

1.	Location:	Lot #1462, Paso Robles Drive (Vacant upsloping lot across from 7000 Paso Robles Drive); APN: 048E-7328-067-00
	Proposal:	Appeal of Zoning Manager’s approval of development application to construct a new single family dwelling with an Accessory Dwelling Unit (ADU) on a vacant upsloping lot
	Appellant:	Rod Divelbiss (415)962-2884
	Applicant:	Richard Janzen
	Phone Number:	(510)387-6210
	Owner:	Tim Pak Leung & Alan & Wai C
	Case File Number:	PLN18372-A01
	Planning Permits Required:	Appeal of Zoning Manger’s approval of Regular Design Review to construct a new single family dwelling with an Additional Dwelling Unit (ADU).
	General Plan:	Hillside Residential
	Zoning:	RH-4 Hillside Residential
	Environmental Determination:	Categorically Exempt: Section 15303, new construction of small structures; and 15183 – Projects consistent with a community plan, general plan, or zoning
	Historic Status:	Vacant Lot -X
	City Council district	4
	Status:	Appeal Pending Application was approved by the Zoning Manager on 2/18/2021.
	Staff Recommendation	Deny appeal and uphold Zoning Manager’s decision
	Finality of Decision:	Final Decision
	For further information:	Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandnet.com

SUMMARY

On February 18, 2021, the Zoning Manager approved an application to construct a new single family dwelling with an Accessory Dwelling Unit (ADU) proposed for a vacant upsloping parcel located across from 7000 Paso Robles Drive in the Oakland Hills area (See Attachment C). The subject site is located within the RH-4 Hillside Residential zone and General Plan (GP) land-use classification, where detached residential developments in hillside settings are permitted.

The proposed project was subject to the Regular Design Review criteria of the Oakland Municipal Code and substantially complied with the applicable development standards including but not limited to permitted density, minimum front, side and rear yard setbacks, maximum height limits, required off-street parking, maximum driveway width and slopes. Staff worked with the applicant

to refine the design so that it complied with all the applicable developments standards, codes and regulations and later held a Zoom meeting with interested community members to discuss the project prior to approving it.

On March 1, 2021, Rod Divelbiss (Appellant and resident of neighboring property located at 6994 Paso Robles Drive) appealed the Zoning Administrator's approval of the project, citing various reasons (See Attachment A for details) with key points summarized as follows:

- 1) Failure to conduct environmental review;
- 2) Failure to properly notify neighbors/Interested parties;
- 3) Failure to conform to neighborhood;
- 4) Safety issues including blocking egress and ingress;
- 5) Various other reasons raised in emails of other interested parties (See Attachment A)

Staff believes that the design review findings for approval outlined in the attached February 18, 2021 decision letter (See Attachment B) explain the reasons why the project complies with the applicable regulations and Design Review criteria and adequately articulate the evidence supporting the Zoning Administrator's approval of the project. Further, the appeal does not list any valid instance of purported error or abuse of discretion by the Zoning Administrator. Staff, therefore recommends that the Residential Appeals Committee deny the appeal and uphold the Zoning Administrator's approval of the project for the proposed new single family development.

BACKGROUND

On September 6, 2018, the applicant applied for Design Review to construct a new single family at the subject site. After staff's initial review of the project, Staff worked with the applicant to revise the project to comply with all applicable development standards and regulations, particularly for the design to improve the massing to better fit-in with the steep upsloping hillside.

On October 19, 2020, as part of the project review process, the applicant sent out through certified mail, public notices to property owners with properties located within three hundred feet of the subject site to make them aware of the proposed project and invite them to review the plans and submit comments (Attachment D). Following the public notice a number of neighbors to the project expressed concerns about potential negative impacts the project could have on their homes and the neighborhood as expressed in the emails attached as part of the basis for the appeal. In response to the neighbors' concern, Staff organized a Zoom meeting on November 23, 2020 for both staff and the project applicant to address neighbors' concerns.

Following the Zoom meeting, Staff worked with the applicant to provide updated plans showing revisions to the shadow studies, roof deck and window to interested parties.

Appellants' Bases for Appeal

As detailed in supporting Attachments included as part of this Appeal. (See Attachment A for details) Below are the key points of the appeal followed by staff's responses.

1) *Failure to conduct environmental review;*

Staff's Response: Pursuant to Section, 15303 of State CEQA Guidelines, the proposed one family dwelling on a vacant lot is categorically exempt from environmental review. In addition, the City of Oakland has adopted a comprehensive Standard Conditions of Approval (SCAs) that are designed to address potential negative environmental impacts. Finally, the City's established thresholds of significance provide guidance as to when environmental review analysis are necessary and the project does not trigger any such threshold to warrant environmental review.

2) *Failure to properly notify neighbors/Interested parties;*

Staff's Response: As per standard noticing procedures under City of Oakland Covid protocols, staff provided all pertinent addresses and noticing materials to the applicant who mailed out copies of the public notice through certified mail to property owners located within 300 feet of the subject site. Proof of mailing are attached to this staff report as Attachment D. After the project was approved, some interested parties pointed out that there were some ambiguities with the appeal deadline. Staff and the applicant agreed to extend the appeal deadline by an additional 10 days beyond the initial 10 days allowed under the Covid protocols.

3) *Failure to conform to neighborhood;*

Staff's Response: The findings in the approval letter show how the project conforms to the neighborhood. While some interested parties cited incompatibility as one of the reasons for opposing the project, the project is in fact compatible with the upsloping site and similar to other developments in the Oakland hills area. Another request was for the elimination of the proposed ADU, however there is no valid basis for such an elimination of the proposed ADU since ADUs are permitted at the site by-right by both the City of Oakland and the State of California. The appellant states that the ADU and the attendant additional number of occupants and vehicles is a safety risk, however the only zones in Oakland where ADUs are prohibited in new construction is the S-9 zone which does not apply to this site. Other comments cite the large footprint, bulk, height, etc. and request for reduction of the size of the proposed house, however, the project complies with the applicable development standards that does not allow just any arbitrary reduction of building sizes and instead, has specific objective standards such as floor-area-ratio, lot-coverage, minimum setbacks, maximum height limits, maximum wall lengths, bulk and massing guidelines, that are collectively designed to achieve proportionate and compatible developments for all neighborhoods. There are similar buildings that exist in the neighborhood. Staff has approved buildings with similar designs, sizes, configurations, materials, etc. on upsloping lots in hillside settings.

4) *Safety issues including blocking egress and ingress and timing of construction;*

Staff's Response: The main egress and ingress safety issues raised by the appellant are beyond the scope of the subject project which involves just a single-family dwelling on one lot. The global issue of narrow and winding roadways in the Oakland Hills area is a broader issue that no individual lot can fix. For instance, staff does not have the authority to restrict on-street parking for the neighborhood on account of this one project as demanded by some neighbors. Any such street parking restriction is usually community initiated and implemented through the Oakland Department of Transportation (OakDOT). Staff's current approach to addressing

the issue of narrow streets in the Oakland Hills area is an incremental approach that requires new developments on narrow streets to widen the fronting roadway to a minimum of 20 feet. In anticipation of construction traffic, noise, dust, safety and other impacts, the City has developed standard conditions of approval for construction projects, designed to address construction-related impacts. The project applicant is also required to develop a Construction Management Plan (CMP) that outlines how all the standard construction-related conditions of approval will be addressed. The two-year validity of approved entitlements is a standard condition of approval that are imposed on all similar development applications approved in Oakland.

5) *Various other reasons raised in emails of other interested parties are summarized below (See Attachment A)*

- *Incompatibility; Eliminate ADU; Large footprint, Bulk, Height, Reduce size of house; Redesign;*
- *Widen roadway width to allow fire trucks and parking on both sides; Pedestrian safety & multiple construction impacts; Prohibition of on street parking;*
- *Disruption during Pandemic*
- *Trees and animals*
- *View and Privacy impacts on several residences*
- *Grading retaining wall*
- *No driveway*

Staff's Response:

- On the issues of incompatibility; elimination of the ADU; large footprint, bulk, height, reduction of the size of house and redesign, please see Response #3 above.
- On the issues of roadway width, parking on both sides; fire safety; pedestrian safety & multiple construction; prohibition of on-street parking; please see response #4 above.
- On the issue of disruption during Pandemic, circumstances have significantly improved with the development of vaccines and construction is not anticipated until much later in the year after building permits have been issued.
- On the issue of trees to be removed, the Oakland Tree Services review tree applications for compliance with applicable tree protection ordinance prior to approval of tree permits. On the issue of animals being displaced on the streets, there is no evidence that the subject site has critical habitat that need protection.
- On the issue of view and privacy impacts on several residences, staff's assessment shows no significant view impacts and that the only potential impact would be that of privacy on the adjacent property to the west of the subject site. Staff has worked with both the applicant and the adjacent neighbor to the west to revise a rooftop deck modify windows and require a privacy fence to minimize privacy impacts.
- Regarding grading and retaining walls, city engineers will review the calculation details for accuracy and compliance with applicable codes prior to issuance of building permits.

- On the issue of the project having no driveway or off-street parking, the project actually has a long driveway that can accommodate at least four cars in addition to the proposed two car garage.

CONCLUSION

The appeal fails to substantiate instances of purported error or abuse of discretion by the Zoning Administrator. Staff finds that the proposed new single family dwelling complies with all applicable development standards of the zoning regulations and design review criteria and will improve a currently vacant hillside site and contribute to the City’s goal of increasing the housing stock in Oakland. The proposed development will provide a convenient and functional living space for future residents. The new investment is expected to contribute to high-quality buildings in the area.

RECOMMENDATIONS:

Staff recommends that the Planning Commission:

1. Deny the Appeal; and
2. Uphold the Zoning Administrator’s approval of the Design Review for a new single family dwelling subject to the attached Zoning Administrators’ Decision Letter with Findings dated February 18, 2021 (Attachment B).

Prepared by:

Maurice B Addow

MAURICE BRENYAH-ADDOW
Planner IV

Reviewed by:



ROBERT D. MERKAMP, Zoning Manager
Bureau of Planning

Attachment:

- A. Appeal Documents
- B. February 18, 2021 Decision Letter and Conditions of Approval
- C. Approved Plans dated January 6, 2021
- D. Public Notice and List of recipients

ATTACHMENT

A



**CITY OF OAKLAND
APPEAL FORM
FOR DECISION TO PLANNING COMMISSION, CITY
COUNCIL OR HEARING OFFICER**

PROJECT INFORMATION

Case No. of Appealed Project: PLN 18-372 (APN 048E-7328-067-00)
 Project Address of Appealed Project: Lot # 1462 Paso Robles Drive (across from 7000 Paso Robles Dr.)
 Assigned Case Planner/City Staff: Maurice Brenyah-Addow

APPELLANT INFORMATION:

Printed Name: Lathy Duroisseau Phone Number: 510-851-3944
 Mailing Address: see attached A-1 Alternate Contact Number: 510-693-1115
 City/Zip Code _____ Representing: see attached "A"
 Email: see attached "A"

An appeal is hereby submitted on:

- AN ADMINISTRATIVE DECISION (APPEALABLE TO THE CITY PLANNING COMMISSION OR HEARING OFFICER)**

YOU MUST INDICATE ALL THAT APPLY:

- Approving an application on an Administrative Decision
- Denying an application for an Administrative Decision
- Administrative Determination or Interpretation by the Zoning Administrator
- Other (please specify) Development/construction approval

Please identify the specific Administrative Decision/Determination Upon Which Your Appeal is Based Pursuant to the Oakland Municipal and Planning Codes listed below:

- Administrative Determination or Interpretation (OPC Sec. 17.132.020)
- Determination of General Plan Conformity (OPC Sec. 17.01.080)
- Design Review (OPC Sec. 17.136.080)
- Small Project Design Review (OPC Sec. 17.136.130)
- Minor Conditional Use Permit (OPC Sec. 17.134.060)
- Minor Variance (OPC Sec. 17.148.060)
- Tentative Parcel Map (OMC Section 16.304.100)
- Certain Environmental Determinations (OPC Sec. 17.158.220)
- Creek Protection Permit (OMC Sec. 13.16.450)
- Creek Determination (OMC Sec. 13.16.460)
- City Planner's determination regarding a revocation hearing (OPC Sec. 17.152.080)
- Hearing Officer's revocation/impose or amend conditions (OPC Sec. 17.152.150 &/or 17.156.160)
- Other (please specify) see above

(Continued on reverse)

(Continued)

- A DECISION OF THE CITY PLANNING COMMISSION (APPEALABLE TO THE CITY COUNCIL)** Granting an application to: OR Denying an application to:

YOU MUST INDICATE ALL THAT APPLY:

Pursuant to the Oakland Municipal and Planning Codes listed below:

- Major Conditional Use Permit (OPC Sec. 17.134.070)
- Major Variance (OPC Sec. 17.148.070)
- Design Review (OPC Sec. 17.136.090)
- Tentative Map (OMC Sec. 16.32.090)
- Planned Unit Development (OPC Sec. 17.140.070)
- Environmental Impact Report Certification (OPC Sec. 17.158.220F)
- Rezoning, Landmark Designation, Development Control Map, Law Change (OPC Sec. 17.144.070)
- Revocation/impose or amend conditions (OPC Sec. 17.152.160)
- Revocation of Deemed Approved Status (OPC Sec. 17.156.170)
- Other (please specify) see above

FOR ANY APPEAL: An appeal in accordance with the sections of the Oakland Municipal and Planning Codes listed above shall state specifically wherein it is claimed there was an error or abuse of discretion by the Zoning Administrator, other administrative decisionmaker or Commission (Advisory Agency) or wherein their/its decision is not supported by substantial evidence in the record, or in the case of Rezoning, Landmark Designation, Development Control Map, or Law Change by the Commission, shall state specifically wherein it is claimed the Commission erred in its decision. The appeal must be accompanied by the required fee pursuant to the City's Master Fee Schedule.

You must raise each and every issue you wish to appeal on this Appeal Form (or attached additional sheets). Failure to raise each and every issue you wish to challenge/appeal on this Appeal Form (or attached additional sheets), and provide supporting documentation along with this Appeal Form, may preclude you from raising such issues during your appeal and/or in court. However, the appeal will be limited to issues and/or evidence presented to the decision-maker prior to the close of the public hearing/comment period on the matter.

The appeal is based on the following: *(Attach additional sheets as needed.)*

1. Failure to conduct environmental review
2. Failure to properly notify neighbors/interested parties
3. Failure to conform to neighborhood
4. Safety issues including blocking egress and ingress
5. See attached as Exhibit B

Supporting Evidence or Documents Attached. *(The appellant must submit all supporting evidence along with this Appeal Form; however, the appeal will be limited evidence presented to the decision-maker prior to the close of the public hearing/comment period on the matter.)*

This appeal incorporates by reference the documents provided on March 1, 2021.

(Continued on reverse)

(Continued)



3.11.2021

Signature of Appellant or Representative of
Appealing Organization

Date

TO BE COMPLETED BY STAFF BASED ON APPEAL TYPE AND APPLICABLE FEE

APPEAL FEE: \$ _____

Fees are subject to change without prior notice. The fees charged will be those that are in effect at the time of application submittal. All fees are due at submittal of application.

Below For Staff Use Only

Date/Time Received Stamp Below:

Cashier's Receipt Stamp Below:

Attachment "A"

Paul Kubicek, pfkub@yahoo.com

Shailey Merchant Klinedinst, [,shaileym@gmail.com](mailto:shaileym@gmail.com)

Kristen Vonbargen, kristen@kristenvonbargen.com

Janis Bishop, janis1987@msn.com

Laurie Kathleen Drousseau, kdrousseau@gmail.com

Caroline Sallee, salleecaroline@gmail.com

William Ruch, wjriv@comcast.net

mokun@alumni.stanford.edu

Christopher Gulli, chris_gulli@yahoo.com

Esther Gulli, estherwgulli@gmail.com

Eli Loots, eloots@gmail.com

Rod Divelbiss, oakdivel@msn.com

Eva Thomas, est5151@yahoo.com

Bert Small, tolbertsmall@sbcglobal.net

Pete Gahl, peter.gahl@am.jll.com

Attachment "A-1"

Laurie Kathleen Durosseau, 6986 Paso Robles Drive, Oakland, CA 94611

Shailey Klinedinst, 7000 Paso Robles Drive, Oakland, CA 94611

Rod Divelbiss, 6994 Paso Robles Drive, Oakland, CA 94611

Paul Kubicek, 6973 Paso Robles Drive, Oakland, CA 94611

Eli Loots, 6995 Paso Robles Drive, Oakland, CA 94611

Pete Gahl, 6987 Paso Robles Drive, Oakland, CA 94611

EXHIBIT "B"

GROUNDS FOR APPEAL

It should be noted that virtually all neighbors opposed to the Project, as proposed. Neighbors provided numerous and well-grounded objections to the Project. Such was done orally and in writing. Of particular concern were the safety issues which will undoubtedly arise as a result of the proposed construction.

In response, the neighbors were met with outright misrepresentations and, on one occasion, an admission that traffic and safety concerns were valid. The admission came from the architect Jansen who acknowledged that traffic on Paso Robles Drive, was of a nature that he avoided the street, even though he lived only a block or two past the proposed construction site.

There were no substantive changes whatsoever to these concerns, even the acknowledged concern about safety and traffic. Review of the revised plans submitted in early January of 2021 confirms that not a single modification was made addressing the neighborhood objections and concerns. (The first page of the revised plans indicates that, if a change was being made, a "cloud" is drawn around the changed area and it is given a revision number. No "clouds were drawn, and no revision numbers assigned which confirmed that neighborhood concerns were completely ignored.)

CEQA Review: The neighbors appeal on the ground that a CEQA Review should have been undertaken as the proposed construction raises significant fire and safety issues in an area which could be subject to high fire danger. It was pointed out to the architect and to the planning staff that the construction process and the eventual number of additional vehicles will create a parking situation that might endanger the lives of the current neighbors. More particularly, even if the street is widened to 20', parking on the street will create a situation which will not allow emergency vehicles and garbage trucks to pass. As acknowledged by Mr. Jansen, that congestion and the attendant problems is a very real possibility which even now forces him to avoid driving on that portion of Paso Robles Drive.

Parking/Size of Structure/ADU: Neighbors requested that the structure be reduced in size and that the ADU be eliminated to reduce the density of the occupancy and therefore to also reduce the density of the resulting parking and traffic. The request was essentially ignored. The only "accommodation" provided in the Decision was that the ADU cannot be sold which, as a matter of practicality, is no accommodation at all. There is no change in the size of the structure nor any thought about removing the ADU. The Planner seemed to indicate that he had no authority to require the ADU be removed which we do not believe to be correct. It is our understanding that, if the ADU and the attendant additional number of occupants and vehicles is a safety risk, which it is, the City could require removal of the ADU.

Safety Issues Regarding Parking and Blocking Ingress/Egress: See above.

Timing of Construction: There were legitimate concerns raised regarding the timing of the construction with considerable concern about the length of the time to construct the project. During discussions with the Planner, the neighbors were informed that construction should be finished by year end 2021. However, pursuant to the Decision, the developer is given 2 years to complete with an opportunity to easily obtain an additional year extension. That additional accommodation to the project is another instance of the Planner ignoring neighborhood concerns.

Trees: 39 trees are being removed. No changes were made despite legitimate concerns and proposed alternatives. The Decision acknowledges that the large number of native trees, including Coastal Oaks, were being removed and stated that such was due to the large footprint of the building. Again, as with the traffic safety issue, the neighbors' concerns could have been addressed by reduction in the footprint. Yet, the accommodation was apparently not even considered.

Compatibility: Multiple neighbors objected to the design as not compatible with the neighborhood. An architect was consulted who confirmed that defect. Yet, the concern was ignored and the Planner, by *fiat*, stated that the building is compatible because the plans do not contemplate a higher density. That statement is not accurate.

Other Grounds: The grounds outlined in the multiple emails provided are also included. Those include, but are not limited to, issues concerning erosion, drainage, privacy, affect on wildlife including protected species, blockage of light and negative impacts to views.



**CITY OF OAKLAND
 APPEAL FORM
 FOR DECISION TO PLANNING COMMISSION, CITY
 COUNCIL OR HEARING OFFICER**

PROJECT INFORMATION

Case No. of Appealed Project: PLN18-372
 Project Address of Appealed Project: 7000 PASO ROBLES DRIVE (APN 048E-7328-067-00)
 Assigned Case Planner/City Staff: MAURICE BRENYAH-ADDOW

APPELLANT INFORMATION:

Printed Name: ROD DIVELBISS Phone Number: 510-693-1115
 Mailing Address: 6994 PASO ROBLES DR Alternate Contact Number: 510-339-8834
 City/Zip Code OAKLAND 94611 Representing: self*
 Email: rdivebiss.oakdive1@msn.com *other neighbors join in this appeal*

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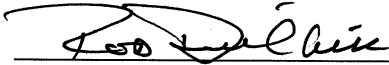
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- 5. See attached emails

Supporting Evidence or Documents Attached. *(The appellant must submit all supporting evidence along with this Appeal Form; however, the appeal will be limited evidence presented to the decision-maker prior to the close of the public hearing/comment period on the matter.)*

(Continued)



Signature of Appellant or Representative of
Appealing Organization

3/1/2021

Date

TO BE COMPLETED BY STAFF BASED ON APPEAL TYPE AND APPLICABLE FEE

APPEAL FEE: \$ _____

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Date/Time Received Stamp Below:

Below For Staff Use Only

Cashier's Receipt Stamp Below:

Rod Divelbiss

To: Rod Divelbiss

On Tue, Oct 27, 2020 at 2:48 PM Shailey Merchant Klinedinst <shaileym@gmail.com> wrote:

Dear Maurice,

We live at 7000 Paso Robles Dr, Oakland, CA directly across the street from the proposed new residential construction at what is referred to as Lot No. 1462. WE are truly concerned about this project for so many reasons not just for our family but for all the families in the neighborhood. We have elderly family members who live with us, children and a puppy. This construction project could put our safety at risk particularly in the time of Covid-19 pandemic and with the escalating fire danger in the hills. Here are a list of our concerns:

Concerns:

- **Disruption During the Pandemic:** We are concerned that while we shelter in place, often working from home, and our children are distance learning in our homes, the disruption associated with the construction of a large 4-story house will be unbearable and unduly burdensome to families. Our students really do not need further obstacles to learning.
- **Incompatibility:** The proposed four-story structure is large and is incompatible with the existing residences, virtually all of which are one or two-story structures. That incompatibility is also present in the location of the structure, which is not being built with a driveway to the house like the other structures on the upslope.
- **Safety issues:** The proposed construction will provide for an additional unit increasing the need for parking of up to 4 cars. If cars are parked on both sides of the street and we definitely need to park one car on the street to support my elderly family member to get into the car --- fire engines and other health/safety vehicles will not be able to go up and down Paso Robles Drive.
 - Further, Paso Robles Drive is constantly used for walking down to the Railroad Trail – that is particularly so during the pandemic. On a given day we have hundreds of people walking up and down and a majority of them are elderly or with children and pets. We believe that the proposed construction and traffic will create an increased danger for those walkers particularly since there are no sidewalks.
 - We are also seeing another construction project happening on shepard canyon road at paso robles drive all week long while we have had power shutoff for fire safety no and high fire danger weather. If there was a fire and we had to evacuate the hills, we would need to navigate all of those construction trucks and road blocks. How will the city ensure our safety if a fire were to happen during the construction process especially for this narrow a street and one that many neighbors would need to use to get out of the hills.
- **Trees:** The plans call for cutting down 37-39 trees, some of which are protected coastal oaks. Any attempt to remove that foliage, particularly if done during the winter, will likely cause erosion issues. This area is also filled with animals like deers, birds, etc and with the trees being

chopped down and houses built, it could send more animals into the streets creating safety issue for cars coming down the hilly road.

- **View Destruction:** The construction of a four-story residence coupled with the destruction of dozens of trees will adversely affect views of existing properties, which is in conflict with Oakland regulations designed to maintain views of existing residences. We believe that the structure should be redesigned to ameliorate that effect.

- **Privacy:** Several residences will have their privacy severely compromised by having the large residence looming over their properties or, in the case of two or three residences, closely adjacent and across the street to their current existing family residence.

Thank you in advance for your consideration and understanding. Please let me know if you have further questions about my concerns.

And please if you could extend the time for when neighbors could write to you since we have been without power for 3 days now (out of the few you had given). We are reaching out to all the neighbors to share comments and concerns and without internet we haven't been able to.

