

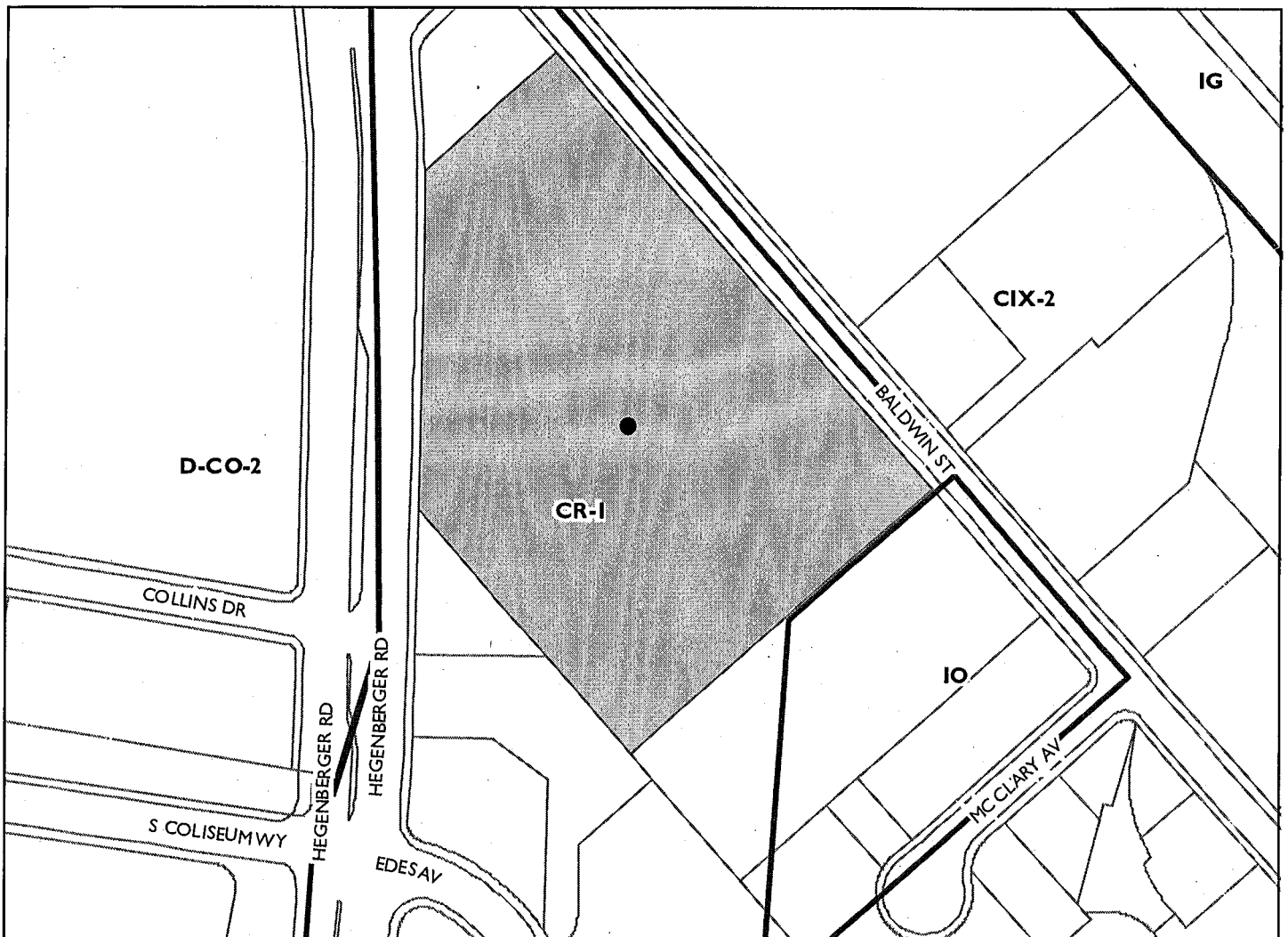
Location:	8281 Baldwin Street / 610 Hegenberger Road (APN: 042-4318-046-01). (See map on reverse)
Proposal:	To establish a 24-hour fitness club/gym ("Planet Fitness") to occupy 22,423 square-feet of non-residential floor area within an existing 72,000 square-foot commercial building. The proposal includes parking lot improvements (landscaping, and illumination).
Applicant:	N Consulting Engineers / Andrew Davies (714) 398-7150
Owner:	DODG Corporation / Michael Trang
Planning Permits Required:	Major Conditional Use Permit for a Group Assembly Commercial Activity in the CR-1 Zone on a site exceeding one acre in area.
General Plan:	Regional Commercial
Zoning:	CR-1 Regional Commercial 1 Zone
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities (Minor alterations and operation); Section 15183 of the State CEQA Guidelines: Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status:	Not A Potentially Designated Historic Property: OCHS Rating: F3
City Council District:	7
Action to be Taken:	Approve with Conditions
Finality of Decision:	Appealable to City Council within 10 days
For Further Information:	Contact case planner Jose M. Herrera-Preza at 510-238-3808 or jherrera@oaklandca.gov

SUMMARY

The applicant requests Planning Commission approval of a Major Conditional Use Permit to establish a 24-hour fitness club ("Planet Fitness"). The activity will occupy 22,423 square-feet of an existing one-story, 72,000 square-foot commercial building. The proposal will occupy the north-east portion of the former "Pak N' Save" supermarket site and will provide 226 on-site parking spaces. The project also includes parking lot improvements such as landscaping, and lighting.

Staff recommends approval of the requested permits, subject to the Conditions of Approval included in this report.

CITY OF OAKLAND PLANNING COMMISSION



0 125 250 500 750 1,000 Feet



Case File: PLN19023
Applicant: N Consulting Engineers / Andrew Davies
Address: 610 Hegenberger Road
Zone: CR-I

PROPERTY DESCRIPTION

The site is a 6.92-acre corner parcel to the east of Interstate 880 and south of the Oakland Alameda County Coliseum/Oracle Arena. The through parcel has two frontages: one on Hegenberger Road to the North and the other on Baldwin Street to the East. The surrounding neighborhood context on Hegenberger Road includes several hotels and dining options while the neighborhood context along Baldwin is an active industrial area with uses such as construction material processing and auto salvage.

