

**CITY OF OAKLAND
AGENDA REPORT**

FILED
OFFICE OF THE CITY CLERK
OAKLAND

2004 JAN 15 PM 4:25

TO: Office of the City Manager
ATTN: Deborah Edgerly
FROM: Community and Economic Development Agency
DATE: January 27, 2004

RE: **A RESOLUTION TO CHANGE THE GENERAL PLAN DESIGNATION OF 928-998 66TH AVENUE AND 801-931 69TH AVENUE FROM HOUSING AND BUSINESS MIX, GENERAL INDUSTRIAL/TRANSPORTATION, AND PARK AND URBAN OPEN SPACE TO NEIGHBORHOOD CENTER MIXED USE AND PARK AND URBAN OPEN SPACE; AND AN ORDINANCE TO REZONE 928-998 66TH AVENUE AND 801-931 69TH AVENUE FROM R-70 HIGH DENSITY RESIDENTIAL, M-30 GENERAL INDUSTRIAL, AND OS OPEN SPACE (NEIGHBORHOOD PARK) TO C-25 OFFICE COMMERCIAL AND OS OPEN SPACE (NEIGHBORHOOD PARK)**

SUMMARY

Approval of this resolution will amend the General Plan Land Use Designations for the subject properties to Neighborhood Center Mixed Use and Park and Urban Open Space, and will rezone the subject properties to C-25 Office Commercial and OS Open Space (Neighborhood Park) (see map included as Attachment B). These actions will enable the phased development of the proposed Coliseum Gardens Master Plan (Master Plan), which will redevelop the existing vacant Oakland Housing Authority (OHA) site with up to 283 units of affordable housing, 7,500 square feet of social services and commercial space, and the reconfiguration and renovation of Coliseum Gardens Park. On January 7, 2004 the Planning Commission approved the Master Plan and made a recommendation to the City Council for approval of the General Plan Amendment and Rezoning. Previously, in June 2003, the Planning Commission approved 115 units as a first phase, and adopted the Mitigated Negative Declaration/Finding of No Significant Impact for the project. This initial approval was consistent with the underlying General Plan designations and zoning classifications.

FISCAL IMPACT

There is no direct fiscal impact resulting from City Council approval of the proposed resolution and ordinance. Staff costs related to the rezoning and General Plan Amendment, as well as future planning entitlements for the site, are cost covered. These entitlements are subject to the applicable fees established in the Master Fee Schedule.

BACKGROUND

The Oakland Housing Authority (OHA) and its project co-sponsors, the East Bay Asian Local Development Corporation (EBALDC) and The Related Companies, are proposing a Master Plan

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to redevelop and expand the existing Coliseum Gardens affordable housing complex in East Oakland. The project sponsors have been working with the City and BART for the past two years on an overall redevelopment strategy for the Coliseum area. The project sponsors have secured \$34 million in a federal Department of Housing and Urban Development (HUD) HOPE VI grant to implement the affordable housing project. This HOPE VI redevelopment is a key component of the development strategy, which includes improvements to circulation and reconfiguration of the existing Coliseum Gardens Park. The Planning Commission approved Phase One of the Coliseum Gardens project in June 2003. The Planning Commission approved Phase Two and the Master Plan on January 7, 2004. These approvals included a Planned Unit Development (Preliminary Development Plan for Master Plan and Final Development Plan for Phase Two); Design Review; Conditional Use Permit for the reconfigured park, health care civic uses, and a site of over one acre in size; Variances for reduced number and dimension of parking spaces, a deficit of one loading berth, and reduced yard setbacks; and a Tentative Tract Map to subdivide parcels.

The Master Plan would replace the existing 178 vacant units of barracks-style, 1960's-era public housing located on the site. The Master Plan includes a phased development of up to 283 affordable residential units on an expanded site (including the replacement of the existing units); up to 7,500 square feet of ground-floor space to include a combination of community education, health care, and/or retail uses; and 299 off-street parking spaces. Most of the units will be rental units, but 32 units will be for-sale units with possible inclusion of up to 16 secondary units. All of the units will be affordable to low and moderate income households. In addition, the Master Plan includes the reconfiguration and renovation of Coliseum Gardens Park, and the restoration of Lion Creek through most of the site. Specifically, development of the Master Plan will involve reconfiguring approximately 16 acres of land to improve site planning in the area, create developable parcels, and reconfigure and renovate the 5.7-acre Coliseum Gardens Park.

The project site is located in East Oakland within the vicinity of the Coliseum BART station, Oakland International Airport, the Coliseum, and Interstate 880 (I-880). The Master Plan area includes the existing Coliseum Gardens site, the existing Coliseum Gardens Park, and additional properties to the east and west (see map included as Attachment B). The 16-acre site is bounded by 66th Avenue to the north, Oakland Fire Station 29 and Acts Full Gospel Church to the east, 69th Avenue to the south, and the Union Pacific railroad tracks (and BART overhead tracks) to the west. The site includes the existing Coliseum Gardens complex, Coliseum Gardens Park, concrete-lined Lion Creek, and a recycling facility.

In addition to the General Plan Amendment and Rezoning considered in this report, a separate request has been submitted to the Redevelopment Agency for a grant up to 4 million dollars in Coliseum Redevelopment Tax Allocation Bond Funds. These funds would pay for the construction of subdivision street infrastructure improvements to support the Coliseum Gardens project. The grant is being considered on this same date in a separate report to the Community and Economic Development Committee of the City Council. A request has also been submitted for the City Council to approve a land exchange between the Oakland Housing Authority and the

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City of Oakland in order to facilitate development of the Coliseum Gardens Master Plan. The Master Plan requires exchanging land so that the project sponsor can reconfigure the existing Coliseum Gardens Park. This change will improve the existing park because it would provide one large park area rather than two separate areas, would improve Lion Creek, and would surround the reconfigured park with residential uses. The land exchange will be considered in a separate report to the Life Enrichment Committee of the City Council.

KEY ISSUES AND IMPACTS

General Plan Amendment

There are several existing General Plan land use designations within the Master Plan area including Housing and Business Mix, General Industrial/Transportation, and Park and Urban Open Space. These land use designations would not accommodate development of the Master Plan and need to be amended in order to realize the benefits of the project. Therefore, a General Plan Amendment (GPA) is required in order to change the land use designations for the entire Master Plan site to Neighborhood Center Mixed Use and Park and Urban Open Space.

The proposed uses are consistent with the Neighborhood Center Mixed Use land use designation of the General Plan. The maximum allowable intensity allowed by this General Plan designation is a residential density of 166.67 units per net acre, and a nonresidential floor area ratio (FAR) of 4.0. The 283 residential units and 7,500 square feet of nonresidential ground-floor space are well within the allowable intensity for the site. The Park and Urban Open Space designation would be remapped to accommodate the reconfiguration of Coliseum Gardens Park.

The Master Plan is consistent with the General Plan including, among others, the following policies in the Land Use and Transportation Element (LUTE) and the Open Space, Conservation, and Recreation Element (OSCAR):

- *LUTE Policy N3.1, Facilitating Housing Construction: Facilitating the construction of housing units should be considered a high priority for the City of Oakland. This project would entail replacing a vacant public housing project with up to 283 new housing units, a reconfigured and renovated City park, and improved circulation.*
- *LUTE Policy N3.2, Encouraging Infill Development: 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 one-quarter mile of the Coliseum BART station with adequate public infrastructure to serve the development.*
- *OSCAR Policy OS-2.1: Protection of Park Open Space: Manage Oakland's urban parks to protect and enhance their open space character while accommodating a wide range of outdoor recreational activities. Renovation and reconfiguration of Coliseum Gardens Park would constitute an improvement over the existing conditions. The park would*

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include improved land use configuration, increased visibility, and aesthetic improvements, including increased landscaping and hardscape improvements.

- *OSCAR Policy REC-1.2: No Net Loss of Open Space: Unless overriding considerations exist, allow no net loss of open space within Oakland's urban park system. In other words, the area covered by park buildings or other recreational facilities in the future should be offset in the long-run by acquisition or improvement of an equivalent or larger area of open space. Replacement open space should be of comparable value to the space lost and should generally serve an area identified as having un-met needs. Upon completion of the permanent reconfigured park, the amount of open space provided will be equal in size to that of the existing park. Furthermore, a 1.2-acre portion of the existing park will not be impacted by the project, and temporary park improvements will be made during project construction. In addition, the temporary loss of open space during construction of the permanent park improvements would be offset by the net surplus of open space within the City of Oakland. Therefore, the project will not result in a net loss of open space.*

Rezoning

The Master Plan area includes several existing zoning classifications including: R-70 High Density Residential, M-30 General Industrial, and OS Open Space (Neighborhood Park). In order to accommodate the proposed uses and density of the project, the proposed rezoning for the Master Plan area would reclassify the site as C-25 Office Commercial, which is consistent with the proposed General Plan designation of Neighborhood Center Mixed Use, and OS Open Space (Neighborhood Park).

Environmental Determination

A Mitigated Negative Declaration and Finding of No Significant Impact (MND/FONSI) was adopted by the Planning Commission on June 4, 2003 in conjunction with approval of Phase One. The MND/FONSI considered the potential environmental impacts associated with Phase One and the Master Plan and determined that with implementation of the required mitigation measures there would be no significant impacts. The mitigation measures are identified in the Mitigation Monitoring and Reporting Program (MMRP) included in Attachment A. Therefore, the requirements of the California Environmental Quality Act (CEQA) and the National Environmental Protection Act (NEPA) have been met. A copy of the MND/FONSI was submitted to the City Council under separate cover and is available for public review at the City Clerk's office and at the Planning Department office.

SUSTAINABLE OPPORTUNITES

Economic: The project would expand housing inventory, enhance the desirability of the surrounding area, and generate short-term construction jobs.

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Environmental: The project would reconfigure and renovate the existing Coliseum Gardens Park, including improvements to Lion Creek. These improvements would enhance the park and creek for the benefit of residents in the surrounding area. This urban infill development will provide increased affordable housing opportunities with community amenities close to public transit.

Social Equity: The project would provide high-quality affordable housing, social services, and improved recreational amenities for this area of East Oakland.

DISABILITY AND SENIOR CITIZEN ACCESS

The proposed General Plan Amendment and Rezoning would not directly affect accessibility for disabled community members or senior citizens. However, the Coliseum Gardens project must meet all the applicable accessibility requirements as part of the building permit process.

RECOMMENDATION(S) AND RATIONALE

Per the recommendation made by the Planning Commission on January 7, 2004, staff recommends that the City Council approve the proposed General Plan Amendment and Rezoning for the Coliseum Gardens project site.

ACTION REQUESTED OF THE CITY COUNCIL

1. To adopt a City Council Resolution based on the attached findings to amend the General Plan designation of 928-998 66th Avenue and 801-931 69th Avenue from Housing and Business Mix, General Industrial/Transportation, and Park and Urban Open Space to Neighborhood Center Mixed Use and Park and Urban Open Space.
2. To introduce a City Council Ordinance based on the attached findings to rezone 928-998 66th Avenue and 801-931 69th Avenue from R-70 High Density Residential, M-30 General Industrial, and OS Open Space (Neighborhood Park) to C-25 Office Commercial and OS Open Space (Neighborhood Park).

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Respectfully submitted,



Claudia Cappio, Development Director

Prepared by:
Lynn Warner, Planner IV
Planning and Zoning

APPROVED AND FORWARDED TO THE
COMMUNITY AND ECONOMIC DEVELOPMENT COMMITTEE:



OFFICE OF THE CITY MANAGER

ATTACHMENTS:

- A: January 7, 2004 Staff Report to the Planning Commission
- B: Map showing changes in General Plan land use designations and zoning classifications

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Community and Economic Development Committee
January 27, 2004

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 DEPUTY CITY ATTORNEY
 OFFICE OF THE CITY CLERK
 OAKLAND

OAKLAND CITY COUNCIL

2004 JAN 15 PM 4:26

RESOLUTION NO. _____ C. M. S.

INTRODUCED BY COUNCILMEMBER _____

A RESOLUTION TO CHANGE THE GENERAL PLAN DESIGNATIONS OF 928-998 66TH AVENUE AND 801-931 69TH AVENUE FROM HOUSING AND BUSINESS MIX, GENERAL INDUSTRIAL/TRANSPORTATION, AND PARK AND URBAN OPEN SPACE TO NEIGHBORHOOD CENTER MIXED USE AND PARK AND URBAN OPEN SPACE.

WHEREAS, the General Plan Amendment will allow implementation of the Coliseum Gardens Master Plan which includes infill mixed-use development in close proximity to mass transit consistent with General Plan policies; and

WHEREAS, according to the City of Oakland's "Guidelines for Determining Project Conformity with the General Plan and Zoning Regulations" (Guidelines), passed by the Planning Commission on May 6, 1998, the site's current General Plan land use designations do not allow the proposed residential, civic, and commercial uses; and

WHEREAS, according to the Guidelines, the Neighborhood Center Mixed Use General Plan land use designation would allow the proposed residential, civic, and commercial uses; and

WHEREAS, the City Council finds that a General Plan Amendment to facilitate development of the Coliseum Gardens Master Plan is in the public interest; and

WHEREAS, the City Council makes the following findings (a) through (d) as required by the General Plan Administration Section of the General Plan for a General Plan Amendment (as specified in Objective a3 of the Land Use and Transportation Element (LUTE):

- **Findings (a) and (b).** The amendment advances General Plan implementation and is consistent with the General Plan, including without limitation, the policies in the LUTE. Amending the General Plan land use designations for the project site from Housing and Business Mix, General Industrial/Transportation, and Park and Urban Open Space to Neighborhood Center Mixed Use and Park and Urban Open Space to facilitate development of the Coliseum Gardens Master Plan implements the LUTE and other General Plan policies. The General Plan Amendment and the project are consistent with and implement the following LUTE policies, among others:

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- Policy T2.1 Encouraging Transit-Oriented Development: *Transit-oriented development should be encouraged at existing or proposed transit nodes, defined by the convergence of two or more modes of public transit such as BART, bus, shuttle service, light rail or electric trolley, ferry, and inter-city or commuter rail. (LUTE, p. 51)* The Master Plan would provide residential development that would take advantage of close proximity to the Coliseum BART station, AC Transit bus stops, the future Amtrak Capitol Corridor train station, and the Oakland Airport Connector high-speed connection to the Oakland International Airport. Residents of new development would be conveniently served by mass transit for the purposes of employment, shopping and entertainment, and for travel.
- Policy N3.1, Facilitating Housing Construction: *Facilitating the construction of housing units should be considered a high priority for the City of Oakland.* This project would replace a vacant public housing project with up to 283 new housing units, a reconfigured and renovated City park, and improved circulation.
- Policy N3.2, Encouraging Infill Development: *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 one-quarter mile of the Coliseum BART station with adequate public infrastructure to serve the development.
- Policy N6.1, Mixed Housing Types: *The City will generally be supportive of a mix of projects that provide a variety of housing types, unit sizes, and lot sizes which are available to households with a range of incomes.* Unit types range from one bedroom to five-bedroom units. The project will provide home ownership and rental opportunities for low- to moderate-income households.
- **Finding (c).** There are no General Plan inconsistencies to be reconciled. The project would be consistent with the policies of the General Plan.
- **Finding (d).** The General Plan Amendment would not have a citywide impact, except that it is consistent with and would promote LUTE and other General Plan policies, including without limitation, LUTE policies related to the provision of infill housing; and

WHEREAS, at the duly noticed June 4, 2003 Planning Commission meeting, the Commission independently reviewed and considered a Mitigated Negative Declaration/Finding of No Significant Impact (MND/FONSI) for the Coliseum Gardens project, together with comments received on the MND/FONSI and (1) determined that there was no substantial evidence that the project, as mitigated by adopted mitigation measures, would have a significant effect on the environment; (2) adopted the

MND/FONSI; and (3) adopted a Mitigation and Monitoring Reporting Program in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines; and

WHEREAS, at the duly noticed January 7, 2004 meeting of the Planning Commission the Commission took the following actions: (1) approved the Preliminary Development Plan for the Master Plan, Final Development Plan for Phase Two, Major Conditional Use Permit, Minor Variances, Design Review, and Tentative Tract Map applications; and (2) recommended to the City Council approval of the proposed General Plan Amendment and rezoning; and

WHEREAS, the City Council has independently reviewed and considered the MND/FONSI, together with comments received on the MND/FONSI, and finds on the basis of substantial evidence in the record as a whole that (1) there is no substantial evidence that the project, together with adopted mitigation measures, will have a significant effect on the environment; and (2) the MND/FONSI reflects the City's independent judgment and analysis; and

WHEREAS, the City Council finds on the basis of substantial evidence in the record that the MND/FONSI fully analyzes the potential environmental effects of the project and incorporates mitigation measures to substantially lessen or avoid any potentially significant impacts in accordance with CEQA. None of the circumstances necessitating preparation of additional CEQA review as specified in CEQA and the CEQA Guidelines, including without limitation Public Resources Code Section 21166 and CEQA Guidelines Section 15162, are present; now, therefore be it

RESOLVED: That the Community and Economic Development Agency is directed (1) to take all steps necessary to revise the General Plan diagrams to facilitate development of the approved Coliseum Gardens Master Plan, including changes to the land use designations of 928-998 66th Avenue and 801-931 69th Avenue from Housing and Business Mix, General Industrial/Transportation, and Park and Urban Open Space to Neighborhood Center Mixed Use and Park and Urban Open Space in substantial conformance with Attachment B to this report; and (2) to file a Notice of Determination with the Clerk of Alameda County in accordance with CEQA Guidelines Section 15075.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2004

PASSED BY THE FOLLOWING VOTE:

Brunner, Wan, Nadel, Quan, De La Fuente, Brooks, Reid, Chang

AYES-

NOES-

ABSENT-

ABSTENTION-

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ATTEST:

CEDA FLOYD
City Clerk and Clerk of the Council
of the City of Oakland, California

FILED
OFFICE OF THE CITY CLERK
OAKLAND
2004 JAN 15 PM 6:20

APPROVED AS TO FORM AND LEGALITY:



DEPUTY CITY ATTORNEY

INTRODUCED BY CONCILMEMBER _____

ORDINANCE NO. _____ C. M. S.

AN ORDINANCE TO REZONE 928-998 66TH AVENUE AND 801-931 69TH AVENUE FROM R-70 HIGH DENSITY RESIDENTIAL, M-30 GENERAL INDUSTRIAL, AND OS OPEN SPACE (NEIGHBORHOOD PARK) TO C-25 OFFICE COMMERCIAL AND OS OPEN SPACE (NEIGHBORHOOD PARK).

WHEREAS, by the publication and posting of the notices as required, the Council of the City of Oakland did initiate proceedings for the proposed rezoning of the properties located at 928-998 66th Avenue and 801-931 69th Avenue from R-70 High Density Residential, M-30 General Industrial, and OS Open Space (Neighborhood Park) to C-25 Office Commercial and OS Open Space (Neighborhood Park); and

WHEREAS, the rezoning of the subject properties will allow implementation of the Coliseum Gardens Master Plan which includes infill mixed-use development in close proximity to mass transit consistent with General Plan policies; and

WHEREAS, the City Council finds that the existing zoning classifications for the project site of R-70 High Density Residential, M-30 General Industrial, and OS Open Space (Neighborhood Park) are inadequate or otherwise contrary to the public interest because they would preclude development of the Master Plan. The existing zoning classifications do not allow the residential, civic, and commercial uses that are included in the project. As a result, the project benefits will not be realized without the proposed rezoning. Furthermore, the existing zoning classifications are inconsistent with the new General Plan land use designation for the site of Neighborhood Center Mixed Use. The proposed rezoning will remedy this inconsistency. In addition, the existing zoning map fails to accommodate the reconfiguration of the Coliseum Gardens Park, which will be addressed by the proposed rezoning. Therefore, the City Council approves the Commission's recommendation to rezone the project site; and

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WHEREAS, the rezoning of the subject properties will be consistent with the amended General Plan land use designations of Neighborhood Center Mixed Use and Park and Urban Open Space; and

WHEREAS, at the duly noticed June 4, 2003 Planning Commission meeting, the Commission independently reviewed and considered a Mitigated Negative Declaration/Finding of No Significant Impact (MND/FONSI) for the Coliseum Gardens project, together with comments received on the MND/FONSI and (1) determined that there was no substantial evidence that the project, as mitigated by adopted mitigation measures, would have a significant effect on the environment; (2) adopted the MND/FONSI; and (3) adopted a Mitigation and Monitoring Reporting Program in accordance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines; and

WHEREAS, at the duly noticed January 7, 2004 Planning Commission meeting, the Commission took the following actions: (1) approved the Preliminary Development Plan for the Master Plan, Final Development Plan for Phase Two, Major Conditional Use Permit, Minor Variances, Design Review, and Tentative Tract Map applications; and (2) recommended to the City Council approval of the proposed General Plan Amendment and rezoning; and

WHEREAS, the City Council has independently reviewed and considered the MND/FONSI, together with comments received on the MND/FONSI, and finds on the basis of substantial evidence in the record as a whole that (1) there is no substantial evidence that the project, together with adopted mitigation measures, will have a significant effect on the environment; and (2) the MND/FONSI reflects the City's independent judgment and analysis; and

WHEREAS, the City Council finds on the basis of substantial evidence in the record that the MND/FONSI fully analyzes the potential environmental effects of the project and incorporates mitigation measures to substantially lessen or avoid any potentially significant impacts in accordance with CEQA. None of the circumstances necessitating preparation of additional CEQA review as specified in CEQA and the CEQA Guidelines, including without limitation Public Resources Code Section 21166 and CEQA Guidelines Section 15162, are present; and

WHEREAS, said ordinance was duly published and notice thereof and of the time and place of hearing thereon was duly posted in accordance with the requirements; and

WHEREAS, this Council has, at the time of said hearing, heard and considered all the evidence, both oral and written, offered by all persons interested in or objecting to the proposed rezoning of the subject properties; and

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

- SECTION 1. That the Council of the City of Oakland does hereby find and determine the foregoing recitals to be true and correct and hereby makes them part of this ordinance.
- SECTION 2. That the requirements of the California Environmental Quality Act and National Environmental Policy Act have been met through approval by the Planning Commission in June 2003 of a Mitigated Negative Declaration/Finding of No Significant Impact.

- SECTION 3. The City Clerk and Clerk of this Council is hereby directed to have a certified copy of this ordinance recorded in the Office of the Recorder of Alameda County, California, immediately upon its final passage. Upon such recordation of this ordinance, the rezoning of the project site as described above is complete.
- SECTION 4. The Community and Economic Development Agency is directed (1) to take all steps necessary to revise the zoning classification diagrams to facilitate development of the approved Coliseum Gardens Master Plan, including changes to the zoning classifications for the project site to C-25 Office Commercial and OS Open Space (Neighborhood Park) in substantial conformance with Attachment B to this report; and (2) to file a Notice of Determination with the Clerk of Alameda County in accordance with CEQA Guidelines Section 15075.
- SECTION 5. If any provision of this ordinance or the application thereof is held invalid, the remainder of this ordinance and the application that is not invalid shall not be affected thereby.
- SECTION 6. This ordinance shall govern to the extent any provisions of the Planning Code conflict with this ordinance.

IN COUNCIL, OAKLAND, CALIFORNIA, _____, 2004

PASSED BY THE FOLLOWING VOTE:

Brunner, Wan, Nadel, Quan, De La Fuente, Brooks, Reid, Chang

AYES-

NOES-

ABSENT-

ABSTENTION-

ATTEST: _____

CEDA FLOYD
City Clerk and Clerk of the
Council of the City of
Oakland, California

Heath

NOTICE AND DIGEST

**AN ORDINANCE TO REZONE 928-998 66TH
AVENUE AND 801-931 69TH AVENUE FROM
R-70 HIGH DENSITY RESIDENTIAL, M-30
GENERAL INDUSTRIAL, AND OS OPEN
SPACE (NEIGHBORHOOD PARK) TO C-25
OFFICE COMMERCIAL AND OS OPEN
SPACE (NEIGHBORHOOD PARK).**

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**ATTACHMENT A:
PLANNING COMMISSION STAFF REPORT**

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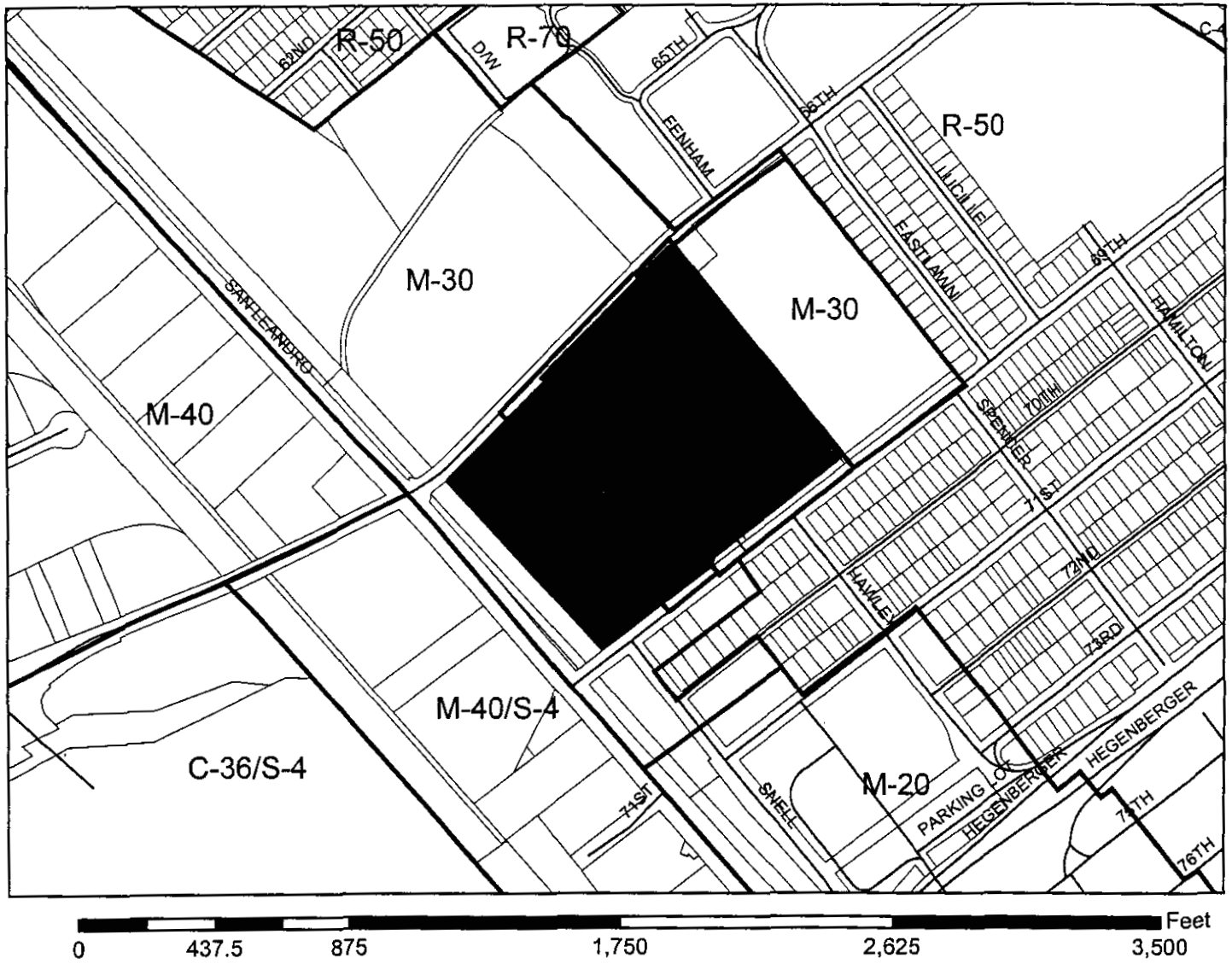
Location:	928-998 66th Avenue and 801-931 69th Avenue
Proposal:	Master plan for phased development of up to 283 residential units; 7,500 square feet of space for community education, health care, and retail uses; 299 off-street parking spaces; and reconfiguration of the Coliseum Gardens Park.
Project sponsor(s):	Oakland Coliseum Housing Partners, on behalf of the Oakland Housing Authority, the East Bay Asian Local Development Corporation (EBALDC) in partnership with the Related Companies of California.
Owner(s):	Oakland Housing Authority, Kavped
Case File Number(s):	GP03636, RZ03637, PUD03638, PUDF03639, TTM 7488
Planning Permits Required:	General Plan Amendment to Neighborhood Center Mixed Use and Park and Urban Open Space; Rezoning to C-25 Office Commercial and OS Open Space (Neighborhood Park); Planned Unit Development (Preliminary Development Plan for Master Plan and Final Development Plan for Phase Two); Design Review; Conditional Use Permit for the reconfigured park, health care civic uses, and a site of over one acre in size; Variance for reduced parking space dimensions and a deficit of one loading berth; and Tentative Tract Map to subdivide parcels.
General Plan:	Housing and Business Mix, General Industrial/Transportation, and Park and Urban Open Space
Zoning:	R-70 High Density Residential, M-30 General Industrial, and OS Open Space
Environmental Determination:	A Mitigated Negative Declaration and a Finding of No Significant Impact for the Coliseum Gardens Master Plan was certified on June 4, 2003. This document will be applied to the Master Plan and Phase Two.
Historic Status:	C and D ratings-OCHS
Service Delivery District:	V, Central East Oakland
City Council District:	6
Status:	City Council to consider General Plan Amendment, Rezoning, and Land Exchange - January 27, (CEDC), February 3 (first reading), and February 17 (second reading), 2004
Action to be Taken:	Make a recommendation to the City Council on the proposed General Plan Amendment and Rezoning, and consider approval of Preliminary and Final Development Plans for Planned Unit Development (PUD), Conditional Use Permit (CUP), Variances, Design Review, and Tentative Tract Map (TTM).
Finality of Decision:	PUD, CUP, Variances, and Design Review are appealable to City Council
For further information:	Contact case planner Lynn Warner at (510) 238-6168 or by email at lwarner@oaklandnet.com

SUMMARY

In June 2003 the Planning Commission approved Phase One of the Coliseum Gardens project, which entailed the construction of up to 115 residential units and 7,500 square feet of social services space. The Coliseum Gardens project will redevelop the existing vacant Coliseum Gardens public housing complex located in East Oakland. The Oakland Housing Authority and its project co-sponsors are now proposing a Master Plan for a phased redevelopment of the surrounding area that will include a total of

up to 283 units of affordable housing; 7,500 square feet of space for community education, health care, and/or retail uses; 299 off-street parking spaces; and the reconfiguration of the existing Coliseum Gardens Park on a 16-acre site. Staff recommends that the Commission approve the Preliminary and Final Development Plans, Conditional Use Permit, Variances, Design Review, and Tentative Tract Map. In addition, staff recommends that the Commission forward a recommendation to the City Council for approval of the proposed General Plan Amendment and Rezoning.

CITY OF OAKLAND PLANNING COMMISSION



Case Files: GP03-636, RZ03-637, PUD03-638,
PUDF03-639, TTM 7488

Applicants: Oakland Coliseum Housing Partners,
on behalf of the Oakland Housing Authority,
the East Bay Asian Local Development Corporation
(EBALDC) in partnership with
the Related Companies of California

Addresses: 928-998 66th Avenue and
801-931 69th Avenue

Zones: OS (NP); M-30; R-70



BACKGROUND

The Oakland Housing Authority (OHA) and its project co-sponsors, the East Bay Asian Local Development Corporation (EBALDC) and The Related Companies, are proposing a master plan to redevelop and expand the existing Coliseum Gardens affordable housing complex in East Oakland. The project sponsors have been working with the City and BART for the past two years on an overall redevelopment strategy for the Coliseum area. This HOPE VI redevelopment is a key component of the development strategy, which includes improvements to circulation and reconfiguration of the existing Coliseum Gardens Park. The Planning Commission approved Phase One of the Coliseum Gardens project in June 2003. Phase One entails the construction of up to 115 residential units, 7,500 square feet of social services space, 128 off-street parking spaces, two new streets, and vacation of two streets. Phase One of the project also includes demolition of the existing Coliseum Gardens housing complex, which contains 178 unoccupied residential units. Submittal for Phase One building permits is anticipated in early 2004. The project sponsors are now seeking approval of Phase Two and a Master Plan that will include two additional project phases described in detail below.

The project sponsors have secured \$34 million in a federal Department of Housing and Urban Development (HUD) HOPE VI grant to implement development under the Master Plan. This is the third major federal grant of this kind in Oakland to improve affordable housing opportunities and community development; Chestnut/Linden Court is nearly complete; and Mandela Gateway is beginning construction.

In order to meet the March 2004 submittal deadline for low income housing tax credits, the project sponsors must receive their entitlements for the project, including the required City Council approvals, by February. These tax credits must be obtained for the Master Plan to proceed.

As of the writing of this report, the project sponsors have not obtained the signature of one of the property owners to authorize submittal of the project applications. This item is proceeding with the understanding that the project sponsors must have either acquired the property or obtained the property owner's signature on their application by the time of the Planning Commission meeting.

