

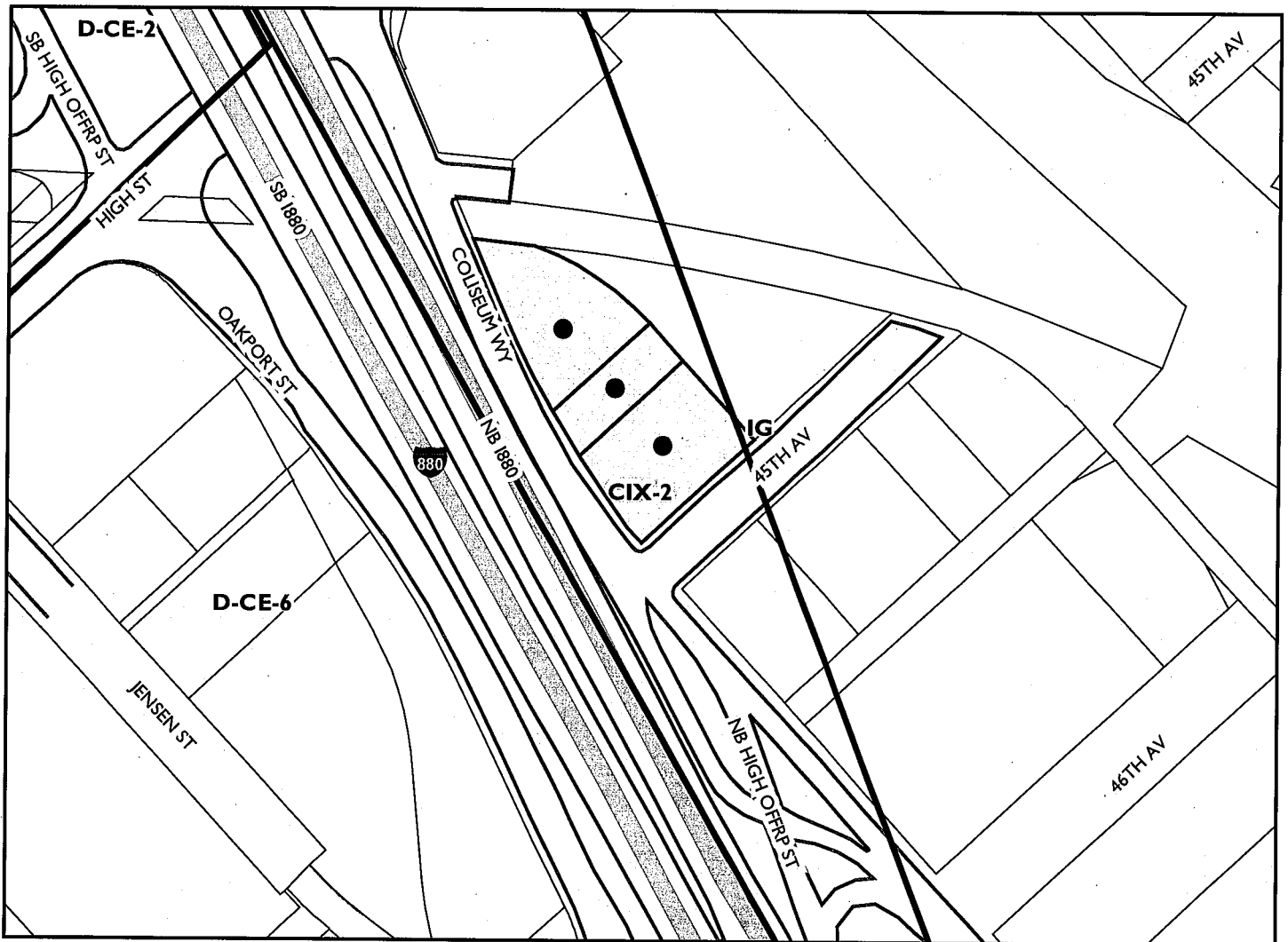
<b>Location:</b>	4356 & 4416 Coliseum Way, and 717, 45 <sup>th</sup> Avenue
<b>Assessor's Parcel Numbers:</b>	034-2290-004-01; 034-2290-003-01; and 034-2290-002-01
<b>Proposal:</b>	To merge three contiguous lots and construct a 5-story 112,485 square-foot self-storage facility with surface parking, loading docks, office space, and lobby, located at ground floor.
<b>Applicant:</b>	Brian Caster – Caster Properties Inc. (619) 287-8873
<b>Owner:</b>	Rodney and Karlin Krug
<b>Planning Permits Required:</b>	Major Conditional Use Permit and Design Review for new construction of a self-storage facility greater than 25,000 square-feet;; and Minor Variance to allow for 11 off-street parking spaces, where 75 parking spaces are required.
<b>Case File Number</b>	PLN18360
<b>General Plan:</b>	Business Mix
<b>Zoning:</b>	CIX-2, Commercial Industrial Mix Zone-2
<b>Environmental Determination:</b>	Exempt, Section 15332, State CEQA Guidelines, In-fill Development Project; and Section 15183 of the State CEQA Guidelines: Projects consistent with a Community Plan, General Plan or Zoning
<b>Historic Status:</b>	Not a historic property
<b>City Council District:</b>	5
<b>Finality of Decision</b>	Appealable to the City Council within 10 days
<b>Date Filed:</b>	August 30, 2018
<b>Staff recommendation:</b>	Decision on application based on staff report
<b>Finality of Decision:</b>	Appealable to City Council
<b>For Further Information:</b>	Contact case planner Robert Smith at (510) 238-5217 or rsmith3@oaklandca.gov

**SUMMARY**

Caster Properties, Inc. proposes to construct a new 5-story, 112,485 square-foot self-storage facility on a 35,672 square-foot lot. The new lot is created through the merger of three existing smaller lots into one. The proposed self-storage would be open between 7:00 am and 10:00 pm Monday through Saturday, and will be manned by two (2) employees at peak times.

The subject site is located in the Business Mix classification of the General Plan and zoned Commercial Industrial Mix (CIX) 2. Pursuant to Sections 17.73.020 (Permitted and conditionally permitted activities and facilities); 17.134.020 (A)b (Definition of major and minor conditional use permits); and 17.136.040D (Regular Design Review), a Major Conditional Use Permit and Major Design Review are required to construct non-residential self-storage facilities over 25,000 square feet in size. A Minor Variance is also required to allow for 11 off-street parking spaces, where 75 parking spaces are required. The proposal is located within an area that has other industrial and commercial buildings of one-two-and three-stories. The proposed facility is designed to be consistent with the industrial and commercial operations of the area. The rooftop structures are allowed projections, at roof level for these types of utility structures.

# CITY OF OAKLAND PLANNING COMMISSION



0 100 200 400 600 800 Feet



Case File: PLN18360  
Applicant: Brian Caster – Caster Properties Inc.  
Address: 4356 & 4416 Coliseum Way, and 717 45th Avenue  
Zone: CIX-2

The project complies with all the applicable development standards and criteria and therefore, Staff recommends approval of the proposed project, subject to the attached conditions.

### **PROPERTY DESCRIPTION**

The subject site comprises three existing parcels totaling 35,672 square feet, that are currently occupied by five (5) larger buildings with various commercial activities and other smaller structures. The site lies on the east side of Coliseum Way between the access and egress ramps to an elevated portion of Interstate 880 (I880). Existing activities at the site include industrial activities such as sandblasting, metal fabrication and furniture production, specialist sales and retailing activities.

### **PROJECT DESCRIPTION**

#### General

The applicant proposes to construct and operate a five-story, 112,485 square-foot, self-storage building, accessed from two points on 45<sup>th</sup> Avenue and Coliseum Way, with the main entrance from the 45<sup>th</sup> Avenue. Associated parking, loading, lobby and offices for the facility are located at ground floor. Site improvements will be undertaken throughout the site including landscaping, surface parking and, stormwater management area.

#### Building Design

The building would create large commercial façades which utilize alternating materials such as corrugated metal panels, large glazing sections and brick elements to provide visual interest, break up the massing and create an attractive commercial facility. The front (south) elevation emphasizes the buildings entrance and provides typical architectural features of a front façade such as large sections of protruding glazing to denote the primary elevation and, distinguishing this portion of the facility on the site. The I880 facing elevation (west) also provides sufficient elevational detailing, material variation, and articulation to create an attractive elevation for the portion of the building which will be the most visible to passing traffic.

#### Landscaping

Landscaping elements will be installed on all frontages, with trees on the most prominent west elevation. Along the eastern section of the lot hardscaping is required for circulation and therefore does not include landscaping. The landscape areas will consist of street trees and on-site planter strips with details secured by conditions of approval. A detention basin is provided for stormwater treatment which will add to the landscaping function on the site

### **GENERAL PLAN ANALYSIS**

The proposal is consistent with the General Plan. The subject property is located within the Business Mix General Plan Land Use Classification, where the intent of the Land Use and Transportation Element (LUTE) 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". The proposal adds to the variety of commercial establishments in this area with regional transportation access provided by I880 and, generates an enhancement to this section of the City.

The proposal is consistent with Regional Commercial Objective I/C1 and Policy I/C1.1, for improvements to Oakland's economic strength and, job retention in a range of businesses. The project promotes the expansion of private business services within Oakland in a location of similar clustered activities. The integration of activities over the three sites and intensification of commercial activity will enhance the commercial use of the site beyond what is currently present.

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

A series of measures for improving Oakland's economic strength is outlined in the Mayor's 1997 Economic Development Strategy for Oakland and is also reflected in this policy framework. Capturing emerging industries such as biotechnology, telecommunications, and computer and multi-media industries is important to Oakland, as are continued efforts to retain jobs for Oakland residents working in employment sectors such as service, retail, trade, and manufacturing. In general, the City is striving to attract more jobs in a diverse range of businesses that can capitalize on Oakland's prime location, superior communications infrastructure, multi-modal transportation system and distinctive, attractive neighborhoods.

**Policy I/C1.1 Attracting New Business.**

The City will strive to attract new businesses to Oakland which have potential economic benefits in terms of jobs and/or revenue generation. This effort will be coordinated through a citywide economic development strategy and marketing plan which identifies the City's existing economic base, the assets and constraints for future growth, target industries or activities for future attraction, and geographic areas appropriate for future use and development.

**ZONING ANALYSIS**

The project site is located entirely within the Commercial and Industrial - 2 (CIX-2) Zone. The intent of the CIX-2 Zone is: "to create, preserve, and enhance industrial areas that are appropriate for a wide variety of commercial and industrial establishments." The zone allows for self-or mini-storage industrial activities with the approval of a Conditional Use Permit and Design Review. In this case, and pursuant to Sections 17.73.020 (Permitted and conditionally permitted activities and facilities); 17.134.020 (A)b (Definition of major and minor conditional use permits); and 17.136.040D (Regular Design Review), the Conditional Use Permit and Design Review become Major Permits, for construction of a new facility that is over 25,000 square-feet in floor area, thus requiring review by the Planning Commission.

<b>Development Standard</b>	<b>Required</b>	<b>Proposed</b>
FAR - Greater than 300 feet from a Residential Zone boundary	4.0	3.2
Max. height	55 ft.	55ft.
Min. setbacks	0 ft. front; 0 ft. interior side; 10 ft. street side; 0 ft. rear	35 ft. front; 5 ft. interior side; 10 ft. street side; 25 ft. rear
Site Landscaping and Parking Lot Landscaping	5% and 10%	10% and 12.5%.
Reqd. Bicycle Parking	Long Term (LT) 1/40,000 sf.	2 LT
Reqd. off-street Parking	75 spaces	11 spaces (Variance required)
Reqd. off-street Loading	4 berths	4 berths

Height

The height of the proposed building is within the maximum height of 55 feet in the CIX-2 Zone. An elevator and stair enclosures at roof level will extend to approximately fifty-five (55') feet, which falls within the allowed height limit.

Setbacks

The proposed front thirty-five (35') feet, rear twenty-five (25') feet and side five (5') feet setbacks meet the development standard requirements. The Coliseum Way street side setback of ten (10') feet from the property line meets the required setback.

Parking

The development requires 1 space per 1,500 sf. for a total of seventy-five (75) parking spaces, where the proposal is for a parking provision of eleven (11) spaces. Due to the use of the building as self-storage, Sections 17.116.110 for parking and 17.148.050, allows a Variance to be submitted for the reduction in the parking numbers (discussed below). Bicycle parking is proposed and the project allocates three spaces for parking compliant with ADA standards. Provision is made for loading zones adjacent to the front lobby of the building and the rear entrance.

**ENVIRONMENTAL DETERMINATION**

For the purposes of environmental review under the California Environmental Quality Act (CEQA), the project meets the criteria for a Categorical Exemption under Section 15332 of the CEQA Guidelines (In-fill Exemption Projects), and Special Situations under Section 15183 of the CEQA Guidelines (conformity to a Community Plan, General Plan or Zoning).

With regard to CEQA Section 15332, the project is consistent with the General Plan LUTE (see General Plan Analysis, above) and is located within the City limits on a site less than five acres that is served by existing infrastructure. Further, it is not located in a habitat for endangered or threatened species. Self-storage operations do not attract a significant number of traffic trips or perform activities that create pollutants or noise.

With regarding to Section 15183, the proposal conforms to the zoning of the site and the LUTE (see Zoning Analysis and General Plan Analysis section, above).

**KEY ISSUES AND IMPACTS**

The proposed facility and associated activity is appropriate for this location in a commercial part of the City with appropriate regional access and sufficient parking to serve the operation. The facades provide sufficient visual interest, creating a modern commercial facility and enhancing the economic efficiency of the site. As conditioned, the project will meet all required standards. The site will require a parcel map waiver to allow for construction as proposed.

**Automobile parking and site access**

Provision of the parking requirement (section 17.116.090 (Self- Storage)) in the CIX Zone designed for more labor intensive Industrial Activities would require 75 onsite parking spaces for an industrial activity. However Self-Storage which does not require extensive labor provision and as such the associated parking provision is not required. A transportation parking analysis shows the reduced number of parking spaces (64 space reduction) will be sufficient to meet the activity's parking requirement. The parking analysis illustrates the zoning code requirement in this particular instance, to be excessive and concludes the provision of 11 spaces will provide adequate parking on the basis of the number of storage units at the site. On the basis of encouraging effective and efficient development, Variance findings are provided below which support the need for a parking Variance. The proposed parking will meet the needs of the activity without compromising street parking or uses surrounding the application site.

**Site Plan, Building Design and Landscaping**

The site plan presents a commercial development that responds to the context of urbanized development in the vicinity. The design achieves a visually attractive development that features distinctive elements that come together as a unified whole. The proposed landscaping includes trees, shrubs, ground cover, as well as stormwater planters and other features that enhance the visual quality, functionality, and experience of the area.

**Operation**

The hours of use, associated noise, parking and site circulation are unlikely to create nuisances to surrounding commercial uses. Access to the facility is self-contained with appropriate customer facilities including lobby, office and access, conveniently located to ensure the majority of activities will occur within the building.

**CONCLUSION**

The proposed project is a well-designed self-storage facility that is consistent with the Oakland General Plan, and Zoning. The project provides adequate off street parking, a visually attractive building with appropriate landscape screening at the site and will provide essential commercial activities in Oakland and help facilitate economic growth in the Bay Area.

**RECOMMENDATIONS:**

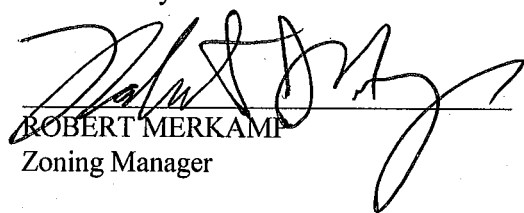
1. Affirm staff's environmental determination.
2. Approve the Major Conditional Use Permit, Major Design Review and Minor Variance subject to the attached Findings and Conditions of Approval.

Prepared by:

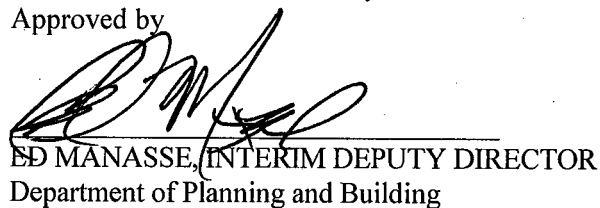


Robert Smith  
Planner III

Reviewed by:

  
ROBERT MERKAMP  
Zoning Manager

Approved by

  
ED MANASSE, INTERIM DEPUTY DIRECTOR  
Department of Planning and Building

**ATTACHMENTS:**

- A. Findings
- B. Conditions of Approval
- C. Project Plans
- D. Transportation Parking Study

ATTACHMENT A

**FINDINGS FOR APPROVAL:**

This proposal meets the required findings under Sections 17.136.050(B) Non-Residential Design Review, Section 17.134.050 General Use Permit Criteria, and Section 17.148.050 Variance Findings, as set forth below. Required findings are shown in **bold type**; explanations as to why these findings can be made are in normal type.

**REGULAR DESIGN REVIEW, NON-RESIDENTIAL CRITERIA, 17.136.050(B):**

- A. 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;**

The south and west elevations facing the freeway and Coliseum Way will be the most visible facades and are appropriately designed to create visual interest. The commercial facility features masonry, metal and glazed portions of façade on all elevations, with projections and recesses to add articulation. Facades facing the major corridors (Coliseum Way and I880) presents an attractive design, which among other things, will feature a corner section of two large glazed portions of façade approximately 38' by 27' and 30' by 27' to denote the primary entrance to the building. The combination of materials is appropriate for the proposed use, and will offer an overall enhancement to the surrounding area. The landscaping which is proposed on all sides will soften the visual impact of the building as seen from ground level.

- B. 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 building will be visually interesting and will resemble a modern commercial building. The proposed landscaping will help to soften the building at street level. The design of the building promotes future investment and development.

- C. 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 the General Plan Analysis section, above.



**GENERAL USE PERMIT CRITERIA, 17.134.050:**

- 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.**

This proposal will be prominently visible from Coliseum Way and I880. The scale and bulk of the front and side facades will be broken up through a combination of material change and building articulation, with both the overall building footprint and Floor Area Ratio within prescribed limits. The surrounding streets have ample capacity to absorb the light traffic generated by a self-storage activity. As proposed, this development will operate in compatibility with both the commercial and industrial uses in the area with few impacts, if any, to the surrounding neighborhoods.

- 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 facility will have regional access by the I-880 freeway and sufficient vehicle parking facilities and maneuvering areas for the proposed use (see Minor Variance Findings). The site and floor plans are designed for convenient use of self-storage units for customers.

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

The proposed activity will allow for a desired level of low impact commercial activity within a commercial context. Self-storage is an essential service to the community and the region by allowing residents and business to store possessions at off-site locations.

- D. That the proposal conforms to all applicable design review criteria set forth in the design review procedure at Section 17.136.050.**

The proposal conforms to the required design review criteria, above.

- 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.**

See General Plan Analysis section, above.

**VARIANCE CRITERIA 17.148.050:**

- A. Strict compliance with the specified regulations would result in practical difficulty or unnecessary hardship inconsistent with the purpose of the Zoning Regulations, due to unique physical or topographic circumstances or conditions of design; or, as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution improving livability, operational efficiency, or appearance:**

The proposed Variance will allow for the appropriate reduction of off-street parking spaces from the required 75 onsite spaces to 11 spaces for a newly constructed industrial activity in the CIX-2 Zone. The provision of the zoning code (Section 17.116.090 Minimum Parking for Industrial Activities (Self- Storage) in the CIX Zones prescribe a minimum floor area threshold of 10,000 square feet wherein parking is required at one space for each 1,500 square-feet of floor area. This translates to 75 off-street parking spaces for the subject self-storage facility. Strict compliance with this zoning regulation would be inefficient for the proposed skeleton-employee and low-traffic activity. The intention of the regulation is to provide employee parking for large-scale labor-intensive industrial activities. The self-storage activity proposed here does not fit within the anticipated activities for which the industrial parking standards were conceived. The reduced parking number will allow for efficient site planning, maximizing the operational potential of the available site area and illuminating a practical difficulty which other operators within the surrounding area do not face. Self-storage activities do not typically require large amounts of daily parking due to relatively infrequent visitations, and low staffing of no more than 2 persons per shift. The inclusion of the prescribed parking which, as noted above, would not be consistently in use, would represent an misutilization of land which will be otherwise used for productive commercial activity.

