

Case File Number: PLN18-088

March 4, 2020

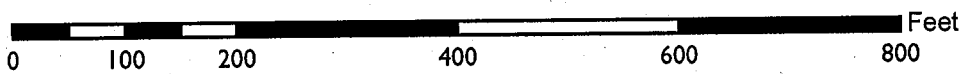
Location:	2715 Adeline Street (See map on reverse)
Assessors Parcel Number:	005-0446-001-01; 005-0446-001-02; 005-0446-008-01
Proposal:	To demolish an existing industrial structure except for the old brick façade (formerly, the Coast Sausage Company), and construct a new 122,600 square-foot Work-Live and 20,000 square-foot commercial/light industrial building.
Owner:	Oakland Lofts, LLC.
Applicant:	Owow – Jeremy Harris (858)449-5270
Planning Permits Required:	Major Conditional Use Permit to create 106 Work-Live units; Major Design Review for a development project involving more than 25,000 square feet of non-residential floor area
General Plan:	Business Mix
Zoning:	CIX-1A/1B/S-19
Environmental Determination:	N/A
Historic Status:	Not a Potential Designated Historic Property (PDHP); Survey Rating: D3 & *d3
City Council District:	3
Status:	Application was considered at the January 22, 2020 Planning Commission (PC) Hearing and referred to the Design Review Committee for further review by end of March 2020; and to return to the full PC not later than end of April 2020.
Finality of Decision:	N/A
For Further Information:	Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandnet.com

SUMMARY

Project applicant, Owow, is requesting approval of a Major Conditional Use Permit and Design Review application for a new commercial/industrial development involving 91 Work-Live units (122,600 square feet) and three (3) commercial/light industrial (20,000 square feet) ground floor spaces in a commercial/light-industrial zone. The project is proposed to be constructed at a 1.26-acre (54,972 square feet) site bounded by Adeline Street, Magnolia Street, and 26th Street.

The subject site is located within the West Oakland Plan Area Commercial Industrial Mix CIX-1A (Business Enhancement), CIX-1B (Low Intensity Business) and S-19 Health and Safety Protection Combining Zones. Pursuant to Sections 17.73.015 and 17.36.040(D)(1), Major Conditional Use Permit for Work-Live and Major Design Review are required for projects involving more than 25,000 square feet of non-residential floor area. The subject site is located in the Business Mix land use classification of the Oakland General Plan which is intended to create, preserve and enhance areas of the City that are appropriate for a wide variety of businesses and related commercial and light/custom industrial establishments.

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN18088
Applicant: Owow – Jeremy Harris
Address: 2715 Adeline Street
Zone: CIX-1A/IB/S-19

The application was considered at the January 22, 2020 Planning Commission (PC) hearing and referred to the Design Review Committee for further review prior to bringing it back to the full PC not later than end of April 2020.

PROPERTY DESCRIPTION

The subject 1.26-acre (54,961 square feet) site is bounded by Adeline Street to the east, Magnolia Street to the west, and 26th Street to the north. Prominent uses and developments in the vicinity include McClymonds High School, Vincent Academy, and Sweet Maria's Coffee Warehouse. There is a vacant red brick structure (formerly, the Coast Sausage Company) at the subject site that is intended to be demolished except for the front facade. The remainder of the site along Magnolia Street is vacant and fenced off with a chain-link fence.

PROJECT DESCRIPTION

The proposed project involves the demolition of the existing former Coast Sausage Company structure (with the exception of the front brick facade) in order to construct a new five-story facility consisting of 91-unit Work-Live units (122,600 square feet) and approximately 20,000 square feet of ground-floor custom/light manufacturing and retail space. A mix of four different Work-Live space types ranging from 800, 1150, 1250, and 2100 square feet are proposed for the upper floors. The project proposes 136 off street parking spaces and approximately 13,836 square feet of useable open space in the form of courtyards and decks. The proposed landscaping includes trees, shrubs, ground cover, as well as hardscape such as decorative pavers, planters and other features that enhance the visual quality, functionality, and experience of the open areas.

ENVIRONMENTAL DETERMINATION

A detailed CEQA Analysis prepared for this project concluded that the proposed project, separately and independently, satisfies each of the following CEQA provisions:

15183 – Projects consistent with a community plan, general plan, or zoning;

15183.3 – Streamlining for in-fill projects; and/or

15162 & 15164 – Addendum to the City of Oakland General Plan Land Use and Transportation Element (LUTE) (1998) and West Oakland Specific Plan (2014) EIRs.

The CEQA Analysis document may be reviewed at the Planning Bureau offices at 250 Frank Ogawa Plaza, 2nd Floor, Oakland CA 94612. The site is also located within the West Oakland Specific Plan Area (WOSP) and also conforms and relies on the Environmental Impact Report (EIR) certified for the West Oakland Specific Plan on July 29, 2014.

GENERAL PLAN ANALYSIS

The subject site is located in the Business Mix land use classification of the Oakland General Plan Land Use and Transportation Element (LUTE). According to the LUTE, "the intent of the Business Mix

classification is intended to create, preserve and enhance areas of the City that are appropriate for a wide variety of businesses and related commercial and industrial establishments...". The desired character and uses include "a mix of businesses such as light industrial, manufacturing, food processing, commercial, bioscience and biotechnology, research and development, environmental technology, business and health services, air...warehouse and distribution facilities, office and other uses of similar business character". The commercial and light industrial uses anticipated for the project will be required to be consistent with those envisioned and intended by the General Plan's Business Mix land use classification.

ZONING ANALYSIS

The site is zoned CIX-1A, CIX-1B and S-19.

CIX-1A West Oakland Plan Area Commercial Industrial Mix - 1A Zone (Business Enhancement)-The CIX-1A Zone is intended to create, preserve, and enhance industrial areas in the West Oakland Specific Plan Area that are appropriate for incubator space for specific industry groups, adaptable space for artisans and craftspeople, and flexible small spaces for start-up businesses.

CIX-1B West Oakland Plan Area Commercial Industrial Mix - 1B Zone (Low Intensity Business)-The CIX-1B Zone is intended to support industrial areas in the West Oakland Specific Plan Area that are appropriate for a broad range of new custom and light manufacturing, light industrial, warehouse, research and development, and service commercial uses.

S-19 Health and Safety Protection Combining-The S-19 Health and Safety Protection Combining Zone is intended to promote the public health, safety and welfare by ensuring that activities which use hazardous material substances or store hazardous materials, hazardous waste, or explosives locate in appropriate locations and develop in such a manner as not to be a serious threat to the environment, or to public health, particularly to residents living adjacent to industrial areas where these materials are commonly used, produced or found.

