

Location:	1232 – 1244 High Street
Assessor's Parcel Numbers:	034 -2251-013-01, 010-01, 008-00, & 009-00
Proposal:	To construct a 5-story 128,892 square-foot self-storage facility with surface parking and loading dock, office, lobby, and a community room on the ground floor (on four lots to be merged).
Applicant / Owner:	Patrick Elwood / Elwood Commercial Real Estate
Planning Permits Required:	Major Conditional Use Permit for a self-storage facility greater than 25,000 square-feet and a 970 square-foot community assembly space (Civic Activity), Regular Design Review for development of the site and building design, and Minor Variance to allow for 13 off-street parking spaces where 37 parking spaces are required.
Case File Number	PLN18259
General Plan:	Business Mix
Zoning:	CIX-2, Commercial Industrial Mix Zone-2
Environmental Determination:	Exempt, Section 15332, State CEQA Guidelines, In-fill Development Project Exempt, and Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
Historic Status:	Historic Rating: *c3, Dc3, X, and X
Service Delivery District:	5
City Council District:	5
Finality of Decision	Appealable to the City Council within 10 days
Date Filed:	June 21, 2018
Staff recommendation:	Decision based on staff report
For further information:	Contact case planner: Moe Hackett, 238-3973 or mhackett@oaklandca.gov

SUMMARY

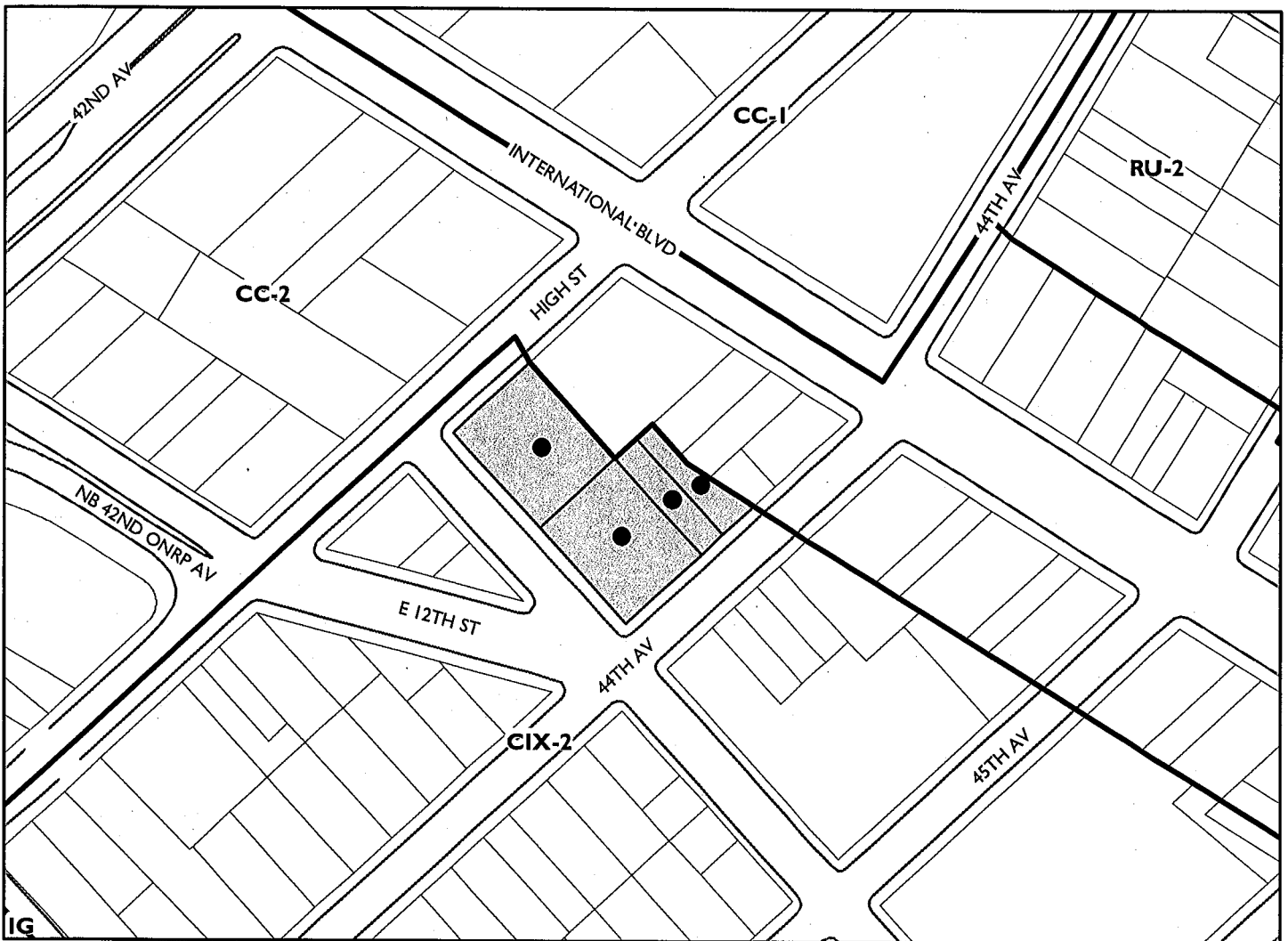
The proposal is the construction of a five-story, 128,892 square-foot self-storage building on a 32,000-square foot lot. The new lot is created through the merger of four smaller lots (to be submitted prior to the application for a building permit). The business would employ four full-time employees. The proposal includes the demolition of a one-story brick structure, currently containing a market, that is considered a Potential Designated Historic Property (PDHP) with a historic rating of C3 by the Oakland Cultural Heritage Survey (OCHS).

Staff recommends approval of the project consistent with the plans and subject to the attached conditions.

PROPERTY DESCRIPTION

The 32,000 square-foot site is flat and fronts East 12th Street to the south, 44th Avenue to the east, and High Street to the west. The site currently contains a small market in a brick building that is considered a PDHP with a historic rating of C3 by the OCHS, two homes, and a small auto repair shop. Generally, the neighborhood has an industrial character. A vacant lot that is adjacent to International Boulevard abuts the site to the rear.

CITY OF OAKLAND PLANNING COMMISSION



0 100 200 400 600 800 Feet



Case File: PLN18259
Applicant: Kava Massih Architects
Address: 1232-1244 High Street and 1207, 1219, & 1223 44th Avenue
Zone: CIX-2

PROJECT DESCRIPTION

General

The applicant proposes to construct and operate a five-story, 128,892 square-foot, self-storage building with an 862 square-foot community room located at the ground floor. The site would have one entrance, which would be from the East 12th Street frontage. The facility would be minimally staffed and create landscaping elements on all sides. The historically-rated brick building on the site would be demolished as part of the project (see “Key Issues and Impacts” and “Findings” Sections, below) along with the two homes and the auto repair shop building.

Building Design

The building would create a large façade abutting East 12th Street and a rear façade highly visible from International Boulevard. Generally, the design creates the appearance of a contemporary-styled light industrial building. The siding would be corrugated metal panels with a pattern of deeply recessed and projecting vertical windows that create a successful composition on each façade. A bank of windows spanning from the ground to above the roof define the entrance on East 12th Street. Two tower features define the northern corners of the building at High Street and 44th Avenue, respectively, and will bring visual interest to the façade facing International Boulevard.

Site Plan

The building would cover almost the entire site except for 10-foot setbacks on High Street and 44th Avenue and a small setback at the rear. The entrance to the garage with 13 parking stalls would be in the middle of the East 12th Street façade. The rear setback will allow for a variety of development options for the adjacent parcel abutting International Boulevard.

Landscaping

Landscaping elements will be installed on all frontages and on the interior lot line facing International Boulevard. The landscape areas will consist of street trees and on-site planter strips adjacent to the building walls.

GENERAL PLAN ANALYSIS

The site is in the Business Mix classification of the Land Use and Transportation Element (LUTE) of the General Plan. The intent of the Business Mix classification is: *“To create, preserve and enhance areas of the city that are appropriate for a wide variety of business and related commercial and industrial establishments.”* The Business Mix classification also allows for large-scale commercial uses if they are limited to sites with direct access to regional transportation systems. The proposal meets this intent and the following LUTE Objective and Policy.

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 CIX-2 (Commercial and Industrial Mix – 2) Zone. The intent of the CIX-2 Zone is: *“to create, preserves, and enhance industrial areas that are appropriate for a wide variety of commercial and industrial establishments.”* A self-storage facility meets this intent. The Zone allows for a new self-storage facility (Warehousing, Storage, and Distribution Industrial Activity-Self Storage) with the approval of a Conditional Use Permit (CUP) and Design Review. In this case, and pursuant to Planning Code 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 17.136.040(D) (Regular Design Review), the CUP and Design Review become Major Permits for construction of a new facility that is over 25,000 square-feet in floor area. As such, review is required by the Planning Commission. The proposal meets the 10-foot setback requirement for the street side setbacks on 44th and High Streets. At 55 feet, the roof meets the height maximum. Areas of the building such as the parapet and tower features are allowed projections above the height limit per Section 17.108.030 of the Planning Code. The community room is an accessory use to the Warehousing, Storage, and Distribution Industrial Activity.

The proposal requires a Minor Variance because the Planning Code requires the activity to have 37 parking spaces, and the project only provides 13 spaces. This issue is addressed in the “Key Issues and Impacts” section of this report.

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 (In-fill Exemption Projects), and Section 15183 (Conformity to a community plan, general plan or zoning). The criteria required for an exemption under Section 15332, and how the project meets these criteria, are contained in Attachment A, Findings, below.

KEY ISSUES AND IMPACTS

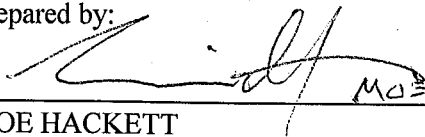
The attractiveness of the building is appropriate for its location in an industrial district visible from a major transportation corridor. Staff recommends approval of the parking Variance because self-storage facilities do not attract a concentrated number of vehicle visits during the AM and/or PM peak hours but rather occur throughout the day. As conditioned, there will be a landscape buffer between the International Boulevard-facing building wall and the adjacent property line, which will accommodate future development of the remaining parcels on the block.

