FILED OFFICE OF THE CITY CLERK OAKLAND ved as to Form and Legality 22 JAN 20 PM 4: 53 **OAKLAND CITY COUNCIL** 89013 **RESOLUTION NO.** C.M.S.

A RESOLUTION AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO A MEMORANDUM OF AGREEMENT (MOA) WITH THE CITY OF PIEDMONT ESTABLISHING THAT THE CITY OF OAKLAND WILL PROCESS PLANNING AND BUILDING ENTITLEMENTS FOR A CATEGORY I ACCESSORY DWELLING UNIT (ADU) CONVERSION AT 564 CROFTON AVENUE, A PROPERTY LOCATED WITHIN BOTH JURISDICTIONS; AND ADOPTING APPROPRIATE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) FINDINGS

WHEREAS, the applicant for the property owner of 564 Crofton Avenue, which is located in the cities of Oakland and Piedmont, approached both jurisdictions regarding conversion of an existing detached garage into a Category I Accessory Dwelling Unit (ADU) at 564 Crofton Avenue; and

WHEREAS, the applicant and the City of Piedmont request that land use and building permits for the development proposal be processed by the City of Oakland; and

WHEREAS, the City of Oakland agrees that the issuance of planning and building permits and building inspections should be solely handled by the City of Oakland, as the single family residence at 564 Crofton Avenue is being serviced by City of Oakland public services; and

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

WHEREAS, the City Council hereby finds and determines that California Environmental Quality Act (CEQA) exemptions 15268(b) (Projects that are Ministerial), which provides a basis for CEQA clearance; now, therefore, be it

**RESOLVED:** that the City Administrator is authorized to negotiate and execute a Memorandum of Agreement (MOA), in substantially similar form as to the MOA attached hereto at *Exhibit A*, for the development of a Category I ADU at 564 Crofton Avenue and to negotiate and execute all documents, amendments, agreements and instruments reasonably necessary or required to implement this Resolution; and be it

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

**FURTHER RESOLVED**: that CEQA exemption 15268(b) (Projects that are Ministerial) applies to this project, which provides a basis for CEQA clearance.

IN COUNCIL, OAKLAND, CALIFORNIA,

FEB 01 ZUZZ

PASSED BY THE FOLLOWING VOTE:

AYES - FIFE, GALLO, KALB, KAPLAN, REID, TAYLOR, WAR AND PRESIDENT FORTUNATO BAS -  $\mathcal{F}$ 

NOES – ABSENT – ABSTENTION –

ATTEST: ASHA REED

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

EXHIBIT A

The No. 11-1108362-JG LOCHE NO. CAVITUSO1-0938-0019-0001168362

#### LEGAL DESCRIPTION

#### EQUILIT "A"

# THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OARLAND AND PIEDMONT, COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHWESTERN LINE OF CROFTON AVENUE, DISTANT THEREON SOUTHWESTERLY TWO HUNDRED (200) FEET FROM THE INTERSECTION THEREOF WITH THE SOUTHWESTERN LINE OF BOULEVARD WAY, AS SAID AVENUE AND WAY ARE SHOWN ON THE MAP HEREINAFTER REFERRED TO, RUNNING THENCE SOUTHWESTERLY ALONG SAID LINE OF ORDFTON AVENUE FIFTY (50) FEET; THENCE AT RIGHT ANGLES NORTHWESTERLY ONE HUNDRED AND TWENTY FIVE (125) FEET, THENCE AT RIGHT ANGLES NORTHWESTERLY ONE HUNDRED AND TWENTY FIVE (125) FEET, THENCE AT RIGHT ANGLES NORTHWESTERLY FIFTY (50), FEET, THENCE AT RIGHT ANGLES; SOUTHEASTERLY ONE HUNDRED AND TWENTY FIVE (125) FEET TO THE OF THE REFERENCE OF THE AVENUE

HUNDRED AND TWENTY FIVE (125) FEET TO THEPOINT OF BEGINNING.

BEING LOT 23 IN BLOCK LETTERED "C" AS SAID LOT AND BLOCK ARE DELINEATED AND SO DESIGNATED UPON THAT CERTAIN MAP ENTITLED, "NAP OF GRAND AVENUE HEIGHTS (BY-THE-PARKS), OAKLAND TOWNSHIP, ALAMEDA COUNTY, CALIFORNIA", FILED AUGUST 26, 1907 IN LIBER 23 OF MAPS, PAGE 28 IN THE OFFICE OF THE COUNTY RECORDER OF ALAMEDA COUNTY.

APN: 011-0855-020, 011-0855-021

#### READ & APPROVED

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DATE

DATE

#### **READ & APPROVED**

BY_				

#### Attachment B

DES	IGN DRAWINGS	STRUCTURAL DRAWING			
NO.	TITLE	NO.	TITLE		
A0.0	PROJECT INFORMATION, GENERAL NOTES & SCHEDULES				
A1.D	VICINITY MAP, PHOTO EXHIBIT OF NEIGHBORS				
A1.1	EXISTING & PROPOSED SITE PLANS CALIFORNIA GREEN BUILDING STANDARDS				
A1.2 A1.3	CALIFORNIA GREEN BUILDING STANDARDS	i			
A2.0	EXISTING MAIN HOUSE PLANS				
A2.1	EXISTING GARAGE PLAN		· · · ·		
	& PROPOSED ADU PLAN & ADU ROOF PLAN				
	& ADU SECTION				
A4.0	EXISTING & PROPOSED ADU ELEVATIONS				

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RAQUEL SEFTON & DAN SHARP			_	
554 CROFTON AVENUE	PROJECT SCOPE:		GF	INER
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TEL NO. (415) 867-4379 RSEFTON 1380 GMAIL COM	GENERAL PLAN:	DETACHED UNIT RESIDENTIAL	1.5	cterior
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PO BOX 303	construction in			lexter
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TEL NO. (510) 517-2874				ovide
CINDY@NEWAVENUEHOMES.COM	SQUARE FOOTAGE:	E) GARAGE 336 SOFT.	5.H	ardwa
		PROPOSED ADU 336 SQFT.	· • –	
STRUCTURAL ENGINEER: /		EI MAIN DWELLING 2041 SOFT		BBR
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CITTA STRUCTURAL ENGINEERING				
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SAN FRANCISCO, CA 94103	BUILDING HEIGHT M	AIN DWELLING (30'-0" MAX); (E) 21'-10		
TEL NO. (415) 971-5231				
PATRICKVENNARI@GMAILCOM	% INTERIOR YARD AF	EA: 52.3% [NO CHANGE]	1	i i
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#### GENERAL NOTES

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4. Ocostructions and all comply with Requirements are lanest revision.
5. Documents: The Construction Documents include these Drewings and fortes, Specifications and all erevision, particular provides of the work. Happer tary questions or requests for calification to Omen membraney.", If is the prevision of the series. Happer tary questions or requests for calification to Omen membraney. "Is the blow industry standards", and according the standard or the series the membraney for the particular distances. The Construction of the tomorrise part of the work, happen target and specifications. regulations of the work. Report any questions or requests for clarification to Owner immediately. It, in the opmon or any contra-construction or might interfere with this full parameter of the work. Rel/be is to only Owner immediately for Carlification. No omission or below industry standards. 6. Do not scale drawings. Drawings of larger scale or greater detail take precedence over drawings of smaller scale. Specifications take pr ins is to be construed as allowing any i

