

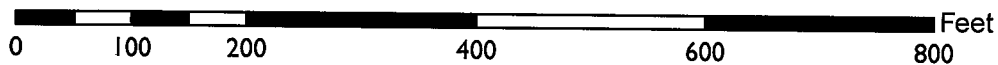
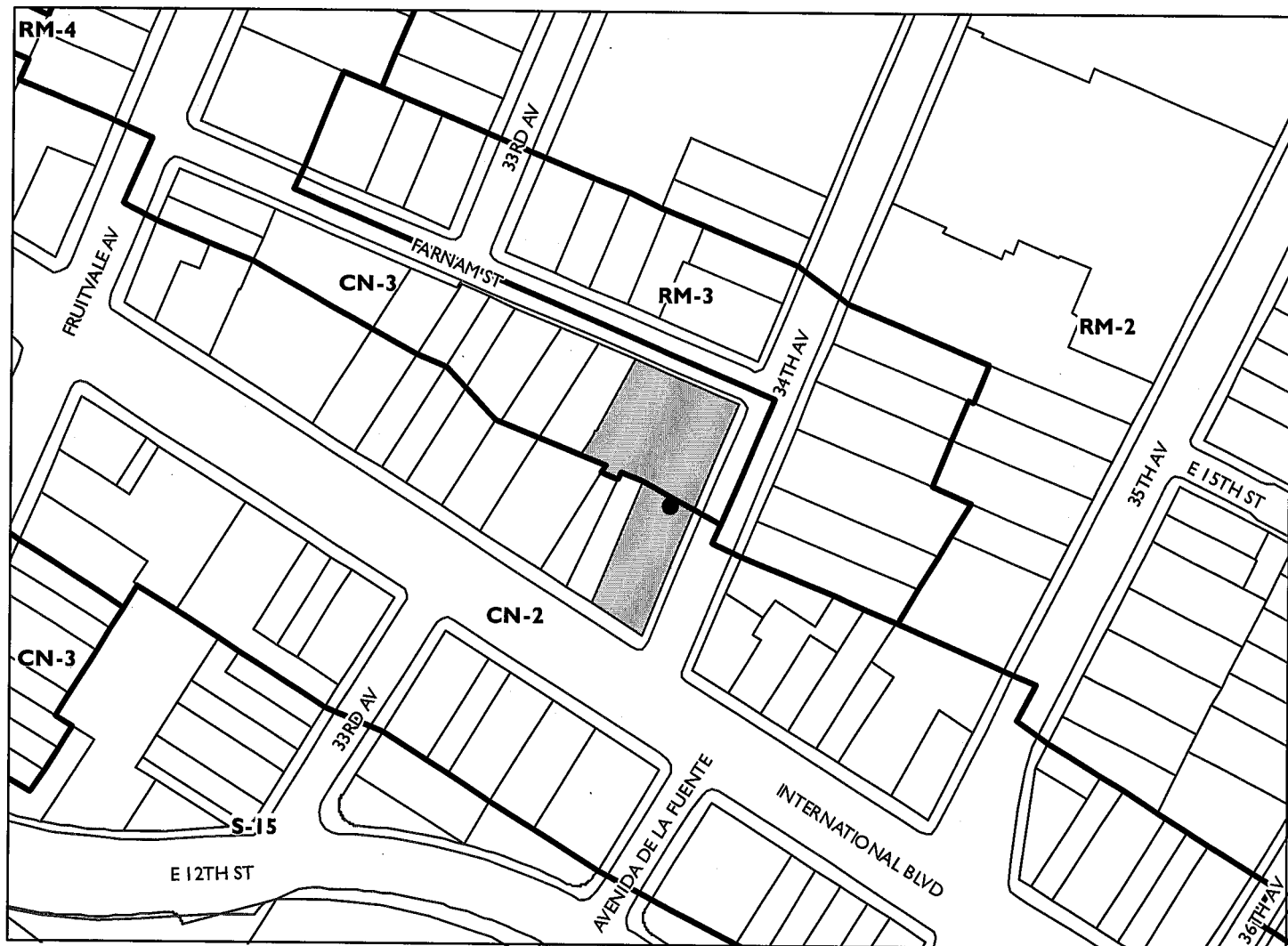
Location:	1419 34 th Ave. (APN: 033-2123-016-03). (See map on reverse)
Proposal:	To allow "Restore Oakland" to establish a multi-use facility to include a Full Service Restaurant "COLORS" with a Type 41 ABC License, A Community Assembly Space for "The Restorative Justice Program for the Ella Baker Center for Human Rights", A Community Education "Restaurant Opportunity Center United (ROC), and administrative offices for "Causa Justa" and "La Cocina".
Applicant:	Restore Oakland, LLC
Owner:	Brewster Family Trust
Planning Permits Required:	Major Conditional Use Permit to allow a Type 41 "Beer & Wine" Alcoholic Beverage Sales Activity in conjunction with a full service restaurant on a restricted street; Minor Conditional Use Permit to allow Community Education, Community Assembly, and Administrative Office Commercial Activities on the ground floor; and Regular Design Review for façade improvements and rear additions to the building.
General Plan:	Neighborhood Center Mixed Use
Zoning:	CN-2 Neighborhood Center – 2 Zone
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines exempts project involving operation of existing private facilities; Section 15303 of the State CEQA Guidelines: New Construction of small structures; Exempt; Section 15183 Projects consistent with the General Plan or Zoning.
Historic Status:	Fruitvale Commercial, Area of Secondary Importance (ASI); Survey rating: Cb+2+
City Council District:	5
Finality of Decision:	Appealable to City Council within 10 days
For Further Information:	Contact case planner Jose M. Herrera-Preza at (510) 238-3808 or jherrera@oaklandnet.com

SUMMARY

The applicant, "Restore Oakland", requests Planning Commission approval of a Major Conditional Use Permit to allow a Type 41 ABC (Alcohol Beverage Control) license for the sale of "beer and wine" in conjunction with a full service restaurant on International Boulevard, which is a restricted street for alcohol. The proposal, which is on the corner of 34th Avenue and International Boulevard, will restore and revitalize the existing building through period appropriate façade improvements as recommended by the historic preservation staff. The proposal will occupy the building with a number of different land use activities intended to serve as social services and economic opportunities for the residents of East Oakland. The "Restore Oakland" project will have the following tenants within the building: 1. Ella Baker Center of Human Rights; 2. Restaurant Opportunity Centers United (ROC) Worker Training programs; 3. La Cocina Administrative Offices; 4. COLORS, a full service restaurant; 5. The Restorative Justice Program; and 6. Causa Justa: Just Cause Housing equity and child care programs.

Staff recommends the approval of the Major Conditional Use permit for the sale of beer and wine within COLORS (a full-service restaurant), Minor Conditional Use Permits for Community Education, Community Assembly, and Administrative offices on the ground floor and Regular Design Review for façade restoration and improvements to the rear of the building.

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN16448
Applicant: Restore Oakland, LLC
Address: 1419 34th Avenue
Zone: CN-2

BACKGROUND

In general, full service restaurants are allowed to sell alcoholic beverages with no additional zoning approvals, similar to an accessory use. However, establishments located along “restricted streets,” including International Boulevard, require a Major Conditional Use Permit. The subject site is located in Police Beat 26X, which runs along International Boulevard and across the street from Beat 27X. Staff review included presenting the item, with the applicant in attendance, to the Neighborhood Crime Prevention Councils (NCPCs) for both police beats. While these groups expressed concern for area crime and nuisances, both related and unrelated to alcohol, neither group indicated concerns related to this site or proposal.

PROJECT DESCRIPTION

Restore Oakland LLC, proposes to occupy an existing three-story 20,066 square foot building with a number of different land use activities. The existing basement space will be converted into 5,014 square foot commercial office space. The first story (street level) will be 6,072 square foot for containing a full service restaurant, commercial kitchen and administrative office space. The second story will remain 6,862 square foot of commercial office space. A newly created mezzanine level between the second story and the roof will also be office space.

In addition to the uses listed above, the proposal also requests that the full service restaurant “COLORS” serve beer and wine. The restaurant consists of a 3,926 square-foot space with a 2,263 square foot dining room with approximately 30 tables and 100 chairs. The applicant has requested for the hours of operation to be from Sunday-Thursday 8:00am-9:00pm and Friday-Saturday 8:00am-11:00pm. Off-street parking (28 spaces) would be provided at the parking lot to the rear of property.

PROPERTY DESCRIPTION

The subject property is a 20,282 square foot corner parcel at the intersection of 34th Avenue and International Blvd. The site contains a three-story Art Deco commercial building recognized by the Oakland Cultural Historic Survey to be a primary contributor to the Fruitvale Commercial Historic District with a rating of Cb+2+. The building is sited at the northwest corner of the property and contains an open, surface parking lot to the rear with capacity for 28 parking spaces. The property is surrounded by a mixture of small scale commercial businesses along the International Boulevard and medium-density residential uses toward the north east across 34th Avenue.

GENERAL PLAN ANALYSIS

The premises are located in a Neighborhood Center Commercial area of the General Plan’s Land Use & Transportation Element (LUTE). The intent of the area is: *“to create, preserve, and enhance mixed use neighborhood commercial centers. The centers are typically characterized by smaller scale pedestrian oriented, continuous and active store fronts with opportunities for comparison shopping.”* The property is in a ‘Grow and Change’ area on the LUTE’s Strategy Diagram. The proposal conforms to the area’s intent and strategy and to the following Goals and Policies of the LUTE:

Industry and Commerce Goals

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

Policy I/C3.2 Enhancing Business Districts.

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

POLICY I/C3.4 STRENGTHENED VITALITY

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

POLICY N2.3: LOCATING SERVICES ALONG MAJOR STREETS

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

POLICY N9.6 RESPECTING DIVERSITY

The City's diversity in cultures and populations should be respected and built upon.

Enhancing a full service restaurant by allowing liquor to be served with meals is therefore consistent with the General Plan. Additional considerations are discussed in the Key Issues And Impacts section of this report.

ZONING ANALYSIS

Intent of CN-2 Zone

The premises are located in a CN-2 Neighborhood Center Commercial Zone - 2. The intent of the CN Zones is: *"to create, preserve, and enhance mixed use neighborhood commercial centers. The centers are typically characterized by smaller scale pedestrian oriented, continuous and active store fronts with opportunities for comparison shopping."* The intent of the CN-2 Zone is *"to enhance the character of established neighborhood commercial centers that have a compact, vibrant pedestrian environment."* The proposal is consistent with this intent and with the following purpose of the zoning regulations:

To promote an attractive urban environment which will enhance the City's economic potential and encourage decisions to make investments, do business, shop, and live within Oakland; (OMC Sec. 17.07.030(K))

Activities

The following table describes what permits the proposed activities require in the CN-2 zone:

Organization	Land Use Activity ¹	Location of activity	Required Permit	Staff Recommendation
Causa Justa– Offices for housing equity and child care programs	Administrative Office	1 st floors	CUP for non-retail activity on the ground floor	Approval
COLORS	Full Service Restaurant	1 st floor	Permitted	Approval
Sale of beer and wine at COLORS	Alcohol Beverage Sales	1 st floor	Major Conditional Use Permit because on restricted street ³	Approval ²
Restaurant Opportunity Centers United (ROC) Worker Training programs. ROC trains staff at COLORS to work in the food industry.	Community Education	Basement and 1 st floor	CUP for Community Education	Approval

Organization	Land Use Activity ¹	Location of activity	Required Permit	Staff Recommendation
Discussion and community space for restorative justice Programs	Community Assembly	Basement and 2 nd floor	CUP for Community Assembly	Approval
Offices for the Ella Baker Center of Human Rights	Administrative Office	2 nd floor	No permit required	Approval

¹ These Land Use Classifications are contained in Article two of Chapter 17.10 of the Planning Code.

² These issues are discussed in the Key Issues and Impacts Section of this report.

³ Restricted streets are described in Subsection 17.103.030.B of the Planning Code.

Staff recommends approval of each of these Conditional Use Permits. The Planning Code requires a Conditional Use Permit for ground floor office uses to preserve ground floor customer activity; however, the proposed COLORS restaurant will create this street activation. Locating the offices to support the food service worker training services on the ground floor will provide convenient access to the restaurant, where the job training will be provided. Staff also supports the ground floor activities due to the important social justice and community service functions the offices will provide. The sale of alcohol in a restricted street is discussed in the Key Issues and Impacts section of this report.

Design Review

The proposed improvements to the façade of the subject building require Regular Design Review Approval per Sections 17.33.020 and 17.136.040(A) of the Planning Code. The proposed changes and staff's recommendation are contained in the Key Issues and Impacts section of this report.

ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) Guidelines categorically exempts specific types of projects from environmental review. Section 15301 of the State CEQA Guidelines exempts project involving *operation of existing private...facilities*. Section 15303 of the State CEQA Guidelines: New Construction of small structures; Exempt. The proposal to serve liquor at a full service restaurant located in a commercial district meets this description: the project would constitute operation of an existing private facility. The project is therefore exempt from Environmental Review.

KEY ISSUES AND IMPACTS

The following are key issues that staff reviewed in response to the proposal:

Major Conditional Use Permit

Staff supports the Major Conditional Use Permit for the sale of beer and wine in the COLORS restaurant on a restricted street. Conditions of approval relating to cabaret activities, ABAT registration, location and manner of alcohol consumption, hours of operation, litter, noise, security, and other issues will ensure that the restaurant will operate as a full service restaurant and not have the impacts of a bar. Further, the sale of alcoholic beverages will provide financing to support the restaurant's important job training functions. Finally, the sale of alcoholic beverage is only a small portion of the overall project.

Regular Design Review

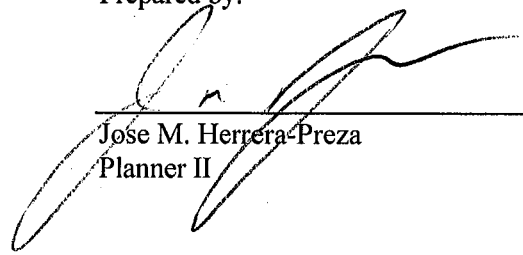
Staff supports the proposed façade improvements to the subject Art Deco styled commercial building. The façade improvements will complement the historic Art Deco details at the second floor and open long shuttered street level storefront windows that will activate the streetscape along International Boulevard and 34th Avenue. The facade improvements have also been designed to be compatible with the existing architecture in the Fruitvale Commercial Historic District by using similar façade articulations,

incorporating exterior materials with vertical accents, smooth stucco features, and two-inch recesses between windows and the surface of the building.

RECOMMENDATIONS:

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

Prepared by:




Jose M. Herrera-Preza
Planner II

Reviewed by:



Scott Miller
Zoning Manager

Approved for forwarding to the
City Planning Commission:



Darin Ranelletti, Interim Deputy Director
Bureau of Planning

ATTACHMENTS:

- A. Findings for Approval
- B. Conditions of Approval
- C. Project Plans
- D. Plans/photographs
- E. Menu

FINDINGS FOR APPROVAL

This proposal meets the required findings under Conditional Use Permit Procedure/General Use Permit Criteria (OMC Sec. 17.134.050) and Special Regulations Applying To Certain Establishments Selling Alcoholic Beverages (OMC Sec. 17.102.210(A)) under the Planning Code (Title 17), as set forth below. Required findings are shown in bold type; explanations as to why these findings can be made are in normal type.

CONDITIONAL USE PERMIT PROCEDURE/GENERAL USE PERMIT CRITERIA (OMC SEC. 17.134.050)

A. That the location, size, design, and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development.

The Major Conditional Use Permit is required for the sale of beer and wine on a restricted street in conjunction with a full service restaurant ("COLORS"). Conditions of approval relating to cabaret activities, ABAT registration, location and manner of alcohol consumption, hours of operation, litter, noise, security, and other issues will ensure that the restaurant will operate as a full service restaurant and not have the impacts of a bar.

The Conditional Use Permit for ground floor office uses also meets this finding. The Planning Code requires this Conditional Use Permit for ground floor office uses to preserve the desired ground floor customer activity in a pedestrian oriented commercial district. The proposed COLORS restaurant will create this desired street activation.

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

The project involves renovations to the building's exterior and interior to accommodate the adaptive re-use of the building with a full-service restaurant, administrative offices and community spaces. The community space, offices, educational facilities, and workplace training function of the restaurant in the same building will create a synergy of functions. The proposed façade improvements to the historically rated commercial building will be an attractive improvement to the Fruitvale retail district (see Design Review Findings, below).

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

The proposal will provide the community a venue to discuss economic and social justice issues and provide essential job training services. The restaurant will create a destination for visitors of the Fruitvale Commercial District.

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

The proposal meets all required design review criteria (please see below).

E. That the proposal conforms in all significant respects with the Oakland Comprehensive Plan

FINDINGS

and with any other applicable plan or development control map which has been adopted by the City Council.

As discussed in the Report, and hereby incorporated by the proposal conforms to the area's intent and strategy and to the Goals and Policies of the LUTE.

SPECIAL REGULATIONS APPLYING TO CERTAIN ESTABLISHMENTS SELLING ALCOHOLIC BEVERAGES (OMC SEC. 17.102.210(A))

1. That the proposal will not contribute to undue proliferation of such uses in an area where additional ones would be undesirable, with consideration to be given to the area's function and character, problems of crime and loitering, and traffic problems and capacity;

The proposal is to allow a new full service restaurant in an existing building to serve beer and wine. The new establishment will have hours of operation from 8:00am to 10:30pm with sale of alcoholic beverages beginning no earlier than 11:00am. Conditions of approval will ensure nuisances such as noise, loitering, and littering is avoided. Conditions will also ensure the restaurant operates a kitchen at all times and only sells alcoholic beverages for on-site consumption with food and submits to a six-month compliance review.

2. That the proposal will not adversely affect adjacent or nearby churches, temples, or synagogues; public, parochial, or private elementary, junior high, or high schools; public parks or recreation centers; or public or parochial playgrounds;

The site is not adjacent to the uses referenced above.

3. That the proposal will not interfere with the movement of people along an important pedestrian street;

The proposal consists of a new restaurant in an existing commercial building and will not interfere with the flow of pedestrians along the public right-of-way.

4. That the proposed development will be of an architectural and visual quality and character which harmonizes with, or where appropriate enhances, the surrounding area;

The proposal involves a new restaurant in an existing building. The building will reestablish the ground floor window glazing with a focus on the International Boulevard frontage. The façade improvements restore historical elements at the second story and incorporate architectural elements found in the commercial neighborhood. The resulting ground level design compliments the pedestrian streetscape on International Boulevard.

5. That the design will avoid unduly large or obtrusive Signs, bleak unlandscaped parking areas, and an overall garish impression;

The proposal does not involve the approval of signage, although dedicated signage areas are included in the proposal. The parcel will provide a total of 28 on-site parking spaces located at the rear of the parcel facing Farnam Street away from the continuous storefronts in International Boulevard. The parking area will be improved with new perimeter fencing, lighting and landscaping that will incorporate necessary improvements to that area of the parcel. Conditions of approval will ensure no alcoholic beverage signage is displayed.

6. That adequate litter receptacles will be provided where appropriate;

The proposal is for a full service restaurant where patrons will dine on site; staff will clean any litter in the public right-of-way fronting the establishment daily as stipulated by conditions of approval.