PROPERTY DESCRIPTION

The project site is located in East Oakland within the vicinity of the Coliseum BART station, Oakland International Airport, the Coliseum, and Interstate 880 (I-880). The Master Plan area includes the existing Coliseum Gardens site, the existing Coliseum Gardens Park, and additional properties to the east and west. The 16-acre site is bounded by 66th Avenue to the north, Oakland Fire Station 29 and Acts Full Gospel Church to the east, 69th Avenue to the south, and the Union Pacific railroad tracks (and BART overhead tracks) to the west, as shown in the vicinity map on Page 2 of this report. The site includes the existing Coliseum Gardens complex, Coliseum Gardens Park, concrete-lined Lion Creek, and a recycling facility.

The area surrounding the site contains a mix of land uses. The area north of 66th Avenue is primarily industrial and commercial. Land to the east and southeast of the Master Plan site consists of a fire station and a large church (Acts Full Gospel and Academy), single-family residential development, and several small businesses. To the south of the site, the majority of the area is occupied by industrial and commercial properties, railroad rights-of-way, and the Coliseum BART station and associated parking lot. To the west of the site are railroad tracks, industrial businesses, Damon Slough, and the Oakland Coliseum Complex.

PROJECT DESCRIPTION

The Master Plan would replace the existing 178 vacant units of barracks-style, 1960's-era public housing located on the site. The Master Plan includes a total of up to 283 affordable residential units on an expanded site (including the replacement of the existing units); up to 7,500 square feet of ground-floor space to include a combination of community education, health care, and/or retail uses; and 299 off-street parking spaces. Most of the units will be rental units, but 32 units will be for-sale units with possible inclusion of up to 16 secondary units. All of the units will be affordable to low and moderate income households. In addition, the Master Plan includes the reconfiguration and renovation of Coliseum Gardens Park, and the restoration of Lion Creek through most of the site (as shown in Attachment A to this report). Specifically, development of the Master Plan will involve reconfiguring approximately 16 acres of land to improve site planning in the area, create developable parcels, and reconfigure and renovate the 5.7-acre Coliseum Gardens Park.

Due to the size and complexity of the project it will be constructed in several phases. As mentioned previously, Phase One was already approved. Phase Two entails the construction of 129 units, 7,500 square feet of civic and retail space, 136 off-street parking spaces, and interim improvements for Coliseum Gardens Park. Phase Three entails the construction of 106 units and 115 off-street parking spaces. The maximum building height for Phase Three will be 35 feet and the maximum building footprint will be 58,400 square feet. A future For-sale Phase entails the construction of 32 units with the possibility of up to 16 secondary units, for a total of 48 units with 48 off-street parking spaces. The maximum height for the For-sale Phase will be 35 feet and the maximum building footprint will be 26,400 square feet. The design of Phase Three and the For-sale Phase will come before the Planning Commission for approval of the Final Development Plans for each subsequent phase of the Master Plan.

The elements of Phase Two are described in detail below:

- *Courtyard Apartments:* Area C.1.a includes 44 stacked flat units on two levels located around parking courts accessed from Leona Creek Drive. The units include "tuck-under" at-grade-parking garages for each unit. Garages will not be secured with doors due to maintenance concerns of the project sponsor. The exterior units closest to Leona Creek Drive face the street and include unit entrances from the Leona Creek Drive frontage. The remaining unit entrances are located on either the pedestrian courtyard or the parking

courts. Area D.1 includes 18 stacked flat units on two levels located around parking courts accessed from a gated private driveway off of 69th Avenue.

The architectural design is based on a California "Craftsman" vernacular, using materials and details similar to those of bungalows located throughout East Oakland. The palette of materials used includes stucco, fiber cement board, wood trim and trellises, vinyl windows, asphalt shingles, and painted steel gates and fences. Material and color changes are used to distinguish different portions of the buildings to provide visual interest and reduce the appearance of the bulk and massing of the buildings. Although the architectural style is similar to that approved for the units in Phase One, the buildings are two stories rather than three stories in height, and the design of Phase Two is different in order to avoid uniformity.

- *Podium-type Apartments:* Area B.2 includes 67 units of apartments in two podium-type buildings. The two buildings form a triangle with one of the three front-facing building facades located along 69th Avenue. The building facing 69th Avenue is an L-shaped four-story building with a residential parking garage provided at the podium level (at grade) and three stories of residential units above. Access to units will be provided via exterior stairs and landings. The two wings of the four-story building are anchored by a five-story tower feature located on the corner of 69th Avenue and Lion Way. A second building, located on Leona Creek Drive, is three stories tall and will include a combination of community education, health care, and/or retail uses on the ground floor; and single-loaded residential units on the second and third floors.

The architectural massing and detailing of Area B.2 would use the same themes as Phase One Area B.1, although with variations in the configuration to provide visual interest and reduce the appearance of architectural mass and bulk. The design is Craftsman style and the materials include stucco, fiber cement board, wood trim and trellises, vinyl windows, asphalt shingles, and metal gates, grilles, and railings.

- *Parking:* Phase Two includes 136 off-street parking spaces, which provides at least one off-street parking space for each of the 129 residential units. Areas C.1.a and D.1 contain 62 garages, providing one parking space for each residential unit. Area B.2 includes 69 spaces in the parking garage, and 5 parallel parking spaces on the private driveway for use by employees of the ground-floor space.
- *Community education, health care, and/or retail uses:* Area B.2 includes up to 7,500 square feet of ground-floor space in the three-story building. This space has not been entirely programmed, although it is anticipated that it may include a leasing office, child care center, educational training facility, offices for social service providers, counseling services, and retail space.
- *Reconfiguration and renovation of Coliseum Gardens Park:* This phase of the project will impact the existing Coliseum Gardens Park. The project entails a land exchange

between the project sponsors and the City of Oakland Parks and Recreation Department in order to reconfigure and renovate the existing park, which is currently separated into two areas, one with frontage on 66th Avenue and the other with frontage on 69th Avenue. The newly reconfigured park would provide one large area surrounded by the redeveloped Coliseum Gardens complex. As part of the renovation the existing concrete channel for Lion Creek will be removed, and the creek banks will be revegetated.

Phase One of the project, which has been approved but not yet constructed, will not have any impact on Coliseum Gardens Park. In Phase Two of the Master Plan, an approximately 1.9-acre portion of the existing park along 69th Avenue would be closed and construction of the temporary park would begin. Approximately 1.2 acres of the existing park would remain as park area and would not be impacted by any phase of the project. Temporary park improvements would include irrigation, grass, and picnic tables. It is anticipated that construction of temporary park improvements would be completed by November 2004. The remaining 1.7 acres of park along 66th Street will remain open as a public park until construction of Phase Three begins in October 2005. The remainder of the park improvements and the creek restoration would not occur until additional funding is obtained. The project sponsor will be seeking grants to fund construction of the permanent park. Completion of the permanent park improvements is anticipated to take approximately one year.

- *Open Space:* Residential open space is provided in a combination of private balconies and group open space. Area C.1.a and D.1 units include private balconies and terraces on some units, a group courtyard, and landscaped yard setbacks. The group courtyard will include a combination of hard and soft landscaping with seating areas. In addition, parking courts may allow monitored recreation use. Area B.2 units incorporate private balconies and terraces, as well as a large ground-level courtyard that provides group open space for all units. The courtyard will be a hardscaped area with planters and seating areas.

ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration/Finding of No Significant Impact (MND/FONSI) for build-out of the entire project, including Phase One and the Master Plan, was certified by the Commission in June 2003 as part of the Phase One approval. The MND/FONSI identified potentially significant impacts of the project related to hydrology, air quality, cultural resources, hazardous materials, utilities and service systems, aesthetics, and noise. Each of these impacts can be mitigated to a less-than-significant level with the incorporation of mitigation measures identified in the MND/FONSI. The MND/FONSI will be applied to the current actions now under review by the Planning Commission. A Mitigation Monitoring and Reporting Program containing these mitigation measures is included in the attached Conditions of Approval.

GENERAL PLAN ANALYSIS

Land Use and Transportation Element

The Land Use and Transportation Element (LUTE) of the General Plan includes several General Plan land use designations within the Master Plan area including Housing and Business Mix, General Industrial/Transportation, and Park and Urban Open Space. However, while the proposed land uses and density of Phase One were consistent with the General Plan, the land use classifications on the other portions of the site need to be amended to accommodate development of the remaining Master Plan phases. Therefore, a General Plan Amendment (GPA) is required in order to change the land use designations for the entire Master Plan site to Neighborhood Center Mixed Use and Park and Urban Open Space.

The proposed uses are consistent with the Neighborhood Center Mixed Use land use designation of the General Plan. The maximum allowable intensity allowed by this General Plan designation is a residential density of 166.67 units per net acre, and a nonresidential floor area ratio (FAR) of 4.0. The 283 residential units and 7,500 square feet of nonresidential ground-floor space are well within the allowable intensity for the site. The Park and Urban Open Space designation would be remapped to accommodate the reconfiguration of Coliseum Gardens Park.

The proposed project is consistent with the following policies of the LUTE:

- *Policy T2.1 Encouraging Transit-Oriented Development: Transit-oriented development should be encouraged at existing or proposed transit nodes, defined by the convergence of two or more modes of public transit such as BART, bus, shuttle service, light rail or electric trolley, ferry, and inter-city or commuter rail. (LUTE, p. 51)* The Master Plan would provide residential development that would take advantage of close proximity to the Coliseum BART station, AC Transit bus stops, the future Amtrak Capitol Corridor train station, and the Oakland Airport Connector high-speed connection to the Oakland International Airport. Residents of new development would be conveniently served by mass transit for the purposes of employment, shopping and entertainment, and for travel.
- *Policy N3.1, Facilitating Housing Construction: Facilitating the construction of housing units should be considered a high priority for the City of Oakland.* This project would entail replacing a vacant public housing project with up to 283 new housing units, a reconfigured and renovated City park, and improved circulation.
- *Policy N3.2, Encouraging Infill Development: 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 one-quarter mile of the Coliseum BART station with adequate public infrastructure to serve the development.

- *Policy N6.1, Mixed Housing Types: The City will generally be supportive of a mix of projects that provide a variety of housing types, unit sizes, and lot sizes which are available to households with a range of incomes.* Unit types range from one bedroom to five-bedroom units. The project will provide home ownership and rental opportunities for low- to moderate-income households.

Open Space, Conservation and Recreation Element

The project includes the phased reconfiguration and renovation of the existing Coliseum Gardens Park, located east of San Leandro Street between 66th and 69th Avenues. The existing park consists of two areas, an informal grassy play area and tot lot located along 66th Avenue, and a practice baseball field located on 69th Avenue. The existing park areas are separated by Lion Creek, which currently flows through a concrete channel. A pedestrian bridge provides access between the two park areas.

The park renovation and reconfiguration is proposed as part of the overall strategy for redeveloping and improving site planning and neighborhood connections for the Coliseum Gardens residential complex. Currently, the park “has suffered as a result of vandalism and disinvestment.” (OSCAR, page 5-26) The reconfigured, renovated park will function as a neighborhood park. Consistent with the description included in OSCAR (page 4-6), the park will contain landscaped picnic areas and lawn, children’s play areas/tot lots, hard court areas for basketball, a multi-purpose turf area and ballfield, and sitting areas. The reconfiguration is intended to increase safety and accessibility of the park and provide a more aesthetically pleasing urban and neighborhood setting. In addition, the reconfiguration would accommodate Lion Creek bank restoration and provision of improved park facilities and amenities.

Reconfiguration of the park is consistent with the following policies of the Open Space, Conservation and Recreation (OSCAR) Element of the General Plan:

- *Policy OS-2.1: Protection of Park Open Space: Manage Oakland’s urban parks to protect and enhance their open space character while accommodating a wide range of outdoor recreational activities.* Renovation and reconfiguration of Coliseum Gardens Park would constitute an improvement over the existing conditions. The park would include improved land use configuration, increased visibility, and aesthetic improvements, including increased landscaping and hardscape improvements.
- *Objective OS-8: Creek Conservation: To conserve open space along Oakland’s creeks, restoring the creeks where feasible and enhancing creek access on public lands.* The proposed park improvements would include restoring the Lion Creek channel to a more natural riparian condition, and enhancing creek access. This would be an improvement over the existing concrete channel condition.
- *Policy REC-1.2: No Net Loss of Open Space: Unless overriding considerations exist, allow no net loss of open space within Oakland’s urban park system. In other words, the*

area covered by park buildings or other recreational facilities in the future should be offset in the long-run by acquisition or improvement of an equivalent or larger area of open space. Replacement open space should be of comparable value to the space lost and should generally serve an area identified as having un-met needs. Upon completion of the permanent reconfigured park, the amount of open space provided will be equal in size to that of the existing park. Furthermore, a 1.2-acre portion of the existing park will not be impacted by the project, and temporary park improvements will be made during project construction. In addition, the temporary loss of open space during construction of the permanent park improvements would be offset by the net surplus of open space within the City of Oakland. Therefore, the project will not result in a net loss of open space.

- *Policy REC-2.1: Park Conversions to Other Uses: Protect parks from conversion to other uses, except for minor boundary changes which would improve their value or usefulness. In any case, as prescribed by Policy REC-1.2, replace whatever land and facilities are given up with land and facilities of at least equal value and capacity. The reconfigured park would be the same size as the existing park, and would include facilities of at least equal value.*

ZONING ANALYSIS

The Master Plan area includes several existing zoning classifications including: R-70 High Density Residential, M-30 General Industrial, and OS Open Space. The proposed rezoning for the Master Plan area would reclassify the site as C-25 Office Commercial, which is consistent with the proposed General Plan designation of Neighborhood Center Mixed Use. The following matrix compares the Phase Two proposal to the C-25 regulations and development standards. The yards for each of the two parcels in Phase Two are identified below. Because of the large size of the parcels and their irregular configuration it is difficult to meet all the zoning requirements related to yard setbacks. However, given the fact that the overall site plan has been designed as a master planned development, these exceptions are consistent with Phase One and provide adequate setbacks from adjacent buildings and streets without causing privacy or massing impacts. Section 17.122.100G of the Zoning Regulations allows a waiver or reduction of yard dimensions in a Planned Unit Development for the purpose of promoting an integrated site plan.

- Area C.1.a:
 - Leona Creek Drive: Front yard;
 - Western boundary: Rear yard; and
 - Northern and Southern boundaries: Interior side yards.
- Areas B.2 and D.1 (one parcel):
 - 69th Avenue and Leona Creek Drive: Front yards (through lot);
 - Western boundary: Rear yard; and
 - Northern boundary: Interior side yard; and
 - Lion Way: Street side yard.

The following table compares the proposed project with the development standards:

Zoning Criteria	C-25 Development Standards	Phase Two Proposal	Comments
Land Use		Permanent Residential; Community Education Civic; Health Care Civic	All proposed uses are permitted, but a CUP is required for Health Care Civic activity and for site greater than one acre
Density	1 unit /450 s.f. lot area	1 unit/1,224 s.f. lot area	Complies with allowable density
Front Yard	10'	Ranges from 5' to 15'	Area C.1.a: Complies Areas B.2 and D.1: Reduction allowed as part of PUD
Street Side Yard	10'	10'	Meets requirement
Interior Side Yard	0' unless if opposite living room window, then 8' plus 2' additional for each story above ground level	Ranges from 4' to 15'	Meets requirement
Courts	Required opposite legally required windows	Not shown on plans	Condition of Approval requires provision of adequate court setbacks
Rear Yard	10'	0'	Areas B.2, C.1.a, and D.1: Reduction allowed as part of PUD
Building Height	40' unless height above 40' is set back from rear yard 1' for each 2' of height above 40'	Area B.2: Up to 30' Area C.1.a: Up to 32' Area D.1: Up to 49'	Area B.2: Complies Area C.1.a: Complies Area D.1: Complies
Open Space	150 s.f. group/unit: Area B.2: 7,500 s.f.. Area C.1.a: 9,750 s.f.. Area D.1: (private space reduces requirement by 50%)	Area B.2: 10,963 s.f. group; and 5,233 s.f. private Area C.1.a: 6,400 s.f. group; 3,584 s.f. private Area D.1: 2,776 s.f.	Exceeds requirements: Area B.2: 10,350 s.f. required Area C.1.a: 6,300 s.f. Required

		group; and 1,930 s.f. private	Area D.1: 2,700 s.f. required
Parking	1 space/residential unit; 1 space/3 staff	Area B.2: 74 off-street spaces Area C.1.a: 44 off-street spaces Area D.1: 18 off-street spaces	Area B.2: Exceeds requirements, but Variance required for reduced parking stall dimensions Area C.1.a: Complies Area D.1: Complies
Loading	1 residential loading berth	0 loading berths	Variance required for deficit of 1 loading berth
Recycling Space	2 cubic feet of space per unit, and per 1,000 square feet of commercial space	Not shown on plans	Condition of Approval requires provision of adequate recycling space

Rezoning

Per Section 17.144.120 of the Zoning Regulations, the Planning Commission must make a recommendation to the City Council on any proposed rezoning.

Planned Unit Development

Per Sections 17.140.030 and 17.040.060 of the Zoning Regulations, the Planning Commission shall consider the applications for planned unit development permits. These include the Preliminary Development Plan (PDP) for the Master Plan and the Final Development Plan (FDP) for Phase Two. As previously mentioned, Section 17.122.100G of the Zoning Regulations allows a waiver or reduction of the required yard dimensions to promote an integrated site plan. Areas B.2 and D.1, which are one parcel, are a through lot and have two front yards – one on 69th Avenue and one on Leona Creek Drive. The C-25 zoning classification requires a minimum 10-foot front yard setback. Only a 5-foot setback is provided on Leona Creek Drive and the balconies would extend to the front property line. Although a 10-15 foot front yard setback is provided along 69th Avenue, proposed entry stair projections would extend to the front property line. However, the design is intended to allow for more rhythm and interest in the building street frontages on otherwise long façades. Entry stairs and building projections allow for visual interest and variation along the Leona Creek Drive and 69th Avenue facades. Therefore, a reduction of the front yard setbacks for Areas B.2 and D.1 is allowed as part of the FDP.

The rear yards of Area C.1.a and of Areas B.2 and D.1 are on the western boundary of the site. The C-25 zoning classification requires a minimum 10-foot rear yard setback. However, the units on

the west boundary abut the adjacent railroad tracks and overhead BART tracks rather than another building or a street. Furthermore, adequate open space has been provided in other areas of the site. Therefore, a waiver of the required rear yard setbacks along the western boundary is allowed as part of the FDP.

The proposed setbacks result in an effective design solution to providing multifamily residential buildings with entrances from the street and human-scaled architectural bulk and massing. The setbacks have been designed to be generally consistent with those approved in Phase One.

Major Conditional Use Permit

The project includes a total of 7,500 square feet of space for uses including child care, counseling, a computer lab, continuing education, and possibly retail and food sales. The services provided would be available to both the Coliseum Gardens residents and the surrounding community. Although most of these activities are allowed outright in the C-25 zone, health care uses such as counseling require a conditional use permit. In addition, a conditional use permit is required because the site is over one acre in size, and by Section 17.11.060 of the Zoning Regulations for the park improvements. At their meeting on December 10, 2003 the Park and Recreation Advisory Commission (PRAC) reviewed the Conditional Use Permit for the park improvements and the proposed land exchange to accommodate the park reconfiguration. The PRAC unanimously voted to recommend approval of the Conditional Use Permit to the Planning Commission, and approval of the land exchange to the City Council.

Design Review

Per the Planning Code Section 17.40.030, design review is required for any construction or alteration in the C-25 zone.

Minor Variances

The number of required parking spaces will be provided for all areas of Phase Two. However, some of the parking spaces located adjacent to obstructions in the Area B.2 garage do not meet the dimensions required by the Zoning Regulations. Therefore, a Conditional of Approval has been included that requires the project sponsors to have a parking study prepared by an independent traffic engineer to determine whether proposed layout and dimensions of parking garage are functional, or whether revisions are needed. This parking study shall be submitted for the review and approval of the Planning Director.

Section 17.116.120 requires one off-street loading berth to serve the Area B.2 buildings, which comprise more than 50,000 square feet of floor area. A variance is required because an off-street loading berth is not provided that meets the Zoning Regulation requirements. However, one off-street loading area approximately 35 feet long by 10 feet wide will be provided on the private driveway between areas B.2 and D.1. Although it does not meet the required dimensions, it will provide an adequate off-street loading facility to serve Area B.2.

Tentative Tract Map

Per Section 16.108.030 of the Subdivision Regulations the Planning Commission shall take action on any tentative map.

KEY ISSUES*Design*

The Design Review Committee (DRC) of the Planning Commission reviewed the Phase One application and provided feedback on the design. The following discussion summarizes the specific input and direction provided to the project sponsors for each area of the Phase Two application. This direction was provided to the project sponsor by staff and by DRC member Colland Jang. Due to the time constraints of the condensed project schedule, the project sponsors have not yet incorporated these comments into the project plans. However, staff will work closely with the project sponsors to address these issues prior to issuance of the building permit for Phase Two. Conditions of Approval to this effect have been incorporated into the Planning Commission action.

Area B.2:

- Color schemes: Staff believes that the color scheme needs to be revised to be more compatible with other buildings in Phases One and Two. In addition, there should not be so many colors transitioning up the building vertically.
- Stair entries: Staff believes that the stair entries along the street appear to be on stilts and should be refined to incorporate thicker elements so as to appear more solid and substantial at the base.
- Horizontal bands: The project sponsors must provide staff with details showing the treatment and depth of the horizontal bands on the buildings.
- Window stiles: In order to provide a better sense of proportion for the window trim, wider window stiles should be provided which are consistent with the width of the window rails.

Areas C.1.a and D.1:

- Color schemes: A color scheme has not been submitted for Area D.1. Staff believes that richer shades of the proposed earth tones should be used on buildings in these areas, and that the colors should be used in different combinations so that all the buildings do not look as uniform. Staff suggests using different colors on some portions of the buildings to break up their massing, particularly on the long buildings that face the railroad and BART tracks.

- Porches: The treatment of the porches should be revised to be more compatible with Craftsman style architecture. In particular, the projecting bays with shed roofs over the porches should be refined to be more consistent with the rest of the design.
- Window groupings: To the extent feasible, more pairings of windows should be provided on the street-facing elevations rather than narrow single windows.
- West elevations: The treatment on the west elevations appears to be very blank and needs to be broken up visually in some way. If noise is a concern, perhaps glass block could be used in lieu of operable windows. Also, some landscaping such as vines should be provided at the base of the buildings in order to deter graffiti on these long blank walls.
- Base material: The material proposed at the base of the buildings needs to be clarified. The fiber cement board shown at the base of the building on Sheet 28 should extend around each side of the buildings.

Interim Park Improvements

The project sponsor will begin construction of the interim park improvements in Phase Two. The remainder of the park improvements and the creek restoration would not occur until additional funding is obtained. Staff acknowledges that the sequencing of these improvements is not standard or ideal. Nevertheless, the project sponsor and the City have sought a balance of interests over the short and long term in order to satisfy funding, City, and project requirements. The proposal essentially boils down to the project sponsor's commitment to a full park planning process, preparation of schematic plans and specifications, and implementation of an interim set of improvements that will assure the park land can be used by the community until full funding for the permanent set of improvements to the park and creek can be secured. In addition, the project sponsor will submit grant applications and attempt to secure other funding sources. As a result of the land exchange, the City will maintain a neighborhood-serving park with no net loss of land area, and the project sponsor will be able to complete the \$125 million Hope VI project. From staff's perspective, this approach represents a balance of interests.

Community Outreach

The project sponsors have conducted the following community outreach associated with the Master Plan:

- Community meetings were held on February 3rd, February 9th, October 27th, October 29th, and December 4th of this year to discuss the conceptual design for the park reconfiguration and renovation, as well as the Phase Two design.

- The project sponsors have been working with representatives of the adjacent Acts Full Gospel Church to determine if there is a solution to their expansion needs that will not hinder the development of the Master Plan.

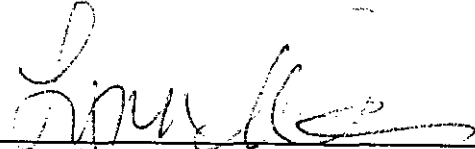
RECOMMENDATION

Staff believes that the proposed project presents an appropriate site plan, attractively designed affordable housing, and a development project that will integrate with the surrounding Coliseum area. The Master Plan will transform an outdated public housing complex, a deteriorated city park, and adjacent properties into a viable attractive neighborhood.

Based on the analysis contained within this report, the Mitigated Negative Declaration/Finding of No Significant Impact (MND/FONSI), and elsewhere within the administrative record, staff believes that the proposed project is appropriate in this location and is an attractively designed mixed-use project. The proposed project will further the overall objectives of the General Plan, particularly related to providing new housing within a range of affordability near transit stations. Thus, staff recommends that the Planning Commission:

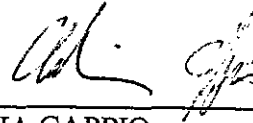
1. Confirm that the MND/FONSI can be applied to this set of proposed actions because the criteria of CEQA Guidelines Section 15162 requiring additional environmental review have not been met. The project would not result in any new or more severe significant impacts, there is no new information of substantial importance, and there are no substantial changes in the project; and
2. Adopt the attached Conditions of Approval for the proposed project including the Mitigation Monitoring and Reporting Program; and
3. Approve the Preliminary Development Plan for the Master Plan, the Final Development Plan for Phase Two, Major Conditional Use Permit, Minor Variances, Design Review, and Tentative Tract Map applications subject to the attached findings and conditions of approval; and
4. Recommend approval of the proposed General Plan Amendment and Rezoning to the City Council.

Prepared by:



LYNN WARNER
Planner IV

Approved for forwarding to the City Planning
Commission:



CLAUDIA CAPPIO
Director of Development

ATTACHMENTS

- A. Project Plans and Elevations
- B. Project Phasing Plan

FINDINGS FOR APPROVAL

Modifications to the Findings as directed by the City Planning Commission at the January 7, 2004 meeting are indicated in underlined type for additions and ~~cross-out type~~ for deletions.

This proposal meets the required findings under Oakland Municipal Code Sections 17.140.080 (Planned Unit Development Permit Criteria), 17.140.060 (Final Planned Unit Development Criteria), 17.134.050 (Conditional Use Permit Criteria), Section 17.40.050 (Conditional Use Permit Criteria for health care civic uses), 17.136.070 (Design Review Criteria), 17.148.050 (Variance Criteria), and 16.08.030 (Tentative Map Criteria) as set forth below. Required findings are shown in **bold type**; explanations as to why these findings can be made are in normal type. The project's conformance with the following findings is not limited to the discussion below, but is also included in all discussions in this report, the MND/FONSI, and elsewhere in the record.

Section 17.140.080 Planned Unit Development Permit

The findings below apply to the Preliminary Development Plan for the Master Plan and to the Final Development Plan for Phase Two.

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

The proposed project includes a mix of residential, civic, and commercial uses that are consistent with the Neighborhood Center Mixed Use General Plan land use designation. The size of the project is also consistent with the General Plan. The project is consistent with several General Plan policies regarding provision of housing units and construction of in-fill, transit-oriented development. With approval of the Planned Unit Development, which includes a waiver for reduced yard setbacks, and minor variances for parking and loading, the project is consistent with the Zoning Regulations.

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

The design and size of the project are appropriate for the location and compatible with the surrounding area.

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

The proposed project will generate some additional traffic. However, the MND/FONSI determined that the traffic impacts of the project will be less than significant.

FINDINGS

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

The proposed project site is located in a developed area that is adequately served by existing utilities and service systems including water supply, wastewater treatment, storm water drainage, and solid waste disposal. The proposed project will also provide additional services for the area and improvements to the existing infrastructure.

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

The proposed project is an attractive mixed-use development including residential, civic, and retail uses. The Planned Unit Development will allow the phased development of an integrated community.

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

The proposed project will be well integrated into its setting, will not require excessive earth moving, will harmonize with surrounding areas, and will not harm major views. Sufficient buffering will be provided in the form of spatial separation and landscaping.

Section 17.140.060 (Planning Commission Action for Final Planned Unit Development):

The findings below apply to the Final Development Plan for Phase Two.

The proposal conforms to all applicable criteria and standards and conforms in all substantial respects to the preliminary development plan, or, in the case of the design and arrangement of those portions of the plan shown in generalized, schematic fashion, it conforms to applicable design review criteria.

The proposed final development plan for Phase Two conforms to all applicable criteria and standards and is consistent with the preliminary development plan for the Master Plan, as well as the previously approved Phase One. The design of the Phase Two buildings is attractive and appropriate for the location.

Section 17.134.050 Conditional Use Permit

The findings below apply to the following Conditional Use Permits (CUP): CUP for the reconfigured park (Section 17.11.060) and for a project of over one acre in size (Section 17.134.020).

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

The location, size, design, and operating characteristics of the proposed project will be compatible with the surrounding area, which contains a mix of residential, industrial, and civic uses. The proposed two to four-story buildings are an appropriate scale and height for the location. The design of the buildings is attractive and consistent with the design, scale and character of other buildings in the area. The project site is located in an urban infill area, therefore, utilities and service systems are available to serve the proposed project. The potential impacts of the proposed project can all be mitigated to less-than-significant levels and will not have substantial harmful effects upon the surrounding area. Specifically, requirements have been incorporated concerning construction management, noise attenuation during construction, and dust control to minimize impacts to adjacent and nearby properties.

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

The location, design, and site planning of the proposed project will provide a convenient and functional living environment. The primarily residential nature of the proposed project is compatible with existing and anticipated development in the surrounding area in that the residential design has accommodated screening and buffering between nearby residential and industrial areas. The massing and design of the project is appropriate for the location and setting in an area with a wide range of land uses and building scale, as well as close proximity to the Coliseum BART station near which higher-density residential development is encouraged by City policy.

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

The proposed project will add up to 283 new residential units to Oakland's housing stock and will replace vacant public housing units that are in poor condition. Providing in-fill, transit-oriented development is a key goal of the General Plan. The General Plan envisions fairly high density housing in this area which would be achieved on this site by a combination of low and mid-rise housing. Additionally, this project may be a catalyst for additional mixed-use development in the vicinity of the Coliseum BART station which would further enhance and revitalize the basic community functions of this area.

D. That the proposal conforms to all applicable design review criteria set forth in the design review procedure at Section 17.136.070.

The proposed project conforms to all applicable design review criteria (see Section 17.136.070 below).

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

The proposed project conforms to numerous policies of the General Plan related to creating new transit-oriented development, as specified in this staff report. The new General Plan designations for the site are Neighborhood Center Mixed Use and Park and Urban Open Space. The project complies with the intent of these land use classifications by providing a range of residential, civic, and commercial uses. The project is also consistent with the new zoning classifications for the site of C-25 Office Commercial and OS Open Space.

Section 17.40.050 (Conditional Use Permit Criteria for health care civic uses):

The findings below apply to the CUP required for health care civic uses in the C-25 Office Commercial Zone.

A. That the proposal will not detract from the character desired for the area.

Health care civic uses such as counseling will provide a needed service and will not detract from the character of the area.

B. That the proposal will not weaken the concentration and continuity of retail facilities at ground level nor impair the retention or creation of an important shopping frontage within any nearby commercial area zoned for pedestrian comparison shopping.

A mix of ground-floor uses including child care, computer training, counseling services, and retail will be provided in two of the buildings. There are no shopping areas in the immediate vicinity of the site and these uses will enhance the surrounding area.

C. That the proposal will conform in all significant respects with any applicable district plan which has been adopted by the City Council.

The proposal will conform with the new General Plan designations of Neighborhood Center Mixed Use and Park and Urban Open Space, as well as with the new zoning classifications of C-25 Office Commercial and OS Open Space.

Section 17.136.070 (Design Review Criteria):

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

The proposed project includes low-rise and mid-rise buildings, two to four stories in height. The buildings and grouping of buildings will be well related to the surrounding area in their setting, scale, bulk, height, materials and textures. The surrounding area contains a mix of residential, industrial, and civic uses in buildings ranging in height.

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

The development of the project will enhance the desirability of this part of East Oakland by adding new housing units of a variety of types and sizes, and in a range of affordability. The design of the proposed project is attractive and will serve to enhance the character of this area of Oakland.

- 3. That the proposed design will be sensitive to the topography and landscape of the area.**

The project will not affect the topography or landscape of the area. The site is a flat, infill site with relatively little existing landscaping. Street trees are proposed along the public street frontages and the yards will be landscaped to contribute to the residential character of the area.

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

The proposed project will be located on a flat infill site and will not be situated on a hill.

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

The proposed project is consistent with the General Plan land use designations for the site as discussed above and elsewhere in this staff report. The project is consistent with the design goals and policies of the General Plan by providing high density, well designed housing in a location with good access to BART and other forms of mass transit. The project is also consistent with the zoning classifications for the site as previously discussed.

Section 17.148.050 (Minor Variance criteria for parking and loading):

1. **That strict compliance with the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the purposes of the zoning regulations, due to unique physical or topographic circumstances or conditions of design; or, as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution improving livability, operational efficiency, or appearance.**

The variances will allow an effective design solution which meets the intent of the zoning regulations by ensuring that adequate parking and loading spaces are provided to serve the proposed project.

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

Strict compliance with the regulations would preclude an effective design solution as adequate provisions have been made to ensure that the intent of the parking and loading requirements will be met, even if the specific code requirements are not.

