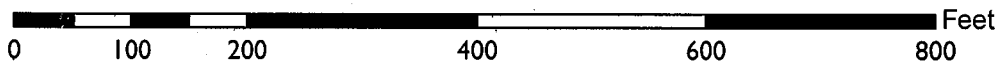
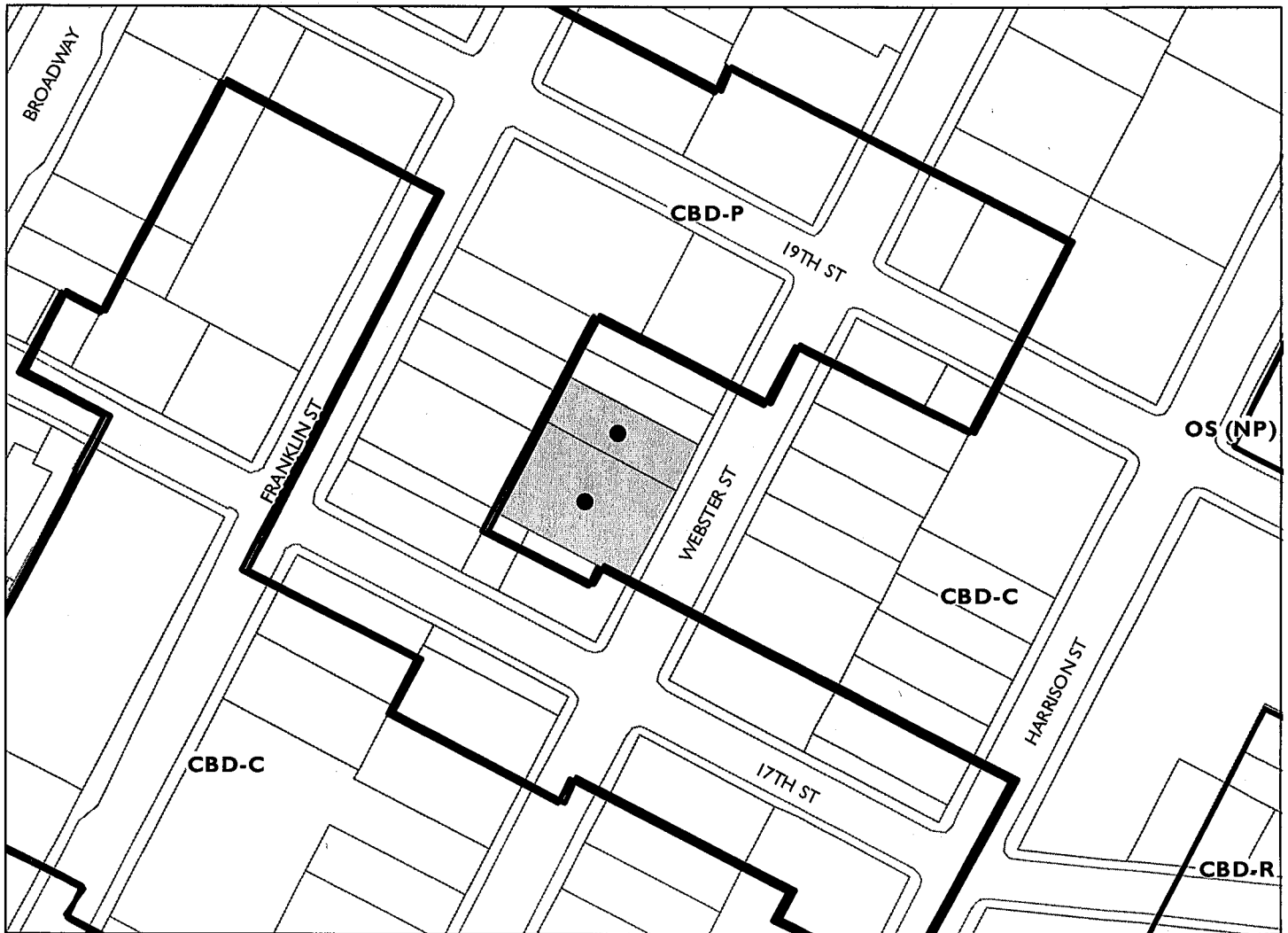


Location:	1721 Webster Street (See map on reverse)
Assessors Parcel Number:	008-0624-006-00 & -007-00
Proposal:	Proposal to demolish the existing two story commercial building and construct a 25 story mixed use development containing approximately 250 dwelling units, approximately 5,000 square feet of office and ground floor retail.
Applicant:	Holland Partner Group / Ray Connell – (925)226-2471
Owner:	Douglas Motor Service & Douglas Parking Company
Planning Permits Required:	Regular Design Review for new construction, Major Conditional Use Permit for development exceeding 200,000 square feet and 250 feet in height in the CBD Zone, Minor Variance for group open space (being supplemented with indoor group/amenity space), and Vesting Tentative Parcel Map for new condominiums.
General Plan:	Central Business District
Zoning:	CBD-C / Height Area 7
Environmental Determination:	A CEQA Analysis was prepared for this project which concluded that the proposed project satisfies each of the following CEQA Guideline provisions: Section 15183 - Projects consistent with a community plan, general plan, or zoning; Section 15183.3 – Streamlining for Qualified infill projects; and/or Sections 15168 & 15180 – Projects consistent with a Redevelopment program EIR; Each of which provides a separate and independent basis for CEQA compliance. The CEQA Analysis document may be reviewed at the Planning Bureau offices at 250 Frank Ogawa Plaza, 2 nd Floor or on-line at http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157
Historic Status:	Not a PDHP; Rating: D3
City Council District:	3
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 Peterson Z. Vollmann at 510-238-6167 or by e-mail at pvollmann@oaklandnet.com .

SUMMARY

Raymond Connell on behalf of Holland Partner Group has filed an application with the Bureau of Planning to develop a mixed use building that would include 250 dwelling units, approximately 5,000 square feet of office and ground floor retail within a 25 story building.

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN16445
Applicant: Holland Partner Group
Address: 1721 Webster Street
Zone: CBD-C / Height Area 7

The proposal appeared before the Design Review Committee (DRC) on March 29, 2017 and the item was recommended to proceed forward to the full Planning Commission.

Staff recommends approval, subject to the attached findings and conditions of approval.

PROPERTY DESCRIPTION

The project site is an approximately 0.52-acre site mid-block on the west side of Webster Street, between 17th and 19th streets including two lots at 1717 and 1739 Webster Street. The site is located in downtown Oakland and is surrounded primarily by commercial and retail buildings and a few residential and mixed use buildings. The project site is occupied by a two-story brick commercial building that is mainly occupied by an auto fee parking garage as well as street fronting retail uses and some upper level offices. The building has an Oakland Cultural Heritage Survey (OCHS) rating of D3 (Minor Importance, not in a historic district) and is not considered a potentially designated historic property (PDHP). The project site is located across the street from 1700 Webster Street which is a 24 story residential tower currently under construction.

PROJECT DESCRIPTION

The proposed project would demolish the existing two story building to construct a new mixed use development containing 250 residential dwelling units, approximately 5,000 square feet of office and a little over 2,000 square feet of ground floor retail. The proposal would be 25 stories total and approximately 270 feet in height to the top of the mechanical penthouse. The project would contain parking in the basement and on five levels above grade. The ground level would have the parking garage located toward the back of the building with the retail uses and lobby fronting onto Webster Street as well as on the fourth and fifth floors where office space would front onto the street with the parking garage tucked behind. The garage would reach to the building frontage at the second and third levels and will be hidden by a screening element on the façade. Residential uses are located on levels six through 24 with an amenity floor and roof terrace located at the 25th floor. An open space roof terrace is also located on top of the building base podium at the sixth floor.

GENERAL PLAN ANALYSIS

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

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

Policy T2.1 - Encouraging Transit-Oriented Development - Transit-oriented development should be encouraged at existing or proposed transit nodes, defined by the convergence of two or more modes of public transit such as BART, bus, shuttle service, light rail or electric trolley, ferry, and intercity or commuter rail.

Policy D2.1 - Enhancing the Downtown - Downtown development should be visually interesting, harmonize with its surroundings, respect and enhance important views in and of the downtown, respect the character, history, and pedestrian-orientation of the downtown, and contribute to an attractive skyline.

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

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

Policy 11.1 - Promoting Mixed-Use Development - Mixed use developments should be encouraged in the downtown for such purposes as to promote its diverse character, provide for needed goods and services, support local art and culture, and give incentive to reuse existing vacant or underutilized structures.

Policy 11.2 - Locating Mixed-Use Development - Mixed use development should be allowed in commercial areas, where the residential component is compatible with the desired commercial function of the area.

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

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

The proposed Project is consistent/conforms with the above referenced policies and objectives and the general intent of the Central Business District land use designation by constructing a new high density residential building above a commercial ground floor on a major commercial street within the downtown core within walking distance to the 12th Street, 19th Street and Lake Merritt BART stations.

ZONING ANALYSIS

The subject property is located within the CBD-C, Central business District General Commercial Zone. The site is also located within the CBD Height Area 7, which does not set a maximum height limit. The intent of the CBD-C Zone is to create, maintain, and enhance areas of the Central Business District appropriate for a wide range of ground-floor office and other commercial activities. Upper-story spaces are intended to be available for a wide range of residential and office or other commercial activities.

Major Conditional Use Permit

Section 17.58.030 of the Oakland Planning Code requires that any large scale development in excess of 200,000 square feet or 250 feet in height requires a Conditional Use permit, which pursuant to Section 17.134.020 of the Planning Code is required to proceed to the Planning Commission as a Major Conditional Use permit for decision on the application.

Staff feels that the granting of the Major Conditional Use Permit for a building in excess of 200,000 square feet and 250 feet in height is appropriate at this centrally located site within the downtown core as

there is ample public transit infrastructure with BART and AC Transit lines accessible nearby and the building fits within the context of other high rise structures within the immediate vicinity.

Minor Variance for Open Space

Section 17.58.070 requires residential open space for residents at a rate of 75 square feet per dwelling unit. With the 250 proposed dwellings the total required open space is 18,750 square feet. The proposed project includes 15,090 square feet of open space in two large open spaces on the podium roof and at the 25th floor as well as some private open spaces for individual units. While other zones such as the D-BV Zone and D-LM Zones allow for interior amenity space to be included in the required open space calculation this provision does not exist within the current CBD regulations. The proposed project includes an additional 6,424 square feet of amenity spaces for use by residents when combined with the open space would provide a total of 21,514 square feet of recreational space for residents exceeding the minimum open space requirement. The applicant has requested a minor variance for required open space to be supplemented by the additional amenity space being provided.

Staff feels that the request for the minor variance is acceptable since the large rooftop amenity spaces at the sixth and 25th floors basically would function as a continuation of the rooftop sky deck and would enhance the use of the rooftop space by providing additional covered gathering spaces that open out onto the roof deck thus meeting the intent of the open space regulations. Furthermore, the structure that creates the pool lounge and other amenity spaces on the 25th floor roof deck creates an architectural component to the building to create a defined top to the tower which improves the appearance of the building in the City’s skyline as desired under the Planning Code creating a superior design solution versus leaving that portion of the roof deck open to the air. Leaving it open would meet the minimum requirements, but reduce the architectural quality of the building.

Parking

The proposed project is located within the CBD-C Zone which does not require new parking for residential or commercial uses. The proposal would include a multi-level structured garage that would include off-street parking for approximately 250 vehicles. The proposed development would develop and transfer to the current property owner, Douglas Parking, office space and all 250 off-street parking spaces. Douglas Parking would own and manage the parking and lease directly with residents of the proposed project. Forty (40) of the off-street parking spaces will be reserved for automotive fee parking and any unused spaced not leased by the residents could also be used for that purpose.

Pursuant to Section 17.116.105 the development will be required to provide two car share spaces as well as provide transit benefits for the units within the project. All residential parking is required to be “unbundled” from the residential uses and any unused or not leased parking by residents would be made available to the public on an auto fee basis .

Pursuant to Section 17.117 of the Planning Code bicycle parking is required and proposed as set forth in the following tables:

Bike Parking	Long Term		
Use	Amount	Required Bike Parking	Provided
Residential	250 units	1: 4 units = 63	63
Retail	2,080 sq.ft.	1:12,000 sq.ft. = 2 minimum	2
Office	7,460 sq.ft.	1:10,000 sq.ft. = 2 minimum	2
TOTAL		67	67

Bike Parking		Short Term	
Use	Amount	Required Bike Parking	Provided
Residential	634 units	1:20 units = 13	13
Retail	2,080 sq.ft.	1:5,000 sq.ft. = 2 minimum	2
Office	7,460 sq.ft.	1:20,000 sq.ft. = 2 minimum	2
TOTAL		17	17 minimum*

* Short Term Parking is provided in the public right of way, which can be accommodated by bike racks.

Design Review

The proposed design occupies a mid-block location along the western side of Webster Street. The ground floor includes separate residential and office lobbies as well as a retail space. Combined these uses add significant transparency and activity at the pedestrian level. Access to the off-street parking garage is also provided and includes drop arms due to the auto fee parking component, but those arms will be recessed back into the building to reduce the visual impact at the street and pedestrian level and to provide adequate sight distance for pedestrians passing the site.

The five-story podium base to the building above the ground floor will contain glazing at the upper levels for the office use and will incorporate a mix of glazing and decorative perforated metal paneling (potential options shown in detail on sheet A0.50 of Attachment D) that will provide visual interest at the street as well as screen vehicles in the garage behind.

The tower element of the project will be “L” shaped, rising up to 25 stories and incorporating an interesting mix of glazing patterns and recesses that create a “basket weave” appearance to the structure. The glazing of the structure or façade that fronts the street above the lobby entry contains a strong vertical pattern to break down the visual mass of the structure.

Design Review Committee

As previously mentioned, this item appeared before the Design Review Committee (DRC) on March 29, 2017. In general, the proposed design was well received by staff and the Committee members without much comment from the public regarding overall design. Most of the discussion was centered on the ground floor and the treatment of the garage entry and screening as well as whether the building would project forward in front of the adjacent historic building, which the applicant has verified that there is no intention to do so. It was recommended that the applicant incorporate public art at the garage entry and/or at the garage screen and recess the auto fee entry to move cars further from the street and pedestrian way. The project has been redesigned to push the auto fee entry back, as discussed above, and Conditions of Approval will address the interior wall treatment as seen from the street. The applicant may incorporate public art into the project and locate that are within the interior wall treatment instead of paying the in-lieu fee. Regarding the façade, additional upper level the details of the perforated metal screening has been provided to demonstrate options that result in an attractive façade.

Questions were also raised regarding the metal panel at the return of the recessed glazing sections on the tower elevations. The original submittal included a yellow metal panel, which was discouraged. The applicant has changed this to include an orange metal panel that is proposed to contain a slight iridescent finish (shown in better detail on sheet A3.00 of Attachment D). Staff feels that is a vast improvement over the previous submittal in both quality and the interest in the relationship to the glazing of the tower.

KEY ISSUES

Community Meetings

The applicant has held two community meetings at the project site to present and discuss the proposed development project. The first meeting was on January 24, 2017. At that meeting the main issue raised by the community concerned the availability of parking both on and off street. Staff heard concerns from residents and merchants regarding the difficulty in locating parking in the area both in the long-term and short-term due to current and future construction planned in the area.

The applicant is also hosting a meeting on May 10, 2017, to discuss changes to the project since the January 24, 2017 community meeting, and listen to any comments from the neighbors regarding the proposed project. This meeting will be hosted after the publication of this staff report.

ENVIRONMENTAL DETERMINATION

For purposes of environmental review under the California Environmental Quality Act (CEQA), the project meets the Applicable CEQA streamlining and/or tiering code sections are described below, each of which, separately and independently, provide a basis for CEQA compliance.

1. Community Plan Exemption. Public Resources Code Section 21083.3 and CEQA Guidelines

Section 15183 allow streamlined environmental review for projects that are “consistent with the development density established by existing zoning, community plan or general plan policies for which an EIR was certified, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site.” Section 15183(c) specifies that “if an impact is not peculiar to the parcel or to the proposed project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards..., then an EIR need not be prepared for the project solely on the basis of that impact.”

2. Qualified Infill Exemption. Public Resources Code Section 21094.5 and CEQA Guidelines

Section 15183.3 allow streamlining for certain qualified infill projects by limiting the topics subject to review at the project level, if the effects of infill development have been addressed in a planning level decision, or by uniformly applying development policies or standards. Infill projects are eligible if they are located in an urban area on a site that either has been previously developed or that adjoins existing qualified urban uses on at least 75 percent of the site’s perimeter; satisfy the performance standards provided in CEQA Guidelines Appendix M; and are consistent with the general use designation, density, building intensity, and applicable policies specified for the project area in either a sustainable communities strategy or an alternative planning strategy. No additional environmental review is required if the infill project would not cause any new specific effects or more significant effects, or if uniformly applicable development policies or standards would substantially mitigate such effects.

3. Projects Consistent with a Redevelopment Program EIR. Public Resources Code Section 21090

and CEQA Guidelines Section 15180 allow for subsequent activities within a Redevelopment Program EIR to be reviewed pursuant to CEQA Guidelines Section 15168 which states that an agency can approve an activity as being within the scope of the project covered by the Program EIR if no new effects could occur or no new mitigation measures would be required.

Note:

A detailed CEQA Analysis was prepared for the project and was provided under separate cover for review and consideration by the Planning Commission, and is available to the public at the Planning Department office at 250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, CA 94612 and on the City's website at:

<http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157>

CONCLUSION

Staff believes that the proposed project is well designed residential tower that will enhance the City's skyline and is appropriate for the area, located within walking distance of three BART Stations. Dense development around the City's valuable BART Stations is critical to maximize the benefits of this regional transportation system. The design of the proposed project is also consistent with the required Conditional Use Permit (CUP) criteria, Minor Variance findings and Design Review criteria.

RECOMMENDATIONS:

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

Prepared by:




PETERSON Z. VOLLMANN
Planner IV

Reviewed by:


ROBERT MERKAMP
Development Projects Manager
Bureau of Planning

Approved for Forwarding to the
City Planning Commission:


DARIN RANELETTI, Interim Director
Department of Planning and Building

ATTACHMENTS:

- A. Findings for Approval
- B. Conditions of Approval
- C. SCA/RP from the 1721 Webster Street CEQA Analysis Checklist
- D. Plans of the Project Site

ATTACHMENT A

FINDINGS FOR APPROVAL

This proposal meets all the required Conditional Use Permit Criteria (Section 17.134.050), Minor Variance Findings (Section 17.148.050) and Design Review Criteria (Section 17.136.050) as set forth below and which are required to approve the application. This proposal does not contain characteristics that require denial pursuant to the Tentative Map Findings (Section 16.08.030) and is consistent with the Lot Design Standards (Section 16.24.040) of the Oakland Subdivision Regulations. Required findings are shown in **bold type**; reasons the proposal satisfies them are shown in normal type. (Note: the Project's conformance with the following findings is not limited to the discussion below, but is also included in all discussions in this report and elsewhere in the record).

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 proposed mixed use building and residential tower is appropriate for the site location. The proposed project will provide for a high-density development in close proximity to jobs within the downtown core as well as numerous local and regional mass transit options. The height of the tower will be consistent with other tall buildings in the vicinity. The development will be consistent with the density envisioned in the Central Business District and help to create a 24 hour neighborhood within the downtown area. The proposed project will be required to pay Traffic Impact Fees to address any long term traffic concerns in the area.

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

The proposal will provide a functional living and commercial environment with ample open space and amenity space for residents, and close proximity for residents to jobs downtown and multiple mass transit options for transportation.

- 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 help to enhance the area as a high density residential neighborhood and reintroduce active ground floor commercial activities along a key commercial and pedestrian corridor.

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

See Design Review findings below.

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

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

The proposed project meets the referenced policies and objectives and the general intent of the Central Business District land use designation by constructing a new high density residential building above commercial ground floor on a major commercial street within the downtown core and within walking distance to three BART stations.

SECTION 17.148.050 – MINOR VARIANCE FINDINGS :

- 1. That strict compliance with the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the purposes of the zoning regulations, due to unique physical or topographic circumstances or conditions of design; or as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution improving livability, operational efficiency, or appearance.**

The proposed project requires 18,750 square feet of open space and is providing 21,514 square feet of recreational space for residents, but only 15,090 square feet of code compliant open space. Strict compliance with the required open space would necessitate larger balconies and more balconies or the removal of the covered rooftop pool lounge, which because of the roof

cannot count towards the CBD open space requirement. Both these changes would negatively impact the design of the proposed project and would not increase the amount of recreational space provided as the proposed project includes 6,424 square feet in amenity space, exceeding the minimum amount of open space by approximately 3,000 square feet. The amenity space supplements and enhances the proposed outdoor space, providing ample recreational and open areas for residents and a superior design that has indoor amenity space directly adjacent to and supporting or enhancing the outdoor spaces while also providing a decorative top to the building by adding a 25th floor rooftop to the pool lounge and amenity spaces.

- 2. That strict compliance with the regulations would deprive the applicant of privileges enjoyed by owners of similarly zoned property; or, as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution fulfilling the basic intent of the applicable regulation.**

The basic intent of the open space regulations is to provide residents of a building recreational space for personal enjoyment. The 6,424 square feet of amenity space proposed would exceed the minimum amount of open space by approximately 3,000 square feet and would allow a rooftop feature to the residential tower and meet the basic intent of providing recreational space for residents.

- 3. That the variance, if granted, will not adversely affect the character, livability, or appropriate development of abutting properties or the surrounding area, and will not be detrimental to the public welfare or contrary to adopted plans or development policy.**

The granting of the open space variance will not adversely affect the character, livability or appropriate development of the area. The proposed project will provide a large amount of open space that when combined with the additional covered amenity spaces would exceed the minimum requirement of open space.

- 4. That the variance will not constitute a grant of special privilege inconsistent with limitations imposed on similarly zoned properties or inconsistent with the purposes of the zoning regulations.**

The granting of the open space variance would not constitute a grant of special privilege and would allow for a better design solution. It would provide a 25th level penthouse feature that adds to the design of the residential tower while still providing ample open and amenity space that when combined would exceed the minimum open space requirement. The use of enclosed amenity space as open space is permitted in other, newer, downtown zoning districts such as the D-LM and D-BV Zones, indicating the benefit and usefulness of such space to residents meets the intent of the open space requirements of the Planning Code.

- 5. That the elements of the proposal requiring the variance (e.g., elements such as buildings, walls, fences, driveways, garages and carports, etc.) conform with the regular design review criteria set forth in the design review procedure at Section 17.136.050.**

See Design Review Findings below, hereby incorporated by reference. The penthouse feature at the 25th floor includes a pool lounge and restrooms, which are recreational spaces for residents but enclosed and therefore not compliance with the Planning Code requirements for open space in the CBD Zone. Granting the variance for reduced open space allows these elements to be incorporated into the proposed project, enhancing the visual design of the residential tower as well as enhancing the use open space provided.

- 6. 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 have been adopted by the Planning Commission or City Council.**

The Project is consistent with the goals and policies of the LUTE as indicated in Findings in Section 17.136.050 above, hereby incorporated by reference.

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 proposed project will construct a mixed-use building with 250 residential units, office space and ground floor retail. The podium base of the building is consistent with the height and scale of other lower scale commercial and mixed use buildings in the neighborhood. The ground floor will contain active retail and lobby spaces with large amounts of glazing. The upper floors of the podium will be mixed with glazing at the office level and a mix of glazing and decorative perforated metal patterns at the garage levels to improve the visual appearance of the façade. The tower element will be set back from the base and be consistent with the height and bulk of other existing and proposed towers in the nearby area. The tower will be made up largely of glass with recesses and a painted metal panel in the return that gives an interesting basket weave appearance to the building. The bulk of the tower is further broken down by a vertical glazing element that runs from above the lobby up to the top of the building ending in a penthouse feature that creates a lighter terminus to the building.

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

The proposed design will enhance the desirable neighborhood characteristics by developing an existing underutilized downtown site into a dense mixed use project that will help create a 24-hour neighborhood. The proposal also includes a well-designed tower that will enhance the Oakland skyline.

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

The project site is flat and void of any existing landscaping.

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

The project 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 has been adopted by the Planning Commission or City Council.**

The project site is consistent with the City's Corridor Design Guidelines and the goals and policies of the LUTE as indicated in Findings in Sections 17.134.050 above and the City Planning Commission Report, hereby incorporated by reference.

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

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

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

The proposal is consistent with the Central Business District General Plan designation by constructing a new high density residential building above a commercial ground floor on a major commercial street within the downtown core and within walking distance to three BART stations. See additional General Plan Conformity findings above.

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

The proposal is consistent with the Central Business District General Plan designation by constructing a new high density residential building above a commercial ground floor on a major commercial street within the downtown core and within walking distance to three BART stations. See additional General Plan Conformity findings above.

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

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

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

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

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

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

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

FINDINGS

problems.

There should be no adverse health effects. This is in a mixed-use development containing residential, office and retail uses located in the downtown area. It will not introduce any new use classifications that are incompatible with the surrounding neighborhood.

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

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

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

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

SECTION 16.24.040 – LOT DESIGN STANDARDS

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

CEQA COMPLIANCE FINDINGS

I. Introduction: These findings are made pursuant to the California Environmental Quality Act (Public Resources Code section 21000 et seq.; “CEQA”) and the CEQA Guidelines (Cal. Code Regs. title 14, section 15000 et seq.; “CEQA Guidelines”) by the Zoning Manager in connection with the environmental analysis of the effects of implementation of the 1721 Webster Street project, as more fully described elsewhere in this Staff Report and in the City of Oakland (“City”) CEQA Analysis document entitled “1721 Webster Street Project CEQA Analysis” dated April 2017 (“CEQA Analysis”) (the “Project”). The City is the lead agency for purposes of compliance with the requirements of CEQA. These CEQA findings are attached and incorporated by reference into each and every decision associated with approval of the Project and are based on substantial evidence in the entire administrative record.

II. Applicability/Adoption of Previous CEQA Documents

- A. Adoption of General Plan Land Use and Transportation Element (LUTE) and Certification of 1998 LUTE EIR: The City finds and determines that (a) the Oakland City Council on March 24, 1998 adopted Resolution No. 74129 C.M.S. which adopted the General Plan Land Use and Transportation Element, made appropriate CEQA findings,

FINDINGS

including certification of the 1998 LUTE Environmental Impact Report (“EIR”); and (b) the LUTE satisfies the description of “Community Plan” set out in Public Resources Code section 21083.3(e) and in CEQA Guidelines section 15183, as well the description of “Planning Level Document” set out in Public Resources Code section 21094.5 and in CEQA Guidelines section 15183.3. The City Council, in adopting the LUTE following a public hearing, approved applicable mitigation measures which are largely the same as those identified in the other Program EIRs prepared after the 1998 LUTE EIR, either as mitigation measures or as a part of newer Standard Conditions of Approval (“SCAs”) which constitute uniformly applied development policies or standards (together with other City development regulations) and determined that the mitigation measures set out in the 1998 LUTE EIR, would substantially mitigate the impacts of the LUTE and future projects thereunder. While approved after certification of the 1998 LUTE EIR, growth and potential effects of the development of the Project would have been considered in the cumulative growth projections factored into the LUTE EIR analysis.

- B. Adoption of Oakland Housing Element Update (2007-2014 and 2015-2025) and Certification of Oakland Housing Element Update EIR and Addendum: The City finds and determines that (a) the Oakland City Council on December 21, 2010, adopted Resolution No. 83194 C.M.S. which adopted the 2007-2014 Housing Element, made appropriate CEQA findings, including certification of the 2010 Environmental Impact Report (EIR); and (b) the Oakland City Council on November 20, 2014, adopted Resolution No. 85315 C.M.S. which adopted the 2015-2023 Housing Element, made appropriate CEQA findings, including certification of the 2014 Addendum to the 2010 EIR; and (c) the 2010 Housing Element Update EIR satisfies the designation of a “Program EIR” under CEQA Guidelines section 15183 as well the description of “Planning Level Document” set out in Public Resources Code section 21094.5 and in CEQA Guidelines section 15183.3. The City Council, in adopting the Oakland Housing Element Updates following a public hearing, approved applicable mitigation measures and standard conditions of approval and determined that the uniformly applicable development policies or standards, together with the mitigation measures set out in the 2010 Housing Element Update EIR would substantially mitigate the impacts of the Housing Element Update and future projects thereunder.
- C. Adoption of the Central District Urban Renewal Plan and Amendments thereto and Certification of the Central District Urban Renewal Plan Amendments EIR (or “Redevelopment Plan Amendments EIR”): The City finds and determines that (a) the Oakland City Council on June 12, 1969 adopted Resolution No. 7987 C.M.S. which adopted the Central District Urban Renewal Plan for the Project Area; and (b) the Oakland City Council on March 20, 2012, adopted Resolution No. 83767 C.M.S. which adopted amendments to the Urban Renewal Plan and made appropriate CEQA findings including certification of the Central District Urban Renewal Plan Amendments EIR; and (c) the Redevelopment Plan Amendments EIR satisfies the designation of a “Program EIR” under CEQA guidelines Section 15180, as such subsequent activities are subject to requirements under CEQA Section 15168. The City Council, in adopting the Central District Urban Renewal Plan Amendments following a public hearing, approved applicable mitigation measures and standard conditions of approval and determined that

the uniformly applicable development policies or standards, together with the mitigation measures set out in the Redevelopment Plan Amendments EIR would substantially mitigate the impacts of the Central District Urban Renewal Plan Amendments and future projects thereunder.

III. CEQA Analysis Document: The CEQA Analysis and all of its findings, determinations and information is hereby incorporated by reference as if fully set forth herein. The CEQA Analysis concluded that the Project satisfies each of the following CEQA provisions, qualifying the Project for three separate CEQA statutory exemptions as summarized below and provides substantial evidence to support the following findings.

The City hereby finds that, as set forth below and in the checklist attached as part of the CEQA Analysis, the Project is exempt from any additional CEQA Analysis under the “Community Plan Exemption” of Public Resources Code section 21083.3 (CEQA Guidelines §15183) and/or the “Qualified Infill Exemption” under Public Resources section 21094.5 (CEQA Guidelines §15183.3) and/or the “Redevelopment Projects” under Public Resources Code section 21090 (CEQA Guidelines §15180), thus no additional environmental analysis beyond the CEQA Analysis is necessary. The specific statutory exemptions are discussed below in more detail.