7. That where the proposed use is in close proximity to residential uses, and especially to bedroom windows, it will be limited in hours of operation, or designed or operated, so as to avoid disruption of residents' sleep between the hours of ten (10) p.m. and seven (7) a.m. The same criteria shall apply to all conditional use permits required by subsection B of this section for sale of alcoholic beverages at full service restaurants.

The premises are along a major commercial corridor. Although the property is within close proximity of residences along on 34th Avenue, the nearest residential structure is 100 feet away from the main dining area. Furthermore, the applicant proposes limited hours of operation from 8:00am to 10:30pm. Full-service restaurants within an existing building are typically not associated with noise complaints due to alcoholic beverage sales.

8. That proposals for new Fast-Food Restaurants must substantially comply with the provisions of the Oakland City Planning Commission "Fast-Food Restaurant--Guidelines for Development and Evaluation" (OCPD 100-18).

The proposal does not involve a fast food restaurant.

CN Neighborhood Commercial Zones Regulations/Additional CUP Criteria (OMC Sec. 17.33.030)

1. That the proposal will not detract from the character desired for the area;

By establishing a restaurant along with administrative offices for "Causa Justa", the proposal will extend the pedestrian shopping experience by activating a long vacant commercial building on a prominent corner on International Boulevard. The proposed activity will occupy the existing commercial building and restore the historically significant components of the façade, which will contribute to the character of Fruitvale Commercial Corridor.

2. That the proposal will not impair a generally continuous wall of building facades;

The proposed construction will not affect the continuous wall of building facades as the expansion is a floor area addition involving a basement conversion into offices and meeting rooms and creation of a mezzanine at the second floor. As part of a proposed tenant improvement to the building, the applicant has voluntarily agreed to a restoration of the building façade and, therefore, will improve existing continuous wall of commercial facades along International Boulevard.

3. That the proposal will not weaken the concentration and continuity of retail facilities at ground level, and will not impair the retention or creation of an important shopping frontage;

The proposal has been designed to strengthen the pedestrian shopping experience along International Boulevard. The applicant will keep the street fronting windows open and provide views of the restaurant area, community activity space, and offices.

4. That the proposal will not interfere with the movement of people along an important pedestrian street;

The site is accessible by two existing driveways along the 34th Avenue and Farnam Street frontages and two pedestrian entrances along the International Boulevard commercial corridor. No new construction is proposed. Therefore, there will be no effect to pedestrian access in the area.

5. That the proposal will conform in all significant respects with any applicable district plan which has been adopted by the City Council.

As previously stated, the proposal conforms to the General Plan as described in the previous sections of this report.

NONRESIDENTIAL DESIGN REVIEW CRITERIA (OMC 17.136.050(B))

1. That the proposal will help achieve or maintain a group of facilities which are well related to one another and which, when taken together, will result in a well-composed design, with consideration given to site, landscape, bulk, height, arrangement, texture, materials, colors, and appurtenances; the relation of these factors to other facilities in the vicinity; and the relation of the proposal to the total setting as seen from key points in the surrounding area. Only elements of design which have some significant relationship to outside appearance shall be considered, except as otherwise provided in Section 17.136.060;

The building will reestablish the ground floor window glazing with a focus on the International Boulevard frontage. Specifically, the large first floor windows, facing 34th Avenue, will remain open and be designed in a manner that will contribute to a very pedestrian-friendly street frontage, with views into the restaurants and administrative office activities space. The façade improvements will revitalize the historic building and incorporate site improvements to the surface parking lot, which will incorporate permanent landscaping and fencing. Façade improvements will restore historical elements at the second story and incorporate architectural features found in the commercial neighborhood. The resulting ground level design will complement the pedestrian streetscape on Fruitvale commercial district.

2. That the proposed design will be of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area;

The proposed façade improvement to the existing building is designed with the intent to both preserve the character of the existing Art Deco building and complement and enhance the Fruitvale Commercial District. The façade improvements will restore Art Deco features at second-story and roof parapets along the two street-facing elevations, which will harmonize with existing continuous storefronts.

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

The subject site is located within the Neighborhood Center Mixed Use General Plan Land Use classification which is intended *"to create, preserve, and enhance mixed use neighborhood commercial centers. The centers are typically characterized by smaller scale pedestrian oriented, continuous and active store fronts with opportunities for comparison shopping."* The proposed retail/office commercial building fits with the desired character and related uses typically found in neighborhood commercial districts specific to the Fruitvale Commercial District. Therefore, the project conforms to the General Plan and applicable Design Review criteria.

POLICY N2.3: LOCATING SERVICES ALONG MAJOR STREETS

FINDINGS

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

Policy N9.6 Respecting Diversity

The City's diversity in cultures and populations should be respected and built upon.

Attachment B

CONDITIONS OF APPROVAL

1. Approved Use

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, PLN16448 and the approved plans dated December 20, 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 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

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.

- a. 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.

14. Regulatory Permits and Authorizations from Other Agencies

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

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

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

Monitoring/Inspection: Applicable regulatory agency with jurisdiction

15. 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:
 - 1. Installation and maintenance of landscaping to discourage defacement of and/or protect likely graffiti-attracting surfaces.
 - 2. Installation and maintenance of lighting to protect likely graffiti-attracting surfaces.
 - 3. Use of paint with anti-graffiti coating.
 - 4. Incorporation of architectural or design elements or features to discourage graffiti defacement in accordance with the principles of Crime Prevention Through Environmental Design (CPTED).
 - 5. 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:
 - 1. 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.
 - 2. Covering with new paint to match the color of the surrounding surface.
 - 3. Replacing with new surfacing (with City permits if required).

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

16. Landscape Plan

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

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.

19. Exposure to Air Pollution (Toxic Air Contaminants)

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:

1. 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 -

2. 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:
 - a. 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.
 - b. Where appropriate, install passive electrostatic filtering systems, especially those with low air velocities (i.e., 1 mph).
 - c. Phasing of residential developments when proposed within 500 feet of freeways such that homes nearest the freeway are built last, if feasible.
 - d. 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.
 - e. Sensitive receptors shall be located on the upper floors of buildings, if feasible.
 - f. 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*).
 - g. Sensitive receptors shall be located as far away from truck activity areas, such as loading docks and delivery areas, as feasible.
 - h. Existing and new diesel generators shall meet CARB's Tier 4 emission standards, if feasible.
 - i. Emissions from diesel trucks shall be reduced through implementing the following measures, if feasible:
 - j. Installing electrical hook-ups for diesel trucks at loading docks.
 - k. Requiring trucks to use Transportation Refrigeration Units (TRU) that meet Tier 4 emission standards.
 - l. Requiring truck-intensive projects to use advanced exhaust technology (e.g., hybrid) or alternative fuels.
 - m. Prohibiting trucks from idling for more than two minutes.
 - n. 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. 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

21. 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

22. 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

23. 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

24. Site Design Measures to Reduce Stormwater Runoff

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

- a. Minimize impervious surfaces, especially directly connected impervious surfaces and surface parking areas;

- b. Utilize permeable paving in place of impervious paving where appropriate;
- c. Cluster structures;
- d. Direct roof runoff to vegetated areas;
- e. Preserve quality open space; and
- f. Establish vegetated buffer areas.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

25. Architectural Copper

Requirement: The project applicant shall implement Best Management Practices (BMPs) concerning the installation, treatment, and maintenance of exterior architectural copper during and after construction of the project in order to reduce potential water quality impacts in accordance with Provision C.13 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES). The required BMPs include, but are not limited to, the following:

- a. If possible, use copper materials that have been pre-patinated at the factory;
- b. If patination is done on-site, ensure rinse water is not discharged to the storm drain system by protecting storm drain inlets and implementing one or more of the following:
- c. Discharge rinse water to landscaped area;
- d. Collect rinse water in a tank and discharge to the sanitary sewer, with approval by the City; or haul off-site for proper disposal;
- e. During maintenance activities, protect storm drain inlets to prevent wash water discharge into storm drains; and
- f. Consider coating the copper with an impervious coating that prevents further corrosion.

When Required: During construction; ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

26. 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.

CONDITIONS OF APPROVAL

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

27. 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

28. Extreme Construction Noise

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

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

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

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 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

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

When Required: Prior to Final Approval

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

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

Project Specific Conditions of Approval

40. Encroachment Permit

Prior to issuance of building permit.

The applicant shall obtain any encroachment permits, waiver of damages or other approvals required by the Bureau of Building, for any privately constructed public improvements, or any permanent or temporary elements located in the public right of way.

41. Window, Doors and Patio Details.

Prior to issuance of building permit.

The applicant shall submit to the Planning and Zoning Division for review and approval, a window and door schedule, including cross-sections and elevations, and final architectural details of the front and side elevations, including balcony details.

42. Meter Shielding

Prior to issuance of building permits.

The applicant shall submit for review and approval by the Planning and Zoning Division, plans showing the location of any and all utility meters, transformers, and the like located within a box set within the building, located on a non-street facing elevation, or screened from view from any public right of way.

43. Transportation and Parking Management Plan I

Prior to issuance of a final inspection of the building permit

The applicant shall submit for review and approval by the Bureau of Planning and Zoning a Transportation Demand Management (TDM) plan containing strategies to reduce on-site parking demand and single occupancy vehicle travel. The TDM shall include strategies to increase bicycle, pedestrian, transit, on-site Valet use. All five modes of travel shall be considered

- On-site Valet program
- Parking management strategies; including attendant/valet parking and shared parking spaces.
- Distribution of information concerning alternative transportation options.

SPECIFIC CONDITIONS RELATED TO ALCOHOL BEVERAGE SALES

44. Alcoholic Beverage Sales

a. Additional Permits Required

Prior to commencement of activity

A type 41 license shall be obtained from the ABC. The license must be obtained from existing stock within the City limits to the extent practicable pursuant to City Council Resolution No. 75490 (2000). This use shall conform to all provisions of the State ABC license. The state license and state conditions shall be posted along with these Conditional Use Permit conditions in a place visible to the public. This use shall also conform to all State Retail Operating Standards, Section 25612.5 of the Business and Professions Code and local Performance Standards, Section 15210, where applicable including any future changes in the above regulations. The intent of these standards is to reduce nuisance, litter, loitering, and crime associated with alcohol outlets. The City Conditions of Approval shall be forwarded to the Department of Alcoholic Beverage Control.

b. ABAT Registration

The operator shall register with the Police Department's Alcoholic Beverage Action Team and adhere to their regulations.

c. Deemed Approved Alcoholic Beverage Sale Regulations

The applicant and proprietor voluntarily agree to conform to the Oakland Planning Code Deemed Approved Alcoholic Beverage Sale Regulations (OMC Sec. 17.156).

d. Crime Prevention Through Environmental Review (CPTED)

The applicant shall request a CPTED review from the Oakland Police Department's Alcoholic Beverage Action Team (ABAT) and shall implement all recommendations to the extent practicable.

e. Neighborhood outreach

The business operator shall be accessible to neighbors wishing to register complaints against the business and shall work to eliminate any nuisances related to the business as reported by neighbors. The establishment shall display signage inside the building and next to the exit discouraging the patrons from generating nuisances outdoors both fronting the building and within the neighborhood. The establishment shall display signage at the front entrance and behind the bar offering contact numbers for both the establishment and the City (CEDA Code Compliance at (510)238-3381 and OPD non-emergency at (510)777-3333 for the purpose of reporting nuisances.

f. Location and manner of alcohol consumption

Alcohol sale is on-sale, for on-site consumption only.

CONDITIONS OF APPROVAL

g. Hours of Alcohol Sale

Hours of alcohol sales are limited to the following: Sunday through Thursday 11:00am to 8:45pm and Friday-Saturday 11:00am -10:45pm. No alcoholic beverages shall be sold within fifteen minutes prior to closing time. Food shall be available at all hours that alcohol is served.

h. Staff training program

The operator shall require new employees to complete a staff training program that includes training in the conditions of approval and ABC statutes and regulations.

i. Cabarets

No live music or DJ's are allowed without a Cabaret Permit from the City Administrator's Office.

45. Facility Management

a. Signage

Ongoing

- i. At least one sign (one square foot maximum) shall be posted and maintained in a legible condition at each public entrance to the building prohibiting littering and loitering. Required signage prohibiting open containers and drinking in public shall also be maintained in legible condition near each public entrance to bar. The "No Open Container" signs are available from the cashier located on the second floor of 250 Frank H. Ogawa Plaza.

b. Advertising signage

Ongoing

- i. No product advertising signage (such as neon beer signs) or banners (such as happy hour advertisements) may be displayed.

c. Pay Phones

Ongoing

No pay phones are permitted outside the building.

d. Building Code Upgrades

Prior to commencing approved activities

The applicant shall obtain Building Permits and construct any building upgrades required to comply with the Building Code for occupancy requirements; it may be the case that no upgrades are required.

e. Modifications

Prior to submitting for a building permit & ongoing

All business signage and/or exterior alterations shall require Planning and Zoning Division approval.

f. Loitering

Ongoing

The owner, manager, and employees of this establishment shall make appropriate efforts to discourage loitering from the premises including calling the police to ask that they remove loiters who refuse to leave. Persons hanging around the exterior of the establishment with no apparent business for more than ten minutes shall be asked to leave. Techniques discussed in the manual entitled "Loitering: Business and Community Based Solutions" may be used and are recommended by the Alcoholic Beverage Action Team.

g. Odor

Ongoing

Staff shall eliminate outdoor odors by refraining from purposefully breaking defective bottles outside and by immediately washing spillage from bottles broken accidentally.

h. Graffiti

Ongoing

Graffiti shall be removed from the premises within 72 hours (3 days) of application.

i. Trash and litter

Ongoing

The licensees/property owners shall clear the gutter and sidewalks along San Pablo Avenue plus twenty feet beyond the property lines along this street of litter twice daily or as needed to control litter. In addition to the requirements of B&P Code Section 25612.5 (sweep or mechanically clean weekly), the licensee shall clean the sidewalk with steam or equivalent measures once per month. The business shall utilize a recycling program.

j. Noise

Ongoing

The City Noise Ordinance (OMC Sec. 8.18.010) and Performance Standards (OMC Sec. 17.20.050) shall be observed for noise emanating from within the establishment from any source of recorded music and from patrons as well as from outdoor noise from patrons.

k. Smoking

Ongoing

The City Smoking Ordinance shall apply (OMC Sec. 8.30). Smoking shall only be located in the front of the building on the public sidewalk 25-feet to the north (left) of the doorway only due to the proximity of neighbors on-site to the rear and right of the building and State law. Ashtrays shall be provided adjacent to the entrance to prevent littering of cigarette butts. The establishment shall provide signage inside the building and next to the exit to direct patrons to the proper location for smoking. No smoking shall be permitted in the rear yard area.

l. Taxi call program

Ongoing

The establishment shall maintain a program of calling taxi cabs or rideshare for patrons on request for the purpose of preventing driving while intoxicated and shall maintain this service. Signage offering this service shall be displayed behind the bar.

46. Compliance hearings

Six months after the Certificate of Occupancy has been issued (or temporary Certificate of Occupancy if one is issued) for the expanded floor area, the applicant shall meet with the Zoning staff to review any complaints or other known issues that have arisen during the first 6 months of operation under this permit. If Zoning or Code Compliance staff are aware of complaints that would indicate significant non-compliance with any Conditions of Approval, the applicant shall submit for, and pay all appropriate fees consistent with the Master Fee Schedule, and such review will be concluded in the process provided for under Oakland Planning Code, which may include referral to the Planning Commission. The same process shall be repeated at 12 months and at 18 months after the Certificate of Occupancy is issued.

Applicant Statement

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

Name of Project Applicant

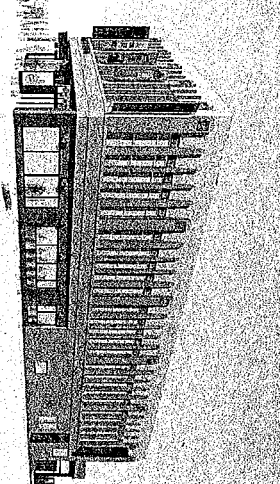
Signature of Project Applicant

Date

RESTORE, OAKLAND

1419, 34TH AVENUE, OAKLAND CA 94601

Attachment C



PERSPECTIVE

PROJECT SITE DATA

PROJECT DESCRIPTION:
PROJECT INCLUDES CHANGE OF USE, BASEMENT CHANGING FROM UNCONTINGUED GENERAL STORAGE TO CONTINGUED GENERAL STORAGE AND OCCUPANT USE SECOND FLOOR TO BEHOLD OFFICE USE, SUIT TO BEHOLD INTERIOR IMPROVEMENTS, ELEVATOR, GENERAL INTERIOR IMPROVEMENTS THROUGHOUT INCLUDE NEW PARTITIONS, FINISHES, ASSOCIATED STRUCTURAL, ELECTRICAL, AND MECHANICAL UPGRADES.
EXTERIOR WORK TO INCLUDE NEW OPENINGS AND STORE FRONT SYSTEM AT GROUND LEVEL, AS WELL AS ROOF REPAIR AND INSTALLATION OF ROOF TOP MECHANICAL SYSTEMS.

NEIGHBORHOOD:
FRONTALE

ZONING:
CA-2

YEAR BUILT:
1951

LOT AREA:
2022.38 SQ. FT.

STORIES:
2 - BASEMENT

CONSTRUCTION TYPE:
III-A

LOT FRONTAGE:
0

PARCEL NUMBER:
32723-053

SQUARE FOOTAGE:
BASEMENT LEVEL: 5941 (EXISTING)
BASEMENT LEVEL: 6072 (EXISTING)
LEVEL 2: 688 (EXISTING)
TOTAL BUILDING: 2000 (EXISTING) (INCLUDES 1938 COMMERCIAL OFFICE AND 428 NEW RESTAURANT)

USE & OCCUPANCY:
PROPOSED: MIXED
BASEMENT: MIXED
AS SECOND: 8 SECOND

BATHROOMS:
EXISTING: 0
NEW: ACCESSIBLE RESTROOMS WILL BE ADDED.

