

<b>Location:</b>	<b>2619 Magnolia Street; APN: 005-0445-006-01 (see map on reverse)</b>
<b>Proposal:</b>	The proposal is to convert an existing 105,000 square-foot warehouse into 12 Work/Live units and 40,539 square feet of industrial space. The project will provide 29 parking spaces on site and retain a 739 square-foot café.
<b>Applicant:</b>	Thomas Dolan Architecture
<b>Contact Person/ Phone number:</b>	(510) 435-4366
<b>Case File Number:</b>	<b>PLN19-153</b>
<b>Planning Permits Required:</b>	Major Conditional Use Permit and Design Review to convert an existing industrial building into Work/Live spaces. The Conditional Use Permit is Major because the site is greater than an acre.
<b>General Plan:</b>	Business Mix
<b>Zoning:</b>	CIX-1A/ S-19 West Oakland Plan Area Commercial Industrial Mix-1A and Health and Safety Protection Combining Zones.
<b>Environmental Determination:</b>	Section 15183: Projects consistent with a Community Plan, General Plan or Zoning.
<b>Historic Status:</b>	Potential Designated Historic Property: Survey Rating: C3.
<b>City Council District:</b>	3
<b>Date Filed:</b>	06/25/19
<b>Finality of Decision:</b>	Appealable to City Council within 10 calendar days
<b>For Further Information:</b>	Contact case planner <b>Jason Madani</b> at <b>(510) 238-4790</b> or by email: <a href="mailto:jmadani@oaklandca.gov">jmadani@oaklandca.gov</a> .

**SUMMARY**

The proposal is to convert an existing 105,000 square-foot two-story warehouse facilities into 12 Work/Live units and four industrial spaces. The Work/Live units would face a courtyard in the center of the building and industrial space would line the outside of the building. Staff find that, as conditioned, the Work/Live units will be utilized as bone fide commercial/industrial spaces as intended by the Planning Code and General Plan; and meet the goals of attracting commercial and industrial incubator businesses into West Oakland. The proposed mix of Work/Live units and purely industrial space will complement other light industrial activities in the subject West Oakland neighborhood. As detailed below, the project meets all the required findings for approval. Therefore, staff recommends approval of the project, subject to the attached Conditions of Approval.

## PROPERTY DESCRIPTION

The 2.23-acre site is facing 26th Street between Magnolia and Union Streets. The site contains a 105,000 square-foot industrial warehouse building with series of openings on the street frontages. The project site is in a light industrial district with one- and two-story industrial buildings in the Clawson neighborhood of West Oakland. A one-story building on Magnolia Street that is used as a spirit distillery facility is adjacent to the site and a motorbike repair business is directly across the street.

## PROJECT DESCRIPTION

The proposal is to convert an existing 105,000 square-foot, two-story warehouse facilities into 12 Work/Live units, which would total 30,248 square feet and range in size from 1,766 to 3,185 square feet, and 40,539 square feet of industrial space. The Work/Live units would be in the interior of the building and be accessed through an internal open courtyard. Four industrial spaces would line the building adjacent to Magnolia and Union Streets, and 29 indoor parking spaces and a vehicle entrance would be adjacent to 26th Street.

## GENERAL PLAN ANALYSIS

The proposed project site is classified as *Business Mix* per the General Plan's Land Use and Transportation Element (LUTE). The intent of this classification is "to create, preserve and enhance areas of the City that are appropriate for a wide variety of business and related commercial and industrial establishments. High impact industrial uses including those that have hazardous materials on site may be allowed provided they are adequately buffered from a residential area. High impact or large scale commercial retail uses should be limited to sites with direct access to the regional transportation system." Desired character and uses areas of the Business Mix classification "may accommodate a mix of businesses such as light industrial, manufacturing, food processing, commercial, bioscience and biotechnology, research and development, environmental technology, business and health services, air, truck and rail related transportation services, warehouse and distribution facilities, office, and other uses of similar business character." The project is consistent with the intent, desired character and uses of the Business Mix classification as well as the following LUTE Objectives and Policies:

Objective I/C1: Expand and retain Oakland's job base and economic strength.

Objective I/C2: Maximize the usefulness of existing abandoned and underutilized industrial buildings and land.

Objective I/C3: Ensure that Oakland is adequately served by a wide variety of commercial uses, appropriately sited to provide competitive retail merchandising and diversified office uses, as well as personal and professional uses.

By retaining industrial space and creating incubator Work/Live units, the project will encourage additional job opportunities and enhance Oakland's position as a strong arts community.

## ZONING ANALYSIS

The site is zoned West Oakland Plan Area Commercial Industrial Mix - 1A (CIX-1A) Zone with an S-19 Health and Safety Protection Combining Zone overlay. The CIX-1A Zone is intended to create, preserve, and enhance industrial areas in the West Oakland Specific Plan Area that are appropriate for incubator space for specific industry groups, adaptable space for artisans and craftspeople, and flexible small spaces for start-up businesses. Creating small industrial spaces and Work/Live units that, as conditioned, accommodate industrial activities is consistent with this intent.

The intent of the S-19 Health and Safety Protection Combining Zone is to ensure that activities that use hazardous materials locate in appropriate locations and develop in such a manner as not to be a serious threat

to the environment, or to public health, particularly to residents living adjacent to industrial areas where these materials are commonly used, produced or found. This overlay zone is generally mapped within 300 feet of residentially zoned neighborhoods.

Section 17.73.040 of the Planning Code states that a "Work/Live unit" is a room or suite of rooms that are internally connected maintaining a common household that includes: (1) cooking space and sanitary facilities that satisfy the provisions of other applicable codes, and (2) adequate working space reserved for, and regularly used by, one or more persons residing therein. A Work/Live unit accommodates a primary nonresidential activity with an accessory residential component.

The following summarizes the requirements for Work/Live units in the CIX Zones.

Standard	Requirement		Meets Requirements?
<b>Activities allowed in a Work/Live unit</b>	Same permitted and conditionally permitted activities as the applicable base zone.		As conditioned, units will accommodate industrial activities
<b>Required parking</b>	1 parking space per unit, plus 1 additional unassigned visitor or employee parking space per 5 Work/Live units		Yes. 14 spaces required, 29 provided.
<b>Required loading</b>	<b>Square feet of facility</b>	<b>Requirement</b>	Yes. 2 berths provided, 1 required.
	Less than 10,000 sf	No berth required	
	10,000—69,999 sf	1 berth	
	70,000—130,000 sf	2 berths	
	Each additional 200,000 sf	1 additional berth	
<b>Required usable open space</b>	75 sf of usable open space per unit		900 sf required, 10,396 provided in courtyard
<b>Minimum size of units</b>	No individual unit shall be less than 800 sf of floor area		Smallest unit is 1,766 sf
<b>Layout of units</b>	Maximum 1/3 residential floor area with the remaining floor area to be used for the primary Nonresidential Activity		Yes. At least 1/3 of each unit is open, non-residential space.

Pursuant to Section 17.73.015 Design Review is required for the conversion of existing industrial building into Work/Live units in the CIX Zone. Per Section 17.36.040(D)(1) of OMC, Major Design Review is required for projects involving more than 25,000 square feet of non-residential floor area. Therefore, the project approval must be decided by the Planning Commission.

Pursuant to Section 17.73.040 a Conditional Use Permit (CUP), with special findings (see Attachment B) is required for the establishment of Work/Live units; and according to Section 17.134.050, the CUP is major for a site of one acre or more.

## ENVIRONMENTAL DETERMINATION

For purposes of environmental review under the California Environmental Quality Act (CEQA), the project meets the criteria for an Exemption under Section 15301 of the CEQA Guidelines. This Section covers the addition and alteration to an existing industrial building. Furthermore, as described above, the project is also consistent with the General Plan and zoning, and therefore, Section 15183 also applies.

## **KEY ISSUES AND IMPACTS**

### Industrial character of Work/Live units

The most critical issue in the development of Work/Live units in an industrial zone is that the design of the units is conducive to industrial activities. This is reflected in both the findings required to approve Work/Live units in a CIX Zone (see Findings Section, below) and the industrial intent of the zone. Staff believes that the proposed design is conducive for industrial activities for the following reasons:

- The units have wide working spaces, doors, doorways, hallways, service elevators, loading areas, and stairs to deliver industrial material.
- Work spaces have an open floor plan, which provides flexibility for a variety of work activities.
- Entrances to the units are near loading areas.
- At least two-thirds of the floor area for each unit is designated as working space.
- Each unit has bathrooms that are compliant to the Americans with Disabilities Act for employees and customers.
- As conditioned, a resident of each unit will be required to hold a City of Oakland Business Tax Certificate.
- As conditioned, signage within common area will disclose that: 1) the building is an industrial facility; and 2) at least one occupant of each Work/Live unit must work out of the unit and maintain a City of Oakland Business Tax Certificate.
- As conditioned, all units will meet the provisions of the State Building Code that accommodate employees, customers, and manufacturing activities in the nonresidential space.

### Automobile parking and loading berths

The project provides 29 off-street parking, including three ADA compliant spaces. Off-street parking is provided at the site in a parking garage area accessed off 26th Street. Two loading berths, one for the Work/Live units and one for the industrial spaces are required for the project and two are provided. The project will maintain an existing exterior loading berth for industrial use of the project located on Union Street.

### Landscaping

The project incorporates various landscaping elements such as trees (including street trees), shrubs, and other plantings to soften and achieve an attractive street ambience. The proposed landscaping also includes hardscape elements such as decorative pavers, planters and other features that enhance the visual quality, functionality, and experience of the open areas.

## **CONCLUSION**

The proposed project meets all the required findings for approval and, as conditioned, the Work/Live units will be used for industrial activities, consistent with the intent of the CIX-1A Zone, to provide “incubator space for specific industry groups, adaptable space for artisans and craftspeople, and flexible small spaces for start-up businesses.” Therefore, staff recommends approval of the project, subject to the attached conditions.



**RECOMMENDATIONS:**

1. Affirm staff's environmental determination.
2. Approve the Major Conditional Use Permit, Regular Design Review findings subject to the attached Findings and Conditions of Approval.

Prepared by:



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Jason Madani  
Planner III

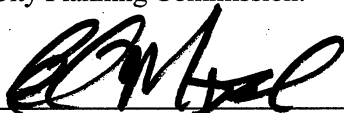
Reviewed by:



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Robert D. Merkamp  
Zoning Manager

Approved for forwarding to the  
City Planning Commission:



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Edward Manasse, Deputy Director  
Bureau of Planning

**ATTACHMENTS:**

- A. Project Plans, Site Photo
- B. Conditions of Approval

**FINDINGS FOR APPROVAL**

This proposal meets all the required findings under the General Use Permit Criteria (OMC Sec. 17.134.050); Regular Design Review Criteria (OMC Sec. 17.136.050(B) and 17.73.040 of the Oakland Planning Code (Title 17); as set forth below. Required findings are shown in bold type; explanations as to why these findings can be made are in normal type.

**SECTION 17.134.050 – GENERAL USE PERMIT CRITERIA:**

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

The subject site is in a light industrial area with mix of one-two story industrial/commercial buildings. The proposed Work/Live conversion from an industrial use is will not adversely affect the abutting properties or surrounding neighborhoods. As conditioned, the proposed design of the Work/Live units are conducive to industrial activities and the perimeter of the building will contain only industrial space, and the tenants will be made aware of the industrial nature of the area to minimize complaints regarding surrounding uses.

The proposal's 29 off-street parking spaces will alleviate parking impacts from the development, and the surrounding streets have ample capacity to absorb the trips generated from the Work/Live conversion. Most of street fronts will be industrial space, consistent with the industrial activities in the neighborhood. Noise created from the activity will be consistent with the industrial nature of the neighborhood.

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

The proposed development will provide convenient and functional Work/Live units and industrial space. The industrial spaces and loading berths will be of sufficient size and dimension to accommodate industrial activities. As described in the "Key Issues and Impacts" section, above, the Work/Live units will allow for industrial and commercial activities. The inner courtyard will provide light and air to the residents of the Work/Live units. The project's 29 parking spaces will be conveniently accessed and sufficient to serve the residents and tenants of the project. Ample trash space will be conveniently provided in the development.

