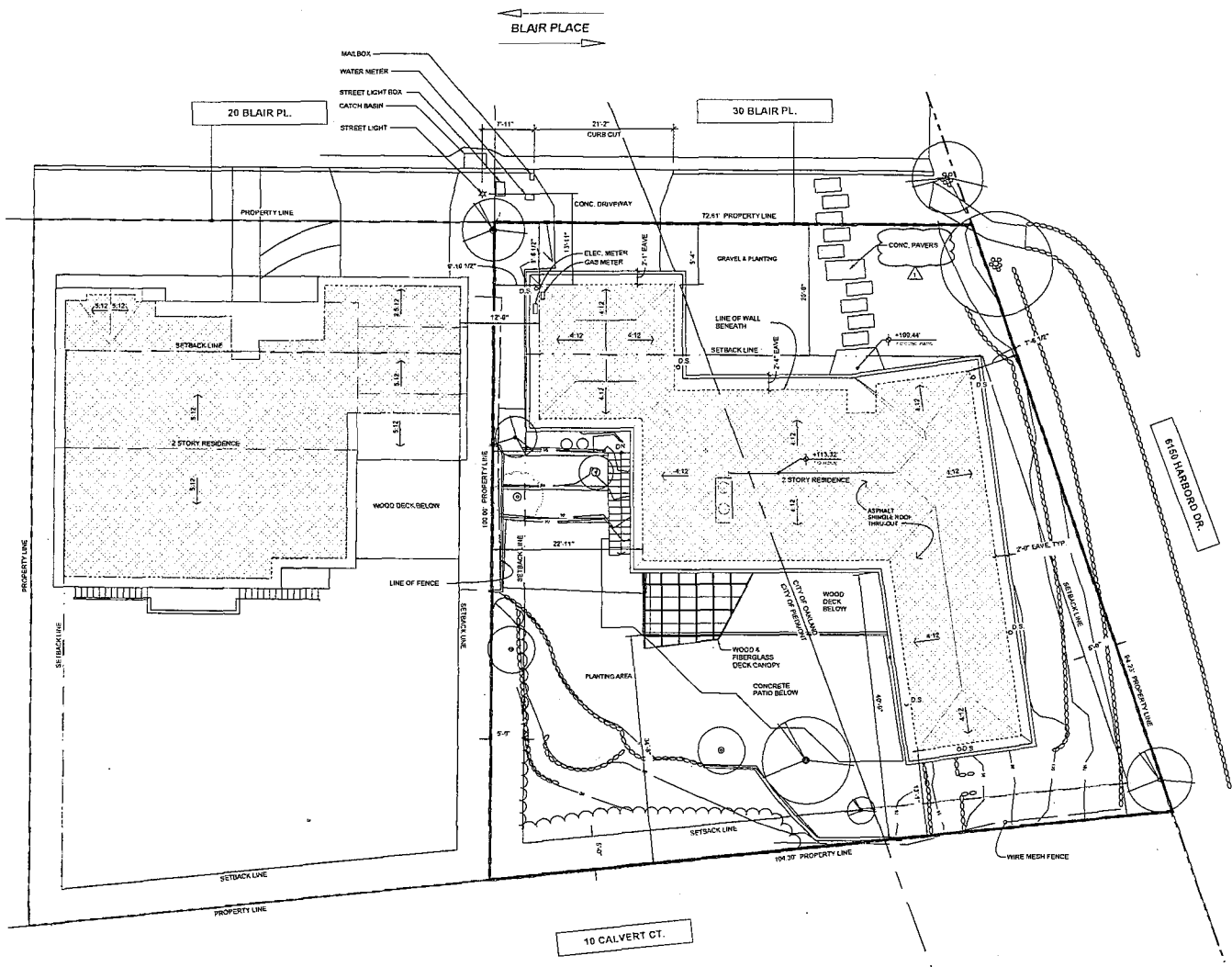
DESIGNER

ARCHITECT	AMERICAN ARCHITECTURE
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OWNER

ARCHITECT	AMERICAN ARCHITECTURE
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RACHMATWONG RESIDENCE
30 BLAIR PLACE
PIEDMONT, CA 94611