The site contains a total of four one-story commercial buildings that are individually separated by parking spaces and landscape islands. The subject building is a one-story (25'-0" in height) structure originally constructed as a formulaic anchor tenant building in a comparison shopping food and services commercial center. The subject building is supported by ancillary uses in the surrounding smaller buildings. The subject site contains a total of 402 parking spaces (with thirteen ADA stalls), improved with light poles including a fencing, minimal landscaping, and accessible through both Hegenberger Road and Baldwin Street.

Two fast-food restaurants are also located on the site.

PROJECT DESCRIPTION

The proposal will remodel the existing 72,000 square-foot vacant commercial building to create three tenant spaces. One tenant space will be 22,423 square feet and be occupied by "Planet Fitness", a 24-hour fitness club, and the remaining 49,577 square feet of space will be for a future unknown tenant.

The activity would provide its members a 15,000 square-foot exercise area and locker, massage, and tanning rooms. Food for gym members would be available for purchase. Capacity would be 302 people. Benches and bike racks would be installed in front of the building. Old informational signage on the façade and shopping cart corals in the parking lot would be removed. Staff would consist of 14 employees. The business would utilize security surveillance cameras at the site and the parking areas.

As part of the project the applicant will re-vitalize the landscape area along the primary vehicle entrance on Hegenberger Road and landscape islands throughout the parking area. The re-planting will consist of native drought-tolerant plant species with low maturity heights. The proposed landscape plan incorporates Crime Prevention Through Environmental Design (CPTED) elements where the maintenance and management of landscaping have been chosen to increase sight lines from the gym to the parking areas and pedestrian scale lighting. In addition, the project will incorporate a dedicated pedestrian path from Hegenberger Road to the gym. The pedestrian path will be a protected pathway with raised curb and transparent fencing.

GENERAL PLAN ANALYSIS

The property is in the Regional Commercial area of the General Plan's Land Use and Transportation Element (LUTE). The intent of the Regional Commercial area is: "To maintain, support and create areas of the City that serve as region-drawing centers of activities."

The proposal to improve and occupy a vacant building to operate a fitness center where the activity will draw residents from Oakland and San Leandro, conforms to these intents and to the following Objectives of the LUTE:

Industry and Commerce Goals

Ensure that the Oakland community has access to a wide variety of goods and services, meeting daily and long term needs.

Policy I/C3.2 Enhancing Business Districts.

Retain and enhance clusters of similar types of commercial enterprises as the nucleus of distinctive business districts, such as the existing new and used automobile sales and related uses through urban design and business retention efforts.

Policy I/C3.4 Strengthened Vitality.

The vitality of existing neighborhood mixed use and community commercial areas should be strengthened and preserved.

POLICY N2.3: LOCATING SERVICES ALONG MAJOR STREETS

New large scale community, government, and institutional uses should be located outside of areas that are predominately residential. Preferably, they should be located along major thoroughfares with easy access to freeways and public transportation or in the Downtown.

Staff finds the proposal, subject to Conditions of Approval, to conform to the General Plan.

ZONING ANALYSIS

The property is in the CR-1 Regional Commercial - 1 Zone. The intent of the CR-1 Zone is: "To maintain, support and create areas of the City that serve as region-drawing centers of activities." With Conditions of Approval, the proposal conforms to this intent.

A Conditional Use Permit is required for a group assembly activity pursuant to Section 17.134.050 of the Planning Code. In addition, Conditional Use Permit is considered major because the site is over an acre, and, therefore, must be decided by the Planning Commission.

Per Chapter 17.116 of the Planning Code, the site requires 226 parking spaces. The proposal meets this requirement by providing 226 parking spaces.

The merits of a Conditional Use Permit approval is further discussed in the "Key Issues and Impacts" section of this report.

ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) Guidelines categorically exempts specific types of projects from environmental review. Section 15301 of the State CEQA Guidelines exempts projects involving: "operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, (or) facilities." The proposal to convert a former supermarket site located in a commercial district into a fitness club meets this description: the project would constitute minor alteration to and operation of an existing private facility only. Section 15183 of the State CEQA Guidelines relates to Projects Consistent with a Community Plan, General Plan or Zoning. The project adheres to this section, as described above. The project is, therefore, not subject to further Environmental Review.

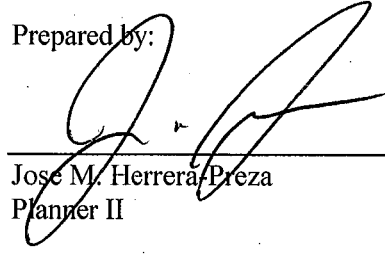
KEY ISSUES AND IMPACTS

Staff recommends approval of the Conditional Use Permit for the fitness center in the existing commercial building. The proposed activity would complement existing land-uses on Hegenberger Road such as hotels and restaurants. In addition, the existing site satisfies the parking requirement and will bring much needed activity to the shopping center. The surrounding streets and transit can support the trips generated by the proposed activity. Finally, landscaping and pedestrian improvements will be a significant upgrade for the site.

RECOMMENDATIONS:

- For approvals:
1. Affirm staff's environmental determination.
 2. Approve the Major Conditional Use Permit subject to the attached findings and conditions.

Prepared by:



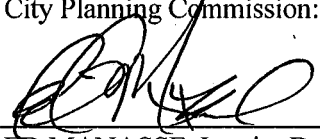
Jose M. Herrera-Preza
Planner II

Reviewed by:



ROBERT MERKAMP
Zoning Manager

Approved for forwarding to the
City Planning Commission:



ED MANASSE, Interim Deputy Director
Bureau of Planning

ATTACHMENTS:

- A. Project Plans
- B. Photographs

FINDINGS FOR APPROVAL

This proposal meets the required findings under General Use Permit Criteria (OMC Sec. 17.134.050), under the Oakland Planning Code (Title 17).

