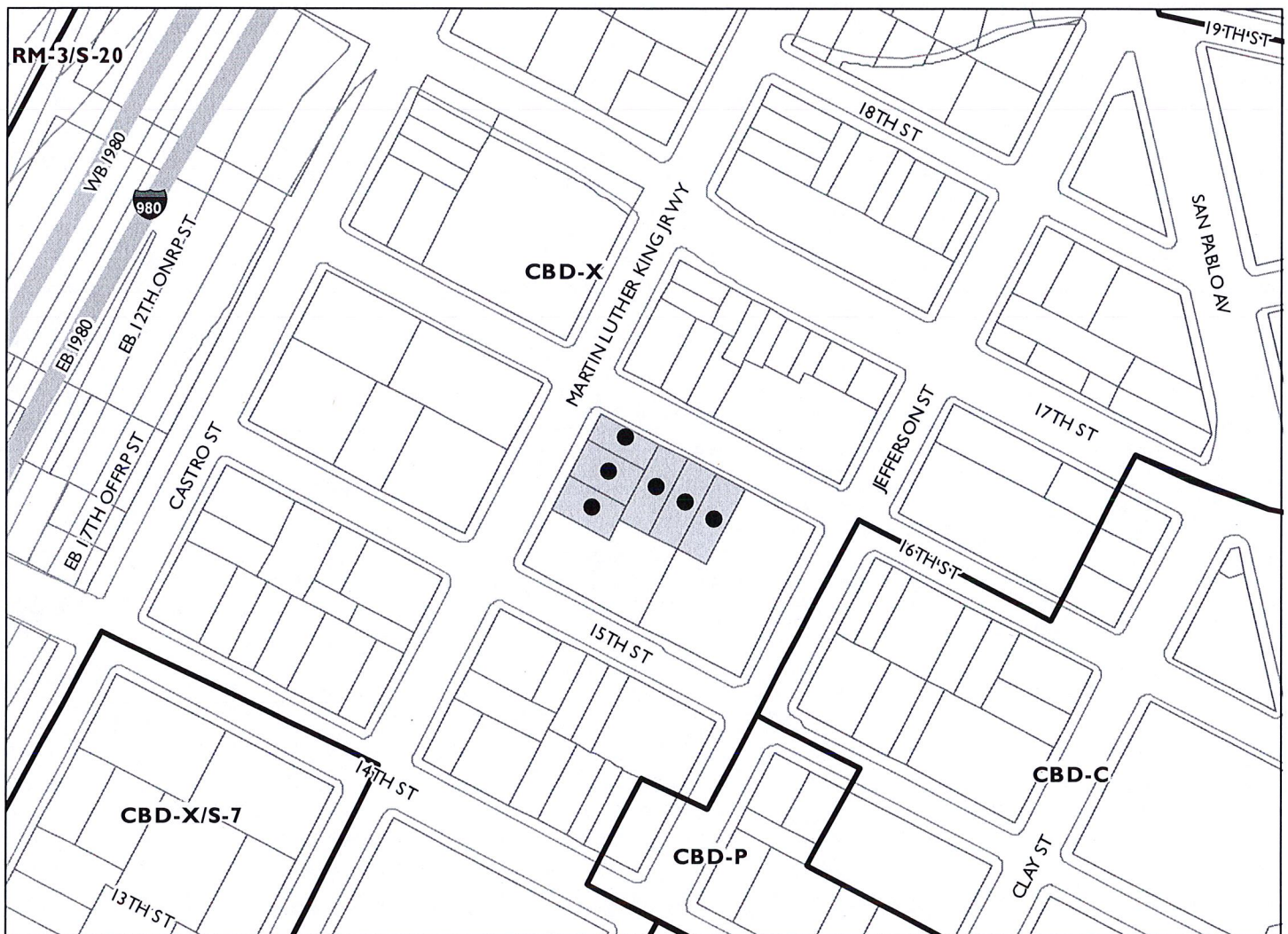


<b>Location:</b>	1518 M.L. King Jr Way (See map on reverse)
<b>Assessors Parcel Number:</b>	003-0071-001-00; -002-00; -003-00; -004-00; -009-00; & -010-00
<b>Proposal:</b>	Construct a new seven story residential building with 140 dwelling units on the existing surface parking lot.
<b>Applicant:</b>	Jane Knop, 416-830-1529
<b>Owner:</b>	Jakon Investment Group LP
<b>Planning Permits Required:</b>	Regular Design Review for new construction Major Conditional Use Permit to reduce the required parking from 140 parking stalls to 71 stalls Vesting Tentative Parcel Map for lot merger and new condominiums.
<b>General Plan:</b>	Central Business District
<b>Zoning:</b>	CBD-X / Height Area 4
<b>Environmental Determination:</b>	Exempt, Section 15332 of the State CEQA Guidelines; in-fill development projects; and Section 15183 of the CEQA Guidelines, projects consistent with a community plan, general plan, or zoning.
<b>Historic Status:</b>	Non-Historic Property
<b>Service Delivery District:</b>	Metro
<b>City Council District:</b>	3
<b>Action to be Taken:</b>	Decision on Application
<b>Staff Recommendation:</b>	Approve with the attached conditions.
<b>Finality of Decision:</b>	Appealable to City Council within 10 days
<b>For Further Information:</b>	Contact case planner <b>Peterson Z. Vollmann</b> at 510-238-6167 or by e-mail at <b>pvollmann@oaklandnet.com</b> .

**SUMMARY**

The applicant is proposing a downtown residential development that would be seven stories and contain 140 residential dwelling units. The application requires approval of Regular Design Review pursuant to Planning Code Section 17.136 and also includes a request for a Conditional Use Permit to reduce the required parking by up to 50% as allowed under Planning Code Section 17.116.290.C. With the inclusion of a Conditional Use Permit the project is required to appear before the Planning Commission for an approval since the review threshold between staff-level and Planning Commission review is 100,000 square feet of floor area when a Conditional Use Permit is involved.

# CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN16137  
Applicant: Jakon Investment Group LP  
Address: 1518 Martin Luther King, Jr Way  
Zone: CBD-X /Height Area 4



**PROPERTY DESCRIPTION**

The subject property is a 23,070 square foot lot located at the southeast corner of M.L. King Jr Way and 16<sup>th</sup> Street in Downtown Oakland. The site currently contains a surface parking lot and is surrounded by a mix of residential, commercial and civic uses.

**PROJECT DESCRIPTION**

The proposed project includes the demolition of the existing surface parking lot and the construction of a seven story residential building containing 140 dwelling units. The ground floor of the building will contain predominantly raised ground floor units with recessed balcony alcoves to provide visual connection to the street while being raised the required height as to not directly place units right at the sidewalk level. The lobby entrance will be a double floor height entry on 16<sup>th</sup> Street. The parking and loading access will also be located towards the eastern end of the site along 16<sup>th</sup> Street. Parking will be provided in a manner that will be visually screened from the street and will be provided in puzzle parking lift systems for a total of 71 off street parking stalls.

**GENERAL PLAN ANALYSIS**

The General Plan's Land Use and Transportation Element (LUTE) classifies the project site as being located in the Central Business District (CBD) General Plan area. This land use classification is intended encourage, support, and enhance the downtown area as a high density mixed use urban center of regional importance and a primary hub for business, communications, office, government, high technology, retail, entertainment, community facilities, and visitor uses. The CBD classification includes a mix of large-scale offices, commercial, urban high rise residential, institutional, open-space, cultural, educational, arts, entertainment, service, community facilities, and visitor uses.

Among the General Plan Land Use and Transportation policies and objectives applicable to the proposed Project are the following:

Policy D10.1 – Encouraging Housing – Housing in the downtown should be encouraged as a vital component of a 24-hour community.

Policy D10.2 – Locating Housing – Housing in the downtown should be encouraged in identifiable districts, within walking distance of the 12<sup>th</sup> Street, 19<sup>th</sup> Street, City Center, and Lake Merritt BART stations to encourage transit use, and in other locations where compatible with surrounding uses.

Policy N3.1 – Facilitating Housing Construction – Facilitating the construction of housing units should be considered a high priority for the City of Oakland.

Policy N3.2 – Encourage In-fill Development – In order to facilitate the construction of needed housing units, in-fill development that is consistent with the General Plan should take place throughout the City of Oakland.

The proposed Project meets the referenced policies and objectives and the general intent of the Central Business District land use designation by constructing a new high density residential building within close walking distance to the 12<sup>th</sup> Street and 19<sup>th</sup> Street BART stations.

## **ZONING ANALYSIS**

The subject property is located within the CBD-X, Central business District Mixed Commercial Zone. The intent of the CBD-X Zone is to designate areas of the Central Business District appropriate for a wide range of upper-story and ground-level residential, commercial, and compatible light industrial activity. The site is also located within the CBD Height Area 4, which allows a maximum height of 275 feet.

### **Density and Height**

As noted above the CBD Height Area 4 allows a height of up to 275 feet, so the proposed 75 foot tall residential building is well within the allowed height limit.

The Height Area 4 allows for a maximum density of one dwelling unit per 90 square feet of lot area which would allow a maximum of 256 dwelling units. The proposed 140 units are within the allowance of the Zoning.

### **Conditional Use Permit for Parking Reduction**

The CBD Zoning requires one off-street parking stall per each dwelling unit, which would result in a requirement for 140 off-street parking stalls. The applicant has requested a Conditional Use Permit pursuant to Planning Code Section 17.116.290.C to reduce the required parking for the project up to 50% to allow for 71 parking stalls where 140 are required.

Staff feels that the request for a parking reduction is appropriate given the location of the building within the downtown core within close proximity to BART and numerous local AC Transit lines. In addition, the unit mix of the building will include more than 2/3 of the units as studio and one bedroom units.

### **Design Review**

Given the proposal for new construction the project requires a Regular Design Review approval. Staff feels that the proposed project is a successful design concept that is consistent with the Design Guidelines. The overall design concept breaks the building into two distinct masses by altering the architectural style of the building for each façade. One is of a more modern design style that incorporates a mix of cement plaster, concrete and metal paneling, whereas the other uses a more traditional brick veneer to relate to some of the historic buildings in the area while overall still representing a modern design. The height of the building along M.L. King Jr Way aligns with the roofline of the adjacent seven story building and when the building changes design concept along 16<sup>th</sup> Street it steps the cornice line down to align with the lower height of the adjacent building at the corner of 16<sup>th</sup> & Jefferson Streets. The ground floor contains a durable mix of board formed concrete and brick veneer with ground floor units that have raised floor plates above the sidewalk with recessed balcony alcoves to provide a stoop like presence to the streetscape. The lobby on 16<sup>th</sup> Street is a double floor ceiling height that calls it out as a prominent entry way that also reads as the central focal point to the large vertical façade at that location of the building. The black cement plaster and windows provide a strong contrast to the brick and metal paneling on the building that allows them to stand out and read very prominently in the design of the façade. Internally the architect has done a very good job of providing a mix of group and private open spaces including a ground floor garden that is visible up through the internal courtyard of the building as well as other exterior facing group open spaces and a rooftop deck.



**Vesting Tentative Parcel Map**

The proposed project also requires a Tentative parcel Map in order to merge the six lots into one and create new condominiums.

**ENVIRONMENTAL DETERMINATION**

For purposes of environmental review under the California Environmental Quality Act (CEQA), the project meets the criteria for a Categorical Exemption under Section 15332 of the CEQA Guidelines and Section 15183 of the CEQA Guidelines. The subject property is vacant and does not contain any historic resources and is not a hazardous materials site listed on the Cortese List. The criteria for a Categorical Exemption under Section 15332 of the CEQA guidelines are as follows:

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

The proposed project is consistent with the Central Business District General Plan designation by constructing a new high density residential building within close walking distance to the 12<sup>th</sup> Street and 19<sup>th</sup> Street BART stations.

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

The development site is located within the Oakland City limits, is less than five acres and is completely surrounded by urban uses.

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

The project site has been previously developed and does not contain any habitat for endangered, rare, or threatened species.

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

The proposed project would not exceed more than 50 peak hour trips to warrant a Traffic Impact Study and would not degrade the LOS of any nearby intersections to a significant level, and payment of the required Traffic Impact Fees would address the projects fair share to any cumulative impacts associated with traffic. With implementation of standard conditions of approval related to construction management and noise reduction measures, the project would not result in any significant impacts on noise, air quality, or water quality.

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

All required utilities are readily accessible on the surrounding streets, and the site will be adequately served by public services in the area.

**CONCLUSION**

Staff feels that the proposed project is well designed and will provide new housing opportunities downtown in close proximity to nearby jobs and local and regional serving transportation options. The proposal meets the required findings for Design Review Approval and also meets the additional Conditional Use Permit criteria necessary for the reduced parking requested in the application.

**RECOMMENDATIONS:**

1. Affirm staff's environmental determination.
2. Approve the Major Conditional Use and Design Review, and Vesting Tentative Parcel Map subject to the attached findings and conditions.

Prepared by:



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PETERSON Z. VOLLMANN  
Planner III

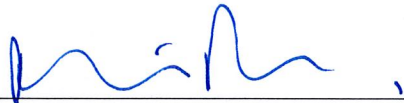
Reviewed by:



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SCOTT MILLER  
Zoning Manager  
Bureau of Planning

Reviewed by:



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DARIN RANELETTI  
Deputy Director  
Bureau of Planning

Approved for Forwarding to the  
City Planning Commission:



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RACHEL FLYNN, Director  
Department of Planning and Building

**ATTACHMENTS:**

- A. Findings for Approval
- B. Conditions of Approval
- C. Project Plans



**ATTACHMENT A**

**FINDINGS FOR APPROVAL**

This proposal meets all the required Conditional Use Permit Criteria (Section 17.134.050) and Design Review Criteria (Section 17.136.050) as set forth below and which are required to approve your application. This proposal does not contain characteristics that require denial pursuant to the Tentative Map Findings (Section 16.08.030) and is consistent with the Lot Design Standards (Section 16.24.040) of the Oakland Subdivision Regulations. Required findings are shown in **bold type**; reasons your proposal satisfies them are shown in normal type.

**SECTION 17.134.050 –CONDITIONAL USE PERMIT FINDINGS:**

- 1. 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 Conditional Use Permit request is to allow for a reduction of the required 1:1 off-street parking for the proposed 140 dwelling units. As proposed the project will accommodate 71 off-street stalls where 140 are required. The Planning Code allows up to a 50% reduction and the proposal would be within that range. The proposed development with the reduced parking is appropriate given that the property is located within the downtown core and is in very close proximity to jobs and numerous public transportation options. The proposal would not negatively impact the character of the area since many other older apartment buildings in the area contain less than a 1:1 parking ratio, which is appropriate within downtown. The proposed project will be required to implement a Transportation Demand Management Plan that will help reduce trips and the need for individual parking stalls and the surrounding area also contains a number of auto fee parking garages as well.

- 2. 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 proposal will provide a functional living and shopping environment by creating new dwelling units within the downtown core near jobs and public transportation options.

- 3. 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 proposal will add new housing units to the Oakland housing stock which are badly needed at the time. These new housing units would also be located within close proximity to jobs and numerous public transportation options.

- 4. That the proposal conforms to all applicable design review criteria set forth in the DESIGN REVIEW PROCEDURE of Chapter 17.136 of the Oakland Planning Code.**

See Design Review findings below.

***FINDINGS***

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

The proposed project is consistent with the Corridor Design Guidelines and constructing a new high density residential building within a few blocks of the 12<sup>th</sup> and 19<sup>th</sup> Street BART stations would be consistent with the Central Business District land use classification. The proposal is consistent with the following General Plan policies:

Policy D10.1 – Encouraging Housing – Housing in the downtown should be encouraged as a vital component of a 24-hour community.

Policy D10.2 – Locating Housing – Housing in the downtown should be encouraged in identifiable districts, within walking distance of the 12<sup>th</sup> Street, 19<sup>th</sup> Street, City Center, and Lake Merritt BART stations to encourage transit use, and in other locations where compatible with surrounding uses.

Policy N3.1 – Facilitating Housing Construction – Facilitating the construction of housing units should be considered a high priority for the City of Oakland.

Policy N3.2 – Encourage In-fill Development – In order to facilitate the construction of needed housing units, in-fill development that is consistent with the General Plan should take place throughout the City of Oakland.

**17.136.050A RESIDENTIAL DESIGN REVIEW CRITERIA**

- A. **The proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures.**

The subject property is located within the downtown core where high density urban settings are the preferred design. The proposed building will abut the adjacent buildings at the property line to fill out the block faces. The ground floor will contain dwelling units that are elevated above the sidewalk level and incorporate recessed balcony alcoves that will be similar to stoops. The visual massing of the building is broken down by separating the building into two architectural styles, which in this case is done quite successfully by creating a true break at the façade by changing the materials significantly. The façade at the corner and along M.L. King Jr Way will be of a more modern design that uses cement plaster, metal paneling and board formed concrete that will fill a full seven story mass to align with the adjacent seven story building. The 16<sup>th</sup> Street façade will then change dramatically to a more traditional brick veneer, without trying to directly replicate a historic building, that will then step the cornice level down to align with the adjacent building on 16<sup>th</sup> Street.



**B. The proposed design will protect, preserve, or enhance desirable neighborhood characteristics.**

The proposed project will enhance desirable neighborhood characteristics by redeveloping an existing vacant lot that is currently void of any active space and used as a surface parking lot with a new high density residential building that is of a high quality design. It will provide a large number of desirable dwelling units to the Oakland housing stock that will be located within the downtown core in close proximity to many transit options.

**C. The proposed design will be sensitive to the topography and landscape.**

The subject site is flat.

**D. If situated on a hill, the design and massing of the proposed building relates to the grade of the hill.**

The subject site is flat.

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

The proposed project is consistent with the Corridor Design Guidelines and constructing a new high density residential building within a few blocks of the 12<sup>th</sup> & 19<sup>th</sup> Street BART stations would be consistent with the Central Business District land use classification. The proposal is consistent with the following General Plan policies:

Policy D10.1 – Encouraging Housing – Housing in the downtown should be encouraged as a vital component of a 24-hour community.

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Policy N3.2 – Encourage In-fill Development – In order to facilitate the construction of needed housing units, in-fill development that is consistent with the General Plan should take place throughout the City of Oakland.

**16.08.030 - TENTATIVE MAP FINDINGS (Pursuant also to California Government Code §66474 (Chapter 4, Subdivision Map Act))**

The Advisory Agency shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

**A. That the proposed map is not consistent with applicable general and specific plans as specified in the State Government Code Section 65451.**

The proposal is consistent with the Central Business District General Plan designation by creating a high density residential development within the downtown area. See General Plan Conformity findings above, hereby incorporated by reference.

**B. That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.**

The proposal is consistent with the Central Business District General Plan designation by creating a high density residential development within the downtown area. See General Plan Conformity findings above, hereby incorporated by reference.

**C. That the site is not physically suitable for the type of development.**

The site is suitable for the proposed development as it is located close to public utilities, transit, and other civic facilities.

**D. That the site is not physically suitable for the proposed density of development.**

The proposed density is consistent with the General Plan density envisioned for the area.

**E. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

This site has been previously developed and does not contain any wildlife habitat or waterways.

**F. That the design of the subdivision or type of improvements is likely to cause serious public health problems.**

There should be no adverse health effects. This is in a residential development located in the downtown area and it will introduce no new use classifications that are incompatible with the surrounding neighborhood.

**G. That the design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easements, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. (This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.)**

There are no easements on this property at present to allow the public access to anything.



**H. That the design of the subdivision does not provide to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision**

The project could to be set up for solar panels on the rooftop.

**SECTION 16.24.040 – LOT DESIGN STANDARDS**

As a one lot subdivision for condominium purposes, these standards are not applicable.

**ATTACHMENT B****CONDITIONS OF APPROVAL**

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

**Part 1: Standard Conditions of Approval**

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**1. Approved Use**

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, **staff report** and the approved plans **dated May 9, 2016**, as amended by the following conditions of approval and mitigation measures, if applicable (“Conditions of Approval” or “Conditions”).

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

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

**3. Compliance with Other Requirements**

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

**4. Minor and Major Changes**

- a. Minor changes to the approved project, plans, Conditions, facilities, or use may be approved administratively by the Director of City Planning
- b. Major changes to the approved project, plans, Conditions, facilities, or use shall be reviewed by the Director of City Planning to determine whether such changes require submittal and

***CONDITIONS OF APPROVAL***

approval of a revision to the Approval by the original approving body or a new independent permit/approval. Major revisions shall be reviewed in accordance with the procedures required for the original permit/approval. A new independent permit/approval shall be reviewed in accordance with the procedures required for the new permit/approval.

**5. Compliance with Conditions of Approval**

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

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

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

**7. Blight/Nuisances**

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

**8. Indemnification**

- a. To the maximum extent permitted by law, the project applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Redevelopment Successor Agency, the Oakland City Planning Commission, and their respective agents, officers, employees, and volunteers (hereafter collectively called “City”) from any liability, damages, claim, judgment, loss (direct or



indirect), action, causes of action, or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City to attack, set aside, void or annul this Approval or implementation of this Approval. The City may elect, in its sole discretion, to participate in the defense of said Action and the project applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.