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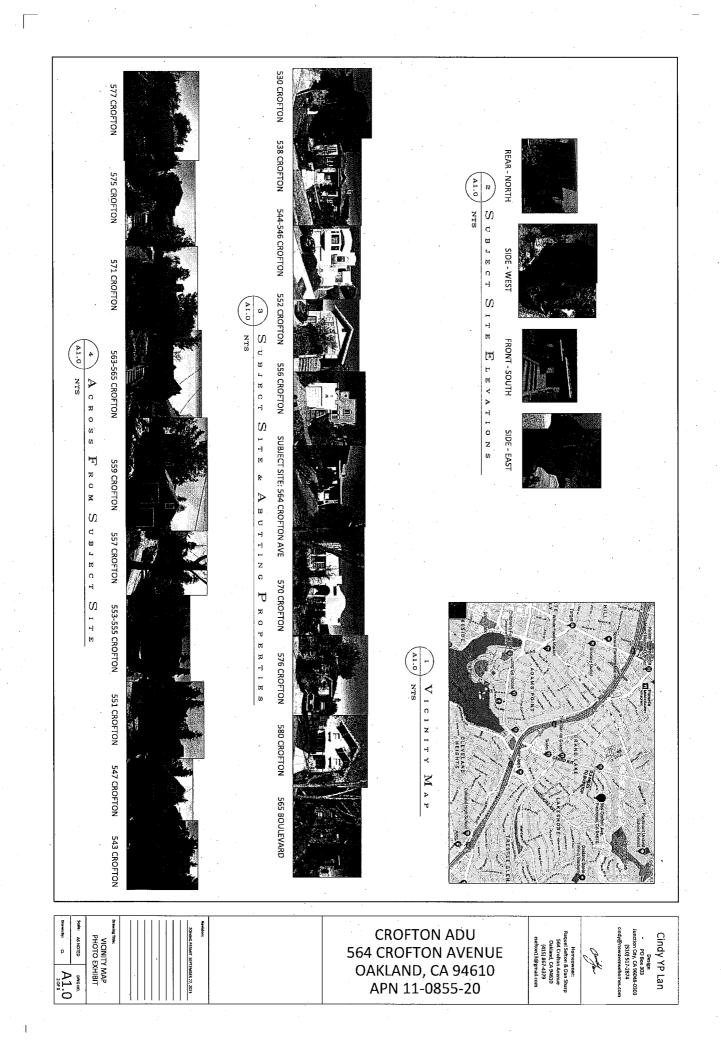
ction documents pertinent to their work at the project site at all times when work is in progress measurements and levels pertinent to their work. If they differ from Contract Drawines or revi 10. Site

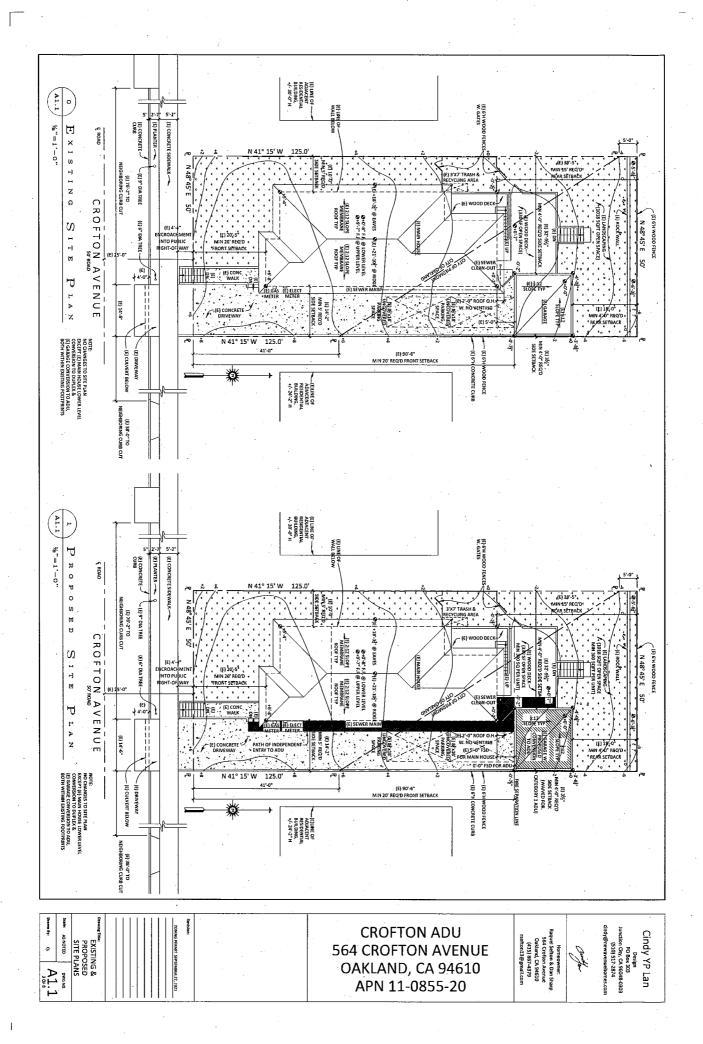
nonnecessary. 1.1 At all forms the purchase the purchase of t oses of concrete, mortar, plaster or stucco waste in any site other than that

Subconstructor will only utilize a concrete wallow taken which has been supplicitly approved by Owner. Subconstructor will beer the costs of cleansy far any supplicit or instantianan dispasse of canceras, mortur, plaster or stucco walls in any sup or dispatiated by Owner. Summit of a loss transport y holing of presign personal provides structures as in a compliance with the costs of the support of the support of the costs of the support of t

24. Provide apprivate dains and entry building frontation and a transmission and transmission and a transmission and transmission and a transmission and a transmission and a transmission and a transmission and transmission and transmission and transmission and a transmission and

								Attachme	ent B
DRAWING		KFY							
SYMBOL DESCRIPTION			SYMBOL		DESCRIPTION,		Cindy Y	'P Lan	
Property Line		e .	L	Deta	Detail No.		Desi PO Box Junction City, C	gn 303	
1 Drawing No.		18	Dao	Daor No.		(510) 51; cindy@newaven	7-2874		
Section No.		A	Wine	Window No.		Quin	Kar -		
4		Elevation N	<b>.</b>	•	Datu	Datum Or, Control Point		Homeon Raquel Sefton i	
Interior Elevation No.		.∆<	Area To Be Revised			564 Croftor Oakland, C (415) 863	n Avenue A 94610		
WALL SY								rsefton13@	
2022	88	Typical Exterio 2x4 Studs per Stucco Over P With 1/2" Gyp Water Resista Locations Provide Insula	lywood Ext. Fin. 5. Bd. Int. Fin. nt Wall Board At 1 tion At Exterior W	SYMBOL 722222	Typic 2x4 S Widt Wata At W	DESCRIPTION al Interior Wall- tuds per S.C. 1/2" Gyp. Bd. Int. Fin. r Resistant Wall Board et Locations			<u> </u>
MECHANI SYMBOL	· · · · · · · · · · · · · · · · · · ·	ECTRICAL SY		DESCRIPTION	SYMBOL	DESCRIPTION			<u> </u>
		ed duplex ceptacle, on in field with		GFIC or AFIC Wall mounted duplex electrical receptacle as noted. Verify location in field with Owner.		Wall mounted telephone receptacle. Verify location in field with Owner.		ADI	v 94 55-2
=\$			Бхт <i>⊒</i> ⊖	Exterior type wall mounted duplex electrical receptacle. Cover with waterproof cap. Verify location in field with	Юœ	Wall mounted cable receptacle. Verify location in field with Owner.		CROFTON ADU CROFTON AVENI	DAKLAND, CA 9461 APN 11-0855-20
¢	To haif outle location in fi Owner.		APP	location in field with. Guartenounted appliance electrical receptacle. Verify location in field and power requirements with Owner.	⇒HOSE 5/8	Hose bib. Verify location in field with Owner.		OFT OFT	
LIGHTING	& SWITC		OL KEY					N N	<u> </u>
SYMBOL		RIPTION Ited pendant re. All flatures ed by Owner. on in field with	SYMBDL \$	DESCRIPTION Wall mounted switch. Standard switches typical; dimmer switches to be located by owner. Verify location is faith with	STMBOL S C	DESCRIPTION Smoke Detector or Carbon Monoxide Detector as noted, Verify location In field with Owner.		C 564 C	AK AI
●.	Ceiling mound directional # All fixtures to by Owner. V	ated recessed ghting fixture, o be provided IF with Owner.	\$3	Wellenconted three way switch. Verify location in field with Owner.	DB C	Doorbell or chime as noted. Verify location in field with Owner.		ц,	
ŵ	Wall mounti fixtures to b Owner, Veri field with O	ed fixture. All e provided by ly location in wner.	¢	Wall mounted dimmer switch. Verily location in field with Owner.	T	Thermostat. Verify location in field with Owner.			
÷®	Exterior Wal fixture. Veri field with Ov	I mounted light ly location in wner.	\$	Switch At Fixture. Verify location in field with Owner.	FAN	Exhaust fan. Verify location in field with Owner.			
_	Under Cabine light fixture. wired. Verify field with Ow	et mounted To be hard location in mer.	MAPS	Motion Activated Photo Sensitive Switch. Fixture is a activated during daylight ho Verify location in field with	wt HE	High efficacy. See Title 24 documents for JA8 compliant requirements.			
GENERAL	MECHAN	ICAL & ELEC	TRICAL NOT	ES					
1. Provide sep 2. Provide sep 3. Provide one 4. Provide (tw 5. Provide two 6. Mount all so 6" o.c. where : and outlets wi 7. Align all swi	arate branch o arate 20 amp. e min. separate o min.) separate o separate circ witzhes at 42° shown groupe ith single piece tiches and out	incuit rated per r circuit to bathro a 20 amp. circuit te 20 amp. circui uits to garage, above finish floo d on plan. Mour a cover plate whe lets on centerline	nanufacturer's reco om receptacles. to laundry applian t to kitchen applia r. Mount outlets i t switches and out re shown grouped vertically where s	ommendations for furnace, p ces. nets. norizontally at 12° above finis lets horizontally at 9° to cent on the drawings. hown grouped on drawings.	bumps, and othes h floor. Stack out terline above cou Locate switches	equipment and appliances. Jets and Jacks horizontally at intercops. Gaing all switches with misimum 4° space from onship to adjacent		Revision:	
perpendicular 8. Fixtures ind 9. Provide GFC in garag	surfaces or ve icated for dan i protected or e, except rece	rify with Owner/ op or wet location atlets in the follo- ptacles on dedication	Designer. Is shall be approve wing locations and ated circuit for app	r outlets, natures and switch ed for use in such locations. I as shown on plans: Niances and equipment.	es, center in reial	ionship to adjecent		ZONING PERMIT SEPT	EMBER 27, 2021
10. Provide AF	CI protected c	outlets in the follo	owing locations an	d as shown on plans:				· · · ·	
In all be 11. Provide we 12. Provide flu	drooms. eatherproof ca iorescent fixtu	p and GFIC outle	is at exterior local	ions.					
13. Smoke det 14. Provide no	ectors shall be n-removable	hardwired and i backflow prevent	nterconnected wi son devices on all	th battery backup. exterior hose bibs and vacuus	m breakers as rei	juired.			
16. Strap wate 17. Water hea	r heater at po ter to have te	ints within upper mperature and p	and lower third, i ressure release val	tions. th battery backup. exterior hose bibs and vacuur mostatic mixing valve type al over point shall be minimum vera s required. Irements of 7itle 24.	4* above contro	lub shuwers per CPC 420.			
18. Comply wi	th general not	es sheet A1.0 an	f mandatory requ	rements of Title 24.		•		Drawing Title: PROJECT GENERAL I ADU SCHE	NOTES,
								Scale: NTS Drawn By: CL	DWG NG. A0.0 1 OF 8
							<u>-</u> 1		1 OF 8



