

ATTACHMENT B: CONDITIONS OF APPROVAL

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

Part 1: Standard Conditions of Approval – General Administrative Conditions

1. Approved Use

The project shall be constructed and operated in accordance with the authorized use as described in the approved Planned Unit Development (PUD) permit for PLN 18532 and PLN18532PUD F01, including Staff Report of April 19, 2023 and the approved plans including the Index of Figures and Tables Head Royce School Preliminary Development Plan (PDP) Revision 6.27.22, Head Royce School Combined Phase I and Phase II Final Development Plan (FDP) dated 1/28/22 and submitted 2/2/22, and Head Royce School Off-Site Improvement Project 1/31/23, as amended by the following conditions of approval and mitigation measures (“Conditions of Approval” or “Conditions”).

The authorized use allows extension of the Community Education Civic Land Use for a K-12 private school previously approved in PUD 04-400 PUDF07-520, and REV13-003 to the 8-acre property at 4368 Lincoln Avenue to integrate a new South Campus at 4368 Lincoln Avenue with the existing school (North Campus at 4315 Lincoln Avenue) as one school regulated through one revised Planned Unit Development (PUD) permit.

The Conditions of Approval for PLN18532 and PLN18532PUDF01 supersede the previous Conditions of Approval for REV13-003, PUD04-400, PUDF07-520 and DS09-224 and incorporate by reference the Conditions of Approval for PLN16425 related to use of the athletic fields at 4500 Lincoln Avenue.

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 unless the following has occurred:

(1) within two (2) years of the Approval, the Applicant files a complete building permit application with the Bureau of Building for Phases I and II, and diligently pursues the building permit towards completion,

(2) within six (6) years of the Approval, the Applicant files its Final Development Plan (FDP) for approval of Phase III and

(3) within two (2) years of approval of the FDP for Phase III, the Applicant files a complete building permit application with the Bureau of Building for Phase III, and diligently pursues the building permit towards completion.

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 the above dates, 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 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 of Approval #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. A minor change to the project may occur with the submittal of FDP Phase III for the design and entitlements pertaining to height of the proposed Performing Arts Center when that building is designed. The PUD submittals show a massing drawing with an estimated height of 32', which would require a Conditional Use Permit (CUP) pursuant to Planning Code Section 17.108.020 for increased height for a civic activity. Any changes in the proposed height of the Performing Arts Center shall be processed with the Phase III FDP entitlement review.

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. Factors to consider when determining if a revision is major include, but are not limited to, the following: the permitted uses of the project, the density or intensity of uses in the project, substantial changes to height, design, envelope, massing or size of improvements or provisions for dedications associated with the project, or changes that will result in any of the circumstances requiring further environmental review pursuant to California Environmental Quality Act (CEQA) Guidelines section 15162 or 15163.

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 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 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 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 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 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 Applicant shall execute a Joint Defense Letter of Agreement or Common Interest 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 or Common Interest Agreement shall survive termination, extinguishment, or invalidation of the Approval. Failure to timely execute the Letter of Agreement does not relieve the 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 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 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 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 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 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 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. Standard Conditions of Approval / Mitigation Monitoring and Reporting Program (SCAMMRP)

a. All mitigation measures identified in the Head Royce School Planned Unit Development Project EIR are included in the Standard Condition of Approval / Mitigation Monitoring and Reporting Program (SCAMMRP), which is included in these Conditions of Approval and are incorporated herein by reference, as **Attachment C** to the Staff Report, and are considered additional Conditions of Approval of the project.

The Standard Conditions of Approval identified in the Head Royce School Planned Unit Development Project EIR are also included in the SCAMMRP, and are, therefore, also incorporated into these Conditions by reference but are not repeated in these Conditions. To the extent that there is any inconsistency between the SCAMMRP and these Conditions, the more restrictive Condition(s) shall govern. In the event a Standard Condition of Approval or mitigation measure recommended in the Head Royce School Planned Unit Development Project EIR has been inadvertently omitted from the SCAMMRP, that Standard Condition of Approval or mitigation measure is adopted and incorporated from the Head Royce School Planned Unit Development Project EIR into the SCAMMRP by reference, and adopted as a Condition of Approval.

The Applicant and property owner shall be responsible for compliance with the requirements of any submitted and approved technical reports, all applicable mitigation measures adopted, and

with all Conditions of Approval set forth herein at his/her sole cost and expense, unless otherwise expressly provided in a specific mitigation measure or Condition of Approval, and subject to the review and approval by the City of Oakland. The SCAMMRP identifies the timeframe and responsible party for implementation and monitoring for each Standard Condition of Approval and mitigation measure. Unless otherwise specified, monitoring of compliance with the Standard Conditions of Approval and mitigation measures will be the responsibility of the Bureau of Planning, with overall authority concerning compliance residing with the Environmental Review Officer. Adoption of the SCAMMRP will constitute fulfillment of the CEQA monitoring and/or reporting requirement set forth in section 21081.6 of CEQA.

b. Prior to the issuance of the first construction-related permit, the Applicant shall pay the applicable mitigation and monitoring fee to the City in accordance with the City's Master Fee Schedule.

15. Employee Rights

Requirement: The 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

16. 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

Part 2: Project-Specific Conditions of Approval

17. Phasing

Requirement: Three phases, each requiring a Final Development Permit (FDP), are authorized with this Permit. Phases may be combined or constructed separately.