A. Community Plan Exemption; Public Resources Code Section 21083.3 (CEQA Guidelines §15183): The City finds and determines that, for the reasons set out below and in the CEQA Analysis, the Community Plan Exemption applies to the Project. Therefore, no further environmental analysis is required because all of the Project’s effects on the environment were adequately analyzed and mitigation measures provided in the 2010 Oakland Housing Element Update EIR and 2014 Addendum for the evaluation of the housing components of the Project, and the 1998 LUTE EIR for the overall project (collectively called “Previous CEQA Documents”); there are no significant effects on the environment which are peculiar to the Project or to the parcel upon which it is located not addressed and mitigated in the Previous CEQA Documents; and there is no new information showing that any of the effects shall be more significant than described in the Previous CEQA Documents.

As set out in detail in Attachment B to the CEQA Analysis, the City finds that, pursuant to CEQA Guidelines section 15183 and Public Resources Code section 21083.3, the Project is consistent with the development density analyzed in the Previous CEQA Documents and that there are no environmental effects of the Project peculiar to the Project or the Project Site which were not analyzed as significant effects in the Previous CEQA Documents, nor are there potentially significant off-site impacts and cumulative impacts not discussed in the Previous CEQA Documents; nor are any of the previously identified significant effects which, as a result of substantial information not known at the time of certification of the Previous CEQA Documents, are now determined to present a more severe adverse impact than discussed in the Previous CEQA Documents. As such, no further analysis of the environmental effects of the Project is required.

B. Qualified Infill Exemption; Public Resources Code Section 21094.5 (CEQA Guidelines §15183.3): The City finds and determines that, for the reasons set forth below and in the CEQA Analysis, a Qualified Infill Exemption applies to the Project and no further environmental

analysis is required since all the Project's effects on the environment were adequately analyzed and mitigation measures provided in the Previous CEQA Documents; the Project will cause no new specific effects not addressed in the Previous CEQA Documents that are specific to the Project or the Project Site; and there is no substantial new information showing that the adverse environmental effects of the Project are more significant than described in the Previous CEQA Documents.

The City finds that, pursuant to CEQA Guidelines section 15183.3, the CEQA Analysis contains in Attachment C a written analysis consistent with Appendix M to the CEQA Guidelines examining whether the Project will cause any effects that require additional review under CEQA. The contents of Attachment C documents that the Project is located in an urban area satisfying the requirements of CEQA Guidelines section 15183.3 and satisfies the applicable performance standards set forth in Appendix M to the CEQA Guidelines. It also explains how the effects of the Project were analyzed in the Previous CEQA Documents; and indicates that the Project incorporates all applicable mitigation measures and SCAs from the Previous CEQA Documents. Attachment C also determines that the Project will cause no new specific effects not analyzed in the Previous CEQA Documents; determines that there is no substantial new information showing that the adverse environmental effects of the Project are more significant than described in the Previous CEQA Documents, determines that the Project will not cause new specific effects or more significant effects, and documents how uniformly applicable development policies or standards (including, without limitation, the SCAs) will mitigate environmental effects of the Project. Based upon the CEQA Analysis and other substantial evidence in the record, the City finds and determines that no further environmental analysis of the effects of the Project is required.

C. Program EIRs and Redevelopment Projects (CEQA Guidelines §15168 and § 15180): The City finds and determines that for the reasons set forth below and in the CEQA Analysis, that the 2011 Redevelopment Plan Amendments EIR applies to the Project and no further environmental analysis is required since all the Project's effects on the environment were adequately analyzed and mitigation measures provided in the 2011 Redevelopment Plan Amendments EIR; the Project will cause no new specific effects not addressed in the 2011 Redevelopment Plan Amendments EIR that are specific to the Project or the Project Site; and there is no substantial new information showing that the adverse environmental effects of the Project are more significant than described in the 2011 Redevelopment Plan Amendments EIR .

IV. Severability: The City finds that all three CEQA provisions discussed and determined to be applicable in Section III above are separately and independently applicable to the consideration of the Project and should any of the three be determined not to be so applicable, such determinations shall have no effect on the validity of these findings and the approval of the Project on any of the other grounds.

V. Incorporation by Reference of Statement of Overriding Considerations: Each of the Previous CEQA Documents identified significant and unavoidable impacts.¹ The 1998 LUTE EIR

¹ If these or any other findings inaccurately identify or fail to list a significant and unavoidable impact identified in the analysis, findings and conclusions of the 1988 LUTE EIR, the 2010 Housing Element and 2014 Addendum EIR,

ATTACHMENT B

CONDITIONS OF APPROVAL

STANDARD ADMINISTRATIVE CONDITIONS:

1. Approved Use

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, **staff report** and the approved plans **dated May 17, 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.
- 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

CONDITIONS OF APPROVAL

with the procedures required for the original permit/approval. A new independent permit/approval shall be reviewed in accordance with the procedures required for the new permit/approval.

5. Compliance with Conditions of Approval

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

6. Signed Copy of the Approval/Conditions

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

7. Blight/Nuisances

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

8. Indemnification

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

CONDITIONS OF APPROVAL

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 serving of any Action as specified in subsection (a) above on the City, 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

CONDITIONS OF APPROVAL

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. Standard Conditions of Approval /Reporting Program (SCA/RP)

- a. All mitigation measures identified in the 1721 Webster Street CEQA Analysis Document are included in the Standard Condition of Approval / Reporting Program (SCA/RP) which is included in these Conditions of Approval and are incorporated herein by reference, as Attachment C, as Conditions of Approval of the project. The Standard Conditions of Approval identified in the 1721 Webster Street CEQA Analysis Document are also included in the SCA/RP, and are, therefore, incorporated into these Conditions by reference but are not repeated in these Conditions. To the extent that there is any inconsistency between the SCA/RP and these Conditions, the more restrictive Conditions shall govern. In the event a Standard Condition of Approval recommended in the 1721 Webster Street CEQA Analysis Document has been inadvertently omitted from the SCA/RP, that Standard Condition of Approval is adopted and incorporated from the 1721 Webster Street CEQA Analysis Document into the SCA/RP by reference, and adopted as a Condition of Approval. The project applicant and property owner shall be responsible for compliance with the requirements of any submitted and approved technical reports, all applicable mitigation measures adopted, and with all Conditions of Approval set forth herein at his/her sole cost and expense, unless otherwise expressly provided in a specific Condition of Approval, and subject to the review and approval by the City of Oakland. The SCA/RP identifies the timeframe and responsible party for implementation and monitoring for each Standard Condition of Approval. Monitoring of compliance with the Standard Conditions of

Approval will be the responsibility of the Bureau of Planning and the Bureau of Building, with overall authority concerning compliance residing with the Environmental Review Officer. Adoption of the SCA/RP will constitute fulfillment of the CEQA monitoring and/or reporting requirement set forth in section 21081.6 of CEQA.

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

PROJECT SPECIFIC CONDITIONS:

15. Exterior Finishes/ Final Design Details

Requirement: The final building permit plan set shall contain detailed information on all proposed exterior finishes and elevations for approval by the Director of Planning. If requested sample materials shall be submitted to the Bureau of Planning.

When Required: Prior to issuance of a Building Permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Planning

16. Garage Entry Wall

Requirement: The final building permit plan set shall contain a proposal for a treatment of the large walls within the garage entry recess. The proposal may include a painting/mural (which may count toward the public art requirement), improved exterior material treatment, landscaping or other method to improve upon the painted blank wall as submitted in the current proposal.

When Required: Prior to issuance of a Building Permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Planning

17. Public Art for Private Development Condition of Approval

Requirement: The project is subject to the City's Public Art Requirements for Private Development, adopted by Ordinance No. 13275 C.M.S. ("Ordinance"). The public art contribution requirements are equivalent to one-half percent (0.5%) for the "residential" building development costs, and one percent (1.0%) for the "non-residential" building development costs. The contribution requirement can be met through the commission or acquisition and installation of publicly accessible art fund, or satisfaction of alternative compliance methods described in the Ordinance. The applicant shall provide proof of full payment of the in-lieu contribution, or provide proof of installation of artwork on the development site prior to the City's issuance of a final certificate of occupancy for each phase unless a separate, legal binding instrument is executed ensuring compliance within a timely manner subject to City approval. On-site art installation shall be designed by independent artists, or artists working in conjunction with arts or community organizations

CONDITIONS OF APPROVAL

that are verified by the City to either hold a valid Oakland business license and/or be an Oakland-based 501(c) (3) tax designated organization in good standing.

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

Initial Approval: Bureau of Planning

18. Covenants, Conditions and Restrictions & Homeowner's Association

Requirement: When the condominium units created are offered for sale, the Covenants, Conditions and Restrictions (CC&Rs) for the approved units shall be submitted to the Planning and Zoning Division for review. The CC&Rs shall provide for the establishment of a non-profit homeowners association to maintain and operate of all common landscaping, driveways, and other facilities, in accordance with approved plans. Membership in the association shall be made a condition of ownership. The developer shall be a member of such association until all units are sold.

When Required: If the condominium units are offered for immediate sale, within one year after issuance of the first certificate of occupancy. If not, prior to the first sale of a condominium unit.

19. Miscellaneous Transportation Improvement Measures

Requirement #1: Ensure adequate sight distance for vehicles, prohibit on-street parking along project frontage on Webster Street for 20 feet on the north side of the driveway.

Requirement #2: Explore the feasibility of installing directional curb ramps at all four corners at the Webster Street/19th Street and Webster Street/17th Street intersections considering that fire hydrants, signal poles, and/or light poles are provided at all the corners, which may obstruct installing the directional curb ramps and that construction of curb extensions (bulbouts) may also be required to provide directional curb ramps. The relocation of any existing infrastructure or features such as those noted above or the construction of curb extensions shall be considered to render installation infeasible. The applicant shall submit a feasibility analysis for review and approval by the City. If the City determines the improvements feasible then the applicant shall submit a p-job permit for review and approval by the Department of Transportation to implement these improvements.

Requirement #3: Install pedestrian signal heads in both directions of all four pedestrian crossings at the 17th Street/ Webster Street intersection, only if feasible without upgrading the entire signal equipment at the intersection. The applicant shall submit a feasibility analysis for review and approval by the City. If the City determines the improvements feasible then the applicant shall submit a p-job permit for review and approval by the Department of Transportation to implement these improvements.

Requirement #4: As part of the required Transportation Demand Management Plan consider establishing a policy of no monthly permits for commercial parking uses and minimum price floor for public parking, in coordination with Douglas Parking or other operator of the auto fee parking garage.

When Required: Prior to issuance of a building permit

Initial Approval: Bureau of Planning

Attachment A: Standard Conditions of Approval and Reporting Program

The City of Oakland's Uniformly Applied Development Standards adopted as Standard Conditions of Approval (Standard Conditions of Approval, or SCAs) were originally adopted by the City in 2008 (Ordinance No. 12899 C.M.S.) pursuant to Public Resources Code section 21083.3) and have been incrementally updated over time. The SCAs incorporate development policies and standards from various adopted plans, policies, and ordinances (such as the Oakland Planning and Municipal Codes, Oakland Creek Protection, Stormwater Water Management and Discharge Control Ordinance, Oakland Tree Protection Ordinance, Oakland Grading Regulations, National Pollutant Discharge Elimination System (NPDES) permit requirements, Housing Element-related mitigation measures, Green Building Ordinance, historic/Landmark status, California Building Code, and Uniform Fire Code, among others), which have been found to substantially mitigate environmental effects.

These SCAs are incorporated into projects as conditions of approval, regardless of the determination of a project's environmental impacts. As applicable, the SCAs are adopted as requirements of an individual project when it is approved by the City, and are designed to, and will, avoid or substantially reduce a project's environmental effects.

In reviewing project applications, the City determines which SCAs apply based upon the zoning district, community plan, and the type of permits/approvals required for the project. The City also will determine which SCAs apply to a specific project based on the specific project type and/or project site characteristics. Because these SCAs are mandatory City requirements imposed on a city-wide basis, environmental analyses assume these SCAs will be implemented by the project, and these SCAs are not imposed as mitigation measures under CEQA.

All SCAs identified in the CEQA Analysis—which is consistent with the measures and conditions presented in the City of Oakland General Plan, Land Use and Transportation EIR (LUTE EIR, 1998), the 2010 Housing Element EIR and 2014 Addendum, and the 2011 Renewal Plan EIR — are included herein. To the extent that any SCA identified in the CEQA Analysis was inadvertently omitted, it is automatically incorporated herein by reference.

- The first column identifies the SCA applicable to that topic in the CEQA Analysis.
- The second column identifies the monitoring schedule or timing applicable to the project.
- The third column names the party responsible for monitoring the required action for the project.

In addition to the SCAs identified and discussed in the CEQA Analysis, other SCAs that are applicable to the project are included herein.

The project sponsor is responsible for compliance with any recommendations in approved technical reports and with all SCAs set forth herein at its sole cost and expense, unless otherwise expressly provided in a specific SCA, and subject to the review and approval of the

City of Oakland. Overall monitoring and compliance with the SCAs will be the responsibility of the Planning and Zoning Division. Prior to the issuance of a demolition, grading, and/or construction permit, the project sponsor shall pay the applicable mitigation and monitoring fee to the City in accordance with the City's Master Fee Schedule.

Note that the SCAs included in this document are referred to using an abbreviation for the environmental topic area and are numbered sequentially for each topic area—i.e., **SCA-AIR-1**, **SCA-AIR-2**, etc. The SCA title are also provided—i.e., **SCA-AIR-1: Construction-Related Air Pollution (Dust and Equipment Emissions) (#19)**.

Standard Conditions of Approval	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
Aesthetics, Shadow and Wind			
<p>SCA-AES-1 Graffiti Control (#16).</p> <p>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:</p> <ul style="list-style-type: none"> 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. <p>b. The project applicant shall remove graffiti by appropriate means within seventy-two (72) hours. Appropriate means include:</p> <ul style="list-style-type: none"> 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). 	Ongoing	N/A	Bureau of Building

Standard Conditions of Approval	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
<p>SCA-AES-2: Landscape Plan (#17).</p> <p>a. <i>Landscape Plan Required</i> 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.</p> <p>b. <i>Landscape Installation</i> 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.</p> <p>c. <i>Landscape Maintenance</i> 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.</p>	<p>Prior to approval of construction-related permit</p> <p>Prior to building permit final</p> <p>Ongoing</p>	<p>Bureau of Planning</p> <p>Bureau of Planning</p> <p>N/A</p>	<p>N/A</p> <p>Bureau of Building</p> <p>Bureau of Building</p>
<p>SCA-AES-3: Lighting (#18).</p> <p>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.</p>	<p>Prior to building permit final</p>	<p>N/A</p>	<p>Bureau of Building</p>
Air Quality			
<p>SCA-AIR-1: Construction-Related Air Pollution Controls (Dust and Equipment Emissions) (#19). The project applicant shall implement all of the following applicable air pollution control measures during construction of the project:</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>d. Pave all roadways, driveways, sidewalks, etc. within one month of site grading or as soon as feasible. In</p>	<p>During construction</p>	<p>N/A</p>	<p>Bureau of Building</p>

Standard Conditions of Approval	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
<p>addition, building pads should be laid within one month of grading or as soon as feasible unless seeding or soil binders are used.</p> <p>e. Enclose, cover, water twice daily, or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).</p> <p>f. Limit vehicle speeds on unpaved roads to 15 miles per hour.</p> <p>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.</p> <p>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).</p> <p>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.</p> <p>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.</p> <p>k. All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.</p> <p>l. All excavation, grading, and demolition activities shall be suspended when average wind speeds exceed 20 mph.</p> <p>m. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.</p> <p>n. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for one month or more).</p> <p>o. Designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off-site. Their duties shall include holidays and weekend periods when work may not be in progress.</p> <p>p. Install appropriate wind breaks (e.g., trees, fences) on the windward side(s) of actively disturbed areas of the construction site to minimize wind-blown dust. Wind breaks must have a maximum 50 percent air porosity.</p>			

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<p>q. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.</p> <p>r. Activities such as excavation, grading, and other ground-disturbing construction activities shall be phased to minimize the amount of disturbed surface area at any one time.</p> <p>s. All trucks and equipment, including tires, shall be washed off prior to leaving the site.</p> <p>t. Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel.</p> <p>u. All equipment to be used on the construction site and subject to the requirements of Title 13, Section 2449, of the California Code of Regulations (California Air Resources Board Off-Road Diesel Regulations) must meet emissions and performance requirements one year in advance of any fleet deadlines. Upon request by the City, the project applicant shall provide written documentation that fleet requirements have been met.</p> <p>v. Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., BAAQMD Regulation 8, Rule 3: Architectural Coatings).</p> <p>w. All construction equipment, diesel trucks, and generators shall be equipped with Best Available Control Technology for emission reductions of NOx and PM.</p> <p>x. Off-road heavy diesel engines shall meet the California Air Resources Board's most recent certification standard.</p> <p>y. Post a publicly-visible large on-site sign that includes the contact name and phone number for the project complaint manager responsible for responding to dust complaints and the telephone numbers of the City's Code Enforcement unit and the Bay Area Air Quality Management District. When contacted, the project complaint manager shall respond and take corrective action within 48 hours.</p>			
<p>Note: Screening analysis demonstrated that the proposed project would be below the applicable threshold. No further action is required under this SCA.</p> <p>SCA-AIR-2: Stationary Sources of Air Pollution (Toxic Air Contaminants) (#21). The project applicant shall incorporate appropriate measures into the project design in order to reduce the potential health risk due to on-site stationary sources of toxic air contaminants.</p>	Prior to approval of construction-related permit	Bureau of Planning	Bureau of Building
<p>SCA-AIR-3: Asbestos in Structures (#23). The project applicant shall comply with all applicable laws and regulations regarding demolition and renovation of Asbestos Containing Materials (ACM), including but not limited to California Code of Regulations, Title 8; California Business and Professions Code, Division 3; California Health</p>	Prior to approval of construction-related permit	Applicable regulatory agency with jurisdiction	Applicable regulatory agency with jurisdiction

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and Safety Code Sections 25915-25919.7; and Bay Area Air Quality Management District, Regulation 11, Rule 2, as may be amended. Evidence of compliance shall be submitted to the City upon request.			
Cultural Resources			
<p>SCA-CUL-1: Archaeological and Paleontological Resources - Discovery During Construction (#29). 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.</p> <p>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.</p> <p>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</p>	During construction	N/A	Bureau of Building

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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.			
SCA-CUL-2: Human Remains - Discovery During Construction (#31). 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.	During construction	N/A	Bureau of Building
Geology, Soils and Geohazards			
SCA-GEO-1: Construction-Related Permit(s) (#33). 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.	Prior to approval of construction-related permit	Bureau of Building	Bureau of Building
SCA-GEO-2: Soils Report (#34). The project applicant shall submit a soils report prepared by a registered geotechnical engineer for City review and approval. The soils report shall contain, at a minimum, field test results and observations regarding the nature, distribution and strength of existing soils, and recommendations for appropriate grading practices and project design. The project applicant shall implement the recommendations contained in the approved report during project design and construction.	Prior to approval of construction-related permit	Bureau of Building	Bureau of Building
Hazards and Hazardous Materials			
SCA-HAZ-1: Hazardous Building Materials and Site Contamination (#40). a. Hazardous Building Materials Assessment Requirement: The project applicant shall submit a comprehensive assessment report to the Bureau of Building, signed by a qualified environmental professional, documenting the presence or lack thereof of asbestos-containing materials (ACMs), lead-based	Prior to approval of construction-related permit Prior to approval of construction-related permit During	Oakland Fire Department Bureau of Building N/A	Oakland Fire Department Bureau of Building

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<p>paint, polychlorinated biphenyls (PCBs), and any other building materials or stored materials classified as hazardous materials by State or federal law. If lead-based paint, ACMs, PCBs, or any other building materials or stored materials classified as hazardous materials are present, the project applicant shall submit specifications signed by a qualified environmental professional, for the stabilization and/or removal of the identified hazardous materials in accordance with all applicable laws and regulations. The project applicant shall implement the approved recommendations and submit to the City evidence of approval for any proposed remedial action and required clearances by the applicable local, state, or federal regulatory agency.</p> <p>b. Environmental Site Assessment Required: The project applicant shall submit a Phase I Environmental Site Assessment report, and Phase II Environmental Site Assessment report if warranted by the Phase I report, for the project site for review and approval by the City. The report(s) shall be prepared by a qualified environmental assessment professional and include recommendations for remedial action, as appropriate, for hazardous materials. The project applicant shall implement the approved recommendations and submit to the City evidence of approval for any proposed remedial action and required clearances by the applicable local, state, or federal regulatory agency.</p> <p>Consistent with the Phase II ESA prepared for the project, a site management plan shall be prepared by the project sponsor, and shall set out procedures to ensure protection of workers and the environment. In addition, if new or more significant contamination is encountered during site redevelopment earthwork, the project sponsor shall confirm that any cleanup actions are performed consistent with applicable laws and local agency requirements as required.</p> <p>c. Health and Safety Plan Required: The project applicant shall submit a Health and Safety Plan for review and approval by the City to protect project construction workers from risks associated with hazardous materials. The project applicant shall implement the approved Plan.</p> <p>d. Best Management Practices Required for Contaminated Sites: The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential soil and groundwater hazards. These shall include the following:</p> <p>i. Soil generated by construction activities shall be stockpiled on-site in a secure and safe manner. All contaminated soils determined to be hazardous or non-hazardous waste must be adequately profiled (sampled) prior to acceptable reuse or disposal at an</p>	<p>construction</p>		

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<p>appropriate off-site facility. Specific sampling and handling and transport procedures for reuse or disposal shall be in accordance with applicable local, state, and federal requirements.</p> <p>ii. Groundwater pumped from the subsurface shall be contained on-site in a secure and safe manner, prior to treatment and disposal, to ensure environmental and health issues are resolved pursuant to applicable laws and policies. Engineering controls shall be utilized, which include impermeable barriers to prohibit groundwater and vapor intrusion into the building.</p>			
<p>SCA-HAZ-2: Hazardous Materials Related to Construction (#39). 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:</p> <ul style="list-style-type: none"> 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. 	During construction	N/A	Bureau of Building

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Hydrology and Water Quality			
<p>SCA-HYD-1: Erosion and Sedimentation Control Plan for Construction (#45).</p> <p><i>a. Erosion and Sedimentation Control Plan Required</i> The project applicant shall submit an Erosion and Sedimentation Control Plan to the City for review and approval. The Erosion and Sedimentation Control Plan shall include all necessary measures to be taken to prevent excessive stormwater runoff or carrying by stormwater runoff of solid materials on to lands of adjacent property owners, public streets, or to creeks as a result of conditions created by grading and/or construction operations. The Plan shall include, but not be limited to, such measures as short-term erosion control planting, waterproof slope covering, check dams, interceptor ditches, benches, storm drains, dissipation structures, diversion dikes, retarding berms and barriers, devices to trap, store and filter out sediment, and stormwater retention basins. Off-site work by the project applicant may be necessary. The project applicant shall obtain permission or easements necessary for off-site work. There shall be a clear notation that the plan is subject to changes as changing conditions occur. Calculations of anticipated stormwater runoff and sediment volumes shall be included, if required by the City. The Plan shall specify that, after construction is complete, the project applicant shall ensure that the storm drain system shall be inspected and that the project applicant shall clear the system of any debris or sediment.</p> <p><i>b. Erosion and Sedimentation Control During Construction</i> The project applicant shall implement the approved Erosion and Sedimentation Control Plan. No grading shall occur during the wet weather season (October 15 through April 15) unless specifically authorized in writing by the Bureau of Building.</p>	<p>Prior to approval of construction-related permit</p> <p>During construction</p>	<p>Bureau of Building</p> <p>N/A</p>	<p>N/A</p> <p>Bureau of Building</p>
<p>SCA-HYD-2: NPDES C.3 Stormwater Requirements for Regulated Projects (#50).</p> <p><i>a. Post-Construction Stormwater Management Plan Required</i> The project applicant shall comply with the requirements of Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES). The project applicant shall submit a Post-Construction Stormwater Management Plan to the City for review and approval with the project drawings submitted for site improvements, and shall implement the approved Plan during construction. The Post-Construction Stormwater Management Plan shall include and identify the following:</p> <p>i. Location and size of new and replaced impervious surface;</p>	<p>Prior to approval of construction-related permit</p> <p>Prior to building permit final</p>	<p>Bureau of Planning;</p> <p>Bureau of Building</p> <p>Bureau of Building</p>	<p>Bureau of Building</p> <p>Bureau of Building</p>

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<ul style="list-style-type: none"> ii. Directional surface flow of stormwater runoff; iii. Location of proposed on-site storm drain lines; iv. Site design measures to reduce the amount of impervious surface area; v. Source control measures to limit stormwater pollution; vi. Stormwater treatment measures to remove pollutants from stormwater runoff, including the method used to hydraulically size the treatment measures; and vii. Hydromodification management measures, if required by Provision C.3, so that post-project stormwater runoff flow and duration match pre-project runoff. <p>b. Maintenance Agreement Required The project applicant shall enter into a maintenance agreement with the City, based on the Standard City of Oakland Stormwater Treatment Measures Maintenance Agreement, in accordance with Provision C.3, which provides, in part, for the following:</p> <ul style="list-style-type: none"> i. The project applicant accepting responsibility for the adequate installation/construction, operation, maintenance, inspection, and reporting of any on-site stormwater treatment measures being incorporated into the project until the responsibility is legally transferred to another entity; and ii. Legal access to the on-site stormwater treatment measures for representatives of the City, the local vector control district, and staff of the Regional Water Quality Control Board, San Francisco Region, for the purpose of verifying the implementation, operation, and maintenance of the on-site stormwater treatment measures and to take corrective action if necessary. <p>The maintenance agreement shall be recorded at the County Recorder's Office at the applicant's expense.</p>			
Noise			
<p>SCA-NOI-1: Construction Days/Hours (#58). The project applicant shall comply with the following restrictions concerning construction days and hours:</p> <ul style="list-style-type: none"> 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 	During construction	N/A	Bureau of Building

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<p>on Saturday.</p> <p>c. No construction is allowed on Sunday or federal holidays.</p> <p>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.</p> <p>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.</p>			
<p>SCA-NOI-2: Construction Noise (#59). 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:</p> <p>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.</p> <p>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.</p> <p>c. Applicant shall use temporary power poles instead of generators where feasible.</p> <p>d. Stationary noise sources shall be located as far from adjacent properties as possible, and they shall be</p>	During construction	N/A	Bureau of Building

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<p>muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City to provide equivalent noise reduction.</p> <p>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.</p>			
<p>SCA-NOI-3: Extreme Construction Noise (#60).</p> <p>a. Construction Noise Management Plan Required 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:</p> <ul style="list-style-type: none"> 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. <p>b. Public Notification Required 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.</p>	<p>Prior to approval of construction-related permit</p> <p>During construction</p>	<p>Bureau of Building</p> <p>Bureau of Building</p>	<p>Bureau of Building</p> <p>Bureau of Building</p>

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<p>SCA-NOI-4: Construction Noise Complaints. 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:</p> <ul style="list-style-type: none"> 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. 	Prior to approval of construction-related permit	Bureau of Building	Bureau of Building
<p>SCA-NOI-5: Operational Noise (#64). 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.</p>	Ongoing	N/A	Bureau of Building
<p>SCA-NOI-6: Exposure to Community Noise (#63). The project applicant shall submit a Noise Reduction Plan prepared by a qualified acoustical engineer for City review and approval that contains noise reduction measures (e.g., sound-rated window, wall, and door assemblies) to achieve an acceptable interior noise level in accordance with the land use compatibility guidelines of the Noise Element of the Oakland General Plan. The applicant shall implement the approved Plan during construction. To the maximum extent practicable, interior noise levels shall not exceed the following:</p> <ul style="list-style-type: none"> a. 45 dBA: Residential activities, civic activities, hotels b. 50 dBA: Administrative offices; group assembly activities c. 55 dBA: Commercial activities d. 65 dBA: Industrial activities 	Prior to approval of construction-related permit	Bureau of Planning	Bureau of Building
<p>SCA-NOI-7: Vibration Impacts on Adjacent Historic Structures or Vibration-Sensitive Activities (#66).</p> <p>The project applicant shall submit a vibration analysis prepared by an acoustical and/or structural engineer or other appropriate qualified professional for City review and approval that establishes pre-construction baseline conditions and threshold levels of vibration that could damage the structure and/or substantially interfere with activities located at 1701-1709 Webster Street/350-370 17th</p>	Prior to construction	Bureau of Building	Bureau of Building

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Street, 1708-1710 Franklin Street, 1714-18 Franklin Street, 1724-1730 Franklin Street, and 1736-1742 Franklin Street - Leamington Hotel Annex. The vibration analysis shall identify design means and methods of construction that shall be utilized in order to not exceed the thresholds. The applicant shall implement the recommendations during construction.			
Transportation and Circulation			
<p>SCA-TRANS-1: Transportation and Parking Demand Management (#71).</p> <p>Transportation and Parking Demand Management (TDM) Plan Required</p> <p>The project applicant shall submit a Transportation and Parking Demand Management (TDM) Plan for review and approval by the City.</p> <p>i. The goals of the TDM Plan shall be the following:</p> <ul style="list-style-type: none"> • Reduce vehicle traffic and parking demand generated by the project to the maximum extent practicable, consistent with the potential traffic and parking impacts of the project. • Achieve the following project vehicle trip reductions (VTR): <ul style="list-style-type: none"> o Projects generating 50-99 net new AM or PM peak hour vehicle trips: 10 percent VTR o Projects generating 100 or more net new AM or PM peak hour vehicle trips: 20 percent VTR • Increase pedestrian, bicycle, transit, and carpool/vanpool modes of travel. All four modes of travel shall be considered, as appropriate. • Enhance the City's transportation system, consistent with City policies and programs. <p>ii. TDM strategies to consider include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Inclusion of additional long-term and short-term bicycle parking that meets the design standards set forth in chapter five of the Bicycle Master Plan and the Bicycle Parking Ordinance (chapter 17.117 of the Oakland Planning Code), and shower and locker facilities in commercial developments that exceed the requirement. • Construction of and/or access to bikeways per the Bicycle Master Plan; construction of priority bikeways, on-site signage and bike lane striping. • Installation of safety elements per the Pedestrian Master Plan (such as crosswalk striping, curb ramps, count down signals, bulb outs, etc.) to encourage convenient and safe crossing at arterials, in addition to safety elements required to address safety impacts of the project. • Installation of amenities such as lighting, street trees, and trash receptacles per the Pedestrian Master Plan and any applicable streetscape plan. • Construction and development of transit stops/shelters, pedestrian access, way finding signage, and lighting around transit stops per transit agency plans or negotiated improvements. 	<p>Prior to approval of construction-related permit</p> <p>Prior to building permit final</p> <p>Ongoing</p>	<p>Bureau of Planning</p> <p>Bureau of Building</p> <p>Bureau of Planning</p>	<p>N/A</p> <p>Bureau of Building</p> <p>Bureau of Planning</p>