SEE PLUMBING FIXTURE COUNT BELOW

PROJECT DIRECTORY

PROPERTY OWNER:
RESTORE OAKLAND LLC
2020 MONTGOMERY BLVD, SUITE 100
OAKLAND, CA 94612
PHONE: 510.533.3444
EMAIL: INFO@RESTOREOAKLAND.COM

ARCHITECT OF RECORD:
RESTORE OAKLAND LLC
2020 MONTGOMERY BLVD, SUITE 100
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PHONE: 510.533.3444
EMAIL: INFO@RESTOREOAKLAND.COM

GENERAL CONTRACTOR:
RESTORE OAKLAND LLC
2020 MONTGOMERY BLVD, SUITE 100
OAKLAND, CA 94612
PHONE: 510.533.3444
EMAIL: INFO@RESTOREOAKLAND.COM

STRUCTURAL ENGINEER:
RESTORE OAKLAND LLC
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MECHANICAL ENGINEER:
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ELECTRICAL ENGINEER:
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CODES AND STANDARDS

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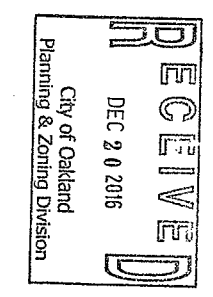
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PLUMBING FIXTURE COUNT

DRAINAGE FIXTURE COUNT OCCUPANT	TOTAL SQUARE FEET	LOAD FACTOR	TOTAL		MEN		WOMEN	
			WC	UR	LAV	WC	LAV	
A3 FLEX MEETING ROOM A ACCESSORY CLOSET	1,174 SF	130	1	1	1	1	1	1
B ROOMS 002, 003, 004, 005, 006, 007, 008, 009, 010, 011	1,071 SF	1200	3	1	1	3	1	1
CPC SECTION 422 EXCEPT 3 PERMITS A B OCCUPANCY WITH AN OCCUPANT LOAD < 80 TO USE A SINGLE ACCOMMODATION UNLESS OCCUPANT, THE UNSIX TOILET SERVES THE B OCCUPANCY AND OCCUPANT LOAD AND THE SECOND SINK FOR BOTH SERVICES IS ACCOMMODATED IN RESTROOM 008			2	2	2	2	2	2
GROUND FLOOR FIXTURE COUNT								
A2 RESTAURANT & OFFICE 104, 105	3,252 SF	120	131	1	1	65	3	1
B ROOMS 121, 122	579 SF	1200	2	1	1	2	1	1
SECOND FLOOR FIXTURE COUNT								
CPC SECTION 422 EXCEPT 3 PERMITS A B OCCUPANCY WITH AN OCCUPANT LOAD < 80 TO USE A SINGLE ACCOMMODATION UNLESS OCCUPANT, THE UNSIX TOILET SERVES THE B OCCUPANCY AND OCCUPANT LOAD AND THE SECOND SINK FOR BOTH SERVICES IS ACCOMMODATED IN RESTROOM 218			34	1	1	17	2	2
TOTAL # OF FIXTURES REQUIRED								
# PROVIDED			3	2	2	4	3	3
TOTAL # OF FIXTURES REQUIRED			3	2	2	4	3	3
# PROVIDED			3	2	2	4	3	3

SHEET INDEX

SHEET NO.	SHEET TITLE	SCALE
A-000	TITLE SHEET	
A-001	ARCHITECTURAL ABREVIATIONS	
A-002	SYMBOLS	
A-003	ACCESSIBILITY DETAILS	
A-004	SMALL COMMERCIAL GREEN BUILDING CHECKLIST	
A-005	CALIFORNIA GREEN BUILDING CHECKLIST	
A-006	CALIFORNIA GREEN BUILDING CHECKLIST	
A-007	EXISTING AND DEMOLITION SITE PLAN	1/8" = 1'-0"
A-008	PROPOSED SITE PLAN	1/8" = 1'-0"
A-009	BASEMENT	1/8" = 1'-0"
A-010	SECOND FLOOR DEMOLITION PLAN	1/8" = 1'-0"
A-011	SECOND FLOOR DEMOLITION REFLECTED CEILING PLAN	1/8" = 1'-0"
A-012	ROOF LEVEL DEMOLITION REFLECTED CEILING PLAN	1/8" = 1'-0"
A-013	NEW SECOND FLOOR AND MEZZANINE FLOOR REFLECTED CEILING PLAN	1/8" = 1'-0"
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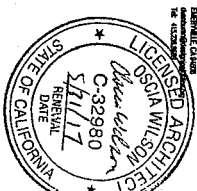


PROJECT

RESTORE
OAKLAND
1419, 34th AVENUE
OAKLAND, CA 94601



ARCHITECT OF RECORD
RESTORE OAKLAND LLC
2020 MONTGOMERY BLVD, SUITE 100
OAKLAND, CA 94612
PHONE: 510.533.3444
EMAIL: INFO@RESTOREOAKLAND.COM



DATE	12/20/16
10% SCHEDULED	10/15/16
50% SCHEDULED	09/15/16
REVISION	

TITLE	TITLE SHEET
SHEET	SHEET INDEX AND PROJECT SITE DATA
SCALE	A-000

MATERIALS	SYMBOLS
COMPACTED SOIL	1
UNGRAVELLED SOIL	2
GRAVEL	3
CONCRETE	4
CONCRETE MASONRY UNIT	5
STEEL	6
ALUMINUM	7
ORNAMENTAL METAL	8
CONTINUOUS WOOD FRAMING	9
WOOD BRACING	10
FINISH WOODWORK	11
PLYWOOD	12
PARTICLE BOARD	13
GYPSUM WALLBOARD	14
WATERPROOFING	15
ROOF INSULATION	16
AIR INSULATION	17
PIPEWORK	18
CLADDING	19
GLASS AND ROOFING	20

SYMBOLS LEGEND
<p>SHEET NUMBER A-521</p> <p>BUILDING SECTIONS TAGS</p> <p>DETAIL WALL SECTION TAGS</p> <p>TOILET ACCESSORY SYMBOL</p> <p>SHOWER HEAD</p> <p>FLOOR SINK</p> <p>FLOOR DRAIN</p> <p>FREE EXTINGUISHER CABINET</p> <p>2 LITRE POWER</p> <p>1 LITRE ROOM BOILING</p> <p>WHEELCHAIR ACCESS (PUSHY)</p> <p>MOTION DETECTOR</p> <p>SECURITY CAMERA</p> <p>GLASS BREAK SENSOR</p> <p>PIR ACCESS</p> <p>SECURITY CAMERA</p> <p>ONE INDICATOR</p> <p>ONE INDICATOR/ONE SIGNAL W/ALARM</p> <p>PART OF AN INFRARED UNIT</p> <p>DUAL DETECTOR</p> <p>DUAL DETECTOR</p> <p>4-4-4 DETECTOR</p> <p>SIGNAL OUTLET</p> <p>PROPOSED TRENCH RAIN</p>

POWER/DATA/A-V LEGEND
<p>REFLECTED CEILING LEGEND</p> <p>EXPOSED CONCRETE</p> <p>ACCESS PANEL</p> <p>DIFFUSER</p> <p>SHOCK AND HEAT DETECTORS</p> <p>CEILING LIGHT FIXTURES</p> <p>CEILING MATERIAL AND HEIGHT</p> <p>FIRE PROTECTION LEGEND</p> <p>PARTITION HEATING DESIGNATIONS</p> <p>SEALING & VISUAL DEVICES</p> <p>EXIT DESIGN LEGEND</p>

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PROJECT
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1419 34th AVENUE
OAKLAND, CA 94601

ARCHITECT OF RECORD
Designing Justice-Designing Spaces

BUILDING DESIGNER
OSCAR WILSON ARCHITECT
C-322980
5/21/17
RENEWAL
DATE

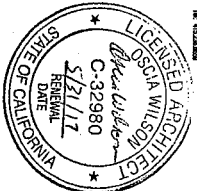
PLANNING SUBMISSION 12.28.16
100% SCHEMATIC DESIGN 10.18.16
25% SCHEMATIC DESIGN 09.12.16
PERSON DATE

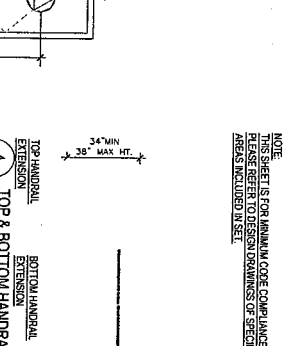
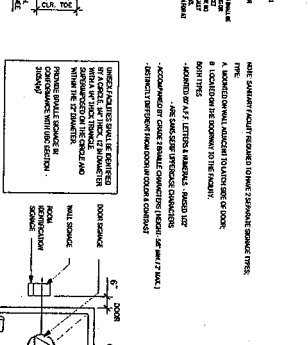
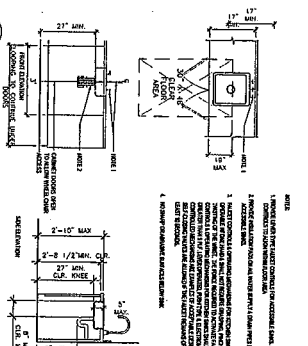
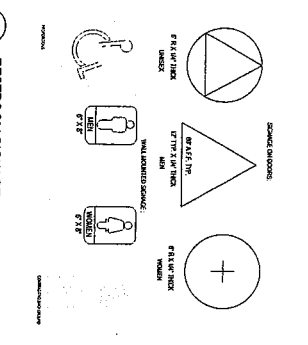
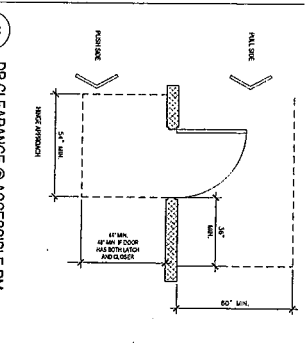
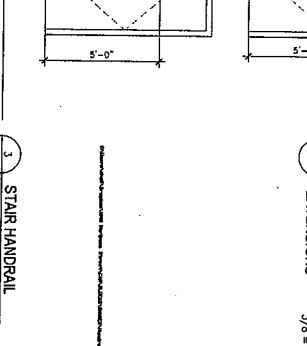
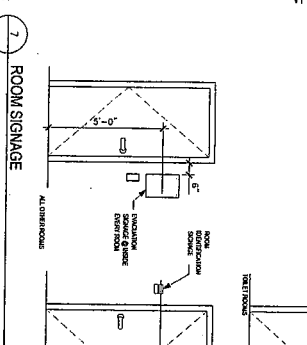
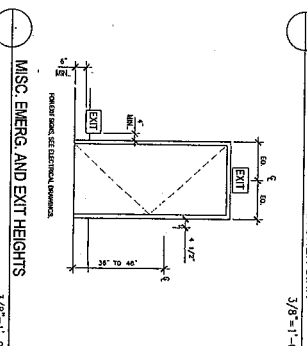
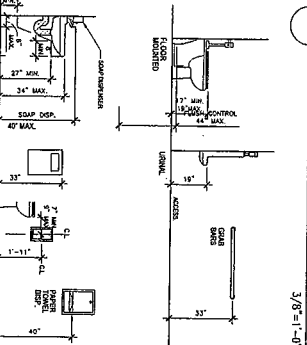
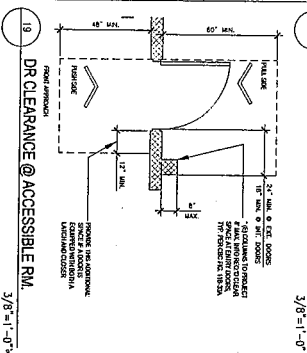
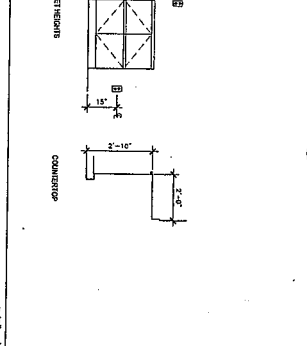
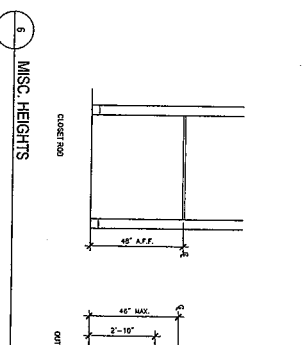
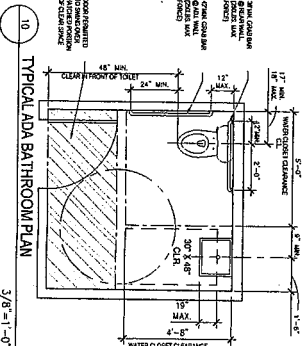
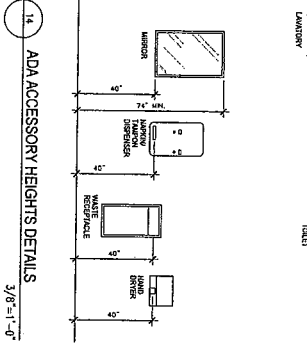
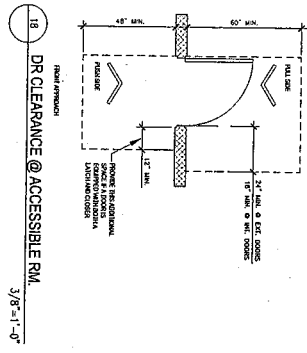
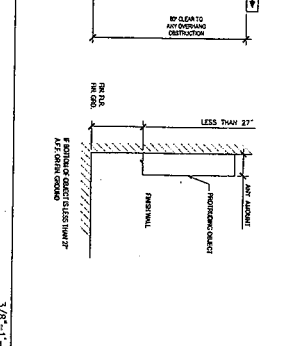
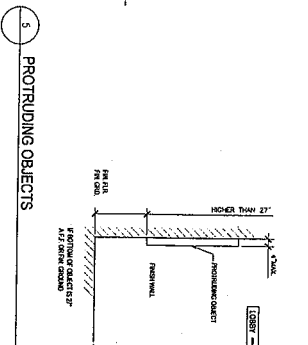
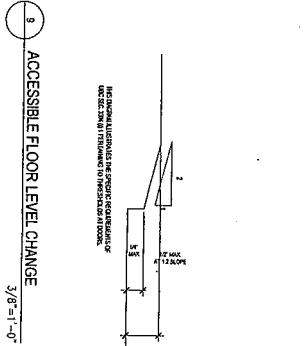
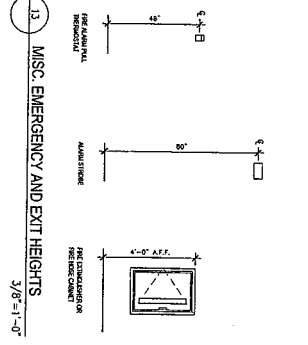
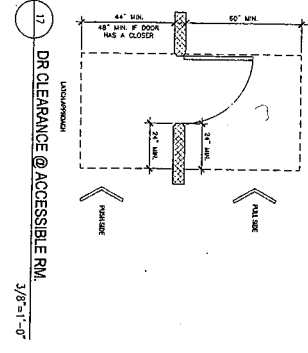
KEY PLAN

DATE 12.28.16
JOB NUMBER
PHASE
DESIGNER PLANNING SUBMITTAL
PROJECT NUMBER
SCALE
FILE

SYMBOLS

A-002





NOTE:
 1. ALL CLEARANCES SHALL BE TO THE UNFINISHED SURFACE UNLESS NOTED OTHERWISE.
 2. ALL CLEARANCES SHALL BE TO THE UNFINISHED SURFACE UNLESS NOTED OTHERWISE.
 3. ALL CLEARANCES SHALL BE TO THE UNFINISHED SURFACE UNLESS NOTED OTHERWISE.
 4. ALL CLEARANCES SHALL BE TO THE UNFINISHED SURFACE UNLESS NOTED OTHERWISE.

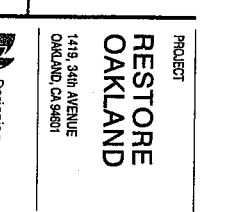
NOTE:
 THIS SHEET IS FOR MINIMUM CODE COMPLIANCE.
 PLEASE REFER TO DESIGN DRAWINGS OF SPECIFIC AREAS INCLUDED IN SET.

TITLE	ACCESSIBILITY DETAILS
DATE	12-16-16
DESIGNER	SCHEMATIC DESIGN
REVISION	PERMIT SUBMITTAL
SCALE	AS SHOWN
PROJECT	RESTORE OAKLAND
CLIENT	1419 34th AVENUE OAKLAND, CA 94601
ARCHITECT	DESIGNING JUSTICE-DESIGNING SPACES
PLANNING SUBMISSION	12-16-16
100% SCHEMATIC DESIGN	10-19-16
50% SCHEMATIC DESIGN	09-19-16
REVISION	DATE

PROJECT: RESTORE OAKLAND
 1419 34th AVENUE
 OAKLAND, CA 94601

ARCHITECT OF RECORD
 DESIGNING JUSTICE-DESIGNING SPACES

BUILDING DESIGNER
 SCHEMATIC DESIGN



A-003

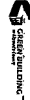
Small Commercial Green Building Checklist



The Small Commercial Checklist is intended to assist small new construction and renovation/retrofit projects in attaining Green Points as...

Form with multiple sections for checklist items, including '1. General Information', '2. Building Envelope', and '3. Mechanical Systems'. Includes checkboxes and a 'TOTAL GREEN POINTS' field.

Small Commercial Green Building Checklist



The Small Commercial Checklist is intended to assist small new construction and renovation/retrofit projects in attaining Green Points as...

Form with multiple sections for checklist items, including '1. General Information', '2. Building Envelope', and '3. Mechanical Systems'. Includes checkboxes and a 'TOTAL GREEN POINTS' field.

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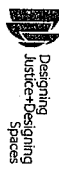
Small Commercial Green Building Checklist



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Form with multiple sections for checklist items, including '1. General Information', '2. Building Envelope', and '3. Mechanical Systems'. Includes checkboxes and a 'TOTAL GREEN POINTS' field.

PROJECT RESTORE OAKLAND 1419, 34th AVENUE OAKLAND, CA 94601



ARCHITECT OF RECORD OCHO WICKSTEAD 29 WALTON STREET OAKLAND, CALIFORNIA 94612

BUILDING DESIGNER GREENPOINT ASSOCIATES 2000 14TH AVENUE OAKLAND, CALIFORNIA 94612



Project information table with fields for PLANNING NUMBER (02-2016), DATE (02-2016), SCALE, and SHEET (A-004A).

A-004A

Small Commercial Green Building Checklist

July 15, 2013

Minimum 8 Requirements



New construction projects: Addition of at least 7 minimum from below.
Remodeling projects: Addition of at least 7 minimum from below.
Phase 2 projects: Addition of at least 7 minimum from below.

Table with 3 columns: Requirement, Description, and Minimum. Contains items 1-15 regarding energy, water, and material requirements.

Minimum 8 Requirements

Minimum 8 Requirements



Small Commercial Green Building Checklist

July 15, 2013

Minimum 8 Requirements



Table with 3 columns: Requirement, Description, and Minimum. Contains items 1-15 regarding energy, water, and material requirements.

Minimum 8 Requirements

Minimum 8 Requirements



Table with 3 columns: Requirement, Description, and Minimum. Contains items 1-15 regarding energy, water, and material requirements.

Small Commercial Green Building Checklist

July 15, 2013

Minimum 8 Requirements

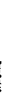


New construction projects: Addition of at least 7 minimum from below.
Remodeling projects: Addition of at least 7 minimum from below.
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Table with 3 columns: Requirement, Description, and Minimum. Contains items 1-15 regarding energy, water, and material requirements.

Minimum 8 Requirements

Minimum 8 Requirements



Small Commercial Green Building Checklist

July 15, 2013

Minimum 8 Requirements



Table with 3 columns: Requirement, Description, and Minimum. Contains items 1-15 regarding energy, water, and material requirements.