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

The proposal conforms to all significant aspects of the Design Review criteria set forth in Chapter 17.136 of the Oakland Planning Code, as outlined below.

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

The proposed project site is classified as Business Mix classification per the General Plan's Land Use and Transportation Element (LUTE). The intent of this classification is "to create, preserve and enhance areas of the City that are appropriate for a wide variety of business and related commercial and industrial establishments. High impact industrial uses including those that have hazardous materials on site may be allowed provided they are adequately buffered from residential area. High impact or large scale commercial retail uses should be limited to sites with direct access to the regional transportation system. Desired character and uses areas may accommodate a mix of businesses such as light industrial,

manufacturing, food processing, commercial, bioscience and biotechnology, research and development, environmental technology, business and health services, air, truck and rail related transportation services, warehouse and distribution facilities, office, and other uses of similar business character. The proposed project is to convert portion of interior of building into Work/Live units and retain industrial use on street fronts, is consistent with the intent and desired character and uses of the Business Mix classification as well as the LUTE Objectives below:

- Objective I/C1: Expand and retain Oakland's job base and economic strength.
- Objective I/C2: Maximize the usefulness of existing abandoned and underutilized industrial buildings and land.
- Objective I/C3: Ensure that Oakland is adequately served by a wide variety of commercial uses, appropriately sited to provide competitive retail merchandising and diversified office uses, as well as personal and professional uses.

As described in the "Key Issues and Impact" section of this report, the Work/Live units will be conducive to industrial activities.

**17.136.050(B) and (C) FOR NON-RESIDENTIAL FACILITIES:**

1. **That the proposal will help achieve or maintain a group of facilities which are well related to one another and which, when taken together, will result in a well-composed design, with consideration given to site, landscape, bulk, height, arrangement, texture, materials, colors, and appurtenances; the relation of these factors to other facilities in the vicinity; and the relation of the proposal to the total setting as seen from key points in the surrounding area. Only elements of design which have some significant relationship to outside appearance shall be considered, except as otherwise provided in Section 17.136.060;**

The proposal does not include significant changes to the exterior of the building. The proposed alterations to the building will introduce creative design elements within interior of the building. Landscaping, including street trees, will improvement the appearance of the neighborhood.

2. **That the proposed design will be of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area;**

The proposed project is consistent with neighborhood characteristics. The proposed project will include new street trees and landscaping to soften the buildings and buffer the parking from the street. The appearance of the industrial building from the street will be largely unchanged and be consistent with the industrial character of the neighborhood.

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

See Finding E, above.

**Section 17.136.050(C) for Potential Designated Historic Properties that are not Local Register Properties: That for additions or alterations:**

1. **The design matches or is compatible with, but not necessarily identical to, the property's existing or historical design; or**
2. **The proposed design comprehensively modifies and is at least equal in quality to the existing design and is compatible with the character of the neighborhood; or**

**3. The existing design is undistinguished and does not warrant retention and the proposed design is compatible with the character of the neighborhood.**

The project meets Finding 1. The proposal is to alter an existing mid-twentieth century industrial building, which is considered a Potential Designated Historic Properties (PDHP), rated C, by the Oakland Cultural Heritage Survey. The project will only modify the inner portion of the building roof to accommodate an open courtyard corridor between rows of work/units. Minimal change is proposed to the exterior of the building. As a result, the design is responsive to its surroundings and the proposed project is compatible with the character of the neighborhood

**Section 17.73.040(D) Special Regulations for Work& Live Units in CIX Zone**

**1. That the exterior of a new building containing primarily Work/Live units in the Industrial Zones has a commercial or industrial appearance. This includes, but is not necessarily limited to, the use of nonresidential building styles or other techniques;**

(See attachment drawings) The project will make minimal changes to the exterior of the existing industrial building. The project will use the exit area to utilize industrial style windows, wrought iron gates, and corrugated metal siding.

**2. That units on the ground floor or level of a building have a business presence on the street. This includes, but is not necessarily limited to, providing roll up doors at the street or storefront style windows that allow interior space to be visible from the street, a business door that is oriented towards the street, a sign or other means that identifies the business on the door and elsewhere, a prominent ground floor height, or other techniques;**

The design of this project purposely retains and preserves the industrial appearance and use of the building. It is only at the internal courtyards—off the street—that there are work-live units

**3. That the layout of nonresidential floor areas within a unit provides a functional and bona fide open area for working activities;**

The applicant has arranged the layout of the units to comply with Work/Live Guidelines regarding the use of floor area within a unit (2/3 work area and 1/3 living area). The floor plan designates the ground floor of units as bona fide open and flexible areas for working activities and upper levels for living space.

**4. That the floor and site plan for the project include an adequate provision for the delivery of items required for a variety of businesses. This may include, but is not necessarily limited to, the following:**

**a. Service elevators designed to carry and move oversized items; N/A**

**b. Stairwells wide and/or straight enough to deliver large items; N/A, all units are entered at grade and work activities on the ground floor.**

**c. Loading areas located near stairs and/or elevators; and N/A**

**d. Wide corridors for the movement of oversized items.** The project contains wide corridors, and most units are entered from courts that are at least twenty feet wide.

**5. That the floor and site plan for the project provide units that are easily identified as businesses and conveniently accessible by clients, employees and other business visitors.**

The Work/Live units are not on the street, as industrial units line the street fronting areas of the building. Access to the units is nevertheless accessible and convenient via a telephone entry system and wide passageways and courts.

## ATTACHMENT B CONDITIONS OF APPROVAL

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

### STANDARD 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 plans dated **November 12, 2019 & August 3rd, 2020** and submitted, as amended by the following conditions of approval and mitigation measures, if applicable (“Conditions of Approval” or “Conditions”).

**2. Effective Date, Expiration, Extensions and Extinguishment**

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

**3. Compliance with Other Requirements**

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

**4. Minor and Major Changes**

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

**5. Compliance with Conditions of Approval**

- a. The project applicant and property owner, including successors, (collectively referred to hereafter as the “project applicant” or “applicant”) shall be responsible for compliance with all the Conditions of Approval and any recommendations contained in any submitted and approved technical report at his/her sole cost and expense, subject to review and approval by the City of Oakland.
- b. The City of Oakland reserves the right at any time during construction to require certification by a licensed professional at the project applicant’s expense that the as-built project conforms to all

applicable requirements, including but not limited to, approved maximum heights and minimum setbacks. Failure to construct the project in accordance with the Approval may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension, or other corrective action.

- c. Violation of any term, Condition, or project description relating to the Approval is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approval or alter these Conditions if it is found that there is violation of any of the Conditions or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions. The project applicant shall be responsible for paying fees in accordance with the City's Master Fee Schedule for inspections conducted by the City or a City-designated third-party to investigate alleged violations of the Approval or Conditions.

#### **6. Signed Copy of the Approval/Conditions**

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

#### **7. Blight/Nuisances**

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

#### **8. Indemnification**

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

#### **9. Severability**

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

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

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

#### **11. Public Improvements**

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

#### **12. Construction Management Plan**

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

#### **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

#### **14. 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:



Installation and maintenance of landscaping to discourage defacement of and/or protect likely graffiti-attracting surfaces.

Installation and maintenance of lighting to protect likely graffiti-attracting surfaces.

Use of paint with anti-graffiti coating.

Incorporation of architectural or design elements or features to discourage graffiti defacement in accordance with the principles of Crime Prevention Through Environmental Design (CPTED).

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

## 15. 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.

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

**16. 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

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

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

- a. Water all exposed surfaces of active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever feasible.
- b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).
- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
- d. Pave all roadways, driveways, sidewalks, etc. within one month of site grading or as soon as feasible. In addition, building pads should be laid within one month of grading or as soon as feasible unless seeding or soil binders are used.
- e. Enclose, cover, water twice daily, or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).
- f. Limit vehicle speeds on unpaved roads to 15 miles per hour.
- g. Idling times on all diesel-fueled commercial vehicles over 10,000 lbs. shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485, of the California Code of Regulations). Clear signage to this effect shall be provided for construction workers at all access points.
- h. Idling times on all diesel-fueled off-road vehicles over 25 horsepower shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes and fleet operators must develop a written policy as required by Title 23, Section 2449, of the California Code of Regulations ("California Air Resources Board Off-Road Diesel Regulations").
- i. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- j. Portable equipment shall be powered by electricity if available. If electricity is not available, propane or natural gas shall be used if feasible. Diesel engines shall only be used if electricity is not available and it is not feasible to use propane or natural gas.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**18. Asbestos in Structures**

Requirement: The project applicant shall comply with all applicable laws and regulations regarding demolition and renovation of Asbestos Containing Materials (ACM), including but not limited to California Code of Regulations, Title 8; California Business and Professions Code, Division 3;

California Health and Safety Code sections 25915-25919.7; and Bay Area Air Quality Management District, Regulation 11, Rule 2, as may be amended. Evidence of compliance shall be submitted to the City upon request.

When Required: Prior to approval of construction-related permit

Initial Approval: Applicable regulatory agency with jurisdiction

Monitoring/Inspection: Applicable regulatory agency with jurisdiction

#### **19. 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

#### **20. 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

## **21. 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

## **22. 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

## **23. Hazardous Building Materials and Site Contamination**

### ***a. Hazardous Building Materials Assessment***

Requirement: The project applicant shall submit a comprehensive assessment report to the Bureau of Building, signed by a qualified environmental professional, documenting the

presence or lack thereof of asbestos-containing materials (ACMs), lead-based paint, polychlorinated biphenyls (PCBs), and any other building materials or stored materials classified as hazardous materials by State or federal law. If lead-based paint, ACMs, PCBs, or any other building materials or stored materials classified as hazardous materials are present, the project applicant shall submit specifications prepared and signed by a qualified environmental professional, for the stabilization and/or removal of the identified hazardous materials in accordance with all applicable laws and regulations. The project applicant shall implement the approved recommendations and submit to the City evidence of approval for any proposed remedial action and required clearances by the applicable local, state, or federal regulatory agency.

When Required: Prior to approval of demolition, grading, or building permits

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

b. ***Environmental Site Assessment Required***

Requirement: The project applicant shall submit a Phase I Environmental Site Assessment report, and Phase II Environmental Site Assessment report if warranted by the Phase I report, for the project site for review and approval by the City. The report(s) shall be prepared by a qualified environmental assessment professional and include recommendations for remedial action, as appropriate, for hazardous materials. The project applicant shall implement the approved recommendations and submit to the City evidence of approval for any proposed remedial action and required clearances by the applicable local, state, or federal regulatory agency.