Section 17.73.040 of the Oakland Planning Code defines a *Work/Live unit* as "a room or suite of rooms that are internally connected maintaining a common household that includes: (1) cooking space and sanitary facilities that satisfy the provisions of other applicable codes, and (2) adequate working space reserved for, and regularly used by, one or more persons residing therein. A Work/Live unit accommodates a primary Nonresidential Activity with an accessory residential component."

Pursuant to Section 17.73.015 of the Oakland Planning Code, Design Review is required for the construction of the new Work/Live facility. Per Section 17.36.040(D)(1), Major Design Review is required for projects involving more than 25,000 square feet of new non-residential floor area. Therefore, the Director of City Planning shall refer the application to the City Planning Commission for an initial decision rather than acting on it himself or herself.

Pursuant to Sections 17.73.040, a Conditional Use Permit (CUP) is required for the establishment of Work/Live; and per Section 17.134.050, the CUP is major for a site of one acre or more.

KEY ISSUES AND IMPACTS

The CIX-1A and CIX-1B Zones envision among other uses, incubator spaces for specific industry groups, adaptable spaces for artisans and craftspeople, flexible small spaces for start-up businesses, and a broad range of new custom and light manufacturing, light industrial, warehouse, research and development, and service commercial uses. The project entails a mix of Work/Live spaces ranging from small spaces for start-up business to medium-to-large size spaces suitable for the light manufacturing/industrial type of uses that require larger open floor spaces, wider doorways and hallways, etc. The key issues and impacts are discussed below:

Neighbor's concerns from the January 22, 2020 Planning Commission Meeting

At the January 22, 2020 Planning Commission hearing on this item, many neighbors expressed both support and concerns about the proposed project. Since the Design Review committee is concerned about addressing unresolved project design issues, staff will focus on the design and scope concerns expressed at the January 22, 2020 Planning Commission hearing broadly summarized as follows:

- The proposed Work/Live unit sizes are too small and lend themselves to be used as "life-style residential lofts";
- There are just too many Work/Live units that will bring living quarters to an otherwise industrial zone;
- Even if the Work/Live unit sizes are appropriate, it is not clear how they can accommodate all the allowable types of industrial uses that require such standards as special venting, concrete floors, double walls, handling of hazardous materials, emergency egresses, etc.;
- The proposed project's residential-like uses will create land use conflicts for continuing industrial businesses nearby and could eventually drive out industrial uses in the area; and
- There should be a mechanism to perpetually enforce the conditions for Work/Live to ensure they will not be ignored or violated, and we don't currently have assurance of that.

Site Plan, Building Design and Floor Plans

Staff continues to have concerns that the project does not do enough to address the CIX regulations, which require that Work-Live units have wide working spaces, doorways, hallways, service elevators, stairs and other oversized amenities. Staff has worked with the applicant to enhance the proposed floor plans to incorporate some of such features. The following are staff's assessment of how successful the project is in complying with the applicable CIX standards and recommendations;

Section 17.73.040(D)

3. That the layout of nonresidential floor areas within a unit provides a functional and bona fide open area for working activities;
– **The applicant has rearranged the layout of the units to open up and/or relocate entryway corridors to minimize obstructions that limit functional and bona fide open area for working activities but more could be done.**
4. That the floor and site plan for the project include an adequate provision for the delivery of items required for a variety of businesses. This may include, but is not necessarily limited to, the following:
 - a. Service elevators designed to carry and move oversized items
– **The project has been revised to include service elevators;**
 - b. Stairwells wide and/or straight enough to deliver large items
– **The stairways are wide and straight;**
 - c. Loading areas located near stairs and/or elevators;
– **The project has been revised to have some loading areas near stairs and elevators.**
 - d. Wide corridors for the movement of oversized items
– **The project has been revised to have wide corridors; and**
5. That the floor and site plan for the project provide units that are easily identified as businesses and conveniently accessible by clients, employees and other business visitors
– **While some units meet this criterion, other units could be further improved. Staff recommends that the floor plans be further revised to better lend themselves to industrial uses to comply with this criterion.**

Section 17.73.040(F)

A Work/Live unit shall consist of a maximum of one-third (1/3) residential floor area with the remaining floor area to be used for the primary Nonresidential Activity. All required plans for the creation of industrial Work/Live units shall: (1) delineate areas designated to contain Residential Activities and areas designated to contain Nonresidential Activities, and (2) contain a table showing the square footage of each unit devoted to residential and Nonresidential Activities.

- **The plans show by color and by square-footage, the work areas and the nonresidential areas and compliance with the maximum one-third (1/3) residential floor area.**

The proposed project has a 20,000 square-foot ground floor divided into three commercial spaces (approx. 14% of total floor area). The four upper floors have a range of smaller Work-Live units as follows: 800 square-foot spaces (4% of total floor area); 1,150 square-foot spaces (20% of total floor area); 1,250 square-foot spaces (38% of total floor area), and 2,115 square-foot spaces (24% of total floor area).

The exterior materials of the building include a combination of the existing brick facade from the former Coast Sausage Company structure, and new board-formed concrete, cement plaster, flat and corrugated “corten” metal, a combination of aluminum and colored vinyl windows, and similar durable materials. The design incorporates industrial-style windows to permit more natural light into interior spaces.

Landscaping

The project incorporates various landscaping elements such as trees, shrubs, and other plantings to soften and achieve an attractive street ambience. The proposed landscaping includes trees, shrubs, ground cover, as well as hardscape such as decorative pavers, planters and other features that enhance the visual quality, functionality, and experience of the open areas.

Historic Resource Evaluation

The subject site has an existing brick building (formerly, the Coast Sausage Company) that has a low historic rating of D3. A "D" rating signifies either Minor Importance or Representative example. The district status number of "3" implies the site is not in a historic district. In short, a rating of D3 means the structure could be either of Minor Importance or Representative example in a non-historic district. The existing fat orange bricks and the pilasters and caps have some design interest and they might be worth reusing or incorporating into a new project.

The existing former Coast Sausage Company building does not meet the City thresholds as an historic resource under CEQA because it is not a designated Landmark, Heritage Property, or Study List property, and it is not located within a Preservation Districts, or an S-7 or S-20 Preservation Combining Zone. It does not have an existing OCHS rating of "A" or "B," and is not located within an Area of Primary Importance (API). Design Review is required to demolish structures located in CIX-1A pursuant to Section 17.136.075C.