Minimum 8 Requirements

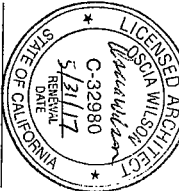
Minimum 8 Requirements



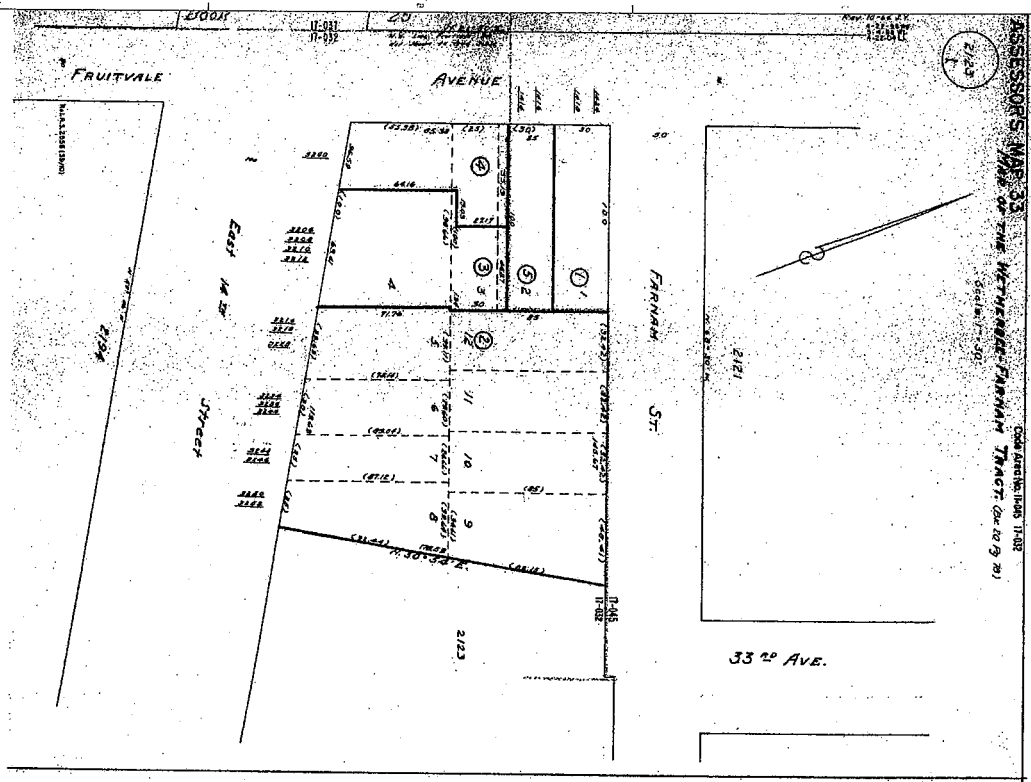
Table with 3 columns: Requirement, Description, and Minimum. Contains items 1-15 regarding energy, water, and material requirements.

PROJECT RESTORE OAKLAND 1419, 34th AVENUE OAKLAND, CA 94611. Designing Justice-Designing Spaces

ARCHITECT OF RECORD 220 WASHINGTON STREET SAN FRANCISCO, CA 94102. BUILDING DESIGNER DENISE L. CLARK



Project information form including: PLAN NAME, DATE, JOB NUMBER, FIRM NAME, SCALE, SHEET, and PROJECT NAME (A-004B).

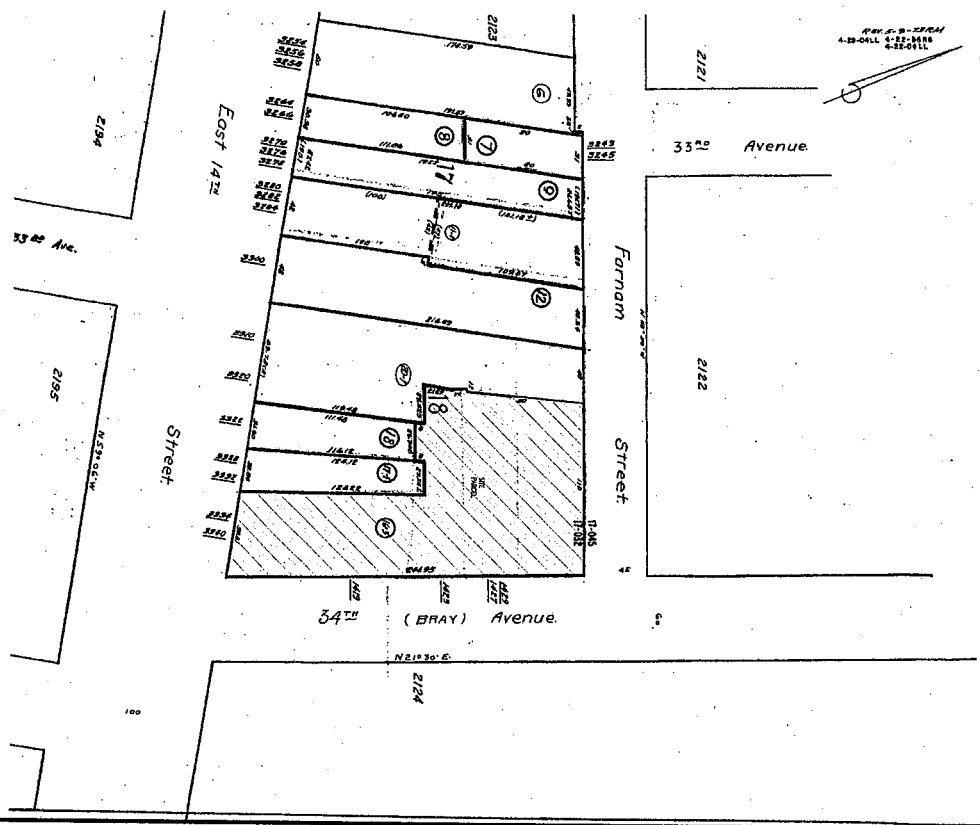


ASSESSOR'S MAP 33
Map of Fruitvale-Farnham Tract (Ac. 20.97)

2123
2

ASSESSOR'S MAP 33
Map of Bray Tract (Ac. 17.30)

Scale 1/4" = 40'-0"

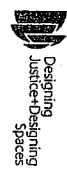


Code Area No. 17-45 17-032

1" = 40'-0"

PROJECT
**RESTORE
OAKLAND**

1418, 34th AVENUE
OAKLAND, CA 94601



ARCHITECT OF RECORD
DESIGNED BY
222 WARE STREET
OAKLAND, CALIFORNIA 94612
PHONE: 510.434.1111
WWW.DJSPACES.COM



BUILDING DESIGNER
DESIGNED BY
222 WARE STREET
OAKLAND, CALIFORNIA 94612
PHONE: 510.434.1111
WWW.DJSPACES.COM

REVISIONS

NO.	DATE	DESCRIPTION
1	08.15.16	50% SCHEMATIC DESIGN
2	10.18.16	100% SCHEMATIC DESIGN
3	10.18.16	50% SCHEMATIC DESIGN
4	08.15.16	REVISION

KEY PLAN

DATE: 12/16/16

JOHN WARD

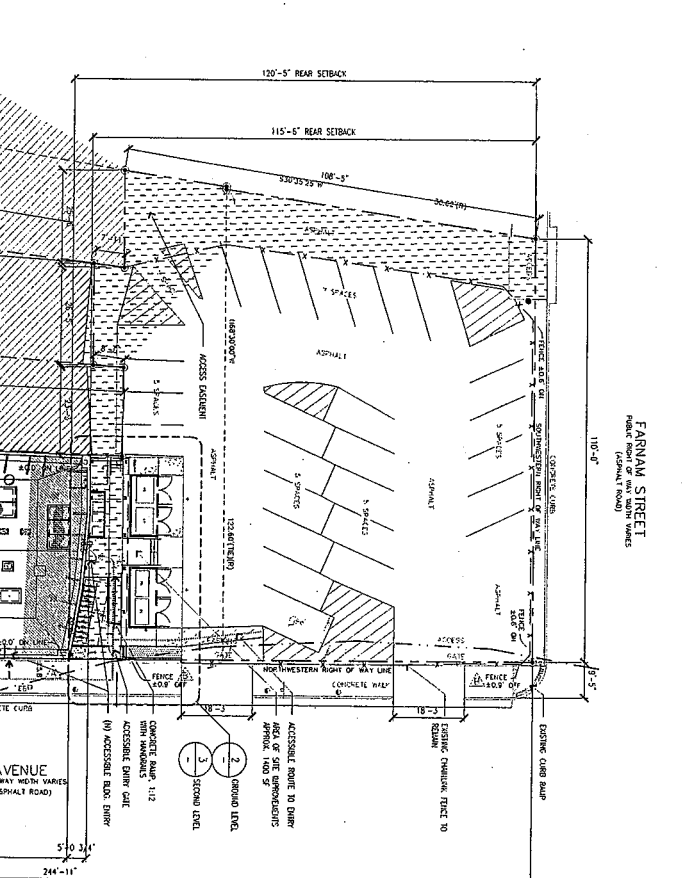
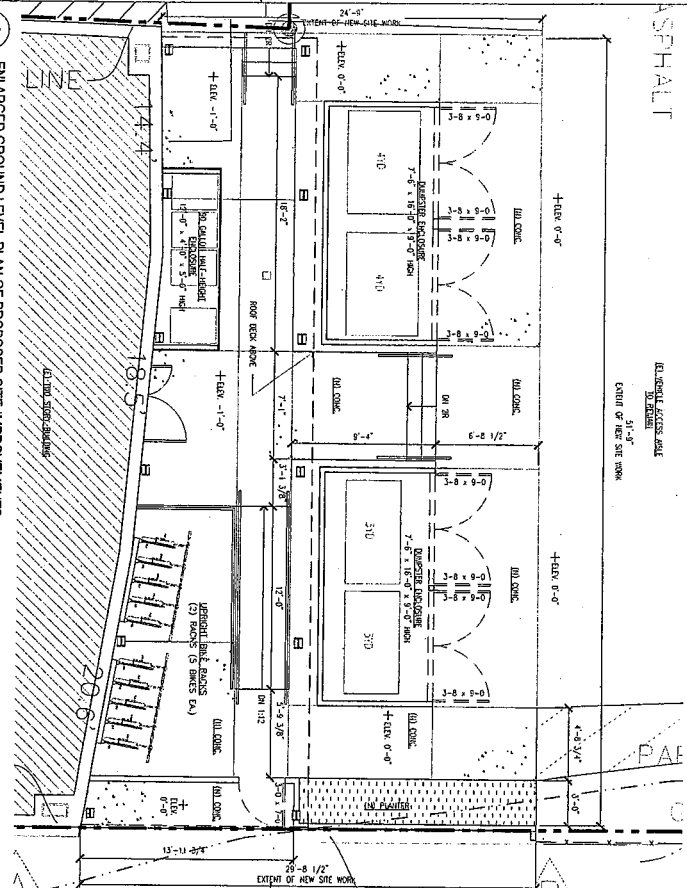
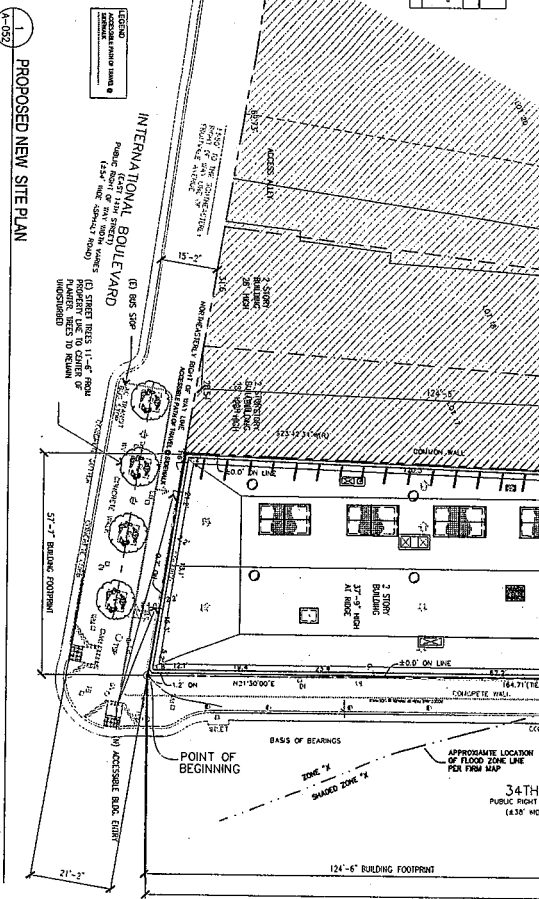
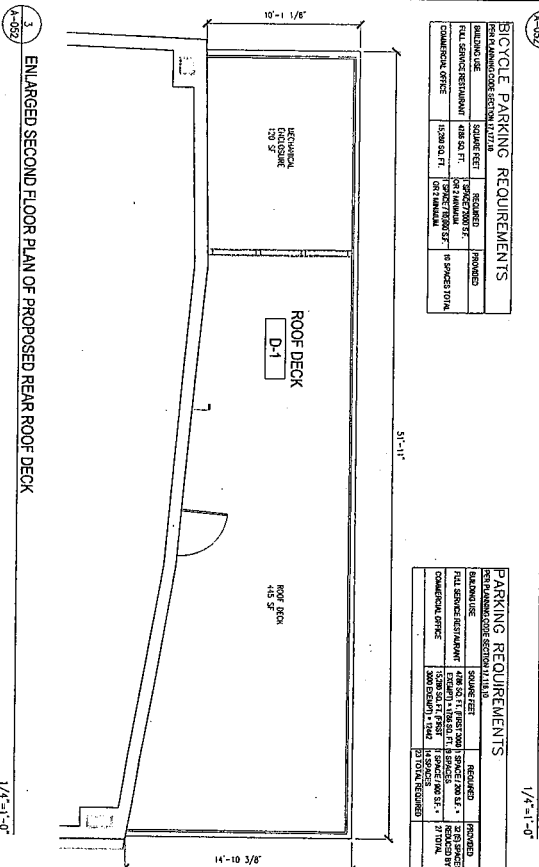
PHASE: PRELIMINARY

DESIGNED FOR: PLANNING/ARCHITECTURAL

PROJECT NUMBER: A-050

SCALE: 1" = 20'-0"

TITLE
ASSESSOR'S PARCEL
MAPS
A-050



BICYCLE PARKING REQUIREMENTS

REQUIREMENT	REQUIRED	PROVIDED
MINIMUM BICYCLE PARKING SPACES	10	10
MINIMUM BICYCLE PARKING SPACES PER 1,000 SQ. FT. OF FLOOR AREA	1	1
MINIMUM BICYCLE PARKING SPACES PER 1,000 SQ. FT. OF FLOOR AREA	1	1
MINIMUM BICYCLE PARKING SPACES PER 1,000 SQ. FT. OF FLOOR AREA	1	1
MINIMUM BICYCLE PARKING SPACES PER 1,000 SQ. FT. OF FLOOR AREA	1	1

PARKING REQUIREMENTS

REQUIREMENT	REQUIRED	PROVIDED
MINIMUM PARKING SPACES	10	10
MINIMUM PARKING SPACES PER 1,000 SQ. FT. OF FLOOR AREA	1	1
MINIMUM PARKING SPACES PER 1,000 SQ. FT. OF FLOOR AREA	1	1
MINIMUM PARKING SPACES PER 1,000 SQ. FT. OF FLOOR AREA	1	1
MINIMUM PARKING SPACES PER 1,000 SQ. FT. OF FLOOR AREA	1	1

PROJECT
RESTORE OAKLAND
 1419 34th AVENUE
 OAKLAND, CA 94601

ARCHITECT OF RECORD
 DESIGNING JUSTICE-DESIGNING SPACES

LICENSED ARCHITECT
 OSCA WILSON
 C-32980
 5/21/17
 STATE OF CALIFORNIA

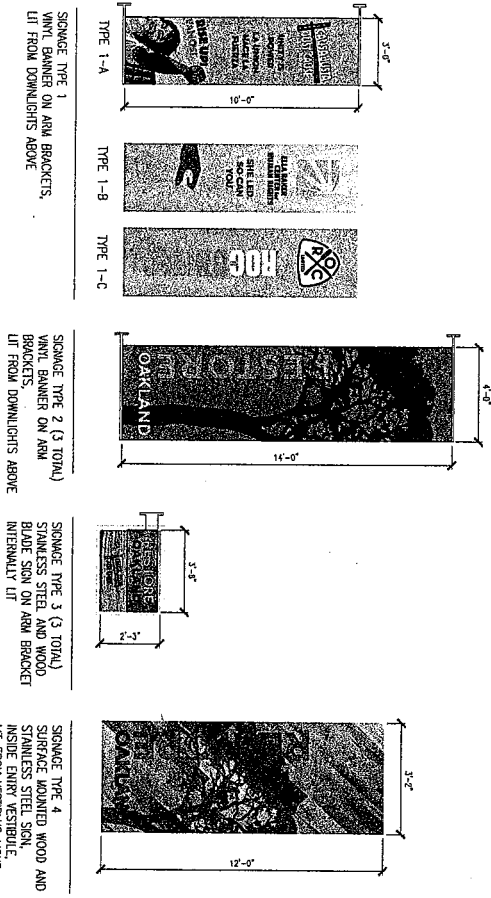
PLANNING SUBMISSION 12/20/16
100% SCHEMATIC DESIGN 10/18/16
50% SCHEMATIC DESIGN 09/13/16
REVISION DATE

KEY PLAN
 DATE: 12/20/16
 PROJECT NAME: RESTORE OAKLAND
 ARCHITECT: DESIGNING JUSTICE-DESIGNING SPACES
 PROJECT NUMBER: 1419 34th AVENUE
 SCALE: 1/16" = 1'-0"