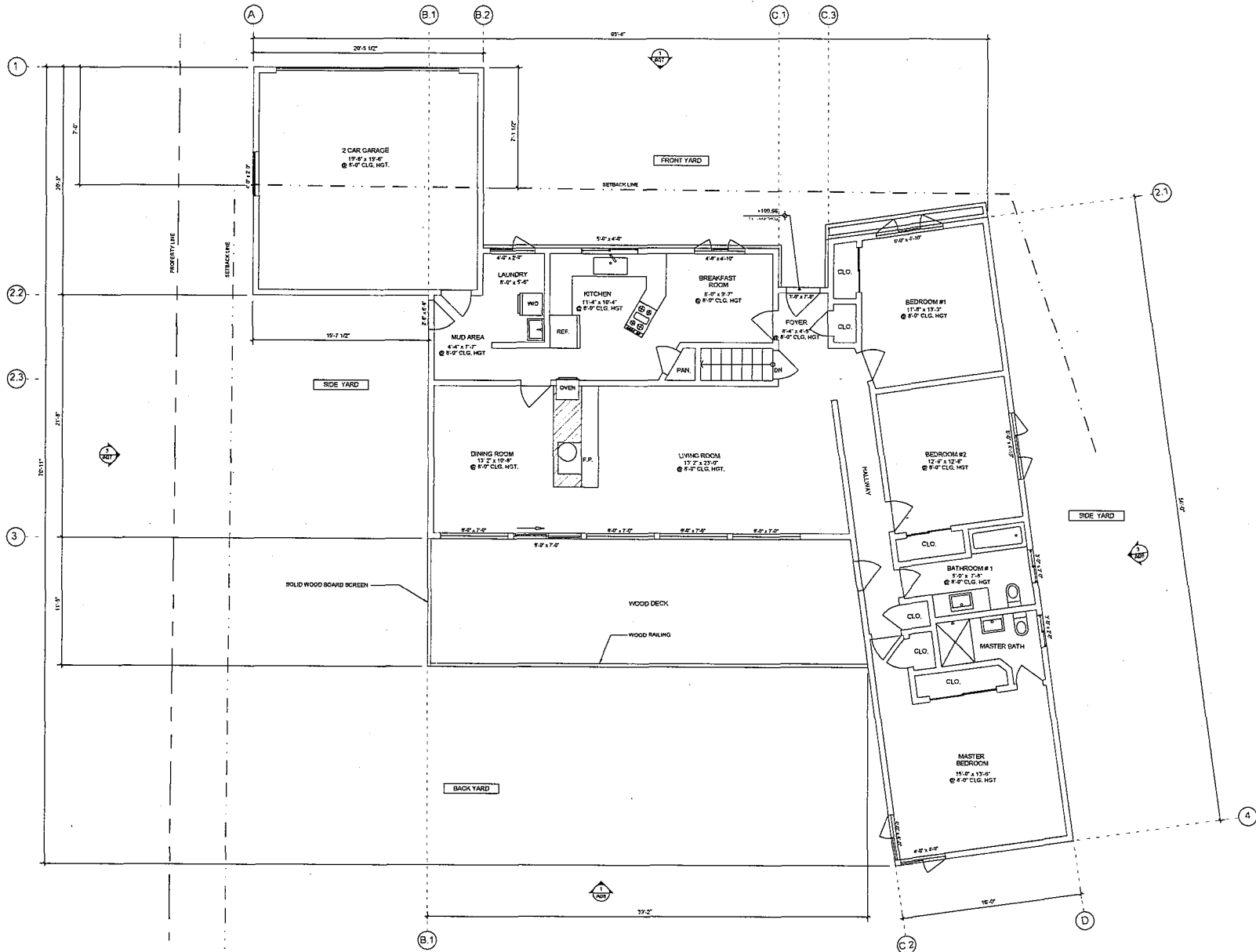
1
A04
EXISTING SITE & ROOF PLAN
1/8" = 1'-0"



OWNER		DESIGNER		STRUCTURAL ENGINEER		LANDSCAPE DESIGNER		REVISIONS	
MARLA E. BARNHART & STANLEY WONG	30 BLAIR PLACE PIEDMONT, CA 94611 +151.715.7193	STANLEY WONG	4555 THORNHILL LN. UPPER PIEDMONT, CA 94611 +151.715.7193	JOE TERNER/ENR/EST	5621 COPPER HNS 4555 THORNHILL LN. UPPER PIEDMONT, CA 94611 +151.715.7193	AMICH PARR	AMICH PARR LANDSCAPE DESIGNER 1871 EXCELSIOR AVENUE OAKLAND, CA 94612 +151.324.4311	NO. 1	PLANTING/PAVING
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								NO. 10	REVISIONS TO A04

RACHMATHWONG RESIDENCE
30 BLAIR PLACE
PIEDMONT, CA 94611

EXISTING SITE / ROOF PLAN



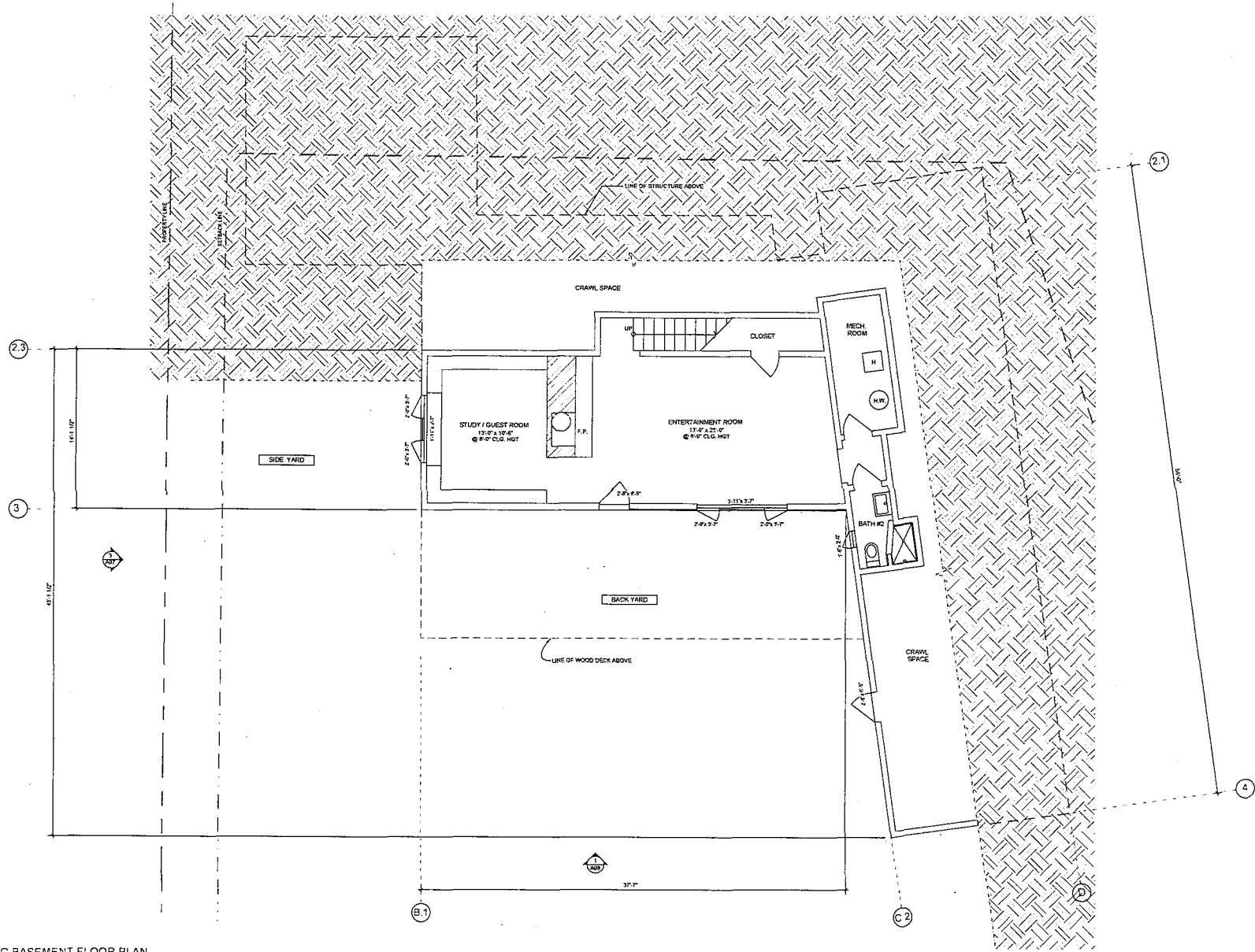
1 EXISTING ENTRY LEVEL PLAN
 A05 1/4" = 1'-0"