GENERAL USE PERMIT CRITERIA (OMC SEC. 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.**

The proposed activity will enhance the existing synergy of hotels, restaurants, and other services on Hegenberger Road. A gym like "Planet Fitness" will increase the trip linking opportunities for residents and bring customers to surrounding businesses. The proposal is not expected to have major impacts on the surrounding streets because Hegenberger Road is a wide corridor with significant capacity. The fitness center will not have major noise, odor, vibration, or other impact on the neighborhood.

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

The location is conveniently located near a residential neighborhood and near public transit stops and the interior layout will be conducive to a physical therapy business. The existing building will be painted and visual interest will be created through an architectural feature on the front facade.

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

The proposed activity will attract clients and generate foot traffic to the surrounding businesses, thus enhancing the successful operation of the surrounding commercial district.

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

This finding is not applicable; the project does not involve construction and the proposal is, therefore, not subject to design review.

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

As discussed in this report, and hereby incorporated by reference, the proposal conforms to the area's intent and strategy and to the Goal and Policies of the LUTE.

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

1. Approved Use

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, and the approved plans **January 29th, 2019**, 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. 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

13. 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

14. 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

15. State Construction General Permit

Requirement: The project applicant shall comply with the requirements of the Construction General Permit issued by the State Water Resources Control Board (SWRCB). The project applicant shall submit a Notice of Intent (NOI), Stormwater Pollution Prevention Plan (SWPPP), and other required Permit Registration Documents to SWRCB. The project applicant shall submit evidence of compliance with Permit requirements to the City.

When Required: Prior to approval of construction-related permit

Initial Approval: State Water Resources Control Board; evidence of compliance submitted to Bureau of Building

Monitoring/Inspection: State Water Resources Control Board

16. Site Design Measures to Reduce Stormwater Runoff

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

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

17. Source Control Measures to Limit Stormwater Pollution

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

- a. Stencil storm drain inlets “No Dumping – Drains to Bay;”
- b. Minimize the use of pesticides and fertilizers;
- c. Cover outdoor material storage areas, loading docks, repair/maintenance bays and fueling areas;
- d. Cover trash, food waste, and compactor enclosures; and
- e. Plumb the following discharges to the sanitary sewer system, subject to City approval:
 - i. Discharges from indoor floor mats, equipment, hood filter, wash racks, and, covered outdoor wash racks for restaurants;
 - ii. Dumpster drips from covered trash, food waste, and compactor enclosures;

- iii. Discharges from outdoor covered wash areas for vehicles, equipment, and accessories;
- iv. Swimming pool water, if discharge to on-site vegetated areas is not feasible; and
- v. Fire sprinkler test water, if discharge to on-site vegetated areas is not feasible.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

18. 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

19. 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

20. 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

21. 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

22. Green Building Requirements – Small Projects

a. Compliance with Green Building Requirements During Plan-Check

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

- i. The following information shall be submitted to the City for review and approval with application for a building permit:
 - Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficiency Standards.
 - Completed copy of the green building checklist approved during the review of a Planning and Zoning permit.
 - Permit plans that show in general notes, detailed design drawings and specifications as necessary compliance with the items listed in subsection (b) below.
 - Other documentation to prove compliance.
- ii. The set of plans in subsection (a) shall demonstrate compliance with the following:
 - CALGreen mandatory measures.
 - All applicable green building measures identified on the checklist approved during the review of a Planning and Zoning permit, or submittal of a Request for Revision Plan-check application that shows the previously approved points that will be eliminated or substituted.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

b. Compliance with Green Building Requirements During Construction

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

- i. The following information shall be submitted to the City for review and approval:
 - Completed copy of the green building checklists approved during review of the Planning and Zoning permit and during the review of the Building permit.
 - 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

23. 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

Applicant Statement

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

Name of Project Applicant

Signature of Project Applicant

Date

General Notes

- 1. By executing the bid and contract, the contractor represents that he has visited the site, familiarized himself with the local conditions, codes and regulations under which the work is to be performed...

CODE DATA

All work is to conform to the requirements of the current CA Building Code and any current state and/or city amendments. These codes are to take precedence over the drawings and specifications.

CODES

Table listing code references: 2016 California Building Code, 2016 California Energy Code, 2016 California Existing Building Code, 2016 California Plumbing Code, 2016 California Fire Code, 2016 California Electrical Code, 2016 California Mechanical Code.

APN: 042-4318-046-01

Zoning: CR-1 (Regional Commercial Zoning District)

Building Type: Type III-B, Fully Sprinklered

Occupancy Group: A-3

Occupant Load Calculation table with columns: SF, Load Factor, Occupants. Rows include Fitness Area, Storage/Electrical, Tanning/Beauty Angel, Massage, Locker Rooms/Showers, Circulation.

Total Square Feet: 22,423

Allowable Area Per 2016 CBC Table 506.2: 38,000

(Type III-B, Fully Sprinklered)

Required Exit Width (20 x Total Occupants): 84.2"

Provided Exit Width: 136"

Required Number of Exits: 2

Provided Number of Exits: 2

Height of Existing Building: 32'-9"±

PROJECT TEAMS

FRANCHISEE

Planet Fitness
Address: 4 Liberty Lane West
Hampton, NH 03842
Phone: (603) 750-0001
Fax: (603) 750-0004
Contact(s): Allan Buel

FRANCHISEE

Saber Fitness LLC
Address: 16392 Colthard St.
Huntington Beach, CA 92647
Phone: (714) 493-2222
Fax: gfl.tony@verizon.net
Contact(s): Tony Pat

ARCHITECTS

DKMullin Architects
Address: 517 South Main Street
Moscow, Idaho 83843
Phone: (208) 892-8433
Fax: (208) 892-8533
Contact(s): Derick Boodi (Project Manager)
Email: Derick@dkmullin.com

Structural Engineers

David Sansotta, P.E.
Address: 5509 N. Glenwood Street
Garden City, ID 83714
Phone: (208) 501-2289
Fax: N/A
Email: kyle@structuraledge.com
Contact(s): Kyle Staab