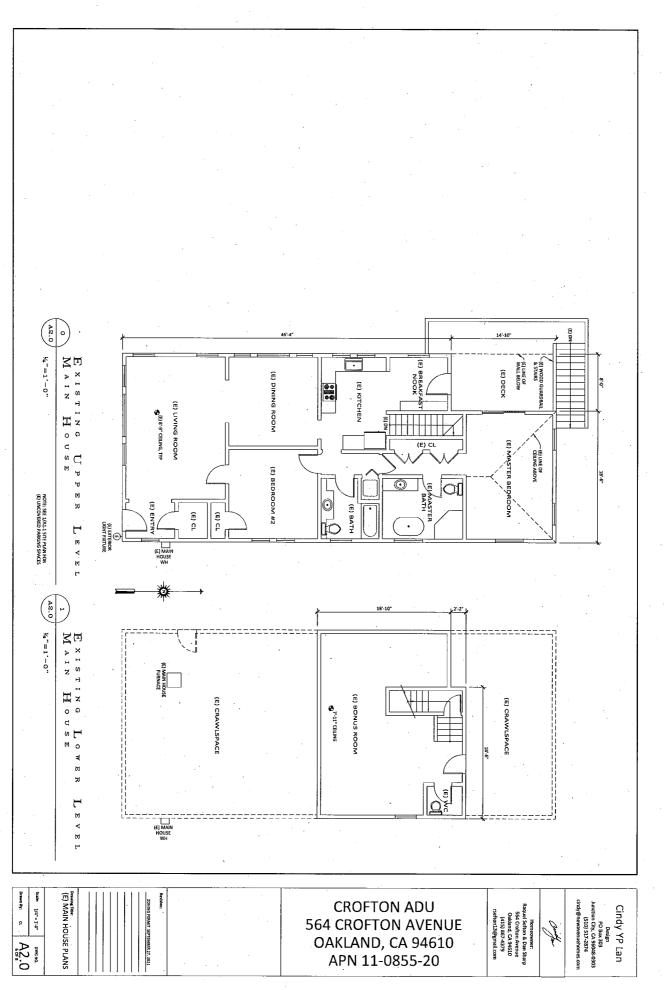


# 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

	RESIDENTIAL MA	NC	DATORY MEASURES, SHEET			men	t) The second se	Cindy YP Lan
NA NEWC	CHAPTER 3 GREEN BUILDING	1 NA SERP	24 1 1	1 265 REDOCH		1 14 827	90 1	Design PO Box 303
	SECTION 301 GENERAL 301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in	<u>c c</u>	4.145.4.2.1.1 Electric Vehicle Charging Stations (EVGG) When EV charges are installed, EV spaces 		DIVISION 4.3 WATER EFFICIENCY AND CONSERVATION		DIVISION 4.4 MATERIAL CONSERVATION AND RESOURCE	Junction City, CA 96048-0303 (510) 517-2874
	301.1 SCOPE. Buildings that be designed to include the green building measures upenalised as manifeliory in the application checklash contained in this color. Valuebry green building measures are able included in the application thecklash and many set induced in the design and consolution of structures overweld by that color, but are not required unless adopted by a diry, county, or diry and county out of structures overweld by the color, but are not required unless adopted by a diry, county, or diry and county out on the Section 101.7.		The EV space shall be incode adjacent to an accessible parking space means the     requirements of the Galiforne Guidanty Good, Chapter V.A. to allow use of the EV charger     than the accessible parking space.		4.303 INDOOR WATER USE 4.303 INTER ONSERVING FURSHIELENER AND FITTINGS, Putting bases (weier closets and unrely and Stage (basets and showerheads) shall comply with the sections 4.303.1.1, 4.303.1.2, 4.303.1.3, and 4.303.4.4.	00	4.406 ENHANCED DURABILITY AND REDUCED MAINTENANCE 4.401, RODERT PROGRAG, Annuar spaces assuability, exercise assuable, consists or other openings in solidations table at a statist or web mail be protected explaints the pressing or diversity of others by doming such openings with constant motifs, concrete mesony or a similar method acceptable to the addressing opening.	cindy@newavenuehomes.com
	301.1.1.4 detailations und altrevisions. (HCD) The manatomy provisions of Chapter 4 and be applied to addition or alteriation of advarge methode buildings without the addition or alteriation increases the building's conditioned arise, volume, or size. The requerements shall apply only to end/or writen the specific area of the addition or alteriation.		Control Chapters and preparation of an occurrate term of a control of an occurrate term of a control of a con		Note: All noncompliant plantburg balance in any residential near property shall be replaced with value-conserving plantong balance. Plantbing balan replanement is required point to insurance of a certificate of bala completion, certificate document, or thing balance that the plantbing balance. See Cert Code Section 1101. It esca, for the distribution of a noncomplaint plantbing balance, types of resolected balance effective and other insportate fractionat cales.		4 408 CONSTRUCTION WASTE REQUICTION DISPOSAL AND RECYCLING	andfor
	Note: On and after Adapted 2014, related buildings uncergoing permitted alterators, editions, or improvements ball replace noncomplex planting. Duraw with rethe-consening planting futures. Planting future replacements in equiver prior to searce of a section of the completion, certificate of occupancy of real permit approval by the local building durations. See Cell Dock Section 1101.1, if we can be an appressed on a planting future section of the completion of the completion of the device of a noncompleter future building building building the completion of the device of a noncompleter future building bu		Centrante Sullarity Johan Chapter HID, de na requires & camply into Section 4, two k∠H+ and     Control 4 (106 ± 22), limb → 2;     Hole: Electric Valide chapping Salinity serving public housing we required to comply sett the Celeborne	00	Code Section 1101.1, et seç., for the defation of a noncompliant plumbing blure, types of residential buildings effected and other importent mechanic cases. 4.303.1.1 Water Clowers, The effective flush volume of all water closets shall not exceed 1,28 gallons per	00	4082, 4003 TRUCTION INSTITE RANAGEREENT. Recycling Life rakes and the instrument of the con-based and the con-based and technological and	Homeowaer:
	of occupancy of relies permit approval by the local building department. See Cirel Ubde Section 1101.1, et see, for the delation of a noncompletent plumbing acture, types of residential buildings affected and other important enactment dates.				4.501.1.1 Water Covers. The effective fails includes of a motor closets statil not accessed 1.28 patients per float. Tacking water closets that be certified to be performance colonic of the U.S. EPA Velacification Specification for Task-type Tolets. Note: The effective than values of class than lottes is defined as the comparts, everage than values of two reduced builties and on all faunt.		Furentianer	Raquel Sefton & Dan Sharp S64 Crofton Avenue
1	301.2 LOW-RUSE AND 11/GH-RUSE RESIDENTIAL BUILDINGS. (1/OB) The promisers of monodular sections of OR-Scenar may apply to white fore rare radential buildings to both. Monodular section apply to a third of section apples		The manimum length of each EV space shall be 10 lest (5406 mm);     E. The manimum with of each EV space shall be 9 dest (5408 mm);     Or one way 55 EV paces, but not less than one EV spaces shall have an 3 loot (2430 mm);	00	of two reduced Subles and one bill fush. 	•	Economics and an individual sectors of the sector of	Oakland, CA 94610 (415) 867-4379
	- specificity to live nose why Lifty or high rate why Wife. When the section applies to both low rate and might new helings, no both with a section of the section of the section applies to both low rate and SEO TIGN - 302 MIXED 000 UPANOY BUILDINGS		vide interime vide . A 5 dot (1524 mm) vide monum ande and be parmited provided the minimum with of the V paper is 24 Serie (1565 mm). e. Curlete signe for this EV space and the and the and a first encode 1 unit vertical in 48 units	00	4,303,1,3 Showerheads, 4,303,1,3,1 Single Showerhead, Showerhead whill have a maximum flow rate of not more than 1,8	Da	posities are located in arease beyond the haud boundaries of the diversion foodby. 4.042 COMPUTUTION WAREN RANAGEMENT PLAN, solund is contraction wasks management plan in conformance with literal flavourity. The contraction setter management plan shall be updated as necessary with table set wateries during contraction for examination by the endorcing segning.	rsefton13@gmail.com
	SECTION SIZ INVESTIGATION DOILDINGS 302.1 MIXED ODOLPANOY DUILDINGS: In market ecorptions buildings- and comply with the specific green building measure applicable to each specific ecorptions;	DC			4.203,1.2.1 Single Showerhead. Shownheads shall have a maximum flow rate of not more than 1.8 gallow per mutule at 80 ps. Shownheads shall be cartified to the performance criteria of the U.S. EPA What Sorraw Sponticular for Schwerheads evening one shower. When a shower is served by more than one		<ol> <li>Identify the construction and demolition waste materials to be diverted from deposed by recycling.</li> </ol>	
	ABBREVIATION DEFINITIONS: HCD Department of Housing and Community Development		<ul> <li>- Construction of the constructio</li></ul>		4.202.1.2.2 Multiple shows heads enviring one shows. When a showst is served by more than one showeness, he combined dow nise of all the showeness and/or other shower outlets controlled by a single-waive shall not excerd 1.8 gradions private at 80 psi, or the shower shall be designed to only allow one shower outlet to be in operation at a time.		reuse in the project or sativgs for bulker use or sate. 2. Specify il construction and dendition reader instantias and be sarted on-wate (source separated) or bulk mixed (unple riteran). 3. [bit], forman [bit] bulkers where the construction and denosition waste material collected will be	Щo