As mentioned, the proposal includes the demolition of a one-story brick structure that was considered a PDHP. Staff supports the demolition and have made Finding #3 for demolition. The structure has deteriorated and been painted such that the primary historic element, the brick pattern, cannot be restored. Removal of the paint would destroy the delicate outer surface of the brick and result in the destruction of the mortar. As such, the existing design is undistinguished and does not warrant retention with this modification. Furthermore, as noted above, the proposed design is compatible with the character of the neighborhood

RECOMMENDATIONS:

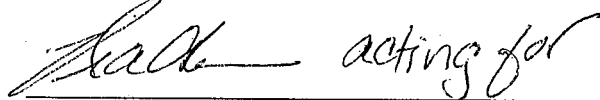
1. Affirm staff's environmental determination.
2. Approve the Major Conditional Use Permit, Regular Design Review and Minor Variance subject to the attached Findings and Conditions of Approval.

Prepared by:



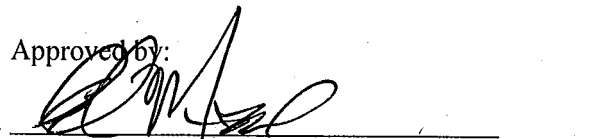
MOE HACKETT
Planner II

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

ATTACHMENT A

FINDINGS FOR APPROVAL

This proposal meets the required findings under Sections 17.136.050(B) Non-Residential Design Review, Section 17.136.075(D) Findings for Demolition of a PDHP, 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 building would create a large façade abutting East 12th Street and a rear façade highly visible from International Boulevard. The siding would be corrugated metal panels with a pattern of deeply recessed and projecting vertical windows that create a successful composition on each façade. A bank of windows spanning from the ground to above the roof define the entrance on East 12th Street. Two tower features the define the northern corners of the building at High Street and 44th Avenue, respectively, will bring visual interest to the façade facing International Boulevard.

Generally, the design successfully creates the appearance of a contemporary-style light industrial building. The combination of corrugated metal siding and large storefront window systems creates depth to the wall face and, along with vertical projection, provides a successful composition facing High Street and International Boulevard. The contemporary industrial design is appropriate for the proposed use and will relate to other industrial buildings on East 12th Street. The landscaping, which is proposed on all sides, including street trees, will soften the visual impact of the building as seen from ground level and facilitate future development on the adjacent lots on International Boulevard.

- 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;**

As discussed, the contemporary styled industrial building will relate to other industrial buildings on East 12th Street and create an attractive façade facing International Boulevard. The rear setback will facilitate appropriate development on lots adjacent to International Boulevard.

- 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 in the staff report, above.

FINDINGS

The Design Guidelines for Corridors and Commercial Areas applies eight guiding principles to which each development project must meet. The principles include: (1) building upon patterns of urban development that lend a special sense of place; (2) provide elements that define the street and the place for pedestrians; (3) allow for diversity of architectural expression to prevent monotony; (4) encourage high quality design and construction; (5) design buildings that reinforce the urban character of the different corridor and place types; (6) created transitions in height, massing, and scale; (7) use sustainable design techniques; and create a safe urban environment. The proposed project is designed to meet the intent of the principles described above.

The project fronts onto High Street and East 12th Street which is considered a primary commercial corridor per the Commercial Corridor Design Guidelines. The proposed development is consistent with, but not limited to, the following guidelines:

Guideline 1.1.1 Define the street front by locating storefronts near the property lines facing the corridor and adjacent to one another.

Guideline 2.1.2 Integrate open space into the site plan.

Guideline 3.1.1 Place parking areas and parking podiums behind active space or underground.

Guideline 3.1.2 Limit driveways, garage doors, and curb cuts on the corridor

Guideline 5.1.1 Integrate the various components of a building to achieve a coherent composition and style.

Guideline 5.2.1 Relate new buildings to the existing architecture in a neighborhood with a strong design vocabulary

**DEMOLITION FINDINGS FOR POTENTIALLY DESIGNATED HISTORIC PROPERTIES:
CRITERIA 17.136.075(D)**

- 1. The design matches or is compatible with, but not necessarily identical to, the property's existing or historical design; or**

Staff has not made this finding.

- 2. The proposed design comprehensively modifies and is at least equal in quality to the existing design and is compatible with the character of the neighborhood; or**

Staff has not made this finding.

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

The proposal includes the demolition of a one-story brick structure that was considered a PDHP with a rating of C3 by the Oakland Cultural Heritage Survey. Staff supports the demolition because the structure has deteriorated and been painted such that the primary historic element, the brick pattern, cannot be restored. Removal of the paint would destroy the delicate outer surface of the brick and

result in the destruction of the mortar. As such, the existing design is undistinguished with this modification. The proposed design is a contemporary-styled light industrial building with details compatible with the industrial neighborhood in which it is located.

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 International Boulevard and High Street, which is a key intersection in the area. The contemporary-styled industrial building will relate to other industrial buildings on East 12th Street and provide an attractive façade facing International Boulevard. The rear setback will facilitate appropriate development on lots adjacent to International Boulevard. The surrounding streets have ample capacity to absorb the light traffic generated by a self-storage facility. The scale will be reduced through a combination of material changes, window recesses and projections, vertical projections, and a front entrance prominently defined by a floor to above the roof window feature. As such, 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.

- 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 easy regional access to the I-880 freeway and sufficient vehicle parking facilities (see Minor Variance Findings, below). The site and floor plans are designed for convenient use of self-storage units, and the parking will be conveniently accessed from East 12th Street, and as discussed above is attractive as the use and setting warrant.

- 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.**

Self-storage is an essential service to the community and the region, allowing residents and businesses to store their possessions at off-site locations. A self-storage facility near International Boulevard is critical to accommodate the high-density housing anticipated on a major transit corridor and housing throughout the region.

- 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 and Design Review Findings, 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 13 onsite parking spaces instead of the required 37 at a new self-storage building. Section 17.116.090 of the Planning requires a minimum of one space per 3,500 square-feet of floor area for a self-storage building in a CIX-2 Zone. Strict compliance with this zoning regulation would be inefficient and result in an ineffective design solution because the intention of the regulation is to provide employee parking for large-scale, labor intensive industrial uses, unlike that which is proposed here.

Strict compliance with the required parking spaces would require removal of the majority of self-storage units on the ground floor and the community room. However, the reduced parking will allow for the efficient operation of the proposed self-storage, which typically does not require large amounts of parking due to infrequent visits from customers and low staffing of no more than three persons per shift. The self-storage activity is projected to generate a maximum of 14-16 peak hour car trips. The proposed 13 parking spaces will accommodate this amount during peak hours with less parking needed during off-peak hours. In addition, the proposal provides a loading dock facility for larger trucks on the 44th Avenue frontage.

The proposed parking will be complemented by a large bicycle parking area. The surrounding area also contains ample on-street parking for overflow that might be required due to a special event.

- 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 requirement in the Planning Code is to allow for a large number of employees engaged in industrial production facilities. The proposed staffing of this operation is approximately four persons with no more than three persons per shift. In this case, the large floor area is required for a very low intensity use with limited regular users, and, therefore, a relatively small number of car trips are anticipated. The number of parking spaces will 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:**

The project will not have an adverse effect on the parking opportunities in the surrounding area as noted above. The use is not intended to generate more parking than is provided, and there is ample parking on the surrounding streets to accommodate any minor overflow.

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. As noted above, the parking requirement was intended to accommodate a more intensive use than that the proposed use.

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.

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

See General Plan Analysis section, above. The project's consistency with the Commercial Corridor Design Guidelines is discussed above.

G. For proposals involving one or two residential dwelling units on a lot: That, if the variance would relax a regulation governing maximum height, minimum yards, maximum lot coverage or building length alongside lot lines, the proposal also conforms with at least one of the following criteria:

a. The proposal when viewed in its entirety will not adversely impact abutting residences to the side, rear, or directly across the street with respect to solar access, view blockage and privacy.

-OR-

b. Over 60 percent of the lots in the immediate vicinity are already developed and the proposal does not exceed the corresponding as-built condition on these lots and, for height variances, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height. The immediate context shall consist of the five closest lots on each side of the project site, plus the ten closest lots on the opposite side of the street (see Illustration I-4b); however, the Director of City Planning may make an alternative determination of immediate context based on specific site conditions. Such determination shall be in writing and included as part of any decision on any variance.

This finding is not applicable as the project does not involve one or two residential units on a lot.

ENVIRONMENTAL DETERMINATION FINDINGS

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 urban uses.

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

The project site is on an urbanized, industrial lot and does 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 the projected level of traffic trip generation. Self-storage facilities generate minimal trip generation. 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

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 **December 4, 2017**, as amended by the following conditions of approval and mitigation measures, if applicable (“Conditions of Approval” or “Conditions”).

2. Effective Date, Expiration, Extensions and Extinguishment

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

3. Compliance with Other Requirements

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

4. Minor and Major Changes

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

5. Compliance with Conditions of Approval

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

6. Signed Copy of the Approval/Conditions

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

7. Blight/Nuisances

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

8. Indemnification

- a. To the maximum extent permitted by law, the project applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Redevelopment Successor Agency, the Oakland City Planning Commission, and their respective agents, officers, employees, and volunteers (hereafter collectively called "City") from any liability, damages, claim, judgment, loss (direct or indirect), action, causes of action, or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City to attack, set aside, void or annul this Approval or implementation of this Approval. The City may elect, in its sole discretion, to participate in the defense of said Action and the project applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.
- b. Within ten (10) calendar days of the filing of any Action as specified in subsection (a) above, the project applicant shall execute a Joint Defense Letter of Agreement with the City,

acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Joint Defense Letter of Agreement shall survive termination, extinguishment, or invalidation of the Approval. Failure to timely execute the Letter of Agreement does not relieve the project applicant of any of the obligations contained in this Condition or other requirements or Conditions of Approval that may be imposed by the City.