ABBREVIATIONS

Table of abbreviations: A.F.F. = ABOVE FINISH FLOOR, E.A. = EACH, F.O.F. = FACE OF FINISH GA. = GAUGE, G.C. = GENERAL CONTRACTOR, GYP. BD. = GYPSPUM BOARD, L.L. = LANDLOP, (N) = NEW, F.O.C. = ON CENTER, R.O. = ROUGH OPENING, S.O.H. = SIMILAR OPPOSITE HAND, TYP. = TYPICAL, U.N.D. = UNLESS NOTED OTHERWISE, V.I.P. = VERIFY IN FIELD, MANUF. = MANUFACTURER, MECH. = MECHANICAL, STRUCT. = STRUCTURAL, ELEC. = ELECTRICAL, FIRE EXT. = FIRE EXTINGUISHER

Plumbing Occupant Load Calculations Per Section 422.1 Table A

Table with columns: AREA, OCCUPANCY GROUP, S.F., LOAD FACTOR, OCCUPANTS. Rows include Fitness Area, Tanning/Beauty Angel/Massage, Locker Rooms/Showers, Circulation, Storage/Electrical.

Plumbing Fixtures Required Per 2016 CPC Table 422.1

Table with columns: Lavatories, Toilets, Urinals, Showers, Drinking fountains. Rows show required and provided fixture counts.

Plumbing Fixture Count

Table with columns: Toilets, Urinals, Lavatories, Showers. Rows show provided fixture counts.

**Per CPC 2016 - See Table 422.1, Footnote 7: In accordance with Sections 1.8.7 and 301.3, the Authority Having Jurisdiction may approve alternative design criteria when determining the minimum number of plumbing fixtures.

**Per CPC 2016 - See Table 422.1, Footnote 3: The total number of water closets for females shall be equal to the total number of water closets and urinals required for males.

PROJECT LOCATION

Planet Fitness (Tenant Improvement)
Address: 610 Hegenberger Road
Oakland, CA 94621
Phone: (714) 493-2222
Email: gfl.tony@verizon.net
Contact(s): Tony Pat

LANDLORD

DDG Corporation
Address: 4849 East 12th Street
Oakland, CA 94601
Phone: (510) 995-6251
Email: Mike@rentoak.com
Contact(s): Michael Trang

MECHANICAL & PLUMBING ENGINEERS

Don Penn Consulting Engineer
Address: 1301 Solano, Bldg. 1, Suite 1420
Westlake, TX 76762
Phone: (817) 410-2858
Fax: (817) 251-8411
Contact(s): Don Penn, Michele Gonzalez

ELECTRICAL ENGINEER

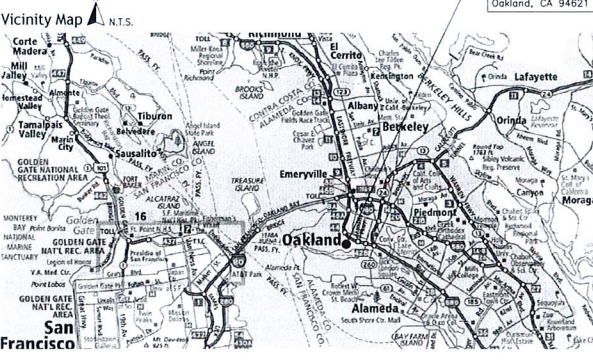
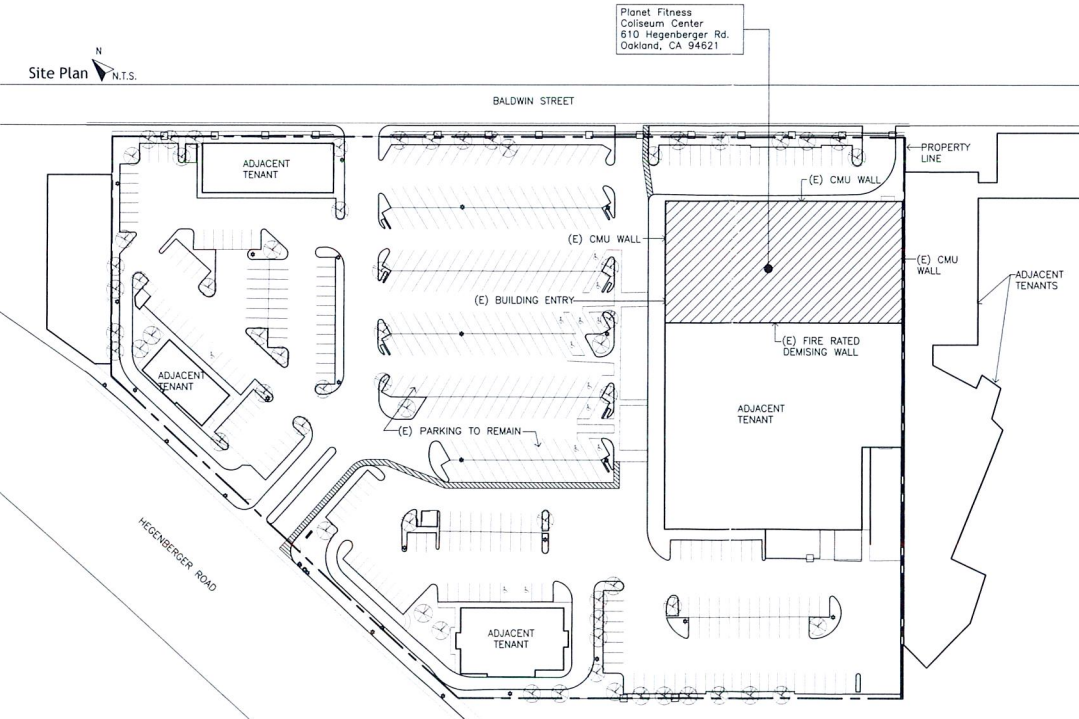
Peter A. Leptuch, P.E.
Address: 1236 Golden Eagle Court
Aubrey, TX 76227
Phone: (972) 735-5127
Fax: (817) 251-8411
Contact(s): Peter A. Leptuch, P.E.

SHEET INDEX

Table with columns: Sheet, Sheet Name. Rows include T1.0 Title Sheet, C1.0 Floor Plan, A1.0, A4.0 Exterior Elevations.

