

VESTING TENTATIVE MAP 11130

TWO LOT SUBDIVISION FOR RESIDENTIAL AND COMMERCIAL CONDOMINIUM PURPOSES (448 RESIDENTIAL CONDOMINIUMS, 4 COMMERCIAL CONDOMINIUMS)

SHEET INDEX

SHEET NO.	SHEET TITLE
1	TITLE SHEET
2	EXISTING CONDITIONS
3	PROPOSED SITE PLAN
4	EASEMENT AND PARCEL PLAN
5	GRADING PLAN

PROPERTY ADDRESS:

5200-5012 BROADWAY
OAKLAND, CA 94618

OWNER

CALIFORNIA COLLEGE OF THE ARTS
1111 8TH ST.
SAN FRANCISCO, CA 94107
CONTACT: ED PROHASKA
PHONE: 415-703-9588

SUBDIVIDER:

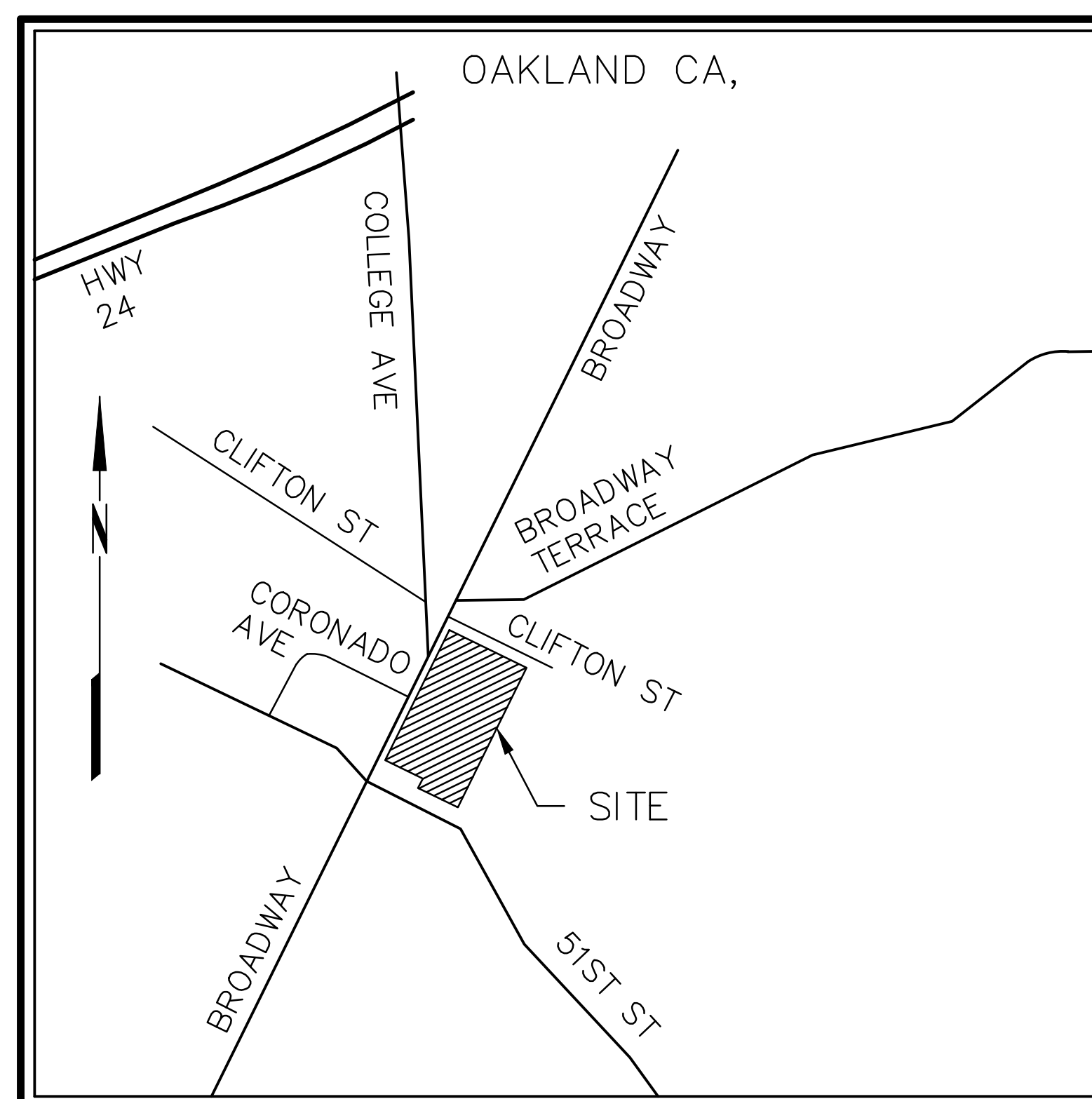
ARTS CAMPUS HOLDINGS, LLC
235 MONTGOMERY STREET, 27/F
SAN FRANCISCO, CA 94104
CONTACT: MARC BABSIN
PHONE: 415-489-1329