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

Granting the minor variances from the parking and loading requirements will not adversely affect the character, livability or appropriate development of the abutting properties or the surrounding area. The intent of the zoning regulations will be met through review of the parking plan by a qualified parking consultant, and through provision of adequate off-street loading areas.

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

Although the project does not comply with the parking and loading requirements, the intent of these requirements will be met. Adequate parking is provided and the layout of the parking spaces will be analyzed by a parking consultant to ensure that the parking functions adequately. Furthermore, although the loading berth size does not meet the zoning requirements, adequate off-street loading areas will be provided on the project site.

Section 16.08.030 (Tentative Map Criteria):

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

The proposed map is consistent with the proposed General Plan designations for the site of Neighborhood Center Mixed Use and Park and Urban Open Space.

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

The design of the subdivision is consistent with the proposed General Plan designations for the site of Neighborhood Center Mixed Use and Park and Urban Open Space.

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

The site is physically suitable for the type of development and is compatible with the surrounding area.

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

The site is physically suitable for the proposed density of development, which is well within the maximum allowable density for the site.

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

With implementation of the required mitigation measures, the design of the subdivision is not likely to cause substantial environmental damage or to injure fish or wildlife or their habitat.

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

With implementation of the required mitigation measures, the design of the subdivision is not likely to cause any serious public health or safety problems.

G. That the design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision.

The design of the subdivision will not conflict with easements on the property.

H. That the design of the subdivision does provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision.

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The design of the subdivision does not preclude future passive heating or cooling opportunities.

Section 17.144.060 Planning Commission action on private party application for Rezoning

The Commission shall consider whether the existing zone or regulations are inadequate or otherwise contrary to the public interest, and may approve, modify, or disapprove the application.

The existing zoning classifications for the project site of R-70 High Density Residential, M-30 General Industrial, and OS Open Space (Neighborhood Park) are inadequate or otherwise contrary to the public interest because they would preclude development of the Master Plan. The existing zoning classifications do not allow the residential, civic, and commercial uses that are included in the project. As a result, the project benefits will not be realized without the proposed rezoning. Furthermore, the existing zoning classifications are inconsistent with the new General Plan land use designation for the site of Neighborhood Center Mixed Use. The proposed rezoning will remedy this inconsistency. In addition, the existing zoning map fails to accommodate the reconfiguration of the Coliseum Gardens Park, which will be addressed by the proposed rezoning.

General Plan Administration Section of the General Plan (Land Use and Transportation Element, March 1998 (LUTE), p. 166)

Objective a3 of the above section states that an amendment to the General Plan must make strict findings that address a) how the amendment advances Plan implementation; b) how it is consistent with the policies in the LUTE; c) any inconsistencies that would need to be reconciled; and d) examination of citywide impacts to determine if the amendment is contrary to the achievement of citywide goals.

Findings a) and b). Amending the General Plan land use designation for the project site from Housing and Business Mix, General Industrial/Transportation, and Park and Urban Open Space to Neighborhood Center Mixed Use and Park and Urban Open Space implements the General Plan and is consistent with its policies, including without limitation, LUTE policies. The amendment is consistent with and implements the General Plan because it is consistent with the following LUTE policies:

- Policy T2.1 Encouraging Transit-Oriented Development: Transit-oriented development should be encouraged at existing or proposed transit nodes, defined by the convergence of two or more modes of public transit such as BART, bus, shuttle service, light rail or electric trolley, ferry, and inter-city or commuter rail. (LUTE, p. 51) The Master Plan would provide residential development that would take advantage of close proximity to the Coliseum BART station, AC Transit bus stops, the future Amtrak Capitol Corridor train station, and the Oakland Airport Connector

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high-speed connection to the Oakland International Airport. Residents of new development would be conveniently served by mass transit for the purposes of employment, shopping and entertainment, and for travel.

- Policy N3.1, Facilitating Housing Construction: Facilitating the construction of housing units should be considered a high priority for the City of Oakland. This project would replace a vacant public housing project with up to 283 new housing units, a reconfigured and renovated City park, and improved circulation.
- Policy N3.2, Encouraging Infill Development: 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 one-quarter mile of the Coliseum BART station with adequate public infrastructure to serve the development.
- Policy N6.1, Mixed Housing Types: The City will generally be supportive of a mix of projects that provide a variety of housing types, unit sizes, and lot sizes which are available to households with a range of incomes. Unit types range from one bedroom to five-bedroom units. The project will provide home ownership and rental opportunities for low- to moderate-income households.

Finding c). The General Plan Amendment would be consistent with the policies of the General Plan as previously discussed. There are no inconsistencies that need to be reconciled.

Finding d). The General Plan Amendment would not have a citywide impact, except that it would promote policies found in LUTE and other General Plan policies, including without limitation, those related to provision of infill housing.

**CONDITIONS OF APPROVAL and MITIGATION MONITORING PROGRAM
Coliseum Gardens Master Plan and Phase Two
GP03636, RZ03637, PUD03638, PUDF03639, TTM7488**

Modifications to the Conditions of Approval as directed by the City Planning Commission at the January 7, 2004 meeting are indicated in underlined type for additions and ~~cross-out type~~ for deletions.

1. Approved Use***a. Ongoing***

This action by the City Planning Commission ("this Approval") includes the approvals set forth below. Each of these individual approvals shall become effective upon the effective date of the City Council's final approval of the General Plan Amendments and Zoning District Amendments for the site under the Oakland Municipal Code, Section 17.144, consistent with the PUD. This Approval includes:

1. Approval of a Planned Unit Development ("PUD") including a preliminary development plan for a Master Plan consisting of 283 total units and a final development plan for Phase Two consisting of 129 units and the interim improvements to Coliseum Gardens Park, under Oakland Municipal Code Section 17.140, for a total phased construction of 283 residential units, 7,500 square feet of civic and commercial space, and associated parking and other public improvements, as set forth in the Project Plans, as modified by these Conditions of Approval.
2. Recommendation to the City Council to Approve General Plan Amendment Land Use Designation changes to Neighborhood Center Mixed Use and Park and Urban Open Space under Oakland Municipal Code 17.144, consistent with the PUD.
3. Recommendation to the City Council to Approve Zoning District changes to C-25 Commercial and OS Open Space (Neighborhood Park) under Oakland Municipal Code 17.144, consistent with the PUD.
4. Approval of a Conditional Use Permit for the reconfigured park, health care civic uses, and a site of over one acre in size.
5. Approval of Minor Variances for reduced parking space dimensions and a deficit of one loading berth.
6. Approval of Residential Design Review under Section 17.136 of the Oakland Municipal Code.
7. Approval of a Tentative Tract Map ("TTM") under Oakland Municipal Code 16.08.040 and the State Subdivision Map Act. The TTM approval shall expire according to the provisions of the State Subdivision Map Act and any amendments thereto and the applicable provisions of the Oakland Municipal Code.

CONDITIONS OF APPROVAL

b. Ongoing.

The project shall be constructed and operated in accordance with the authorized use as described in this staff report and the plans dated December 15, 2003 and as amended by the following conditions of approval and the mitigation monitoring program. Any additional uses other than those approved with this permit, as described in the project description, will require a separate application and approval.

c. Ongoing.

These approvals apply to the Master Plan and Phase Two of the project as depicted in this staff report and plans dated December 15, 2003. Any and all future project phases included in the Master Plan are subject to an application for a Final Development Plan, as modified by these Conditions of Approval.

2. Project Phasing Plan and Time Limitation for PUD Approval

a. Ongoing through project completion.

As used in this Condition of Approval, the term phase or phases refers to phases associated with grading and construction activities as set forth in the Master Plan for Coliseum Gardens. This Approval is contingent upon the grading, construction, and other improvements being completed in accordance with the specific phasing plan established in this Condition of Approval, and the City shall retain the full and sole authority to withhold further approvals at any juncture if all the requirements for each phase have not been completed as specified in this Condition of Approval. Further, any modifications to the attached phasing plan (Attachment B to this staff report) shall require prior written approval by the City Planning Director.

1. Phase One: Construction of 115 units, 7,500 square feet of social services space, and associated parking and public improvements as approved by the Planning Commission on June 4, 2003.
2. Phase Two: The approved Final Development Plan for construction of 129 units, 7,500 square feet of civic and commercial space, and associated parking and public improvements, as well as the interim set of improvements to Coliseum Gardens Park as set forth in Condition of Approval No. 20. In addition, the final set of interim Coliseum Park improvement plans must be finalized and approved prior to the issuance of a building permit for the first unit of Phase Two.
3. Phase Three: The approval of a Final Development Plan and the construction of 106 units, associated parking and public improvements.
4. For Sale Phase: The approval of a Final Development Plan and the construction of 32 for sale units with up to 16 secondary residential units, associated parking and public improvements.

b. Prior to issuance of building permit

As a requirement for Phases Two and Three and the For-Sale Phase, the project sponsor shall submit a Construction Phasing and Management Plan, incorporating all applicable mitigation measures in the MMRP as set forth in Condition of Approval No. 4, including: Hydrology (HY-5.1), Noise (NO-1.1, 1.2), Air Quality (AQ-1.1), Cultural Resources

(CR-1.1, CR-1.2, CR-2.1), Hazardous Materials (HM-1.1, 2.1, 2.2), Utilities and Service Systems (UT-2.1, 3.1, 3.2) and Aesthetics (AE-3.1). The plan shall also include the following additional measures and standards:

- a. A site security and safety plan to assure that grading and construction activities are adequately secured during off-work hours.
- b. A fire safety management plan for all phases of work, including provisions for access, water, and other protection measures during grading and construction activities.
- c. A plan to provide temporary access to the model units during active construction activities, including path of travel, securing the active construction areas and parking.

c. *Prior to issuance of certificate of occupancy.*

Final inspection and a certificate of occupancy for any unit or other structure within a phase, as set forth above, shall not be issued until (a) all landscaping and on and off-site improvements for that phase are completed in accordance with this Approval, or (b) until cash, an acceptably rated bond, a certificate of deposit, an irrevocable standby letter of credit or other form of security (collectively "security"), acceptable to the City Attorney, has been posted to cover all costs of any unfinished work related to landscaping and public improvements plus 25 percent within that phase, unless already secured by a subdivision improvement agreement approved by the City. For purposes of these Conditions of Approval, a certificate of occupancy shall mean a final certificate of occupancy, not temporary or conditional, except as the City determines may be necessary to test utilities and services prior to issuance of the final certificate of occupancy.

d. *Within two (2) years of this approval.*

Failure of the project sponsor to obtain Final PUD approval for Phase Three and the For-Sale Phase within two (2) years of the effective date of this approval shall invalidate this set of approvals. Provided further, that upon written request, the Planning and Zoning Division may grant a one year extension of the deadline, with additional extensions subject to approval by the City Planning Commission.

3. Scope of This Approval

a. *Ongoing.*

The project is approved pursuant to the Planning Code only and shall comply with all other applicable codes and requirements imposed by other affected departments, including but not limited to the Building Services Division and the Fire Marshal.

4. Mitigation Monitoring and Reporting Program

All mitigation measures identified in the MND/FONSI are included in the Mitigation Monitoring and Reporting Program (MMRP) which is included in these conditions of approval and are incorporated herein by reference as conditions of approval of the project. The MMRP, in certain instances, has been further refined and/or clarified by the

conditions of approval contained herein. To the extent that there is an inconsistency between the MMRP and the conditions, the conditions shall govern. The project sponsor shall be responsible for compliance with all mitigation measures adopted and with all conditions of approval set forth below at their sole cost and expense. The MMRP identifies the time frame and responsible party for implementation and monitoring for each mitigation measure. Overall monitoring and compliance with the mitigation measures will be the responsibility of the Planning and Zoning Division.

Mitigation Monitoring and Reporting Program
Coliseum Gardens Hope VI Project
ER 03-0001

Hydrology

HY-5.1 Prepare and Implement Recommendations from Flood Study. The project sponsor shall prepare a flood study of the project site to the satisfaction of the City to determine precise flood elevations and measures to control flooding prior to final design. Recommendations from the study or their equivalent shall be incorporated into the project design, as deemed appropriate by the City.

Monitoring Responsibility, Implementation and Time Frame: City of Oakland Public Works Department, Planning Department and Building Services Department; implementation will be required of the Project Sponsor during the development of Phase II of the project. The Flood Study will be a requirement of the Phase II project submittal and recommendations and other analysis will be incorporated into the final design for Phase II.

Noise

NO-1.1 Implement Best Management Practices for Construction Activities. The project contractor(s) shall implement, but not be limited to, the following best management practices:

- a. Outdoor construction work on the project shall be limited to the hours of 7:00 am to 7:00 pm Monday-Friday. No construction activities shall occur on Sundays or federal holidays. Saturday construction activity shall be evaluated on a case-by-case basis, with criteria including the proximity of residential uses and a

CONDITIONS OF APPROVAL

survey of residents' preferences for whether Saturday activity is acceptable if the overall duration of construction is shortened.

b. All construction equipment with a high noise generating potential, including all equipment powered by internal combustion engines, shall be muffled or controlled. Noise controls can reduce noise levels at 50 feet by 1 dBA to 16 dBA, depending on the type of equipment. A muffler could lower noise levels by up to about 10 dBA.

c. All stationary noise generating equipment, such as compressors, shall be located as far as possible from existing houses and the church. Noise levels would diminish rapidly with distance from the construction site at a rate of approximately 6 dBA per doubling of distance.

d. Machinery, including motors, shall be turned off when not in use.

e. Mobile equipment shall not be allowed to run idle near existing residences and the church.

f. Property owners within 200 feet of major construction areas shall be notified of the construction schedule in writing prior to construction; the project sponsor shall designate a "disturbance coordinator" who shall be responsible for responding to any local complaints regarding construction noise; the coordinator (who may be an employee of the developer or general contractor) shall determine the cause of the complaint and shall require that reasonable measures warranted to correct the problem be implemented; and a telephone number for the noise disturbance coordinator shall be posted conspicuously at the construction site fence and included on the notification sent to neighbors adjacent to the site along with the permitted hours of construction.

g. Temporary noise barriers shall be installed on the project site during construction of Phase II. Noise barriers would be installed between the limits of the Phase II area parallel to the adjacent residential units along 69th Avenue to reduce increases in ambient noise levels due construction activities. These noise barriers may include the use of noise absorbing blankets or several layers of

plywood, or other appropriate noise attenuating material. Barriers shall be at least ten feet in height along the project edge of Phase II and shall be tall enough to break the line of sight between the residential units and project construction. Such barriers would generally reduce noise levels by about 5 to 10 dB(A).

NO-1.2 Implement Best Management Practices for Pile Driving Noise. The project contractor(s) shall implement, but not be limited to, the following best management practices:

a. In the event that construction activities such as pile driving, which inherently produce loud, pulsating noise, are required, other techniques such vibratory pile driving or cast-in-place piles shall be utilized.

b. Require at least 30 days written notice to surrounding residents and businesses (minimum of 300 foot radius) of proposed pile driving activity and estimated duration.

c. Pile driving or other extreme noise generating activity (90 dBA or above) shall be limited to between 8:00 am to 4:00 pm, Monday through Friday, with no pile driving or other extreme noise-generating activity permitted between 12:30 and 1:30 pm., or other mid-day hour as established and noticed. Pile driving or other extreme noise generating activity is prohibited on Sundays and holidays. Pile driving on Saturdays will be evaluated on a case by case basis, with criteria including the proximity of residential uses and a survey of residents' and businesses' preferences for whether Saturday activity is acceptable if the overall duration of the pile driving is shortened.

c. To further mitigate potential pile driving and/or other extreme noise generating construction impacts, site-specific noise attenuation measures shall be further developed and then implemented under the supervision of a qualified acoustical consultant. This plan shall be based on the final design of the project and shall be submitted for review and approval by the City to ensure that maximum feasible noise attenuation is achieved. The following measures are likely to be necessary if pile driving is used:

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- i. "Quiet" pile driving technology shall be used where feasible, considering geotechnical, structural requirements, and other conditions; and
- ii. The effectiveness of noise attenuation shall be evaluated by taking noise measurements during construction.

Monitoring Responsibility, Implementation and Time Frame for NO 1.1 and 1.2: City Building Services Division and Planning Division; to be implemented by the Project Sponsor's construction manager or other on-site construction personnel throughout the course of construction.

Air Quality

AQ-1-1 Implement Construction Dust Control Measures. The project sponsor shall require the following practices be implemented by including them in the contractor construction documents:

- a. Water all active construction areas at least twice daily.
- b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard.
- c. Pave, apply water three times daily, or apply non-toxic soil stabilizers on all unpaved access roads, parking areas, and staging areas at the construction sites.
- d. Sweep daily (with water sweepers) all paved access roads, parking areas, and staging areas at the construction sites.
- e. Sweep public streets adjacent to construction sites daily (with water sweepers) if visible soil material is carried onto the streets.
- f. Hydroseed or apply non-toxic soil stabilizers to inactive construction areas (previously graded areas inactive for ten days or more).
- g. Enclose, cover, water twice daily, or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.).
- h. Limit traffic speeds on unpaved roads to 15 miles per hour.

- i. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
- j. Replant vegetation in disturbed areas as quickly as possible.
- k. Install wheel washers for all exiting trucks or wash off the tires or tracks of all trucks and equipment leaving the construction site.
- l. Install wind breaks at the windward sides of the construction areas.
- m. Suspend excavation and grading activities when wind (as instantaneous gusts) exceeds 25 miles per hour.

Monitoring Responsibility, Implementation and Time Frame for AQ 1.1: City Building Services Division and Planning Division; to be implemented by the Project Sponsor's construction manager or other on-site construction personnel throughout the course of construction.

Cultural Resources

CR-1.1 Formulate and Implement Archaeological Monitoring Plan. As part of the submittal for grading and/or building permits for the project, the project sponsor shall formulate and implement a general archaeological monitoring plan during construction. This plan shall require that a qualified archaeologist, retained by the project sponsor, monitor construction activities that may cause an adverse change to significant subsurface historical resources, as defined by Public Resources Code § 5020.1(j). The plan shall be reviewed and approved by the City prior to the issuance of a building or grading permit for the proposed project.

CR-1.2 Require Mitigation for Discovery of Cultural Resources during Excavation or Construction. If archaeological or prehistoric materials are encountered during project excavation or construction, the following actions shall be taken:

- a. Construction or excavation activity in the immediate vicinity of the resource shall be immediately diverted until the City and a qualified archaeologist or cultural consultant have evaluated the

potential material. Project personnel shall not alter any of the uncovered materials or their context.

- b. If human burial or disassociated human bone is encountered, current state law requires that the County Coroner be called immediately. All work must be halted in the vicinity of the discovery until the Coroner's approval to continue work has been received.
- c. If archaeological or cultural materials are discovered and the City and consulting archaeologist make a determination that the materials are unique based on the definition provided in Public Resources Code § 21083.2(g), the City and the project, in consultation with the cultural resources expert, shall make a reasonable effort to avoid damaging effects, as contained in Public Resources Code § 21083.2(B).
- d. If the City determines that the avoidance, the creation of an easement, or capping are not feasible, a qualified cultural resource expert shall prepare a plan for mitigation in accordance with the provisions of Public Resources Code § 21083.2(c) which shall be submitted to the City for review and approval. Its implementation shall be a condition of approval.

CR-2.1 Redesign Portions of the Project as Necessary to Avoid Historic Resources. If a property on the project site is determined to meet one or more of the criteria for National Register eligibility, then the project sponsor shall redesign the project to avoid the impact to the historic resource.

Monitoring Responsibility, Implementation and Time Frame for CR 1.1, 1.2 and 2.1: City Planning Division; to be implemented by the Project Sponsor; the archaeological monitoring plan shall include all provisions of CR 1.2. Plan shall be submitted prior to the first grading permit issued for project construction. The monitoring plan shall be made a part of the construction documents and retained by the City with a copy on-site. The construction manager or other on-site construction personnel shall implement the plan throughout the course of construction. CR 2.1 shall be monitored by the City Planning Division; if required, the Project Sponsor shall amend the project to avoid the historic resource impact under the review of

the Planning Division and at the approval of the Planning Director, prior to the issuance of a building permit for that portion of the project.

Hazardous Materials

HM-1.1 Perform Pre-Construction Hazardous Materials Surveys and Manage Properly if Hazardous Materials are Identified. All structures designated to have suspect hazardous building materials removed during demolition or renovation should be inspected by a qualified inspector. Abatement of ACBMs and/or lead paint shall be implemented prior to demolition or renovation. Any PCB-containing equipment or fluorescent lights containing mercury vapors should be removed and properly disposed.

HM-2.1 Prepare Site Health and Safety Plan. In the event that residual contaminated soil or groundwater is encountered during construction requiring further action by a RWQCB or other agency with jurisdiction, the project sponsor shall comply with the *Occupational Safety and Health Guidance Manual for Hazardous Waste Site Activities* regulatory requirements for hazardous materials/waste health and safety plans. The *Site Health and Safety Plan* shall establish policies and procedures to protect workers and the public from potential hazards posed by residual contamination issues at the site. The Plan shall include items applicable to site conditions, such as identification of contaminants, potential hazards, material handling procedures, dust suppression measures, personal protection clothing and devices, controlled access to the site, health and safety training requirements, monitoring equipment used during construction to verify health and safety of workers and the public, measures to protect public health and safety, and emergency response procedures. If contamination is present in the soil and/or groundwater proposed for the use of backfill or disposal, the handling and disposal of the contaminated soil and groundwater would be governed by the applicable local and federal hazardous materials regulations.

CONDITIONS OF APPROVAL

HM-2.2 Incorporate Site Design Elements to Eliminate Potential Exposure Pathways. By incorporating project design elements such as creating an impermeable surface cover over portions of the site that may contain contaminated soil, or by importing clean soil for use in open space areas, exposure pathways of potential residual contaminants in the soil and/or groundwater to future on-site receptors would either be eliminated or reduced to within acceptable health risk levels.

Monitoring Responsibility, Implementation and Time Frame for HM 1.1: The Building Services Division; the Project Sponsor shall submit evidence of hazardous materials survey and compliance with all Federal and State requirements for removal of ACBMs, lead paint and PCB containing equipment, if required, prior to receiving a demolition permit for any structure on the site or a building permit for any renovation of an existing structure.

Monitoring Responsibility, Implementation and Time Frame for HM 2.1 and 2.2: The Building Services Division and Planning Division; the Project Sponsor shall present all required clearances from the designated regional, state or federal agencies that all requirements and clearances pertaining to contaminated groundwater or soils have been completed prior to the issuance of a grading or building permit for the site. Any recommendations or requirements of these agencies shall be incorporated into the grading permit or building permit plans, as well as any design recommendations to minimize or eliminate potential exposure pathways.

Utilities and Service Systems

UT-2.1 Wastewater Capacity Analysis. As part of the public improvement plans for the project, an analysis shall be completed to confirm available wastewater capacity within the affected subbasins and specify replacement or rehabilitation improvements of the existing system to ensure that there is available capacity for the demand created by the project from the EBMUD interceptor system to the proposed project connection. These improvements shall be included in the final public improvement plans.

Monitoring Responsibility, Implementation and Time Frame for UT 2.1: The Public Works Agency and/or Engineering Services Division of the Building Division; the Project Sponsor shall submit all required analysis and information to confirm waste water capacity within the affected sub-basins. All required replacement or rehabilitation improvements to the existing systems shall be incorporated into the public improvement plans for the project and shall be approved by the Public Works Department prior to the issuance of an encroachment or public improvement permit (P-job) for the project.

UT-3.1 Prepare Construction Waste Diversion Plan. Prior to issuance of building permits, the project sponsor shall submit a diversion plan for review and approval by the Public Works Agency. The plan will specify the methods by which the development will make a good faith effort to divert 50 percent of the construction waste generated by the proposed project from landfill disposal. After approval of the plan, the project sponsor will implement the plan.

UT-3.2 Prepare Operational Waste Diversion Plan. Prior to the issuance of building permits, the project sponsor shall submit a diversion plan for review and approval by the Public Works Agency. The plan shall specify the methods by which the development will make a good faith effort to divert 50 percent of the solid waste generated by operation of the proposed project at buildout in 2006 and 75 percent of the solid waste generated by operation of the proposed project by 2010.

Monitoring Responsibility, Implementation and Time Frame for UT 3.1 and 3.2: The Building Services Division and Public Works Department; Prior to the issuance of any building permit, the project sponsor shall comply with City requirements for a construction waste diversion plan and this plan shall be implemented by the Project Sponsor throughout the course of construction. In addition, an operational waste diversion plan shall be prepared by the Project Sponsor prior to the issuance of any building permit (not including demolition) and shall be reviewed

and approved by the Public Works Agency as part of the building permit plan check process.

Aesthetics

AE-3.1 Incorporate Lighting Specifications that Control Excess Light and Glare. The project sponsor shall have a photometric study undertaken to define the appropriate level of lighting at the project site. The study shall consider the effects on neighboring properties and recommend that project lighting be designed to angle downward to specific targets to reduce spillover onto surrounding areas. These specifications shall be incorporated into the construction documents for the project. In addition, lighting along new streets shall be designed according to City of Oakland standards for street lighting.

Monitoring Responsibility, Implementation and Time Frame for AE

3.1: City Building Services Division and Planning Division; to be implemented by the Project Sponsor during the design development phase with recommendations incorporated into the first building permit plan check submittal. For public street lighting the Public Works Department and Building Services Division shall monitor and check that City standards have been met as part of the public improvement plan review.

5. Design Review Requirements for Phase Two Approval

a. Prior to issuance of building permit

As the design of the Phase Two is further developed, the design of the elements listed below shall be revised and submitted for review and approval by the Planning Director prior to issuance of the building permit. The Planning Director may exercise his/her standard authority to refer the design revisions to the DRC or to the Planning Commission.

- a. Entry stair design, materials and details for Area B.2 shall be integral to the building architecture, and include vegetation to soften the appearance. The project sponsor shall provide detailed plans, elevations and sections of the stairs that achieve the visual image portrayed in the Phase One submittal photographs of stair precedents and conceptual drawings.
- b. Nail-on windows shall be articulated to include either a two-inch minimum recess from the building façade or a trim with a minimum dimensional depth of two inches. The final design shall be approved by the Planning Director.

- c. The project sponsor shall provide adequate emergency access and safety lighting in both the public and resident-accessible spaces.
- d. The design shall ensure that the façade of the podium parking level is an integral component of the architecture and the streetscape and adequately addresses safety for pedestrians along this frontage, and within the garage. Any grilles and lighting should use materials and details consistent with other portions of the exterior facades. Grille work, in particular, shall include visually attractive design and details. In addition, the exterior wall at this level should be adequately landscaped to soften the blank façade. The final design shall be approved by the Planning Director.
- e. The design of the fences, gates and screens shall ensure safety, visibility, high-quality design and durability. The design of all fences and gates proposed in various parts of the site shall be submitted and shall be designed to be harmonious with the architecture.
- f. Plans shall be submitted for approval showing the design, materials and planting of the group open spaces, the street frontage landscaping, the design of the entry plazas, streetscaping within the public right-of-way and any other open space/landscaped areas within the project site.
- g. The materials and installation methods shall be detailed to provide a durable, long-lasting building façade, particularly at the base of the buildings. Final material selections shall be submitted for review and approval.
- h. The final color schemes for all areas of Phase Two must be submitted for review and approval. These schemes shall utilize different color combinations so that the buildings do not appear as uniform. The colors shall also transition on the buildings in order to break up their massing.
- i. The horizontal bands on the buildings in Area B.2 are an important element of the design. Details must be provided showing the treatment and depth of these bands.
- j. In order to provide a better sense of proportion for the window trim, wider window stiles shall be provided in Area B.2 which are consistent with the width of the window rails.
- k. To the extent feasible more pairings of windows shall be provided in Areas C.1.a and D.1, particularly on the street-facing elevations, rather than narrow single windows.
- l. The treatment on the west elevations of Areas C.1.a and D.1 is very blank and needs to be broken up visually. These elevations shall be revised to incorporate windows, recesses in plane, and/or variety in materials and colors. In addition, some landscaping such as vines shall be provided at the base of the buildings in order to deter graffiti on these long blank walls.
- m. The treatment of the porches in Areas C.1.a and D.1 shall be revised to be more consistent with Craftsman-style architecture. In particular, the projecting bays with shed roofs over the porches shall be refined to be more consistent with the rest of the design.

6. Modification of Conditions or Revocation

a. Ongoing.

The City Planning Commission reserves the right, after notice and public hearing, to alter Conditions of Approval or revoke this conditional use permit if it is found that the

approved facility is violating any of the Conditions of Approval or the provisions of the Zoning Regulations, or operates as or causes a public nuisance.

7. Recording of Conditions of Approval and Mitigation Monitoring Plan

a. Prior to issuance of building permit or commencement of activity.

The project sponsor shall execute and record with the Alameda County Recorder's Office a copy of these conditions of approval and the mitigation monitoring plan on a form approved by the Zoning Administrator. Proof of recordation shall be provided to the Zoning Administrator.

8. Reproduction of Conditions and Mitigations on Building Plans

a. Prior to issuance of building permit.

These conditions of approval and the Mitigation Monitoring Plan shall be reproduced on page one of all plans submitted for a building permit for this project.

9. Indemnification

a. Ongoing.

The project sponsor shall defend, indemnify, and hold harmless the City of Oakland, its agents, officers, and employees from any claim, action, or proceeding (including legal costs and attorney's fees) against the City of Oakland, its agents, officers or employees to attack, set aside, void or annul, an approval by the City of Oakland, the Office of Planning and Building, Planning Commission, or City Council. The City shall promptly notify the project sponsor of any claim, action or proceeding and the City shall cooperate fully in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding.

10. Recycling Space Allocation Requirements

a. Prior to issuance of building permit

The design, location and maintenance of recycling collection and storage areas shall substantially comply with the provision of the Oakland City Planning Commission "Guidelines for the Development and Evaluation of Recycling Collection and Storage Areas", Policy 100-28 and with the recycling space requirements of the Planning Code.

11. Court Width Requirements

a. Prior to issuance of building permit

The required minimum court widths shall comply with Section 17.108.120 of the Zoning Regulations. If the required minimum court widths are not met, the Planning Director will determine whether sufficient width is provided to allow for light and privacy to units, and if deemed appropriate the reduced court width may be included in the waiver of setback requirements that is included in the Planned Unit Development approval for Phase Two.

12. Parking Study

a. Prior to issuance of building permit

The project sponsor shall have a parking study prepared by an independent traffic engineer to determine whether the proposed layout and dimensions of the parking garage

are functional, or whether revisions are needed. This parking study shall be submitted for the review and approval of the Planning Director.

13. Lighting Plan

a. Prior to issuance of building permit

A lighting plan for the exterior of the project shall be submitted for review and approved by the Planning Director. The lighting plan shall include the design and location of all exterior and parking garage lighting fixtures or standards, and said lighting shall be installed such that it is adequately shielded and does not cast glare onto adjacent properties.

14. Landscape, Streetscape, Open Space, and Plaza Plans

a. Prior to issuance of building permit.

The project sponsor shall submit a schematic master landscape plan for the entire Master Plan to the Planning Director for review and approval prior to the issuance of any building permits for Phase Two. This plan shall include:

- a. Complete soils information, including soil preparation and amendment specifications, soil particle size for existing site soils and imported soils, representative soils and water table tests confirming the suitability of the site for the plant materials selected.
- b. Details and specifications for other landscaping features such as street furniture, rocks, and any water features.
- c. Design and specifications for the public pathways throughout the site.

Prior to the issuance of a building permit for any unit in Phases Two and Three and the For-Sale Phase, a final landscape plan shall be submitted for that phase, based on the results, requirements, information, and recommendations contained in the master schematic plan, and including but not limited to the following:

- aa. Detailed irrigation plans, planting details such as location, number and sizes of the plant materials, and the specifications for planting.
- bb. Street tree planting specifications.
- cc. Specifications for driveway, motor court and other hard slope areas, paving and other surface treatments.
- dd. A detailed landscape maintenance plan for each phase, including short and long term plant and tree care, irrigation system maintenance, and other information to assure that the landscape plan will be successfully established.

Both the master schematic plan and each successive final landscape plan shall be independently reviewed and approved by a qualified landscape architect and other

professional consultant, as deemed required by the Planning Director, at the project sponsor's expense.

15. Water, Wastewater and Storm Sewer Service

a. Prior to issuance of building permit

The project sponsor shall provide the necessary information to the Public Works Agency, Design and Construction Services Division to confirm the existing capacity of the water, wastewater and storm service systems that serve the project site and the projected project demand. The project sponsor shall be responsible for payment of the required installation or hookup fees to the affected service providers. The project sponsor shall also be responsible for payment of sewer and/or storm water improvement fees as required by the Public Works Agency.

16. Drainage and Hydrology Requirements

a. Prior to the issuance of a building or grading permit for Phase Two

The applicant shall prepare a master site drainage and grading plan that meets the standards and requirements as set forth in the MMRP. The final design for the stormwater system may include an increase in the on-site capacity and/or refinement of the off-site drainage system in the area, as determined by the Public Works Department. In designing the master site drainage and grading plan, the all standards shall be met in the revised Clean Water Act requirements as established by the Regional Water Quality Control Board ("RWQCB") in the latest draft version of such requirements or, if approved as of the date the grading permit application is filed, any final version of such requirements. The plan shall also include hydrologic review and confirmation of seasonal wet weather conditions for conveyance of the storm water flow and provisions for an inspection, monitoring and maintenance process throughout the course of grading, construction and post-construction activity to assure that the approved drainage plan and other related measures are functioning properly.