CEQA Analysis

The project qualifies for CEQA Streamlining and/or tiering provisions under Section 15183 and Section 15183.3 for projects consistent with a community plan, general plan or zoning; and relies on previous EIRs prepared for the West Oakland Specific Plan (WOSP) and the Oakland General Plan Land Use and Transportation Element (LUTE) collectively referred to as "Program EIRs" that analyzed environmental impacts associated with adoption and implementation of the LUTE and the WOSP.

CONCLUSION:

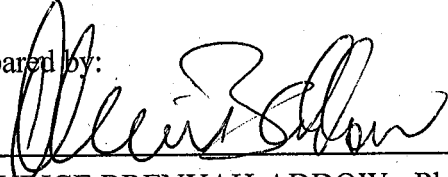
The proposed new Work/Live development needs more work to fully comply with the development standards of the CIX-1A/1B land use regulations of the Oakland Planning Code. To address the remaining issues and concerns, the Design Review Committee is asked to recommend any further design adjustments and/or enhancements that they deem necessary to bring this project into full compliance with the CIX design review requirements.

RECOMMENDATIONS:

Based on the analysis contained in this report, the findings, and the conditions of approval attached to this report and elsewhere within the administrative record, staff believes that the proposed project, with some further adjustments/enhancements could be an appropriate development that will further the overall objectives of the WOSP and the Oakland General Plan, particularly related to new commercial/light industrial and business development. Thus, staff recommends that the Design Review Committee:

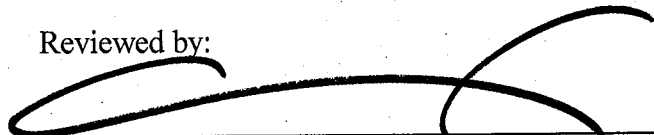
1. Provide design improvement comments aimed at achieving a better Work/Live project.
2. Direct that the applicant to continue to work with staff to address the Committee's comments prior to taking it back to the full Planning Commission in April 2020.

Prepared by:



MAURICE BRENDAH-ADDOW - Planner IV

Reviewed by:



CATHERINE PAYNE – Acting Development
Manager

ATTACHMENTS: A. Project Plans

Project and Work Live Changes

Goals discussed:

- 1.) Explore ways in the project design to support the voluntary commitments proposed by the developer
- 2.) Explore updates to the work/live design to further ensure work/live intent and operations and discourage potential residential encroachment.

FAR	Required		01.22.2020 Planning Commission		03.04.2020 Design Review Committee		Goal explored	Notes
	Max 2.0	0	2	91	2	91		
Work / Live Spaces Light Manufacturing	0	18400 SF		18400 SF		19810 SF	Goal 1	Increased with the addition of a maker space on the mezzanine level of the building to be used as a space for the technical and skilled training from the business and jobs resource training center, as discussed in the voluntary commitments. Space could also be used by the building tenants.
Artisanal Manufacturing	0	1600 SF		1600 SF		2200 SF	Goal 1	Increased per voluntary developer commitments for more affordable light-manufacturing spaces
Business and Jobs Resource and Training Center	0	0		0		750 SF	Goal 1	Created and added as a permanent space for the voluntary developer commitments regarding the non-profit supportive network for building a job and business pipeline, providing resources and technical assistance to qualify, and long-term resources to keep minority and black-owned businesses in operation in the work/live workspaces.
Open Space	6,825 SF	14,392 SF		14,392 SF		14,392 SF	N/A	Project provides 210% more open space than is required with the intent of creating outdoor work spaces for onsite collaboration
Onsite Car Parking	124	136		136		133	Goal 1	Parking reduced by 3 spaces in order to accommodate a space with street access for the business and jobs resource and training center, which was part of the voluntary developer commitments. The project surpasses the requirement by 9 additional spaces which were added to accommodate community concerns for additional temporary parking.
Onsite Long-term Bike Spaces	25	140		140		140	N/A	The project provides a 600% increase from the required long-term bikes required with the intent of reducing parking need for the work/live spaces.
Onsite Short-term Bike Spaces	5	24		24		24	N/A	The project provides a 480% increase from the required Short-term bikes required with the intent of reducing parking need for the work/live spaces.
Loading Berths	2	5		5		5	N/A	The project surpasses the requirement by 250%; 3 loading berths provided to supply the building operations. 2 overflow loading berths spaces provided if all other berths are occupied;
Minimum Work/Live Space Size	800 Min	Unit 1 - 8 spaces - 838 SF Unit 2 - 24 spaces - 1,153 SF Unit 3 - 44 spaces - 1,339 SF Unit 4 - 15 spaces - 2,102 SF		Unit 1 - 8 spaces - 838 SF Unit 2 - 24 spaces - 1,153 SF Unit 3 - 44 spaces - 1,339 SF Unit 4 - 15 spaces - 2,102 SF		Unit 1 - 8 spaces - 838 SF Unit 2 - 24 spaces - 1,153 SF Unit 3 - 44 spaces - 1,339 SF Unit 4 - 15 spaces - 2,102 SF	N/A	4% of the project square footage meets the minimum 800 SF spaces; The remainder of the project ranges from 1150-2100 SF for the work/live; 96% of the project surpasses the requirement by at least 145%.

<p>Maximum Live ratio in each Work/live Space</p>	<p>33% Max Live</p>	<p>Unit 1 - 8 spaces - 24% Live Unit 2 - 24 spaces - 24% Live Unit 3 - 44 spaces - 19% Live Unit 4 - 15 spaces - 13% Live</p>	<p>Unit 1 - 8 spaces - 24% Live Unit 2 - 24 spaces - 24% Live Unit 3 - 44 spaces - 19% Live Unit 4 - 15 spaces - 13% Live</p>	<p>N/A</p>	<p>100% of the work/live spaces surpass the 33% live max requirement by at least 135% and up to 250%; The spaces already minimize the smallest increment of live space on both the base floor and an identical equivalent use on the 2nd floor, due to ADA requirements for accessibility.</p>
<p>Request to make adjustments to work/live spaces to maximize work space potential and to minimize the ability for the live component to encroach into the viable workspaces.</p>	<p>No requirement</p>	<p>Unit Changes were made</p>	<p>Unit Changes were made</p>	<p>Goal 2</p>	<p>Entries to every unit already have intentionally provided large double doors and entry loading widths that open directionally into the workspaces; All live elements have been tucked away into the corner areas of the unit and some kitchens provided wall separation from the work space. All spaces now close off the kitchens and are dividing the live space from the functional work space on the ground floor, while still allowing some access in case it's used dually for the work space. All spaces, with exception to the kitchen, are fully enclosed with rated doors and walls to separate work vs live fire requirements. All offices are not enclosed with doors, and instead use barn and sliding doors, which are more like furniture to intentionally keep these spaces feeling still part of the working areas.</p>
<p>Request to make adjustments to work/live spaces to minimize potential subdivision of spaces into more living quarters.</p>	<p>No requirement</p>	<p>Unit Changes were made</p>	<p>Unit Changes were made</p>	<p>Goal 2</p>	<p>Majority of ambiguous spaces were opened up or removed. Each unit previously had ~2 enclosed offices for all flexible work related activities that need a back of house, such as printing, storage, etc. The smallest unit type now has no office, all the other spaces have max 1 enclosed office for back of house purposes. The previous enclosed areas were opened up and cleared away to remove the ambiguity, but still provide the minimum facilities for work operations.</p>
<p>Voluntary Commitments Agreement</p>	<p>No requirement</p>	<p>Proposed</p>	<p>Community Advisory Board being established and a private agreement is in progress</p>	<p>Goal 1</p>	<p>A community advisory board is being established, and 3 meetings are setup over the next month. The goal is that this group will provide onsite resources, jobs, and business training to accommodate the work/live spaces and tenants. This group will be made up of leaders in the West Oakland community, as well as non-profits groups providing resources, that will be established and will ultimately sign to a private agreement to keep the project applicant accountable for all voluntary commitments.</p>