DEFERRED SUBMITTALS

- 1. Fire Sprinkler Plan
2. Fire Alarm Plan
3. Exterior Signage



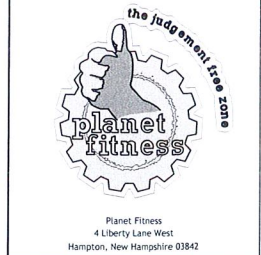
SCOPE OF WORK (V) = Verify in Field T = Tenant C = Contractor L = Landlord V = Vendor E = Existing

Large table detailing scope of work for plumbing, electrical, and miscellaneous items, including columns for item, remarks, and status (T, C, L, V, E).

Note: -G.C. to Verify w/ Landlord Representative who will Provide Water/Sanitary Sewer and Power to Demised Space if Such Services do not Exist. -G.C./Tenant Shall Review w/ Landlord Representative the Most Recent Letter of Intent (LOI) or Lease Exhibit for Clarification of Responsibilities Prior to Bid

VENDOR LIST

Table listing vendors and their contact information for various services like HVAC equipment, signage, furniture, and electrical.



Issue Sets table with columns: No, Issue Set, By, Date, Appr.

ARCHITECTS
Daniel K. Mullin, Architect, NCARB
5175 Main St.
Moscow, ID 83843
P. (208) 892-8433
F. (208) 892-8533

MECH. & PLUMBING ENGINEERS
Don Penn Consulting Engineer
1301 Solano, Bldg. 1, Suite 1420
Westlake, TX 76762
P. (817) 410-2858
F. (817) 251-8411

ELECTRICAL ENGINEER
Peter A. Leptuch, P.E.
1236 Golden Eagle Court
Aubrey, TX 76227
P. (972) 735-5127

STRUCTURAL ENGINEERS
David Sansotta, PE
5509 N. Glenwood Street
Garden City, ID 83714
P. (208) 501-2289

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Project Manager Approval:

Architect/Engineer of Record:

Location
Coliseum Center
610 Hegenberger Rd.
Oakland, CA 94621

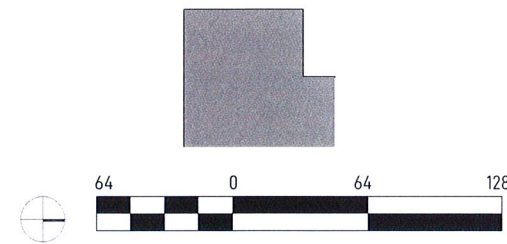
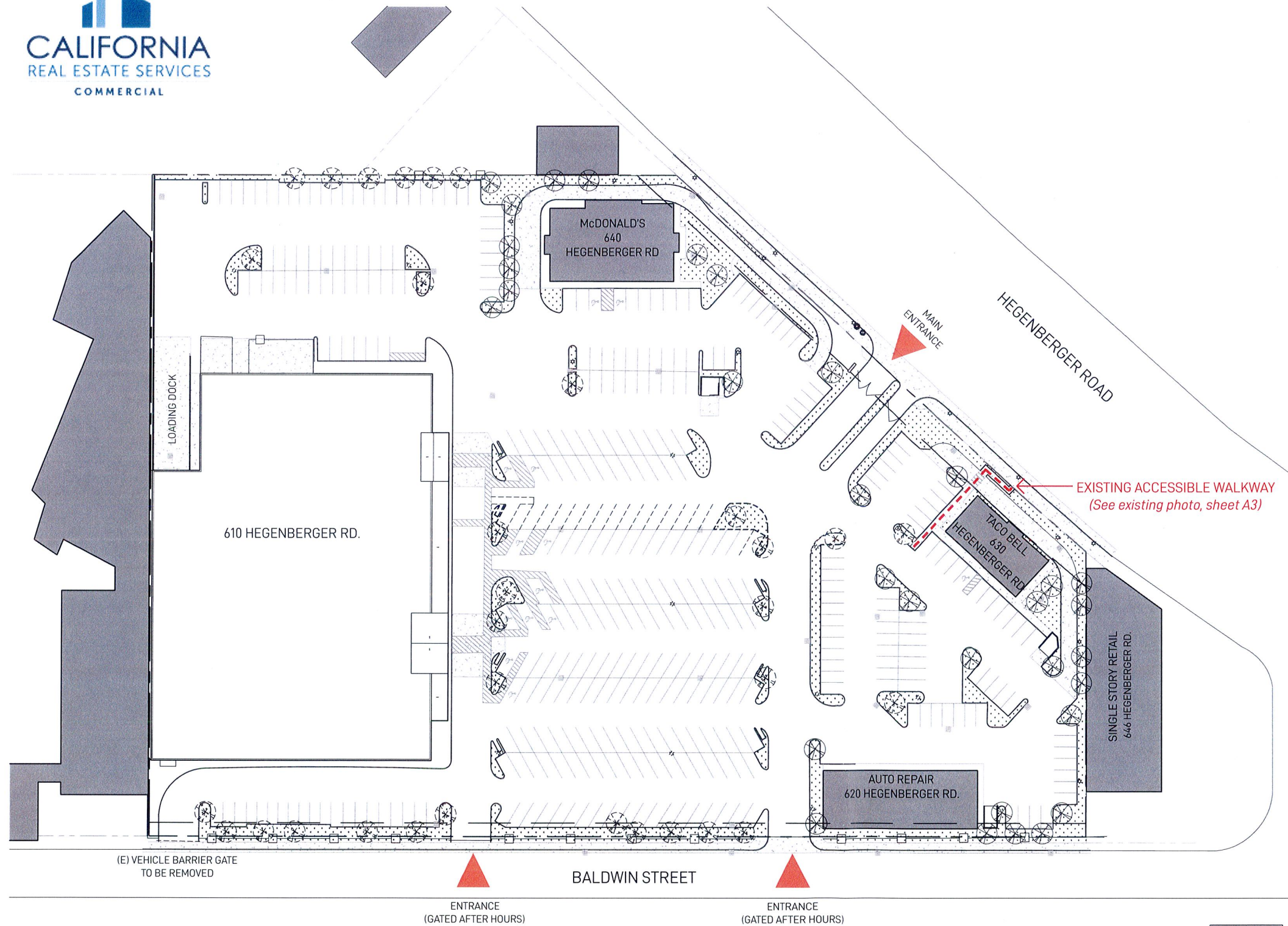
Project/Space No.
Planet Fitness Tenant Improvement

