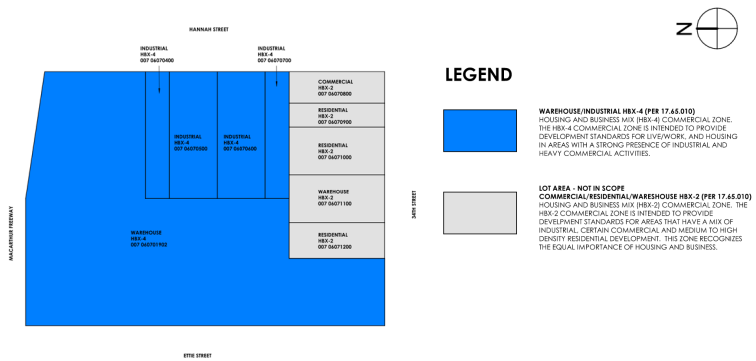
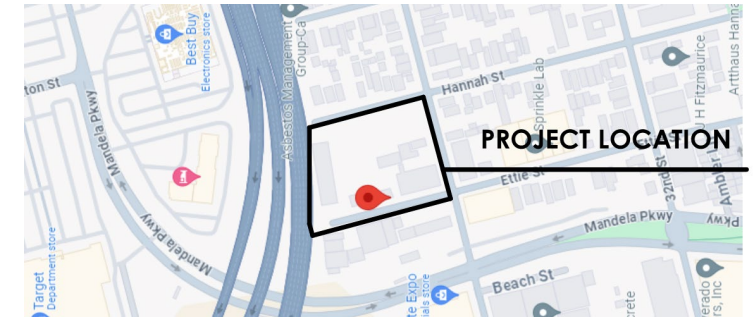




3400 ETTIE ST. OAKLAND, CA

03.19.2025 PUBLIC HEARING

PROJECT DESCRIPTION	
AAA EMERGENCY ROADSIDE SERVICE OPERATIONS WITH ADMINISTRATIVE OFFICES, 24/7 OPERATION, EXISTING PROPERTY USE, AND 35 EMPLOYEES. BUILDING A NEW 15,000 SQUARE FOOT TO REPLACE EXISTING BUILDINGS INCLUDING LOT MERGER AND MAJOR VARIANCE.	
PROJECT INFORMATION	
CASE NUMBER	PLN24042
BUILDING ADDRESS	3400 ETTIE ST., OAKLAND, CA, 94608
APN OR BLOCK/LOT	007 060701902
CONTACT INFORMATION	SHAWN ANDERSON 360 22ND STREET SUITE 800, OAKLAND CA 94612 SHAWNA@MSASF.COM 415-852-4915
ZONING DESIGNATIONS	WAREHOUSE HBX-4
UNDERLYING ZONE SITE REGULATIONS	WAREHOUSE HBX-4
PROPOSED PROJECT COMPLIANCE WITH SITE REGULATIONS	WAREHOUSE HBX-4
EXISTING SITE / BUILDING INFORMATION	
EXISTING USE	HBX-4 (TRUCKING AND TRUCK RELATED ACTIVITIES)
EXISTING LOTS AND LOT AREAS	78,805 SF
EXISTING BUILDING AREAS	25,842 SF
EXISTING MAXIMUM HEIGHT OF BUILDINGS	28'-0"
EXISTING PARKING SPACES	TBD
PROPOSED SITE / BUILDING INFORMATION	
PROPOSED USE	HBX-4 (OFFICE)
PROPOSED USE MAJOR VARIANCE	HBX-4 (TRUCKING AND TRUCK RELATED ACTIVITIES)
PROPOSED LOTS AND LOT AREAS	78,805 SF
PROPOSED BUILDING AREAS	15,295 SF
PROPOSED MAXIMUM HEIGHT OF BUILDINGS	28'-0"
PROPOSED PARKING SPACES	SEE PAGE 04 FOR PARKING ANALYSIS
PROPOSED OCCUPANCY CLASS	BUSINESS GROUP B AND STORAGE GROUP S-1
PROPOSED CONSTRUCTION TYPE	III-B
17.65.060 - MINIMUM LOT AREA WIDTH AND FRONTAGE	
MINIMUM LOT FRONTAGE	35'-0" REQUIRED
PROPOSED LOT FRONTAGE	702'-0"
MINIMUM LOT WIDTH MEAN	35'-0" REQUIRED
PROPOSED LOT WIDTH MEAN	266'-0"
MINIMUM LOT AREA	4,000 SF REQUIRED
PROPOSED LOT AREA	78,805 SF
17.65.070 - MAXIMUM DENSITY	
N/A (PERTINENT TO DWELLING UNITS WHICH IN NOT PART OF PROJECT SCOPE)	
17.65.080 - MAXIMUM FLOOR-AREA RATIO	
MAXIMUM FLOOR AREA RATIO (FAR)	2.5 PERMITTED
PROPOSED FLOOR AREA RATIO (FAR)	15,295 SF (BUILDING) / 78,805 SF (LAND) = 0.194