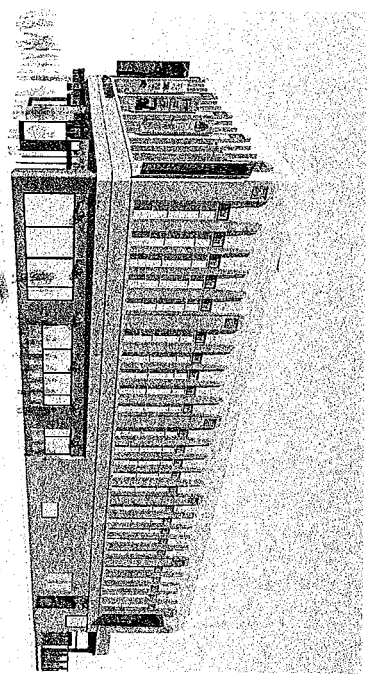
PROPOSED NEW SITE PLAN

A-052

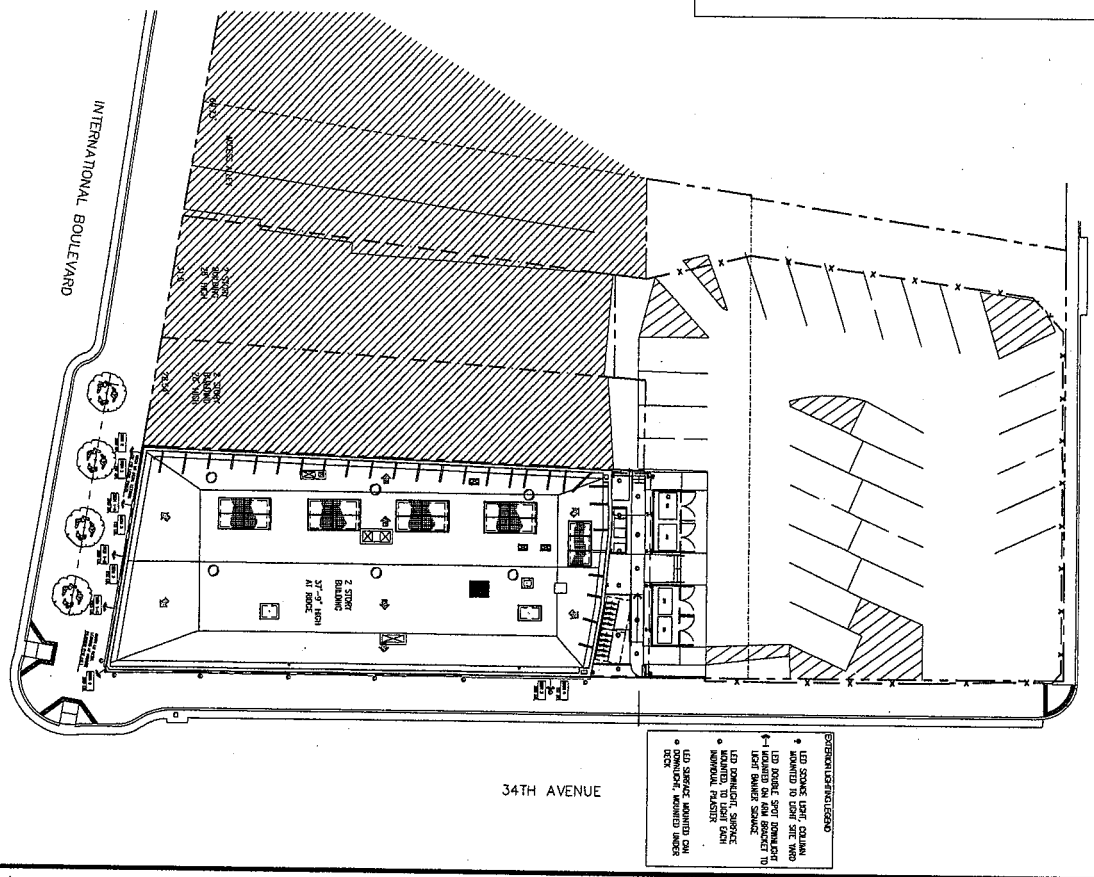
2 SIGNAGE TYPES AND ELEVATIONS
A-053



3 SIGNAGE PERSPECTIVE
A-053



1 PROPOSED SITE LIGHTING & SIGNAGE
A-053



A-053

PROPOSED SITE
LIGHTING & SIGNAGE

DATE: 12/20/16
JOB NUMBER:
PROJECT NAME:
CLIENT:
PROJECT ADDRESS:
SCALE: 1/16" = 1'-0"

REV PLAN
DATE: 12/20/16
JOB NUMBER:
PROJECT NAME:
CLIENT:
PROJECT ADDRESS:
SCALE: 1/16" = 1'-0"

PLANNING SUPERVISOR: 12/20/16
10% SCHEMATIC DESIGN: 10/18/16
50% SCHEMATIC DESIGN: 08/15/16
REVISION: DATE:

ARCHITECT OF RECORD
1419 24th AVENUE
OAKLAND, CA 94601

ARCHITECT OF RECORD
Designing
Justice+Designing
Spaces

BUILDING DESIGNER
DESIGNING JUSTICE+DESIGNING SPACES

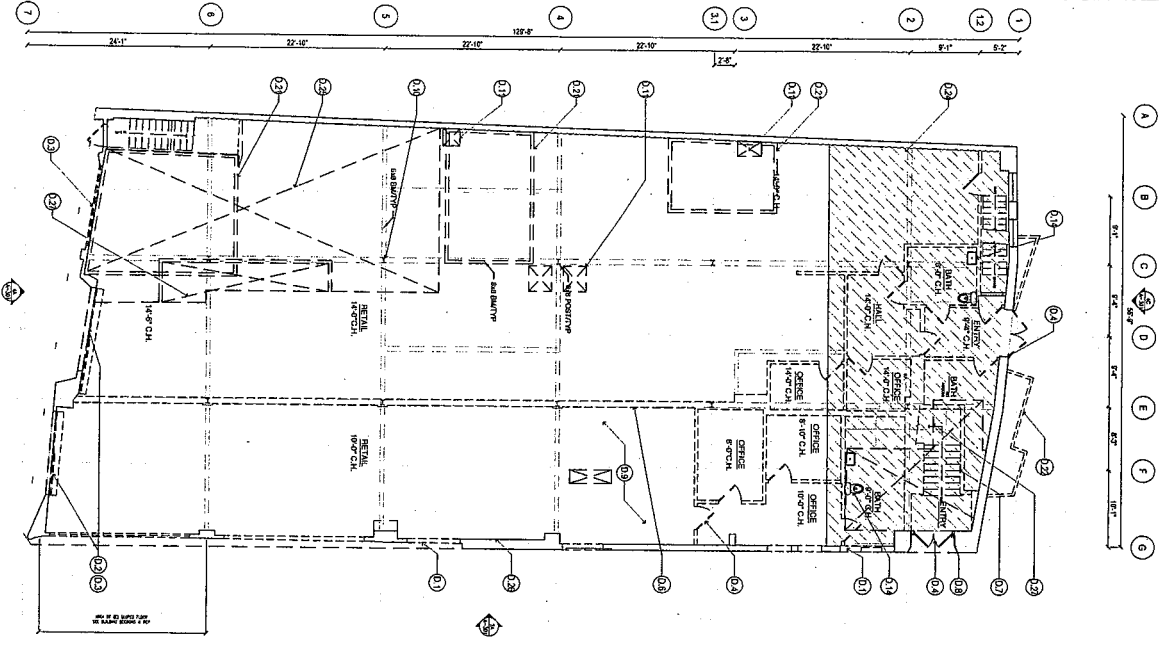
DATE: 12/20/16

PROJECT
RESTORE
OAKLAND

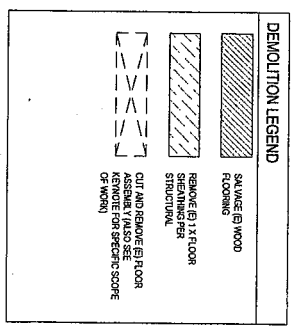
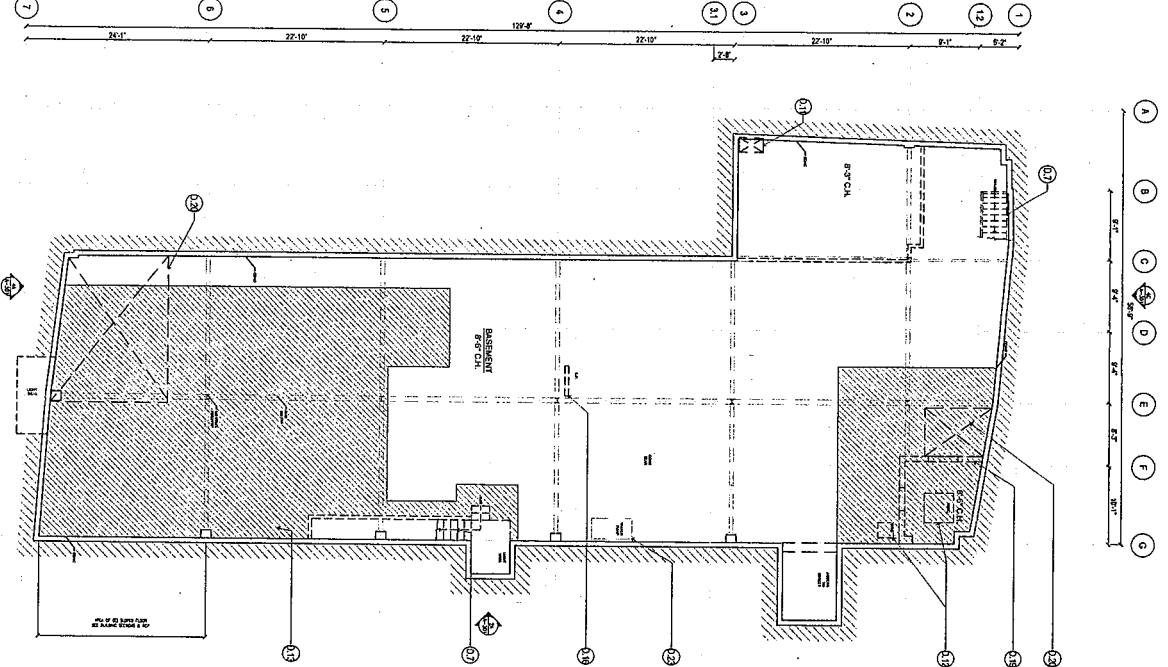
PROJECT
RESTORE
OAKLAND

PROJECT
RESTORE
OAKLAND

2 EXISTING & DEMOLITION PLAN
GROUND FLOOR LEVEL



1 EXISTING & DEMOLITION PLAN
BASEMENT LEVEL



- FLOOR DEMOLITION NOTES
SEE ALSO GENERAL DEMOLITION NOTES ON SHEET A-101
- D1 REMOVE (E) EXTERIOR PLASTER & BRICK TO EXTENTS OF (N) QUOTE OPENING. SEE (N) PLAN AND WINDOW SCHEDULE FOR (N) SIZE AND LOCATION.
 - D2 REMOVE AND DISPOSE OF (E) OVERHEAD SECONDARY LIGHT METAL FRAME MOTOR HOUSING AND DISPOSE OF (E) EXTERIOR STOREROOM, ASSOCIATED HANDDOORS, FRAMES TYPE.
 - D3 REMOVE AND DISPOSE OF ALL EXISTING DOORS, ASSOCIATED HANDDOORS, FRAMES TYPE.
 - D4 REMOVE AND DISPOSE OF EXISTING WALL, INTERIOR PARTITION, ROWING AND FINISHES.
 - D5 REMOVE (E) METAL SECURITY GATE.
 - D6 REMOVE (E) METAL SECURITY GATE.
 - D7 REMOVE (E) METAL SECURITY GATE.
 - D8 REMOVE AND DISPOSE OF EXISTING FLOOR FINISH.
 - D9 REMOVE AND DISPOSE OF EXISTING FLOOR FINISH.
 - D10 REMOVE AND DISPOSE OF ALL EXISTING WALL, INTERIOR PARTITION, ROWING AND FINISHES.
 - D11 REMOVE AND DISPOSE OF ALL EXISTING WALL, INTERIOR PARTITION, ROWING AND FINISHES.
 - D12 REMOVE AND DISPOSE OF ALL EXISTING WALL, INTERIOR PARTITION, ROWING AND FINISHES.
 - D13 REMOVE AND DISPOSE OF ALL EXISTING WALL, INTERIOR PARTITION, ROWING AND FINISHES.
 - D14 REMOVE AND DISPOSE OF ALL EXISTING WALL, INTERIOR PARTITION, ROWING AND FINISHES.
 - D15 REMOVE AND DISPOSE OF ALL EXISTING WALL, INTERIOR PARTITION, ROWING AND FINISHES.
 - D16 REMOVE AND DISPOSE OF ALL EXISTING WALL, INTERIOR PARTITION, ROWING AND FINISHES.
 - D17 REMOVE AND DISPOSE OF ALL EXISTING WALL, INTERIOR PARTITION, ROWING AND FINISHES.
 - D18 REMOVE (E) BRICK ENCLOSURE.
 - D19 REMOVE (E) BRICK ENCLOSURE.
 - D20 REMOVE (E) BRICK ENCLOSURE.
 - D21 REMOVE (E) BRICK ENCLOSURE.
 - D22 REMOVE (E) BRICK ENCLOSURE.
 - D23 REMOVE (E) BRICK ENCLOSURE.
 - D24 REMOVE (E) FLOOR FINISHING TO EXTERNS SHOW PER STRUCTURAL DRAWINGS.
 - D25 REMOVE (E) FLOOR FINISHING TO EXTERNS SHOW PER STRUCTURAL DRAWINGS.
 - D26 REMOVE (E) WALL FINISH TO (E) BRICK AT INTERIOR. REMOVE SMALL AREAS TO TEST FOR BRICK STRUCTURAL INTEGRITY AND QUALITY PRIOR TO PROCEEDING WITH (E) AND REMOVE (E) FLOOR FINISHING PER STRUCTURAL DRAWINGS FOR ELEVATOR AND/OR (E) SHAF OPENING.
 - D27 REMOVE (E) FLOOR FINISHING PER STRUCTURAL DRAWINGS FOR ELEVATOR AND/OR (E) SHAF OPENING.

PROJECT
RESTORE OAKLAND
1419, 24th AVENUE
OAKLAND, CA 94612

ARCHITECT OF RECORD
DESIGNING JUSTICE+DESIGNING SPACES

BUILDING DESIGNER
DESIGNING JUSTICE+DESIGNING SPACES

LICENSED ARCHITECT
C-32980
5/14/17
DATE

KEY PLAN

DATE: 12/31/16

JOB NUMBER: SCHEMATIC DESIGN

NAME: SCHEMATIC DESIGN

DESIGNED FOR: FURNISHING/STRUCTURAL

PROJECT NUMBER: 1/8"-1'-0"

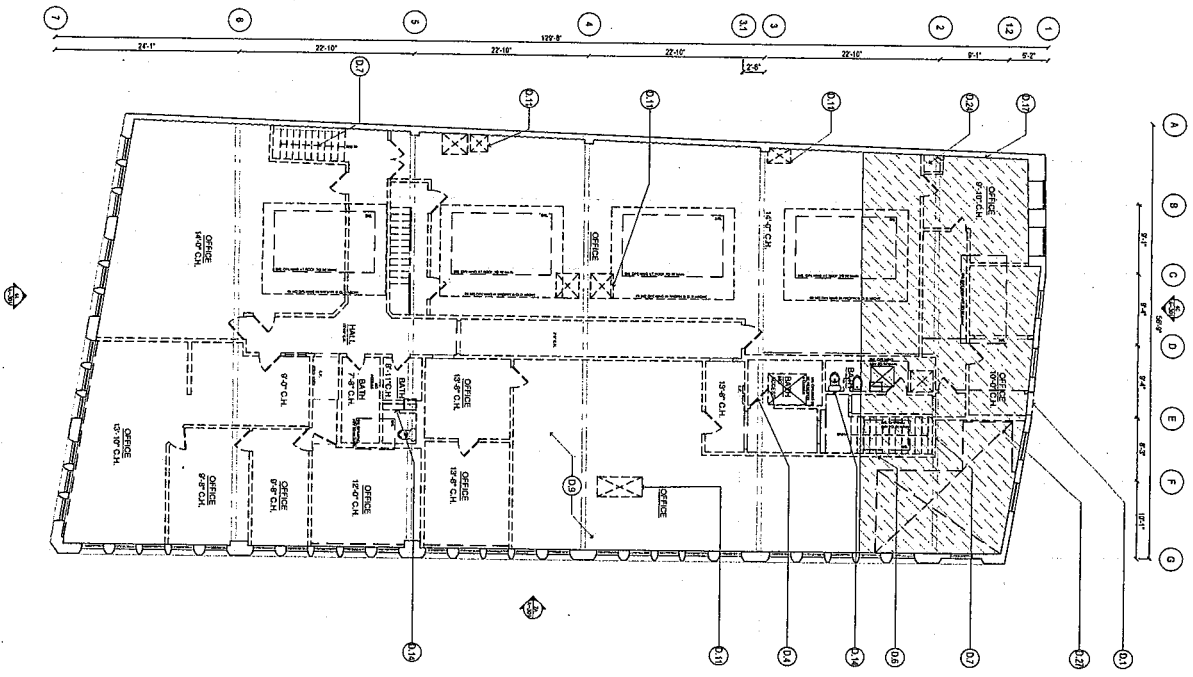
SCALE: 1/8"-1'-0"

TITLE: BASEMENT AND GROUND FLOOR LEVEL EXISTING & DEMOLITION PLANS

SHEET: A-101

1-102 EXISTING & DEMOLITION PLAN
SECOND FLOOR

1/8"=1'-0"



DEMOLITION LEGEND	
	REMOVE EXISTING STRUCTURAL STEEL
	REMOVE EXISTING WOOD FLOORING
	CUT AND REMOVE EXISTING FLOOR FINISHES PER STRUCTURAL
	CUT AND REMOVE EXISTING FLOOR FINISHES PER MECHANICAL

- FLOOR FINISHES DEMOLITION NOTES ON SHEET A-01
SEE ALSO GENERAL DEMOLITION NOTES ON SHEET A-01
- D1 REMOVE EXISTING PLASTER & BRICK TO EXTERIOR FINISH. SEE FINISH SCHEDULE FOR FINISH AND LOCATION.
 - D2 REMOVE AND DISPOSE OF EXISTING SECURITY GRATE, METAL FRAME, AND ASSOCIATED MECHANISMS.
 - D3 REMOVE AND DISPOSE OF EXISTING STOREFRONT ASSEMBLY AND DOORS.
 - D4 REMOVE AND DISPOSE OF EXISTING DOORS, ASSOCIATED HARDWARE AND NOTICES.
 - D5 REMOVE AND DISPOSE OF EXISTING WALL, INTERIOR PARTITION, FINISHES AND FINISHES.
 - D6 REMOVE AND DISPOSE OF EXISTING STAIR, FRAMING AND HANDRAIL.
 - D7 REMOVE EXISTING METAL SECURITY GATE.
 - D8 REMOVE AND DISPOSE EXISTING FLOOR FINISH.
 - D9 REMOVE AND DISPOSE OF EXISTING FLOOR FINISH AROUND EXISTING POSTS.
 - D10 CUT IN OPENING AT CEILING ABOVE FOR EXISTING MECHANICAL SHAFTS.
 - D11 REMOVE AND DISPOSE OF EXISTING MECHANICAL SHAFTS.
 - D12 REMOVE AND DISPOSE OF EXISTING MECHANICAL SHAFTS.
 - D13 REMOVE AND DISPOSE OF ALL EXISTING MECHANICAL SHAFTS.
 - D14 REMOVE AND DISPOSE OF ALL EXISTING MECHANICAL SHAFTS AND RISERS WHERE THEY OCCUR. CAP OR PATCH WITH BARS BELOW FINISH FLOOR.
 - D15 REMOVE AND DISPOSE OF EXISTING MECHANICAL SHAFTS AND RISERS WHERE THEY OCCUR. CAP OR PATCH WITH BARS BELOW FINISH FLOOR.
 - D16 REMOVE AND DISPOSE OF EXISTING MECHANICAL SHAFTS AND RISERS WHERE THEY OCCUR. CAP OR PATCH WITH BARS BELOW FINISH FLOOR.
 - D17 REMOVE AND DISPOSE OF EXISTING MECHANICAL SHAFTS AND RISERS WHERE THEY OCCUR. CAP OR PATCH WITH BARS BELOW FINISH FLOOR.
 - D18 REMOVE EXISTING ENCLOSURE.
 - D19 REMOVE EXISTING ENCLOSURE.
 - D20 REMOVE EXISTING ENCLOSURE.
 - D21 REMOVE AND DISPOSE OF EXISTING ENCLOSURE.
 - D22 REMOVE EXISTING WINDOW ASSEMBLY AND DISPOSE.
 - D23 REMOVE EXISTING WINDOW ASSEMBLY AND DISPOSE.
 - D24 REMOVE EXISTING WINDOW ASSEMBLY AND DISPOSE.
 - D25 REMOVE EXISTING WINDOW ASSEMBLY AND DISPOSE.
 - D26 REMOVE EXISTING WINDOW ASSEMBLY AND DISPOSE.
 - D27 REMOVE EXISTING WINDOW ASSEMBLY AND DISPOSE.