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OWNER	DESIGNER	STRUCTURAL ENGINEER	LANDSCAPE ARCHITECT
MARLA E. BACOMAN & STABLE / WOOD	STABLE / WOOD	ASB ENGINEERING	ARCHITECTURE
38 BLAIR PLACE PIEDMONT, CA 94611	38 BLAIR PLACE PIEDMONT, CA 94611	3800 COLUSA RD PIEDMONT, CA 94611	1875 EUGENIA AVENUE OAKLAND, CA 94612

RACHA/TWING RESIDENCE	
30 BLAIR PLACE PIEDMONT, CA 94611	

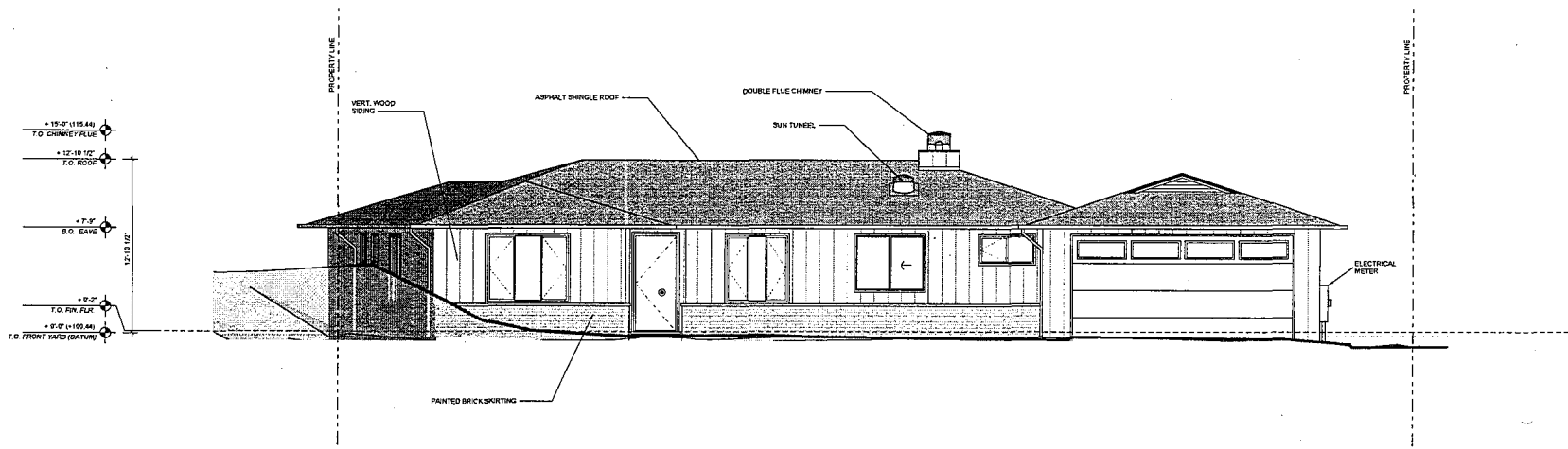
EXISTING ENTRY LEVEL PLAN	
A05	



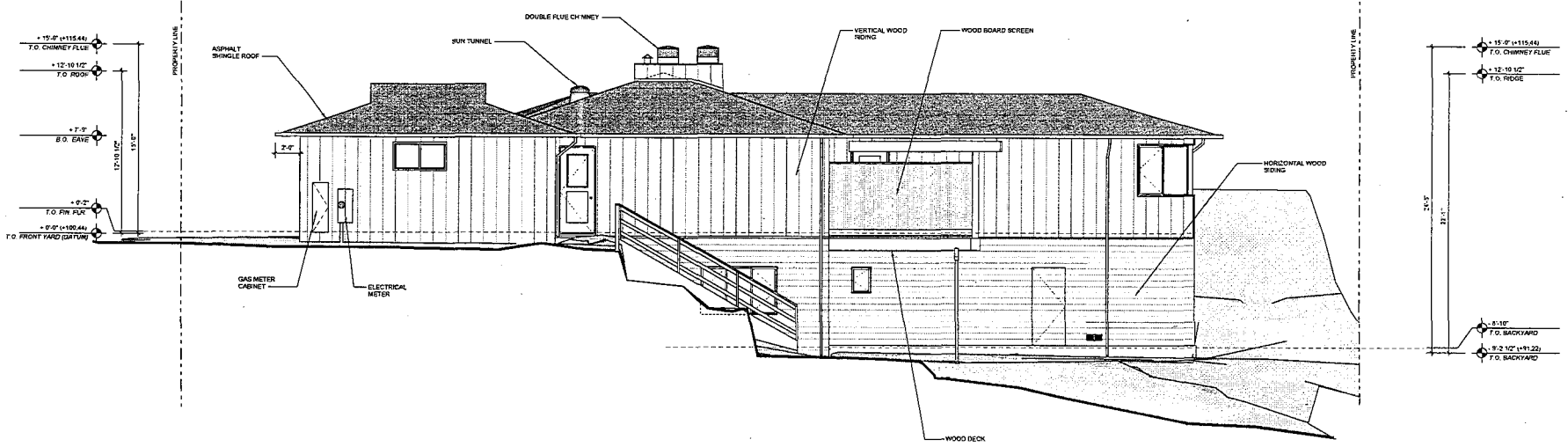
1 EXISTING BASEMENT FLOOR PLAN
 A06 1/4" = 1'-0"