The self-storage activity is projected to typically generate maximum peak hour car trips of approximately 17 for a 100,000 square-foot facility. The proposed 11 parking spaces, four loading docks for larger vehicles, two loading bays for each accessible frontage, and bicycle parking are sufficient to accommodate the size of facility. The applicant has submitted a parking analysis with comparisons of neighboring City parking requirements, and Institute of Traffic Engineers (ITE) parking rates, equal to 0.17 parking spaces per 1,000 sf of floor area at peak hourly usage rates. The parking analysis shows the proposed provision will be sufficient to support the requirements of the proposed facility.

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

The intent of the parking section of the zoning code is to allow for very large numbers of employees engaged in industrial production facilities. The maximum proposed staffing of this operation is approximately 2 persons per shift. In this case, the large floor area is required for a low intensity use with limited visitations and, a relatively small number of patrons and car trips are required. As conditioned, the number of parking spaces shall be sufficient for the site.

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

As conditioned, the project will not have an adverse effect on the parking opportunities in the surrounding area.

- D) The variance will not constitute a grant of special privilege inconsistent with limitations imposed on similarly zoned properties or inconsistent with the purposes of the Zoning Regulations:**

The granting of the Variance would not constitute a grant of special privilege because, as conditioned, the reduction of parking will not result in the impacts that the zoning code seeks to avoid.

- E. That the elements of the proposal requiring the variance (e.g. elements such as buildings, walls, fences, driveways, garages and carports, etc.) conform with Regular Design review Criteria set forth in the design review procedures at section 17.136.050:**

See above.

**ENVIRONMENTAL DETERMINATION**

For purposes of environmental review under the California Environmental Quality Act (CEQA), the project meets the criteria for a Categorical Exemption under Section 15332 of the CEQA Guidelines. The criteria for a Categorical Exemption under Section 15332 of the CEQA guidelines are as follows:

- 1) The project is consistent with the applicable general plan designation and all general plan policies as well as with applicable zoning designation and regulations.**

See the General Plan Analysis Zoning Analysis sections, above.

- 2) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.**

The development site is located within the Oakland City limits, is less than five acres and is surrounded by commercial, transportation, or industrial uses on three sides.

- 3) The project site has no value as habitat for endangered, rare, or threatened species.**

The project site is developed as a commercial lot with other such commercial activities (open facilities and enclosed alike) surrounding the site which do not contain any habitat for endangered, rare, or threatened species.

- 4) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.**

The proposal is within the capacity of the surrounding area to accommodate vehicle access, and levels of traffic trip generation. The commercial activities proposed generate minimal vehicle trips. With implementation of standard and specific conditions of approval related to design, construction activities, and ongoing project activities, the project will not result in any significant impacts on, noise, air quality, or water quality.

- 5) The site can be adequately served by all required utilities and public services.**

All required utilities are readily accessible on the surrounding streets. There are ample fire and police services in the area.

**ATTACHMENT B**

**CONDITIONS OF APPROVAL**

**STANDARD CONDITIONS:**

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**1. Approved Use**

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, staff report and the approved plans received **August 30, 2018**, as amended by the following conditions of approval and mitigation measures, if applicable (“Conditions of Approval” or “Conditions”).

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

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

**3. Compliance with Other Requirements**

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

**Attachment B**

**CONDITIONS OF APPROVAL**

#### **4. Minor and Major Changes**

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

#### **5. Compliance with Conditions of Approval**

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

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

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

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

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

## **8. Indemnification**

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

## **9. Severability**

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

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

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

## **11. Public Improvements**

The project applicant shall obtain all necessary permits/approvals, such as encroachment permits, obstruction permits, curb/gutter/sidewalk permits, and public improvement ("p-job") permits from the City for work in the public right-of-way, including but not limited to, streets, curbs, gutters, sidewalks, utilities, and fire hydrants. Prior to any work in the public

right-of-way, the applicant shall submit plans for review and approval by the Bureau of Planning, the Bureau of Building, Engineering Services, Department of Transportation, and other City departments as required. Public improvements shall be designed and installed to the satisfaction of the City.

## **12. Compliance Matrix**

The project applicant shall submit a Compliance Matrix, in both written and electronic form, for review and approval by the Bureau of Planning and the Bureau of Building that lists each Condition of Approval (including each mitigation measure if applicable) in a sortable spreadsheet. The Compliance Matrix shall contain, at a minimum, each required Condition of Approval, when compliance with the Condition is required, and the status of compliance with each Condition. For multi-phased projects, the Compliance Matrix shall indicate which Condition applies to each phase. The project applicant shall submit the initial Compliance Matrix prior to the issuance of the first construction-related permit and shall submit an updated matrix upon request by the City.

## **13. Construction Management Plan**

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

## **14. 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

### **15. Trash and Blight Removal**

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

### **16. Graffiti Control**

Requirement:

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

## **17. Landscape Plan**

### **a. *Landscape Plan Required***

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: N/A

### **b. *Landscape Installation***

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

When Required: Prior to building permit final

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

### **c. *Landscape Maintenance***

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

## **18. 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

**19. Public Art for Private Development**

Requirement: The project is subject to the City's Public Art Requirements for Private Development, adopted by Ordinance No. 13275 C.M.S. ("Ordinance"). The public art contribution requirements are equivalent to one-half percent (0.5%) for the "residential" building development costs, and one percent (1.0%) for the "non-residential" building development costs.

The contribution requirement can be met through: 1) the installation of freely accessible art at the site; 2) the installation of freely accessible art within one-quarter mile of the site; or 3) satisfaction of alternative compliance methods described in the Ordinance, including, but not limited to, payment of an in-lieu fee contribution. The applicant shall provide proof of full payment of the in-lieu contribution and/or provide plans, for review and approval by the Planning Director, showing the installation or improvements required by the Ordinance prior to issuance of a building permit.

Proof of installation of artwork, or other alternative requirement, is required prior to the City's issuance of a final certificate of occupancy for each phase of a project unless a separate, legal binding instrument is executed ensuring compliance within a timely manner subject to City approval.

When Required: Payment of in-lieu fees and/or plans showing fulfillment of public art requirement – Prior to Issuance of Building permit

Installation of art/cultural space – Prior to Issuance of a Certificate of Occupancy.

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

**20. Dust Controls – Construction Related**

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

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

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- f) All trucks and equipment, including tires, shall be washed off prior to leaving the site.
- g) Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel.

**21. Diesel Particulate Matter Controls-Construction Related**

**a. *Diesel Particulate Matter Reduction Measures***

Requirement: The project applicant shall implement appropriate measures during construction to reduce potential health risks to sensitive receptors due to exposure to diesel particulate matter (DPM) from construction emissions. The project applicant shall choose **one** of the following methods:

- i. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with current guidance from the California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment to determine the health risk to sensitive receptors exposed to DPM from project construction emissions. The HRA shall be submitted to the City (and the Air District if specifically requested) for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then DPM reduction measures are not required. If the HRA concludes that the health risk exceeds acceptable levels, DPM reduction measures shall be identified to reduce the health risk to acceptable levels as set forth under subsection b below. Identified DPM reduction measures shall be submitted to the City for review and approval prior to the issuance of building permits and the approved DPM reduction measures shall be implemented during construction.

-or-

- ii. All off-road diesel equipment shall be equipped with the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by CARB. The equipment shall be properly maintained and tuned in accordance with manufacturer specifications. This shall be verified through an equipment inventory submittal and Certification Statement that the Contractor agrees to compliance and acknowledges that a significant violation of this requirement shall constitute a material breach of contract.

When Required: Prior to issuance of a construction related permit (i), during construction (ii)

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

**b. *Construction Emissions Minimization Plan (if required by a above)***

Requirement: The project applicant shall prepare a Construction Emissions Minimization Plan (Emissions Plan) for all identified DPM reduction measures (if any).

The Emissions Plan shall be submitted to the City (and the Bay Area Air Quality

District if specifically requested) for review and approval prior to the issuance of building permits. The Emissions Plan shall include the following:

- i. An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date.
- ii. A Certification Statement that the Contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract.

When Required: Prior to issuance of a construction related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

## **22. Criteria Air Pollutant Controls - Construction Related**

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

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

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the Air District if specifically requested), the project applicant shall provide written documentation that fleet requirements have been met.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

### **23. Truck-Related Risk Reduction Measures (Toxic Air Contaminants)**

#### ***d. Truck Loading Docks***

Requirement: The project applicant shall locate proposed truck loading docks as far from nearby sensitive receptors as feasible.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

#### ***e. Truck Fleet Emission Standards***

Requirement: The project applicant shall comply with all applicable California Air Resources Board (CARB) requirements to control emissions from diesel engines and demonstrate compliance to the satisfaction of the City. Methods to comply include, but are not limited to, new clean diesel trucks, higher-tier diesel engine trucks with added Particulate Matter (PM) filters, hybrid trucks, alternative energy trucks, or other methods that achieve the applicable CARB emission standard. Compliance with this requirement shall be verified through CARB's Verification Procedures for In-Use Strategies to Control Emissions from Diesel Engines.

When Required: Prior to building permit final; ongoing

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

### **24. 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

### **25. Bird Collision Reduction Measures**

Requirement: The project applicant shall submit a Bird Collision Reduction Plan for City review and approval to reduce potential bird collisions to the maximum feasible extent. The Plan shall include all of the following mandatory measures, as well as applicable and specific project Best Management Practice (BMP) strategies to reduce bird strike impacts to

the maximum feasible extent. The project applicant shall implement the approved Plan. Mandatory measures include all of the following:

- i. For large buildings subject to federal aviation safety regulations, install minimum intensity white strobe lighting with three second flash instead of solid red or rotating lights.
- ii. Minimize the number of and co-locate rooftop-antennas and other rooftop structures.
- iii. Monopole structures or antennas shall not include guy wires.
- iv. Avoid the use of mirrors in landscape design.
- v. Avoid placement of bird-friendly attractants (i.e., landscaped areas, vegetated roofs, water features) near glass unless shielded by architectural features taller than the attractant that incorporate bird friendly treatments no more than two inches horizontally, four inches vertically, or both (the "two-by-four" rule), as explained below.
- vi. Apply bird-friendly glazing treatments to no less than 90 percent of all windows and glass between the ground and 60 feet above ground or to the height of existing adjacent landscape or the height of the proposed landscape. Examples of bird-friendly glazing treatments include the following:
  - Use opaque glass in window panes instead of reflective glass.
  - Uniformly cover the interior or exterior of clear glass surface with patterns (e.g., dots, stripes, decals, images, abstract patterns). Patterns can be etched, fritted, or on films and shall have a density of no more than two inches horizontally, four inches vertically, or both (the "two-by-four" rule).
  - Install paned glass with fenestration patterns with vertical and horizontal mullions no more than two inches horizontally, four inches vertically, or both (the "two-by-four" rule).
  - Install external screens over non-reflective glass (as close to the glass as possible) for birds to perceive windows as solid objects.
  - Install UV-pattern reflective glass, laminated glass with a patterned UV-reflective coating, or UV-absorbing and UV-reflecting film on the glass since most birds can see ultraviolet light, which is invisible to humans.
  - Install decorative grilles, screens, netting, or louvers, with openings no more than two inches horizontally, four inches vertically, or both (the "two-by-four" rule).
  - Install awnings, overhangs, sunshades, or light shelves directly adjacent to clear glass which is recessed on all sides.
  - Install opaque window film or window film with a pattern/design which also adheres to the "two-by-four" rule for coverage.
- vi. Reduce light pollution. Examples include the following:
  - Extinguish night-time architectural illumination treatments during bird migration season (February 15 to May 15 and August 15 to November 30).
  - Install time switch control devices or occupancy sensors on non-emergency interior lights that can be programmed to turn off during non-work hours and between 11:00 p.m. and sunrise.
  - Reduce perimeter lighting whenever possible.

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- Install full cut-off, shielded, or directional lighting to minimize light spillage, glare, or light trespass.
  - Do not use beams of lights during the spring (February 15 to May 15) or fall (August 15 to November 30) migration.
- vii. Develop and implement a building operation and management manual that promotes bird safety. Example measures in the manual include the following:
- Donation of discovered dead bird specimens to an authorized bird conservation organization or museums (e.g., UC Berkeley Museum of Vertebrate Zoology) to aid in species identification and to benefit scientific study, as per all federal, state and local laws.
  - Distribution of educational materials on bird-safe practices for the building occupants. Contact Golden Gate Audubon Society or American Bird Conservancy for materials.
  - Asking employees to turn off task lighting at their work stations and draw office blinds, shades, curtains, or other window coverings at end of work day.
  - Install interior blinds, shades, or other window coverings in windows above the ground floor visible from the exterior as part of the construction contract, lease agreement, or CC&Rs.
  - Schedule nightly maintenance during the day or to conclude before 11 p.m., if possible.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

## **26. 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

#### **27. 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

#### **28. 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

### **29. Soils Report**

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

### **30. 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

### **31. 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

### **32. NPDES C.3 Stormwater Requirements for Regulated Projects**

#### ***f. 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

#### ***g. 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

### **33. Structures in a Flood Zone**

Requirement: The project shall be designed to ensure that new structures within a 100-year flood zone do not interfere with the flow of water or increase flooding. The project applicant shall submit plans and hydrological calculations for City review and approval with the construction-related drawings that show finished site grades and floor elevations elevated above the Base Flood Elevation (BFE).

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

### **34. Construction Days/Hours**

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

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

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

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

allow construction activity outside of the above days/hours, the project applicant shall submit information concerning the type and duration of proposed construction activity and the draft public notice for City review and approval prior to distribution of the public notice.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

### **35. Construction Noise**

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

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

### **36. Extreme Construction Noise**

a. ***Construction Noise Management Plan Required***

Requirement: Prior to any extreme noise generating construction activities (e.g., pier drilling, pile driving and other activities generating greater than 90dBA), the project applicant shall submit a Construction Noise Management Plan prepared by a qualified acoustical consultant for City review and approval that contains a set of site-specific noise attenuation measures to further reduce construction impacts associated with extreme noise

generating activities. The project applicant shall implement the approved Plan during construction. Potential attenuation measures include, but are not limited to, the following:

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

**b. *Public Notification Required***

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

When Required: During construction

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

**37. 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

### **38. 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

### **39. Capital Improvements Impact Fee**

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

When Required: Prior to issuance of building permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

## ***TRANSPORTATION/TRAFFIC***

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

#### **c. *Obstruction Permit Required***

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

When Required: Prior to approval of construction-related permit

Initial Approval: Department of Transportation

Monitoring/Inspection: Department of Transportation

#### **d. *Traffic Control Plan Required***

Requirement: In the event of obstructions to vehicle or bicycle travel lanes, bus stops, or sidewalks, the project applicant shall submit a Traffic Control Plan to the City for review and approval prior to obtaining an obstruction permit. The project applicant shall submit evidence of City approval of the Traffic Control Plan with the application for an obstruction permit. The Traffic Control Plan shall contain a set of comprehensive traffic control measures for auto, transit, bicycle, and pedestrian accommodations (or detours,

if accommodations are not feasible), including detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. The Traffic Control Plan shall be in conformance with the City's Supplemental Design Guidance for Accommodating Pedestrians, Bicyclists, and Bus Facilities in Construction Zones. The project applicant shall implement the approved Plan during construction.

Initial Approval: Department of Transportation

Monitoring/Inspection: Department of Transportation

e. ***Repair of City Streets***

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

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Department of Transportation

**41. 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

**42. Transportation Impact Fee**

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

When Required: Prior to issuance of building permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

**43. Plug-In Electric Vehicle (PEV) Charging Infrastructure**

a. ***PEV-Ready Parking Spaces***

Requirement: The applicant shall submit, for review and approval of the Building Official and the Zoning Manager, plans that show the location of parking spaces equipped with full electrical circuits designated for future PEV charging (i.e. "PEV-Ready") per the requirements of Chapter 15.04 of the Oakland Municipal Code.



Building electrical plans shall indicate sufficient electrical capacity to supply the required PEV-Ready parking spaces.

When Required: Prior to Issuance of Building Permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

b. ***PEV-Capable Parking Spaces***

Requirement: The applicant shall submit, for review and approval of the Building Official, plans that show the location of inaccessible conduit to supply PEV-capable parking spaces per the requirements of Chapter 15.04 of the Oakland Municipal Code. Building electrical plans shall indicate sufficient electrical capacity to supply the required PEV-capable parking spaces.

When Required: Prior to Issuance of Building Permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

**44. 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

**45. 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

#### **46. 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 (2) cubic feet of storage and collection space per residential unit is required, with a minimum of ten (10) cubic feet. For nonresidential projects, at least two (2) cubic feet of storage and collection space per 1,000 square feet of building floor area is required, with a minimum of ten (10) cubic feet.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

#### **47. 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.
  - The Bay Friendly Basic Landscape Checklist per the approved Planning entitlement process.
  - All green building points identified on the checklist approved during review of the Planning and Zoning permit, unless a Request for Revision Plan-check application is submitted and approved by the Bureau of Planning that shows the previously approved points that will be eliminated or substituted.
  - The required green building point minimums in the appropriate credit categories.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

b. ***Compliance with Green Building Requirements During Construction***

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

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

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

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

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

When Required: Prior to Final Approval

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

**48. Green Building Requirements – Small Projects**

d. ***Compliance with Green Building Requirements During Plan-Check***

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) for projects using the The Bay Friendly Basic Landscape Checklist.

- i. The following information shall be submitted to the City for review and approval with 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 green building checklist approved during the review of a 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 (b) below.
  - Other documentation to prove compliance.
- ii. The set of plans in subsection (a) shall demonstrate compliance with the following:
  - CALGreen mandatory measures.
  - All applicable green building measures identified on the checklist approved during the review of a Planning and Zoning permit, or submittal of a Request for Revision Plan-check application that shows the previously approved points that will be eliminated or substituted.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

e. ***Compliance with Green Building Requirements During Construction***

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

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

- i. Completed copy of the green building checklists approved during review of the Planning and Zoning permit and during the review of the Building permit.
- ii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**49. 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

#### **50. 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

#### **51. Recycled Water**

Requirement: Pursuant to section 16.08.030 of the Oakland Municipal Code, the project applicant shall provide for the use of recycled water in the project for landscape irrigation purposes unless the City determines that there is a higher and better use for the recycled water, the use of recycled water is not economically justified for the project, or the use of recycled water is not financially or technically feasible for the project. The project applicant shall contact the New Business Office of the East Bay Municipal Utility District (EBMUD) for a recycled water feasibility assessment by the Office of Water Recycling. If recycled water is to be provided in the project, the project drawings submitted for construction-related permits shall include the proposed recycled water system and the project applicant shall install the recycled water system during construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

#### **52. 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):

***CONDITIONS OF APPROVAL***

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

*Performance Measures:* Prior to construction, the project applicant shall prepare and submit a Landscape Documentation Package for review and approval, which includes the following

- a. Project Information:
  - i. Date,
  - ii. Applicant and property owner name,
  - iii. Project address,
  - iv. Total landscape area,
  - v. Project type (new, rehabilitated, cemetery, or home owner installed),
  - vi. Water supply type and water purveyor,
  - vii. Checklist of documents in the package, and
  - viii. Applicant signature and date with the statement: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package."
- b. Water Efficient Landscape Worksheet
  - i. Hydrozone Information Table
  - ii. Water Budget Calculations with Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use
- c. Soil Management Report
- d. Landscape Design Plan
- e. Irrigation Design Plan, and
- f. Grading Plan

Upon installation of the landscaping and irrigation systems, the Project applicant shall submit a Certificate of Completion and landscape and irrigation maintenance schedule for review and approval by the City. The Certificate of Compliance shall also be submitted to the local water purveyor and property owner or his or her designee.

For the specific requirements within the Water Efficient Landscape Worksheet, Soil Management Report, Landscape Design Plan, Irrigation Design Plan and Grading Plan, see the link below.

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

***CONDITIONS OF APPROVAL***

**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

***CONDITIONS OF APPROVAL***

**53. Specific Condition, Parcel Map Approval**

Requirement: The applicant shall verify that the subject parcels have been combined by an approved map process.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

**54. Specific Condition, Final Circulation Plan**

Requirement: The final building design plans shall indicate the circulation management approach relating to employee and customer vehicle movement. The approach will be required to ensure public safety is maintained for access and egress to the subject site to and from 45<sup>th</sup> Street and Coliseum Way.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

**55. Specific Condition, Final Building Design and Building Plans and Landscaping**

Requirement: The final building design plans shall be approved by the Zoning Manager, and include all modifications requested by the approving body. At the discretion of the Zoning Manager, additional minor design changes shall be implemented to enhance the landscape features. Final landscape plans shall be presented for the approval of the Zoning Manager including the area of the setback/ landscape buffer from the proposed building wall and the proposed property-line, as well as the street trees. Details of all fencing (design and function) shall be included in the final building plans sets. No razor wire shall be viewable from the street facing frontages. The landscaped areas, including street trees shall include an appropriate landscape irrigation system. The landscaping shall be maintained in good condition or wholly replaced as need.