ENGINEER:

ERIC SWANSON, PE
BKF ENGINEERS
1646 NORTH CALIFORNIA BLVD., SUITE 200
WALNUT CREEK, CA 94596
(925) 940-2200

PROJECT SUMMARY:

ASSESSOR'S PARCEL NO:	014-1243-001-01
EXISTING ZONING:	RM-3/CN-1
PROPOSED ZONING:	CC-2
EXISTING LOTS:	1
PROPOSED LOTS:	2
LOT 1 SIZE:	66,266± SF (1.521± AC)
LOT 2 SIZE:	11,831± SF (0.272± AC)
LOT 3 SIZE:	94,173± SF (2.162± AC)
UTILITIES:	
WATER SUPPLY:	EAST BAY MUD
SANITARY SEWER:	CITY OF OAKLAND
STORM DRAIN:	CITY OF OAKLAND
GAS & ELECTRIC:	PG&E
TELEPHONE:	SBC
CABLE TV:	COMCAST
PROPOSED VEHICULAR ACCESS:	
-26' WIDE EMERGENCY VEHICLE ACCESS	
-DRIVEWAYS ON CLIFTON STREET	



VICINITY MAP
NOT TO SCALE

PROJECT DESCRIPTION:

THE PROJECT SITE IS LOCATED ON BROADWAY BETWEEN CLIFTON, BUTLER, AND ANDERSON STREETS. CURRENT USE OF THE PROPERTY IN THE OAKLAND CAMPUS OF CALIFORNIA COLLEGE OF THE ARTS, WHO WILL BE RELOCATING ITS CAMPUS.

THE PROJECT PROPOSES TO DEVELOP THE CCA OAKLAND CAMPUS PROPERTY AND AMEND THE ZONING FROM MIXED HOUSING RESIDENTIAL ZONE 2 (RM-3) AND CN-1 TO CC-2. TEN (10) EXISTING BUILDINGS WILL BE REMOVED AND TWO (2) LANDMARKED BUILDINGS, MACKY HALL AND CARRIAGE HOUSE SHALL BE PRESERVE AND RENOVATED. THE EXISTING ON-SITE TREES SHALL BE DEMOLISHED EXCEPT FOR 10 COASTAL REDWOODS, 1 SOUTHERN MAGNOLIA, 1 COAST LIVE OAK, 1 CANARY ISLAND PALM, 1 BUNYA BUNYA, 1 DEODAR CEDAR, AND 1 CATALINA CHERRY.

IMPROVEMENTS WILL INCLUDE TWO PERIMETER RESIDENTIAL BUILDINGS RANGING FROM 5 TO 10 STORIES, 448 RESIDENTIAL CONDOMINIUMS, AND 4 COMMERCIAL CONDOMINIUMS. THE NEW BUILDINGS WILL ALSO INCLUDE 14,400 SQUARE FEET OF COMMERCIAL SPACE.

BASIS OF BEARINGS:

THE BEARING "NORTH 26°15'00" EAST ALONG BROADWAY BETWEEN FOUND MONUMENTS AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP 8188, A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES", FILED JULY 11, 2005, IN BOOK 282 OF PARCEL MAPS AT PAGES 61 AND 62, IN THE OFFICE OF THE RECORDER OF ALAMEDA COUNTY, WAS USED AS THE BASIS OF BEARING FOR THIS TENTATIVE PARCEL MAP.

NOTES:

1. BASED ON INFORMATION CONTAINED IN THE PRELIMINARY TITLE REPORT PREPARED BY OLD REPUBLIC TITLE COMPANY, DATED JULY 1, 2020, REPORT NUMBER 0227019822-MP.
2. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
3. (1) 10-STORY BUILDING INCLUDING A 2-LEVEL PARKING GARAGE, AND (1) 8-STORY RESIDENTIAL BUILDING.
4. LOT 1 AND LOT 2 CAN BE PHASED.
5. PROPOSED USES ARE NOT CONSISTENT WITH CURRENT ZONING.