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<ul style="list-style-type: none"> • Direct on-site sales of transit passes purchased and sold at a bulk group rate (through programs such as AC Transit Easy Pass or a similar program through another transit agency). • Provision of a transit subsidy to employees or residents, determined by the project applicant and subject to review by the City, if employees or residents use transit or commute by other alternative modes. • Provision of an ongoing contribution to transit service to the area between the project and nearest mass transit station prioritized as follows: 1) Contribution to AC Transit bus service; 2) Contribution to an existing area shuttle service; and 3) Establishment of new shuttle service. The amount of contribution (for any of the above scenarios) would be based upon the cost of establishing new shuttle service (Scenario 3). • Guaranteed ride home program for employees, either through 511.org or through separate program. • Pre-tax commuter benefits (commuter checks) for employees. • Free designated parking spaces for on-site car-sharing program (such as City Car Share, Zip Car, etc.) and/or car-share membership for employees or tenants. • On-site carpooling and/or vanpool program that includes preferential (discounted or free) parking for carpools and vanpools. • Distribution of information concerning alternative transportation options. • Parking spaces sold/leased separately for residential units. Charge employees for parking, or provide a cash incentive or transit pass alternative to a free parking space in commercial properties. • Parking management strategies including attendant/valet parking and shared parking spaces. • Requiring tenants to provide opportunities and the ability to work off-site. • Allow employees or residents to adjust their work schedule in order to complete the basic work requirement of five eight-hour workdays by adjusting their schedule to reduce vehicle trips to the worksite (e.g., working four, ten-hour days; allowing employees to work from home two days per week). • Provide or require tenants to provide employees with staggered work hours involving a shift in the set work hours of all employees at the workplace or flexible work hours involving individually determined work hours. <p>The TDM Plan shall indicate the estimated VTR for each strategy, based on published research or guidelines where feasible. For TDM Plans containing ongoing operational VTR strategies, the Plan shall include an ongoing monitoring and enforcement program to ensure the Plan is implemented on an ongoing basis during project operation. If an annual compliance report is required, as explained below, the TDM Plan shall also specify the topics to be addressed in the annual report.</p>			

Standard Conditions of Approval	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/Inspection
<p>TDM Implementation - Physical Improvements For VTR strategies involving physical improvements, the project applicant shall obtain the necessary permits/approvals from the City and install the improvements prior to the completion of the project.</p> <p>TDM Implementation - Operational Strategies For projects that generate 100 or more net new AM or PM peak hour vehicle trips and contain ongoing operational VTR strategies, the project applicant shall submit an annual compliance report for the first five years following completion of the project (or completion of each phase for phased projects) for review and approval by the City. The annual report shall document the status and effectiveness of the TDM program, including the actual VTR achieved by the project during operation. If deemed necessary, the City may elect to have a peer review consultant, paid for by the project applicant, review the annual report. If timely reports are not submitted and/or the annual reports indicate that the project applicant has failed to implement the TDM Plan, the project will be considered in violation of the Conditions of Approval and the City may initiate enforcement action as provided for in these Conditions of Approval. The project shall not be considered in violation of this Condition if the TDM Plan is implemented but the VTR goal is not achieved.</p>			
<p>SCA-TRANS-2: Construction Activity in the Public Right-of-Way (#68). <i>a. Obstruction Permit Required</i> 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.</p>	Prior to Approval of Construction Related Permit	Bureau of Building	Bureau of Building
<p><i>b. Traffic Control Plan Required</i> 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.</p>	Prior to Approval of Construction Related Permit	Public Works Department, Transportation Services Division	Bureau of Building

Standard Conditions of Approval	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
<p><i>c. Repair City Streets</i> 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.</p>	Prior to Building Permit Final	N/A	Bureau of Building
<p>SCA-TRANS-3: Bicycle Parking (#69). 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.</p>	Prior to approval of construction-related permit	Bureau of Planning	Bureau of Building
<p>SCA-TRANS-4: Transportation Improvements (#70). The project applicant shall implement the recommended on- and off-site transportation-related improvements contained within the Transportation Impact Study for the project (e.g., signal timing adjustments, restriping, signalization, traffic control devices, roadway reconfigurations, and pedestrian and bicyclist amenities). The project applicant is responsible for funding and installing the improvements, and shall obtain all necessary permits and approvals from the City and/or other applicable regulatory agencies such as, but not limited to, Caltrans (for improvements related to Caltrans facilities) and the California Public Utilities Commission (for improvements related to railroad crossings), prior to installing the improvements. To implement this measure for intersection modifications, the project applicant shall submit Plans, Specifications, and Estimates (PS&E) to the City for review and approval. All elements shall be designed to applicable City standards in effect at the time of construction and all new or upgraded signals shall include these enhancements as required by the City. All other facilities supporting vehicle travel and alternative modes through the intersection shall be brought up to both City standards and ADA standards (according to Federal and State Access Board guidelines) at the time of construction. Current City Standards call for, among other items, the elements listed below:</p> <ul style="list-style-type: none"> a. 2070L Type Controller with cabinet accessory b. GPS communication (clock) c. Accessible pedestrian crosswalks according to Federal and State Access Board guidelines with signals (audible and tactile) d. Countdown pedestrian head module switch out e. City Standard ADA wheelchair ramps f. Video detection on existing (or new, if required) g. Mast arm poles, full activation (where applicable) h. Polara Push buttons (full activation) i. Bicycle detection (full activation) j. Pull boxes k. Signal interconnect and communication with trenching 	Prior to building permit final or as otherwise specified	Bureau of Building; Public Works Department, Transportation Services Division	Bureau of Building

Standard Conditions of Approval	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/Inspection
(where applicable), or through existing conduit (where applicable), 600 feet maximum l. Conduit replacement contingency m. Fiber switch n. PTZ camera (where applicable) o. Transit Signal Priority (TSP) equipment consistent with other signals along corridor p. Signal timing plans for the signals in the coordination group			
Utilities and Service Systems			
SCA-UTIL-1: Sanitary Sewer System (#79). 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.	Prior to approval of construction-related permit	Public Works Department, Department of Engineering and Construction	N/A
SCA-UTIL-2: Storm Drain System (#80). 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.	Prior to approval of construction-related permit	Bureau of Building	Bureau of Building
SCA-UTIL-3: Construction and Demolition Waste Reduction and Recycling (#74). 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.	Prior to approval of construction-related permit	Public Works Department, Environmental Services Division	Public Works Department, Environmental Services Division
SCA-UTIL-4: Recycling Collection and Storage Space (#76). 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	Prior to approval of construction-related permit	Bureau of Planning	Bureau of Building

Standard Conditions of Approval	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
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.			
SCA-UTIL-5: <i>Underground Utilities</i> (#75). 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.	During construction	N/A	Bureau of Building
SCA-UTIL-6: <i>Green Building Requirements</i> (#77). <i>a. Compliance with Green Building Requirements During Plan-Check.</i> 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>i. The following information shall be submitted to the City for review and approval with the application for a building permit:</i> <ul style="list-style-type: none"> • 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 	Prior to approval of construction-related permit During construction After project completion as specified	Bureau of Building N/A Bureau of Planning	N/A Bureau of Building Bureau of Building

Standard Conditions of Approval	Implementation/Monitoring		
	When Required	Initial Approval	Monitoring/ Inspection
<p>City to demonstrate compliance with the Green Building Ordinance.</p> <p>ii. The set of plans in subsection (i) shall demonstrate compliance with the following:</p> <ul style="list-style-type: none"> • CALGreen mandatory measures. • All pre-requisites per the green building checklist approved during the review of the Planning and Zoning permit, or, if applicable, all the green building measures approved as part of the Unreasonable Hardship Exemption granted during the review of the Planning and Zoning permit. • Minimum of 23 points per the appropriate checklist approved during the Planning entitlement process. • All green building points identified on the checklist approved during review of the Planning and Zoning permit, unless a Request for Revision Plan-check application is submitted and approved by the Bureau of Planning that shows the previously approved points that will be eliminated or substituted. • The required green building point minimums in the appropriate credit categories. <p>b. <i>Compliance with Green Building Requirements During Construction</i></p> <p>The project applicant shall comply with the applicable requirements of CALGreen and the Oakland Green Building Ordinance during construction of the project.</p> <p>The following information shall be submitted to the City for review and approval:</p> <ol style="list-style-type: none"> 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. <p>c. <i>Compliance with Green Building Requirements After Construction</i></p> <p>Within sixty (60) days of the final inspection of the building permit for the project, the Green Building Certifier shall submit the appropriate documentation to Build It Green and attain the minimum required certification/point level. Within one year of the final inspection of the building permit for the project, the applicant shall submit to the Bureau of Planning the Certificate from the organization listed above demonstrating certification and compliance with the minimum point/certification level noted above.</p>			



1721 Webster

Planning Commission Hearing Submission

Holland Partner Group / Solomon Cordwell Buenz / Oakland, CA

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PROJECT DESCRIPTION

PROJECT SUMMARY

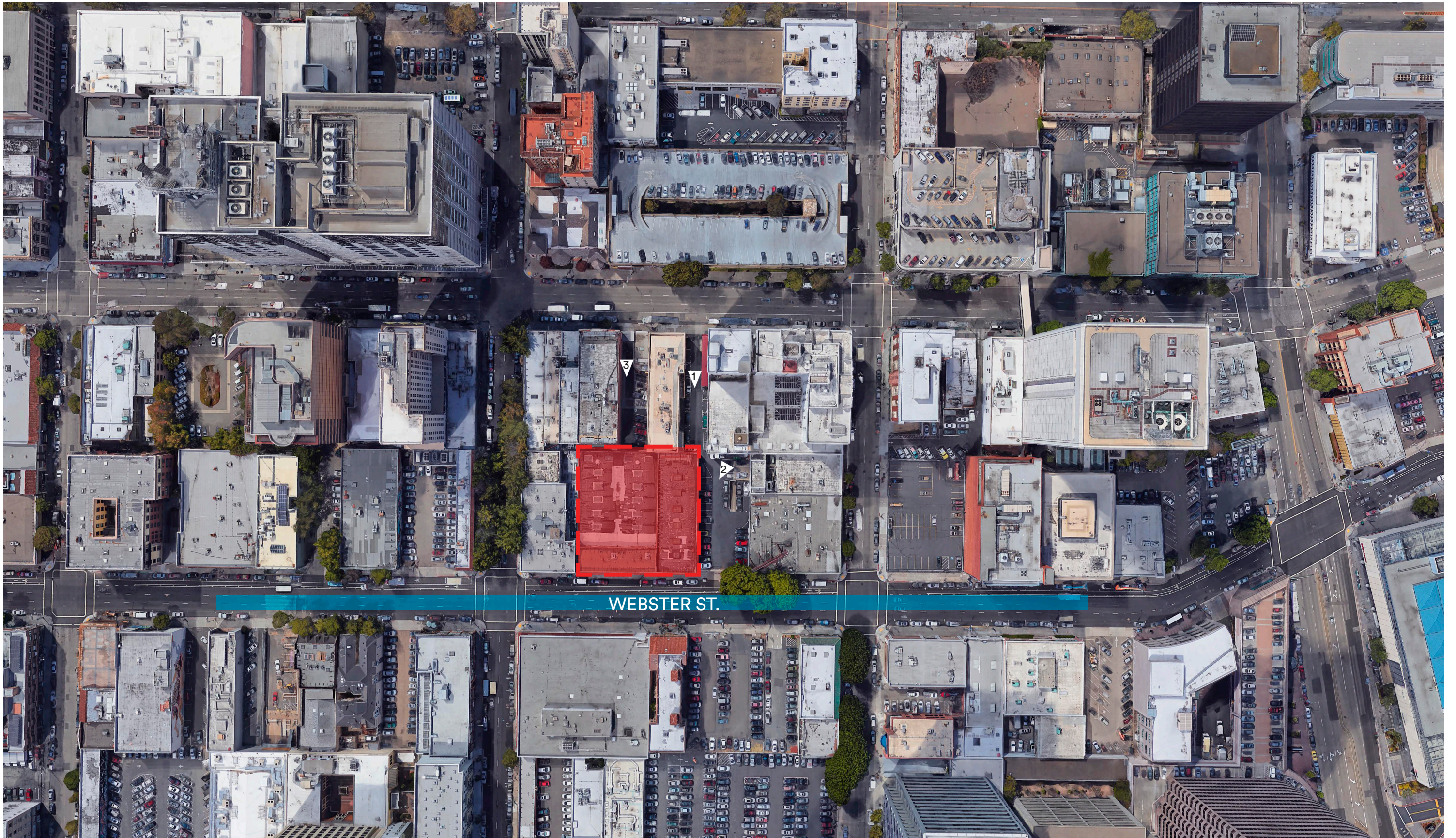
- Residential for lease tower, at 270 feet in height
- 250 units; mix of studio, 1 and 2 bedroom dwelling units
- Various residential amenity spaces; lobby, club room, outdoor pool, rooftop terraces
- 250 parking spaces within a multi-level podium structure under the tower
- 67 long-term bicycle parking spaces and 17 short-term bicycle parking spaces
- 2,080 sf of retail space on ground level
- 7,460 sf of office space on fourth level
- 15,090 sf of open space provided on podium and roof terraces
- 6,424 sf of common amenity space provided on podium and roof terraces

LOCATION

The project site is located on Webster Street, between 17th and 19th Street in the Central Business District-Commercial General Plan. The property has roughly 150 feet of frontage along Webster Street. Current use of the property is occupied by a two-story commercial building with ground floor retail and public parking covering roughly 100% of the property. The property is surrounded primarily with commercial and retail buildings, and a few surface parking lots. There is a small multi-family residential building located across Webster Street to the east. A 250 foot residential development was recently approved across the street at 1700 Webster Street as well as a 7-story mixed-use project at 1750 Webster Street. Snow Park is located northeast of the project site at 19th Street and Harrison Street.

PROJECT DESCRIPTION

Proposed project includes a residential tower with 2,080 sf of retail at grade, 7,460 sf of office space at the fourth floor integrated into a multi-story parking structure. The proposed parking garage will hold 250 parking spaces with one level below grade and five levels above grade forming the podium base, with pedestrian connections from a secured lobby. The proposed residential tower will be of Type 1 construction, and will be 24 stories and 270 feet tall. The tower will have 250 residential units, with a mix of studio, 1 and 2 bedroom dwelling units. Amenities will include a roof-level pool, fitness area, community lounge rooms and outdoor amenities at the podium and roof levels. Site area is approximately 22,500 sf on a 150' square lot. The podium base will be offset 1' from the three interior lot lines while the tower mass will vary from 15-20' off interior lot lines for tower separation. Both tower and podium are set to be built out to the property line to reinforce the street wall on Webster Street. Open space for the project will total 15,090 sf and is distributed across common and private terraces at roofs. Common amenity space will total 6,424 sf, taking into account the fitness and lounge areas. Off-street loading is currently planned with one loading berth, serving the retail, office and residential uses. Additionally, the project intends to provide 67 long-term bicycle storage spaces in the parking structure and 17 short-term secured bicycle parking spaces on Webster Street.



WEBSTER ST.

Site Photo Key Map

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1. East Towards Site from Rear Alley.



2. South Towards Site



3. East Towards Site from Rear Alley

WEBSTER AVE. (FACING NORTH WEST)



1535,
1537,
1539

1545,
1603

1615,
1617,
1619

1627,
1629

1635

17th st

1709

SITE



1709

1721

1801,
1803,
1805,
1807

19th st.

1919

1935

1951

WEBSTER AVE. (FACING SOUTHEAST)



1938,
1940

1922

1900

19th st

1820,
1828,
1830

1732,
1734,
1750,
1810

1732,
1734

1700



1700

17th st.

1628,
1630

1618,
1620,
1622,
1624

1612,
1614,
1616

1608

1528



LEED 2009 for New Construction and Major Renovations

Project Checklist

1721 Webster St. Oakland CA

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18 2 5 Sustainable Sites Possible Points: 26

Y	?	N			
Y			Prereq 1	Construction Activity Pollution Prevention	
1			Credit 1	Site Selection	1
5			Credit 2	Development Density and Community Connectivity	5
		1	Credit 3	Brownfield Redevelopment	1
6			Credit 4.1	Alternative Transportation—Public Transportation Access	6
	1		Credit 4.2	Alternative Transportation—Bicycle Storage and Changing Rooms	1
3			Credit 4.3	Alternative Transportation—Low-Emitting and Fuel-Efficient Vehicles	3
	1		Credit 4.4	Alternative Transportation—Parking Capacity	2
		1	Credit 5.1	Site Development—Protect or Restore Habitat	1
		1	Credit 5.2	Site Development—Maximize Open Space	1
		1	Credit 6.1	Stormwater Design—Quantity Control	1
1			Credit 6.2	Stormwater Design—Quality Control	1
1			Credit 7.1	Heat Island Effect—Non-roof	1
1			Credit 7.2	Heat Island Effect—Roof	1
		1	Credit 8	Light Pollution Reduction	1

4 2 4 Water Efficiency Possible Points: 10

Y	?	N			
Y			Prereq 1	Water Use Reduction—20% Reduction	
2		2	Credit 1	Water Efficient Landscaping	2 to 4
		2	Credit 2	Innovative Wastewater Technologies	2
2	2		Credit 3	Water Use Reduction	2 to 4

7 7 21 Energy and Atmosphere Possible Points: 35

Y	?	N			
Y			Prereq 1	Fundamental Commissioning of Building Energy Systems	
Y			Prereq 2	Minimum Energy Performance	
Y			Prereq 3	Fundamental Refrigerant Management	
4	1	14	Credit 1	Optimize Energy Performance	1 to 19
1	1	5	Credit 2	On-Site Renewable Energy	1 to 7
2			Credit 3	Enhanced Commissioning	2
		2	Credit 4	Enhanced Refrigerant Management	2
	3		Credit 5	Measurement and Verification	3
	2		Credit 6	Green Power	2

4 4 5 Materials and Resources Possible Points: 14

Y	?	N			
Y			Prereq 1	Storage and Collection of Recyclables	
		3	Credit 1.1	Building Reuse—Maintain Existing Walls, Floors, and Roof	1 to 3
		1	Credit 1.2	Building Reuse—Maintain 50% of Interior Non-Structural Elements	1
2			Credit 2	Construction Waste Management	1 to 2
		1	Credit 3	Materials Reuse	1 to 2

Materials and Resources, Continued

Y	?	N			
1	1		Credit 4	Recycled Content	1 to 2
	2		Credit 5	Regional Materials	1 to 2
	1		Credit 6	Rapidly Renewable Materials	1
1			Credit 7	Certified Wood	1

10 2 3 Indoor Environmental Quality Possible Points: 15

Y	?	N			
Y			Prereq 1	Minimum Indoor Air Quality Performance	
Y			Prereq 2	Environmental Tobacco Smoke (ETS) Control	
		1	Credit 1	Outdoor Air Delivery Monitoring	1
	1		Credit 2	Increased Ventilation	1
1			Credit 3.1	Construction IAQ Management Plan—During Construction	1
		1	Credit 3.2	Construction IAQ Management Plan—Before Occupancy	1
1			Credit 4.1	Low-Emitting Materials—Adhesives and Sealants	1
1			Credit 4.2	Low-Emitting Materials—Paints and Coatings	1
1			Credit 4.3	Low-Emitting Materials—Flooring Systems	1
1			Credit 4.4	Low-Emitting Materials—Composite Wood and Agrifiber Products	1
	1		Credit 5	Indoor Chemical and Pollutant Source Control	1
1			Credit 6.1	Controllability of Systems—Lighting	1
1			Credit 6.2	Controllability of Systems—Thermal Comfort	1
1			Credit 7.1	Thermal Comfort—Design	1
		1	Credit 7.2	Thermal Comfort—Verification	1
1			Credit 8.1	Daylight and Views—Daylight	1
1			Credit 8.2	Daylight and Views—Views	1

6 Innovation and Design Process Possible Points: 6

Y	?	N			
1			Credit 1.1	Innovation in Design: Specific Title	1
1			Credit 1.2	Innovation in Design: Specific Title	1
1			Credit 1.3	Innovation in Design: Specific Title	1
1			Credit 1.4	Innovation in Design: Specific Title	1
1			Credit 1.5	Innovation in Design: Specific Title	1
1			Credit 2	LEED Accredited Professional	1

1 1 2 Regional Priority Credits Possible Points: 4

Y	?	N			
	1		Credit 1.1	Regional Priority: WE c3	1
		1	Credit 1.2	Regional Priority: EA c2	1
		1	Credit 1.3	Regional Priority: MR c1.1	1
1			Credit 1.4	Regional Priority: IEQ c8.1	1

50 18 40 Total Possible Points: 110

Certified 40 to 49 points Silver 50 to 59 points Gold 60 to 79 points Platinum 80 to 110



Rendering - Southeast Perspective

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Rendering - Northeast Perspective

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Rendering - East Podium Perspective

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Rendering - East Podium Perspective

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Rendering - Northeast Perspective

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Rendering - East Podium Perspective

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Rendering - Southeast Perspective

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Rendering - Northeast Perspective

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Rendering - Southwest Birdseye

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Rendering -Northwest Perspective

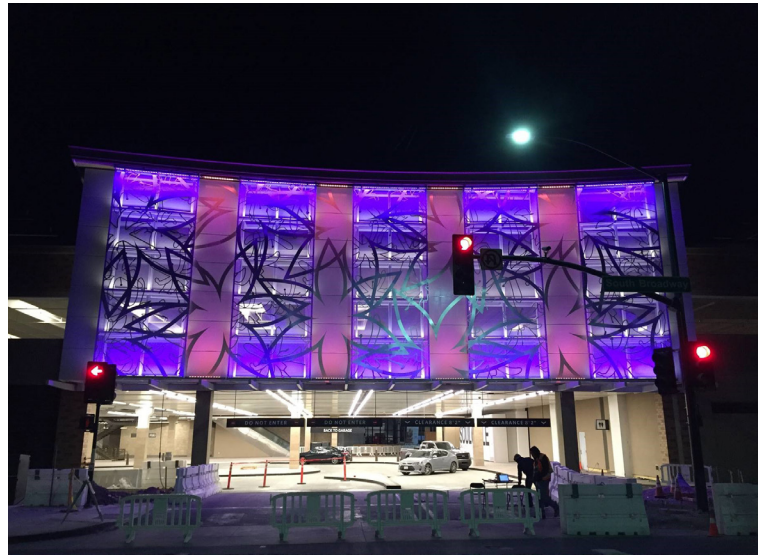
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Laser etched aluminum mesh screen with color changing LEDs



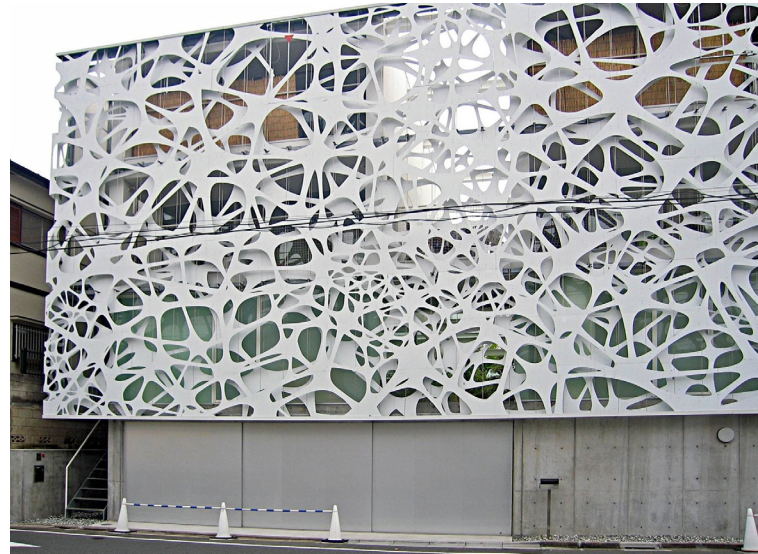
Wind activated aluminum wave wall



Powder coated aluminum floral array



Multicolored aluminum wind chimes



Laser etched aluminum mesh screen with color changing LEDs



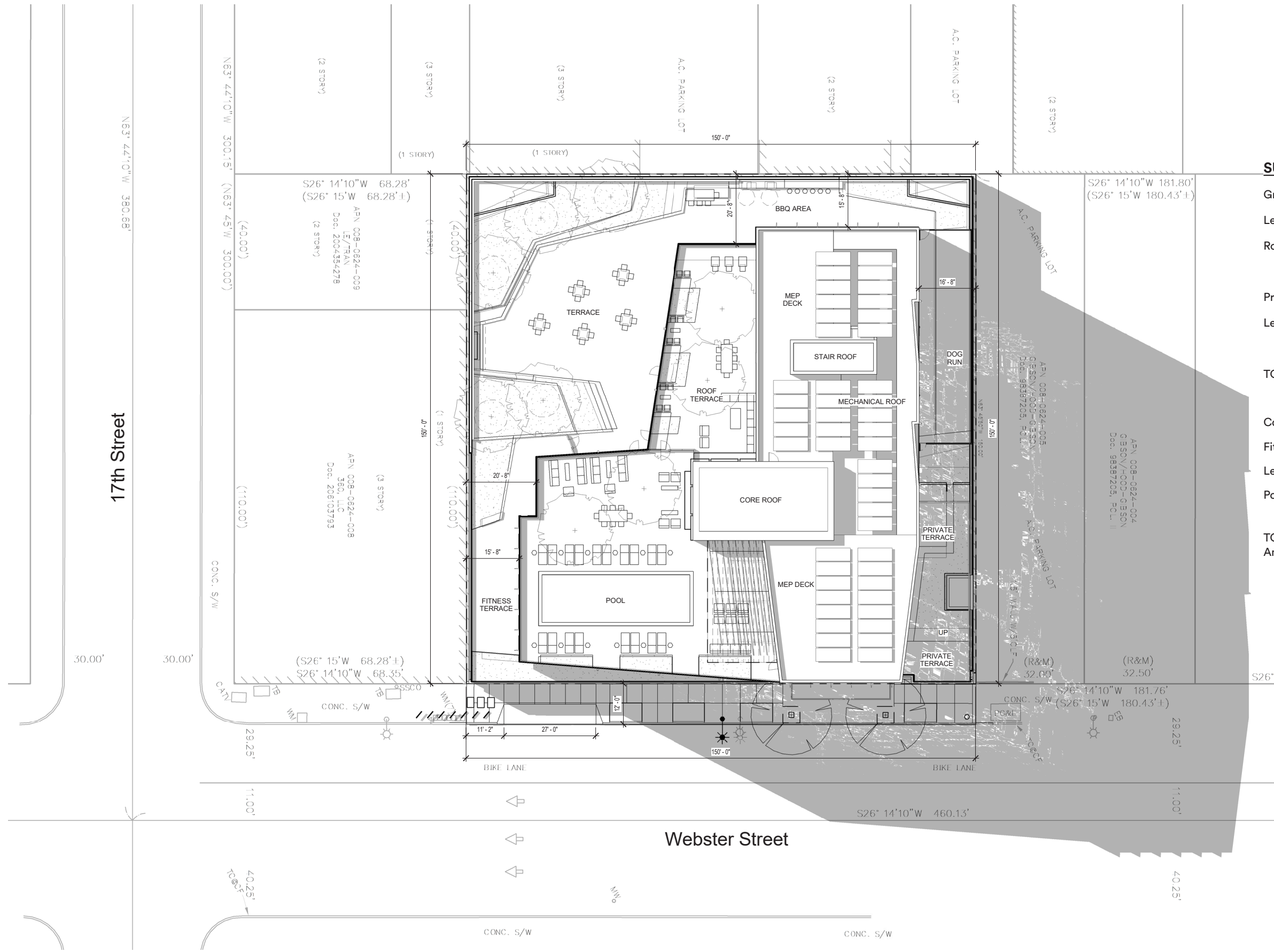
Sun wall with holographic glass



Laser etched stainless steel design

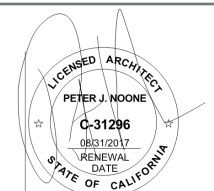


Multicolored aluminum wind chimes, reverse view



SUMMARY OF SITE AREA

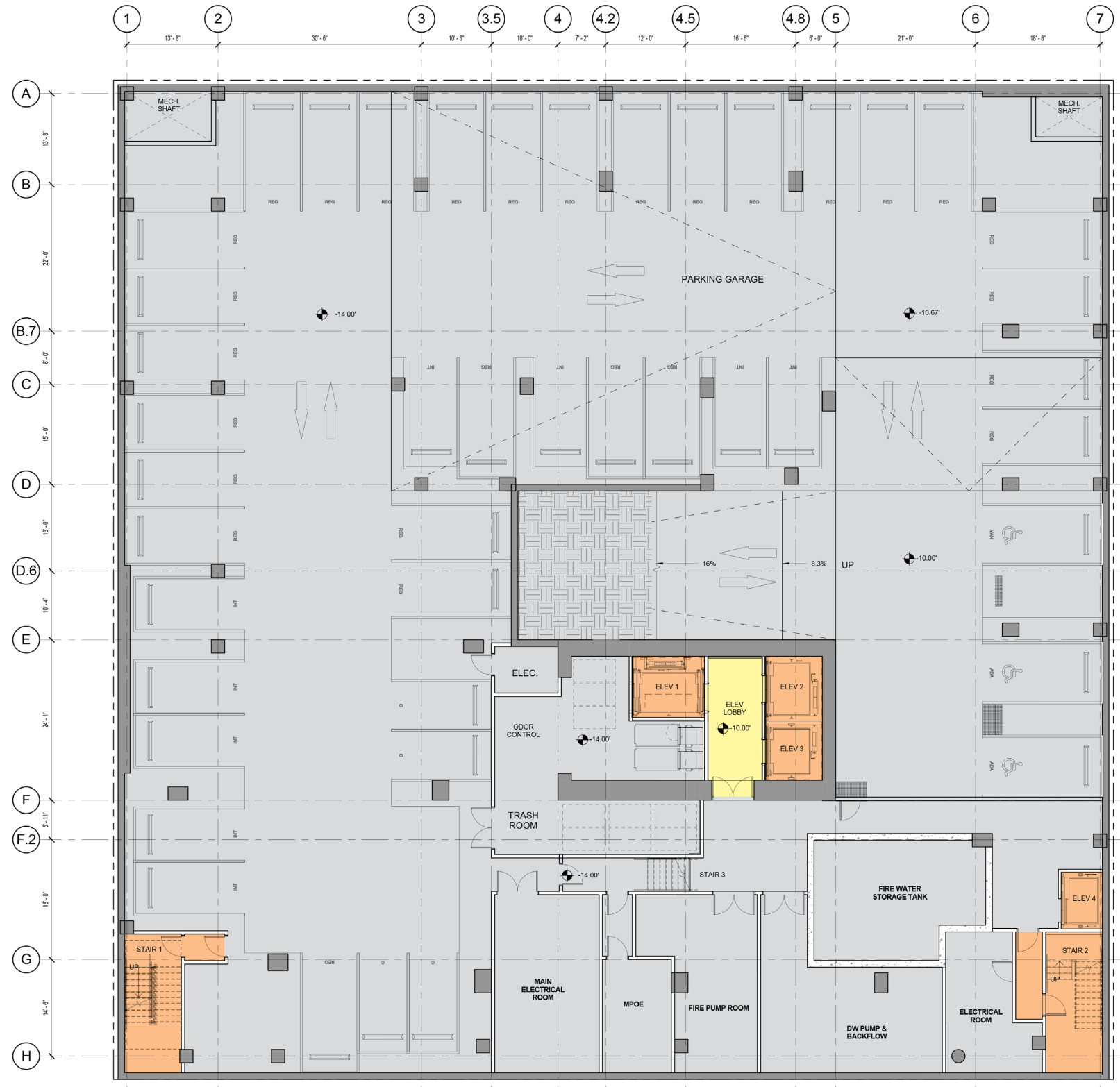
- Group Usable Open Space
- Level 6 Terrace = 8,888 SF
- Roof Terrace= 5,784 SF
- Private Usable Open Space
- Level 6 Private Terraces= 418 SF
- TOTAL Open Space = 15,090 SF
- Community Amenity Space
- Fitness = 1,921 SF
- Level 6 Lounge = 2,772 SF
- Pool Lounge = 1,731 SF
- TOTAL Community Amenity Space = 6,424 SF