PROJECT
RESTORE OAKLAND
1419 24th AVENUE
OAKLAND, CA 94612

ARCHITECT OF RECORD
Designing Justice+Designing Spaces

BUILDING DESIGNER
OSCAR ALTEDESIGN ARCHITECTS
1000 WILSON AVENUE
SUITE 1000
OAKLAND, CA 94612
TEL: 415.778.1111
WWW.OSCARALTEDESIGN.COM

LICENSED ARCHITECT
OSCAR WILSON
No. 10000
C-32980
5/31/17
RENEWAL DATE

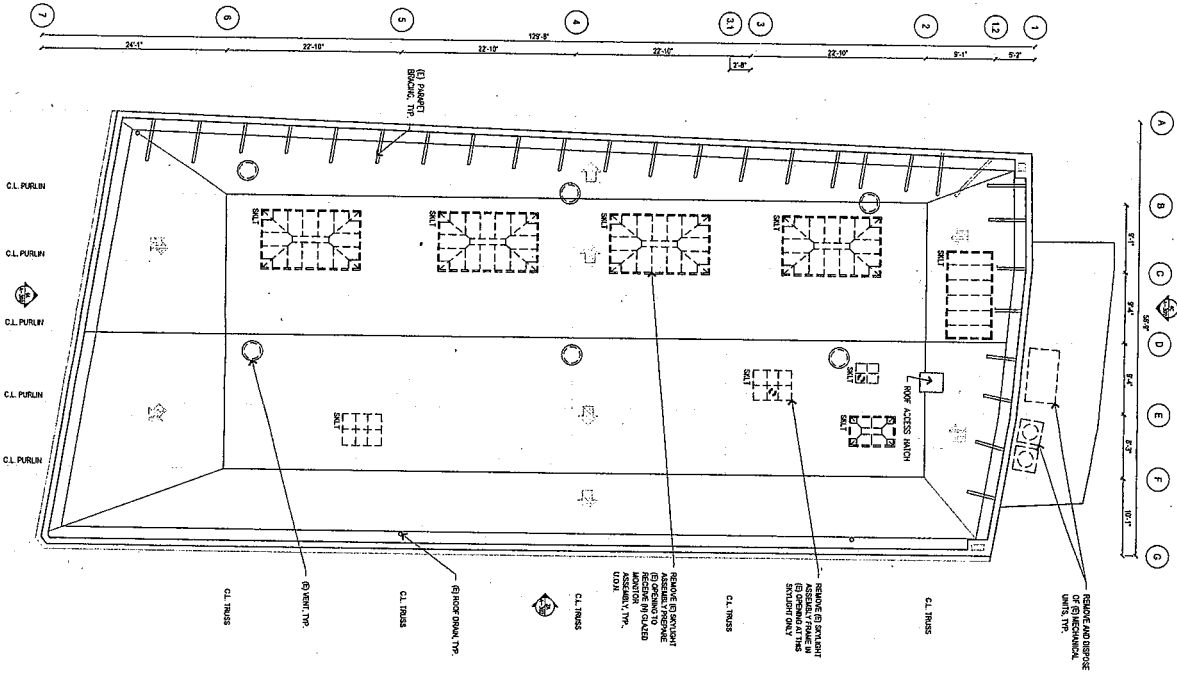
<p>DATE: 12/16/16</p> <p>JOB NUMBER:</p> <p>PROJECT NAME:</p> <p>DESIGNER:</p> <p>PERMIT NUMBER:</p> <p>SCALE: 1/8"=1'-0"</p> <p>TITLE: SECOND FLOOR EXISTING & DEMOLITION PLANS</p>	<p>DATE: 12/16/16</p> <p>JOB NUMBER:</p> <p>PROJECT NAME:</p> <p>DESIGNER:</p> <p>PERMIT NUMBER:</p> <p>SCALE: 1/8"=1'-0"</p> <p>TITLE: SECOND FLOOR EXISTING & DEMOLITION PLANS</p>	<p>DATE: 12/16/16</p> <p>JOB NUMBER:</p> <p>PROJECT NAME:</p> <p>DESIGNER:</p> <p>PERMIT NUMBER:</p> <p>SCALE: 1/8"=1'-0"</p> <p>TITLE: SECOND FLOOR EXISTING & DEMOLITION PLANS</p>
--	--	--

A-102

0 2/16

OSCAR WILSON
1000 WILSON AVENUE
SUITE 1000
OAKLAND, CA 94612
TEL: 415.778.1111
WWW.OSCARALTEDESIGN.COM

A-105
ROOF PLAN - DEMOLITION



1/8"=1'-0"

PROJECT

RESTORE OAKLAND

1410 34th AVENUE
 OAKLAND, CA 94601



ARCHITECT OF RECORD

OSCA WILSON, AIA
 200 RIVERSTREET EAST
 OAKLAND, CALIFORNIA
 94612-3900

BUILDING DESIGNER

OSCA WILSON, AIA
 200 RIVERSTREET EAST
 OAKLAND, CALIFORNIA
 94612-3900



PLANNING SUBMISSION	12/03/16
10% SCHEMATIC DESIGN	10/16/16
30% SCHEMATIC DESIGN	05/18/16
PERMISSION	DATE



GEN PLAN	DATE	12/16/16
JOB NUMBER	PROJECT NUMBER	1410-34
DATE	PROJECT NUMBER	1410-34
SCALE	PROJECT NUMBER	1/8"=1'-0"

ROOF PLAN DEMOLITION

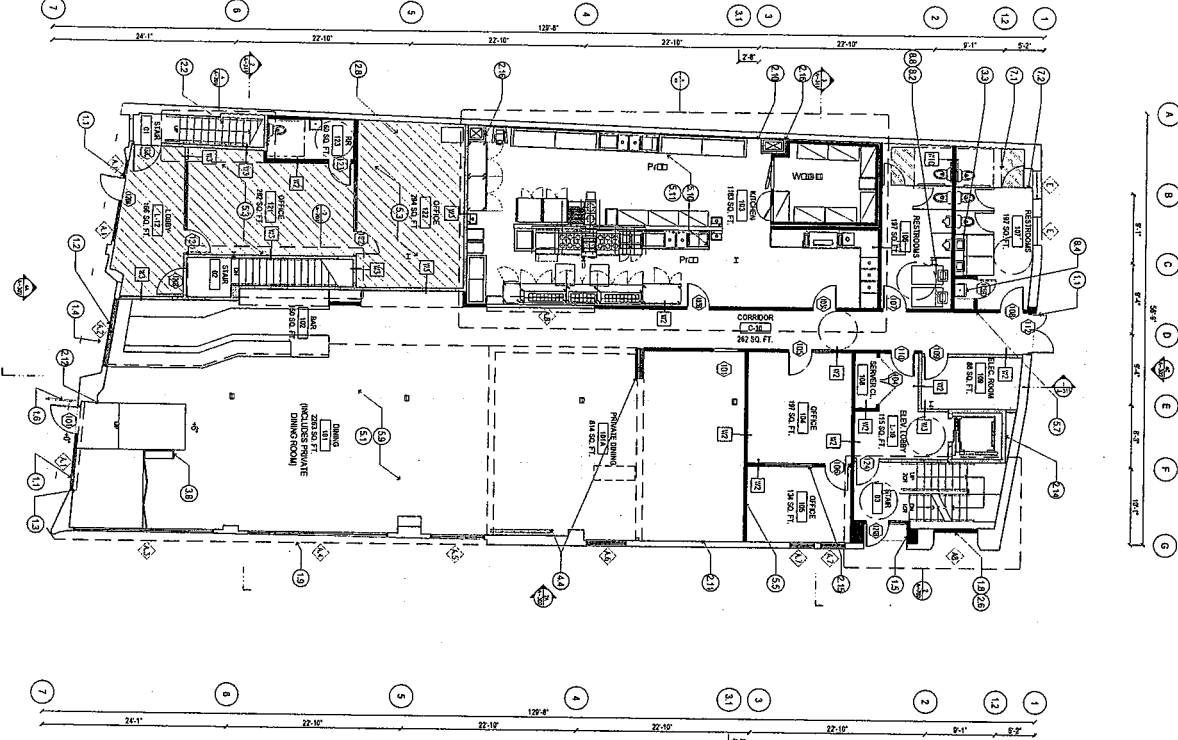
SCALE

A-105

© 2016

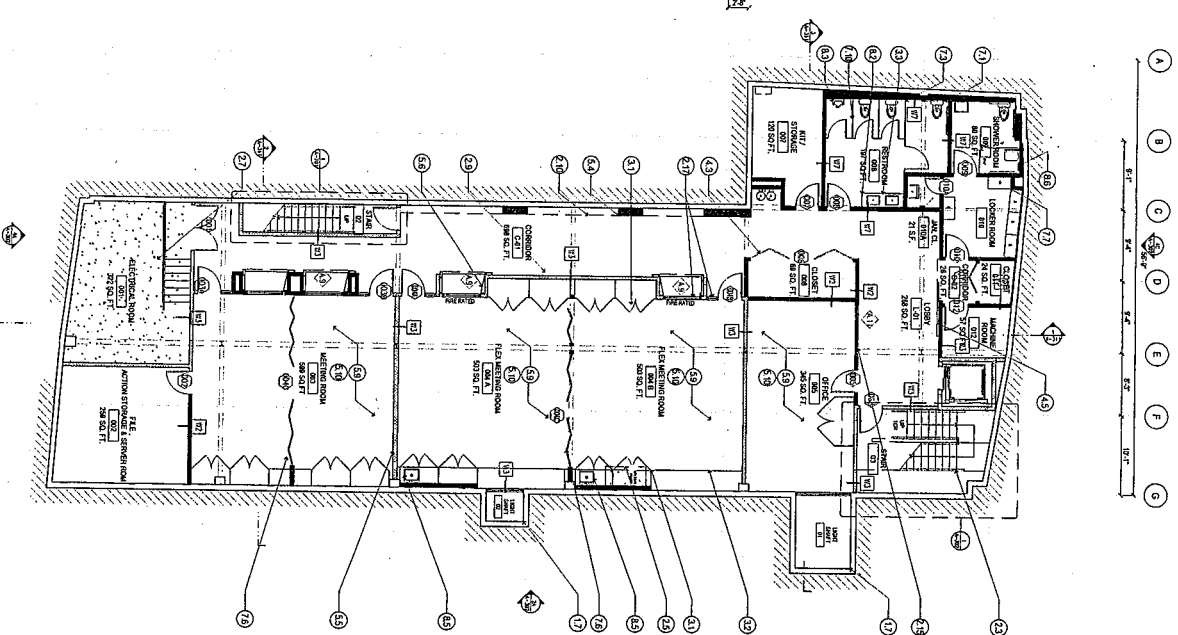
2 NEW FLOOR PLAN
GROUND LEVEL

1/8" = 1'-0"



1 NEW FLOOR PLAN
BASEMENT LEVEL

1/8" = 1'-0"



- FLOOR PLAN NOTES
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PROJECT: RESTORE OAKLAND
1419, 34th AVENUE
OAKLAND, CA 94612

ARCHITECT OF RECORD: JUSTICE DESIGNING SPACES

BUILDING DESIGNER: JUSTICE DESIGNING SPACES

PLANNING SUBMISSION: 12-31-16
SCHEMATIC DESIGN: 10-28-16
50% SCHEDULE DESIGN: 08-23-16
REVISION: DATE

DATE: 12-16-16

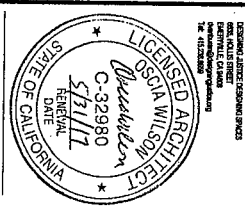
KEY PLAN

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

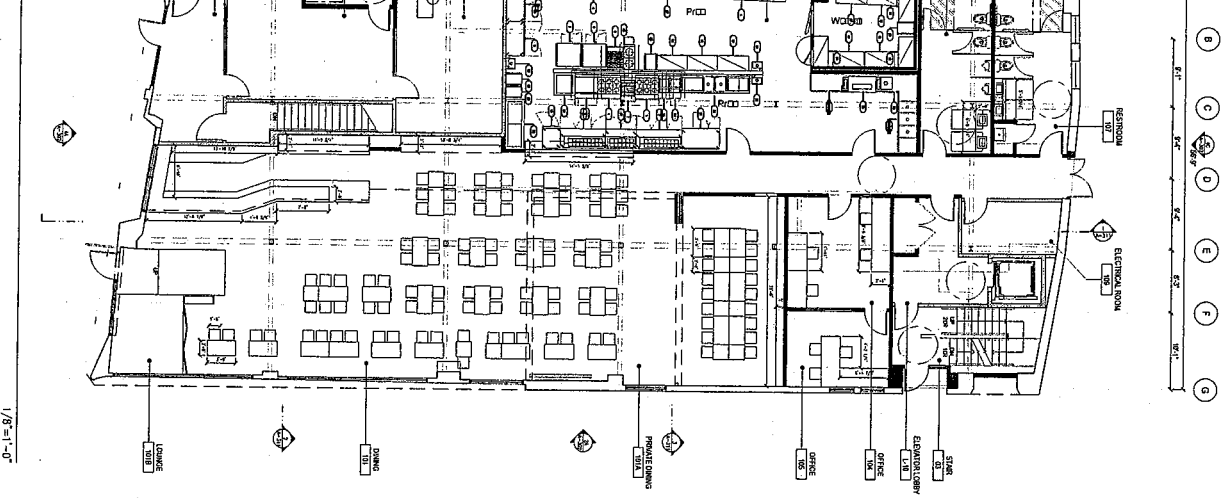
TITLE: NEW BASEMENT LEVEL & GROUND FLOOR PLANS

SHEET: A-201

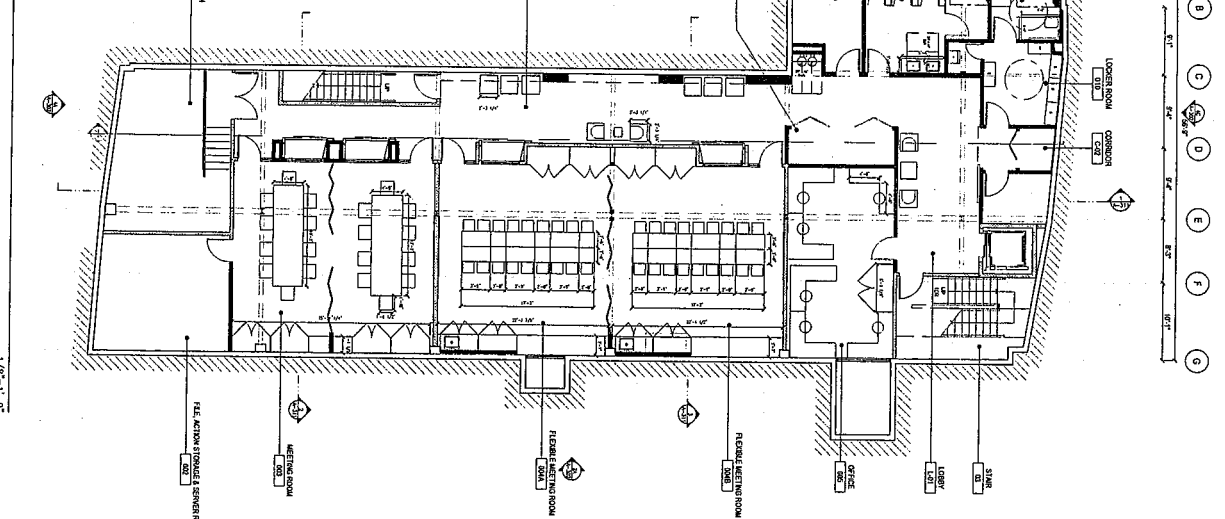
9 OF 202



3 FURNITURE PLAN
GROUND LEVEL



1 FURNITURE PLAN
RESIDENT LEVEL



FURNITURE		BASEMENT	
ROOM	TABLES	CHAIRS	
101	1 COFFEE TABLE	30 OTTOMANS	
102	2 LOUNGE CHAIRS	2 LOUNGE CHAIRS	
103	2	30	
104	2	40	
105	12	40	
106	60	90	
107	1 COFFEE TABLE	2 LOUNGE CHAIRS	
GROUND LEVEL			
108	30	67	
109	12	18	
110	1	4 LOUNGE CHAIRS	
111	3	4	
112	1	3	
113	1	1 LOUNGE	
114	4	4 CHAIRS + 4 CHAIRS	
SECOND LEVEL			
115	1 RECEPTION DESK	1 DINING + 1 LOUNGE	
116	31	34	
117	4	4	
118	18	23	
119	1	6	
120	4	4	
121	4	4	
122	4	4	
123	4	4	
124	4	4	
125	4	4	
126	4	4	
127	4	4	
128	4	4	
129	1 RECEPTION DESK	1 DINING + 1 LOUNGE	
MEZZANINE LEVEL			
130	11 LOUNGE CHAIRS + 8	11 DINING + 20 CHAIRS	
131	11 LOUNGE CHAIRS + 8	11 LOUNGE CHAIRS + 8	
132	11 LOUNGE CHAIRS + 8	11 LOUNGE CHAIRS + 8	

PROJECT
RESTORE
OAKLAND
1419 34th AVENUE
OAKLAND, CA 94611

Designing
Justice+Designing
Spaces

ARCHITECT OF RECORD
200 UNIVERSITY AVENUE
SUITE 200
OAKLAND, CA 94612
TEL: 415.778.2000

BUILDING DESIGNER
1000 UNIVERSITY AVENUE
SUITE 200
OAKLAND, CA 94612
TEL: 415.778.2000

PLANNING SUBMISSION
12/20/18
10% SCHEMATIC DESIGN
01/18/19
50% SCHEMATIC DESIGN
06/19/19
REVISION
DATE

DATE: 10/19/19

DESIGNED BY: SCHEMATIC DESIGN

CHECKED BY: SCHEMATIC DESIGN

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

TITLE: NEW BASEMENT LEVEL & GROUND FLOOR FURNITURE PLANS

SHEET: A-211

PROJECT: RESTORE OAKLAND

DATE: 10/19/19

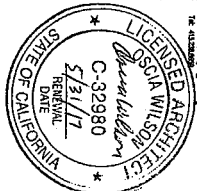
DESIGNED BY: SCHEMATIC DESIGN

CHECKED BY: SCHEMATIC DESIGN

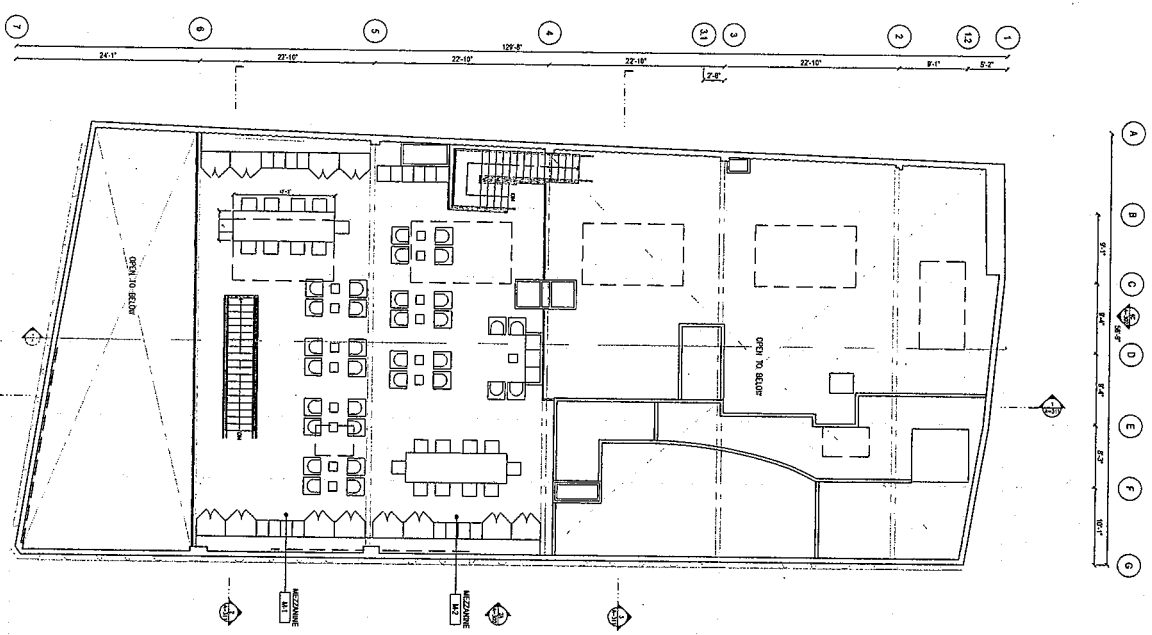
SCALE: 1/8" = 1'-0"