UTILITY NOTE:

THE UTILITY LINES SHOWN ON THIS PLAN ARE DERIVED FROM RECORD DRAWINGS PROVIDED BY THE OWNER, AND/OR SURFACE OBSERVATION ARE APPROXIMATE ONLY. NO WARRANTY IS IMPLIED AS TO THE ACTUAL LOCATION, SIZE, OR PRESENCE OF ANY ADDITIONAL UTILITY LINES NOT SHOWN ON THIS PLAN.

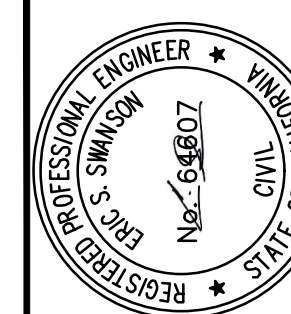
BENCHMARK:

CITY BENCHMARK DESIGNATION 3081: FOUND CUT SQUARE AT THE NORTH RETURN AT NORTHWEST CORNER OF 51ST STREET AND BROADWAY. ELEVATION = 142.971 FEET (FIELD BOOK 51, PAGE 1, ORDER 1 i i).

ENGINEER'S STATEMENT:

THIS TENTATIVE MAP HAVE BEEN PREPARED BY ME OR UNDER MY DIRECTION IN ACCORDANCE WITH STANDARD ENGINEERING PRACTICE.

ES
ERIC S. SWANSON
P.E. #64607



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VESTING TENTATIVE PARCEL MAP
 FOR MERGER AND CONDOMINIUM PURPOSES
 TITLE SHEET
 COUNTY OF ALAMEDA
 CALIFORNIA

DRAWING NAME: K:\2017\175130_CCA_OakLand_Campus\ENG\TENTATIVE MAP\SHEETS\00_CCA_TITL.dwg
 PLOT DATE: 08-16-24
 PLOTTED BY: nosg

Date	Scale	AS SHOWN	Design	CG	Drawn	AD	Approved	ESS	Job No
08/16/2024									20175130

Revisions

Drawing Number: **1** OF **5**

ABBREVIATIONS

- AC ASPHALT CONCRETE
- BFP BACKFLOW PREVENTOR
- BR BIKE RACK
- BLRD BOLLARD
- CB CATCH BASIN
- CO CLEAN OUT
- CONC CONCRETE
- DI DROP INLET
- DWY DRIVEWAY
- E ELECTRIC
- ELEV ELEVATION
- EP EDGE OF PAVEMENT
- ESMT EASEMENT
- FL SURFACE FLOWLINE
- G GAS
- GB GRADE BREAK
- GI GRATE INLET
- GM GAS METER
- INV BOTTOM INSIDE OF PIPE
- IR IRRIGATION
- MH MANHOLE
- SD STORM DRAIN
- SDCO STORM DRAIN CLEAN OUT
- SDMH STORM DRAIN MANHOLE
- SL SITE LIGHT
- SS SANITARY SEWER
- SSCO SANITARY SEWER CLEAN OUT
- SSMH SANITARY SEWER MANHOLE
- SQ FT SQUARE FEET
- TBM TEMPORARY BENCHMARK
- TC TOP FACE OF CURB
- TEL TELECOMMUNICATION
- TF TRANSFORMER
- TG TOP OF GRATE
- TS TRAFFIC SIGNAL
- TV TELEVISION
- TW TOP OF WALL
- TYP TYPICAL
- UB UTILITY BOX
- VLT VAULT
- W WATER
- WD WOOD
- WM WATER METER