Thanks,

Shailey and Mark Klinedinst

7000 Paso Robles Drive Oakland, CA

Fwd: Decision Letter - Case File No. PLN18-372; Address: Lot# 1462 Paso Robles Drive (Vacant upsloping lot across from 7000 Paso Robles Drive) (APN: 048E-7328-067-00)

Eli Loots <eloots@gmail.com>

Fri 2/19/2021 11:31 AM

To: Rod Divelbiss <oakdivel@msn.com>

Also—this seemed to be a massive change in tone from what he was saying over the initial phone call.

----- Forwarded message -----

From: **Brenyah-Addow, Maurice**, <Brenyah-Addow@oaklandca.gov>

Date: Thu, Feb 18, 2021 at 5:45 PM

Subject: RE: Decision Letter - Case File No. PLN18-372; Address: Lot# 1462 Paso Robles Drive (Vacant upsloping lot across from 7000 Paso Robles Drive) (APN: 048E-7328-067-00)

To: Eli Loots <eloots@gmail.com>

Hi Eli,

I know it is a bit confusing hopefully the clarification below helps.

The project bond the applicant posts is for completion of the project itself.

The City is not liable if the damage is caused by others.

The contractor will also have a liability insurance/bond in case they are found liable for damages to anyone in the course of their work.

Please you should seek professional guidance in these matters.

Thanks

-Maurice

Sent from Mail for Windows 10

From: Eli Loots

Sent: Thursday, February 18, 2021 5:32 PM

To: Brenyah-Addow, Maurice,

Subject: Re: Decision Letter - Case File No. PLN18-372; Address: Lot# 1462 Paso Robles Drive (Vacant upsloping lot across from 7000 Paso Robles Drive) (APN: 048E-7328-067-00)

Re: Decision Letter - Case File No. PLN18-372; Address: Lot# 1462 Paso Robles Drive (Vacant upsloping lot across from 7000 Paso Robles Drive) (APN: 048E-7328-067-00)

Brenyah-Addow, Maurice, <Brenyah-Addow@oaklandca.gov>

Fri 2/26/2021 7:09 PM

To: Rod Divelbiss <OAKDIVEL@msn.com>

Cc: Merkamp, Robert <RMerkamp@oaklandca.gov>; Richard Janzen <rich7arch@icloud.com>; Gabriel Horacio Navarro Duarte <arqgnavarro@gmail.com>

Dear Mr. Divelbiss,

Please see my responses to your comments below:

ADU: The City cannot arbitrarily deny an ADU when it fully complies with the applicable State and City codes and regulations. It is not clear the regulatory basis upon which you request for the ADU to be eliminated.

Prohibition of on-street parking: The subject project not only fully complied with all off-street parking requirements in the form of a two car garage but it also has an extra long driveway that can accommodate multiple vehicles. Prohibition of on-street parking is not within the purview of the Bureau of Planning.

CEQA: The California State CEQA Guidelines categorically exempts new single family dwellings under Sections 15303, and 15183 for projects consistent with the zoning and general plan. Furthermore, the Standard Conditions of Approval attached to the project also fully address all potential negative impacts.

Thanks
-Maurice

Mr. Brenyah-Addow:

As you know, the neighbors are very upset about the decision to allow the project without the modifications requested. What is particularly upsetting is that, from our perspective, the safety of the neighbors did not seem to be fully considered. We believe that, as a minimum, the ADU should be eliminated and there should be a requirement that there be no parking on that side of the street.

Failure to prohibit parking will, as the architect acknowledged, create a situation where vehicles, particularly fire trucks and related vehicles, might not be able to drive up the hill. At the very least, the project should not allow parking along that stretch of Paso Robles Drive on both sides of the street.

We consulted legal counsel and it appears that the safety issues referenced above, particularly with the fire danger in the Oakland hills, do, in fact, require CEQA review. Please provide your thoughts in this regard.

We will need to appeal Monday. Accordingly, we would appreciate your response to the above sometime Monday morning.

Thank you,

Re: Concerns about proposed new residential construction - Lot No. 1462

Brenyah-Addow, Maurice, <Brenyah-Addow@oaklandca.gov>

Mon 11/30/2020 8:54 AM

To: Rod Divelbiss <oakdivel@msn.com>; Janis Bishop <janis1987@msn.com>

Cc: Richard Janzen <archrichj@gmail.com>; Gabriel Horacio Navarro Duarte <arqgnavarro@gmail.com>; peter.gahl@am.jll.com <peter.gahl@am.jll.com>; eloots@gmail.com <eloots@gmail.com>; shaileym@gmail.com <shaileym@gmail.com>; Esther Gulli <estherwgulli@gmail.com>; Chris Gulli <chris_gulli@yahoo.com>; Bert Small <tolbertsmall@sbcglobal.net>

Dear Mr. Divelbiss,

The City has adopted Standard Conditions of Approval (SCAs) - aimed at achieving the same goals as mitigation measures for projects that are categorically exempt from environmental review - designed to address anticipated issues. All applicable SCAs will be imposed on the project.

Thanks
Maurice

From: Rod Divelbiss <oakdivel@msn.com>

Sent: Monday, November 30, 2020 7:56 AM

To: Brenyah-Addow, Maurice, <Brenyah-Addow@oaklandca.gov>; Janis Bishop <janis1987@msn.com>

Cc: Richard Janzen <archrichj@gmail.com>; Gabriel Horacio Navarro Duarte <arqgnavarro@gmail.com>; peter.gahl@am.jll.com <peter.gahl@am.jll.com>; eloots@gmail.com <eloots@gmail.com>; shaileym@gmail.com <shaileym@gmail.com>; Esther Gulli <estherwgulli@gmail.com>; Chris Gulli <chris_gulli@yahoo.com>; Bert Small <tolbertsmall@sbcglobal.net>

Subject: Re: Concerns about proposed new residential construction - Lot No. 1462

Dear Mr. Brenyah-Addow:

Again, thank you for your prompt response.

I appreciate the fact that the 20-foot distance will need to be established and maintained. I would hope the developer and the city also appreciate the fact that, as currently designed, multiple additional vehicles will be on the roadway and that situation will create a very significant safety hazard for the current residents on Paso Robles Drive. The state of California is in yet another drought and the fire danger in the Oakland hills is real and potentially deadly, as demonstrated by the 1991 fire. This development, as currently designed, exacerbates the danger that current residents face. We would appreciate consideration of that very real danger and appreciate consideration and application of mitigation measures so reduce the danger to this community.

Again, thank you for your consideration,

Rod Divelbiss

From: Brenyah-Addow, Maurice, <Brenyah-Addow@oaklandca.gov>

Sent: Monday, November 30, 2020 7:43 AM

To: Rod Divelbiss <oakdivel@msn.com>; Janis Bishop <janis1987@msn.com>

Cc: Richard Janzen <archrichj@gmail.com>; Gabriel Horacio Navarro Duarte <arqgnavarro@gmail.com>; peter.gahl@am.jll.com <peter.gahl@am.jll.com>; eloots@gmail.com <eloots@gmail.com>; shaileym@gmail.com <shaileym@gmail.com>; Esther Gulli

Subject: Re: Concerns about proposed new residential construction - Lot No. 1462

Hi Maurice,

I was wondering about the shadow study, have you received a copy of that?

Also, I couldn't find any stakes/rebar in the ground. I think, if they're not going to shadow box things, I would like to see those at least, as I'm not sure about the sunlight/privacy aspects. Also, right now we do have a view of the canyon, I'm not sure if that will be impacted.

Could you tell me how tall the building will be, from the bottom of the garage to the top of the roof. Right now, I'm adding the numbers and it looks like it will be 60+ feet. Is that correct?

On Sat, Nov 28, 2020 at 2:58 PM Brenyah-Addow, Maurice, <Brenyah-Addow@oaklandca.gov> wrote:

Dear Mr. Divelbiss,

Thanks for your comments.

I did actually point out that the architect misspoke and that ADUs are allowed but not state mandated.

The applicable Zoning Development Standards, Design Review criteria, and Standard Conditions of Approval address any pertinent issues including minimum road width of 20 feet along the frontage of the subject parcel .

Thanks
- Maurice

From: Rod Divelbiss <oakdivel@msn.com>

Sent: Saturday, November 28, 2020 8:54 AM

To: Brenyah-Addow, Maurice, <Brenyah-Addow@oaklandca.gov>; Janis Bishop <janis1987@msn.com>

Cc: Richard Janzen <archrichj@gmail.com>; Gabriel Horacio Navarro Duarte <arqgnavarro@gmail.com>; peter.gahl@am.jll.com <peter.gahl@am.jll.com>; eloots@gmail.com <eloots@gmail.com>; shaileym@gmail.com <shaileym@gmail.com>; Esther Gulli <estherwgulli@gmail.com>; Chris Gulli <chris_gulli@yahoo.com>; Bert Small <tolbertsmall@sbcglobal.net>; Richard Janzen <archrichj@gmail.com>; Gabriel Horacio Navarro Duarte <arqgnavarro@gmail.com>

Subject: Re: Concerns about proposed new residential construction - Lot No. 1462

Dear Mr. Brenyah-Addow:

We certainly appreciate your efforts coordinating the neighborhood discussion about the Lot No. 1462 proposed development. We did not feel that the neighbors' concerns were given much, if any, deference or consideration. I may be mistaken. However, that was the perception from several neighbors. You were quick to call out any misunderstanding that the neighbors expressed but did not seem concerned with misstatements from the developer's representative. We implore you to fully consider our concerns as part of this process and thank you in advance for doing so.

Safety/ADU/Compatibility issues:

1. We would have hoped you would have corrected the architect about the statement that ADUs are "mandated" by law. As we know, they are not. We do, however, appreciate your correction regarding the assertion that six vehicles could park on the driveway. Also, we all know the reality of the situation, people will not park both in the garage and on the driveway. That situation would create a nightmare of shuttling cars back and forth and in practicality would not be done. Instead, numerous cars will be parked on the street. That is particularly true where, as here, an ADU will be constructed leaving the possibility that a non-family member would need to be part of this unlikely shuttling of vehicles. Further, the likelihood of using the unit for a non-driving "granny" is equally unlikely as an elder would not feel comfortable walking down and then back up a steep hill to shops or bus stops over a mile away.

2. The width of the roadway is not "wide" and is certainly not 24' 6" as represented. I measured the roadway and, if you want, can forward photos showing that the roadway is under 19' at some points and under 20' at others. The narrowness of the road and the attendant safety issue for the neighborhood was aptly demonstrated by comments from the architect toward the end of the session. I am sure you will recall that the architect admitted that he does not use Paso Robles from Shepherd Canyon because of the narrowness of the road and the number of cars parked make it difficult for him to drive up to his house further up on Paso Robles. Instead, he uses Colton to access his home. This project, particularly with its size and the ADU, and the resulting number of likely residents and additional vehicles that it will generate, will exacerbate the very problem the architect identified. Forcing more and more Paso Robles residents to access their homes from Colton is an inconvenience. What is more troubling, however, is that such may well require emergency vehicles to do the same, thereby significantly increasing the danger to existing residents. That danger is exponentially increased because if additional cars are parked on Paso Robles, emergency vehicles likely will not be able to get through, irrespective of which direction they approach.

3. Those of us who live nearest to the proposed development do not feel that the plans present a compatible house. Houses a block or two away are similar. However, the project is not compatible to the homes nearest the proposed project.

We ask that mitigation measures be considered including: (1) elimination of the ADU; (2) reduction in the size of the house; (3) redesign to make the house more compatible with surrounding houses; and (4) require appropriate widening of the street such that if cars are parked on both sides of the street a fire engine can easily pass.

Thank you for your consideration,

Rod Divelbiss

From: Brenyah-Addow, Maurice, <Brenyah-Addow@oaklandca.gov>

Sent: Friday, November 27, 2020 12:43 PM

To: Janis Bishop <janis1987@msn.com>

Cc: Richard Janzen <archrichj@gmail.com>; Gabriel Horacio Navarro Duarte <arggnavarro@gmail.com>; Rod Divelbiss <oakdivel@msn.com>; peter.gahl@am.jll.com <peter.gahl@am.jll.com>; eloots@gmail.com <eloots@gmail.com>; shaileym@gmail.com <shaileym@gmail.com>; Esther Gulli <estherwugulli@gmail.com>; Chris Gulli <chris_gulli@yahoo.com>; Bert Small <tolbertsmall@sbcglobal.net>; Richard Janzen <archrichj@gmail.com>; Gabriel Horacio Navarro Duarte <arggnavarro@gmail.com>

Subject: Re: Concerns about proposed new residential construction - Lot No. 1462

Hi Janis,

Hillside House Building Concerns - Case #PLN18-372, Lot 1462 Paso Robles Drive

Paul Kubicek <pfkub@yahoo.com>

Mon 2/22/2021 7:22 PM

To: SThao@Oaklandca.gov <SThao@Oaklandca.gov>

Cc: Rod Divelbiss <oakdivel@msn.com>

 1 attachments (36 KB)

Paso Robles Lot 1462 Comments.pdf;

Dear Councilwoman Sheng Thao,

I am writing in regards to concerns that our neighborhood has with the Bureau of Planning's recent approval of an application for a new single family dwelling with an Additional Dwelling Unit on a vacant hillside lot on Paso Robles Drive. This site is located in the Shepherd Canyon area, which is within your district. Neighbors, including myself, provided comments/concerns through emails and a conference call with representatives of the Bureau of Planning and the project architect during the planning process. We have concerns with both the proposed project and the planning process that we have experienced, as described below.

Concerns with the Proposed Project:

Our main concern is the incompatibility of the proposed dwelling with the existing neighborhood. Its large footprint, height, and bulk far exceed those of most homes in the neighborhood. Additional concerns relate to the following: excessive vegetation removal and an inadequate mitigative landscape plan; inadequate soils and geotechnical studies important for understanding the buildability of the site, appropriate construction techniques, and needed measures for landslide and erosion control; and street parking issues associated with the 4-5 bedrooms in the proposed dwelling. The comments that I provided during the planning process are attached as an example to provide some additional information on these issues.

Concerns with the Planning Process:

Although we had the opportunity to provide comments during the planning process, our requests for information regarding the proposed dwelling were not fulfilled to our satisfaction, and we don't believe that our comments were adequately addressed in the Bureau of Planning's decision of approval. We really had minimal opportunity to be involved in the planning process in a collaborative manner.

I wanted to bring these issues to your attention and get your timely thoughts on this project and the planning process. In particular, I'd like your ideas on how best to proceed with the Bureau in regards to this project. We have until the end of this week to make a decision on whether to appeal the Bureau's decision, so I'd appreciate having the opportunity to talk with you in the next couple of days. I can be reached at 510-339-2133.

I look forward to talking with you.

Thank you,
Paul Kubicek

Staff will factor them into any final decision on the application.

Best,

-Maurice

From: Janis Bishop <janis1987@msn.com>

Sent: Wednesday, October 28, 2020 4:22 PM

To: Brenyah-Addow, Maurice, <Brenyah-Addow@oaklandca.gov>

Cc: Janis Bishop <janis1987@msn.com>

Subject: Concerns about proposed new residential construction - Lot No. 1462

½

[EXTERNAL] This email originated outside of the City of Oakland. Please do not click links or open attachments unless you recognize the sender and expect the message.
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To: ½ City of Oakland

As a neighbor across the street from the proposed new construction on Paso Robles Dr. in Oakland (Lot No. 1462), I share the following concerns with many of my neighbors:

½ Disruption During the Pandemic: We are concerned that while we shelter in place, often working from home, and our children are distance learning in our homes, the disruption associated with the construction of a large 4-story house will be unbearable and unduly burdensome to families. Our students really do not need further obstacles to learning. ½

Incompatibility: The proposed four-story structure is large and is incompatible with the existing residences, virtually all of which are one or two-story structures. That incompatibility is also present in the location of the structure, which is not being built with a driveway to the house like the other structures on the upslope. ½

Safety issues: The proposed construction will provide for an additional unit increasing the need for parking. If cars are parked on both sides of the street, fire engines and other health/safety vehicles will not be able to go up and down Paso Robles Drive. Further, Paso Robles Drive is constantly used for walking down to the Railroad Trail ½ that is particularly so during the pandemic. We believe that the proposed construction and traffic will create an increased danger for those walkers. ½

Trees: The plans call for cutting down 37-39 trees, some of which are protected coastal oaks. Any attempt to remove that foliage, particularly if done during the winter, will likely cause erosion issues. ½ ½ View Destruction: The construction of a four-story residence coupled with the destruction of dozens of trees will adversely affect views of existing properties, which is in conflict with Oakland regulations designed to maintain views of existing residences. We believe that the structure should be redesigned to ameliorate that effect.

Thank you for your attention to our concerns. Please advise where we can discuss further and get feedback from the City about these issues.

Janis Bishop

7020 Paso Robles Dr.

Oakland, CA 94611

510-356-8042

janis1987@msn.com

Fw: Case File Number: PLN18372

Paul Kubicek <pfkub@yahoo.com>

Sun 2/21/2021 6:03 PM

To: Rod Divelbiss <oakdivel@msn.com>

Hi Rod,

Here are the original comments that my wife and I sent to the case planner regarding the proposed house. Our comments still stand.

I just checked on our city council person and confirmed that it's Sheng Thao. Although I do not know her, I can try reaching out with our concerns and see what her thoughts are. I will try her tomorrow.

Thanks, Paul

----- Forwarded Message -----

From: Paul Kubicek <pfkub@yahoo.com>

To: "mbrenyah@oaklandca.gov" <mbrenyah@oaklandca.gov>

Sent: Thursday, October 29, 2020, 03:46:58 PM PDT

Subject: Case File Number: PLN18372

Maurice Brenyah-Addow, Case Planner

Re: Case File Number: PLN18372; Location: 1462 Paso Robles Drive (Vacant upslope lot across from 7000 Paso Robles Drive); Assessor's Parcel Number: 048E-7328-067-00

We are writing this email to provide comments on the proposed new single family dwelling, with an Additional Dwelling Unit, located on Paso Robles Drive as described above. We live in the immediate neighborhood of the proposed dwelling and have the following concerns that we would like to have considered as the planning and approval process proceeds.

1. Compatibility with the Existing Neighborhood and Surrounding Area

We believe that the proposed dwelling as currently described is incompatible with the existing neighborhood for the following reasons:

The floor area of the proposed dwelling (3,047 square feet) is much larger than the floor area of existing neighborhood homes (typically 1,400 - 2,400 square feet).

The footprint of the proposed dwelling relative to lot size (0.5 Floor Area Ratio) is much greater than that of other neighborhood homes (typically 0.15 - 0.32). This is due to the large size of the structure with minimal setbacks from all lot boundaries.

The height/bulk of the proposed dwelling (4 stories) is much greater than that of other neighborhood homes (typically 1 - 2 stories).

2. Vegetation Removal and Landscape Plan

We believe that the removal of so many trees, particularly protected coast live oaks, is excessive, and that the landscape plan is insufficient. Further detail is provided below:

The plan currently calls for the removal of 39 trees, including 21 coast live oaks. An additional 9 trees, including 5 oaks, are within 10 feet of construction activity, making them highly vulnerable to root damage and eventual mortality. Note that the removal of so many trees is at least partially due to the excessively large footprint of the proposed dwelling. The removal of such a high number of trees, without replacement, is excessive for this forested area, for which the street (Paso Robles Drive) is aptly named.

The landscape plan appears to only include the replacement of two oak trees and the planting of a minimal number of additional trees and shrubs, a large number of which are non-native. Additionally, the landscape plan does not appear to include vegetation for screening purposes to soften the view of the expansive structure from

the street and other homes in the neighborhood. Part of the issue here may be that the excessive footprint of the proposed dwelling leaves minimal space for a meaningful landscape plan.

3. Soils Investigation, Grading Plan, and Retaining Walls

We believe that, based on what has currently been provided in the plans, there is insufficient information regarding soils, landslide/erosion potential, and retaining wall design/construction upon which to fully evaluate the buildability of the site and the measures needed to protect the proposed structure and neighboring properties. Further details are provided below:

Site preparation and construction would involve massive excavation and the use of construction techniques appropriate for the site's geological characteristics, including robust engineered retaining walls.

If not already conducted, a detailed soils investigation would be needed to determine the stability of the steep slope, landslide and erosion potential, and any drainage issues. This information would help dictate buildability of the site, construction techniques, and needed measures for reducing landslide and erosion potential.

4. Off-Street Parking

We believe that the current plans provide insufficient off-street parking to accommodate the large number of bedrooms in the proposed dwelling. Further details are provided below:

The current plans indicate that the proposed dwelling will have as many as 5 bedrooms. Notes on the Title Sheet of the plan state that the main house will have 4 bedrooms, plus an Additional Dwelling Unit, which constitutes a 5th bedroom. The plans themselves show 3 bedrooms/baths on the Upper Floor and an office/bath on the Great Room Floor, which we assume is the potential 4th bedroom in the main house.

The proposed 2-car garage provides insufficient parking for this many bedrooms. Or put another way, there are too many bedrooms for the available parking.

Conclusions

We recommend that the proposed house be redesigned to address the issues raised above. More specifically, the following items should be considered:

Reduce the size of the proposed dwelling, particularly in terms of its footprint and height/bulk. One change for consideration, which would also help to address the parking issue, would be the removal of the Additional Dwelling Unit.

Reduce the number of trees to be removed, particularly the coast live oaks (e.g., through footprint size reduction), and expand the landscape plan to focus on native species, mitigation for lost oaks, and inclusion of substantial screening vegetation.

Provide information on the soils investigation up front to help inform the planning process and identify any construction limitations.

Reduce the number of bedrooms to better suit the neighborhood and match the available parking.

Thank you for considering these comments and recommendations in the planning process for this proposed dwelling. We would like to be included in future correspondence regarding this project.

Sincerely,

Paul and Didi Kubicek
6973 Paso Robles Drive
Oakland, CA 94611

510-339-2133

RE: Lot 1462 Paso Robles Drive, Oakland, Case # PLN18372

Brenyah-Addow, Maurice, <Brenyah-Addow@oaklandca.gov>

Tue 10/20/2020 1:55 PM

To: Rod Divelbiss <OAKDIVEL@msn.com>; Gilchrist, William <WGilchrist@oaklandca.gov>

Cc: Janis Bishop <janis1987@msn.com>; Shailey Merchant Klinedinst <shaileym@gmail.com>; Brenda Snaith <brendaleesnaith@gmail.com>; Christopher Gulli <chris_gulli@yahoo.com>; Esther Gulli <estherwgulli@gmail.com>; Esther Watkins GULLI <egulli@berkeley.edu>; Bert Small <tolbertsmall@sbcglobal.net>; Laurie Kathleen Duroseau <kdurousseau@gmail.com>; peter.gahl@am.jll.com <peter.gahl@am.jll.com>; kimbghal@gmail.com <kimbghal@gmail.com>; eloots@gmail.com <eloots@gmail.com>

📎 2 attachments (27 MB)

Paso_Robles(1462).pdf; Design Review Manual for 1-2 Units (6-15-05)[11102].pdf;

Dear Mr. Divelbiss,

Thanks for your email with your concerns about the proposed new development.

I am attaching the project plans for your information. I am also attaching the design guidelines that would be used to evaluate the project.

The roadway fronting the site shall be required to be widened to 20 feet minimum if it happens to be narrower.

Two parking spaces and an 18-foot setback from the edge of pavement are also required by Section 17.116 of the Planning Code to accommodate the anticipated off-street parking for the proposed development.

I hope this helps.

Thanks
-Maurice

Sent from [Mail](#) for Windows 10

From: Rod Divelbiss

Sent: Tuesday, October 20, 2020 1:20 PM

To: [Brenyah-Addow, Maurice.](#); [Brenyah-Addow, Maurice.](#); [Gilchrist, William](#)

Cc: [Janis Bishop](#); [Shailey Merchant Klinedinst](#); [Brenda Snaith](#); [Christopher Gulli](#); [Esther Gulli](#); [Esther Watkins GULLI](#); [Bert Small](#); [Laurie Kathleen Duroseau](#); [peter.gahl@am.jll.com](#); [kimbghal@gmail.com](#); [eloots@gmail.com](#)

Subject: Lot 1462 Paso Robles Drive, Oakland, Case # PLN18372

[EXTERNAL] This email originated outside of the City of Oakland. Please do not click links or open attachments unless you recognize the sender and expect the message.

We are concerned neighbors who live across the street from the proposed new construction. We understand this is a single family home with an ADU unit. One concern is with parking. We understand the main house has a two car garage. However, with an additional ADU unit, what are the plans for the additional cars (possibly two or more vehicles) that reside in that unit? Street parking is very difficult in our neighborhood as our street is narrow. If the plan is to allow street parking, the planned structure would be located on one of the narrower areas of our street. This raises the concern of safety. Without widening the street, we are not confident that emergency vehicles would be able to access the road. Additionally, if we were required to evacuate, having additional residences and cars impact us to safely escape.