1	HOD Department of H-relation y and Sourcestop Demandprismed     Sourcestop Demandprismed Sourcestop Demandprismed     Sourcestop Demandprismed Sourcestop Demandprismed     Sourcestop Demandprismed     Hop Rose     Hop Ros	00	Comparing to install a 40 empers minimum dedecided search creations space; a reserved to perma- installation of a stranch circuit or trutt and spacetor device. 4.106.4.2.4. Bulliple EV spaces required, Construction documents shall indexis the recently of the spaces.	00	Note: A hond-hild shower shell be considered a showerhead. 4.303.14. Fauests.		<ol> <li>bases.</li> <li>controlled an address employed to reduce the amount of construction and demoistion wasia experimented.</li> <li>Specify that the amount of construction and demoiston waste noticeles diverted shall be calculated by warpit or valking, but not by both.</li> </ol>	
	AA Additions and Alterations N New		Installation of a strategiest in start wave prevention strates. Installation of a strategiest in sprace received in discrete strates. Installation of a strategiest in sprace received in the strate Viewees and of a strategiest in discrete strategiest and allow provide strategiest compares of Allow Clineary strategiest compares discrete strategiest and allow provide strategiest compares of Allow Clineary strategiest compares discrete strategiest discrete allow and allowers with full the discrete sprake many strategiest and discrete strategiest discrete allowers for allowers and allowers and the strategiest and and allowers and discrete strategiest discrete allowers for allowers and allowers and the strategiest and allowers and discrete strategiest and discrete allowers for allowers and allowers and the strategiest and the strategiest and the strategiest and discrete allowers for allowers and allowers and the strategiest and the strategiest and the strategiest and discrete allowers for allowers and the strategiest and the s		4.302.1.4.7. Revisionilal Lanciany Feuceta. The massaum flow ratio of residential levelogy hausts shall not accessed 1.2 galaxies per minute 450 pp. The minimum Bow ratio of residential levelogy faucets shall not be level these 0.8 galaxies per minute at 20 ps.	00	440L3 YMASTE MANAGEMENT COMPANY, Utilize a waste mensymmetric company, approved by the enforcing against, which care provide vertificable documentation that the percentage of construction and demailstorm rester method leveled from the leardil complex with Section 4408.1, 1	$\square$ $\square$ $\square$ $\square$ $\square$ $\square$
	CHAPTER 4 RESIDENTIAL MANDATORY MEASURES		di di require LV spoce al tre la finic ampengo ei tre civit; i fan dengri indi de barre cipit di 40 ampre mizzani mundi creati (requeri recorrego and relatio componici tratia de plaza de la Indiale undergrand, indiase, inocessable er in conceded areas and spoces shall be indiade at he dine el el cipit de anticultori.		4.303.1.4.2. Levelory Faucets in Common and Public Use Areas. The distillation fore role of levelory flucted installed or a common and public use areas (public of dealings or diseptoy units) in residential buildings that not exceed 0.5 gallons per minute at 60 pub.		Note: The owner or contractor may make the determination if the construction and demoliton waste materials will be diverted by a waste management company.	
	DIVISION 4.1 PLANNING AND DESIGN	60	4-105.4.2.5 identification. The service panel or subpanel circuit directory shall identify the overcurrent-     protective downs space() eserved for Marke EV charging purposes as YEV CAPABLE's accordance-     mith the Contemposite Directed code:		4.303_H4.3: Batering Faueris. Metering foures when indefed in residential buildings shall not delive     more than 0.2 galaxies per cycles     4.303_H4.4 (Kichen Faueris.). The musimum flow rate of kichen faueris shall not exceed 1.8 galaxies	80	4.40% WASTE STREAM REDUCTION AL SEMANTIVE (L.M. Projects bet generate a time contained well occasion of a well contained an even and a semantic and a material second 2.4 Extraple, of the building attes shall niet liter company 50% construction waste reductors requirement in Section 4.40% 1.	0 N 0 100
	4,102,1 DEFINITIONS	<u>.</u>	4.1954:3 Now hotels and motels. All newly-constructed hotels and models shall provide CY spaces - copulate of supporting future installation of EVCE. The construction documents shall identify the location		4.307,14.4 Kitchen Fauceta. The maximum flow rate of kitchen faucets shall not exceed 1.8 galons per mixtule at 00 pai, Kitchen haucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 galons per mixtule at 80 ps. and must default to a maximum flow rate of 1.6 galons per mixtule at 80 ps.		4.408.4.1 WASTE STREAM REDUCTION ALTERNATIVE. Projects that generative to total combuned weight of construction and demotion waste disposed of in lending, which do not exceed 2 pounds per square food of the sublicing ones, that meet the minimum of 9% construction means reduction.	FT0 FT0 NT, 11-0
	permote material used to collect or channel grange or AutoR water. WATTLES Walkers are used to require sectioned in nucl. Walkers are often constructed of natural plant materials such as higs, view or amile material stages in the form of tak-we and planed on a downflow depa. Walkes are also used to premise and rate constraints.				Note: Where complying faucets are unevalable, averains or other investe may be used to achieve resuction, 4,302,2 STANDARDS FOR PUMBING FIATURES AND FITTINGS, Pumbing futures and fittings shall be installed	na -	requirement in Sector 4.495.1 4.495.5 DOCUMENTATION, Documentation shall be provided to the emforting agency which demonstrates complement with Sector 4.4952, items 1 through 5, Sector 4.485.3 or Sector 4.485.4.	
	used to permane and intercontrate. 4.106 SITE DEVELOPMENT 41011 GERRAL Preservation usi use of evaluation related resources shall be eccomplianed through evaluation and canadif planning to minimize mogeline affects on the site and adjuscent areas. Preservation of disper- management of statem wind a sitemaps and a site of models shall comple with this section.				4.323,2 STANDARDS FOR PLUMEING FIATURES AND FITTINGS. Plumbing futures and itengs shall be installed in accordance with the Calibraia Formbury Code, and shall meet the applicable standards referenced in Table 1701,1 of the Calibraia Plumbing Code.		Notes	CR01 CR0 DM0 APN
2	end careful planning to minimize negative effects on the site and adjacent areas. Preservation of slopes, management of stoom water drainage and a ension convolution stall comply with this section. 4.109.2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which disturb (ess		41094.9.1 Humber of required EV spectre. The number of required EV speces shall be based on the foldmanaker of parting specer provided for all types of parting facilities on expectance with facility 4, 100,000,000,000 and the treatmant of the foldman shall be and the foldman state of the first facility 4, 100,000,000,000,000,000,000,000,000,00		NOTE: THIS TABLE COMPILES THE DATA IN SECTION 4303.1, AND IS INCLUDED AS A CONVENENCE FOR THE USER.	11	<ol> <li>Sample forms found in 'A Gade to the Catitoms Green Building Standards Code (Reidential) Rotated at www.pcc.cg.spuCALGreen.tim mig be used to assist in countening compliance with the section.</li> <li>If land construction and demalation obtain (C. 2D) processors test be localed at the Catiloman Department of Resources Recedula at Revenes (Catilogica).</li> </ol>	- 4 m
