

Case File Number PLN16-064

JUNE 7, 2017

Location:	8024 Rudsdale Street (See map on reverse)
Assessor's Parcel Number:	041-4203-016-01
Proposal:	Proposal for a new three-story 15-unit townhome style development.
Applicant:	Jeremy Harris / (858)449-5270
Owner:	Danny Haber /YYP
Planning Permits Required:	Major Conditional Use Permit for more than seven dwelling units in the RM-3 Zone. Application qualifies for a 35% density bonus and three incentives or concessions for substandard open space (more than 20-foot separation from group open space), parking allowances for parking spaces located in the front yard setback, and greater than 50% paving in the front yard setback. Regular Design Review for new construction.
General Plan:	Mixed Housing Type Residential
Zoning:	RM-3
Environmental Determination:	Exempt, Section 15332 of the State CEQA Guidelines; in-fill development projects; and Section 15183 of the CEQA Guidelines, projects consistent with a community plan, general plan, or zoning.
Historic Status:	Lot with abandoned building.
Service Delivery District:	4
City Council District:	7
Date Filed:	3/10/16
Action to be Taken:	Decision on Application
Staff Recommendation:	Approve with the attached conditions.
Finality of Decision:	Appealable to City Council within 10 days
For Further Information:	Contact case planner Moe Hackett at 510-238-3973 or by e-mail at mhackett@oaklandnet.com .

SUMMARY

The proposal is the construction of a three-story 18,672 square-foot, 15-unit residential building. The development would provide 15% of the residential units to very low income households and thus would qualify for a 35% density bonus and three incentives or concessions under State Density Bonus Law. The proposal will use an existing large unfinished structure and complete its construction for the residential purpose stated.

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

BACKGROUND

The subject site is an 18,000 square-foot lot containing an incomplete, 18,022 square-foot structure that was intended to be used as a group home facility under CMDV02002, which was approved by the Planning Commission on August 6, 2003. During an inspection, the City discovered that it was

CITY OF OAKLAND PLANNING COMMISSION



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Case File: PLN16064
Applicant: Jeremy Harris
Address: 8024 Rudsdale Street
Zone: RM-3

constructed four feet taller than allowed. The City subsequently approved a Variance (V10295) to allow for a structure that is 34 feet tall in a zone with a maximum height of 30 feet. The project was never completed and has sat vacant for over a decade.

The applicant held a community meeting on January 19, 2017 at 6:00pm. Meeting attendees expressed concern that the structure would be used as a group home facility, rooming house, or transitional housing. Staff shared that concern, and, as a result, staff required the applicant to reduce the number of bedrooms in each unit.

PROJECT DESCRIPTION

The current proposal would utilize the existing incomplete structure, add 650 square feet of new floor area for a penthouse toward the front of the building, and establish 15 dwelling units for rental, two of which would be affordable to very low income households (see Attachment C for plans). Because the development will provide 15% of the residential units to very low income households, it qualifies for a 35% density bonus and three incentives or concessions under State Density Bonus Law.

The townhomes would be developed primarily in the existing configuration as six linear pods traversing the length of the site. Ten parking spaces would be retained in front of the building facing Rudsdale Street. Group open space would be located at the rear of the lot.

The floor plan is configured in a pattern that is not ideal for residential dwelling units due to the building's original design as a group home. The units consist of very large areas that are not easily divided into intimate spaces for a single household. As proposed, they will allow for residential usage, but will always possess a large scale that is unorthodox by normal standards. This issue is further discussed in the "Key Issues and Impacts" section of this report.

PROPERTY DESCRIPTION

The 18,000 square-foot site is on the east side of Rudsdale Avenue between 80th and 81st Avenues in the Woodland District of East Oakland. The site is unique in that it is 50 feet wide by 300 feet deep and has side lot lines that abut twelve residential lots. An unfinished, 18,022 square-foot, three-story structure with a large parking lot in the front yard area is currently on the site. The site has generally been in a blighted condition since construction ceased ten years ago. With the exception of a library and community center directly across the street, the subject lot is surrounded by a mix of single-family homes and multi-family buildings.

GENERAL PLAN ANALYSIS

The subject property is located within the Mixed Housing Type Residential General Plan Land Use classification. This land use classification is intended to "create, maintain, and enhance residential areas that are characterized by a mix of single family, townhouses, small multi-unit buildings, and neighborhood businesses where appropriate". This General Plan land use classification allows for 30 principal units per gross acre. Policy N3.1 (Facilitating Housing Construction) and Policy N3.2 (Encouraging Infill Development) of the Land Use and Transportation Element (LUTE) specifically call for housing units to be considered a high priority, and to be constructed as infill developments, and Objective N3 (Housing Production, Conservation, and Enhancement) of the LUTE encourages the construction, conservation, and enhancement of housing resources in order to meet the current and future needs of the Oakland community.

The creation of 15 new single-family townhomes on an 18,000 square-foot lot is consistent with the Mixed Housing Type Residential General Plan classification, as well as General Plan objectives and policies.

ZONING ANALYSIS

The subject property is located within the RM-3, Mixed Housing Type Residential Zone-3. The RM-3 Zone is intended to create, preserve, and enhance residential areas that are characterized by a mix of single family homes, duplexes, townhouses, and small multi-unit buildings. With the exception of a proposed 650 square foot addition, the envelope of the building has already been approved under CMDV02002 and V10295.

The Zoning requirements for this project are:

- Major Conditional Use Permit for a more than seven dwelling units in the RM-3 Zone.
- Regular Design Review for new construction.

Density Bonus and Incentives/Concessions

The RM-3 Zone conditionally permits one dwelling unit per 1,500 square feet of lot area. With a lot area of 18,000 square feet, the proposal is conditionally permitted for 12 units. By providing 15% of the total dwelling units (2 units) to very low-income households, the development qualifies for a 35% density bonus (or 3 additional units), raising the number of permitted residential units from 12 to 15.

In addition to the increased number of residential units, the project qualifies to receive three “concessions or incentives” under State Density Bonus Law. A “concession or incentive” is a reduction or modification to the City’s site development standards. The applicant is requesting the following incentives or concessions:

1. Locating parking within the front setback;
2. Reducing the total required usable open space from 3,000 square feet to 2,775 square feet. This open space is made up of group open space at the rear of the property and private open space behind each of the ground floor units; and
3. Waiving the front yard paving maximum. The maximum amount of pavement allowed in the front yard set-back (15 feet in depth from the front property line from side lot-line to lot-line) in residential zones is no more than 50%.

According to State law, the concessions or incentives must result in identifiable and actual cost reductions to provide for affordable housing costs. The applicant has submitted a pro forma to provide evidence of such cost reductions, which has been reviewed by the City’s Housing Division (see Attachment C).

Height

As mentioned above, the height of the existing unfinished building is 34 feet, which is four feet over the maximum height of 30 feet in the RM-3 Zone. A Variance for the 34 foot height was previously granted during construction when it was discovered that the building was taller than shown in the approved plans. The proposed penthouse addition would be within the 30-foot height limit.

Setbacks

The applicant proposes a 65-foot front setback where 15 feet is required; a five-foot side setback where five feet is required; and a 19-foot rear yard setback where 15 feet is required.

Parking

The development requires 0.7 spaces per market rate unit (one parking space per unit with a 30 percent reduction for being in a transit accessible neighborhood) and 0.5 spaces per affordable unit, for a total of ten parking spaces. In addition, the operator/owner of this facility (or, homeowners' association, if the units are ever converted to condominiums) will provide a transit subsidy in perpetuity for each unit (see Condition of approval #34). These provisions will allow for a reduction of no more than 50% of the projects required on-site parking. The proposal meets this requirement by providing ten uncovered parking spaces in the front of the lot. As discussed above, the parking spaces will be located within the front setback.

ENVIRONMENTAL DETERMINATION

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

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

The proposed project is consistent with the Mixed Housing Type General Plan designation and all general plan policies by creating 15 new rental dwelling units, and by meeting the required findings of the applicable designations and regulations of the RM-3 zoning district.

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

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

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

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

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

With implementation of standard conditions of approval related to construction management and noise reduction measures, the project would not result in any significant impacts on traffic, noise, air quality, or water quality.

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

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

KEY ISSUES AND IMPACTS

Density

Staff believes that approval of a Major Conditional Use Permit for density greater than 7 units on the subject site is warranted because the project would introduce residential activities on a large parcel that currently attracts blight and is a functional void in the neighborhood. The proposed townhouse development was encouraged to improve the original design to better reflect the scale and character of the residential neighborhood.

Floor Plan Design

The floor plan is configured in a pattern that is not ideal for residential dwelling units due to the building's originally intended use as a group home. The floor plans consist of very large areas which are not easily divided into intimate spaces for single families. This anomaly, like other inherent design shortfalls associated with the building's history, cannot be easily corrected at this point of the structure's completion. However, staff worked extensively with the applicant to improve the floor plan, reduce the number of very small bedrooms, and create a townhouse style layout.

Staff is concerned that the facility could easily be converted to Rooming House Residential Facility, which is prohibited in the RM-3 zone. Therefore, staff recommends inclusion of a condition of approval stating that each dwelling unit must be rented to one entity instead of renting each room separately (as is the general practice in a rooming house).

CONCLUSION

The proposed project is an effective reuse of a long vacant structure that currently creates and attracts blight, and is a visual eyesore. The proposal will establish a uniform townhome development that utilizes the site from the original neighborhood subdivision and allows for the completion of an unfinished building.

RECOMMENDATIONS:

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

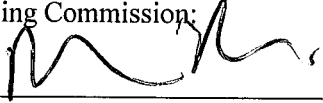
Prepared by:


MOE HACKETT
Planner II

Reviewed by:


SCOTT MILLER
Zoning Manager
Bureau of Planning

Approved for Forwarding to the
City Planning Commission:



DARIN RANELLETTI, Interim Director
Department of Planning and Building

ATTACHMENTS:

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

ATTACHMENT A

FINDINGS FOR APPROVAL

This proposal meets all the required General Use Permit criteria (Section 17.134.050), and Design Review Criteria (Section 17.136.050) as set forth below and which are required to approve your application. Required findings are shown in **bold type**; reasons your proposal satisfies them are shown in normal type.

SECTION 17.134.050 –CONDITIONAL USE PERMIT FINDINGS:

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

The Conditional Use Permit is required due to the proposed density of one unit per 1,500 square feet of lot area. The proposed density is warranted because the project would introduce a new residential use, including affordable housing, on a large parcel that currently attracts blight and is a functional void in the neighborhood. The proposed townhouse development was encouraged to better reflect the scale of buildings found in the neighborhood, and will be compatible with, and will not adversely affect, the surrounding neighborhood. Residents of the development will be served by the school, library, and community center across the street from the site. The capacity of nearby streets is sufficient for the traffic generated by 15 new dwelling units.

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

The proposed development will provide an attractive and functional living environment by providing a townhouse style development with ample landscaping and convenient open space. Each unit will be easily accessed from the north side of the building and the ground floor units will enjoy convenient rear yard private open space.

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

The development will enhance the residential neighborhood by creating a residential community on an existing lot. Further, the proposal will add affordable and market rate housing units in a region with a housing shortage.

- 4. That the proposal conforms to all applicable design review criteria set forth in the regular design review procedure at Chapter 17.136.050.**

The proposal conforms to all applicable design review criteria. See Design Review Findings below.