Please address our concerns.

Rod Divilbiss
Jan Butler
6994 Paso Robles Drive

Re: Decision Letter - Case File No. PLN18-372; Address: Lot# 1462 Paso Robles Drive (Vacant upsloping lot across from 7000 Paso Robles Drive) (APN: 048E-7328-067-00)

Eli Loots <eloots@gmail.com>

Thu 2/25/2021 8:07 PM

To: Rod Divelbiss <oakdivel@msn.com>

Hi Rod,

Did the attorney have a suggestion/recommendation?

Let me know whatever my share of the fees is.

Eli

On Fri, Feb 19, 2021 at 10:18 AM Rod Divelbiss <oakdivel@msn.com> wrote:

Mr. Brenyah-Addow:

I do have additional questions and requests, and very much appreciate a prompt response:

1. Can we please obtain contact information for the consulting arborist, the City Tree Reviewer, the geotechnical engineer, the biologist and contact information for any other professional who is being consulted.
2. Will we be given notification of which trees are slated for cutting, and when that will occur?
3. We would like a copy of the Traffic Control Plan, the Waste Reduction Plan, Erosion Plan and any other related plans or reports.

Regards,

Rod Divelbiss

From: Brenyah-Addow, Maurice, <Brenyah-Addow@oaklandca.gov>

Sent: Thursday, February 18, 2021 1:26 PM

To: Richard Janzen <rich7arch@icloud.com>

Cc: Shailey Merchant Klinedinst <shaileym@gmail.com>; kristen kristenvonbargen.com <kristen@kristenvonbargen.com>; Janis Bishop <janis1987@msn.com>; Gabriel Horacio Navarro Duarte <arggnavarro@gmail.com>; Laurie Kathleen Durousseau <kdurousseau@gmail.com>;

Caroline Sallee <salleecaroline@gmail.com>; William Ruch <wjriv@comcast.net>;

mokun@alumni.stanford.edu <mokun@alumni.stanford.edu>; Rod Divelbiss <oakdivel@msn.com>;

Paul Kubicek <pfkub@yahoo.com>; Christopher Gulli <chris_gulli@yahoo.com>; Esther Gulli

<estherwgulli@gmail.com>; eloots@gmail.com <eloots@gmail.com>

Subject: Decision Letter - Case File No. PLN18-372; Address: Lot# 1462 Paso Robles Drive (Vacant

upsloping lot across from 7000 Paso Robles Drive) (APN: 048E-7328-067-00)

Hi All,

Please find attached the decision letter for Case File No. PLN18-372; Address: Lot# 1462 Paso Robles Drive (Vacant upsloping lot across from 7000 Paso Robles Drive) (APN: 048E-7328-067-00) to construct a new single family dwelling with an "Accessory Dwelling Unit" (ADU) on a vacant upsloping lot.

Thanks
-Maurice

Re: Concerns about proposed new residential construction - Lot No. 1462

Brenyah-Addow, Maurice, <Brenyah-Addow@oaklandca.gov>

Mon 11/30/2020 7:43 AM

To: Rod Divelbiss <oakdivel@msn.com>; Janis Bishop <janis1987@msn.com>

Cc: Richard Janzen <archrichj@gmail.com>; Gabriel Horacio Navarro Duarte <arqgnavarro@gmail.com>; peter.gahl@am.jll.com <peter.gahl@am.jll.com>; eloots@gmail.com <eloots@gmail.com>; shaileym@gmail.com <shaileym@gmail.com>; Esther Gulli <estherwgulli@gmail.com>; Chris Gulli <chris_gulli@yahoo.com>; Bert Small <tolbertsmall@sbcglobal.net>

Dear Mr. Divelbiss,

It is true I was not the the first to point out the inaccuracy in the applicants statement, but I did concur when that mistatement was pointed out. I would think that meant we were on the same page since in the course of the meeting I corrected what I deemed to be inaccuracies.

With regard to the width of the roadway, I have explained that the applicant would be required to widen any portion of the lot frontage that may be less than 20 feet wide to 20 feet minimum if need be.

Thanks
-Maurice

From: Rod Divelbiss <oakdivel@msn.com>

Sent: Sunday, November 29, 2020 10:06 AM

To: Brenyah-Addow, Maurice, <Brenyah-Addow@oaklandca.gov>; Janis Bishop <janis1987@msn.com>

Cc: Richard Janzen <archrichj@gmail.com>; Gabriel Horacio Navarro Duarte <arqgnavarro@gmail.com>; peter.gahl@am.jll.com <peter.gahl@am.jll.com>; eloots@gmail.com <eloots@gmail.com>; shaileym@gmail.com <shaileym@gmail.com>; Esther Gulli <estherwgulli@gmail.com>; Chris Gulli <chris_gulli@yahoo.com>; Bert Small <tolbertsmall@sbcglobal.net>

Subject: Re: Concerns about proposed new residential construction - Lot No. 1462

Dear Maurice:

I hope you had a safe Thanksgiving and I thank you for your prompt response.

I believe that your recollection is inaccurate. I called him out for the misstatement. You simply agreed with me.

Regarding the road width, there are portions under 20 feet. Further, even in those portions that are slightly wider than 20 feet, the additional cars will create a safety hazard for those of us who live on Paso Robles Drive. Emergency vehicles will not be able to pass if cars are parked on both sides of the street, a situation that will undoubtedly occur if the size of the house remains and the ADU is built. We lived here in 1991 during the Oakland fire and recall that people lost their lives because of narrow streets and cars blocking access. The architect confirmed that such is a problem as even now he does not access his house from Shepherd Canyon. We implore you to consider that very real and frightening concern.

Regards,

Rod Divelbiss

From: Brenyah-Addow, Maurice, <Brenyah-Addow@oaklandca.gov>
Sent: Saturday, November 28, 2020 2:58 PM
To: Rod Divelbiss <oakdivel@msn.com>; Janis Bishop <janis1987@msn.com>
Cc: Richard Janzen <archrichj@gmail.com>; Gabriel Horacio Navarro Duarte <arqgnavarro@gmail.com>; peter.gahl@am.jll.com <peter.gahl@am.jll.com>; eloots@gmail.com <eloots@gmail.com>; shaileym@gmail.com <shaileym@gmail.com>; Esther Gulli <estherwgulli@gmail.com>; Chris Gulli <chris_gulli@yahoo.com>; Bert Small <tolbertsmall@sbcglobal.net>
Subject: Re: Concerns about proposed new residential construction - Lot No. 1462

Dear Mr. Divelbiss,

Thanks for your comments.

I did actually point out that the architect misspoke and that ADUs are allowed but not state mandated.

The applicable Zoning Development Standards, Design Review criteria, and Standard Conditions of Approval address any pertinent issues including minimum road width of 20 feet along the frontage of the subject parcel .

Thanks
- Maurice

From: Rod Divelbiss <oakdivel@msn.com>
Sent: Saturday, November 28, 2020 8:54 AM
To: Brenyah-Addow, Maurice, <Brenyah-Addow@oaklandca.gov>; Janis Bishop <janis1987@msn.com>
Cc: Richard Janzen <archrichj@gmail.com>; Gabriel Horacio Navarro Duarte <arqgnavarro@gmail.com>; peter.gahl@am.jll.com <peter.gahl@am.jll.com>; eloots@gmail.com <eloots@gmail.com>; shaileym@gmail.com <shaileym@gmail.com>; Esther Gulli <estherwgulli@gmail.com>; Chris Gulli <chris_gulli@yahoo.com>; Bert Small <tolbertsmall@sbcglobal.net>; Richard Janzen <archrichj@gmail.com>; Gabriel Horacio Navarro Duarte <arqgnavarro@gmail.com>
Subject: Re: Concerns about proposed new residential construction - Lot No. 1462

Dear Mr. Brenyah-Addow:

We certainly appreciate your efforts coordinating the neighborhood discussion about the Lot No. 1462 proposed development. We did not feel that the neighbors' concerns were given much, if any, deference or consideration. I may be mistaken. However, that was the perception from several neighbors. You were quick to call out any misunderstanding that the neighbors expressed but did not seem concerned with misstatements from the developer's representative. We implore you to fully consider our concerns as part of this process and thank you in advance for doing so.

Safety/ADU/Compatibility issues:

1. We would have hoped you would have corrected the architect about the statement that ADUs are "mandated" by law. As we know, they are not. We do, however, appreciate your correction regarding the assertion that six vehicles could park on the driveway. Also, we all know the reality of the situation, people will not park both in the garage and on the driveway. That situation would create a nightmare of shuttling cars back and forth and in practicality would not be done. Instead, numerous cars will be parked on the street. That is particularly true where, as here, an ADU will be constructed leaving the possibility that a non-family member would need to be part of this unlikely shuttling of vehicles. Further, the likelihood of using the unit for a non-

driving "granny" is equally unlikely as an elder would not feel comfortable walking down and then back up a steep hill to shops or bus stops over a mile away.

2. The width of the roadway is not "wide" and is certainly not 24' 6" as represented. I measured the roadway and, if you want, can forward photos showing that the roadway is under 19' at some points and under 20' at others. The narrowness of the road and the attendant safety issue for the neighborhood was aptly demonstrated by comments from the architect toward the end of the session. I am sure you will recall that the architect admitted that he does not use Paso Robles from Shepherd Canyon because of the narrowness of the road and the number of cars parked make it difficult for him to drive up to his house further up on Paso Robles. Instead, he uses Colton to access his home. This project, particularly with its size and the ADU, and the resulting number of likely residents and additional vehicles that it will generate, will exacerbate the very problem the architect identified. Forcing more and more Paso Robles residents to access their homes from Colton is an inconvenience. What is more troubling, however, is that such may well require emergency vehicles to do the same, thereby significantly increasing the danger to existing residents. That danger is exponentially increased because if additional cars are parked on Paso Robles, emergency vehicles likely will not be able to get through, irrespective of which direction they approach.

3. Those of us who live nearest to the proposed development do not feel that the plans present a compatible house. Houses a block or two away are similar. However, the project is not compatible to the homes nearest the proposed project.

We ask that mitigation measures be considered including: (1) elimination of the ADU; (2) reduction in the size of the house; (3) redesign to make the house more compatible with surrounding houses; and (4) require appropriate widening of the street such that if cars are parked on both sides of the street a fire engine can easily pass.

Thank you for your consideration,

Rod Divelbiss

From: Brenyah-Addow, Maurice, <Brenyah-Addow@oaklandca.gov>

Sent: Friday, November 27, 2020 12:43 PM

To: Janis Bishop <janis1987@msn.com>

Cc: Richard Janzen <archrichj@gmail.com>; Gabriel Horacio Navarro Duarte <arqgnavarro@gmail.com>; Rod Divelbiss <oakdivel@msn.com>; peter.gahl@am.jll.com <peter.gahl@am.jll.com>; eloots@gmail.com <eloots@gmail.com>; shaileym@gmail.com <shaileym@gmail.com>; Esther Gulli <estherwgulli@gmail.com>; Chris Gulli <chris_gulli@yahoo.com>; Bert Small <tolbertsmall@sbcglobal.net>; Richard Janzen <archrichj@gmail.com>; Gabriel Horacio Navarro Duarte <arqgnavarro@gmail.com>

Subject: Re: Concerns about proposed new residential construction - Lot No. 1462

Hi Janis,

Thanks for your comments below.

Please note that the Zoom meeting that we just had was not required as part of the review process. I decided to hold that meeting to try to address many of the misconceptions about parking, massing, etc. I saw in some of the comments I received.

The Zoom meeting was organized using the Planning Commission platform. I believe participants identity are hidden from the public for security reasons. I can assure you on my honor that I called on everyone who had their hand up to speak and not only did I call your name to speak, I also asked

ATTACHMENT

B

CITY OF OAKLAND



DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA • SUITE 3315 • OAKLAND, CALIFORNIA 94612

Planning and Building Department
Bureau of Planning

(510) 238-3941
FAX (510) 238-6538
TDD (510) 238-3254

February 18, 2021

Richard Janzen
6812 Paso Robles Drive
Oakland, CA 94611

RE: Case File No. PLN18-372; Address: Lot# 1462 Paso Robles Drive (Vacant upsloping lot across from 7000 Paso Robles Drive) (APN: 048E-7328-067-00)

Dear Mr. Janzen:

Your application, as described below, has been **APPROVE** for the reasons stated in Attachment A, which contains the findings required to support this decision. Attachment B contains the Conditions of Approval for the project. This decision is effective ten (10) days after the date of this letter unless appealed as explained below.

The following table summarizes the proposed project:

Proposal:	To construct a new single family dwelling with an “Additional Dwelling Unit” (ADU) on a vacant upsloping lot
Planning Permits Required:	Regular Design Review
General Plan:	Hillside Residential
Zoning:	RH-4
Environmental Determination:	Categorically Exempt: Section 15303, new construction of small structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
Historic Status:	Vacant Lot - X
City Council District:	4

If you, or any interested party, seeks to challenge this decision, an appeal **must** be filed by no later than ten (10) calendar days from the date of this letter, by **4:00 p.m. on February __, 2021**. An appeal shall be on a form provided by the Bureau of Planning of the Planning and Building Department, and submitted via email to: (1) **Maurice Brenyah-Addow, Planner IV** at mbrenyah@oaklandca.gov (2) **Robert Merkamp, Zoning Manager**, at Rmerkamp@oaklandca.gov, and (3) Catherine Payne, Development Planning Manager, at Cpayne@oaklandca.gov. The appeal form is available online at <https://www.oaklandca.gov/documents/appeal-application-form>. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the Zoning Manager or decision-making body or wherein the decision is not supported by substantial evidence. Applicable appeal fees in the amount of **\$2,404.01** in accordance with the City of Oakland Master Fee Schedule must be paid within five (5) business days of filing the appeal. Failure to timely appeal (or to timely pay all appeal fees) will preclude you, or any interested party, from challenging the City’s decision in court. The appeal itself must raise each and every issue that is contested, along with all the arguments and evidence in the record which supports the basis of the appeal; failure to do so may preclude you, or any interested party, from raising such issues during

the appeal and/or in court. However, the appeal will be limited to issues and/or evidence presented to the Zoning Manager prior to the close of the previously noticed public comment period on the matter. For further information, see the attached Interim City Administrator Emergency Order No. 3 and Interim Procedures for Appeals of City Planning Bureau Decisions for Development Projects.

If the ten (10) day appeal period expires without an appeal, you are expected to contact **Maurice Brenyah-Addow** in order to receive the signed Notice of Exemption (NOE) certifying that the project has been found to be exempt from CEQA review. It is your responsibility to record the NOE and the Environmental Declaration at the Alameda County Clerk's office at 1106 Madison Street, Oakland, CA 94612, at a cost of **\$50.00** made payable to the Alameda County Clerk. Please bring the original NOE related documents and five copies to the Alameda County Clerk, and return one date stamped copy to the Bureau of Planning, to the attention of **Maurice Brenyah-Addow, Planner VI**. Pursuant to Section 15062(d) of the California Environmental Quality Act (CEQA) Guidelines, recordation of the NOE starts a 35-day statute of limitations on court challenges to the approval under CEQA. The NOE will also be posted on the City website at <https://aca.accela.com/OAKLAND/Welcome.aspx>.

If you have any questions, please contact the case planner, **Maurice Brenyah-Addow, Planner IV** at (510) 238-6342 or mbrenyah@oaklandca.gov, however, this does not substitute for filing of an appeal as described above.

Very Truly Yours,



ROBERT D. MERKAMP
Zoning Manager

Attachments:

- A. Findings
- B. Conditions of Approval, including Standard Conditions of Approvals

cc: Shailey Merchant Klinedinst <shaileym@gmail.com>;
kristen@kristenvonbargen.com;
Janis Bishop <janis1987@msn.com>;
Richard Janzen <rich7arch@icloud.com>;
Gabriel Horacio Navarro Duarte <arqgnavarro@gmail.com>;
kdurousseau@gmail.com;
salleecaroline@gmail.com;
wjriv@comcast.net;
mokun@alumni.stanford.edu;
OAKDIVEL@msn.com;
pfkub@yahoo.com;
chris_gulli@yahoo.com;
estherwgulli@gmail.com;
eloots@gmail.com

ATTACHMENT A: FINDINGS

This proposal meets all the required findings under Section 17.136.050, Design Review criteria, of the Oakland Planning Code (OMC Title 17) as set forth below and which are required to approve your application. Required findings are shown in **bold** type; reasons your proposal satisfies them are shown in normal type.

SECTION 17.136.050(a) - REGULAR DESIGN REVIEW FINDINGS:

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 has a design that harmonizes with the adjacent properties and surroundings in terms setting, scale, bulk, height, exterior materials and treatments.**

Staff has worked with the applicant to refine the proposed design to better fit to the steep upsloping site. The final design is composed of moderately-scaled geometric volumes and planes that are hierarchically organized and stepped with the hillside to minimize perceived bulk. The resulting design is consistent with the applicable design review criteria for hillside developments.

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

The project maintains the single family residential character of the neighborhood and neither proposes a higher density nor introduces a prohibited activity at the site. The project will complement neighborhood characteristics such as detached single family houses with useable outdoor spaces, off-street parking, and attractive landscaping. The proposed improvements to the existing vacant site will provide a functional living space for the residents and improve property values in the area and increase the housing stock in Oakland.

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

The project will involve some grading due to the steep uphill nature of the site and vegetation removal within the area of construction. Vegetation within the open areas are to remain. The driveway is sloped up to keep the floor levels as close to natural grade as possible as well as minimize grading and retaining walls.

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

Consistent with the hillside design guidelines, the proposed building design breaks the building envelope up into distinct geometric volumes and planes, arranged to minimize perceived bulk. The building volumes have been designed to align with the site contours to minimize grading and exposed retaining walls.

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 project is a single-family residence on a vacant upsloping site within the Hillside Residential General Plan classification. Therefore, the project conforms in all significant respects to the General Plan, which encourages development of detached residential developments in hillside settings.

ATTACHMENT B: CONDITIONS OF APPROVAL

The proposal is hereby approved subject to the following Conditions of Approval:

1. Approved Use

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, and the approved revised plans dated **January 6, 2021**, as amended by the following conditions of approval and mitigation measures, if applicable (“Conditions of Approval” or “Conditions”).

2. Effective Date, Expiration, Extensions and Extinguishment

This Approval shall become effective immediately, unless the Approval is appealable, in which case the Approval shall become effective in ten (10) calendar days unless an appeal is filed. Unless a different termination date is prescribed, this Approval shall expire **two years** from the Approval date, or from the date of the final decision in the event of an appeal, unless within such period a complete building permit application has been filed with the Bureau of Building and diligently pursued towards completion, or the authorized activities have commenced in the case of a permit not involving construction or alteration. Upon written request and payment of appropriate fees submitted no later than the expiration date of this Approval, the Director of City Planning or designee may grant a one-year extension of this date, with additional extensions subject to approval by the approving body. Expiration of any necessary building permit or other construction-related permit for this project may invalidate this Approval if said Approval has also expired. If litigation is filed challenging this Approval, or its implementation, then the time period stated above for obtaining necessary permits for construction or alteration and/or commencement of authorized activities is automatically extended for the duration of the litigation.

3. Compliance with Other Requirements

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

4. Minor and Major Changes

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

5. Compliance with Conditions of Approval

- a. The project applicant and property owner, including successors, (collectively referred to hereafter as the “project applicant” or “applicant”) shall be responsible for compliance with all the Conditions of

Approval and any recommendations contained in any submitted and approved technical report at his/her sole cost and expense, subject to review and approval by the City of Oakland.

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

6. Signed Copy of the Approval/Conditions

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

7. Blight/Nuisances

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

8. Indemnification

- a. To the maximum extent permitted by law, the project applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Redevelopment Successor Agency, the Oakland City Planning Commission, and their respective agents, officers, employees, and volunteers (hereafter collectively called "City") from any liability, damages, claim, judgment, loss (direct or indirect), action, causes of action, or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City to attack, set aside, void or annul this Approval or implementation of this Approval. The City may elect, in its sole discretion, to participate in the defense of said Action and the project applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.
- b. Within ten (10) calendar days of the filing of any Action as specified in subsection (a) above, the project applicant shall execute a Joint Defense Letter of Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Joint Defense Letter of Agreement shall survive termination, extinguishment, or invalidation of the Approval. Failure to timely execute the Letter of Agreement does not relieve the project applicant of any of the obligations contained in this Condition or other requirements or Conditions of Approval that may be imposed by the City.

9. Severability

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

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

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

11. Public Improvements

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

12. Construction Management Plan

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

13. Regulatory Permits and Authorizations from Other Agencies

Requirement: The project applicant shall obtain all necessary regulatory permits and authorizations from applicable resource/regulatory agencies including, but not limited to, the Regional Water Quality Control Board, Bay Area Air Quality Management District, Bay Conservation and Development Commission,

California Department of Fish and Wildlife, U. S. Fish and Wildlife Service, and Army Corps of Engineers and shall comply with all requirements and conditions of the permits/authorizations. The project applicant shall submit evidence of the approved permits/authorizations to the City, along with evidence demonstrating compliance with any regulatory permit/authorization conditions of approval.

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

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

Monitoring/Inspection: Applicable regulatory agency with jurisdiction

AESTHETICS

14. Trash and Blight Removal

Requirement: The project applicant and his/her successors shall maintain the property free of blight, as defined in chapter 8.24 of the Oakland Municipal Code. For nonresidential and multi-family residential projects, the project applicant shall install and maintain trash receptacles near public entryways as needed to provide sufficient capacity for building users.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

15. Graffiti Control

Requirement:

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

16. Landscape Plan

a. Landscape Plan Required

- Requirement: The project applicant shall submit a final Landscape Plan for City review and approval that is consistent with the approved Landscape Plan. The Landscape Plan shall be included with the set of drawings submitted for the construction-related permit and shall comply with the landscape requirements of chapter 17.124 of the Planning Code. Proposed plants shall be predominantly drought-tolerant. Specification of any street trees shall comply with the Master Street Tree List and Tree Planting Guidelines (which can be viewed at <http://www2.oaklandnet.com/oakca1/groups/pwa/documents/report/oak042662.pdf> and <http://www2.oaklandnet.com/oakca1/groups/pwa/documents/form/oak025595.pdf>, respectively), and with any applicable streetscape plan.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: N/A

b. Landscape Installation

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

When Required: Prior to building permit final

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

c. Landscape Maintenance

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

17. Lighting

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

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

AIR QUALITY

18. Dust Controls – Construction Related

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

- a. Water all exposed surfaces of active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever feasible.
- b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).
- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. Limit vehicle speeds on unpaved roads to 15 miles per hour.
- e. All demolition activities (if any) shall be suspended when average wind speeds exceed 20 mph.
- f. All trucks and equipment, including tires, shall be washed off prior to leaving the site.
- g. Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

- h. Apply and maintain vegetative ground cover (e.g., hydroseed) or non-toxic soil stabilizers to disturbed areas of soil that will be inactive for more than one month. Enclose, cover, water twice daily, or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).
- i. Designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress.
- j. When working at a site, install appropriate wind breaks (e.g., trees, fences) on the windward side(s) of the site, to minimize wind-blown dust. Windbreaks must have a maximum 50 percent air porosity.
- k. Post a publicly visible large on-site sign that includes the contact name and phone number for the project complaint manager responsible for responding to dust complaints and the telephone numbers of the City's Code Enforcement unit and the Bay Area Air Quality Management District. When contacted, the project complaint manager shall respond and take corrective action within 48 hours.
- l. All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

19. Criteria Air Pollutant Controls - Construction Related

Requirement: The project applicant shall implement all of the following applicable basic control measures for criteria air pollutants during construction of the project as applicable:

- a. Idling times on all diesel-fueled commercial vehicles over 10,000 lbs. shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to two minutes (as required by the California airborne toxics control measure Title 13, Section 2485, of the California Code of Regulations). Clear signage to this effect shall be provided for construction workers at all access points.
- b. Idling times on all diesel-fueled off-road vehicles over 25 horsepower shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to two minutes and fleet operators must develop a written policy as required by Title 23, Section 2449, of the California Code of Regulations (“California Air Resources Board Off-Road Diesel Regulations”).
- c. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. Equipment check documentation should be kept at the construction site and be available for review by the City and the Bay Area Air Quality District as needed.
- d. Portable equipment shall be powered by grid electricity if available. If electricity is not available, propane or natural gas generators shall be used if feasible. Diesel engines shall only be used if grid electricity is not available and propane or natural gas generators cannot meet the electrical demand.
- e. Low VOC (i.e., ROG) coatings shall be used that comply with BAAQMD Regulation 8, Rule 3: Architectural Coatings.
- f. All equipment to be used on the construction site shall comply with the requirements of Title 13, Section 2449, of the California Code of Regulations (“California Air Resources Board Off-Road Diesel Regulations”) and upon request by the City (and the Air District if specifically requested), the project applicant shall provide written documentation that fleet requirements have been met.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

BIOLOGICAL RESOURCES

20. Tree Removal During Bird Breeding Season

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

When Required: Prior to removal of trees

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

21. Tree Permit

a. Tree Permit Required

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

When Required: Prior to approval of construction-related permit

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

Monitoring/Inspection: Bureau of Building

b. Tree Protection During Construction

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

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

project's consulting arborist shall make a recommendation to the City Tree Reviewer as to whether the damaged tree can be preserved. If, in the professional opinion of the Tree Reviewer, such tree cannot be preserved in a healthy state, the Tree Reviewer shall require replacement of any tree removed with another tree or trees on the same site deemed adequate by the Tree Reviewer to compensate for the loss of the tree that is removed.