i .	4 199,2 STORM WATER DRAINAGE AND RETENTION DURING CONSTRUCTION. Projects which distubles from one ease of sol and are not part of a larger common plan of development which in blob distubles one ease or more, via an ensage storm weather dowings cargo construction. It order to manage storm weather during construction, one or move of the following memory construction. It order to manage storm weather prover, prover investment weather and an ensage storm weather through the prover prover investment weather and the sol alund of the length of the provent flooding of adjacent prover, prover investment weather and the solar three size.		TABLE 4.106.4.3.1		TABLE - MAXIMUM FIXTURE WATER USE RATURE TYPE FLOW RATE	D G	4.410 BUILDING MAINTENARCE AND OPERATION 4.4151 OPERATIONAND KARTENARCE BANKLAN, is to serve to the impection, a manual, compact disc, web-based inference or other media acceptable to the enforcing signray which includes all of the following make be placed in the building:	PI PI
-	<ol> <li>Refersion beams of sufficient race shall be ublaced to refers share writer on the site.</li> <li>Where stam water is conveys to a pack draining system, notection paut, guild or smaller disposed neuticol, where mails to fitting the pack of a burner system, weld or other method approved by the enhancing agains;</li> <li>Catiguings with a law star enabled statem water management ordinance.</li> </ol>		TOTAL NUMBER OF PARINIS NUMBER OF REQUIRED EV SPACES SPACES		SHOWER NEADS 1.8 GMP @ 80 PSI (RESIDENTIAL) Lavator FAUCETS MAX, 1.2 GPM 00 90 PSI		following shall be placed in the building: 1. Directions to the owner or accupent that the romand shall remain with the building throughout the life cycle of the structure.	· .
	by the existing a genroy. 3. Completions with a leaking resided storm weber menagement ordinance. Noise: Rate to the Sate Valuer Resources Control Board to projected which distanto are sorre or more of soil, or are part of a larger common plan of development which in solid attributions are sore rooms of soil.		1025		IRESIDENTIAL) MIL & BORN @ 20 PSI LAVATORY FAUCETS IN 0.5 GPM @ 50 PSI COMMON & FUELIC USE AREAS		Nations shall be glaced in the studying:	
	(Website: https://www.walercoards.ca.gov/water_issues/programs/slom/water/construction.html)		26-50 2		NTCHEN PAUCETS 1.8 OPM @ 50 PSI METERING PAUCETS 0.2 GAUCYCLE		<ul> <li>Bood and yand drainings, including gutters and downsputer,</li> <li>C. Space conditioning systems, including condensates and air fibers.</li> <li>Landscape infigution systems,</li> <li>While reuse systems.</li> </ul>	
3	4.108.3 GRAINEG AND PAVING. Construction places shall indexise how the site grating or createge system will manage all software with those to keep well from eminips buildings. Examples of methods to manage surface wells indude, but are not limited to, the following:		76-100 5 10%-150 7		WATER CLOSET 1.28 GAUFLUSH UNNPLS		Antomistical translational walky, welfer and waster recovery providers on methods to further reduce resource consumption, including reprede programs and locations, 4. Public transportation and/or caspool options available in the area, 5. Educational materials on the positive impacts of an indivision ratio/between 30-60 percent	
	1. Sweley 2. Vider collection and deposal systems 3. Franch draws 4. Vider refering protons 5. Other water measures which see surface water even from buildings and aid in proundwater		10 37 10 39 10 39 10 39 10 39 10 10 10 10 10 10 10 10 10 10 10 10 10	000	4.304 OUTDOOR WATER USE		end whith methods an occupant may use to marriam the relative humidaty level in this maya. 6. Initransient body valencessming landscape and inglation dissign and cantellers which conserve water. 7. Initraticions for marchaning guiders and developed and the empotance of clivering water at least 3 feel area; too it in functation. 8. Information on request or other maintanance measures, isolution, build attrived to, coulding.	
	<ol> <li>Other water pressures which keep surface wellst every from buildings and aid in groundwater recharge.</li> <li>Exception: Additions and alterations not allering the dramage path.</li> </ol>		4.106.4.2.2 Electric volucie charging-space (EV-space) dimensions: The EV-spaces shift be designed to camply with the idjourny:		4.304 OUTDOOR WATER USE 4.304. OUTDOOR POTABLE MATER USE IN LANDSCAPE AREA3. Residential developments shall comply with a local water effort indication distance of the current California Department of Mater Resourced Model Water Effort Landscape Ordenate MMELO, whichever is nove storgest. NOTER:		feel arm sy tiom the foundation, a information on request could be many tensors measures, tackuting, but not larited to, cauliding, but not any second state and an entry and increative programs available. 9. Information, accut state and entry and increative programs available. 9. A core of all special impections vertifications required by the entroting agrinup or this code.	
	4.106.4 Electric vehicle (CV) charging for new construction. New construction shall comply with Soctons 4.106.4.4.4.06.4.2. or 4.106.4.3 to facilitate Alure immediation and use of Evidency and Excite vehicle supply experiment (EVE) and be installed in accordance with the Galatime Electrical Gold Ander Stör.				1. The Model Weiter Efficient Landscape Ordinence (MWELO) is located in the Celifornia Code Reputetions. Title 23, Chapter 27, Division 2, MWELO and supporting documents, including water budget calculator, are available at the 24 Wmm, netting, and the Celifornia Code Celifornia Code Celifornia Code Celifornia Celifornia	610		
	Exceptions: 						Auftoz RECTOLING BY OCCUPANTS. Where 5 or more multitumly desting units are conducted on a buding site, provide nextly accordance were() in at survey of budings on the sets and are identified for the deposite, stratege and collection of non-instance account methods for the regions, unclearly (i at animum) paper, compared account, gives, places, against westler, and methods, or news is lew My watched local recycling animations, if more restrictive.	
ŀ	C1 - Instance game a processing provider depays:     C2 - Instance data provider depays:     C2 - Instance data provider depays and the other depays and the requirements will alter the local     defay indeductance desays requirements on the othery adde where requirements     defaulty adde end to be the memory memory depays by more than 1000-000 per     defaulty adde end to be the memory and the local by adde end to be per		4 105 4 2.5 Edward Binardian. The service panels or sub-ganels shall be identified in accordance with Gentary     4-106 4 22.6		· · ·		Exception: Rund purdections tool preed and apply for the exemption in Public Resources Code Section 42649.82 (e)(2)(A) at sec, are note required to comply with the urgenic waste portion of this section.	Revision:
							DIVISION 4.5 ENVIRONMENTAL QUALITY	ZONING PERMIT SEPTEMBER 27, 2023
a ca			DIVISION 4.2 ENERGY EFFICIENCY				SECTION 4.501 GENERAL	
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	LTHIS DOCUMENT IS PROVIDED AND INTERDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CAUA	CONNIA CALL	i. In this Days Standards into CREEN CODE, Due to The VARIAN ES REDWEEN BUILDING DEPARTMENT AND STOCKING DWS CHECK	NUST IS TO BE	A	DUSER ASS	NÉS ALL RÉSPONSIBLITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERHICATION WITH THE FULL CODE.	