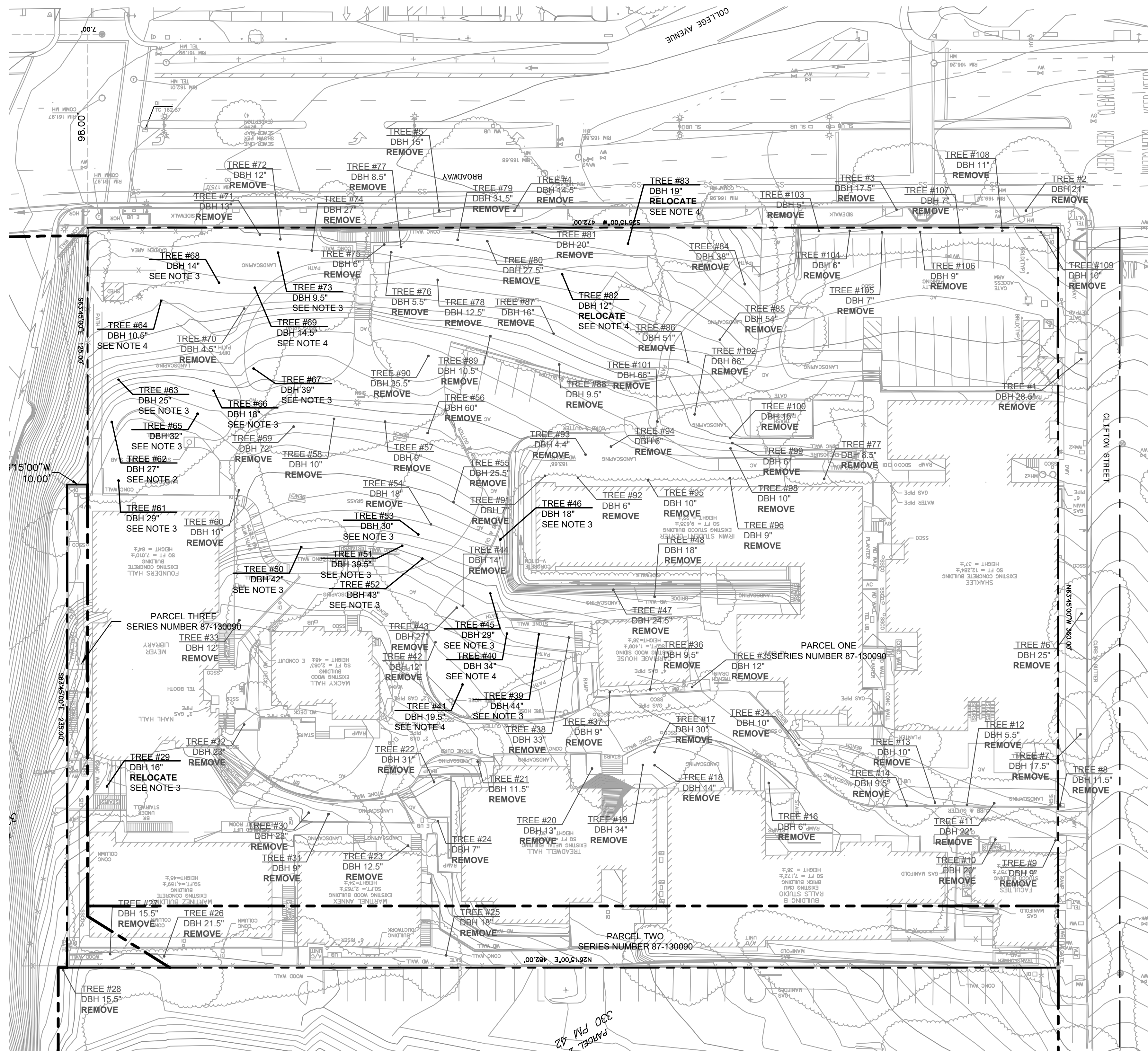
SYMBOLS & LEGEND

EXISTING

- BENCHMARK
- IRON PIPE MONUMENT
- BLOW OFF VALVE
- FIRE HYDRANT
- BACKFLOW PREVENTION DEVICE
- FIRE DEPARTMENT CONNECTION
- POST INDICATOR VALVE
- RISER
- SIGN
- STREET LIGHT
- LIGHT POLE
- GUY ANCHOR
- UTILITY POLE
- TREE
- TREE CLUSTER
- PROPERTY LINE
- EASEMENT
- CENTER LINE
- GRADE BREAK
- FLOW LINE
- FENCE
- STORM DRAIN
- SANITARY SEWER
- WATER
- OVERHEAD UTILITY LINE
- UNDERGROUND UTILITY LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND GAS LINE
- UNDERGROUND TELECOM LINE
- CONCRETE
- DETECTABLE WARNING
- VALLEY GUTTER

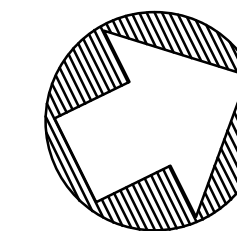
NOTE:

1. THE SURVEY IS ORIENTED DIFFERENTLY THAN THE FOLLOWING PLAN SHEETS. BROADWAY IS AT THE TOP OF THE PAGE RELATIVE TO THE CAMPUS SITE ON THE TITLE SHEETS WHEREAS BROADWAY IS AT THE BOTTOM OF THE PAGE RELATIVE TO THE CAMPUS SITE.
2. EXISTING TREE TO REMAIN.
3. EXISTING TREE TO REMAIN WITHIN 30 FEET OF DEVELOPMENT ACTIVITY.
4. EXISTING TREE TO REMAIN WITHIN 10 FEET OF CONSTRUCTION ACTIVITY.



EXISTING CONDITIONS

SCALE: 1" = 30'



SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

Paul Kittredge
 PAUL KITTREDGE
 No. 5790
 P.L.S. #5790



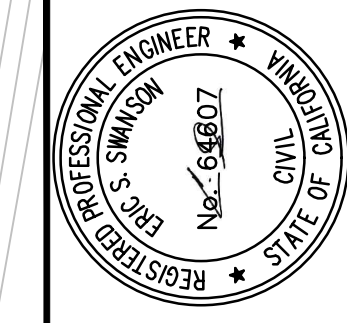
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 FOR MERGER AND CONDOMINIUM PURPOSES
 EXISTING CONDITIONS
 COUNTY OF ALAMEDA
 CITY OF OAKLAND
 CALIFORNIA

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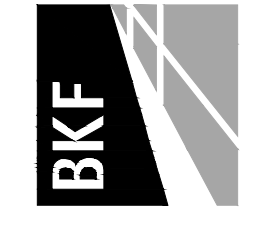


No.	Date	By	Description
1	08/16/2024	AS SHOWN	Scale
2		CG	Design
3		AD	Drawn
4		ESS	Approved
5			Job No. 20175130