TITLE: NEW BASEMENT LEVEL & GROUND FLOOR FURNITURE PLANS

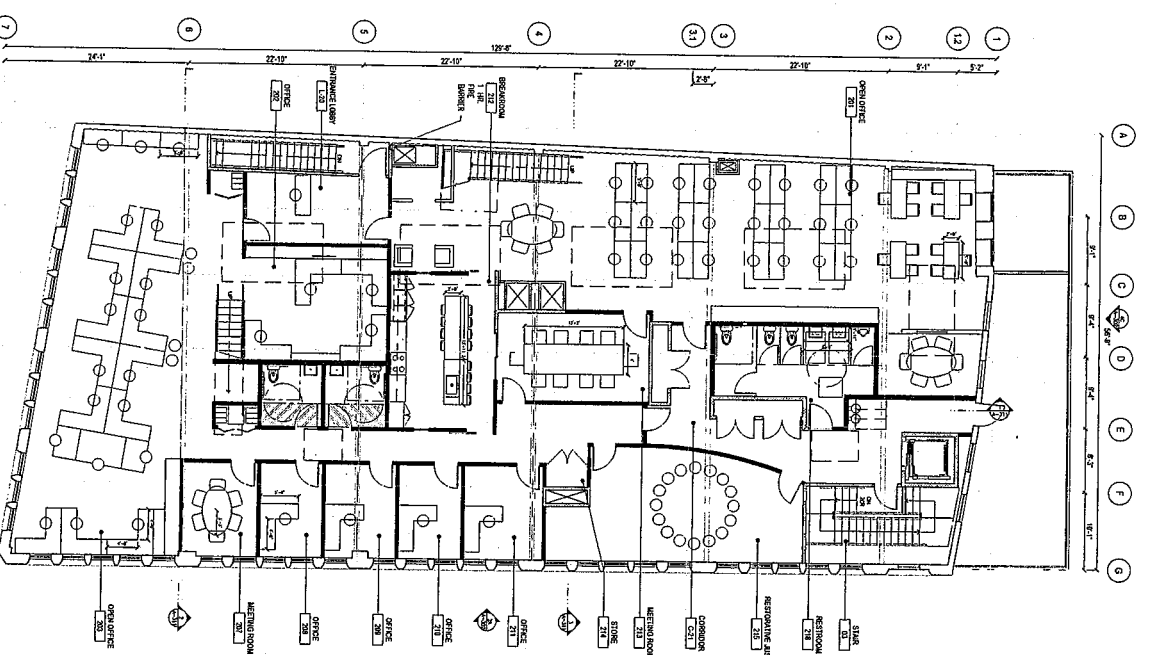
SHEET: A-211



2 FURNITURE PLAN
MEZZANINE LEVEL
1/8"=1'-0"



1 FURNITURE PLAN
SECOND LEVEL
1/8"=1'-0"



FURNITURE			
BASEMENT			
ROOM	TABLES	CHAIRS	
C41	1 OFFICE TABLE	2 LOUNGE CHAIRS	
201 MEETING ROOM	2	20	
204 MEETING ROOM	12	40	
204B MEETING ROOM	12	40	
202 OFFICE	06	06	
L41	1 OFFICE TABLE	2 LOUNGE CHAIRS	
GROUND LEVEL			
101 DINING	39	87	
104 RECEPTION AREA	12	15	
103 LOUNGE	1	4 LOUNGE CHAIRS	
104 OFFICE	3	4	
105 OFFICE	1	3	
101 OFFICE	MEETING TABLE	1 COUN.	
102 OFFICE	1 RECEPTION DESK	4 BENCHES + 4 CHAIRS	
SECOND LEVEL			
L30	1 RECEPTION DESK	1 CHAIR + 1 COUN.	
201 OPEN OFFICE	31	24	
202 OPEN OFFICE	4	4	
203 OPEN OFFICE	19	23	
204 MEETING ROOM	4	6	
205 OFFICE	4	4	
206 OFFICE	4	4	
207 OFFICE	4	4	
208 OFFICE	4	4	
209 MEETING ROOM	1	10	
210 RECEPTION AREA	1	1 BENCH + 3 CHAIRS	
MEZZANINE LEVEL			
M1	1 CONFERENCE TABLE + 4 OFFICE TABLES	12 LOUNGE CHAIRS + 10 CHAIRS	
M2	1 CONFERENCE TABLE + 4 OFFICE TABLES	12 LOUNGE CHAIRS + 9 CHAIRS + 1 COUN.	

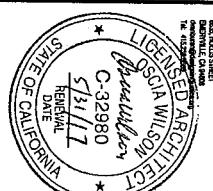
A-212

THE NEW SECOND LEVEL
FLOOR AND
MEZZANINE LEVEL
FURNITURE PLAN

DATE: 11/29/16
JOB NUMBER:
PROJECT NAME:
DESIGNED BY:
DRAWN BY:
SCALE: 1/8"=1'-0"

KEY PLAN
DATE: 09/13/16
DESIGNED BY: [Signature]
DRAWN BY: [Signature]

PLANNING SUBMISSION: 12/29/16
100% SCHEMATIC DESIGN: 01/18/17
50% SCHEMATIC DESIGN: 09/13/16
REVISION: [] DATE: []



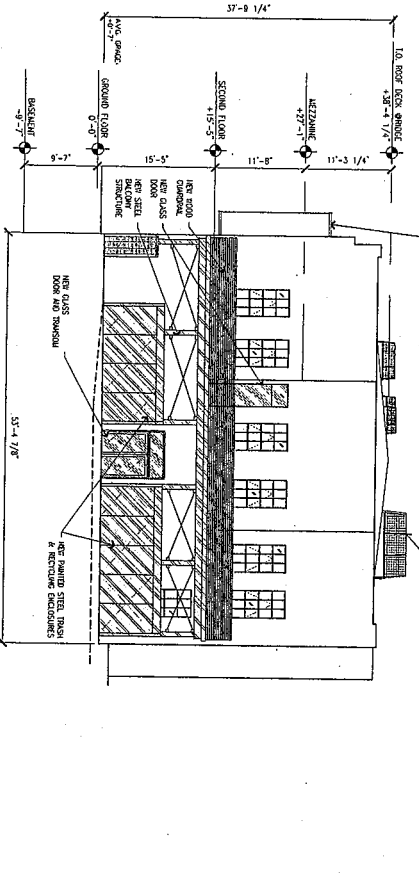
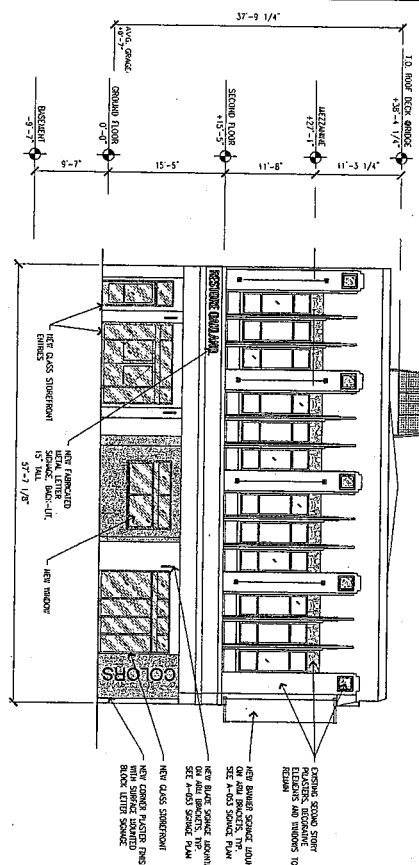
ARCHITECT OF RECORD
DAVID WILCOX ARCHITECT
1419 34th AVENUE
OAKLAND, CA 94612
PH: 510.533.8000
WWW.DWILCOX.COM

PROJECT
RESTORE
OAKLAND
1419, 34th AVENUE
OAKLAND, CA 94611
Designing
Justice+Designing
Spaces

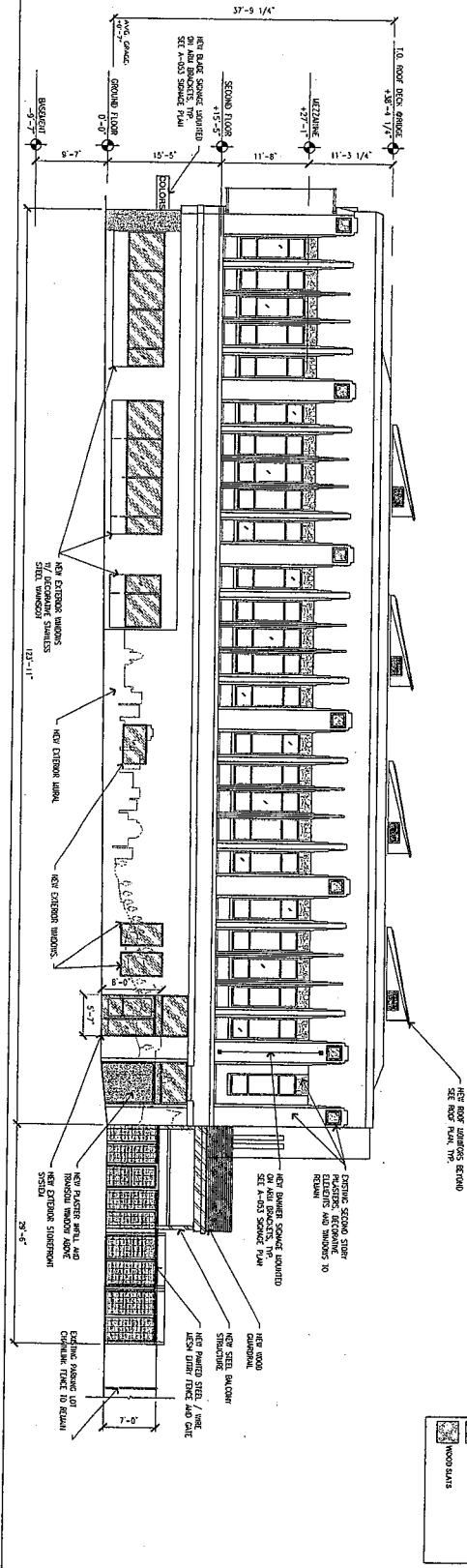
4 WEST ELEVATION

20 EAST ELEVATION

1/8" = 1'



4 SOUTH ELEVATION



NEW FINISH LEGEND

- LAYER FINISH AND COATING
- WINDOW
- PAINTED STEEL
- STONE SLAB

PROJECT
RESTORE OAKLAND
 1418, 34th AVENUE
 OAKLAND, CA 94612

ARCHITECT OF RECORD
 JUSTICE+DESIGNING SPACES

BUILDING DESIGNER
 JUSTICE+DESIGNING SPACES

DATE
 12/20/16

PLANNING SUBMISSION
 12/20/16

10% SCHEMATIC DESIGN
 12/20/16

50% SCHEMATIC DESIGN
 02/16/17

REVISION
 DATE

KEY PLAN
 12/20/16

DATE
 12/20/16

DESIGNER
 JUSTICE+DESIGNING SPACES

SCALE
 1/4" = 1'-0"

TITLE
 BUILDING ELEVATIONS - PROPOSED

PROJECT
 RESTORE OAKLAND

DATE
 12/20/16

PROJECT
 RESTORE OAKLAND

DATE
 12/20/16



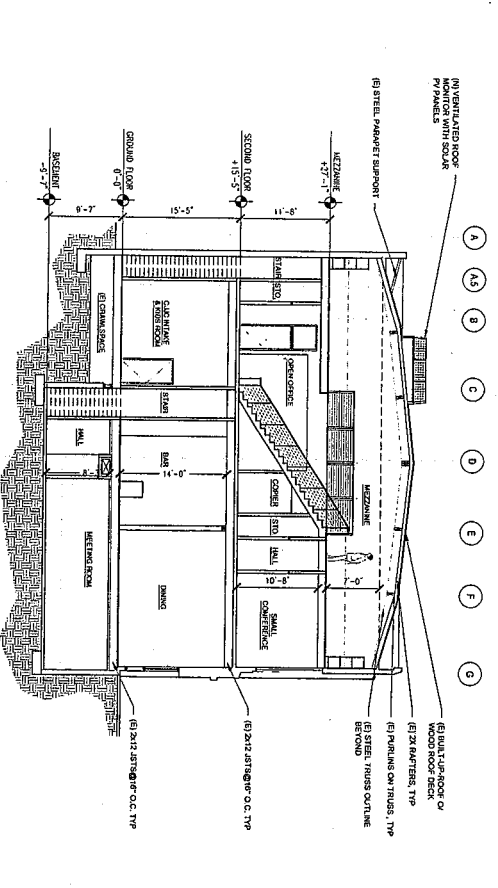
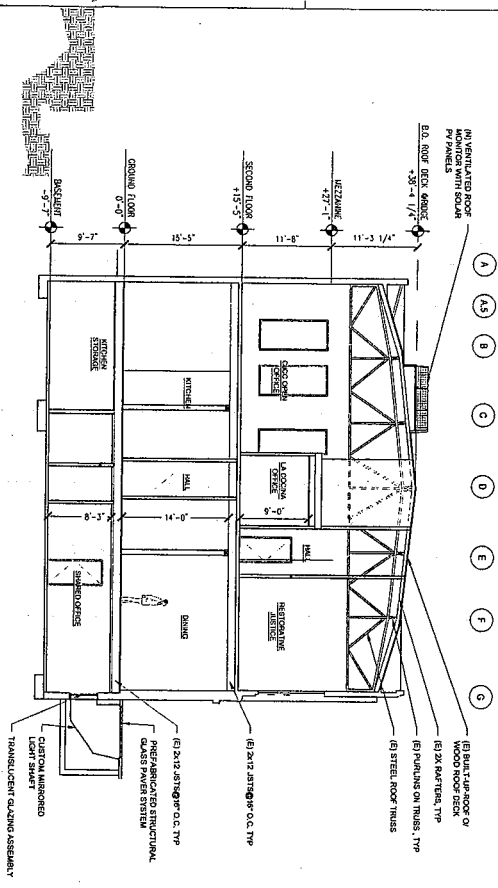
A-302

1 BUILDING SECTIONS
A-311 NORTH-SOUTH

2 BUILDING SECTIONS
A-311 NORTH-SOUTH

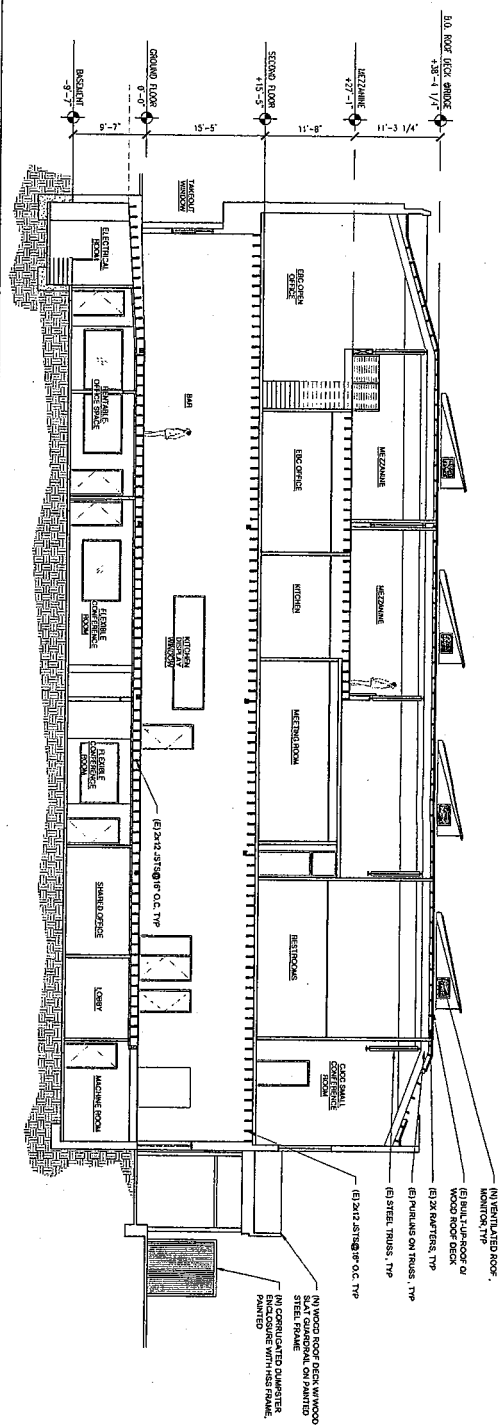
A-311

1/8" = 1'



1 BUILDING SECTIONS
A-311 EAST-WEST

1/8" = 1'