TITLE SHEET

Scale: As Shown
Drawn By: D.B./C.M.
Checked By: D.B.
Issue Date: January 11, 2019

Project No.: 18-04-16
Sheet: T1.0

C.U.P. SUBMITTAL



COLISEUM CENTER

640 HEGENBERGER RD.
OAKLAND, CA 94621



A2: PROPOSED SITE PLAN

April 30, 2019








PROPOSED SECURITY MEASURES:

1. UPDATED LIGHTING TO BE INSTALLED AS SHOWN (SEE ADJACENT PLAN & LEGEND. SEE ALSO INCLUDED CUT SHEET, SHEET L3.)
2. SECURITY CAMERAS WILL BE INSTALLED.
3. NEW FULL HEIGHT LOCKING GATE AT REAR ENTRY FROM BALDWIN STREET AS NOTED ON ADJACENT PLAN.

DESCRIPTION OF WORK:

1. NEW ACCESSIBLE CONCRETE WALKWAY TO CONNECT W/ EXISTING ACCESSIBLE WALKWAY FROM THE SIDEWALK AT HEGENBERGER RD. NEAR TACO BELL. CONCRETE TO CONTRAST W/ EXISTING ASPHALT DRIVE AISLE.
2. NEW & UPDATED LANDSCAPING AS INDICATED (SEE SHEETS L1-L3 FOR ADDITIONAL INFORMATION)
3. UPDATED LIGHTING TO BE INSTALLED AS SHOWN (SEE ADJACENT PLAN & LEGEND. SEE ALSO INCLUDED CUT SHEET, SHEET L3.)
4. NEW FULL HEIGHT LOCKING GATE AT REAR ENTRY FROM BALDWIN STREET AS NOTED ON ADJACENT PLAN.

LEGEND:

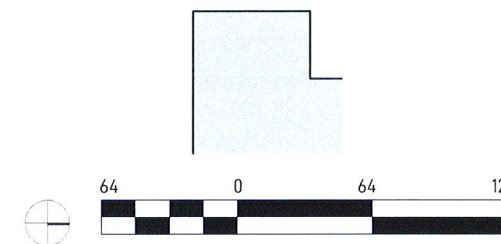
-  UPDATED LIGHTING
-  NEW/ UPDATED LANDSCAPING
(See Planting Key & Information, sheets L1-L3)
-  NEW TREE
(See Planting Key & Information, sheets L1-L3)
-  NEW CONCRETE
-  EXISTING BUILDING

(N) GATE TO MATCH
(E) 6' METAL PICKET FENCE
(EMERGENCY VEHICLE ACCESS ONLY)

ENTRANCE
(GATED AFTER HOURS)

BALDWIN STREET

ENTRANCE
(GATED AFTER HOURS)





EXISTING ACCESSIBLE WALKWAY FROM SIDEWALK @ HEGENBERGER RD.



MARQUEE & FRONT ENTRANCE CONCEPT

NOTES:

1. EXISTING MARQUEE TO BE PAINTED & UPDATED
2. NEW PLANTINGS AT ENTRANCE.

COLISEUM CENTER

640 HEGENBERGER RD.
OAKLAND, CA 94621

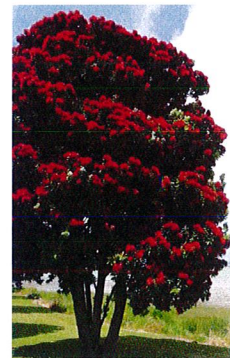


TREES:



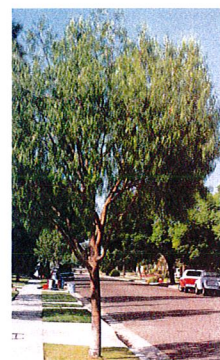
A. MEDITERRANEAN FAN PALM *Chamerops humilis*

TYPE: Palm
DORMANCY: Evergreen
NATIVE?: No
MAX. HEIGHT: 8-12'
MAX. WIDTH: 10-15'
NOTES: Clumping growth habit



B. NEW ZEALAND CHRISTMAS TREE *Metrosideros excelsus*

TYPE: Tree
DORMANCY: Evergreen
NATIVE?: No
MAX. HEIGHT: 30-35'
MAX. WIDTH: 30-35'
NOTES:



C. AUSTRALIAN WILLOW *Geijera parviflora*

TYPE: Tree
DORMANCY: Evergreen
NATIVE?: No
MAX. HEIGHT: 20-30'
MAX. WIDTH: 10-20'
NOTES:



D. FEATHER BUSH *Lysiloma watsonii*

TYPE: Tree/ Large Shrub
DORMANCY: Deciduous
NATIVE?: Yes
MAX. HEIGHT: 12-15'
MAX. WIDTH: 12-15'
NOTES: Multi-trunk growth habit

SHRUBS:



PRIDE OF MADEIRA *Echium candicans*

TYPE: Shrub
DORMANCY: Evergreen
NATIVE?: No
MAX. HEIGHT: 4-6'
MAX. WIDTH: 4-6'
NOTES:



CLOUDBANK GINNY *Leucadendron 'cloudbank ginny'*

TYPE: Shrub
DORMANCY: Evergreen
NATIVE?: No
MAX. HEIGHT: 4-6'
MAX. WIDTH: 4-6'
NOTES:



GIANT ORANGE NODDING PINCUSHION *Leucospermum cordifolium*

TYPE: Shrub
DORMANCY: Evergreen
NATIVE?: No
MAX. HEIGHT: 3-4'
MAX. WIDTH: 4-6'
NOTES:



COAST ROSEMARY *Westringia fruticosa*

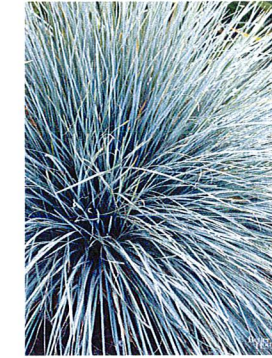
TYPE: Shrub
DORMANCY: Evergreen
NATIVE?: No
MAX. HEIGHT: 4-6'
MAX. WIDTH: 6-12'
NOTES:

GROUND-COVER & GRASSES:



HOOKER'S MANZANITA *Arctostaphylos hookeri*

TYPE: Shrub
DORMANCY: Evergreen
NATIVE?: Yes
MAX. HEIGHT: 1-6'
MAX. WIDTH: 6'
NOTES: Train to ground-cover habit.