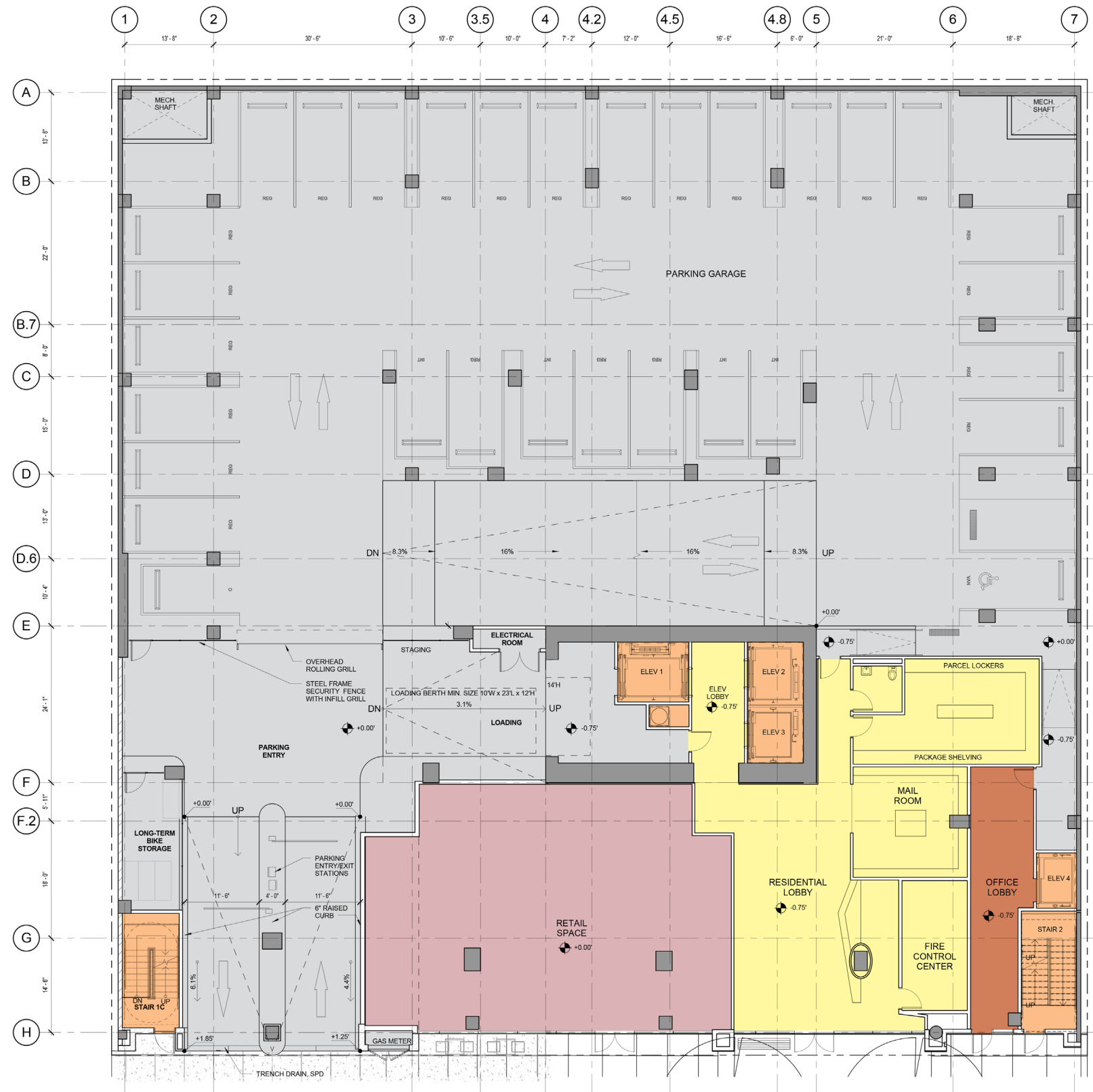
Site Plan
Planning Commission Hearing Submission
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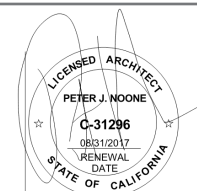




- Elev. Lobby
- Circulation
- Parking
- Services



- Retail
- Residential Lobby
- Office Lobby
- Circulation
- Parking
- Mechanical

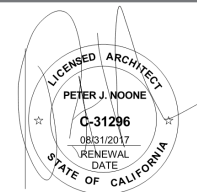


Level 1 Floor Plan
 Planning Commission Hearing Submission
 1721 Webster Oakland, CA
 Holland Partner Group / Solomon Cordwell Buenz

0 10' 20'



- Elev. Lobby
- Circulation
- Parking
- Services



Level 2 Floor Plan

Planning Commission Hearing Submission

1721 Webster Oakland, CA

Holland Partner Group / Solomon Cordwell Buenz

0 10' 20'

2017_0517

2016015

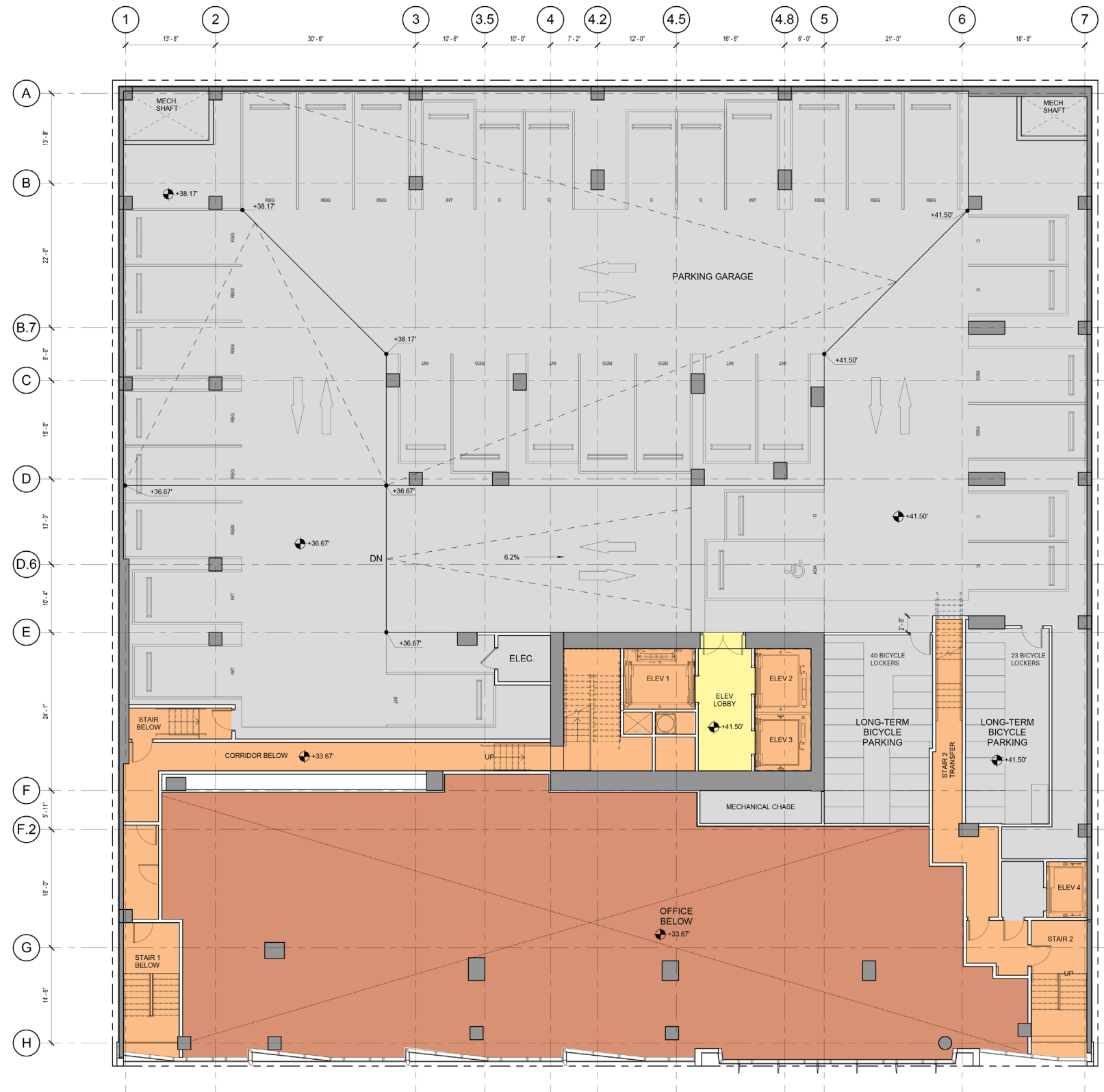


- Elev. Lobby
- Circulation
- Parking
- Services

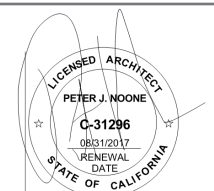


- Office
- Elev. Lobby
- Circulation
- Parking

0 10' 20'



- Office
- Elev. Lobby
- Circulation
- Parking



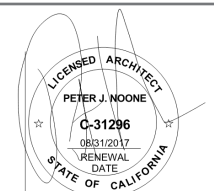
Level 5 Floor Plan
 Planning Commission Hearing Submission
 1721 Webster Oakland, CA
 Holland Partner Group / Solomon Cordwell Buenz

0 10' 20'



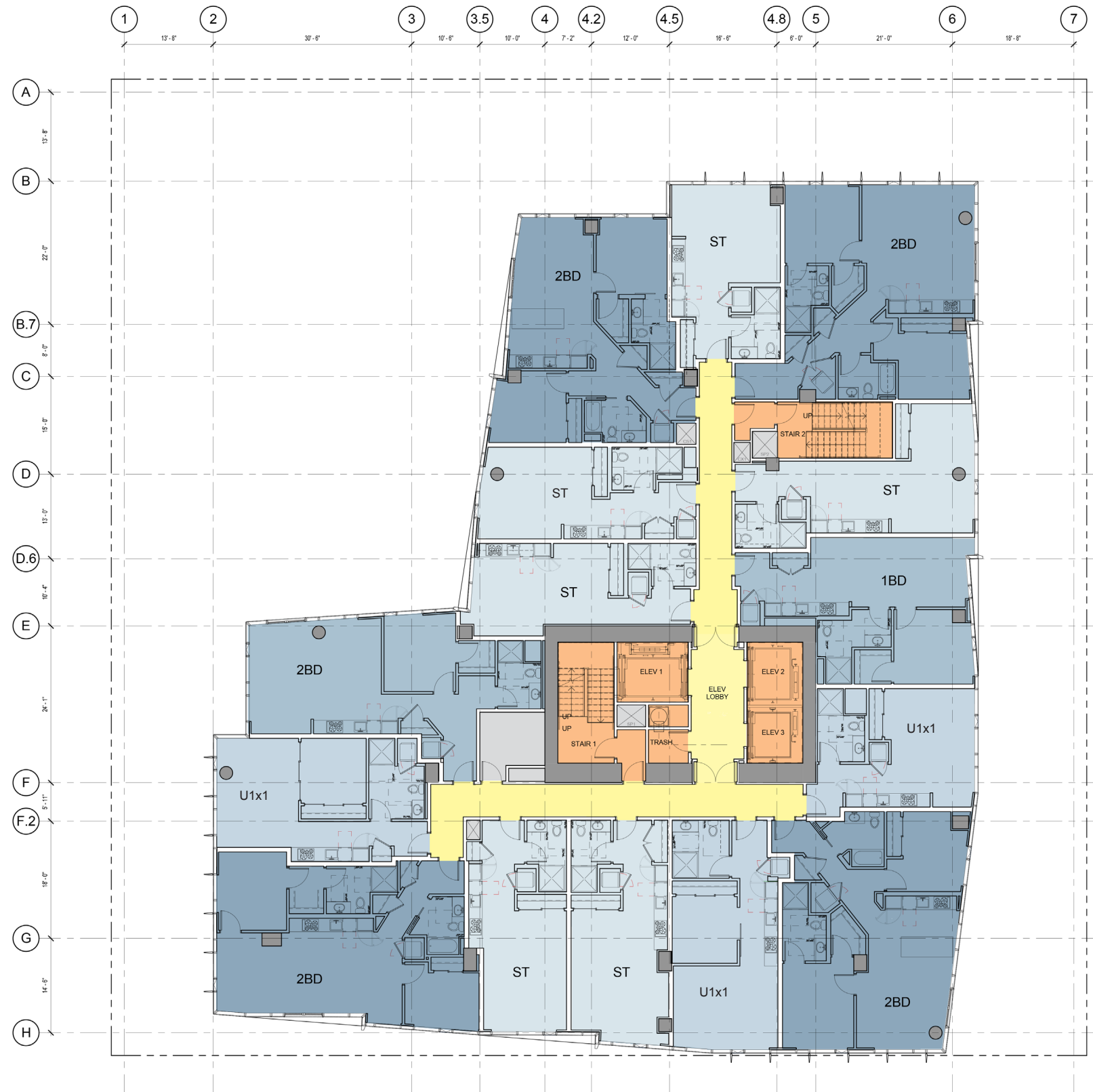
- Corridor
- Circulation
- Amenity
- Terrace
- Studio
- U1x1
- 2BR + 2BA

0 10' 20'



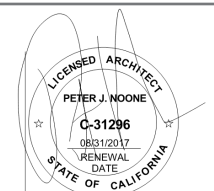
Level 6 Floor Plan
Planning Commission Hearing Submission
 1721 Webster Oakland, CA
 Holland Partner Group / Solomon Cordwell Buenz

2017_0517
 2016015



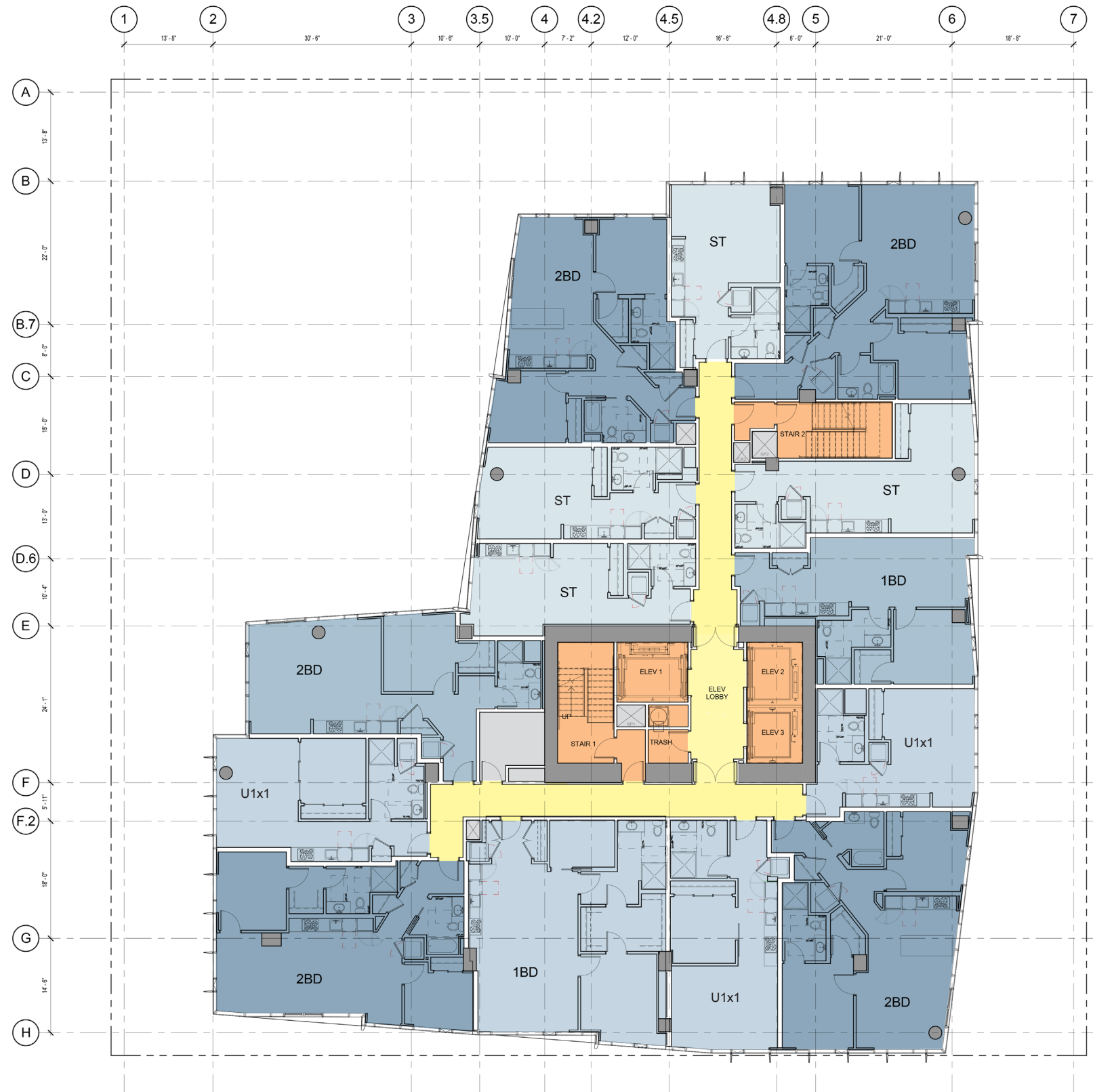
- Corridor
- Circulation
- Studio
- U1x1
- 1BR + 1BA
- 2BR + 2BA

0 10' 20'

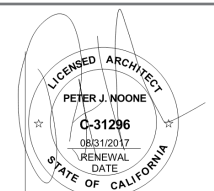


Level 7-13 Floor Plan
Planning Commission Hearing Submission
 1721 Webster Oakland, CA
 Holland Partner Group / Solomon Cordwell Buenz

2017_0517
 2016015

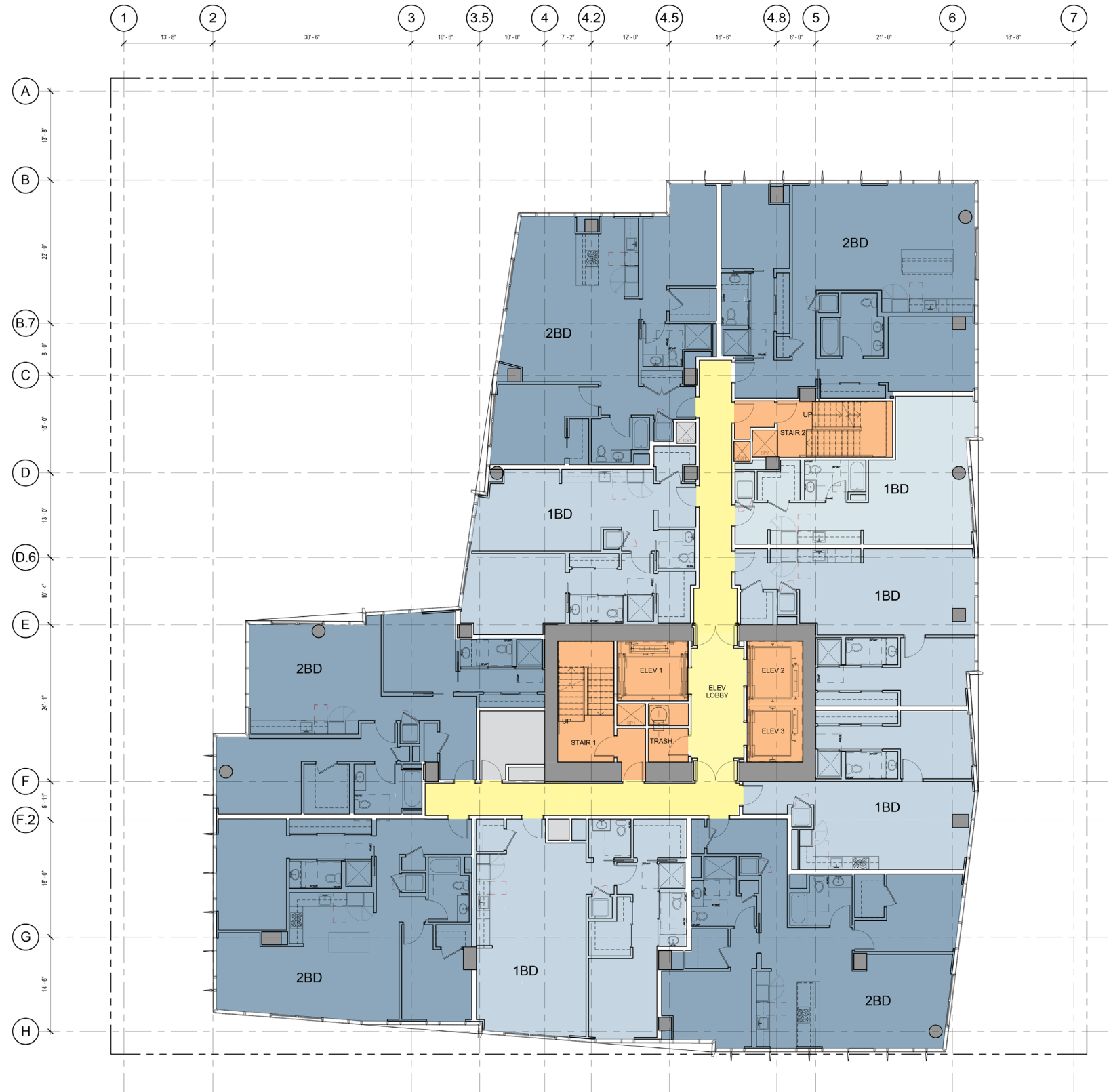


- Corridor
- Circulation
- Studio
- U1x1
- 1BR + 1BA
- 2BR + 2BA

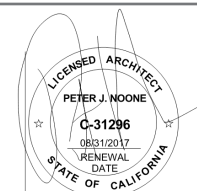


Level 14-21 Floor Plan
Planning Commission Hearing Submission
 1721 Webster Oakland, CA
 Holland Partner Group / Solomon Cordwell Buenz

0 10' 20'

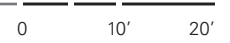


- Corridor
- Circulation
- Studio
- U1x1
- 1BR + 1BA
- 2BR + 2BA



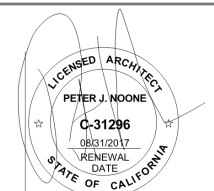
Level 22-24 Floor Plan
 Planning Commission Hearing Submission
 1721 Webster Oakland, CA
 Holland Partner Group / Solomon Cordwell Buenz

2017_0517
 2016015





- Elev. Lobby
- Circulation
- Amenity
- Terrace
- Mechanical

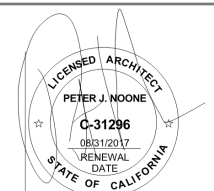


Roof Terrace Floor Plan
 Planning Commission Hearing Submission
 1721 Webster Oakland, CA
 Holland Partner Group / Solomon Cordwell Buenz

0 10' 20'

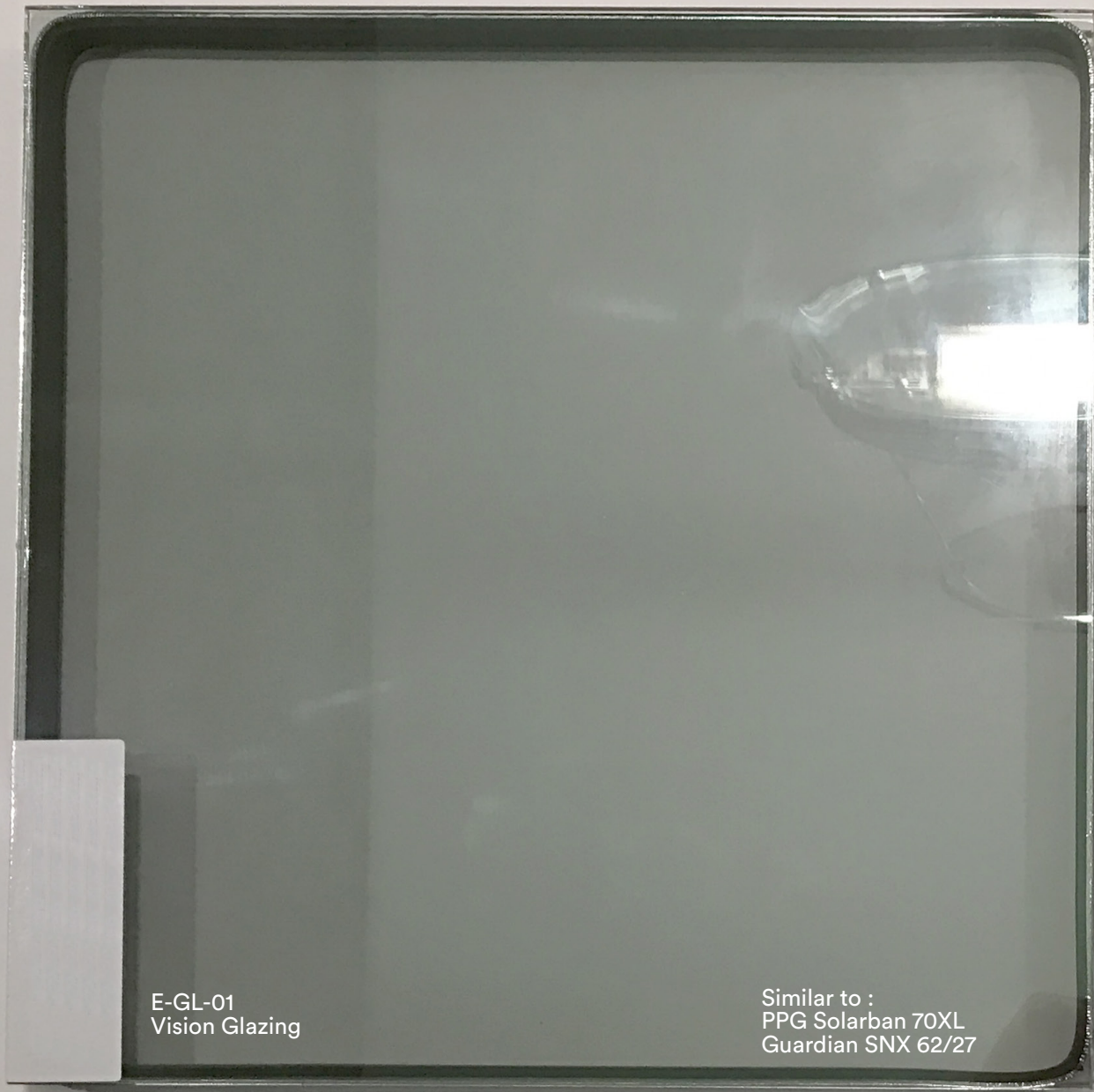


- Elev. Lobby
- Circulation
- Amenity
- Terrace
- Mechanical



MEP Deck Floor Plan
 Planning Commission Hearing Submission
 1721 Webster Oakland, CA
 Holland Partner Group / Solomon Cordwell Buenz

0 10' 20'

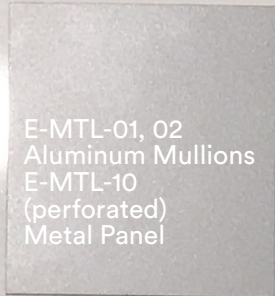


E-GL-01
Vision Glazing

Similar to :
PPG Solarban 70XL
Guardian SNX 62/27



E-MTL-04
Accent Metal Panel



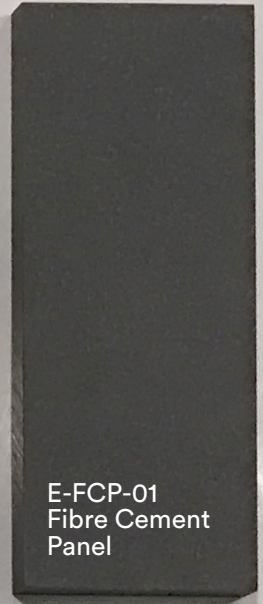
E-MTL-01, 02
Aluminum Mullions
E-MTL-10
(perforated)
Metal Panel