Project and Work Live Changes

Goals discussed:

- 1.) Explore ways in the project design to support the voluntary commitments proposed by the developer
- 2.) Explore updates to the work/live design to further ensure work/live intent and operations and discourage potential residential encroachment

	Required	01.22.2020 Planning Commission	03.04.2020 Design Review Committee	Goal explored	Notes
FAR	Max 2.0	2	2		
Work / Live Spaces	0	91	91	Goal 1	Increased with the addition of a maker space on the mezzanine level of the building to be used as a space for the technical and skilled training from the business and jobs resource training center, as discussed in the voluntary commitments. Space could also be used by the building tenants.
Light Manufacturing	0	18400 SF	19810 SF	Goal 1	Increased with the addition of a maker space on the mezzanine level of the building to be used as a space for the technical and skilled training from the business and jobs resource training center, as discussed in the voluntary commitments. Space could also be used by the building tenants.
Artisanal Manufacturing	0	1600 SF	2200 SF	Goal 1	Increased per voluntary developer commitments for more affordable light-manufacturing spaces
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Open Space	6,825 SF	14,392 SF	14,392 SF	N/A	Project provides 210% more open space than is required with the intent of creating outdoor work spaces for onsite collaboration
Onsite Car Parking	124	136	133	Goal 1	Parking reduced by 3 spaces in order to accommodate a space with street access for the business and jobs resource and training center, which was part of the voluntary developer commitments. The project surpasses the requirement by 9 additional spaces which were added to accommodate community concerns for additional temporary parking.
Onsite Long-term Bike Spaces	25	140	140	N/A	The project provides a 600% increase from the required long-term bikes required with the intent of reducing parking need for the work/live spaces.
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Loading Berths	2	5	5	N/A	The project surpasses the requirement by 250%; 3 loading berths provided to supply the building operations. 2 overflow loading berths spaces provided if all other berths are occupied.
Minimum Work/Live Space Size	800 Min	Unit 1 - 8 spaces - 838 SF Unit 2 - 24 spaces - 1,153 SF Unit 3 - 44 spaces - 1,339 SF Unit 4 - 15 spaces - 2,102 SF	Unit 1 - 8 spaces - 838 SF Unit 2 - 24 spaces - 1,153 SF Unit 3 - 44 spaces - 1,339 SF Unit 4 - 15 spaces - 2,102 SF	N/A	4% of the project square footage meets the minimum 800 SF spaces; The remainder of the project ranges from 1150-2100 SF for the work/live; 96% of the project surpasses the requirement by at least 145%.

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Request to make adjustments to work/live spaces to maximize work space potential and to minimize the ability for the live component to encroach into the viable workspaces.	No requirement		Unit Changes were made	Goal 2	Entries to every unit already have intentionally provided large double doors and entry loading widths that open directionally into the workspaces; All live elements have been tucked away into the corner areas of the unit and some kitchens provided wall separation from the work space. All spaces now close off the kitchens and are dividing the live space from the functional work space on the ground floor, while still allowing some access in case it's used dually for the work space. All spaces, with exception to the kitchen, are fully enclosed with rated doors and walls to separate work vs live fire requirements. All offices are not enclosed with doors, and instead use barn and sliding doors, which are more like furniture to intentionally keep these spaces feeling still part of the working areas.
Request to make adjustments to work/live spaces to minimize potential subdivision of spaces into more living quarters.	No requirement		Unit Changes were made	Goal 2	Majority of ambiguous spaces were opened up or removed. Each unit previously had ~2 enclosed offices for all flexible work related activities that need a back of house, such as printing, storage, etc. The smallest unit type now has no office, all the other spaces have max 1 enclosed office for back of house purposes. The previous enclosed areas were opened up and cleared away to remove the ambiguity, but still provide the minimum facilities for work operations.
Voluntary Commitments Agreement	No requirement	Proposed	Community Advisory Board being established and a private agreement is in progress	Goal 1	A community advisory board is being established, and 3 meetings are setup over the next month. The goal is that this group will provide onsite resources, jobs, and business training to accommodate the work/live spaces and tenants. This group will be made up of leaders in the West Oakland community, as well as non-profits groups providing resources, that will be established and will ultimately sign to a private agreement to keep the project applicant accountable for all voluntary commitments.