Phase I

- Demolition of eight non-historic buildings (Buildings 4-8, 10, 11 and 12, restoration and reuse of three historic buildings (Buildings 0, 1 and 2), and reuse of non-historic Building 9;
- Construction of Commons, outdoor classrooms, walking paths, and landscaping;
- Maintenance of existing maximum enrollment of 906 students; and
- Drop off and pick up on Lincoln Avenue.

Phase II

- Enrollment increase to a maximum of 1,050 students upon the completion of the internal loop road;
- New drop-off/pick-up using internal Loop Road with new traffic signals at Lincoln Avenue with 1 relocated and 1 new pedestrian crosswalk;
- Phased increase in parking spaces to a total of 292 on both campuses; and
- Shared use of up to 38 parking spaces at the Greek Orthodox Church for a total of 330 parking spaces for Phase II with a parking agreement approved by the City Attorney.

Phase III

- Enrollment increase to a maximum of 1,250 students upon completion of the pedestrian tunnel;
- Approval of pedestrian tunnel under Lincoln Avenue;
- Phased increase in parking spaces up to a total of 328 on both campuses.
- Shared use of up to 16 parking spaces at the Greek Orthodox Church for a total of 344 parking spaces with a parking agreement approved by the City Attorney;
- Construction of a new Performing Arts Center with up to 450 seats; and
- Construction of a 1,500 square-foot Link Pavilion.

When Required: The FDPs for Phases I and II are part of this Approval. The FDP for Phase III shall be submitted for approval within six (6) years from the date of this Approval, unless an extension of this Approval is otherwise granted. The building permit applications for each FDP approval shall be submitted within two (2) years of approval of the FDP, and diligently pursued towards completion.

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Planning

18. School Enrollment

Requirement: Increased enrollment is limited up to a maximum of twenty (20) students each year, commencing with completion of the internal loop road. A maximum of 1,050 students is allowed following completion of the internal loop road and before completion of the underground pedestrian tunnel. No more than 1,250 students are allowed following completion of the underground pedestrian tunnel. No enrollment fluctuation resulting in enrollment above 1,250 students is allowed.

When Required: Construction Permits for Phase II

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Planning

19. Enrollment Monitoring

Requirement: The school shall submit annual enrollment numbers to the California Department of Education in accordance with state law, with a copy to the Planning Bureau.

When Required: October 15th of each year, unless a different compliance deadline is required.

Monitoring/Inspection: Planning Bureau

20. Employee Reporting

Requirement: The school shall submit annual employee numbers to the California Department of Education in accordance with state law, with a copy to the Planning Bureau.

When Required: October 15th of each year, unless a different compliance deadline is required.

Monitoring/Inspection: Planning Bureau

21. Hours of Academic, After School and Childcare Operation

Requirement: Head Royce School’s hours of operation, for academic, childcare and afterschool programs, are from 7:00 a.m. to 6:30 p.m. Monday through Friday. Athletic practices, including outdoor practices, may commence at 6:30 a.m. on weekdays. Outdoor athletic practices and games shall end by 7:30 p.m. or sundown, whichever is earlier. No field-wide lighting may be installed on the athletic field. Special Events, as defined in Condition #24, do not include: indoor

activities involving only School students, faculty, staff and members of the board of trustees such as play rehearsals, standardized testing, band practices, and meetings of student organizations, faculty committees and meetings of the board of trustees. Since these activities are not considered Special Events, they may occur after 6:30 p.m. on weekdays and between 8:00 a.m. and 6:00 p.m. on weekends.

When Required: Ongoing

Monitoring/Inspection: Planning Bureau

22. Summer Program Enrollment / Operations

Requirement:

1. The maximum Summer Program enrollment is 780 students per session. Summer Program hours are from 7:30 a.m. to 6:00 p.m. over the summer from Monday through Friday only.
2. Summer Program includes two, three (3) week sessions spanning six weeks generally beginning the third week in June through the last week in July.
3. The Summer Program may have evening or weekend Special Events. However, those Special Events will be included in the maximum number of Special Events listed below.
4. The playing fields or pool shall not be used prior to 8:00 AM.
5. The School shall operate the Summer Program and shall not lease, partner, or loan the Summer Program to another operator or organization.
6. Unless otherwise noted, all Conditions of Approval that apply to School operations apply to the Summer Program.

When Required: Ongoing

Monitoring/Inspection: Planning Bureau

23. Events

Requirement: The school shall be entitled to use of the school facilities for all of the following:

1. Any events in the normal operation of a school that include students, prospective students, parents, prospective parents, faculty, administration, staff and/or alumni.
2. Any school-related events in which outside organizations are invited to participate with members of the school community, such as league athletic events, shared testing days, school dances, performances, counseling or instruction by outside organizations for the school community, educational meetings for faculty or staff neighborhood safety meetings_ professional faculty and staff development, alumni events, fund raising events, or similar normal and customary school-related events,

3. Any shared use of the school's parking lots, field or gymnasium by the school's institutional neighbors (limited only to the Greek Orthodox Church, the Church of Latter Day Saints, all located on Lincoln Avenue), and (iv) use of school facilities on the weekends by neighbors with key cards.

This approval does not permit Community Assembly or Group Assembly uses as defined in the planning code or use of the school facilities as a venue for hire by outside organizations. The school is not permitted to rent or loan out any of its facilities.