- vi. All debris created as a result of any tree removal work shall be removed by the project applicant from the property within two weeks of debris creation, and such debris shall be properly disposed of by the project applicant in accordance with all applicable laws, ordinances, and regulations.

When Required: During construction

Initial Approval: Public Works Department, Tree Division

Monitoring/Inspection: Bureau of Building

c. Tree Replacement Plantings

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

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

When Required: Prior to building permit final

Initial Approval: Public Works Department, Tree Division

Monitoring/Inspection: Bureau of Building

CULTURAL RESOURCES

22. Archaeological and Paleontological Resources – Discovery During Construction

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

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

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

23. Human Remains – Discovery During Construction

Requirement: Pursuant to CEQA Guidelines section 15064.5(e)(1), in the event that human skeletal remains are uncovered at the project site during construction activities, all work shall immediately halt and the project applicant shall notify the City and the Alameda County Coroner. If the County Coroner determines that an investigation of the cause of death is required or that the remains are Native American, all work shall cease within 50 feet of the remains until appropriate arrangements are made. In the event that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of section 7050.5 of the California Health and Safety Code. If the agencies

determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance, and avoidance measures (if applicable) shall be completed expeditiously and at the expense of the project applicant.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

GEOLOGY AND SOILS

24. Construction-Related Permit(s)

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

25. Soils Report

Requirement: The project applicant shall submit a soils report prepared by a registered geotechnical engineer for City review and approval. The soils report shall contain, at a minimum, field test results and observations regarding the nature, distribution and strength of existing soils, and recommendations for appropriate grading practices and project design. The project applicant shall implement the recommendations contained in the approved report during project design and construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

26. Seismic Hazards Zone (Landslide/Liquefaction)

Requirement: The project applicant shall submit a site-specific geotechnical report, consistent with California Geological Survey Special Publication 117 (as amended), prepared by a registered geotechnical engineer for City review and approval containing at a minimum a description of the geological and geotechnical conditions at the site, an evaluation of site-specific seismic hazards based on geological and geotechnical conditions, and recommended measures to reduce potential impacts related to liquefaction and/or slope stability hazards. The project applicant shall implement the recommendations contained in the approved report during project design and construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

HAZARDS AND HAZARDOUS MATERIALS

27. Hazardous Materials Related to Construction

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

- a. Follow manufacture's recommendations for use, storage, and disposal of chemical products used in construction;
- b. Avoid overtopping construction equipment fuel gas tanks;
- c. During routine maintenance of construction equipment, properly contain and remove grease and oils;
- d. Properly dispose of discarded containers of fuels and other chemicals;
- e. Implement lead-safe work practices and comply with all local, regional, state, and federal requirements concerning lead (for more information refer to the Alameda County Lead Poisoning Prevention Program); and
- f. If soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the project applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notifying the City and applicable regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

28. Designated Very High Fire Severity Zone – Vegetation Management

a. Vegetation Management Plan Required

Requirement: The project applicant shall submit a Vegetation Management Plan for City review and approval, and shall implement the approved Plan prior to, during, and after construction of the project. The Vegetation Management Plan may be combined with the Landscape Plan otherwise required by the Conditions of Approval. The Vegetation Management Plan shall include, at a minimum, the following measures:

- i. Removal of all tree branches and vegetation that overhang the horizontal building roof line and chimney areas within 10 feet vertically;
- ii. Removal of leaves and needles from roofs and rain gutters;
- iii. Planting and placement of fire-resistant plants around the house and phasing out flammable vegetation, however, ornamental vegetation shall not be planted within 5 feet of the foundation of the residential structure;
- iv. Trimming back vegetation around windows;

- v. Removal of flammable vegetation on hillside slopes greater than 20%; Defensible space requirements shall clear all hillsides of non-ornamental vegetation within 30 feet of the residential structure on slopes of 5% or less, within 50 feet on slopes of 5 to 20% and within 100 feet or to the property line on slopes greater than 20%.
- vi. All trees shall be pruned up at least ¼ the height of the tree from the ground at the base of the trunk;
- vii. Clearing out ground-level brush and debris; and All non-ornamental plants, seasonal weeds & grasses, brush, leaf litter and debris within 30 feet of the residential structure shall be cut, raked and removed from the parcel.
- viii. Stacking woodpiles away from structures at least 20 feet from residential structures.
- ix. If a biological report, prepared by a qualified biologist and reviewed by the Bureau of Planning, identifies threatened or endangered species on the parcel, the Vegetation Management Plan shall include islands of habitat refuge for the species noted on a site plan and appropriate fencing for the species shall be installed. Clearing of vegetation within these islands of refuge shall occur solely for the purpose of fire suppression within a designated Very High Fire Severity Zone and only upon the Fire Code Official approving specific methods and timeframes for clearing that take into account the specific flora and fauna species.

When Required: Prior to approval of construction-related permit

Initial Approval: Oakland Fire Department

Monitoring/Inspection: Oakland Fire Department

b. Fire Safety Prior to Construction

Requirement: The project plans shall specify that prior to construction, the project applicant shall ensure that the project contractor cuts, rakes and removes all combustible ground level vegetation project to a height of 6” or less from the construction, access and staging areas to reduce the threat of fire ignition per Sections 304.1.1 and 304.1.2 of the California Fire Code.

When Required: Prior to approval of construction-related permit

Initial Approval: Oakland Fire Department

Monitoring/Inspection: Oakland Fire Department

c. Fire Safety During Construction

Requirement: The project applicant shall require the construction contractor to implement spark arrestors on all construction vehicles and equipment to minimize accidental ignition of dry construction debris and surrounding dry vegetation. Per section 906 of the California Fire Code, during construction, the contractor shall have at minimum three (3) type 2A10BC fire extinguishers present on the job site, with current SFM service tags attached and these extinguishers shall be deployed in the immediate presence of workers for use in the event of an ignition.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

d. Smoking Prohibition

Requirement: The project applicant shall require the construction contractor to implement a no smoking policy on the site and surrounding area during construction per Section 310.8 of the California Fire Code.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building and Oakland Fire Department

HYDROLOGY AND WATER QUALITY

29. Erosion and Sedimentation Control Plan for Construction

a. Erosion and Sedimentation Control Plan Required

Requirement: The project applicant shall submit an Erosion and Sedimentation Control Plan to the City for review and approval. The Erosion and Sedimentation Control Plan shall include all necessary measures to be taken to prevent excessive stormwater runoff or carrying by stormwater runoff of solid materials on to lands of adjacent property owners, public streets, or to creeks as a result of conditions created by grading and/or construction operations. The Plan shall include, but not be limited to, such measures as short-term erosion control planting, waterproof slope covering, check dams, interceptor ditches, benches, storm drains, dissipation structures, diversion dikes, retarding berms and barriers, devices to trap, store and filter out sediment, and stormwater retention basins. Off-site work by the project applicant may be necessary. The project applicant shall obtain permission or easements necessary for off-site work. There shall be a clear notation that the plan is subject to changes as changing conditions occur. Calculations of anticipated stormwater runoff and sediment volumes shall be included, if required by the City. The Plan shall specify that, after construction is complete, the project applicant shall ensure that the storm drain system shall be inspected and that the project applicant shall clear the system of any debris or sediment.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

b. Erosion and Sedimentation Control During Construction

Requirement: The project applicant shall implement the approved Erosion and Sedimentation Control Plan. No grading shall occur during the wet weather season (October 15 through April 15) unless specifically authorized in writing by the Bureau of Building.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

30. Drainage Plan for Post-Construction Stormwater Runoff on Hillside Properties

Requirement: The project applicant shall submit and implement a Drainage Plan to be reviewed and approved by the City. The Drainage Plan shall include measures to reduce the volume and velocity of post-construction stormwater runoff to the maximum extent practicable. Stormwater runoff shall not be augmented to adjacent properties, creeks, or storm drains. The Drainage Plan shall be included with the project drawings submitted to the City for site improvements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

31. Site Design Measures to Reduce Stormwater Runoff

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

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

32. Source Control Measures to Limit Stormwater Pollution

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

- a. Stencil storm drain inlets “No Dumping – Drains to Bay;”
- b. Minimize the use of pesticides and fertilizers;
- c. Cover outdoor material storage areas, loading docks, repair/maintenance bays and fueling areas;
- d. Cover trash, food waste, and compactor enclosures; and
- e. Plumb the following discharges to the sanitary sewer system, subject to City approval:
 - i. Discharges from indoor floor mats, equipment, hood filter, wash racks, and, covered outdoor wash racks for restaurants;
 - ii. Dumpster drips from covered trash, food waste, and compactor enclosures;
 - iii. Discharges from outdoor covered wash areas for vehicles, equipment, and accessories;
 - iv. Swimming pool water, if discharge to on-site vegetated areas is not feasible; and
 - v. Fire sprinkler test water, if discharge to on-site vegetated areas is not feasible.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

33. NPDES C.3 Stormwater Requirements for Small Projects

Requirement: Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant shall incorporate one or more of the following site design measures into the project:

- a. Direct roof runoff into cisterns or rain barrels for reuse;
- b. Direct roof runoff onto vegetated areas;
- c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas;

- d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas;
- e. Construct sidewalks, walkways, and/or patios with permeable surfaces; or
- f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.

The project drawings submitted for construction-related permits shall include the proposed site design measure(s) and the approved measure(s) shall be installed during construction. The design and installation of the measure(s) shall comply with all applicable City requirements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

NOISE

34. Construction Days/Hours

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

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

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

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

35. Construction Noise

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

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

36. Extreme Construction Noise

a. Construction Noise Management Plan Required

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

- i. Erect temporary plywood noise barriers around the construction site, particularly along on sites adjacent to residential buildings;
- ii. Implement “quiet” pile driving technology (such as pre-drilling of piles, the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions;
- iii. Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site;
- iv. Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings by the use of sound blankets for example and implement such measure if such measures are feasible and would noticeably reduce noise impacts; and
- v. Monitor the effectiveness of noise attenuation measures by taking noise measurements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

b. Public Notification Required

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

When Required: During construction

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

37. Operational Noise

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

POPULATION AND HOUSING

38. Affordable Housing Impact Fee

Requirement: The project applicant shall comply with the requirements of the City of Oakland Affordable Housing Impact Fee Ordinance (chapter 15.72 of the Oakland Municipal Code).

When Required: Prior to issuance of building permit; subsequent milestones pursuant to ordinance

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

PUBLIC SERVICES

39. Capital Improvements Impact Fee

Requirement: The project applicant shall comply with the requirements of the City of Oakland Capital Improvements Fee Ordinance (chapter 15.74 of the Oakland Municipal Code).

When Required: Prior to issuance of building permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

TRANSPORTATION/TRAFFIC

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

a. Obstruction Permit Required

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

When Required: Prior to approval of construction-related permit

Initial Approval: Department of Transportation

Monitoring/Inspection: Department of Transportation

b. Traffic Control Plan Required

Requirement: In the event of obstructions to vehicle or bicycle travel lanes, bus stops, or sidewalks, the project applicant shall submit a Traffic Control Plan to the City for review and approval prior to obtaining an obstruction permit. The project applicant shall submit evidence of City approval of the Traffic Control Plan with the application for an obstruction permit. The Traffic Control Plan shall contain a set of comprehensive traffic control measures for auto, transit, bicycle, and pedestrian accommodations (or detours, if accommodations are not feasible), including detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. The Traffic Control Plan shall be in conformance with the City's Supplemental Design Guidance for Accommodating Pedestrians, Bicyclists, and Bus Facilities in Construction Zones. The project applicant shall implement the approved Plan during construction.

Initial Approval: Department of Transportation

Monitoring/Inspection: Department of Transportation

c. Repair of City Streets

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

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Department of Transportation

41. Transportation Impact Fee

Requirement: The project applicant shall comply with the requirements of the City of Oakland Transportation Impact Fee Ordinance (chapter 15.74 of the Oakland Municipal Code).

When Required: Prior to issuance of building permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

UTILITY AND SERVICE SYSTEMS

42. Construction and Demolition Waste Reduction and Recycling

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

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Environmental Services Division

Monitoring/Inspection: Public Works Department, Environmental Services Division

43. Underground Utilities

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

44. Green Building Requirements

a. Compliance with Green Building Requirements During Plan-Check

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

- i. The following information shall be submitted to the City for review and approval with the application for a building permit:
 - Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficiency Standards.
 - Completed copy of the final green building checklist approved during the review of the Planning and Zoning permit.
 - Copy of the Unreasonable Hardship Exemption, if granted, during the review of the Planning and Zoning permit.

- Permit plans that show, in general notes, detailed design drawings, and specifications as necessary, compliance with the items listed in subsection (ii) below.
 - Copy of the signed statement by the Green Building Certifier approved during the review of the Planning and Zoning permit that the project complied with the requirements of the Green Building Ordinance.
 - Signed statement by the Green Building Certifier that the project still complies with the requirements of the Green Building Ordinance, unless an Unreasonable Hardship Exemption was granted during the review of the Planning and Zoning permit.
 - Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.
- ii. The set of plans in subsection (i) shall demonstrate compliance with the following:
- CALGreen mandatory measures.
 - **53 Points** per the appropriate checklist approved during the Planning entitlement process.
 - All green building points identified on the checklist approved during review of the Planning and Zoning permit, unless a Request for Revision Plan-check application is submitted and approved by the Bureau of Planning that shows the previously approved points that will be eliminated or substituted.
 - The required green building point minimums in the appropriate credit categories.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

b. Compliance with Green Building Requirements During Construction

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

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

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

c. Compliance with Green Building Requirements After Construction

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

When Required: Prior to Final Approval

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

45. Water Efficient Landscape Ordinance (WELO)

Requirement: The project applicant shall comply with California’s Water Efficient Landscape Ordinance (WELO) in order to reduce landscape water usage. For the specific ordinance requirements, see the link below:

<http://www.water.ca.gov/wateruseefficiency/landscapeordinance/docs/Title%202023%20extract%20-%20Official%20CCR%20pages.pdf>

For any landscape project with an aggregate (total noncontiguous) landscape area equal to 2,500 sq. ft. or less, the project applicant may implement either the Prescriptive Measures or the Performance Measures, of, and in accordance with the California’s Model Water Efficient Landscape Ordinance. For any landscape project with an aggregate (total noncontiguous) landscape area over 2,500 sq. ft., the project applicant shall implement the Performance Measures in accordance with the WELO.

- a. **Prescriptive Measures:** Prior to construction, the project applicant shall submit the Project Information (detailed below) and documentation showing compliance with Appendix D of California’s Model Water Efficient Landscape Ordinance (see website below starting on page 38.14(g) in the link above):
- b. **Performance Measures:** Prior to construction, the project applicant shall prepare and submit a Landscape Documentation Package for review and approval, which includes the following
 - i. Project Information:
 - Date,
 - Applicant and property owner name,
 - Project address,
 - Total landscape area,
 - Project type (new, rehabilitated, cemetery, or home owner installed),
 - Water supply type and water purveyor,
 - Checklist of documents in the package,
 - Project contacts, and
 - Applicant signature and date with the statement: “I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package.”
 - ii. Water Efficient Landscape Worksheet
 - Hydrozone Information Table
 - Water Budget Calculations with Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use
 - iii. Soil Management Report
 - iv. Landscape Design Plan
 - v. Irrigation Design Plan, and
 - vi. Grading Plan

Upon installation of the landscaping and irrigation systems, and prior to the final of a construction-related permit, the Project applicant shall submit a Certificate of Completion (see page 38.6 in the link above) and landscape and irrigation maintenance schedule for review and approval by the City. The Certificate of Completion shall also be submitted to the local water purveyor and property owner or his or her designee. For the specific requirements within the Water Efficient Landscape Worksheet, Soil Management Report, Landscape Design Plan, Irrigation Design Plan and Grading Plan, see the link below:

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

Project Specific Conditions of Approval

46. Roadway Widening

Requirement: The project applicant shall submit plans showing a privately funded improvement (P-Job) proposal, to widen the street located along the frontage of the subject site to a minimum width of 20 feet. The P-Job plan shall be submitted to the Planning and Building Department for review and approval, and complete the road widening as part of the proposed development project.

When Required: Prior to application for a Building Permit; During construction

Initial Approval: Planning and Building Department

Monitoring/Inspection: Bureau of Building

47. Exterior Materials and Finishes

The applicant shall provide the following details:

- a. Samples of exterior materials, colors, and other finishes; and
- b. Window details showing 2” minimum recess from surrounding exterior walls.

When Required: Prior to application for building permits

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

48. Privacy Window and Fence

The applicant shall adjust side-facing upper floor windows to address potential privacy impacts and incorporate details of a privacy fence (6 – 8 feet tall as appropriate) into the Building Permit plans and install the fence along the side property lines as privacy screening between the subject site and adjacent properties.

When Required: Prior to application for building permits and ongoing

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

49. Separate Sale of Accessory Dwelling Unit

The Accessory Dwelling Unit (ADU) shall not be converted into a condominium unit or sold separately from the primary single family dwelling. A Notice of Limitation shall be recorded with the Alameda Counted Recorder indicating that the ADU shall not be converted to a condominium or sold separately from the primary home, and proof of recordation shall be submitted to the Bureau of Planning for City records.

When Required: Prior to application for building permits (for Filing of Notice of Limitation) and Ongoing (regarding conversion of the ADU to a condominium or separate sale of the ADU)

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Planning

Applicant Statement

I have read and accept responsibility for the Conditions of Approval. I agree to abide by and conform to the Conditions of Approval, as well as to all provisions of the Oakland Planning Code and Oakland Municipal Code pertaining to the project.

Name of Project Applicant

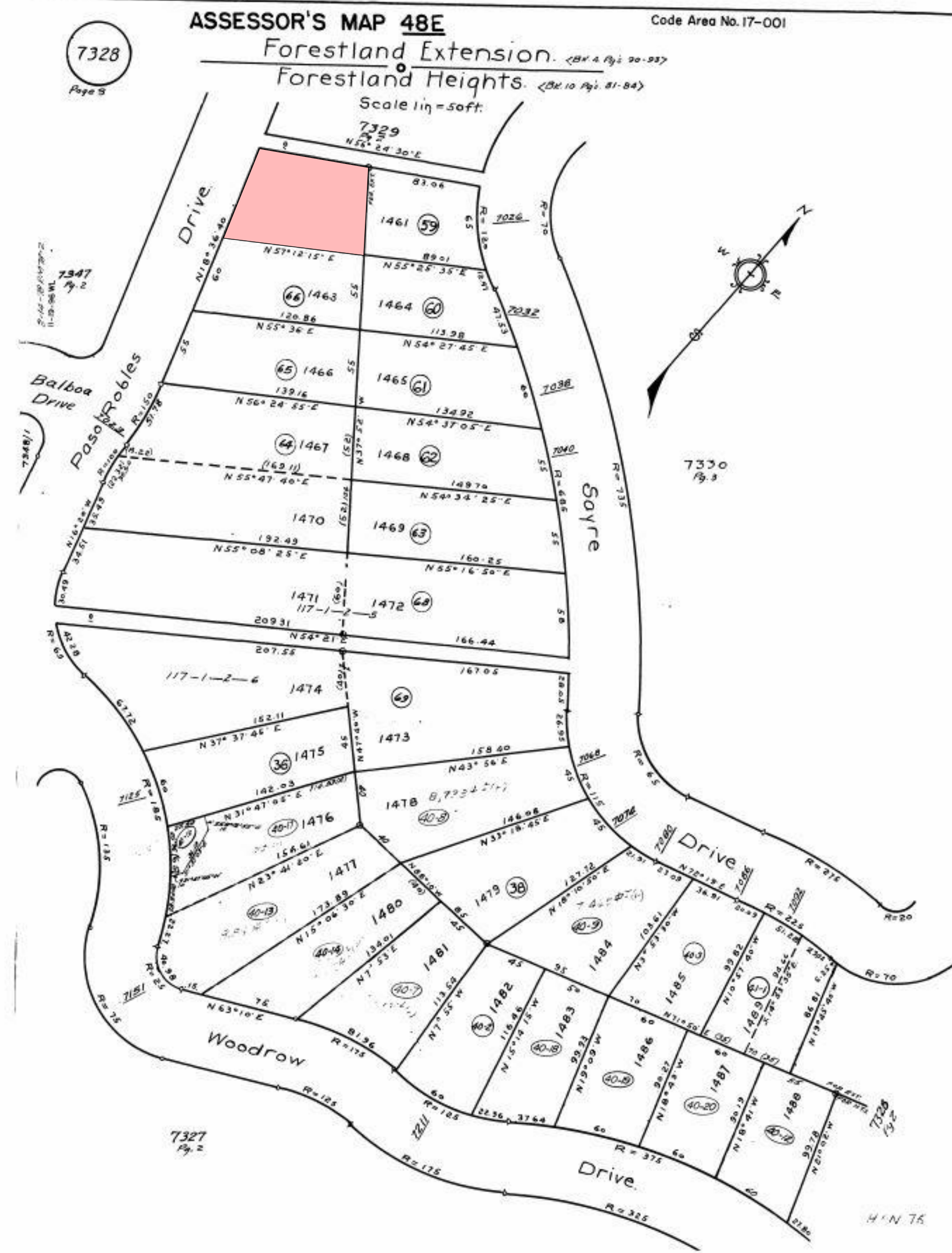
Signature of Project Applicant

Date

ATTACHMENT

C

LOT NO. 1462 PASO ROBLES NEW RESIDENCE ON PASO ROBLES DRIVE. OAKLAND CA. 94611 APN: 7328-67



PARCEL MAP

PROJECT DATA

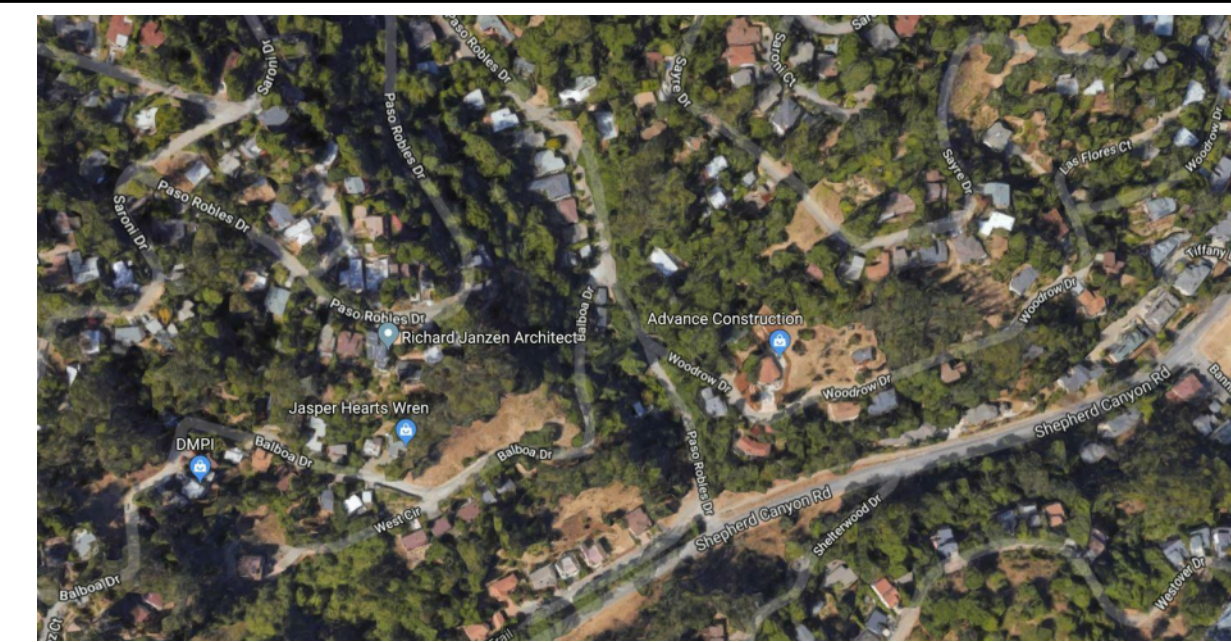
PROPOSED BUILDING INFORMATION

HOUSE TOTAL FLOOR AREA:	3047.	S.F.
ADU FLOOR AREA:	507.00	S.F.
MAIN HOUSE FLOOR AREA:	1375.00	S.F.
BEDROOM LEVEL:	1169.00	S.F.
FLOOR AREA RATIO:	50%	
SETBACK SLOPE:	32%	
STRUCTURE SLOPE:	53%	
SETBACKS:	ALLOWABLE	ACTUAL
FRONT:	5' 20 FT	20' 6" FT
LEFT:	6 FT	6' 1" FT
RIGHT:	6 FT	7' 1" FT
REAR:	20 FT	25' 4" FT
BUILDING HEIGHT:	30' 4" FT	
MAXIMUM HEIGHT ALLOWED:	32 FT	

PROJECT DESCRIPTION:
NEW SINGLE FAMILY RESIDENCE ON UPSLOPE LOT IN THE OAKLAND HILLS AND ACCESSORY DWELLING UNIT. LOCATE OVER GARAGE AND MAIN RESIDENCE LOCATED 2 STORIES OVER ADU. THE ADU WILL HAVE KITCHEN, BATH AND OPEN STUDIO PLAN, MAIN HOUSE WILL HAVE 4 BEDROOMS & 4 BATHS.