- b. Within ten (10) calendar days of the filing of any Action as specified in subsection (a) above, the project applicant shall execute a Joint Defense Letter of Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Joint Defense Letter of Agreement shall survive termination, extinguishment, or invalidation of the Approval. Failure to timely execute the Letter of Agreement does not relieve the project applicant of any of the obligations contained in this Condition or other requirements or Conditions of Approval that may be imposed by the City.

**9. Severability**

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

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

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

**11. Public Improvements**

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

**12. Compliance Matrix**

The project applicant shall submit a Compliance Matrix, in both written and electronic form, for review and approval by the Bureau of Planning and the Bureau of Building that lists each Condition of Approval (including each mitigation measure if applicable) in a sortable spreadsheet. The Compliance Matrix shall contain, at a minimum, each required Condition of Approval, when

compliance with the Condition is required, and the status of compliance with each Condition. For multi-phased projects, the Compliance Matrix shall indicate which Condition applies to each phase. The project applicant shall submit the initial Compliance Matrix prior to the issuance of the first construction-related permit and shall submit an updated matrix upon request by the City.

**13. Construction Management Plan**

Prior to the issuance of the first construction-related permit, the project applicant and his/her general contractor shall submit a Construction Management Plan (CMP) for review and approval by the Bureau of Planning, Bureau of Building, and other relevant City departments such as the Fire Department 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.

1.

**Part 2: Standard Conditions of Approval –  
Environmental Protection Measures**

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**GENERAL**

**14. Regulatory Permits and Authorizations from Other Agencies**

Requirement: The project applicant shall obtain all necessary regulatory permits and authorizations from applicable resource/regulatory agencies including, but not limited to, the Regional Water Quality Control Board, Bay Area Air Quality Management District, Bay Conservation and Development Commission, California Department of Fish and Wildlife, U. S. Fish and Wildlife Service, and Army Corps of Engineers and shall comply with all requirements and conditions of the permits/authorizations. The project applicant shall submit evidence of the approved permits/authorizations to the City, along with evidence demonstrating compliance with any regulatory permit/authorization conditions of approval.

When Required: Prior to activity requiring permit/authorization from regulatory agency

Initial Approval: Approval by applicable regulatory agency with jurisdiction; evidence of approval submitted to Bureau of Planning

Monitoring/Inspection: Applicable regulatory agency with jurisdiction

**AESTHETICS**

**15. Graffiti Control**

Requirement:

- a. During construction and operation of the project, the project applicant shall incorporate best management practices reasonably related to the control of graffiti and/or the mitigation of the impacts of graffiti. Such best management practices may include, without limitation:

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

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

Use of paint with anti-graffiti coating.

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

Other practices approved by the City to deter, protect, or reduce the potential for graffiti defacement.

- b. The project applicant shall remove graffiti by appropriate means within seventy-two (72) hours. Appropriate means include the following:
- i. Removal through scrubbing, washing, sanding, and/or scraping (or similar method) without damaging the surface and without discharging wash water or cleaning detergents into the City storm drain system.
  - ii. Covering with new paint to match the color of the surrounding surface.
  - iii. Replacing with new surfacing (with City permits if required).

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**16. Landscape Plan**

a. ***Landscape Plan Required***

Requirement: The project applicant shall submit a final Landscape Plan for City review and approval that is consistent with the approved Landscape Plan. The Landscape Plan shall be included with the set of drawings submitted for the construction-related permit and shall comply with the landscape requirements of chapter 17.124 of the Planning Code.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: N/A

***Landscape Installation***

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

When Required: Prior to building permit final

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

***Landscape Maintenance***

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**17. 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

## ***AIR QUALITY***

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

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

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

**When Required:** During construction

**Initial Approval:** N/A

**Monitoring/Inspection:** Bureau of Building



**19. Exposure to Air Pollution (Toxic Air Contaminants)**

**k. *Health Risk Reduction Measures***

**Requirement:** The project applicant shall incorporate appropriate measures into the project design in order to reduce the potential health risk due to exposure to toxic air contaminants. The project applicant shall choose one of the following methods:

- i. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements to determine the health risk of exposure of project residents/occupants/users to air pollutants. The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then health risk reduction measures are not required. If the HRA concludes that the health risk exceeds acceptable levels, health risk reduction measures shall be identified to reduce the health risk to acceptable levels. Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City.

- or -

- ii. The project applicant shall incorporate the following health risk reduction measures into the project. These features shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City:

Installation of air filtration to reduce cancer risks and Particulate Matter (PM) exposure for residents and other sensitive populations in the project that are in close proximity to sources of air pollution. Air filter devices shall be rated MERV-13 or higher. As part of implementing this measure, an ongoing maintenance plan for the building's HVAC air filtration system shall be required.

Where appropriate, install passive electrostatic filtering systems, especially those with low air velocities (i.e., 1 mph).

Phasing of residential developments when proposed within 500 feet of freeways such that homes nearest the freeway are built last, if feasible.

The project shall be designed to locate sensitive receptors as far away as feasible from the source(s) of air pollution. Operable windows, balconies, and building air intakes shall be located as far away from these sources as feasible. If near a distribution center, residents shall be located as far away as feasible from a loading dock or where trucks concentrate to deliver goods.

Sensitive receptors shall be located on the upper floors of buildings, if feasible.

Planting trees and/or vegetation between sensitive receptors and pollution source, if feasible.

Trees that are best suited to trapping PM shall be planted, including one or more of the following: Pine (*Pinus nigra* var. *maritima*), Cypress (*X Cupressocyparis leylandii*), Hybrid poplar (*Populus deltoids X trichocarpa*), and Redwood (*Sequoia sempervirens*).

Sensitive receptors shall be located as far away from truck activity areas, such as loading docks and delivery areas, as feasible.

Existing and new diesel generators shall meet CARB's Tier 4 emission standards, if feasible.

Emissions from diesel trucks shall be reduced through implementing the following measures, if feasible:

Installing electrical hook-ups for diesel trucks at loading docks.

Requiring trucks to use Transportation Refrigeration Units (TRU) that meet Tier 4 emission standards.

Requiring truck-intensive projects to use advanced exhaust technology (e.g., hybrid) or alternative fuels.

Prohibiting trucks from idling for more than two minutes.

Establishing truck routes to avoid sensitive receptors in the project. A truck route program, along with truck calming, parking, and delivery restrictions, shall be implemented.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

***Maintenance of Health Risk Reduction Measures***

Requirement: The project applicant shall maintain, repair, and/or replace installed health risk reduction measures, including but not limited to the HVAC system (if applicable), on an ongoing and as-needed basis. Prior to occupancy, the project applicant shall prepare and then distribute to the building manager/operator an operation and maintenance manual for the HVAC system and filter including the maintenance and replacement schedule for the filter.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**20. Stationary Sources of Air Pollution (Toxic Air Contaminants)**

Requirement: The project applicant shall incorporate appropriate measures into the project design in order to reduce the potential health risk due to on-site stationary sources of toxic air contaminants. The project applicant shall choose one of the following methods:

a. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements to determine the health risk associated with proposed stationary sources of pollution in the project. The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then health risk reduction measures are not required. If the HRA concludes the health risk exceeds acceptable levels, health risk reduction measures shall be identified to reduce the health risk to acceptable levels. Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City.

- or -

b. The project applicant shall incorporate the following health risk reduction measures into the project. These features shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City:

i. Installation of non-diesel fueled generators, if feasible, or;

- ii. Installation of diesel generators with an EPA-certified Tier 4 engine or engines that are retrofitted with a CARB Level 3 Verified Diesel Emissions Control Strategy, if feasible.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

## **CULTURAL RESOURCES**

### **21. Archaeological and Paleontological Resources – Discovery During Construction**

Requirement: Pursuant to CEQA Guidelines section 15064.5(f), in the event that any historic or prehistoric subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant shall notify the City and consult with a qualified archaeologist or paleontologist, as applicable, to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined unnecessary or infeasible by the City. Feasibility of avoidance shall be determined with consideration of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted. Work may proceed on other parts of the project site while measures for the cultural resources are implemented.

In the event of data recovery of archaeological resources, the project applicant shall submit an Archaeological Research Design and Treatment Plan (ARDTP) prepared by a qualified archaeologist for review and approval by the City. The ARDTP is required to identify how the proposed data recovery program would preserve the significant information the archaeological resource is expected to contain. The ARDTP shall identify the scientific/historic research questions applicable to the expected resource, the data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The ARDTP shall include the analysis and specify the curation and storage methods. Data recovery, in general, shall be limited to the portions of the archaeological resource that could be impacted by the proposed project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practicable. Because the intent of the ARDTP is to save as much of the archaeological resource as possible, including moving the resource, if feasible, preparation and implementation of the ARDTP would reduce the potential adverse impact to less than significant. The project applicant shall implement the ARDTP at his/her expense.

In the event of excavation of paleontological resources, the project applicant shall submit an excavation plan prepared by a qualified paleontologist to the City for review and approval. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by a qualified paleontologist, as appropriate, according to current professional standards and at the expense of the project applicant.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building



**22. Human Remains – Discovery During Construction**

Requirement: Pursuant to CEQA Guidelines section 15064.5(e)(1), in the event that human skeletal remains are uncovered at the project site during construction activities, all work shall immediately halt and the project applicant shall notify the City and the Alameda County Coroner. If the County Coroner determines that an investigation of the cause of death is required or that the remains are Native American, all work shall cease within 50 feet of the remains until appropriate arrangements are made. In the event that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of section 7050.5 of the California Health and Safety Code. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance, and avoidance measures (if applicable) shall be completed expeditiously and at the expense of the project applicant.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

***GEOLOGY AND SOILS***

**23. Construction-Related Permit(s)**

Requirement: The project applicant shall obtain all required construction-related permits/approvals from the City. The project shall comply with all standards, requirements and conditions contained in construction-related codes, including but not limited to the Oakland Building Code and the Oakland Grading Regulations, to ensure structural integrity and safe construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

***HAZARDS AND HAZARDOUS MATERIALS***

**24. Hazardous Materials Related to Construction**

Requirement: The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential negative effects on groundwater, soils, and human health. These shall include, at a minimum, the following:

- a. Follow manufacture’s recommendations for use, storage, and disposal of chemical products used in construction;
- b. Avoid overtopping construction equipment fuel gas tanks;
- c. During routine maintenance of construction equipment, properly contain and remove grease and oils;
- d. Properly dispose of discarded containers of fuels and other chemicals;
- e. Implement lead-safe work practices and comply with all local, regional, state, and federal requirements concerning lead (for more information refer to the Alameda County Lead Poisoning Prevention Program); and

- f. If soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the project applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notifying the City and applicable regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

## *HYDROLOGY AND WATER QUALITY*

### **25. Grading Erosion and Sedimentation Control Plan for Construction**

#### ***a. Erosion and Sedimentation Control Plan Required***

Requirement: The project applicant shall submit an Erosion and Sedimentation Control Plan to the City for review and approval. The Erosion and Sedimentation Control Plan shall include all necessary measures to be taken to prevent excessive stormwater runoff or carrying by stormwater runoff of solid materials on to lands of adjacent property owners, public streets, or to creeks as a result of conditions created by grading and/or construction operations. The Plan shall include, but not be limited to, such measures as short-term erosion control planting, waterproof slope covering, check dams, interceptor ditches, benches, storm drains, dissipation structures, diversion dikes, retarding berms and barriers, devices to trap, store and filter out sediment, and stormwater retention basins. Off-site work by the project applicant may be necessary. The project applicant shall obtain permission or easements necessary for off-site work. There shall be a clear notation that the plan is subject to changes as changing conditions occur. Calculations of anticipated stormwater runoff and sediment volumes shall be included, if required by the City. The Plan shall specify that, after construction is complete, the project applicant shall ensure that the storm drain system shall be inspected and that the project applicant shall clear the system of any debris or sediment.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

#### ***b. Erosion and Sedimentation Control During Construction***

Requirement: The project applicant shall implement the approved Erosion and Sedimentation Control Plan. No grading shall occur during the wet weather season (October 15 through April 15) unless specifically authorized in writing by the Bureau of Building.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

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

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

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

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

***Maintenance Agreement Required***

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

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

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

When Required: Prior to building permit final

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building



## NOISE

### 27. Construction Days/Hours

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

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

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

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

### 28. Construction Noise

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

- a. Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds) wherever feasible.
- b. Except as provided herein, impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available, and this could achieve a reduction of 5 dBA.

Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.

- c. Applicant shall use temporary power poles instead of generators where feasible.
- d. Stationary noise sources shall be located as far from adjacent properties as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City to provide equivalent noise reduction.
- e. The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

## 29. Extreme Construction Noise

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

Requirement: Prior to any extreme noise generating construction activities (e.g., pier drilling, pile driving and other activities generating greater than 90dBA), the project applicant shall submit a Construction Noise Management Plan prepared by a qualified acoustical consultant for City review and approval that contains a set of site-specific noise attenuation measures to further reduce construction impacts associated with extreme noise generating activities. The project applicant shall implement the approved Plan during construction. Potential attenuation measures include, but are not limited to, the following:

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

### ***Public Notification Required***

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

notice. The public notice shall provide the estimated start and end dates of the extreme noise generating activities and describe noise attenuation measures to be implemented.

When Required: During construction

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

**30. Construction Noise Complaints**

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

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

**31. Operational Noise**

Requirement: Noise levels from the project site after completion of the project (i.e., during project operation) shall comply with the performance standards of chapter 17.120 of the Oakland Planning Code and chapter 8.18 of the Oakland Municipal Code. If noise levels exceed these standards, the activity causing the noise shall be abated until appropriate noise reduction measures have been installed and compliance verified by the City.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**TRANSPORTATION/TRAFFIC**

**32. Construction Activity in the Public Right-of-Way**

a. ***Obstruction Permit Required***

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

***Traffic Control Plan Required***

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

When Required: Prior to approval of construction-related permit

Initial Approval Public Works Department, Transportation Services Division

Monitoring/Inspection: Bureau of Building

***Repair of City Streets***

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

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**33. 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

***UTILITY AND SERVICE SYSTEMS***

**34. Construction and Demolition Waste Reduction and Recycling**

Requirement: The project applicant shall comply with the City of Oakland Construction and Demolition Waste Reduction and Recycling Ordinance (chapter 15.34 of the Oakland Municipal Code) by submitting a Construction and Demolition Waste Reduction and Recycling Plan (WRRP) for City review and approval, and shall implement the approved WRRP. Projects subject to these requirements include all new construction, renovations/alterations/modifications with construction values of \$50,000 or more (except R-3 type construction), and all demolition (including soft demolition) except demolition of type R-3 construction. The WRRP must specify the methods by which the project will divert construction and demolition debris waste from landfill disposal in accordance with current City requirements. The WRRP may be submitted electronically at [www.greenhalosystems.com](http://www.greenhalosystems.com) or manually at the City's Green Building Resource Center. Current standards, FAQs, and forms are available on the City's website and in the Green Building Resource Center.



When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Environmental Services Division

Monitoring/Inspection: Public Works Department, Environmental Services Division

### **35. Underground Utilities**

Requirement: The project applicant shall place underground all new utilities serving the project and under the control of the project applicant and the City, including all new gas, electric, cable, and telephone facilities, fire alarm conduits, street light wiring, and other wiring, conduits, and similar facilities. The new facilities shall be placed underground along the project's street frontage and from the project structures to the point of service. Utilities under the control of other agencies, such as PG&E, shall be placed underground if feasible. All utilities shall be installed in accordance with standard specifications of the serving utilities.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

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

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

### **37. Green Building Requirements**

#### **a. Compliance with Green Building Requirements During Plan-Check**

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

- i. The following information shall be submitted to the City for review and approval with the application for a building permit:
  - Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficiency Standards.
  - Completed copy of the final green building checklist approved during the review of the Planning and Zoning permit.
  - Copy of the Unreasonable Hardship Exemption, if granted, during the review of the Planning and Zoning permit.
  - Permit plans that show, in general notes, detailed design drawings, and specifications as necessary, compliance with the items listed in subsection (ii) below.

- Copy of the signed statement by the Green Building Certifier approved during the review of the Planning and Zoning permit that the project complied with the requirements of the Green Building Ordinance.
  - Signed statement by the Green Building Certifier that the project still complies with the requirements of the Green Building Ordinance, unless an Unreasonable Hardship Exemption was granted during the review of the Planning and Zoning permit.
- Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.

ii. The set of plans in subsection (i) shall demonstrate compliance with the following: CALGreen mandatory measures.

All pre-requisites per the green building checklist approved during the review of the Planning and Zoning permit, or, if applicable, all the green building measures approved as part of the Unreasonable Hardship Exemption granted during the review of the Planning and Zoning permit.

**23 points** per the appropriate checklist approved during the Planning entitlement process.

All green building points identified on the checklist approved during review of the Planning and Zoning permit, unless a Request for Revision Plan-check application is submitted and approved by the Bureau of Planning that shows the previously approved points that will be eliminated or substituted.

The required green building point minimums in the appropriate credit categories.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

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

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

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

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

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

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

organization listed above demonstrating certification and compliance with the minimum point/certification level noted above.

When Required: After project completion as specified

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

**38. Sanitary Sewer System**

Requirement: The project applicant shall prepare and submit a Sanitary Sewer Impact Analysis to the City for review and approval in accordance with the City of Oakland Sanitary Sewer Design Guidelines. The Impact Analysis shall include an estimate of pre-project and post-project wastewater flow from the project site. In the event that the Impact Analysis indicates that the net increase in project wastewater flow exceeds City-projected increases in wastewater flow in the sanitary sewer system, the project applicant shall pay the Sanitary Sewer Impact Fee in accordance with the City's Master Fee Schedule for funding improvements to the sanitary sewer system.

When Required: Prior to approval of construction-related permit

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

Monitoring/Inspection: N/A

**39. Storm Drain System**

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

### Part 3: Project-Specific Conditions of Approval

#### 40. Public Art for Private Development Condition of Approval

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 the commission or acquisition and installation of publicly accessible art, or satisfaction of alternative compliance methods described in the Ordinance. The applicant shall provide proof of full payment of the in-lieu contribution, or provide proof of installation of artwork on the development site prior to the City’s issuance of a final certificate of occupancy for each phase unless a separate, legal binding instrument is executed ensuring compliance within a timely manner subject to City approval. On-site art installation shall be designed by independent artists, or artists working in conjunction with arts or community organizations that are verified by the City to either hold a valid Oakland business license and/or be an Oakland-based 501(c) (3) tax designated organization in good standing.

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

Initial Approval: Bureau of Planning

#### 41. Exterior Materials

Requirement: The application shall provide any materials samples requested for review for the exterior of the building, including but not limited to a full mockup of the proposed exterior brick with mortar, metal paneling and proposed windows.

When Required: Prior to issuance of building permit

Monitoring/Inspection: Bureau of Planning

#### 42. Ground Floor Residential Treatment

Requirement: The applicant shall submit an alternative ground floor residential street frontage scenario for review and approval by the Zoning Manager that includes modifying the ground level balconies into entry porches. The Zoning Manager shall have the discretion as to which design will be approved as part of the building permit submittal.