FINDINGS

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

The proposal conforms with the Oakland General Plan. See General Plan Analysis in the attached Staff Report.

17.136.050(A) - RESIDENTIAL DESIGN REVIEW CRITERIA:

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

The proposal will make functional a contemporary styled, three-story townhouse building by utilizing an unfinished and blighted structure which was originally intended for use as a group home facility. The proposal contains contemporary design elements such as horizontal siding, vertical metal paneling, and stucco that are related to the community center and library across the street from the site. The townhouse style design will relate to the smaller scale homes in the neighborhood.

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

The proposal will enhance the desirable neighborhood characteristics by creating 13 market rate and two affordable housing opportunities in a residential neighborhood. Completing the unfinished structure will remove an attractive nuisance and blight from the neighborhood.

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

The subject site is flat and without significant landscaping.

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

The subject site is flat.

- 5. 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 proposal conforms with the Oakland General Plan. See General Plan analysis in the attached Staff Report.

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, and the approved plans **received April 19, 2017**, as amended by the following conditions of approval and mitigation measures, if applicable (“Conditions of Approval” or “Conditions”).

2. Effective Date, Expiration, Extensions and Extinguishment

This Approval shall become effective immediately, unless the Approval is appealable, in which case the Approval shall become effective in ten 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 such changes may include landscaping and exterior paving selections, exterior building materials, interior partitions, and window selections.
- 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***CONDITIONS OF APPROVAL***

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

6. Signed Copy of the Approval/Conditions

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

7. Blight/Nuisances

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

8. Indemnification

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

Requirement:

- a.** During construction and operation of the project, the project applicant shall incorporate best management practices reasonably related to the control of graffiti and/or the mitigation of the impacts of graffiti. Such best management practices may include, without limitation:
 - i. Installation and maintenance of landscaping to discourage defacement of and/or protect likely graffiti-attracting surfaces.
 - ii. Installation and maintenance of lighting to protect likely graffiti-attracting surfaces.
 - iii. Use of paint with anti-graffiti coating.
 - iv. Incorporation of architectural or design elements or features to discourage graffiti defacement in accordance with the principles of Crime Prevention Through Environmental Design (CPTED).
 - v. Other practices approved by the City to deter, protect, or reduce the potential for graffiti defacement.
- b.** The project applicant shall remove graffiti by appropriate means within seventy-two (72) hours. Appropriate means include the following:

- i. Removal through scrubbing, washing, sanding, and/or scraping (or similar method) without damaging the surface and without discharging wash water or cleaning detergents into the City storm drain system.
- ii. Covering with new paint to match the color of the surrounding surface.
- iii. Replacing with new surfacing (with City permits if required).

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

13. Landscape Plan

a. *Landscape Plan Required*

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: N/A

b. *Landscape Installation*

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

When Required: Prior to building permit final

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

c. *Landscape Maintenance*

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

14. Lighting

Requirement: Proposed new exterior lighting fixtures shall be adequately shielded to a point below the light bulb and reflector to prevent unnecessary glare onto adjacent properties.

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

15. 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.

16. 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

17. 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

18. 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

19. 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

20. 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

21. Construction Days/Hours

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

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

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

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

22. 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

23. 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

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

a. Obstruction Permit Required

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

b. 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

c. Repair of City Streets

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

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

25. 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

26. 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

27. 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

28. 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

29. Green Building Requirements

a. Compliance with Green Building Requirements During Plan-Check

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

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

- Signed statement by the Green Building Certifier that the project still complies with the requirements of the Green Building Ordinance, unless an Unreasonable Hardship Exemption was granted during the review of the Planning and Zoning permit.
 - Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.
- ii. The set of plans in subsection (i) shall demonstrate compliance with the following:
- CALGreen mandatory measures.
 - Green point level required per the appropriate checklist approved during the Planning entitlement process.
 - All green building points identified on the checklist approved during review of the Planning and Zoning permit, unless a Request for Revision Plan-check application is submitted and approved by the Bureau of Planning that shows the previously approved points that will be eliminated or substituted.
 - The required green building point minimums in the appropriate credit categories.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

b. *Compliance with Green Building Requirements During Construction*

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

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

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

c. *Compliance with Green Building Requirements After Construction*

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

When Required: Prior to Final Approval

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

Project Specific Conditions:

30. Driveway Pavement, Open Space, and Fencing

Prior to issuance of a building permit

The front portion of the driveway entry from Rudsdale Street shall contain a decorative form of paving such as brick, stone pavers, or other decorative materials. Detailed landscape plans, including the location of all hardscape and fencing, shall be presented to the planning department for review and approval. Final details of these plans and revision shall be indicated on the building permit plan set, and is subject to final approval by the Zoning Manager.

31. Trash Enclosure

Prior to issuance of a building permit

Details of the proposed trash enclosure shall be submitted as part of the required building permit plan set. The final design shall be subject to approval by the Zoning Manager.

32. Final Color and Material Selections, and Fenestrations

Prior to issuance of a building permit

A material and color board shall be presented to the zoning manager for final review and approval. The final fenestration (including windows) shall be approved by the Zoning Manager.

33. Rental or Lease of Units

Ongoing

The owner of the subject property shall rent or lease the entirety of each dwelling unit under one rental or lease agreement and shall not rent any room separately from the dwelling unit in which it is located.

34. Transit Passes

Ongoing

The property owner or homeowners' association (if the units are converted to condominiums) shall make permanently available a monthly transit benefit to each dwelling unit in an amount equal to either one-half the price of an Adult 31-Day AC Transit Pass or an AC Transit EasyPass. This benefit shall be placed on a Regional Transit Connection Clipper Card. A notice describing this transit benefit shall be permanently posted in a common area of the building such as a lobby or mailroom that is clearly visible to residents.

35. Affordable Residential Units per Density Bonus at this Site

a. Affordable Residential Units

Ongoing

The approved residential affordable units that are part of this approval shall remain and continue to be affordable for 55 years or longer. A minimum of two (2) units shall be affordable to very low income households that make less than fifty percent (50%) of the Area Medium Income (AMI).

b. Maximum Allowed Number of Dwelling Units

Ongoing

This project is granted three Density Bonus Incentives or Concessions for front yard paving, parking location, and open space for a mixed income project that includes an affordable housing component pursuant to Section 17.107 of the Oakland Planning Code and Government Code Section 65915.

c) **Affordable Housing Agreement**

Prior to issuance of demolition, grading or building permit/Ongoing

The applicant shall submit an agreement for review and approval by the City Attorney, the Housing Development Division and any other relevant City departments. The agreement must also ensure the continued affordability of the target dwelling units for a period of not less than fifty-five (55) years pursuant to the Oakland Planning Code Section 17.107, and that restricts the occupancy of those units only to residents who satisfy the affordability requirement as approved for this project. Only households meeting the eligibility standards for the target dwelling units shall be eligible to occupy the target dwelling units. The applicant shall record the above agreement with the Alameda County Recorder, and shall provide a copy of recorded agreement to the City.

d) **Annual Reporting of Rental Target Units**

Ongoing annually

Rental target dwelling units shall be managed / operated by the developer or developer's agent or the developer's successor. The developer of rental target dwelling units shall submit for review and approval by the City Attorney and the Housing Development Division and any other relevant City departments, an annual report identifying which units are target dwelling units, the monthly rent, vacancy information, monthly income for tenants of each target rental dwelling unit throughout the prior year, and other information required by the City. Said agreement shall maintain the tenant privacy.

e) **City Monitoring Fee**

Prior to issuance of demolition, grading or building permit/Ongoing

The applicant shall pay to the Housing Development Division a First Time Homebuyers Program Application Fee administrative fee in the amount of \$250 per unit, pursuant to the Master Fee Schedule for City monitoring of target dwelling units.

f) **Affordable Unit Size and Amenities**

Prior to issuance of demolition, grading or building permit/Ongoing

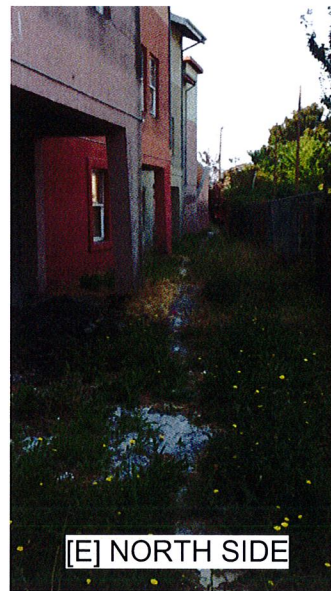
The floor area, number of bedrooms, and amenities (such as fixtures, appliances, and utilities) of the affordable units shall be comparable to those of the market rate units. Further, the proportion of unit types (i.e. three-bedroom and four-bedroom, etc) of the affordable units shall be roughly the same as the market rate units.

SCOPE OF WORK

CHANGING THE USE FROM 4 GROUP HOMES TO 11 APARTMENTS. SCOPE INCLUDES 15% OF THE 11 UNITS (2 UNITS) TO BE VERY LOW INCOME AFFORDABLE HOUSING AND AN ADDED DENSITY BONUS OF 35% (4 UNITS) BRINGING THE TOTAL PROJECT UNIT COUNT TO 13 MARKET-RATE APARTMENTS AND 2 VERY LOW-INCOME APARTMENTS.