RACHMATWONG RESIDENCE 30 BLAIR PLACE PIEDMONT, CA 94611		EXISTING BASEMENT FLOOR PLAN																																		
OWNER	DESIGNER	STRUCTURAL ENGINEER	REVISIONS																																	
MARIA C. E. RACHMATWONG 30 BLAIR PLACE PIEDMONT, CA 94611 PH: 510.282.2238	STANLEY WONG 35 BLAIR PLACE PIEDMONT, CA 94611 PH: 510.282.2238	JOE RENEHUGH / GIBBY 3525 LEBANON RD. / UPPER OFFICE CONCORD, CA 94521 PH: 925.345.4241	<table border="1"> <tr><th>NO.</th><th>DATE</th><th>DESCRIPTION</th></tr> <tr><td>1</td><td></td><td>ISSUED FOR PERMIT</td></tr> <tr><td>2</td><td></td><td>REVISED PER COMMENTS</td></tr> <tr><td>3</td><td></td><td>REVISED PER COMMENTS</td></tr> <tr><td>4</td><td></td><td>REVISED PER COMMENTS</td></tr> <tr><td>5</td><td></td><td>REVISED PER COMMENTS</td></tr> <tr><td>6</td><td></td><td>REVISED PER COMMENTS</td></tr> <tr><td>7</td><td></td><td>REVISED PER COMMENTS</td></tr> <tr><td>8</td><td></td><td>REVISED PER COMMENTS</td></tr> <tr><td>9</td><td></td><td>REVISED PER COMMENTS</td></tr> <tr><td>10</td><td></td><td>REVISED PER COMMENTS</td></tr> </table>	NO.	DATE	DESCRIPTION	1		ISSUED FOR PERMIT	2		REVISED PER COMMENTS	3		REVISED PER COMMENTS	4		REVISED PER COMMENTS	5		REVISED PER COMMENTS	6		REVISED PER COMMENTS	7		REVISED PER COMMENTS	8		REVISED PER COMMENTS	9		REVISED PER COMMENTS	10		REVISED PER COMMENTS
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	187 EUGLETON AVENUE OAKLAND, CA 94612 PH: 510.431.1331	187 EUGLETON AVENUE OAKLAND, CA 94612 PH: 510.431.1331	187 EUGLETON AVENUE OAKLAND, CA 94612 PH: 510.431.1331																																	



1 EXISTING NORTH ELEVATION
A07 1/4" = 1'-0"



3 EXISTING WEST ELEVATION
A07 1/4" = 1'-0"

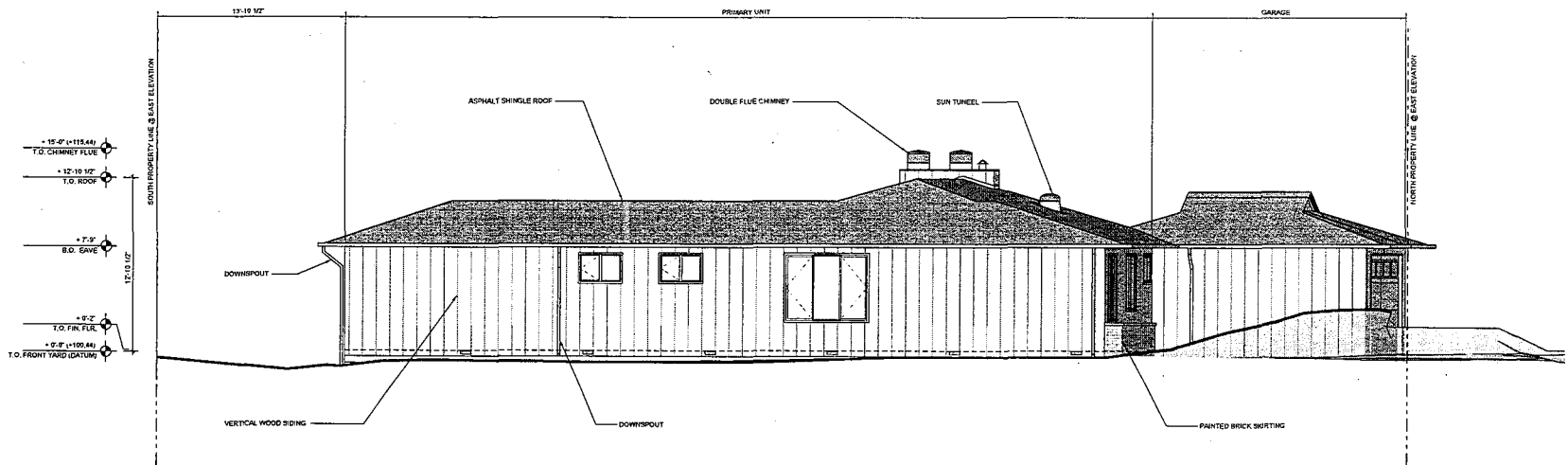
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9	10/15/2018	REVISED PER COMMENTS
10	10/15/2018	REVISED PER COMMENTS