9. Severability

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

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

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

11. Public Improvements

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

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

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 the Air District if specifically requested), the project applicant shall provide written documentation that fleet requirements have been met.
- g) Requirement: The project applicant shall retain a qualified air quality consultant to identify criteria air pollutant reduction measures to reduce the project's average daily emissions below 54 pounds per day of ROG, NOx, or PM2.5 or 82 pounds per day of PM10. Quantified emissions and identified reduction measures shall be submitted to the City (and the Air District if specifically requested) for review and approval prior to the issuance of building permits and the approved criteria air pollutant reduction measures shall be implemented during construction.
- h) Construction Emissions Minimization Plan
Requirement: The project applicant shall prepare a Construction Emissions Minimization Plan (Emissions Plan) for all identified criteria air pollutant reduction measures. The Emissions Plan shall be submitted to the City (and the Air 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 Verified Diesel Emissions Control Strategies (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

23. 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

24. 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

25. 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

26. Property Relocation

Requirement: Pursuant to Policy 3.7 of the Historic Preservation Element of the Oakland General Plan, the project applicant shall make a good faith effort to relocate the historic resource to a site acceptable to the City. A good faith effort includes, at a minimum, all of the following:

- a. Advertising the availability of the building by: (1) posting of large visible signs (such as banners, at a minimum of 3' x 6' size or larger) at the site; (2) placement of advertisements in Bay Area news media acceptable to the City; and (3) contacting neighborhood associations and for-profit and not-for-profit housing and preservation organizations;
- b. Maintaining a log of all the good faith efforts and submitting that along with photos of the subject building showing the large signs (banners) to the City;
- c. Maintaining the signs and advertising in place for a minimum of 90 days; and
- d. Making the building available at no or nominal cost (the amount to be reviewed by the Oakland Cultural Heritage Survey) until removal is necessary for construction of a replacement project, but in no case for less than a period of 90 days after such advertisement.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning (including Oakland Cultural Resource Survey)

Monitoring/Inspection: N/A

27. 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

28. Seismic Hazards Zone (Landslide/Liquefaction)

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

29. 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

30. 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

31. NPDES C.3 Stormwater Requirements for Regulated Projects

- a. *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

b. 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

32. 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

33. 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

34. 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

35. 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

36. 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

37. 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

38. Jobs/Housing Impact Fee

Requirement: The project applicant shall comply with the requirements of the City of Oakland Jobs/Housing Impact Fee Ordinance (chapter 15.68 of the Oakland Municipal Code).

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

Initial Approval: Bureau of Building

39. Residential Tenants

Requirement: The property owner shall comply with all applicable laws and requirements concerning residential tenants, including but not limited to, the City's Rent Adjustment Ordinance (OMC chap. 8.22, Article I), Just Cause Eviction Ordinance (OMC chap. 8.22, Articles II & III), Tenant Protection Ordinance (OMC chap. 8.22, Article V) and Code Compliance Relocation Ordinance (OMC chap. 15.60). Existing and former tenants temporarily or permanently evicted, displaced or relocated due to the project or City action related to the project may be entitled to protections and benefits, including, but not limited to, relocation payments and the right to return to previous units. The property owner may be required to submit evidence of compliance with applicable tenant protection laws upon request of the City. For more information, please contact

the Oakland Housing Assistance Center: 250 Frank H. Ogawa Plaza, 6th Floor, Oakland, California, 94612; (510) 238-6182.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

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

a. *Obstruction Permit Required*

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

When Required: Prior to approval of construction-related permit

Initial Approval: Department of Transportation

Monitoring/Inspection: Department of Transportation

b. *Traffic Control Plan Required*

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

Initial Approval: Department of Transportation

Monitoring/Inspection: Department of Transportation

c. *Repair of City Streets*

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

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Department of Transportation

41. 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

c. ***ADA-Accessible Spaces***

Requirement: The applicant shall submit, for review and approval of the Building Official, plans that show the location of future accessible EV parking spaces as required under Title 24 Chapter 11B Table 11B-228.3.2.1, and specify plans to construct all future accessible EV parking spaces with appropriate grade, vertical clearance, and accessible path of travel to allow installation of accessible EV charging station(s).

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 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. 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

49. 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

50. Water Efficient Landscape Ordinance (WELo)

Requirement: The project applicant shall comply with California's Water Efficient Landscape Ordinance (WELo) in order to reduce landscape water usage. For any landscape project with an aggregate (total noncontiguous) landscape area equal to 2,500 sq. ft. or less. The project applicant may implement either the Prescriptive Measures or the Performance Measures, of, and in accordance with the California's Model Water Efficient Landscape Ordinance. For any landscape project with an aggregate (total noncontiguous) landscape area over 2,500 sq. ft., the project applicant shall implement the Performance Measures in accordance with the WELo.

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

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

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%2023%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

51. Employee Rights

Requirement: The project applicant and business owners in the project shall comply with all state and federal laws regarding employees' right to organize and bargain collectively with employers and shall comply with the City of Oakland Minimum Wage Ordinance (chapter 5.92 of the Oakland Municipal Code).

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

52. Specific Condition, Parcel Map Approval

Requirement: The applicant shall apply for a permit to merge both subject parcels.

When Required: Prior to application for a construction-related permit

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

53. Specific Condition, Use of the "Community Room"

Requirement: The uses of the "community room" shall be limited to those permitted under Community Assembly Civic Activities or activities permitted by the Zone. Any expansion of the "community room" either in size or in uses shall be reviewed and approved pursuant to all City codes and requirements. Hours of available use /operations shall be posted at all entrances and made available to the Zoning Manager.

When Required: Prior to commencement of operations and ongoing

Initial Approval: Bureau of Planning; Bureau of Building

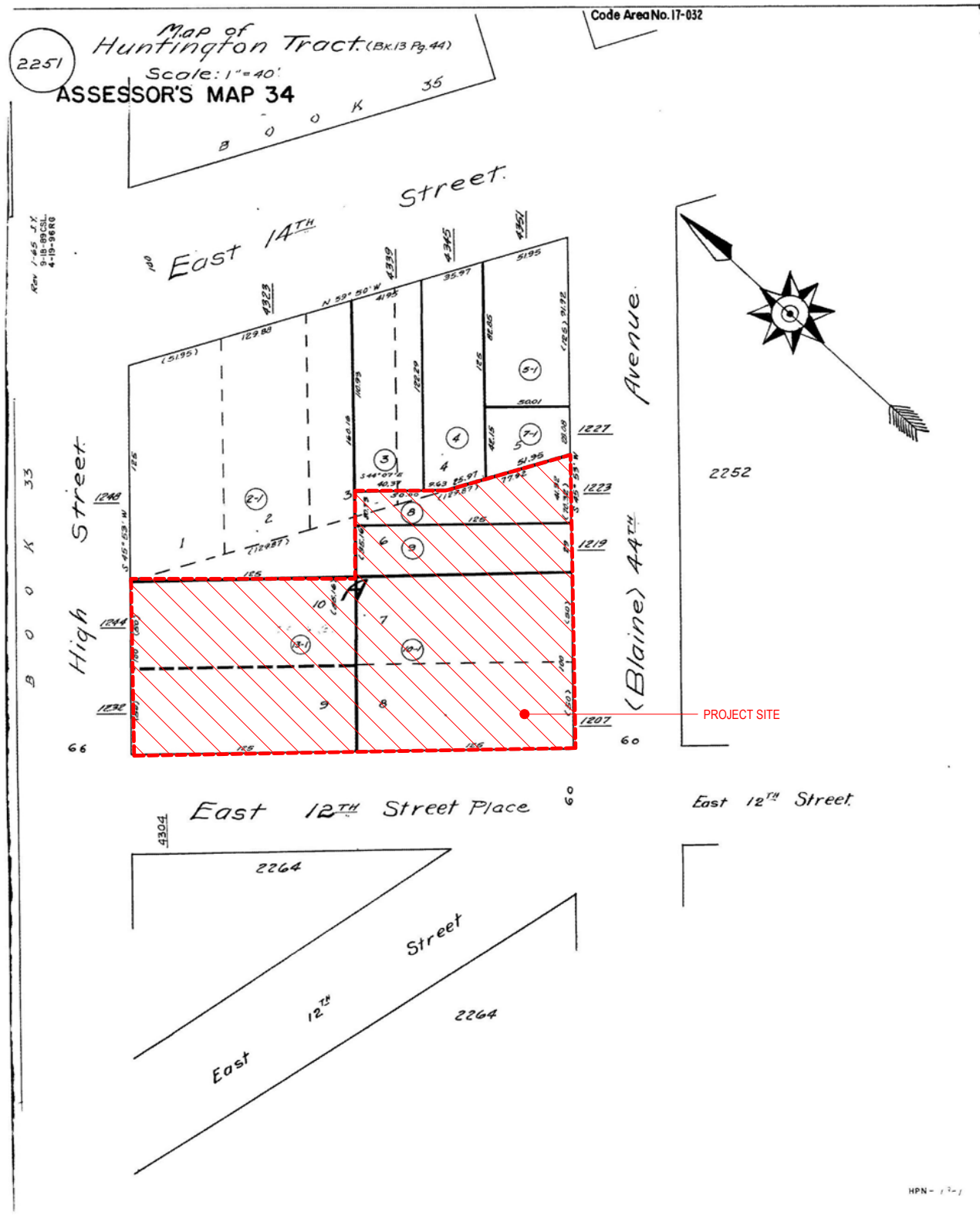
Monitoring/Inspection: Bureau of Building; Bureau of Planning

APPROVED BY:

City Planning Commission: _____ (date) _____ (vote)

City Council: _____ (date) _____ (vote)

ASSESSOR'S PARCEL MAP



PLANNING INFORMATION

ADDRESS:	1240 HIGH STREET, OAKLAND, CA
APN:	034-2251-8 034-2251-9 034-2251-10-1 034-2251-13-1
LOT AREA:	32,000 SF
ZONING DISTRICT:	CIX-2 (COMMERCIAL INDUSTRIAL MIX 2 INDUSTRIAL ZONE)
HEIGHT LIMIT:	55'-0"
PER TABLE 17.73.030	
FAR:	4.0
PER TABLE 17.73.030	
MIN. LANDSCAPING:	ENTIRE LOT = 5%, PARKING LOT = 10%
PER TABLE 17.73.30	1 SHADE TREE PER 10 SPACES STREET TREES REQUIRED
SETBACKS:	FRONT/SIDE = 0'-0"
PER TABLE 17.35.03	REAR = 0'-0" STREET SIDE YARD OF CORNER LOT = 10'-0"
	PARKING @ FRONT PL = 30'-0"
MIN. PARKING:	1 SPACE PER 1500 SF (INDUSTRIAL) = 93 SELF-STORAGE SPACES
PER 17.116.090, 17.117.140	60,000 SF - 159,000 SF = 2 LOADING BERTHS
MIN. BICYCLE PARKING:	1 LONG-TERM PER 40,000 SF = 4 INDUSTRIAL
PER 17.117.110	NO SHORT-TERM REQUIRED FOR INDUSTRIAL
PROPOSED OCCUPANCY:	SELF-STORAGE (S-1) PARKING (S-2) ASSEMBLY (A-3)
CONSTRUCTION TYPE:	IB