PROJECT

RESTORE
OAKLAND

1419 34th AVENUE
OAKLAND, CA 94607

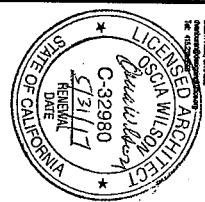


ARCHITECT OF RECORD

OSCA WILSON
222 WARE STREET
SAN FRANCISCO, CA 94102
415.774.2200
WWW.OSCAWILSON.COM

BUILDING DESIGNER

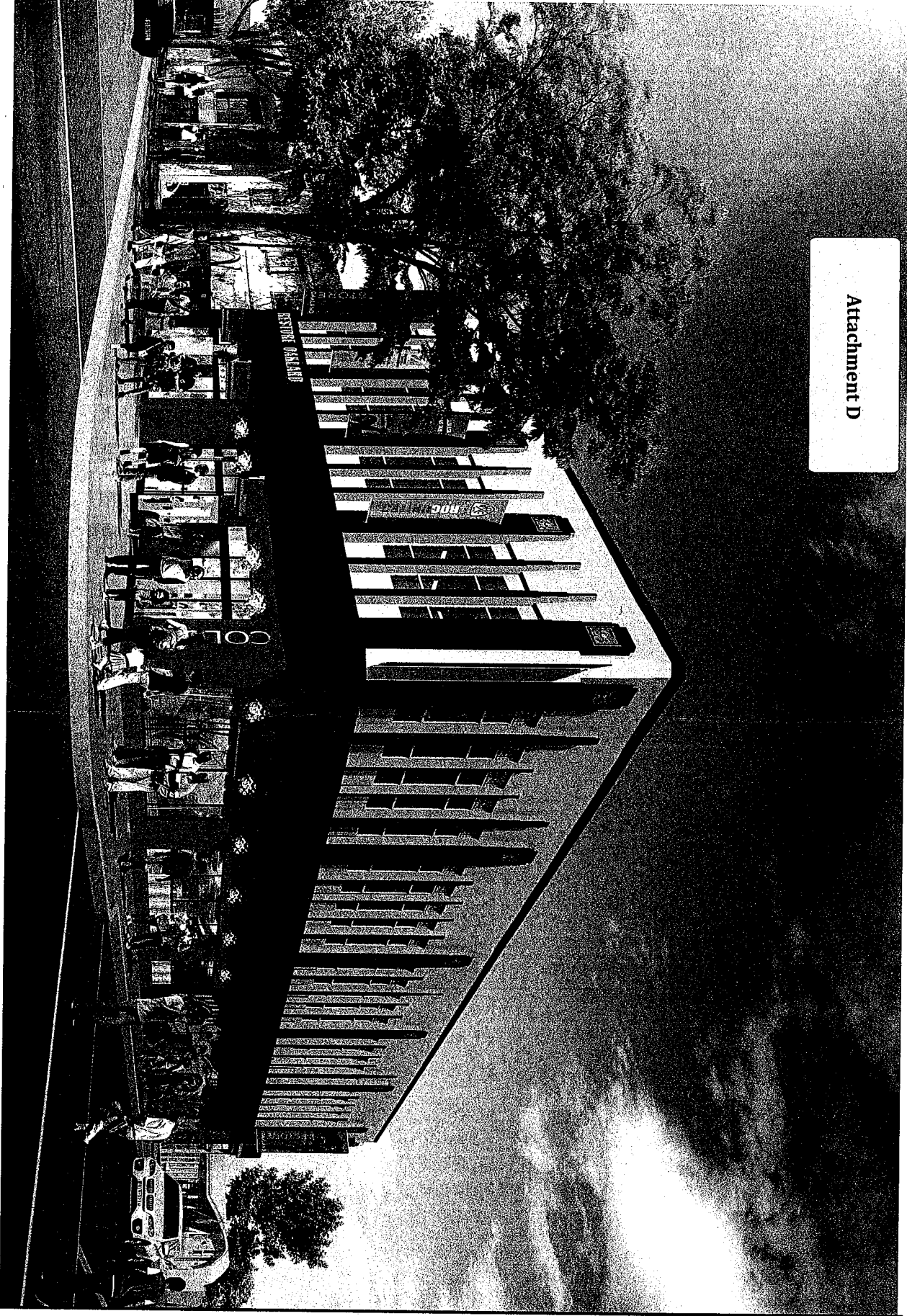
OSCA WILSON ARCHITECT
1600 CALIFORNIA STREET
SAN FRANCISCO, CA 94102
415.774.2200
WWW.OSCAWILSON.COM



DATE	12/16/16
DESIGNER	OSCA WILSON
CLIENT	OSCA WILSON
PROJECT	RESTORE OAKLAND
SCALE	1/8" = 1'-0"
TITLE	BUILDING SECTIONS

9 2016

Attachment D



PROJECT
**RESTORE
 OAKLAND**

1419, 34th AVENUE
 OAKLAND, CA 94611



ARCHITECT OF RECORD
 DESIGNER
 JUSTICE DESIGNING SPACES

BUILDING DESIGNER
 RECORDING ARCHITECT
 RECORDING ARCHITECT

PLANNING SUBMISSION 12.28.15
 100% SCHEMATIC DESIGN 10.18.16
 50% SCHEMATIC DESIGN 05.13.16
 DESIGN DATE



KEY PLAN
 DATE 12.28.15
 JOB NUMBER
 PHASE
 DESIGNED BY
 PROJECT NUMBER
 SCALE
 TITLE

SHEET



A la Carte or \$39 for 3 Courses

White	
Pinot Grigio, Il Donato , Venezie 2014	\$8/32
Sauv Blanc, Manifesto , Napa, Ca 2014	\$8/32
Red	
1/2 Bt Chianti, Rocca delle Macie , '13	\$20
Cab Sauvignon, Auspicion , CA '12	\$8/32
Malbec, Santa Alicia , Chile '15	\$8/32
Merlot, Hahn , Monterey Cty, 2013	\$10/40
Pinot Noir, Coastal Ridge , CA, 2013	\$7/28
Sparkling Glass/Bottle	
Prosecco , La Luca, Italy	\$12/48
Champagne, Veuve Clicquot , Fr	\$95
Champagne, Pol Roger Reserve , Fr	\$100

Beverages	
Florida Orange Juice	\$5
Iced Coffee	\$4
Bottled Water – flat or sparkling, 1 L	\$7

Beer/Cider	
<u>100% Gluten-Free</u>	
Downeast Unfiltered Craft Cider	\$7
Glutenberg IPA	\$7
Glutenberg Red	\$7
Glutenberg Blonde	\$7
Glutenberg White	\$7
Green's Tripel Blond Ale 1 PT 8.5% alc	\$14
Contains Gluten !!!	
Narragansett Lager	\$6
Lagunitas IPA	\$7
Smuttynose Porter	\$7
Chimay Red	\$12
Organic & Fair Trade Teas – hot, latte \$4	
English Breakfast, Butterscotch, French Lemon Ginger, Chamomile, Earl Grey, Dark Chocolate Peppermint, Orange Pekoe, Mint, Green Pomegranate, Vanilla Berry Truffle, Sencha	
Coffee, Decaf \$4	Cappuccino \$5

Appetizers	
House Made Fries/Sumac	\$8
Green Salad <i>lettuce, thyme vinaigrette</i>	\$11
Lamb Meatballs <i>honey crème fraîche, pea shoots, cumin, coriander, Aleppo</i>	\$14
Brussels Sprouts Salad <i>honey vinegar, orange yogurt, house-made trail mix</i>	\$13
Chilled Shrimp Cocktail <i>cocktail sauce, lemon</i>	\$12
Winter Squash Risotto <i>roasted butternut acorn squash, Japanese pumpkin, pecorino</i>	\$13

Entrées	
Buttermilk Fried Chicken <i>creamy grits, chipotle honey</i>	\$19
Pan Roasted Atlantic Salmon* <i>braised collard greens, nueske's bacon, lemon butter</i>	\$29
Prince Edward Island Mussels & House Made Fries \$22 <i>garlic, white wine, lemon, basil</i>	
Roasted Acorn Squash, Cauliflower <i>sweet potato, black beans, parsley, pickled vegetables, sumac</i>	\$22
Red Wine Short Rib* <i>butternut squash, pomegranate, celery, horseradish</i>	\$28
Crispy Lamb Breast* <i>sweet and sour Japanese pumpkin, pomegranate yogurt, frisee</i>	\$29

Executive Chef, Aaron Stein Chef de Cuisine, Kevin Hoffman

Follow us on Twitter & Instagram **COLORSOAKLAND**

Bellini, Mimosa, Bloody Mary, Prosecco \$10**Refills \$5**

White

Chardonnay, Alias , CA, 2013	\$8/32
Pinot Grigio, La Colombaia , Veneto, '14	\$8/32
Sauv Blanc, Artisan , Sonoma, 2013	\$8/32

Red

<i>1/2 bottle Chianti, Rocca delle Macie, '13</i>	\$20
Malbec, 25 Lagunas , Argentina, 2014	\$8/32
Cab Sauvignon, Auspicion , CA '12	\$8/32
Pinot Noir, Coastal Ridge , CA, 2013	\$7/28
Cab Sauvignon, Martin Ray , Sonoma '12	\$14/4

Beverages

Florida Orange Juice	\$5
Fair Trade Organic Teas (hot, iced, latte)	\$4
<i>Brewed Awakening, Butterscotch, Chamomile</i>	
<i>Dark Chocolate Peppermint, Decaf Black</i>	
<i>Earl Grey, English Breakfast</i>	
<i>French Lemon Ginger, Green Pomegranate</i>	
<i>Mint, Orange Pekoe, Rooibos Chai</i>	
<i>Vanilla Berry Truffle</i>	

Coffee, Decaf	\$4
Espresso	\$4
Cappuccino	\$5

All teas are organic, kosher, fair-trade and sourced from the US based company *The Art of Tea*.

Gluten-Free Bottled Beer & Cider

Bard's	\$7
Omission IPA	\$6
Omission Lager	\$6
Sam Smith Apple Cider	\$7
Contains Gluten:	
Samuel Smith's Organic Chocolate Stout	\$7
Bass Pale Ale	\$6
Chimay Red	\$12
Greenport Black Duck	\$7
Ommegang Rare VOS	\$8
Ommegang Rosetta	\$8

Executive Chef Aaron Stein**COLORS***just. good. food.***Sunday Jazz Brunch**

Buttermilk Fried Chicken & Buttermilk Biscuits <i>honey mustard</i>	\$15
Roasted Mushroom, Asparagus & Smoked Gouda Omelette <i>lettuces</i>	\$14
Shrimp & Salt 'N' Pepper Grits <i>shallots, chili butter</i>	\$16
Buttermilk Pancakes <i>bacon, maple syrup</i>	\$13
Smoked Salmon & Potato Pancake <i>caraway crème fraiche, lemon</i>	\$16
Cobb Salad <i>creamy blue cheese dressing, tomato, boiled egg, bacon</i>	\$14
Prince Edward Island Mussels & House Made Fries <i>shallot, garlic, preserved lemon, parsley</i>	\$17

Our Menu is 100% Gluten-Free

Pancakes, biscuits, breading, and desserts are made with our unique house blends of the finest gluten-free flours and are 100% safe for celiacs and those with gluten sensitivities.

"We sacrifice the gluten but never the flavor!"

Sides	
Buttermilk Biscuits, jam, butter	\$5
Two Eggs, any style	\$5
Bacon	\$5
Thick Cut Frites	\$5
Yogurt Bowl with fresh fruit	\$6
Shrimp Cocktail	\$10

COLORS is one of three non-profit restaurants owned and operated by the Restaurant Opportunities Center (ROC United) throughout the United States. ROC advocates for rights for restaurant workers and offers free front and back of house training to restaurant workers.

To learn more about our work visit www.rocunited.org.

**PROJECT LOCATION: 1419 34TH AVENUE
CITY OF OAKLAND CONDITIONAL USE PERMIT FINDINGS**

EXHIBIT A

- A. The proposed use is zoned for this location and building's exterior dimensions will not change. The operation and use of the building will remain as commercial offices at the second floor and part of the ground floor. There will be a change of use of the existing retail to a full service restaurant which is still in keeping with the commercial nature of the neighborhood and is compatible with the nearby restaurant activity in the area. Currently, the existing commercial offices are underutilized. More than half of the tenancies are vacant. While the existing retail store at the ground floor corner is active, the larger adjacent retail tenancy, which consists of vending booths has only one active 200 square foot (approx.) vending booth out of the 3,600+ square feet available. The vacancies do not lend themselves to the vibrant retail/commercial character that would be expected at a such prominent corner location along a major street. The existing storefront openings along the ground floor 34th Avenue façade are currently infilled with solid plaster creating has a long blank façade which has attracted unwanted graffiti and unsightly paint patches. The new building alteration would restore a uniform storefront presence and a cohesive sign strategy to identify the tenants while maintaining the historic Art Deco façade details at the upper portion of the building.
- B. The existing location of the building is conveniently accessed by BART as the entry to the Fruitvale Transit village is located just southeast of the proposed development site. An AC Transit stop is located along International Boulevard just 35' from property which has the prominent entries to the second and ground floor offices and restaurant facing this major corridor. Restore Oakland will improve the functionality of an underutilized building since, it will be fully occupied with tenants with established reputations, programming and clientele in Oakland. The design of the building introduces a new bright color scheme. New storefront windows reestablish a storefront presence along 34th Avenue that is currently infilled with plaster. New, friendly pedestrian-level blade signage and lively, colorful banner signs will immediately improve the vibrancy and presence of its corner location.
- C. The proposed development, Restore Oakland, will enhance the successful operation of the surrounding area beyond its basic community functions in that it will serve as a restorative economics and restorative justice hub in East Oakland providing much needed services in the community. The building will be occupied by the following three commercial tenants:
1. Ella Baker Center of Human Rights – Commercial office
 2. Causa Justa :: Just Cause – Tenants Rights Programs - Commercial office
 3. Restaurant Opportunities Centers United (ROC) – Commercial office, worker training programs and associated COLORS, a full service restaurant

Building Use Overview

- Each organization has a separate tenancy with a 1-hour fire separation per code at the ground and second floors.
- There are two tenancies on the ground floor consisting of one commercial office space (Causa Justa) and one full service restaurant, including administrative offices (ROC/Colors).
- On the second floor, two separate tenants (Causa Justa and Ella Baker Center) share a centrally located, Break Room 212 and Conference Room 213.
- The basement level has shared meeting rooms and bathrooms to accommodate frequent large staff

- meetings/training, as well as utility and storage areas accessible to all three tenants.
- Office 005, the locker room and kitchen storage in the basement would only be accessed by COLORS' restaurant staff.
- Each tenant, its services and partnering programs are outlined below:

Services:	Location in the building	# of Employees	Hours of Operation
Ella Baker Center for Human Rights			
<p>The Ella Baker Center works locally, statewide, and nationally to end mass incarceration, criminalization and advance racial and economic justice to ensure dignity and opportunity for low-income people and people of color. Through civic engagement, community outreach, mobilization and policy advocacy they organize for reinvestment in communities, to change policies, to put an end to law enforcement violence, and to redefine public safety as a byproduct of economic opportunity and community-based care as opposed to policing and prisons.</p>	<p>2nd floor and Basement Levels: Administrative offices occupy the south-east portion of the second floor in Offices 202 through 211 per the floor plans. The tenancy includes shared meeting areas 003 (Occupancy Load, 004, 005 Restroom 008 and Shower Room 009 located in the basement).</p>	13	9AM to 5PM Monday through Friday
The Restorative Justice Program: Partner program included in the Ella Baker Center Tenancy			
<p>A neighborhood-based, community-centered program space where community members engage in mediation circles using a restorative justice approach to addressing crime, in which victims feel heard and supported, conflicts are resolved, and communities are strengthened. A circular seating arrangement is a critical component of the restorative justice process which is reflected in the design of the space. Community Works West, Restorative Justice for Oakland Youth, Urban Peace Movement, and other restorative justice practitioners will work with 14 to 17 year olds. Police, the District Attorney and probation staff will be present as needed to help to facilitate the process. Once a month staff team building and trainings for the restorative justice practitioners will also be held here.</p>	<p>2nd Floor, Room 215. The program will also have access to shared meeting area 003 and Restroom 008 located in the basement.</p> <p>Restorative Justice Circles: Room 215 can accommodate up to 15 people and up to 30 people in Room 003 located in the basement.</p>	2 to 3 staff members from the restorative justice organizations will be on site 20-25 hours per week	<p>9AM to 7PM Monday through Friday</p> <p>Restorative Justice mediation circles are held 2 to 5 nights a week 4:30PM to 6:30 PM typical times, after school.</p>
Causa Justa :: Just Cause			
<p>Provides free tenant counseling and case management for low-income residents of Oakland and San Francisco through their Housing Committee/Tenants' Rights Clinic.</p>	<p>1st Floor – The tenant's rights clinic, where free tenant counseling occurs, will occupy Offices 121 and 122 per the floor plans. There will be a small play area in Office 121 for children while their caregivers are being counseled. This is not a child-care</p>	17	9AM to 6PM Monday through Friday

	service. Administrative offices occupy the north-west portion of the 2nd floor in Office 201 per the floor plans. The tenancy includes access to shared meeting areas 003, 004, 005 Restroom 008 and Shower Room 009 located in the basement.		
Restaurant Opportunities Centers United (ROC)			
Programming to improve wages and working conditions for the nation's restaurant workforce. Engages workers, employers and consumers through: job training and placement (COLORS Restaurants and CHOW job training program); leadership development and civic engagement; legal support, peer networking, technical assistance and policy advocacy. Mobilizes consumers to communicate with legislators and vote for improved wages and working conditions for restaurant workers. Research and communications work that documents the benefits for all three stakeholders.	1st Floor occupying Offices 104 and 105 per the floor plans. The tenancy includes access to shared meeting areas 003,004,005 Restroom 008 and Shower Room 009.	7	9AM to 6PM
COLORS Restaurant			
ROC's COLORS restaurants serves as a unique venue in which workers can obtain hands-on restaurant training and experience in a guided environment. The COLORS Hospitality Opportunities for Workers (CHOW) Institute has provided thousands of low-wage workers with training and placement services to advance to livable wage restaurant jobs. Restore Oakland will also include offices for La Cocina, an incubation academy for low-wage workers to create their own worker-owned food enterprises, such as pop-up restaurants, catering businesses, and food companies, using the COLORS commercial kitchen.	Location in the building: 1st Floor and Basement: Dining Rooms 101, 101A, Kitchen 103, Restrooms 106 &107, Office 005, Kitchen Storage 007, Shower Room 009, Locker Room 010 Colors Administrative Offices will be located in the basement in Room 005	15 Worker Training Program Enrollment: 15-35 students in each class with 5-6 classes per year focusing on front of house service training	Restaurant Hours will be 8 AM - 9:30 PM Sundays - Thursdays; 8 AM - 11 PM Sat/Sun
La Cocina Administrative Office - Partner program included in the ROC/Colors Tenancy			
La Cocina cultivates low income food entrepreneurs as they formalize and grow their businesses by providing affordable commercial kitchen space, industry-specific technical assistance and access to market opportunities. The focus is primarily on women from communities of color and immigrants communities.	Administrative Offices will be shared with Colors administrative staff in the basement in Room 005. La Cocina will only be operating administratively from this location as an East Bay hub. Their kitchen programming cannot be accommodated in the Colors commercial kitchen and they will be using a kitchen off-site.	2	

- D. The proposal conforms with all the applicable Regular Design Review criteria set forth in Section 17.136.050 of the Oakland Planning Code in that the proposed design of the exterior, tenant spaces and planned programming help to maintain facilities that are related to one another. The existing bulk and height of the building fits nicely into the existing fabric of the neighborhood and will not change. Restore Oakland serves as the umbrella identity of the building with the tenants identified by smaller pedestrian level blade signs that have a cohesive look and help to unify the design elements of the building.

The property's facade has many elements that contribute to its Art Deco appearance, such as the sculptural tiered pilasters. The ornamental relief details at the pilaster caps and above the second floor windows will be preserved. The new design scheme celebrates these details with a new paint scheme and restores the currently infilled storefront openings at the ground floor level.

- E. The proposal conforms in all significant respects with the Oakland General Plan in that the building's tenants will provide programming for a sustainable and livable Oakland per the General Plan in programming explanation above (See Section C). Restore Oakland is committed to serving the culturally vibrant East Oakland community by making the center's programs and services available to the surrounding residents and workers in the area.

As an equitable development project, Restore Oakland is designed to serve and support workers in the restaurant industry, formerly incarcerated people, and impacted community members. The existing street trees along International Boulevard only enhance the overall street presence.