When Required: Prior to approval of construction-related permit, and ongoing

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building



# A-1 SELF STORAGE

## OAKLAND, CALIFORNIA

### OWNER / DEVELOPER:

CASTER PROPERTIES, INC.  
A-1 SELF STORAGE  
4607 MISSION GORGE PLACE  
SAN DIEGO, CA. 92120  
CONTACT: TOM KEARNEY  
619.287.8873

### PROJECT DESCRIPTION:

THE CONSTRUCTION OF A 112,485 S.F SELF STORAGE FACILITY THAT IS ONE BUILDING, FIVE STORIES IN HEIGHT. THE ENTIRE BUILDING WILL BE TYPE II-A CONSTRUCTION AND FIRE SPRINKLED.

### PROPERTY ADDRESS:

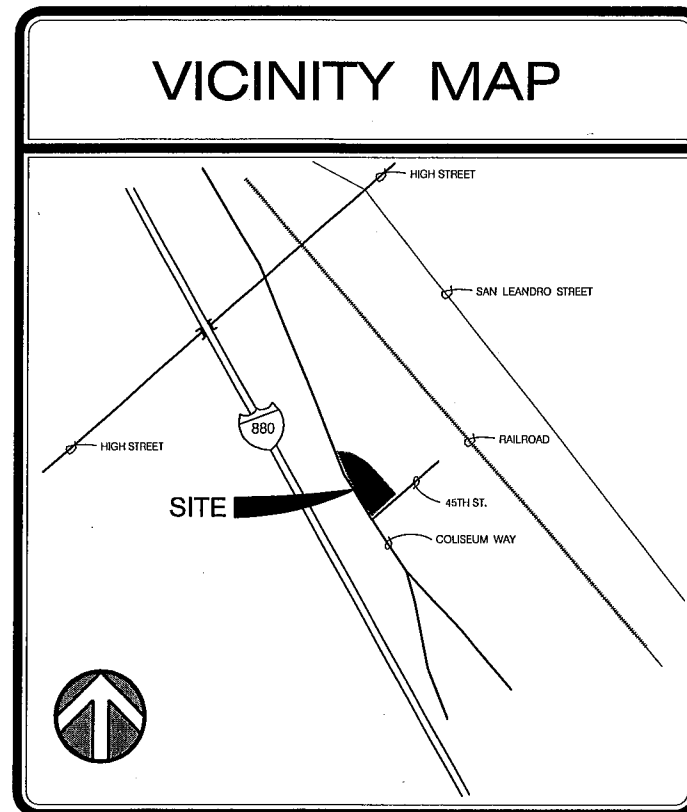
4356 COLISEUM WAY  
OAKLAND, CA.

APN#: 034-2290-002-01 / 034-2290-003-01 / 034-2290-004-01

### PROJECT DATA

PROPERTY ZONING: CIX-2  
SITE AREA: .828 ACRES (35,672 S.F). GROSS  
COVERAGE: 68.8 %  
F. A. R. ALLOWED: 4.0 (142,688 SF)  
F. A. R. PROPOSED: 3.15 (112,485 SF)  
OCCUPANCY: B & S-1  
CONSTRUCTION TYPE: TYPE II - A (SPRINKLED)  
SPECIFIC USE: SELF STORAGE

### VICINITY MAP



### SHEET SCHEDULE

1	TITLE SHEET
2	SITE PLAN
3	FIRST FLOOR PLAN
4	SECOND FLOOR PLAN
5	THIRD FLOOR PLAN
6	FOURTH FLOOR PLAN
7	FIFTH FLOOR PLAN
8	ROOF PLAN
9	EXTERIOR ELEVATIONS
10	EXTERIOR ELEVATIONS
11	BUILDING SECTIONS
E1.0	ELECTRICAL SITE PLAN W/ FIXTURES
E2.0	LIGHT FIXTURE MANUFACTURER SPECS
C1	GRADING PLAN
C2	POST CONSTRUCTION PLAN
C3	EROSION & SEDIMENT CONTROL PLAN
T1	BOUNDARY & TOPOGRAPHIC SURVEY
T2	BOUNDARY & TOPOGRAPHIC SURVEY
T3	BOUNDARY & TOPOGRAPHIC SURVEY
L1	CONCEPTUAL LANDSCAPE PLAN
L2	WATER EFFICIENCY PLAN

REVISION	BY
10.23.18	△
1.24.19	△
	△
	△

**RMI ARCHITECTS**  
ARCHITECTURE • PLANNING • INTERIOR DESIGN  
6530 University Avenue  
Oakland, CA 94620  
Phone: (510) 465-2021  
Fax: (510) 465-2021  
Contact: Rick Marrs  
rmi@rmi-architects.com



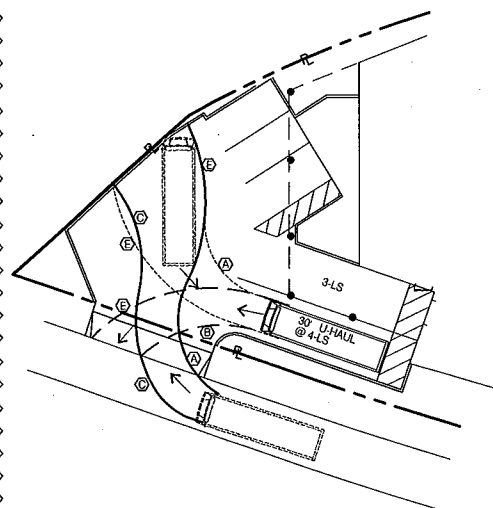
OWNER

CONTRACTOR  
**CASTER PROPERTIES, INC**  
OWNER  
OAKLAND, CA.  
4607 MISSION GORGE PLACE  
SAN DIEGO, CA 92120 (619) 287-8873

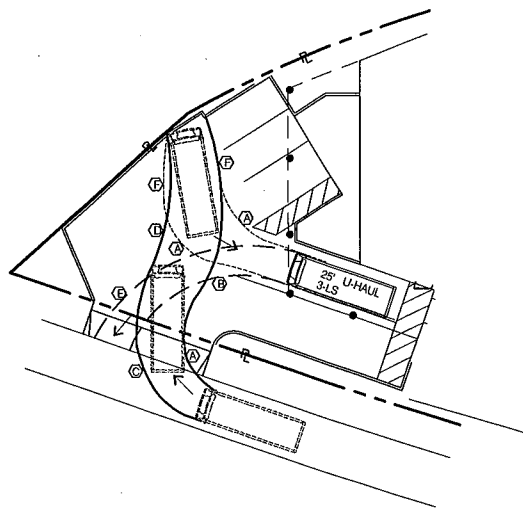
**A-1 Self Storage**  
4356 COLISEUM WAY  
OAKLAND, CA.

PROJECT

DATE:	8.27.18
SCALE:	
DRAWN:	
JOB NO:	
	1 OF 21



TURNING RADIUS	
LETTER	RADIUS
A	20'-0"
B	28'-0"
C	30'-0"
D	39'-0"
E	42'-0"
F	60'-0"



30' TRUCK TURN @ LOADING SPACE 4-LS  
SCALE: 1"=20'-0"

25' TRUCK TURN @ LOADING SPACE 3-LS  
SCALE: 1"=20'-0"

## PROJECT DATA

OWNER / APPLICANT: CASTER PROPERTIES (A1-SELF STORAGE)

SITE ADDRESS: 4356 COLISEUM WAY  
OAKLAND, CA. 94601

PROPERTY ZONING: CIX-2

SITE AREA: .819 ACRES (35,672 S.F.), GROSS  
COVERAGE: 68.8 %

F. A. R. ALLOWED: 4.0 (142,688 SF)  
F. A. R. PROPOSED: 3.15 (112,485 SF)

CONSTRUCTION TYPE: TYPE II - A  
SPRINKLED

OCCUPANCY: B & S-1

SPECIFIC USE: SELF STORAGE

### BUILDING AREA:

5th FLOOR:	23,980 sf
4th FLOOR:	23,980 sf
3rd FLOOR:	23,980 sf
2nd FLOOR:	21,398 sf
1st FLOOR:	19,140 sf
<b>TOTAL</b>	<b>112,485 sf</b>

### PARKING:

PROVIDED: 11 SPACES

LOADING SPACE (LS): (45'x12')

PROVIDED: 4 SPACES

### LANDSCAPE:

REQUIRED FOR PARKING: 9,098 SF / 10% = 910 SF  
ACTUAL: 962 SF

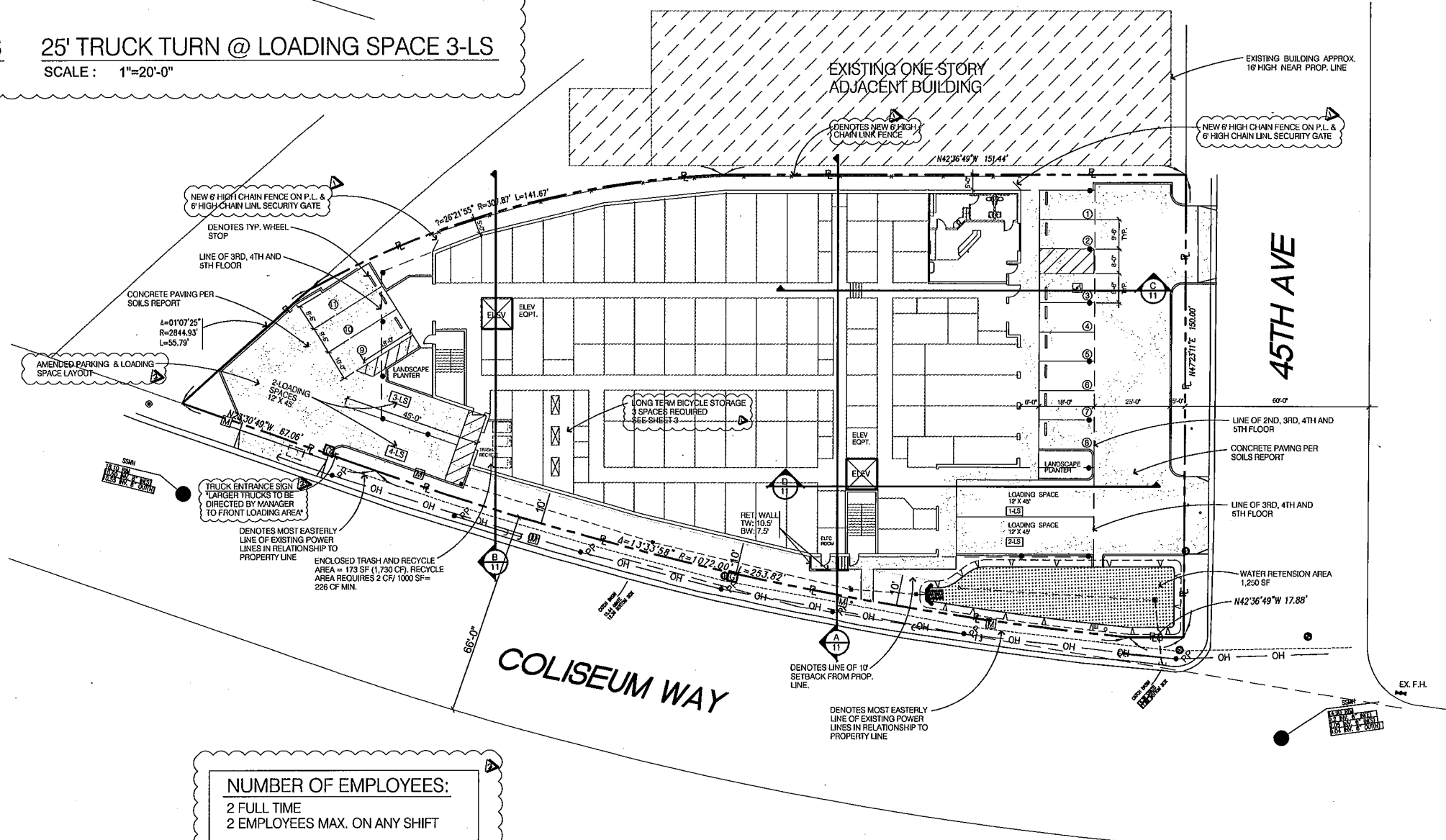
REQUIRED FOR SITE: 35,672 SF / 5% = 1,784 SF  
ACTUAL: 4,522 SF

### NUMBER OF EMPLOYEES:

2 FULL TIME  
2 EMPLOYEES MAX. ON ANY SHIFT

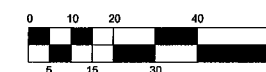
### HOURS OF OPERATION:

7:00 AM UNTIL 10:00 PM  
7 DAYS A WEEK



## SITE PLAN

SCALE: 1"=20'-0"



BAR SCALE

REVISION	BY
10.23.18	
1.24.19	

**RMI ARCHITECTS**  
ARCHITECTURE • PLANNING • INTERIOR DESIGN  
8330 UNIVERSITY AVENUE, SUITE 2011  
LA MESA, CA 91941  
CONTACT: RICK MARRS (619) 465-2011 (103)  
RICKMARRS@RMI-ARCHITECTS.COM



OWNER

CONTRACTOR  
**CASTER PROPERTIES, INC.**  
OWNER  
OAKLAND, CA.  
4607 MISSION GORGE PLACE  
SAN DIEGO, CA 92120 (619) 257-8873

**A-1 Self Storage**  
4356 COLISEUM WAY  
OAKLAND, CA.

PROJECT

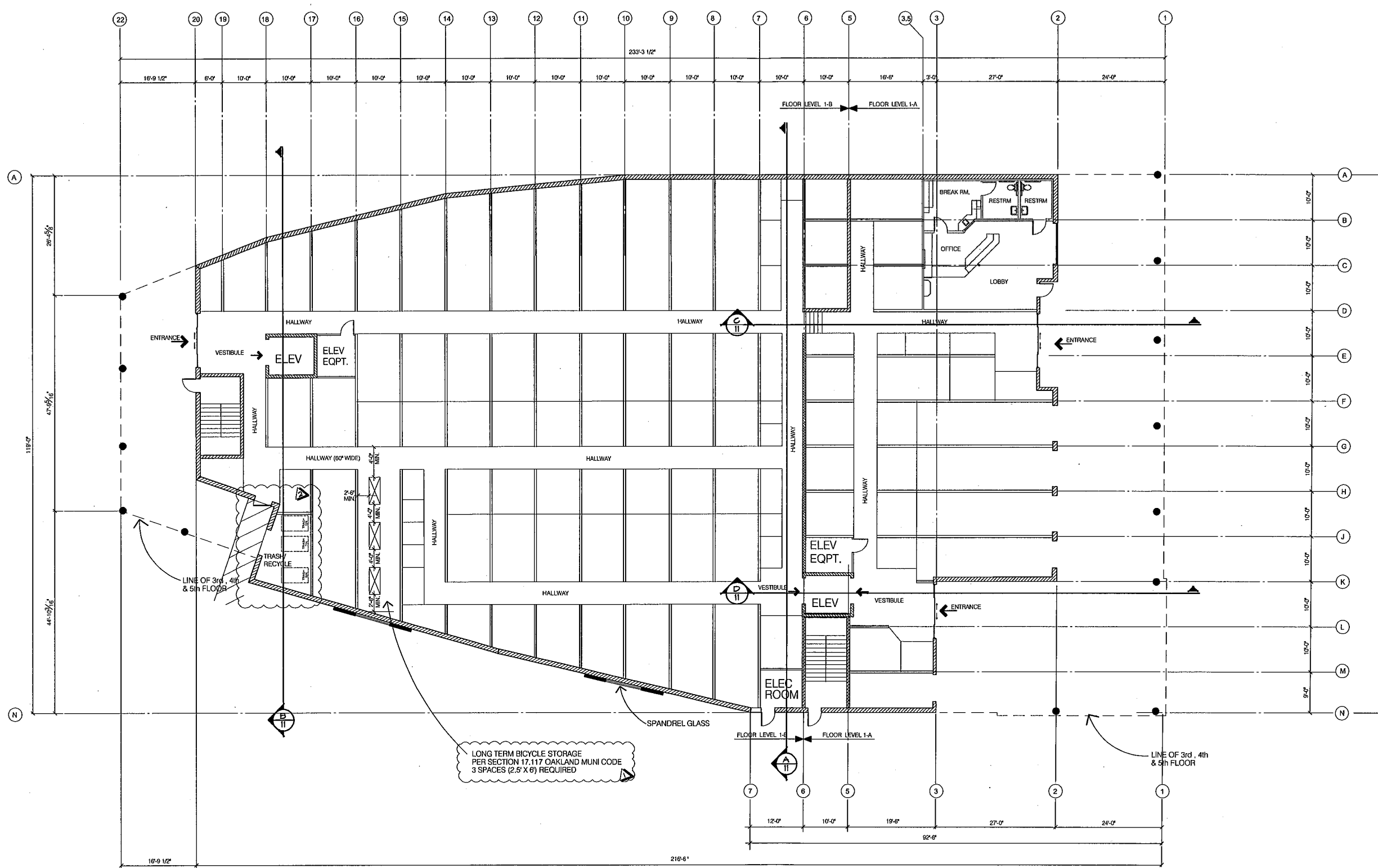
DATE: 8.27.18

SCALE:

DRAWN:

JOB NO:

2



**1ST FLOOR PLAN**  
SCALE: 3/32" = 1'-0"

REVISION	BY
10.23.18	▲
1.24.19	▲

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LA MEZA, CA 91941  
CONTACT: RICK MARRS  
RICK@RMIARCHITECTS.COM



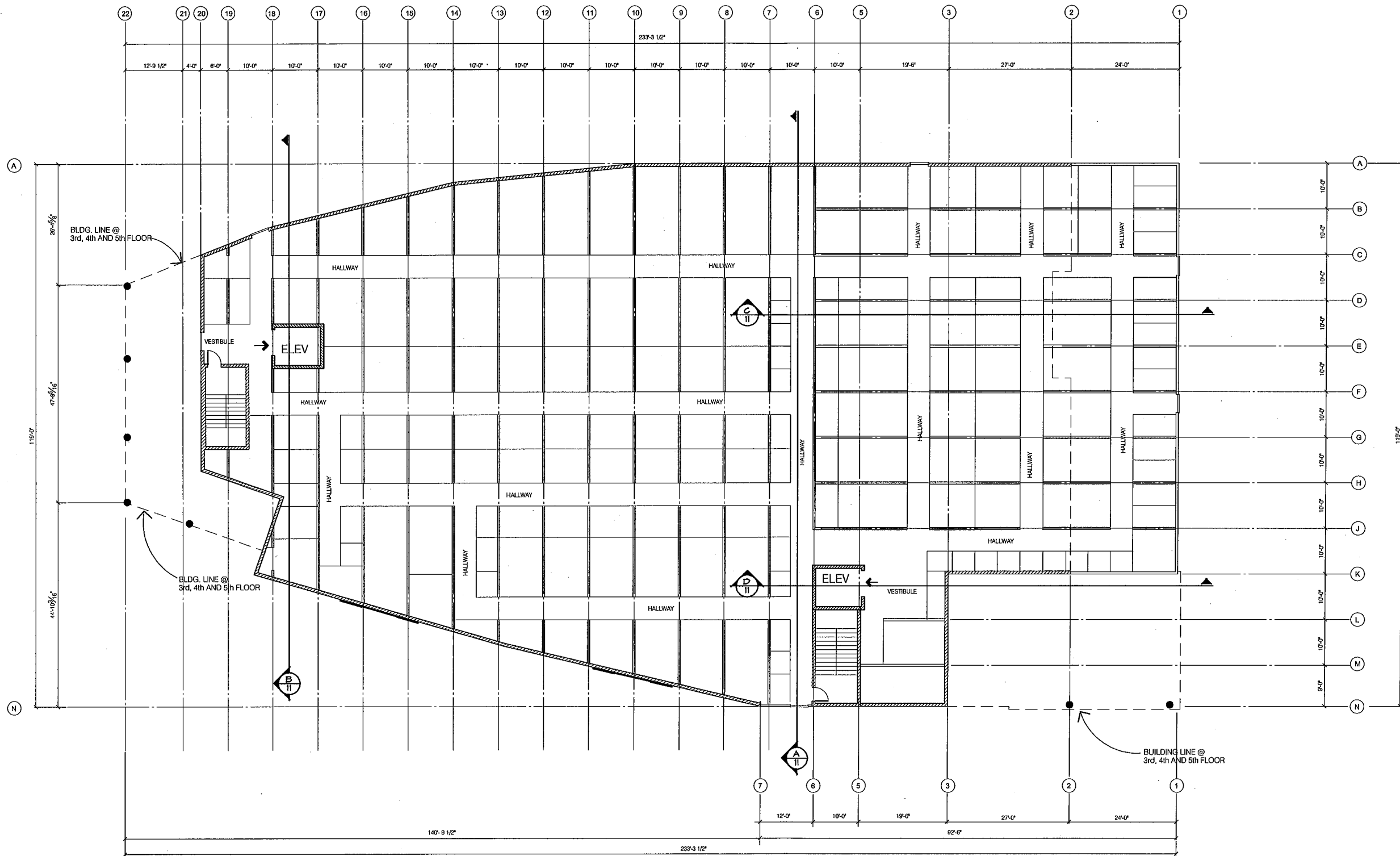
OWNER

CONTRACTOR  
**CASTER PROPERTIES, INC.**  
OWNER  
**OAKLAND, CA.**  
4807 MISSION CORP. PLACE  
SAN DIEGO, CA 92120 (619) 287-8873