2715 ADELINE

Oakland, California

GENERAL VICINITY PLAN - not to scale

PLANNING DEPARTMENT ENTITLEMENT SUBMITTAL 2019.05.29 REVISIONS

PROJECT DIRECTORY

OWNER/DEVELOPER

OAKLAND LOFTS LLC
411 2ND STREET
OAKLAND, CA 94607
TEL: 415.644.8970

ARCHITECT

YHLA ARCHITECTS
1617 CLAY STREET
OAKLAND, CA 94612
TEL: 510.836.6688

LANDSCAPE

CREO LANDSCAPE ARCHITECTURE
466 GEARY ST #300,
SAN FRANCISCO, CA 94102
TEL: 415.688.2506

CIVIL ENGINEER

CALICHI DESIGN GROUP
3240 PERALTA STREET #3
OAKLAND, CA 94608
TEL: 510.257.6636

SHEET INDEX

A0.0	PROJECT INFORMATION & INDEX	C0.1	CIVIL TITLE SHEET
P1.0	SITE CONTEXT PHOTOGRAPHS	C1.0	PRELIMINARY SITE, PAVING, AND LAYOUT PLAN
P2.0	SITE CONTEXT PHOTOGRAPHS	C2.0	PRELIMINARY GRADING AND DRAINAGE PLAN
P3.0	SITE CONTEXT PHOTOGRAPHS SURVEY	C3.0	PRELIMINARY STORM WATER CONTROL PLAN
		C4.0	PRELIMINARY UTILITY PLAN
A1.0	SITE/GROUND FLOOR PLAN	L1.0	LANDSCAPE PLAN
A1.5	MEZZANINE PLAN	L2.0	LANDSCAPE PLANTING PALETTE
A2.0	SECOND FLOOR PLAN		
A3.0	THIRD - FOURTH FLOOR PLAN		
A4.0	FIFTH FLOOR PLAN		
A5.0	ROOF PLAN		
A6.0	UNIT PLANS		
A7.0	ELEVATIONS		
A8.0	ELEVATIONS		
A9.0	COLOR REPRESENTATION AND MATERIALS		
A10.0	RENDERINGS		



PROJECT INFORMATION

BUILDING AND SITE

BUILDING - GROSS FLOOR AREA		112,154 SF
BUILDING OUTLINE		29,072 SF
NET SITE AREA :	BUILDING SITE - +/-1.26 ACRES (54,972 SF)	
FLOOR AREA RATIO :	GFA	109,994 SF
	NET SITE AREA	54,972 SF
		2
BUILDING COVERAGE :	BLDG. OUTLINE	29,072 SF
	NET SITE AREA	54,972 SF
		0.53
PROJECT HOUSING DENSITY :	NUMBER OF UNITS	91
	SITE AREA	1.26 ACRES
		72 DU/AC

BUILDING CODE

SEISMIC ZONE :	4
CONSTRUCTION TYPE :	III-A OVER TYPE I PODIUM
FIRE SPRINKLERS:	NFPA-13
OCCUPANCY GROUP :	R2/F1/F2
BUILDING HEIGHT / NUMBER OF STORES:	85'-0" TO ROOF/ 5 STORIES
USE :	COMMERCIALLY ORIENTED JLVQ
ZONING DESIGNATION:	CIX-1B/CIX-1A/S-19
CODE EDITION :	2016 CALIFORNIA BUILDING STANDARDS CODE AND LOCAL AMENDMENTS

WORK LIVE AND INDUSTRIAL UNIT MIX

WORK/LIVE TOTAL	91 SPACES	BUILDING AREA	160212									
LIGHT INDUSTRIAL	20,560 SF	SF		SF		SF		SF		SF		SF
UNIT TYPE MIX	UNIT TYPE 1	838	UNIT TYPE 2	1153	UNIT TYPE 3	1339	UNIT TYPE 4	2102	GROUND FLOOR + MISC + SUPPORT			
GROUND FLOOR	0		0		0		0		0	20560	0	12728
SECOND FLOOR	2	1676	6	6918	11	14729	4	8408	0		0	
THIRD FLOOR	2	1676	6	6918	11	14729	4	8408	0		0	
FOURTH FLOOR	2	1676	6	6918	11	14729	4	8408	0		0	
FIFTH FLOOR	2	1676	6	6918	11	14729	3	8408	0		0	
	Total SF	6704	Total SF	27672	Total SF	58916	Total SF	33632	Total SF	20560	Total SF	12728
	147484											
% of Building Area		4.000%		18.000%		36.000%		21.000%		13.000%		8.000%

FLOOR AREA & BUILDING AREA

**FLOOR AREA IS USED FOR CALCULATION OF F.A.R. (FLOOR-AREA-RATIO) AND EXCLUDES PARTS OF THE BUILDING SUCH AS OFF-STREET PARKING PARKING AND GROUND LEVEL ARCADES, PORTICOS, OR SIMILAR OPEN AREAS AS DEFINED IN THE ZONING CODE . MEZZANINES ARE NOT DEFINED AS A FLOOR AND ARE ASSESORRY TO THE PRIMARY SPACE AND NOT COUNTED IN FAR

	WORK/LIVE	WORK/LIVE AMENITIES	CUSTOM LIGHT MANUFACTURING/RETAIL	UTILITY	GROSS FLOOR AREA**	MISC. BUILDING AREA	TOTAL BUILDING AREA
GROUND FLOOR	0 SF	0 SF	15,950 SF	0 SF	15,950 SF	**12,900 SF	28,850 SF
MEZZANINE	**30,055 SF	**200 SF	**4,610 SF	**2,452 SF	0 SF	0 SF	37,327 SF
SECOND FLOOR	24,090 SF	0 SF	0 SF	0 SF	24,090 SF	0 SF	24,090 SF
THIRD FLOOR	24,090 SF	0 SF	0 SF	0 SF	24,090 SF	0 SF	24,090 SF
FOURTH FLOOR	24,090 SF	0 SF	0 SF	0 SF	24,090 SF	0 SF	24,090 SF
FIFTH FLOOR	21,990 SF	0 SF	0 SF	0 SF	21,990 SF	0 SF	21,990 SF
TOTAL	94,050 SF **30,055 SF	**200 SF	15,945 SF **4,610 SF	**2,452 SF	109,994 SF	**12,900 SF	160,012 SF

PARKING PROVIDED

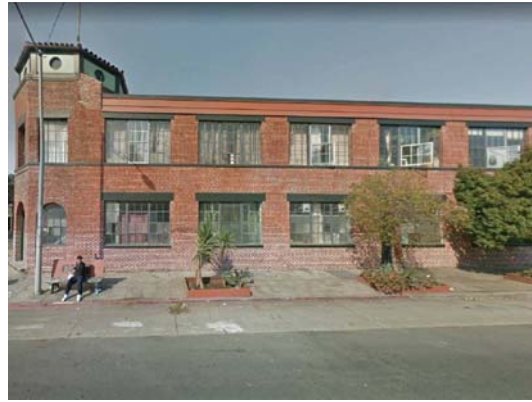
PARKING PROVIDED	OFF-STREET PARKING SPACES	ACCESSIBLE PARKING SPACES	TOTAL
PARKING SPACES PROVIDED	124 REQUIRED; 133 PROVIDED	4	133

PARKING REQUIRED:
WORK/LIVE: 1 SPACE PER UNIT (91) PLUS 1 PER 5 UNITS FOR VISITORS (19) = 110 spaces
CUSTOM/LIGHT MANUFACTURING, GROUP ASSEMBLY: 0.66 per 1,000 SF (20,000 SF) = 14 spaces