When Required: Ongoing

Monitoring/Inspection: Planning Bureau

24. Limitation On Special Events / Days and Hours of Operation

Requirement:

1. A "Special Event" is defined as a gathering resulting in fifty (50) or more visitor vehicles on the site. A Special Event does NOT include indoor activities involving only School students, faculty, staff and members of the board of trustees such as play rehearsals, standardized testing, band practices, and meetings of student organizations, faculty committees and meetings of the board of trustees. In addition, neighborhood meetings are not considered to be Special Events.
2. The School and the Summer Program shall be permitted to hold Special Events at the Head Royce School campus subject to the following:

- a. During school academic, childcare and afterschool program hours of operation, Mondays through Fridays, the School is permitted an unlimited number of Special Events. However, those events for which 50 or more visitor vehicles are expected must follow Condition #30 Section D, Procedures for Special Events.
- b. The school shall be permitted a maximum of eighty-five (85) evening Special Events per school year during the hours of 7:00 p.m. to 9:30 p.m.
- c. All Special Event participants shall have left the campus and the lot locked by 10:00 p.m. School dances shall end by 10:30 p.m., with all participants leaving by 11:00 p.m.
- d. The School shall be permitted a maximum of fifty-five (55) Saturday daytime Special Events per school year during the hours of 9:00 a.m. to 6:00 p.m. and 10 Saturday evening Special Events per school year during the hours of 6:00 p.m. to 9:30 p.m.
- e. The School shall be permitted a maximum of eight (8) Sunday Special Events per school year during the hours of 9:00 a.m. to 6:00 p.m.
- f. The School shall be permitted a maximum of ten (10) single day summer Special Events during the hours of 9:00 a.m. to 6:00 p.m.
- g. No Special Events shall be held that have not been published on the school calendar thirty (30) days in advance, or emailed to immediate neighbors one month in advance. If more than one Special Event occurs on a single day, each Special Event shall count as a separate event. Parking rules for Special Events are outlined in **Condition #30, Transportation Demand Management.**
- h. The School shall post an annual calendar on its website and provide the website link to the Neighborhood Committee described in **Condition #35, Neighborhood Committee**, at the beginning of the School year listing all Special Events and the anticipated number of visitor vehicles that will be generated for each event. The School is permitted an additional ten (10) total weekday evening events that are not on identified on the annual calendar, provided that the Neighborhood Committee is provided a 30-day notice of such addition and those events shall not take place during weekends or the summer.

When Required: Ongoing

Monitoring/Inspection: Head Royce School /Planning Bureau

25. Private vehicle drop-off and pick-up during the period from project entitlement through construction of the internal Loop Road, off-site improvements, all student drop-off and pick-up areas and site plan improvements related to pedestrian circulation

Requirement: Existing pick-up and drop-off on Lincoln Avenue will continue from project entitlement through construction of the internal Loop Road, off-site improvements, and all student drop off and pick up areas and site plan improvements related to pedestrian circulation.

The Applicant shall continue monitoring procedures for the morning drop-off and afternoon pick-up queue during the school year as well as during any summer program

operations. The procedures and monitoring forms are included in the TDM Plan. The Applicant shall implement the monitoring procedures by either: (1) retaining a qualified independent traffic consultant to monitor the extent of the queue along Lincoln Avenue or (2) hiring a qualified independent traffic consultant, approved by the Bureau of Planning, to train at least two (2) supervising monitors to implement and supervise the monitoring procedures.

Any new supervising monitor must be trained directly by the independent traffic consultant. If the School's drop-off or pick-up queue extends for more than sixty (60) seconds in any single monitoring period (excluding delays due to extenuating circumstances such as a traffic accident) past the School's upper driveway and the red "no parking" zone above the driveway along the north side of Lincoln Avenue and extending into the "Keep Clear" zone, the School shall implement as many of the following actions, and continue to implement these actions, as would be necessary to accomplish the necessary reduction in the length of the queue:

- Implement staggered morning drop-off and afterschool pickup times.
- Stagger the afterschool bus pick-up times so that the buses are loaded and leave prior to the start of pickup.
- Discourage early arrival for pickup within the Transportation Policy Guide and during an annual back to school traffic presentation.
- Increase public and private bus ridership in addition to those already in effect at the time of the queueing violation.

When Required: From project entitlement through construction of Phase I and Phase II.

Monitoring/Inspection: Head Royce School /Planning Bureau

26. Private vehicle drop-off and pick-up upon completion of the internal Loop Road, off-site improvements, all student drop-off and pick-up areas and site plan improvements related to pedestrian circulation

Requirement: Upon completion of the internal Loop Road, off-site improvements, all student drop-off and pick-up areas and site plan improvements related to pedestrian circulation, private vehicle drop-off and pick-up shall take place on the South Campus along the School's internal loop road, to be constructed as part of Phase II of the Approval.

Except during emergencies, no access to the South Campus will be allowed from Charleston Street. Private vehicle drop-off and pick-up shall be prohibited on Lincoln Avenue, provided that drivers may legally park on Lincoln Avenue and walk their student onto campus. Drivers will be instructed not to use the "Alida Loop" to reverse direction on Lincoln Avenue or to reverse direction by U-turns or three point turns in private driveways. Drop-off will use the two-lane,

one-way loop driveway entering the South Campus at the middle entrance and exiting at the lower entrance. The outside lane will be used primarily for passing/through traffic and the inner lane for merging and moving into/out of the drop-off zones. The internal loop road shall provide sufficient queuing space for approximately sixty (60) vehicles.

1. Buses: Private school bus and public bus drop off and pick up may take place on either side of Lincoln Avenue in designated bus zones.
2. The School shall provide an integrated network of circulation assistants and traffic monitors to manage the drop-off and pick-up of students, control the sidewalks, monitor the crosswalks, and report incidents. Traffic monitors and circulation assistants shall wear bright- colored vests.