**A-1 Self Storage**  
4356 COLISEUM WAY  
OAKLAND, CA.

PROJECT

DATE: 8.27.18
SCALE:
DRAWN:
JOB NO:
<b>3</b>



# 2ND FLOOR PLAN

SCALE: 3/32" = 1'-0"

REVISION	BY

**RMI ARCHITECTS**  
 ARCHITECTURE • PLANNING • INTERIOR DESIGN  
 8330 UNIVERSITY AVENUE (619) 465-2011  
 LA MESA, CA 91941 FAX: (619) 465-2833  
 CONTACT: RICK MARRS (619) 465-2011 X-103  
 RICK@RMI-ARCHITECTS.COM



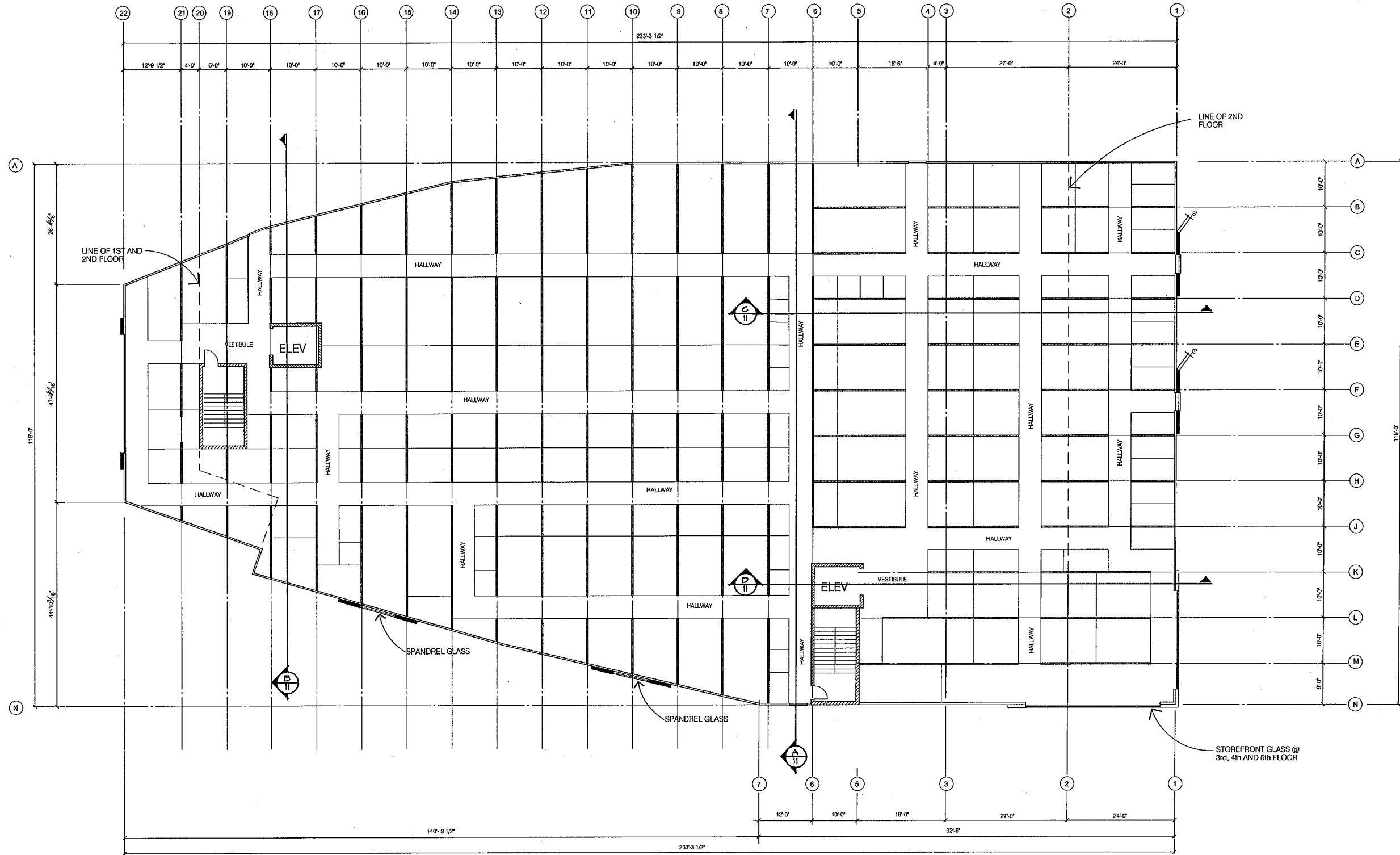
OWNER

CONTRACTOR  
**CASTER PROPERTIES, INC.**  
 OWNER  
**OAKLAND, CA.**  
 4807 MISSION GORGE PLACE  
 SAN DIEGO, CA 92120 (619) 287-8873

**A-1 Self Storage**  
 4356 COLISEUM WAY  
 OAKLAND, GA.

PROJECT

DATE: 8.27.18  
 SCALE:  
 DRAWN:  
 JOB NO:



# 3RD FLOOR PLAN

SCALE: 3/32" = 1'-0"

REVISION	BY

**RMI ARCHITECTS**  
 ARCHITECTURE • PLANNING • INTERIOR DESIGN  
 8330 UNIVERSITY AVENUE  
 LA MESA, CA 91941  
 CONTACT: RICK MARRS  
 RICK@RMI-ARCHITECTS.COM



OWNER

CONTRACTOR  
**CASTER PROPERTIES, INC**  
 OWNER  
**OAKLAND, CA.**  
 4607 MISSION GORGE PLACE  
 SAN DIEGO, CA 92120 (619) 287-8873

**A-1 Self Storage**  
 4356 COLISEUM WAY  
 OAKLAND, CA.

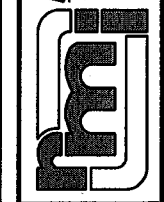
PROJECT

DATE: 8.27.18
SCALE:
DRAWN:
JOB NO:

5

REVISION	BY

**RMI ARCHITECTS**  
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 8330 UNIVERSITY AVENUE (619) 465-2011  
 LA MESA, CA 91941 FAX: (619) 465-2833  
 CONTACT: RICK MARRIS (619) 465-2011 X-103  
 RICK@RMI-ARCHITECTS.COM

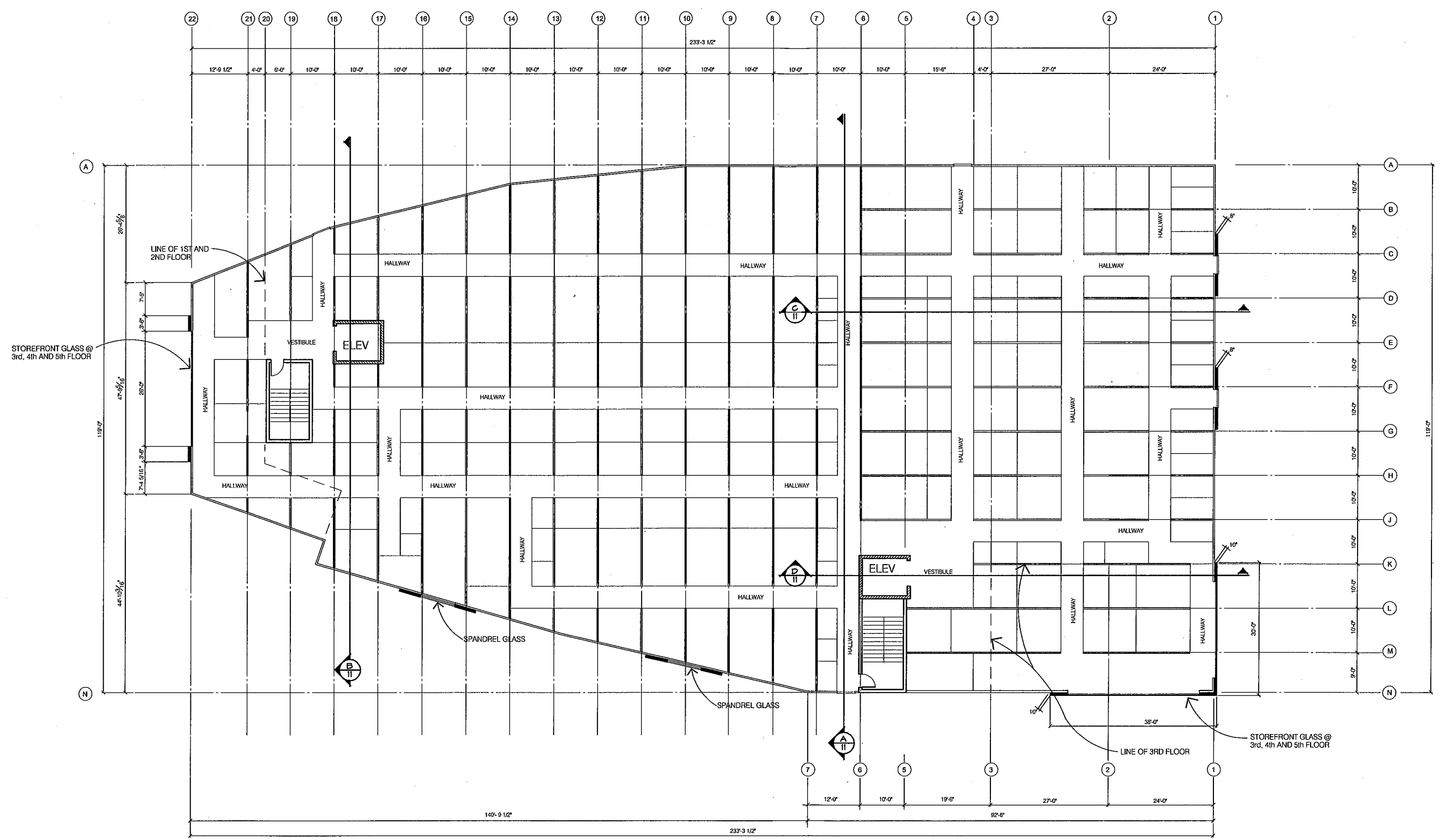


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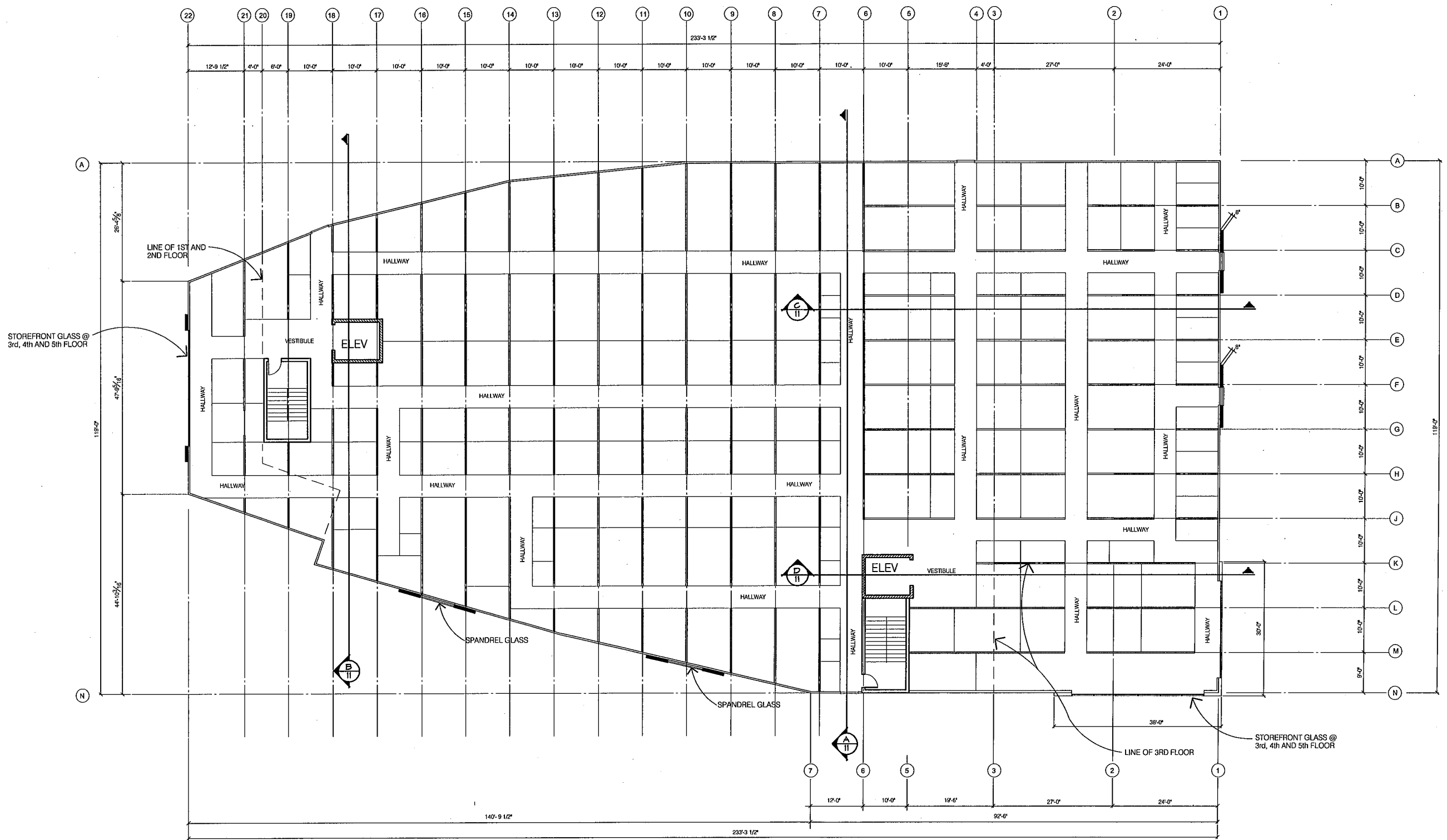
**A-1 Self Storage**  
 4356 COLISEUM WAY  
 OAKLAND, GA.  
 PROJECT

DATE: 8.27.18  
 SCALE:  
 DRAWN:  
 JOB NO:  
**6**



**4TH FLOOR PLAN**

SCALE: 3/32" = 1'-0"



# 5TH FLOOR PLAN

SCALE: 3/32" = 1'-0"

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 4607 MISSION GORGE PLACE  
 SAN DIEGO, CA 92120 (619) 287-8873

**A-1 Self Storage**  
 4356 COLISEUM WAY  
 OAKLAND, CA.  
 PROJECT

DATE:	8.27.18
SCALE:	
DRAWN:	
JOB NO:	7

REVISION	BY

**RMI ARCHITECTS**  
 ARCHITECTURE • PLANNING • INTERIOR DESIGN  
 8330 UNIVERSITY AVENUE (619) 455-2011  
 LA MEBA, CA 91941 FAX: (619) 455-2833  
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 RICK@RMI-ARCHITECTS.COM



OWNER

CONTRACTOR  
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**OAKLAND, CA.**  
 4807 MISSION GORGE PLACE  
 SAN DIEGO, CA 92120 (619) 287-8873

**A-1 Self Storage**  
 4356 COLISEUM WAY  
 OAKLAND, CA.

PROJECT

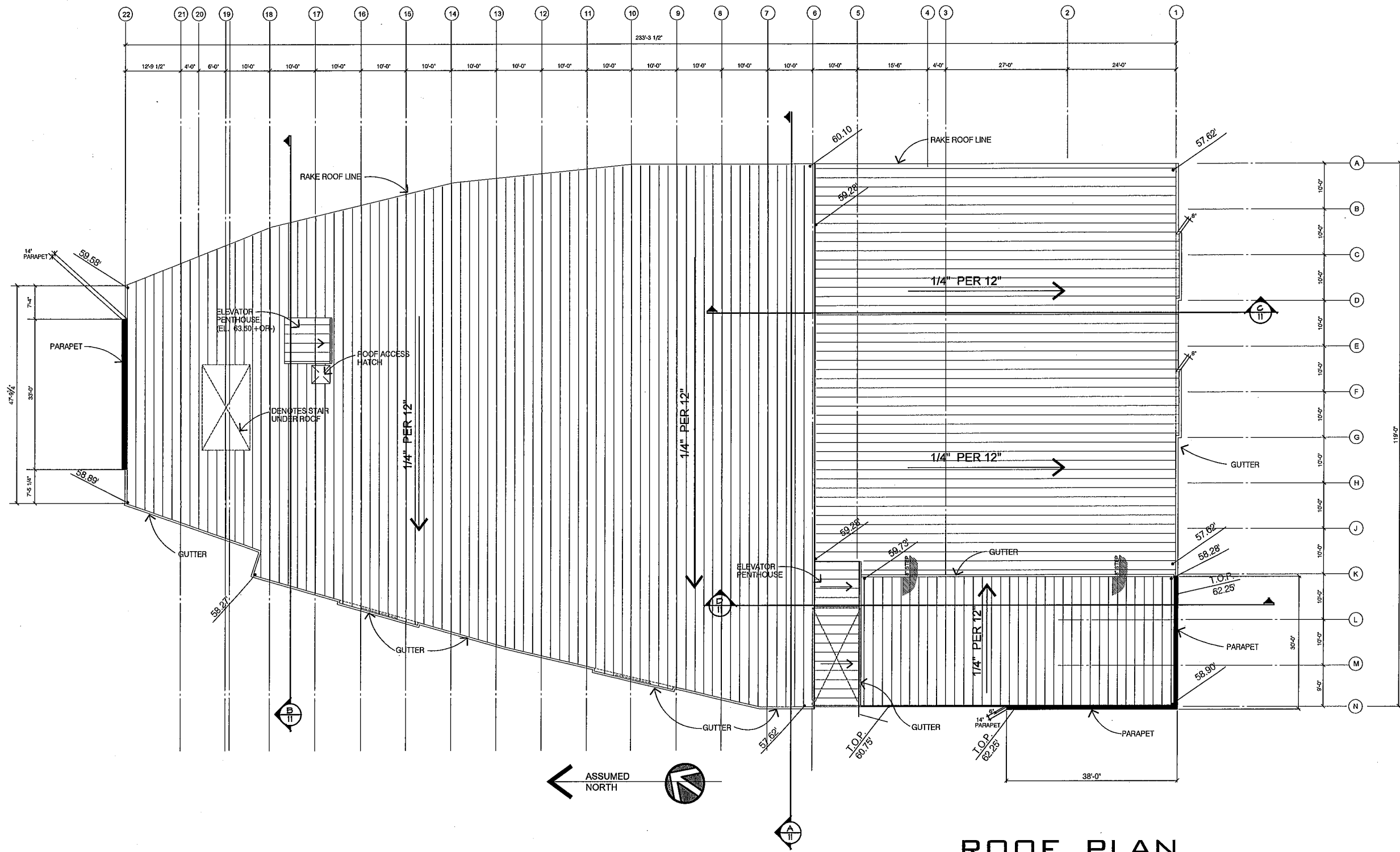
DATE: 8.27.18

SCALE:

DRAWN:

JOB NO:

∞



## ROOF PLAN

SCALE: 3/32" = 1'-0"

**ROOF SPECIFICATION:**  
 MBCI, ULTRA-DEK, 24 GA. STANDING SEAM  
 METAL ROOF. CLASS A FIRE RATING PER  
 U.L.-263; IMPACT RESISTANCE, CLASS 4,  
 U.L.-2218; UPLIFT RESISTANCE, U.L.-580 ;  
 FIRE TEST OF ROOF COVERINGS, U.L.-790  
 MINIMUM ROOF SLOPE: 1/4" PER 12"



REVISION	BY
10.23.18	△
1.24.19	△
	△
	△

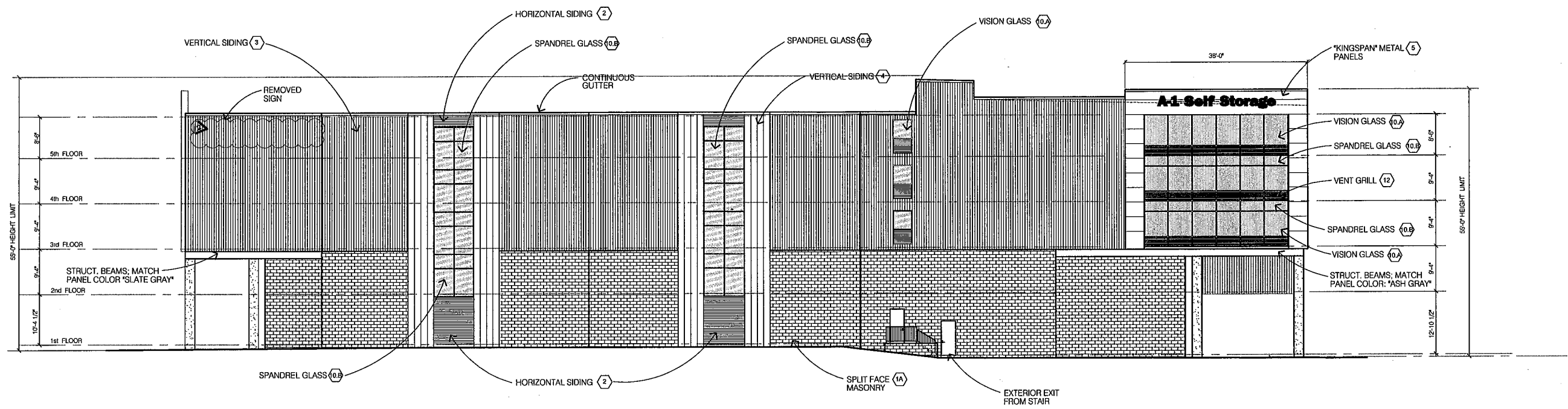
**RMI ARCHITECTS**  
 ARCHITECTURE • PLANNING • INTERIOR DESIGN  
 8393 UNIVERSITY AVENUE (619) 465-2011  
 LA MESA, CA 91941 FAX: (619) 465-2833  
 CONTACT: RICK MARRS (619) 465-2011 X-103  
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 OWNER  
**OAKLAND, CA.**  
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 SAN DIEGO, CA 92120 (619) 287-8873

PROJECT  
**A-1 Self Storage**  
 4356 COLISEUM WAY  
 OAKLAND, CA.

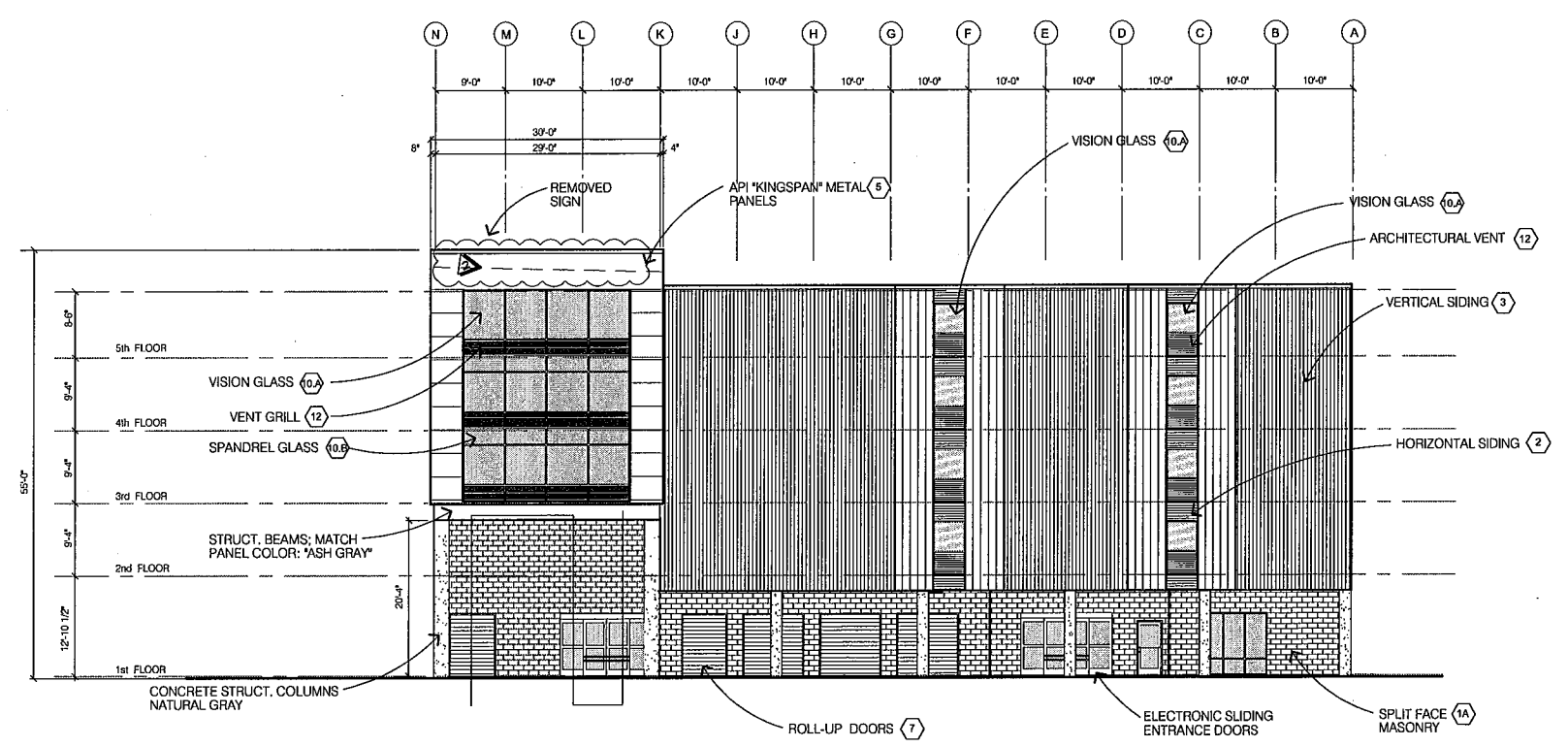
DATE: 8.27.18  
 SCALE:  
 DRAWN:  
 JOB NO:  
**9**



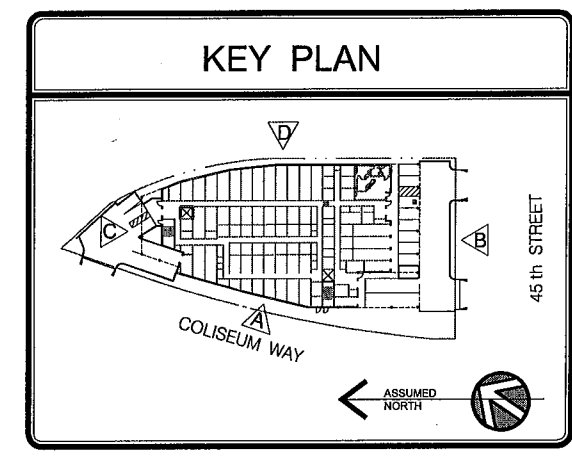
**WEST ELEVATION A**  
 SCALE: 3/32" = 1'-0"

EXTERIOR FINISH SCHEDULE	
(1A) RCP SPLIT-FACE MASONRY PAINTED: "TRAVERTINE" DEC 738	(8) METAL ROOF: MSCI ULTRA-DEK STANDING SEAM ROOF; 1/4" IN 12' SLOPE; 24 GA. METAL; COLOR: "GALVALUME" SIGNATURE 200
(1B) RCP PRECISION MASONRY PAINTED: "TRAVERTINE" DEC 738	(7) ROLL-UP DOORS: JANUS OR EQUAL COLOR: "ORANGE"
(2) METAL WALL PANELS: EXTERIOR HORIZ. PATTERN METAL SIDING MBCI PANEL "MASTERLINE 16" COLOR: "SLATE GRAY"	(8) STOREFRONT & WINDOW FRAMES: PAINTED: DUNN EDWARDS COLOR: "BONE WHITE"
(3) METAL WALL PANELS: EXTERIOR VERT. PATTERN METAL SIDING MBCI PANEL "MASTERLINE 16" COLOR: "ASH GRAY"	(9) MAN DOORS & FRAMES: COLOR: MATCH MBCI "TRAVERTINE" DEC 738
(4) METAL WALL PANELS: EXTERIOR VERT. PATTERN METAL SIDING MBCI PANEL "FW-120-1", 24 GA. SIDING COLOR: "RUSTIC RED"	(10.A) VISION GLASS: 1/4" SINGLE PANE (CLEAR)
(5) METAL FASCIA PANELS KINGSPAN INSULATED PANELS COLOR: "SILVERSMITH"	(10.B) SPANDREL GLASS: 1/4" SINGLE PANE REFLECTIVE "AZURITE"
	(11) GUTTERS & DOWNSPOUTS: COLOR: PAINT TO MATCH ADJOINING SURFACE.
	(12) MECHANICAL LOUVER VENTS COLOR: PAINT TO MATCH ADJOINING MULLIONS (BONE WHITE)

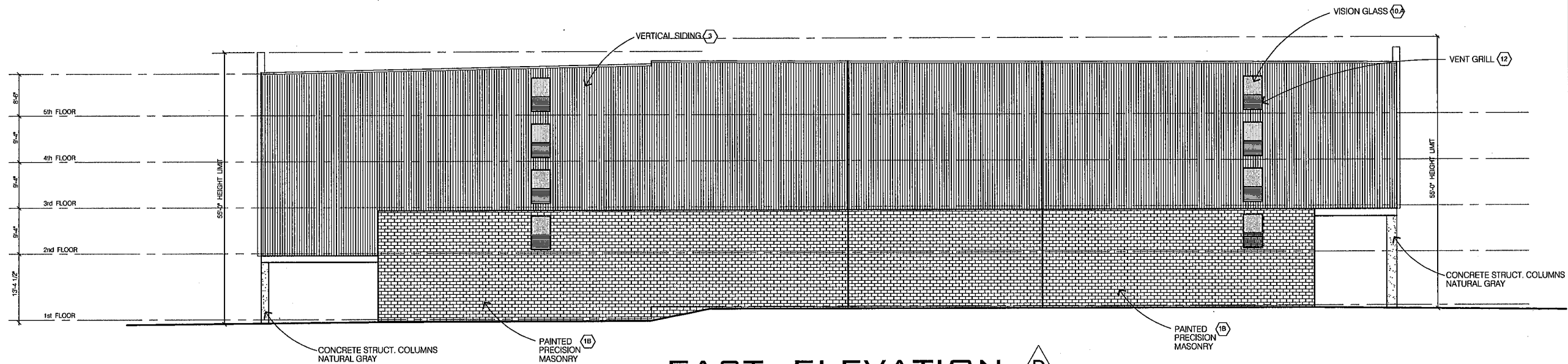
NOTE: ALL PAINT, DUNN EDWARDS PAINTS.  
EXTERIOR METAL TO HAVE A KYNAR FINISH.



**SOUTH ELEVATION B**  
 SCALE: 3/32" = 1'-0"

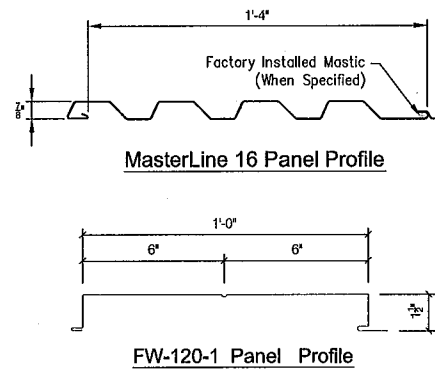
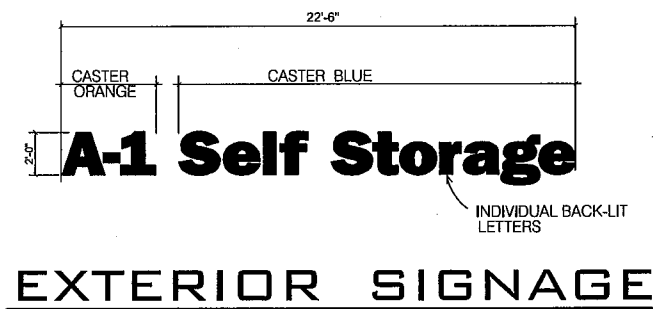


**EXTERIOR ELEVATIONS**  
 SCALE: 3/32" = 1'-0"

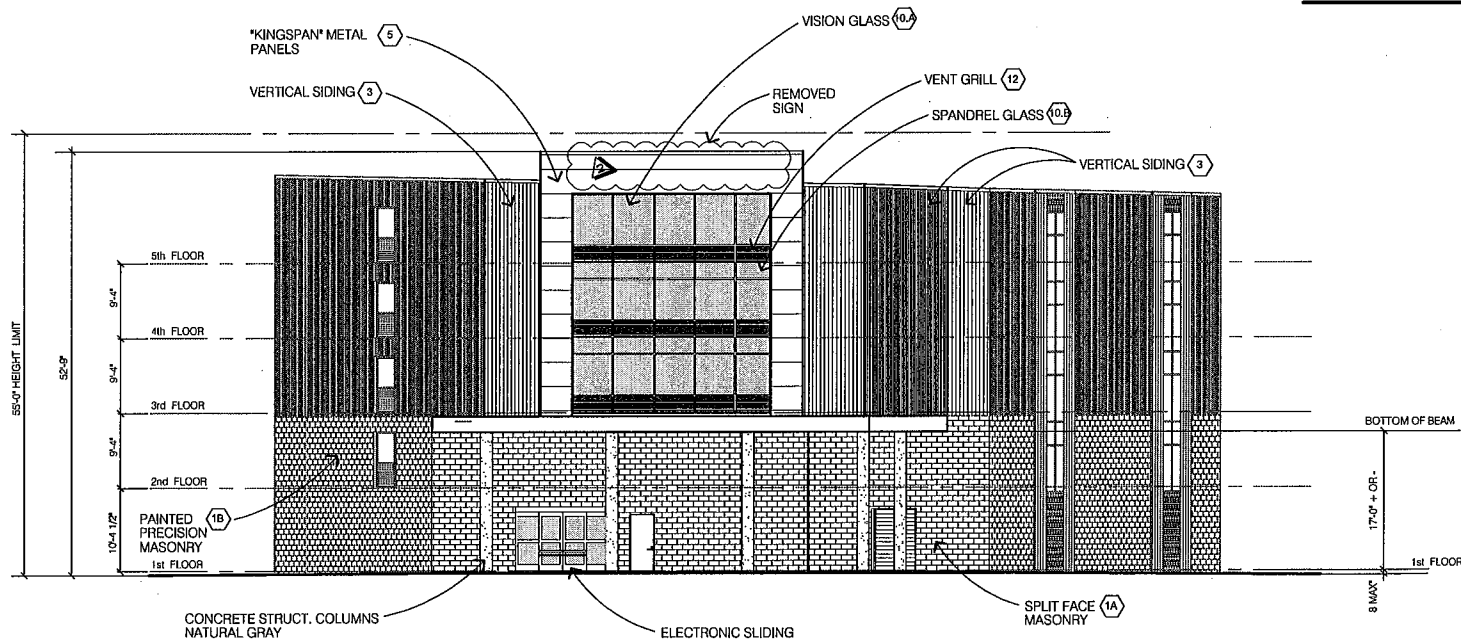
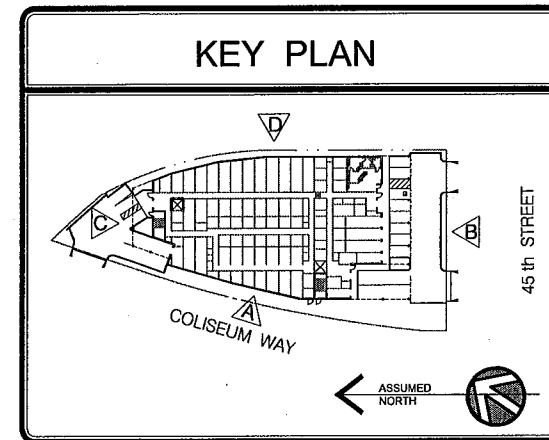


### EAST ELEVATION D

SCALE: 3/32" = 1'-0"



### PANEL PROFILES



### NORTH ELEVATION B

SCALE: 3/32" = 1'-0"

#### EXTERIOR FINISH SCHEDULE

<p><b>1A</b> RCP SPLIT-FACE MASONRY PAINTED: "TRAVERTINE" DEC 738</p> <p><b>1B</b> RCP PRECISION MASONRY PAINTED: "TRAVERTINE" DEC 738</p> <p><b>2</b> METAL WALL PANELS: EXTERIOR HORIZ. PATTERN METAL SIDING MBCI PANEL "MASTERLINE 16" COLOR: "SLATE GRAY"</p> <p><b>3</b> METAL WALL PANELS: EXTERIOR VERT. PATTERN METAL SIDING MBCI PANEL "MASTERLINE 16" COLOR: "ASH GRAY"</p> <p><b>4</b> METAL WALL PANELS: EXTERIOR VERT. PATTERN METAL SIDING MBCI PANEL "FW-120-1", 24 GA. SIDING COLOR: "RUSTIC RED"</p> <p><b>5</b> METAL FASCIA PANELS KINGSPAN INSULATED PANELS COLOR: "SILVERSMITH"</p> <p>NOTE: ALL PAINT, DUNN EDWARDS PAINTS. EXTERIOR METAL TO HAVE A KYNAR FINISH.</p>	<p><b>6</b> METAL ROOF: MBCI ULTRA-DEK STANDING SEAM ROOF; 1/4" IN 12" SLOPE; 24 GA. METAL COLOR: "GALVALUME" SIGNATURE 200</p> <p><b>7</b> ROLL-UP DOORS: JANUS OR EQUAL COLOR: "ORANGE"</p> <p><b>8</b> STOREFRONT &amp; WINDOW FRAMES: PAINTED: DUNN-EDWARDS COLOR: "BONE WHITE"</p> <p><b>9</b> MAN DOORS &amp; FRAMES: COLOR: MATCH MBCI "TRAVERTINE" DEC 738</p> <p><b>10A</b> VISION GLASS: 1/4" SINGLE PANE (CLEAR)</p> <p><b>10B</b> SPANDREL GLASS: 1/4" SINGLE PANE REFLECTIVE "AZURITE"</p> <p><b>11</b> GUTTERS &amp; DOWNSPOUTS: COLOR: PAINT TO MATCH ADJOINING SURFACE.</p> <p><b>12</b> MECHANICAL LOUVER VENTS COLOR: PAINT TO MATCH ADJOINING MULLIONS (BONE WHITE)</p>
--	--

### EXTERIOR ELEVATIONS

SCALE: 3/32" = 1'-0"

REVISION	BY
10.23.18	
1.24.19	

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RICK@RMI-ARCHITECTS.COM



OWNER  
**CASTER PROPERTIES, INC.**  
OAKLAND, CA.  
4607 MISSION GORGE PLACE  
SAN DIEGO, CA 92120 (619) 287-8873

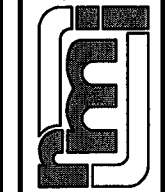
CONTRACTOR  
**A-1 Self Storage**  
4356 COLISEUM WAY  
OAKLAND, CA.