When Required: Prior to approval of construction-related permit

Initial Approval: Applicable regulatory agency with jurisdiction

Monitoring/Inspection: Applicable regulatory agency with jurisdiction

c. ***Health and Safety Plan Required***

Requirement: The project applicant shall submit a Health and Safety Plan for the review and approval by the City in order to protect project construction workers from risks associated with hazardous materials. The project applicant shall implement the approved Plan.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

d. ***Best Management Practices (BMPs) Required for Contaminated Sites***

Requirement: The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential soil and groundwater hazards. These shall include the following:

- i. Soil generated by construction activities shall be stockpiled on-site in a secure and safe manner. All contaminated soils determined to be hazardous or non-hazardous waste must be adequately profiled (sampled) prior to acceptable reuse or disposal at an appropriate off-site facility. Specific sampling and handling and transport procedures for reuse or disposal shall be in accordance with applicable local, state, and federal requirements.
- ii. Groundwater pumped from the subsurface shall be contained on-site in a secure and safe manner, prior to treatment and disposal, to ensure environmental and health issues are resolved pursuant to applicable laws and policies. Engineering controls shall be utilized, which include impermeable barriers to prohibit groundwater and vapor intrusion into the building.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**24. Erosion and Sedimentation Control Measures for Construction**

Requirement: The project applicant shall implement Best Management Practices (BMPs) to reduce erosion, sedimentation, and water quality impacts during construction to the maximum extent practicable. At a minimum, the project applicant shall provide filter materials deemed acceptable to the City at nearby catch basins to prevent any debris and dirt from flowing into the City's storm drain system and creeks.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**25. 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:
- f. Discharges from indoor floor mats, equipment, hood filter, wash racks, and, covered outdoor wash racks for restaurants;
- g. Dumpster drips from covered trash, food waste, and compactor enclosures;
- h. Discharges from outdoor covered wash areas for vehicles, equipment, and accessories;
- i. Swimming pool water, if discharge to on-site vegetated areas is not feasible; and
- j. 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

**26. NPDES C.3 Stormwater Requirements for Regulated Projects**

**c. *Post-Construction Stormwater Management Plan Required***

Requirement: The project applicant shall comply with the requirements of Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES). The project applicant shall submit a Post-Construction Stormwater Management Plan to the City for review and approval with the project drawings submitted for site improvements, and shall implement the approved Plan during construction. The Post-Construction Stormwater Management Plan shall include and identify the following:

- i. Location and size of new and replaced impervious surface;
- ii. Directional surface flow of stormwater runoff;
- iii. Location of proposed on-site storm drain lines;
- iv. Site design measures to reduce the amount of impervious surface area;
- v. Source control measures to limit stormwater pollution;
- vi. Stormwater treatment measures to remove pollutants from stormwater runoff, including the method used to hydraulically size the treatment measures; and
- vii. Hydromodification management measures, if required by Provision C.3, so that post-project stormwater runoff flow and duration match pre-project runoff.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

***Maintenance Agreement Required***

Requirement: The project applicant shall enter into a maintenance agreement with the City, based on the Standard City of Oakland Stormwater Treatment Measures Maintenance Agreement, in accordance with Provision C.3, which provides, in part, for the following:

- i. The project applicant accepting responsibility for the adequate installation/construction, operation, maintenance, inspection, and reporting of any on-site stormwater treatment measures being incorporated into the project until the responsibility is legally transferred to another entity; and
- ii. Legal access to the on-site stormwater treatment measures for representatives of the City, the local vector control district, and staff of the Regional Water Quality Control Board, San Francisco Region, for the purpose of verifying the implementation, operation, and maintenance of the on-site stormwater treatment measures and to take corrective action if necessary.

The maintenance agreement shall be recorded at the County Recorder's Office at the applicant's expense.

When Required: Prior to building permit final

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

**27. 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

**28. 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

**29. Construction Noise Complaints**

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

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

**When Required:** Prior to approval of construction-related permit

**Initial Approval:** Bureau of Building

**Monitoring/Inspection:** Bureau of Building

**30. 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

**31. 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

**32. Jobs/Housing Impact Fee**

Requirement: The project applicant shall submit payment to the City in accordance with the requirements of the City of Oakland Jobs/Housing Impact Fee Program (chapter 15.68 of the Oakland Municipal Code).

When Required: Prior to construction

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

**33. 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 and sidewalks.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

**b. *Traffic Control Plan Required***

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

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Transportation Services Division

Monitoring/Inspection: Bureau of Building

**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: Bureau of Building

**34. Bicycle Parking**

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

**35. 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](http://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

### **36. 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

### **37. Recycling Collection and Storage Space**

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

### **38. 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.
  - All pre-requisites per the green building checklist approved during the review of the Planning and Zoning permit, or, if applicable, all the green building measures approved as part of the Unreasonable Hardship Exemption granted during the review of the Planning and Zoning permit.
  - Green Building points noted in 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: Building Permit stage

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: Building Permit

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

***c. Compliance with Green Building Requirements After Construction***

Requirement: Within sixty (60) days of the final inspection of the building permit for the project, the Green Building Certifier shall submit the appropriate documentation to and attain the minimum required certification/point level. Within one year of the final inspection of the building permit for the project, the applicant shall submit to the Bureau of Planning the Certificate from the organization listed above demonstrating certification and compliance with the minimum point/certification level noted above.

When Required: Building Permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

**39. Sanitary Sewer System**

Requirement: The project applicant shall prepare and submit a Sanitary Sewer Impact Analysis to the City for review and approval in accordance with the City of Oakland Sanitary Sewer Design Guidelines. The Impact Analysis shall include an estimate of pre-project and post-project wastewater flow from the project site. In the event that the Impact Analysis indicates that the net

increase in project wastewater flow exceeds City-projected increases in wastewater flow in the sanitary sewer system, the project applicant shall pay the Sanitary Sewer Impact Fee in accordance with the City's Master Fee Schedule for funding improvements to the sanitary sewer system.

When Required: Prior to approval of construction-related permit

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

Monitoring/Inspection: N/A

#### 40. **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 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.

Prescriptive Measures: Prior to construction, the project applicant shall submit documentation showing compliance with Appendix D of California's Model Water Efficient Landscape Ordinance (see website below starting on page 23):

<http://www.water.ca.gov/wateruseefficiency/landscapeordinance/docs/Title%2023%20extract%20-%20Official%20CCR%20pages.pdf>

#### 41. **Public Art for Private Development Condition of Approval**

This project is subject to the City's Public Art Requirements for Private Development, adopted by Ordinance No. 13275 C.M.S. ("Ordinance"). As a non-residential project, the public art contribution requirement is equivalent to one percent (1%) of building development costs for the project. The contribution requirement can be met through the commission or acquisition and installation of publicly accessible art on the development site, payment of an in-lieu contribution to the City's established public art fund, or satisfaction of alternative compliance methods described in the Ordinance. The applicant shall provide proof of full payment of the in-lieu contribution, or provide proof of installation of artwork on the development site prior to the City's issuance of a final certificate of occupancy for each Phase unless a separate, legal binding instrument is executed ensuring compliance within a timely manner, subject to City approval. On-site art installation shall be designed by independent artists, or artists working in conjunction with arts or community organizations, that are verified by the City to either hold a valid Oakland business license and/or be an Oakland-based 501(c)(3) tax designated organization in good standing.

When Required: Prior to issuance of Final Certificate of Occupancy and Ongoing

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

#### 42. **Storm Drain System**

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

When Required: Prior to approval of construction-related permit  
Initial Approval: Bureau of Building  
Monitoring/Inspection: Bureau of Building

#### PROJECT SPECIFIC CONDITIONS OF APPROVAL

**43. Work/Live Units -- Resident Disclosure**

Requirement: The owner of the property shall provide a Statement of Disclosure on the lease or title to all new tenants or owners of the Work/Live units acknowledging the commercial character of the development and acceptance of the potential for uses that result in higher levels of noise, odors, nuisances, etc. than would be expected in a residential facility. The statement of disclosure shall also state that the tenants may only engage in the activities allowed by the relevant Zoning Designation. The statement described in this condition of approval shall also be provided to any new owners of the property when the property is sold. A sign shall be permanently displayed in a common area disclosing that the facility is a commercial facility as well as requiring that at least one occupant of each work-live unit shall maintain a City of Oakland Business Tax Certificate.

When Required: Prior to Issuance of Building Permit  
Initial Approval: Bureau of Planning  
Monitoring/Inspection: Bureau of Building

**44. Work/Live Units -- Building Code Standards**

Requirement: All Work/Live units shall meet the provisions of the State Building Code that accommodate employees, customers, and manufacturing activities in the nonresidential space.

When Required: Prior to Issuance of Building Permit and Ongoing  
Initial Approval: Bureau of Building and Bureau of Planning  
Monitoring/Inspection: Bureau of Building

**45. Encroachment Permit**

*Prior to issuance of building permit.*

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

**46. Street Trees.**

*Prior to issuance of building permit.*

The applicant shall provide street tree in front of the building on Magnolia, 26<sup>th</sup>, and Union Streets (one street tree per 25 feet of street frontage) with review and approval of species, size at time of planting, and placement in the right-of-way, subject to review and approval by the Bureau of Planning.

**Applicant Statement**

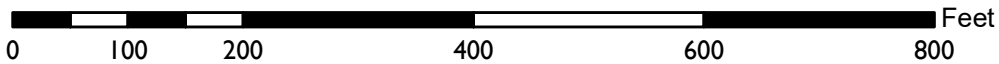
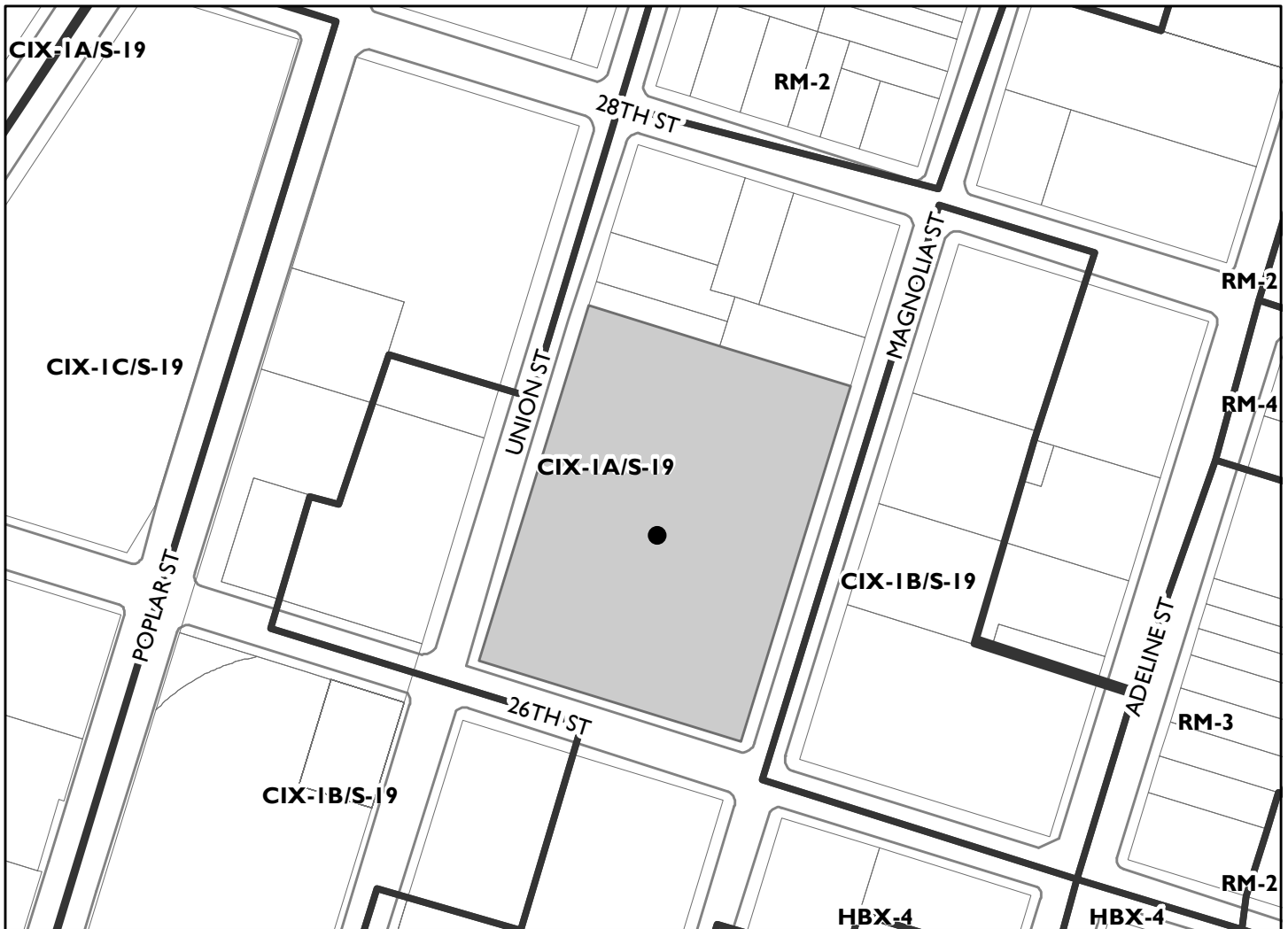
I have read and accept responsibility for the Conditions of Approval. I agree to abide by and conform to the Conditions of Approval, as well as to all provisions of the Oakland Planning Code and Oakland Municipal Code pertaining to the project.