FAQ

What are the main details of construction?

- One (1) new building
- 15,295 SF
- 25'-28' Tall
- Additional shading provided by trees for parking areas.
- Same amount of automobiles
- Same amount of employees
- 69 new trees
- More lamp posts; 7 new lamp posts for interior parking area

What will I see from the street after this is finished?

Views on Ettie Street and 34th Street: New perimeter fencing with CMU block and black iron picket fence. View on Hannah Street: New black iron picket fence in front of new building.

How long will construction take?

Estimated 8-12 months of construction

How will this project benefit me/the neighborhood?

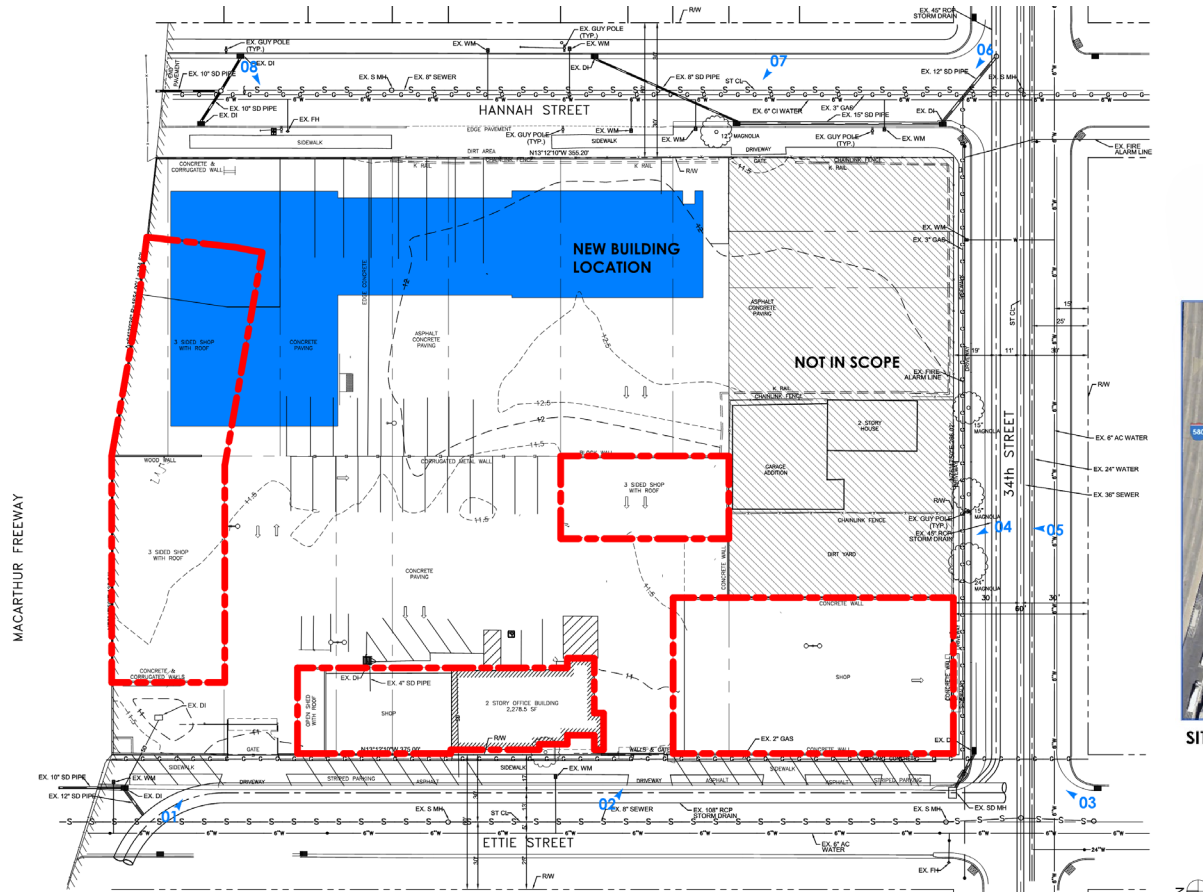
A sidewalk improvement on the public right of way around the property including repaving and landscaping. A refresh aesthetic of the perimeter fence, gate and buildings.