17. Special Inspector

a. Throughout construction

The project sponsor may be required to pay for on-call special inspector(s) as needed during the times of most intense construction or as directed by the Building Official. Prior to issuance of the demolition permit, the project sponsor shall establish a deposit with the Building Services Division to fund a special inspector who shall be available as needed, as determined by the Building Official or the Planning Director.

18. Litter Control

a. Prior to issuance of building permit

A litter control plan that ensures that the premises and surrounding area are kept free of litter shall be submitted to and approved by the Zoning Administrator. The Plan shall include, but not be limited to:

- Distribution of proposed locations of litter receptacles on site and in the public right-of-way; and

- A management schedule for keeping the premises and surrounding area in a one-block radius free from litter originating from the operation of the future commercial activities; and
- Sweeping and trash collection of the premises, the public sidewalk, and the gutter area of the public street immediately adjacent to the project, as needed to keep the area free of litter.

19. Exterior Pay Phones

a. On-going

There shall be no exterior pay telephones located on the project site without obtaining a pay phone permit.

20. Master Improvement Plan and Improvements in the Public Right-of-Way

a. Prior to Finalization of P-Job for Phase Two

The project sponsor shall submit a detailed improvement plan for the Master Plan prepared by a licensed Civil Engineer, with all conditions and requirements as set forth in these Conditions of Approval for the private property and the public rights of way, including but not limited to curbs, gutters, pedestrian ways, sewer laterals, storm drains, street trees, paving details, locations of transformers and other above ground utility structures, the design, specifications and locations of the water pumping facilities required by the East Bay Municipal Utility District (EBMUD), street lighting, on-street parking and accessibility improvements required to comply with all applicable City standards, including the approved landscape plans, the design of the pedestrian paths, and the street tree locations and planting specifications. This plan shall be reviewed and approved by the City Engineer and used as the confirmation of compliance with subsequent phased final improvement plans in Condition of Approval 2.

b. Prior to Finalization of P-Job for Phase Two

Concurrently with the master improvement plan, the applicant shall submit an interim set of improvements and for the reconfigured Coliseum Gardens Park, including but not limited to a useable lawn area, play equipment, picnic benches, and access paths so that the area can be used by the community to the greatest practical extent until the permanent improvements are funded. This plan shall be reviewed and approved as part of the P-job permit for Phase Two, and shall be implemented prior to the issuance of final occupancy permits for the final set of units of Phase Two.

21. Electrical Facilities

a. Prior to Installation

All electrical and telephone facilities, fire alarm conduits, street light wiring, and similar facilities shall be placed underground. Electric and telephone facilities shall be installed in accordance with standard specifications of the servicing utilities. Street lighting and fire alarm facilities shall be installed in accordance with the standard specifications of the Building Services Division.

22. Tree Removal Permit

a. Prior to issuance of the demolition or grading permit

The project sponsor must obtain a tree removal permit, and/or tree protection permit as needed, from the Office of Parks and Recreation, and abide by the conditions of that permit, prior to construction adjacent to, or removal of, any protected trees located on the project site or in the public right-of-way adjacent to the project site.

23. Creek Protection Permit

a. Prior to issuance of the demolition or grading permit

The project sponsor must obtain a creek protection permit, and abide by the conditions of that permit, prior to construction adjacent to any protected creek located on or adjacent to the project site.

24. Tentative Tract Map

a. Prior to approval of Final Tract Map

The attached memos from Fire Prevention and Engineering Services related to Tentative Tract Map 7488 dated December 12, 2003 and December 16, 2003 are included as Conditions of Approval for the Tentative Tract Map. The Final Tract Map shall In addition, the following conditions apply:

- a. The maximum number of residential units for the approved project is 283. Any minor revision of the internal circulation plan or lot layout shall be subject to the review and approval of the Planning Director at least 45 days prior to filing of each final map.
- b. The project sponsor shall revise the Final Tract Map prior to approval becoming effective, as follows by adding the following notes:

Note 1: Roadways – All roadways shown on this plan are proposed to be public and offered for dedication to the City of Oakland.

Note 2: Dimensions - Dimensions shown are minimum and may change during final design.

Note 3: The Conditions of Approval and Mitigation Monitoring and Reporting Program for the PUD approved by the Oakland Planning Commission on January 7, 2004.

Note 4: Phasing: This project is proposed to be constructed in phases as set forth in the Conditions of Approval and Mitigation Monitoring and Reporting Program as approved by the Oakland Planning Commission on January 7, 2004. Phasing boundaries may be approved only upon written permission from the Planning Director.

Note 5: Street Names: Final street names shall be approved as set forth in the Conditions of Approval for the PUD as approved by the Oakland Planning Commission on January 7, 2004.

Note 6: Dedications, Easements and Right of Entry: Additional and specified dedication of property rights and rights of entry as necessary to accommodate all drainage facilities, sewer facilities, public utility easements, and other easements as may be necessary to properly serve the lots created shall be dedicated as part of the filing of future final maps.

Note 7: All utilities shall be installed underground according to the standards and requirements of the City of Oakland and the applicable utility.

- c. The Final Tract Map that is filed for the approved project shall include all easements necessary to provide access for public utility connections, public access easements for the park and pathways through the site, and the emergency access routes as required by the Fire Department.

25. Cooperation and Commitment of Resources to Secure Funding for Coliseum Park Permanent Improvements.

a. *Prior to issuance of building permit for Phase Two*

The project sponsor shall cooperate fully with the City in applying for grants and securing other funding for the permanent set of improvements to Coliseum Gardens Park. This cooperation shall include but not be limited to the commitment of staff resources in completion of grant applications, pursuing all funding sources, and cooperating during construction efforts to implement the approved permanent set of improvements to the greatest feasible extent.

APPROVED BY:

City Planning Commission: January 7, 2004 (date) 7 ayes, 0 noes (vote)

City Council: N/A (date) _____ (vote)



50 Frank Ogawa Plaza, Suite 3341
Oakland, CA 94612
(510) 238-3851 - VOICE
(510) 238-6739 - FAX

To: Zoning, Major Projects Division
Attn: Lynn Warner
From: Philip C. Basada, P.E.
Date: 12-12-03
Re: **TPM 7488 – Coliseum Gardens**

Summary:

The applicant proposes to develop a major housing project.

The following conditions are addressed in order to consider the level of safety needed and risks involved:

Notes on the general overview of the development plan:

1. Please obtain current water flow information from East Bay Municipal Utility District to determine adequacy of water supply for the size and type of construction of the proposed buildings. Deficiencies in fire flow require that the new structures be protected with an approved fire suppression system. This code provision allows 75% reduction of the required flow, provided 1500 gpm minimum at 20 psi for 2 hours is available. Ref. 2001 CFC Appendix III-A
2. Twenty-foot wide unobstructed access roads are required at all times. The last 150-foot reach to the farthest exterior walls shall be accessible to the responding fire crew with the last 50 feet of the 100-foot hose on a straight stream. The code allows parking on one or both sides of the streets at 30 or 40-foot wide streets, respectively. All fire apparatus access roads, including culverts protecting creeks and the road surface above water ways shall be capable of withstanding imposed loads of up to 65,000 pounds. Provide road signs restricting parking accommodations for fire truck access. The current road width designs for fire apparatus response considerations meet the standards of the adopted fire code of the city. These apply to the following main roads, i.e. Lion Way, Hawley Street, Leona Creek Drive, and the turning radii coming from 66th Avenue and 67th Avenue. A number of road approaches into the lots require more details. A scaled measurement reveals that dead-end approaches exceeding 150 feet long are not provided with required fire apparatus turnarounds. The detailed site plans of the clustered structures need to be clarified or resubmitted to meet Article 9 and Appendix III-B of the 2001 California Fire Code to resolve the impaired access and on-site hydrant issues. The water supply mains for meeting domestic and hydrant demand and fire hydrant distribution along the main roads were previously approved with the hydrant requirement along the dead-end access roads on hold – this on-site hydrant requirement at each site development of the phased construction will be required for the buildings they

- serve. This requirement applies to the separate permit/s when the specific building/s and on-site improvements are turned in for construction permits. It may be wise to consider providing the necessary water supply fittings upon confirmation of the exact building locations instead of making the necessary changes as each building is permitted for construction.
3. Additional on-site hydrants shall be provided where dead end access roads exceed 200 feet and where the farthest exterior walls on grade exceeds 150 feet from an approved street for fire apparatus access.
 4. Obtain property addresses for each structure from CEDA, Engineering Services. Post address signs per City standards.
 5. The Fire Department would like to know how many stories each structure is designed to. Where provided in the submitted vesting tentative map, the ladder truck is limited to serve 4 or more stories unless a 20-foot clear road width is provided and landscape trees would not hamper the boom ladder when extended to deploy at around 72 to 75 degrees from the horizontal. Other considerations remain to be examined once the complete site plan and building plans are submitted.

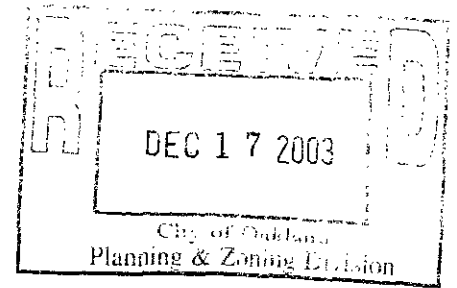
Notes on the new multi-use parking (S3) and residential (R1) structures above the podium:

1. A thorough building code analysis cannot be completed because of incomplete building data. It was assumed in our TRAC meeting that the main mixed-use parking structure supports three separate structures above the podium level: One is a separate two-level residential structure; the second structure is a two-level residential unit (2 stories) and a one single-level residential unit (at 3rd level) above the podium. The third building has single-level units on three stories. The type of construction need to be specified, building code calculations need to be shown to verify that the allowable maximum areas are not exceeded. The separation of exits is less than the ½ of the maximum diagonal distance in the portion of the building where the elevator is located. Our building plan check supervisor has pointed that at least a 30-foot required separation distance is needed from a required exit and the required exit stairs.
2. Overhead power cables and trees that line up the sidewalk shall obstruct fire ladder ground operations. Only trees that can grow no more than 30 feet high should be permitted or be trimmed at that height. The landscape architect needs to be informed to specify trees that at full height, will not obstruct the fire ladder truck from reaching the roof top or rescue windows above the third floor.
3. Key boxes need to be installed where there are gated entries.
4. Buildings on private lots shall be situated to allow fire apparatus access. The farthest exterior walls shall be within 150 feet of fire crew access and available water supply. See 2001 CFC Chapter 9, CFC Appendix III-A and III-B. A maximum hose length of 100 feet and a straight hose stream of 50 feet would be needed (from where a fire hydrant or fire truck is positioned) when trying to avoid the extra space for hammerheads or turnarounds. The location of the apparatus shall not exceed 150 feet of dead-end travel from a public street to allow no turnaround. The submitted site plans for the various phases of development would be subject to a detailed building and fire code review upon permit application. The final site plan for each cluster of structures needs to be re-verified.
5. The architect needs to specify the type of construction of the residential units above the enclosed parking that is presently assumed as Type I, FR. Verify/provide area separation walls when the maximum allowable areas are exceeded.

C I T Y O F O A K L A N D

Memorandum

TO: Zoning Division
ATTN: Lynn Warner
FROM: Engineering Services
DATE: December 16, 2003



RE: TENTATIVE TRACT MAP NO. 7488 LOCATED AT 66th/69th AVENUES

Please be advised that comments regarding the Tentative Tract Map should also be solicited from other interested departments including the Fire Marshall and Public Works design, underground, environmental services, traffic engineering, real estate and electrical divisions.

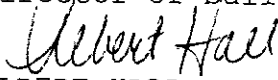
If Tentative Tract Map No. 7488 is approved by the Advisory Agency, Engineering Services wishes to impose the following conditions of approval:

1. Paragraphs shall be included in the owner's statement on the Tract Map reserving any private easements. Said easements shall be shown on the Final Map.
2. The proposed public streets, parks, easements, etc., shall be shown on the Final Map and paragraphs shall be included in the owner's statement dedicating said streets and easements to the City of Oakland. The City Clerk's Certificate shall include a paragraph accepting said dedications.
3. Prior to approval of the Tract Map for recordation a Private Jobs permit and a Grading permit shall be obtained for the tract improvements including but not limited to proposed public streets, drainage and sanitary sewer improvements. A subdivision agreement shall be executed and the required bonds shall be posted. All improvements shall be constructed in accordance with City of Oakland Standards (see "Subdivision Standard Requirements" attached).
4. A soils report shall be submitted with the Subdivision improvement plans.
5. Prior to the approval of the Private Jobs permit, a Creek Protection permit shall be obtained and the requirements and recommendations contained in it shall be incorporated in the design of the subdivision improvements.

6. Standard City monuments shall be shown on the proposed streets within the subdivision.
7. The Final Map shall contain a table listing all easements deemed unnecessary and proposed to be abandoned as a part of the subdivision. The table shall list the purpose of the easement and the recordation information.
8. Prior to the approval of the Final map and pursuant to Section 12.28.090 of the Oakland Municipal Code, the railroad spurs in 69th and Snell Avenues shall either be removed, or the required removal shall be made a part of the subdivision improvement plans and Subdivision Agreement and bonded accordingly.

by:

CALVIN N. WONG
Director of Building Services


ALBERT HALL
Engineering Services

**DESIGN REVIEW SUBMITTAL
COLISEUM GARDENS
PHASE 2
AREA B.2**

ADDENDUM

(DECEMBER 15, 2003)

**OAKLAND COLISEUM HOUSING PARTNERSHIP L.P.
KODAMADISENO ARCHITECTS AND PLANNERS**

COLISEUM GARDENS

PHASE 2
OAKLAND COLISEUM HOUSING PARTNERSHIP L.P.

KODAMADISENO ARCHITECTS & PLANNERS, INC.

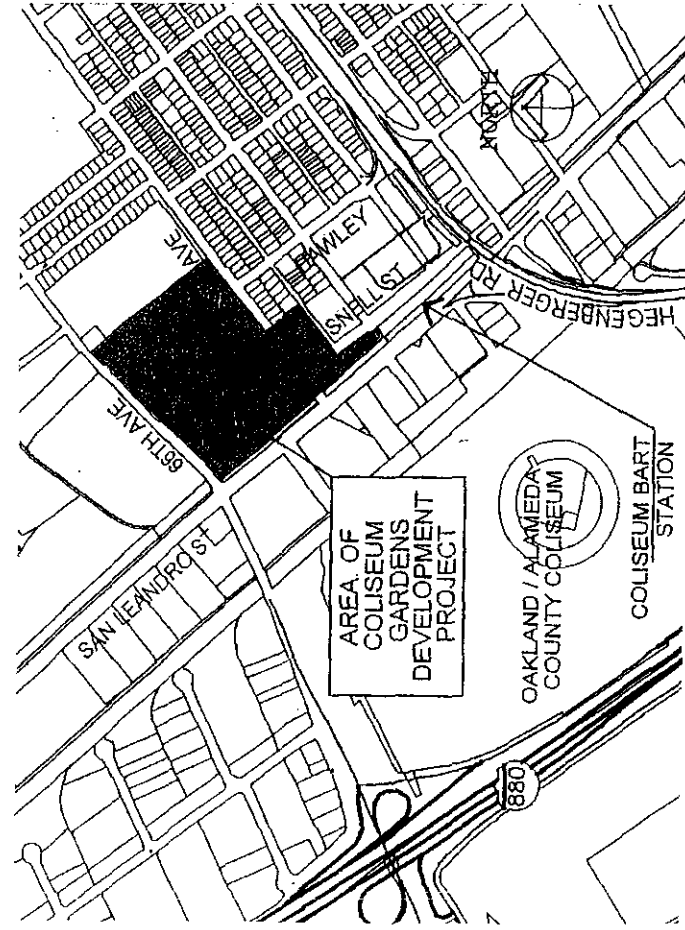
YHLA ARCHITECTS

PYATOK ARCHITECTS, INC. MASTER PLAN

Drawing Index:

1. Drawing Index & Vicinity Map
2. Development Phasing Plan
3. Development Master Plan
4. Phase 2 Site Plan
5. Area B.2 / Site Plan
6. Area B.2 / Building Plan - Ground Level Plan
7. Area B.2 / Building Plan - Second Level
8. Area B.2 / Building Plan - Third Level
9. Area B.2 / Building Plan - Fourth Level
10. Area B.2 / Building Elevation at 69th Avenue
- 10.1 Area B.2 / Building Elevations
11. Area B.2 / Building Elevation at Private Driveway
- 11.1 Area B.2 / Building Elevations
12. Area B.2 / Building Elevation at Leona Creek Drive
- 12.1 Area B.2 / Building Elevations
13. Area B.2 / Window Schedule
- 13.1 Area B.2 / Window Details
14. Area B.2 / Building Section-Elevation at Courtyard
15. Area B.2 / Perspective View from 69th Avenue
16. Area B.2 / Apartment Unit Plans
17. Area B.2 / Apartment Unit Plans
18. Area B.2 / Apartment Unit Plans
19. Area B.2 / Apartment Unit Plans

Development Vicinity Map



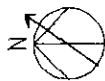


COLISEUM GARDENS

PHASE 2
OAKLAND COLISEUM HOUSING PARTNERSHIP L.P.

KODAMADISENO ARCHITECTS & PLANNERS

PYATOK ARCHITECTS, INC. MASTER PLAN



DEVELOPMENT LOCATION

2

14 NOVEMBER 2003



Coliseum Gardens
Development Area
Existing OHA Coliseum
Garden Property



6

COMMUNITY & ECONOMIC DEVELOPMENT CMTE

JAN 27 2004

COLISEUM GARDENS

PHASE 2

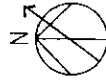
OAKLAND COLISEUM HOUSING

PARTNERSHIP L.P.

KODAMADISENO ARCHITECTS & PLANNERS

PYATOK

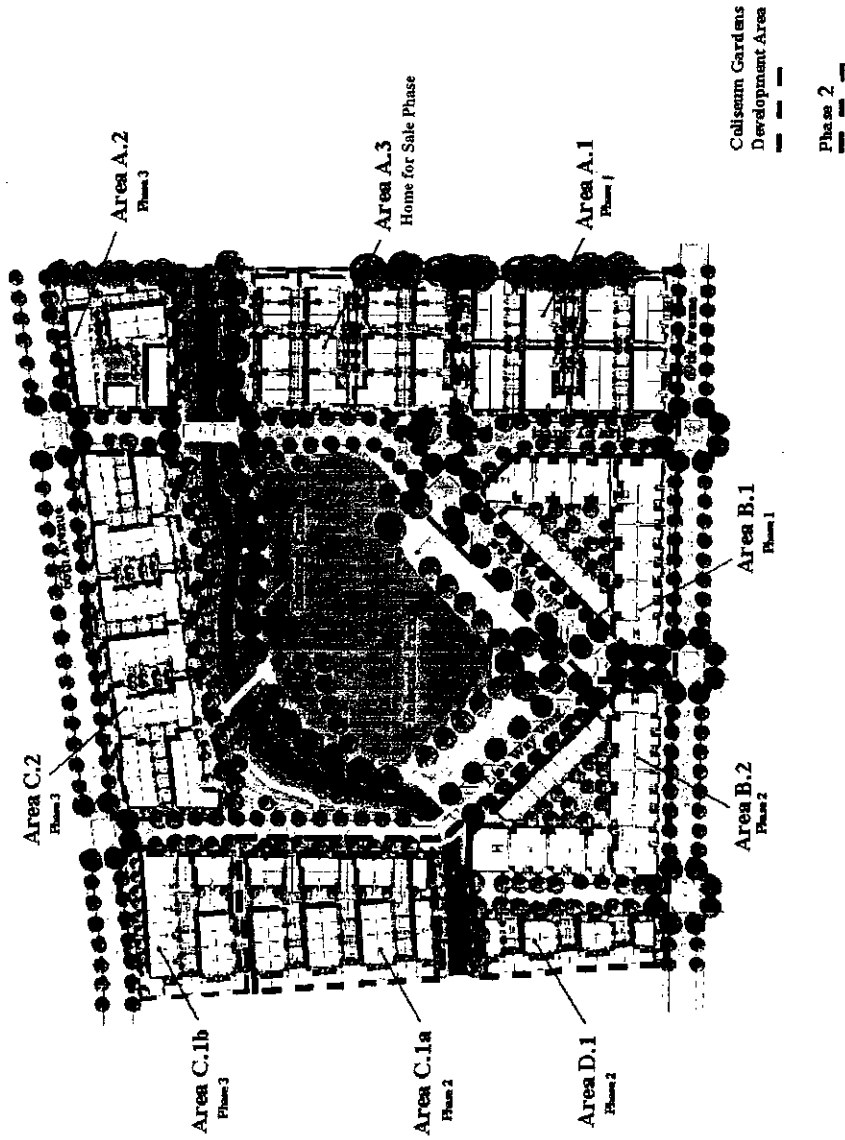
ARCHITECTS, INC. MASTER PLAN

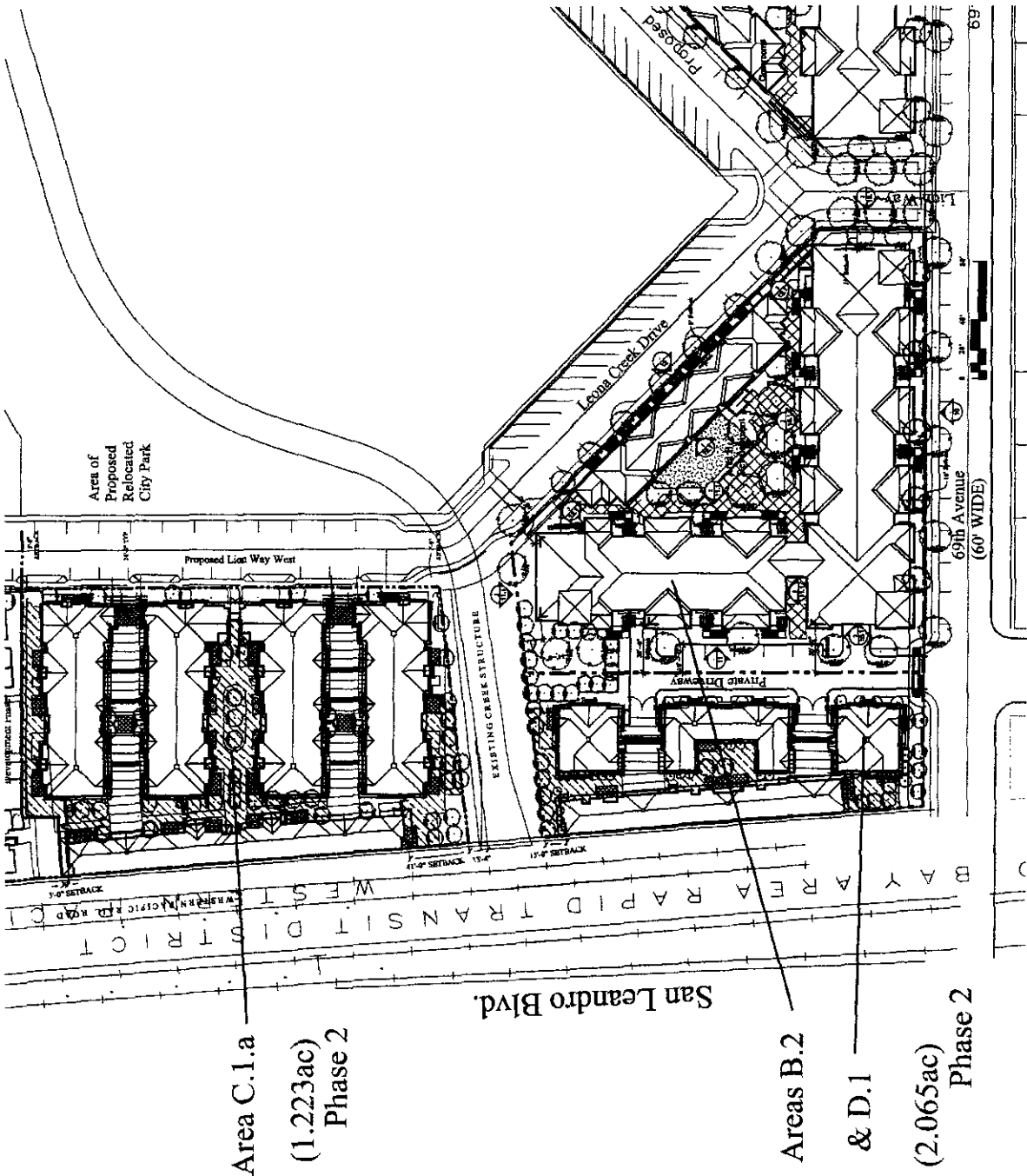


MASTERPLAN

3

15 DECEMBER 2003





COLISEUM GARDENS

PHASE 2
OAKLAND COLISEUM HOUSING PARTNERSHIP L.P.

KODAMADISENO ARCHITECTS & PLANNERS
YHLA ARCHITECTS



PHASE 2 SITE PLAN

PHASE 2
Area B.2
Development
1.2139 acres
67 units
Parking
On Street - 20
On Street Shared - 20
Off Street - 5
Off Street Garage - 69

Area C.1a
Development
1.24 acres
42 units
Parking
On Street - 7
Off Street - 43

Area D.1
Development
0.63 acres
18 units
Parking
On Street - 2
Off Street - 18

Area C.1.a
 (1.223ac)
 Phase 2

Areas B.2
 & D.1
 (2.065ac)
 Phase 2

San Leandro Blvd



COLISEUM GARDENS

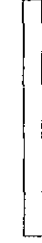
PHASE 2
OAKLAND COLISEUM HOUSING PARTNERSHIP L.P.

KODAMADISENO ARCHITECTS & PLANNERS

AREA B.2



SITE PLAN

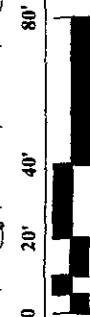
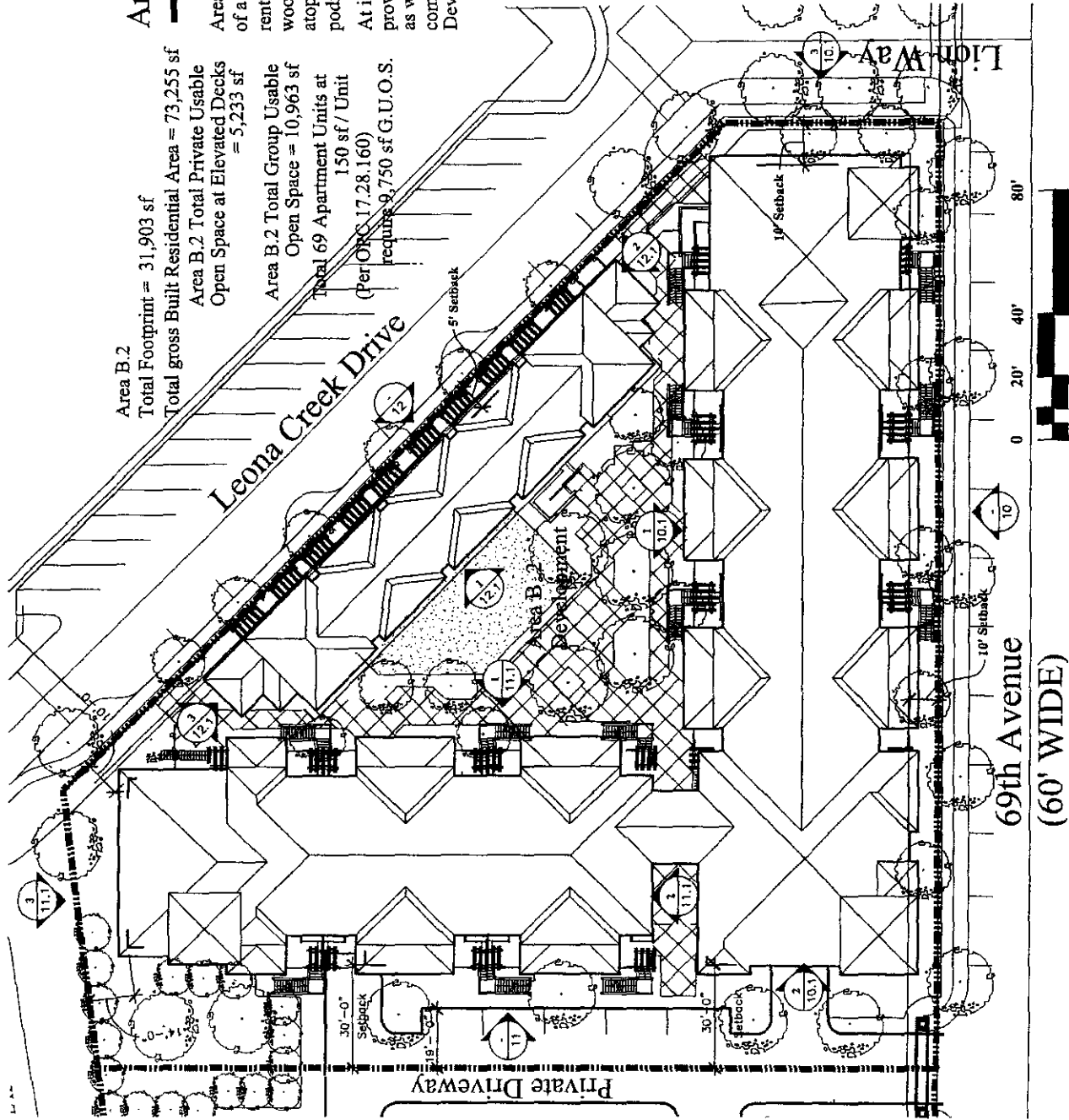


Area B.2 Development (1.2139 acres)

Area B.2 development will consist of a total of 69 Townhome and Flat rental units provided in 3 levels of wood framed 'Type V' construction atop 1 level of concrete 'Type I' podium construction.

At its grade level the design will provide 69 enclosed parking spaces as well as 8,917 sf of space for community Social Services and the Development's Management offices.

Area B.2
Total Footprint = 31,903 sf
Total gross Built Residential Area = 73,255 sf
Area B.2 Total Private Usable Open Space at Elevated Decks = 5,233 sf
Area B.2 Total Group Usable Open Space = 10,963 sf
Total 69 Apartment Units at 150 sf / Unit
(Per OPC 17.28.160)
requires 9,750 sf G.U.O.S.



69th Avenue
(60' WIDE)

Adjacent Area B.1 Development



COLISEUM GARDENS

PHASE 2

OAKLAND COLISEUM HOUSING PARTNERSHIP L.P.