OWNER	DESIGNER	FUNCTIONAL ENGINEER	LANDSCAPE DESIGNER
MARLA E. PACHAULT & STANLEY YONG	STANLEY YONG	JOE TORRENTELO	AMANDA HARRIS
30 BLAIR PLACE PIEDMONT, CA 94611 415.217.9326	30 BLAIR PLACE PIEDMONT, CA 94611 415.217.9326	4307 ROCKHILL BL., UPPER OFFICE OAKLAND, CA 94611 510.525.5491	AMANDA HARRIS ARCHITECTURE 1971 OAKLAND AVENUE OAKLAND, CA 94612 510.751.3561

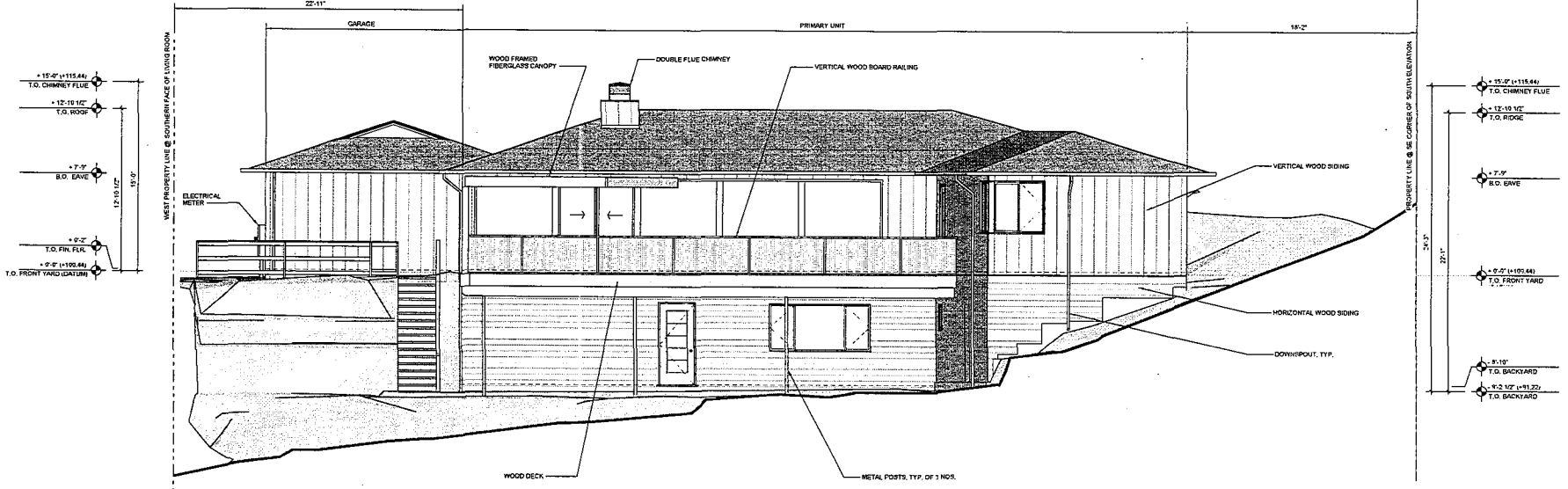
RACHMAI YONG RESIDENCE
30 BLAIR PLACE
PIEDMONT, CA 94611

EXISTING NORTH & WEST ELEVATIONS

A07



3 EXISTING EAST ELEVATION
A08 1/4" = 1'-0"



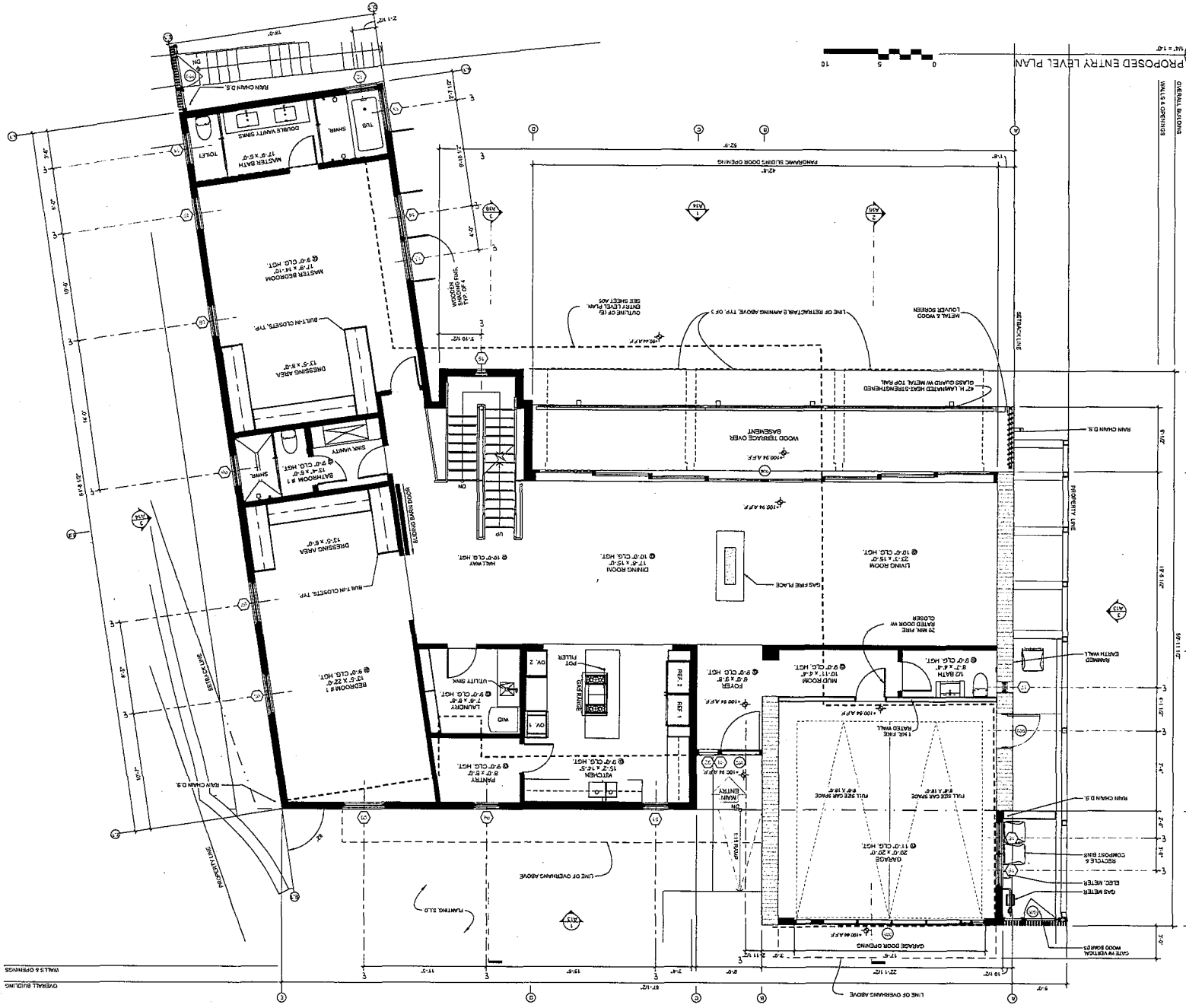
1 EXISTING SOUTH ELEVATION
A08 1/4" = 1'-0"