When Required: Prior to issuance of building permit

Monitoring/Inspection: Bureau of Planning

**APPROVED BY:**

City Planning Commission: \_\_\_\_\_ (date) \_\_\_\_\_ (vote)

City Council: \_\_\_\_\_ (date) \_\_\_\_\_ (vote)





**COVER SHEET**

Project: 16002

Date: 05.09.16

Scale: --

**A0.0**

RECEIVED  
MAY 9 REC'D  
City of Oakland  
Planning & Zoning Division





## PROJECT SUMMARY

UNIT #	UNIT DESCRIPTION	# OF UNITS	UNIT SQ. FT.	TOTAL UNIT SQ.FT.	OPEN SPACE SQ.FT./UNIT	TOTAL OPEN SPACE SQ.FT./UNIT	REQ. PARKING/UNIT	TOTAL REQ'D PARKING
A1	STUDIO	1	395	395	0	0	0.5	0.5 STALLS
A2	STUDIO	1	395	395	0	0	0.5	0.5 STALLS
A3	STUDIO	25	420	10500	10	250	0.5	12.5 STALLS
A4	STUDIO	2	415	830	0	0	0.5	1.0 STALLS
A5	STUDIO	5	435	2175	0	0	0.5	2.5 STALLS
B1	JR. 1 BED/1 BATH	2	505	1010	0	0	0.5	1.0 STALLS
B2	JR. 1 BED/1 BATH	7	565	3955	0	0	0.5	3.5 STALLS
B2.2	JR. 1 BED/1 BATH	3	595	1785	0	0	0.5	1.5 STALLS
B2.3	JR. 1 BED/1 BATH	2	565	1130	15	30	0.5	1.0 STALLS
B3	JR. 1 BED/1 BATH	5	730	3650	90	450	0.5	2.5 STALLS
C1	1 BED/1BATH	2	620	1240	0	0	0.5	1.0 STALLS
C2	1 BED/1BATH	9	680	6120	0	0	0.5	4.5 STALLS
C2.2	1 BED/1BATH	1	698	698	0	0	0.5	0.5 STALLS
C2.3	1 BED/1BATH	3	722	2166	0	0	0.5	1.5 STALLS
C2.4	1 BED/1BATH	2	713	1426	0	0	0.5	1.0 STALLS
C2.5	1 BED/1BATH	1	700	700	24	24	0.5	0.5 STALLS
C2.6	1 BED/1BATH	2	706	1412	28	56	0.5	1.0 STALLS
C2.7	1 BED/1BATH	1	706	706	25	25	0.5	0.5 STALLS
C2.8	1 BED/1BATH	2	675	1350	54	108	0.5	1.0 STALLS
C2.9	1 BED/1BATH	1	699	699	25	25	0.5	0.5 STALLS
C2.10	1 BED/1BATH	1	675	675	28	28	0.5	0.5 STALLS
C3	1 BED/1 BATH	4	635	2540	98	392	0.5	2.0 STALLS
C3	1 BED/1 BATH (3RD FLR)	1	635	635	-	260	0.5	0.5 STALLS
C4	1 BED/1BATH	1	575	575	0	0	0.5	0.5 STALLS
C5	1 BED/1BATH	5	515	2575	44	220	0.5	2.5 STALLS
C6	1 BED/1BATH	5	680	3400	125	625	0.5	2.5 STALLS
D1	2 BED/2 BATH	1	860	860	0	0	0.5	0.5 STALLS
D2	2 BED/2 BATH	1	940	940	0	0	0.5	0.5 STALLS
D2.2	2 BED/2 BATH	1	1015	1015	0	0	0.5	0.5 STALLS
D2.3	2 BED/2 BATH	1	965	965	57	57	0.5	0.5 STALLS
D2.4	2 BED/2 BATH	1	1050	1050	0	0	0.5	0.5 STALLS
D2.5	2 BED/2 BATH	1	945	945	0	0	0.5	0.5 STALLS
D2.6	2 BED/2 BATH	1	990	990	28	28	0.5	0.5 STALLS
D3	2 BED/2 BATH	7	835	5845	70	490	0.5	3.5 STALLS
D4	2 BED/2 BATH	3	865	2595	0	0	0.5	1.5 STALLS
D4.2	2 BED/2 BATH	2	895	1790	0	0	0.5	1.0 STALLS
D4.3	2 BED/2 BATH	1	870	870	30	30	0.5	0.5 STALLS
D5	2 BED/2 BATH	1	805	805	0	0	0.5	0.5 STALLS
D6	2 BED/2 BATH	5	860	4300	105	525	0.5	2.5 STALLS
D7	2 BED/2 BATH	12	995	11940	60	720	0.5	6.0 STALLS
D7	2 BED/2 BATH (3RD FLR)	3	995	2985	-	1125	0.5	1.5 STALLS
T1	1 BED/1.5 BATH TOWNHOUSE	5	635	3175	45	225	0.5	2.5 STALLS
<b>TOTALS:</b>		<b>140</b>		<b>93812</b>				<b>70 STALLS</b>

BUILDING CONST. AREA	SQ. FT.**
FIRST FLOOR	10472 sq ft
SECOND FLOOR	12990 sq ft
THIRD FLOOR	17547 sq ft
FOURTH FLOOR	17696 sq ft
FIFTH FLOOR	17624 sq ft
SIXTH FLOOR	17663 sq ft
SEVENTH FLOOR	17593 sq ft
<b>TOTAL:</b>	<b>111585 sq ft</b>

\*\*NOT INCL. CAR/BIKE PARKING, LOADING, OR DECKS. ELEVATOR & STAIRS INCL ON 1ST FLR ONLY

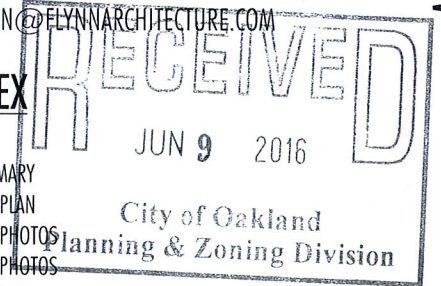
0.5/UNIT):	70 STALLS
TOTAL CAR PARKING PROVIDED:	71 STALLS
SECURE BIKE PARKING PROVIDED:	168 STALLS
TOTAL OPEN SPACE REQUIRED (75 x 140 UNITS):	10500 sq ft
2ND - 7TH FLR: PRIVATE OPEN SPACE PROVIDED:	5693sq ft
1ST FLR ZEN GARDEN: GROUP OPEN SPACE PROVIDED:	1528 sq ft
2ND FLR COMMON: GROUP OPEN SPACE PROVIDED:	1218 sq ft
3RD FLR LIGHTWELL: GROUP OPEN SPACE PROVIDED:	165 sq ft
ROOF: GROUP OPEN SPACE PROVIDED:	2020 sq ft
TOTAL OPEN SPACE PROVIDED:	10624 sq ft

## PROJECT INFO

ADDRESS: 627 16TH STREET  
 SITE AREA: 23,080 SQFT  
 ZONING: CBD-X, CENTRAL BUSINESS DISTRICT  
 MIXED COMMERCIAL  
 HT. LIMIT ZONE: 275 FT  
 SETBACKS: NONE  
 MAX. RESI. UNITS: 23,080/90 = 256  
 OWNER: JAKON INVESTMENT GROUP LP  
 261 17TH AVENUE  
 SAN FRANCISCO, CA 94121  
 CONTACT: JANE KNOP  
 (416) 830-1529  
 JANEKNOP15@GMAIL.COM  
 ARCHITECT: FLYNN ARCHITECTURE  
 2335 BROADWAY, SUITE 101  
 OAKLAND, CA 94612  
 CONTACT: TERI FLYNN  
 (510) 356-0050  
 TFLYNN@FLYNNARCHITECTURE.COM

### SHEET INDEX

- A0.0 COVER SHEET
- A0.1 PROJECT SUMMARY
- A1.1 SITE CONTEXT PLAN
- A1.2 SITE CONTEXT PHOTOS
- A1.3 SITE CONTEXT PHOTOS
- A2.1 FIRST FLOOR PLAN
- A2.2 SECOND FLOOR PLAN
- A2.3 THIRD FLOOR PLAN
- A2.4 FOURTH FLOOR PLAN
- A2.5 FIFTH FLOOR PLAN
- A2.6 SIXTH FLOOR PLAN
- A2.7 SEVENTH FLOOR PLAN
- A2.8 ROOF PLAN
- A3.1 EXTERIOR ELEVATION - 16TH STREET
- A3.2 EXTERIOR ELEVATION - MLK JR. WAY
- A3.3 SECTION
- A3.4 SECTION
- A3.5 ENLARGED ZEN GARDEN
- A4.1 UNIT PLANS
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- A4.5 UNIT PLANS
- A4.6 UNIT PLANS
- A4.7 UNIT PLANS
- A4.8 UNIT PLANS
- A4.9 UNIT PLANS
- A4.10 UNIT PLANS
- L1.1 LANDSCAPE PLAN
- L1.2 LANDSCAPE SECTION
- L1.3 LANDSCAPE PLAN
- C1 VESTING TENTATIVE MAP
- C2 SITE PLAN
- C3 PRELIM. POST-CONST. STORMWATER MANAGEMENT PLAN



MLK & 16th Street Apartments

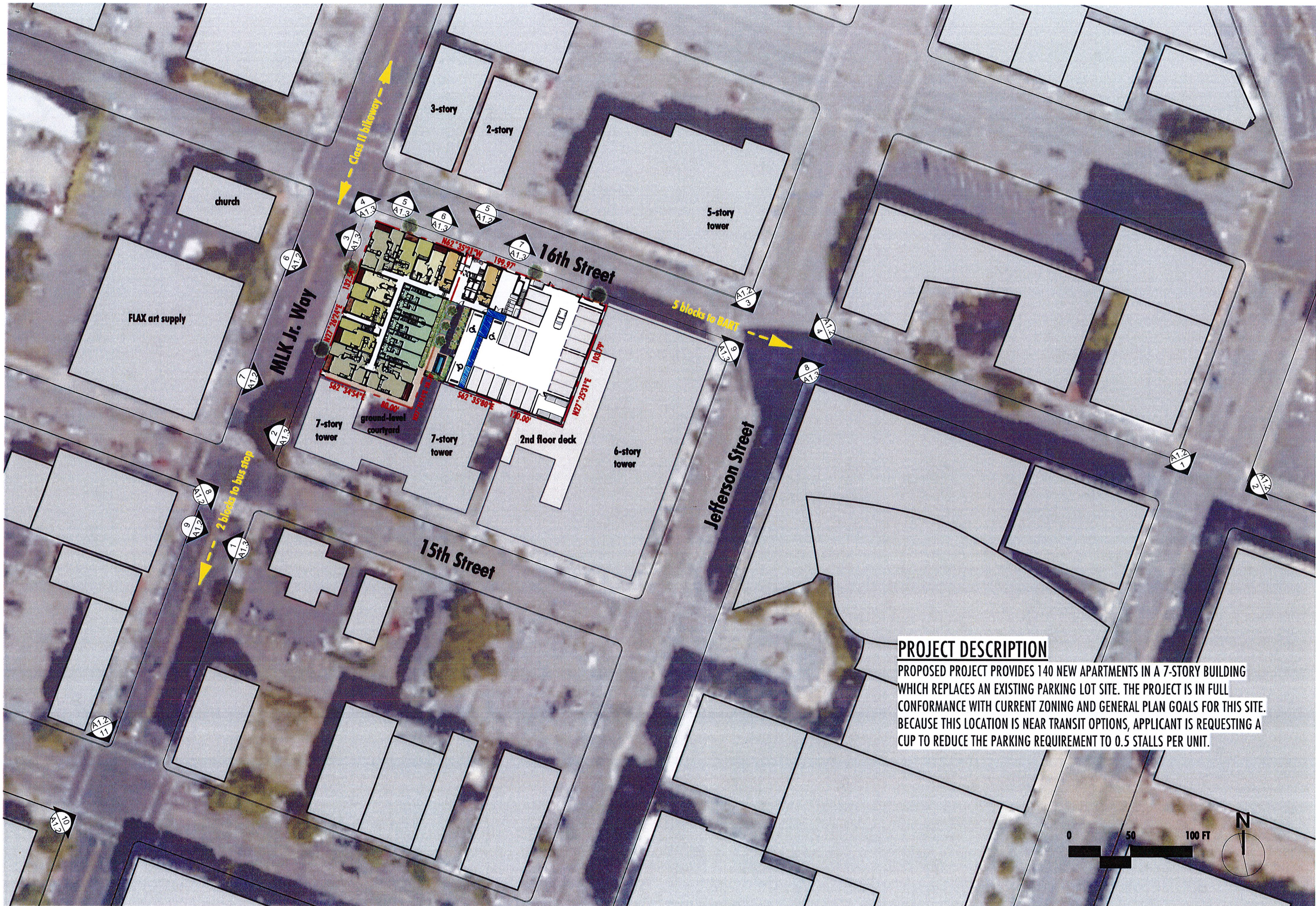
## PROJECT SUMMARY

Project: 16002  
 Date: 05.09.16  
 Scale: --

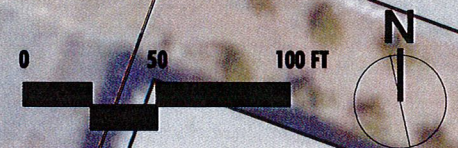
# A0.1







**PROJECT DESCRIPTION**  
 PROPOSED PROJECT PROVIDES 140 NEW APARTMENTS IN A 7-STORY BUILDING WHICH REPLACES AN EXISTING PARKING LOT SITE. THE PROJECT IS IN FULL CONFORMANCE WITH CURRENT ZONING AND GENERAL PLAN GOALS FOR THIS SITE. BECAUSE THIS LOCATION IS NEAR TRANSIT OPTIONS, APPLICANT IS REQUESTING A CUP TO REDUCE THE PARKING REQUIREMENT TO 0.5 STALLS PER UNIT.



**SITE  
 CONTEXT  
 PLAN**

Project: 16002

Date: 05.09.16

Scale: 1" = 70'-0"

**A1.1**







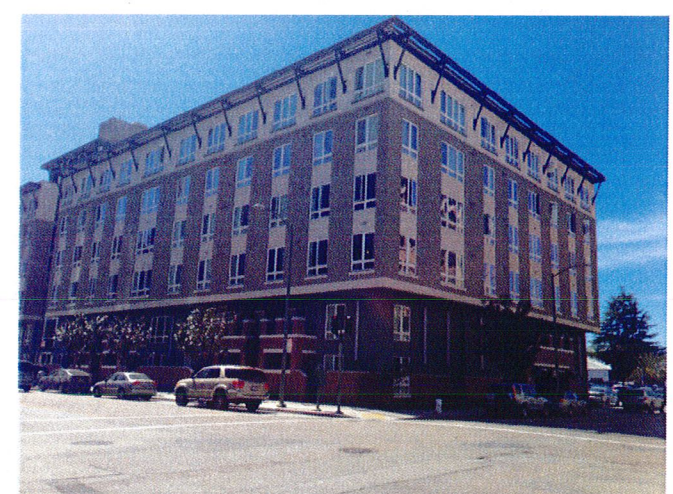
1 250 FRANK OGAWA PLAZA



2 559 16TH STREET



3 1515 CLAY STREET



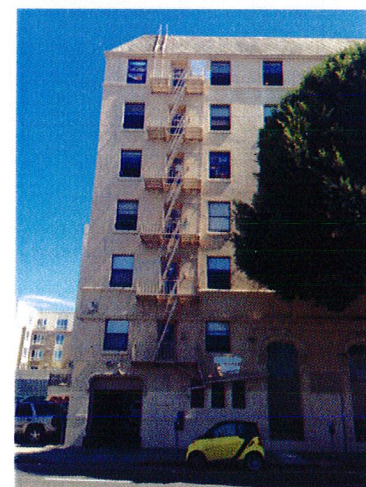
4 1511 JEFFERSON STREET



5 SITE, FROM 16TH STREET



6 SITE, FROM MLK JR. WAY



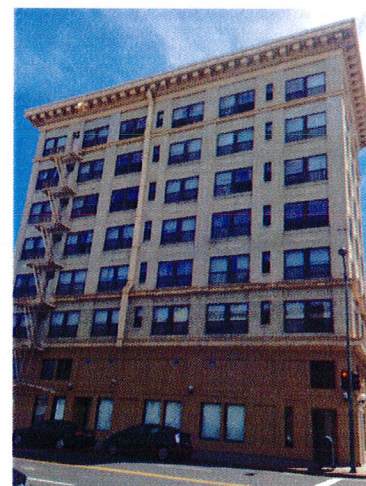
7 634 15th STREET



8 634 15th STREET



9 1432 MLK JR. WAY



10 644 14th STREET



11 1389 JEFFERSON STREET

SITE  
CONTEXT  
PHOTOS

Project: 16002

Date: 05.09.16

Scale: --

A1.2

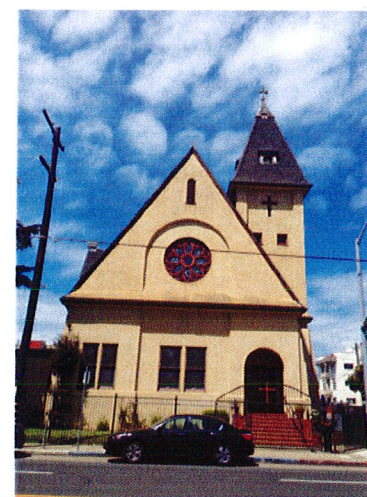




1 1431 MLK JR. WAY



2 1501 MLK JR. WAY



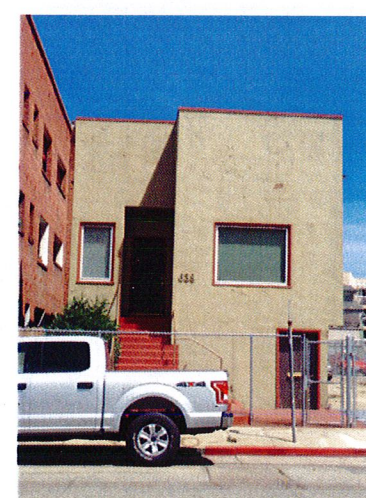
3 659 16TH STREET



4 1605 MLK JR. WAY



5 646 16TH STREET



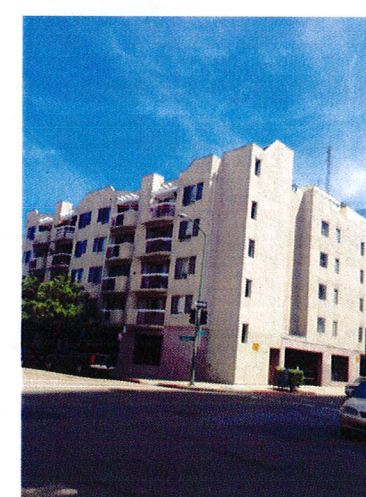
6 638 16th STREET



7 16th STREET



8 610 16th STREET



9 570 16th STREET

MLK & 16th Street Apartments

SITE  
CONTEXT  
PHOTOS

Project: 16002

Date: 05.09.16

Scale: --

A1.3







MLK & 16th Street Apartments

FIRST FLOOR PLAN

Project: 16002

Date: 05.09.16

Scale: 1/16"=1'-0"

A2.1





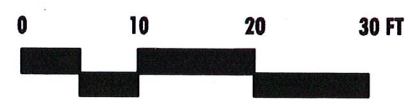
**SECOND FLOOR PLAN**

Project: 16002

Date: 05.09.16

Scale: 1/16"=1'-0"

**A2.2**







MLK & 16th Street Apartments

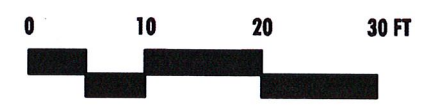
THIRD FLOOR PLAN

Project: 16002

Date: 05.09.16

Scale: 1/16"=1'-0"

A2.3





**FOURTH FLOOR PLAN**

Project: 16002

Date: 05.09.16

Scale: 1/16" = 1'-0"

**A2.4**





MLK & 16th Street Apartments

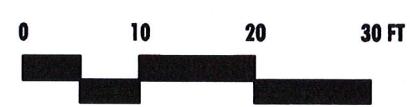
FIFTH FLOOR PLAN

Project: 16002

Date: 05.09.16

Scale: 1/16"=1'-0"

A2.5





MLK & 16th Street Apartments

SIXTH FLOOR PLAN

Project: 16002

Date: 05.09.16

Scale: 1/16"=1'-0"

A2.6





MLK & 16th Street Apartments

SEVENTH FLOOR PLAN

Project: 16002

Date: 05.09.16

Scale: 1/16"=1'-0"

A2.7





ROOF PLAN

Project: 16002

Date: 05.09.16

Scale: 1/16" = 1'-0"

A2.8





**PROPOSED EXTERIOR FINISHES**

- ① H.C. MUDDOX THIN BRICK VENEER "SUMMER WHEAT"
- ② BOARD-FORMED CONCRETE
- ③ PAINTED CEMENT PLASTER, SMOOTH FINISH, BM #1484 ASHWOOD MOSS
- ④ MORIN MX1.0 CORRUGATED METAL SIDING, "COPPER PENNY"
- ⑤ BLACK VINYL WINDOWS W/ GLAZING TO MEET T24 REQTS
- ⑥ METAL PATIO RAILINGS
- ⑦ METAL ROOF W/ SILVER METALLIC PAINTED FASCIA
- ⑧ LIGHTING
- ⑨ METAL ROLL UP DOOR

MLK & 16th Street Apartments



**16th STREET ELEVATION**

**EXTERIOR ELEVATION**

Project: 16002  
 Date: 05.09.16  
 Scale: 1/16"=1'-0"

**A3.1**





## PROPOSED EXTERIOR FINISHES

- ① H.C. MUDDOX THIN BRICK VENEER "SUMMER WHEAT"
- ② BOARD-FORMED CONCRETE
- ③ PAINTED CEMENT PLASTER, SMOOTH FINISH, BM #1484 ASHWOOD MOSS
- ④ MORIN MX1.0 CORRUGATED METAL SIDING, "COPPER PENNY"
- ⑤ BLACK VINYL WINDOWS W/ GLAZING TO MEET T24 REQ'TS
- ⑥ METAL PATIO RAILINGS
- ⑦ METAL ROOF W/ SILVER METALLIC PAINTED FASCIA
- ⑧ LIGHTING



MLK JR. WAY ELEVATION

MLK & 16th Street Apartments

## EXTERIOR ELEVATION

Project: 16002

Date: 05.09.16

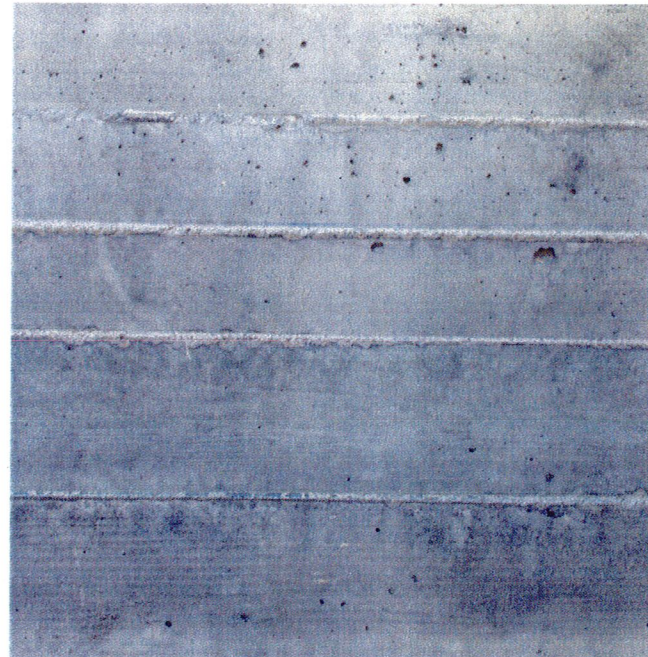
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A3.2