E-GL-03 + E-GL-04
Clear Glazing



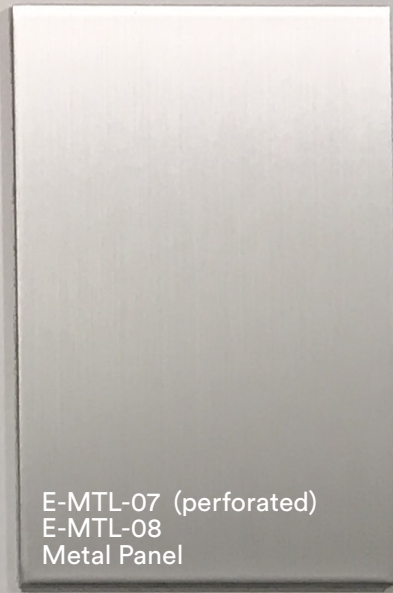
E-ST-01
Natural Stone



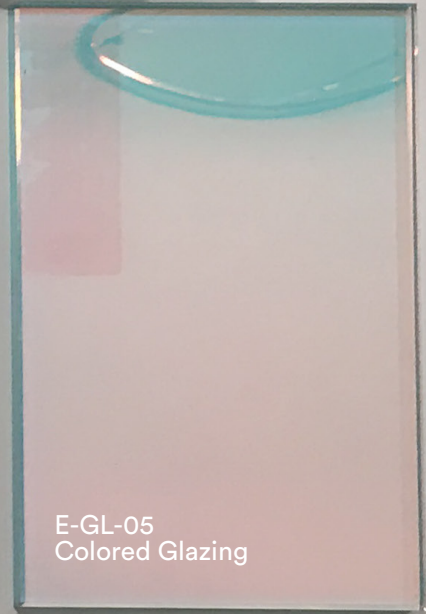
E-FCP-01
Fibre Cement
Panel



E-MTL-05
E-MTL-06 (perforated)
Metal Panel

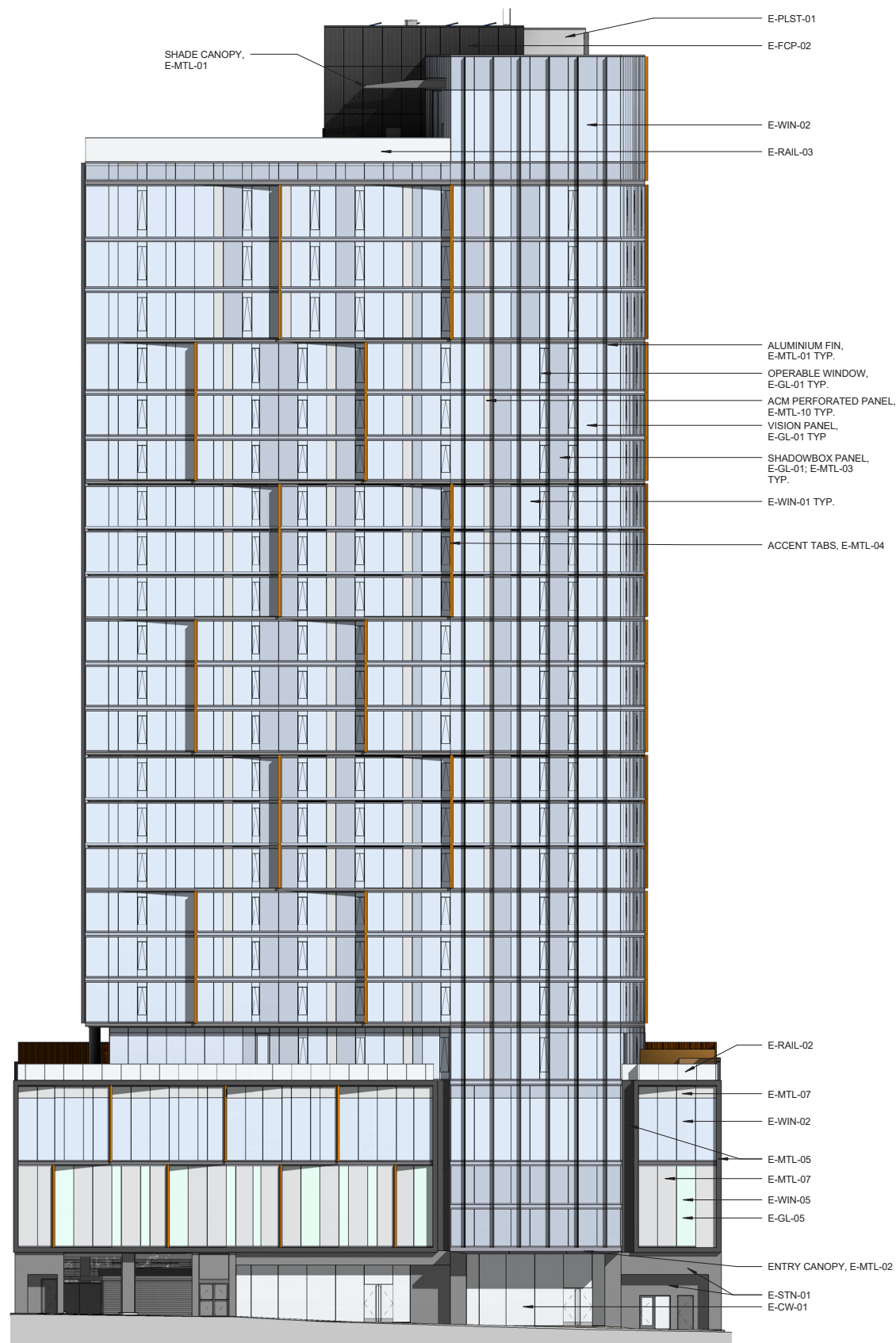


E-MTL-07 (perforated)
E-MTL-08
Metal Panel

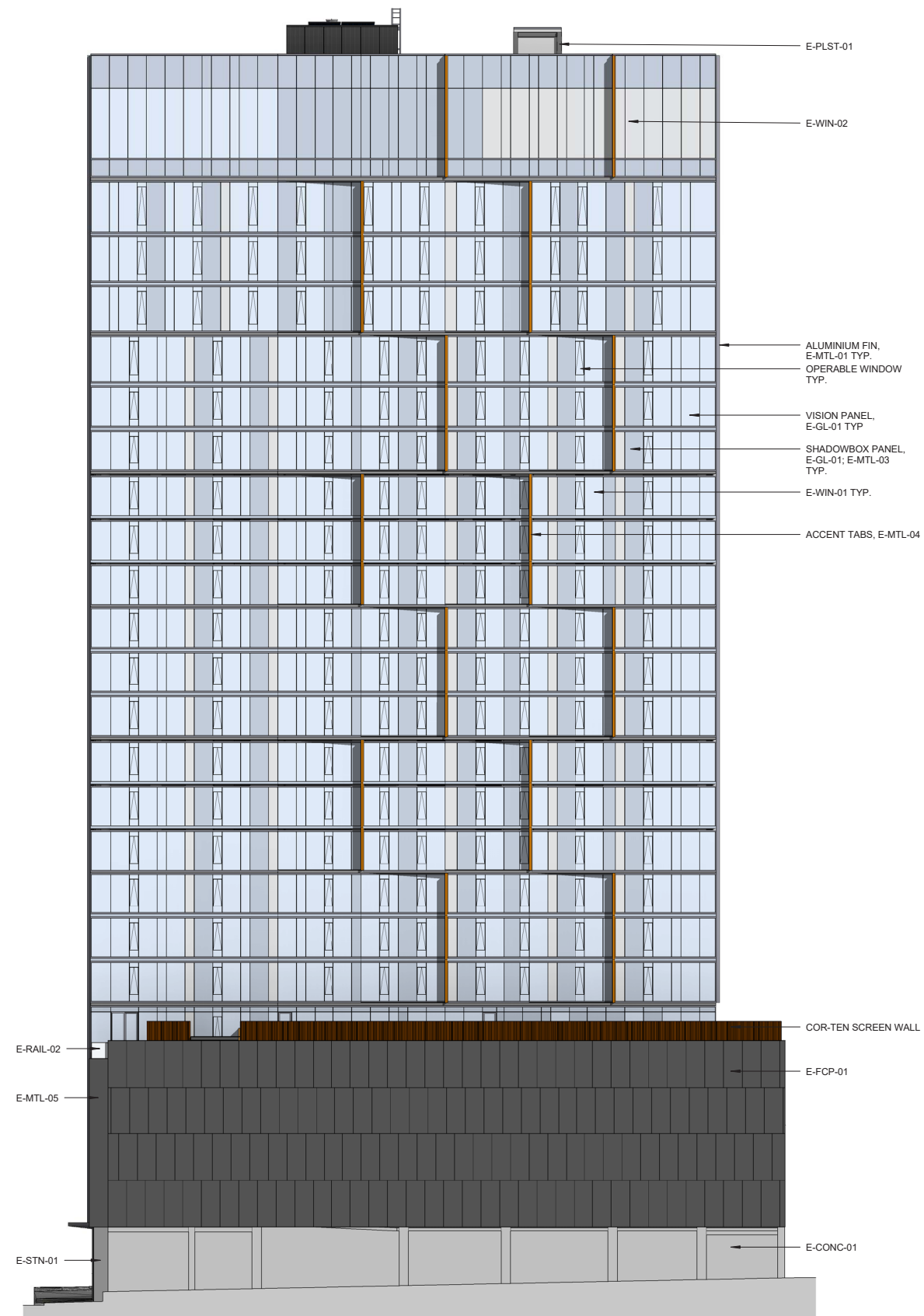


E-GL-05
Colored Glazing

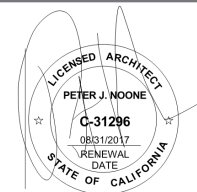
- EMR ROOF
270' - 8"
- MEP DECK
262' - 0"
- 18'-0"
- ROOF TERRACE
244' - 0"
- ROOF
240' - 0"
- 12'-0"
- LEVEL 24
228' - 0"
- 10'-8"
- LEVEL 23
217' - 4"
- 10'-8"
- LEVEL 22
206' - 8"
- 10'-10"
- LEVEL 21
195' - 10"
- 9'-6"
- LEVEL 20
186' - 4"
- 9'-6"
- LEVEL 19
176' - 10"
- 9'-6"
- LEVEL 18
167' - 4"
- 9'-6"
- LEVEL 17
157' - 10"
- 9'-6"
- LEVEL 16
148' - 4"
- 9'-6"
- LEVEL 15
138' - 10"
- 9'-6"
- LEVEL 14
129' - 4"
- 9'-6"
- LEVEL 13
119' - 10"
- 9'-6"
- LEVEL 12
110' - 4"
- 9'-6"
- LEVEL 11
100' - 10"
- 9'-6"
- LEVEL 10
91' - 4"
- 9'-6"
- LEVEL 9
81' - 10"
- 9'-6"
- LEVEL 8
72' - 4"
- 9'-6"
- LEVEL 7
62' - 10"
- 12'-0"
- LEVEL 6
50' - 10"
- 14'-2"
- LEVEL 5
36' - 8"
- 9'-0"
- LEVEL 4
27' - 8"
- 9'-0"
- LEVEL 3
18' - 8"
- 9'-0"
- LEVEL 2
9' - 8"
- 9'-8"
- LEVEL 1
0"



EAST ELEVATION



NORTH ELEVATION



Building Elevations

Planning Commission Hearing Submission

1721 Webster Oakland, CA

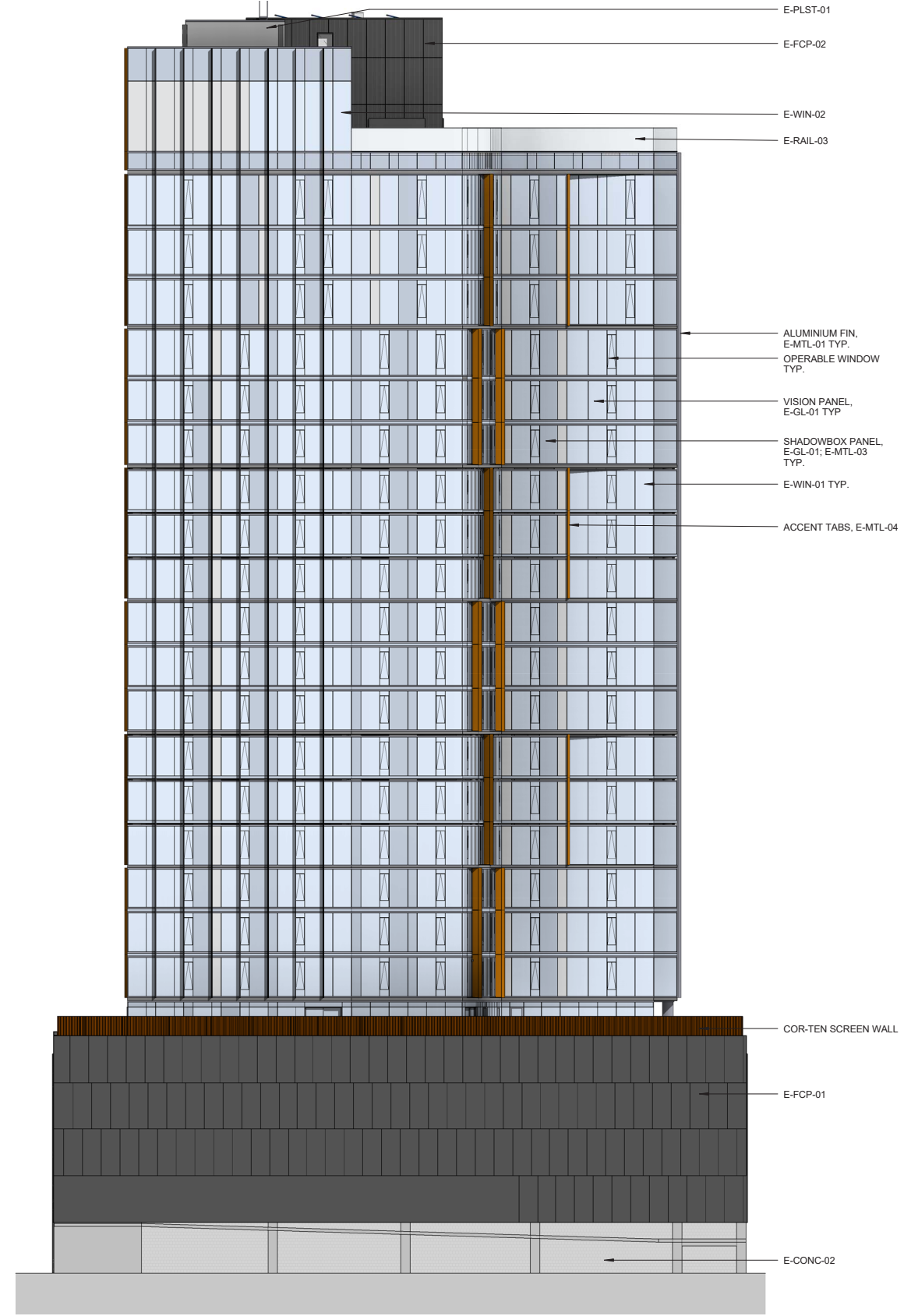
Holland Partner Group / Solomon Cordwell Buenz

2017_0517

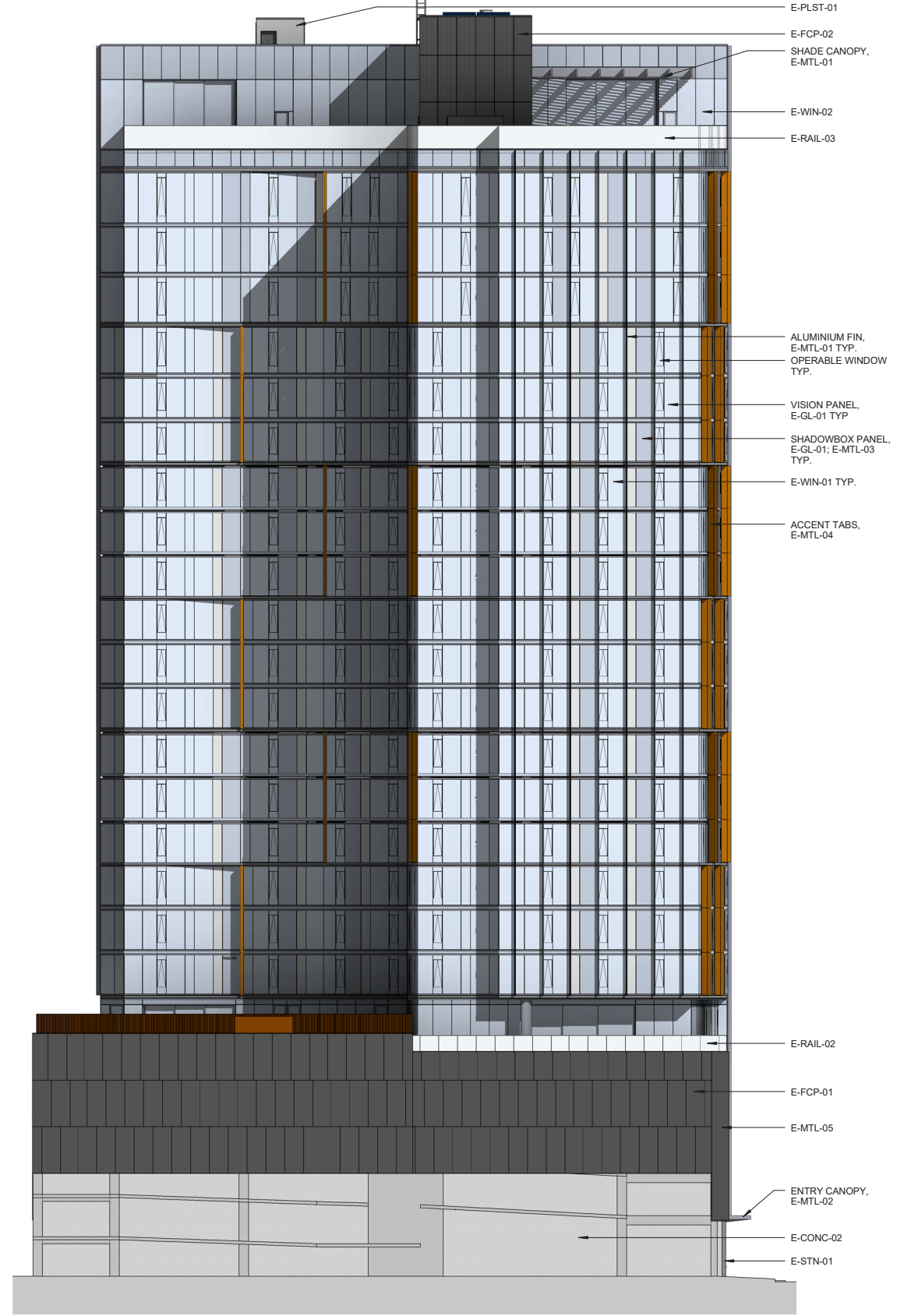
2016015

0 16' 32'

- EMR ROOF
270' - 8"
- MEP DECK
262' - 0"
- ROOF TERRACE
244' - 0"
- ROOF
240' - 0"
- LEVEL 24
228' - 0"
- LEVEL 23
217' - 4"
- LEVEL 22
206' - 8"
- LEVEL 21
195' - 10"
- LEVEL 20
186' - 4"
- LEVEL 19
176' - 10"
- LEVEL 18
167' - 4"
- LEVEL 17
157' - 10"
- LEVEL 16
148' - 4"
- LEVEL 15
138' - 10"
- LEVEL 14
129' - 4"
- LEVEL 13
119' - 10"
- LEVEL 12
110' - 4"
- LEVEL 11
100' - 10"
- LEVEL 10
91' - 4"
- LEVEL 9
81' - 10"
- LEVEL 8
72' - 4"
- LEVEL 7
62' - 10"
- LEVEL 6
50' - 10"
- LEVEL 5
36' - 8"
- LEVEL 4
27' - 8"
- LEVEL 3
18' - 8"
- LEVEL 2
9' - 8"
- LEVEL 1
0"



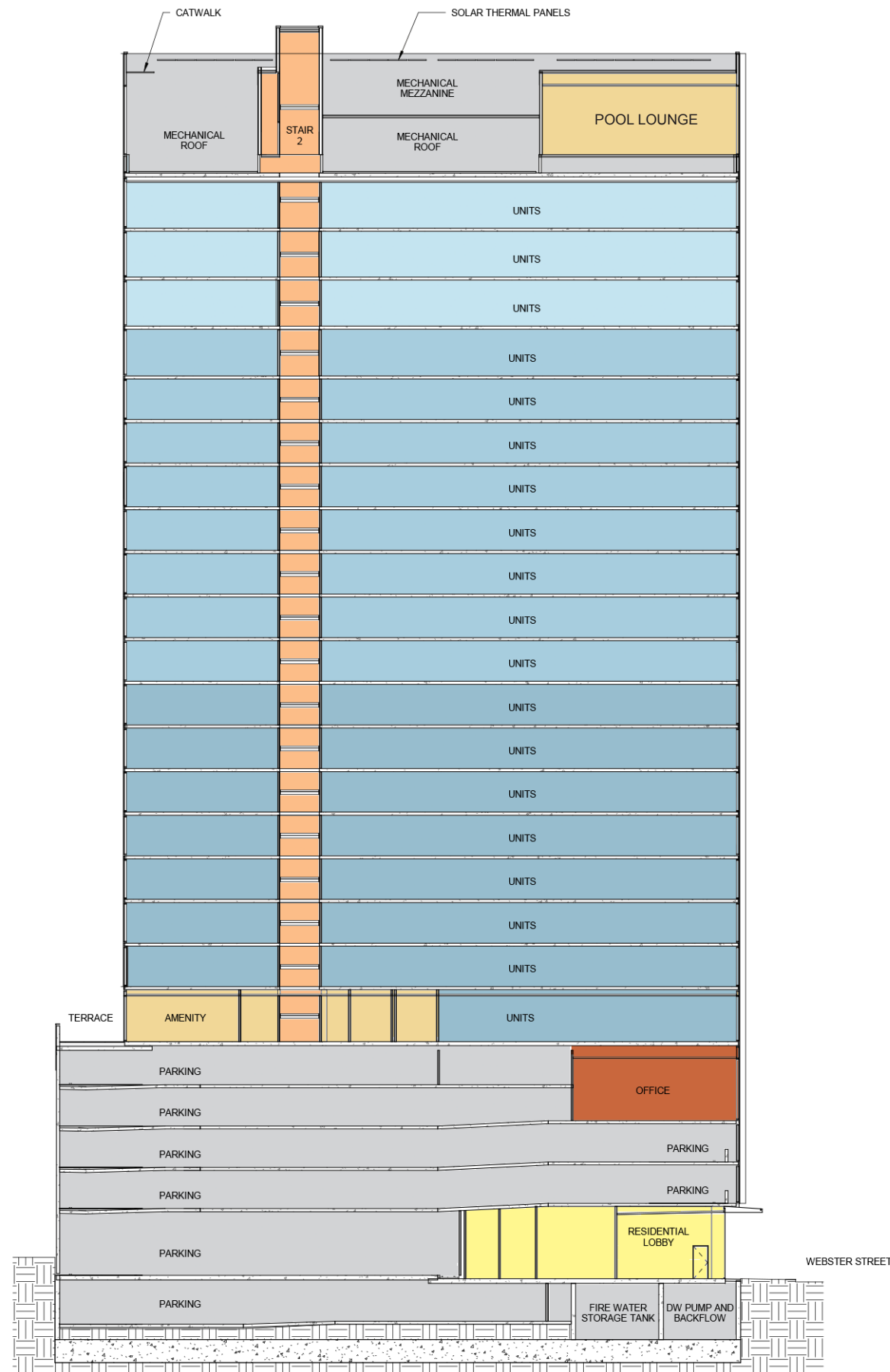
WEST ELEVATION



SOUTH ELEVATION

0 16' 32'

EMR ROOF	270' - 8"
MEP DECK	262' - 0"
ROOF TERRACE	244' - 0"
ROOF	240' - 0"
LEVEL 24	228' - 0"
LEVEL 23	217' - 4"
LEVEL 22	206' - 8"
LEVEL 21	195' - 10"
LEVEL 20	186' - 4"
LEVEL 19	176' - 10"
LEVEL 18	167' - 4"
LEVEL 17	157' - 10"
LEVEL 16	148' - 4"
LEVEL 15	138' - 10"
LEVEL 14	129' - 4"
LEVEL 13	119' - 10"
LEVEL 12	110' - 4"
LEVEL 11	100' - 10"
LEVEL 10	91' - 4"
LEVEL 9	81' - 10"
LEVEL 8	72' - 4"
LEVEL 7	62' - 10"
LEVEL 6	50' - 10"
LEVEL 5	36' - 8"
LEVEL 4	27' - 8"
LEVEL 3	18' - 8"
LEVEL 2	9' - 8"
LEVEL 1	0"
LEVEL B1	-14' - 0"



- Units L7 - 13
- Units L14 - 21
- Penthouse Units
- Residential Lobby
- Circulation
- Amenity
- Office
- Mechanical

0 16' 32'

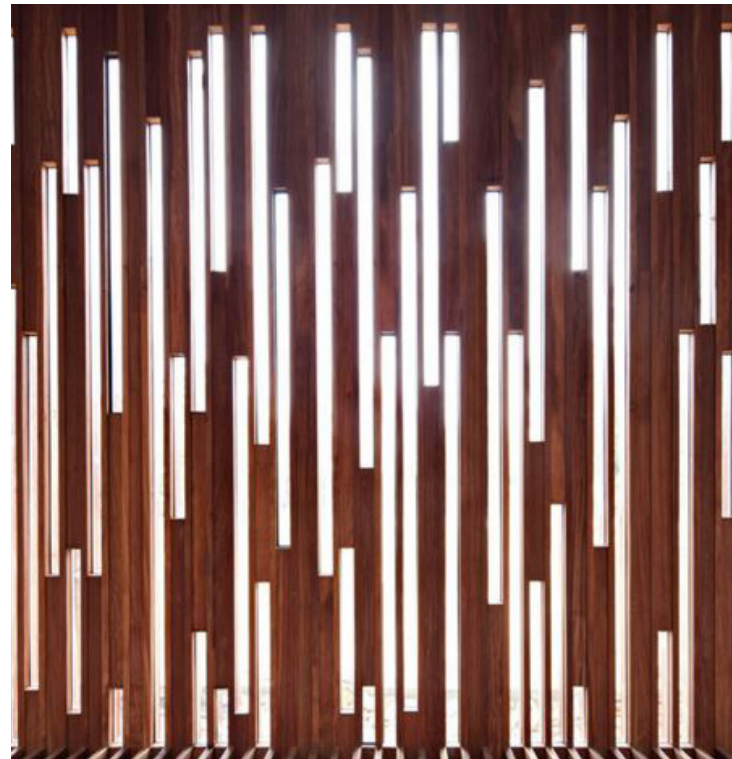




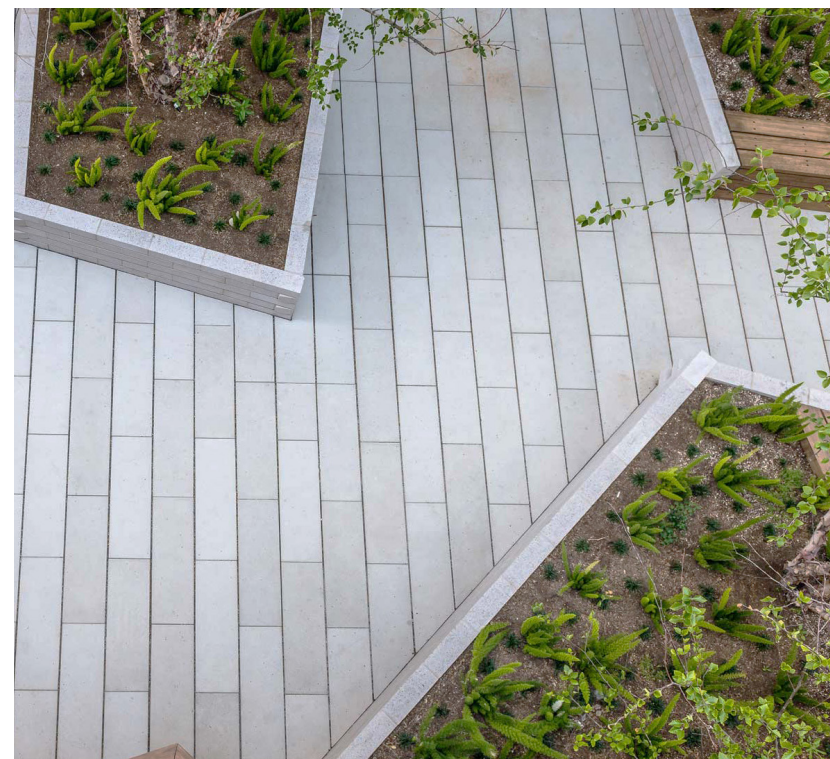
AMENITY DECK AND ROOF TERRACE MATERIALITY



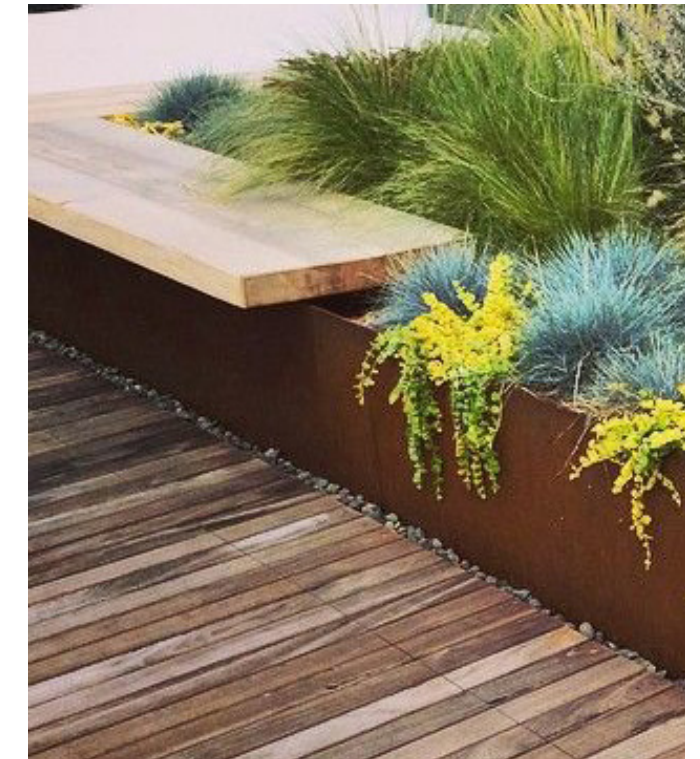
TERRACED WEATHERING STEEL PLANTER WALLS



WINDSCREEN



CONCRETE UNIT PAVERS WITH RAISED PLANTERS



WOOD SEATING AT PLANTER EDGES

STREETSCAPE MATERIALITY



PAVER-COVERED TREE GRATE AT PLANTING TRENCH



CONCRETE UNIT PAVERS AT ENTRY



INTEGRAL COLOR CONCRETE SIDEWALK

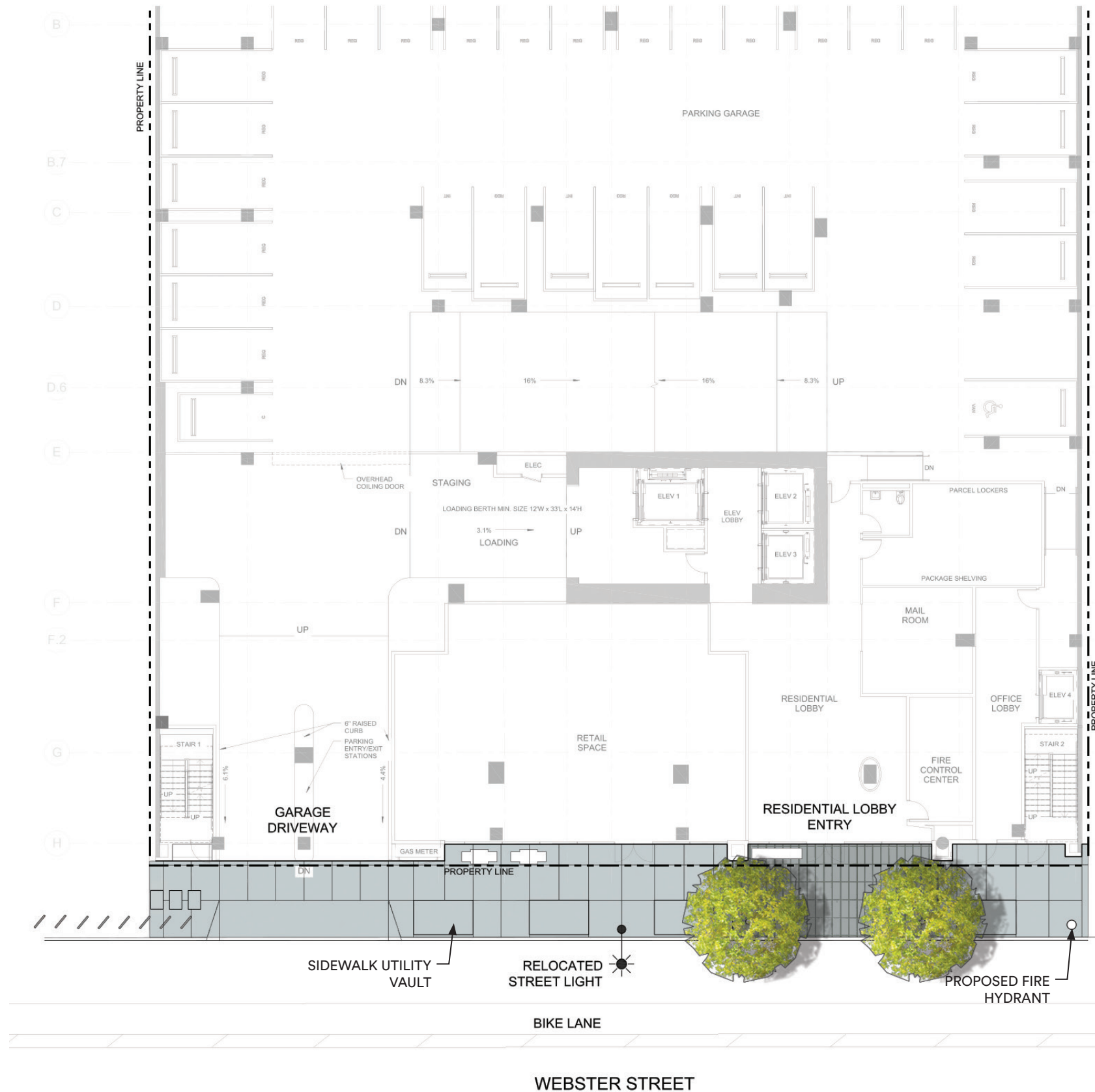
GENERAL NOTES

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3. Contractor to abide by and schedule work in accordance with all applicable federal, state and local environmental protection standards, laws and regulations.
4. Refer to Architectural, Civil, Structural, Plumbing, and other consultants' drawings for additional information.