REVISIONS	
1	REVISION
2	REVISION
3	REVISION
4	REVISION
5	REVISION
6	REVISION
7	REVISION
8	REVISION
9	REVISION
10	REVISION

OWNER	DESIGNER	STRUCTURAL ENGINEER	LANDSCAPE DESIGNER
MARC E. PACINAN & STAFF/WORK	JEFFREY WONG	JEFFREY WONG	ANDREW
30 BLAIR PLACE PIEDMONT, CA 94611 415.335.7331	30 BLAIR PLACE PIEDMONT, CA 94611 415.335.7331	620 FARMALL DR. UPPER OFFICE DUNSMUIR, CA 94581 415.252.9411	MARK JAMES LINDSAY LANDSCAPE ARCHITECT 1871 EXCELSIOR AVENUE OAKLAND, CA 94612 415.335.7331

RACHINAWONG RESIDENCE
30 BLAIR PLACE
PIEDMONT, CA 94611

EXISTING SOUTH & EAST ELEVATIONS



PROPOSED ENTRY LEVEL PLAN

RACHAYAMWONG RESIDENCE		OWNER		DESIGNER		STRUCTURAL ENGINEER		LANDSCAPE ARCHITECT	
38 BILM PLACE PUEBLO, CA 94611		MADGE S. RACHAYAMWONG & SIRINATIPORN		STANLEY WONG		JOE TERRELL/DAVID		AMONJI VANN/LOUIS DESIGNER	
38 BILM PLACE PUEBLO, CA 94611		38 BILM PLACE PUEBLO, CA 94611		38 BILM PLACE PUEBLO, CA 94611		4333 HIGHLAND, PEPPER OAKLAND, CA 94611		1871 EUCALYPTUS AVE OAKLAND, CA 94612	
REVISIONS		DATE		BY		REASON			
1		10/1/20		JW		ISSUED FOR PERMITTING			
2		10/1/20		JW		REVISED PER COMMENTS			
3		10/1/20		JW		REVISED PER COMMENTS			

ATTACHMENT B

MEMORANDUM OF AGREEMENT

This MEMORANDUM OF AGREEMENT ("MOA"), dated as of this _____ day of _____, 2018 ("Effective Date"), is entered into by and between the City of Piedmont, a municipal corporation ("Piedmont") and the City of Oakland, a municipal corporation ("Oakland"), with reference to the following facts and circumstances:

RECITALS

- A. The property located at 30 Blair Place (the "Property") consists of one lot, comprised of two tax parcels (APN Nos. 051-4710-13 and 051-4710-14), that straddles the Piedmont/Oakland border. The Property is depicted in Exhibit A attached hereto and incorporated herein. The Property is generally bounded by Blair Place on the North, a single family home at 10 Calvert Court (Piedmont) on the South, a single family home at 20 Blair Place (Piedmont) on the West, a single family home at 6150 Harbord Drive (Oakland) predominately on the East, and by 6170 Harbord Drive (Oakland) on the remaining Northern East corner. The Property consists of 8,138 square feet (determined by Alameda County Assessor's Office), approximately 4,350 square feet or 53% of which is located in Piedmont, and approximately 3,788 square feet or 47% of which is located in Oakland. An existing single family residence is built on both portions of the lot, across the cities' shared border, and fronts Blair Place. The lot slopes down from Blair Place to a single-family residence at 10 Calvert Court.
- B. When considering properties intersected by the border between the Cities of Piedmont and Oakland, by long-standing arrangement between the cities, certain properties are considered Piedmont properties for the purposes of providing 911 and other municipal services, and certain properties are considered Oakland properties for the purposes of providing 911 and other municipal services. The Property is considered a Piedmont property eligible for Piedmont 911 services, municipal waste removal services, access to the Piedmont Unified School District schools, and other municipal services. The residences which have vehicular and pedestrian access to Blair Place, are also considered Piedmont properties for those same services.
- C. Maria C. E. Rachmat and Stanley S. Wong ("Applicant") desire to demolish the existing residential structure and construct a new home, and make other site improvements to the property as a whole (collectively, "Project").
- D. Currently, the existing single-family home is partially within Piedmont and partially within Oakland. The Project to demolish the existing residence and construction of a new home and other site improvements is also proposed to be partially within Piedmont and partially within Oakland.
- E. A search of records at the City of Piedmont reveals that during the past 65 years several building permits were issued by the City for the property at 30 Blair Place, including a 1953 permit to construct a 1 story 6 room residence with garage, a permit for a 1970 remodel, a permit for a 1978 roof replacement, a 1979 permit for repairs, a 1984 permit