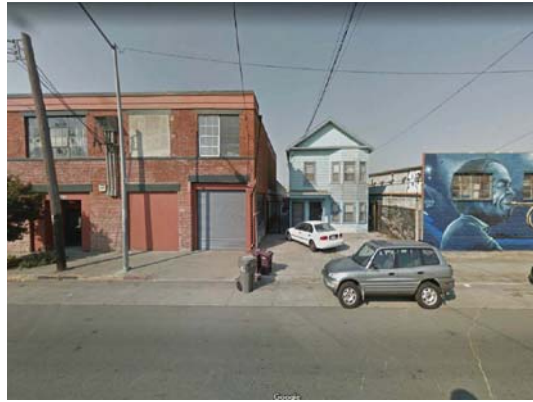
OPEN SPACE

OPEN SPACE PROVIDED	GROUND FLOOR COURTYARD	PRIVATE DECKS	LOWER ROOF DECK	UPPER ROOF DECK
OPEN SPACE PROVIDED	11,792 SF	0 SF	2,600 SF	0 SF
OPEN SPACE REQUIRED: 75 SF PER WORK/LIVE UNIT = 6,825 SF				TOTAL: 14,392 SF

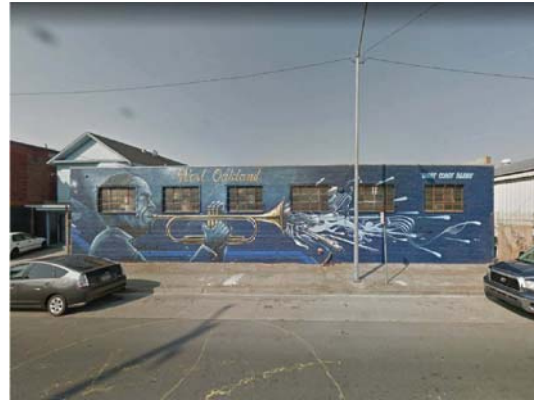
CONTEXT PHOTOGRAPHS - ADELINE STREET



1. 2801 ADELINE



2. 2811 ADELINE



3. 2701 ADELINE



4. 2711 ADELINE



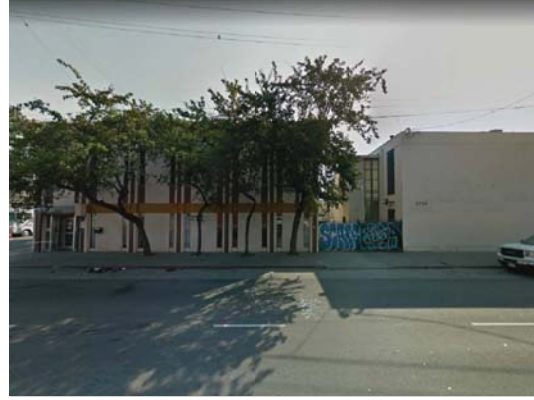
5. 2802 ADELINE



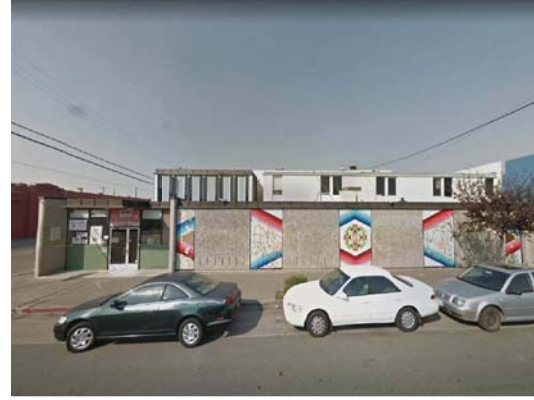
6. 2824 ADELINE



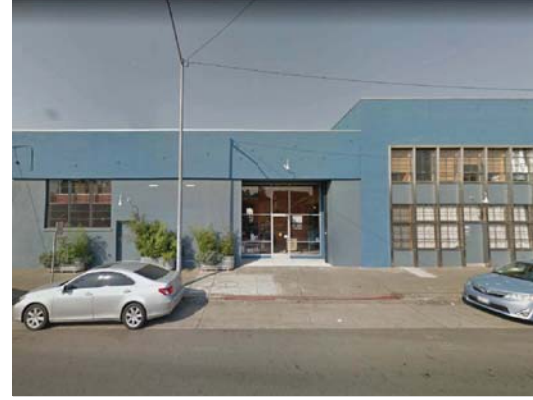
7. 2702 ADELINE



8. 2722 ADELINE



9. 2801 ADELINE



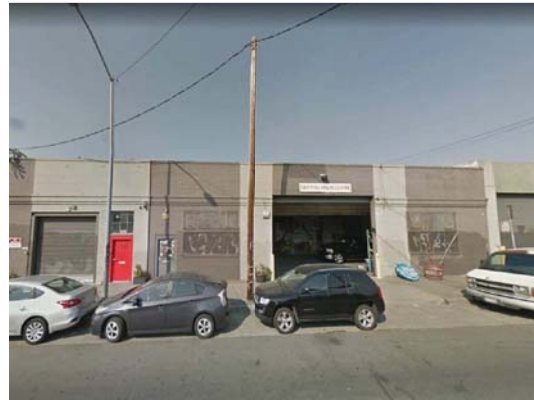
10. 2823 ADELINE



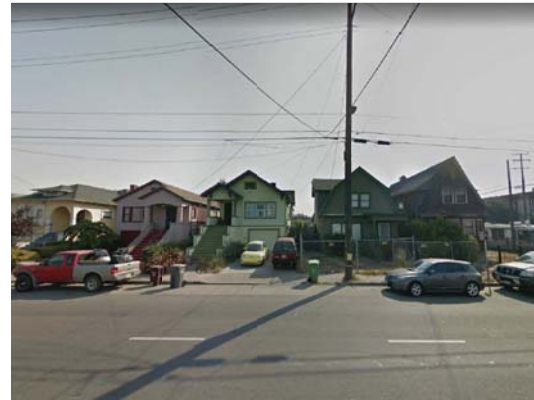
11. 2285 ADELINE



12. 2923 ADELINE



13. 2925 ADELINE



14. 2804 ADELINE



15. 2822 ADELINE



16. 2842 ADELINE



17. 2920 ADELINE



CONTEXT PLAN
NOT TO SCALE



CONTEXT PHOTOGRAPHS - 28TH STREET



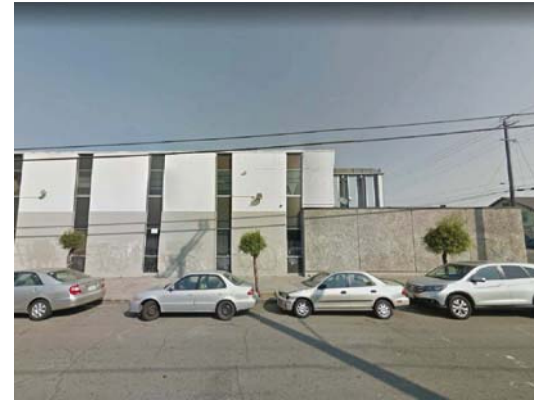
18. 1110 28TH STREET



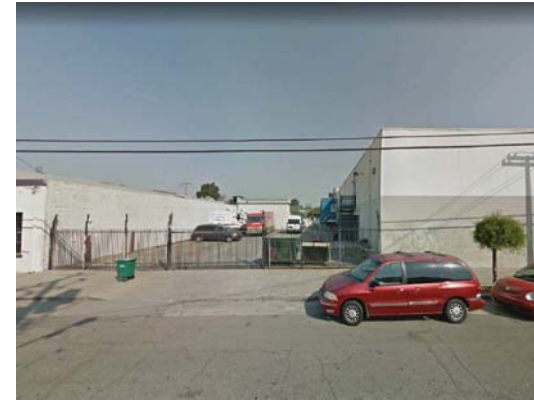
19. 2122 28TH STREET



20. 1121 28TH STREET



21. 1160 28TH STREET



22. 1162 28TH STREET



24. 1164 28TH STREET



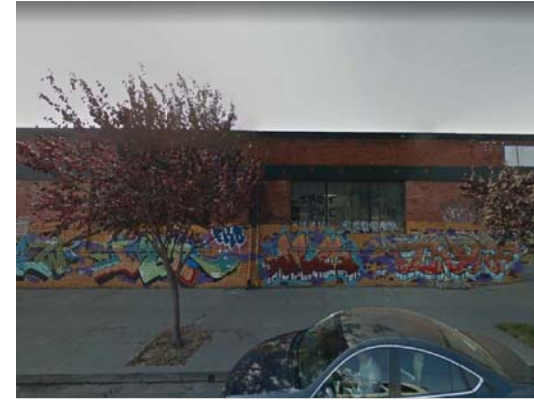
24. 1212 28TH STREET



25. 1226 28TH STREET