ADD LAUNDRY ROOM AT REAR

Attachment C



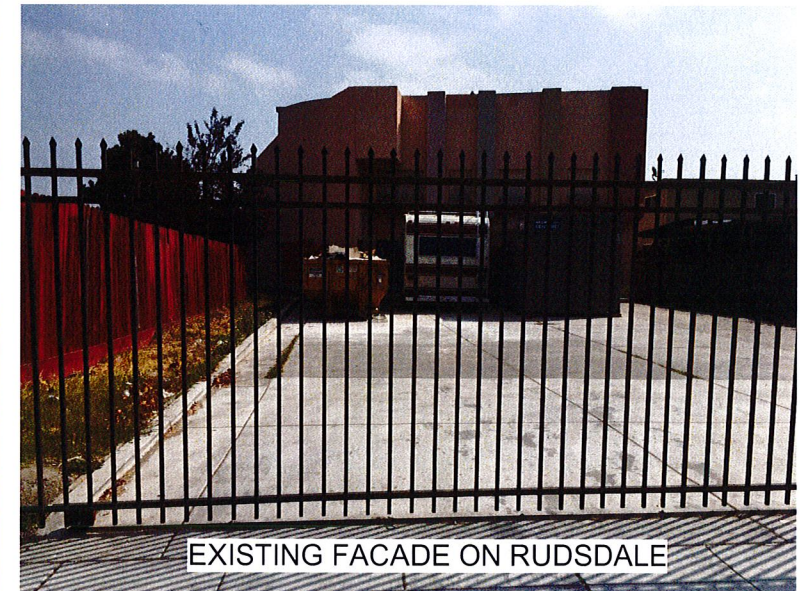
[E] NORTH SIDE



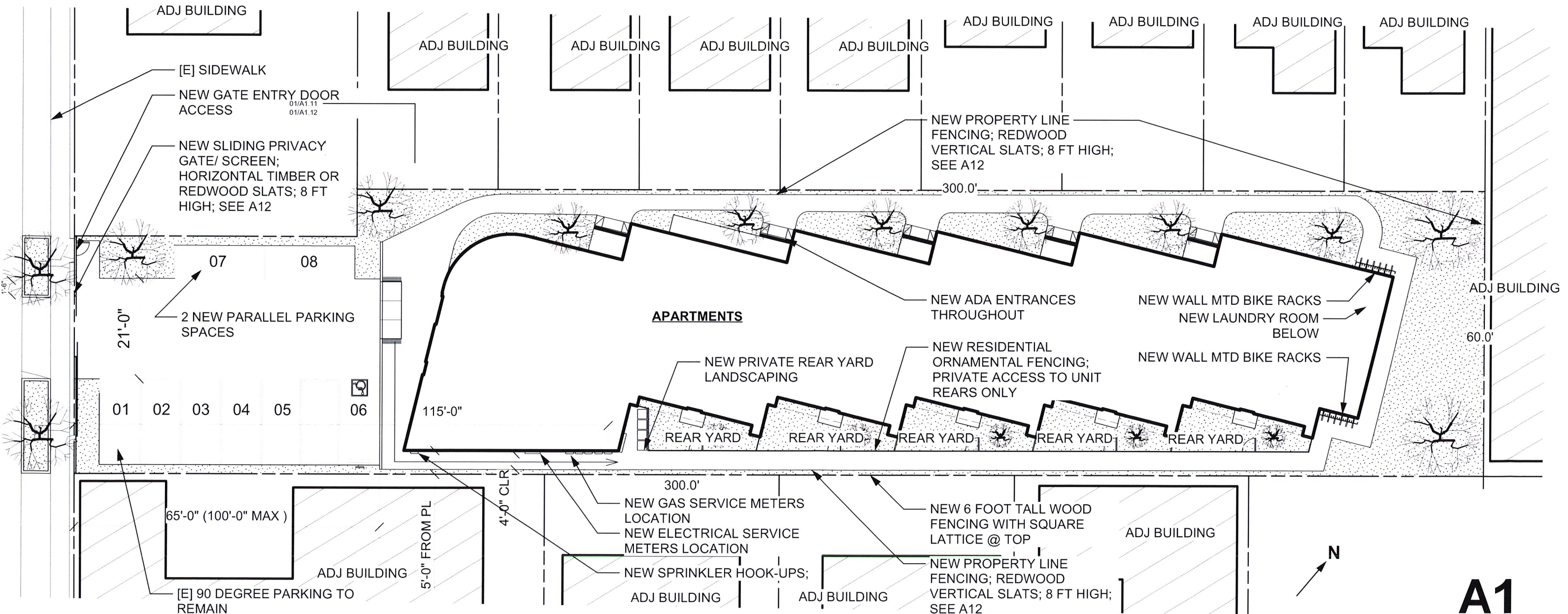
[E] SOUTH SIDE



EXISTING EXTERIOR @ REAR YARD



EXISTING FACADE ON RUDSDALE



A1

PROPOSED PLANT LIST:

1. VINES @ GREEN SCREENS AT ENTRIES
 • COBAEA REPENS (CUP AND SAUCER VINE)
 • TRACHELOSPERMUM JASMINOIDES (STAR JASMINE)

2. SMALL TREES IN SOUTH SIDE REAR YARDS
 • CEANOETHUS 'RAY HARTMAN'
 • CEANOETHUS DARK STAR'

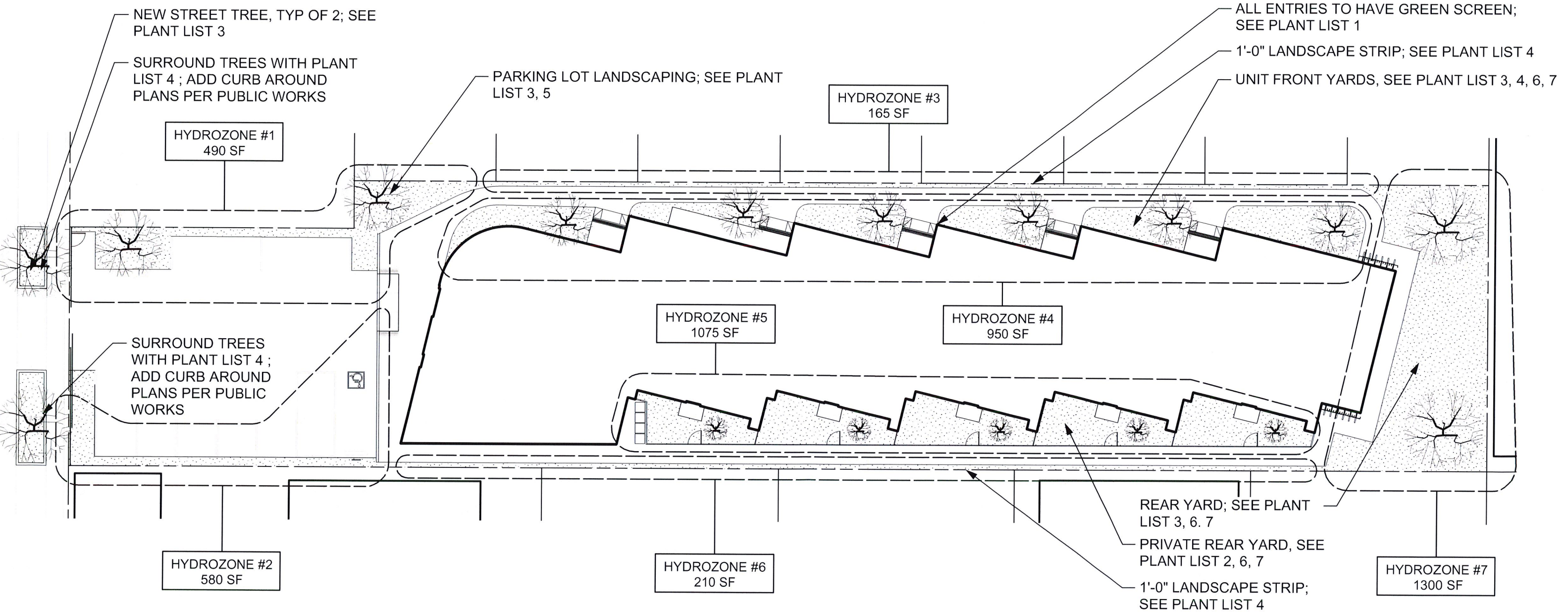
3. TREES IN PARKING LOT NORTH FRONT YARDS AND EAST REAR YARD
 • ARCTOSTAPHYLOS MANZANITA 'DR. HURD' (MANZANITA)
 • OLEO EUROPA 'MAJESTIC BEAUTY' OR 'SWAN HILL' (OLIVE--FRUITLESS)

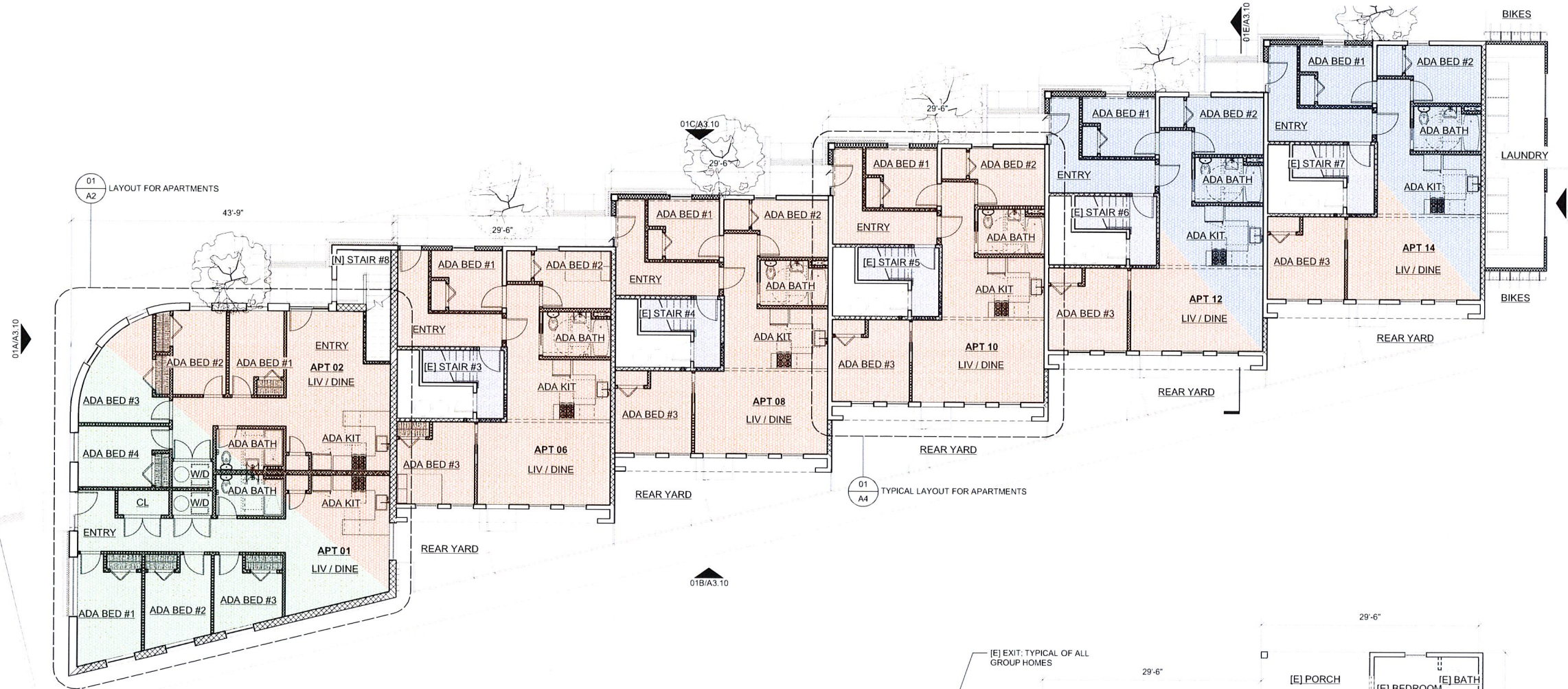
4. SMALL SHRUBS/GRASSES FOR WEST SIDE, AND ALONG THE PROPERTY LINE ON NORTH AND SOUTH SIDES; 2 OR 3 MIXED ALONG
 • CORREA 'IVORY BELLS' (AUSTRALIAN FUSCHIA)
 • MIMULUS (WHITE AND CREAM VARIETIES) (MONKEYFLOWER)
 • THESE ARE SMALL SHRUBS THAT GROW UP TO 3 FEET TALL AND WIDE
 • RIBES MALVACEUM 'DANCING TASSELS' (DANCING TASSELS CURRENT)
 • GARRYA ELIPTICA 'JAMES ROOF'
 • THESE ARE TALLER SHRUBS THAT GROW UP TO 5-7 FEET TALL
 • STIPA GIGANTEA (GIANT FEATHER GRASS)
 • SESLARIA AUTUMNALIS (MOOR GRASS)

5. SMALL SHRUBS FOR NORTH AND SOUTH SIDES
 • FUSCHIA THYMIFOLIA
 • FATSIA JAPONICA
 • RIBES MALVACEUM 'DANCING TASSELS' (DANCING TASSELS CURRENT)