CANYON PRINCE WILD RYE *Leymus condensatus 'canyon prince'*

TYPE: Grass
DORMANCY: Evergreen
NATIVE?: Yes
MAX. HEIGHT: 2-3'
MAX. WIDTH: Running
NOTES:



PINK MUHLY GRASS *Muhlenbergia capillaris*

TYPE: Grass
DORMANCY:
NATIVE?: No
MAX. HEIGHT: 2-3'
MAX. WIDTH: 2-3'
NOTES:

NOTES:

1. ALL SELECTED PLANTS ARE HIGHLY ADAPTED TO OAKLAND'S CLIMATE (ZONE 17 PER 1989 GENERALIZED PLANT CLIMATE MAP OF CALIFORNIA)

2. ALL GROUP 1 PLANTS ARE COMPATIBLE WITH THE SAME IRRIGATION SCHEDULE. THEY REQUIRE REGULAR WINTER MOISTURE AND REDUCED SUMMER MOISTURE AND HAVE A PLANT FACTOR OF M/L.

TREES:



A. LITTLE GEM SOUTHERN MAGNOLIA
Magnolia grandiflora 'Little Gem'

TYPE: Tree
DORMANCY: Evergreen
NATIVE?: No
MAX. HEIGHT: 15-20'
MAX. WIDTH: 7-10'
NOTES:



B. WASHINGTON NAVEL ORANGE
Citrus Orange 'Washington Navel' Standard

TYPE: Tree
DORMANCY: Evergreen
NATIVE?: No
MAX. HEIGHT: 15-20'
MAX. WIDTH: 12-15'
NOTES:

VINES:



C. STAR JASMINE *Trachelospermum jasminoides*

TYPE: Vine
DORMANCY: Evergreen
NATIVE?: No
MAX. HEIGHT: 3-6'
MAX. WIDTH: 3-6'
NOTES:

SHRUBS:



D. WHITE ICEBERG ROSE *Rosa 'iceberg'*

TYPE: Shrub
DORMANCY: Deciduous
NATIVE?: No
MAX. HEIGHT: 4-6'
MAX. WIDTH: 3-5'
NOTES:

SHRUBS, CONT.:



FLOWER CARPET PINK ROSE
Rosa 'flower carpet pink'

TYPE: Shrub
DORMANCY: Deciduous
NATIVE?: No
MAX. HEIGHT: 2-3'
MAX. WIDTH: 3-4'
NOTES:



PINK ESCALLONIA *Escallonia x exoniensis 'Frades'*

TYPE: Shrub
DORMANCY: Evergreen
NATIVE?: No
MAX. HEIGHT: 4-6'
MAX. WIDTH: 4-5'
NOTES:



GOLDEN BREATH OF HEAVEN
Colleenema pulchrum 'Sunset Gold'

TYPE: Shrub
DORMANCY: Evergreen
NATIVE?: No
MAX. HEIGHT: 4-6'
MAX. WIDTH: 4-5'
NOTES:



DWARF TOBIRA PITTOSPORUM
Pittosporum tobira 'Wheeler's Dwarf'

TYPE: Shrub
DORMANCY: Evergreen
NATIVE?: No
MAX. HEIGHT: 3-4'
MAX. WIDTH: 4-5'
NOTES:

PERENNIALS:



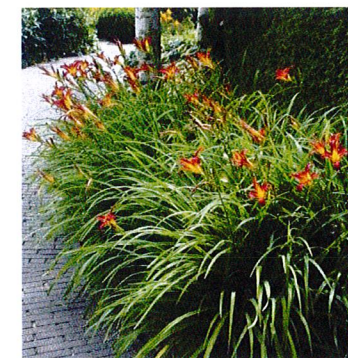
SUNDOWNER NEW ZEALAND FLAX
Phormium 'Sundowner'

TYPE: Perennial
DORMANCY: Evergreen
NATIVE?: No
MAX. HEIGHT: 8-10'
MAX. WIDTH: 4-6'
NOTES:



AFRICAN IRIS *Dietes vegeta*

TYPE: Perennial
DORMANCY: Evergreen
NATIVE?: No
MAX. HEIGHT: 3-4'
MAX. WIDTH: 2-3'
NOTES:



RED DAYLILY *Hemerocallis 'Red'*

TYPE: Perennial
DORMANCY: Evergreen
NATIVE?: No
MAX. HEIGHT: 1-2'
MAX. WIDTH: 1-2'
NOTES:

NOTES:

1. ALL GROUP 2 PLANTS ARE COMPATIBLE WITH THE SAME IRRIGATION SCHEDULE. THEY REQUIRE REGULAR YEAR-ROUND MOISTURE AND HAVE A PLANT FACTOR OF M.

COLISEUM CENTER

640 HEGENBERGER RD.
OAKLAND, CA 94621



SOLID STATE AREA LIGHTING

VRS SERIES-VLED

SPECIFICATIONS

HOUSING

Unitized 0.125" heavy wall aluminum construction. Upper side vents are protected with perforated aluminum panels. Side vents and bottom lens frame vents provide passive and forced convective cooling of the VLED module. Internal driver compartment is gasketed and sealed.