When Required: Ongoing

Monitoring/Inspection: Head Royce School /Planning Bureau and Public Works Agency, Traffic Engineering Division

27. Monitoring Private vehicle drop-off and pick-up upon completion of internal loop road

Requirement: Monitoring to ensure compliance with the internal loop road drop-off and pick-up requirements and related reporting shall take place for three one-week periods, once at the beginning of each School semester, and once at the beginning of the Summer Program session. The number of monitoring sessions and the duration of the monitoring period for each school year shall be determined by the City of Oakland’s Transportation Services Division, Oakland Traffic Safety Division and Bureau of Planning based in part of the school’s performance in enforcing the use of the internal loop road for drop-off and pick-up.

In accordance with the TDM, either a qualified independent traffic consultant or two (2) trained monitors shall monitor the Lincoln Avenue queues during after-school pick-up (3:00 p.m. to 3:45 p.m.) and morning drop-off (7:55 a.m. to 8:30 a.m.) by recording observations of the traffic operations on Lincoln. The monitoring persons shall also note the number of buses in the queue at each monitoring time. The Director of Operations shall prepare a report at the end of every week during each monitoring period based on the information gathered, sign the report, and submit to the Bureau of Planning

When Required: Ongoing

Monitoring/Inspection: Head Royce School /Planning Bureau and Public Works Agency, Traffic Engineering Division

28. Staging Area

Requirement: Written authorization from the off-site property owner, subject to approval by the City Attorney, is required for use of an off-site staging area to control traffic flow on Lincoln Avenue for pick-up and drop-off. An updated authorization for the existing staging area at the Oakland California Temple shall be required to reflect revised project conditions. Should an existing area become unavailable for use during the pick-up or drop off process, the School shall promptly institute one of the alternative means of maintaining the queue in compliance with these conditions as set forth in Conditions #25 and #26. The School shall institute that alternative within thirty (30) days of the unavailability of the Mormon Oakland California Temple. Alternative potential staging areas could be considered with property owner authorization.

When Required: Ongoing

Monitoring/Inspection: Planning Bureau

29. Parking

Requirement:

- a. At full build-out enrollment (1,250 students), the School may provide a maximum of 344 off-street parking spaces based on the Parking Demand Analysis by the transportation consultant, Nelson Nygard 2/22, for student and employee use. The PUD may include:
 - 1. 190 spaces on the North Campus including 36 stacker space and 138 spaces on the South Campus;
 - 2. Revision of the shared use parking agreement at the Greek Orthodox Church at occupancy of Phase III to allow 16 spaces with a written parking agreement approved by the City Attorney or reduce off-site spaces with reduction of parking demand.

When Required: Prior to Occupancy Permit for Phase III

Monitoring/Inspection: Planning Bureau

- b. Phased Parking for Combined Phase I and II may include 330 spaces, including:
 - 1. Phased increase in parking spaces to a total of 292 on both campuses.
 - 2. Shared use of up to 38 parking spaces at the Greek Orthodox Church for a total of 330 parking spaces with a parking agreement approved by the City Attorney for off-site parking per 17.116.180 Conditions for off-street parking or loading.

When Required: Prior to Occupancy Permit for Combined Phase I and II

Monitoring/Inspection: Planning Bureau

- c. Additional overflow parking limited to “special events”, defined as events creating more than a 50-vehicle parking demand, may be located at adjacent institutional use parking lots with a written parking agreement between the Head Royce School and the property owner that is reviewed and approved by the City Attorney.

When Required: Ongoing

Monitoring/Inspection: Planning Bureau

30. Transportation Demand Management

Requirement: The applicant shall maintain a TDM plan during both the regular school year and during the Summer Program. Among other things, the TDM shall implement A-G of this Condition, as set forth below.

A. Traffic Circulation and Management

The School shall continue to implement policies to ensure that: 1) the drop-off and pick-up process is managed effectively and efficiently; 2) traffic on neighborhood streets is minimized; and 3) safe driving behaviors are encouraged. These policies include:

1. Continuation of before and after-school childcare programs to reduce the number of peak vehicles arriving and departing the campus.
2. Maintenance of detailed, written instructions of the vehicle pick-up and drop-off process for the purpose of increasing efficiency in the pick-up and drop-off operation. These procedures, which will be incorporated into an updated Transportation Policy Guide (Guide), shall include, but are not limited to, how to access the vehicle drop-off/pick-up areas, a map showing the specific area where vehicle drop-off and pick-up is permitted, and rules regarding safe practices for entering and exiting vehicles. The School shall actively discourage and communicate the dangers of picking up students on streets other than the designated drop-off area, as part of the Guide, parent meetings, Back to School nights, and other means. The Guide shall specifically discourage early arrival for afternoon pick-up. The summer program shall follow the Transportation Policy Guide.
3. Compliance with Condition and 26.
4. Circulation Assistants: During morning drop-off and afternoon pick-up periods, the Applicant shall assign seven (7) adults in the morning and nine (9) adults in the afternoon to assist with the efficient flow of pick-up and drop-off traffic in approximately the locations listed below, subject to refinement per discussion with the City planning staff.
 Morning Drop-Off: To facilitate arrivals, Head-Royce School will provide circulation assistants beginning thirty (30) minutes prior to the start of school and extending to the start of classes at the following locations.
 - Intersection of loop road (east driveway) and Lincoln Avenue
 - Lincoln Ave near Gatehouse
 - Head-Royce back gate at Whittle Avenue
 - South Campus West Drop-off
 - South Campus East Drop-off
 - Lincoln Avenue, Exit Loop