BUILDING GSF BY FLOOR

1ST FLOOR	20,513 SF
2ND FLOOR	26,828 SF
3RD FLOOR	26,713 SF
4TH FLOOR	26,774 SF
5TH FLOOR	26,064 SF

TOTAL 126,892 SF

PARKING/LOADING	6,643 SF	1ST FLOOR
LSCAPE	4,760 SF	

STORAGE UNIT COUNT

5x5'	8	1%
5x10'	31	4%
5x15'	2	0%
10x10'	39	4%
10x12'	7	1%
10x15'	6	1%
10x20'	7	1%
1ST FLOOR:	100	

5x5'	6	1%
5x10'	71	8%
5x15'	2	0%
10x10'	67	8%
10x12'	28	3%
10x15'	18	2%
10x20'	2	0%
2ND FLOOR:	194	

STORAGE UNIT COUNT

5x5'	5	1%
5x10'	69	8%
5x15'	2	0%
10x10'	65	7%
10x12'	32	4%
10x15'	14	2%
10x20'	2	0%
3RD FLOOR:	189	

5x5'	15	2%
5x10'	71	8%
5x15'	1	0%
10x10'	63	7%
10x12'	30	3%
10x15'	14	2%
10x20'	2	0%
4TH FLOOR:	196	

5x5'	16	2%
5x10'	71	8%
5x15'	1	0%
10x10'	65	7%
10x12'	30	3%
10x15'	14	2%
10x20'	2	0%
5TH FLOOR:	199	
TOTAL:	878	

STORAGE UNIT TYPES

5x5'	50	6%
5x10'	313	36%
5x15'	8	1%
10x10'	299	34%
10x12'	127	14%
10x15'	66	8%
10x20'	15	2%
TOTAL:	878	

DRAWING INDEX

- COVER
- A0.0 PROJECT INFORMATION
- CIVIL
- SU-1 ALTA / NSPS SURVEY
- C-1 PRELIMINARY GRADING PLAN
- C-3 PRELIMINARY POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN
- LANDSCAPE
- L1.1 PRELIMINARY LANDSCAPE PLAN
- ARCHITECTURAL
- A0.2 SITE PHOTOS
- A1.1 EXISTING / DEMO SITE PLAN
- A1.2 SITE PLAN
- A2.1 1ST FLOOR PLAN
- A2.2 2ND FLOOR PLAN, (3RD-5TH FLOOR SIMILAR)
- A3.1 E 12TH ST PL ELEVATION
- A3.2 HIGH ST ELEVATION
- A3.3 INTERNATIONAL BLVD ELEVATION
- A3.4 44TH AVE ELEVATION
- A3.5 MATERIALS & COLORS
- A3.6 EXTERIOR SIGNAGE
- A4.1 PERSPECTIVE VIEWS

PROJECT DESCRIPTION

THE PROJECT CONSISTS OF A 5-STORY SELF STORAGE FACILITY. OFFICE/LOBBY, PARKING, AND LOADING DOCKS ARE PROVIDED IN THE BUILDING ON THE 1ST FLOOR.

PROJECT INFORMATION

1 1/2" = 1'-0" (@ 22" x 34")
 11/14/2018

1240 HIGH STREET | OAKLAND, CA 94601



KAVA MASSIH ARCHITECTS
 920 Grayson Street | Berkeley, CA 94710
 95 Federal Street | San Francisco, CA 94107
 KMA PROJECT NO. 1722

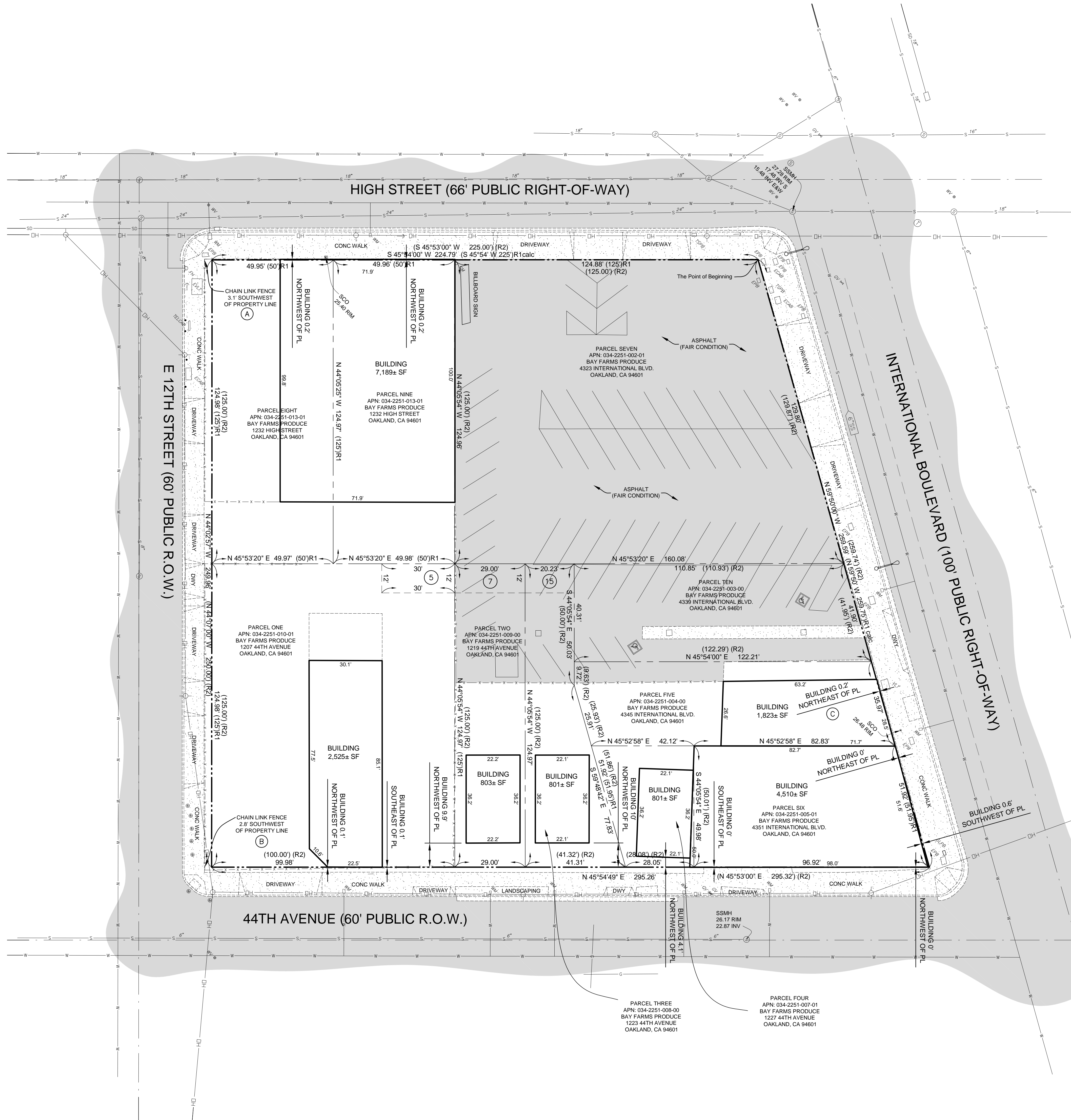
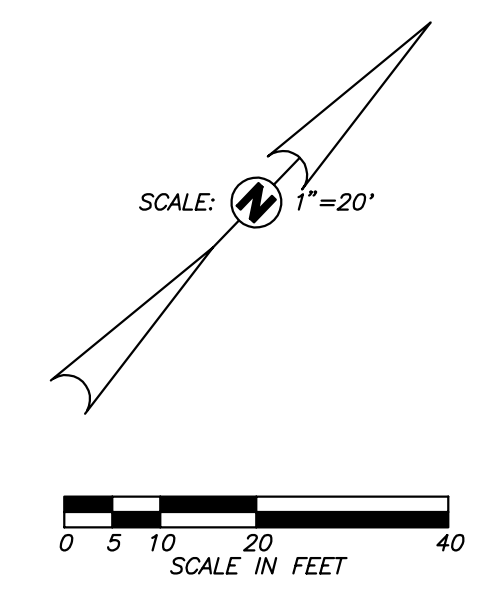


TABLE OF ENCROACHMENTS:

- (A) CHAIN LINK FENCE 3.1' SWEST OF PROPERTY LINE
- (B) CHAIN LINK FENCE 2.8' SWEST OF PROPERTY LINE
- (C) BUILDING 0.2' NORTHEAST OF PROPERTY LINE

MAP REFERENCES:

- (R1) INDICATES RECORD DATA AS SHOWN ON THAT MAP FILED ON PAGE 44 IN BOOK 13 OF MAPS IN THE RECORDER'S OFFICE OF ALAMEDA COUNTY.
- (R2) INDICATES RECORD DATA AS SHOWN ON TITLE REPORT ORDER NO. 14-59053685-H-DP PROVIDED BY CHICAGO TITLE COMPANY DATED APRIL 6, 2017.



LEGEND

- BW BACK OF WALK
- CONC CONCRETE
- DWY DRIVEWAY
- ECAB ELECTRICAL CABINET
- TELCAB TELEPHONE CABINET
- EPB ELECTRICAL PULL BOX
- EVLT ELECTRICAL VAULT
- FENCE
- FS FINISH SURFACE
- FM FIRE HYDRANT
- FL FLOW LINE
- GM GAS METER
- GVV GAS VALVE
- GW GUY WIRE
- INV INVERT ELEVATION
- LIP LIP OF GUTTER
- ML MANHOLE LID
- PP POWER POLE
- PROPERTY LINE
- R.O.W. RIGHT-OF-WAY
- RM RIM ELEVATION
- SSC SANITARY SEWER CLEANOUT
- SSM SANITARY SEWER MANHOLE
- SDM STORM DRAIN MANHOLE
- SL STREET LIGHT
- SSCB STORM DRAIN CATCH BASIN
- TSM TELEPHONE SEWER MANHOLE
- TC TOP OF CURB
- TG TOP OF GRATE
- TSF TRAFFIC SIGNAL
- TSFP TRAFFIC SIGNAL PULL BOX
- VF VAULT
- WM WATER METER
- WV WATER VALVE
- EXISTING AC PAVEMENT
- EXISTING CONCRETE
- ELECTRICAL OVERHEAD LINE
- SANITARY SEWER LINE
- GAS LINE
- STORM DRAIN LINE
- WATER LINE

CIVIL ENGINEER:

Blair, Church & Flynn
CONSULTING ENGINEERS

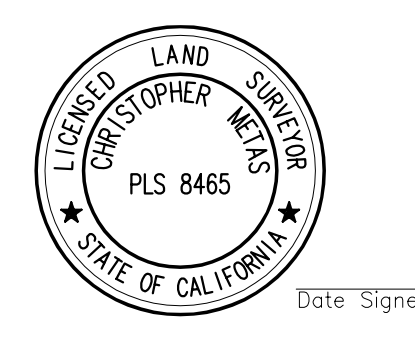
451 Clavis Avenue, Suite 200
Clavis, California 94612
Tel: (510) 326-4400
Fax: (510) 326-4500

CONSULTANT:

DEVELOPER:

ELLWOOD COMMERCIAL REAL ESTATE
ELLWOOD COMMERCIAL REAL ESTATE
1345 GRAND AVE, SUITE 101
PIEDMONT, CA 94610
PHONE: 510-238-9111
FAX: 510-238-9131

SEAL:



REVISIONS:

NO.	DESCRIPTION	DATE

DRAWING BY: **DRG**

DATE: **APRIL 27, 2017**

JOB NUMBER: **216-0557**

TITLE: **ALTA/NSPS SURVEY**

SHEET NUMBER: **SU-1**

COMMENTS:

Drawing: PLS 8465 (05/17/17) State of California Professional Engineer License No. PLS 8465, State of California. Date: Apr 28, 2017. 8:44am. File: drg_altnsps_survey_2160557.dwg

E 12TH ST

HIGH ST

INTERNATIONAL BLVD

44TH AVE

AREA B
 (E) GRADE ≈ +25 FT
 (N) BOTTOM OF SLAB ≈ N/A
 NET ELEVATION CHANGE ≈ 0 SF
 AREA = 4,451 SF
 EXCAVATION ≈ 0 SF

AREA A
 (E) GRADE ≈ +25 FT
 (N) BOTTOM OF SLAB ≈ +24 FT
 NET ELEVATION CHANGE ≈ -1 FT
 AREA = 27,504 SF
 EXCAVATION ≈ 27,654 SF

SUMMARY

A	≈ 0 FT ³
B	≈ 27,654 FT ³
TOTAL	≈ 27,654 FT ³
(W/ FOOTINGS)	≈ 1,024 YD ³



PRELIMINARY GRADING PLAN

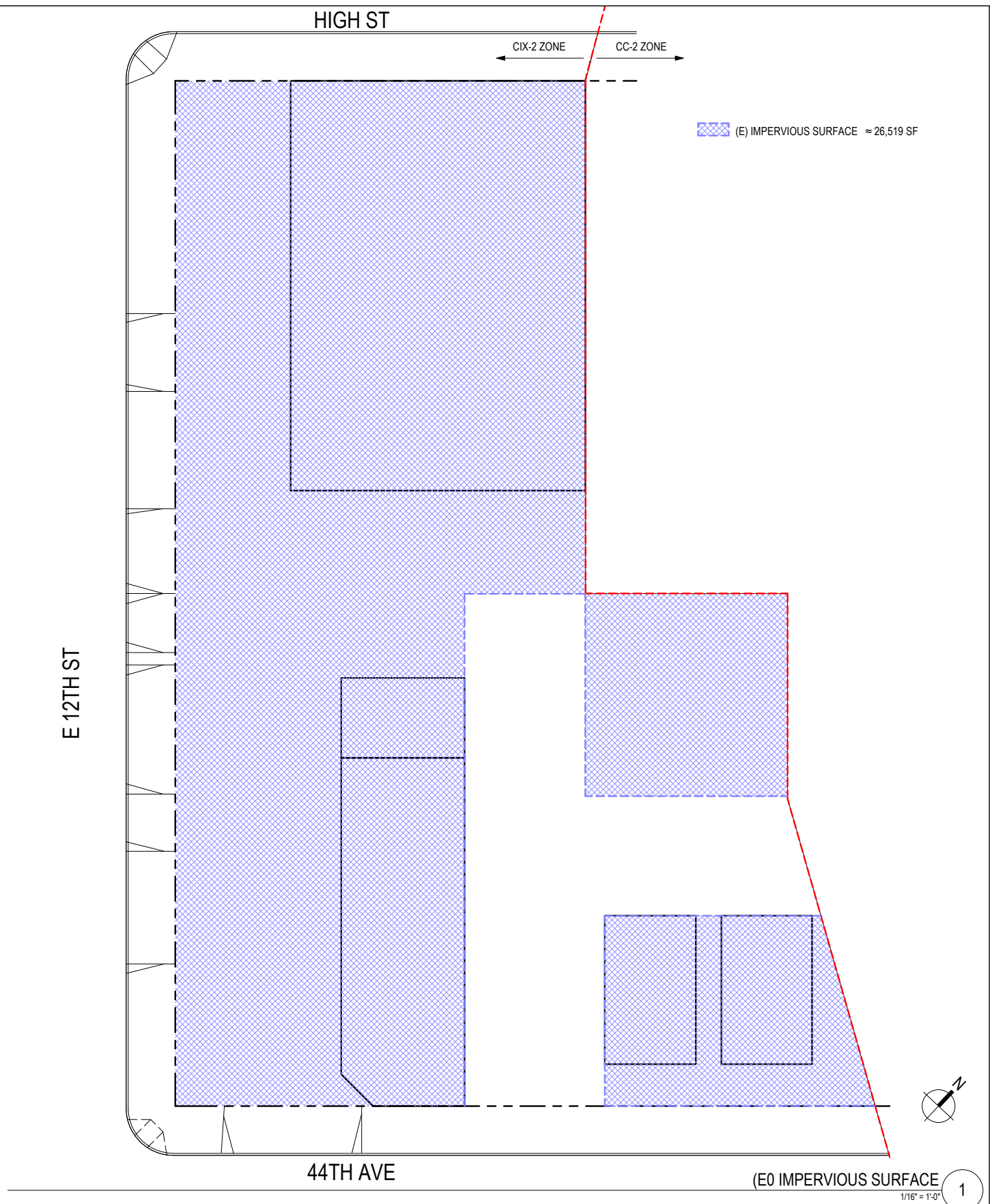
1/16" = 1'-0" (@ 22" x 34")
11/14/2018

1240 HIGH STREET | OAKLAND, CA 94601



KAVA MASSIH ARCHITECTS
 920 Grayson Street | Berkeley, CA 94710
 95 Federal Street | San Francisco, CA 94107
 KMA PROJECT NO. 1722

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11/14/2018 3:00:18 PM

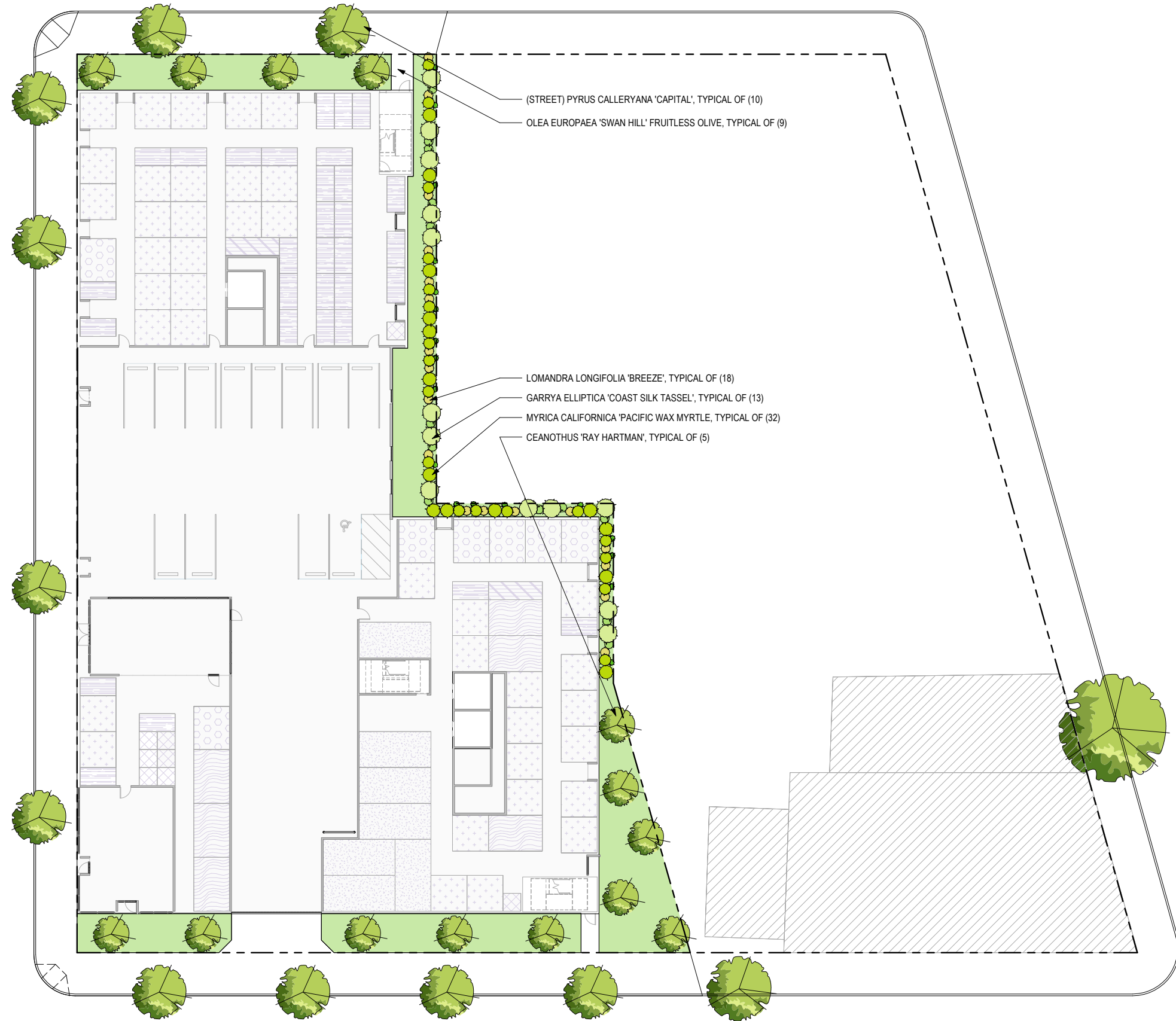
PRELIMINARY POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN

1/16" = 1'-0" (@ 22" x 34")
11/14/2018

1240 HIGH STREET | OAKLAND, CA 94601



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GARRYA ELLIPTICA 'COAST SILK TASSEL'



PYRUS CALLERYANA 'CAPITAL'