Will there be more traffic?

No additional traffic. Existing property use and operation will remain the same with a new consolidated building.

Will there be more noise?

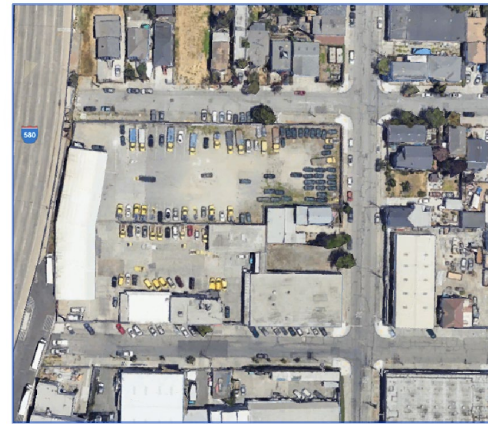
No additional noise. Existing property use and operation will remain the same with a new consolidated building.



EXISTING BUILDINGS = 25,842 SF

NEW BUILDING = 15,295 SF

EXISTING SITE



SITE PLAN - GOOGLE MAPS



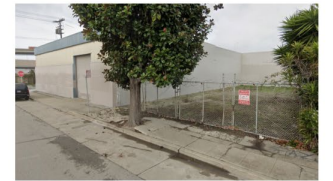
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02



03



04



05



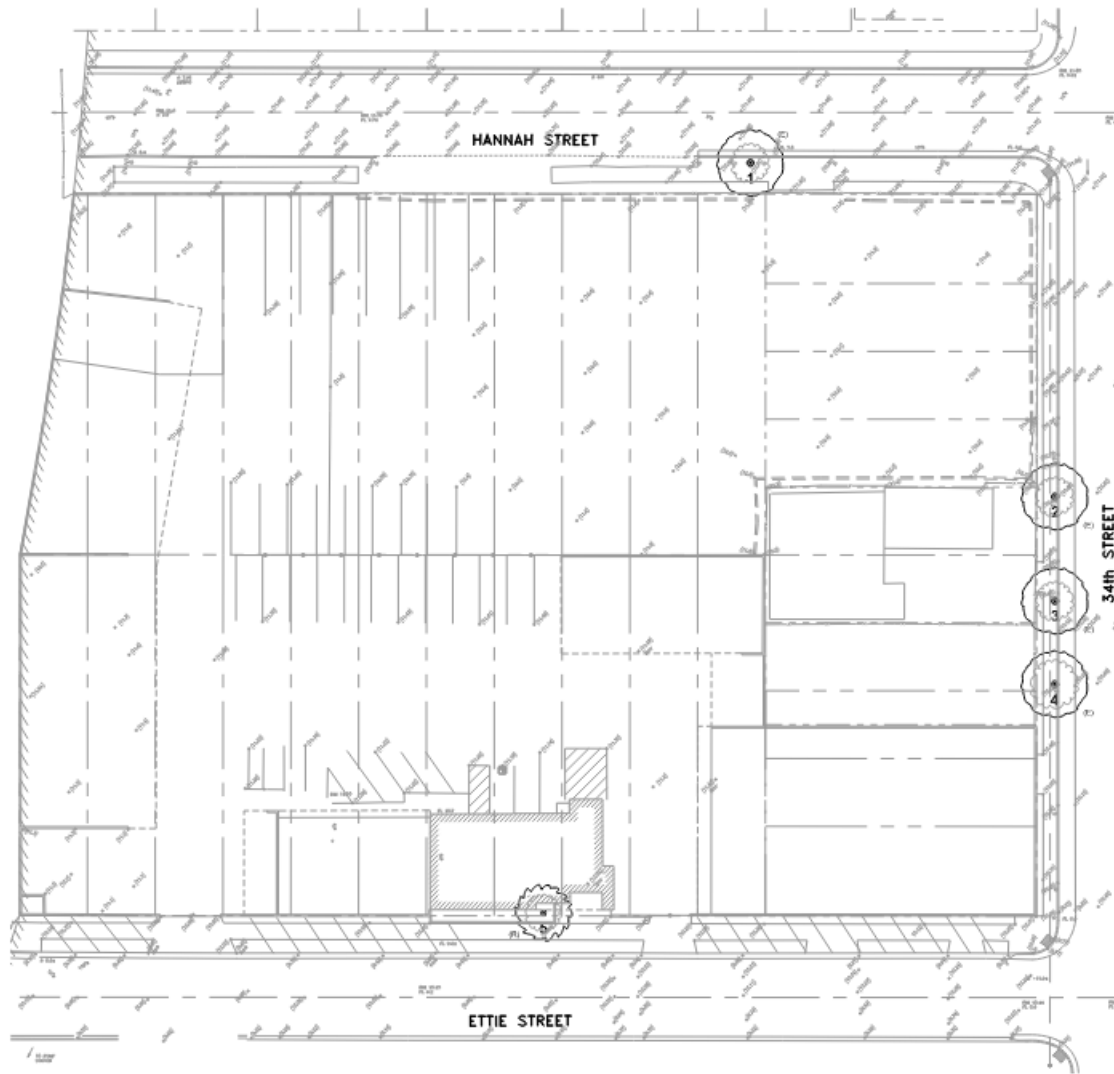
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07