- Lincoln Avenue, North side

- **Afternoon Pick-up:** Monitors will be in place twenty (20) minutes prior to school dismissal until 3:45pm or the queue has been eliminated. Recommended locations and duties for monitors are as follows:
 - Intersection of loop road (east driveway) and Lincoln Avenue
 - Staging area at the Oakland Temple parking lot
 - Lincoln Avenue near Gatehouse
 - Loop Road (2 monitors)
 - East and West Pick-up area (1 monitor in each position)
 - Top of the Gatehouse entrance stairs
 - Lincoln Avenue, North side
 - Head-Royce back gate at Whittle Avenue
 - The school shall have a sufficient number of qualified alternates on campus during every morning and afternoon drop-off time to ensure that the minimum number of traffic personnel is always met. All traffic assistants shall wear colored safety vests. The summer program shall have at least as many circulation assistants as the school year program.

B. Parking management strategies

The School shall implement parking management strategies to ensure that 1) the School minimizes parking in the neighborhood; 2) School-related parking does not disrupt traffic; and there are incentives to reduce single-occupancy vehicles.

1. Through its TDM and Transportation Policy Guide, the School's policy shall be to direct staff, students and visitors to park in the School's off-street spaces at 4315 and at 4368 Lincoln Avenue and on Lincoln Avenue above the Gatehouse and direct them not to park on the side streets in the neighborhood.
2. The School shall continue to pay for a Residential Permit Parking program on Alida Avenue, Alida Court and Linette Court through the City of Oakland unless the neighbors on these streets withdraw their request to maintain this permit program.
3. Staff who contract with the school to carpool shall be given on-site priority spaces relative to non-carpooling staff in order to reduce single occupancy vehicles,
4. Students shall be directed by the School to park in off-street parking on campus. Students that contract with the school to carpool shall be given on-site priority spaces in order to reduce single occupancy vehicles.
5. The School shall not exceed the maximum allowed parking spaces per the Planned Unit Development approval of 344 spaces at all times, including the Summer Program. In its Transportation Policy Guide, the School shall define "single-occupancy vehicle" as a vehicle with the one driver and one non-driving student or child.

C. Auto Trip Reduction Program

1. The School shall discourage single-student and single parent/student driving in the Transportation Policy Guide and implement policies with a goal of reducing single occupant vehicles arriving or departing the School. The Auto Trip Reduction Program shall be included in the TDM and address all four modes of transportation (pedestrian, bicycle, carpooling/vanpooling, and transit), including:
2. The Applicant shall continue to sponsor and provide private buses (or an equivalent service and capacity as existing conditions).
3. The Applicant shall continue to subsidize an AC Transit bus pass to students and faculty as long as AC Transit bus service is available. The Applicant shall assign a Transportation Coordinator who will provide carpooling and ride matching services to parents who are interested in carpooling.
4. Consistent with Mitigation Measure Transportation 1 from the project EIR, once it has exceeded a 906 student enrollment, the School shall commit to maintain an average of 34.5% (an increase of 15% of the prior requirement) of its school-year student enrollment traveling by modes other than single occupancy vehicles. A survey of alternative travel modes shall occur during each of the two independent monitoring periods carried out during the school year pursuant to Condition # 30(G) and the counts shall be averaged over the two (2) monitoring periods. However, the School may elect to conduct additional third-party monitoring and the counts shall be averaged overall additional academic year monitoring periods. Alternative travel modes shall include walking, biking, carpooling or taking a bus.

D. Special Events

The Applicant shall establish transportation procedures for Special Events to 1) ensure that Special Events are managed efficiently and effectively; and 2) minimize traffic and parking in the neighborhood. The Applicant shall anticipate the attendance of Special Events and note this on the School's calendar. At least two weeks prior to a Special Event, the School shall confirm the anticipated number of vehicles and distribute the appropriate parking locations and restrictions to the attendees and Neighborhood Liaison Committee. For all Special Events, the School shall direct visitors not to park on neighborhood streets and instead encourage them to park in off-street lots or on either side of Lincoln Avenue above the gatehouse.

For single or cumulative Special Events on the same day that will generate between 50 and 150 people, the School shall provide sufficient parking either at 4315 or 4368 Lincoln Avenue. For single events or cumulative events on the same day expected to be between 150 and 400 people, the School shall provide parking on campus as a priority. Overflow parking may be located at adjacent institutional use parking lots such as the Oakland California Temple, the Greek Orthodox Church and Ability Now Bay Area with a written parking agreement between the Head School and the property owner that is reviewed and approved by the City Attorney. For events exceeding 400 people, an off-site alternative, with a shuttle or valet system, is required.

Traffic Monitors during Special Events: The purpose of traffic monitors during Special Events is to direct cars away from neighborhood streets and into off-street parking or onto Lincoln Avenue above the gatehouse. Single or cumulative events with fifty (50) or fewer visitor vehicles people are not considered Special Events per Condition #24 and do not require a traffic monitor. However, parking signs shall be posted along Lincoln Avenue. Single or cumulative events with 50-150 people shall require one monitor along Lincoln Avenue near the corner of Lincoln and Alida and another monitor at the Whittle Gate. Single or cumulative events between 50 and 200 people shall require four (4) monitors. Monitors will be stationed at the following streets to direct cars to parking provided for the event: Whittle Gate, Lincoln Avenue south of the gate house, Alida Street between Lincoln and Laguna Avenue, and Alida Court. Single or cumulative events over 200 people shall require six (6) monitors, unless an off-site shuttle service is used. In addition to the streets listed above, the monitors will be stationed at the following streets: Tiffin Avenue between Whittle and Lincoln Avenue, and Burlington Street.