MYRICA CALIFORNICA 'PACIFIC WAX MYRTLE'



LOMANDRA LONGIFOLIA 'BREEZE'



CEANOTHUS 'RAY HARTMAN'



OLEA EUROPAEA 'SWAN HILL'

11/14/2018 3:03:41 PM

PRELIMINARY LANDSCAPE PLAN

1/16" = 1'-0" (@ 22" x 34")
 11/14/2018

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 95 Federal Street | San Francisco, CA 94107
 KMA PROJECT NO. 1722



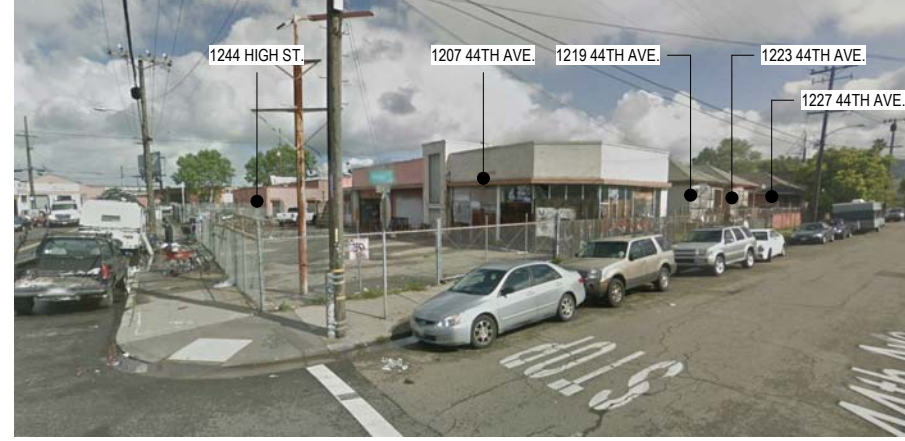
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2



3



4



5



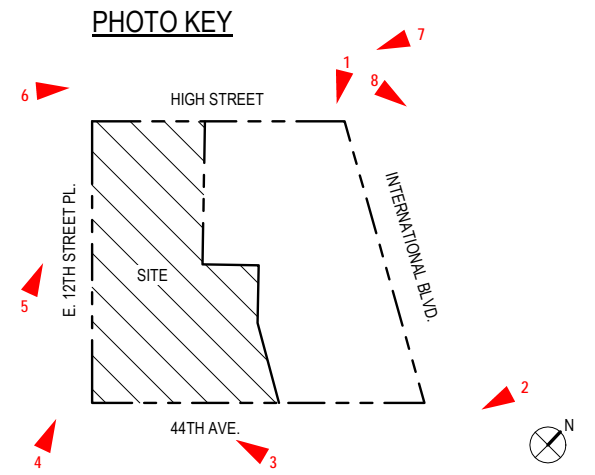
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7



8



SITE PHOTOS

3/32" = 1'-0" (@ 22" x 34")
11/14/2018

1240 HIGH STREET | OAKLAND, CA 94601

A0.2

KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107
KMA PROJECT NO. 1722

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CIX-2 ZONE CC-2 ZONE

EXISTING / DEMO SITE PLAN

1/32" = 1'-0" (@ 22" x 34")
11/14/2018

1240 HIGH STREET | OAKLAND, CA 94601

A1.1 

KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
95 Federal Street | San Francisco, CA 94107
KMA PROJECT NO. 1722

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CIX-2 ZONE CC-2 ZONE

SITE PLAN

1/32" = 1'-0" (@ 22" x 34")
11/14/2018

1240 HIGH STREET | OAKLAND, CA 94601

A1.2 

KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
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KMA PROJECT NO. 1722

11/14/2018 12:33:56 PM



1ST FLOOR

5x5'	8
5x10'	31
5x15'	2
10x10'	39
10x12'	7
10x15'	6
10x20'	7
TOTAL:	100

FIRST FLOOR GSF

LSCAPE	=	4,760 SF
OFFICE/LOBBY	=	1,217 SF
SELF-STORAGE	=	9,732 SF
COMMUNITY ROOM	=	862 SF
SERVICES/STORAGE	=	318 SF
STAIRS/ELEVATOR	=	888 SF
CIRCULATION	=	7,496 SF
PARKING/LOADING	=	6,643 SF
TOTAL SF	=	31,916 SF

TOTAL FIRST FLR BLDG GSF = 20,513 SF*
 * DOES NOT INCLUDE PARKING AND LSCAPE

1ST FLOOR PLAN

1/16" = 1'-0" (@ 22" x 34")
 11/14/2018

1240 HIGH STREET | OAKLAND, CA 94601



KAVA MASSIH ARCHITECTS
 920 Grayson Street | Berkeley, CA 94710
 95 Federal Street | San Francisco, CA 94107
 KMA PROJECT NO. 1722

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2ND FLOOR

	5x5'	6
	5x10'	71
	5x15'	2
	10x10'	67
	10x12'	28
	10x15'	18
	10x20'	2
TOTAL:		194

	STORAGE TOTAL SF	=	17,508 SF
	CIRCULATION TOTAL SF	=	8,432 SF
	STAIRS/ELEVATOR SF	=	888 SF
TOTAL GSF		=	26,828 SF

2ND FLOOR PLAN, (3RD-5TH FLOOR SIMILAR)