KODAMADISENO ARCHITECTS & PLANNERS

ARCHITECTS & PLANNERS

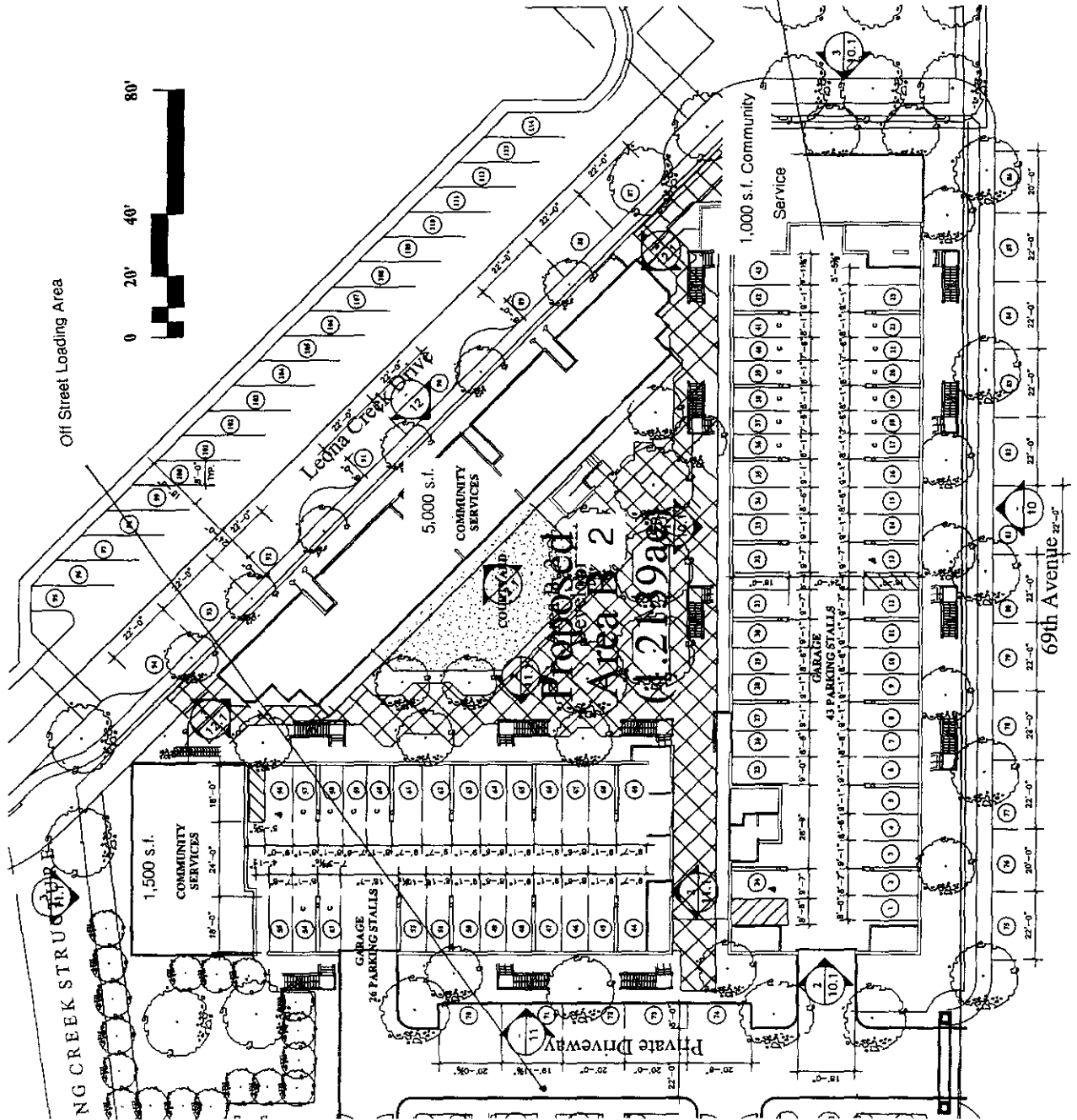
AREA B.2



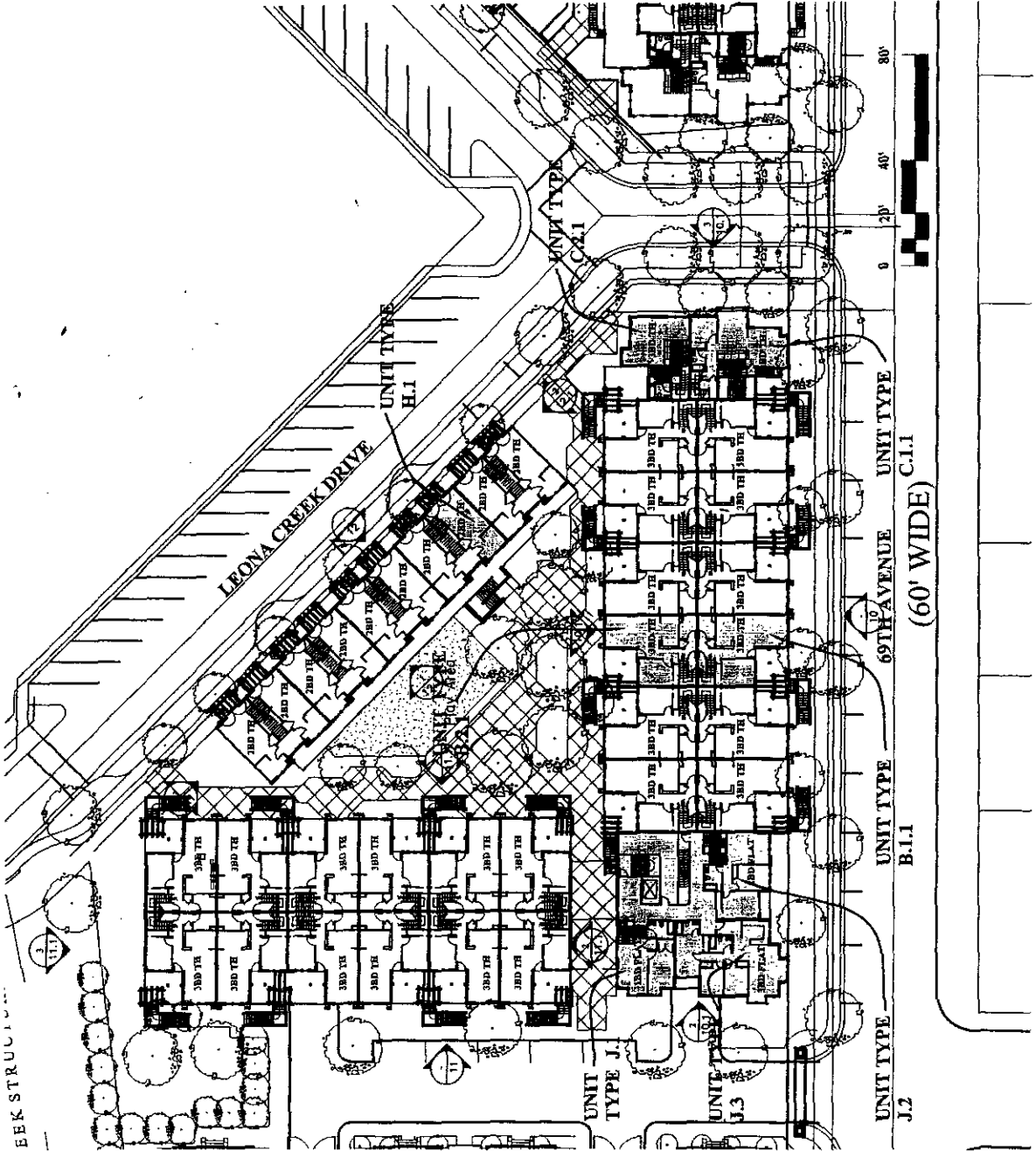
BUILDING PLAN GROUND LEVEL

6

15 DECEMBER 2003



SEE STRUCTURE



COLISEUM GARDENS

PHASE 2
OAKLAND COLISEUM HOUSING PARTNERSHIP L.P.

KODAMADISENO ARCHITECTS & PLANNERS

AREA B.2



BUILDING PLAN SECOND LEVEL

7

15 DECEMBER 2003



**COLISEUM
GARDENS**

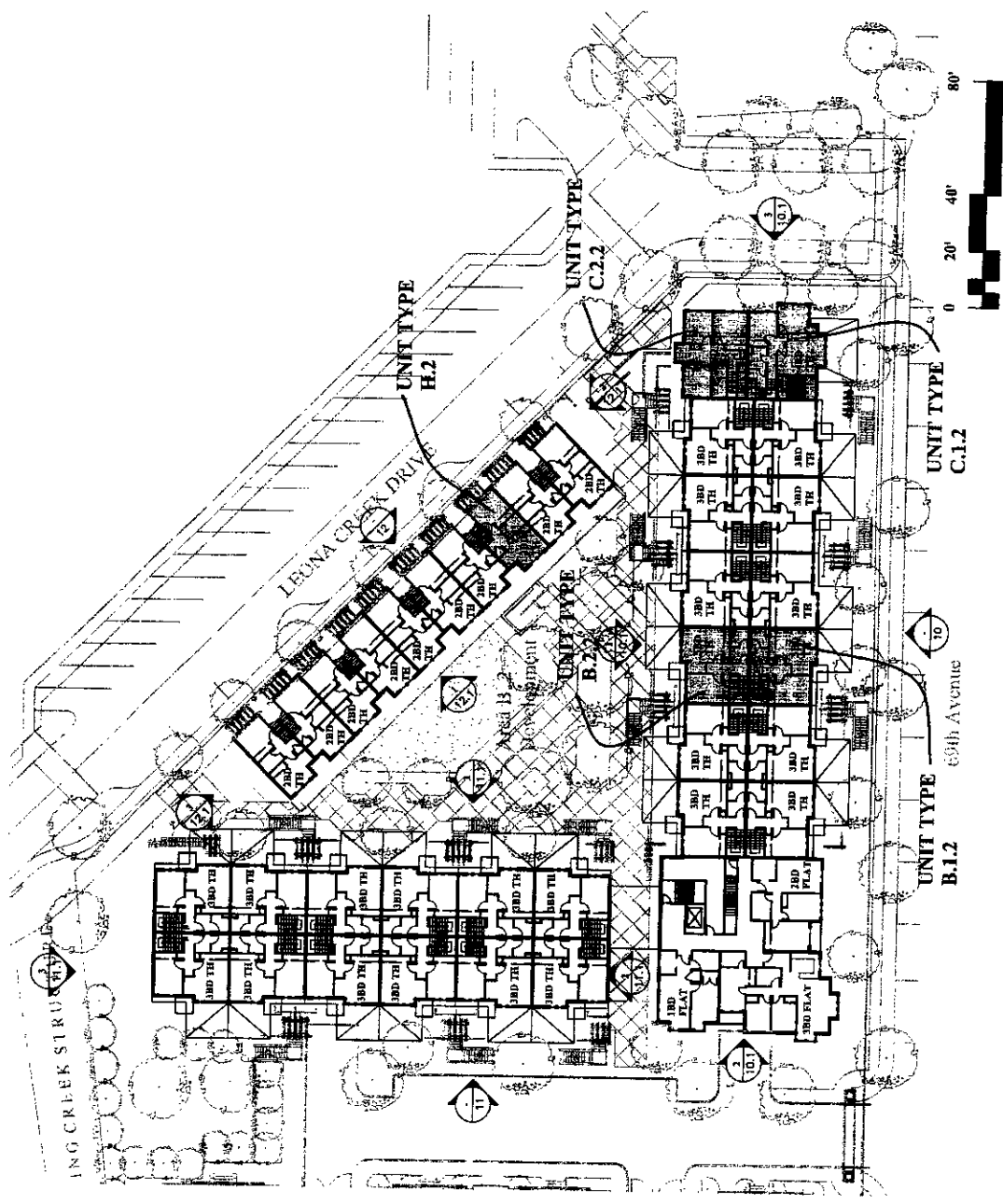
**PHASE 2
OAKLAND
COLISEUM
HOUSING
PARTNERSHIP L.P.**

**KODAMADISENO
ARCHITECTS &
PLANNERS**

AREA B.2



**BUILDING PLAN
THIRD LEVEL**





COLISEUM GARDENS

PHASE 2

OAKLAND COLISEUM HOUSING PARTNERSHIP L.P.

KODAMADISENO ARCHITECTS & PLANNERS

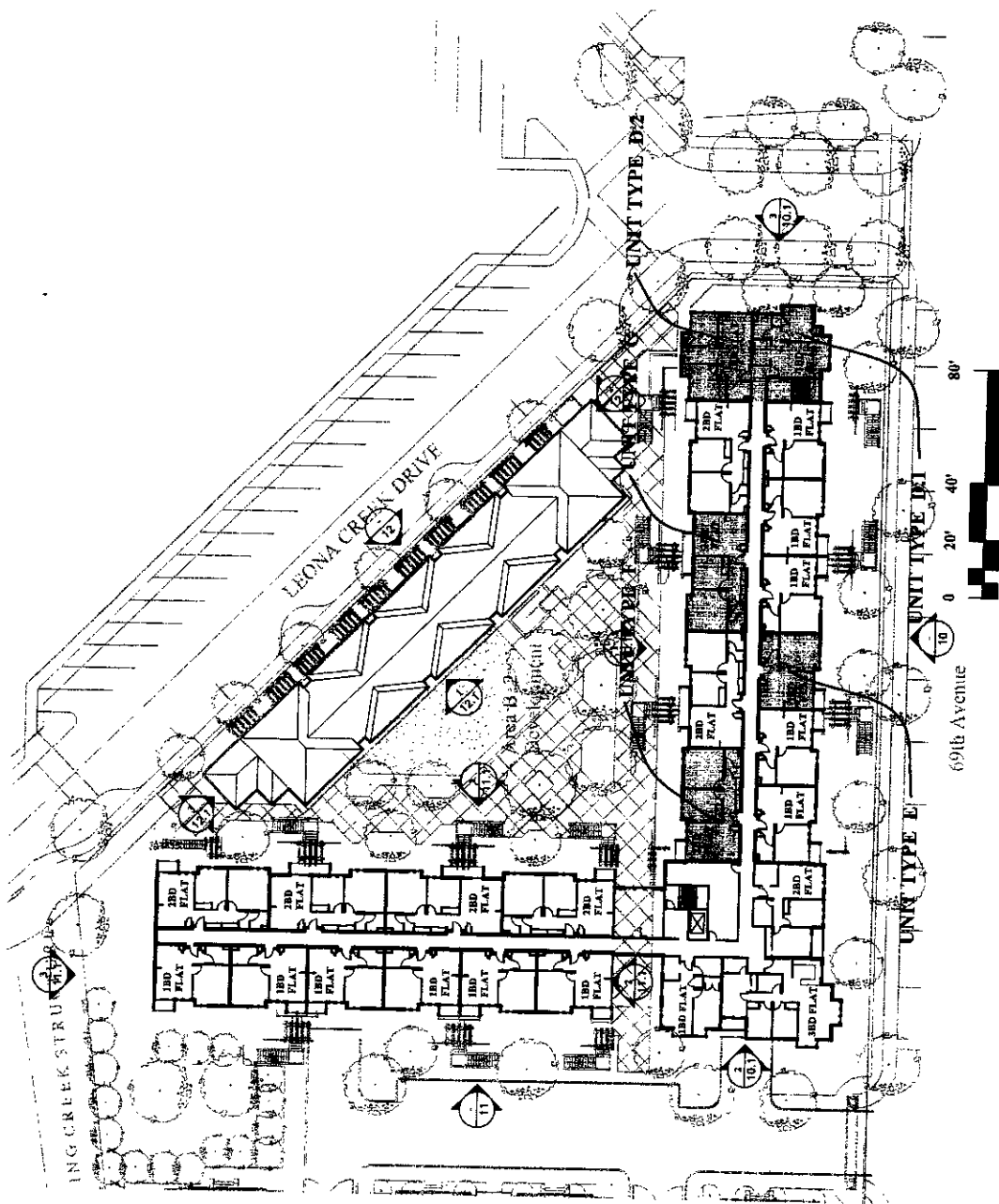
AREA B.2



BUILDING PLAN FOURTH LEVEL

9

15 DECEMBER 2003



COLISEUM GARDENS

PHASE 2
OAKLAND COLISEUM HOUSING PARTNERSHIP L.P.

KODAMADISENO ARCHITECTS & PLANNERS

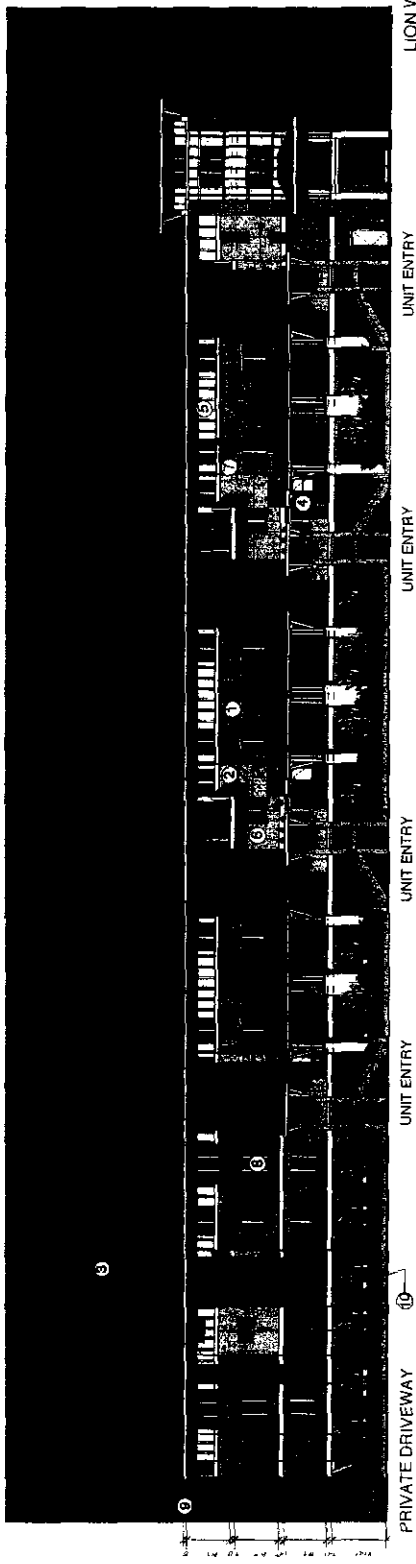
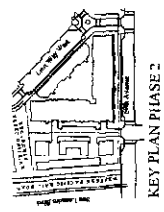
AREA B.2

ELEVATIONS

10

15 DECEMBER 2003

- ① STUCCO FINISH COLOR 1
- ② STUCCO FINISH COLOR 2
- ③ COMPOSITION ASPHALT SHINGLE ROOF
- ④ 4X WOOD BRACKETS
- ⑤ FIBER CEMENT BOARD PANEL WITH WOOD TRIM
- ⑥ 12X CONTINUOUS BAND
- ⑦ 10X CONTINUOUS BAND
- ⑧ 1/2" x 1" WINDOW WITH WOOD TRIM
- ⑨ WOOD FASCIA TRIM
- ⑩ GARAGE VENTILATION OPENING WITH ORNAMENTAL IRON GRILL



LION WAY

69TH AVENUE

PRIVATE DRIVEWAY

UNIT ENTRY

UNIT ENTRY

UNIT ENTRY

UNIT ENTRY

UNIT ENTRY

UNIT ENTRY

UNIT ENTRY

UNIT ENTRY

UNIT ENTRY

UNIT ENTRY



KEY PLAN PHASE 2

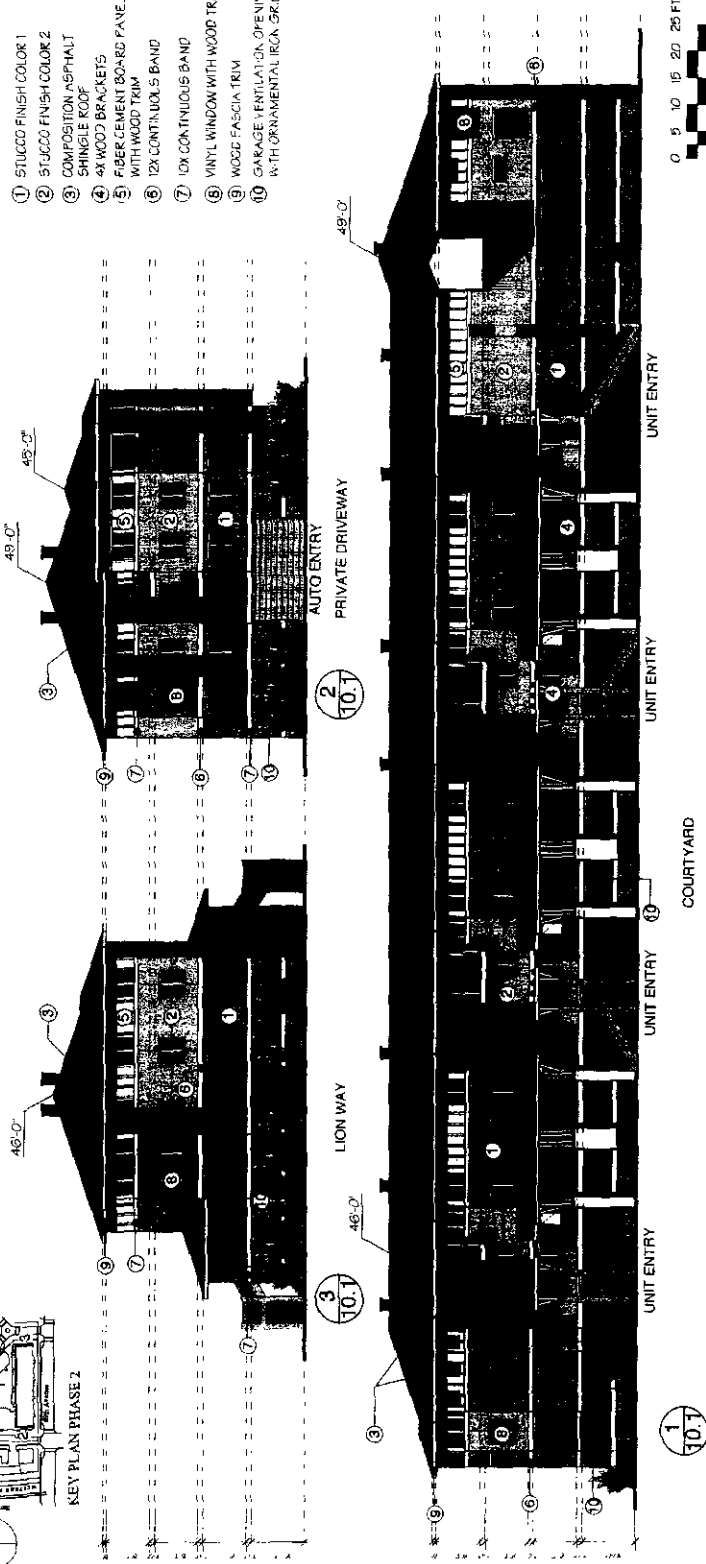
COLISEUM GARDENS

PHASE 2
OAKLAND COLISEUM HOUSING PARTNERSHIP L.P.

KODAMADISENO ARCHITECTS & PLANNERS

AREA B.2

- ① STUCCO FINISH COLOR 1
- ② STUCCO FINISH COLOR 2
- ③ COMPOSITION ASPHALT SHINGLE ROOF
- ④ 4X WOOD BRACKETS WITH WOOD TRIM
- ⑤ FIBER CEMENT BOARD FANE
- ⑥ 12X CONTINUOUS BAND
- ⑦ 10X CONTINUOUS BAND
- ⑧ VINYL WINDOW WITH WOOD TRIM
- ⑨ WOOD FASCIA TRIM GARAGE VENTILATION OPENING WITH ORNAMENTAL IRON GRILL



ELEVATIONS

10.1

15 DECEMBER 2003

COLISEUM GARDENS

PHASE 2
OAKLAND
COLISEUM
HOUSING
PARTNERSHIP L.P.

KODAMADISENO
ARCHITECTS &
PLANNERS

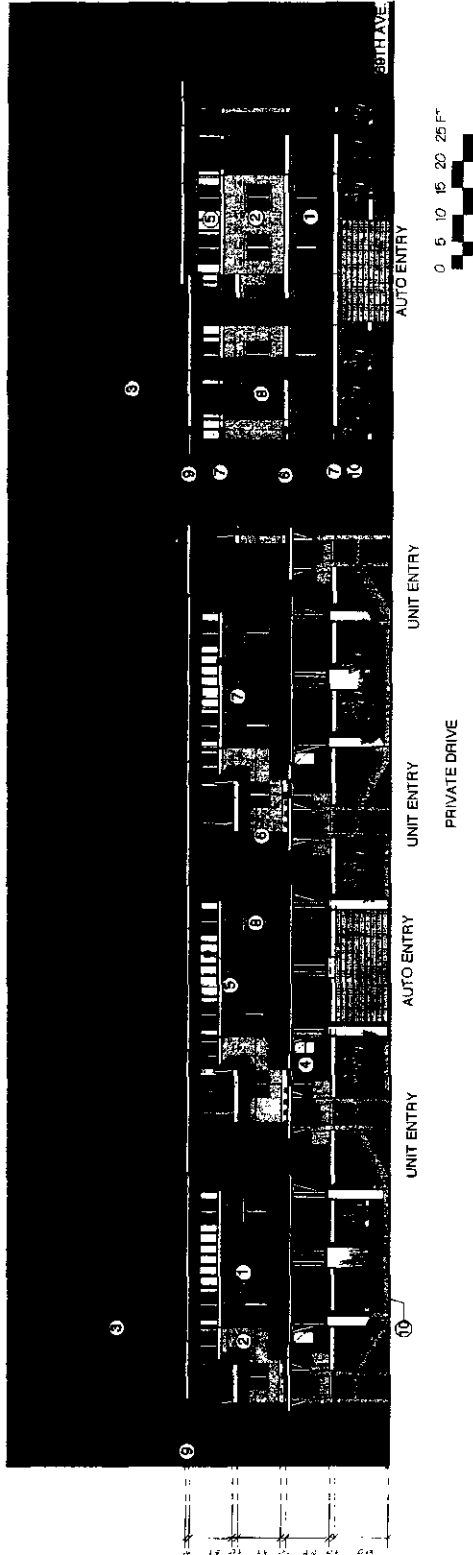
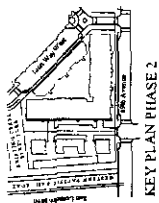
AREA B.2

ELEVATIONS

11

15 DECEMBER 2003

- ① STUCCO FINISH COLOR 1
- ② STUCCO FINISH COLOR 2
- ③ COMPOSITION ASPHALT SINGLE ROOF
- ④ 4X WOOD BRACKETS
- ⑤ FIBER CEMENT BOARD PANEL WITH WOOD TRIM
- ⑥ 12X CONTINUOUS BAND
- ⑦ 12X CONTINUOUS BAND
- ⑧ VINYL WINDOW WITH WOOD TRIM
- ⑨ WOOD FASCIA TRIM
- ⑩ GARAGE VENTILATION OPENING WITH ORNAMENTA, IRON GRILL





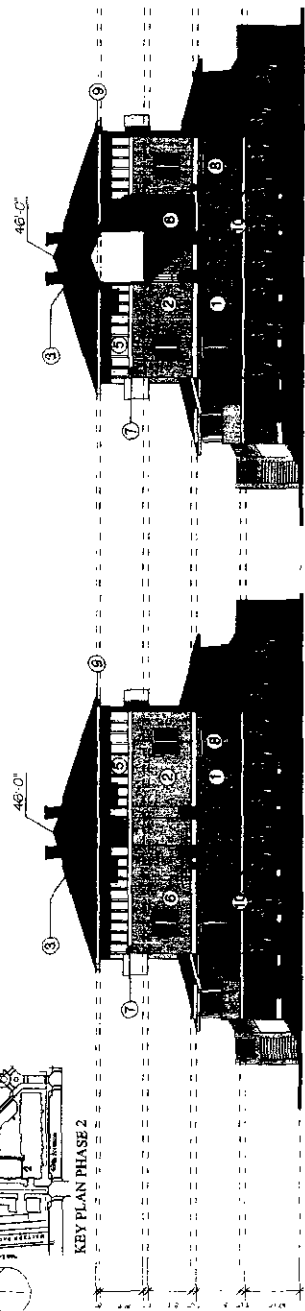
COLISEUM GARDENS

PHASE 2
OAKLAND COLISEUM HOUSING PARTNERSHIP L.P.

KODAMADISENO ARCHITECTS & PLANNERS

AREA B.2

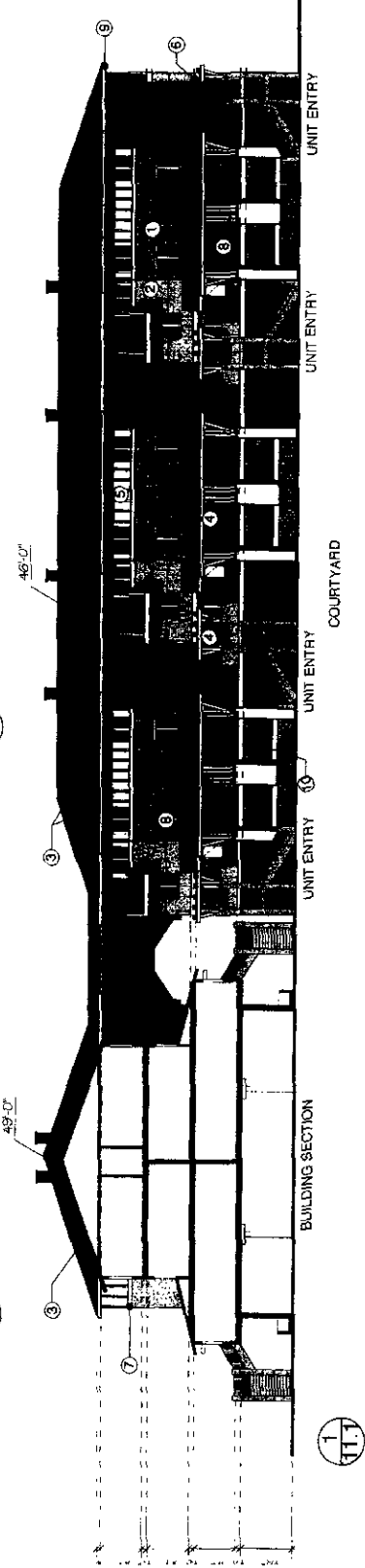
- ① STUCCO FINISH COLOR 1
- ② STUCCO FINISH COLOR 2
- ③ COMPOSITION ASPHALT SHINGLE ROOF
- ④ 4X WOOD BRACKETS
- ⑤ FIBER CEMENT BOARD PANEL WITH WOOD TRIM
- ⑥ 12X CONTINUOUS BAND
- ⑦ 10X CONTINUOUS BAND
- ⑧ VINYL WINDOW WITH WOOD TRIM
- ⑨ WOOD FASCIA TRIM
- ⑩ GARAGE VENTILATION OPENING WITH ORNAMENTAL IRON GRILL



EXISTING CREEK STRUCTURE

COURTYARD

ELEVATIONS



BUILDING SECTION

COURTYARD

11.1

15 DECEMBER 2003

COLISEUM GARDENS

PHASE 2

OAKLAND
COLISEUM
HOUSING

PARTNERSHIP L.P.

KODAMADISENO
ARCHITECTS &
PLANNERS

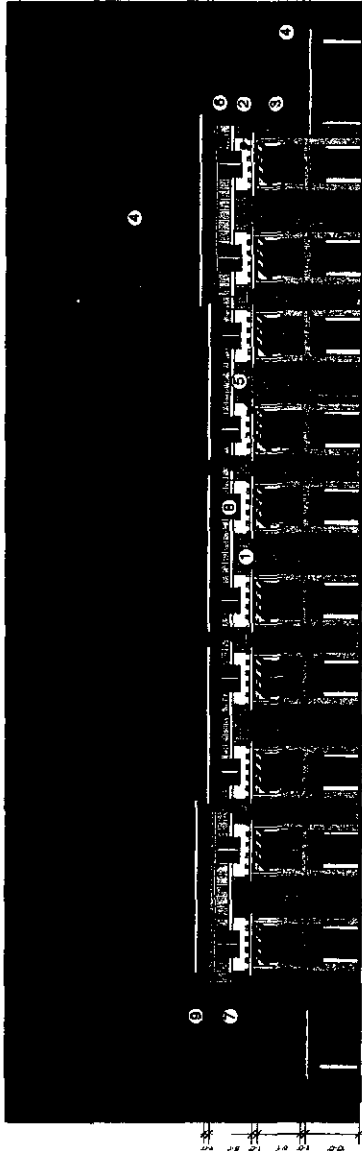
AREA B.2

ELEVATIONS

12

15 DECEMBER 2003

- ① STUCCO FINISH COLOR 1
- ② STUCCO FINISH COLOR 2
- ③ STUCCO FINISH COLOR 3
- ④ COMPOSITION ASPHALT SHINGLE ROOF
- ⑤ 4x WOOD TRELLIS
- ⑥ FIBER CEMENT BOARD PANEL WITH WOOD TRIM
- ⑦ 10x CONTINUOUS BAND
- ⑧ VINYL WINDOW WITH WOOD TRIM
- ⑨ WOOD FASCIA TRIM



LEONA CREEK DRIVE

KEY PLAN PHASE 2

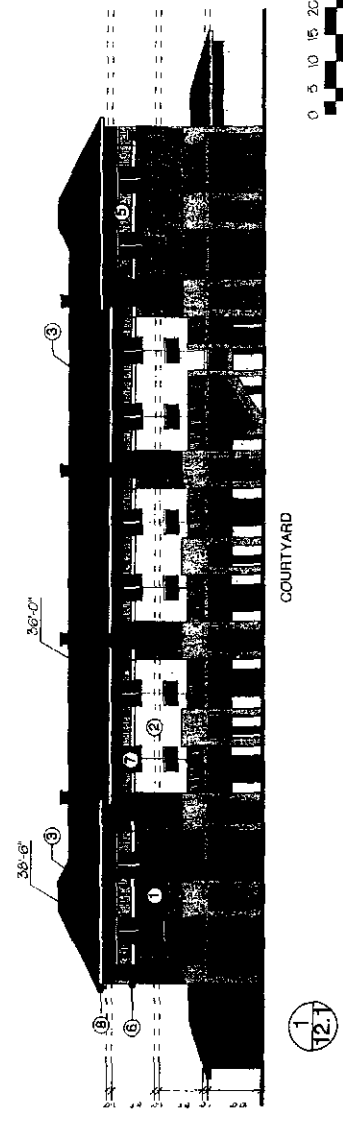
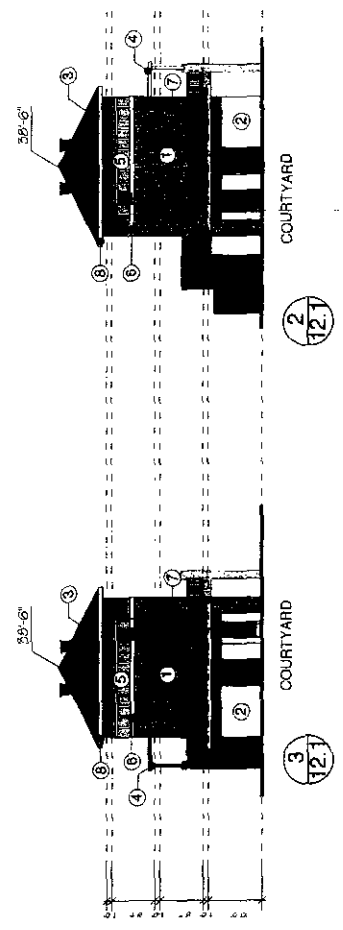
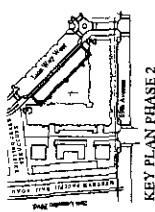
**COLISEUM
GARDENS**

**PHASE 2
OAKLAND
COLISEUM
HOUSING
PARTNERSHIP L.P.**

**KODAMADISENO
ARCHITECTS &
PLANNERS**

AREA B.2

- ① ST. JCCO FINISH-COLOR 1
- ② ST. JCCO FINISH-COLOR 2
- ③ COMPOSITION ASPHALT SHINGLE ROOF
- ④ 4X WOOD TRELLIS
- ⑤ FIBER CEMENT BOARD PANEL WITH WOOD TRIM
- ⑥ 10X CONTINUOUS BAND
- ⑦ VINYL WINDOW WITH WOOD TRIM
- ⑧ WOOD FASCIA TRIM



ELEVATIONS

12.1

15 DECEMBER 2003

COLISEUM GARDENS

PHASE 2
OAKLAND COLISEUM HOUSING PARTNERSHIP L.P.