DATE:	8.27.18
SCALE:	
DRAWN:	
JOB NO:	

10

REVISION	BY

**RMI ARCHITECTS**  
 ARCHITECTURE • PLANNING • INTERIOR DESIGN  
 8330 UNIVERSITY AVENUE (619) 465-2011  
 LA MESA, CA 91941 FAX: (619) 465-2833  
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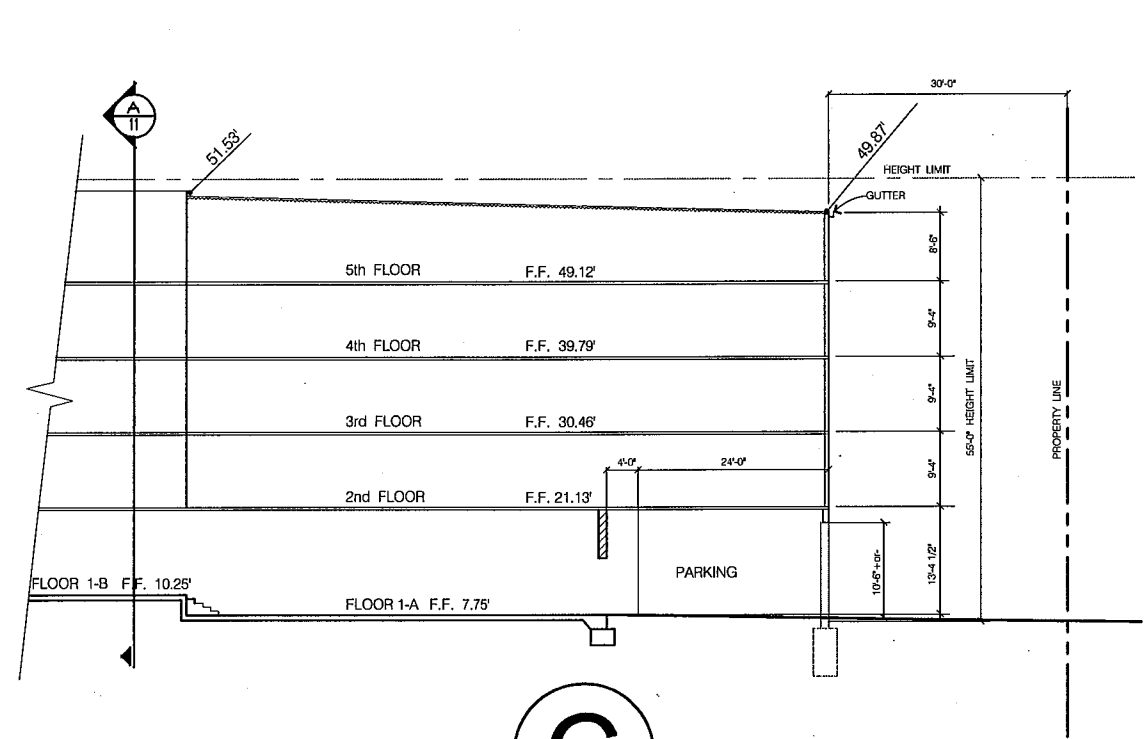


OWNER

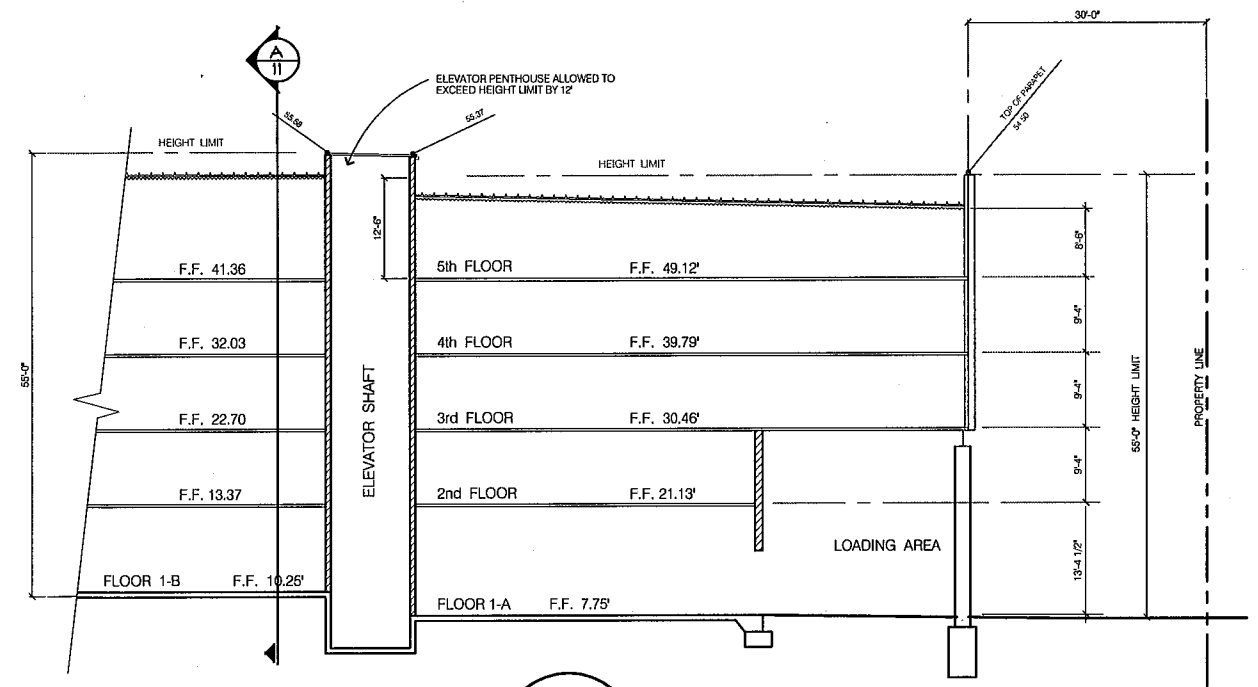
CONTRACTOR  
**CASTER PROPERTIES, INC.**  
 OWNER  
**OAKLAND, CA.**  
 4607 MISSION GORGE PLACE  
 SAN DIEGO, CA 92120 (619) 287-8873

**A-1 Self Storage**  
 4356 COLISEUM WAY  
 OAKLAND, CA.  
 PROJECT

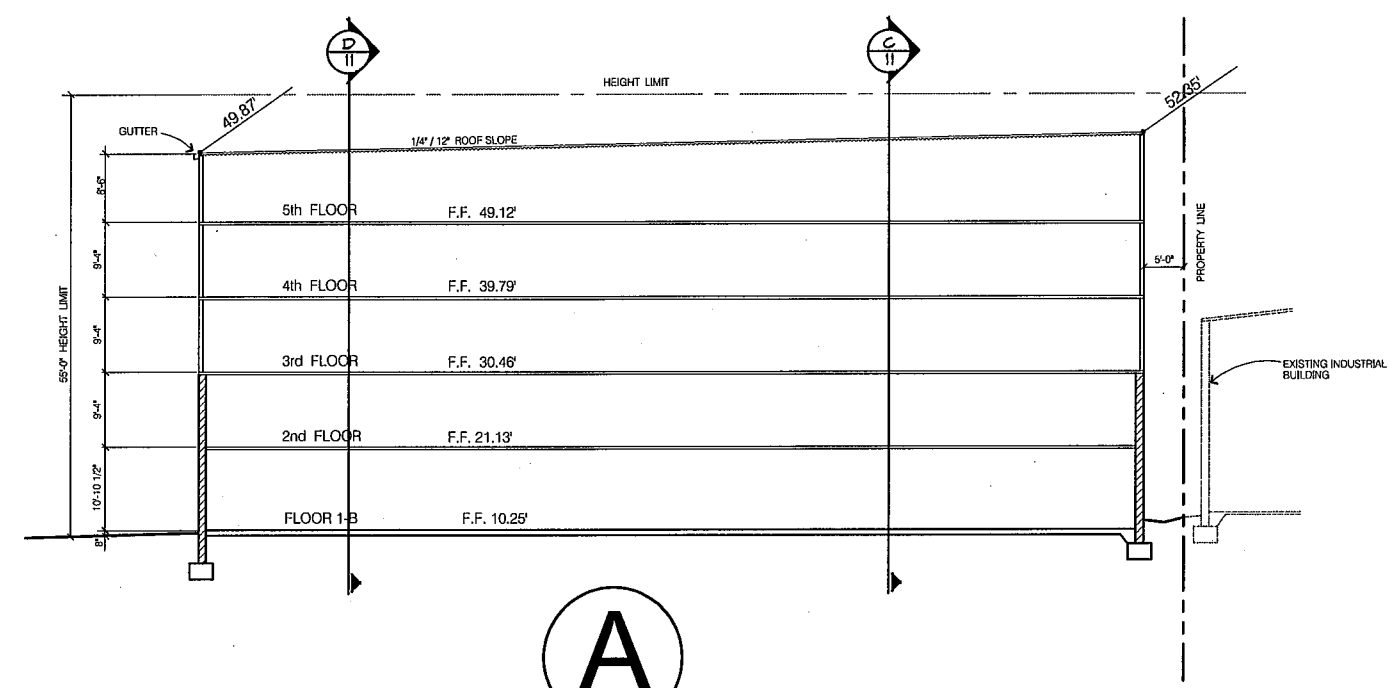
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SCALE:	
DRAWN:	
JOB NO:	
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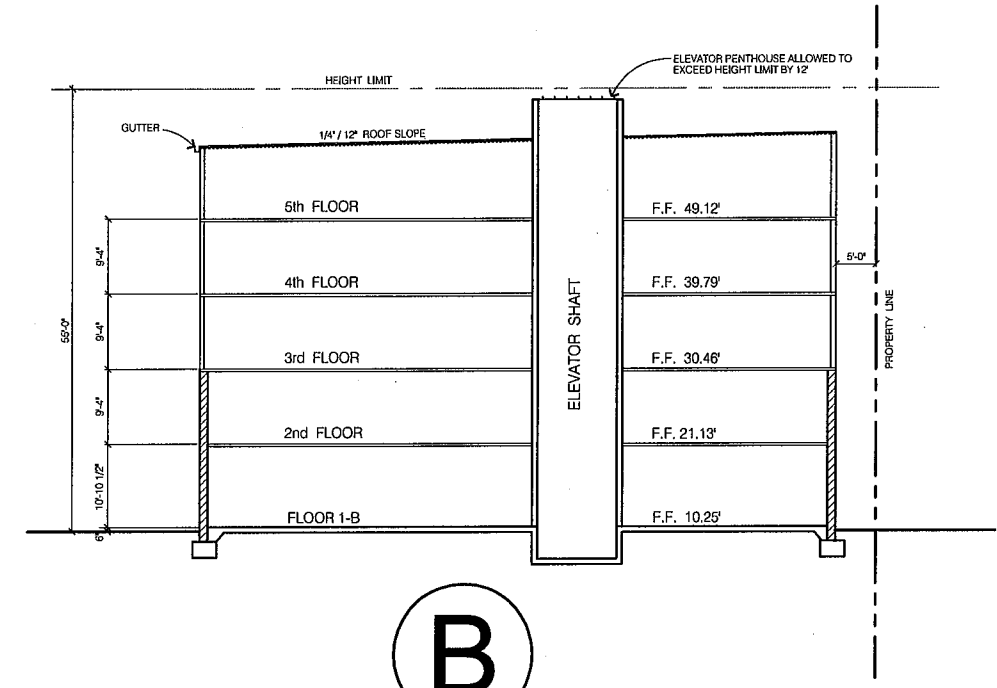
**C**



**D**



**A**



**B**

NOTE:  
 ELEVATIONS HAVE BEEN ESTABLISHED PER THE  
 GRADING PLAN.

**BUILDING SECTIONS**

SCALE: 3/32" = 1'-0"

REVISION	BY

**K&S ENGINEERING, INC.**  
 Planning - Engineering - Surveying  
 7801 Mission Center, San Diego, CA 92108  
 (619) 296-5565

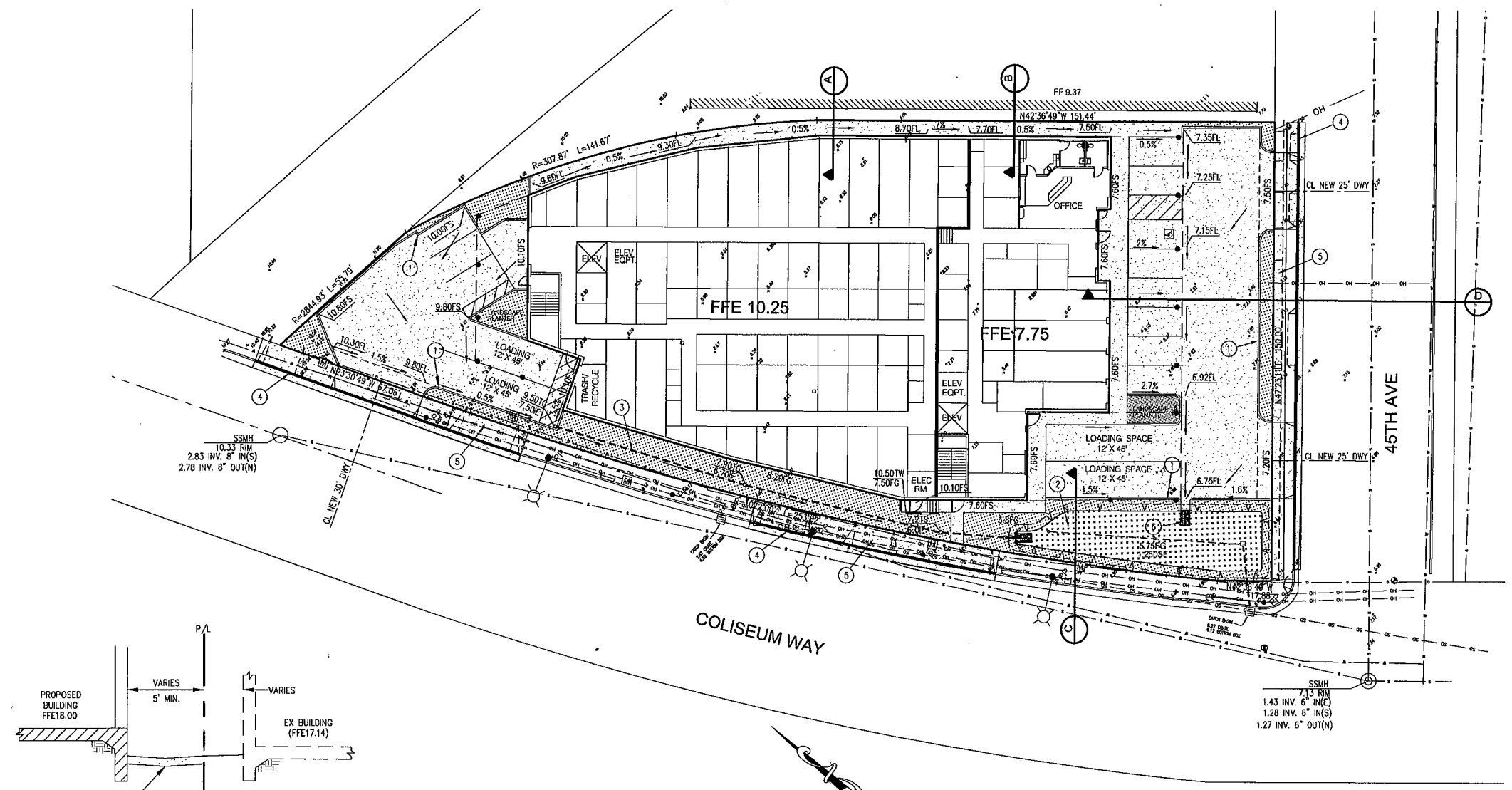


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**CASTER PROPERTIES, INC.**  
 OWNER  
**OAKLAND, CA.**  
 4807 MISSION GORGE PLACE  
 SAN DIEGO, CA 92120 (619) 287-8873

**A-1 Self Storage**  
 4356 COLISEUM WAY  
 OAKLAND, CA.  
 PROJECT

DATE: 01-23-19  
 SCALE: SCALE  
 DRAWN: DRAWN  
 JOB NO: 18-925

C-1



**LEGEND:**

<b>EXISTING</b>	<b>SYMBOL</b>
BOUNDARY	---
STORM DRAIN	SD
WATER MAIN	w
SEWER MAIN	s
GAS MAIN	c
ELECTRIC OVERHEAD	OH
SPOT ELEVATION	X 1.77
DRIVEWAY	▤
SEWER MANHOLE	●
<b>PROPOSED</b>	<b>SYMBOL</b>
RETAINING WALL	▬
CONCRETE SURFACE	▨
CURB RAMP	▤
DRIVEWAY	▤
BIORETENTION FACILITY	▨
CATCH BASIN 24"X24" BY BROOKS (OR EQ.)	□
CATCH BASIN 12"X12" BY BROOKS (OR EQ.)	•
STORM DRAIN PIPE (SIZE PER PLAN)	---
DRAINAGE FLOW	→

**CONSTRUCTION NOTES**

1. CONSTRUCT 6" CURB
2. CONSTRUCT BIORETENTION FACILITY SEE C-2 FOR DETAIL
3. INSTALL 8" PVC STORM DRAIN PIPE
4. CONSTRUCT 6" CURB & GUTTER
5. CONSTRUCT SIDEWALK 4' WIDE MINIMUM
6. CONSTRUCT RIPRAP ENERGY DISSIPATER

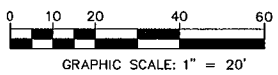
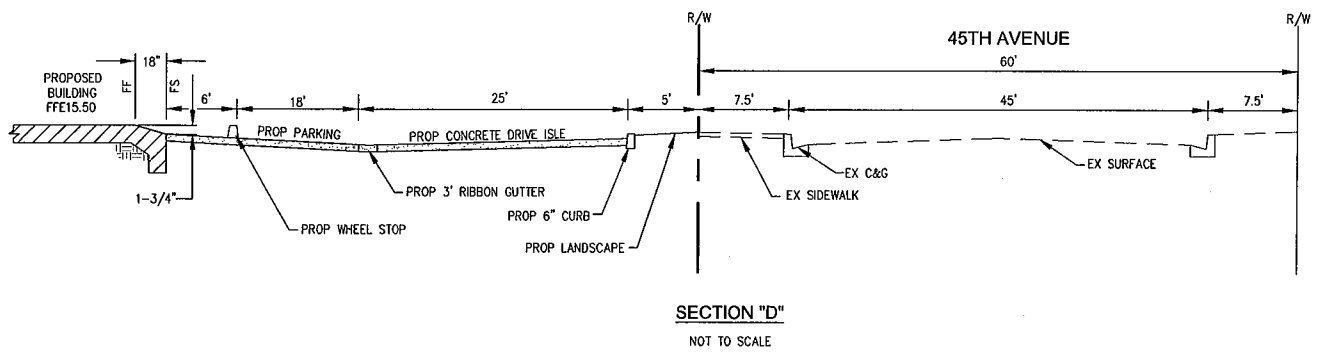
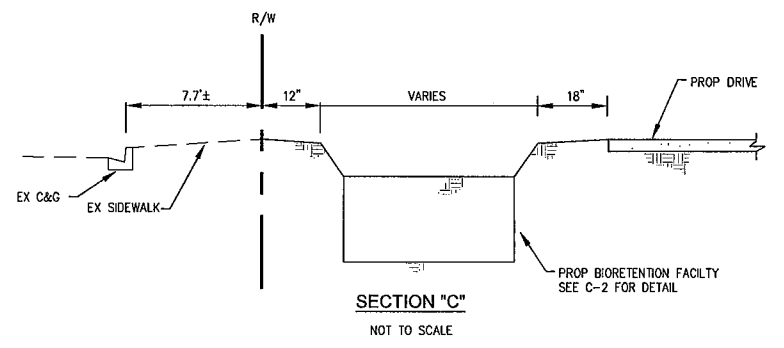
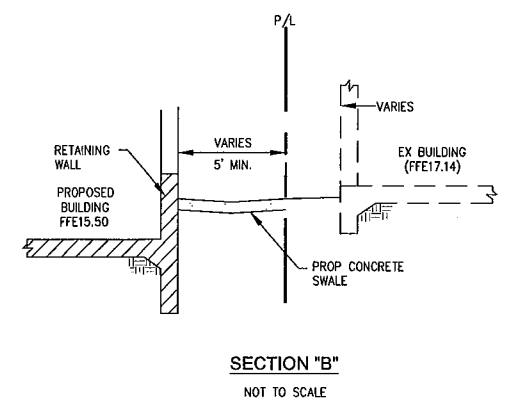
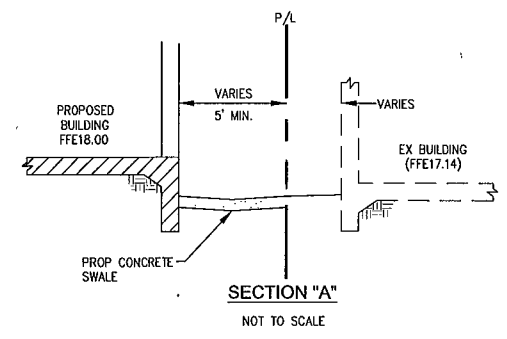
**AREA**

35,702 SQ. FT. - 0.82 AC.