\_\_\_\_\_  
Name of Project Applicant

\_\_\_\_\_  
Signature of Project Applicant

\_\_\_\_\_  
Date

# CITY OF OAKLAND PLANNING COMMISSION



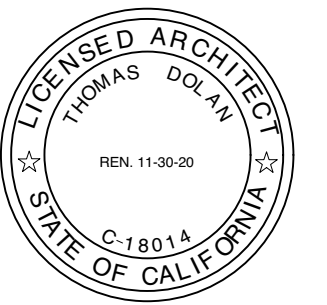
Case File: PLN19153  
Applicant: Thomas Dolan Architecture  
Address: 2619 Magnolia Street  
Zone: CIX-1A / S-19



**EXISTING BUILDING**



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**OWNER:**  
Schmier Industrial Properties  
et al.  
310-980-5125

# 2615 MAGNOLIA

## MAJOR CONDITIONAL USE PERMIT APPLICATION

2615  
MAGNOLIA

2615 MAGNOLIA,  
OAKLAND, CA 94607

TITLE SHEET

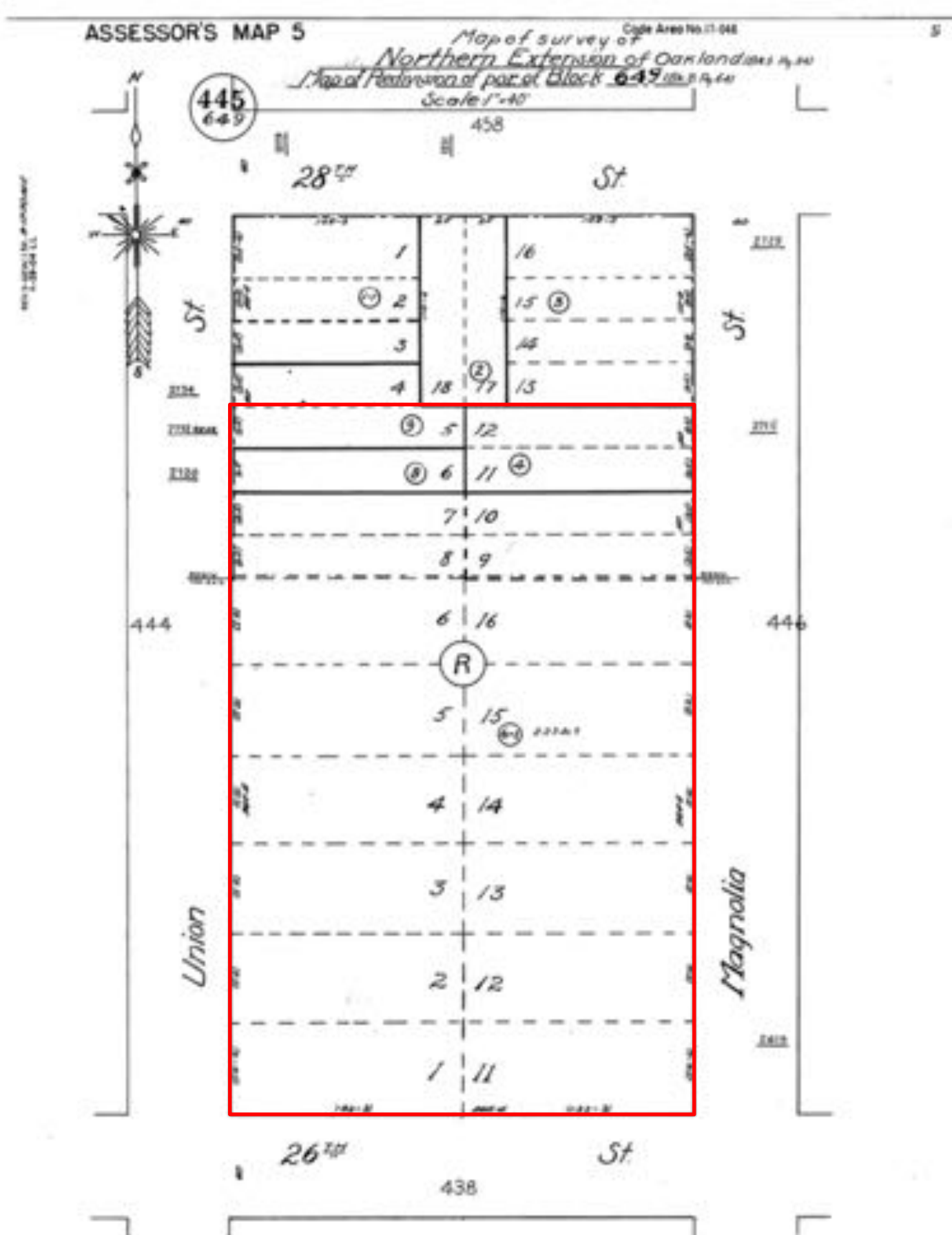
**SHEET INDEX**

- A0.10 TITLE SHEET
- A0.20 PHOTOGRAPHS

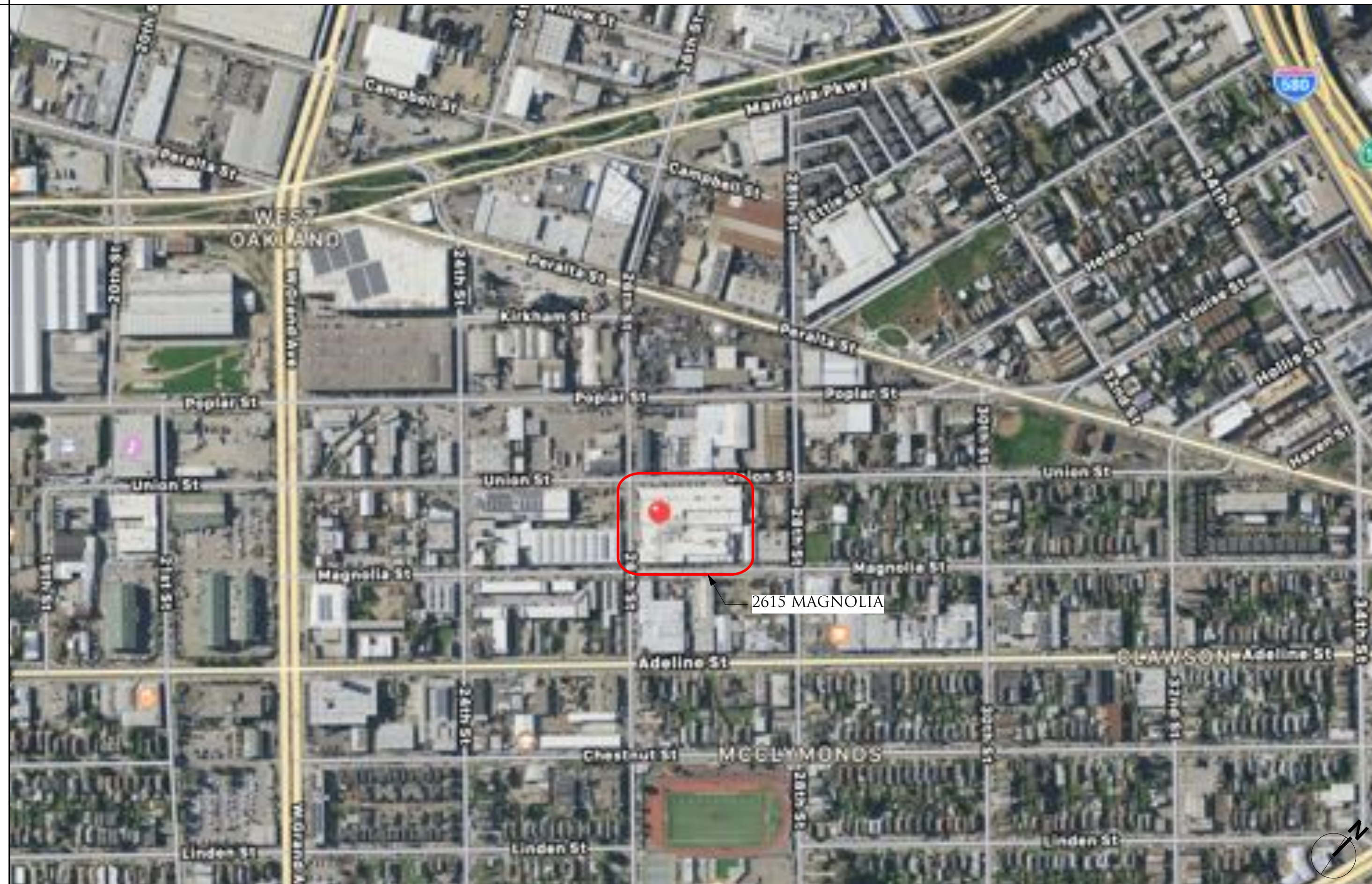
**ARCHITECTURAL**

- A 2.00 PROPOSED SITE/ROOF PLAN
- A 2.10 PROPOSED GROUND FLOOR PLAN
- A 2.20 PROPOSED MEZZANINE PLAN
- A 2.30 ENLARGED TYPICAL GROUND FLOOR PLANS
- A 2.40 ENLARGED TYPICAL MEZZANINE PLANS
  
- A 3.10 PROPOSED ELEVATIONS
- A 3.20 PROPOSED SECTION
  
- A 4.00 PROPOSED TABULATIONS
- A 4.10 PROPOSED WORK-LIVE CALCULATIONS
- A 4.10 OVERALL BIRD'S EYE FROM NORTHEAST
- A 4.10 COURTYARD/INTERNAL STREET AERIAL
- A 4.10 INTERNAL STREET
- A 4.10 COURTYARD VIEW
- A 4.20 COURTYARD VIEW
- A 4.20 COURTYARD VIEW WITH ARBOR
- A 4.30 TYP. LIVE-WORK UNIT INTERIOR VIEW
- A 4.30 TYP. LIVE-WORK UNIT BIRD'S EYE VIEW
  
- AB2.00 EXISTING SITE/ROOF PLAN
- AB2.10 EXISTING GROUND FLOOR PLAN
- AB2.20 EXISTING UPPER FLOOR PLAN
  
- AB 3.10 EXISTING ELEVATIONS

**ASSESSOR'S MAP**



**VICINITY MAP**



ISSUE	DESCRIPTION	DATE
1	PRE-APP	12.19.18
2	MAJOR CONDITIONAL USE PERMIT APP	06.25.19
3	Revision - New floor plan scheme	11.12.19
4	REVISION	04.27.20
4	WORK-LIVE REVISION	08.03.20

DATE: 06.12.2018  
JOB NO. 18.105  
DRAWN SK

SHEET NO. **A 0.10**

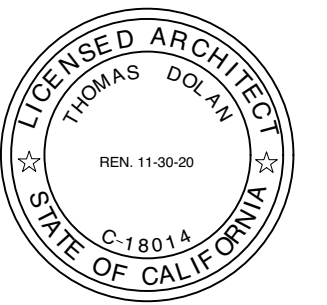








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OWNER:  
 Schmier Industrial Properties  
 et al.  
 310-980-5125