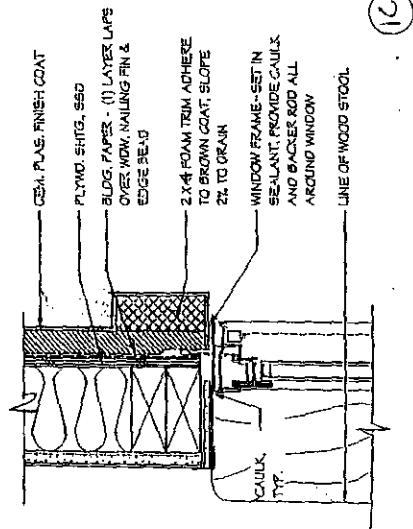
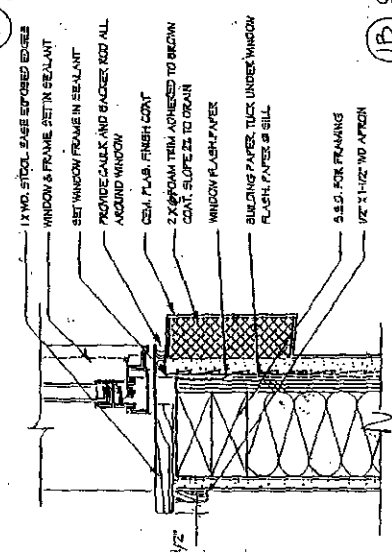
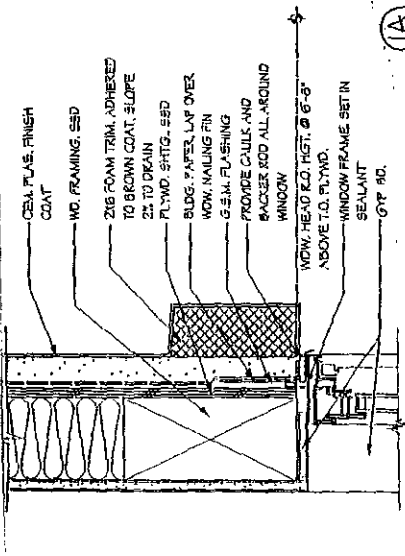
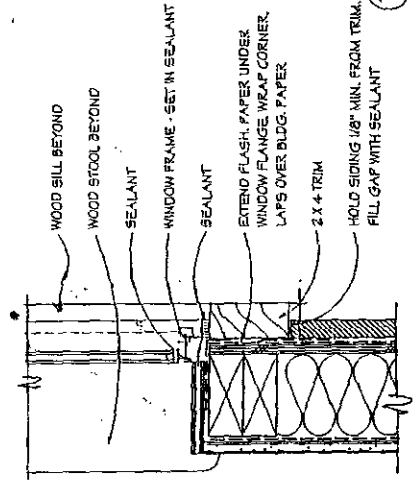
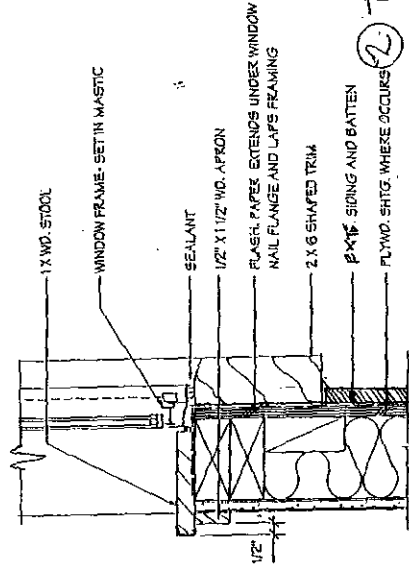
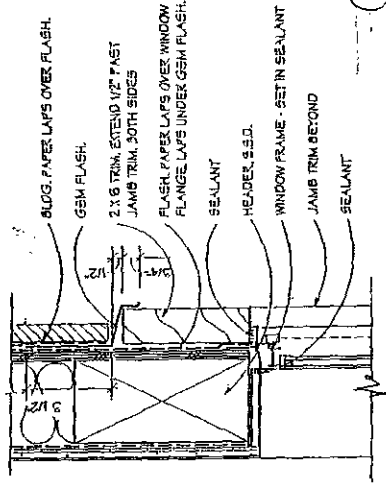
KODAMADISENO ARCHITECTS & PLANNERS

AREA B.2

WINDOW DETAILS

13.1

15 DECEMBER 2003

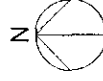


**COLISEUM
GARDENS**

**PHASE 2
OAKLAND
COLISEUM
HOUSING
PARTNERSHIP L.P.**

**KODAMADISENO
ARCHITECTS &
PLANNERS**

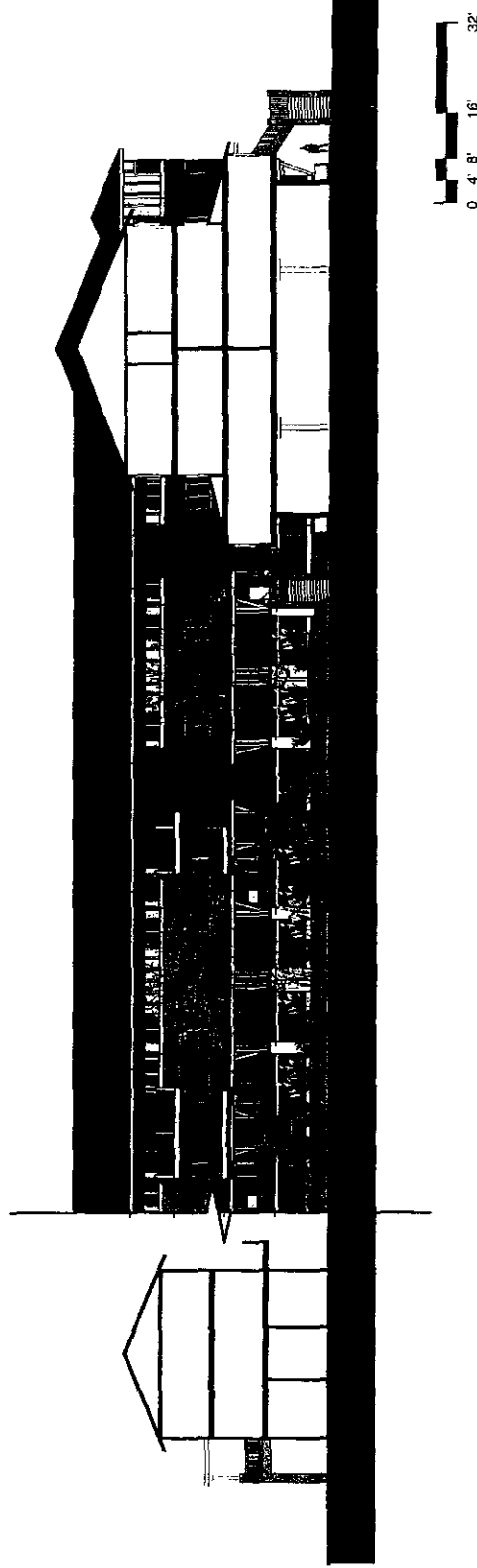
AREA B.2



**PARTIAL
ELEVATION**

14

14 NOVEMBER 2003

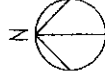


**COLISEUM
GARDENS**

**PHASE 2
OAKLAND
COLISEUM
HOUSING
PARTNERSHIP L.P.**

**KODAMADISENO
ARCHITECTS &
PLANNERS**

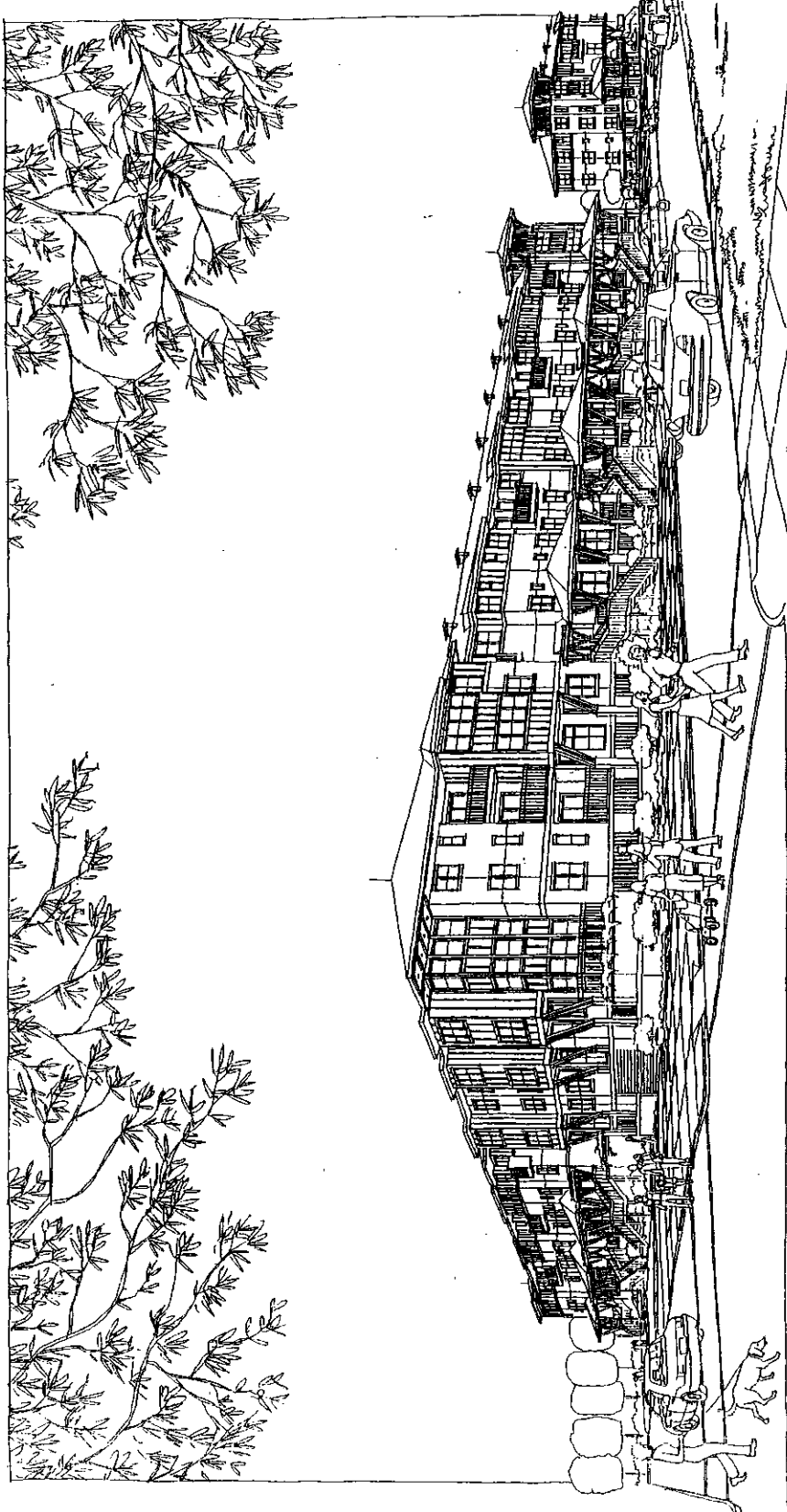
AREA B.2



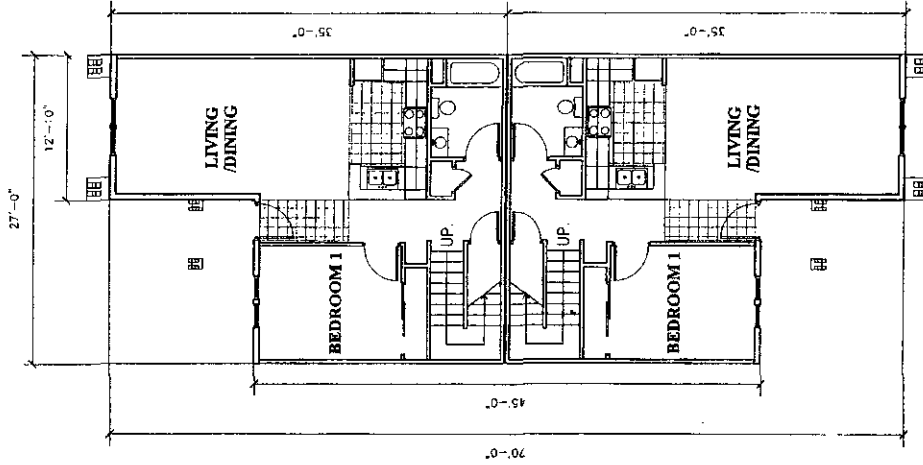
PERSPECTIVE

15

14 NOVEMBER 2003

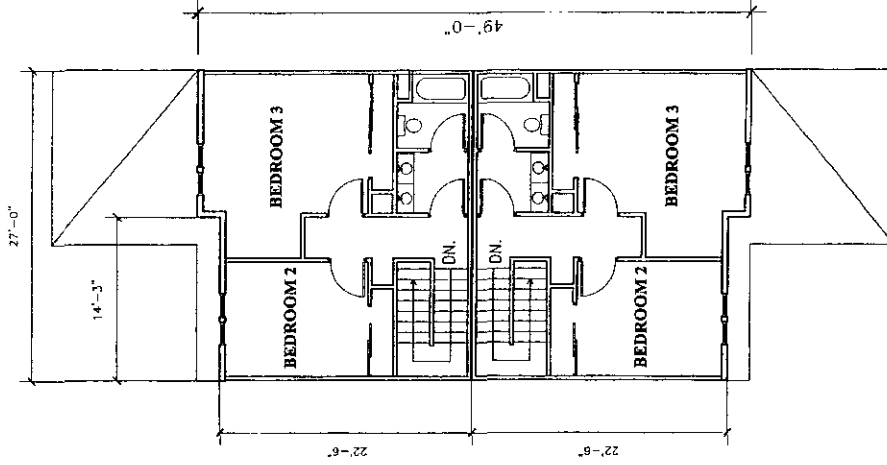


UNIT TYPE B.2.1
3 BEDROOM TOWNHOUSE
@ LOWER LEVEL



UNIT TYPE B.1.1
3 BEDROOM TOWNHOUSE
@ LOWER LEVEL

UNIT TYPE B.2.2
3 BEDROOM TOWNHOUSE
@ UPPER LEVEL



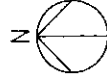
UNIT TYPE B.1.2
3 BEDROOM TOWNHOUSE
@ UPPER LEVEL

**COLISEUM
GARDENS**

PHASE 2
OAKLAND
COLISEUM
HOUSING
PARTNERSHIP L.P.

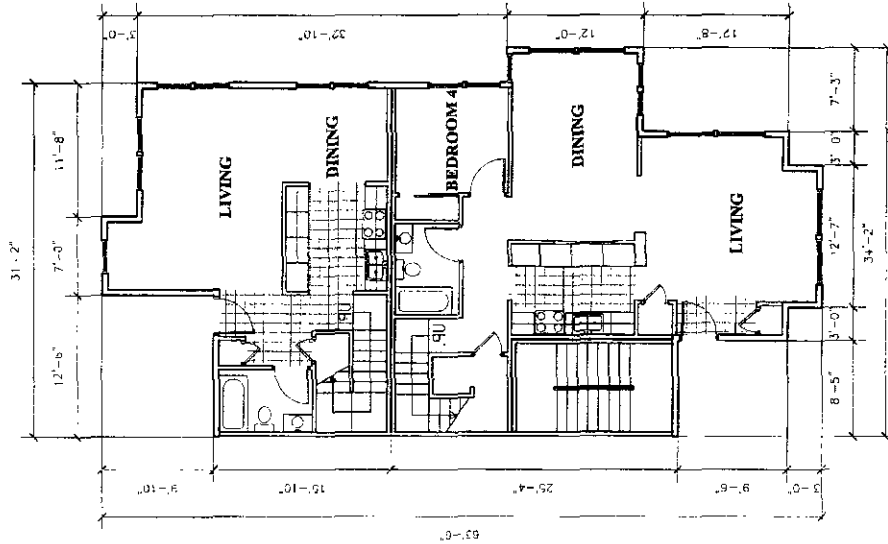
KODAMADISENO
ARCHITECTS &
PLANNERS

AREA B.2

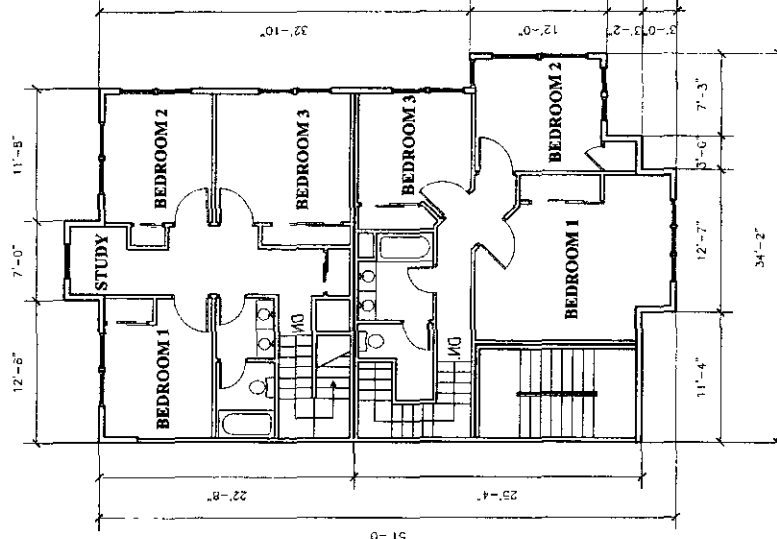


UNIT PLANS

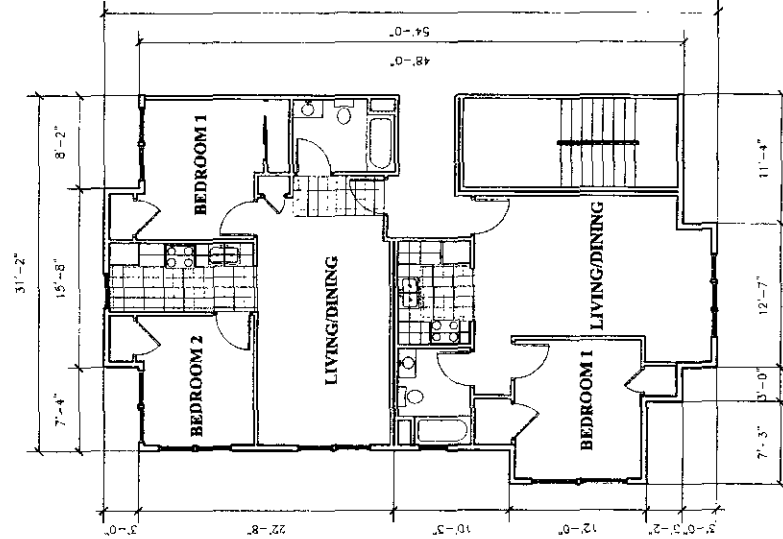
UNIT TYPE C.2.1
3 BEDROOM TOWNHOUSE
@ LOWER LEVEL



UNIT TYPE C.2.2
3 BEDROOM TOWNHOUSE
@ LOWER LEVEL



UNIT TYPE D.2
2 BEDROOM FLAT

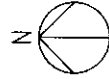


**COLISEUM
GARDENS**

**PHASE 2
OAKLAND
COLISEUM
HOUSING
PARTNERSHIP L.P.**

**KODAMADISENO
ARCHITECTS &
PLANNERS**

AREA B.2



UNIT PLANS

UNIT TYPE D.1
1 BEDROOM FLAT

UNIT TYPE C.1.2
3 BEDROOM TOWNHOUSE
@ LOWER LEVEL

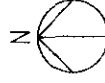
UNIT TYPE C.1.1
3 BEDROOM TOWNHOUSE
@ LOWER LEVEL

**COLISEUM
GARDENS**

**PHASE 2
OAKLAND
COLISEUM
HOUSING
PARTNERSHIP L.P.**

**KODAMADISENO
ARCHITECTS &
PLANNERS**

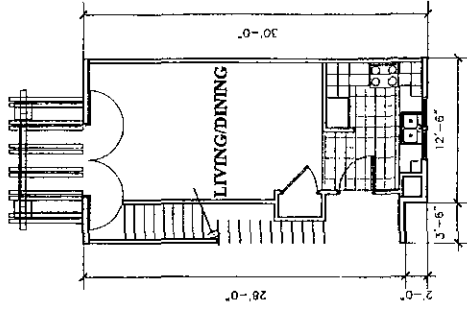
AREA B.2



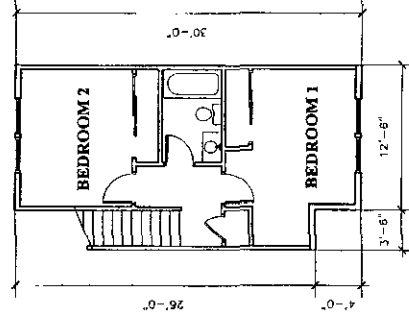
UNIT PLANS

18

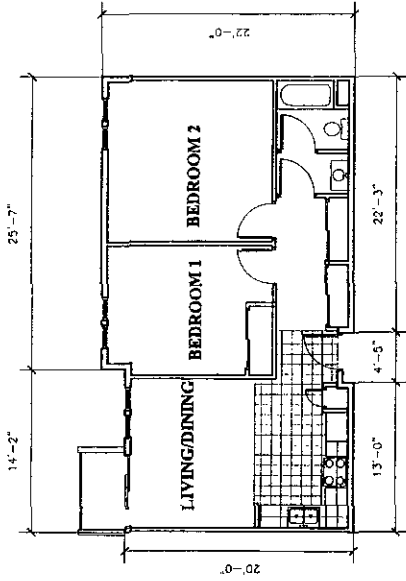
14 NOVEMBER 2003



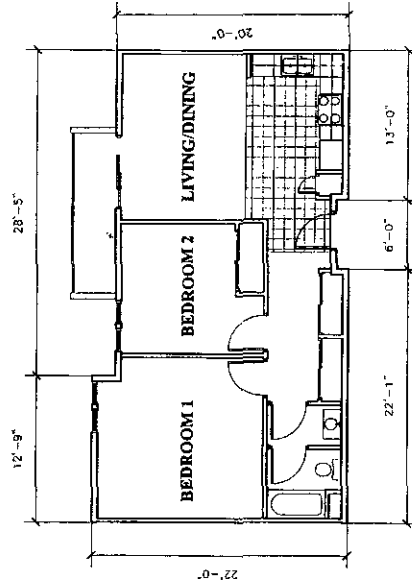
UNIT TYPE H.1
2 BEDROOM TOWNHOUSE
@ LOWER LEVEL



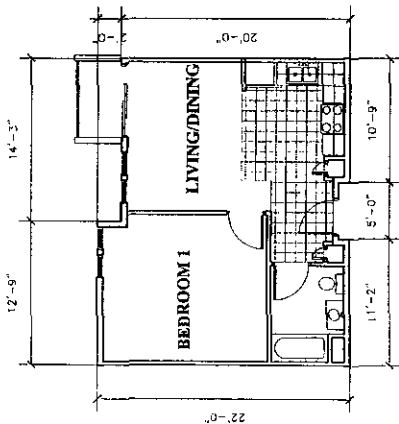
UNIT TYPE H.2
2 BEDROOM TOWNHOUSE
@ UPPER LEVEL



UNIT TYPE F
2 BEDROOM FLAT



UNIT TYPE G
2 BEDROOM FLAT



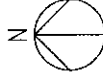
UNIT TYPE E
1 BEDROOM FLAT

**COLISEUM
GARDENS**

**PHASE 2
OAKLAND
COLISEUM
HOUSING
PARTNERSHIP L.P.**

**KODAMADISENO
ARCHITECTS &
PLANNERS**

AREA B.2

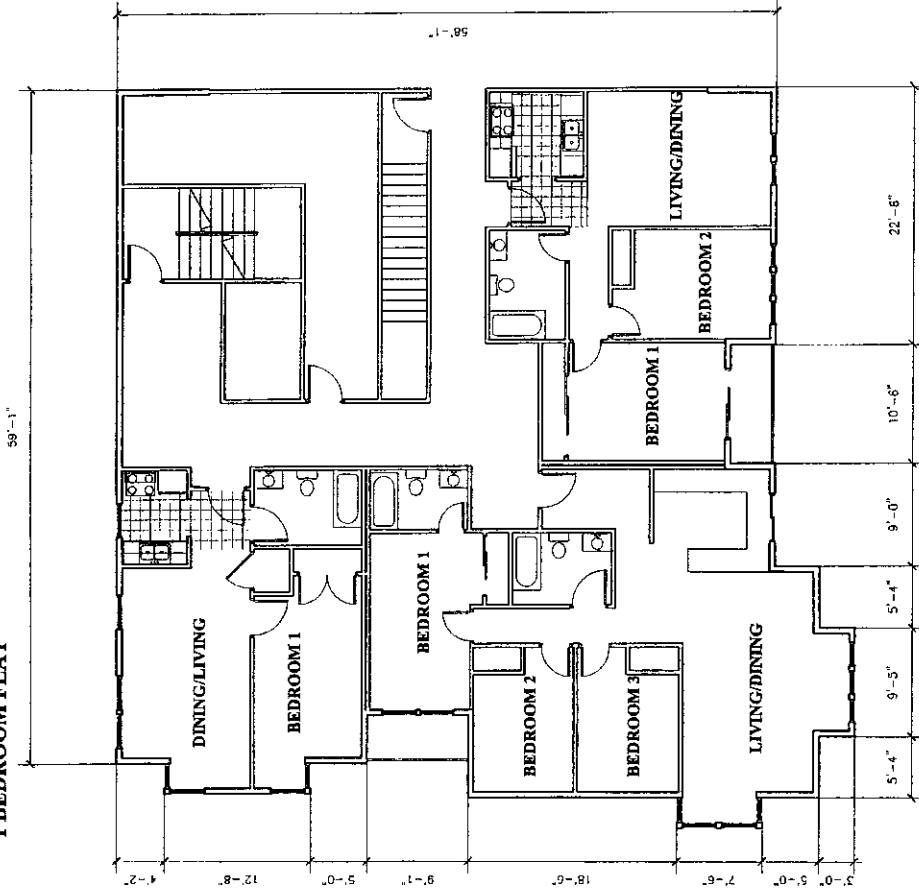


UNIT PLANS

19

14 NOVEMBER 2003

**UNIT TYPE J.1
1 BEDROOM FLAT**



**UNIT TYPE J.2
2 BEDROOM FLAT**

**UNIT TYPE J.3
3 BEDROOM FLAT**

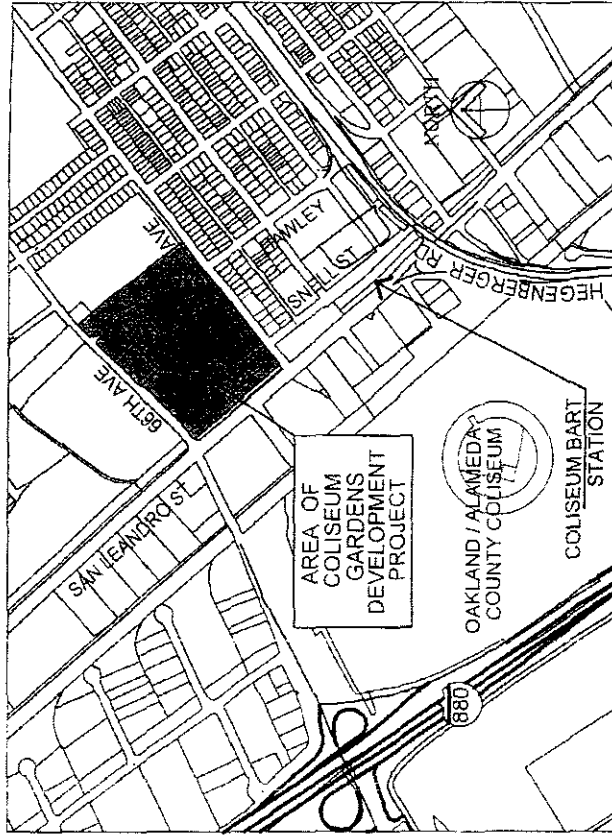
**DESIGN REVIEW SUBMITTAL
COLISEUM GARDENS
PHASE 2
AREAS C.1.a & D.1**

ADDENDUM

(DECEMBER 15, 2003)

**OAKLAND COLISEUM HOUSING PARTNERSHIP L.P.
YHLA ARCHITECTS**

Development Vicinity Map



COLISEUM GARDENS

PHASE 2

OAKLAND COLISEUM HOUSING PARTNERSHIP L.P.

YHLA ARCHITECTS

AREAS C.1.a & D.1

Development Program Summary

These two sites consists of the development of 62 units of 2-story apartments with the following breakdown:

	C.1.a	D.1	Combine
1 bdrm units	10	0	10
2 bdrm units	22	18	40
3 bdrm units	6	0	6
4 bdrm units	5	0	5
5 bdrm units	1	0	1
Total	44	18	62
Parking	44	18	62
Density	35.5 D/A	28 D/A	33.15 D/A

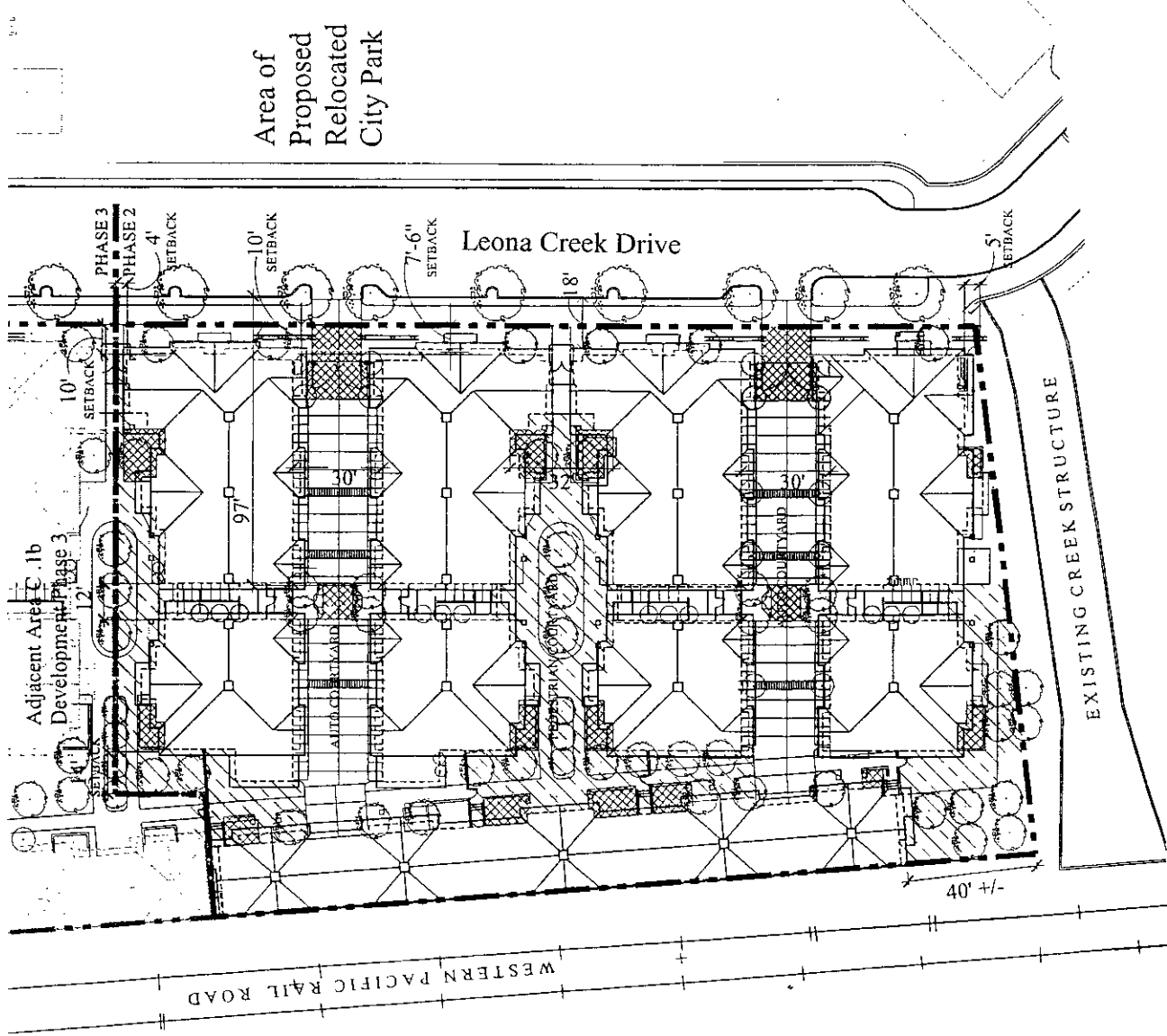
Drawing Index:

20. Area C.1A / Site Plan
21. Area C.1A / Building Plans
22. Area C.1A / Building Elevation at Lion Way West
Rear Elevation at Lion Way West
23. Area C.1A / Building Elevation at Pedestrian Courtyard,
Elevation at Auto Courtyard
24. Area C.1A / Building Elevation from Western Pacific Railroad.
Elevation at Pedestrian Walkway
Elevation at Adjacent C.1.B Area
25. Area C.1A / Apartment Unit Plans
26. Area C.1A / Apartment Unit Plans
- 26-A. Area C.1A / Apartment Unit Plans
27. Area C.1A / Typical Building Heights
28. Area C.1A / Partial Elevation at Lion Way West
(Exterior Materials)
29. Area D.1 / Site Plan
30. Area D.1 / Building Plans
31. Area D.1 / Building Elevation at Snell Street,
Rear Elevation from Snell Street,
Elevation at Auto Courtyard
Elevation at 69th Street
32. Area D.1 / Building Elevation at 69th Street,
Elevation from Western Pacific Railroad
Elevation at Existing Creek
Elevation at Pedestrian Walkway
- 32-A. Window Detail and Schedule
33. Area D.1 / Apartment Unit Plans

DRAWING INDEX AND SUMMARY

(REVISED
DECEMBER 23 2003)

3-4



Area of
Proposed
Relocated
City Park

Phase 2 Limits



Area C.1a Development



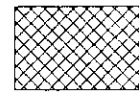
Area C.1a development will consist of a total of 42 Townhome and Flat rental units provided in 2 levels of "Type V" wood framed at grade construction. The design will provide on site 'tuck-under' parking for 43 passenger vehicles.