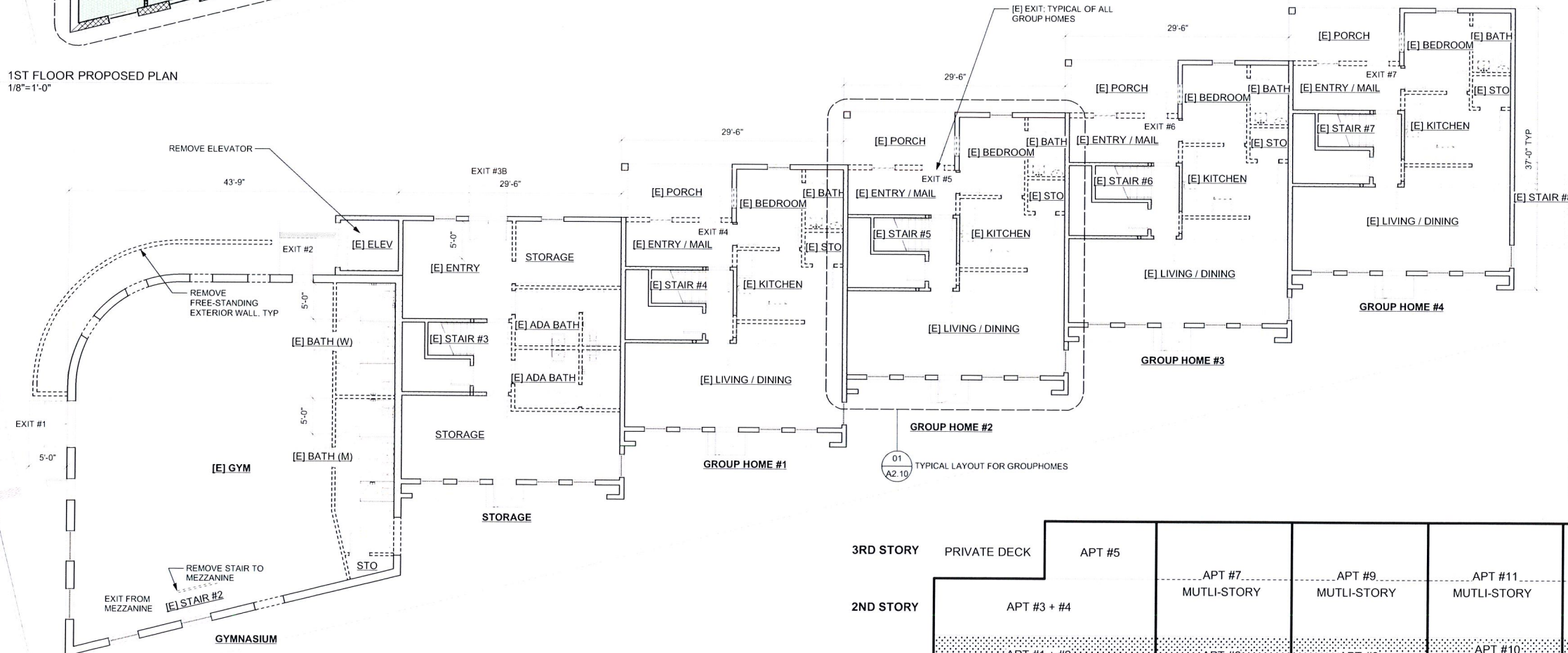
6. GROUNDCOVERS FOR EAST SIDE REAR YARD
 • SIDALACEA MALVIFLORA (CHECKERBLOOM)
 • GERANIUM X CANTABRIGIENSE 'BIOKOVO' (CRANESBILL GERANIUM) MIXED TOGETHER WITH SIDALACEA CLOSER TO EDGE OF BED AND GERANIUM CLOSER TO SHRUBS

7. WARM SEASON TURF @ NORTH FRONT YARDS, SOUTH REAR YARDS, AND EAST REAR YARD





03 1ST FLOOR PROPOSED PLAN
1/8"=1'-0"

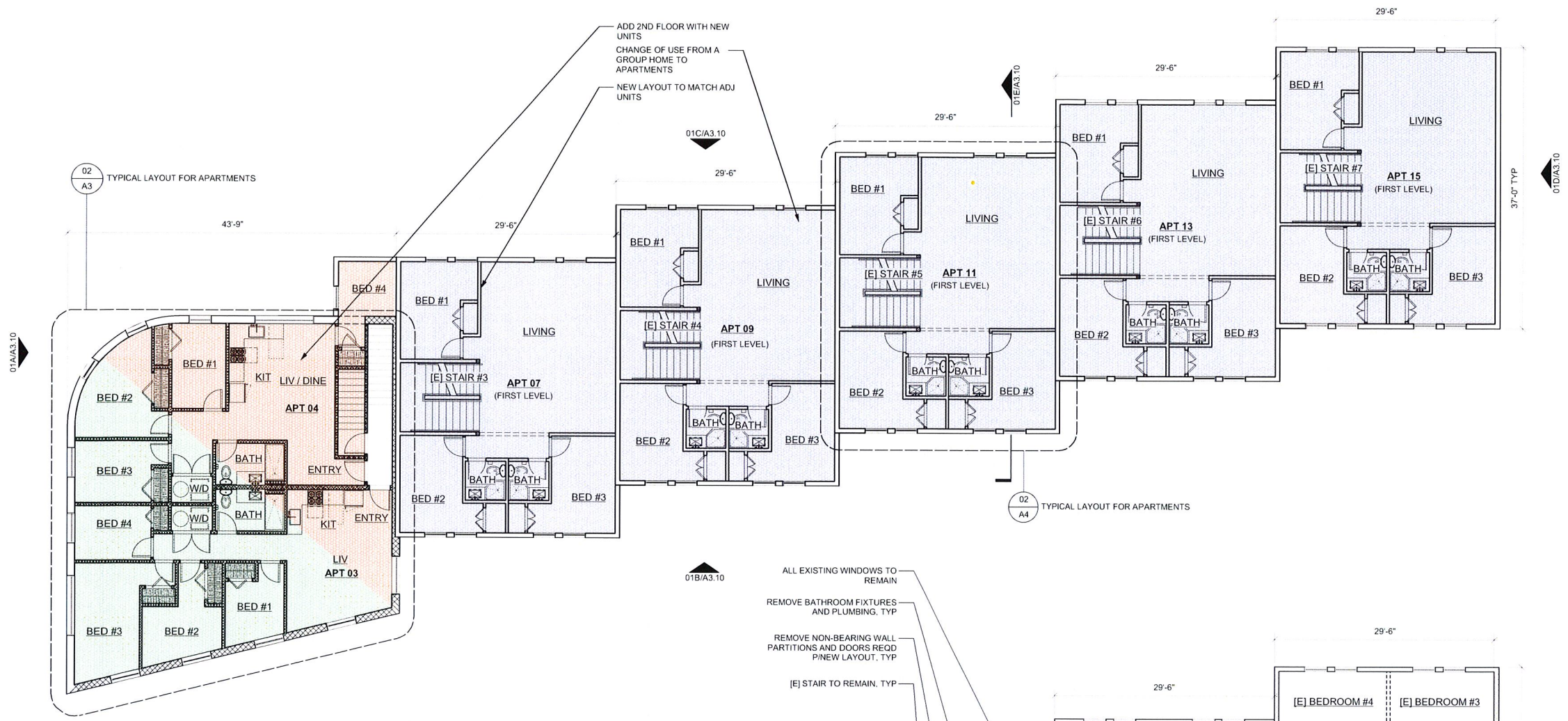


01 1ST FLOOR EXISTING / DEMO PLAN
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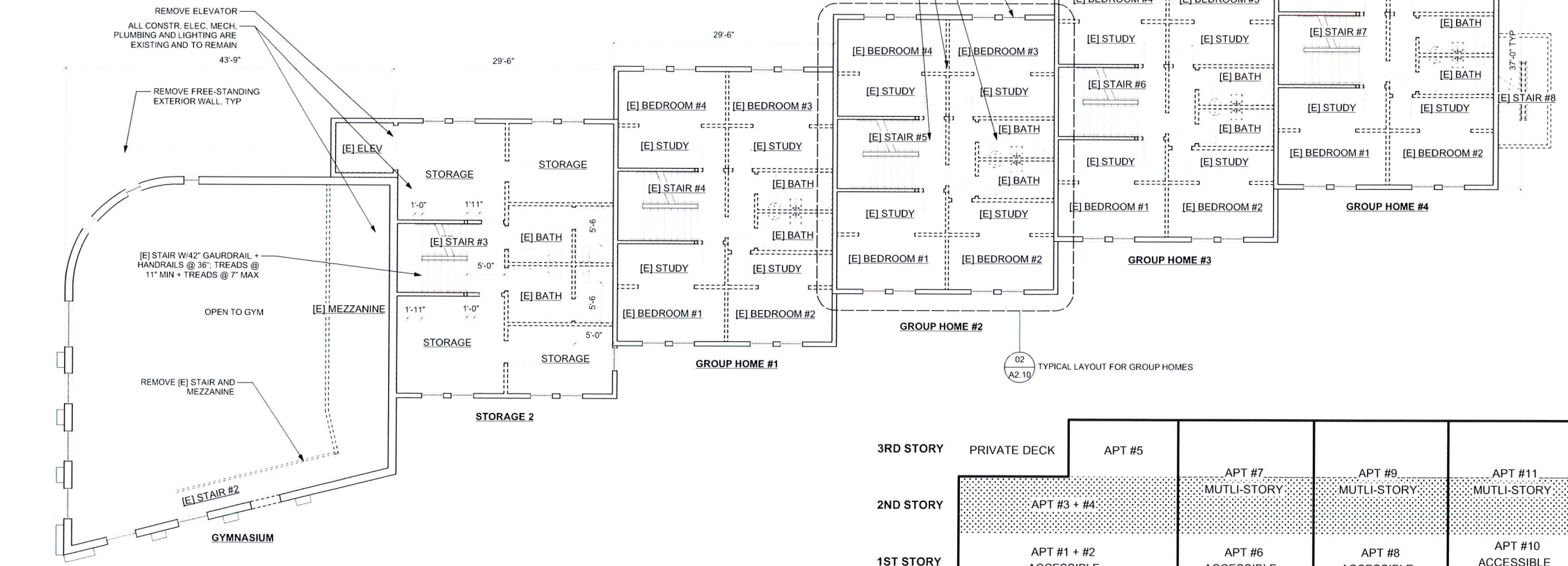
LEGEND

- 1 STORY APARTMENTS
- MULTI-STORY APARTMENTS; FLOOR 2 AND 3
- ADDED 35% UNITS UNDER DENSITY BONUS
- 1 STORY VERY LOW INCOME APARTMENTS

3RD STORY	PRIVATE DECK	APT #5	APT #7	APT #9	APT #11	APT #13	APT #15
2ND STORY	APT #3 + #4	MUTLI-STORY	MUTLI-STORY	MUTLI-STORY	MUTLI-STORY	MUTLI-STORY	MUTLI-STORY
1ST STORY	APT #1 + #2 ACCESSIBLE	APT #6 ACCESSIBLE	APT #8 ACCESSIBLE	APT #10 ACCESSIBLE (VERY LOW INCOME)	APT #12 ACCESSIBLE (VERY LOW INCOME)	APT #14 ACCESSIBLE (VERY LOW INCOME)	APT #15 ACCESSIBLE (VERY LOW INCOME)