The traffic monitors shall wear a colored safety vest, carry digital cameras, and provide adequate information to the school in order to identify the Special Event parking violators and for the school to implement the enforcement policy. Monitors shall be in the neighborhoods 15 minutes prior to any event.

The Applicant shall provide a live hotline number to reach an event manager during Special Events to be used to report violations or complaints. Enforcement of violations of Traffic Safety Rules (see subsection (F) below) observed during Special Events shall be handled in the manner set forth in subsection F below and the TDM.

E. Communication

The Applicant shall establish communication protocols to 1) institutionalize and encourage good neighbor parking and driving behavior; 2) ensure that the School community drives in a safe manner; and 3) ensure the rules are clearly communicated, including:

Traffic Safety Rules: The TDM contains a list of Traffic Safety Rules that are designed specifically to increase safety of the school community and the neighborhood. The TDM also includes a list of “Good Neighbor Rules” designed to decrease impacts to neighbors.

The Applicant shall continue to maintain a Transportation Policy Guide. The Guide shall include, but not be limited to the following: Vehicle drop-off and pick-up procedures designed to promote an efficient operation; bus loading procedures; Traffic Safety Rules; “Good Neighbor Rules” including blocking driveways, u-turns in neighbor’s driveways; Transit Subsidy Program; Special Event Traffic and Parking Rules; and consequences for violations. If revised to reflect the updated TDM Plan, the Transportation Policy Guide shall be submitted to Bureau of Planning, Transportation Services Divisions, and OPD-Traffic Safety for review.

The Applicant shall distribute the Transportation Policy Guide to each student’s parent/guardian. Each student’s parent/guardian will need to provide written acknowledgement of receipt of the Policy Guide, and acceptance of its policies as a condition of enrollment. The School shall submit a record of each family’s acknowledgement of receipt in a form acceptable to the City if requested. The project applicant shall hold a parent meeting at the beginning of each school year to discuss the traffic and parking. If rules change significantly, as determined by the Director of the Bureau of Planning, after the beginning of the school year, the project applicant shall hold another meeting. A City staff member may attend. The Applicant shall annually review the Transportation Policy Guide and submit the Transportation Policy Guide for review by the Bureau of Planning, Transportation Services Division, and OPD-Traffic Safety staff.

F. Enforcement of Traffic Safety Rules and Event Traffic and Parking

The School shall implement and maintain a system to identify and track persons who violate the School’s Traffic Safety Rules as set forth in the TDM. Good Neighbor Rules as set forth in the TDM shall not be considered Traffic Safety Rules subject to enforcement by the Bureau of Planning. Violations of the Vehicle Code are enforced by the Oakland Police Department.

During the pick-up and drop-off periods: The School shall assign four (4) traffic monitors to implement and monitor the Traffic Safety Rules. The monitors shall be placed at:

1. Whittle Gate;
2. Lower crosswalk on Lincoln Avenue;
3. Crosswalks at loop road entrance on Lincoln Avenue (2 monitors); and
4. The traffic monitors shall wear a safety vest, carry digital cameras, and provide adequate information to the school in order to identify the rule violators and for the school to implement the traffic safety rule enforcement policy. Monitors shall be in the neighborhoods 15 minutes prior to scheduled pick-up and drop-off times.

G. Compliance Reporting

1. The Applicant shall hire a qualified traffic consultant, approved by the Director of Planning or designee, to monitor compliance with the traffic-related conditions in the Conditions of Approval and the approved TDM. Specifically, the independent monitors shall verify compliance by:

- Counting the number of traffic assistants and monitors present during drop-off and pick-up periods,
- Observing the drop-off and pick-up traffic flow and recommending measures to ensure smooth operations to the City,
- Collecting the number of violations that have been reported from Head Royce's database and recommending measures to reduce violations,
- Recording parking occupancy in all Head Royce parking lots,
- Monitoring Whittle Avenue and Alida for School —related parking, and
- Reviewing the Auto Trip Reduction Program and related documents as determined satisfactory by the Director of Planning, to meet the alternative transportation mode percentage.

2. The independent monitor shall monitor the School’s compliance with the traffic-related conditions of approval as implemented by the TDM two times per school year and once during the Summer Program. The independent traffic consultant shall submit a written report within two weeks of the monitoring summarizing the results of the monitoring session. The reports shall include recommendations to remedy potential infractions of the traffic-related conditions of approval, if appropriate to the Bureau of Planning. Such measures proposed by the independent traffic consultant must be approved by the City of Oakland prior to implementation. Upon City of Oakland approval of enhanced or additional TDM measures, the project applicant shall be given four weeks after the approval to implement the recommended measures.

3. The School shall have one semester to cure any traffic-related violations of the conditions of approval. If after invoking enhanced or additional TDM measures the School still does not meet its traffic-related Conditions of Approval based on the independent monitors reports submitted to the City of Oakland, the Bureau of Planning may refer the matter to the City of Oakland Planning Commission for scheduling of a compliance hearing to determine whether the School’s approvals should be revoked, altered, or additional conditions of approval imposed. This could include a permanent reduction in enrollment. The City of Oakland can also impose penalties on a per infraction fee basis pursuant to the City’s Master Fee Schedule based on the observations of city officials, the Oakland Police Department, or the independent monitors. In determining whether reduced enrollment or other remedies are appropriate, the City of Oakland shall consider if the School has demonstrated a good faith effort to comply with the traffic-related conditions of approval. It will be up to the School to provide evidence to the City of Oakland of good faith efforts for review.