SYMBOL LEGEND

BUILDING SECTION (PLAN)	BUILDING SECTION NUMBER	ROOM NAME WITH FLOOR FINISH	Room name	ROOM NAME	FLOOR FINISH
BUILDING SECTION (ELEVATION)	DOOR TAG	WINDOW TAG	REVISION TAG	LEVEL TAGS	LEVEL NAME
DETAIL CUT (PLAN/SECTION)	RELATED DETAIL CUT BELOW OR ABOVE	NORTH ARROWS			



LOCATION MAP

PROJECT DIRECTORY

OWNER

ALAN LEUNG
ADDRESS
ADDRESS
P: 415.215.9223
F: 000.000.0000
E: al236@yahoo.com
CONTACT CONTACT

ARCHITECT

RICHARD JANZEN ARCHITECTURE
6812 PASO ROBLES DRIVE
OAKLAND CA. 94611
P: 510.339.7380
F: 000.000.0000
E: archrichj@gmail.com
CONTACT RICHARD JANZEN

STRUCTURAL ENGINEER TITLE 24

BUSINESS
ADDRESS
ADDRESS
P: 000.000.0000
F: 000.000.0000
E: EMAIL@EMAIL.COM
CONTACT CONTACT

BUSINESS
ADDRESS
ADDRESS
P: 000.000.0000
F: 000.000.0000
E: EMAIL@EMAIL.COM
CONTACT CONTACT

APPLICABLE CODES

CODES INFORMATION:

2016 EDITION OF THE CALIFORNIA BUILDING CODE.
2016 EDITION OF THE CALIFORNIA MECHANICAL CODE
2016 EDITION OF THE CALIFORNIA ELECTRICAL CODE
2016 EDITION OF THE CALIFORNIA PLUMBING CODE
2016 EDITION OF THE CALIFORNIA FIRE CODE
2016 EDITION OF THE CALIFORNIA ENERGY CODE

BUILDING CONSTRUCTION TYPE:

TYPE V 'NR'

ZONING:

RH4

NUMBER OF STORIES:

3

OCCUPANCY:

R3 - RESIDENTIAL

FIRE SPRINKLERS:

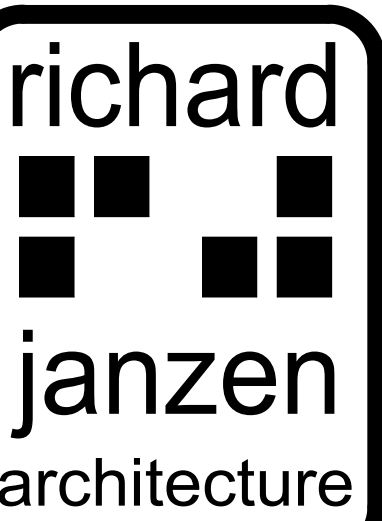
REQUIRED

DRAWING INDEX

NO.	NAME
G10.01	TITLE SHEET
AS1.01	ARCHITECTURAL SITE PLAN
A1.01	GARAGE FLOOR PLAN
A1.02	ADU/STUDIO FLOOR PLAN
A1.03	ENTRY LVL FLOOR PLAN
A1.04	GREAT RM FLR PLAN
A1.05	UPPER FLOOR PLAN
A2.01	MAIN ELEVATION
A2.02	REAR ELEVATION
A2.03	LEFT ELEVATION
A2.04	RIGHT ELEVATION
SS1.01	SOLAR STUDY SPRING EQUINOX
SS1.02	SOLAR STUDY FALL EQUINOX

- THESE DRAWINGS ARE A PORTION OF THE CONSTRUCTION DOCUMENTS WITH WHICH THE SPECIFICATIONS ARE INTENDED TO COORDINATE ANYTHING IN ONE BUT NOT IN THE OTHER IS TO BE EXECUTED AS IF IN BOTH. DISCREPANCIES OR CONFLICTS SHALL BE BROUGHT TO THE ATTENTION TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. CONTRACTOR ACCEPTS LIABILITY BY NOT REPORTING ANY AND ALL DISCREPANCIES TO THE ARCHITECT.
- DO NOT SCALE THE DRAWINGS. DIMENSIONS TAKE PRECEDENCE OVER SCALE OF DRAWINGS. LARGER SCALE DETAILS TAKE PRECEDENCE OVER SMALLER SCALE. REPORT ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
- WHEN A CLOUD APPEARS IN THESE DRAWINGS, NOTE THAT THE INFORMATION ENCIRCLED HAS BEEN REVISED FROM THE PREVIOUS CONDITION.
TYPICAL CLOUD REVISION NUMBER
- CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS AT THE SITE. ALL INCONSISTENCIES SHALL BE NOTICED TO THE ARCHITECT PRIOR TO PROCEEDING WITH THE WORK. CONTRACTOR ASSUMES LIABILITY FOR NON-NOTIFICATION TO THE ARCHITECT.
- ALL DIMENSIONS ARE TO FACE OF STUD OR FRAMING OR CENTER LINE OF COLUMN OR MULLION, UNLESS OTHERWISE NOTED.

- PROTECT AREAS OF NEW OR EXISTING MATERIALS AND FINISH FROM DAMAGE WHICH MAY OCCUR FROM CONSTRUCTION, DUST, WATER, ETC. PROVIDE AND MAINTAIN TEMPORARY BARRIERS, CLOSURE WALLS, ETC., AS REQUIRED TO PROTECT NON-CONSTRUCTION PERSONNEL. REPAIR OR REPLACE DAMAGE TO NEW OR EXISTING MATERIALS, FINISHES, STRUCTURES, AND EQUIPMENT AS REQUIRED BY THE ARCHITECT.
- REMOVE RUBBISH AND WASTE MATERIALS ON A REGULAR BASIS AND EXERCISE STRICT CONTROL OVER JOB CLEANING TO PREVENT ANY DIRT, DEBRIS, OR DUST FROM AFFECTING, IN ANY WAY, FINISHED AREAS IN OR OUTSIDE THE JOB SITE.
- THE CONSTRUCTION DOCUMENTS ARE PROVIDED TO ILLUSTRATE THE GENERAL DESIGN AND TYPE OF CONSTRUCTION DESIRED, AND IMPLY THE FINEST QUALITY OF CONSTRUCTION, MATERIALS, AND WORKMANSHIP THROUGHOUT. THESE DOCUMENTS DO NOT INTEND TO REFLECT EVERY CONDITION OF CONSTRUCTION. CONTRACTOR SHALL PROJECT THE INTENT OF THESE DOCUMENTS TO THE ENTIRE CONSTRUCTION WHETHER SPECIFICALLY ILLUSTRATED OR NOT.
- PROTECT AT ALL TIMES THE PROPERTY OF THE BUILDING OWNER AND THOSE OF HIS ADJACENT PROPERTY OWNERS IN REFERENCE TO THIS WORK.
- PROVIDE TEMPORARY UTILITIES THROUGHOUT PROJECT AREA, FOR THE DURATION OF THIS PROJECT AS REQUIRED.



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REVISIONS		
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1462 Paso Robles
1462 Paso Robles Dr.
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TITLE SHEET

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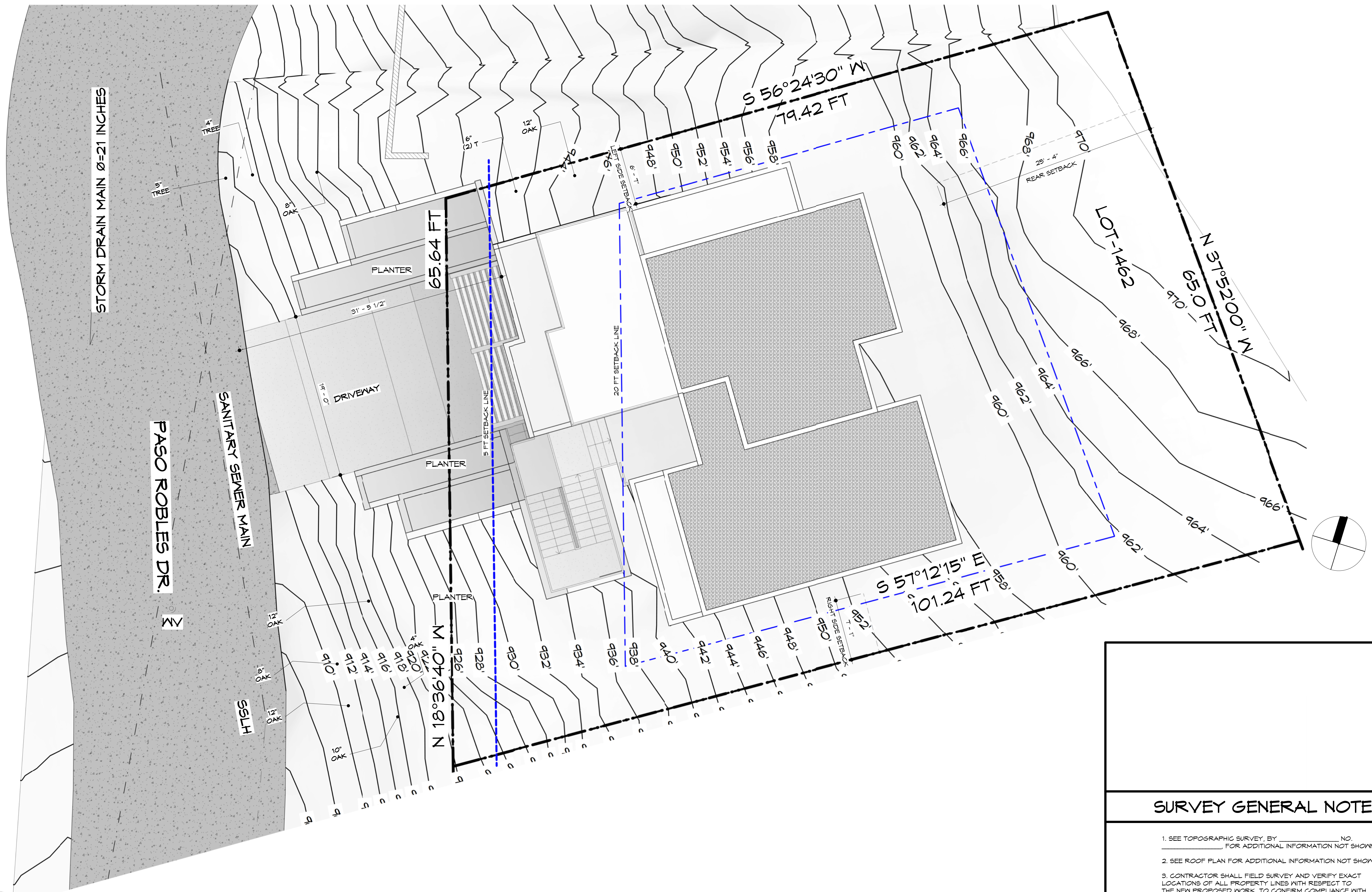
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ARCHITECTURAL
SITE PLAN

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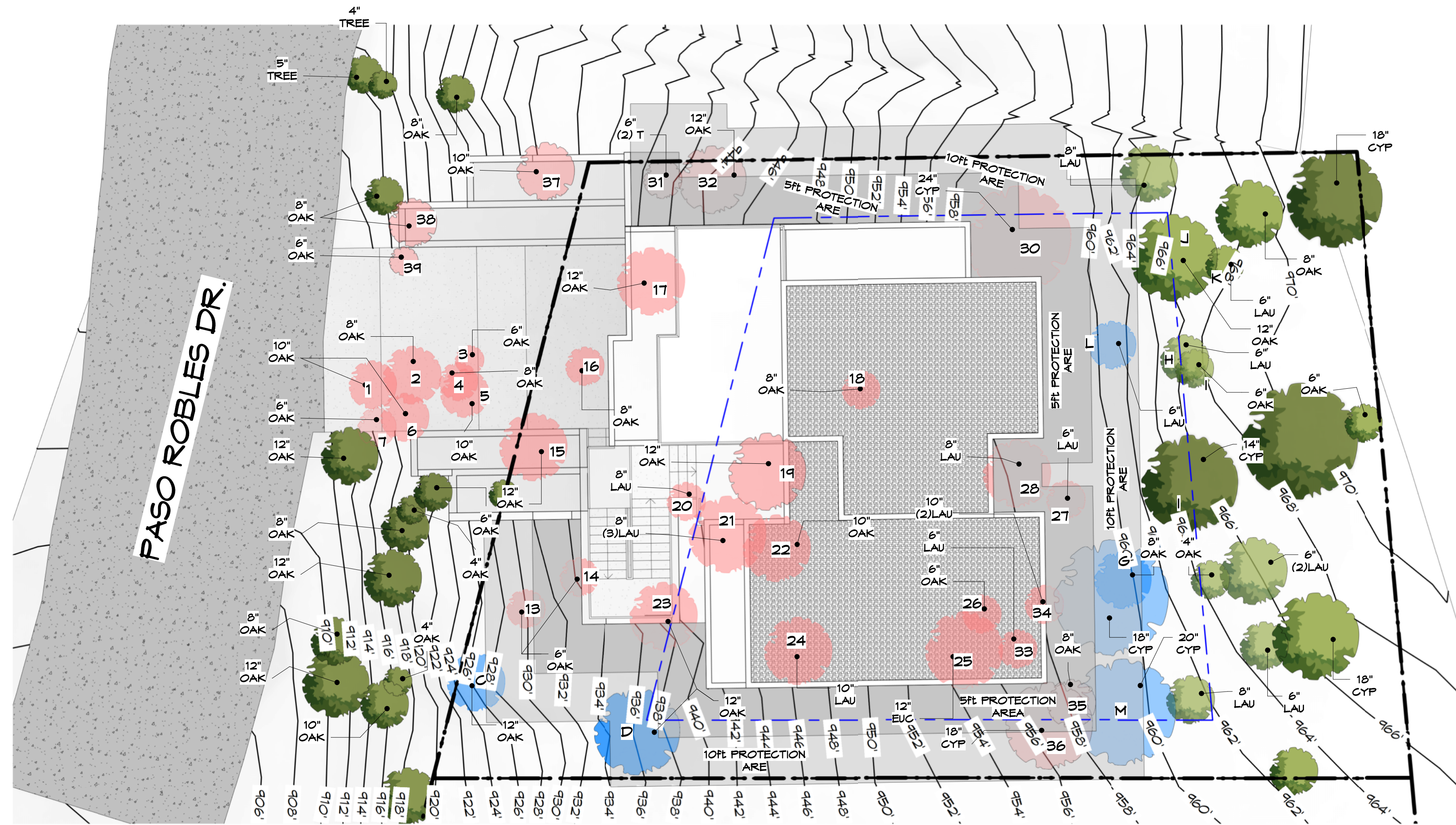


1 ARCHITECTURAL SITE PLAN
3/16" = 1'-0"

KEYNOTE LEGEND	
Key Value	Keynote Text

SURVEY GENERAL NOTES

- SEE TOPOGRAPHIC SURVEY, BY _____ NO _____ FOR ADDITIONAL INFORMATION NOT SHOWN.
- SEE ROOF PLAN FOR ADDITIONAL INFORMATION NOT SHOWN.
- CONTRACTOR SHALL FIELD SURVEY AND VERIFY EXACT LOCATIONS OF ALL PROPERTY LINES WITH RESPECT TO THE NEW PROPOSED WORK, TO CONFIRM COMPLIANCE WITH ALL REQUIRED SETBACKS. THE CONTRACTOR SHALL ALSO FIELD SURVEY THE EXISTING GRADES AND TOPOGRAPHY WITH RESPECT TO THE NEW PROPOSED WORK TO CONFIRM COMPLIANCE WITH ALL REQUIRED HEIGHT LIMITS. THIS SURVEY WORK SHALL BE PERFORMED FIRST, AND PRIOR TO ANY OTHER WORK AND PRIOR TO ORDERING MATERIALS. IF ANY DISCREPANCIES WITH THE APPROVED PLANS AREA DISCOVERED, NOTIFY THE ARCHITECT IMMEDIATELY.
- VERIFY EXACT LOCATIONS OF ALL PROPERTY LINES, EASEMENTS, SETBACKS AND UTILITIES PRIOR TO ANY WORK.



1 TREE SURVEY (TREE REMOVAL PLAN)
1/8" = 1'-0"

TREES PROPOSED FOR REMOVAL:

TAG	DESCRIPTION
1 -	Ø 10" - COAST LIVE OAK -- QUERCUS AGRIFOLIA
2 -	Ø 8" - COAST LIVE OAK -- QUERCUS AGRIFOLIA
3 -	Ø 6" - COAST LIVE OAK -- QUERCUS AGRIFOLIA
4 -	Ø 8" - COAST LIVE OAK -- QUERCUS AGRIFOLIA
5 -	Ø 10" - COAST LIVE OAK -- QUERCUS AGRIFOLIA
6 -	Ø 10" - COAST LIVE OAK -- QUERCUS AGRIFOLIA
7 -	Ø 6" - COAST LIVE OAK -- QUERCUS AGRIFOLIA
13 -	Ø 6" - COAST LIVE OAK -- QUERCUS AGRIFOLIA
14 -	Ø 6" - COAST LIVE OAK -- QUERCUS AGRIFOLIA
15 -	Ø 12" - COAST LIVE OAK -- QUERCUS AGRIFOLIA
16 -	Ø 8" - CALIFORNIA LAUREL; UMBELLULARIA CALIFORNICA
17 -	Ø 12" - COAST LIVE OAK -- QUERCUS AGRIFOLIA
18 -	Ø 8" - COAST LIVE OAK -- QUERCUS AGRIFOLIA
19 -	Ø 12" - COAST LIVE OAK -- QUERCUS AGRIFOLIA
20 -	Ø 8" - CALIFORNIA LAUREL; UMBELLULARIA CALIFORNICA
21 -	Ø 12" - (3) CALIFORNIA LAUREL; UMBELLULARIA CALIFORNICA
22 -	Ø 10" - COAST LIVE OAK -- QUERCUS AGRIFOLIA
23 -	Ø 12" - COAST LIVE OAK -- QUERCUS AGRIFOLIA
24 -	Ø 10" - CALIFORNIA LAUREL; UMBELLULARIA CALIFORNICA
25 -	Ø 10" - ITALIAN CYPRESS -- SEMPERVIRENS
26 -	Ø 6" - COAST LIVE OAK -- QUERCUS AGRIFOLIA
27 -	Ø 6" - CALIFORNIA LAUREL; UMBELLULARIA CALIFORNICA
28 -	Ø 8" - CALIFORNIA LAUREL; UMBELLULARIA CALIFORNICA
29 -	Ø 6" - CALIFORNIA LAUREL; UMBELLULARIA CALIFORNICA
30 -	Ø 24" - ITALIAN CYPRESS -- SEMPERVIRENS
31 -	Ø 6" (2) TREE
32 -	Ø 12" - COAST LIVE OAK -- QUERCUS AGRIFOLIA
33 -	Ø 6" - CALIFORNIA LAUREL; UMBELLULARIA CALIFORNICA
34 -	Ø 10" (2) - CALIFORNIA LAUREL; UMBELLULARIA CALIFORNICA
35 -	Ø 8" - COAST LIVE OAK -- QUERCUS AGRIFOLIA
36 -	Ø 10" - ITALIAN CYPRESS -- SEMPERVIRENS
37 -	Ø 12" - COAST LIVE OAK -- QUERCUS AGRIFOLIA
38 -	Ø 8" - COAST LIVE OAK -- QUERCUS AGRIFOLIA
39 -	Ø 6" - COAST LIVE OAK -- QUERCUS AGRIFOLIA

REASON FOR REMOVAL:

1 - TREES ARE WITHIN THE BUILDING FOOTPRINT AREA.

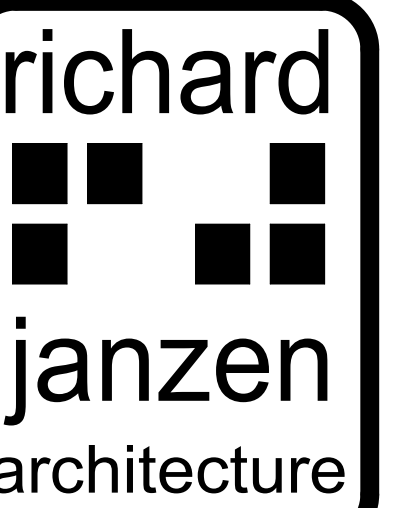
TREES NOT PROPOSED FOR REMOVAL BUT LOCATED WITHIN 10 FEET OF CONSTRUCTION ACTIVITY:

TAG	DESCRIPTION
C -	Ø 12" - COAST LIVE OAK -- QUERCUS AGRIFOLIA
D -	Ø 12" - COAST LIVE OAK -- QUERCUS AGRIFOLIA
G -	Ø 8" - COAST LIVE OAK -- QUERCUS AGRIFOLIA
H -	Ø 6" - CALIFORNIA LAUREL; UMBELLULARIA CALIFORNICA
I -	Ø 6" - COAST LIVE OAK -- QUERCUS AGRIFOLIA
J -	Ø 12" - COAST LIVE OAK -- QUERCUS AGRIFOLIA
K -	Ø 6" - CALIFORNIA LAUREL; UMBELLULARIA CALIFORNICA
L -	Ø 6" - CALIFORNIA LAUREL; UMBELLULARIA CALIFORNICA
M -	Ø 20" - ITALIAN CYPRESS -- SEMPERVIRENS

REASON FOR REMOVAL:

A- RETAINING WALL FOUNDATION WILL DAMAGE ROOT SYSTEM.

NOTE:
ALL LANDSCAPE TO BE ON AUTOMATIC DRIP IRRIGATION SYSTEM WITH TIME.