02 2ND FLOOR PROPOSED PLAN
1/8"=1'-0"

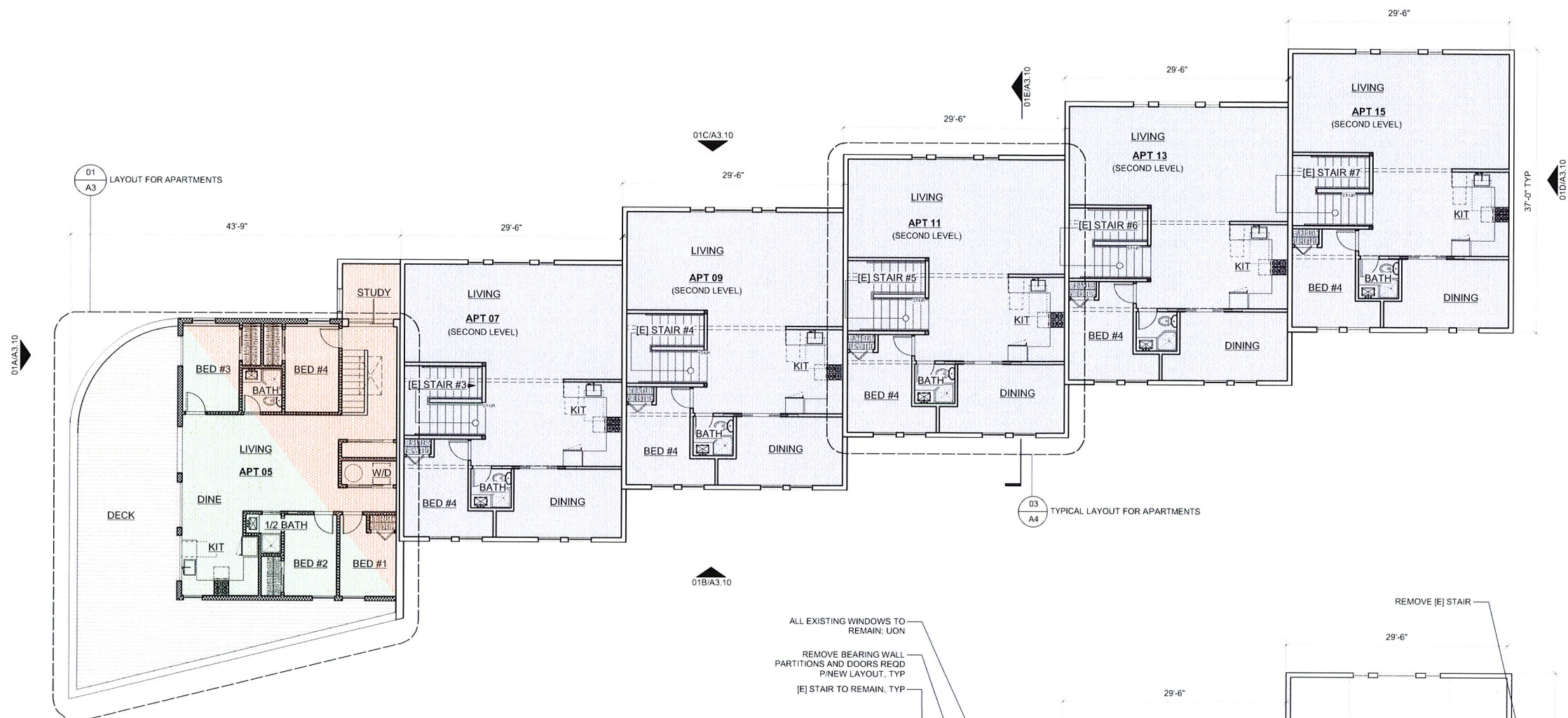


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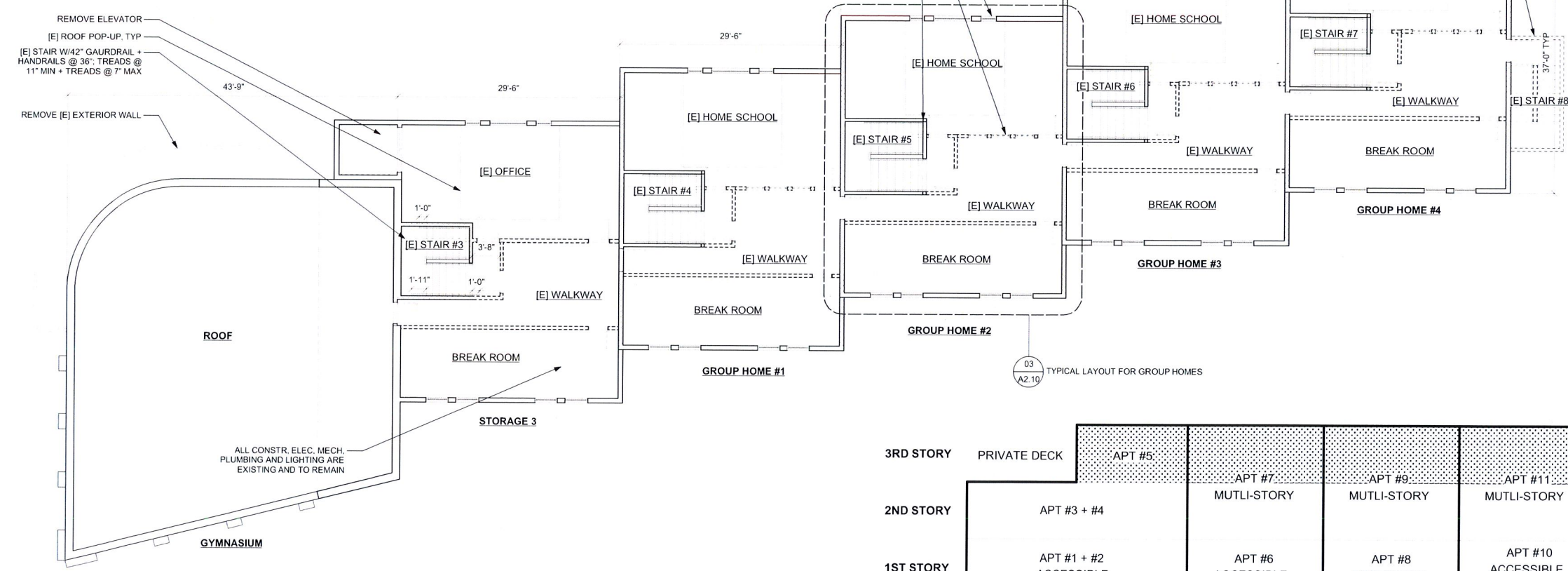
LEGEND

- 1 STORY APARTMENTS
- MULTI-STORY APARTMENTS; FLOOR 2 AND 3
- ADDED 35% UNITS UNDER DENSITY BONUS; 1 STORY APARTMENTS
- 1 STORY VERY LOW INCOME APARTMENTS

3RD STORY	PRIVATE DECK	APT #5	APT #7	APT #9	APT #11	APT #13	APT #15
2ND STORY		APT #3 + #4	MUTLI-STORY	MUTLI-STORY	MUTLI-STORY	MUTLI-STORY	MUTLI-STORY
1ST STORY		APT #1 + #2 ACCESSIBLE	APT #6 ACCESSIBLE	APT #8 ACCESSIBLE	APT #10 ACCESSIBLE (VERY LOW INCOME)	APT #12 ACCESSIBLE (VERY LOW INCOME)	APT #14 ACCESSIBLE (VERY LOW INCOME)



03 3RD FLOOR PROPOSED PLAN
1/8"=1'-0"