08



EXISTING TREE SURVEY						
NO.	BOTANICAL NAME	COMMON NAME	HEIGHT	SPREAD	CALIPER	DISPOSITION
1	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	30'	20'	12"	PROTECT IN PLACE
2	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	20'	18'	12"	PROTECT IN PLACE
3	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	20'	18'	12"	PROTECT IN PLACE
4	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	30'	20'	18"	PROTECT IN PLACE
5	PRUNUS THUNDERGGI	JAPANESE BLACK PINE	20'	18'	20"	TO BE REMOVED

EXISTING PLANT SCHEDULE			
TREES			
SYMBOL	BOTANICAL NAME	COMMON NAME	COMMENTS
	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	--
	PRUNUS THUNDERGGI	JAPANESE BLACK PINE	--

NOTE: THE LETTER (B) NEXT TO A TREE SYMBOL INDICATES AN EXISTING TREE TO BE PROTECTED IN PLACE. THE LETTER (R) INDICATES AN EXISTING TREE TO BE REMOVED FROM SITE.



ETTIE STREET TREE

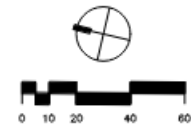


HANNAH STREET TREE



34TH STREET TREE

EXISTING SITE





LEGEND

- 1 A/C PARKING LOT
- 2 P.I.P. CONCRETE PAVING AT BUILDING ENTRIES
- 3 TRASH ENCLOSURE
- 4 ADA PARKING
- 5 AUTO PARKING
- 6 TRAILER PARKING
- 7 DROUGHT TOLERANT LANDSCAPE PLANTING AREA
- 8 EXISTING TREE TO BE PROTECTED IN PLACE
- 9 ELECTRICAL TRANSFORMER

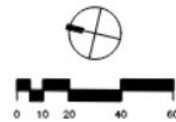
LANDSCAPE CALCULATIONS

PROJECT TYPE: NEW AND REHABILITATED LANDSCAPE AND IRRIGATION

ZONING: INDUSTRIAL

PROJECT AREA:

GROSS AREA: 78,805 SF
 BUILDING AREA: 15,295 SF
 NEW LANDSCAPE AREA : 13,341 SF
 PERCENTAGE OF TURF AREA : 0%
 NUMBER OF TREES PROVIDED: 69
 NUMBER OF PARKING LOT TREES PROVIDED: 49