26. 1246 28TH STREET



27. 1213 28TH STREET

CONTEXT PHOTOGRAPHS - 26TH STREET



28. 1229 26TH STREET



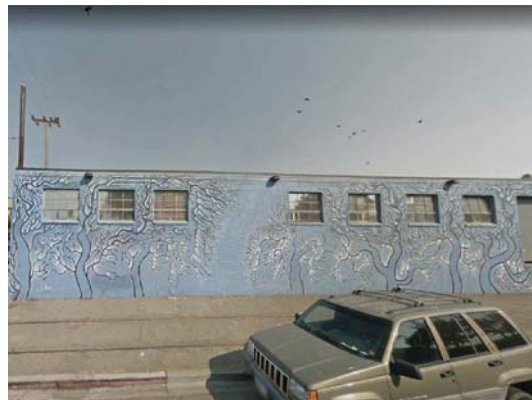
29. 1231 26TH STREET



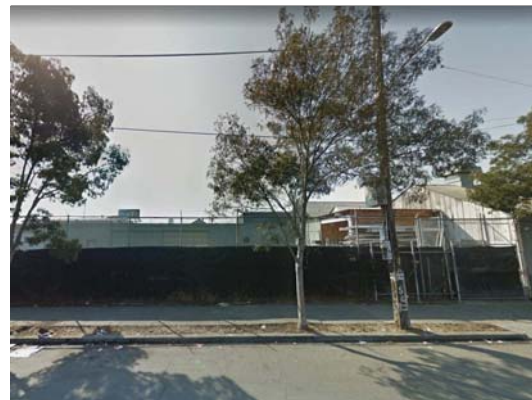
30. 1161 26TH STREET



31. 1165 26TH STREET



32. 1190 26TH STREET



33. 1165 26TH STREET



34. 1199 26TH STREET



CONTEXT PLAN
NOT TO SCALE



CONTEXT PHOTOGRAPHS - MAGNOLIA STREET



35. 2611 MAGNOLIA STREET



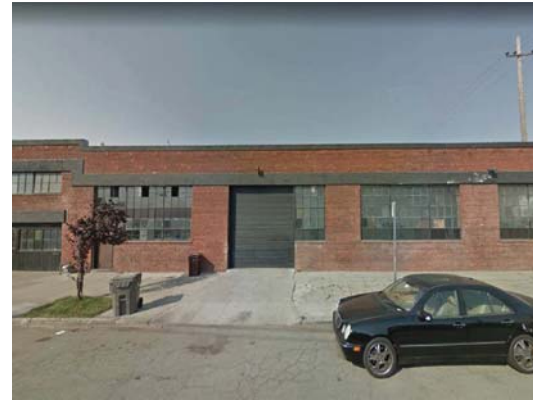
36. 2615 MAGNOLIA STREET



37. 2635 MAGNOLIA STREET



38. 2665 MAGNOLIA STREET



39. 27251 MAGNOLIA STREET



40. 2800 MAGNOLIA STREET



41. 2620 MAGNOLIA STREET



42. 2650 MAGNOLIA STREET



43. 2815 MAGNOLIA STREET



44. 2829 MAGNOLIA STREET



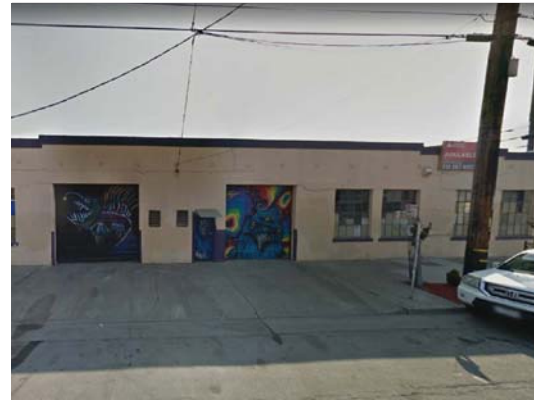
45. 2915 MAGNOLIA STREET



46. 2917 MAGNOLIA STREET



47. 2923 MAGNOLIA STREET



48. 2800 MAGNOLIA STREET



49. 2834 MAGNOLIA STREET



50. 2904 MAGNOLIA STREET



51. 2916 MAGNOLIA STREET



52. 2924 MAGNOLIA STREET



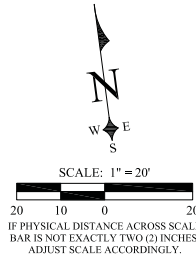
CONTEXT PLAN
NOT TO SCALE



TRUE
NORTH



PROJECT
NORTH



BASIS OF BEARINGS

The bearings shown on this survey are based on the monument line of 28th Street as shown on Parcel Map 9199 (300 P.M. 84). That Bearing taken as N28°30'29\"/>