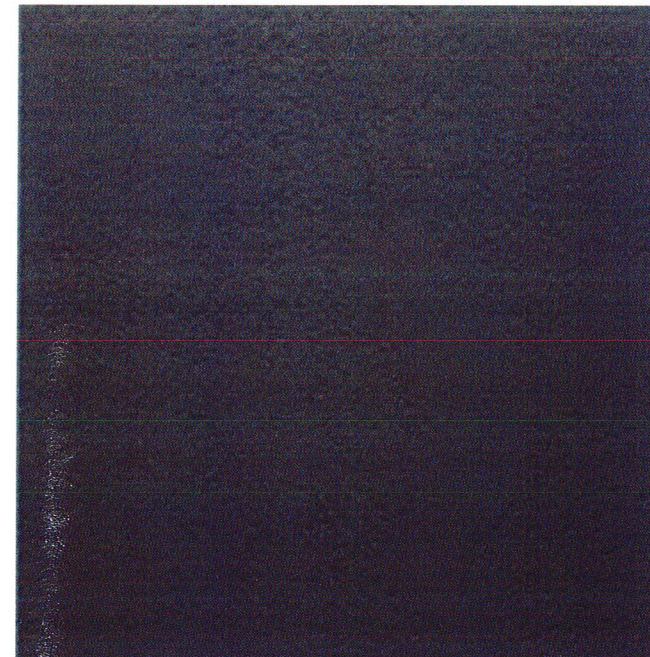




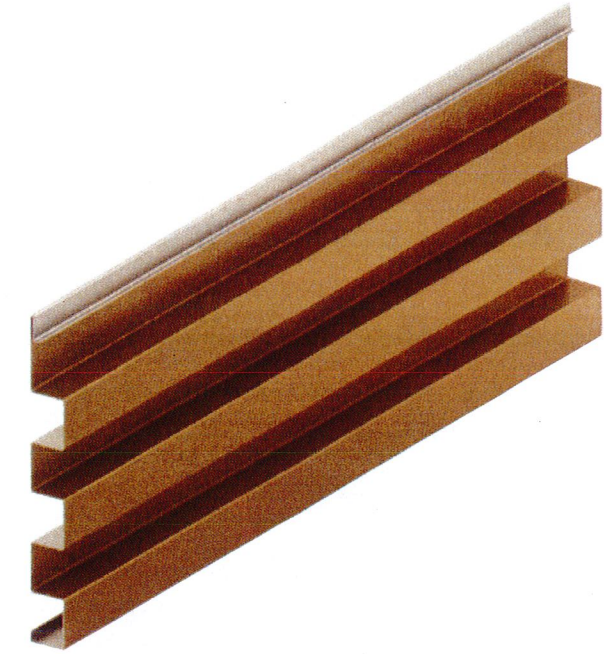
1 H.C. MUDDOX THIN BRICK VENEER  
"SUMMER WHEAT"



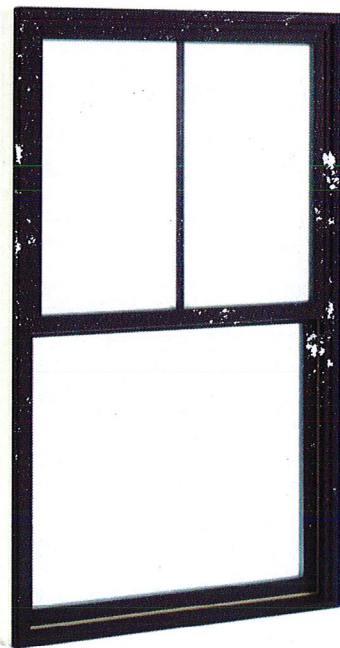
2 BOARD-FORMED CONCRETE



3 PAINTED CEMENT PLASTER, SMOOTH  
FINISH, BM #1484 ASHWOOD MOSS



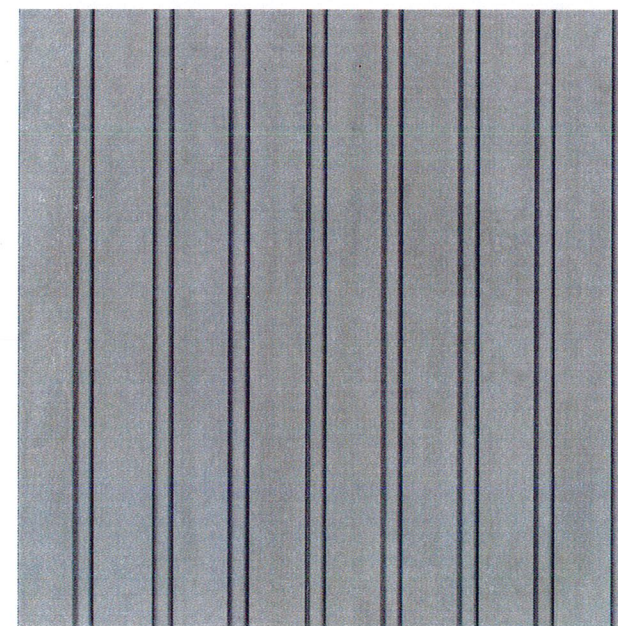
4 MORIN MX1.0 CORRUGATED  
METAL SIDING, "COPPER PENNY"



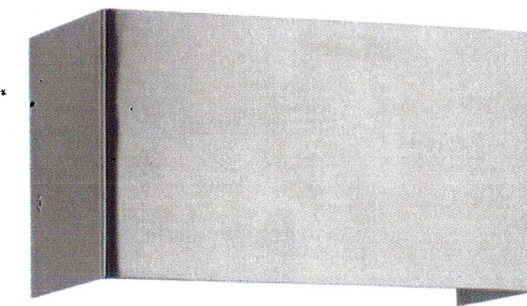
5 BLACK VINYL WINDOWS W/  
GLAZING TO MEET T24 REQ'TS



6 METAL PATIO RAILINGS (SIMILAR)



7 METAL ROOF W/ SILVER  
METALLIC PAINTED FASCIA



8 EXTERIOR LIGHTING - EGLO  
"NADELA"

MATERIALS  
BOARD

Project: 16002

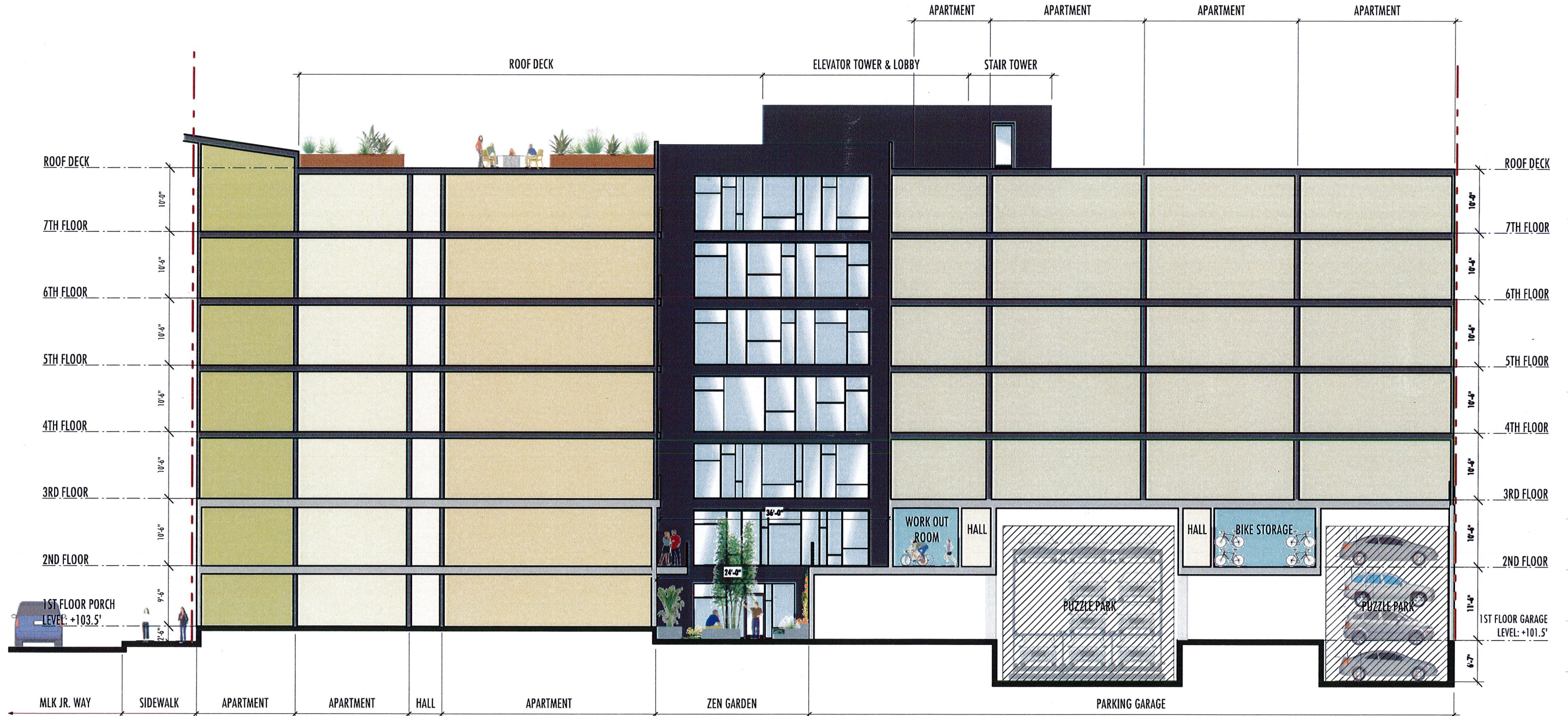
Date: 05.09.16

Scale: --

A3.3



# MLK & 16th Street Apartments



## SECTION

Project: 16002

Date: 05.09.16

Scale: 1/16"=1'-0"

## A3.4





MLK & 16th Street Apartments



SECTION

Project: 16002

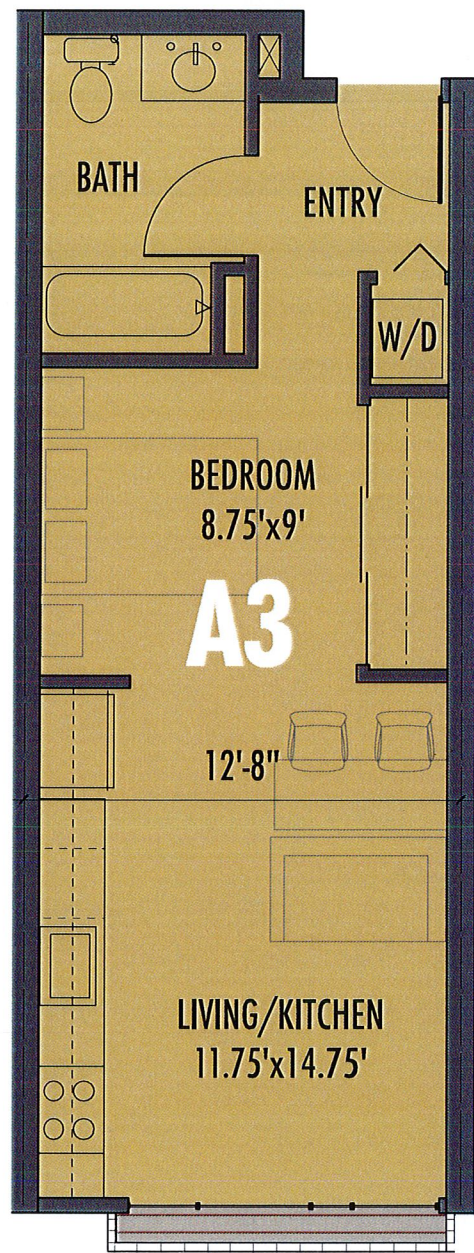
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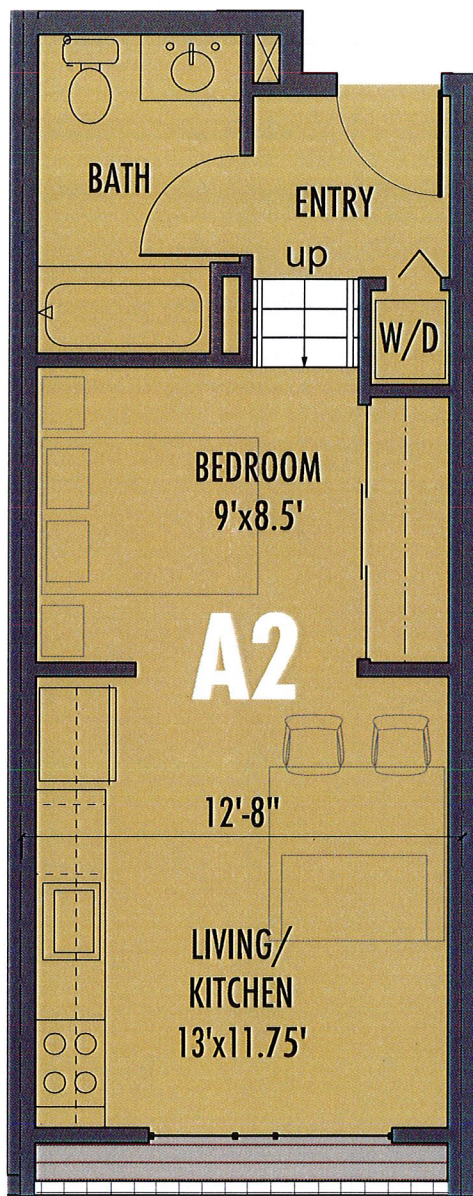
A3.5