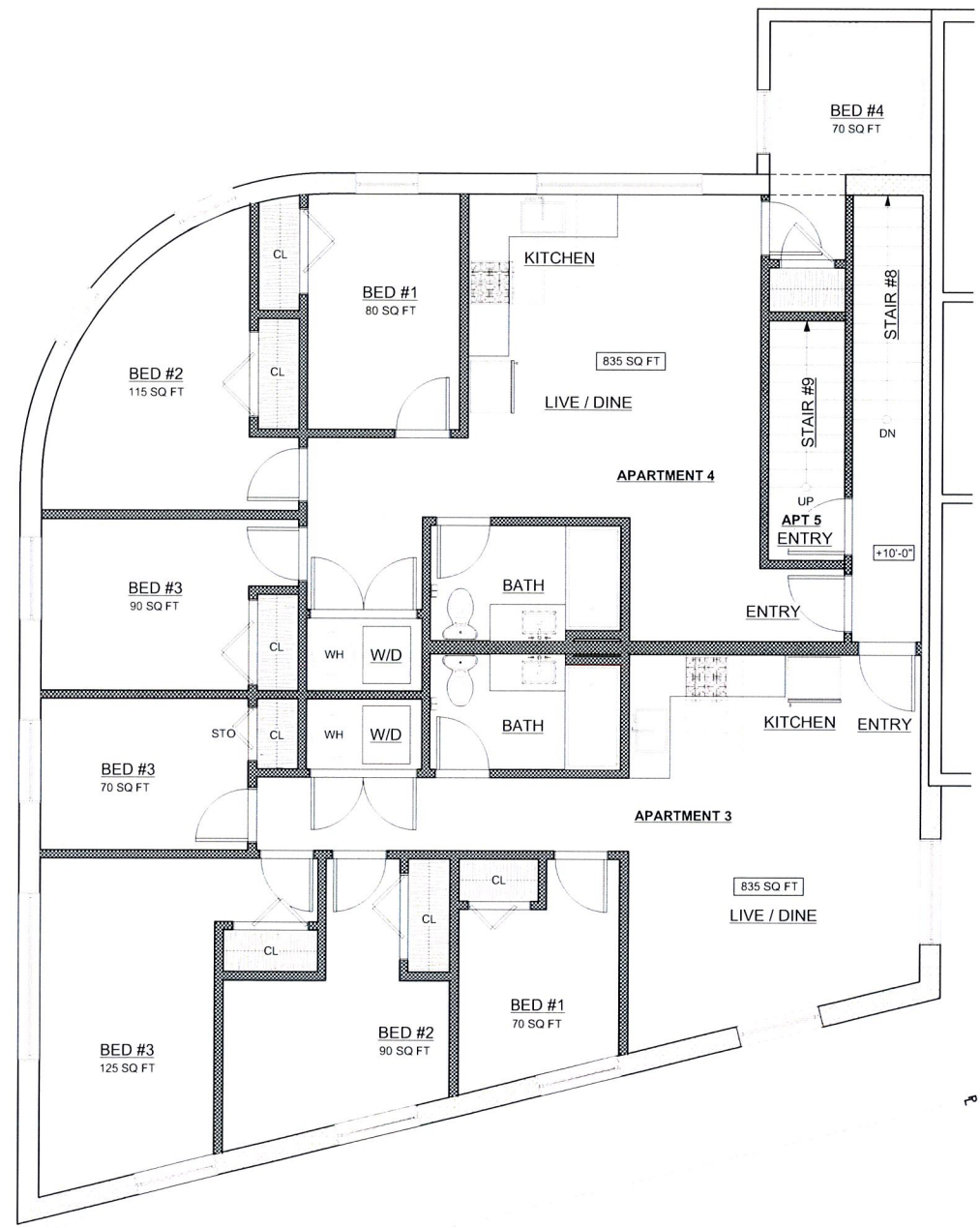
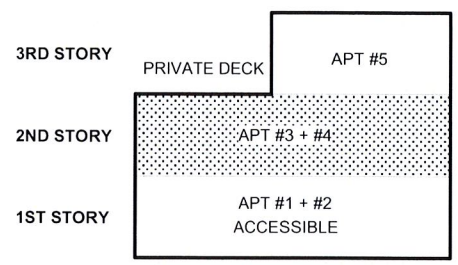
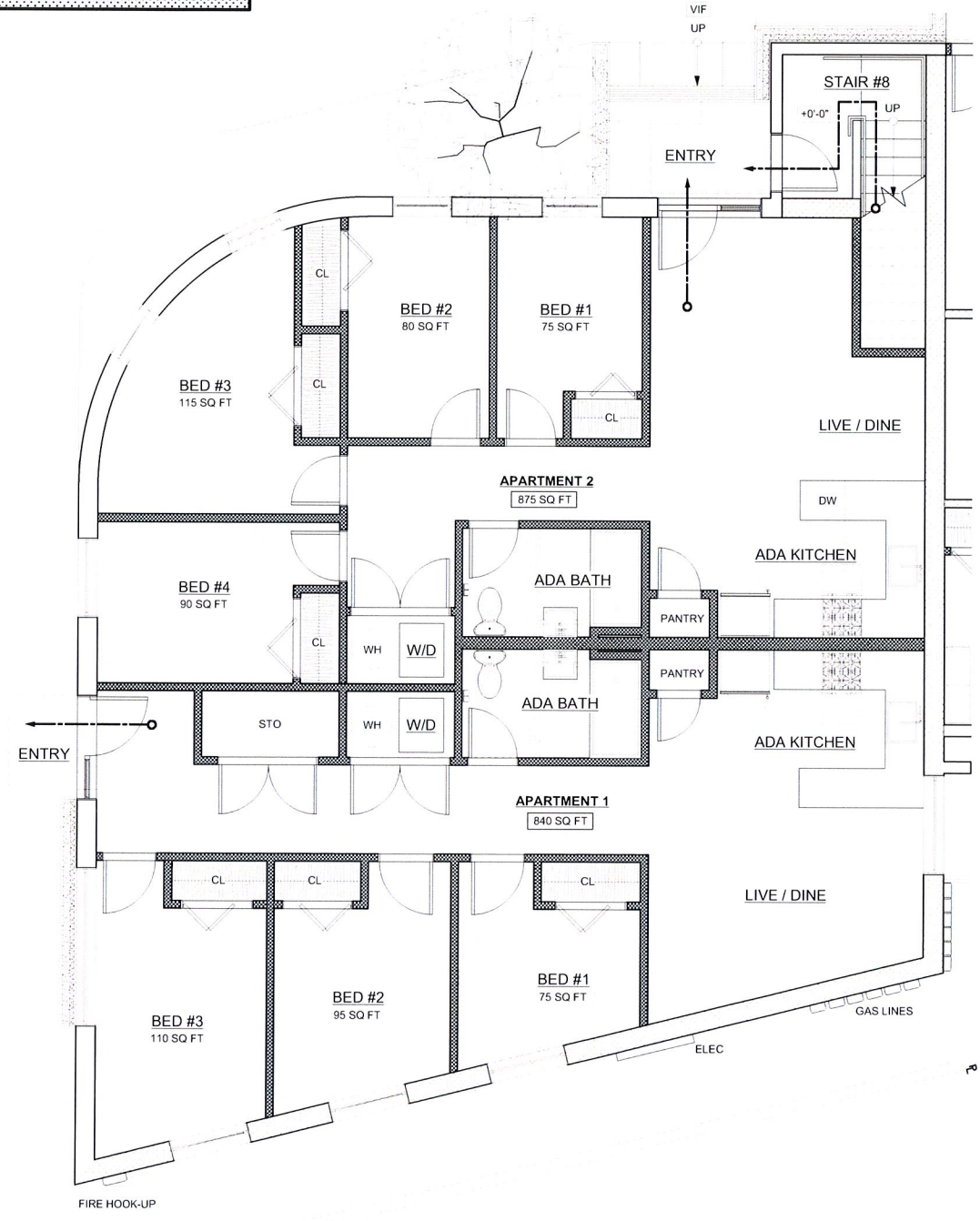
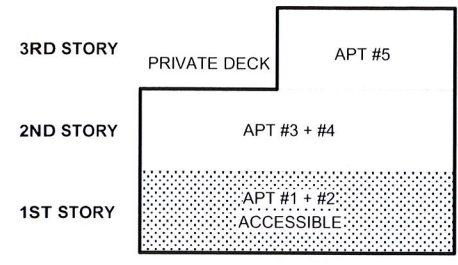


01 3RD FLOOR EXISTING / DEMO PLAN
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LEGEND

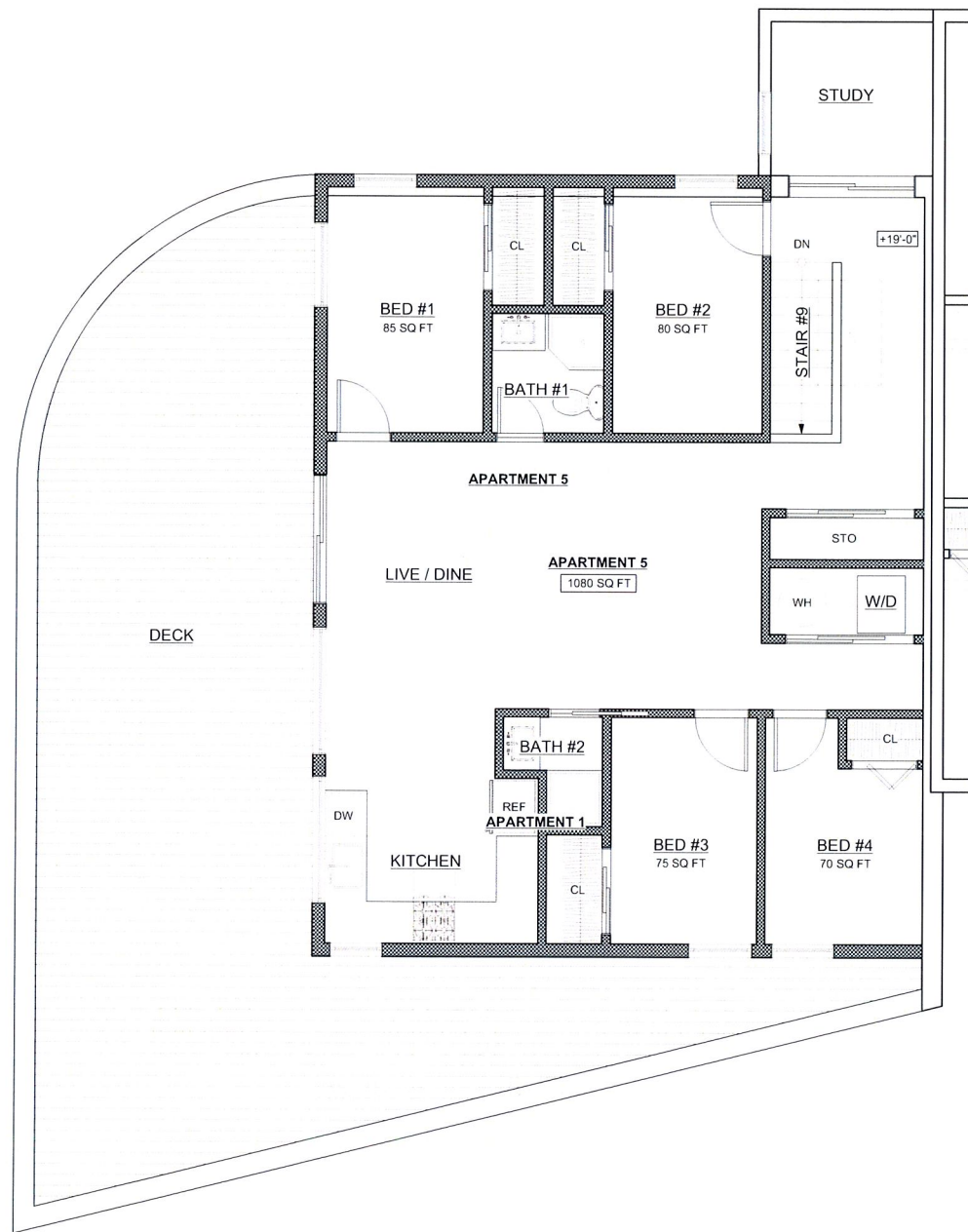
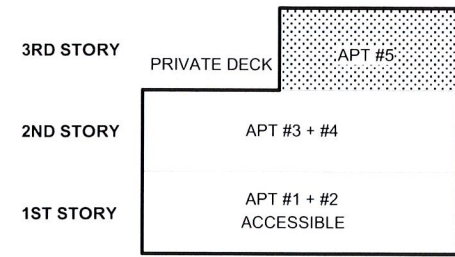
- 1 STORY APARTMENTS
- MULTI-STORY APARTMENTS; FLOOR 2 AND 3
- ADDED 35% UNITS UNDER DENSITY BONUS; 1 STORY APARTMENTS
- 1 STORY VERY LOW INCOME APARTMENTS

3RD STORY	PRIVATE DECK	APT #5	APT #7	APT #9	APT #11	APT #13	APT #15
2ND STORY	APT #3 + #4	MULTI-STORY	MULTI-STORY	MULTI-STORY	MULTI-STORY	MULTI-STORY	MULTI-STORY
1ST STORY	APT #1 + #2 ACCESSIBLE	APT #6 ACCESSIBLE	APT #8 ACCESSIBLE	APT #10 ACCESSIBLE (VERY LOW INCOME)	APT #12 ACCESSIBLE (VERY LOW INCOME)	APT #14 ACCESSIBLE (VERY LOW INCOME)	APT #15 ACCESSIBLE (VERY LOW INCOME)