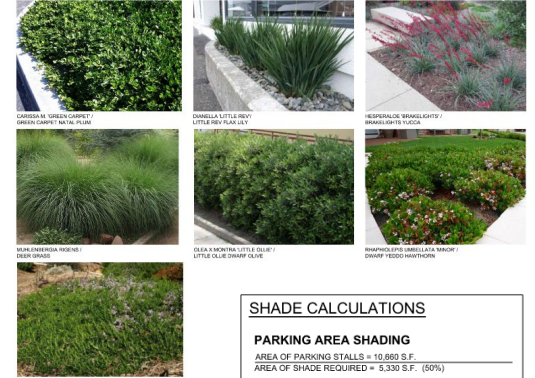
PROPOSED PLANT PALETTE

TREES					
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE / FORM	WATER USE	QTY.
	LAGERSTROEMIA INDICA X FAUREI 'MUSKOGEE'	MUSKOGEE CRAPE MYRTLE	24" BOX STD.	L	32
	LOPHOSTEMON CONFERTUS	BRISBANE BOX	36" BOX STD.	M	15
	PISTACHE CHINENSIS	CHINESE PISTACHE	36" BOX STD.	L	9
	AGONIS FLEXUOSA	PEPPERMINT TREE	36" BOX STD.	L	12

TREES



SHRUBS AND GROUND COVERS



SHADE CALCULATIONS

PARKING AREA SHADING

AREA OF PARKING STALLS = 10,860 S.F.
 AREA OF SHADE REQUIRED = 5,330 S.F. (50%)
 AREA OF SHADE PROVIDED BY TREES = 5,579 S.F.
 AREA OF PARKING SHADE PROVIDED = 5,579 S.F. (52%)