**GRADING QUANTITIES**

GRADED AREA	0.82 AC.	[ACRES]	MAX. CUT DEPTH	3 [FT]
CUT QUANTITIES	.850	[CYD]	MAX CUT SLOPE RATIO (2:1MAX)	---
FILL QUANTITIES	.850	[CYD]	MAX FILL DEPTH	1.5 [FT]
EXPORT	0	[CYD]	MAX FILL SLOPE RATIO (2:1MAX)	---

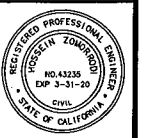
THIS PROJECT PROPOSES TO EXPORT 0 CUBIC YARDS OF MATERIAL FROM THIS SITE. ALL EXPORT MATERIAL SHALL BE DISCHARGED TO A LEGAL DISPOSAL SITE. THE APPROVAL OF THIS PROJECT DOES NOT ALLOW PROCESSING AND SALE OF THE MATERIAL. ALL SUCH ACTIVITIES REQUIRE A SEPARATE CONDITIONAL USE PERMIT. EARTHWORK QUANTITIES SHOWN ARE FOR ESTIMATING PURPOSES ONLY. ACTUAL QUANTITIES MAY VARY DUE TO SHRINKAGE, LOSSES DUE TO CLEARING OPERATIONS, COMPACTION, SETTLEMENT, ETC. CONTRACTOR SHOULD VERIFY QUANTITIES PRIOR TO BIDDING.



**GRADING PLAN**

REVISION	BY

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 Planning · Engineering · Surveying  
 7801 Mission Center Court, San Diego, CA 92108  
 (619) 296-5565 FAX: (619) 296-5564



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 OAKLAND, CA.  
 4607 MISSION GORGE PLACE  
 SAN DIEGO, CA 92120 (619) 287-8873

**CONTRACTOR**  
**A-1 Self Storage**  
 4356 COLISEUM WAY  
 OAKLAND, CA.  
**PROJECT**

DATE: 01-23-19  
 SCALE: SCALE  
 DRAWN: DRAWN  
 JOB NO: 18-925  
**C-2**

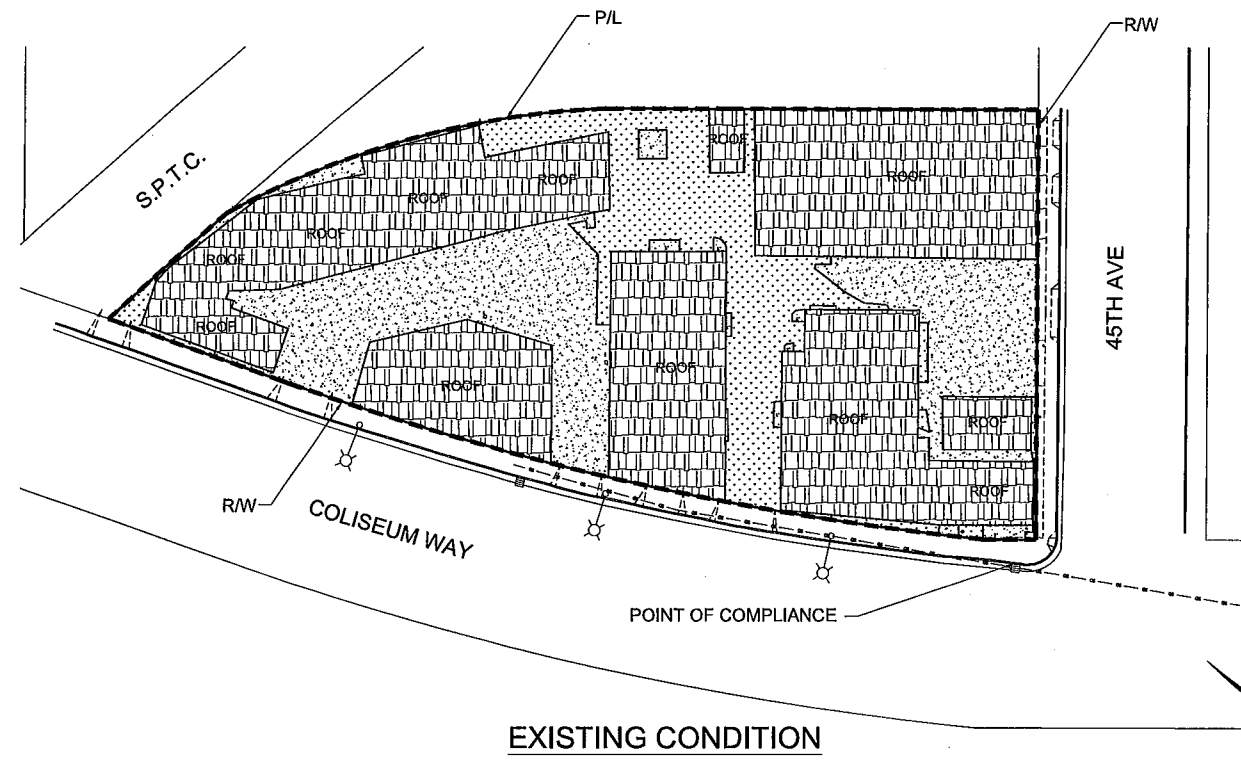
**LEGEND**

**ITEM**

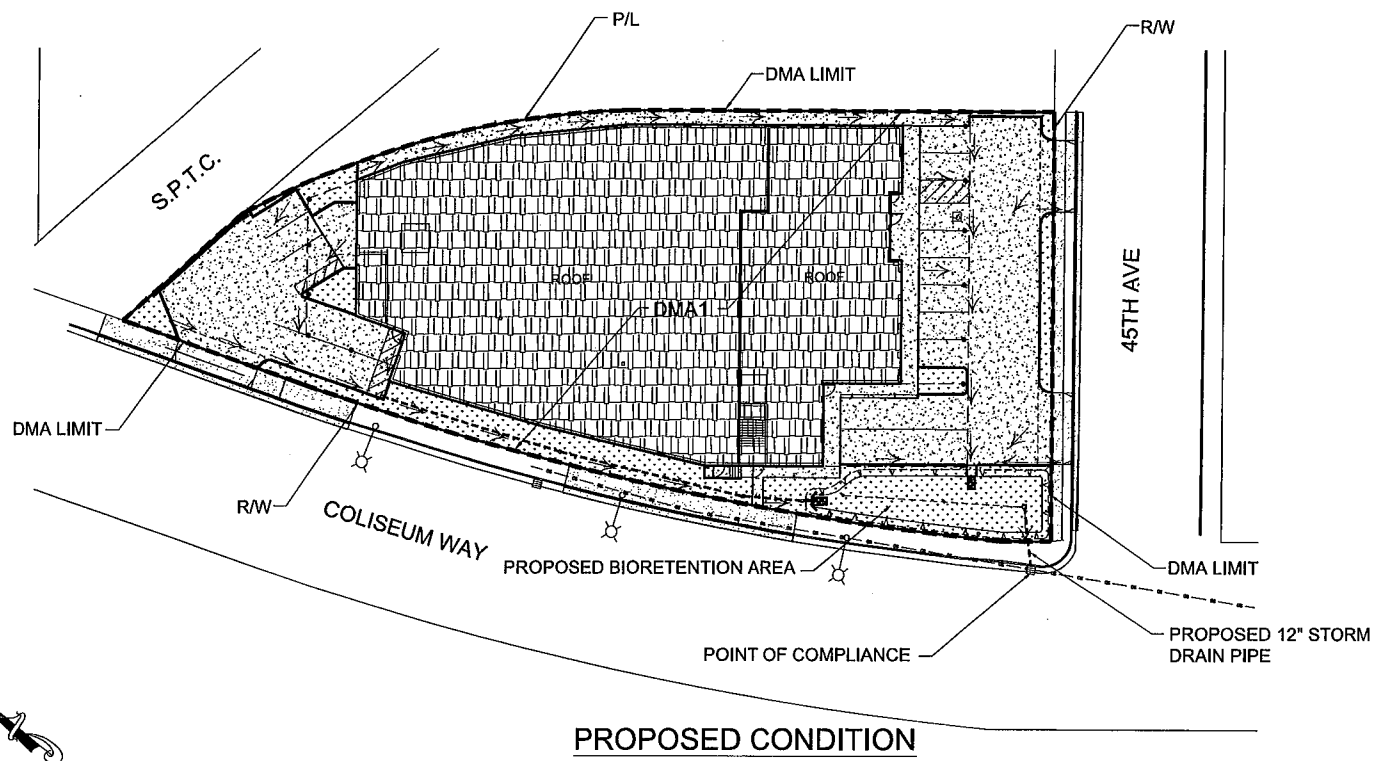
- DRAINAGE MANAGEMENT AREA LIMIT
- IMPERVIOUS AREA
- PERVIOUS AREA
- STORM WATER FLOW DIRECTION

**SYMBOL**

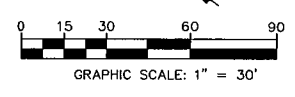
- ROOF
- HARDSCAPE
- LANDSCAPE



**EXISTING CONDITION**

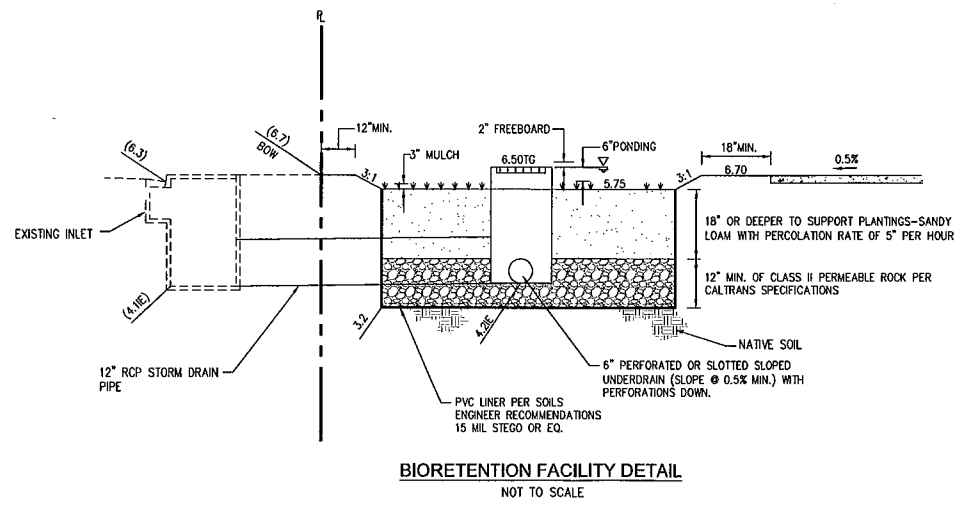


**PROPOSED CONDITION**



**SITE CALCULATIONS**

TYPE OF IMPERVIOUS SURFACE	PRE-PROJECT IMPERVIOUS SURFACE (SQ. FT.)	EXISTING IMPERVIOUS SURFACE TO BE REPLACED (SQ. FT.)	NEW IMPERVIOUS SURFACE TO BE CREATED (SQ. FT.)	POST-PROJECT PERVIOUS SURFACE (SQ. FT.)
ROOF AREA(S)—EXCLUDING ANY PORTION OF THE ROOF THAT IS VEGETATED ("GREEN ROOF")	21,763	21,763	19,067	N/A
IMPERVIOUS SIDEWALK, PATIOS, PATHS, DRIVEWAYS	8,404	8,404	2,538	
IMPERVIOUS UNCOVERED PARKING	-	-	9,055	
STREET (PUBLIC)	-	-	-	
STREET (PRIVATE)	-	-	-	
<b>TOTALS:</b>	<b>30,167</b>	<b>30,167</b>	<b>30,700</b>	
AREA OF EXISTING IMPERVIOUS SURFACE TO REMAIN IN PLACE			N/A	
TOTAL NEW IMPERVIOUS SURFACE (SUM OF TOTALS FOR COLUMNS B AND C):				



**POST -CONSTRUCTION CONTROLS**

- SITE DESIGN MEASURES:**
- DIRECT ROOF DOWN SPOUTS TO BIORETENTION FACILITY
  - LANDSCAPE AS A DRAINAGE FEATURE
- SOURCE CONTROL MEASURES:**
- ENCLOSED TRASH ENCLOSURE
  - REGULAR INSPECTION AND CLEANING OF STORM DRAIN INLETS, SIDEWALK SWEEP REGULARLY, COLLECT DEBRIS, COLLECT WAASHWATER AND DISCHARGE TO SANITARY SEWER
  - STENCILING, "NO DUMPING, FLOW TO BAY"
  - LANDSCAPE/OUTDOOR PESTICIDE
  - INDOOR & STRUCTURAL PEST CONTROL
  - FIRE SPRINKLER TEST WATER TO DRAIN TO THE SANITARY SEWER
- STORMWATER TREATMENT MEASURES:**
- BIORETENTION FACILITY PER SECTION 6.1 OF THE C.3 STORM WATER TECHNICAL GUIDANCE

**IMP CALCULATOR SUMMARY REPORT**

PROJECT TYPE: COMMERCIAL  
 DRAINAGE AREA: 35,702 SQ. FT.  
 MEAN ANNUAL PRECIPITATION: 22 INCHES

**AREAS DRAINING TO IMPs**

IMP NAME: BMP-1 (SOIL TYPE: URBAN LAND )  
 IMP TYPE: BIORETENTION FACILITY

DMA NAME	DMA AREA (SQ. FT.)	POST PROJECT SURFACE TYPE	DMA RUNOFF FACTOR	DMA AREA X RUNOFF FACTOR
DMA1	30,700	ROOF, CONC	1.00	30,700
<b>TOTAL</b>	<b>30,700</b>			<b>30,700</b>

IMP SIZING			
DMA RUNOFF FACTOR	RAIN ADJUSTMENT FACTOR	MINIMUM AREA OR VOLUME	PROPOSED AREA OR VOLUME
0.04	1.00	1,228	1,250

**IMPERVIOUS/PERVIOUS TABLE**

	IMPERVIOUS AREA (SQ.FT.)	PERVIOUS AREA (SQ.FT.)	TOTAL (SQ.FT.)
EXISTING	30,167	5,535	35,702
PROPOSED	30,700	5,002	35,702

**POST-CONSTRUCTION PLAN**

REVISION	BY

**K&S ENGINEERING, INC.**  
 Planning - Engineering - Surveying  
 7801 Mission Center, San Diego, CA 92108  
 (619) 296-5564  
 (619) 296-5565

REGISTERED PROFESSIONAL ENGINEER  
 NO. 43335  
 EXP. 3-31-20  
 CIVIL  
 STATE OF CALIFORNIA

OWNER  
**CASTER PROPERTIES, INC.**  
 OAKLAND, CA.  
 4607 MISSION GORGE PLACE  
 SAN DIEGO, CA 92120 (619) 287-8873

CONTRACTOR  
**A-1 Self Storage**  
 4356 COLISEUM WAY  
 OAKLAND, CA.

PROJECT  
 DATE: 01-23-19  
 SCALE: SCALE  
 DRAWN: DRAWN  
 JOB NO: 18-925  
**C-3**

# EROSION & SEDIMENT CONTROL PLAN

### LEGEND:

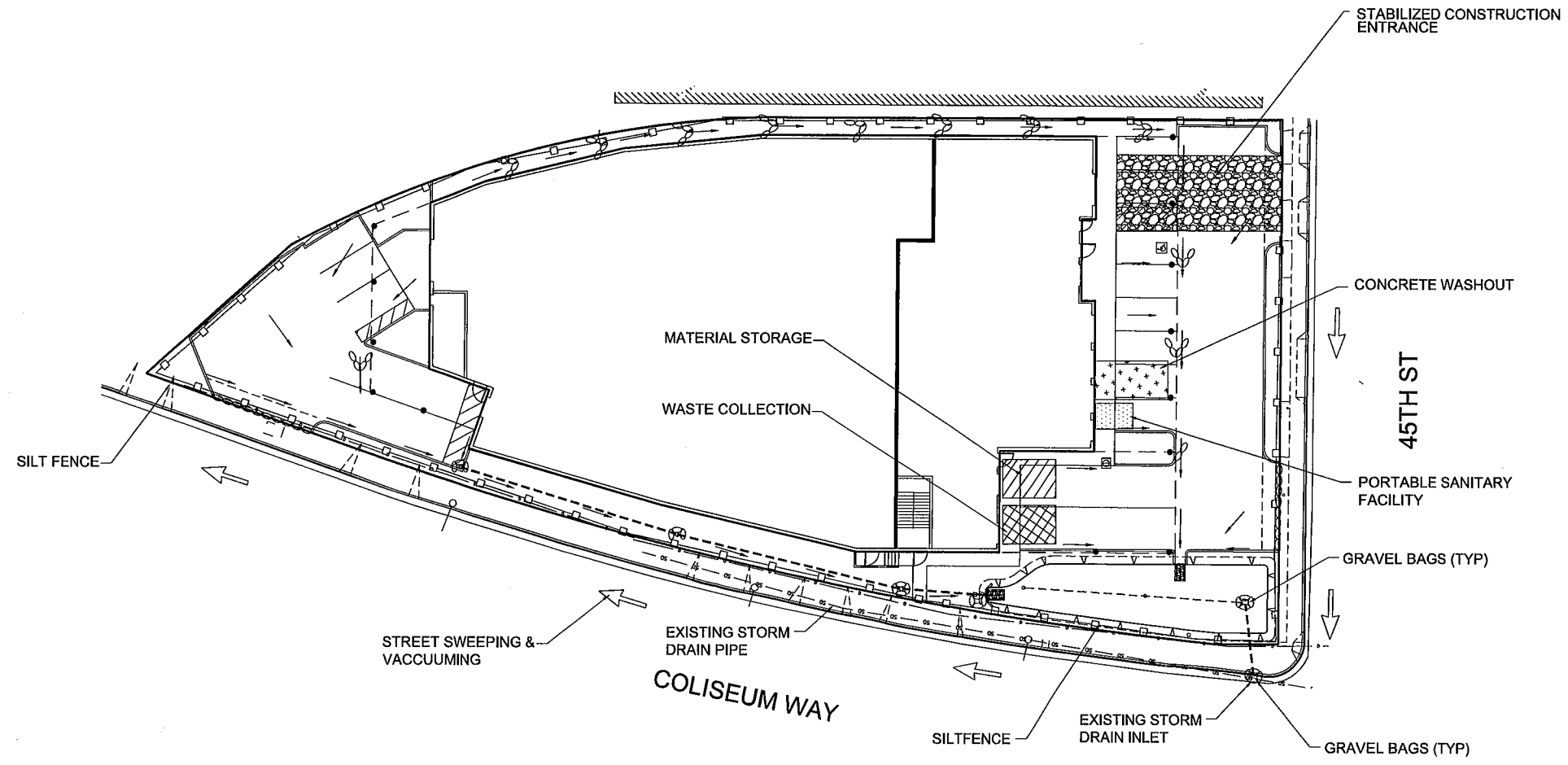
DESCRIPTION CONSTRUCTION BMP'S	CODE (CASQA)	SYMBOL
CHECK DAM/STORM DRAIN INLET PROTECTION	SE-6, SE-10	
CURB INLET PROTECTION	SE-1	
SILT FENCE	SE-1	
STABILIZED CONSTRUCTION ENTRANCE	TC-1	
MATERIAL STORAGE	WM-1, WM-2	
WASTE COLLECTION	WM-5	
CONCRETE WASHOUT	WM-8	
PORTABLE SANITARY FACILITY	WM-9	
STREET SWEEPING & VACCUUMING	SE-7	

### HYDROSEED NOTE:

IN THE EVENT THAT THE CLEARED SITE REMAINS EMPTY FOR A PERIOD OF MORE THAN 14 DAYS, THE AREA SHALL BE HYDROSEED. THE HYDROSEED MIX SPECIFIED IS A NATIVE MIX AND WILL REQUIRE NO IRRIGATION AFTER IT HAS BEEN ESTABLISHED. IRRIGATION TO ESTABLISH SEED MIX WILL BE BY WATER TRUCK. HYDROSEED MIX CONSISTS OF:

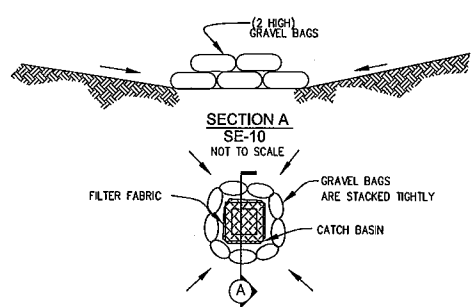
ARTEMESIA CALIFORNIA (CALIFORNIA SAGEBRUSH)	4 LBS/ACRE
BACCHARIS EMERI (COYOTE BRUSH)	4 LBS/ACRE
BACCHARIS SAROTROIDES (DESERT BROOM)	2 LBS/ACRE
ENCELIS CALIFORNIA (CALIFORNIA SUNFLOWER)	8 LBS/ACRE
ERIOGONUM FASCICULATUM (CALIFORNIA BUCKWHEAT)	20 LBS/ACRE
HETEROMELES ARBUTIFOLIA (TOYON)	5 LBS/ACRE
RHUS LAURINA (LAUREL SUMAC)	4 LBS/ACRE
SALVIA MELIFERA (BLACK SAGE)	4 LBS/ACRE

- SOIL PREPARATION:
  - WATER ALL PLANTING AREAS THOROUGHLY AND CONTINUOUSLY FOR THREE (3) CONSECUTIVE DAYS TO SATURATE UPPER LAYER OF SOIL PRIOR TO HYDROSEEDING OPERATION.
  - ALLOW PLANTING AREA SOIL SURFACE TO DRY OUT FOR ONE DAY ONLY PRIOR TO THE HYDROSEEDING APPLICATION. CARE MUST BE TAKEN TO NOT ALLOW THE SOIL SURFACE TO BE SUPER SATURATED WITH WATER PRIOR TO THE HYDROSEEDING INSTALLATION. AT THE SAME TIME THE SOIL SURFACE SHOULD NOT BE BONE DRY. THERE SHOULD BE SOME RESIDUAL MOISTURE WITHIN THE FIRST 1/4 INCH OF SOIL SURFACE.
  - BEGIN THE HYDROSEEDING OPERATION ON ALL AREAS AS SPECIFIED HEREIN.
- PREPARATION OF HYDROSEEDING MIXTURE:
  - THE SLURRY SHALL BE PREPARED AT THE SITE AND ITS COMPONENTS SHALL BE MIXED TO SUPPLY THE RATES OF APPLICATION AS PER SPECIFICATIONS.
  - SLURRY PREPARATION SHALL BEGIN BY ADDING WATER TO THE LINK WHEN THE ENGINE IS AT ONE-HALF THROTTLE. WHEN THE WATER LEVEL HAS REACHED THE HEIGHT OF THE AGITATOR SHAFT AND GOOD RECIRCULATION HAS BEEN ESTABLISHED, THE FERTILIZER SHALL BE ADDED TO THE MIXTURE (THE TANK SHALL BE AT LEAST 1/3 FILLED WITH WATER AT THIS TIME).
  - THE ENGINE THROTTLE SHALL BE OPEN TO FULL SPEED WHEN THE TANK IS 1/2 FILLED WITH WATER. ALL ORGANIC AMENDMENTS, FIBER, AND CHEMICALS SHALL THEN BE ADDED BY THE TIME THE TANK IS 2-1/3 TO 3/4 FULL AT THIS TIME THE SEED MIX SHALL ALSO BE ADDED.
  - SPRAYING SHALL COMMENCE IMMEDIATELY WHEN THE TANK IS FULL AND THE SLURRY IS MIXED.
- APPLICATION: THE OPERATOR SHALL SPRAY THE AREA WITH A UNIFORM VISIBLE COAT USING THE DARK COLOR OF THE CELLULOSE FIBER OR ORGANIC AMENDMENT AS VISUAL GUIDE. THE SLURRY SHALL BE APPLIED IN A DOWNWARD DRILLING MOTION VIA A FAN STREAM NOZZLE.
- TIME LIMIT: THE HYDROMULCHING SLURRY COMPONENTS ARE NOT TO BE LEFT IN THE HYDROMULCHING MACHINE FOR MORE THAN TWO HOURS. IF SLURRY COMPONENTS ARE LEFT FOR MORE THAN TWO HOURS IN THE MACHINE, THE CONTRACTOR SHALL ADD 50% MORE OF THE ORIGINALLY SPECIFIED SEED MIX TO ANY SLURRY MIX WHICH HAS NOT BEEN APPLIED WITHIN THE TWO HOURS AFTER MIXING. THE CONTRACTOR SHALL ADD 75% MORE OF THE ORIGINAL SEED MIX TO ANY SLURRY MIXTURE WHICH HAS NOT BEEN APPLIED EIGHT HOURS AFTER MIXING. ANY MIXTURE NOT APPLIED AFTER EIGHT HOURS SHALL BE REJECTED AND DISPOSED OF OFF-SITE AT CONTRACTOR'S EXPENSE.
- CLEAN UP: AS PROJECT PROGRESSES, CONTRACTOR SHALL MAINTAIN ALL AREAS IN A NEAT MANNER AND REMOVE UNSIGHTLY DEBRIS AS NECESSARY. AFTER COMPLETION OF PROJECT, CONTRACTOR SHALL REMOVE ALL DEBRIS AND CONTAINERS USED IN ACCOMPLISHING WORK. HE/SHE SHALL SWEEP AND CLEAN ALL SIDEWALKS, ASPHALT, AND CONCRETE AREAS ADJACENT TO PLANTINGS.
- HYDROSEED MIX SHALL BE EARTHGUARD (2000#/AC) OR APPROVED EQUAL WITH A NATIVE MIX.

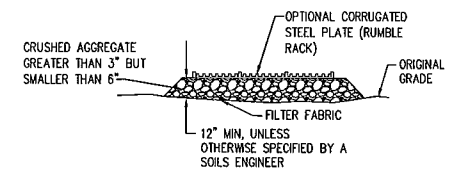


NOTES:  
 1. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.  
 2. FOR WASHOUT OF CONCRETE AND MORTAR PRODUCTS, A DESIGNATED CONTAINMENT FACILITY OF SUFFICIENT CAPACITY TO RETAIN LIQUID AND SOLID WASTE SHALL BE PROVIDED ON SITE.  
 3. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.

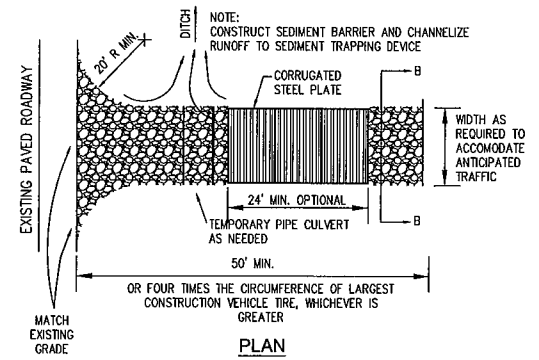
**CONCRETE WASTE MANAGEMENT WM-8**  
 WM-8  
 NOT TO SCALE



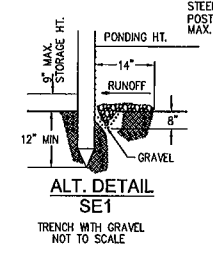
**STORM DRAIN INLET PROTECTION DETAIL SE-10**  
 NOT TO SCALE



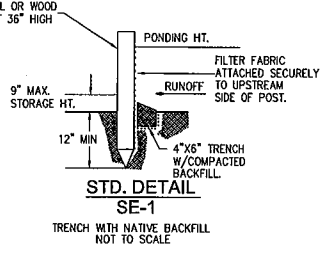
**SECTION B-B**  
 NOT TO SCALE



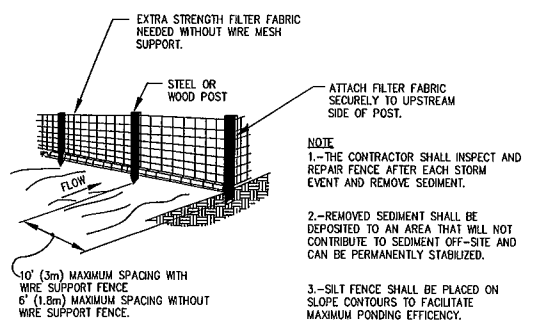
**STABILIZED CONSTRUCTION ENTRANCE/EXIT**  
 TC-1  
 NOT TO SCALE



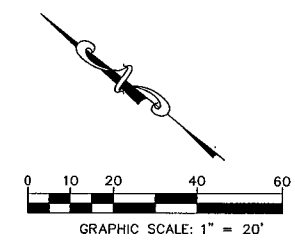
**ALT. DETAIL SE-1**  
 TRENCH WITH GRAVEL  
 NOT TO SCALE



**STD. DETAIL SE-1**  
 TRENCH WITH NATIVE BACKFILL  
 NOT TO SCALE



**SILT FENCE SE-1**  
 NOT TO SCALE





**A-1 Self Storage**

**A-1 Self Storage**





August 28, 2018

Mr. Tom Kearney  
Caster Enterprises  
4607 Mission Gorge Place  
San Diego, CA 92120

LLG Reference: 3-18-2942

Subject: **A-1 Self Storage Coliseum Way Project**  
Oakland, CA

Dear Mr. Kearney:

Linscott, Law & Greenspan, Engineers (LLG) has prepared this report to summarize the results of a parking assessment conducted for the A-1 Self Storage Project ("Project"), proposed at 4356 Coliseum Way in the City of Oakland, CA. The Project proposes to construct an 112,485 square-foot self-storage facility containing 1,092 units. **Figure 1** contains the proposed Project site plan.

#### **PARKING RATES**

The City of Oakland Planning Code does not contain published parking rates for self-storage facilities. A review of several nearby jurisdictions' published parking rates was conducted. The parking rates found in the Urban Land Institute's *Shared Parking (2<sup>nd</sup> Edition)* and in the Institute of Transportation Engineers' *Parking Generation (4<sup>th</sup> Edition)*, were also reviewed. **Table A** shows a comparison of published parking rates for storage facilities or, if the publication did not include storage facilities, the land use most closely related to storage facilities.

**Engineers & Planners**  
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Transportation  
Parking

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David S. Shender, PE  
John A. Boarman, PE  
Clare M. Look-Jaeger, PE  
Richard E. Barretto, PE  
Keil D. Maberry, PE

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**TABLE A  
 COMPARISON OF PARKING RATES**

Source	Land Use	Parking Rate
City of Oakland Planning Code	Commercial – All other activities	1 space for each 600 sf of floor area on the ground floor of a building; 1 space for 1,000 sf of floor area not on the ground floor of a building.
City of San Francisco Planning Code	Storage or warehouse space	1 per 2,000 sf
City of Richmond Zoning Ordinance	Warehousing	6 spaces plus 1 additional space per each 5,000 sf (not to exceed 10 spaces total)
ULI's Shared Parking	None	None
ITE Parking Generation (4 <sup>th</sup> Edition)	Mini-Warehousing	0.17 per 1,000 sf
		1.66 per 100 units

=56  
 =10  
 =0  
 =19

**EXISTING FACILITIES PARKING DEMAND**

A parking demand analysis was conducted at three similar self-storage facilities to forecast the parking demand generated by the Project. The three self-storage facilities are:

- A-1 Belmont (519 units) (1337 Old County Road, Belmont CA 94002)
- A-1 Concord (822 units) (5296 Concord Boulevard, Concord, CA 94521)
- A-1 Oakland (1,039 units) (301 High Street, Oakland, CA 94601)

Entry and exit data of people accessing their storage unit was monitored at each facility over the following three weekends in 2018: June 22-23, June 29-30, and July 6-7. To represent the worst-case scenario, each time a storage unit was accessed, it was assumed that the person arrived to the facility in a vehicle. The entry and exit data was sorted into 15-minute intervals. The number of vehicles parked during each 15-minute interval was calculated by taking the number of vehicles parked during the previous 15-minute interval, subtracting the number of vehicles that exited the facility during the previous 15-minute interval, and adding the number of vehicles that entered the facility during the 15-minute interval being analyzed. After summing the number of parked vehicles for each 15-minute interval over the course of the day, the maximum parking demand at any given time was determined. **Attachment A** contains the parking demand calculations for the three similar facilities listed above. **Table B** shows the peak parking demand calculated for each facility. To calculate the parking demand rate, the peak parking demand was divided by the number of units at the facility. **Table C** shows the calculated parking rates. For comparative purposes, **Table D** shows the existing parking supply of several similar self-storage facilities.

**TABLE B  
 EXISTING SELF-STORAGE FACILITIES PARKING DEMAND**

Facility	# of Units	Peak Parking Demand (spaces)							
		<u>22-Jun</u>	<u>23-Jun</u>	<u>29-Jun</u>	<u>30-Jun</u>	<u>6-Jul</u>	<u>7-Jul</u>	Average	Max
Belmont	519	7	6	7	7	6	5	7	7
Concord	822	4	6	4	2	3	6	5	6
Oakland	1,039	8	6	7	6	10	10	8	10

**TABLE C  
 EXISTING SELF-STORAGE FACILITIES PARKING RATE**

Facility	# of Units	Average		Max	
		Parking Demand (spaces)	Parking Rate (spaces per unit)	Parking Demand (spaces)	Parking Rate (spaces per unit)
Belmont	519	7	0.013	7	0.013
Concord	822	5	0.006	6	0.007
Oakland	1,039	8	0.008	10	0.010
Overall Average	—	—	0.009	—	0.010

**TABLE D  
 EXISTING SELF-STORAGE FACILITIES PARKING PROVISION**

Facility	Size	Provided Parking Supply
A-1 Belmont	519 storage units	7 spaces
A-1 Concord	822 storage units	2 spaces
A-1 Oakland	1,039 storage units	7 spaces
High Street Bridge Self Storage	approx. 100,000 sf	5 spaces
Extra Space Storage Emeryville	approx. 120,000 sf	7 spaces

### PROJECT PARKING DEMAND

As seen in *Table C*, a parking demand rate of 0.010 spaces per storage unit was calculated. Applying this rate to the Project's proposed 1,092 units, 11 parking spaces would be required to serve the Project.

### PROJECT OFF-STREET LOADING

Per Section 17.116.150 of the City of Oakland Planning Code, industrial land uses greater than 100,000 sf are required to provide three (3) loading berths for the first 100,000 sf and one (1) additional loading berth for each additional 150,000 sf or fraction of one-half or more. Therefore, the Project should provide four (4) loading berths.

### CONCLUSION

The City of Oakland Planning Code does not contain published parking rates for self-storage facilities. Therefore, a parking demand analysis was conducted at similar storage facilities to forecast the parking demand at the Project site. Based on this parking demand analysis, the total required parking spaces for the Project is 11 spaces. Since the Project proposes to provide 11 parking spaces, it is concluded that adequate parking is provided. Per the City of Oakland Planning, the Project is required to provide four loading berths. Since the Project proposes to provide this amount of loading berths, it is concluded that adequate loading berths are provided.

Please feel free to call us if you have any questions.

Sincerely,  
**Linscott, Law & Greenspan, Engineers**



John Boarman, PE  
Principal



Charlene Sadiarin, PE  
Transportation Engineer II

Figures: 1. Conceptual Site Plan  
Attachments: A: Similar Facilities Parking Demand Calculations

cc: File

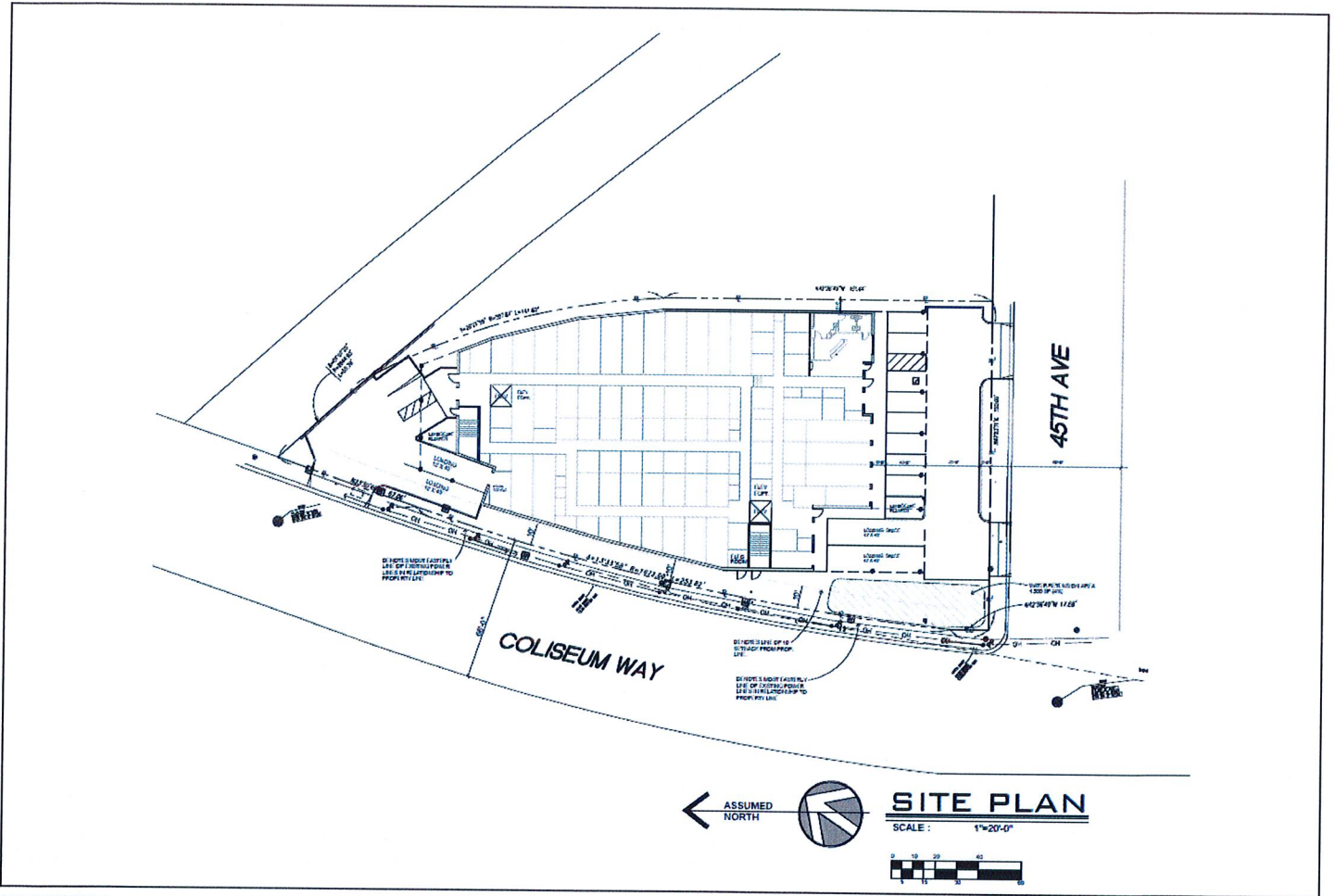


Figure 1

Conceptual Site Plan

A1 COLISEUM

**ATTACHMENT A**  
**SIMILAR FACILITIES PARKING DEMAND**  
**CALCULATIONS**



Table with 29 columns (Time, In, Out, Net New Arrivals / Departures, Adjustments, Total Parked Vehicles) and 29 rows (12:00 AM to 11:45 PM). Data is grouped into five daily sections: Day 1 6/22, Day 2 6/23, Day 3 6/29, Day 4 6/30, and Day 5-7/6. A final 'Total' row at the bottom summarizes the data across all days.



Table with 30 columns (Time, In, Out, Net New Arrivals / Departures, Adjustments, Total Parked Vehicles) and 24 rows (Time slots from 12:00 AM to 11:45 PM). The table is organized into six sections: Day 1 6/22, Day 2 6/23, Day 3 6/29, Day 4 6/30, Day 5 7/6, and Day 6 7/7. Each section contains 5 columns of data. Red numbers in parentheses indicate specific adjustments or counts. A 'Total' row at the bottom summarizes the data for each section.

Summary row for the table with columns: Total, 57, 56, Max = 8, 44, 44, Max = 6, 46, 46, Max = 7, 64, 64, Max = 6, 65, 65, Max = 10, 59, 59, Max = 10.