Drawing Number: 2 OF 5

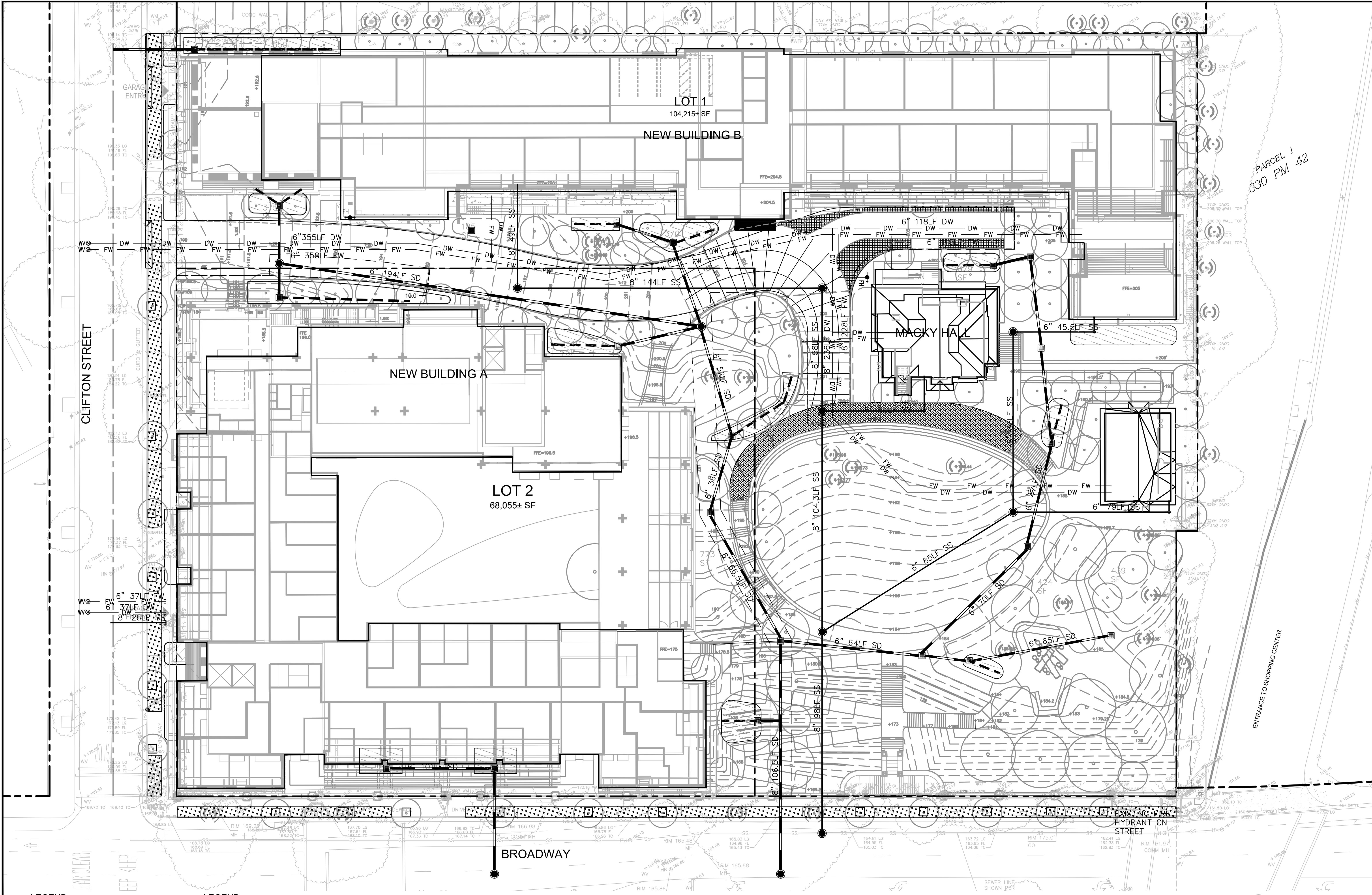


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VESTING TENTATIVE PARCEL MAP
FOR MERGER AND CONDOMINIUM PURPOSES
PROPOSED SITE PLAN
CITY OF OAKLAND
COUNTY OF ALAMEDA
CALIFORNIA

DRAWING NAME: K:\2017\175130_CCA_Oakland_Campus\ENG\TENTATIVE MAP\SHEETS\01_CCA_SITE.dwg
PLOT DATE: 08-16-24
PLOTTED BY: nos



LEGEND
DW SANITARY SEWER LINE
FW DOMESTIC WATER LINE
SD STORM DRAIN LINE
PW PERFORATED PIPE
FW FIRE WATER LINE

LEGEND
Flow through planter and bioretention areas
Sanitary sewer manhole
Storm drain inlet
Water valve

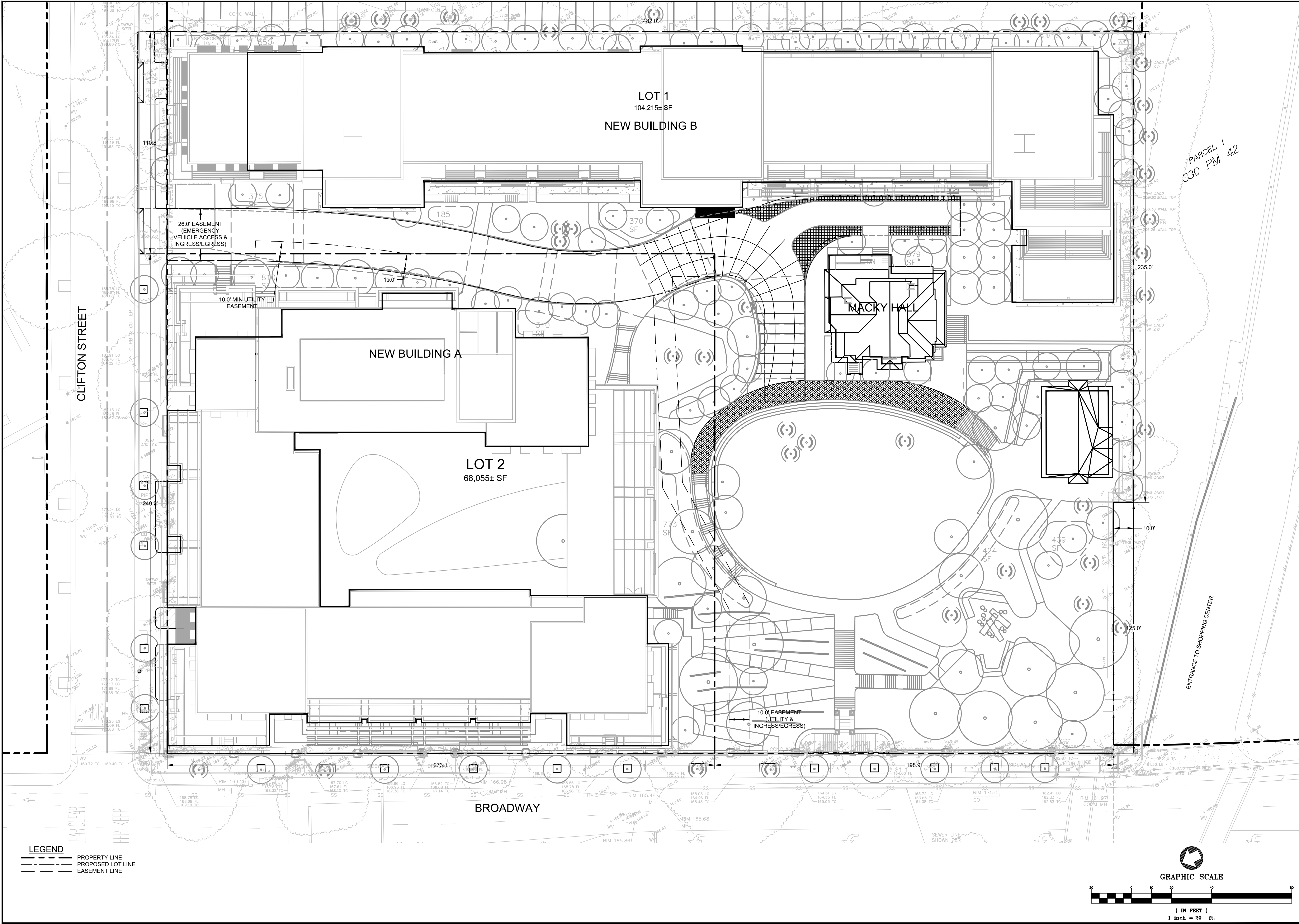
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.