PLANTING NOTES

1. All street trees shown on these plans shall be maintained by the building owner in a weed and litter free condition at all times, and in a healthy growing condition, consistent with the City of Oakland standards.
2. Planting and irrigation to comply with CALGreen 2016 water saving measures. All plants to be native or adapted species. A preliminary list of groundcovers, grasses, and perennials includes the following species:

Achillea millefolium
Achillea millefolium 'Moonshine'
Bouteloua gracilis
Aloysia triphylla
Agastache rupestris
Carex tumilicola
Eriogonum arborescens
Eriogonum grande rubescens
Lomandra longifolia
Muhlenbergia dubia
Muhlenbergia lindheimeri
Perovskia atriplicifolia 'Blue Spire'
Rhamnus californica
Salvia clevelandii
Salvia greggii
Salvia spathacea
Verbena lilacina
Westringia fruticosa
Lomandra longifolia
Penstemon heterophyllus
Stipa ichu



MATERIALS LEGEND

- Cast In Place Concrete Integral Color
- Concrete Unit Pavers on Grade
- Concrete Unit Pavers on Pedestal
- Gravel Maintenance Strip
- Built-In Wood Seating FSC Certified Ipe
- Dog Area Artificial Turf

PLANTING LEGEND

See Planting Notes for Preliminary Planting List

- PA-L 6" Planters / 18" Soil Depth
- PA-M 15" Planters / 27" Soil Depth
- PA-H 30" Planters / 42" Soil Depth
- PA-F Flush Planters / 24" Soil Depth Roof Deck

TREE LEGEND

- CITY STREET TREE (36" BOX)
 ALT 1: *Ginkgo biloba* 'Saratoga'
 ALT 2: *Platanus x acerifolia* 'Columbia'
- AMENITY DECK TREE (36" BOX)
 ALT 1: *Robinia x ambigua* 'Idahoensis'
 ALT 2: *Ulmus parvifolia* 'Drake'
 ALT 3: *Koelreuteria paniculata*
- ROOF TERRACE TREE (36" BOX)
 ALT 1: *Robinia x ambigua* 'Idahoensis'
 ALT 2: *Acacia podalyriifolia*
 ALT 3: *Geijera parvifolia*

Landscape Plan - Level 1 Streetscape

0 10' 20'

GENERAL NOTES

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Salvia clevelandii
Salvia greggii
Salvia spathacea
Verbena lilacina
Westringia fruticosa
Lomandra longifolia
Penstemon heterophyllus
Stipa ichu



MATERIALS LEGEND

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PLANTING LEGEND

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TREE LEGEND

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- AMENITY DECK TREE (36" BOX)
 ALT 1: *Robinia x ambigua* 'Idahoensis'
 ALT 2: *Ulmus parvifolia* 'Drake'
 ALT 3: *Koelreuteria paniculata*
- ROOF TERRACE TREE (36" BOX)
 ALT 1: *Robinia x ambigua* 'Idahoensis'
 ALT 2: *Acacia podalyriifolia*
 ALT 3: *Geijera parvifolia*

Landscape Plan - Level 6 Amenity Deck

Planning Commission Hearing Submission

1721 Webster Oakland, CA

Holland Partner Group / Solomon Cordwell Buenz

2017_0517

2016015

0 10' 20'

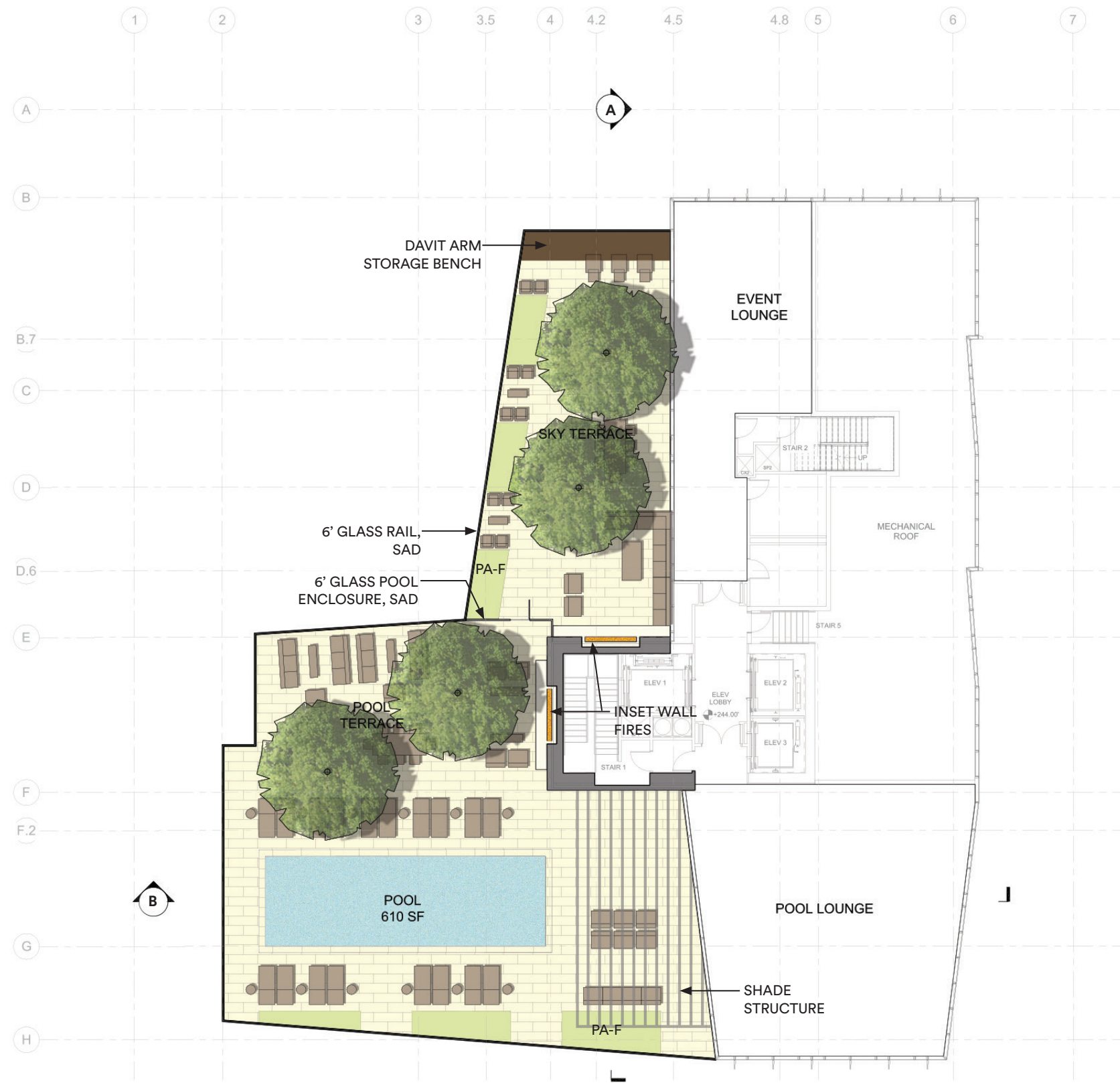
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Lomandra longifolia
Muhlenbergia dubia
Muhlenbergia lindheimeri
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Rhamnus californica
Salvia clevelandii
Salvia greggii
Salvia spathacea
Verbena lilacina
Westringia fruticosa
Lomandra longifolia
Penstemon heterophyllus
Stipa ichu



MATERIALS LEGEND

- Cast In Place Concrete Integral Color
- Concrete Unit Pavers on Grade
- Concrete Unit Pavers on Pedestal
- Gravel Maintenance Strip
- Built-In Wood Seating FSC Certified Ipe
- Dog Area Artificial Turf

PLANTING LEGEND

- See Planting Notes for Preliminary Planting List
- PA-L 6" Planters / 18" Soil Depth
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 - PA-H 30" Planters / 42" Soil Depth
 - PA-F Flush Planters / 24" Soil Depth Roof Deck

TREE LEGEND

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- AMENITY DECK TREE (36" BOX)
 - ALT 1: *Robinia x ambigua 'Idahoensis'*
 - ALT 2: *Ulmus parvifolia 'Drake'*
 - ALT 3: *Koelreuteria paniculata*
- ROOF TERRACE TREE (36" BOX)
 - ALT 1: *Robinia x ambigua 'Idahoensis'*
 - ALT 2: *Acacia podalyriifolia*
 - ALT 3: *Geijera parvifolia*

Landscape Plan - Level 26 Roof Terrace

Planning Commission Hearing Submission

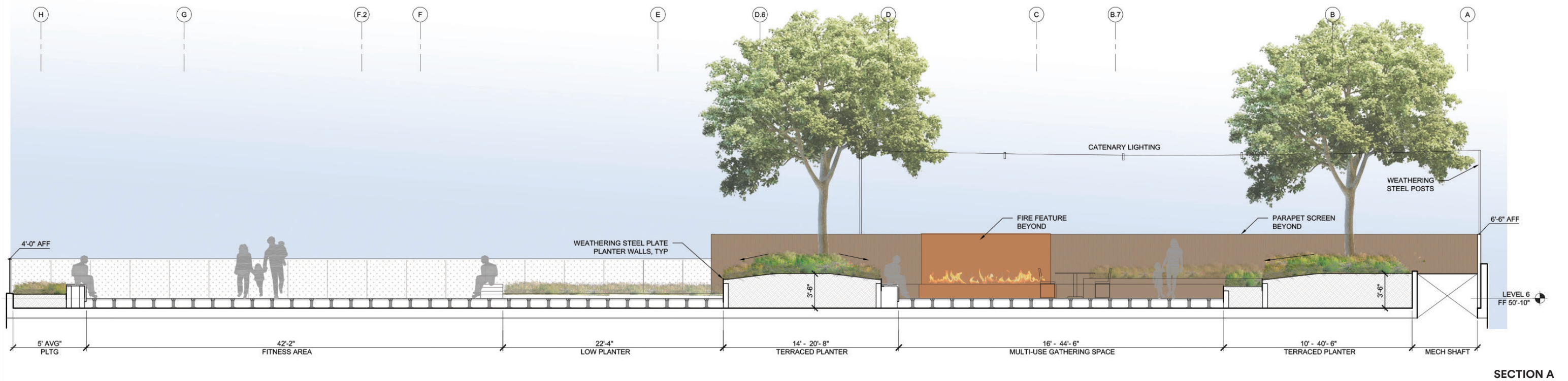
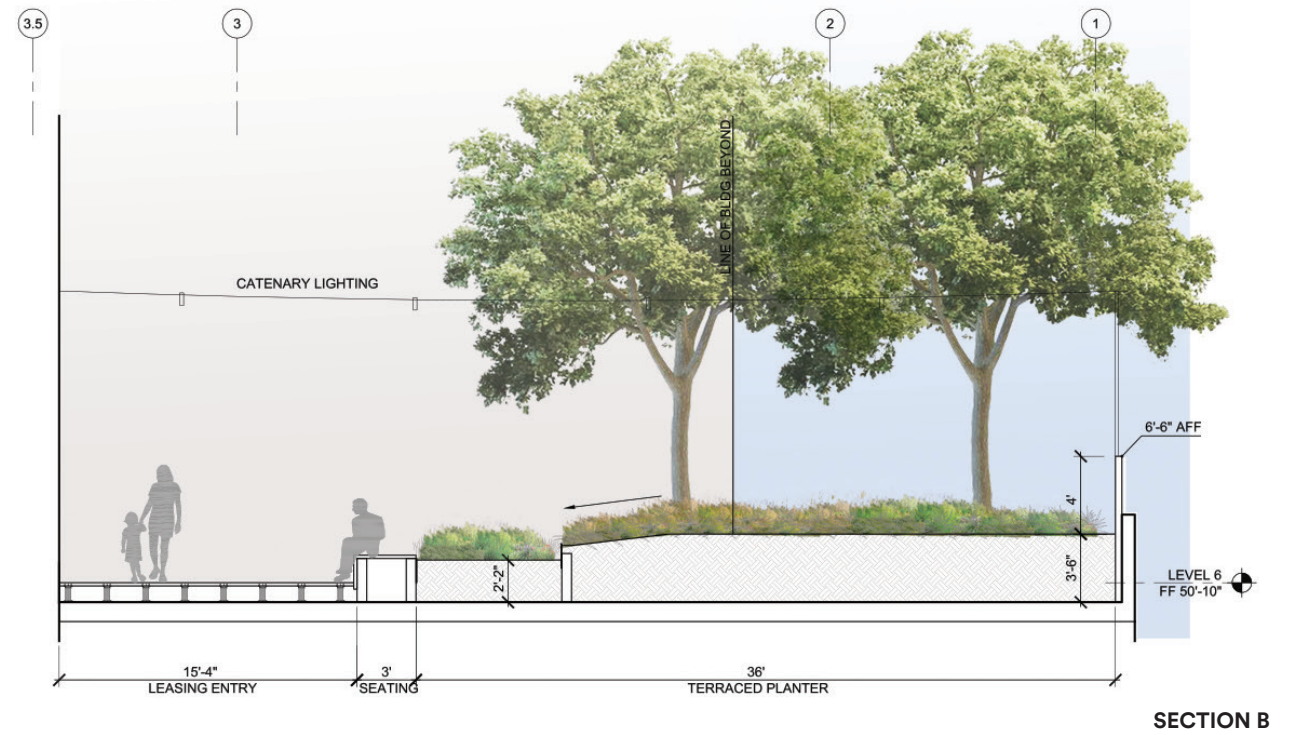
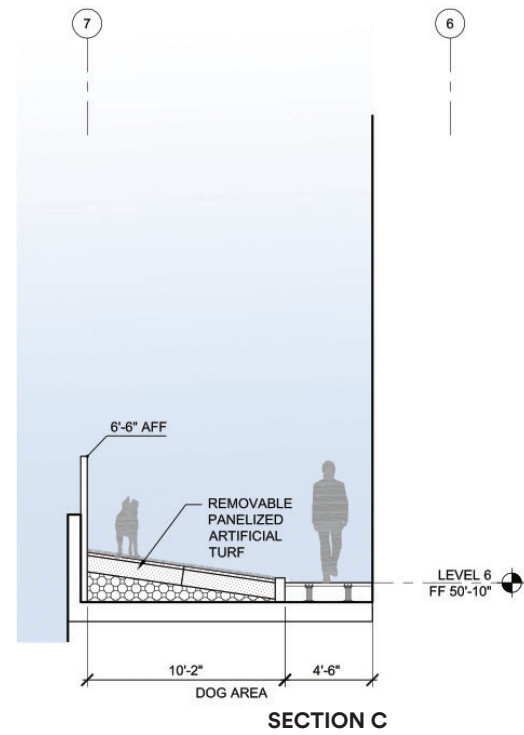
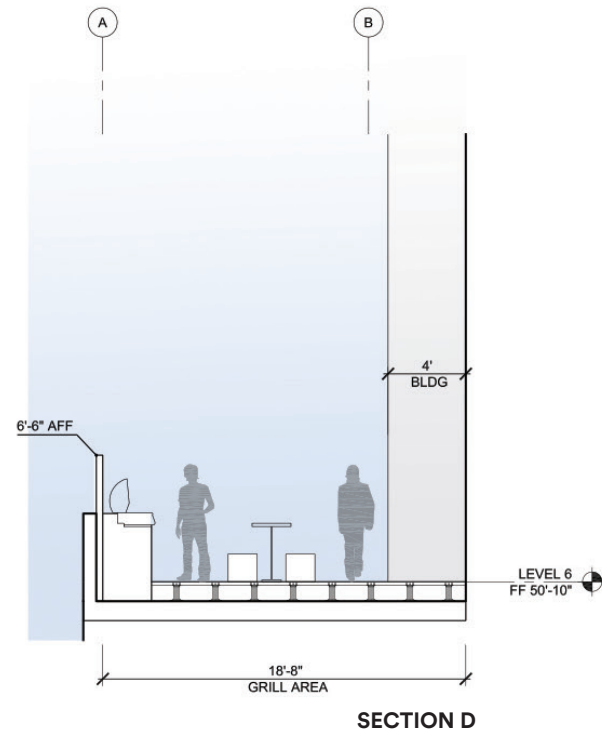
1721 Webster Oakland, CA

Holland Partner Group / Solomon Cordwell Buenz

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2016015

0 10' 20'



Landscape Sections - Level 6 Amenity Deck

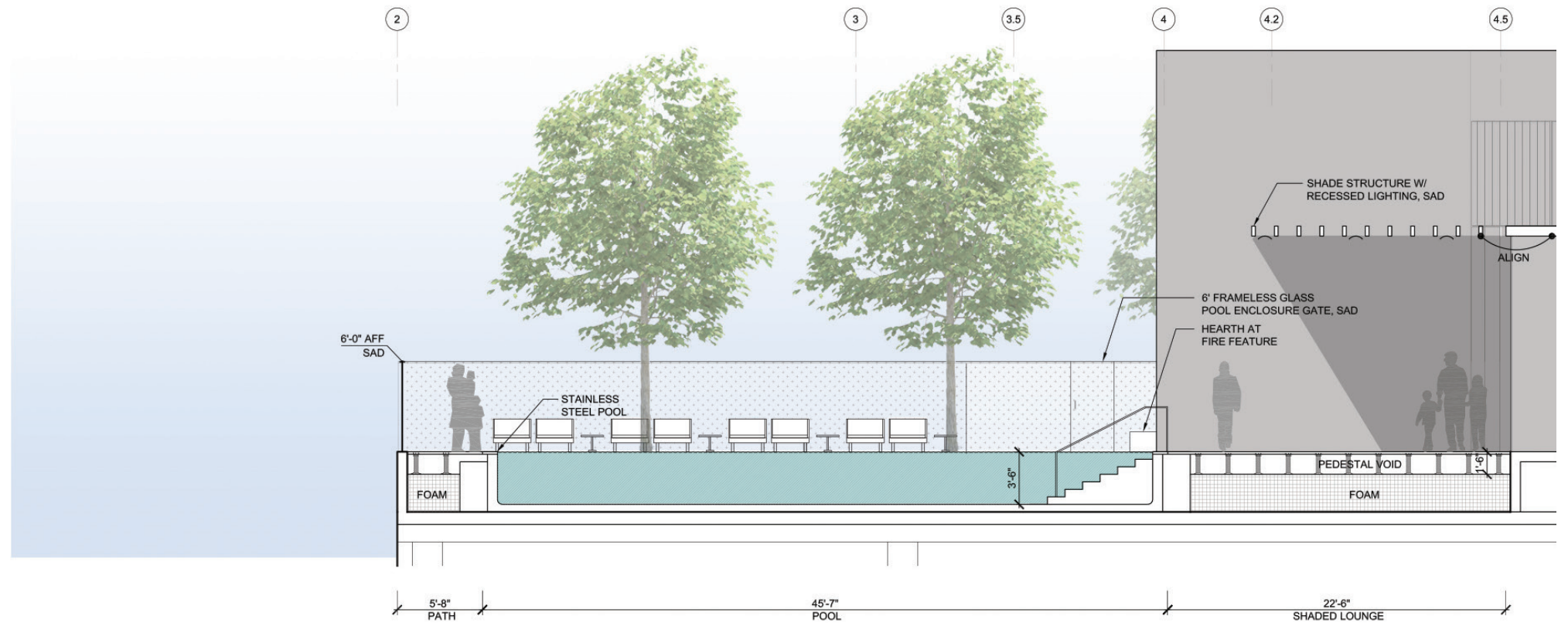
Planning Commission Hearing Submission

1721 Webster Oakland, CA

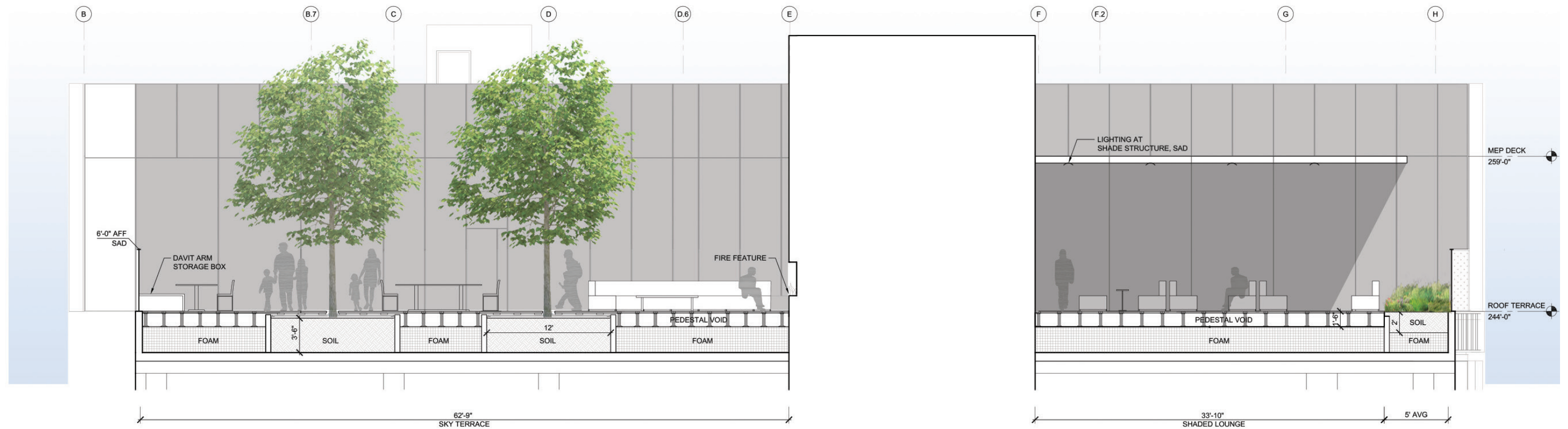
Holland Partner Group / Solomon Cordwell Buenz

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SECTION B



SECTION A



Landscape Sections - Roof Terrace

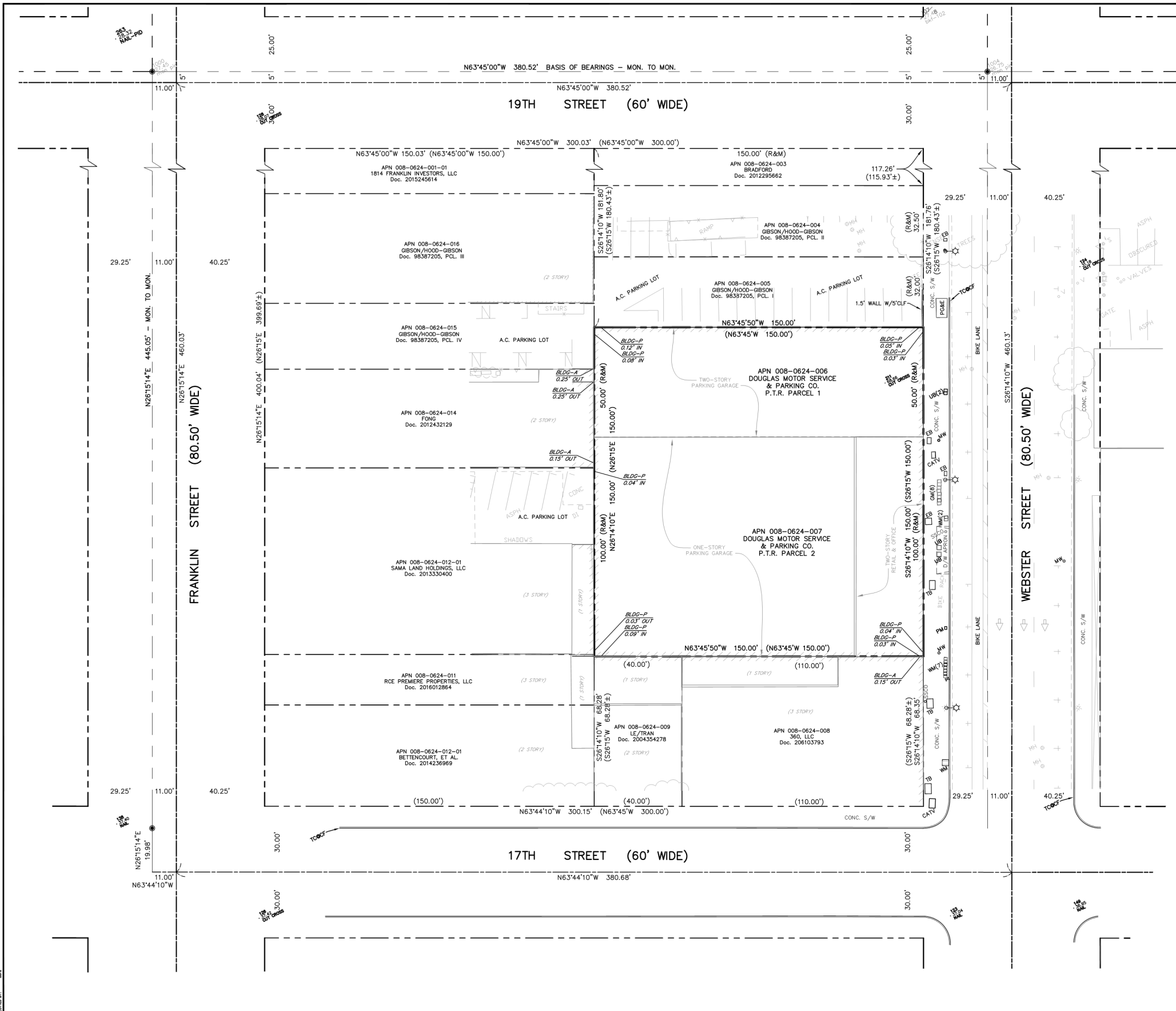
Planning Commission Hearing Submission

1721 Webster Oakland, CA

Holland Partner Group / Solomon Cordwell Buenz

2017_0517

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- LEGEND**
- ASPH. ASPHALT
 - BLDG. BUILDING, BUILDING CORNER
 - BLDG-A BUILDING, ADJOINER PARCEL
 - BLDG-P BUILDING, PROJECT SITE
 - BW BACK OF WALK
 - CATV CABLE TELEVISION VAULT
 - CC CONCRETE
 - CLF CHAIN LINK FENCE
 - CONC CONCRETE
 - EB ELECTRICAL, SPLICE BOX
 - ESMT EASEMENT
 - EXC. EXCEPTION, PER TITLE REPORT
 - FNC FENCE
 - GV GAS VALVE
 - HYD FURE HYDRANT
 - IN, OUT INSIDE, OUTSIDE PROPERTY LINE
 - JP JOINT UTILITY POLE
 - MW MONITORING WELL
 - O.R. OFFICIAL RECORD
 - PG&E PACIFIC GAS & ELECTRIC VAULT
 - PM PARKING METER PAYMENT CENTER
 - PL PROPERTY LINE
 - R/W RIGHT OF WAY
 - SDDI STORM DRAIN DROP INLET, CATCH BASIN
 - SSCO SANITARY SEWER CLEANOUT
 - SSMH SANITARY SEWER MANHOLE
 - TB TELEPHONE BOX
 - TC&CF TOP OF CURB AT CURB FACE
 - UB UTILITY BOX, VAULT
 - WM WATER METER
 - WV WATER VALVE
 - () DIMENSIONS PER DEED OR TITLE REPORT

- SYMBOL LEGEND**
- STREET LIGHT OR TRAFFIC SIGNAL
 - ⊕ STREET VALVE
 - ⊕ JOINT UTILITY POLE
 - ⊕ SIGN
 - ⊕ MANHOLE PER AERIAL MAPPING
 - ⊕ CITY STREET MONUMENT, BRASS PIN IN CONC.
 - ⊕ FIRE HYDRANT

- LINE TYPE LEGEND**
- SUBJECT PARCEL, PROPERTY LINE
 - - - STREET MONUMENT LINE
 - - - ADJACENT LOT LINE
 - - - INTERIOR LOT LINE
 - - - STREET CENTERLINE
 - - - BUILDING LINE AND WALL
 - - - TREE DRIP LINE PER AERIAL MAPPING

BASIS OF BEARINGS
 N63°45'00"W BETWEEN STREET MONUMENTS FOUND ON AN 11.00' OFFSET TO CENTERLINE OF 19TH STREET AS SAME ARE SHOWN ON OAKLAND CITY MONUMENT MAP NO. 221, AND AS SAID BEARING IS SHOWN IN THE GRANT DEED DOCUMENT NO. 2015245614, OFFICIAL RECORDS OF ALAMEDA COUNTY AS SHOWN HEREON.