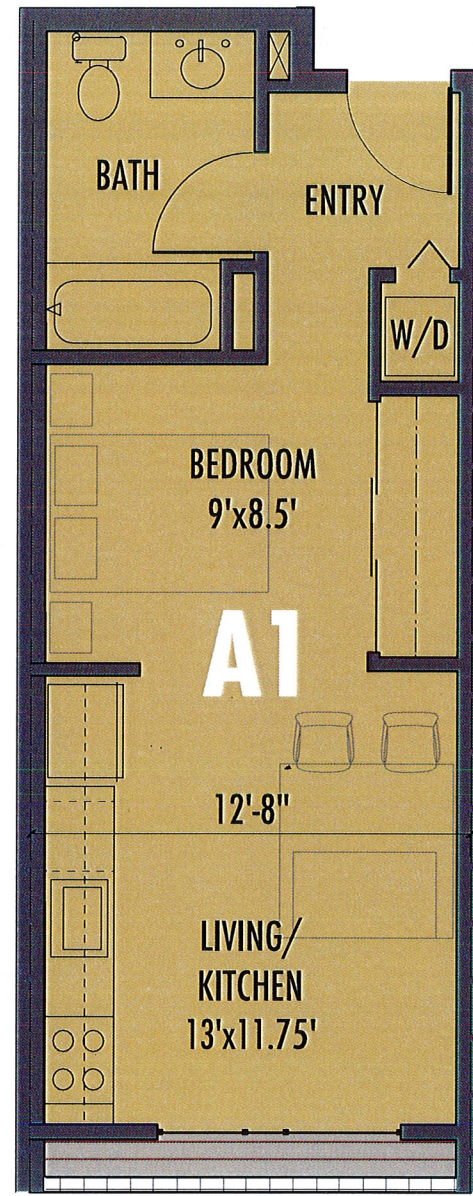




**A3** STUDIO W/ BALCONET: 420 SF



**A2** STUDIO W/ BALCONET: 395 SF



**A1** STUDIO W/ BALCONET: 395 SF

**UNIT PLANS**

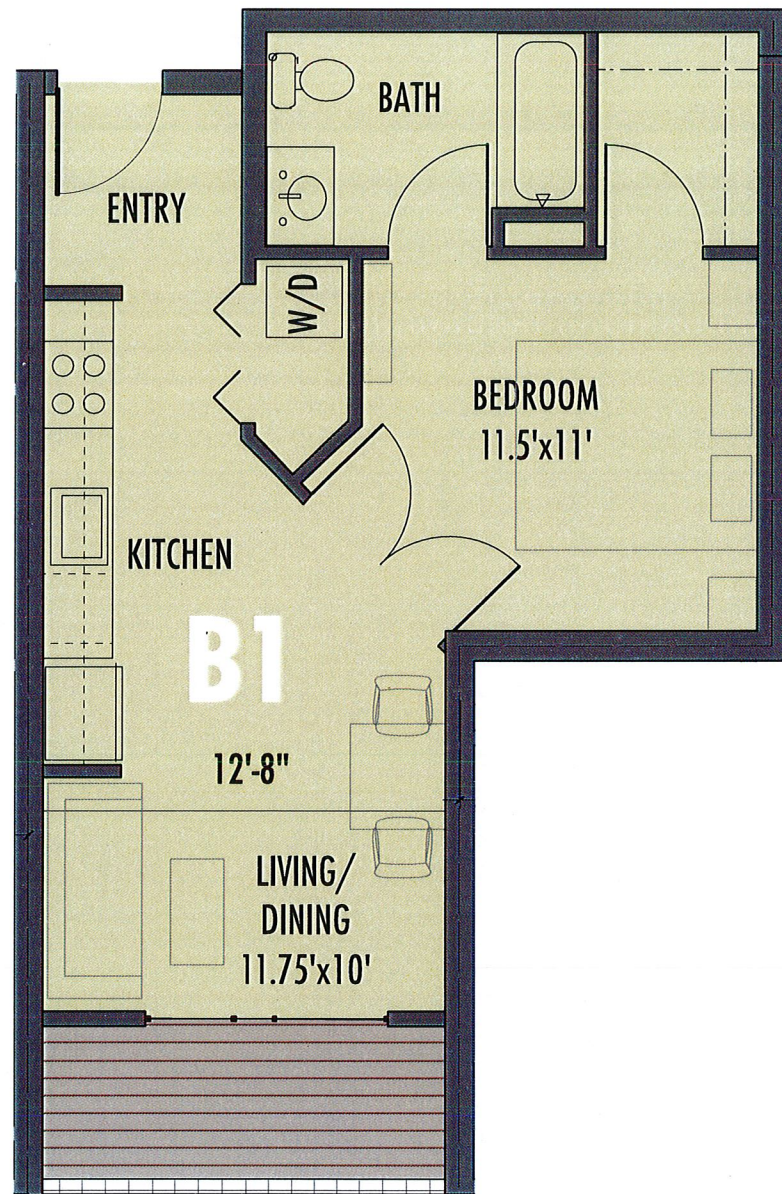
Project: 16002

Date: 05.09.16

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**A4.1**

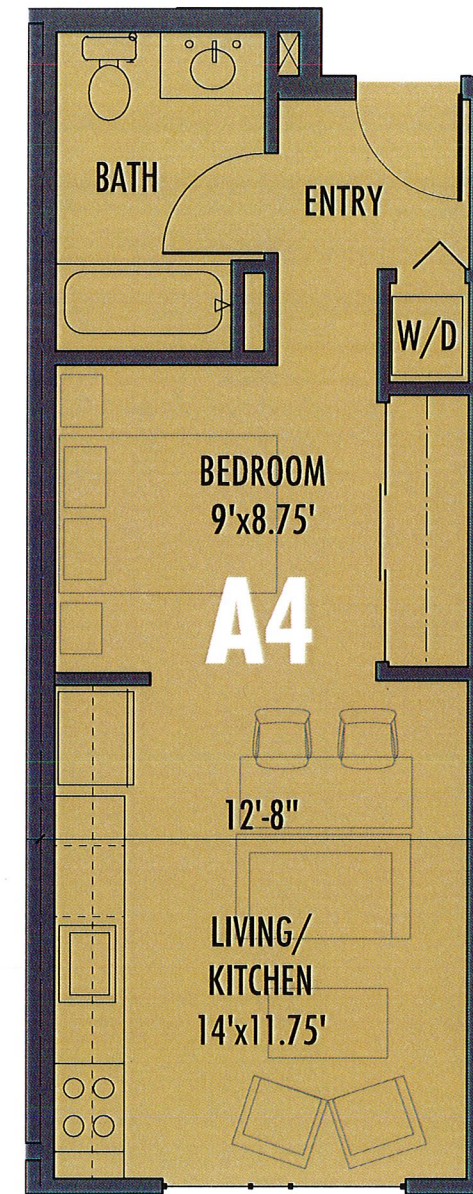




**B1** JR. 1-BDRM W/ DECK: 505 SF



**A5** STUDIO: 435 SF



**A4** STUDIO: 415 SF

UNIT PLANS

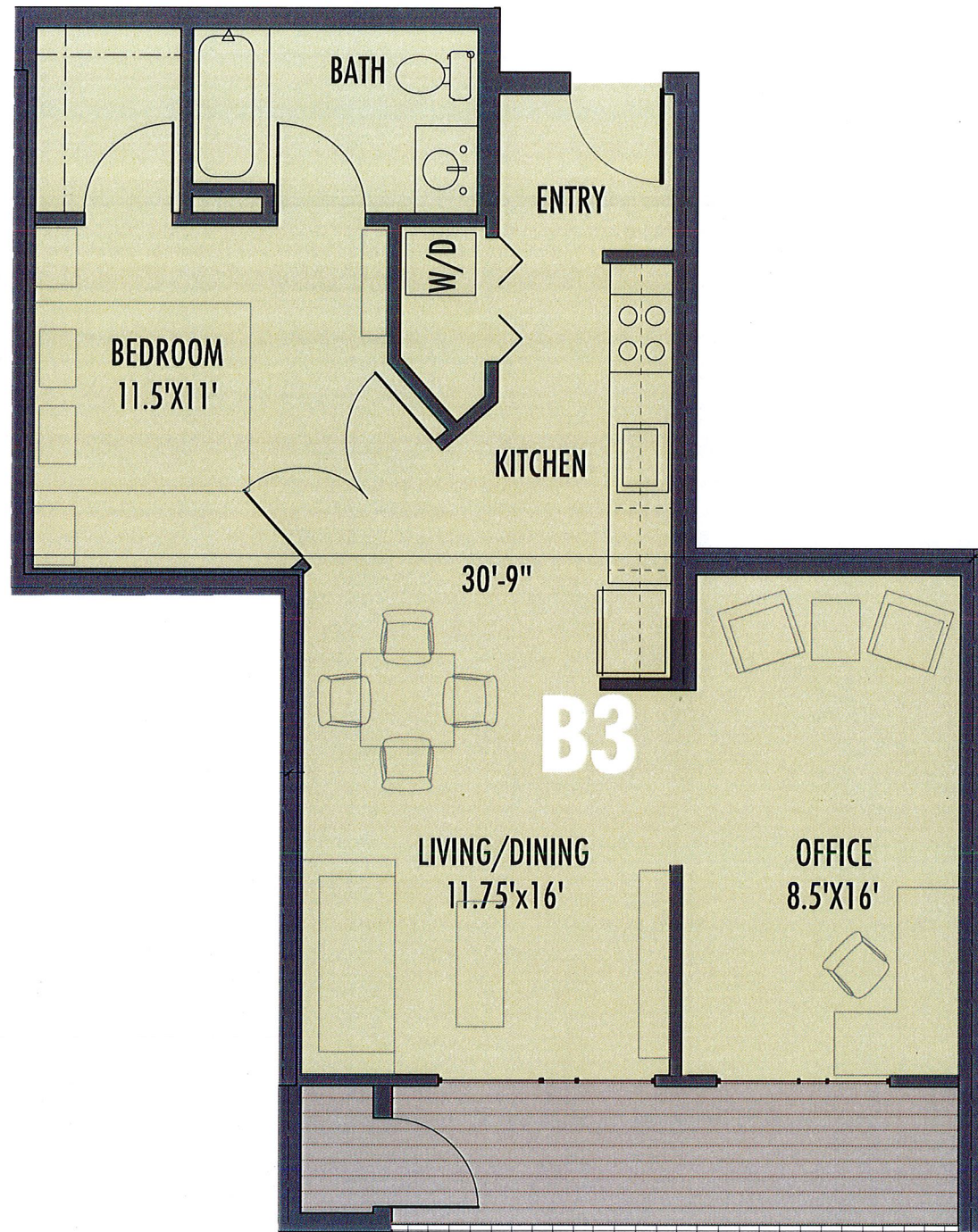
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Date: 05.09.16

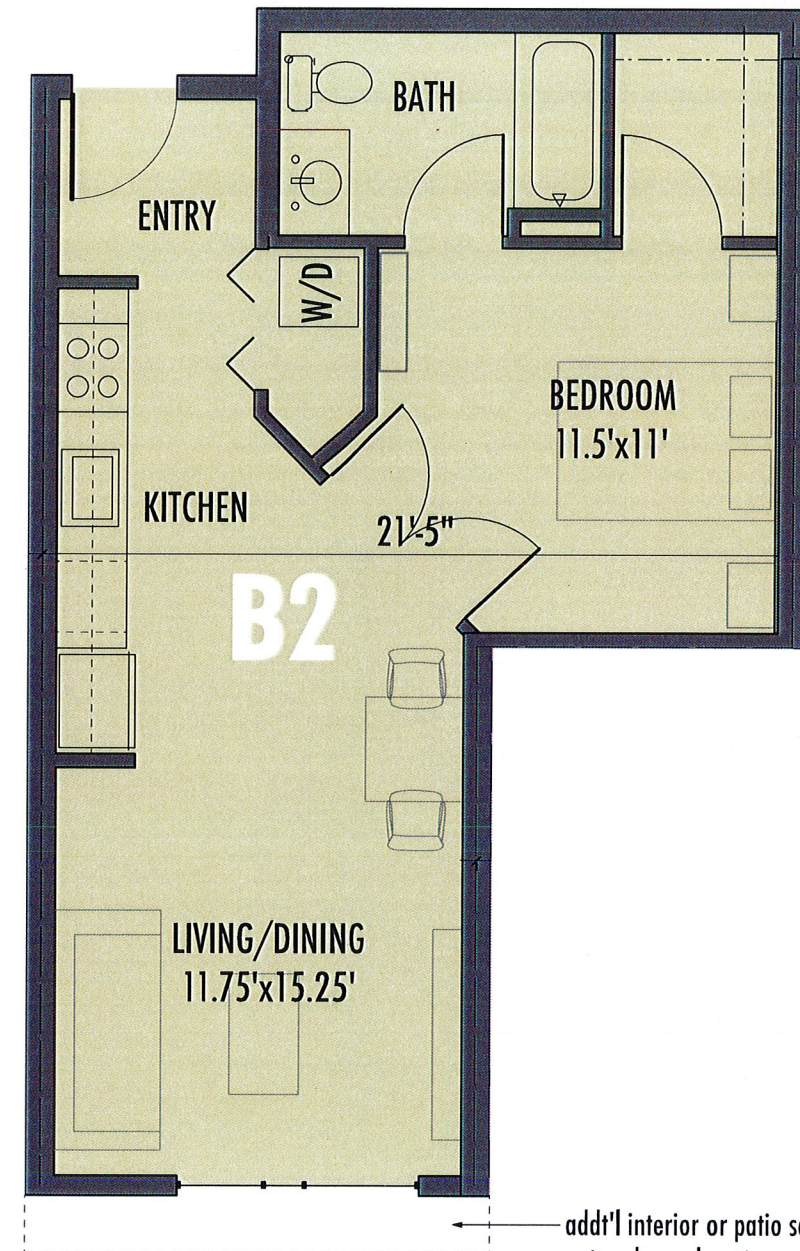
Scale: 3/16"=1'-0"

**A4.2**





**B3** JR. 1-BDRM W/ DECK: 730 SF



add'l interior or patio sq.ft. at some units where elevations project out

**B2** JR. 1-BDRM: 565 SF

UNIT PLANS

Project: 16002

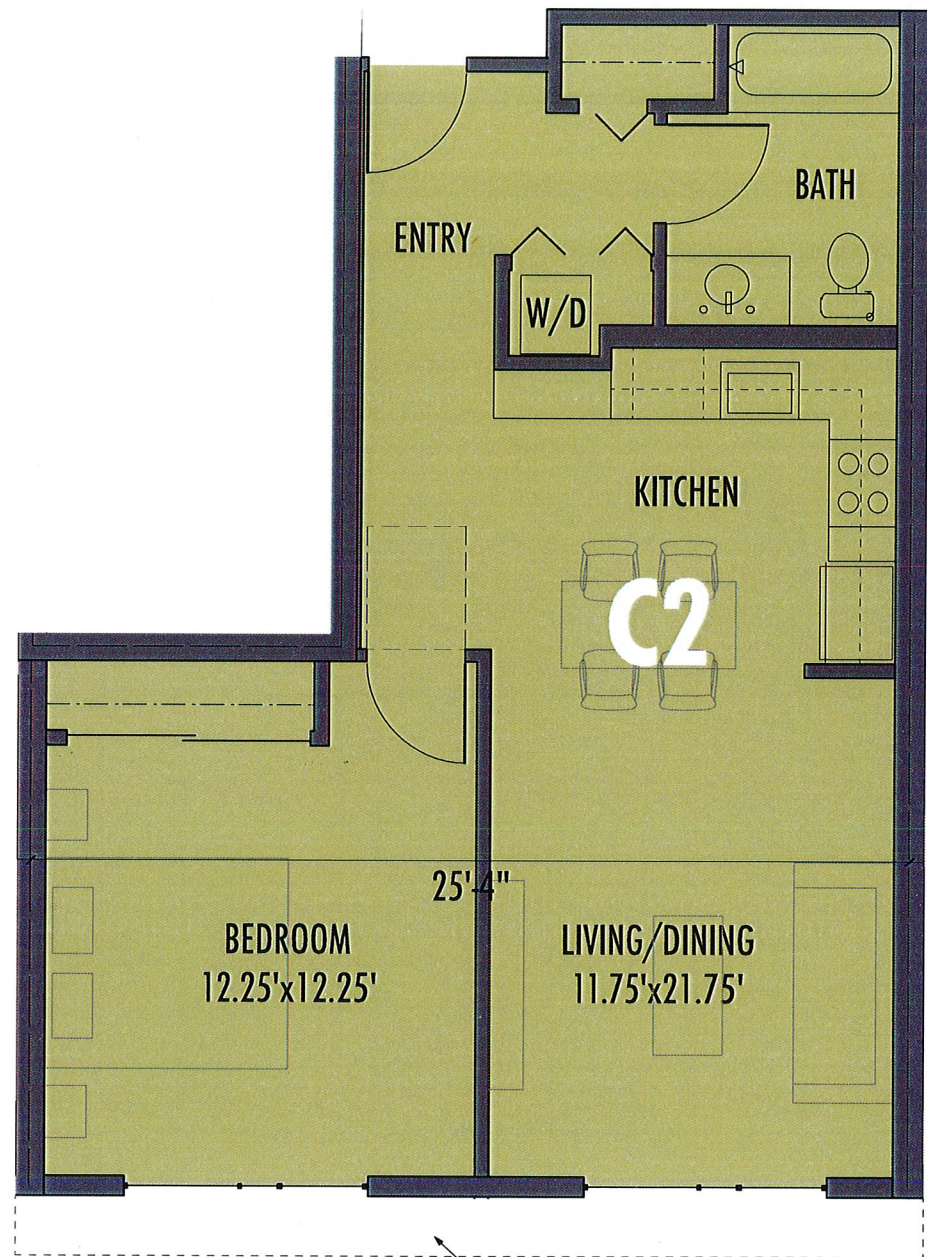
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A4.3

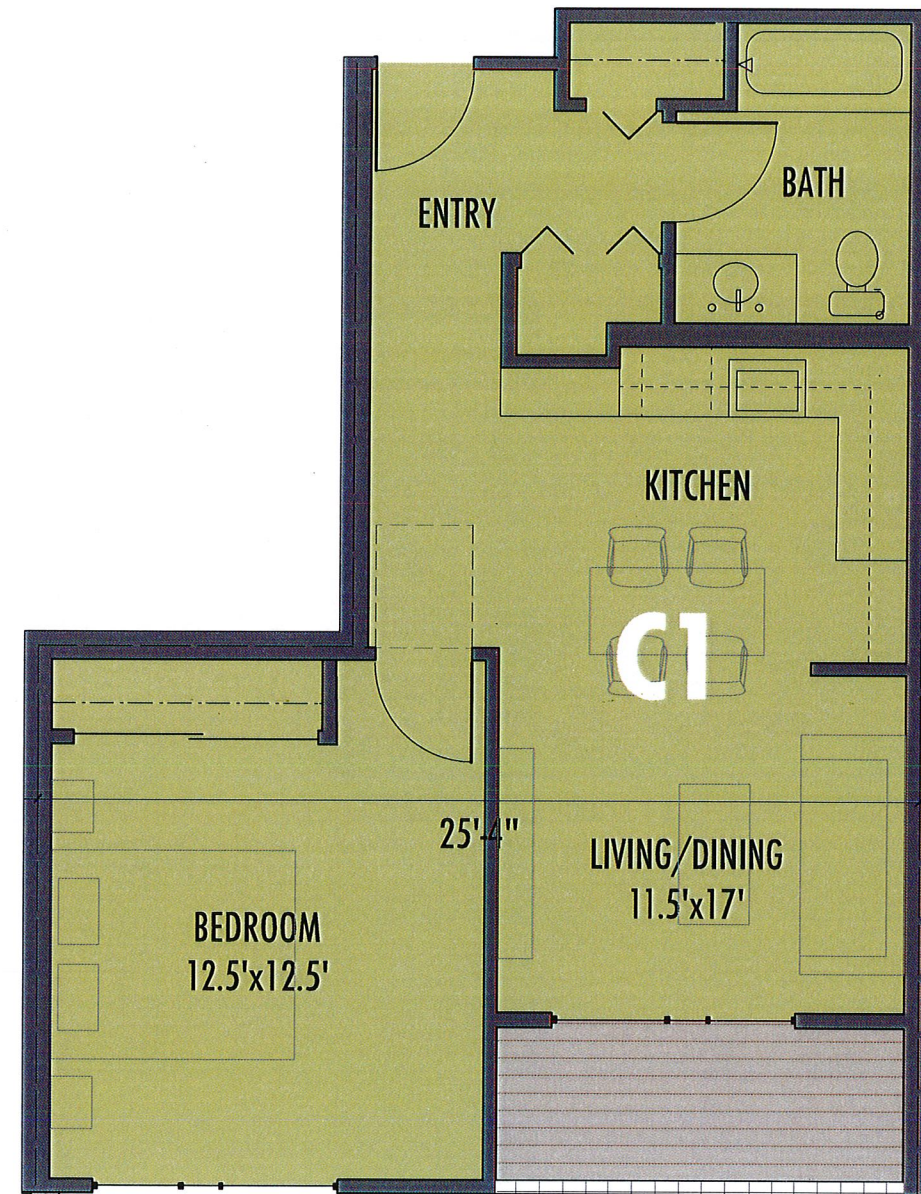






add'l interior or patio sq.ft. at some units where elevations project out

**C2** 1-BDRM: 680 SF



**C1** 1-BDRM W/ DECK : 620 SF

**UNIT PLANS**

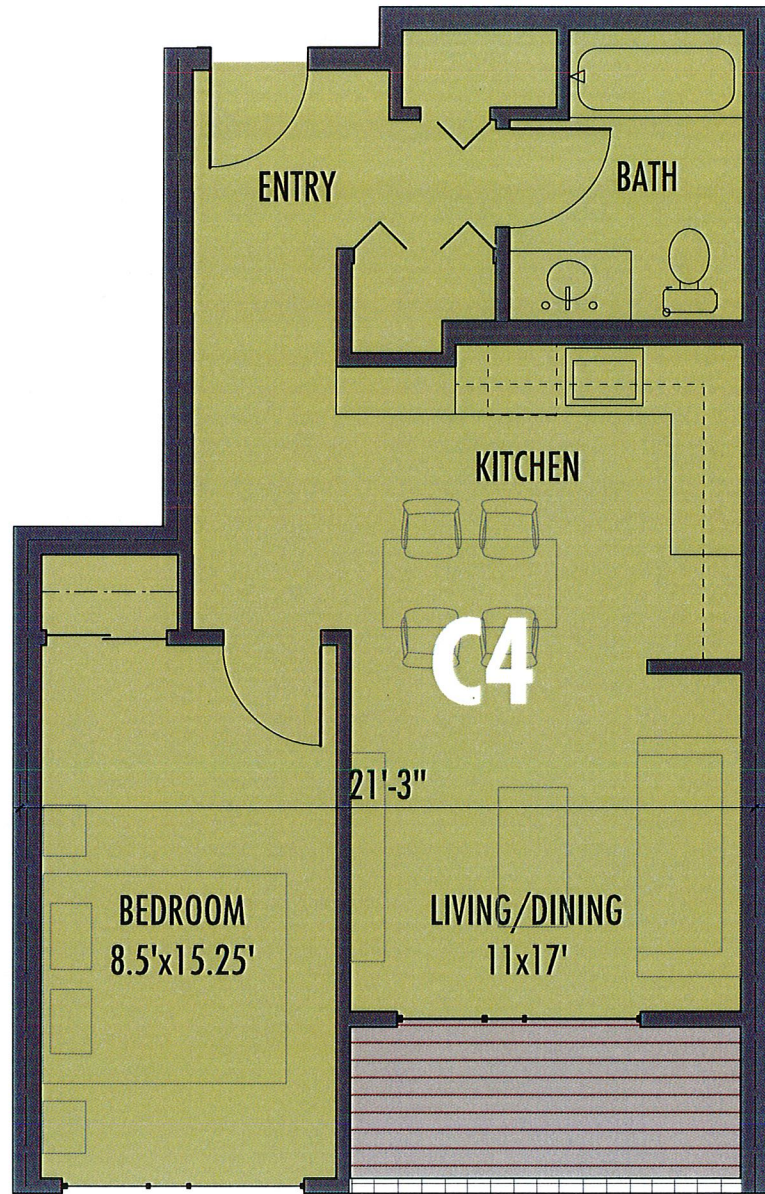
Project: 16002

Date: 05.09.16

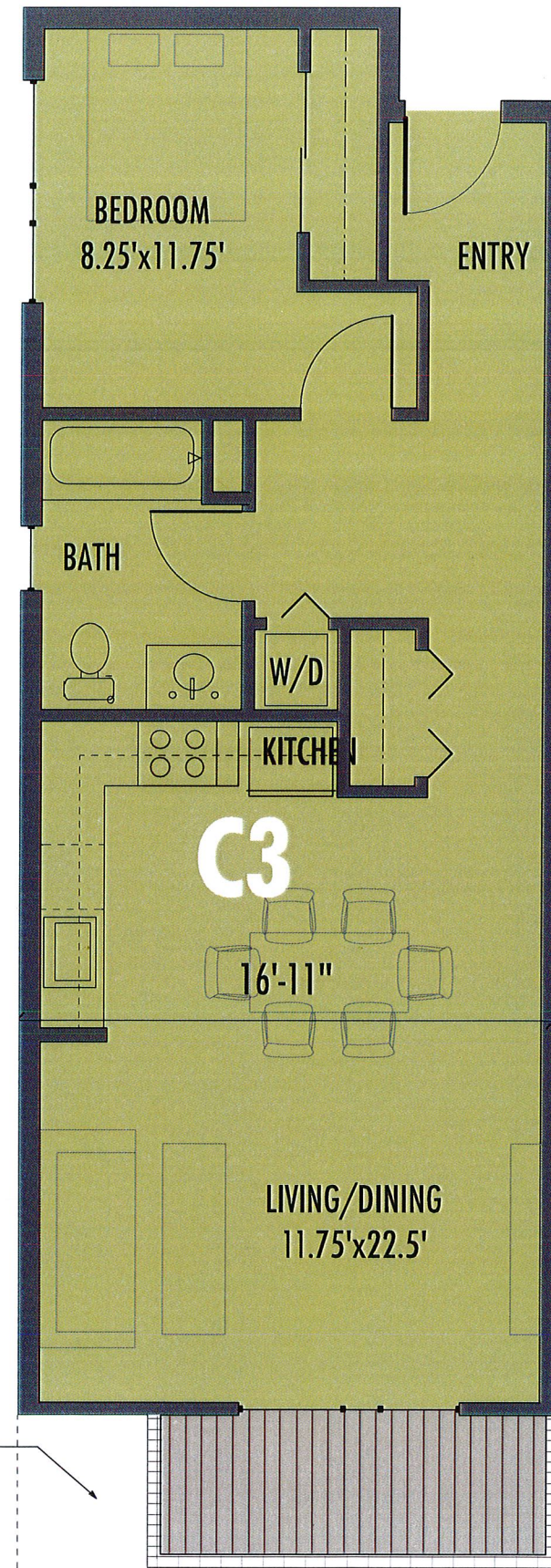
Scale: 3/16" = 1'-0"