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TREE SURVEY
(TREE
REMOVAL
PLAN)

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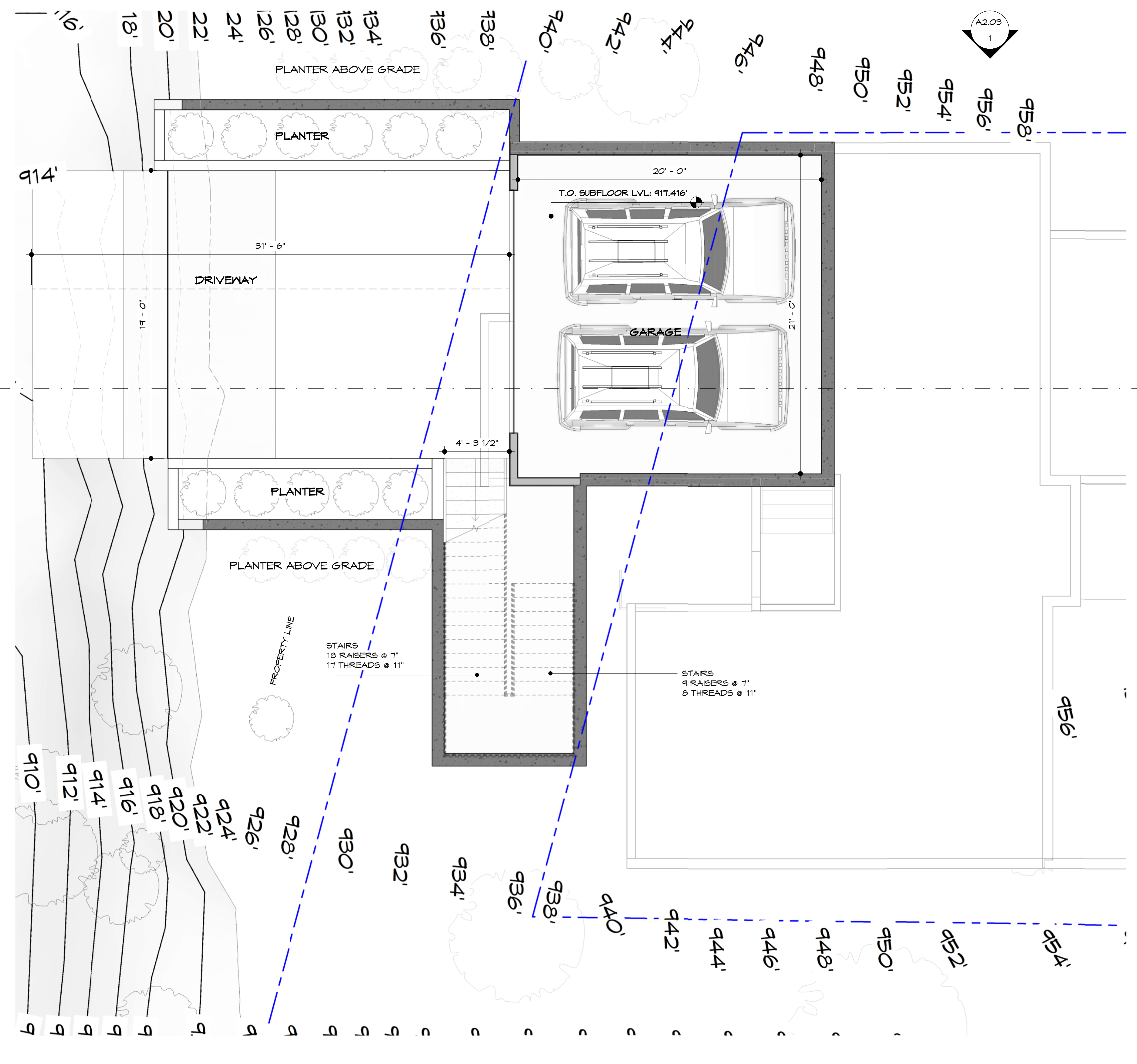
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GARAGE
FLOOR PLAN

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1/4" = 1'-0"
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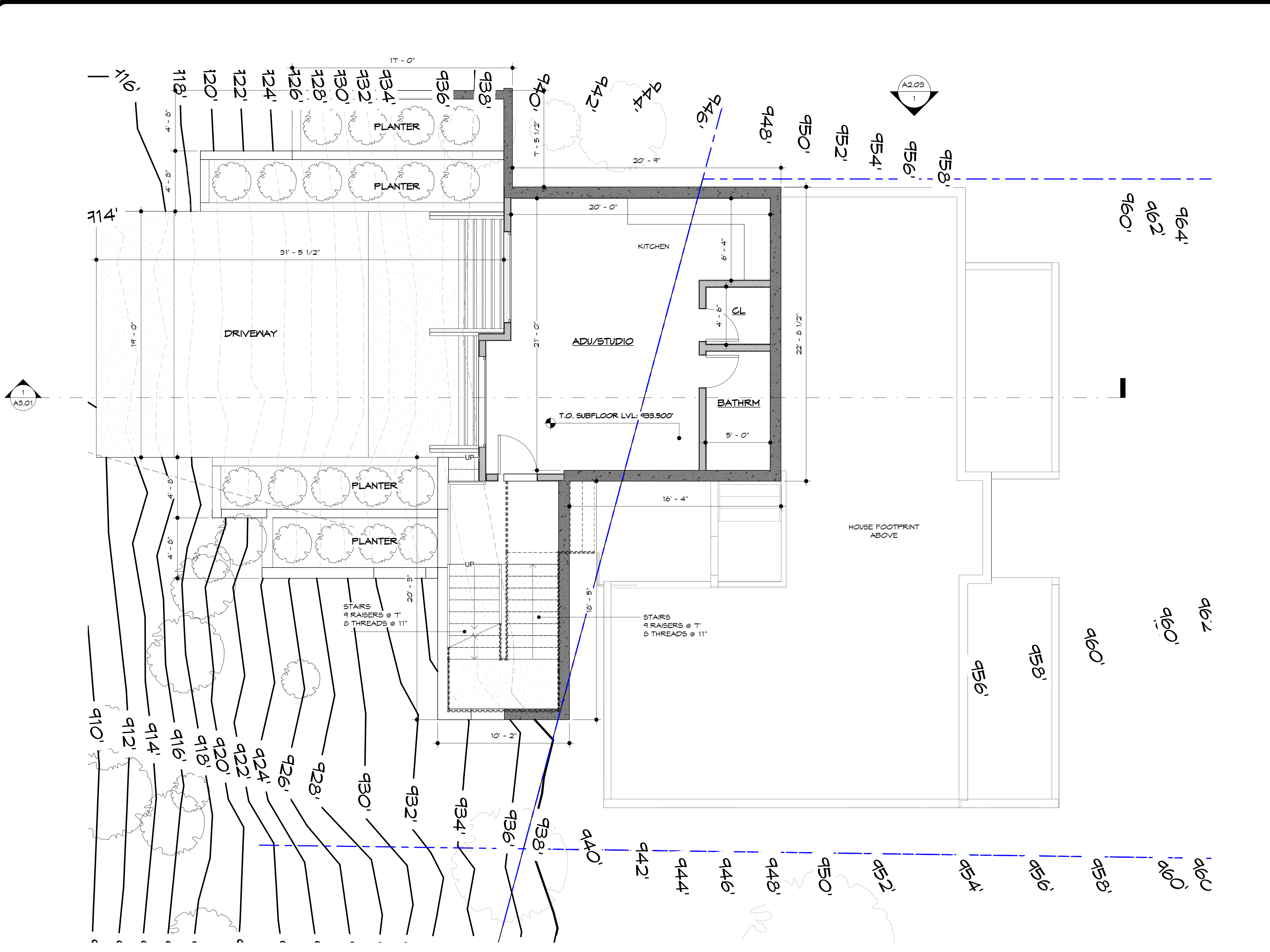
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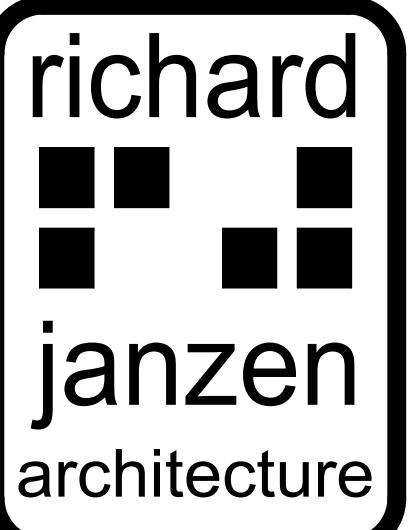
1 GARAGE FLOOR PLAN
1/4" = 1'-0"

AREA SCHEDULE (GROSS BUILDING)	
Name	Area
OFFICE AREA	401.68 SF
ENTRY T.O. SUBFLOOR	204.76 SF
UPPER FLOOR AREA	786.88 SF
GREATRM/MEDIA RM/GUESTSTUDIO	1494.05 SF
Grand total: 4	2887.36 SF

OVERALL WINDOW SCHEDULE						
TYPE MARK	TYPE	WIDTH	HEIGHT	HEAD HEIGHT	Comments	COUNT
A	Fixed 60" x 60"	5' - 0"	5' - 0"	8' - 0"		1
C	Fixed 48" x 48"	4' - 0"	4' - 0"	7' - 0"		3
G	Fixed 48" x 24"	4' - 0"	2' - 0"	8' - 0"		2
H	Fixed 12" x 60"	6' - 0"	5' - 0"	8' - 0"		6
I	Fixed 30" x 60"	2' - 6"	5' - 0"	8' - 0"		3
M	Fixed 84" x 60"	7' - 0"	5' - 0"	8' - 0"		4
Grand total: 19						



1 ADU/STUDIO PLAN (1462)
1/4" = 1'-0"



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Oakland, California 94611

ADU/STUDIO
FLOOR PLAN

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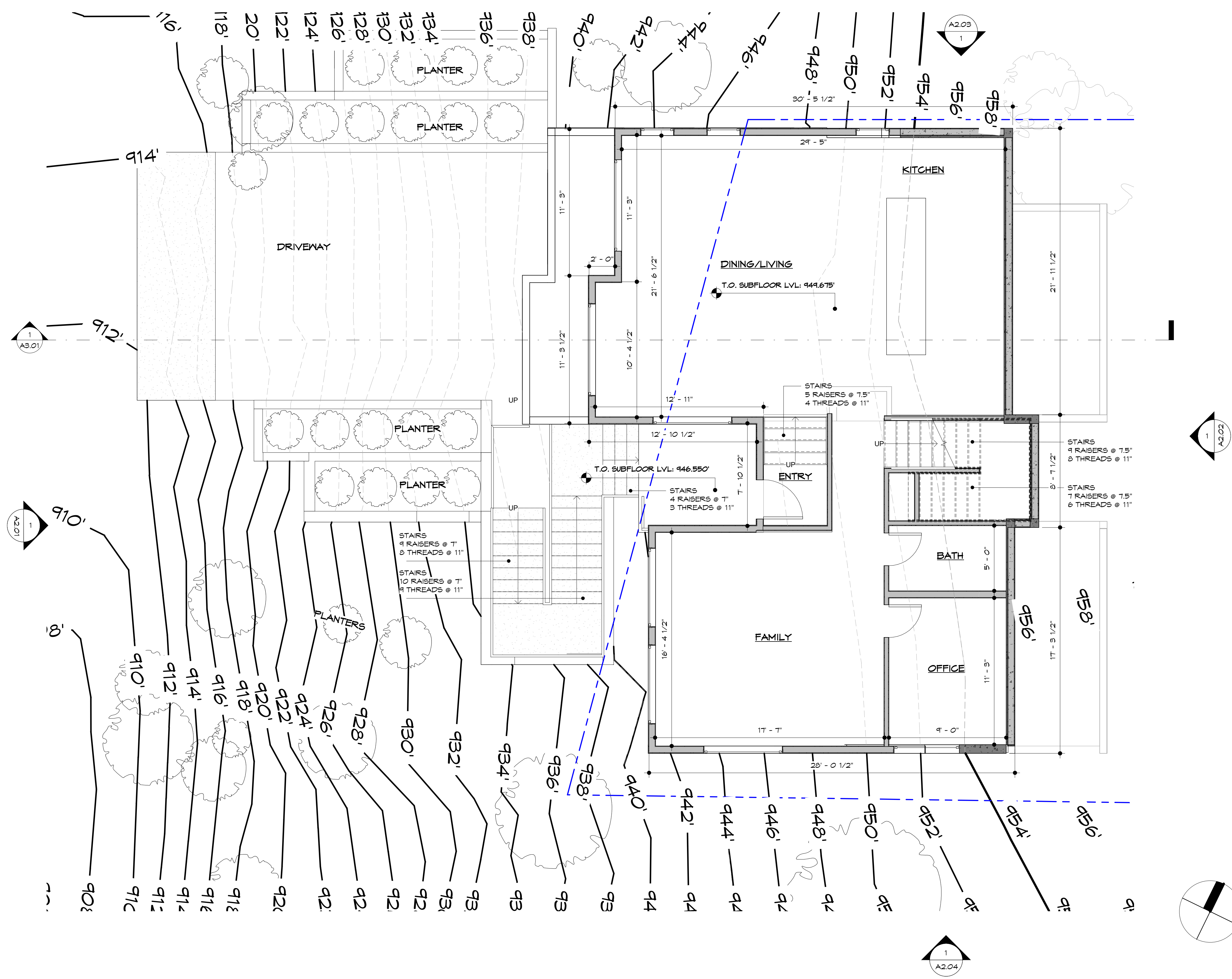
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GREAT RM
FLR PLAN

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1 MAIN LEVEL FLOOR PLAN
1/4" = 1'-0"

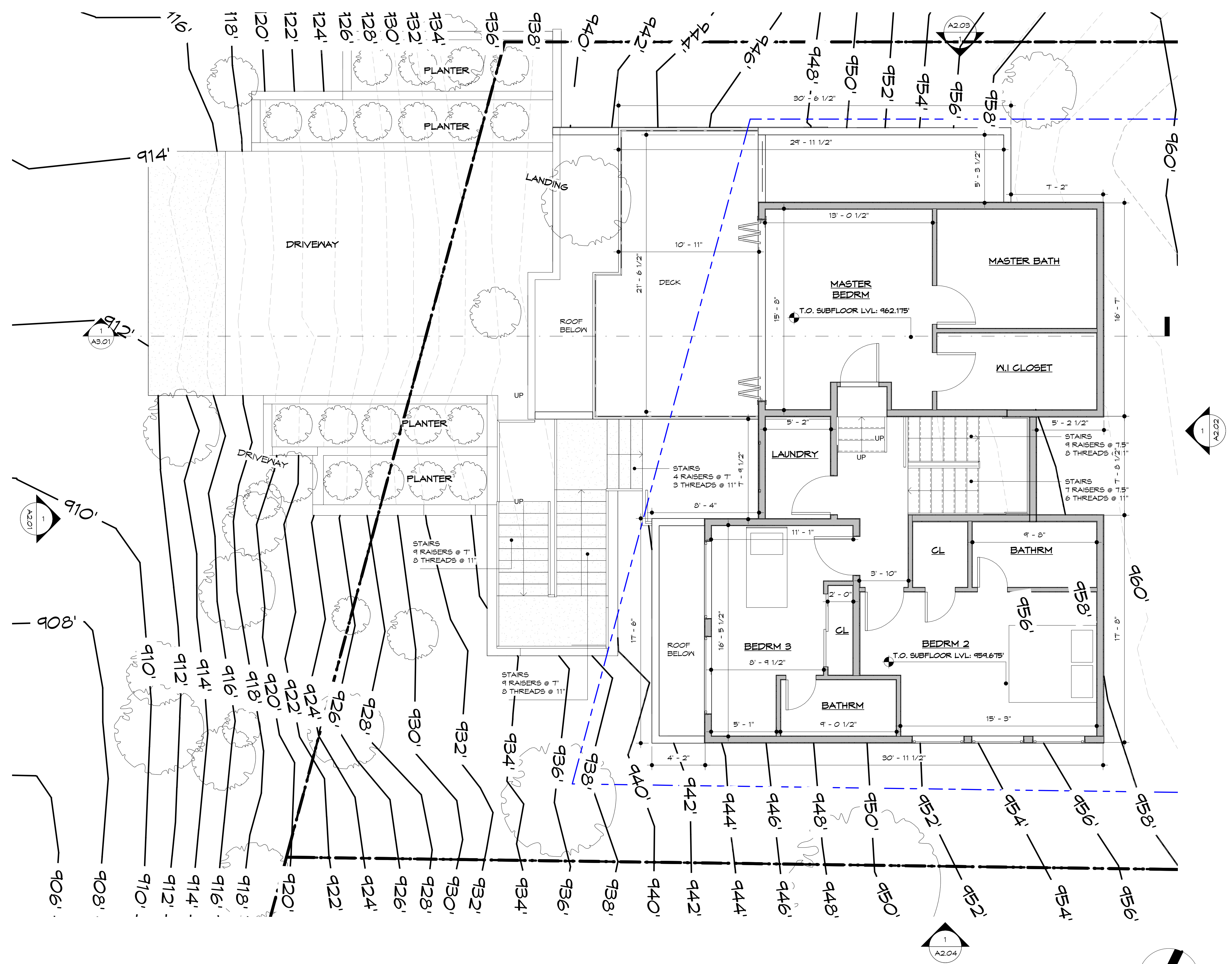
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1462 Paseo Robles Dr.
Oakland, California 94611

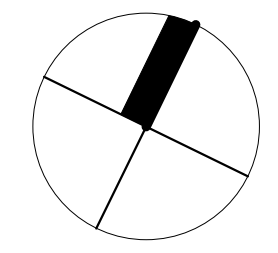
UPPER FLOOR
PLAN

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JOB NO.	2018-01
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A1.05



1 UPPER T.O. SUBFLOOR (1462)
1/4" = 1'-0"

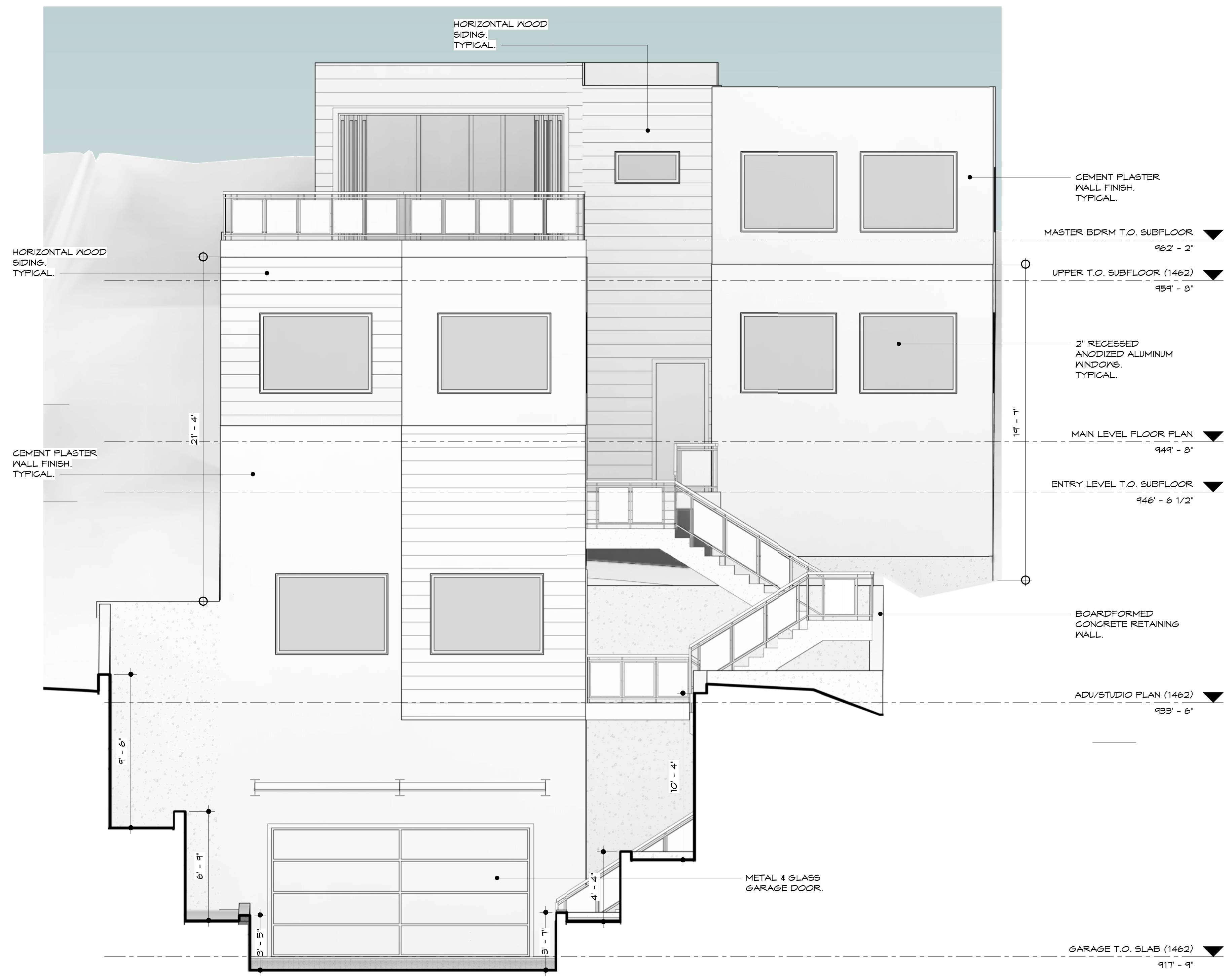


1
A2.04

1
A2.02

1
A2.03

1
A3.01



1 MAIN ELEVATION
1/4" = 1'-0"

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Oakland, California 94611

MAIN
ELEVATION

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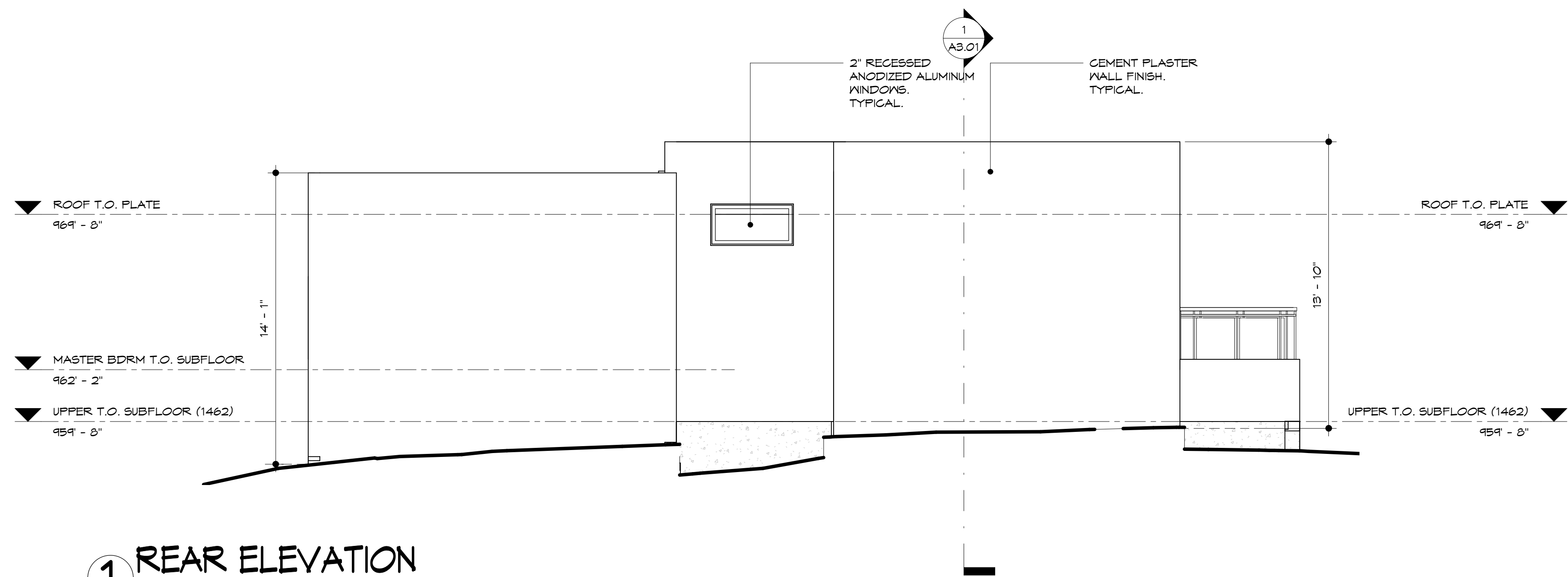
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REAR
ELEVATION

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CHECKED	Checker
DATE	1/6/2021 10:03:19 PM
SCALE	1/4" = 1'-0"
JOB NO.	2018-01
SHEET	