for a new furnace, a 1984 permit for deck repairs, a 1992 permit for termite repairs, a 1995 permit for stair repairs, a 2000 permit for a new roof, a 2003 permit for underground utility repairs, a 2016 permit for sewer repairs, and a 2017 permit for sidewalk repairs.

- F. Both Piedmont and Oakland desire to see this site's use compatible with the surrounding properties and consistent with the cities' land use regulations and plans.
- G. In order to efficiently consider the Project, the cities desire to enter into this MOA to memorialize the designation of Piedmont as the lead agency for the purposes of both land use approvals and building inspection of the Project, including but not limited to issuance of building and occupancy permits, and the provision of 911 and other municipal services to the Project, consistent with the terms and conditions contained in this MOA.

AGREEMENT

NOW, THEREFORE, for good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties agree as follows:

I. Lead Agency under CEQA

Piedmont shall serve as Lead Agency for purposes of review under the California Environmental Quality Act (CEQA).

II. Planning Approval Process

The City of Piedmont will be the approval authority for all land use approvals regarding the Property, including but not limited to zoning approvals, variances, and issuance of conditional use permits or the like, to the extent any such approvals may be necessary. Piedmont shall apply its land use regulations, except as may be otherwise stated in this MOA.

- A. Applications. Applicant will submit a planning application to the City of Piedmont Planning Commission. A notice regarding the project will be sent to the City of Oakland at the same time as the notices are sent to neighbors as required by the City of Piedmont Planning Code. Any staff reports will be sent to the City of Oakland prior to a Planning Commission hearing at the same time the report is made available to the public.
- B. Noticing. In undertaking noticing for actions by the City of Piedmont, all property owners within a 100-foot radius of the Property will be notified to ensure that neighbors from both jurisdictions are notified of the project.
- C. Conditions of Approval. The City of Piedmont will provide the City of Oakland a copy of the Conditions of Approval for the project if and when the project is approved.

D. Ongoing Jurisdiction. Both Piedmont and Oakland understand that, by virtue of the proposed location of this Project, a portion of the Project, if approved, will be constructed within the City of Piedmont, and a portion of the Project will be constructed within the City of Oakland. As a consequence, except as otherwise provided in this MOA, the residents of the Project will be subject to the laws of both cities.

- Oakland acknowledges the continuing jurisdiction of the City of Piedmont and its Municipal Code within those portions of the Project located within the City of Piedmont, and will not undertake any action or approval that will result in any violation of any of those laws. Piedmont acknowledges the continuing jurisdiction of the City of Oakland, its Charter and Municipal Code within those portions of the Project located within the City of Oakland and will not undertake any action or approval that will result in any violation of those laws, except as may regard planning or building approvals for buildings partially located in the City of Piedmont. The City of Piedmont shall have jurisdiction over planning and building approvals for those buildings partially and wholly in the City of Piedmont.
- The City of Oakland and the City of Piedmont both reserve the right to take such actions as necessary to enforce the laws, conditions or requirements within each city. Both cities agree to cooperate with the other city in any action undertaken to enforce any condition or requirement imposed on the Project.

III. Building and Permit Issues

A. Building Permit and Plan Check. Piedmont will be responsible for building permit issuance, plan check, issuance of certificates of occupancy, building inspections and similar activities for the entire Project consistent with the appropriate procedures, fees, and standards of Piedmont. Except as set forth elsewhere in this MOA, inspections of the Project will be conducted by the City of Piedmont. Prior to the issuance of a building permit, the City of Piedmont Fire Department shall review and approve the fire and life safety systems including, but not limited to, fire hydrants, fire sprinkler systems, fire alarm systems, fire department access, and water distribution systems. In addition, prior to the issuance of a building permit, the Piedmont Planning Department shall review the building permit plans to ensure compliance with the approved Conditions of Approval. The City of Piedmont retains the authority to issue future building permits for buildings on the Property located either partially or wholly within its jurisdiction.

B. Building Address. The existing residence will retain the address of *30 Blair Place, Piedmont*, and the Project will have a Piedmont address on *Blair Place*.

IV. Emergency Service

The Piedmont Fire Department shall be responsible for the provision of emergency and public safety services to the Project, including those portions located in the City of Oakland. Each City shall provide reciprocal response assistance as needed.

V. Fees

- A. Public Improvement Fees. The Applicant shall be responsible for paying any public improvement fees required for the Project in Piedmont, including sewer connection fees and sewer user fees as applicable. The Applicant shall be responsible for paying sewer connection fees to the City of Piedmont for those units in the Project that discharge to the City of Piedmont sewer system. The sewer user fees are collected by East Bay Municipal Utility District as a part of monthly water bills.
- B. Other Fees. The Applicant shall be responsible for paying any fees required by Piedmont for staff review of encroachment permits, building permit plans, public improvement plans, and subdivision maps for consistency with Project approvals and city design standards.
- C. Not Comprehensive. The listing of specified fees in this Section V is not intended to serve as a comprehensive list of applicable fees from either jurisdiction.