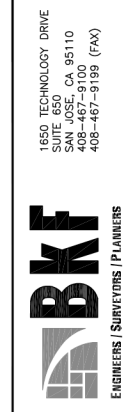
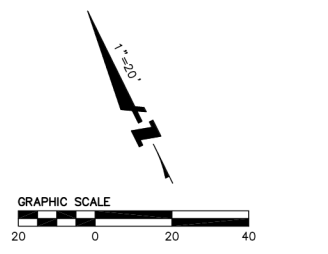
ELEVATION DATUM
 NAVD83 DATUM, BASED ON GPS TIES TO FOUND CENTERLINE MONUMENT WELLS AND PHOTO CONTROL POINTS. TO OBTAIN CITY OF OAKLAND ELEVATIONS, SUBTRACT APPROXIMATELY 5.7 FEET FROM ELEVATIONS AS SHOWN.

REFERENCED TITLE REPORT
 TITLE COMPANY: FIDELITY NATIONAL TITLE COMPANY
 100 PINE STREET SUITE 2460
 SAN FRANCISCO, CA 94111
 013-23080872-SLO
 ORDER NO.
 EFFECTIVE DATE: April 18, 2016, 7:30 A.M.
 TITLE OFFICER: SHANNON LIPSEY
 TITLE VESTED IN: DOUGLAS MOTOR SERVICE AND DOUGLAS PARKING COMPANY, A GENERAL PARTNERSHIP
 NATURE OF TITLE: A FEE
 CURRENT DEED: REEL 5190, IMAGE 611 (AT TIME OF FIELD SURVEY, 6/29/16)

SURVEYOR'S CERTIFICATE
 This is to certify that this topographic map was made by me or under my supervision. The field work was completed on June 29, 2016.

David Darling P.L.S. 7625

Date



BOUNDARY & TOPOGRAPHIC SURVEY
1717 & 1739 WEBSTER STREET, APN's 008-0624-006, 007
(PROPOSED ADDRESS: 1721 WEBSTER STREET)
 ALAMEDA COUNTY
 CITY OF OAKLAND

Revisions	No.	Date	By	Appr.

Date: 1/19/2017
 Scale: 1"=20'
 Design: ---
 Drawn: DSD
 Approved: DSD
 Job No: 20166035-50

Drawing Number:
TOPO SURVEY
1 OF 1



1721 WEBSTER STREET - VESTING TENTATIVE PARCEL MAP NO. 10637
ONE LOT PARCEL MAP FOR CONDOMINIUM PURPOSES
4 CONDOMINIUM UNITS
CITY OF OAKLAND, ALAMEDA COUNTY, CALIFORNIA

ABBREVIATIONS

Δ	DELTA
AB	AGGREGATE BASE
AC	ASPHALT CONCRETE
AD	AREA DRAIN
B/W	BACK OF WALK
BFP	BACKFLOW PREVENTER
BLDG	BUILDING
BTM	BOTTOM
BVCE	BEGIN VERTICAL CURVE ELEVATION
BVCS	BEGIN VERTICAL CURVE STATION
C&G	CURB AND GUTTER
CB	CATCH BASIN
CCP	CONCRETE CYLINDER PIPE
CL	CENTER LINE
CONC	CONCRETE
CTV	CABLE TELEVISION
DCDA	DOUBLE CHECK DETECTOR ASSEMBLY
DOC	DOCUMENT
DW	DOMESTIC WATER
DWY	DRIVEWAY
E	EAST, ELECTRIC
EG	EXISTING GROUND
ELEC	ELECTRIC
ELEV	ELEVATION
EP	EDGE OF PAVEMENT
ESMT	EASEMENT
EVCE	END VERTICAL CURVE ELEVATION
EVCS	END VERTICAL CURVE STATION
EX	EXISTING
FDC	FIRE DEPARTMENT CHECK
FF	FINISHED FLOOR
FG	FINISHED GRADE
FH	FIRE HYDRANT
FL	FLOWLINE
FNC	FENCE
FT	FEET
FW	FIRE WATER
GND	GROUND
GR	GRATE
HORZ	HORIZONTAL
INV	INVERT
IRR	IRRIGATION
L	LENGTH
L/C	LANDSCAPE
LF	LINEAR FEET
LG	LIP OF GUTTER
LID	LOW IMPACT DEVELOPMENT
LT	LIGHT
N	NORTH
NTS	NOT TO SCALE
OH	OVERHEAD
OR, O.R.	OFFICIAL RECORD
PERF	PERFORATED
P&E	PACIFIC GAS & ELECTRIC
PL	PROPERTY LINE
PR	PROPOSED
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
S	SOUTH
S/W	SIDEWALK
S.A.D.	SEE ARCHITECTURAL DRAWINGS
SD	STORM DRAIN
SDAD	STORM DRAIN AREA DRAIN
SDCO	STORM DRAIN CLEANOUT
SDDI	STORM DRAIN DROP INLET
SDMH	STORM DRAIN MANHOLE
S.L.P.	SEE LANDSCAPE PLANS
SS	SANITARY SEWER
SSCO	SANITARY SEWER CLEANOUT
SSMH	SANITARY SEWER MANHOLE
ST	STREET
STA	STATION
TBD	TO BE DETERMINED
TC	TOP OF CURB
TEL	TELEPHONE
TTC	THEORETICAL TOP OF CURB
TWELL	TREE WELL
TYP	TYPICAL
VC	VERTICAL CURVE
VERT	VERTICAL
W	WEST
WM	WATER METER
WV	WATER VALVE
W/	WITH

BASIS OF BEARINGS

N63°45'00"W BETWEEN STREET MONUMENTS FOUND ON AN 11.00' OFFSET TO CENTERLINE OF 19TH STREET AS SAME ARE SHOWN ON OAKLAND CITY MONUMENT MAP NO. 221, AND AS SAID BEARING IS SHOWN IN THE GRANT DEED DOCUMENT NO. 2015245614, OFFICIAL RECORDS OF ALAMEDA COUNTY AS SHOWN HEREON.

BENCHMARK

NAVD88 DATUM, BASED ON GPS TIES TO FOUND CENTERLINE MONUMENT WELLS AND PHOTO CONTROL POINTS. TO OBTAIN CITY OF OAKLAND ELEVATIONS, SUBTRACT APPROXIMATELY 5.7 FEET FROM ELEVATIONS AS SHOWN.

UTILITY NOTE

THE UTILITY LINES SHOWN ON THIS PLAN ARE DERIVED FROM SURFACE OBSERVATIONS AND ARE APPROXIMATE ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE OR PRESENCE OF ANY LINES SHOWN HEREON OR ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN.

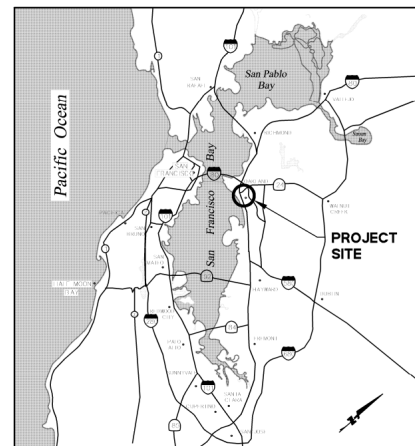


LOCATION MAP

NTS

LEGEND

PROPOSED	EXISTING
LOT LINE	---
CONTOUR LINE	~ ~ ~
FENCE	-X-X-
STORM DRAIN (SDR 35 PVC)	---
SANITARY SEWER (SDR 35 PVC)	SS
WATER MAIN (C900 PVC)	W
GAS LINE	GAS
JOINT TRENCH	E
SANITARY SEWER CLEANOUT	●
SANITARY SEWER MANHOLE	⊙
STORM DRAIN DROP INLET	■
STORM DRAIN MANHOLE	○
MEDIA FILTER	⊞
WATER METER	WM
FIRE DEPARTMENT CONNECTION	Y WALL FDC
FIRE HYDRANT	PH
WATER VALVE	+
CAP	⊥
MONUMENT	⊙
STREETLIGHT	⊙



VICINITY MAP

NTS

APPLICANT

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 HOLLAND PARTNER GROUP
 4301 HACIENDA DRIVE, SUITE 250
 PLEASANTON, CA 94588
 925.226.2471

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 415.216.2450

LANDSCAPE ARCHITECT

JACOB PETERSEN
 PETERSEN STUDIO
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 415.983.0950

CIVIL ENGINEER

PATRICK CHAN
 BKF ENGINEERS
 1730 N. FIRST STREET, SUITE 600
 SAN JOSE, CA 95112
 408.467.9100

SHEET INDEX

SHEET NUMBER	SHEET TITLE
C1.0	CIVIL TITLE SHEET
C2.0	EXISTING CONDITIONS
C3.0	PRELIMINARY SITE PLAN
C3.1	VESTING TENTATIVE PARCEL MAP
C4.0	PRELIMINARY GRADING & DRAINAGE PLAN
C5.0	PRELIMINARY UTILITY PLAN
C6.0	PRELIMINARY EROSION CONTROL PLAN
C6.1	PRELIMINARY EROSION CONTROL DETAILS
C6.2	BEST MANAGEMENT PRACTICES
C7.0	PRELIMINARY STORMWATER CONTROL PLAN
C7.1	PRELIMINARY STORMWATER CONTROL DETAILS

SURVEYOR'S STATEMENT

THIS VESTING TENTATIVE PARCEL MAP SHEET (C3.1) FOR CONDOMINIUM PURPOSES HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

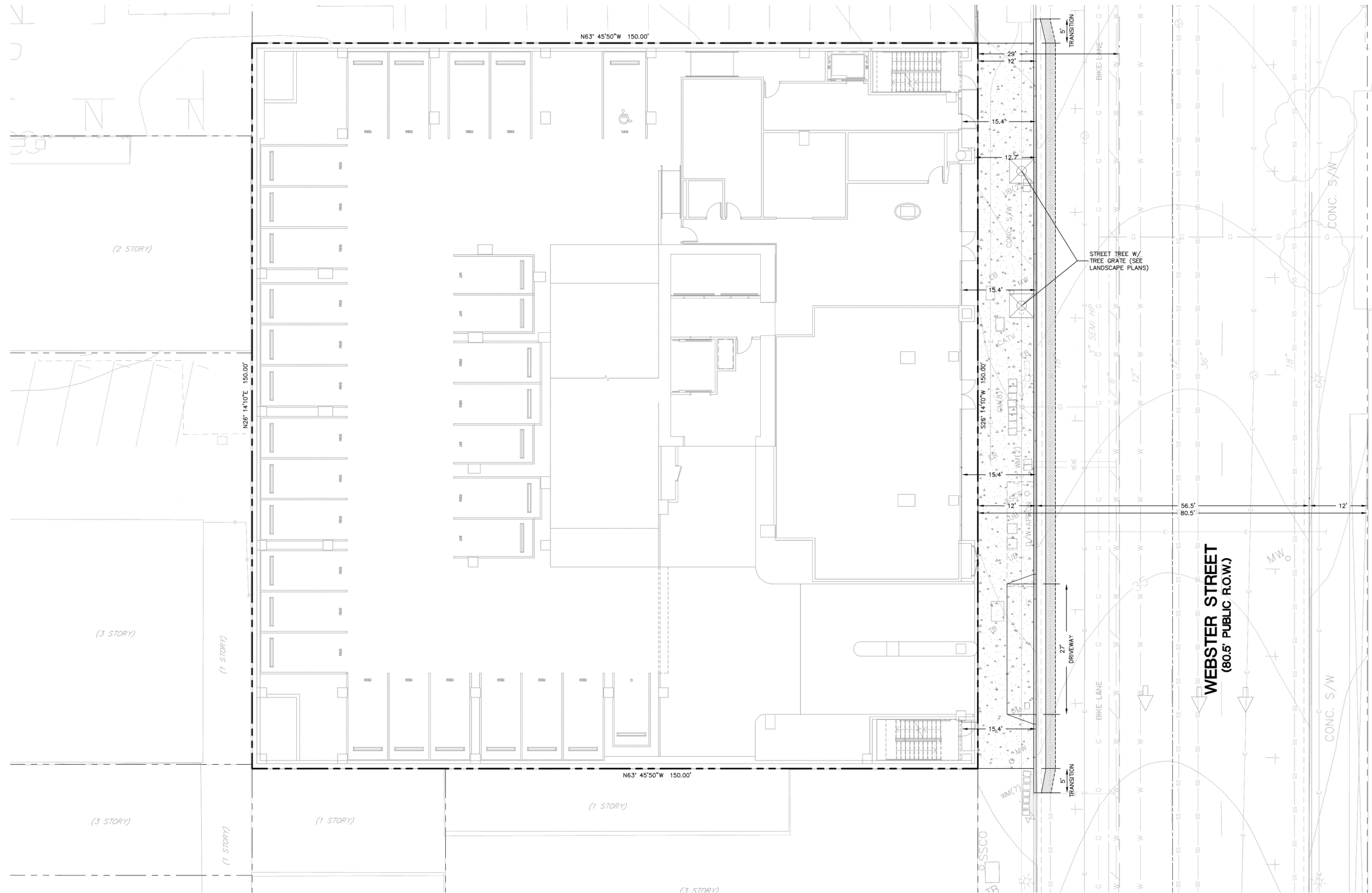
01.20.2017
 DAVE DARLING, PLS
 SURVEY PROJECT ENGINEER
 BKF ENGINEERS
 DATE

ENGINEER'S STATEMENT


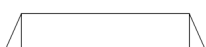

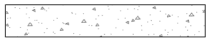




ENGINEERING SHEETS (C1.0-C3.0, C4.0-C7.1) SUPPORTING THIS VESTING TENTATIVE PARCEL MAP FOR CONDOMINIUM PURPOSES HAS BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

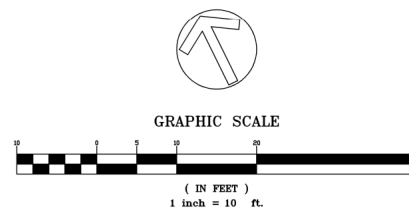
01.20.2017
 PATRICK CHAN, PE
 PROJECT MANAGER
 BKF ENGINEERS
 DATE

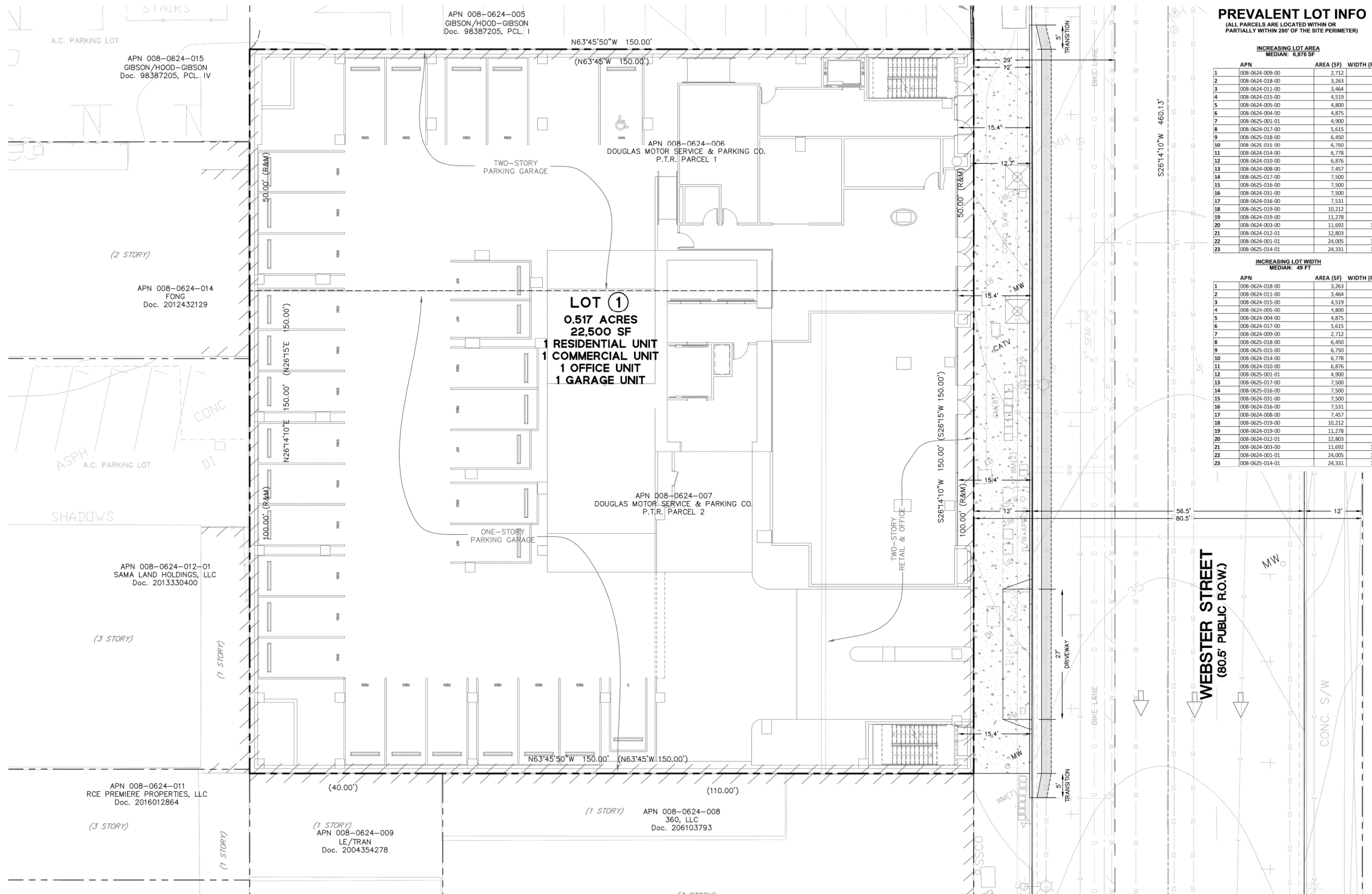




LEGEND

	PROPERTY LINE		DRIVEWAY (PER CITY OF OAKLAND STANDARD DETAIL S-2)
	ADJACENT LOT LINE		CAST IN PLACE CONCRETE/CONCRETE UNIT PAVERS (SEE LANDSCAPE PLANS FOR DETAILS AND LAYOUT)
	STREET CENTER LINE		AC DEEPLIFT
	SAWCUT LINE		
	CURB AND GUTTER (PER CITY OF OAKLAND STANDARD DETAIL S-1, TYPE A)		





PREVALENT LOT INFO
(ALL PARCELS ARE LOCATED WITHIN OR PARTIALLY WITHIN 200' OF THE SITE PERIMETER)

INCREASING LOT AREA
MEDIAN: 6,876 SF

APN	AREA (SF)	WIDTH (FT)
1 008-0624-009-00	2,712	40
2 008-0624-018-00	3,263	22
3 008-0624-011-00	3,464	23
4 008-0624-015-00	4,519	30
5 008-0624-005-00	4,800	32
6 008-0624-004-00	4,875	33
7 008-0625-001-01	4,900	49
8 008-0624-017-00	5,615	37
9 008-0625-018-00	6,450	43
10 008-0625-015-00	6,750	45
11 008-0624-014-00	6,778	45
12 008-0624-010-00	6,876	46
13 008-0624-008-00	7,457	68
14 008-0625-017-00	7,500	50
15 008-0625-016-00	7,500	50
16 008-0624-031-00	7,500	50
17 008-0624-016-00	7,531	50
18 008-0625-019-00	10,212	68
19 008-0624-019-00	11,278	75
20 008-0624-003-00	11,692	117
21 008-0624-012-01	12,803	85
22 008-0624-001-01	24,005	120
23 008-0625-014-01	24,331	163

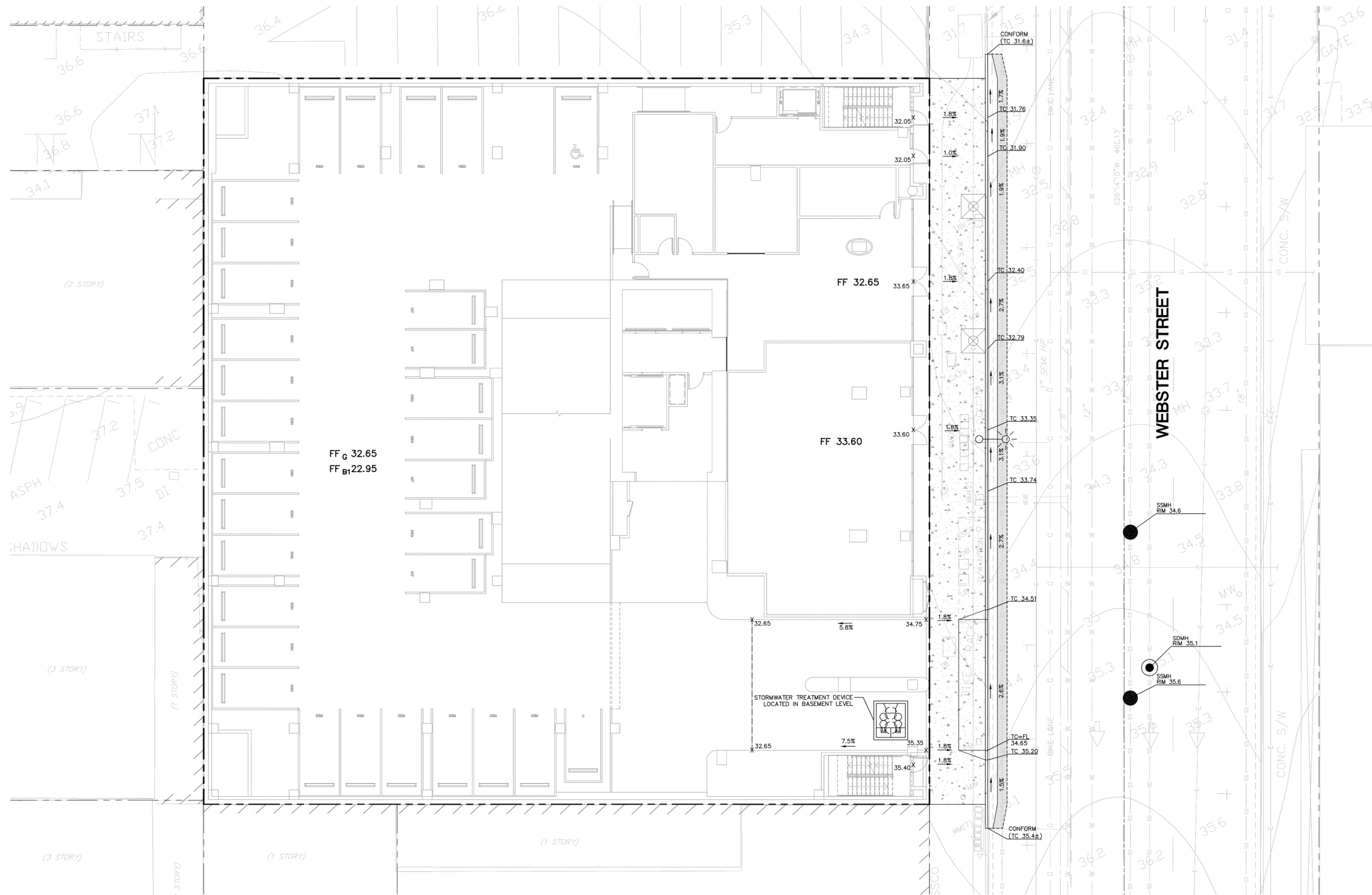
INCREASING LOT WIDTH
MEDIAN: 49 FT

APN	AREA (SF)	WIDTH (FT)
1 008-0624-018-00	3,263	22
2 008-0624-011-00	3,464	23
3 008-0624-015-00	4,519	30
4 008-0624-005-00	4,800	32
5 008-0624-004-00	4,875	33
6 008-0624-017-00	5,615	37
7 008-0624-009-00	2,712	40
8 008-0625-018-00	6,450	43
9 008-0625-015-00	6,750	45
10 008-0624-014-00	6,778	45
11 008-0624-010-00	6,876	46
12 008-0625-001-01	4,900	49
13 008-0625-017-00	7,500	50
14 008-0625-016-00	7,500	50
15 008-0624-031-00	7,500	50
16 008-0624-016-00	7,531	50
17 008-0624-008-00	7,457	68
18 008-0625-019-00	10,212	68
19 008-0624-019-00	11,278	75
20 008-0624-012-01	12,803	85
21 008-0624-003-00	11,692	117
22 008-0624-001-01	24,005	120
23 008-0625-014-01	24,331	163

LEGEND

	PROPERTY LINE		DRIVEWAY (PER CITY OF OAKLAND STANDARD DETAIL S-2)
	ADJACENT LOT LINE		CAST IN PLACE CONCRETE/CONCRETE UNIT PAVERS (SEE LANDSCAPE PLANS FOR DETAILS AND LAYOUT)
	STREET CENTER LINE		AC DEEPLIFT
	SAWCUT LINE		
	CURB AND GUTTER (PER CITY OF OAKLAND STANDARD DETAIL S-1, TYPE A)		

GRAPHIC SCALE
(IN FEET)
1 inch = 10 ft.



LEGEND

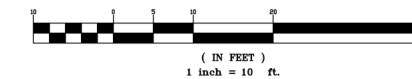
	PROPERTY LINE		DRIVEWAY (PER CITY OF OAKLAND STANDARD DETAIL S-2)
	ADJACENT LOT LINE		PROPOSED GRADE
	STREET CENTER LINE		HARDSCAPE SLOPE
	SAWCUT LINE		
	CURB AND GUTTER (PER CITY OF OAKLAND STANDARD DETAIL S-1, TYPE A)		

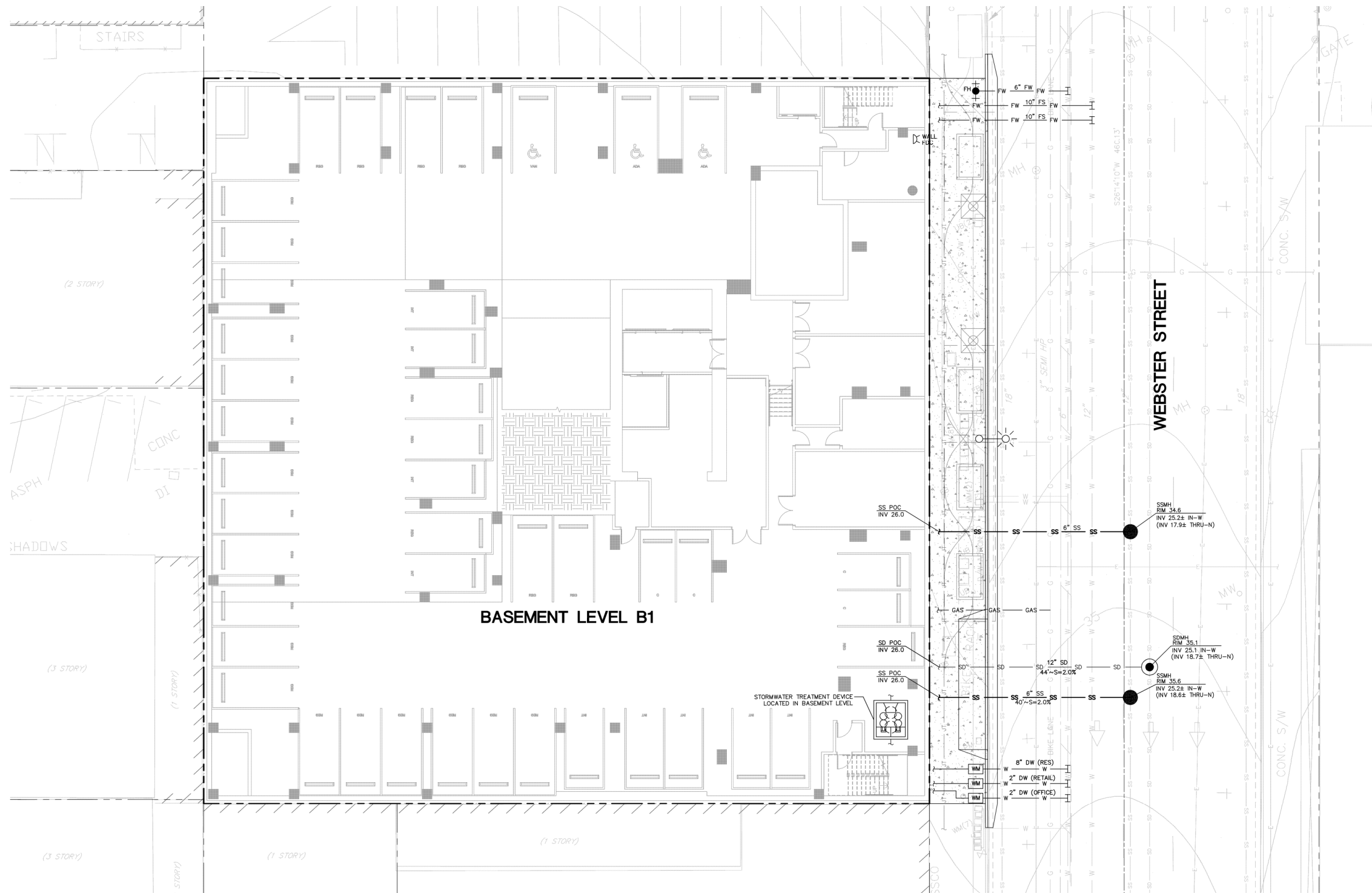
EARTH WORK QUANTITIES
 CUT: 14,600 CY
 FILL: 0 CY
 EXPORT: 14,600 CY
 IMPORT: 0 CY

NOTE: EARTHWORK QUANTITIES SHOWN ARE APPROXIMATE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INDEPENDENTLY ESTIMATE QUANTITIES FOR HIS/HER OWN USE.