VLED OPTICS

Low copper A356 alloy (<2% copper) cast aluminum housing. Integrated clear tempered glass lens sealed with a continuous silicone gasket protects emitters (LED's) and emitter Reflector-Prism optics, and seals the module from water intrusion and environmental contaminants. Module is sealed to meet an IP67 rating. Each emitter is optically controlled by a Reflector-Prism injection molded from H12 acrylic (3 types per module; one from 0° - 50°; one from 50° - 65°; one from 65° - 72°). Each Reflector-Prism has indexing pins for aiming and is secured to an optical plate made of matte black anodized aluminum. The optical plate locates every Reflector-Prism over an emitter. Reflector-Prisms are secured to the optical plate with a UV curing adhesive. The Reflector-Prisms are arrayed to produce IES Type II, III, IV, and V-SQ distributions. The entire Optical Module is field rotatable in 90° increments. Both module and drivers are factory wired using water resistant, insulated cord.

LED DRIVER

Drivers are UL and cUL recognized mounted on a single plate and factory prewired with quick-disconnect plugs. Constant current driver is electronic and has a power factor of >0.90 and a minimum operating temperature of -40°F. Drivers accept an input of 120-277V, 50/60Hz or 347-480V, 50/60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

LED EMITTERS

High output LED's are utilized with drive currents ranging from 350mA to 1050mA, 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

MOUNTINGS

Arm - One piece heavy wall extruded aluminum with internal draw bolt guides. Arm is secured to housing and pole with stainless steel draw bolts.

Post Top Arms - Four (4) 1" Square extruded aluminum arms welded to a cast aluminum pole top fitter. Arm assembly is mechanically attached to castings welded to either side of the housing.

Wall - Heavy wall extruded aluminum arm with draw bolts integrates with a cast aluminum wall plate and mounting bracket.

Canopy - Standard 1" high cast aluminum mounting plate with central wireway or 2" high heavy gauge wire box with 3/4" conduit knockouts on each side.

FINISH

Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step sand blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability. Texture finish is standard.

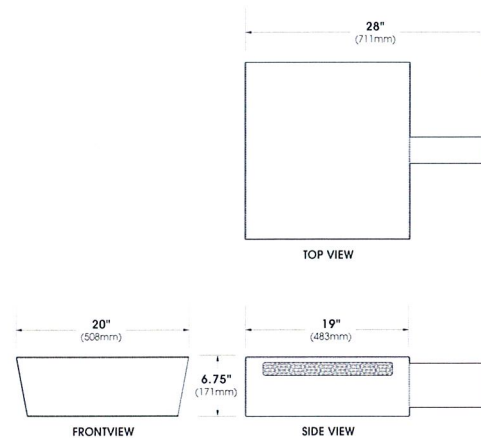
PROJECT NAME: _____

FIXTURE TYPE: _____



PATENT PENDING

VRS LED



2018352

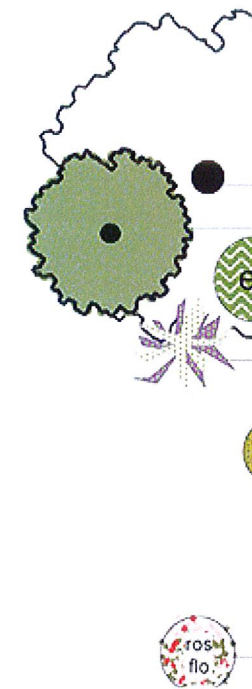
U.S. Architectural Lighting

600 West Avenue O, Palmade, CA 93551
Phone (661) 233-2000 Fax (661) 233-2001
www.usalighting.com



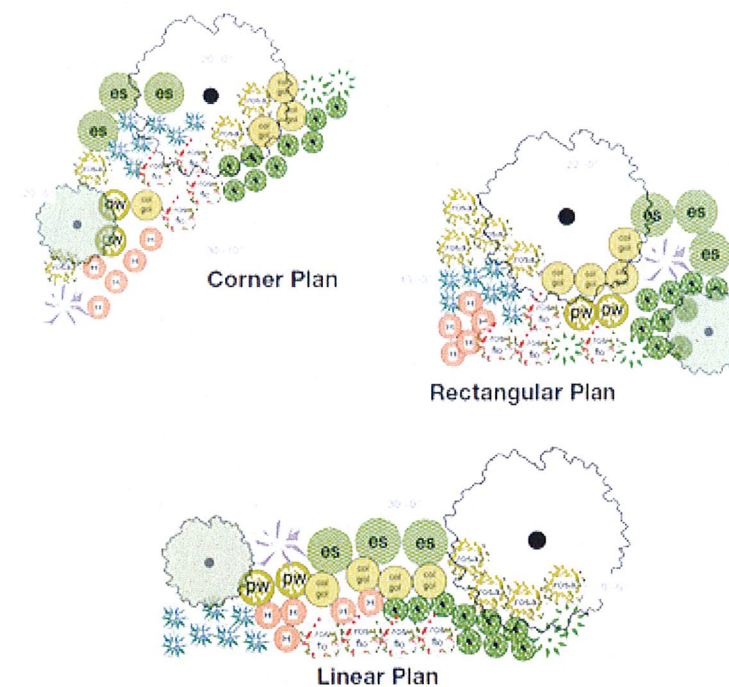
L3: PLANTING LAYOUTS & LIGHTING SPECIFICATION

April 30, 2019



Common Name	Botanical Name	Spacing
Little Gem Southern Magnolia	Magnolia grandiflora 'Little Gem'	-
Washington Navel Orange	Citrus Orange 'Washington Navel' Standard	-
Pink Escallonia	Escallonia x exoniensis 'Frades'	3' - 5'
White Iceberg Rose	Rosa 'Iceberg'	2.5' - 4'
Sundowner New Zealand Flax	Phormium 'Sundowner'	3' - 4'
Golden Breath of Heaven	Coleonema pulchrum 'Sunset Gold'	2.5' - 3.5'
Dwarf Tobira Pittosporum	Pittosporum tobira 'Wheeler's Dwarf'	3' - 4'
Blue Lily of the Nile	Agapanthus africanus	2' - 3'
Red Daylily	Hemerocallis 'Red'	1.5' - 2'
Star Jasmine	Trachelospermum jasminoides	2' - 3'
African Iris	Diets vegeta	2' - 3'
Pink Flower Carpet Rose	Rosa 'Flower Carpet Pink'	3' - 5'

LEGEND & PLANTING INFORMATION



SAMPLE PLANTING LAYOUTS

LIGHTING SPECIFICATION



