IV. Indemnification

- A. No Liability To Third Parties. Nothing in this MOA shall be deemed to create rights or obligations in the Applicant or third parties not signatories to this MOA.
- B. Indemnification.
 - Oakland. Oakland shall defend, indemnify and hold harmless Piedmont from and against any and all liability, loss, expense (including reasonable attorneys' fees) or claims for injury or damage arising out of the performance of this MOA or arising from or connected to the approval process or relating to the Project, but only in proportion to and to the extent such liability, loss, expense, attorneys' fees, or claims for injury or damages are caused by or the result of the negligent or intentional acts or omissions of Oakland, its officers, agents or employees.
 - Piedmont. Piedmont shall defend, indemnify and hold harmless Oakland from and against any and all liability, loss, expense (including reasonable attorneys' fees) or claims for injury or damage arising out of the performance of this MOA or arising from or connected to the approval process or relating to the Project, but only in proportion to and to the extent such liability, loss, expense, attorneys' fees, or claims for injury or damages are caused by or the result of the negligent or intentional acts or omissions of Piedmont, its officers, agents or employees.

VI. Miscellaneous Provisions

- A. Notice. For any action related to this MOA, each City shall be sent notices at the following addresses:

To Piedmont:

City of Piedmont 120 Vista Avenue
Piedmont, CA 94611
Attention: Kevin Jackson, Planning Director
Phone: 510-420-3050 FAX: 510-653-8272
Email: kjackson@piedmont.ca.gov

With a copy to:

City of Piedmont
Attention: City Attorney
120 Vista Avenue Piedmont, CA 94611
Phone: 510-273-8780 FAX: 510-839-9104

To Oakland:

City of Oakland
Dept. of Planning and Building
250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612
Attention: Robert Smith, Planner III
Phone: (510) 238-5217
FAX: (510) 238-4730
Email: rsmith3@oaklandnet.com

With a copy to:

Office of the City Attorney
1 Frank H. Ogawa Plaza,
Floor Oakland, CA 94612
Attention: Brian P. Mulry
Phone: (510) 238-6839
FAX: (510) 238-6500
Email: bmulry@oaklandcityattorney.org

- B. Headings. The headings in this MOA are for reference and convenience of the parties and do not represent substantive provisions of this MOA.
- C. Governing Law. This MOA shall be governed by the laws of the State of California.
- D. Modifications. Any modification of or amendment to this MOA will be effective only if it is signed in writing by all parties.
- E. Counterparts. This MOA may be executed in any number of counterparts (including by fax, PDF, or other electronic means), each of which shall be deemed an original, but all of which shall constitute one and the same instrument.

IN WITNESS WHEREOF, Piedmont and Oakland have each caused this MOA to be duly executed on its behalf as of the Effective Date.

City of Piedmont

City of Oakland

By: _____
Name: Paul Benoit
Title: City Administrator

Attest:

By: _____
Name: John O. Tulloch
Title: City Clerk

Approved as to form and legality:


By: _____
Name: Michelle Marchetta Kenyon
Title: City Attorney

Authorized by Resolution No. _____
adopted _____

By: _____
Name: Sabrina B. Landreth
Title: City Administrator

Approved as to form and legality:

By: _____
Name: Brian P. Mulry
Title: Deputy City Attorney


City Attorney

2019 FEB -7 PM 2: 32

OAKLAND CITY COUNCIL

RESOLUTION No. _____ C.M.S.

Introduced by Councilmember _____

A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR OR HER DESIGNEE TO ENTER INTO A MEMORANDUM OF AGREEMENT WITH THE CITY OF PIEDMONT FOR THE DEVELOPMENT OF A REPLACEMENT SINGLE FAMILY RESIDENCE AT 30 BLAIR PLACE, A PROPERTY LOCATED WITHIN BOTH JURISDICTIONS

WHEREAS, the property owner of 30 Blair Place, which is located in the cities of Oakland and Piedmont, approached both jurisdictions regarding construction of a replacement single family residence at 30 Blair Place; and

WHEREAS, the property owner requests that land use and building permits for the proposal be processed by the City of Piedmont; and

WHEREAS, the City of Oakland agrees that the issuance of planning and building permits and building inspections should be solely handled by the City of Piedmont as there is little difference between Piedmont and Oakland's codes in regards to single family residence development standards; and

WHEREAS, the City of Oakland is committed to seeing properties developed in as efficient a manner as possible; and

WHEREAS, the City Council hereby finds and determines that CEQA exemptions 15268(b) (Projects that are Ministerial) and 15303(a) (Construction of replacement single family residence in a Residential Zone) apply to this project, both of which provide a separate and independent basis for CEQA clearance; now, therefore be it

RESOLVED, that the City Administrator or her designee is authorized to negotiate and execute a Memorandum of Agreement for the development of a replacement single family residence at 30 Blair Place that is consistent with the Agenda Report and to negotiate and execute all documents, amendments, agreements and instruments reasonably necessary or required to implement this Resolution; and be it

FURTHER RESOLVED, that the Memorandum of Agreement and all such other documents, amendments, agreements and instruments, shall be reviewed and approved by the City Attorney's Office as to form and legality prior to execution; and be it

FURTHER RESOLVED, that CEQA exemptions 15268(b) (Projects that are Ministerial) and 15303(a) (Construction of replacement single-family residence in a Residential Zone) apply to this project, both of which provide a separate and independent basis for CEQA clearance.

IN COUNCIL, OAKLAND, CALIFORNIA, _____

PASSED BY THE FOLLOWING VOTE:

AYES - FORTUNATO BAS, GALLO, GIBSON MCELHANEY, KALB, REID, TAYLOR, THAO AND PRESIDENT KAPLAN

NOES -

ABSENT -

ABSTENTION -

ATTEST: _____
LaTonda Simmons
City Clerk and Clerk of the Council
of the City of Oakland, California