Date	No.
08/16/2024	
Scale AS SHOWN	
Design CG	
Drawn AD	
Approved ESS	
Job No 20175130	

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PLOT DATE: 08-16-24 PLOTTED BY: nos



LEGEND

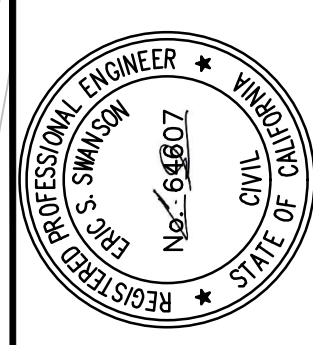
- PROPERTY LINE
- - - PROPOSED LOT LINE
- - - EASEMENT LINE

GRAPHIC SCALE



**VESTING TENTATIVE PARCEL MAP
FOR MERGER AND CONDOMINIUM PURPOSES
EASEMENT AND PARCEL PLAN**

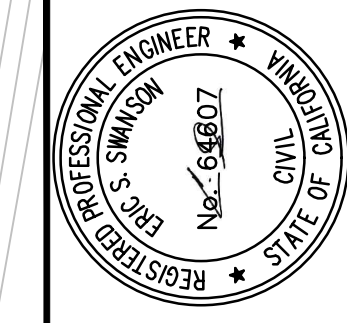
CITY OF OAKLAND
COUNTY OF ALAMEDA
CALIFORNIA



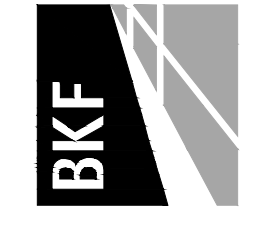
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	Job No 20175130	