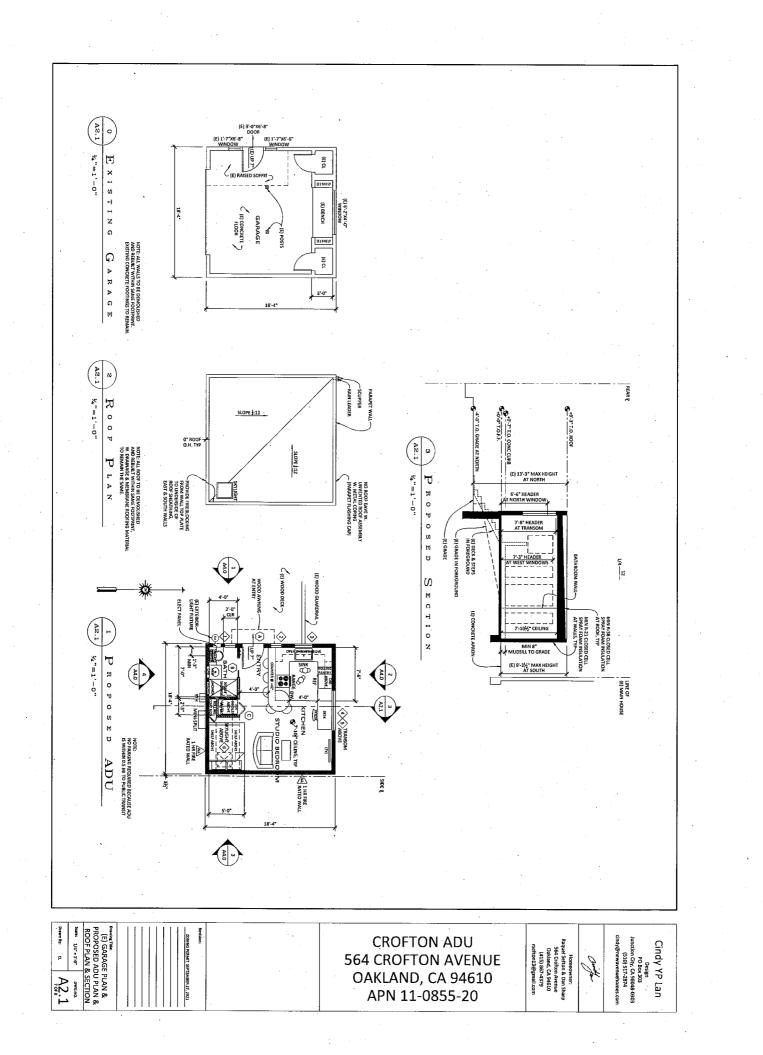
#### 2019 CALIFORNIA GREEN BUILDING STANDARDS CODE RESIDENTIAL MANDATORY MEASURES, SHEET 1 (January 2020, Includes August 2019 Supplement) ra - 113 NA - HELAVILLEALLE REMARK MARTY - REMARKED FORTY DE WARNEET SAMPASE UNASSE CONTINUES REMARKING D Cindy YP Lan I NH RESIGN Design NA RESIDE HA REPORT NR ROMON PO Box 303 Junction City, CA 96048-0303 CHAPTER 7 NAUMUM INCREMENTAL REACTIVITY (HIP). The maximum thange in weight of ocrone formed by solary a compound b bit "Bare Reactive Organic Cas (ROCG) Muture" per weight of compound added, expressed in humletight of equina (g OT) ROC., Note, MR reakers for individual compounds and hydrocetion solvents are specified in CCR, Title 17. Sectors 9 and 94701. 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SPEADOTH WOOD AS TESTED IN ACCORDANCE CODE OF REGULATIONS, TITLE 17, BECTIONS S0120 THRONAH SI120 12, SINGLE-PLY ROOF MEMBRANE 450 REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, prove formation in the immorphere Homeowner 420 OTHER Raquel Sefton & Dan Sharp TEAL ONT ORMED b. Under projektis scoppens in the executing equival. VOC. A viable organic compound (VOC) broadly defined as a chemical compound based on carbon chemic or mage with vegor pressures greater than 0.1 millimeters of mecury at room temperature. These compounds typically contain indratoen and may contain course, nitropen and other teterents, see CCR TRE 17, Sector 345000, and the sector tradoon and may contain course. 564 Crofton Avenue ARCHITECTURAL Oakland CA 94610 NON-POROUS 4.603 FIREPLACES 4.003 GENERAL Any installed gas freptore stull be a direct-ent setilist-combuston type. Any installed woodstove or golds fore stall comply with U.S. EPA New Source Parlomance Standard; I/SP3 ministral hash as spjictable, and shall have a parmarent liable including tary are cetted to meet the emission limits. Woocstoves, pelet sover and taryingtone shall also comply with sppicable for directions. (415) 867-4379 PORQUS 774 2. THEN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THEORNESS OF SITS (8 MM), rsefton13@gmail.com MODIFIED BITUMINOUS Cartification by a national or regional green bulking program or stendard publisher, Cartification by a nationwise energy consulting or vehicitation argunization, such as HERS rates, bulking performance constraints, and theme energy sublimits, Subcreative constraints, and theme energy sublimits, Subcreative constraints, and theme energy sublimits, Subcreative constraints, and theme energy sublimits, Conter programs socializes the textoring specers, Other programs socializes the textoring specers. 710 MARINE DECK 4.564 POLLUTANT CONTROL 4564 FOURTRIE OF DUCT OPENINGS & PROTECTION OF INCLUMING 4564 FOURTRIE OF DUCT OPENINGS & PROTECTION OF INCLUMING dutting of the heart of the second second second second second second second dutting of the heart of the second second second second second second second openings and be covered with sex, sider of dotter second second second second second openings and be covered with sex, sider of dotter with any series of second second second second openings and be covered with sex, sider of dotter with any series of the system. OTHER DIVISION 4.5 ENVIRONMENTAL QUALITY (continued) Special inspectors shall be independent entities with no financial interest in the materials or the potient they are inspection for compliance with this code. **CROFTON AVENUE** 0 In they are unspecting for comparison with the Code, S refers are special inspections certified by the Celifornia Energy Commission (CEC) to rate is in Celifornia according to the Home Energy Rating System (HERS). 504.2 RNISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with this section. 9461( TABLE 4.504,3 - VOC CONTENT LIMITS FOR SC When request by the ententing services and the process of process of the service of the service service of the service of t 4.504.2.1 Adheeives, Sestents and Caultis, Adheaves, sestent and caults used on the project shall meet the requirements of the following standards unless more stringent local or regional air pollution or air quality management (action rules app); ARCHITECTURAL COATINGS: GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS ADU Ń Achieverse, historie sport, and eventse Donatory with local or response or polation control or any quarky measurement asstrol and and comply with local or response or polation control or any quarky measurement asstrol re-polations of the board as any polation control or any quarky measurement asstrol re-polations of the board as any polation balles. 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Where resident Souring reinstalled , at least 80% of floor area. resident Souring shall comply with one of more of the following: NONFLAT-HIGH GLOSS COATINGS 150 **CROFTON** Arrossi adhesives, and samaler suit sizes of adhesives, and seelant or coulding compounds (in units of product, less parkaging, which do not weep more them 1 (bound and do not consist of them 1 (b) do uncere) that company with adherine's COV standards and ther requirements, indu-prohibitions on use of certain topic compounds. of California Code of Regulations, Title 17, commencing with section 395/07. 703 VERIFICATIONS SPECIAL TY COATINGS Production of indication Dynamics and the second seco APN 11-08 703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not institution, construction documents, plans, specifications, builder or installer contillection, suspection reports, or other provide participation of the installection of the installection of the installection of the installection of the provide installection of the ALUMINUM ROOF COATINGS 400 ASEMENT SPECIALTY COATINGS 400 and Gostions. 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Hards out physical, particleband and medium density fiberboard composite wood products used on the interior or waterior of the buildings shall meet the requirements for formathering as specified in ARTs AT Touck Control Messare for Composite Wood (17 CCR 93129 et seq.). by of bulker the dates specified in those sections, as shown in Table 4.594,5 CONCRETE/MASONRY SEALERS 450.2.3 Areas (Junite and Costings, Aeroid parts and costings that meet the Product-weighted MR Limb for ROC in Section 9452(a)(2) and other requirements, inducing prohibitions on use of entrain factor compounds and cost on deperting solutions, in Section 9452(a) (4) and (1) (1) (245/mile Code of Regulations, Title 17, commenting with Section 9452(a) mile areas using the solution back editional of Regulation Cognity (assignment) Daties (dottame) config with represent VOCP weight (or dottame) Code of Regulations) 193 DRIVEWAY SEALERS 564 4.504.5.1 Documentation. Verification of compliance with this section shall be pro-by the enforcing agency. Documentation shall include at least one of the following: DRY FOG COATINGS 150 Ξ FAUX FINISHING COATIN 350 The only equiper), considering and accelerate to the set of the Ы FIRE RESISTIVE COATINGS 350 4.594.2.4 Verification. Verification of compliance with this section shall be provided at the request of the enforcing searcy. Documentation may include, but is not jurited to the following: FLOOR COATING FORMARE FASE COMPOUNDS 250 1. Manufacturer's product specification. 2. Field ventication of on-site product containers. GRAPHIC ARTS COATINGS (SIGN PAINTS) 500 HIGH TEMPERATURE COATINGS 420 4,505 INTERIOR MOISTURE CONTROL 4,503,1 General, Buildings shall meet or exceed the prov INDUSTRIAL MARYTENANCE COATINGS 250 TABLE 4.504.1 - ADHESIVE VOC LIMIT ions of the California Su LOW SOLIDS COATINGS 120 ss Weder and Less Evenuel Comprunds in Grans per I 5.95.2 CONCRETE SLAB FOUNDATIONS. Controls stob foundations required to have a vapor retarder by California Building Code, Chapter 19, or concrete stab-on-ground faces required to have a vapor retarder by the California Residential Code. Chapter 5, shall also control with this section. AGNESITE CEMENT COATING 450 ARCHITECTURAL APPLICATIONS VOC LIMIT MASTIC TEXTURE COATINGS 103 DOR CARPET ADHESIVES 4.505.2.1 Capillary break. A capilicy break shall be installed in complance with at least one of the ETALLIC PIGMENTED COATING 500 CARPET PAD ADHESIVES MULTICOLOR COATINES 250 JTDGOR CARPET ACHESIVE A 4-rach (101.5 mm) blok base of 1/2 ioch 12.7mm; or larger data nagregate shall be provided with e vegor barrier in gined contact with concrete and a concrete mix derega, which will address bleedin address of the state of the address of the state of the address of the state of the address of the state of the address of the state of th RETREATMENT WASH PRIMER: 420 COD FLOORING ADHENIVES 100 RIMERS, SEALERS, & UNDERCOATERS RUBBER FLOOR ADHESIVES REACTIVE PENETRATING SEA/ ERS. 350 Other equivalent methods approved by the enforcing agency. A slab design specified by a licensed design professional. SUBFLOCK ADHESIVES RECYCLED COATINGS 259 FRAMIC THE ADDRESDIES 4.501.3 INCISTURE CONTENT OF BUILDING INATERIALS, Building malanels with viable signs of valar damage shall not be instaled. Well and floor transing shall not be enclosed when the transing members exceed 19 percent mostare constraint. Mixtare content shall be verticed in completion with the following: ROOF COATINOS VOT & ASPHALT TILE ADHESIVES RUST PREVENTATIVE COATINGS 250 WALL & PANEL ADHESIVES 1. Many the contrast shall be extensioner with white a proce-type or contrast-type most were Spurned to the source of the contrast shall be a source of the source of t SHELLACS COVE BASE ADHESIVES CLEAR 730 JUTIPURPOSE CONSTRUCTION ADHESIV OPAQUE 550 STRUCTURAL GLAZING ADHESIVES SPECIALTY PRIMERS, SEALERS & UNDERCOATERS 100 SINGLE-PLY ROOF MEMBRANE ADHESIVE STAINS OTHER ADHESIVES NOT LISTED 240 adation products which are webby wet or have a high masture content shall be replaced or allowed to dry prior is dosure in well or floor cavities. Wel-applied instantion products shall follow the manufectures' down SPECIAL TY APPLICATIONS STONE CONSOLIDANTS 440 ZONING PERMIT SEPTEMBER 27, 2021 MAMMINE POOL COSTING 340 PVC WELDING 4.506 INDOOR AIR QUALITY AND EXHAUST 4 506 1 Relivoom exhaust fam. Fam bathroom shall be michanically ventileted and shall comply with the CPVC WELDING -190 TRAFFIC MARKING CUATINGS 190 TUB & THE REFINISH COATINGS A6S WELDING 420 Fans shall be ENERGY STAR compliant and be ducted to terminate outside the building. Universitantioning as a component of a whole house variation system, have must be controlled by a WATERPROOFING MEMBRANES PLASTIC CEMENT 250 ADHESIVE PRIMER FOR PLASTIC \$50 WOOD COATINGS 275 WOOD PRESERVATIVES a. Humidity controls shall be capable of adjustment between a relative humidity range less then or equal to 50% to a maximum of 50%. A humidity control may utilize monust or automatic means of adjustment. b. A humidity control may be a separate component to the extend to entrol is not required to be minigral (0, a but n). CONTACT ADHESIVE SPECIAL PURPOSE CONTACT ADHESIVE 290 ZINC-RICH PRIMERS 1. GRAMS OF VCC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS STRUCTURAL WOOD MEMBER ADHESIVE 140 TOP & TRIM ADHESIVE 260 2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE. SUBSTRATE SPECIFIC APPLICATIONS ARE LEGIED IN JOINT TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORMA AIR RESOLUCIES BOARD, ARCHTECTURAL COATINGS SUCCESSED CONTROL MEASURE, FEB. 1, 2008, MORE INFORMATION IS AVAILABLE FROM THE AIR RESOLUCIES BOARD. 1. For the purposes of this section, a bathroom is a room which contains a bathlub, shower or METAL TO METAL Drawing Title: CALIFORNIA PLASTIC FOAMS - Lichtno integral to bathroom exhaust lans shall comply with the Catfornia Every Code. 4.507 ENVIRONMENTAL COMFORT 4.507.2 HEATING AND AR-CONDITIONING SYSTEM DESIGN. Heating and ar of selected using the following methods. POROUS MATERIAL (EACEPT WOOD) GREEN BUILDING 2006 The first lows and heat gain is indicated according to ANSIACCA2 Manual J-2011 (Readential Lad Calculation), ASHRC Institutions or oner equivalent design sufferer or methods, ASHRC Institutions of one equivalent design toffness or embodies. BARC Institutions of oner equivalent design toffness or embodies. Barden heating and coding suggement according to ANSIACCA3 Manual 5-2014 (Readential Equipment) Selection. If other equivalent design toffness or inchode. STANDARDS FIBERGLASS Scalar NTS DWGND 1. IF AN ADRESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER. THE ADRESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED A1.3 Drawn By: c. 2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASUR THE VCC CONTENT SPECIFIED IN THIS TABLE. SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1103.