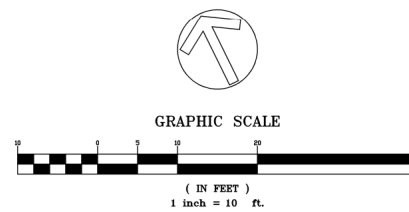
GRAPHIC SCALE

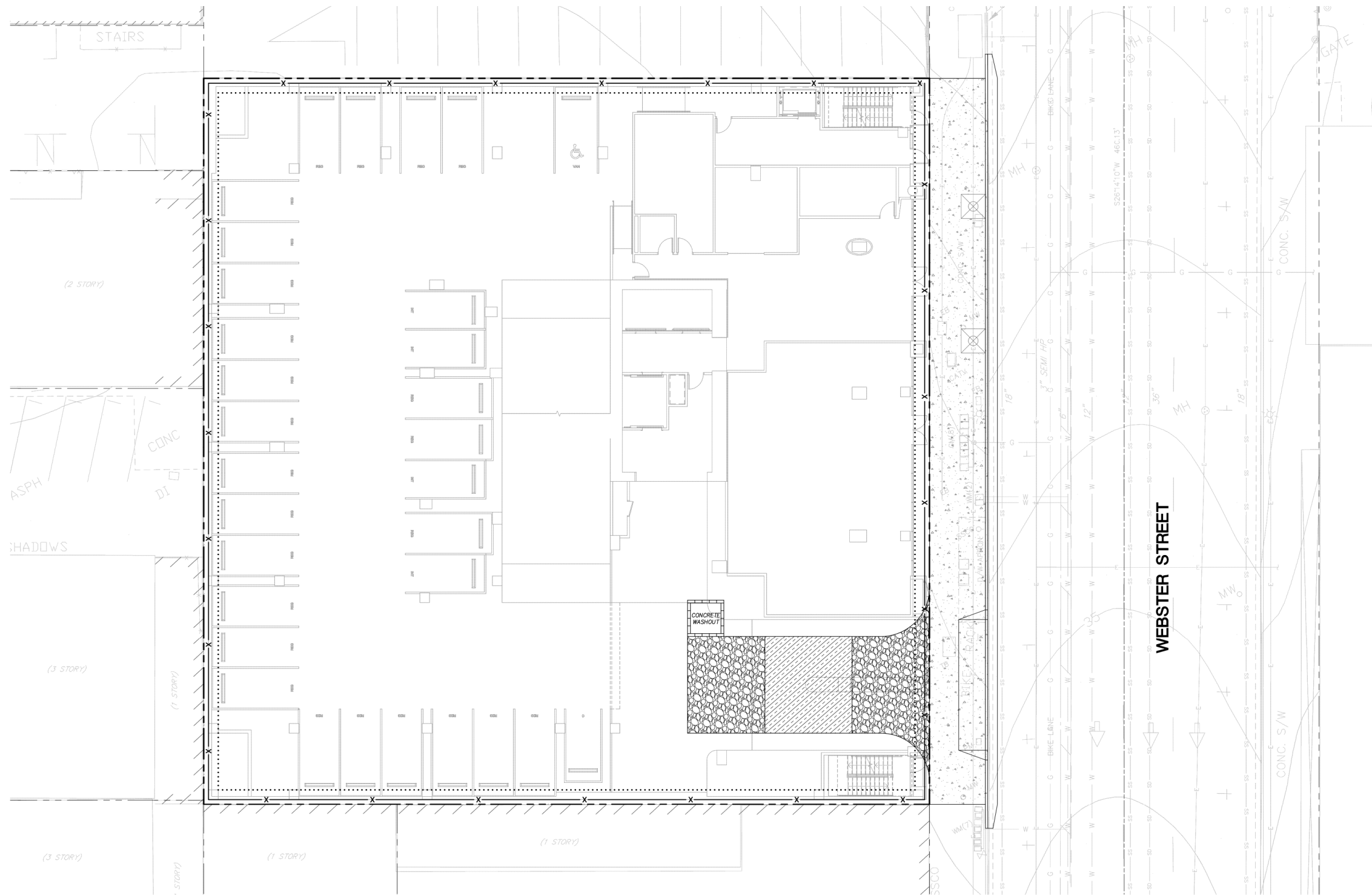




LEGEND

	PROPERTY LINE		GAS LINE		NEW FIRE HYDRANT
	ADJACENT LOT LINE		JOINT TRENCH LINE		WALL MOUNTED FDC
	STREET CENTER LINE		(N) STORM DRAIN MANHOLE		STREETLIGHT
	STORM DRAIN LINE		STORM DRAIN TREATMENT DEVICE		(N) TRANSFORMER (SUBGRADE)
	SANITARY SEWER LINE		(N) SANITARY SEWER MANHOLE		WATER METER
	DOMESTIC WATER LINE				
	FIRE WATER LINE				

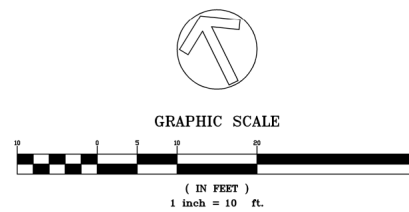


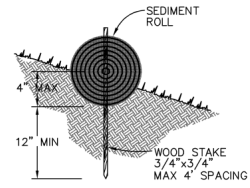


LEGEND

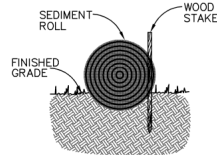
	PROPERTY LINE		STABILIZED CONSTRUCTION ENTRANCE/EXIT PER DETAIL 2, SHEET C6.1
	ADJACENT LOT LINE		ENTRANCE/EXIT TIRE WASH PER DETAIL 6, SHEET C6.1 (ACTUAL LOCATION TO BE DETERMINED IN FIELD BY CONTRACTOR)
	STREET CENTER LINE		CONCRETE WASTE MANAGEMENT PER DETAIL 7, SHEET C6.1 (ACTUAL LOCATION TO BE DETERMINED IN FIELD BY CONTRACTOR)
	FIBER ROLL PER DETAIL 1, SHEET C6.1		
	TEMPORARY 6' CONSTRUCTION FENCE		
	STORM DRAIN INLET PROTECTION PER DETAIL 3, SHEET C6.1, TYPE A		
	STORM DRAIN INLET PROTECTION PER DETAIL 4, SHEET C6.1, TYPE B		

PROTECT ALL STORM DRAIN INLETS WITHIN 150' OF THE PROJECT SITE





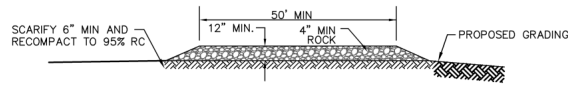
ENTRENCHMENT DETAIL IN SLOPE AREA



ENTRENCHMENT DETAIL IN FLAT AREA

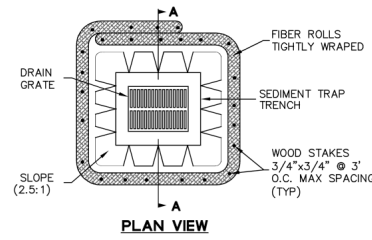
NOTES:

1. USE REED & GRAHAM, INC. GEOSYNTHETICS STRAW WATTLE FIBER ROLL (COMES IN 9' X 25' ROLLS) OR APPROVED EQUIVALENT.
2. FIBER ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE FIBER ROLL IN A TRENCH, 3" - 5" DEEP, DIG ON CONTOUR.
3. RUNOFF MUST NOT BE ALLOWED TO RUN UNDER OR AROUND FIBER ROLL. THE TOP OF THE STRUCTURE (PONDING HEIGHT) MUST BE WELL BELOW THE GROUND ELEVATION DOWNSLOPE TO PREVENT RUNOFF FROM BY-PASSING THE INLET.
4. EXCAVATION OF A BASIN ADJACENT TO THE DROP INLET OR A TEMPORARY DIKE ON THE DOWNSLOPE OF THE STRUCTURE MAY BE NECESSARY. IN PAVED AREAS, USE SAND BAGS TO SECURE FIBER ROLLS IN PLACE OF WOOD STAKE.

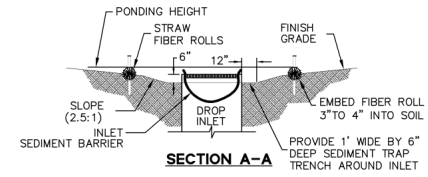


NOTES:

1. THE STABILIZED CONSTRUCTION ENTRANCE SHALL BE DESIGNED AND MAINTAINED IAW 2010 CFC, CHAPTER 5, 503.2.3.MWV 45,000 LBS.
2. SCARIFY THE TOP 6" OF SUBGRADE AND RECOMPACT TO AT LEAST 95% RELATIVE COMPACTION.
3. THE LOCATIONS SHOWN ARE FOR INFORMATION ONLY. CONSTRUCTION ENTRANCES SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL ROCK AS CONDITIONS DEMAND, AND REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHT-OF-WAYS SHALL BE REMOVED IMMEDIATELY.
4. WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAYS. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED ROCK THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. SEDIMENT SHALL BE PREVENTED FROM ENTERING THE STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF INLET PROTECTION (E.G. GRAVELBAGS OR OTHER APPROVED METHODS).
5. THE MATERIAL FOR CONSTRUCTION OF THE PAD SHALL BE 4" MIN ROCK.
6. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 12". THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF INGRESS OR EGRESS, OR 25', WHICHEVER IS LESS.
7. THE LENGTH OF THE PAD SHALL NOT BE LESS THAN 50'.



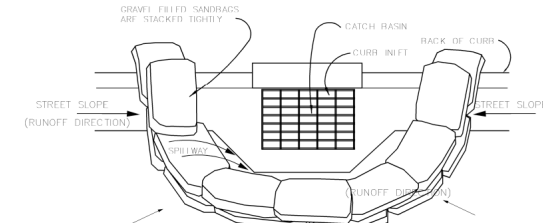
PLAN VIEW



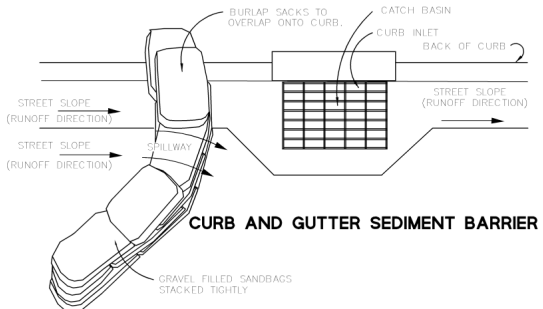
SECTION A-A

NOTE:

1. PLACE FIBER ROLLS AROUND THE INLET CONSISTENT WITH BASIN SEDIMENT BARRIER DETAIL ON THE SHEET. FIBER ROLLS ARE TUBES MADE FROM STRAW BOUND WITH PLASTIC NETTING. THEY ARE APPROXIMATELY 8" DIAMETER AND 20-30 FEET LONG.



CURB INLET SEDIMENT BARRIER



CURB AND GUTTER SEDIMENT BARRIER

NOTES:

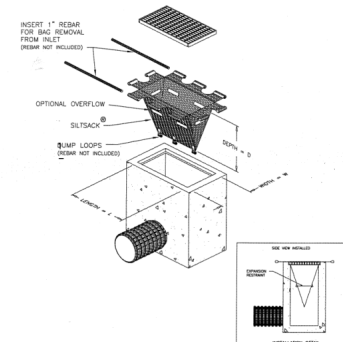
1. PLACE CURB TYPE SEDIMENT BARRIERS ON GENTLY SLOPING STREETS, WHERE WATER CAN POND AND ALLOW SEDIMENT TO SEPARATE FROM RUNOFF.
2. SANDBAGS OF EITHER BURLAP OR WOVEN GEOTEXTILE FABRIC, ARE FILLED WITH GRAVEL, LAYERED AND PACKED TIGHTLY.
3. LEAVE ONE SANDBAG GAP IN THE TOP ROW TO PROVIDE A SPILLWAY OVERFLOW. TOP OF SPILLWAY SHALL BE LOWER THAN TOP OF CURB.
4. INSPECT BARRIERS AND REMOVE SEDIMENT AFTER EACH STORM EVENT. SEDIMENT AND GRAVEL MUST BE REMOVED FROM THE TRAVELED WAY IMMEDIATELY.

1 FIBER ROLL
SCALE: NTS

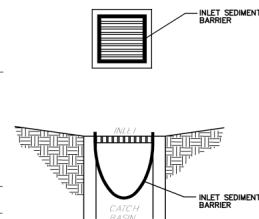
2 STABILIZED CONSTRUCTION ENTRANCE/EXIT
SCALE: NTS

4 INLET PROTECTION (TYPE B)
SCALE: NTS

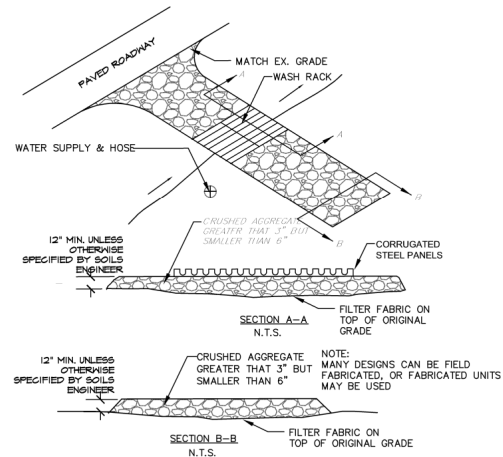
3 INLET PROTECTION (TYPE A)
SCALE: NTS



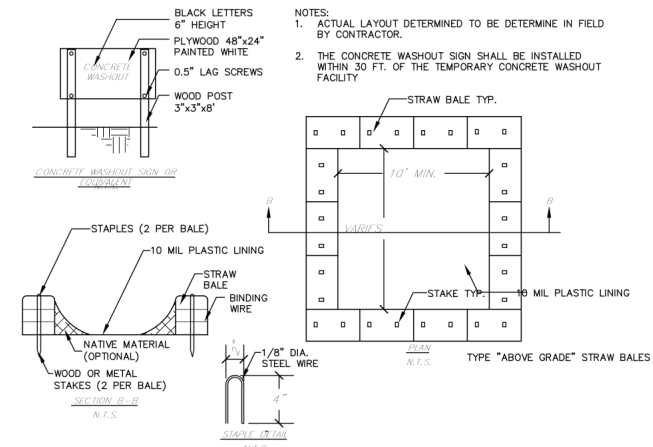
DETAIL OF INLET SEDIMENT CONTROL DEVICE TYPE A - WITHOUT CURB DEFLECTOR



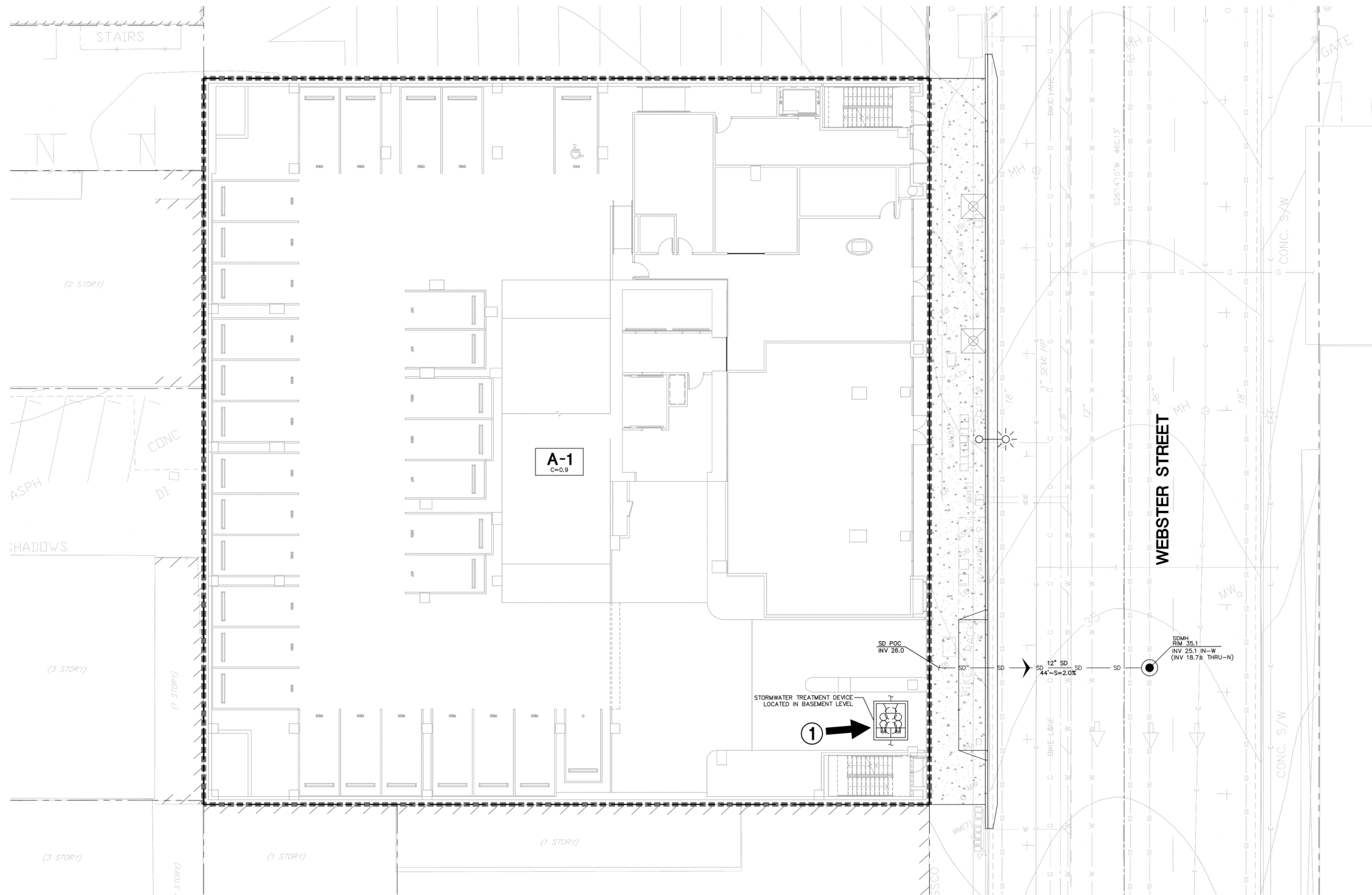
5 INLET PROTECTION (TYPE C)
SCALE: NTS



6 ENTRANCE / OUTLET TIRE WASH
SCALE: NTS



7 CONCRETE WASTE MANAGEMENT
SCALE: NTS



LEGEND

	PROPERTY LINE		POINT OF TREATMENT OF DRAINAGE AREA
	ADJACENT LOT LINE		DIRECTION OF FLOW
	STREET CENTER LINE		STORM DRAIN TREATMENT DEVICE (MEDIA FILTER) SEE SHEET C7.1
	DRAINAGE AREA BOUNDARY		

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

STORMWATER COMPLIANCE DATA

STORMWATER COMPLIANCE DATA

PER THE MUNICIPAL REGIONAL STORMWATER PERMIT ORDER NO. R2-0074, HIGH DENSITY DEVELOPMENT PROJECTS ARE ELIGIBLE FOR LOW IMPACT DESIGN TREATMENT REDUCTION CREDITS. THE LID TREATMENT REDUCTION CREDIT IS THE MAXIMUM PERCENTAGE OF THE AMOUNT OF RUNOFF THAT MAY BE TREATED WITH EITHER TREE-BOX-TYPE HIGH FLOWRATE BIOFILTERS OR VAULT-BASED HIGH FLOWRATE MEDIA FILTERS. THIS PROJECT IS CLASSIFIED AS A CATEGORY B SPECIAL PROJECT (HIGH DENSITY DEVELOPMENT) AND QUALIFIES FOR A TOTAL LID TREATMENT REDUCTION CREDIT OF 100% AS DESCRIBED BELOW.

- SPECIAL PROJECT CATEGORY "B"
- IS THE PROJECT LOCATED IN A CBD, CN-1, CN-2, CN-3, RU-5, OR S-15 ZONE; OR LOCATED IN A RETAIL, DINING, AND ENTERTAINMENT DISTRICT IN JACK LONDON SQUARE ON THE CITY'S GENERAL PLAN MAP, OR LOCATED IN A CITY-DESIGNATED HISTORIC DISTRICT (EITHER AN AREA OF PRIMARY IMPORTANCE OR AN AREA OF SECONDARY IMPORTANCE); OR LOCATED ON A SITE LISTED ON THE CITY'S LOCAL REGISTER OF HISTORICAL RESOURCES (AS DEFINED BY THE OAKLAND PLANNING CODE)?
YES, THE PROJECT IS LOCATED IN A DOWNTOWN CORE AREA & CENTRAL BUSINESS DISTRICT.
 - DOES THE PROJECT CREATE AND/OR REPLACE MORE THAN 0.5 ACRES OF IMPERVIOUS SURFACE BUT NO MORE THAN 2.0 ACRES OF IMPERVIOUS SURFACE?
YES, THE PROJECT CREATES AND/OR REPLACES 0.52 ACRES OF IMPERVIOUS SURFACE.
 - DOES THE PROJECT INCLUDE NO SURFACE PARKING, EXCEPT FOR INCIDENTAL PARKING FOR EMERGENCY VEHICLE ACCESS, ADA ACCESS, AND PASSENGER OR FREIGHT LOADING ZONES?
YES, THE PROJECT DOES NOT INCLUDE ANY SURFACE PARKING.
 - DOES THE PROJECT HAVE AT LEAST 85% LOT COVERAGE BY PERMANENT STRUCTURES?
YES, THE PROJECT HAS 100% LOT COVERAGE BY PERMANENT STRUCTURES.
 - DOES THE PROJECT HAVE A MINIMUM OF 50 DWELLING UNITS PER ACRE (FOR RESIDENTIAL PROJECTS) OR A FLOOR AREA RATIO (FAR) OF 2.0 (FOR NONRESIDENTIAL AND MIXED-USE PROJECTS)?
YES, THE PROJECT HAS 480 DWELLING UNITS PER ACRE.

SPECIAL PROJECT "B" DENSITY CREDIT
100% TREATMENT REDUCTION CREDIT ≥ 100 UNITS PER ACRE (RESIDENTIAL); OR ≥ 6.0 FLOOR AREA RATIO (FAR)(NONRESIDENTIAL/MIXED-USE).

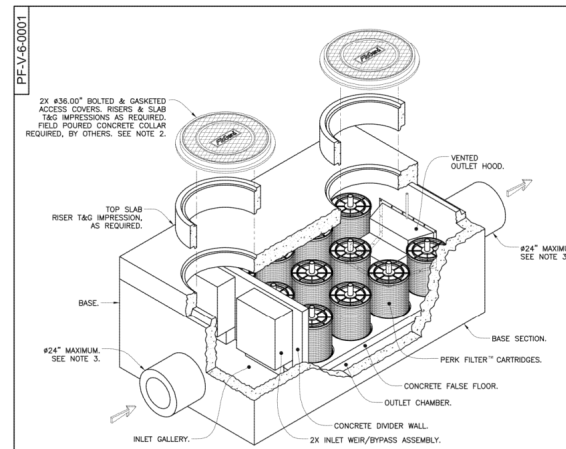
STORMWATER TREATMENT AREA DATA

TOTAL LID TREATMENT REDUCTION CREDIT = 100%
TOTAL IMPERVIOUS AREA = 19,880 SF
AREA ALLOWED TO BE TREATED W/ NON-LID TREATMENT MEASURES (MEDIA FILTER) = 19,880 SF
MINIMUM AREA REQUIRED TO BE TREATED W/ LID TREATMENT MEASURES (BIOTREATMENT) = 0 SF
PROPOSED AREA TREATED W/ LID TREATMENT MEASURES (BIOTREATMENT) = 0 SF

STORMWATER TREATMENT DEVICE CALCULATION

MEDIA FILTER FLOWRATE $Q = C \cdot I \cdot A$
 $Q = (0.80) \cdot (0.2 \text{ IN/HR}) \cdot (0.52 \text{ AC})$
 $Q = 0.083 \text{ CFS}$

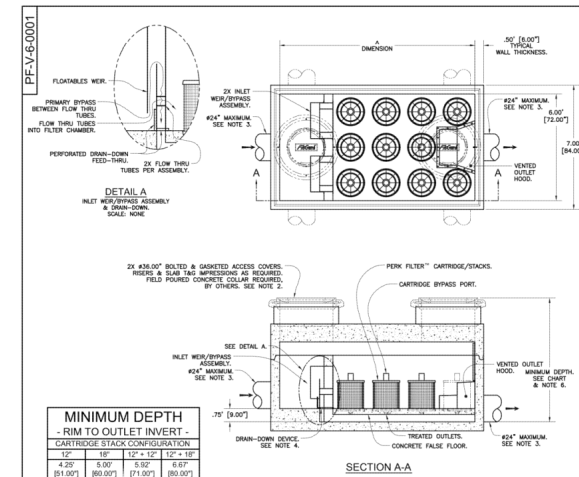
STORMWATER TREATMENT DEVICE DETAILS



- Notes:
- Precast concrete structure shall be manufactured in accordance with ASTM Designation C857 and C856.
 - Filter system shall be supplied with traffic rated (H20) bolted & gasketed Ø36" circular access covers with risers as required. Shallow applications may require configurations with (H20) bolted & gasketed square/rectangular access hatches. Field poured concrete collars required, by others.
 - Inlet & outlet pipe(s) (Ø 24" maximum) may enter device on all three sides of the inlet & outlet chambers respectively.
 - Inlet chamber shall be supplied with a drain-down device designed to remove standing water between storm events.
 - For depths less than specified minimums contact Oldcastle® Stormwater Solutions for engineering assistance.

Perk Filter™
6' Wide Concrete Vault
Four to Eleven Cartridges / Stacks

Oldcastle®
Stormwater Solutions
1000 Oldcastle Parkway, Suite 200 | Oakland, CA 94612 | PH: 800.876.8819 | info@oldcastlesolutions.com
EEO-1122 APR 10/25/14 APR 7/6/08 SHEET 1 OF 2



MINIMUM DEPTH - RIM TO OUTLET INVERT -

CARTRIDGE STACK CONFIGURATION	12"	12" & 12"	12" & 12"	12" & 12"
4.25'	5.00'	5.50'	6.00'	6.50'
	(81.00")	(89.00")	(97.00")	(105.00")

6' VAULT TREATMENT FLOW RATES, TOTAL FLOW CAPACITIES & MAXIMUM HEAD LOSS

CARTRIDGE STACK QUANTITY	DIMENSION & LENGTH (FEET)	12"		12" & 12"		12" & 12"		12" & 12"	
		TREATMENT FLOW RATE (GPM)	TOTAL FLOW CAPACITY (GPM)	TREATMENT FLOW RATE (GPM)	TOTAL FLOW CAPACITY (GPM)	TREATMENT FLOW RATE (GPM)	TOTAL FLOW CAPACITY (GPM)	TREATMENT FLOW RATE (GPM)	TOTAL FLOW CAPACITY (GPM)
4	48" x 11"	5.7	22.8	8.6	34.4	9.7	38.8	10.1	40.4
6	60" x 11"	6.9	27.6	10.3	41.2	11.5	46.0	12.1	48.4
8	72" x 11"	8.1	32.4	12.4	49.6	14.0	56.0	15.0	60.0
9	84" x 11"	9.6	38.4	14.4	57.6	16.5	66.0	17.5	70.0
10	96" x 11"	11.1	44.4	16.8	67.2	19.5	78.0	21.0	84.0
11	108" x 11"	12.6	50.4	19.2	76.8	22.5	90.0	24.0	96.0

MAXIMUM HEAD LOSS: 1.7 FEET, 2.3 FEET, 2.9 FEET, 3.5 FEET

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Four to Eleven Cartridges / Stacks

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STORMWATER MANAGEMENT TABLES

PERVIOUS AND IMPERVIOUS SURFACES COMPARISON TABLE

PROJECT PHASE NUMBER (N/A, 1, 2, 3, ETC):			
TOTAL SITE (ACRES):	0.52	TOTAL AREA OF SITE DISTURBED (ACRES):	0.52
IMPERVIOUS SURFACES	EXISTING CONDITION OF SITE AREA DISTURBED (SQUARE FEET)	PROPOSED CONDITION OF SITE AREA DISTURBED (SQUARE FEET)	
		REPLACED	NEW
ROOF AREA(S)	22,500	19,880	0
PARKING	0	0	0
SIDEWALKS, PATIOS, PATHS, ETC.	0	0	0
STREETS (PUBLIC)	0	0	0
STREETS (PRIVATE)	0	0	0
TOTAL IMPERVIOUS SURFACES:	22,500	19,880	0
PERVIOUS SURFACES			
LANDSCAPE AREA	0	0	2,060
PERVIOUS PAVING	0	0	0
OTHER PERVIOUS SURFACES (GREEN ROOF, POOL, ETC)	0	0	560
TOTAL PERVIOUS SURFACES:	0	0	2,620
TOTAL PROPOSED REPLACED + NEW IMPERVIOUS SURFACES:		19,880	
TOTAL PROPOSED REPLACED + NEW PERVIOUS SURFACES:		2,620	

SITE CONDITIONS

SOIL TYPE:	SILTY SAND/CLAYEY SAND
DEPTH TO GROUNDWATER:	14'-2"
100-YEAR FLOOD ELEVATION:	UNDETERMINED
RECEIVING WATERSHED:	OAKLAND ESTUARY WATERSHED
POLLUTANTS (INCLUDING, BUT NOT LIMITED, TO THE FOLLOWING):	SEDIMENT & TRASH GREASE & OIL HEAVY METALS HAZARDOUS WASTE
POLLUTANT SOURCE AREAS:	ROOF SIDEWALK
SOURCE CONTROL MEASURES:	TREATMENT DEVICE
SITE CONTROL MEASURES:	MINIMIZE IMPERVIOUS SURFACE BEST MANAGEMENT PRACTICES

TREATMENT CONTROL MEASURE SUMMARY

DRAINAGE AREAS	DRAINAGE AREA SIZE (SQ. FT.)	PERVIOUS SURFACE (SQ. FT.)	TYPE OF PERVIOUS SURFACE	IMPERVIOUS SURFACE (SQ. FT.)	IMPERVIOUS SURFACE TYPE (SQ. FT.)			TREATMENT REQUIRED	TREATMENT PROVIDED	PROPOSED TREATMENT CONTROLS
					ROOF (C=0.90)	SIDEWALK (C=0.90)	PAVING (C=0.90)			
A-1	22,500	2,060 (560 - POOL)	LANDSCAPE (C=0.10)	19,880	19,880	0	0	0.08 CFS	0.11 CFS	OLD CASTLE PERK FILTER TREATMENT DEVICE



DESIGN FOR A CHANGING WORLD

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