**2615  
 MAGNOLIA**

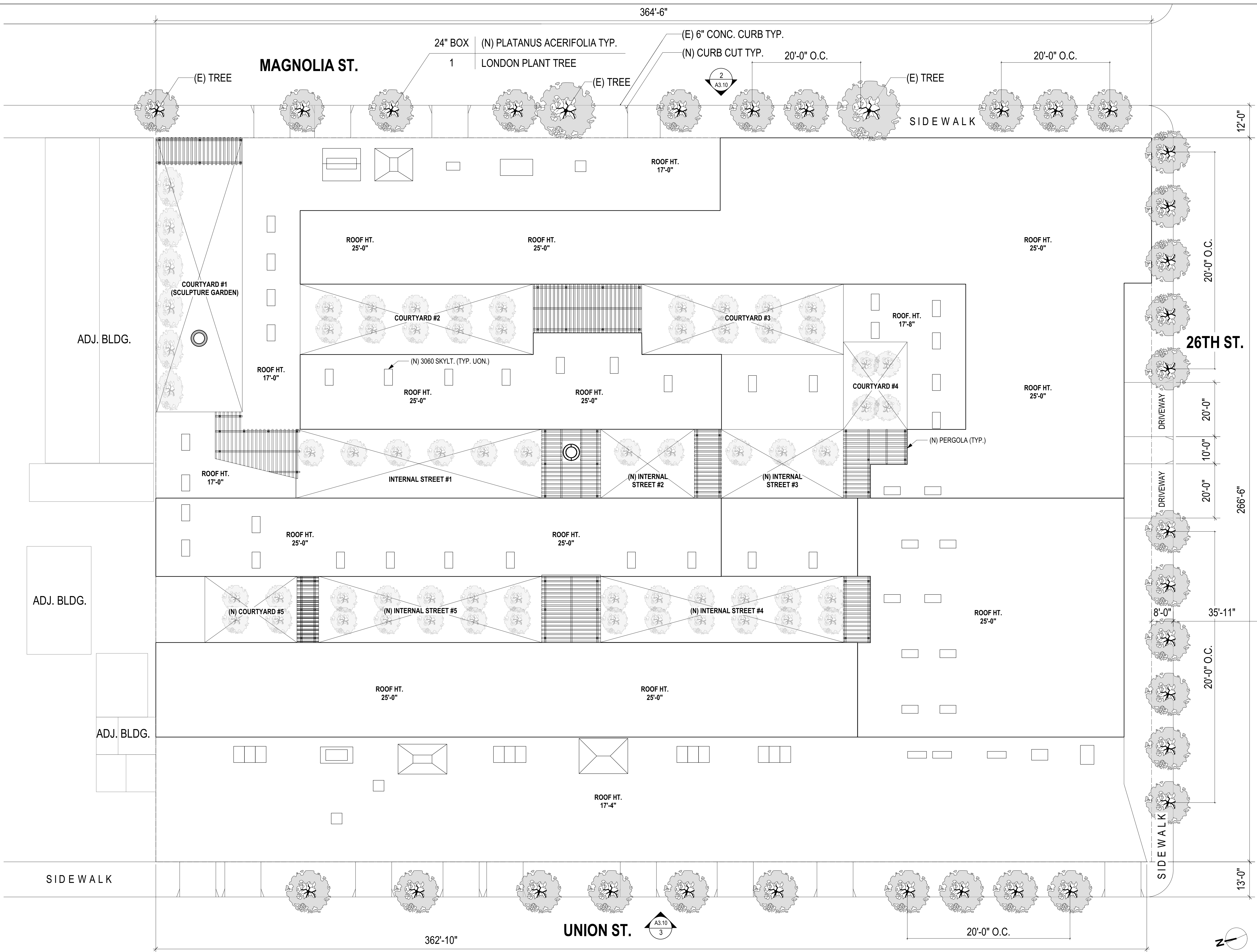
2615 MAGNOLIA,  
 OAKLAND, CA 94607

PROPOSED  
 SITE/ROOF PLAN

ISSUE	DESCRIPTION	DATE
1	PRE-APP	12.19.18
2	MAJOR CONDITIONAL USE PERMIT APP	06.25.19
3	Revision - New floor plan scheme	11.12.19
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DATE: 06.12.2018  
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SHEET NO. **A 2.00**



**1 PROPOSED ROOF/SITE PLAN**  
 1/16" = 1'-0"

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**LEGEND**

 LIVE SPACE

 ARBOR

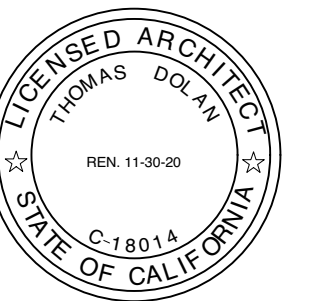


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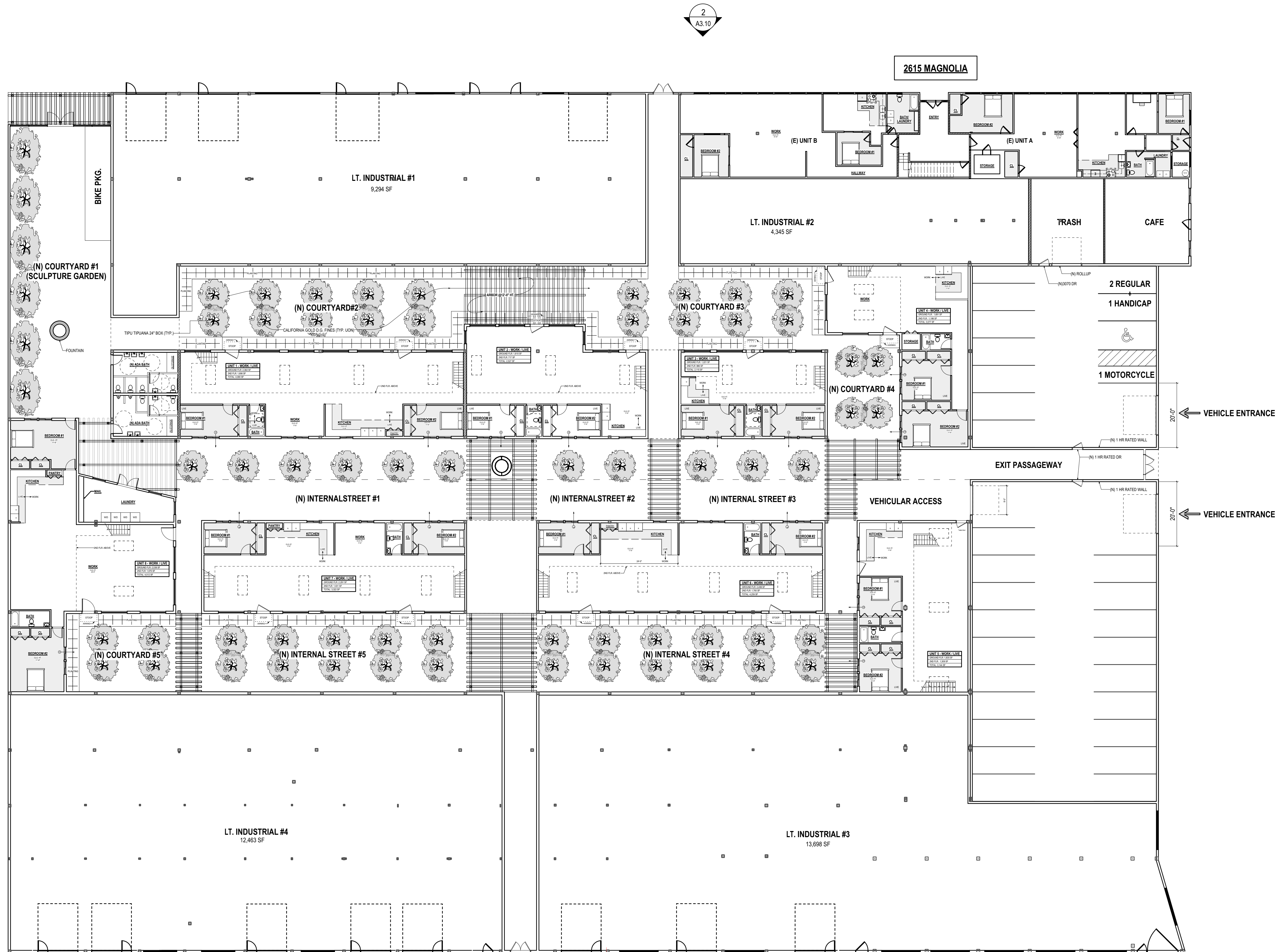
2615 MAGNOLIA,  
OAKLAND, CA 94607

PROPOSED  
GROUND FLOOR PLAN

ISSUE	DESCRIPTION	DATE
1	PRE-APP	12.19.18
2	MAJOR CONDITIONAL USE PERMIT APP	06.25.19
3	Revision - New floor plan scheme	11.12.19
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4	WORK-LIVE REVISION	08.03.20

DATE: 06.12.2018  
JOB NO. 18.105  
DRAWN SK

SHEET NO. **A 2.10**



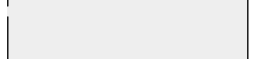

**1** PROPOSED GROUND FLOOR PLAN  
1/16" = 1'-0"

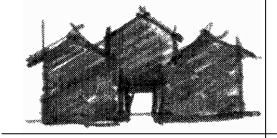
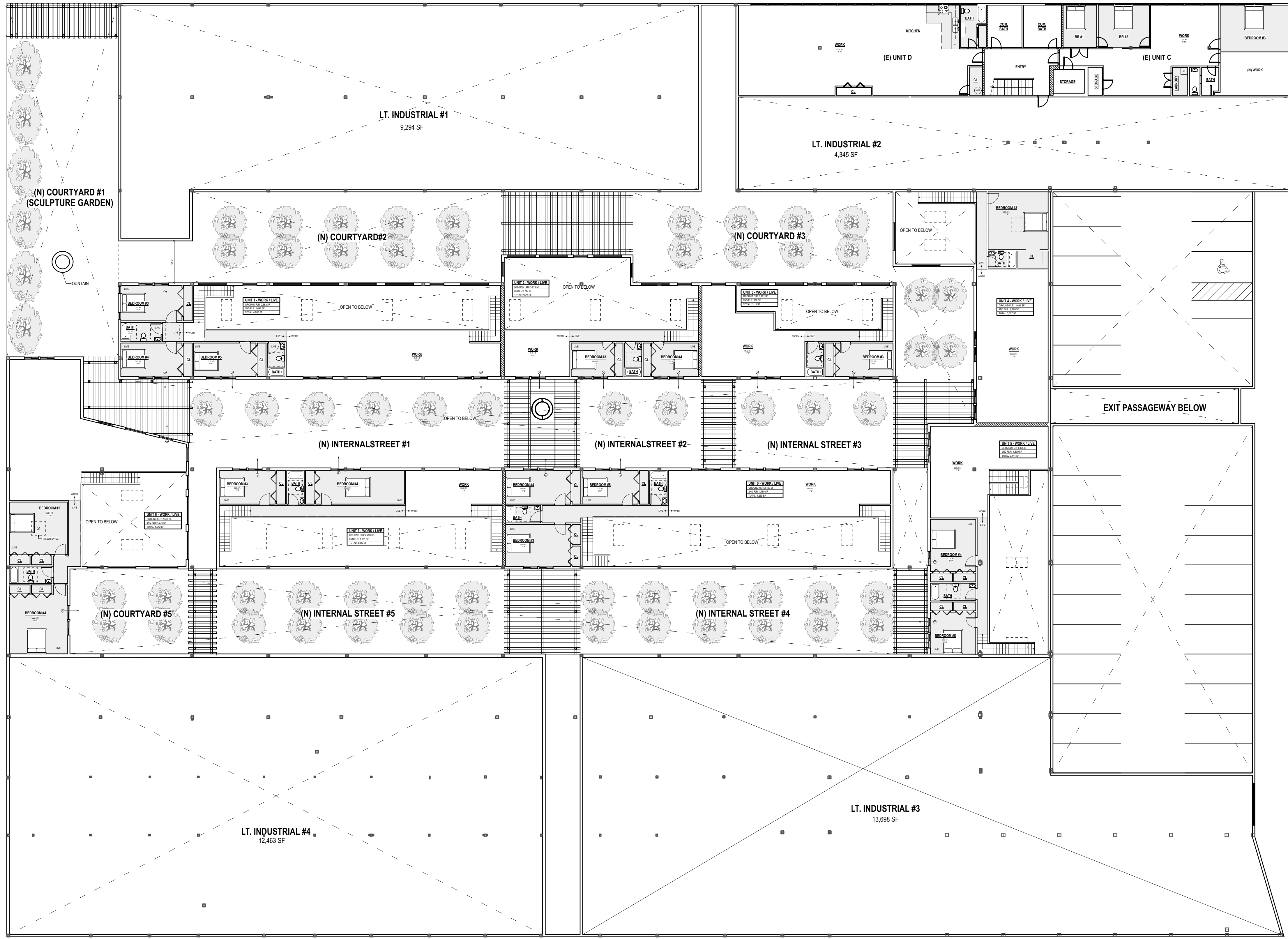


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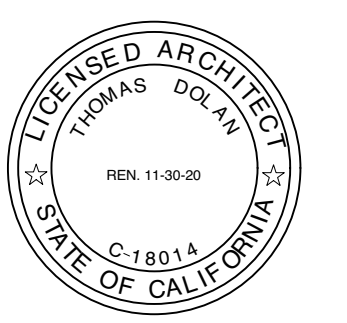


**LEGEND**

-  LIVE SPACE
-  ARBOR



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 MAGNOLIA**

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**PROPOSED  
 LOFT PLAN**

ISSUE	DESCRIPTION	DATE
1	PRE-APP	12.19.18
2	MAJOR CONDITIONAL USE PERMIT APP	06.25.19
3	Revision - New floor plan scheme	11.12.19
4	REVISION	04.27.20
4	WORK-LIVE REVISION	08.03.20