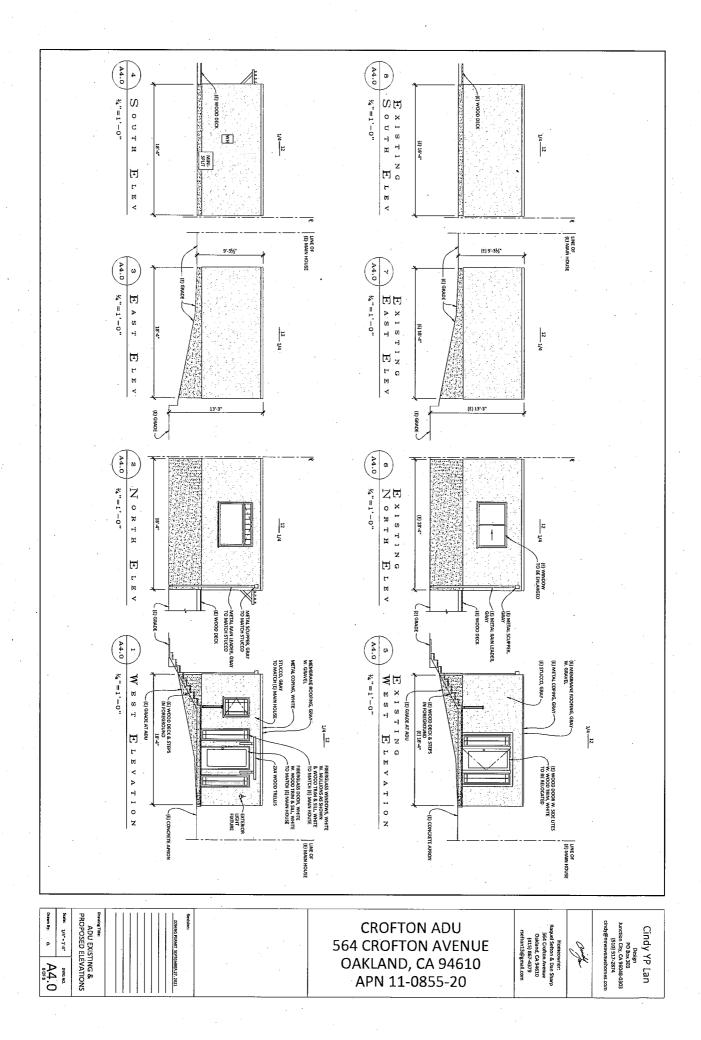
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### MEMORANDUM OF AGREEMENT