**A4.4**





**C4** 1-BDRM W/ DECK : 575 SF



**C3** 1-BDRM W/ DECK: 705 SF

add'l patio sq.ft.  
at 3rd floor units

UNIT PLANS

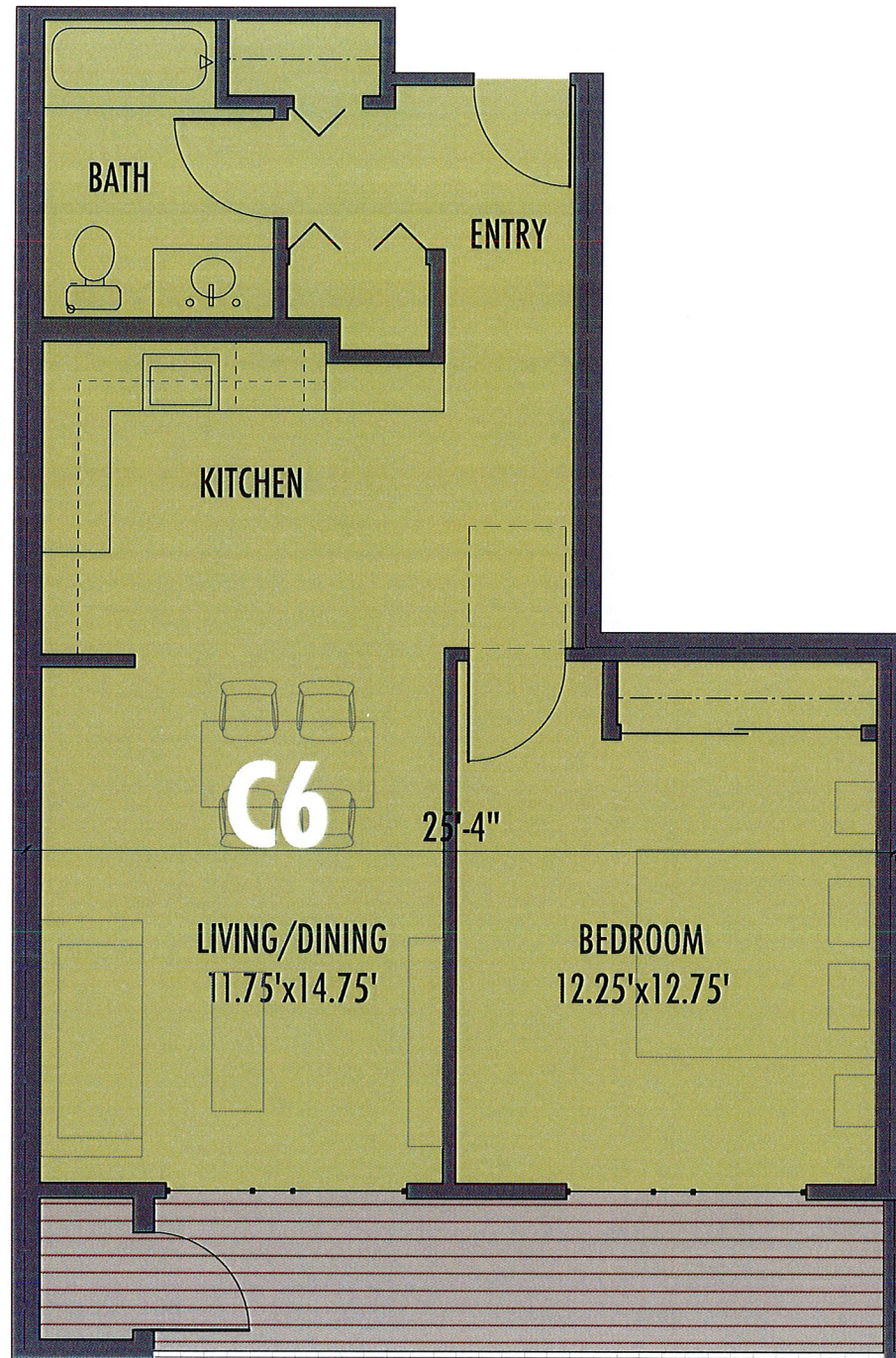
Project: 16002

Date: 05.09.16

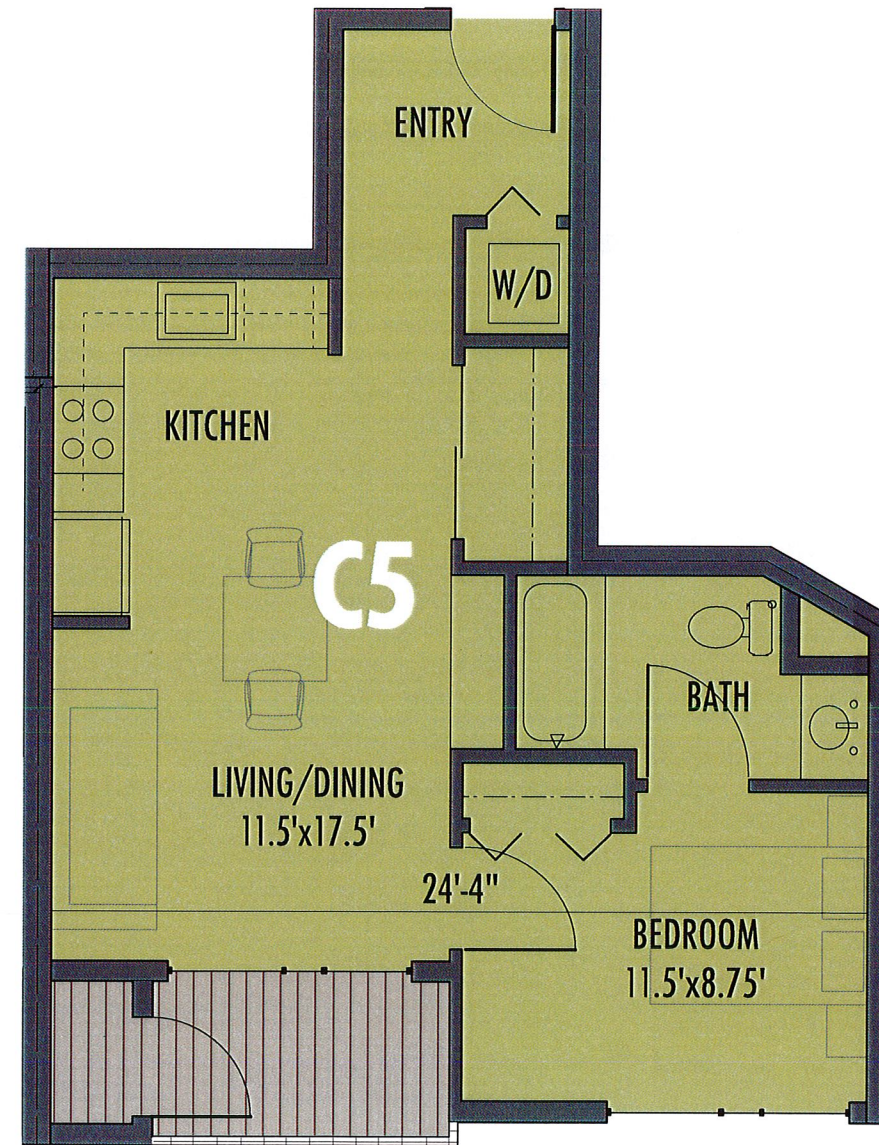
Scale: 3/16"=1'-0"

**A4.5**





**C6** 1-BDRM W/ DECK: 680 SF



**C5** 1-BDRM W/ DECK : 515 SF

**UNIT PLANS**

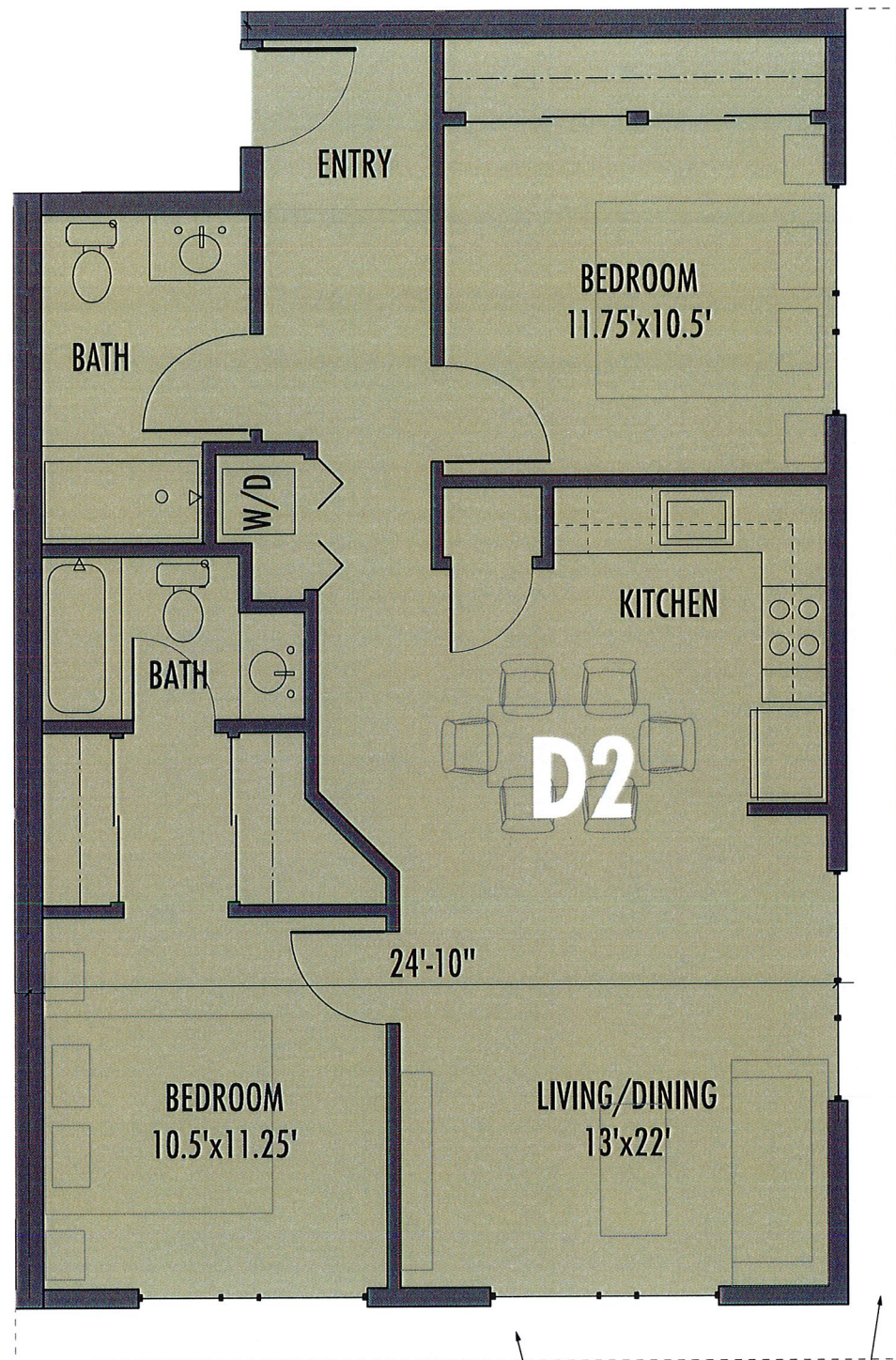
Project: 16002

Date: 05.09.16

Scale: 3/16"=1'-0"

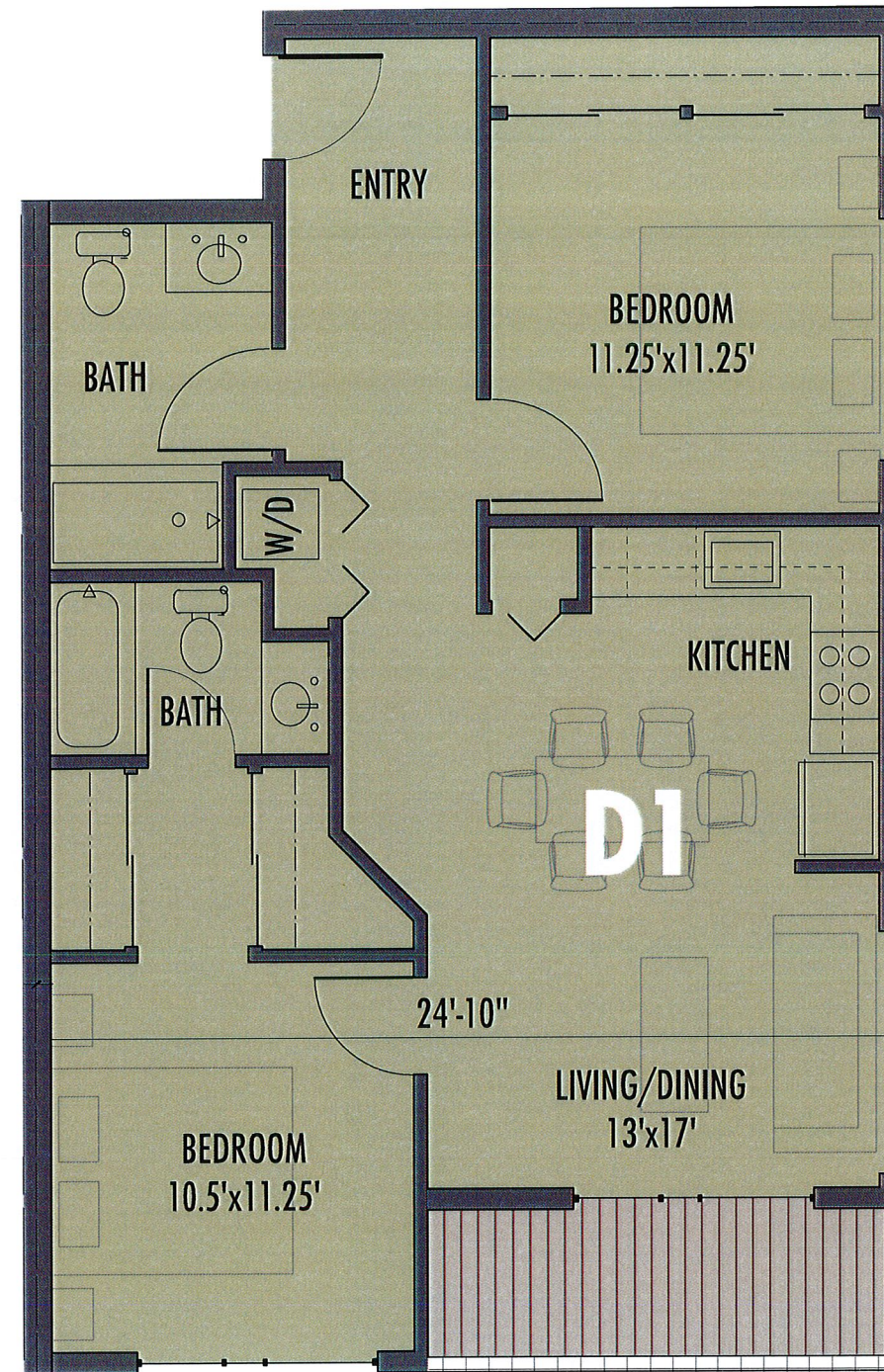
**A4.6**





**D2** 2-BDRM: 940 SF

add'l interior or patio sq.ft. at some units where elevations project out



**D1** 2-BDRM W/ DECK: 860 SF

UNIT PLANS

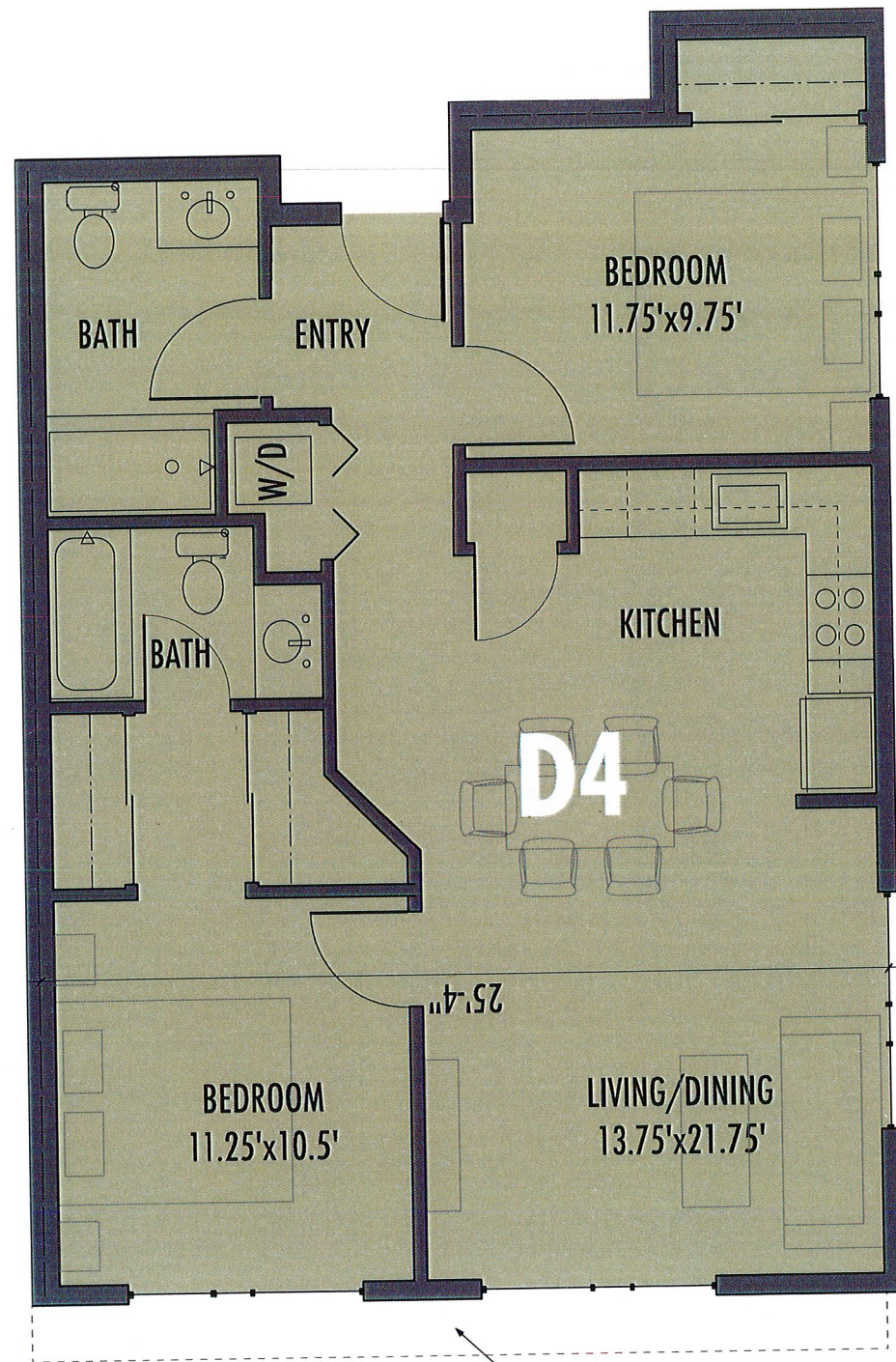
Project: 16002

Date: 05.09.16

Scale: 3/16" = 1'-0"