DATE: 06.12.2018  
 JOB NO. 18.105  
 DRAWN SK

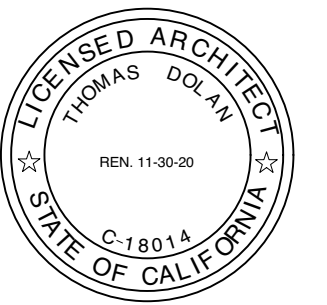
SHEET NO. **A 2.20**

**1 PROPOSED MEZZANINE PLAN**  
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**2615  
 MAGNOLIA**

2615 MAGNOLIA,  
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ENLARGED TYPICAL  
 GROUND FLOOR PLAN

ISSUE	DESCRIPTION	DATE
1	PRE-APP	12.19.18
2	MAJOR CONDITIONAL USE PERMIT APP	06.25.19
3	Revision - New floor plan scheme	11.12.19
4	REVISION	04.27.20
4	WORK/LIVE REVISION	08.03.20

DATE: 06.12.2018  
 JOB NO. 18.105  
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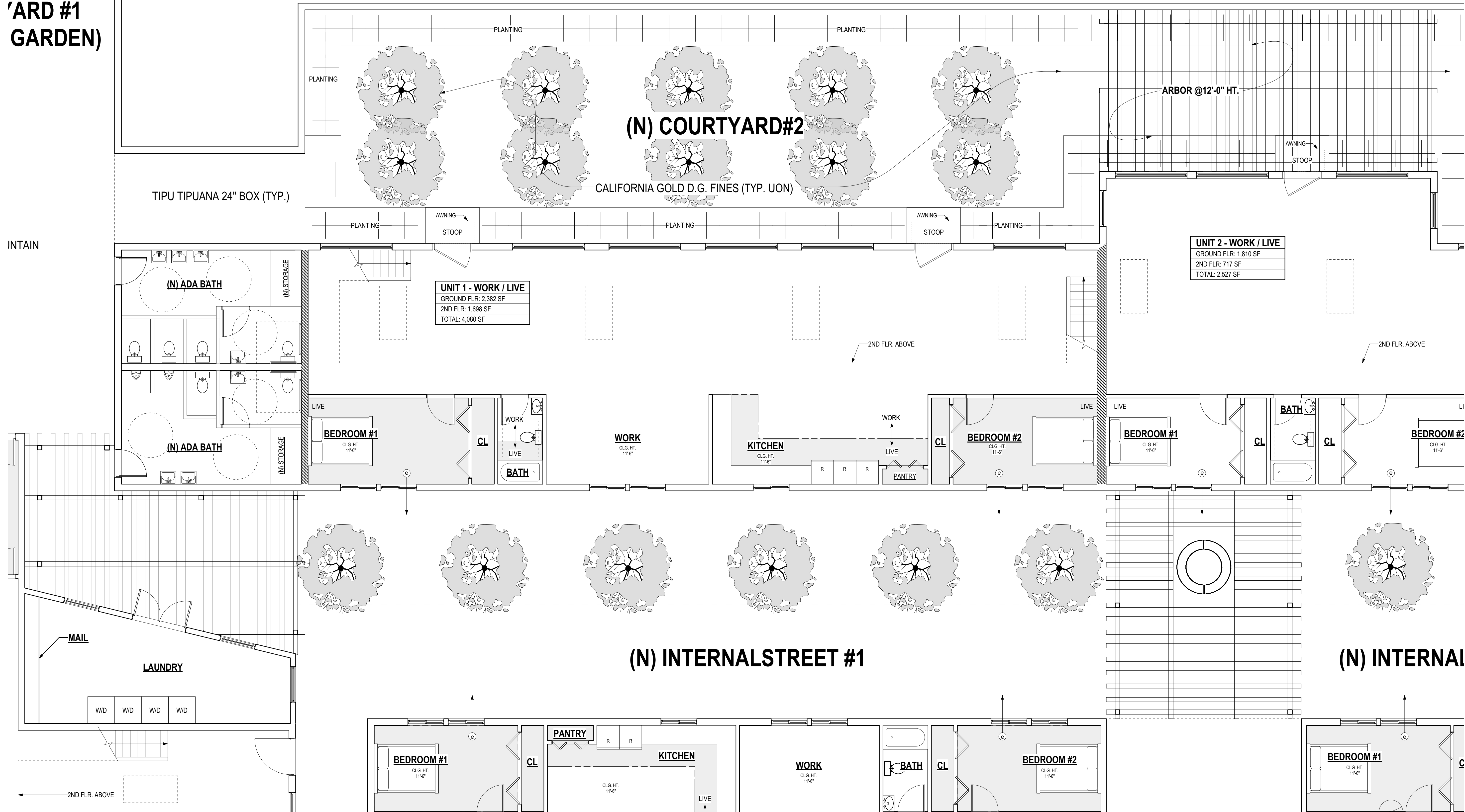
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UNIT #	MAIN AREA SF	MEZZ. SF	TOTAL AREA	NO. OF FLRS	"LIVE" SPACE	LIVE/TOTAL UNIT	"WORK" SPACE	WORK/T. UNIT
1	2,382	1,698	4080 sf	2	1,348 sf	33.0%	2,732 sf	67.0%

**2 TYPICAL UNIT WORK/LIVE CALCULATION**  
 NTS

'ARD #1  
 GARDEN)

INTAIN



**1 ENLARGED TYPICAL GROUND FLOOR PLAN**  
 3/16" = 1'-0"

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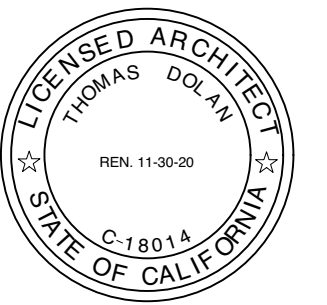


UNIT #	MAIN AREA SF	MEZZ. SF	TOTAL AREA	NO. OF FLRS	"LIVE" SPACE	LIVE/TOTAL UNIT	"WORK" SPACE	WORK/TOT. UNIT
1	2,382	1,698	4080 sf	2	1,348 sf	33.0%	2,732 sf	67.0%

2 TYPICAL UNIT WORK/LIVE CALCULATION  
NTS



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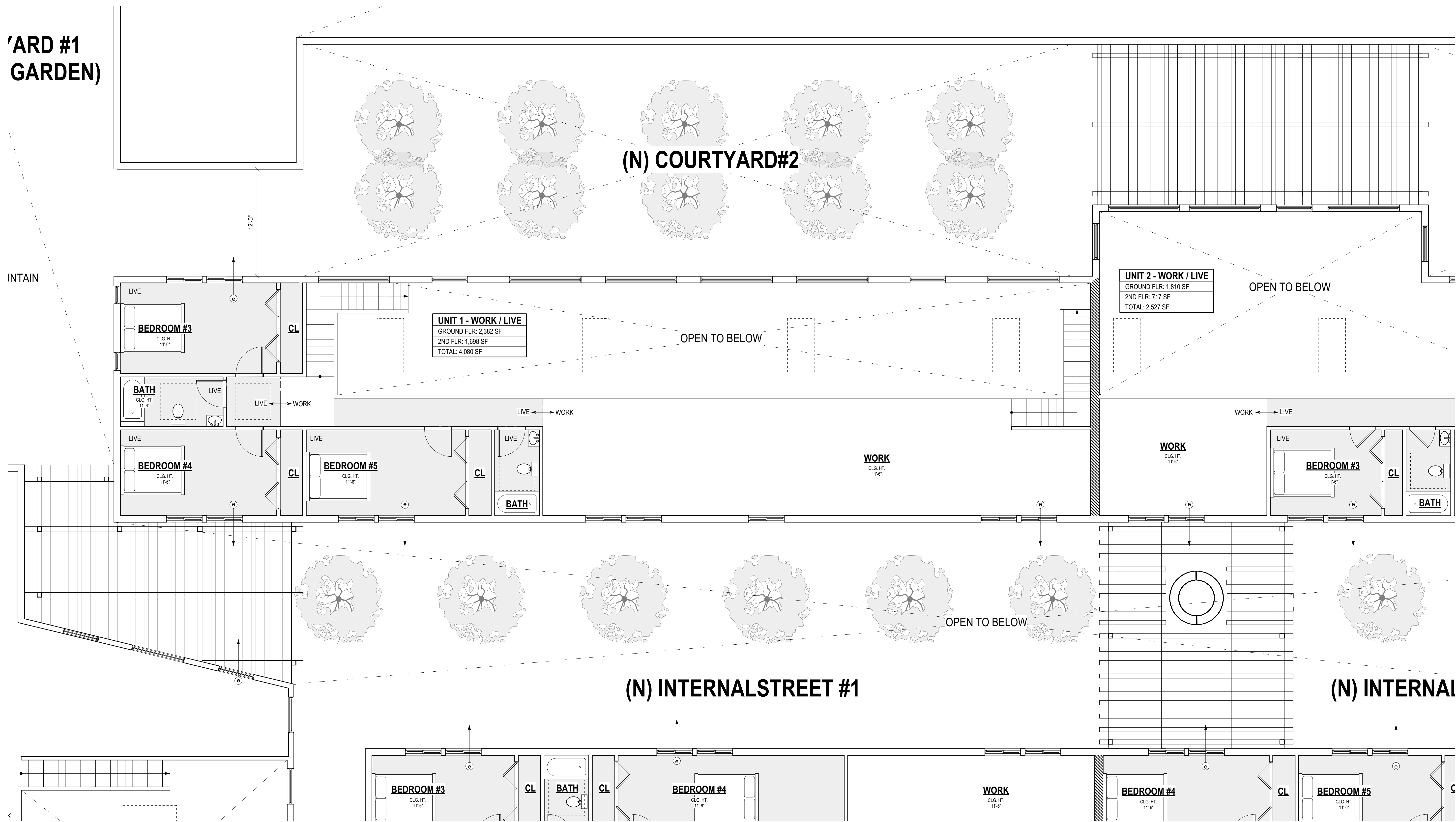
2615 MAGNOLIA,  
OAKLAND, CA 94607

ENLARGED TYPICAL  
SECOND FLOOR PLAN

ISSUE	DESCRIPTION	DATE
1	PRE-APP	12.19.18
2	MAJOR CONDITIONAL USE PERMIT APP	06.25.19
3	Revision - New floor plan scheme	11.12.19
4	REVISION	04.27.20
4	WORK/LIVE REVISION	08.03.20

DATE: 06.12.2018  
 JOB NO. 18.105  
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SHEET NO. A 2.40



1 ENLARGED TYPICAL SECONF FLOOR PLAN  
3/16" = 1'-0"

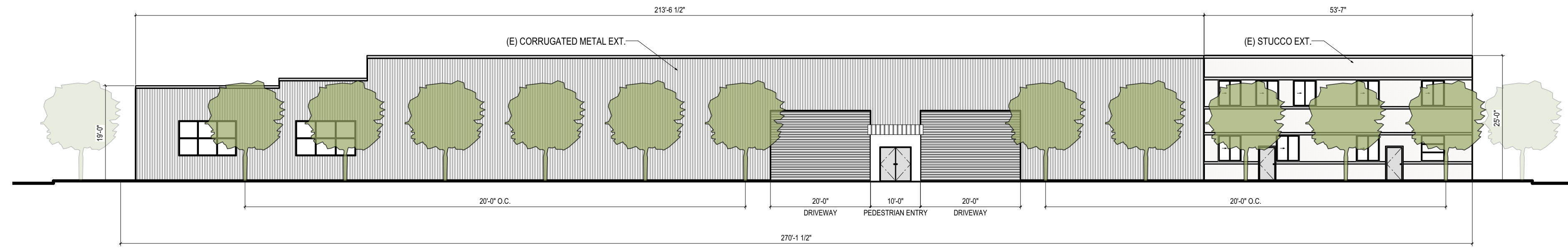
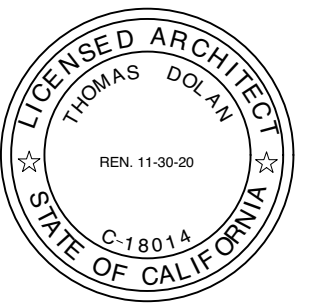
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**NOTE**