A2.02



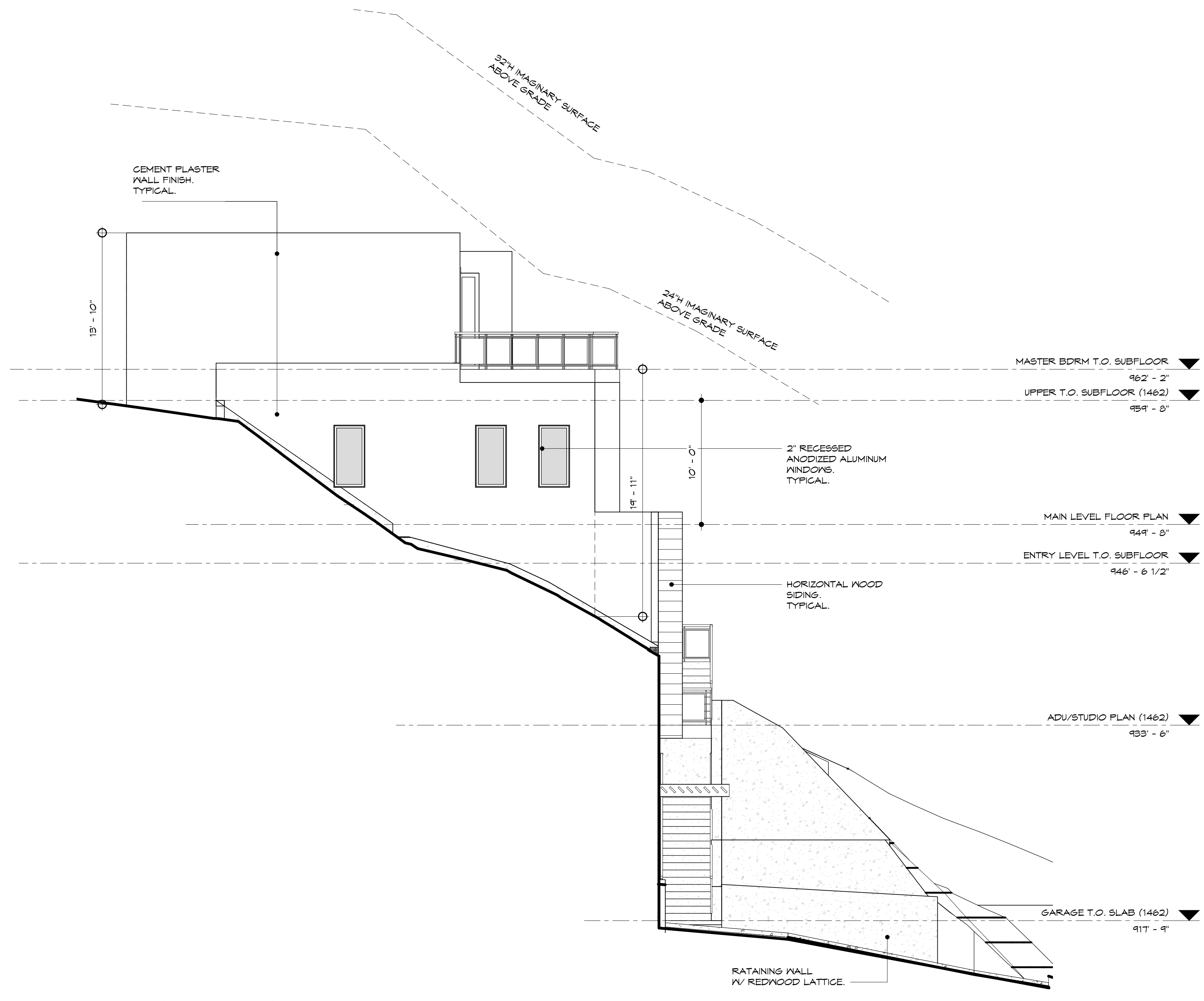
1 REAR ELEVATION
1/4" = 1'-0"

REVISIONS		
NO	ISSUE	DATE

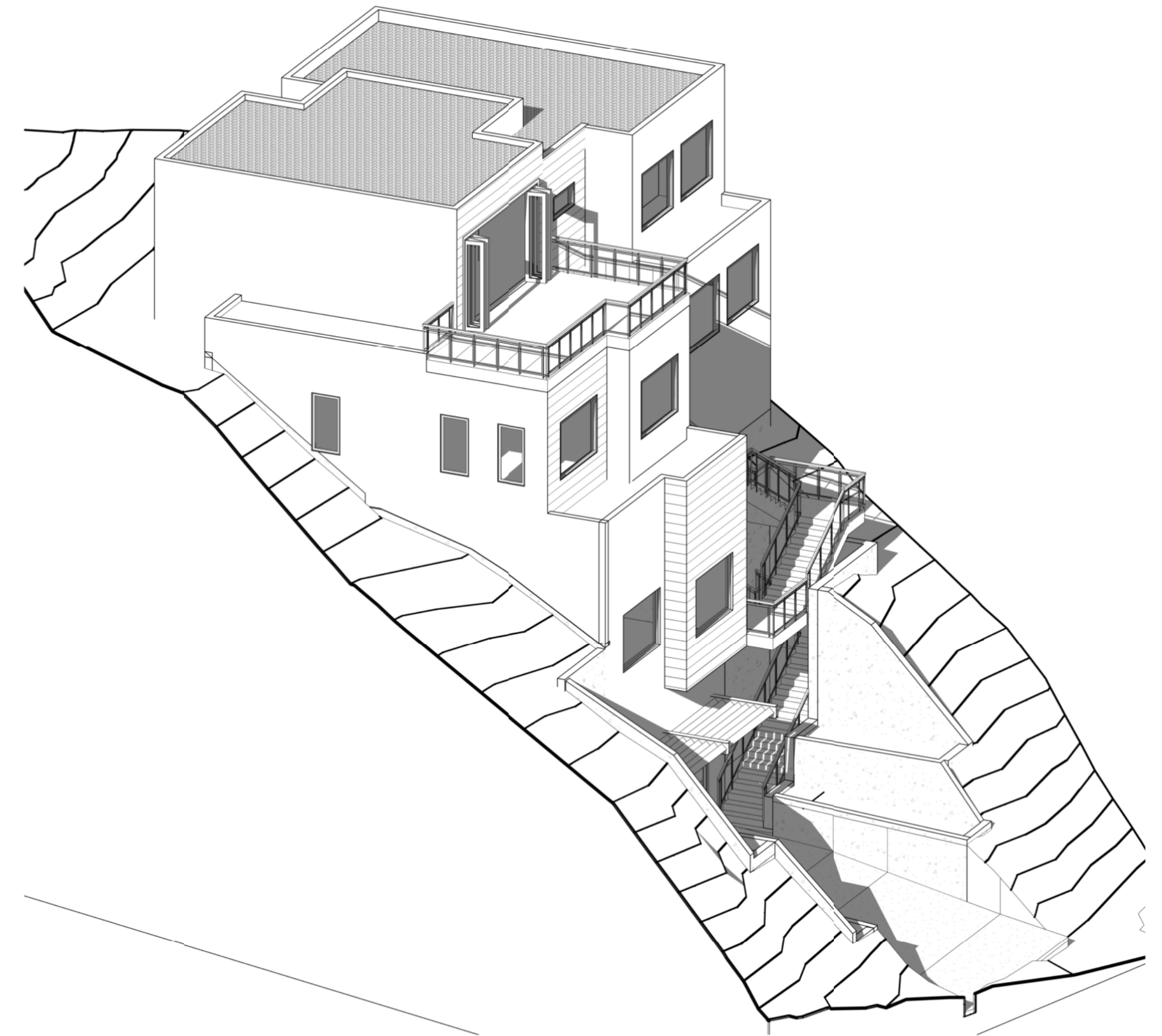
1462 Paso Robles
 1462 Paso Robles Dr.
 Oakland, California 94611

LEFT
 ELEVATION

DRAWN	GN
CHECKED	Checker
DATE	1/6/2021 10:03:24 PM
SCALE	3/16" = 1'-0"
JOB NO.	2018-01
SHEET	



1 LEFT ELEVATION
 3/16" = 1'-0"



2 ISOMETRIC VIEW 2

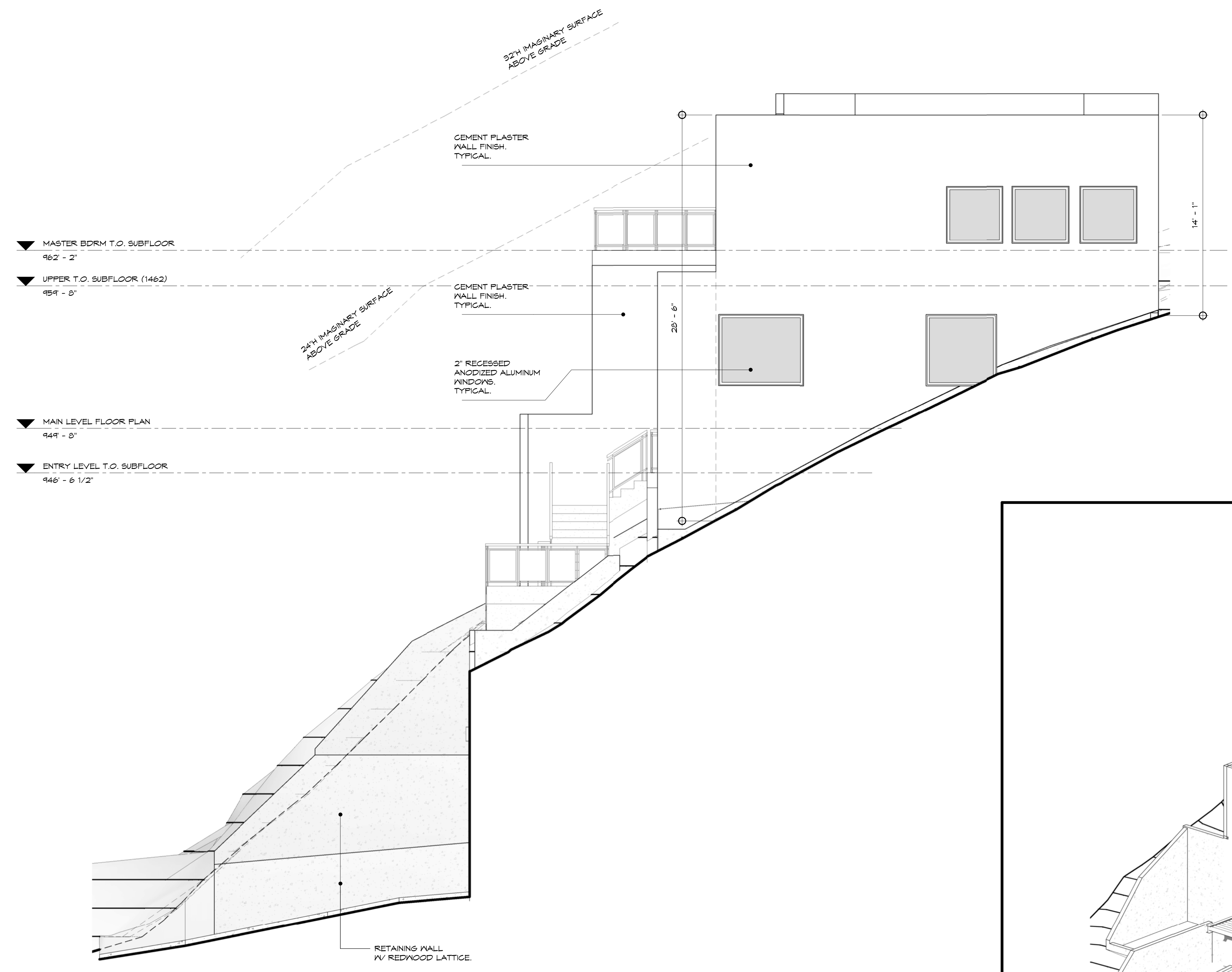
REVISIONS		
NO	ISSUE	DATE

1462 Paso Robles
1462 Paso Robles Dr.
Oakland, California 94611

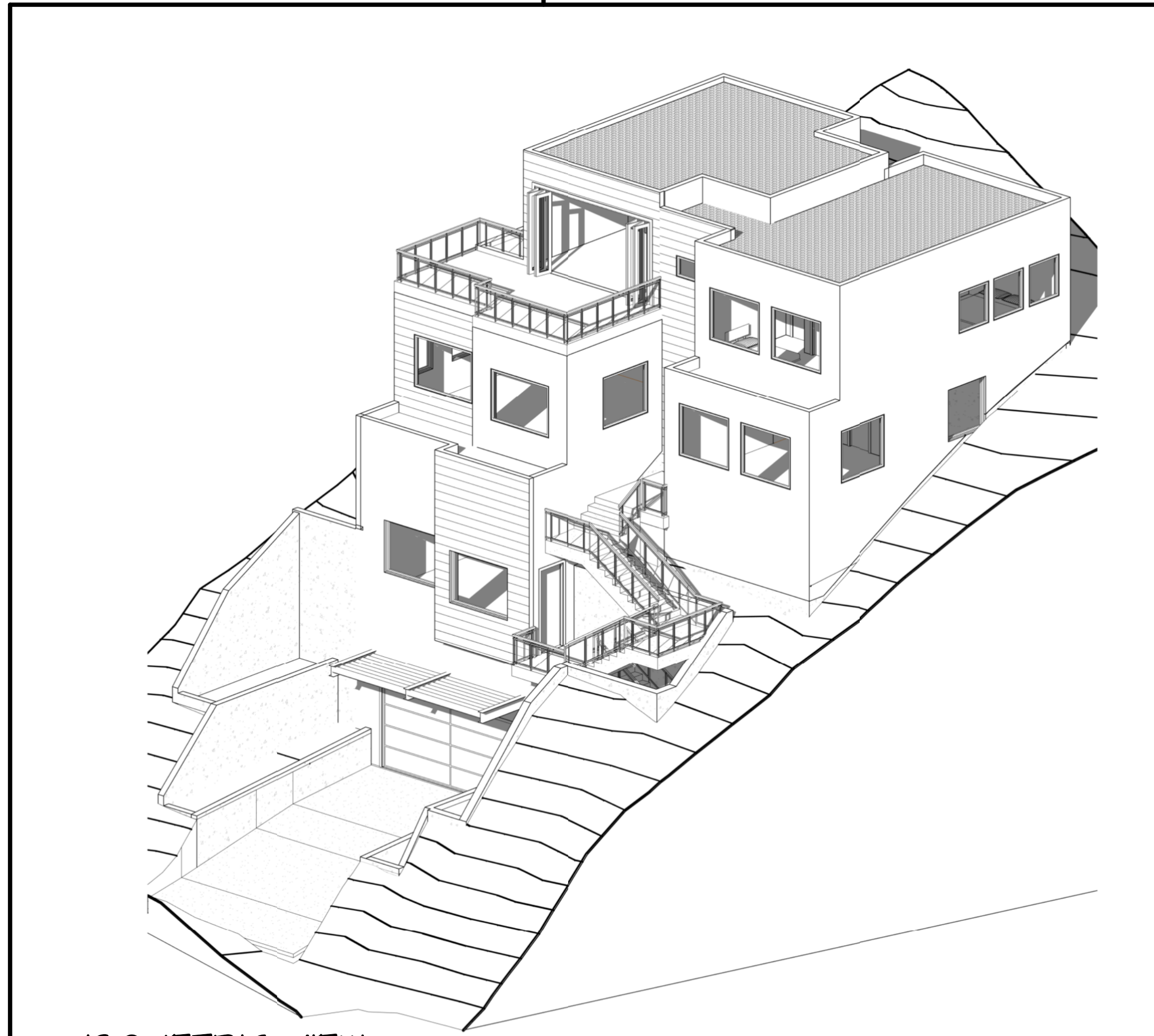
RIGHT
ELEVATION

DRAWN	GN
CHECKED	Checker
DATE	1/6/2021 10:03:49 PM
SCALE	1/4" = 1'-0"
JOB NO.	2018-01
SHEET	

A2.04



1 RIGHT ELEVATION
1/4" = 1'-0"



2 ISOMETRIC VIEW

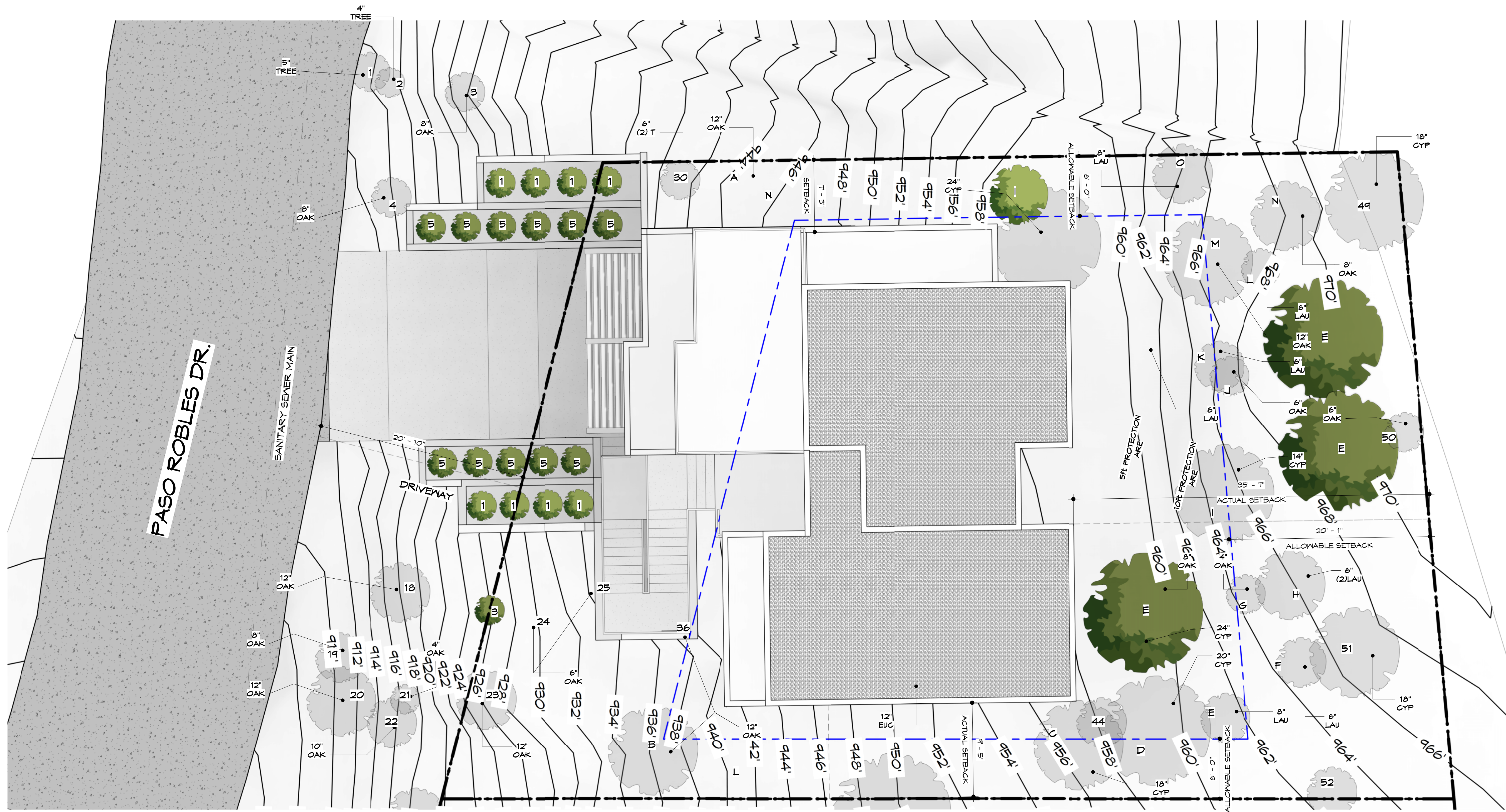
REVISIONS		
NO	ISSUE	DATE

1462 Paso Robles
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Oakland, California 94611

LANDSCAPE PLAN

DRAWN	GN
CHECKED	
Checker	
DATE	1/6/2021 10:04:02 PM
SCALE	As Indicated
JOB NO.	2018-01
SHEET	

A2.05



1 LANDSCAPE PLAN
3/16" = 1'-0"

TREES:

- A - HEAVENLY BAMBOO -- NANDINA DOMESTICA 5 GALLON
- B - BLACK BAMBOO -- PHYLLOSTACHYS NIGRA 5 GALLON
- C - SYCAMORE -- PLANTANUS ACER, FOLIA YARWOOD' 5 GALLON
- D - COAST LIVE OAK -- QUERCUS AGRIFOLIA 5 GALLON
- E - COAST LIVE OAK -- QUERCUS AGRIFOLIA 15 GALLON
- F - SWEET BAY -- LAURUS NOBILIS SARATOGA 5 GALLON
- G - JAPANESE MAPLE -- ACER PALMATUM 5 GALLON
- H - PURPLE LEAF PLUM -- PRUNUS CERASIFERA 5 GALLON
- T - CALIFORNIA BUCKEYE -- AESULUS CALIFORNICA 5 GALLON
- J - ITALIAN CYPRESS -- SEMPERVIRENS 5 GALLON
- K - STRAWBERRY TREE -- ARBUTUS 5 GALLON

SHROUBS & GROUND COVER:

- 1 - STAR JASMINE -- TRACHELOSPERMUM 1 GALLON
- 2 - LANTANA -- LANTANA CAMARA 1 GALLON
- 3 - COAST ROSEMARY -- NESTRINGA ROSMARINFOLUS 1 GALLON
- 4 - MANZANITA -- ARCTOSTAPHYLOS 1 GALLON
- 5 - EVERGREEN CURRENT -- RIBUS VIBURNIFOLIUM 1 GALLON

NOTE:

ALL LANDSCAPE TO BE ON
AUTOMATIC
DRIP IRRIGATION SYSTEM WITH TIME.