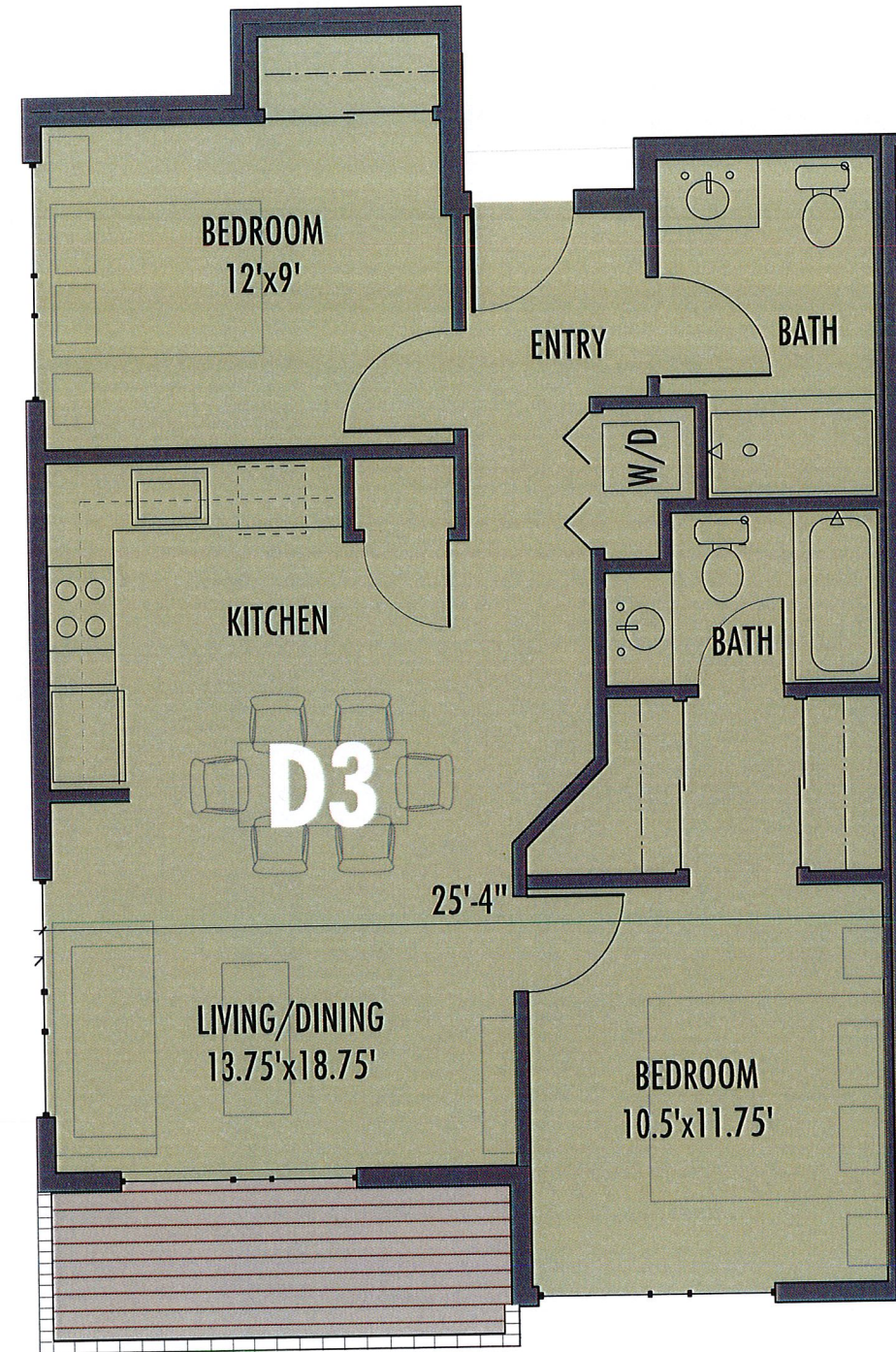
**A4.7**





**D4** 2-BDRM: 865 SF

add'l interior or patio sq.ft. at some units where elevations project out



**D3** 2-BDRM W/ DECK : 825 SF

UNIT PLANS

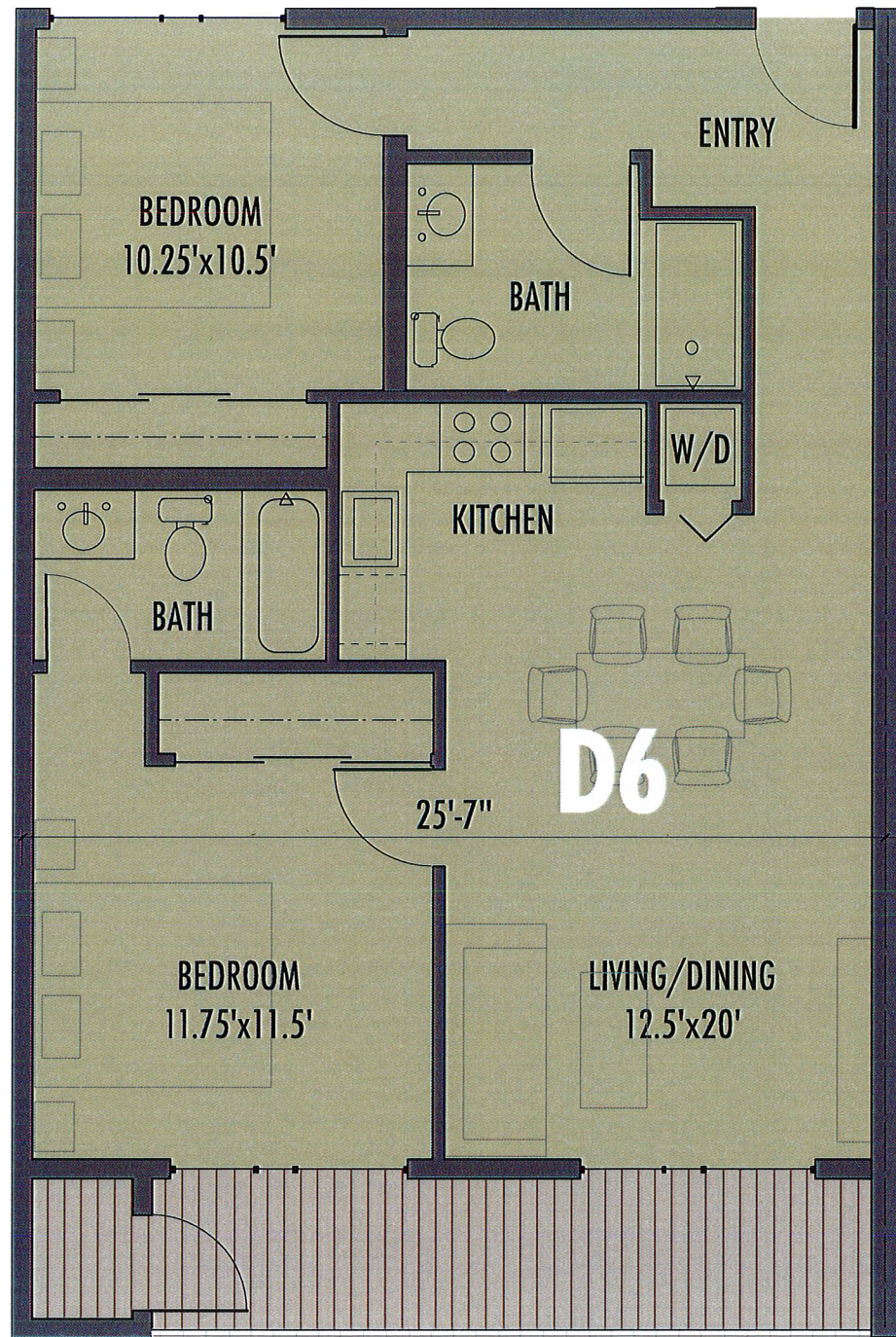
Project: 16002

Date: 05.09.16

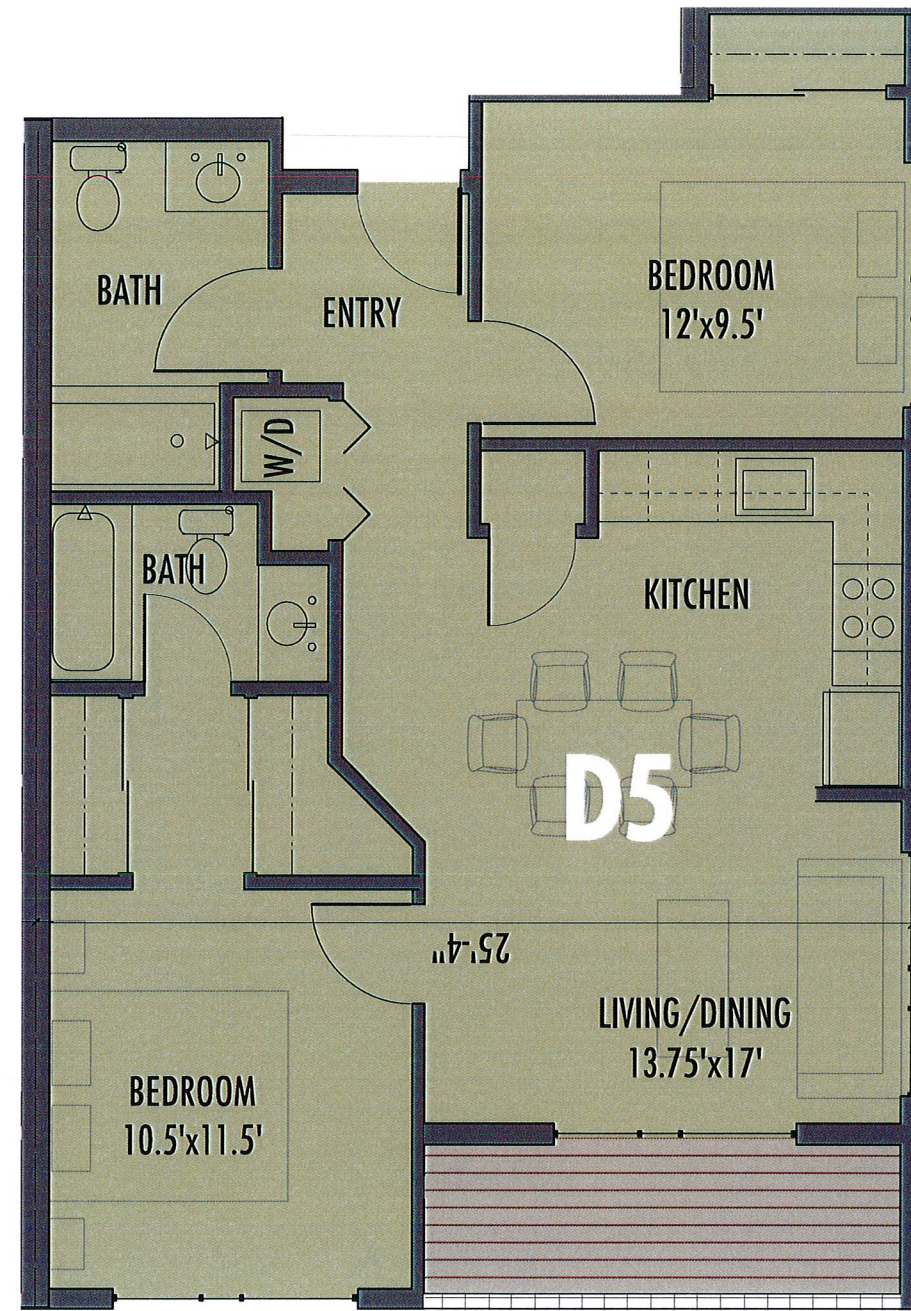
Scale: 3/16"=1'-0"

**A4.8**





**D6** 2-BDRM W/ DECK: 860 SF



**D5** 2-BDRM W/ DECK : 805 SF

**UNIT PLANS**

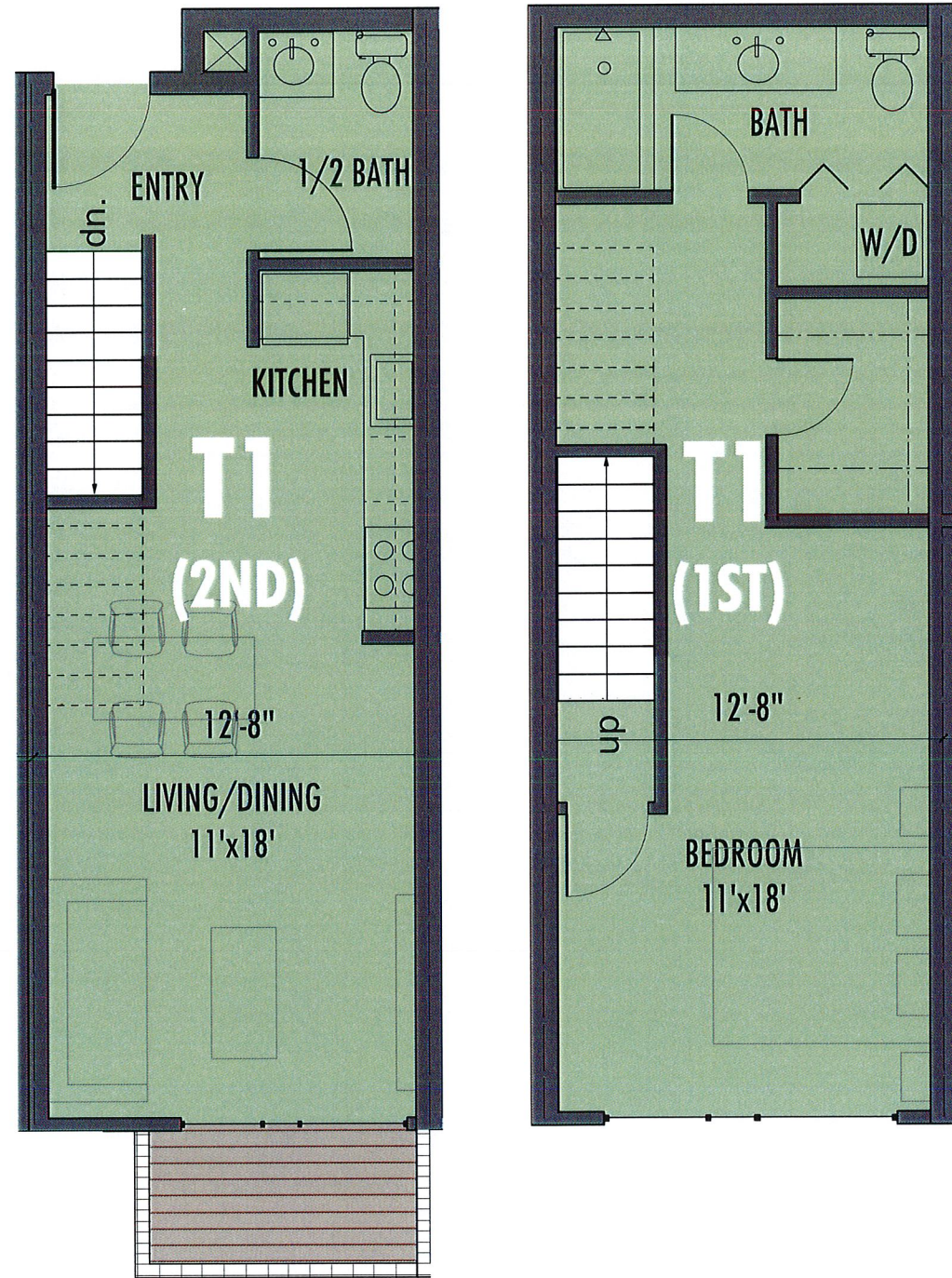
Project: 16002

Date: 05.09.16

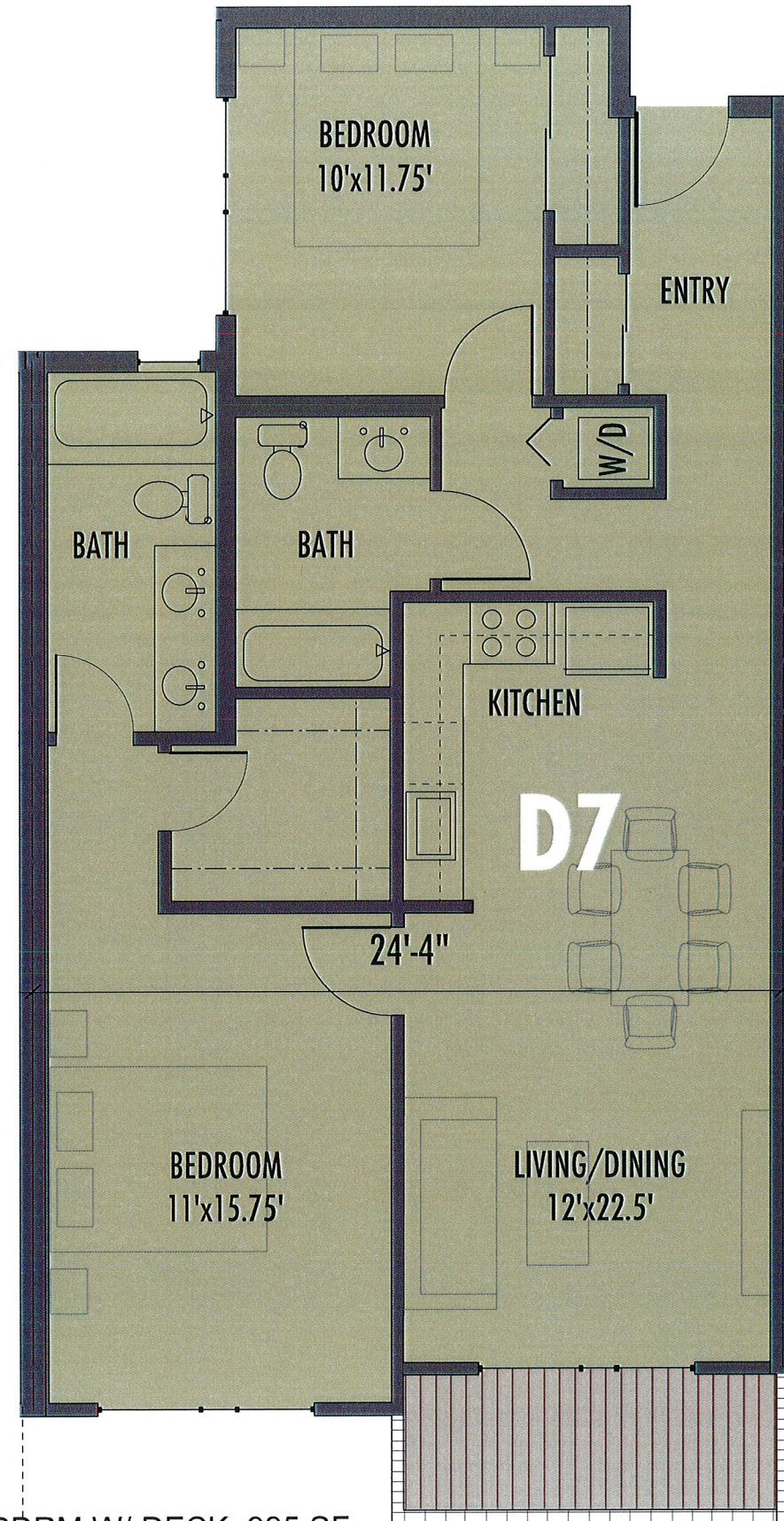
Scale: 3/16"=1'-0"