When Required: Ongoing

Monitoring/Inspection: Planning Bureau

31. Student Enrollment Increase or “Future Construction”

Requirement: The Applicant shall apply for a new or amended PUD Permit for any student enrollment increase over 1,250 students on the Head Royce campus site, or change in permitted activities, including but not limited to any physical expansion of Head Royce School’s operations at 4315 or 4368 Lincoln Avenue or any other “Future Construction” associated with increasing Head Royce School’s operations. The City may require a revision to the existing Planned Development Permit or revisions to the Final Development Permit consistent with procedures in Condition #4.

Future Construction is defined for purposes of this condition as: new, wholly reconstructed, or relocated school buildings, any expansion of floor area (as defined by Planning Code), new enclosed buildings or portions of buildings. The last enrollment and staffing form submitted to the California Department of Education shall be required as part of the application documents.

For purposes of this condition, Future Construction does not include features such as unenclosed decks/balconies, stairs, walkways, patios, courtyards, fences, walls and retaining walls, trellises

or other landscape features, interior remodeling of an existing building, storage sheds of 300 square feet or less, or repair of existing building features. Projects of this type would require permitting per Planning Code requirements but would not trigger PUD review.

When Required: Upon a request for a change to the PUD.

Monitoring/Inspection: Planning Bureau

32. Operational Noise.

Requirement: Noise levels from the activity, property, or any mechanical equipment on site or as a result of school operations 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 Planning and Zoning Division and Building Services. No outdoor amplified sound equipment shall be used on the campus without a permit from the City Administrators office. For the purposes of this permit, “amplified sound equipment” includes bull horns, air horns, or loudspeakers.

When Required: Ongoing

Monitoring/Inspection: Planning Bureau

33. Whittle and Lincoln Avenue Properties

Requirement: The properties located at 4200, 4220, 4280-82 and 4286 Whittle Avenue and 4233 Lincoln Avenue shall be limited solely to permitted residential uses as defined in the Oakland Planning Code and the School will not merge the lot without obtaining an amendment to the PUD as a Major Change.

The School shall maintain the residential character and uses of these houses and ensure that the houses maintain their structural integrity. These properties shall not be used for additional School parking, School staging of materials or equipment, School storage (including storage of maintenance equipment) or school deliveries or student pick-up or drop-off. The gate in the existing fence between 4200 and 4220 Whittle and the School property shall be posted with a No Trespassing sign and locked (with keys provided only to residents of these properties), except a push bar or similar unlatching system may be installed on the School side of the gate only to allow for exit in an emergency.

When Required: Ongoing

Monitoring/Inspection: Planning Bureau

34. Whittle Gate Access

Requirement: Access to the school through Whittle Gate shall be limited as follows: Deliveries to the School shall be directed to Whittle Gate and South Campus in accordance with Condition #25. The Applicant may provide *pedestrian* card access to the Whittle Gate to students or employees who walk or bike to School. The School may provide up to twenty-two (22) *vehicle* access cards to faculty, staff or disabled visitors to park in the parking spaces in the School's lower parking lot. Disabled students may be dropped off at the Whittle gate. Each year, the School shall deactivate the cards and issue new cards. Monitoring of the Whittle Gate shall take place in accordance with Condition #30. The number of pedestrian and vehicle passes distributed each year shall be submitted to the Planning and Zoning Division. The School shall install signs identifying the appropriate access points and access restrictions, if any, to the School property.

When Required: Ongoing

Monitoring/Inspection: Planning Bureau

35. Neighborhood Liaison Committee /Point of Contact/Complaints.

Requirement: The Applicant shall invite interested representatives from the surrounding neighborhood streets, including but not limited to, Upper Lincoln, Lower Lincoln, Alida Court and Whittle Avenue neighborhood (Neighborhood Committee) to meet with a representative from the School administration, the Director of Neighborhood Relations (or his or her designee) and a member of the board of trustees, in order to resolve conflicts and maintain communications between the school and the surrounding neighborhoods. The School shall convene the Neighborhood Committee at least twice a year, with one meeting held at the end of the school year prior to the start of the Summer Program. The date/time/location shall be mutually agreed to by the Neighborhood Committee and the School. Invitations to the meeting with a written agenda shall be mailed at least ten (10) days prior to the scheduled meeting to the Neighborhood Committee, the City Council's office for district 4, the planning director or designee, and all residents immediately abutting and adjacent to the School. The School shall increase the number of meetings if determined to be necessary by City Bureau of Planning staff. School shall provide notice of these meetings to City staff who may attend.

No later than thirty (30) days after this approval and ongoing, the Applicant shall designate a representative, or series of representatives, on site, to act as the primary point(s) of contact and as a complaint manager. The procedures and protocols to track and timely respond and resolve complaints/concerns raised by neighbors, or others relating to the school's operations, including but not limited to traffic, noise, etc. are contained in the TDM Plan. One of the purposes of this condition is to have the project applicant timely respond and resolve complaints prior to involvement by Building Services Code Compliance Division, unless the complaint is related to imminent threats to public health or safety. The School shall provide neighbors with a daytime and evening contact number for the complaint manager. Complaints will be responded to within

48 hours. In addition, the School shall provide neighbors with a 24-hour emergency hotline number for use in the event of an emergency.