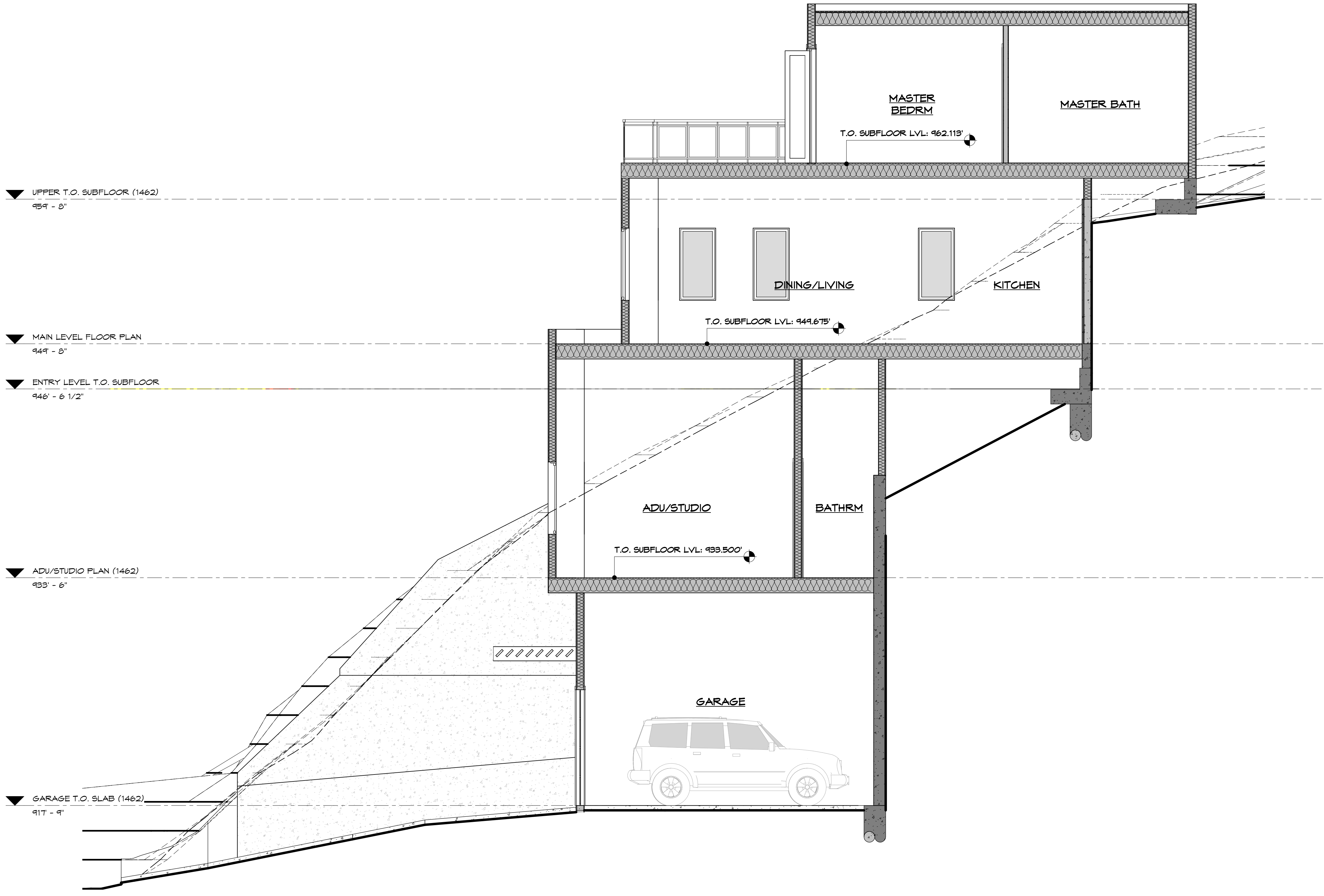
REVISIONS		
NO	ISSUE	DATE

1462 Paso Robles
1462 Paso Robles Dr.
Oakland, California 94611

BUILDING
SECTIONS

DRAWN	GN
CHECKED	Checker
DATE	1/6/2021 10:04:06 PM
SCALE	1/4" = 1'-0"
JOB NO.	2018-01
SHEET	

A3.01



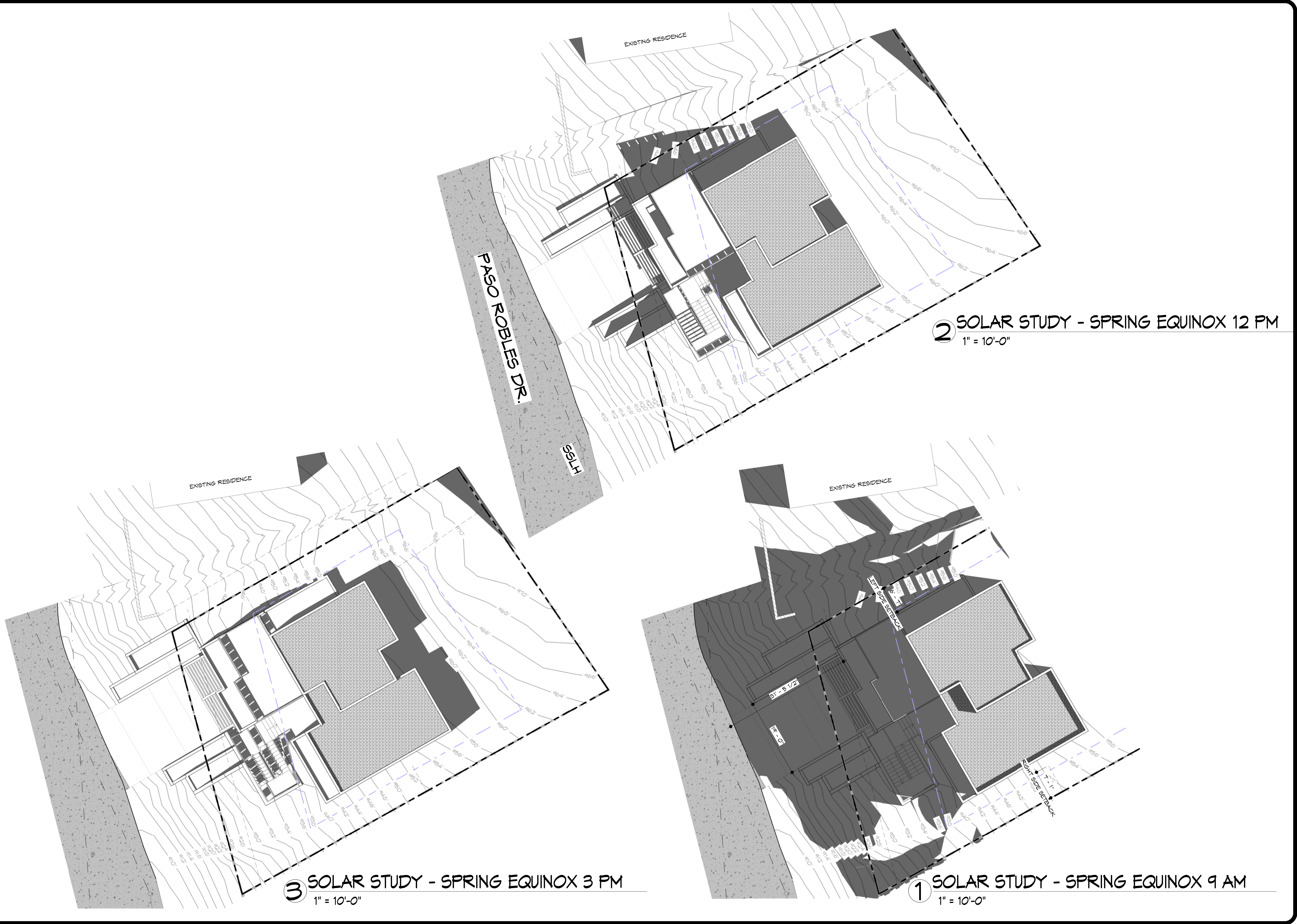
REVISIONS		
NO	ISSUE	DATE

1462 Paso Robles
 1462 Paso Robles Dr.
 Oakland, California 94611

SOLAR STUDY
 SPRING
 EQUINOX

DRAWN	GN
CHECKED	Checker
DATE	1/6/2021 10:04:23 PM
SCALE	1" = 10'-0"
JOB NO.	2018-01
SHEET	

SS1.01



2 SOLAR STUDY - SPRING EQUINOX 12 PM
 1" = 10'-0"

3 SOLAR STUDY - SPRING EQUINOX 3 PM
 1" = 10'-0"

1 SOLAR STUDY - SPRING EQUINOX 9 AM
 1" = 10'-0"

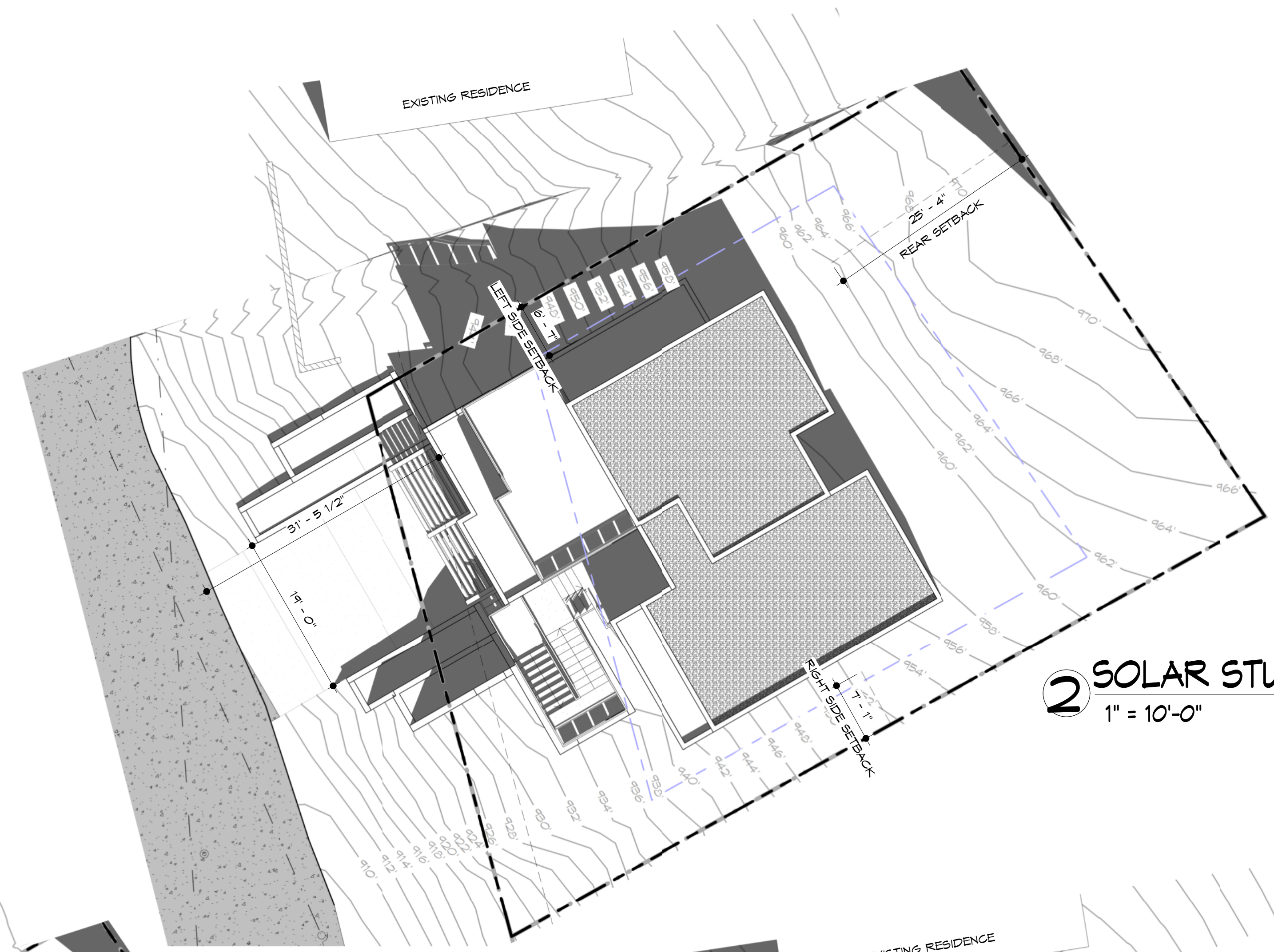
REVISIONS		
NO	ISSUE	DATE

1462 Paso Robles
1462 Paso Robles Dr.
Oakland, California 94611

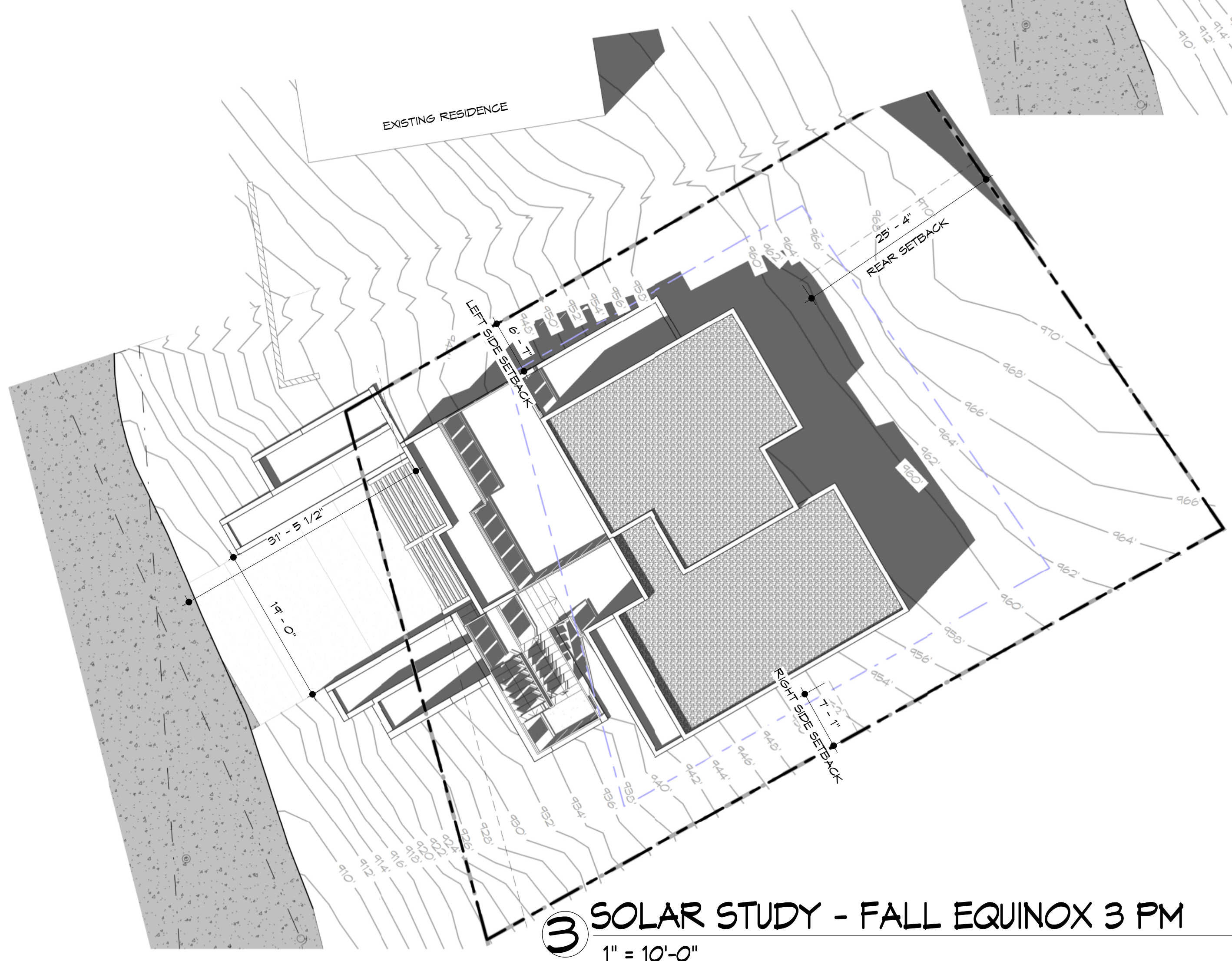
SOLAR STUDY
FALL EQUINOX

DRAWN	GN
CHECKED	Checker
DATE	1/6/2021 10:04:34 PM
SCALE	1" = 10'-0"
JOB NO.	2018-01
SHEET	

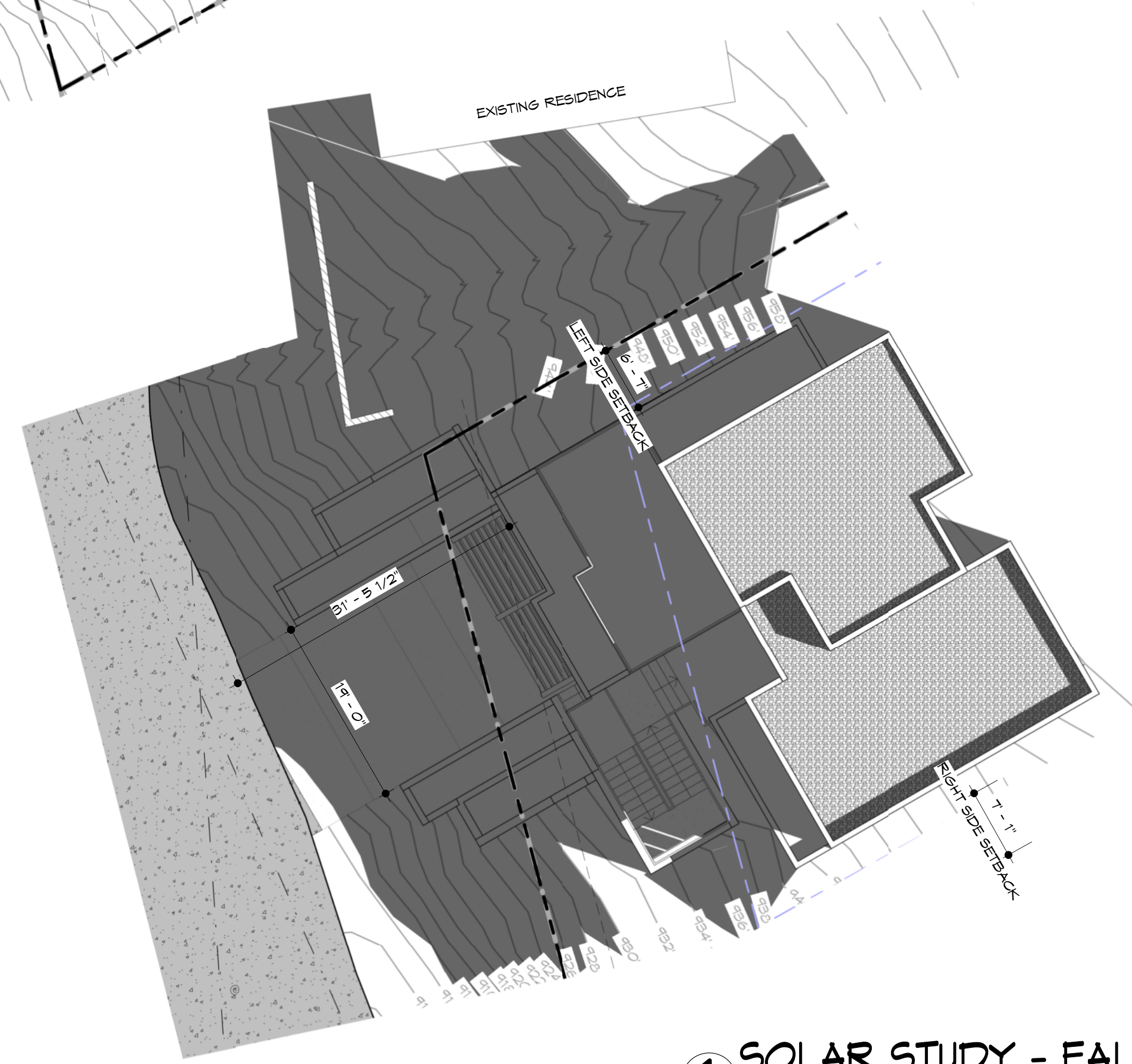
551.02



2 SOLAR STUDY - FALL EQUINOX 12 PM
1" = 10'-0"



3 SOLAR STUDY - FALL EQUINOX 3 PM
1" = 10'-0"



1 SOLAR STUDY - FALL EQUINOX 9 AM
1" = 10'-0"

ATTACHMENT

D



CITY OF OAKLAND Bureau of Planning – Zoning Division

250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612-2031

Phone: 510-238-3911 Fax: 510-238-4730

ZONING MANAGER PUBLIC NOTICE

Location:	1462 Paso Robles Drive (Vacant upsloping lot across from 7000 Paso Robles Drive)
Assessor's Parcel Number(s):	048E-7328-067-00
Proposal:	To construct a new single family dwelling with an Additional Dwelling Unit (ADU) on a vacant upsloping lot
Applicant:	Richard Janzen (510)387-6210
Owner:	Tim Pak Leung & Alan & Wai C
Case File Number:	PLN18372
Planning Permits Required:	Regular Design Review to construct a new single family dwelling with an Additional Dwelling Unit (ADU).
General Plan:	Hillside Residential
Zoning:	RH-4 Hillside Residential
Environmental Determination:	Categorically Exempt: Section 15303, new construction of small structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
Historic Status:	Vacant Lot - X
City Council District:	4
Action to be Taken:	Approval
Finality of Decision:	Appealable to Oakland City Planning Commission
For Further Information:	Contact Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandca.gov .

Your comments and questions, if any, should be directed the CASE PLANNER (listed above) within **10 calendar days of the posting of this notice**. A decision will be made on the application after this date. If you challenge a decision on this case on appeal and/or in court, you will be limited to issues raised in correspondence delivered to the **Bureau of Planning – Zoning** prior to the close of the public comment period. If you wish to be notified of the decision on this case, please inform your case planner of your wish to be included in any decision correspondence. As we are working remotely this correspondence will need to be sent to a valid email address. If you are unable to provide one, please contact your case planner for assistance.

Please note that the description of the application found above is preliminary in nature and that the project and/or such description may change prior to a decision being made. Except where noted, once a decision is reached by the Zoning Manager on these cases, they are appealable to the Planning Commission or the Commission's Residential Appeals Committee. **Such appeals must be filed within ten (10) calendar days of the date of decision by the Zoning Manager and by 4:00p.m.** An appeal shall be on a form provided by the **Bureau of Planning – Zoning**, and submitted via email to your case planner, the Zoning Manager (Rmerkamp@oaklandca.gov) and the Development Planning Manager (Cpayne@oaklandca.gov). If you are unable to contact the City via email, you must contact your case planner **as soon as possible** to arrange for an alternate method of submitting your appeal. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the City of Oakland or wherein the decision is not supported by substantial evidence and must include payment in accordance with the City of Oakland Master Fee Schedule. Failure to file a timely appeal will preclude you from challenging the City's decision in court. The appeal itself must raise every issue that is contested along with all the arguments and evidence previously entered into the record during the previously mentioned ten (10) day public comment period. Failure to do so will preclude you from raising such issues during the appeal hearing and/or in court.

POSTING DATE: _____

COMMENTS DUE DATE: _____

IT IS UNLAWFUL TO ALTER OR REMOVE THIS NOTICE WHEN POSTED ON SITE

AHLICH KURT ETAL
7000 SAYRE DR
OAKLAND CA 94611
PLN18372

ANDUJAR JULIO C & SHEILAGH A TRS
40 SARONI CT
OAKLAND CA 94611
PLN18372

BAE KYONGHEE
6970 PASO ROBLES DR
OAKLAND CA 94611
PLN18372

BAILEY DAVID & SHEWIT
775 POST ST 106
SAN FRANCISCO CA 94109
PLN18372

BALOGH ADAM T
6959 PASO ROBLES DR
OAKLAND CA 94611
PLN18372

BERMINGHAM ALUN M & CANDY N
6950 SAYRE DR
OAKLAND CA 94611
PLN18372

BISHOP BERNARD J & JANIS M
7020 PASO ROBLES DR
OAKLAND CA 94611
PLN18372

DIVELBISS ROBERT O & BUTLER JANIS A
6994 PASO ROBLES DR
OAKLAND CA 94611
PLN18372

DOBBIE JONATHAN S
20 SARONI CT
OAKLAND CA 94611
PLN18372

DUROUSSEAU LAURIE K
6986 PASO ROBLES DR
OAKLAND CA 94611
PLN18372

ELBECK EINER
359 CAPETOWN DR
ALAMEDA CA 94502
PLN18372

FOGELHUT LLOYD J & JAYMEFOGELHUT
OPHELIA P TRS
6956 SAYRE DR
OAKLAND CA 94611
PLN18372

GAHL PETER
6987 PASO ROBLES DR
OAKLAND CA 94611
PLN18372

GULLI CHRISTOPHER J & ESTHER W
7014 PASO ROBLES DR
OAKLAND CA 94611
PLN18372

HANSON ALAN & CHARLENE TRS
7026 SARONI DR
OAKLAND CA 94611
PLN18372

HINES ELIZABETH & JOHN P
6962 SAYRE DR
OAKLAND CA 94611
PLN18372

HOWES PHILIP T & DIESSNER DANIELLE M
30 SARONI CT
OAKLAND CA 94611
PLN18372

IRWIN WILLIAM R TR
6966 PASO ROBLES DR
OAKLAND CA 94611
PLN18372

JENNY PAUL E & ALISA M
6940 SAYRE DR
OAKLAND CA 94611
PLN18372

KIM JUNSIK & SUH CATHERINE
6964 PASO ROBLES DR
OAKLAND CA 94611
PLN18372

KLINEDINST MARK B & SHAILEY M
7000 PASO ROBLES DR
OAKLAND CA 94611
PLN18372

KOENIG KRISTI L TR
1200 MT DIABLO BLVD 100
WALNUT CREEK CA 94596
PLN18372

KUBICEK PAUL F & M D TRS
6973 PASO ROBLES DR
OAKLAND CA 94611
PLN18372

LARSON JOHN D & LESLYE R
24 SARONI CT
OAKLAND CA 94611
PLN18372

LEUNG WAI C TR & LEUNG ALAN TR ETAL
112 E VISTA AVE
DALY CITY CA 94014
PLN18372

LINDNER PAUL M & JULIE
2 SARONI CT
OAKLAND CA 94611
PLN18372

LINTON DONNA R TR
7050 SAYRE DR
OAKLAND CA 94611
PLN18372

LOOTS ELI & GABRIELA
6995 PASO ROBLES DR
OAKLAND CA 94611
PLN18372

NOVAK THOMAS
7038 SAYRE DR
OAKLAND CA 94611
PLN18372

OKUN MICHAEL R & PATTEN JULIE A
7020 SAYRE DR
OAKLAND CA 94611
PLN18372

P G & E CO 117-1-2-4
B E NELSON/DIR-TAXES
PO BOX 770000
SAN FRANCISCO CA 94177
PLN18372

POPOV VALENTIN TR
7040 SAYRE DR
OAKLAND CA 94611
PLN18372

SMITH WYATT H & TRAN THUY C
2591 CHEYENNE CT
WALNUT CREEK CA 94598
PLN18372

WHITE MARIJANE TR
7014 SAYRE DR
OAKLAND CA 94611
PLN18372

P G & E CO 117-1-2-5
B E NELSON/DIR-TAXES
PO BOX 770000
SAN FRANCISCO CA 94177
PLN18372

SALLEE JAMES M & CAROLINE M TRS
7026 PASO ROBLES DR
OAKLAND CA 94611
PLN18372

STEWART ALAN F & KELLY FRANCIS J III
TRS
6840 PASO ROBLES DR
OAKLAND CA 94611
PLN18372

WON DORA G TR
7026 SAYRE DR
OAKLAND CA 94611
PLN18372

P G & E CO 117-1-2-6
B E NELSON/DIR-TAXES
PO BOX 770000
SAN FRANCISCO CA 94177
PLN18372

SMALL TOLBERT J & ANOLA P
7023 PASO ROBLES DR
OAKLAND CA 94611
PLN18372

THOMAS EVA
6978 PASO ROBLES DR
OAKLAND CA 94611
PLN18372

WOO SHIRLEY A
16 SARONI CT
OAKLAND CA 94611
PLN18372



PLN18372
0 Paso Robles
048E732806700

Date: 9/30/2020