**A4.9**





**T1** 2-STORY 1-BDRM W/ DECK: 846 SF



**D7** 2-BDRM W/ DECK: 995 SF

add'l patio sq.ft.  
at 3rd floor units

**UNIT PLANS**

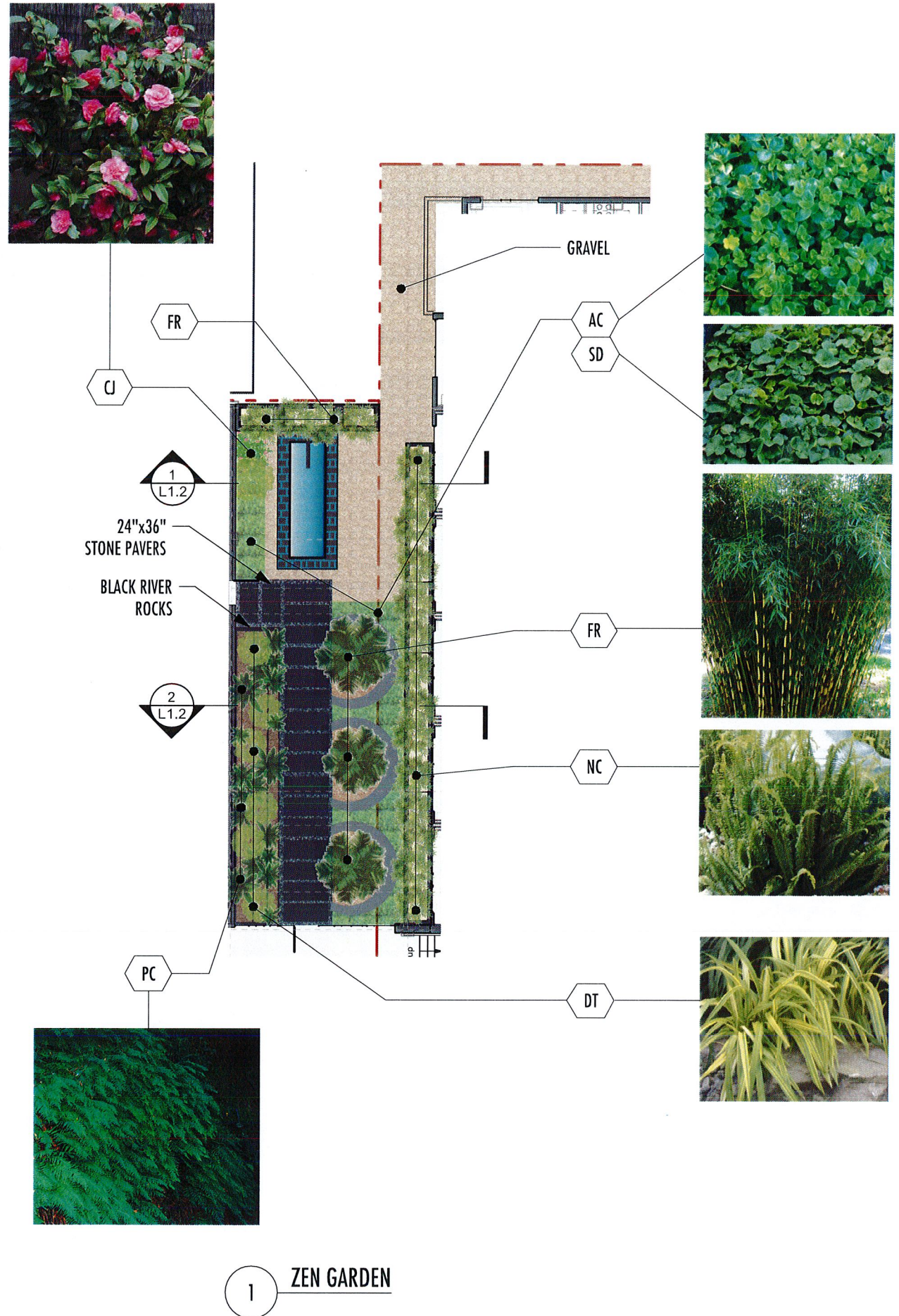
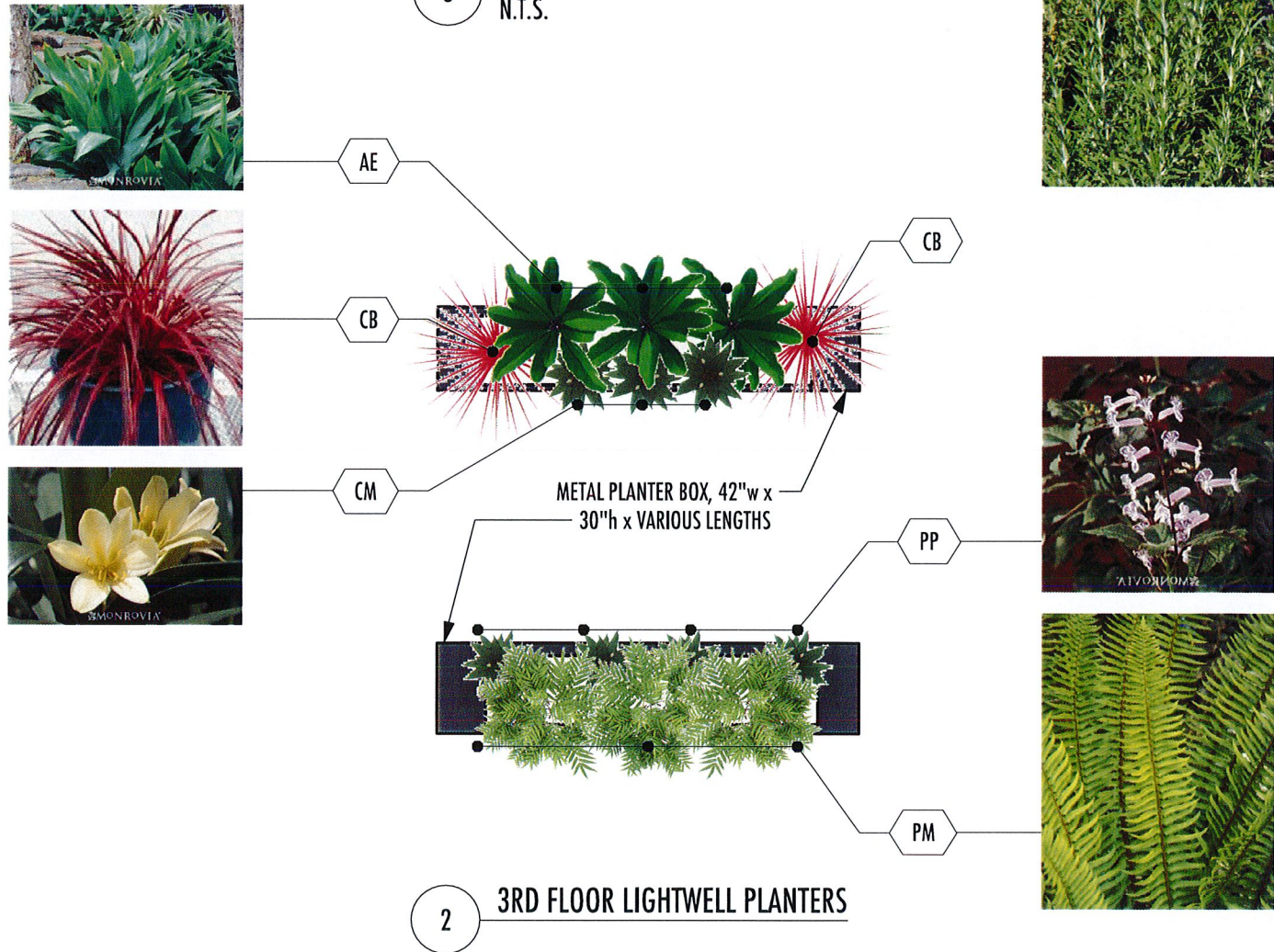
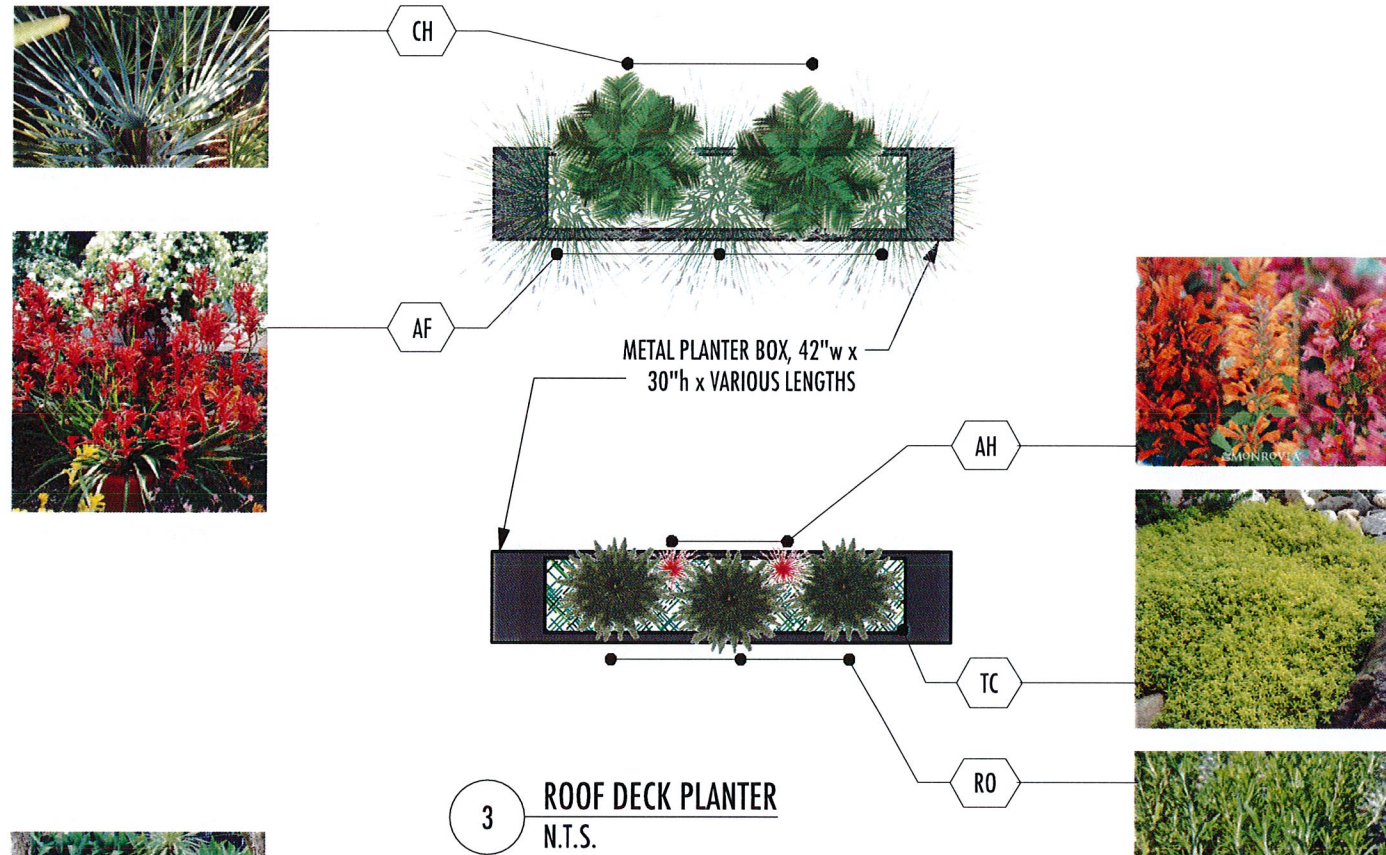
Project: 16002

Date: 05.09.16

Scale: 3/16"=1'-0"

**A4.10**





LANDSCAPE PLAN

Project: 16002

Date: 05.09.16

Scale: --

L1.1



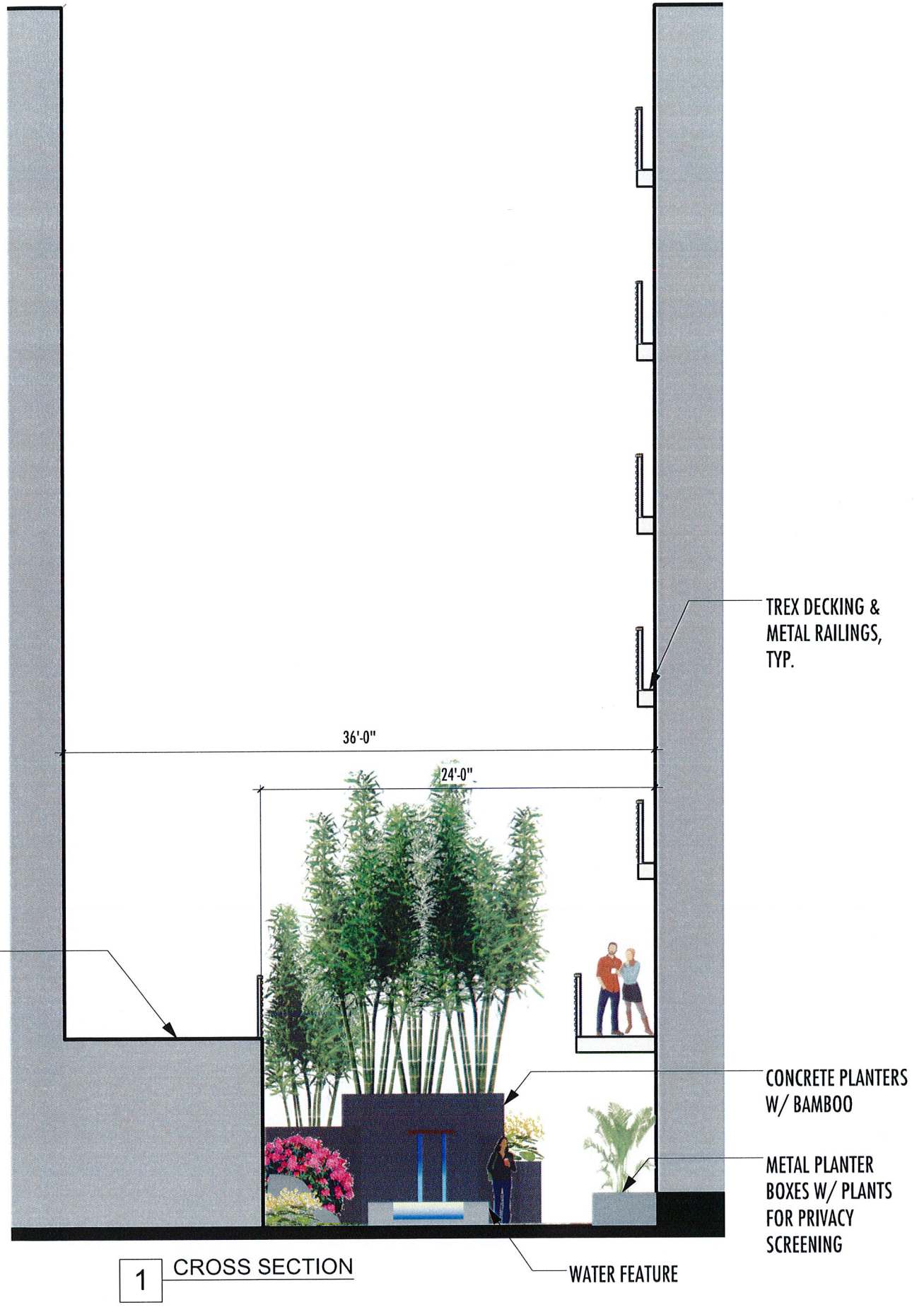
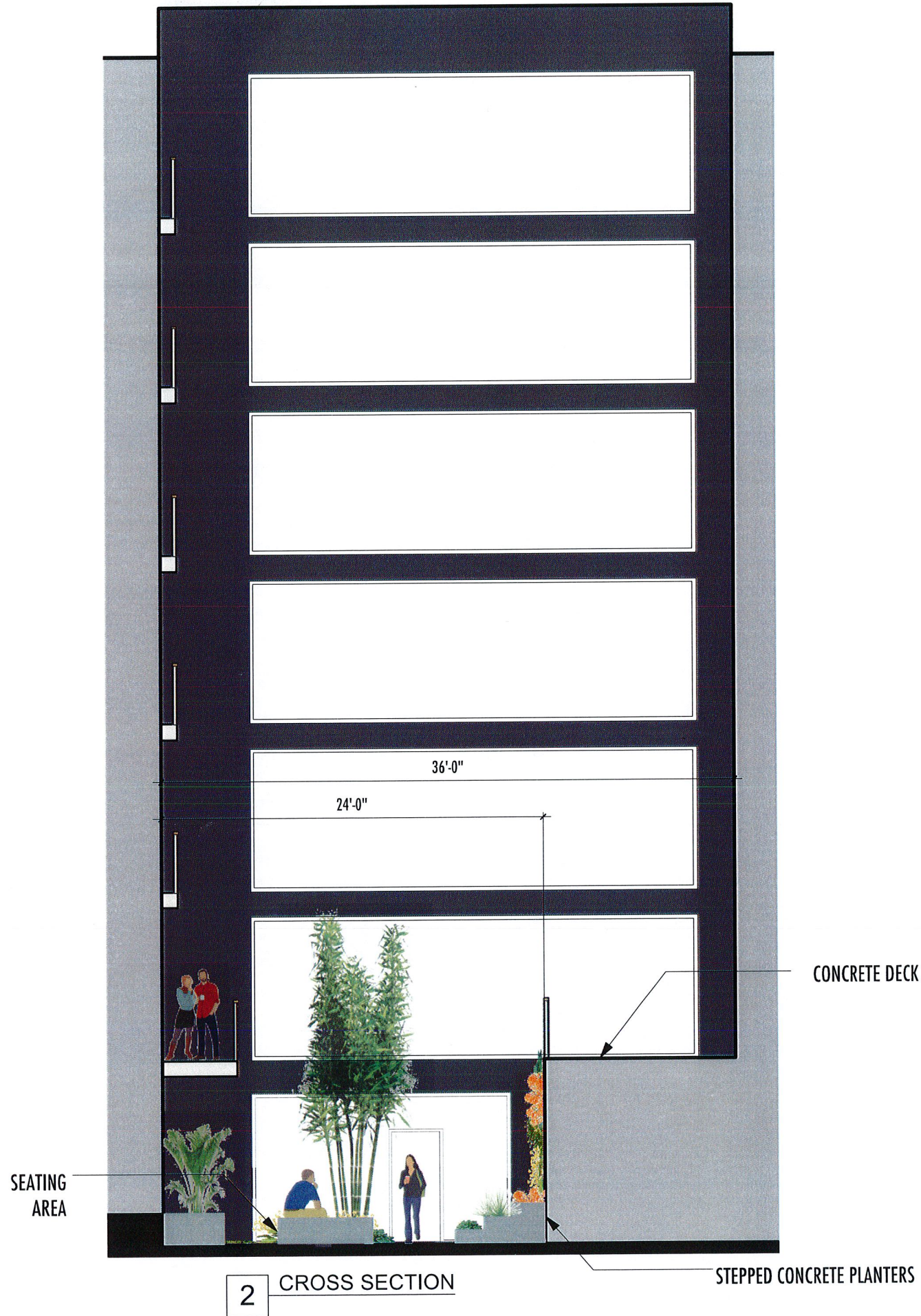
LANDSCAPE SECTION

Project: 16002

Date: 05.09.16

Scale: 1/8" = 1'-0"

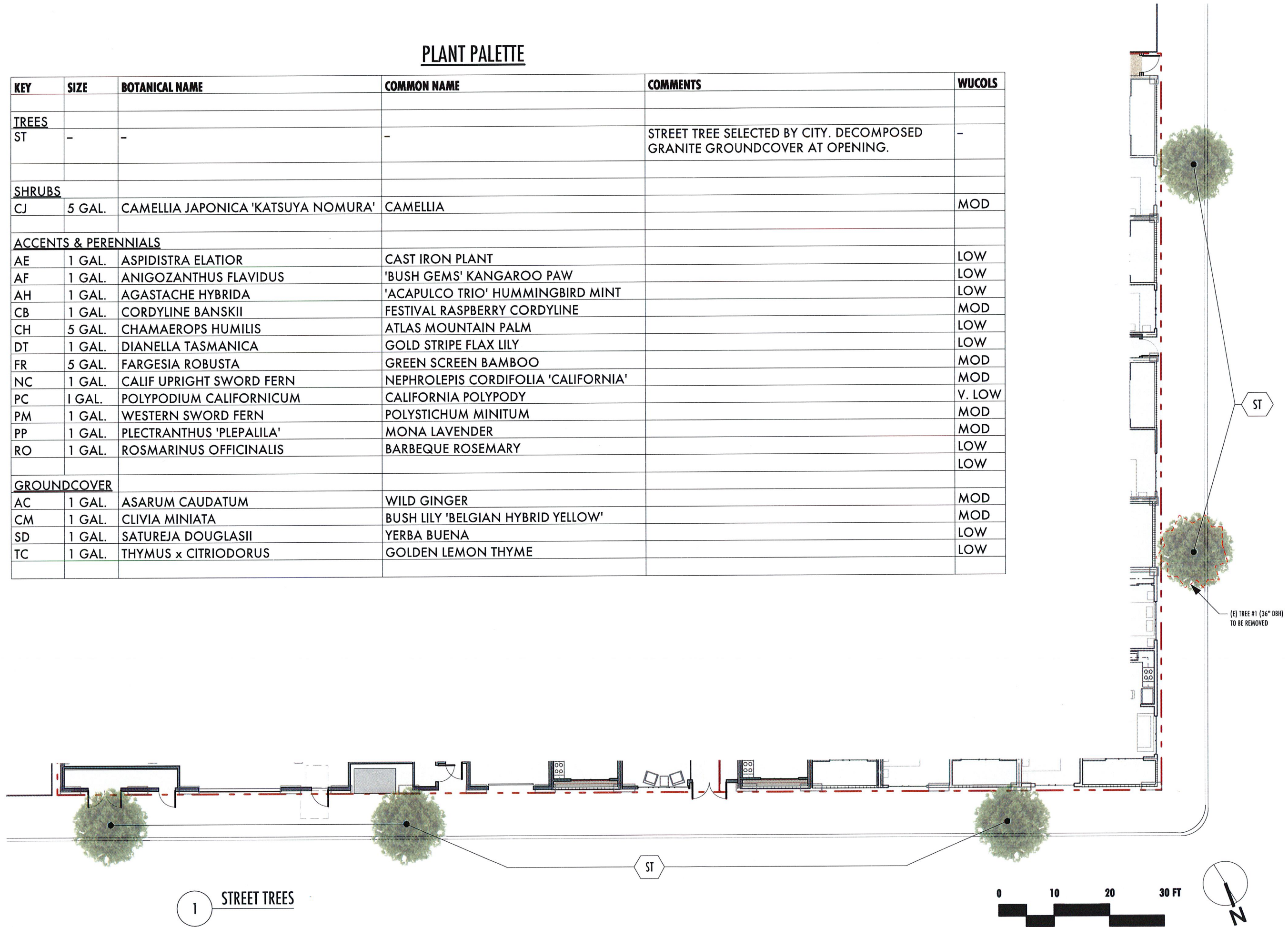
L1.2





## PLANT PALETTE

KEY	SIZE	BOTANICAL NAME	COMMON NAME	COMMENTS	WUCOLS
<b>TREES</b>					
ST	-	-	-	STREET TREE SELECTED BY CITY. DECOMPOSED GRANITE GROUNDCOVER AT OPENING.	-
<b>SHRUBS</b>					
CJ	5 GAL.	CAMELLIA JAPONICA 'KATSUYA NOMURA'	CAMELLIA		MOD
<b>ACCENTS &amp; PERENNIALS</b>					
AE	1 GAL.	ASPIDISTRA ELATIOR	CAST IRON PLANT		LOW
AF	1 GAL.	ANIGOZANTHUS FLAVIDUS	'BUSH GEMS' KANGAROO PAW		LOW
AH	1 GAL.	AGASTACHE HYBRIDA	'ACAPULCO TRIO' HUMMINGBIRD MINT		LOW
CB	1 GAL.	CORDYLINE BANSKII	FESTIVAL RASPBERRY CORDYLINE		MOD
CH	5 GAL.	CHAMAEROPS HUMILIS	ATLAS MOUNTAIN PALM		LOW
DT	1 GAL.	DIANELLA TASMANICA	GOLD STRIPE FLAX LILY		LOW
FR	5 GAL.	FARGESIA ROBUSTA	GREEN SCREEN BAMBOO		MOD
NC	1 GAL.	CALIF UPRIGHT SWORD FERN	NEPHROLEPIS CORDIFOLIA 'CALIFORNIA'		MOD
PC	1 GAL.	POLYPODIUM CALIFORNICUM	CALIFORNIA POLYPODY		V. LOW
PM	1 GAL.	WESTERN SWORD FERN	POLYSTICHUM MINITUM		MOD
PP	1 GAL.	PLECTRANTHUS 'PLEPALILA'	MONA LAVENDER		MOD
RO	1 GAL.	ROSMARINUS OFFICINALIS	BARBEQUE ROSEMARY		LOW
<b>GROUNDCOVER</b>					
AC	1 GAL.	ASARUM CAUDATUM	WILD GINGER		MOD
CM	1 GAL.	CLIVIA MINIATA	BUSH LILY 'BELGIAN HYBRID YELLOW'		MOD
SD	1 GAL.	SATUREJA DOUGLASII	YERBA BUENA		LOW
TC	1 GAL.	THYMUS x CITRIODORUS	GOLDEN LEMON THYME		LOW



MLK & 16th Street Apartments

### LANDSCAPE PLAN

Project: 16002

Date: 05.09.16

Scale: 1/16" = 1'-0"

**L1.3**