When Required: Ongoing

Monitoring/Inspection: Planning Bureau

36. Deliveries.

Requirement: All deliveries, except US Mail, Fed-Ex and UPS trucks and a once-a-year mulch delivery to the playground area, must access the School via the Whittle Gate, the upper parking lot area or on the South Campus by means of the internal loop driveway. Except as noted above, no deliveries are permitted along Lincoln Avenue. Deliveries must be scheduled for 9:00 a.m. to 5:00 p.m. on weekdays, except for deliveries to the café which may commence at 7:00 a.m. on weekday operation hours only and no overnight parking or idling is permitted. The School shall provide a live daytime and evening contact number for the complaint manager.

When Required: Ongoing

Monitoring/Inspection: Planning Bureau

37. Emergency Management and Preparedness Plan.

Requirement: The Applicant shall develop an Emergency Management Plan (“EMP”) that incorporates the recommendations in Mitigation Measure **Wildfire and Emergency Evacuation-1** from the Final EIR, and submit to Planning and Zoning Division, Transportation Services Division, OPD-Traffic Safety, and the Fire Marshall, for review and consultation. The plan shall discuss emergency evacuation procedures that will facilitate emergency vehicle access to the neighborhood during School pick-up and drop-off operations. The Applicant shall implement the final EMP.

When Required: Prior to Construction Permit

Monitoring/Inspection: Planning Bureau

38. Fire Protection Bureau Occupancy Review

Requirement: The Applicant shall cooperate and coordinate with the Fire Services Department to conduct yearly occupancy and fire safety inspections of the school, fire drills and unannounced future site visits. The resulting Fire Department report(s), and any follow-ups, shall be sent to the Planning and Zoning Division for review.

When Required: Ongoing

Monitoring/Inspection: Planning Bureau

39. Fire Department Site Visits

Requirement: The Applicant shall coordinate with the Oakland Fire Marshal's Office to make periodic unannounced visits to the school (the frequency, timing, and types of visits should be at the Fire Marshal's discretion based on need for visits and compliance by the school) to verify that adequate emergency vehicle access is being maintained during peak pick-up and drop-off periods. The Fire Marshal should consult with the School to identify modifications to the circulation rules, if emergency access problems are identified.

When Required: Ongoing

Monitoring/Inspection: Fire Marshal

40. Temporary Parking Plan

Requirement: As part of the Construction Management Plan required in Condition #13 the Applicant shall prepare a parking plan demonstrating how adequate school parking can be provided during demolition and redevelopment of the South Campus parking lots. Temporary use of off-site parking lots may be considered with authorization of the off-site property owners and approval of the City Attorney.

When Required: Prior to Construction Permits for Phase II

Monitoring/Inspection: Planning Bureau

41. Bicycle Parking

Requirement: A plan detail documenting of the design and functionality of racks to be installed on the South Campus is required consistent with Planning Code Section 17.117.080.

When Required: Prior to Construction Permits for Phase II

Monitoring/Inspection: Planning Bureau

42. Transportation-Related Off-site Improvements

Requirement: The Applicant shall construct and/or implement the following transportation-related off-site improvements prior to construction-related permits for Phase II:

- (1) LPI timing will be provided for both Loop Road signals, and timing cards will be submitted for review to OakDOT that time all pedestrian crossings at 3ft/sec;

- (2) ADA crossing will be provided at the intersection of Lincoln and Alida Street extending from existing curb cuts;
- (3) A stop sign warrant analysis shall be conducted at the intersection of Alida and Lincoln Avenues. If a stop sign is warranted, applicant will install it in coordination with Oakland DOT. If a stop sign is not warranted, applicant will install a rapid rectangular flashing beacon at this Intersection. Design will be documented as part of the PX permit process; and
- (4) A programmatic solution is required to ensure that students can receive aid in crossing Lincoln Avenue upon request. If a shuttle solution is infeasible, then the City would accept a written commitment to provide a phone number for students to call for assistance from on-site staff. Such a solution is necessary to ensure that the Applicant is responsible for providing safe passage across Lincoln for disabled students, given that they are unable to provide ADA-compliant cross slopes at the two new Loop Road crosswalks

When Required: Prior to Construction Permits for Phase II
 Monitoring/Inspection: Planning Bureau

43. Design of Replacement Windows and ADA Requirements for Historic Resource Buildings 0, 1 and 2

Requirement: The Applicant shall submit additional documentation to Planning staff concerning the feasibility of rehabilitating all historic steel windows at Building 0 to improve compliance with the Secretary of the Interior Rehabilitation Standard 6, Deteriorated Historic Features, the scale of new window patterning on Building 1 and 2 for consistency with historic windows, and the size and scale of the ADA ramp at Building 1 west elevation for consistency with the historic context.

When Required: Prior to Construction Permits for Phase II
 Monitoring/Inspection: Planning Bureau

44. Coastal Native Mix Plant Material

Requirement: The Applicant shall amend the Planting Schedule and Planting Plan shown on Plan Sheet L6.1.00 to show Lupinus Alpicfrons in place of Lupinus Arboreus as part of the Coastal Native Mix.

When Required: Prior to Construction Permits for Phase II
 Monitoring/Inspection: Planning Bureau

45. Retaining Wall

Requirement: Provide a detailed drawing of the retaining walls shown on the FDP Section plan page FDP-L3.01 for the combined Acoustic Board Perimeter fence and retaining wall.

When Required: Prior to Construction Permits for Phase II

Monitoring/Inspection: Planning Bureau

46. Additional Emergency Evacuation Route

An additional emergency evaluation route opposite Camelia Place will be provided voluntarily by the School to accommodate public egress through their property in the event of an emergency.

When Required: Prior to Construction Permits for Phase II

Monitoring/Inspection: Planning Bureau Fire Department

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 Authorized Agent of Project Applicant

Date