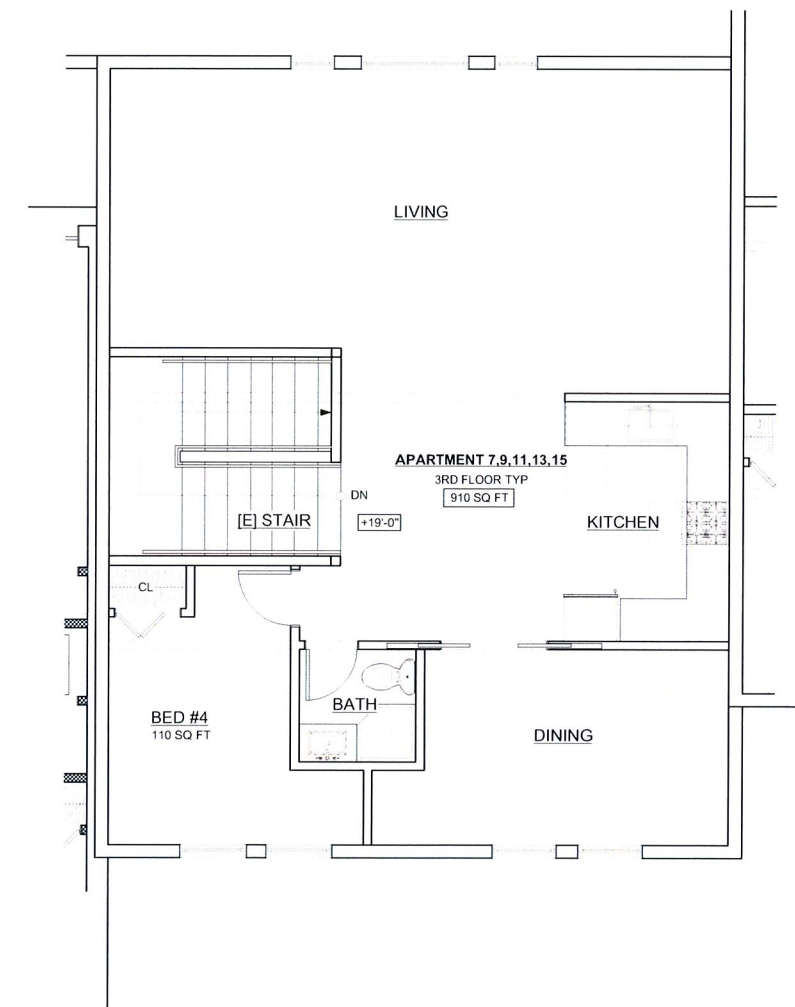
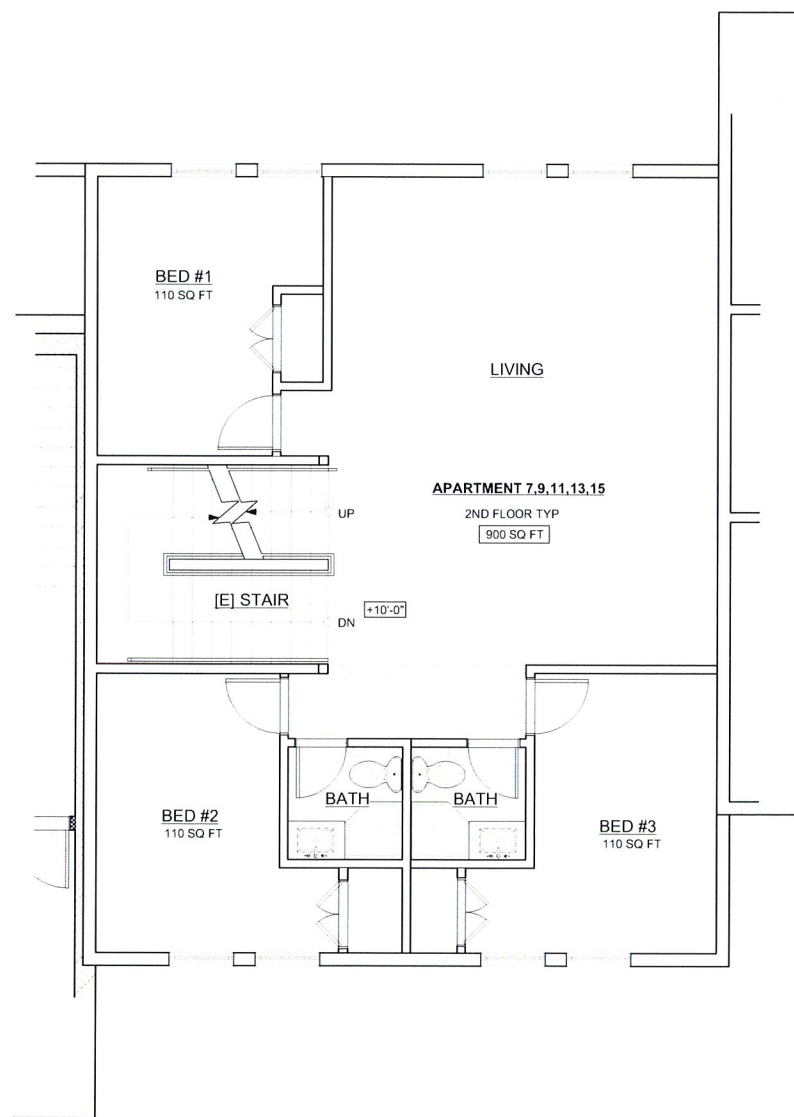
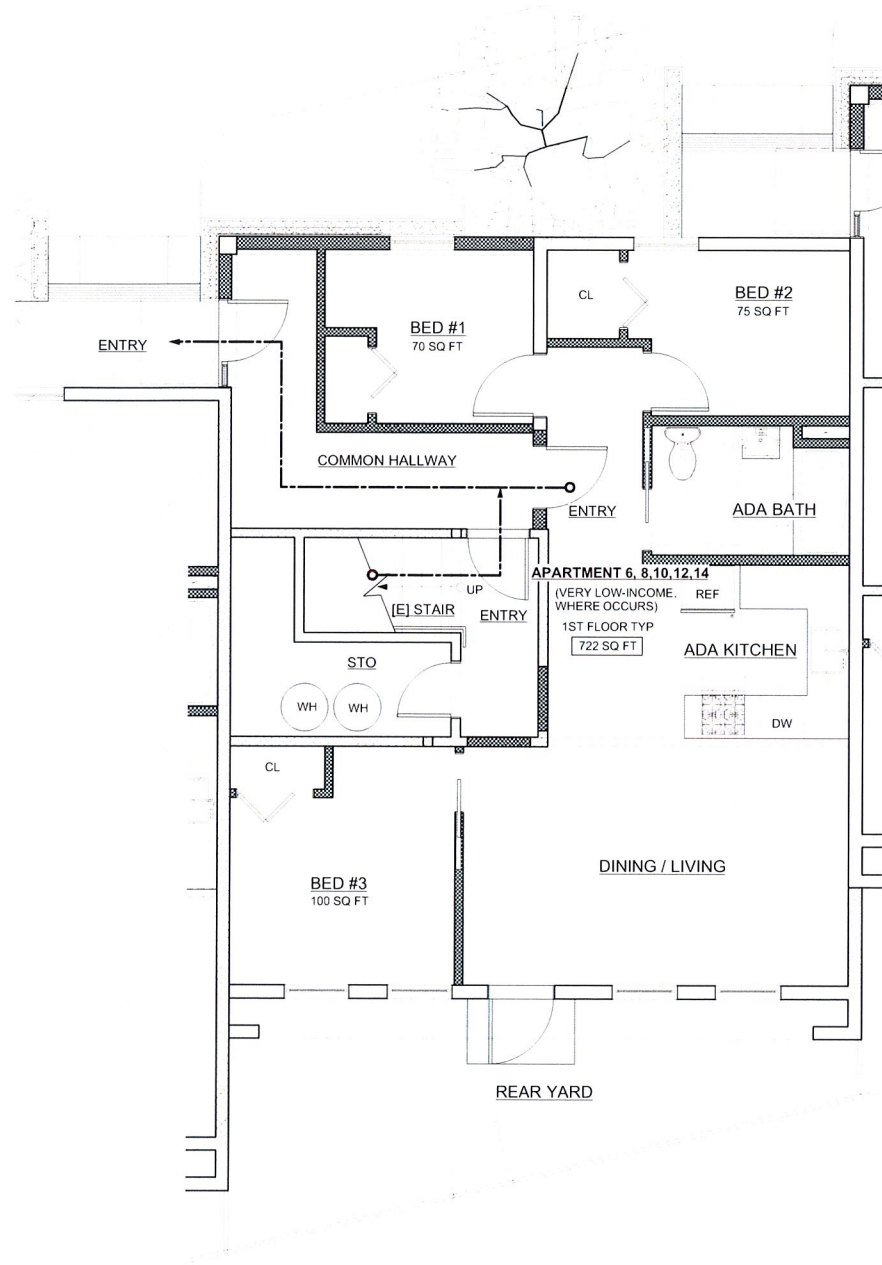
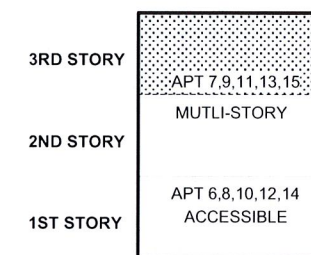
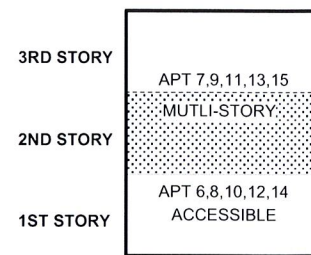
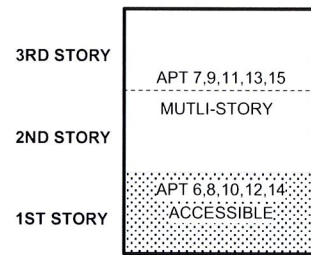


01 1ST FLOOR PROPOSED PLAN_TYPICAL; UNIT 1,2
 1/4"=1'-0"

02 2ND FLOOR PROPOSED PLAN_TYPICAL; UNIT 3,4
 1/4"=1'-0"



02 3RD FLOOR PROPOSED PLAN_TYPICAL; UNIT 5
1/4"=1'-0"



01 1ST FLOOR EXISTING / PROPOSED PLAN_TYPICAL; REF #B1504333; UNITS 8, 10, 12, 14
1/4"=1'-0"

02 2ND FLOOR EXISTING PLAN_TYPICAL; REF #B1504333; UNITS 9, 11, 13, 15 (1ST LEVEL)
1/4"=1'-0"

03 3RD FLOOR PROPOSED / EXISTING_TYPICAL; REF #B1504333; UNITS 9, 11, 13, 15 (2ND LEVEL)
1/4"=1'-0"

COMB SHINGLE ROOF, APPROX 18
OVERHANG; MANUF: TAMKO OR EQ;
STYLE: 3-TAB GLASS-SEAL ASPHALT
SHINGLE; COLOR: PER SCHEDULE

NEW CORRUGATED METAL FINISH
NEW ADDITION BEHIND

VERTICAL FIBER CEMENT SIDING

NEW HORIZONTAL FIBER CEMENT;
MANUF: HARDIEPLANK LAP SIDING;
FINISH: SMOOTH; WIDTH: 12"

PAINTE COLOR: 20% GREY; PAINT
TBD; TO MATCH CORRUGATED
METAL

PAINTE COLOR: BM 1197-PUMICE
STONE

PAINTE COLOR: BM
HC-124-CALDWELL GREEN

COLOR: BM 1095-OAKWOOD
MANOR

PAINTE COLOR: PAINT TBD

NEW WINDOWS @ NEW FRONT 5
UNITS

[E] STUCCO FINISH, PAINTED

ENLARGED SOUTH ELEVATION

PAINT TO MATCH BELOW COLORS

NEW THIRD FLOOR ADDITION

NEW CORRUGATED METAL SIDING

NEW HORIZONTAL FIBER CEMENT;
MANUF: HARDIEPLANK LAP SIDING;
FINISH: SMOOTH; WIDTH: 12"

NEW PAINTED METAL CANOPY @
ALL ENTRIES

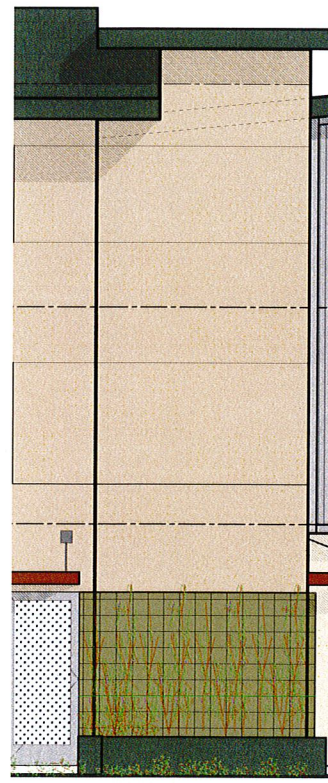
(+/-)
T.