Drawing Number: **4**
4 OF 5

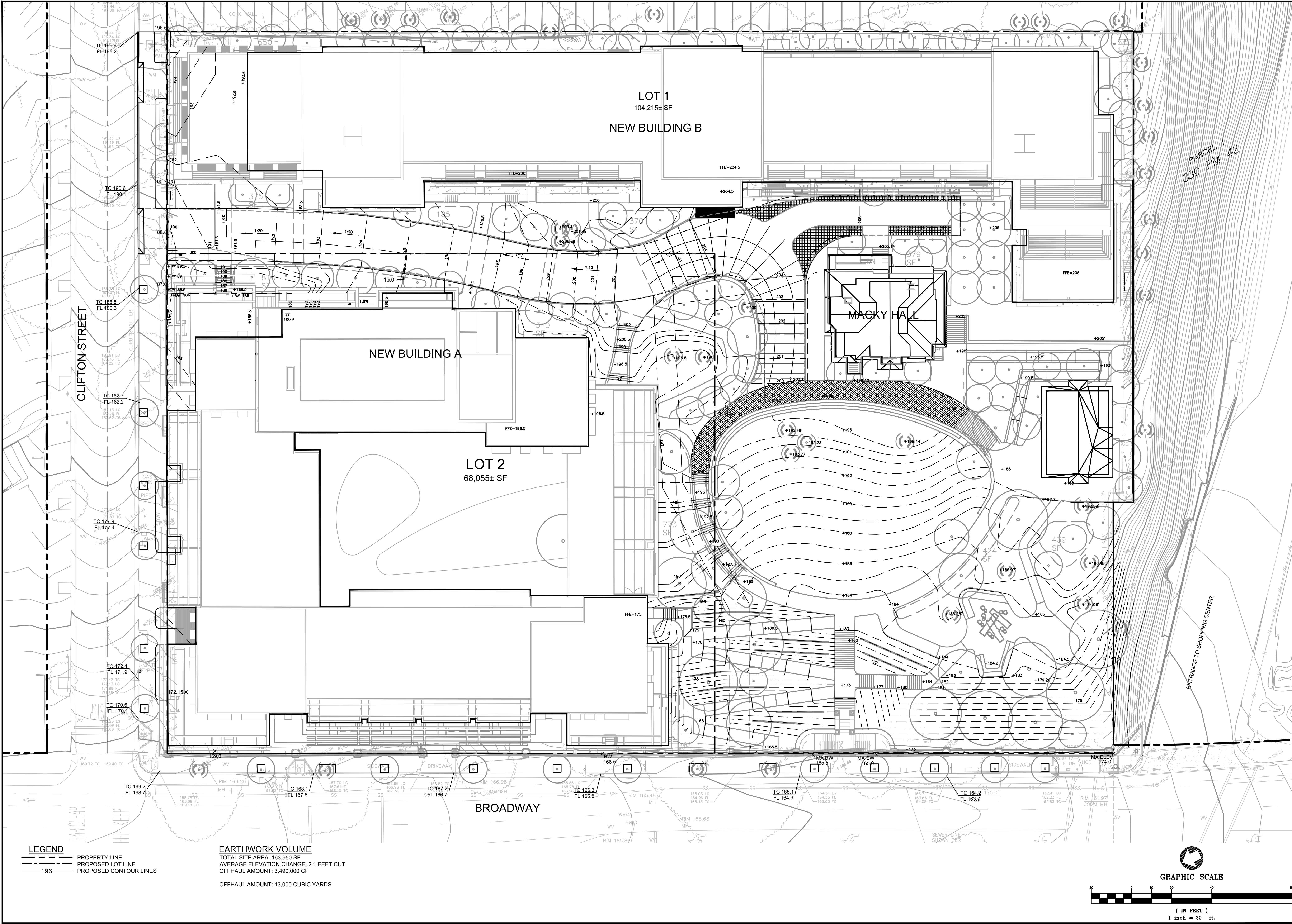


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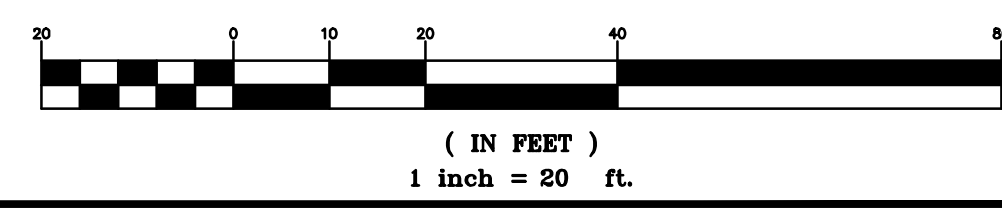
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PLOT DATE: 08-16-24
PLOTTED BY: nosg



LEGEND

---	PROPERTY LINE
- - -	PROPOSED LOT LINE
196	PROPOSED CONTOUR LINES

EARTHWORK VOLUME
 TOTAL SITE AREA: 163,950 SF
 AVERAGE ELEVATION CHANGE: 2.1 FEET OUT
 OFFHAUL AMOUNT: 3,490,000 CF
 OFFHAUL AMOUNT: 13,000 CUBIC YARDS



Date	08/16/2024
Scale	AS SHOWN
Design	CG
Drawn	AD
Approved	ESS
Job No	20175130
Drawing Number:	5 OF 5