Additionally the site design will provide for 7 on-street parking spaces.

Area C.1a

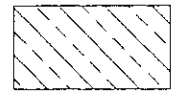
Total Footprint = 28,220 sf=

Total gross Built Area = 56,055 sf



Area C.1a Total Private Usable
Open Space at Ground Level.
Courts = 1,196 sf

Area C.1a Total Private Usable
Open Space at Elevated Decks
= 2,388 sf



Area C.1a Total Group Usable
Open Space = 5,750 sf

**COLISEUM
GARDENS**

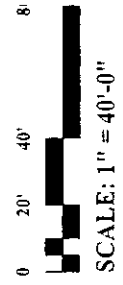
PHASE 2
OAKLAND
COLISEUM
HOUSING
PARTNERSHIP L.P.

YHLA
ARCHITECTS

AREA C.1a



SITE PLAN



20

SHEET 20 OF 33
5 DECEMBER 2003
(REVISED
DECEMBER 15 2003)

COLISEUM GARDENS

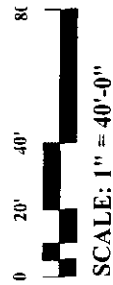
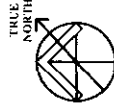
PHASE 2

OAKLAND COLISEUM HOUSING PARTNERSHIP L.P.

YHLA ARCHITECTS

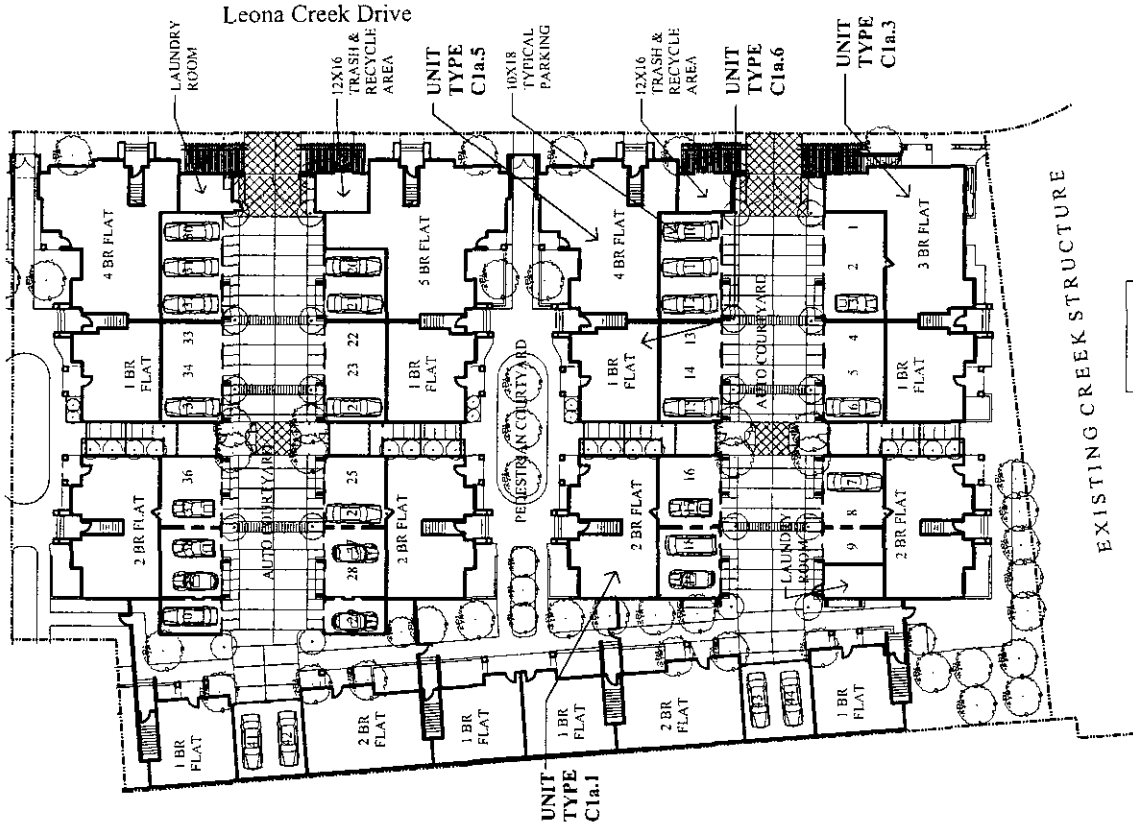
AREA C.1a

BUILDING PLAN



21

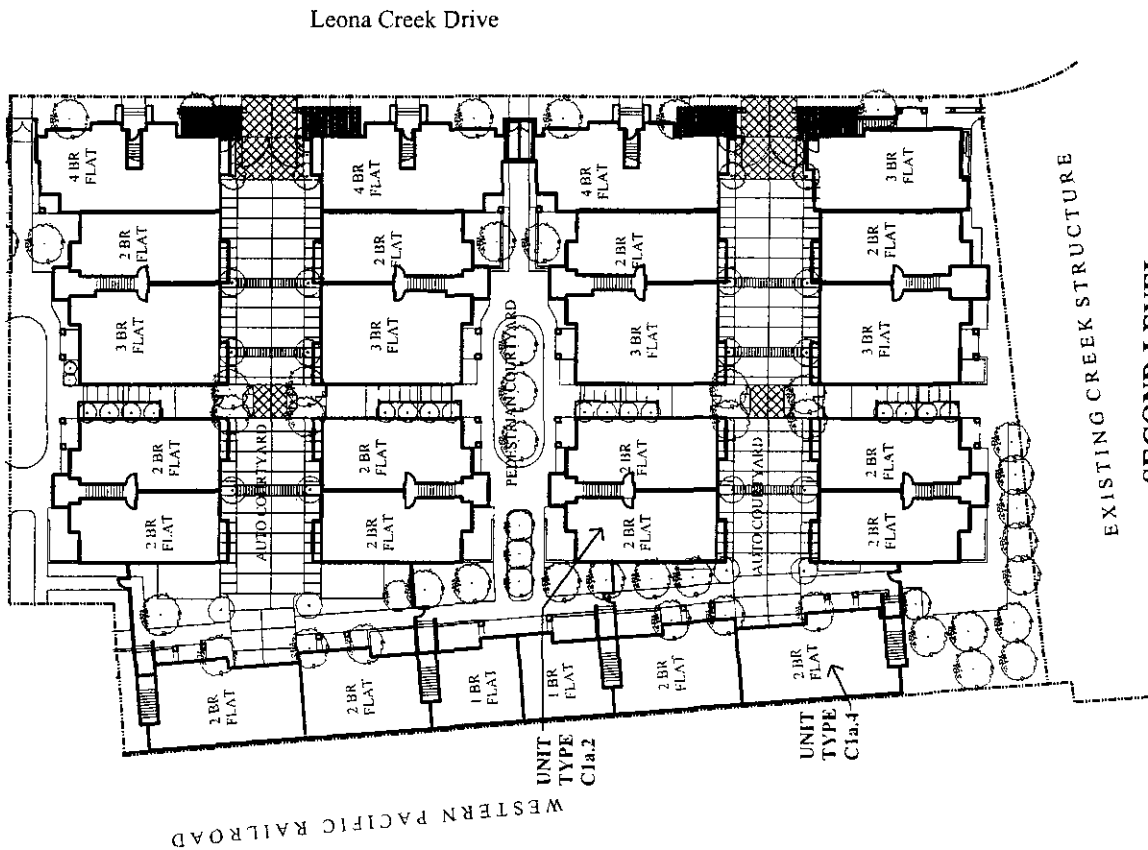
SHEET 21 OF 33
5 DECEMBER 2003
(REVISED
DECEMBER 23 2003)



See sheets 25 through 26A
for Typical Unit Plans

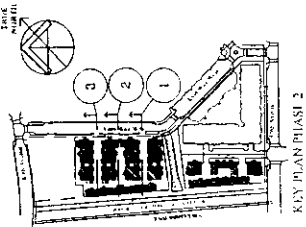


GROUND LEVEL



SECOND LEVEL

WESTERN PACIFIC RAILROAD

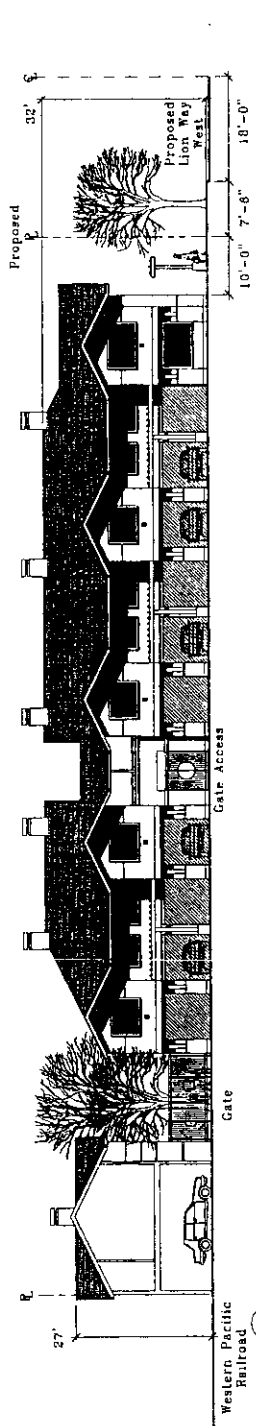


COLISEUM GARDENS
PHASE 2
 OAKLAND COLISEUM HOUSING PARTNERSHIP L.P.

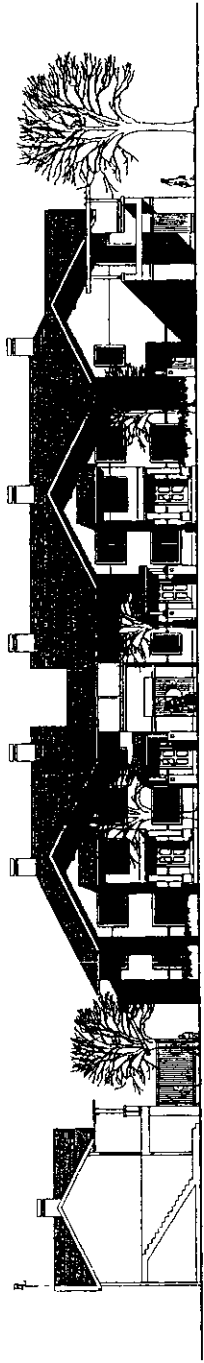
YHLA ARCHITECTS
 AREA C.1a

ELEVATIONS

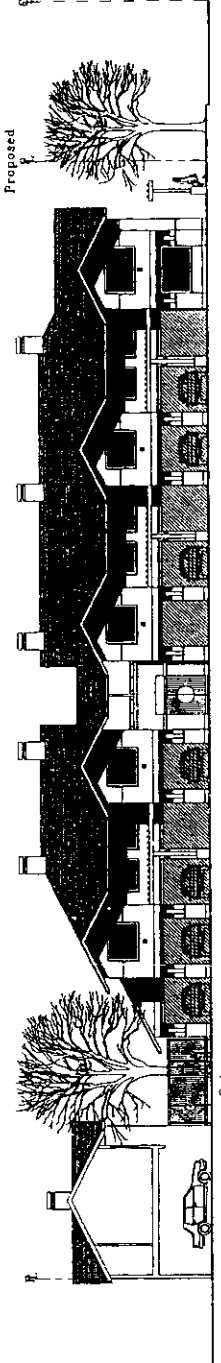
23
 SHEET 23 OF 33
 5 DECEMBER 2003
 (REVISED
 DECEMBER 15 2003)



1 Elevation/Section at Auto Courtyard



2 Elevation/Section at Pedestrian Court



3 Elevation/Section at Auto Courtyard w/ Extended Carport

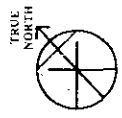


**COLISEUM
GARDENS**

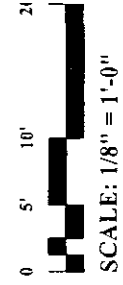
**PHASE 2
OAKLAND
COLISEUM
HOUSING
PARTNERSHIP L.P.**

**YHLA
ARCHITECTS**

AREA C.1a



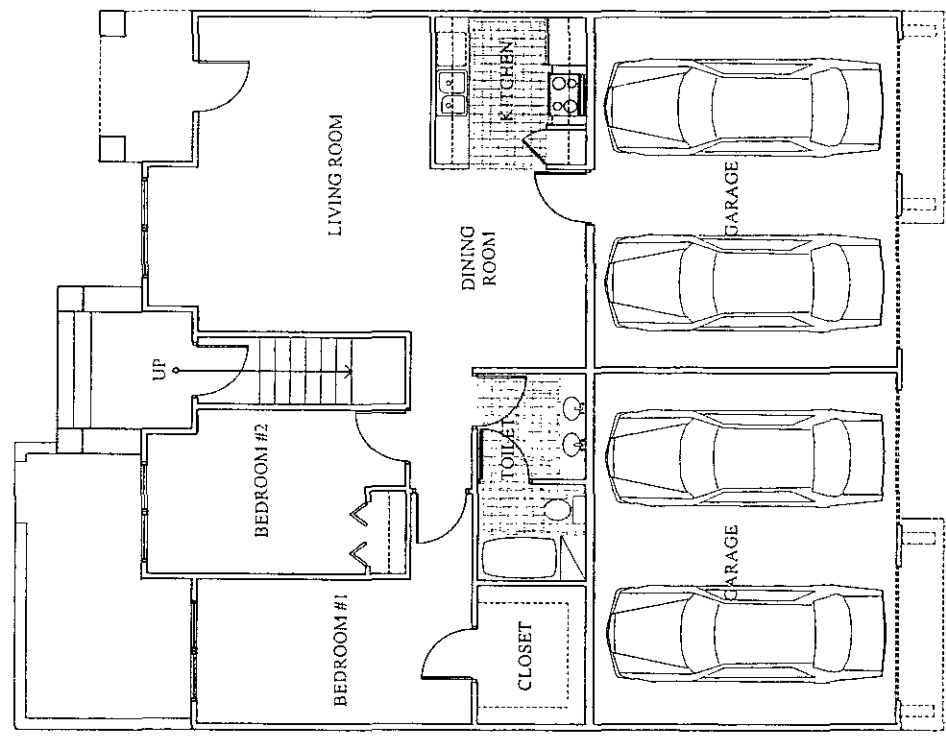
UNIT PLANS



25

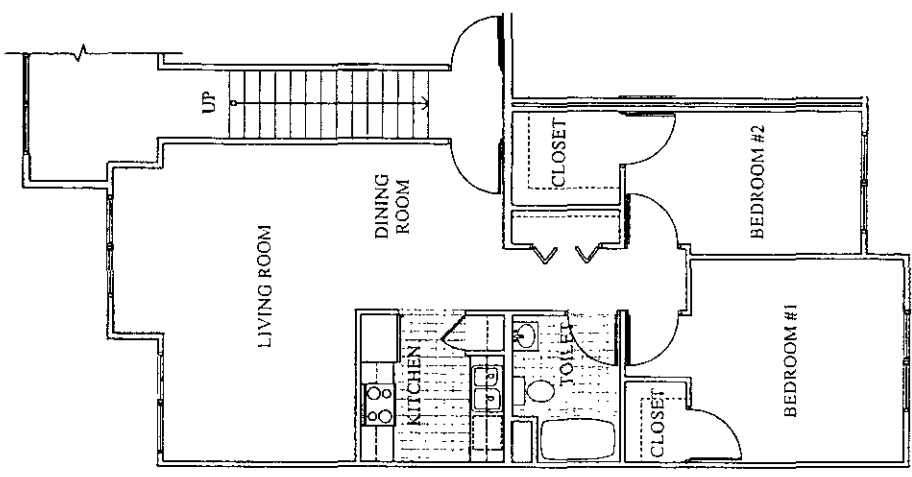
**SHEET 25 OF 33
5 DECEMBER 2003
(REVISED
DECEMBER 15 2003)**

**Unit C1a.1
2 Bedroom Flat**



Ground Level

**Unit C1a.2
2 Bedroom Flat**



Second Level

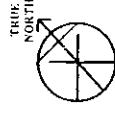
COLISEUM GARDENS

PHASE 2

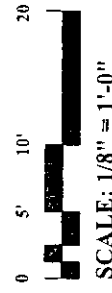
OAKLAND
COLISEUM
HOUSING
PARTNERSHIP L.P.

YHLA
ARCHITECTS

AREA C.1a



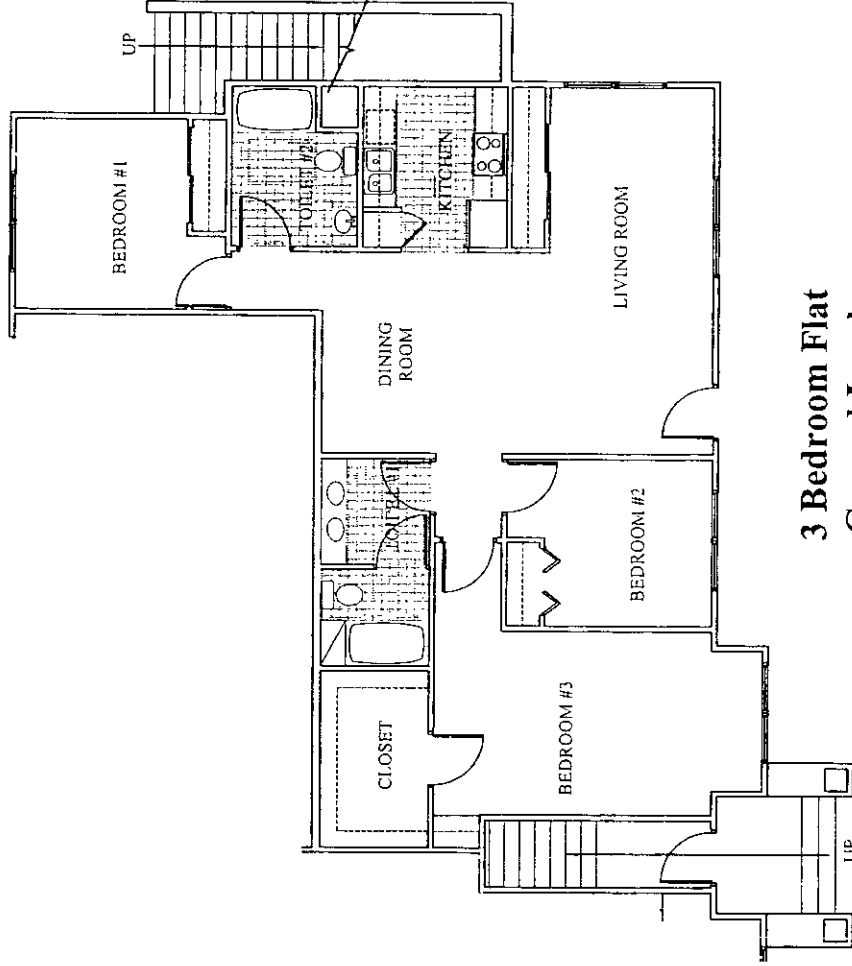
UNIT PLANS



26

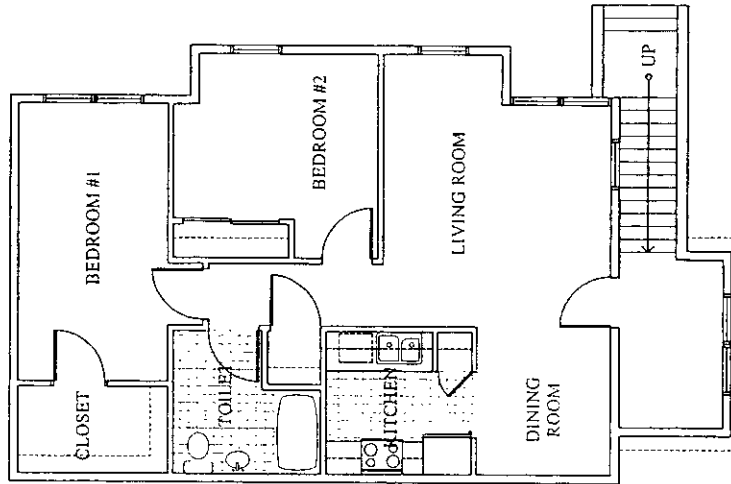
SHEET 26 OF 33
5 DECEMBER 2003
(REVISED
DECEMBER 15 2003)

Unit C1a.3



3 Bedroom Flat
Ground Level

Unit C1a.4



2 Bedroom Flat
Second Level

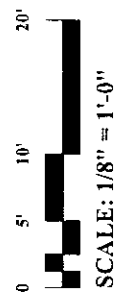
COLISEUM GARDENS

PHASE 2
OAKLAND
COLISEUM
HOUSING
PARTNERSHIP L.P.

YHLA
ARCHITECTS

AREA C.1a

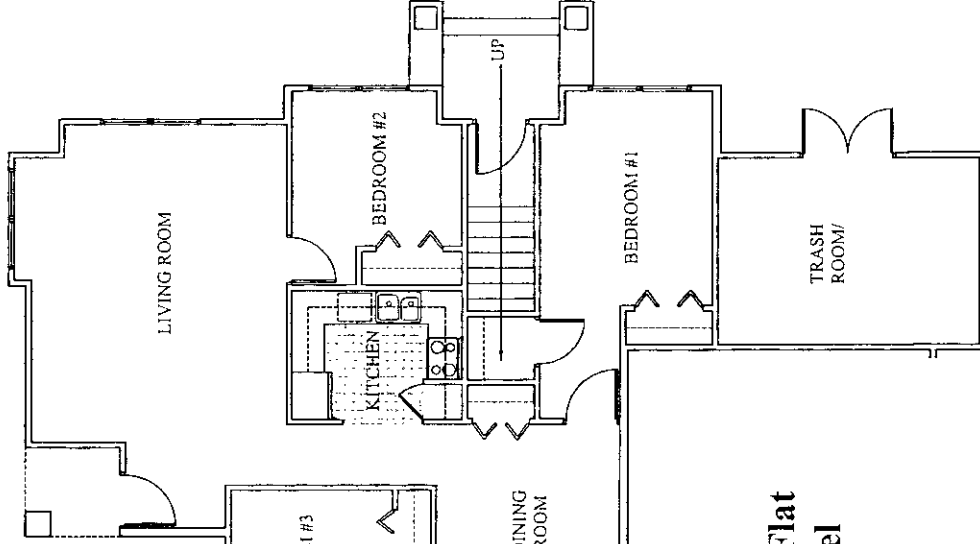
UNIT PLANS



26A

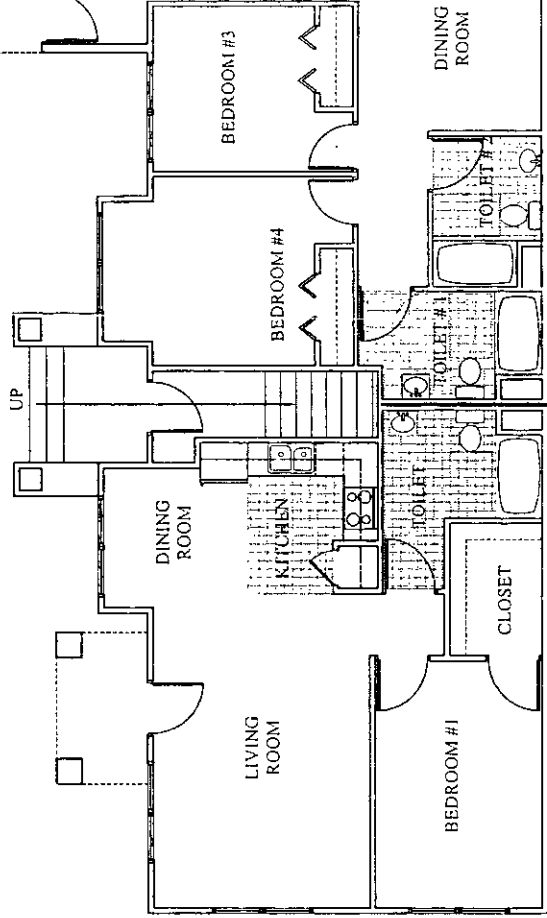
SHEET 11 OF 18
5 DECEMBER 2003
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DECEMBER 15 2003)

Unit C1a.5



**4 Bedroom Flat
Lower Level**

Unit C1a.6



**1 Bedroom Flat
Lower Level**

COLISEUM GARDENS

PHASE 2
 OAKLAND COLISEUM HOUSING PARTNERSHIP L.P.

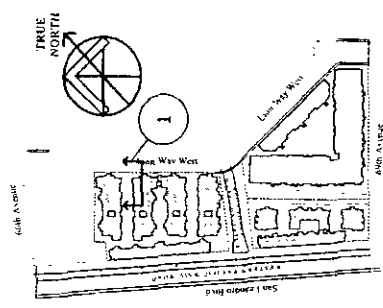
YHLA ARCHITECTS

AREA C.1a

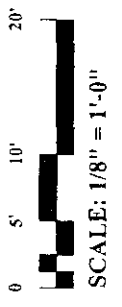
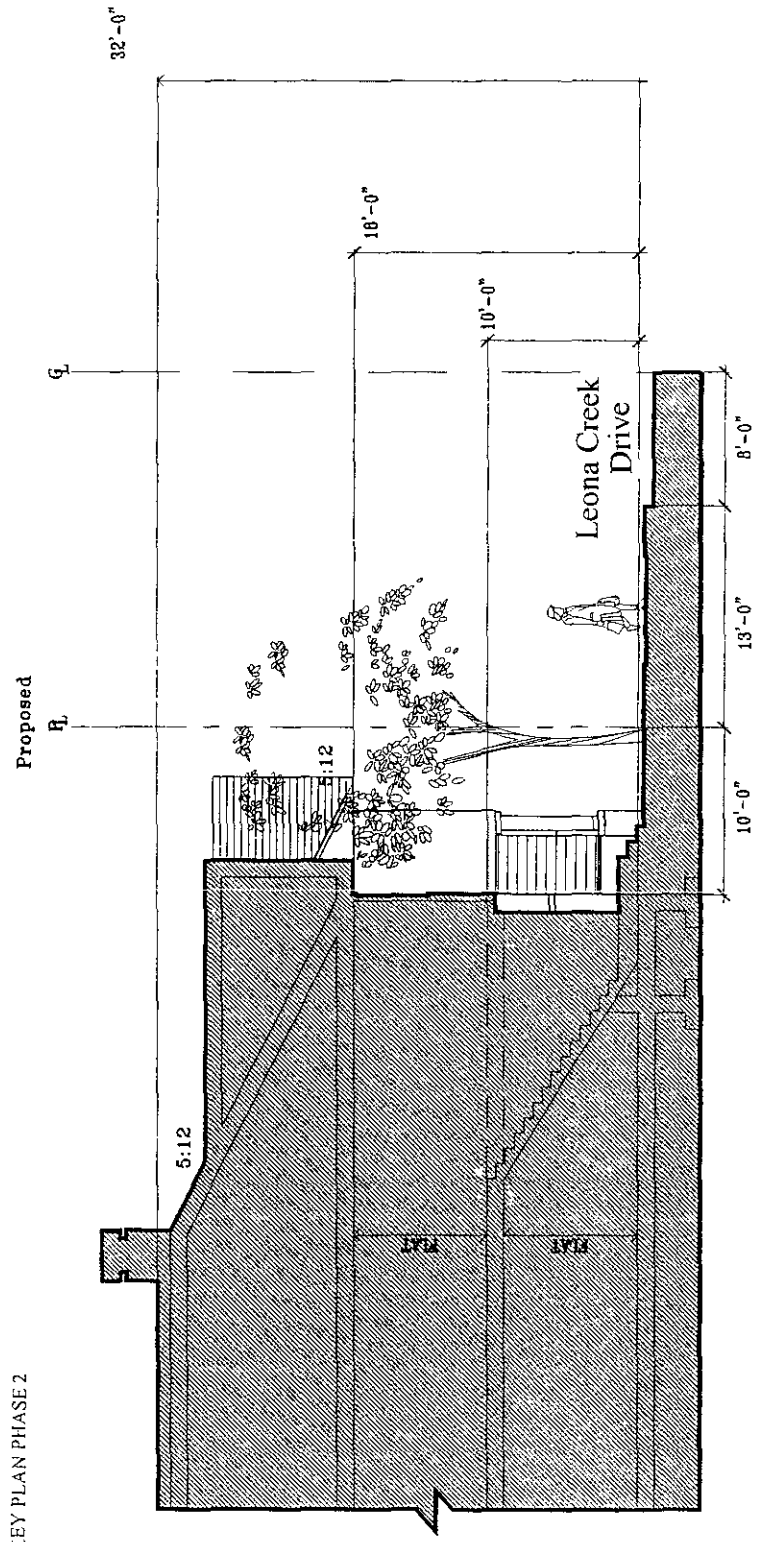
TYPICAL BUILDING HEIGHTS

27

SHEET 27 OF 33
 5 DECEMBER 2003
 (REVISED DECEMBER 15 2003)



KEY PLAN PHASE 2



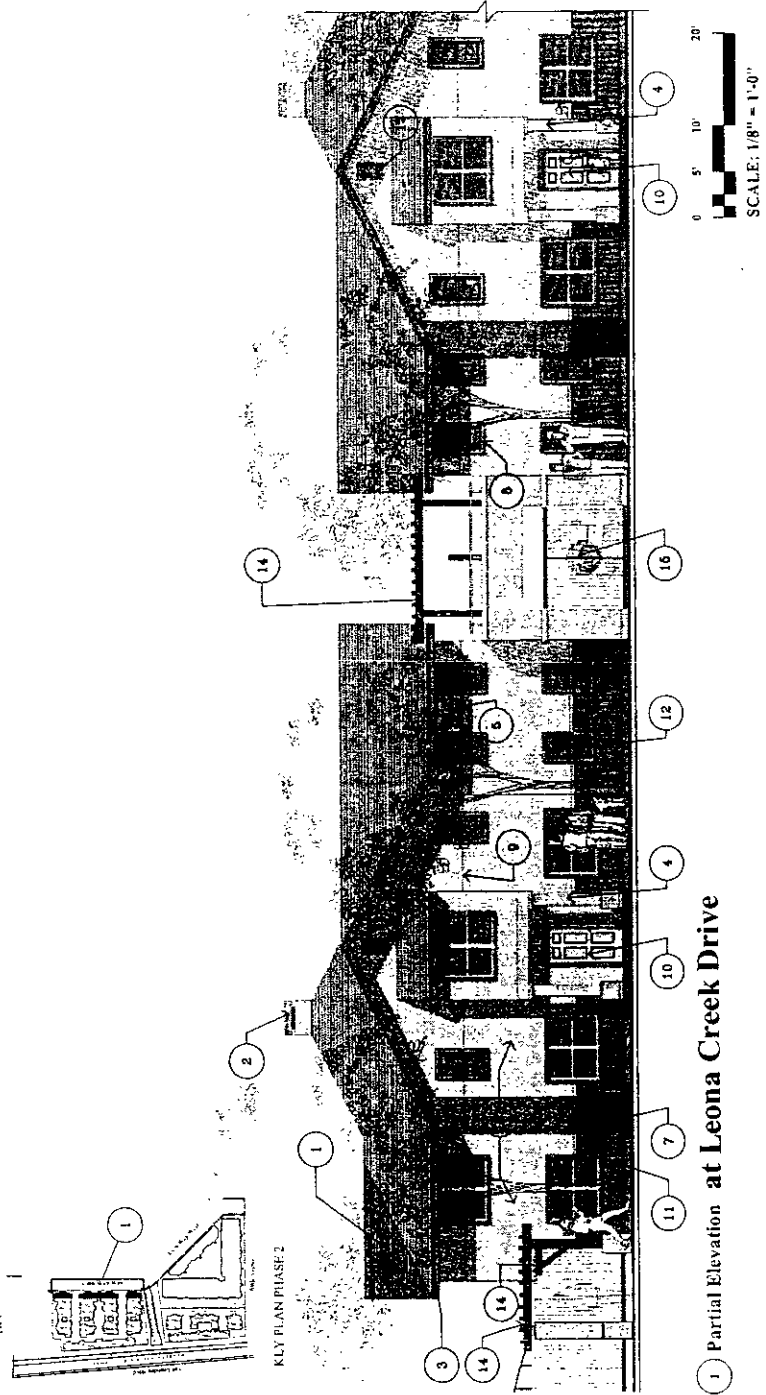
1 SECTION A

**COLISEUM
GARDENS**
PHASE 2
OAKLAND
COLISEUM
HOUSING
PARTNERSHIP L.P.

YHLA
ARCHITECTS
AREA C.1a

ELEVATIONS

- 1 Composition Asphalt 30 Year Dimensional Shingle Roof
- 2 Painted Galvanized Sheet Metal Termination Cap & Vent
- 3 Painted Wood Eaves and Fascias
- 4 Painted Wood Post and Trim
- 5 Painted Galvanized Sheet Metal Gutters and Downspout
- 6 Painted Cement Plaster with Sand-Float Texture
- 7 Painted Fiber Cement Board with Wood Battens
- 8 2x Wood Window Trim
- 9 Painted Galvanized Sheet Metal Control Joint
- 10 Painted Steel Door
- 11 Painted Wood Trim
- 12 Vinyl Dual-Glazed Single Hung Windows
- 13 Painted Galvanized Sheet Metal Vent
- 14 Stained Wood Trellis, Knee Braces, Beams & Posts
- 15 Painted Wrought Iron Fencing and Gates



1 Partial Elevation at Leona Creek Drive

COLISEUM GARDENS

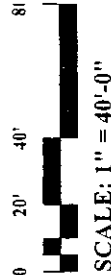
PHASE 2
OAKLAND COLISEUM HOUSING PARTNERSHIP L.P.