[E] STUCCO, TYP

NEW TREES WHERE
SHOWN IN
ELEVATION; 1 AT
EACH FRONT YARD

NEW LANDSCAPING, TYP

NEW GREEN SCREEN
OVER PLANTERS @
NEW REVISED
ENTRIES



ENLARGED NORTH ELEVATION



ENLARGED WEST ELEVATION

COMP SHINGLE ROOF; APPROX 18" OVERHANG; MANUF: TAMKO OR EQ; STYLE: 3-TAB GLASS-SEAL ASPHALT SHINGLE; COLOR: PER SCHEDULE

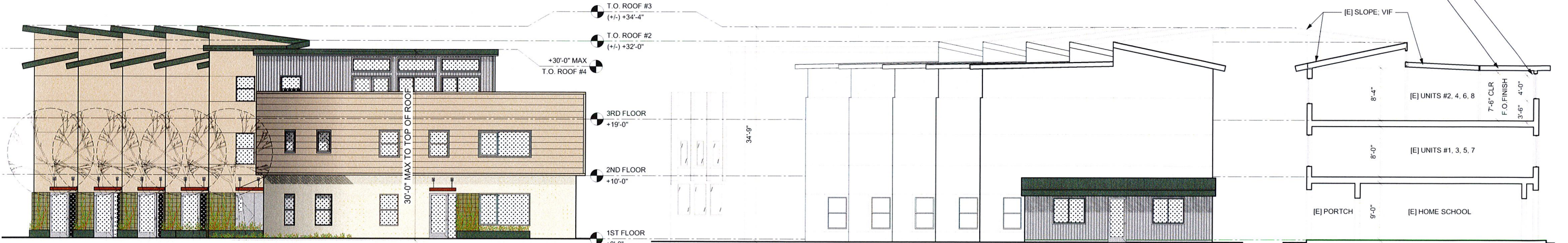


C



B

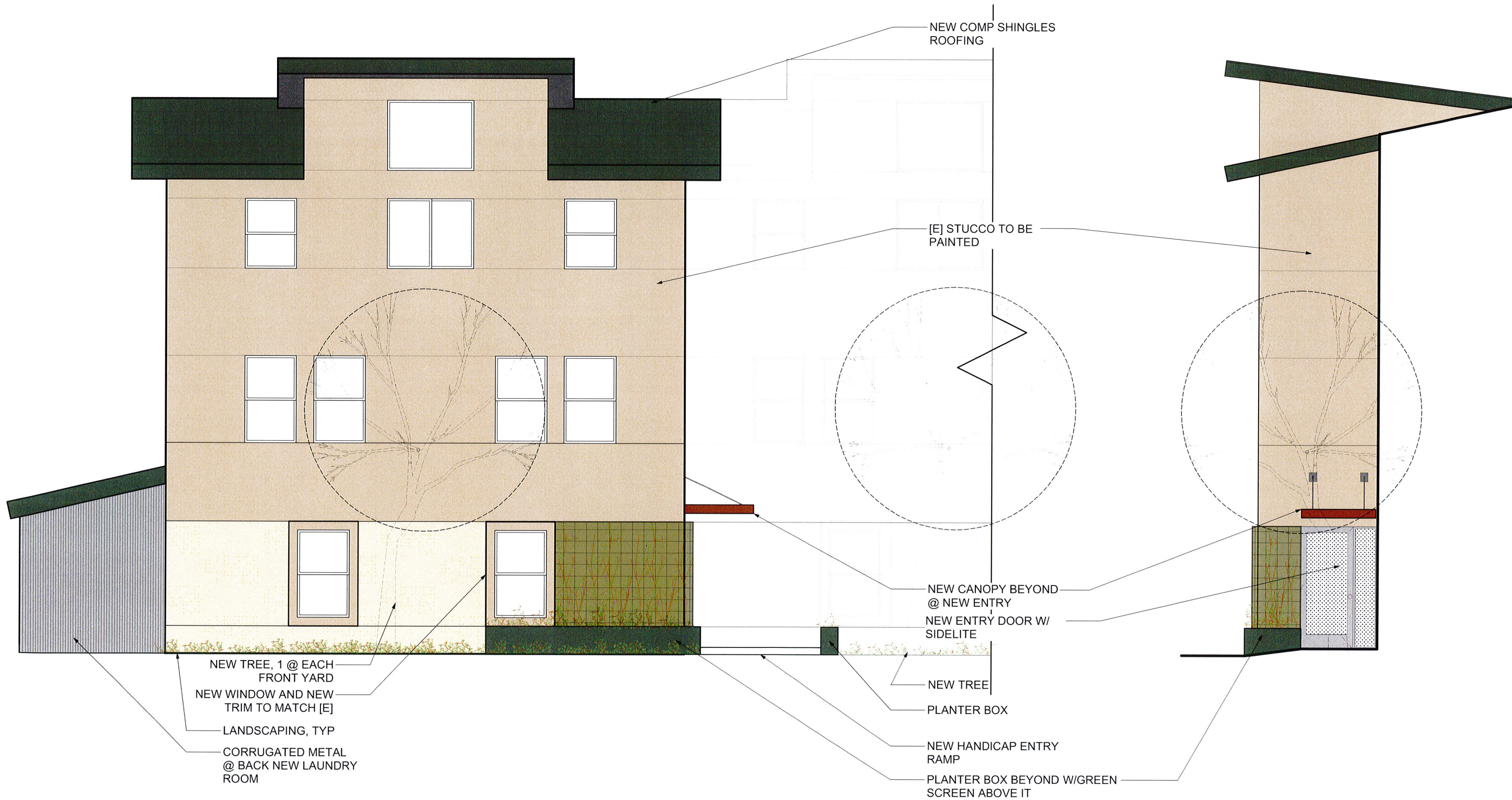
REFRAME PORTION OF EXTERIOR WALLS FOR NEW RAISED ROOF
REFRAME ROOF FOR 2X10 CONSTR + R30 INSULATION. RAISE ROOF TO BE FLAT W/ SLOPE ROOF MIN @ 2% FOR DRAINAGE; SEE STRUCTURAL



A

D

E



NEW TREE, 1 @ EACH FRONT YARD
 NEW WINDOW AND NEW TRIM TO MATCH [E]
 LANDSCAPING, TYP
 CORRUGATED METAL @ BACK NEW LAUNDRY ROOM

NEW COMP SHINGLES ROOFING

[E] STUCCO TO BE PAINTED

NEW CANOPY BEYOND @ NEW ENTRY
 NEW ENTRY DOOR W/ SIDELITE

NEW TREE

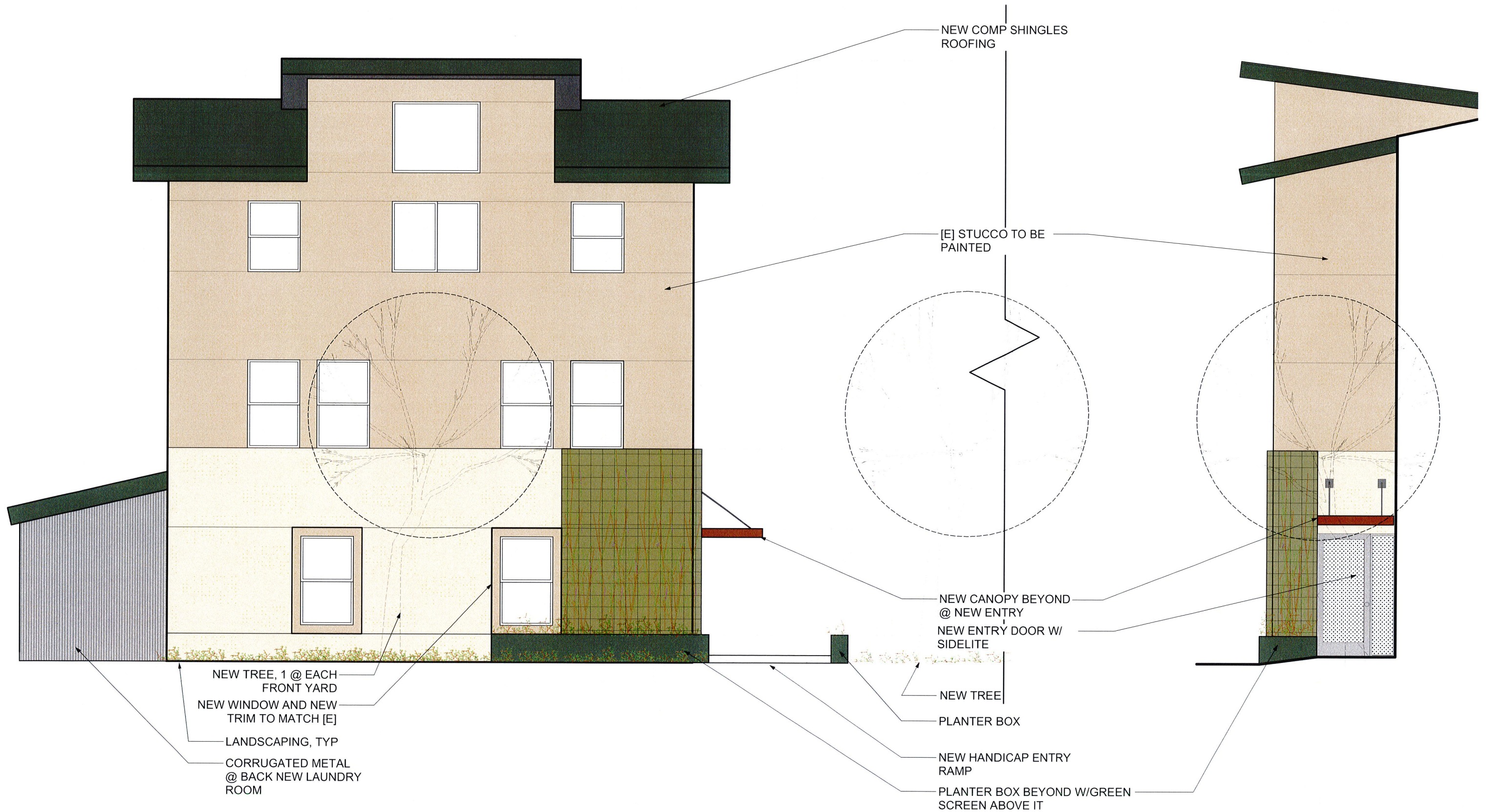
PLANTER BOX

NEW HANDICAP ENTRY RAMP

PLANTER BOX BEYOND W/GREEN SCREEN ABOVE IT

A11

OPTION A



A11

OPTION B