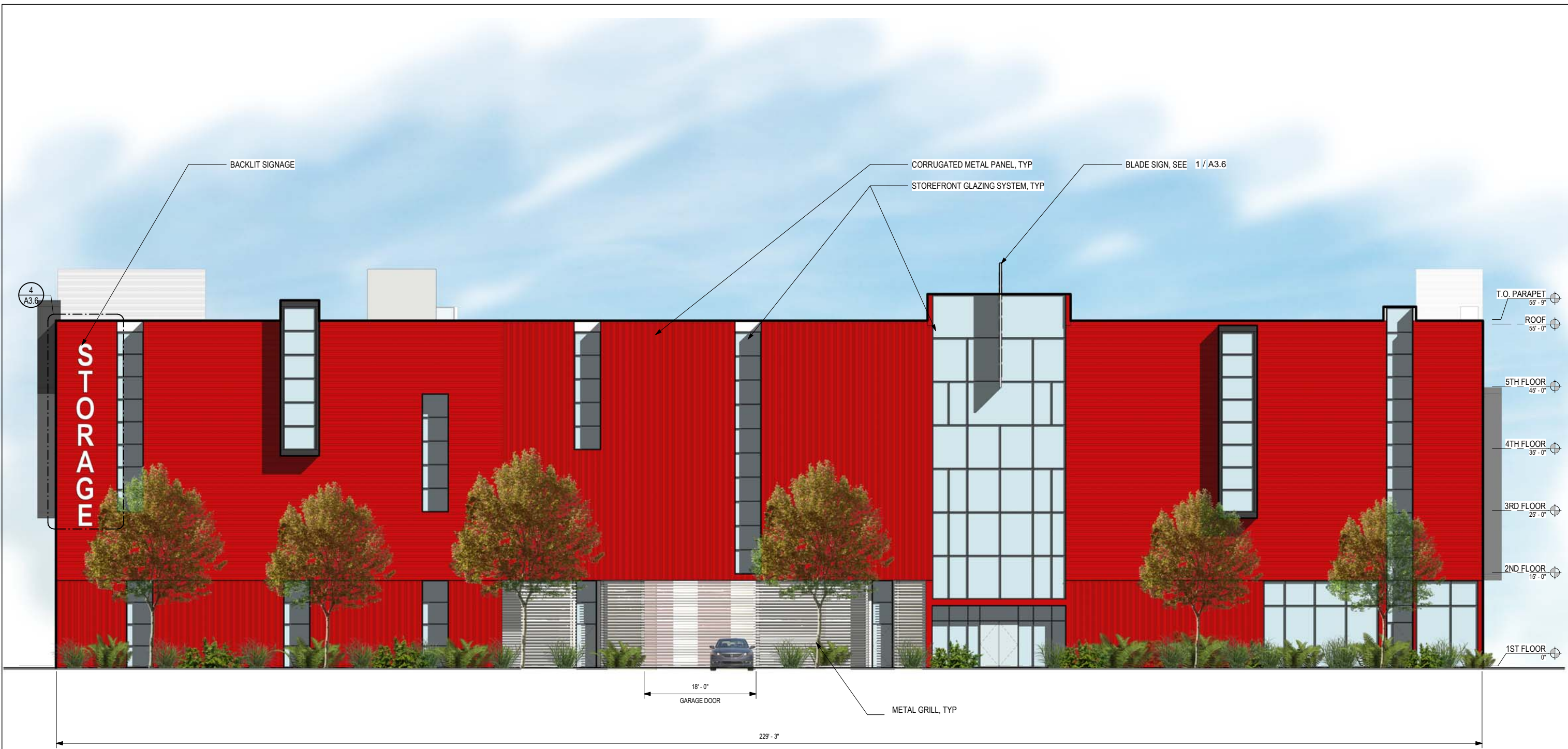
1/16" = 1'-0" (@ 22" x 34")
11/14/2018

1240 HIGH STREET | OAKLAND, CA 94601



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E 12TH ST PL ELEVATION

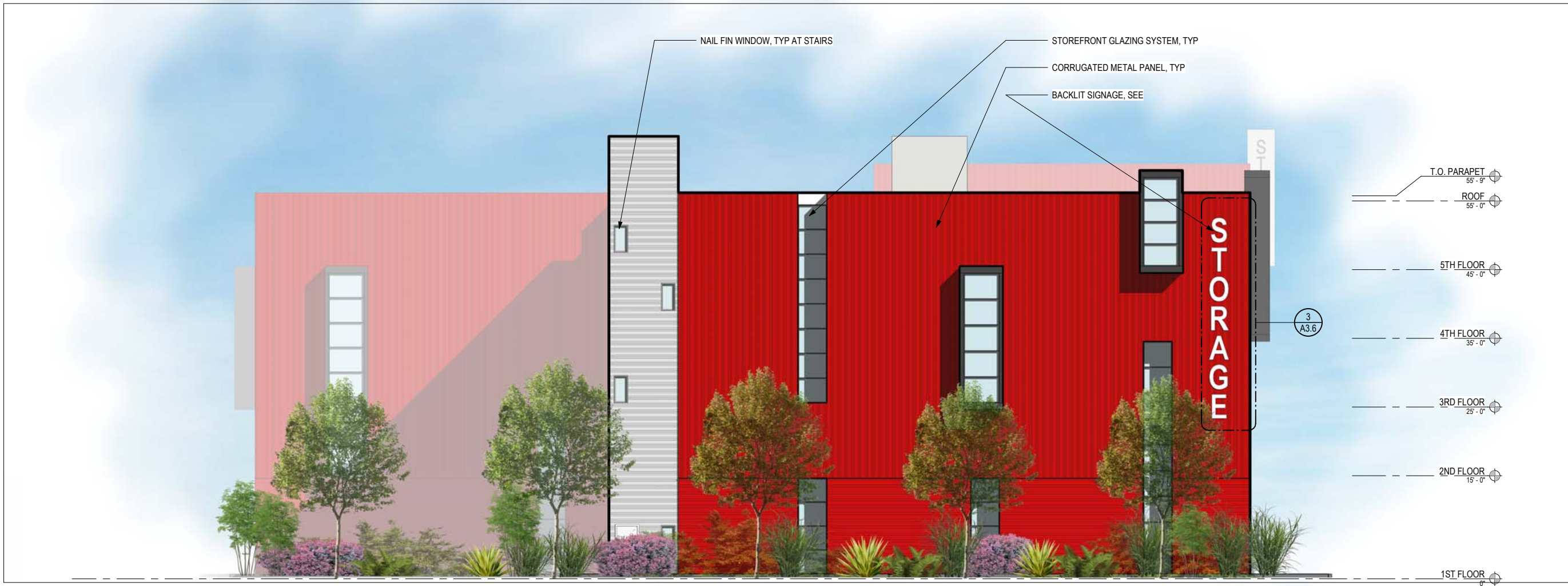
1/8" = 1'-0" (@ 22" x 34")
11/14/2018

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11/14/2018 2:43:41 PM

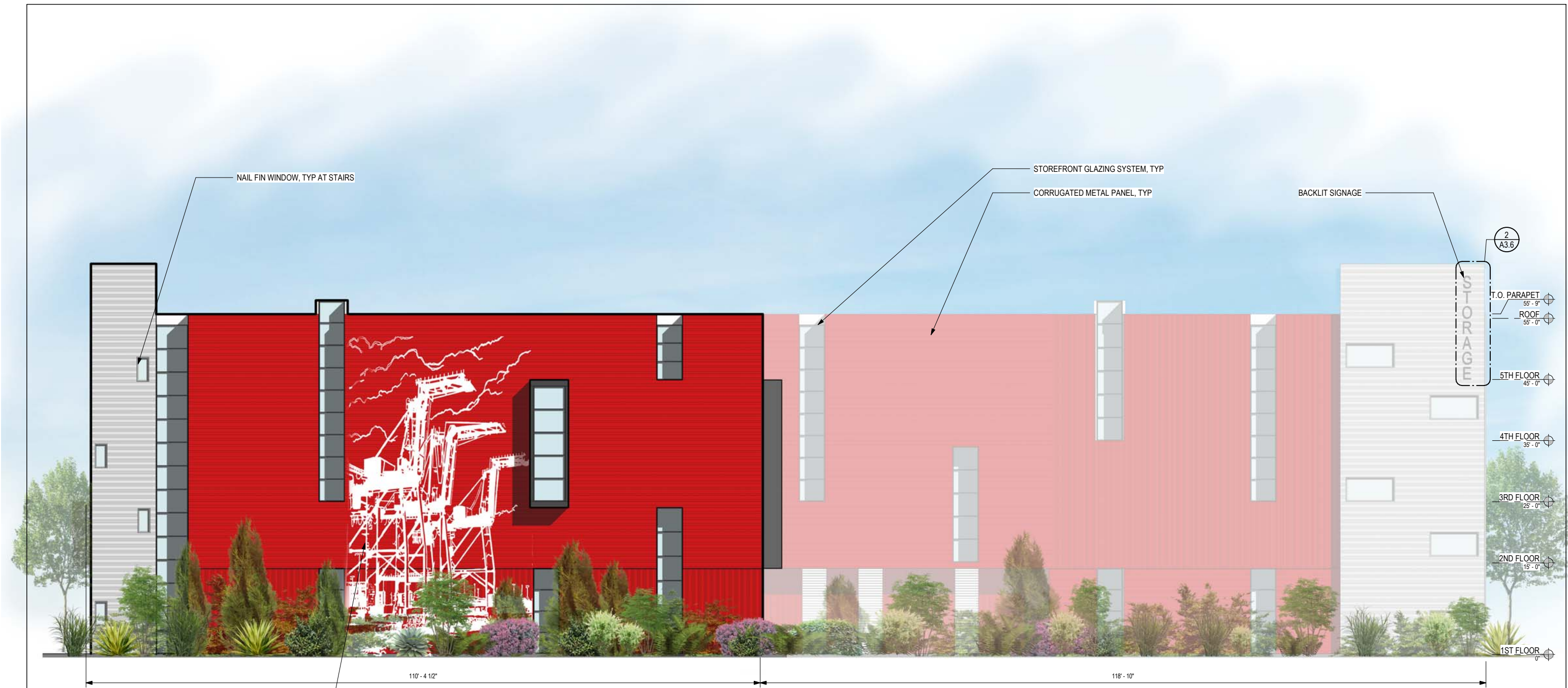
HIGH ST ELEVATION

1/8" = 1'-0" (@ 22" x 34")
11/14/2018

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NAIL FIN WINDOW, TYP AT STAIRS

STOREFRONT GLAZING SYSTEM, TYP

CORRUGATED METAL PANEL, TYP

BACKLIT SIGNAGE

2
A3.6

T.O. PARAPET
55'-9"

ROOF
55'-0"

5TH FLOOR
45'-0"

4TH FLOOR
35'-0"

3RD FLOOR
25'-0"

2ND FLOOR
15'-0"

1ST FLOOR
0'

110' - 4 1/2"

118' - 10"

MURAL BY LOCAL ARTIST

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INTERNATIONAL BLVD ELEVATION

1/8" = 1'-0" (@ 22" x 34")
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A3.3

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44TH AVE ELEVATION

1/8" = 1'-0" (@ 22" x 34")
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CORRUGATED METAL PANEL: MORIN MX 3.0
 COLOR: CHROMIUM GRAY (MORIN STANDARD)
 LOCATION: STAIRWELL EXTERIOR