This MEMORANDUM OF AGREEMENT ("MOA"), dated as of this \_\_\_\_\_ day of \_\_\_\_\_, 2022 ("Effective Date"), is entered into by and between the City of Piedmont, a municipal corporation ("Piedmont") and the City of Oakland, a municipal corporation ("Oakland"), with reference to the following facts and circumstances:

### RECITALS

A. The property located at 564 Crofton Avenue (the "Property") consists of one lot, and two tax parcels (APN No. 011 -0855-020-00 and 011 -0855-021-00), that straddles the Piedmont/Oakland border. The assessor parcel map for the Property is provided as Exhibit A, which is attached hereto and incorporated herein. The Property is generally bounded by single-family properties at 558 & 570 Crofton Avenue on either side, single-family properties on 535 & 533 Boulevard Way at the rear, and single-family properties 565 & 569 Crofton Avenue across the street. The Property consists of 6,375 square feet (determined by a survey dated March 25, 2021), with approximately 2,225 square feet or 35 percent of which is located in Piedmont, and approximately 4,150 square feet or 65 percent of which is located in Oakland.

B. When considering properties intersected by the border between the City of Piedmont and the City of Oakland, by long-standing arrangement between the cities, certain properties are considered Piedmont properties for the purposes of providing 911 and other municipal services, and certain properties are considered Oakland properties for the purposes of providing 911 and other municipal services. The Property is considered an Oakland property eligible for Oakland 911 services, municipal waste removal services, access to Oakland schools, and other municipal services. The neighboring residences which have vehicular and pedestrian access to Crofton Avenue are also considered Oakland properties for those same services.

C. Cindy YP Lan/ New Avenue Inc. ("Applicant") for Property owners Raquel Sefton and Dan Sharp desire to convert the existing 336-square-foot detached garage to an Accessory Dwelling Unit (ADU), with the entirety of the project located in Piedmont ("Project").

D. The entire garage, approximately 336 square feet footprint, is located in Piedmont.

E. In order to efficiently consider the Project, the cities desire to enter into this MOA to memorialize the designation of Oakland as the lead agency for the purposes of both land use approvals and building inspection of the Project, including but not limited to issuance of building and occupancy permits, and the provision of 911 and other municipal services to the Project, consistent with the terms and conditions contained in this MOA.

#### AGREEMENT

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

### I. Lead Agency under CEQA

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

#### II. Planning Approval Process

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

- A. <u>Applications</u>. The Applicant has submitted an application for an Accessory Dwelling Unit (ADU) to the City of Oakland Planning Department for the Project. The project is subject to ministerial approval within sixty (60) days pursuant to Government Code section 65852.2
- B. <u>Conditions of Approval</u>. The City of Oakland will provide the City of Piedmont a copy of the Conditions of Approval for the Project, if any, if and when the Project is approved.
- C. <u>Ongoing Jurisdiction</u>. Both Piedmont and Oakland understand that, by virtue of the proposed location of this Project, the Project, if approved, will be constructed both within the City of Oakland and the City of Piedmont. As a consequence, except as otherwise provided in this MOA, the Property is subject to the laws of both cities.
  - Oakland acknowledges the continuing jurisdiction of the City of Piedmont, its Charter, and its Municipal Code within those portions of the Property located within the City of Piedmont and will not undertake any action or approval that will result in any violation of any of those laws. Piedmont acknowledges the continuing jurisdiction of the City of Oakland, its Charter, and Municipal Code within those portions of the Project located within the City of Oakland and will not undertake any action or approval that will result in any violation of those laws, except as may regard planning or building approvals for buildings on the Property. The City of Oakland shall have jurisdiction over planning and building approvals for the Property.
  - The City of Oakland and the City of Piedmont both reserve the right to take such actions as necessary to enforce the laws, conditions or requirements within each city. Both cities agree to cooperate with the other city in any action undertaken to enforce any condition or requirement imposed on the Project.

## III. Building and Permit Issues

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

#### IV. Emergency Service

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

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

### VI. Indemnification

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

# VII. Miscellaneous Provisions

A. <u>Notice</u>. For any action related to this MOA. each City shall be sent notices at the following addresses:

To Piedmont:

City of Piedmont 120 Vista Avenue Piedmont, CA 94611 Attention: Kevin Jackson, Planning & Building Director Phone: 510-420-3050 FAX: 510-658-3167 Email: kjackson@piedmont.ca.gov

With a copy to:

City of Piedmont Attention: City Attorney 120 Vista Avenue Piedmont, CA 94611

### Phone: 510-273-8780 FAX: 510-839-9104

To Oakland:

City of Oakland Dept. of Planning and Building 250 Frank H Ogawa Plaza, Suite 2114, Oakland, CA 94612 Attention: Heather Klein Phone: (510) 238-3659 FAX: (510) 238-6538 Email: hklein@oaklandca.gov

With a copy to:

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

- B. <u>Headings</u>. The headings in this MOA are for reference and convenience of the parties and do not represent substantive provisions of this MOA.
- C. <u>Governing Law</u>. This MOA shall be governed by the laws of the State of California.
- D. <u>Modifications</u>. Any modification of or amendment to this MOA will be effective only if it is signed in writing by all parties.
- E. <u>Counterparts</u>. This MOA may be executed in any number of counterparts (including by fax, PDF, or other electronic means), each of which shall be deemed an original, but all of which shall constitute one and the same instrument.
- F. <u>Project Permit File</u>. This MOU shall be kept and maintained at all times in the Property's Planning Permit file with the City of Oakland Planning Department. The City of Piedmont shall be provided a copy of this MOU upon request.

# [Signatures on Following Page]

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

City of Piedmont	City of Oakland
By:	Authorized by Resolution No.
Name: Theadora Gray King	Adopted, 2022
Title: Mayor	
	Ву:
Attest: By:	Name: William Gilchrist as designee for Edward Reskin, City Administrator
Name: John Tulloch	Title: Director, Department of Planning
Title: City Clerk	and Building
	Approved as to form:
	Ву:
	Name: Brian Mulry

Title: Senior Deputy City Attorney

Approved as to form:

By:

Name: Michelle Marchetta Kenyon Title: City Attorney