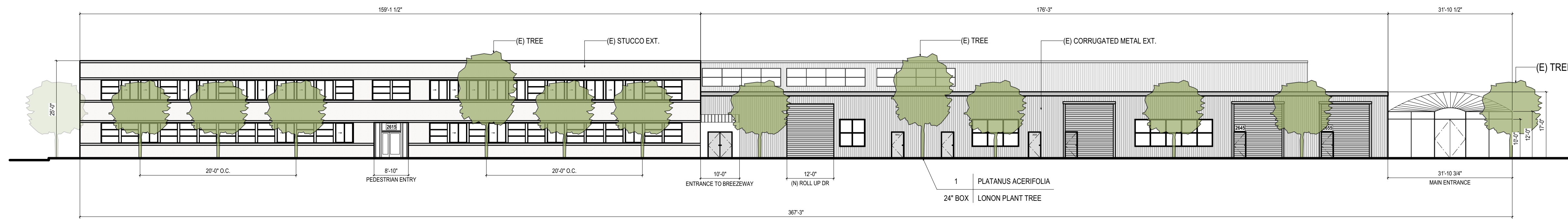
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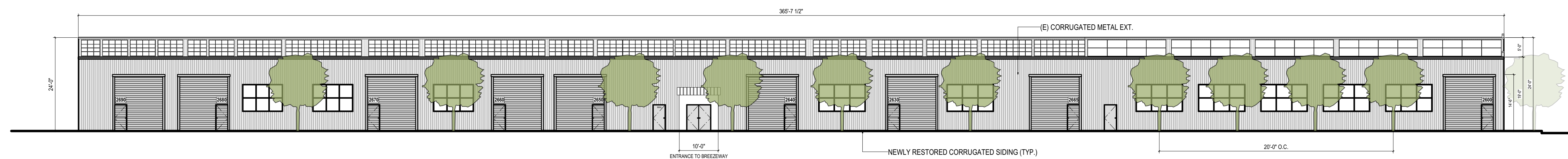
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1 **PROPOSED SOUTH ELEVATION**  
1/16" = 1'-0"



2 **PROPOSED EAST ELEVATION**  
1/16" = 1'-0"



3 **PROPOSED WEST ELEVATION**  
1/16" = 1'-0"

**OWNER:**  
*Schmier Industrial Properties  
et al.*  
310-980-5125

**2615  
MAGNOLIA**

2615 MAGNOLIA,  
OAKLAND, CA 94607

**PROPOSED  
ELEVATIONS**

ISSUE	DESCRIPTION	DATE
1	PRE-APP	12.19.18
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4	REVISION	04.27.20
4	WORK-LIVE REVISION	08.03.20

DATE: 06.12.2018  
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SHEET NO. **A 3.10**

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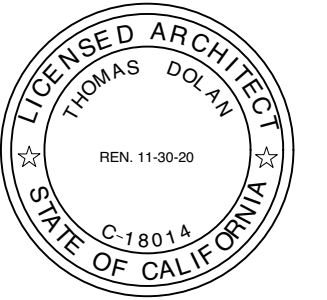


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**2615  
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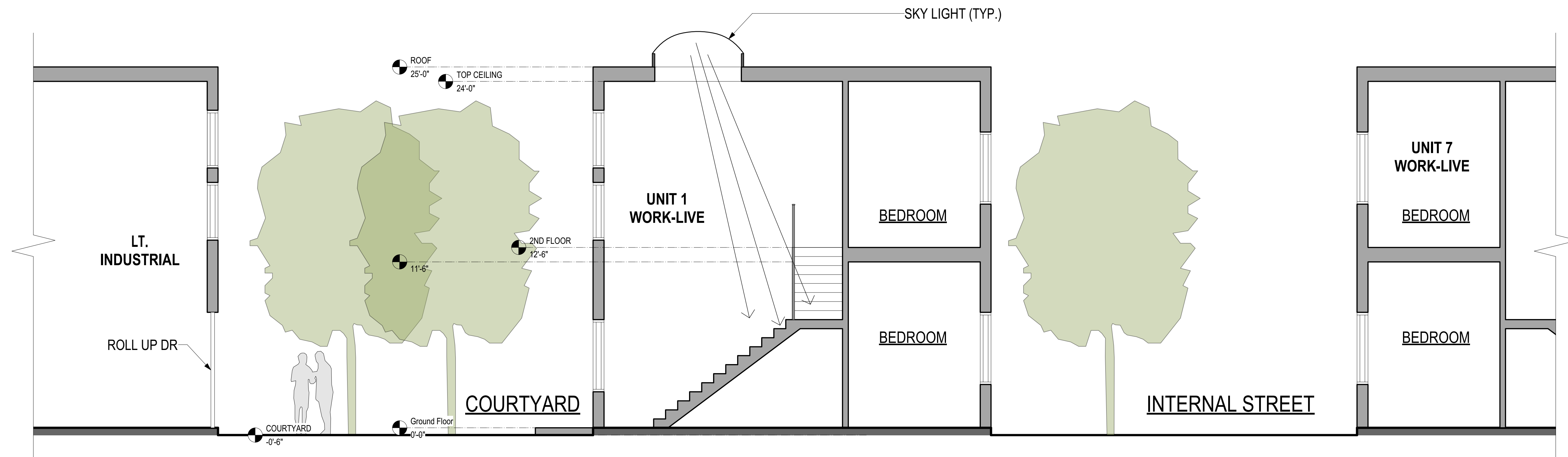
2615 MAGNOLIA,  
OAKLAND, CA 94607

**PROPOSED  
TYPICAL SECTION**

ISSUE	DESCRIPTION	DATE
1	PRE-APP	12.19.18
2	MAJOR CONDITIONAL USE PERMIT APP	06.25.19
3	Revision - New floor plan scheme	11.12.19
4	REVISION	04.27.20
4	WORK-LIVE REVISION	08.03.20

DATE: 06.12.2018  
JOB NO. 18.105  
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SHEET NO. **A 3.20**



**1 PROPOSED TYPICAL SECTION**  
1/4" = 1'-0"

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**Work-Live**

Unit #	Main	Upper Level	Bed	Total	Type
1	2,382	1,698	5	4,080	JLWQ
2	1,810	717	4	2,527	JLWQ
3	1,221	886	3	2,107	JLWQ
4	1,691	1,386	3	3,077	JLWQ
5	1,835	1,309	4	3,144	JLWQ
6	2,499	1,760	5	4,259	JLWQ
7	2,291	1,031	4	3,322	JLWQ
8	2,536	1,976	4	4,512	JLWQ
Unit A	1,906	0	2	1,906	JLWQ
Unit B	1,886	0	2	1,886	JLWQ
Unit C	1,766	0	3	1,766	JLWQ
Unit D	1,766	0	0	1,766	JLWQ
<b>Total</b>	<b>23,589 sf</b>	<b>10,762 sf</b>		<b>34,351 sf</b>	

Average Unit Size (8 units + Unit A-D)	<b>2,863 sf</b>
--	-----------------

Unit Type	Count
5 Bed	2
4 Bed	4
3 Bed	3
2 Bed	2
Studio	1

**Non-Revenue Space**

**Open Space**

Type	Courtyard	Internal St.	Arbor	Walkway
Common	8,636 sf	8,726 sf	3,847 sf	3,852 sf
<b>Total</b>	<b>25,061 sf</b>			

**Common**

Type	Courtyard
Bicycle Parking	283 sf
Trash / Recycling	625 sf
ADA Bath	568 sf
Laundry	352 sf
Internal Circulation	835 sf
<b>Total</b>	<b>2,662 sf</b>

**Total**

Total Unit Area	34,358 sf
Total Industrial Area	38,926 sf
<b>Total Construction Area (INC. Parking)</b>	<b>83,273 sf</b>
<b>Total Construction Area (NIC. Parking)</b>	<b>73,284 sf</b>

**Light Industrial**

#	Industrial
1	9,248 sf
2	2,939 sf
3	13,638 sf
4	12,368 sf
Café	733 sf
<b>Total</b>	<b>38,926 sf</b>

**Parking Spaces**

Parking	9,989 sf
<b>Total</b>	<b>9,989 sf</b>

**Parking Count**

Regular	27
Handicap	1
Motorcycle	1
<b>Total</b>	<b>29</b>

**PROPOSED TABULATIONS**

1 NTS

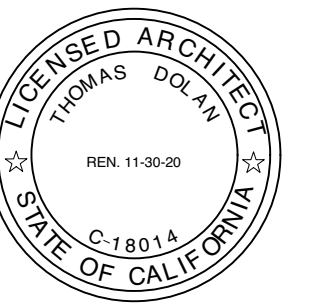
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1	2,382	1,698	4080 sf	2	1,348 sf	33.0%	2,732 sf	67.0%
2	1,810	717	2527 sf	2	842 sf	33.3%	1,685 sf	66.7%
3	1,221	886	2107 sf	2	701 sf	33.3%	1,406 sf	66.7%
4	1,691	1,386	3077 sf	2	1,026 sf	33.3%	2,051 sf	66.7%
5	1,835	1,309	3144 sf	2	1,047 sf	33.3%	2,097 sf	66.7%
6	2,499	1,760	4259 sf	2	1,368 sf	32.1%	2,891 sf	67.9%
7	2,291	1,031	3322 sf	2	1,107 sf	33.3%	2,215 sf	66.7%
8	2,536	1,976	4512 sf	2	1,504 sf	33.3%	3,008 sf	66.7%
A	1,906	0	1906 sf	1	601 sf	31.5%	1,306 sf	68.5%
B	1,886	0	1886 sf	1	503 sf	26.7%	1,383 sf	73.3%
C	1,766	0	1766 sf	1	307 sf	17.4%	1,459 sf	82.6%
D	1,766	0	1766 sf	1	584 sf	33.1%	1,182 sf	66.9%
<b>Total</b>	<b>23,589 sf</b>	<b>10,762 sf</b>	<b>34351 sf</b>	<b>2</b>	<b>10,937 sf</b>	<b>31.8%</b>	<b>23,414 sf</b>	<b>68.2%</b>

**PROPOSED WORK-LIVE CALCULATIONS**

2 NTS



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 310-980-5125

**2615  
MAGNOLIA**

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 OAKLAND, CA 94607

PROPOSED  
 TABULATIONS /  
 work-live calcs

ISSUE	DESCRIPTION	DATE
1	PRE-APP	12.19.18
2	MAJOR CONDITIONAL USE PERMIT APP	06.25.19
3	Revision - New floor plan scheme	11.12.19
4	REVISION	04.27.20
4	WORK-LIVE REVISION	08.03.20

DATE: 06.12.2018  
 JOB NO. 18.105  
 DRAWN SK

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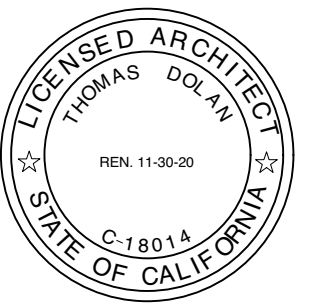
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## 2615 MAGNOLIA

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COURTYARD VIEW/  
COURTYARD VIEW  
WITH ARBOR  
(TREES OMITTED FOR CLARITY)