METAL GRILL
 LOCATION: 1ST FLOOR @ E 12TH ST PL ELEVATION



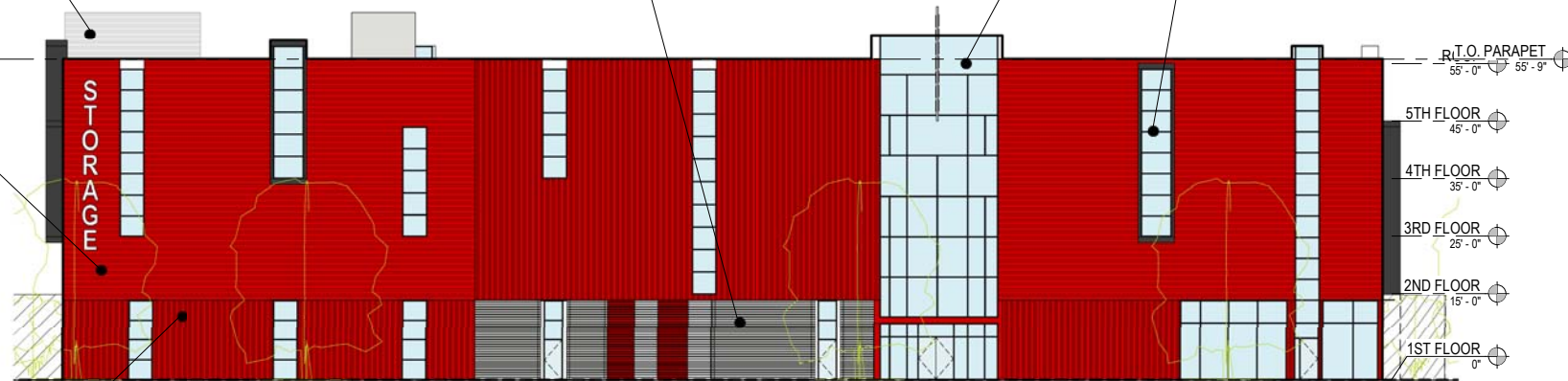
STOREFRONT GLAZING SYSTEM



CORRUGATED METAL PANEL: MORIN MX 9.0
 COLOR MATCH: KELLY MOORE CROSS MY HEART KMA2-5
 LOCATION: EXTERIOR



CORRUGATED METAL PANEL: MORIN MX 3.0
 COLOR MATCH: KELLY MOORE CROSS MY HEART KMA2-5
 LOCATION: EXTERIOR



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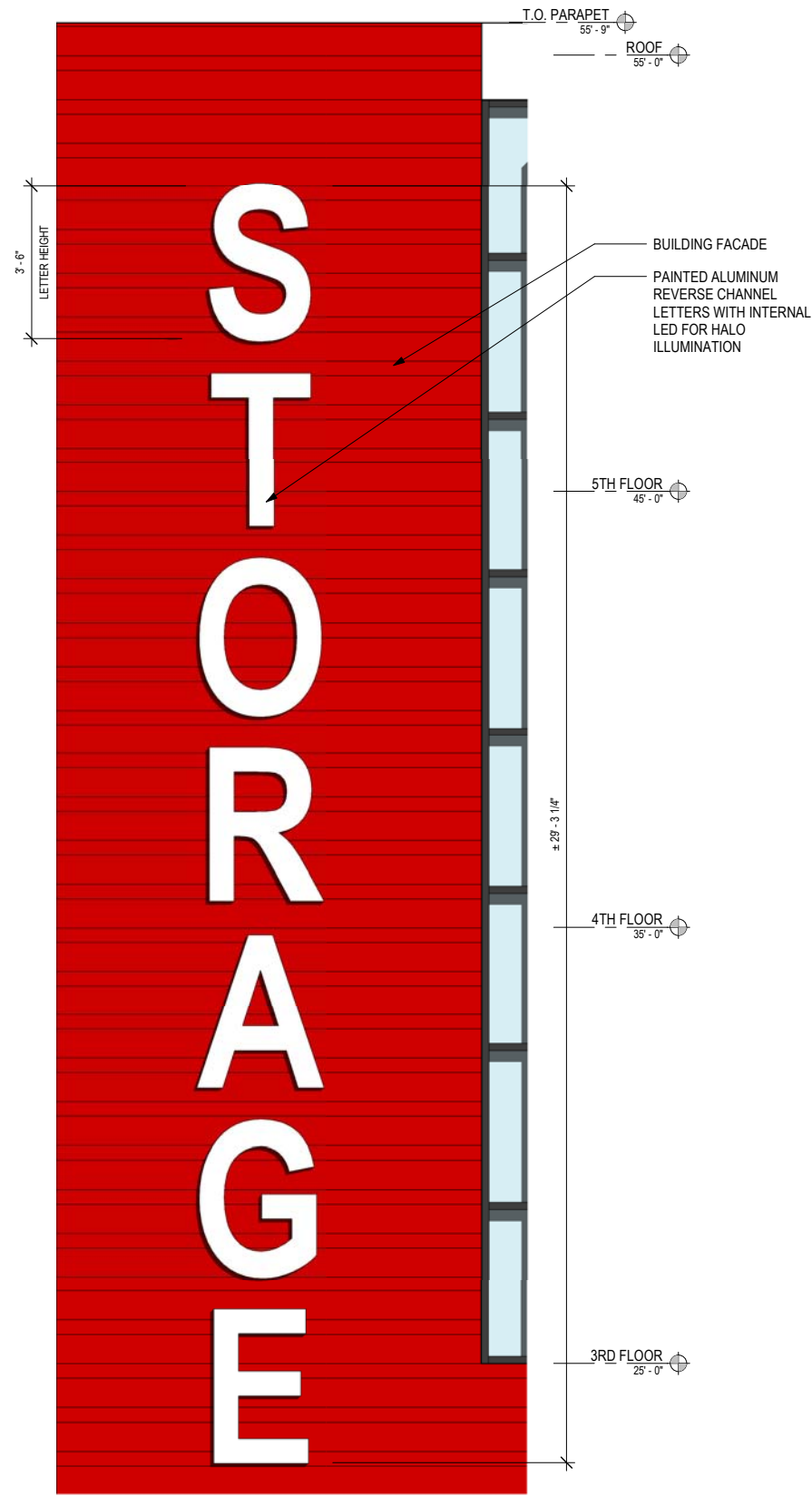
MATERIALS & COLORS

1/16" = 1'-0" (@ 22" x 34")
 11/14/2018

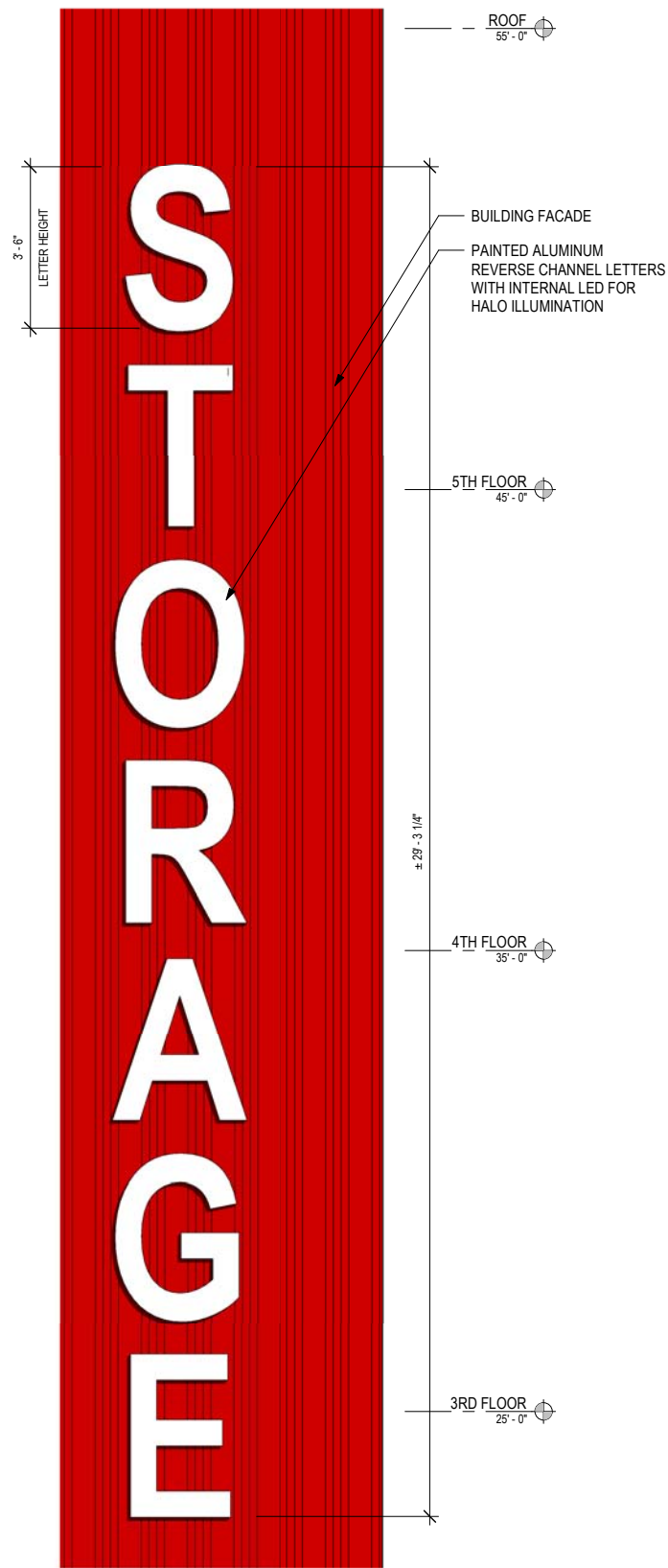
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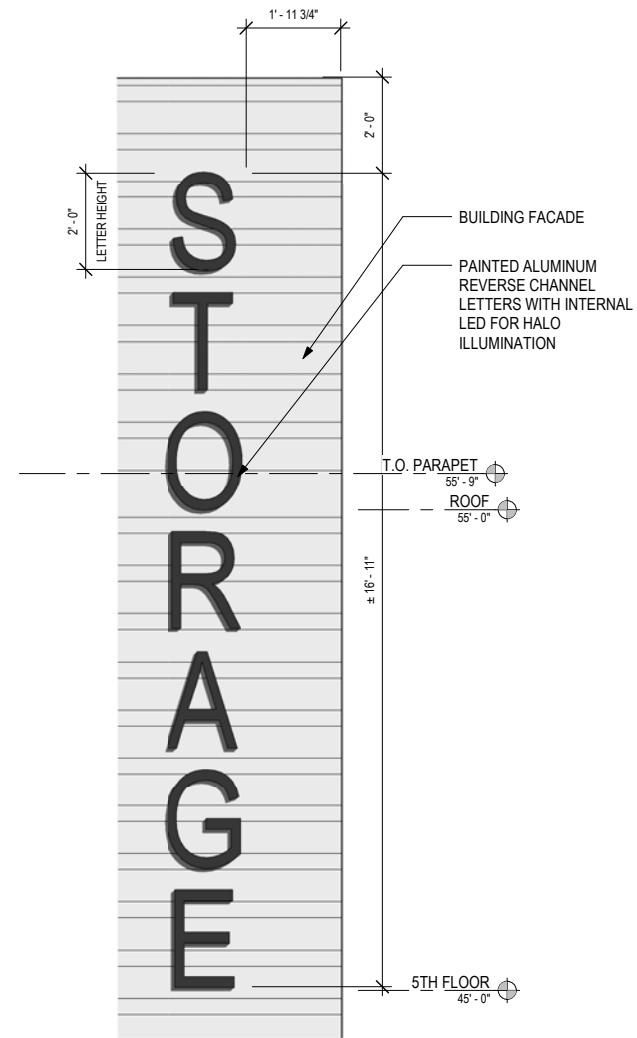
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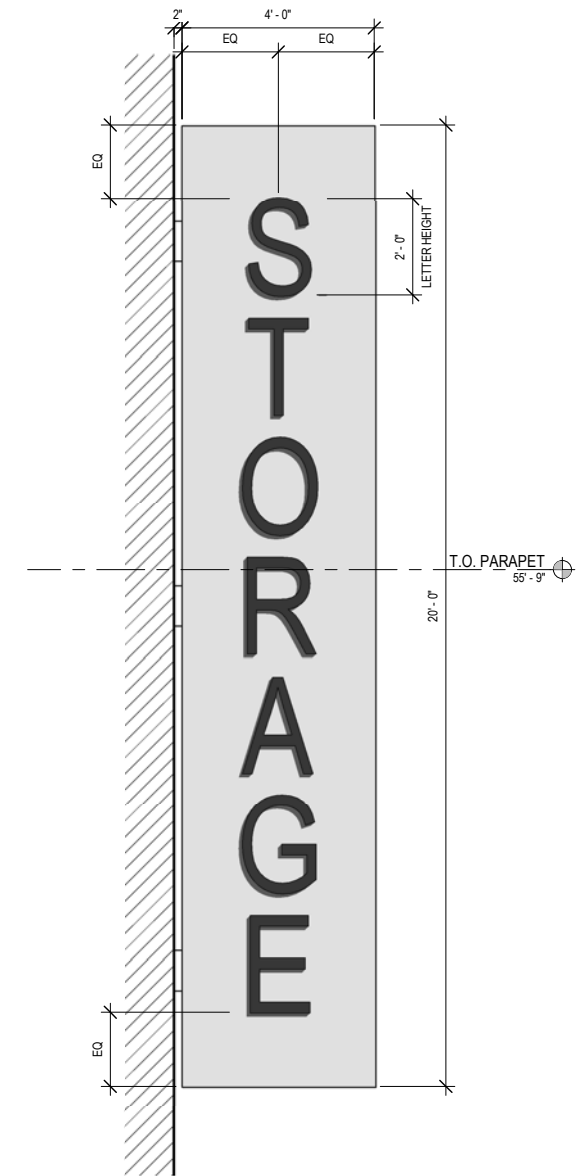
SIGNAGE @ E 12TH ST ELEVATION 4
1/2" = 1'-0"



SIGNAGE @ HIGH ST ELEVATION 3
1/2" = 1'-0"



SIGNAGE @ INTERNATIONAL BLVD ELEVATION 2
1/2" = 1'-0"



BLADE SIGN 1
1/2" = 1'-0"

EXTERIOR SIGNAGE

1/2" = 1'-0" (@ 22" x 34")
11/14/2018

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A3.6

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WEST VIEW



NORTH VIEW

PERSPECTIVE VIEWS

(@ 22" x 34")
11/14/2018

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A4.1 

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KMA PROJECT NO. 1722

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