YHLA ARCHITECTS

AREA D.1



SITE PLAN



29

SHEET 29 OF 33
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Phase 2 Limits



Area D.1 Development



(0.63 acres)

Area D.1 development will consist of a total of 18 Flat rental units provided in 2 levels of "Type V" wood framed at grade construction. The design will provide on site 'tuck-under' parking for 18 passenger vehicles.

Additionally the site design will provide for 2 on-street parking spaces.

Area D.1

Total Footprint = 11,390 sf

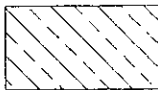
Total gross Built Area = 22,780 sf



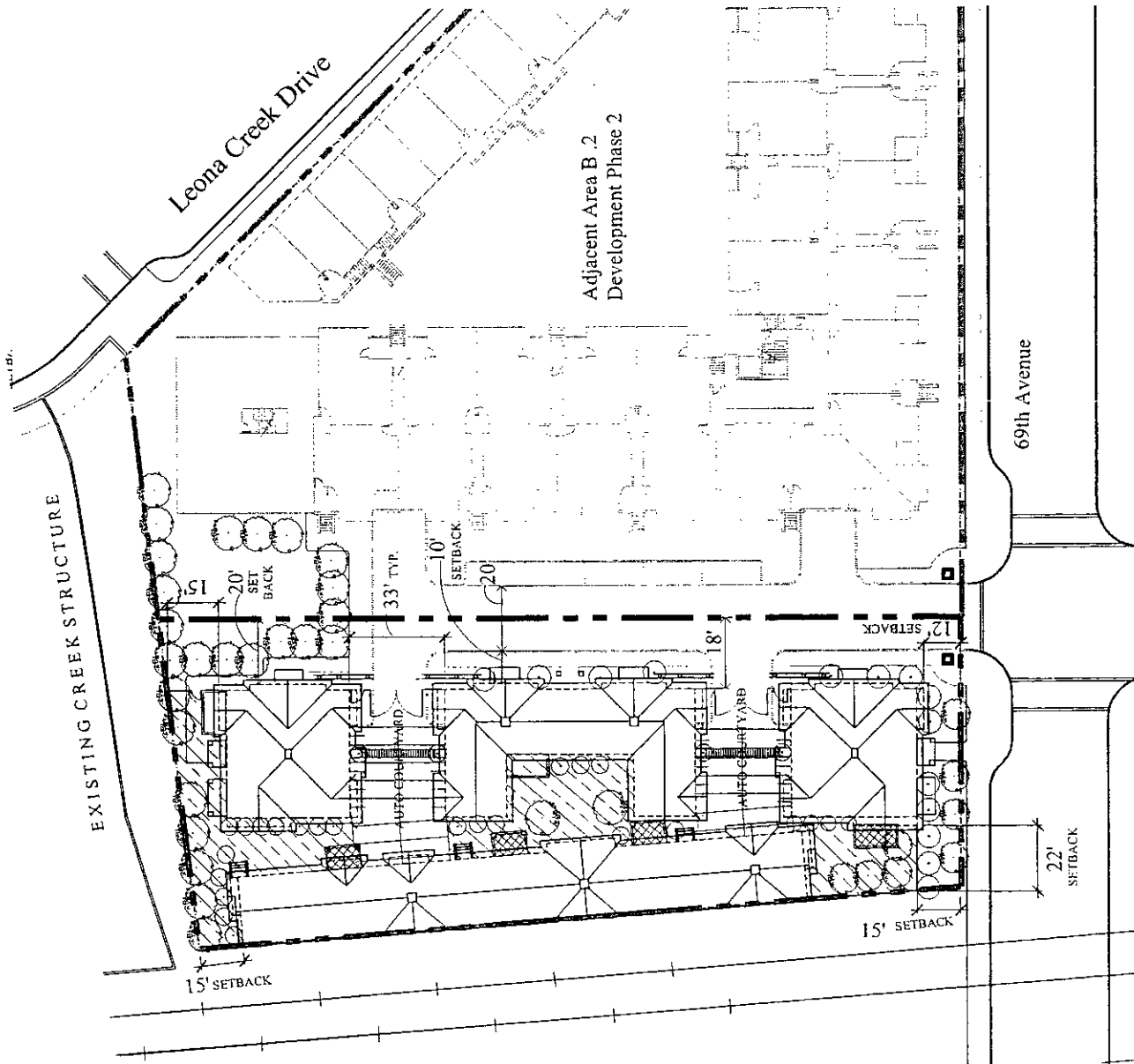
Area D.1 Total Private Usable Open Space at Ground Level. Courts = 917 sf



Area D.1 Total Private Usable Open Space at Elevated Decks = 1,013 sf



Area D.1 Total Group Usable Open Space = 2,776 sf



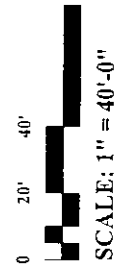
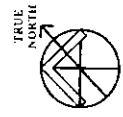
Adjacent Area B.2 Development Phase 2

COLISEUM GARDENS

PHASE 2
 OAKLAND COLISEUM HOUSING PARTNERSHIP L.P.

YHLA ARCHITECTS
 AREA D.1

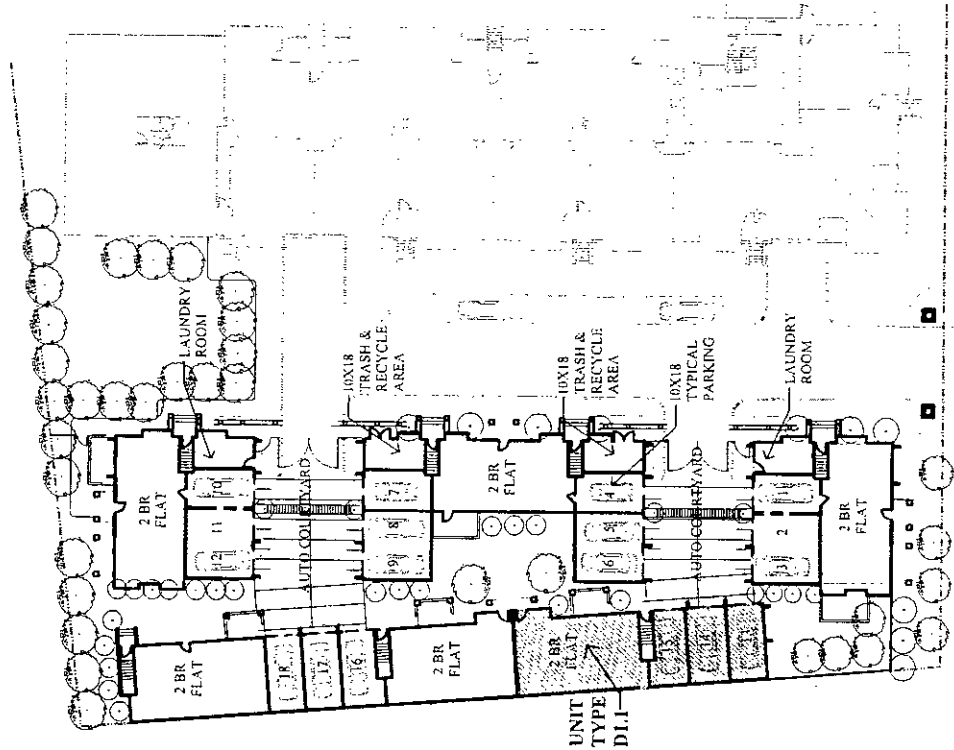
BUILDING PLA.



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 DECEMBER 15 2003)

EXISTING CREEK STRUCTURE

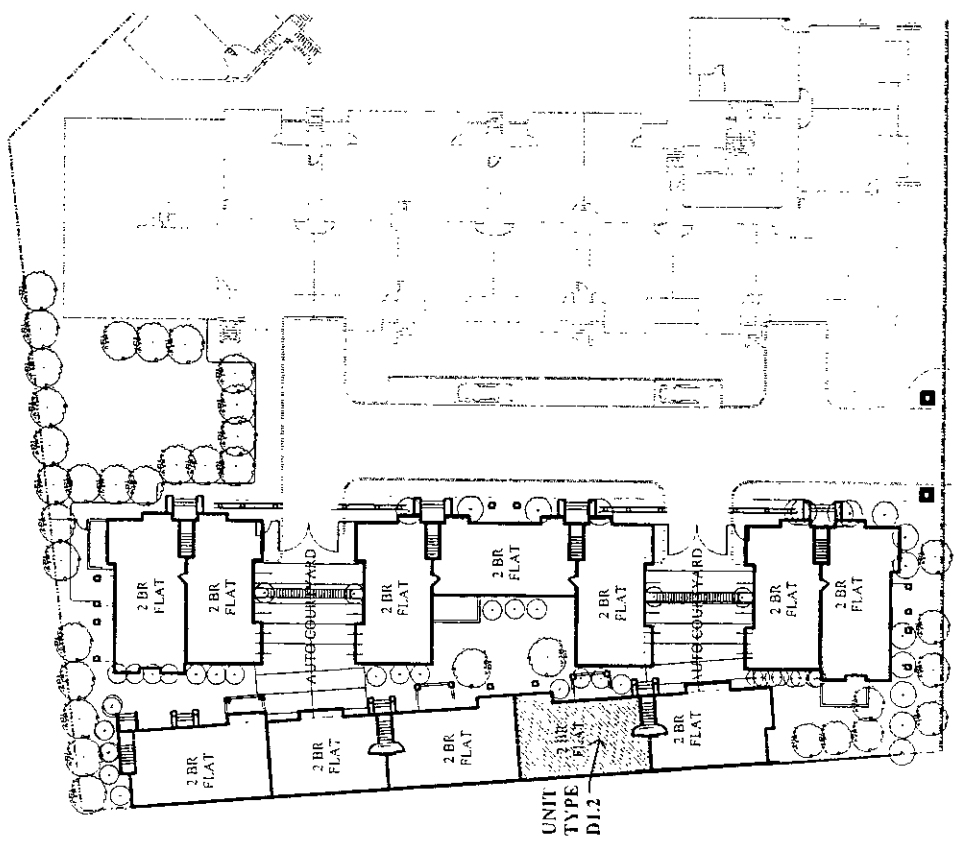


69th Avenue

GROUND FLOOR

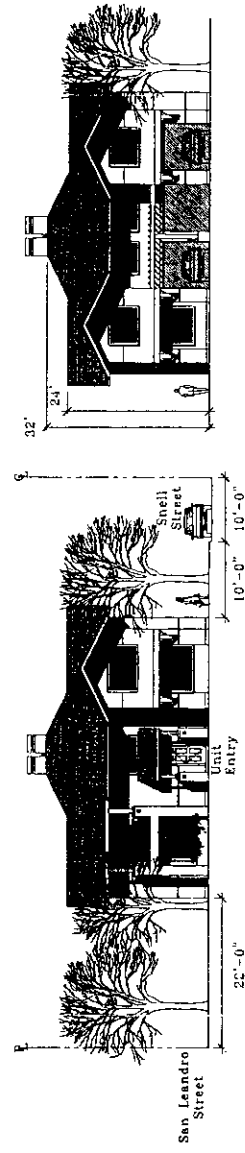
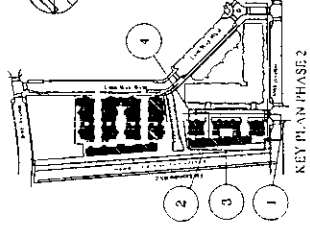
See sheet 33
 for Typical Unit Plan

EXISTING CREEK STRUCTURE

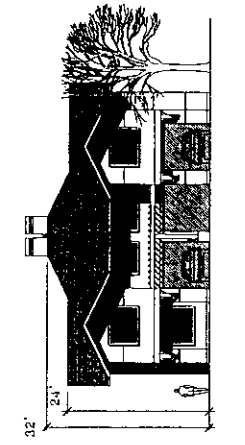


69th Avenue

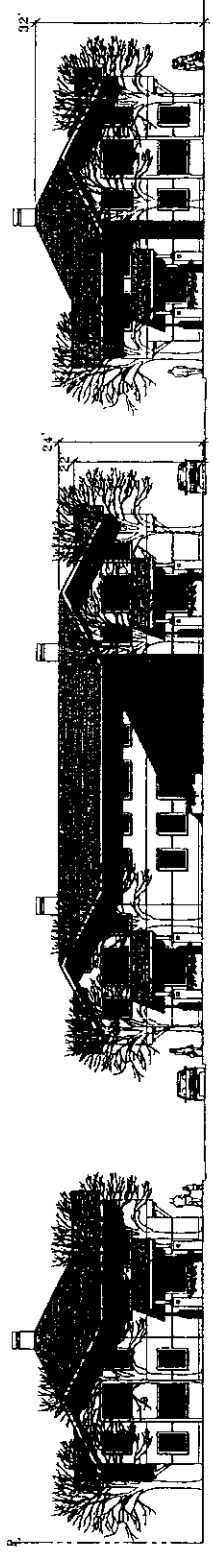
SECOND LEVEL



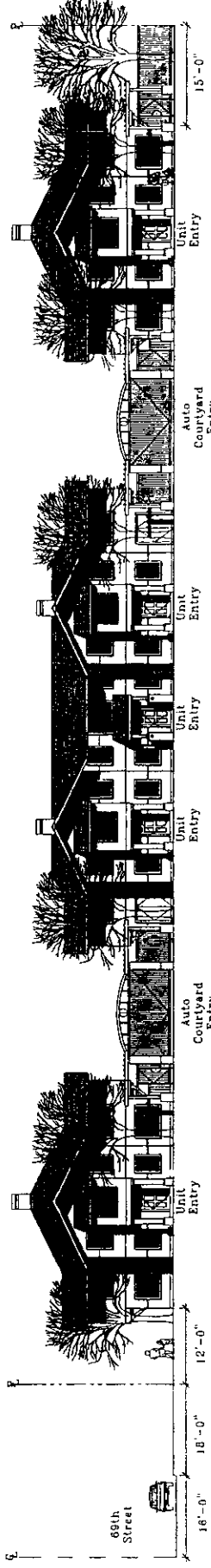
1 Elevation at 69th Street



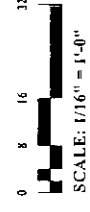
2 Elevation at Auto Courtyard



3 Rear Elevation at Private Driveway



4 Elevation at Private Driveway



COLISEUM
GARDENS
PHASE 2
OAKLAND
COLISEUM
HOUSING
PARTNERSHIP L.P.

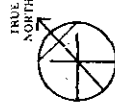
YH&A
ARCHITECTS
AREA D.1

ELEVATIONS

COLISEUM GARDENS

PHASE 2
OAKLAND COLISEUM HOUSING PARTNERSHIP L.P.

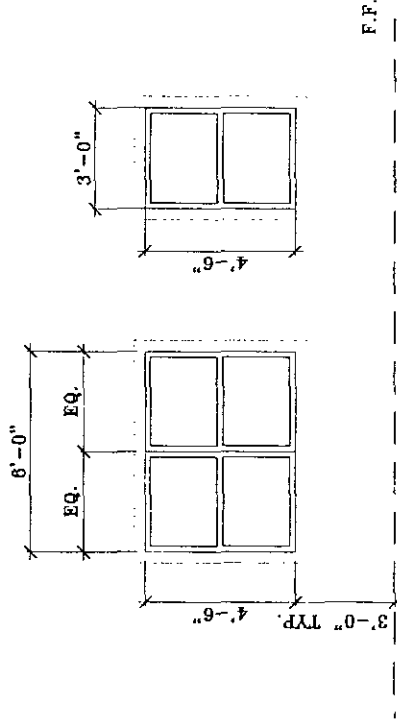
YHLA ARCHITECTS



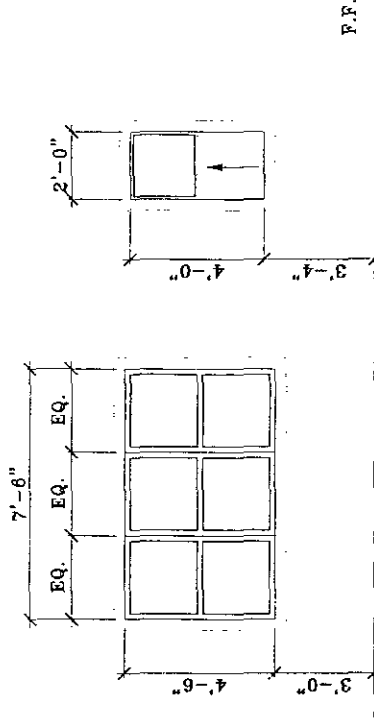
WINDOW SCHEDULE

32A

SHEET 32A OF 33
5 DECEMBER 2003
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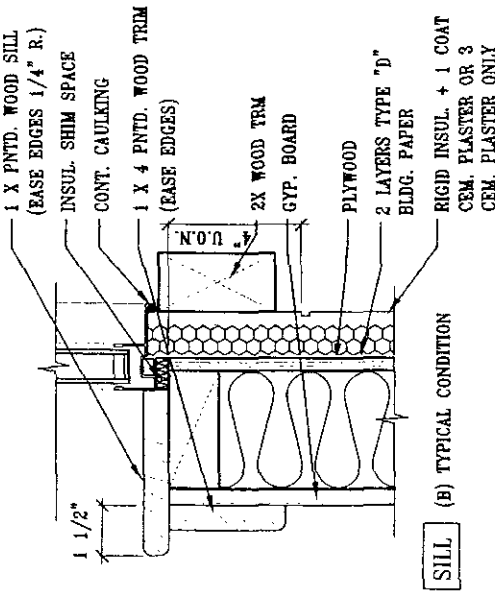
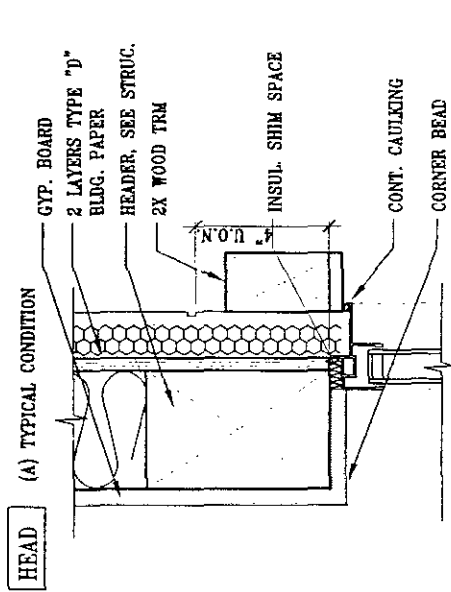


Double Hung

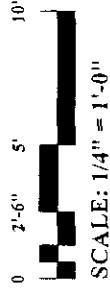


Triple Hung

Sliding



1 Window Schedule



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

2 Typical Window Detail



SCALE: 3/8" = 1'-0"

**COLISEUM
GARDENS**

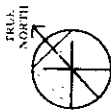
PHASE 2

**OAKLAND
COLISEUM
HOUSING**

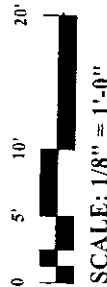
PARTNERSHIP L.P.

**YHLA
ARCHITECTS**

AREA D.1

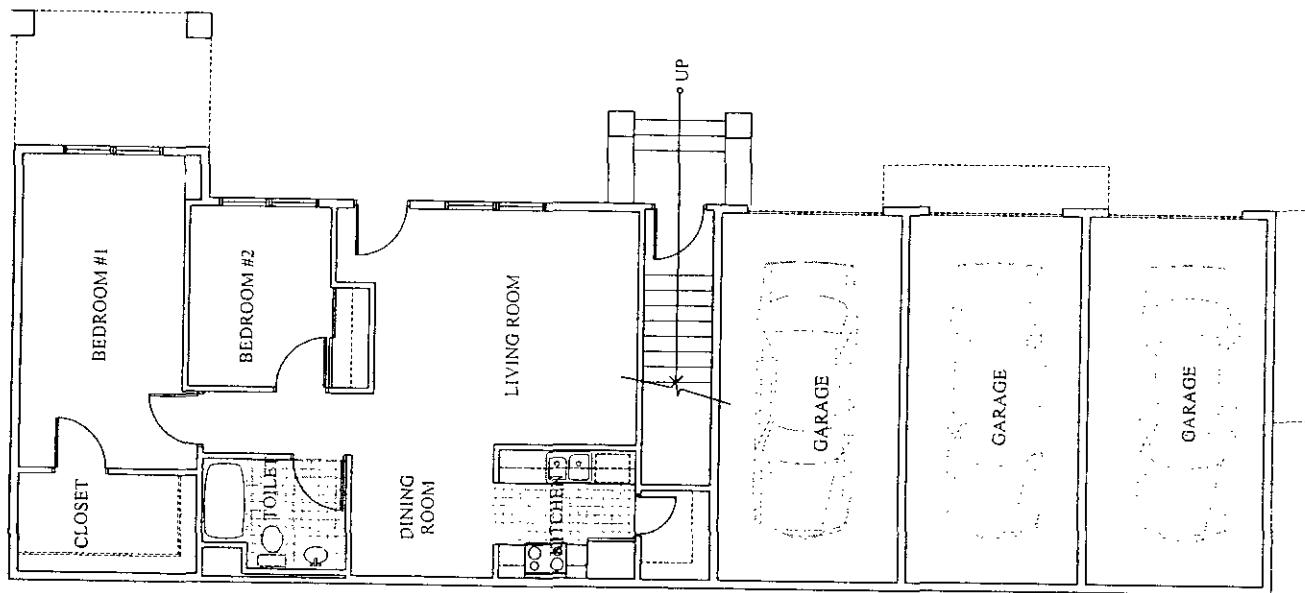


UNIT PLANS



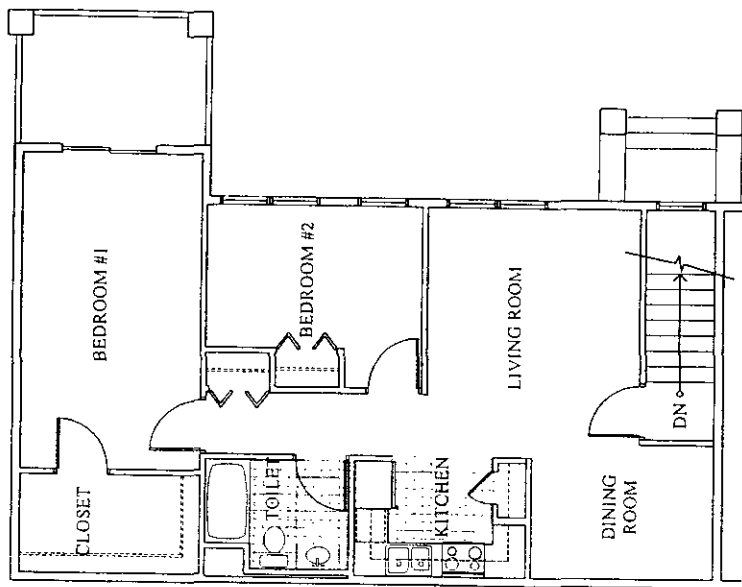
33

**SHEET 33 OF 33
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Unit D1.1

**2 Bedroom Flat
Ground Level**



Unit D1.2

**2 Bedroom Flat
Second Level**

Comment 6---Phasing Schedule for Entire Project

Demolition

- Demolition of existing residential buildings and Sheet Metal facility will start in January 2004.
- Demolition will be complete in May 2004

Streets and Infrastructure

- New streets and infrastructure will commence in Spring 2004
- Complete streets and infrastructure---Winter 2004

Phase 1 residential---115 units

- Construction will start in June 2004
- Construction will be complete in October 2005

City/ OHA land exchange

- PRAC approval of land exchange—December 10, 2003
- City council approval of land exchange—January 2004
- Execute land exchange agreement-March 2004
- Transfer title between City and OHA—September 2004
- Complete temporary park improvements –November 2004

Phase 2 residential—129 units

- Obtain Design Review approval for Phase 2 design---February 2004
- Obtain primary discretionary financial commitments—May 2004
- Close on financing ---October 2004
- Start construction of phase 2 improvements—October 2004
- Construction completion February 2005

Phase 3 residential---106 units

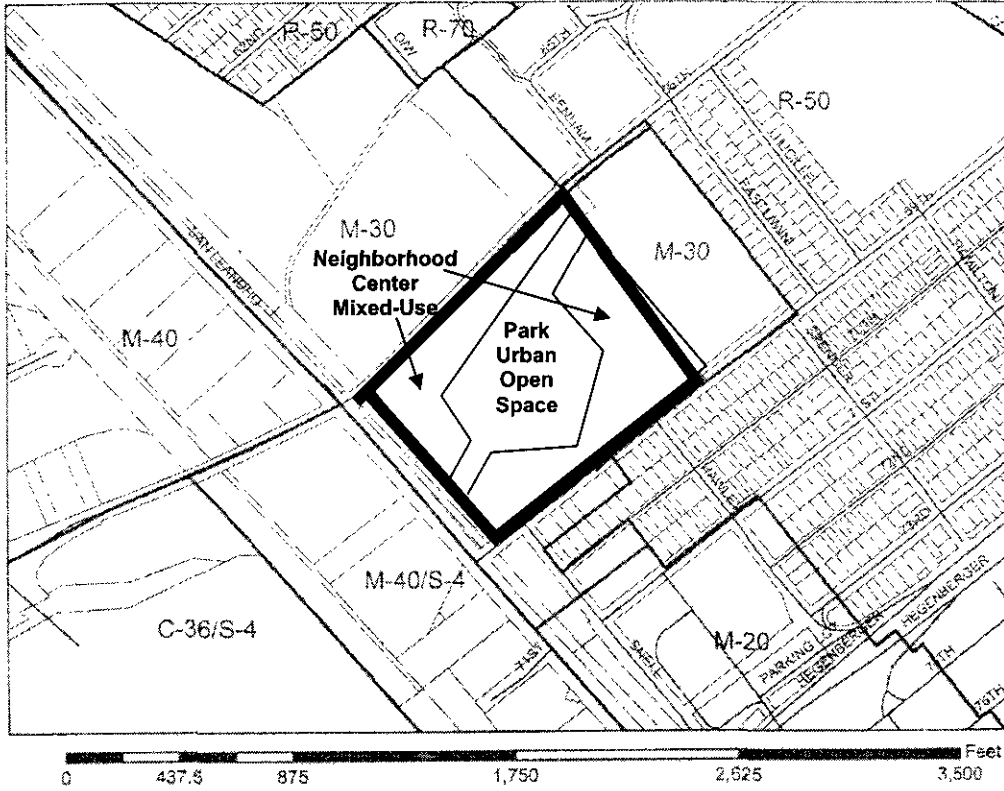
- Apply for design review approval—August 2004
- Obtain design review approval of Phase 3 design—January 2005
- Obtain primary discretionary financial commitments –May 2005
- Close on financing—October 2005
- Start construction of phase 3 improvements---October 2005
- Complete construction ---February 2007

For Sale phase --32 units

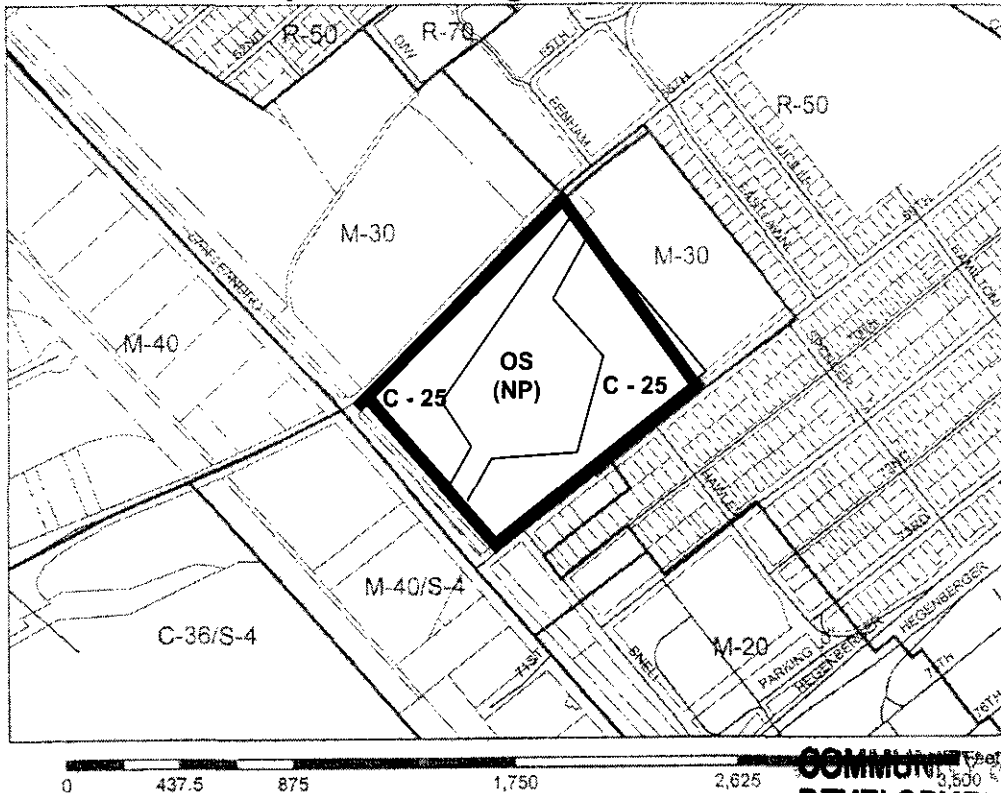
- Apply for design review approval—August 2004
- Obtain design review approval of Phase 3 design—January 2005
- Obtain primary discretionary financial commitments –May 2004
- Close on financing—October 2005
- Start construction of phase 3 improvements---October 2005
- Complete construction ---October 2006

**ATTACHMENT B:
MAP SHOWING CHANGES IN GENERAL PLAN LAND USE DESIGNATIONS AND
ZONING CLASSIFICATIONS**

Proposed General Plan Designations



Proposed Zoning Classifications



C - 25: Office Commercial
OS (NP): Open Space Neighborhood Park

6
**COMMUNITY ECONOMIC
 DEVELOPMENT CMTE**

JAN 27 2004