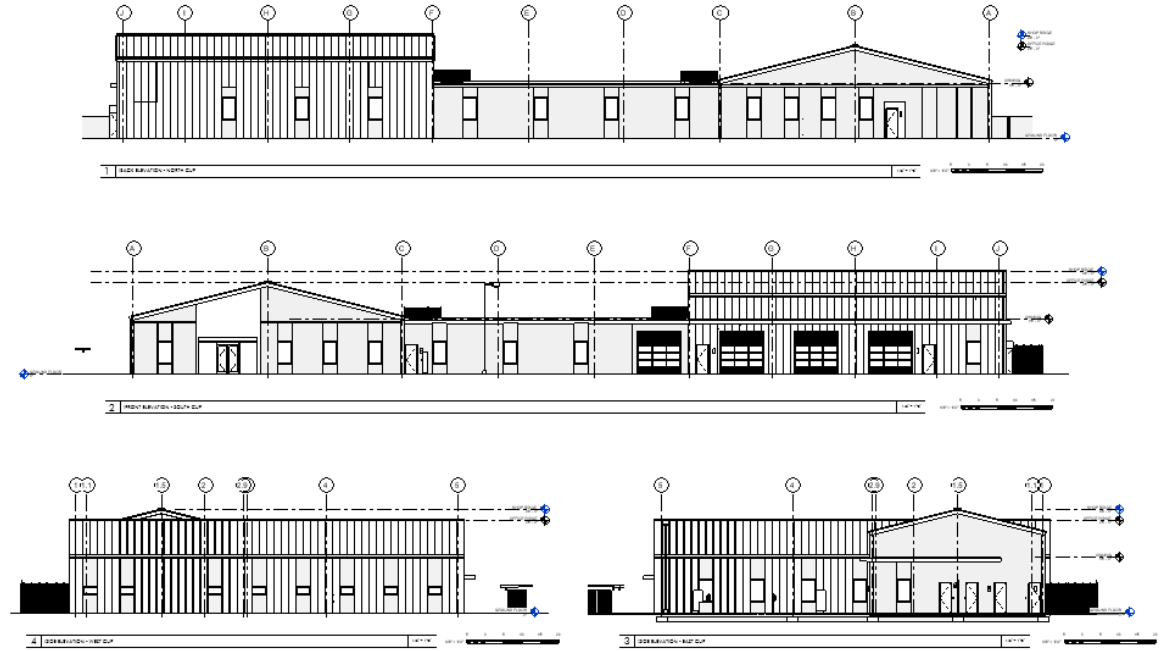
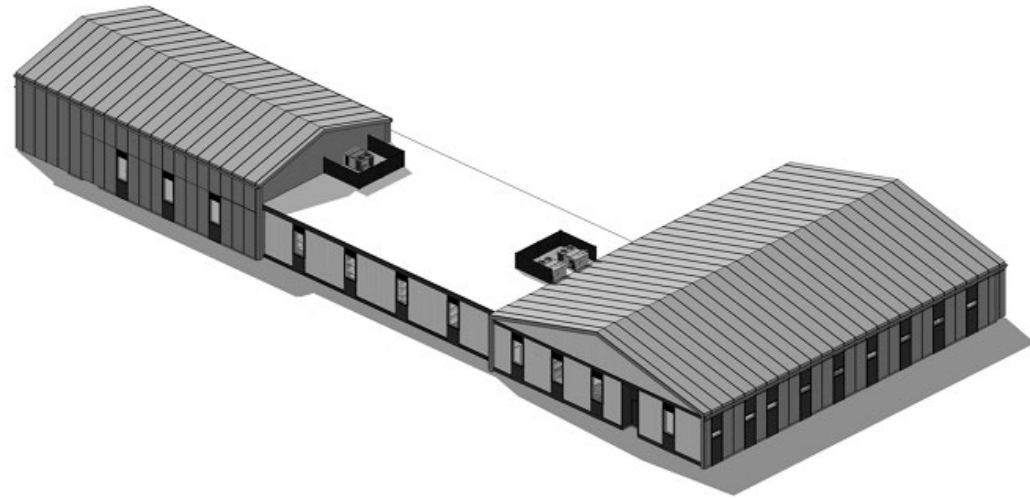
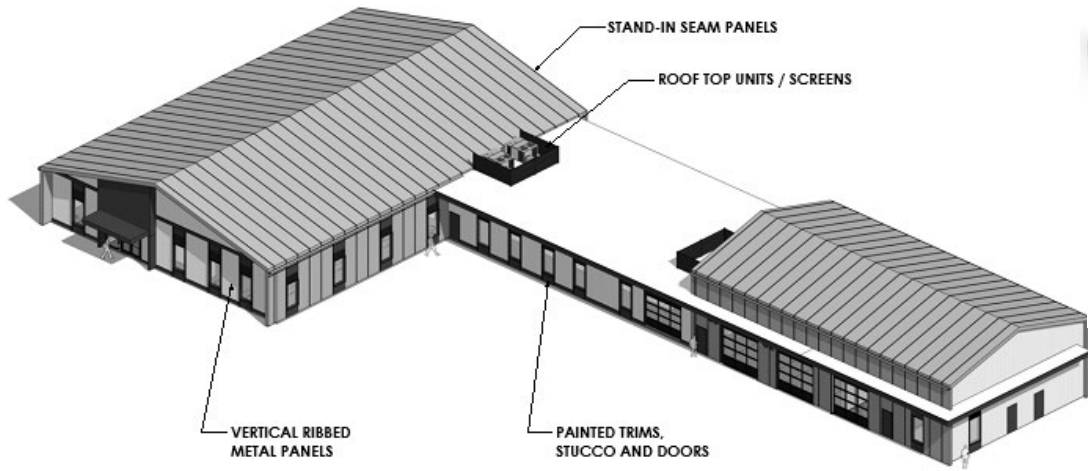
HARDSCAPE AREA SHADING

AREA OF HARDSCAPE = 2013 S.F.
 AREA OF SHADE REQUIRED = 403 S.F. (20%)
 AREA OF SHADE PROVIDED BY TREES = 405 S.F.
 AREA OF HARDSCAPE SHADE PROVIDED = 405 S.F. (23%)

LANDSCAPE AREA SHADING

AREA OF LANDSCAPE = 13,240 S.F.
 AREA OF SHADE REQUIRED = 2,648 S.F. (20%)
 AREA OF SHADE PROVIDED BY TREES = 9,908 S.F.
 AREA OF LANDSCAPE SHADE PROVIDED = 9,908 S.F. (75%)

PROPOSED SITE



BUILDING DESIGN



OVERALL PERSPECTIVE



OVERALL PERSPECTIVE



ETTIE STREET ENTRANCE



34TH STREET



HANNAH STREET



HANNAH STREET



HANNAH STREET



HANNAH STREET



OFFICE



PARKING