1 COURTYARD VIEW

2 COURTYARD VIEW WITH ARBOR (TREES OMITTED FOR CLARITY)

ISSUE	DESCRIPTION	DATE
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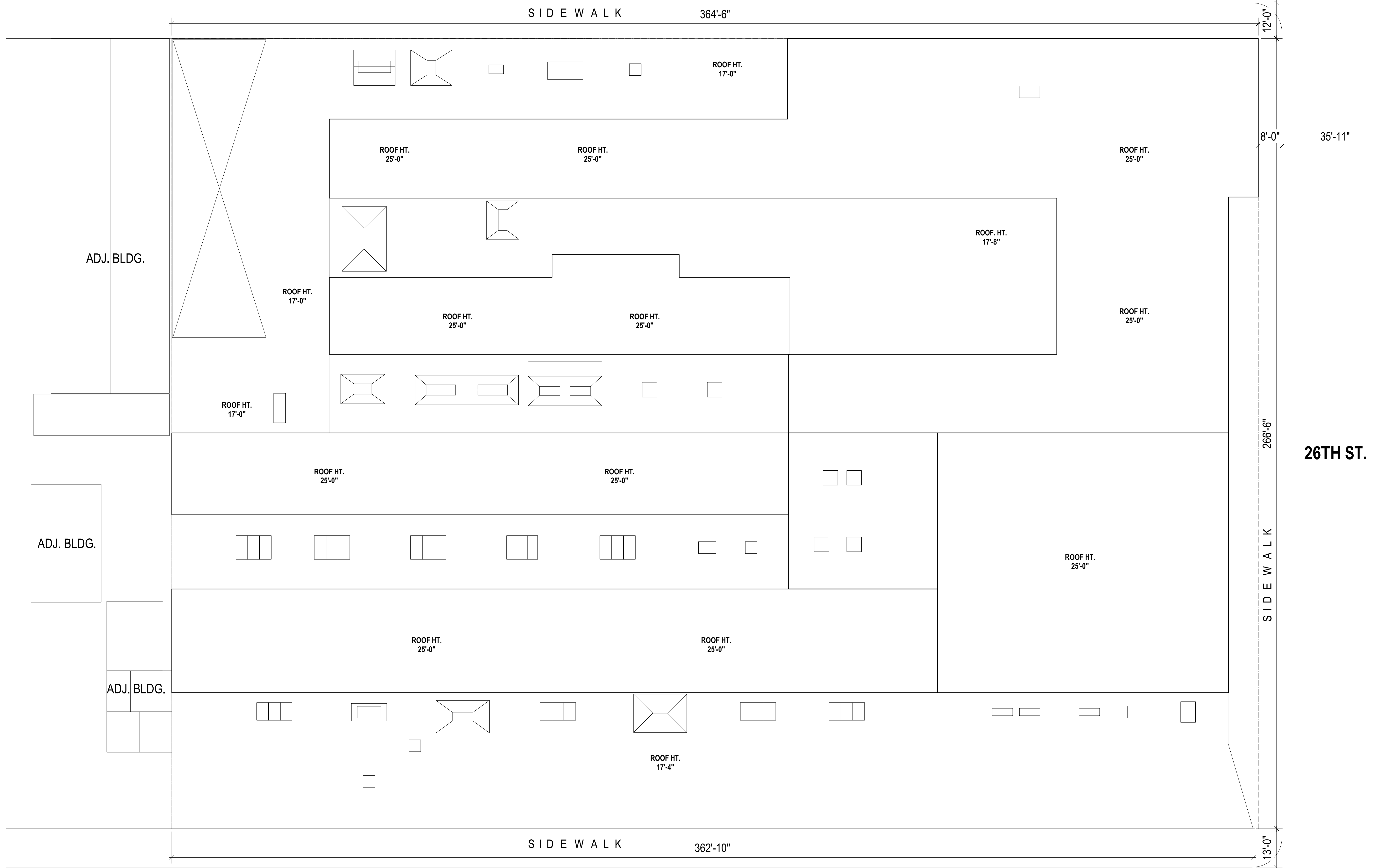




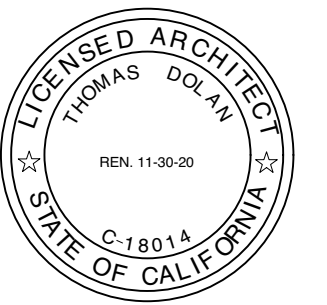


MAGNOLIA ST.

SIDE WALK 364'-6"



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EXISTING  
 SITE/ROOF PLAN

ISSUE	DESCRIPTION	DATE
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1 EXISTING ROOF/SITE PLAN  
 1/16" = 1'-0"



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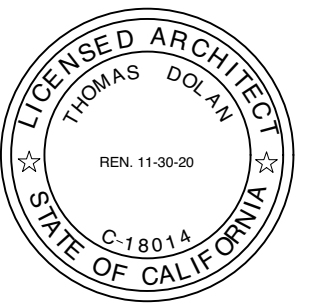


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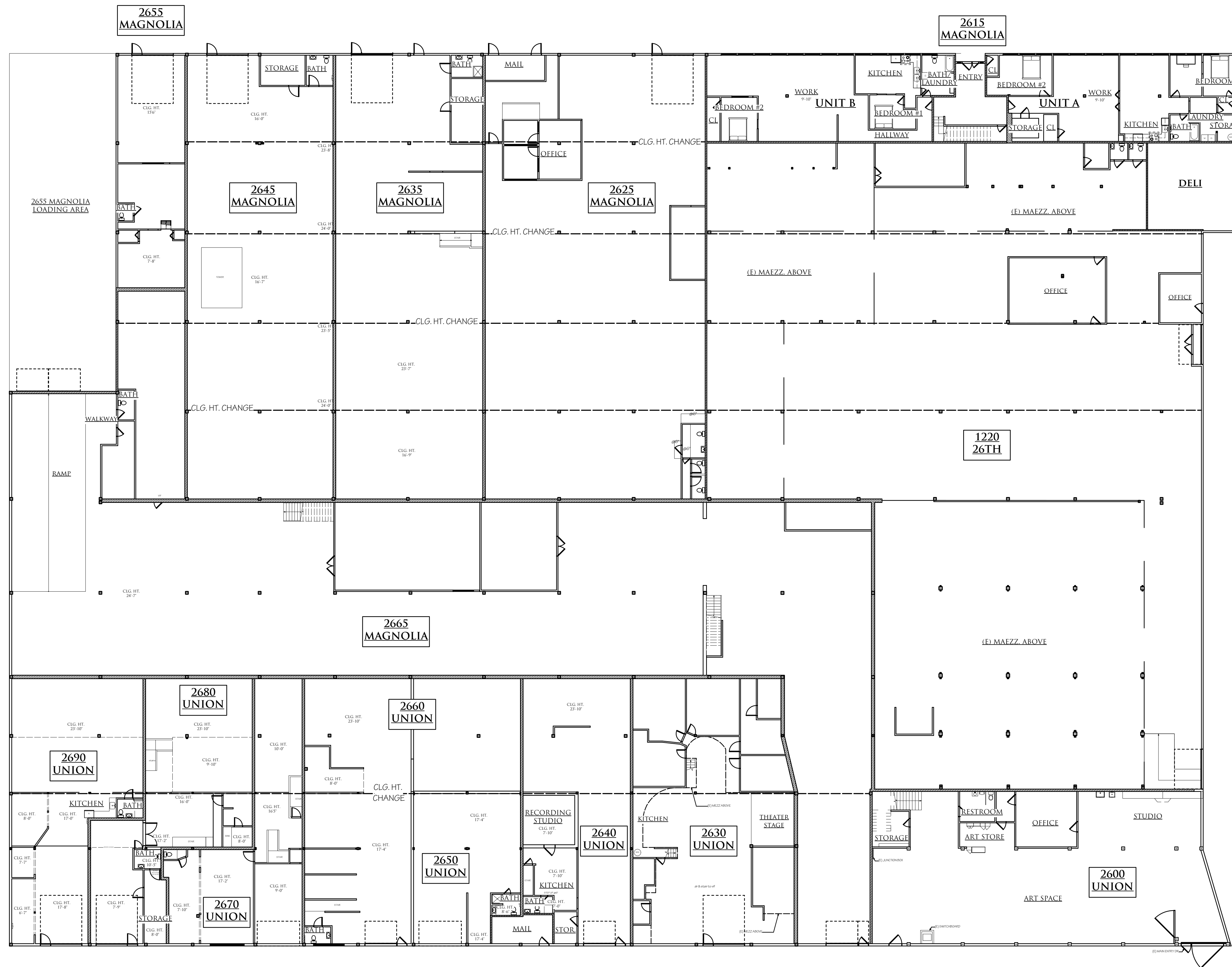


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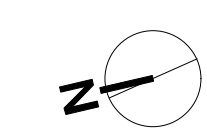
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EXISTING  
GROUND FLOOR PLAN



1 EXISTING GROUND FLOOR PLAN  
1/16" = 1'-0"



ISSUE	DESCRIPTION	DATE
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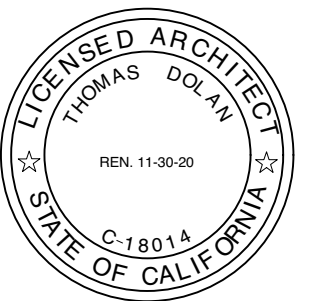
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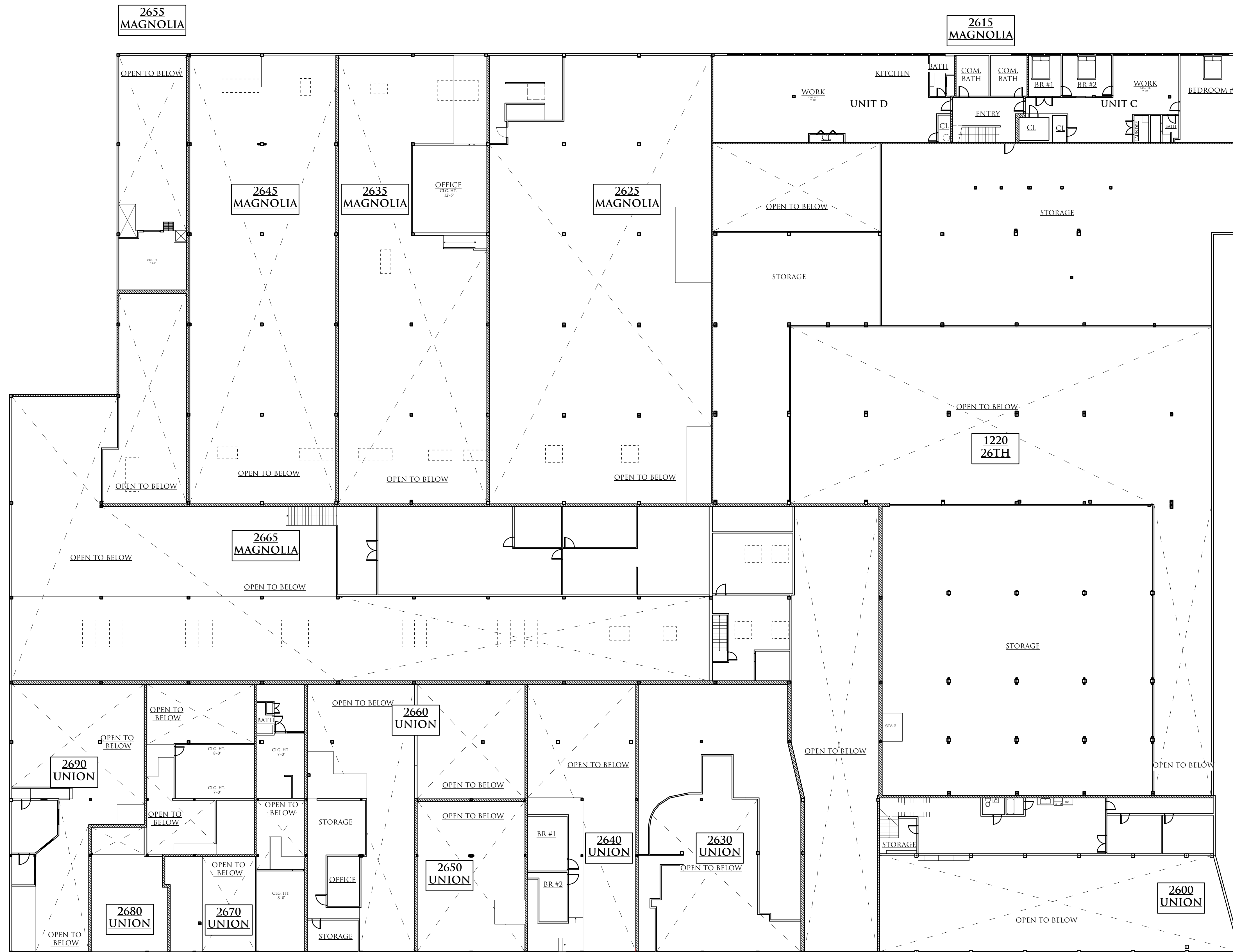


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## EXISTING UPPER FLOOR PLAN



1 EXISTING UPPER FLOOR PLAN  
1/16" = 1'-0"



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