DATUM

The elevations shown on this survey are based upon the City of Oakland Datum, City Benchmark No. 269. Being a brass pin set in the back of the concrete sidewalk at the northeast corner of the intersection of 32nd and Louise Streets. Elevation taken as 9.823'

CONTOUR INTERVAL NOTE

Contours shown on this survey are based upon a ground survey and plotted at a 1 foot interval.

LEGEND

- Existing property boundary
- - - Existing parcel lines of adjacent properties
- - - Existing street centerline
- - - Existing building line
- - - Existing fence line
- X Sanitary sewer clean out
- SS Sanitary sewer manhole
- SM Storm drainage manhole
- Light Existing light
- AC Existing overhead utility pole
- AC Existing Air Conditioner
- Existing Bollard
- Found survey monument
- B Bush
- CI Curb inlet w/ catch basin
- conc concrete
- EV Electrical Vault
- Gas Valve
- Fire hydrant
- GB Gas break
- GM Gas Meter
- GNV Ground Not Visible
- LS Landscaping
- P Planter box
- PGE PGE Box or Vault
- PSE Public Service Easement
- Sign
- TE Trash Enclosure
- TE Telephone Vault
- Water meter
- Water valve

PARKING SPACES

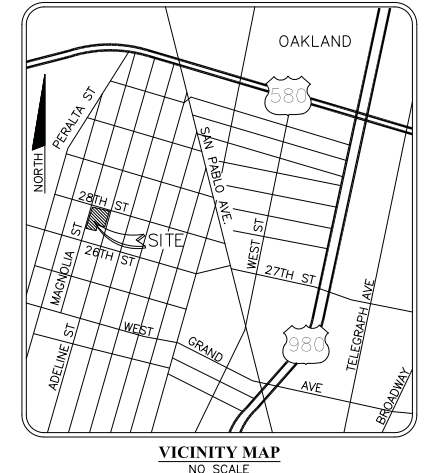
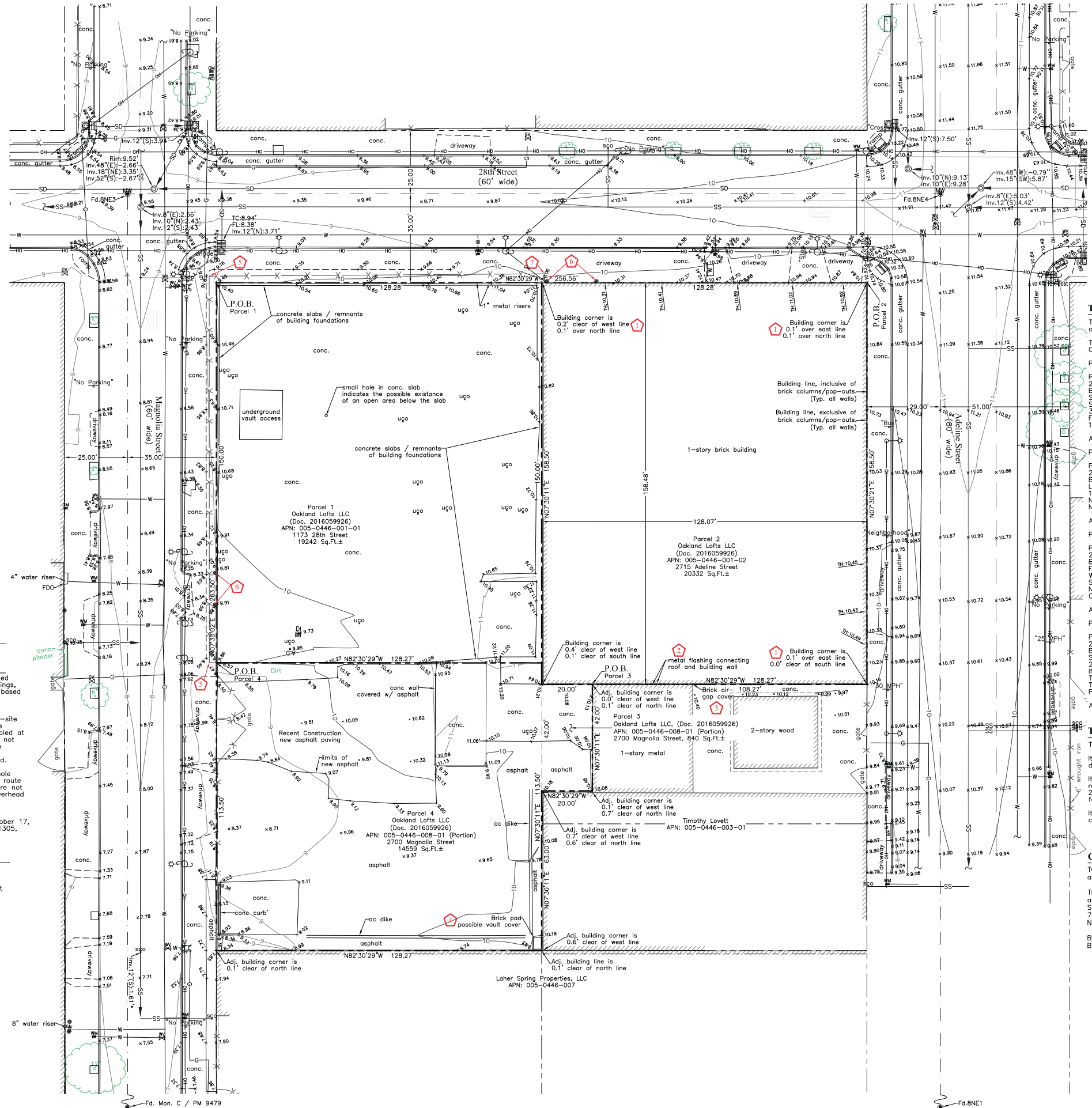
There are no striped parking spaces on the subject parcel.

SURVEYOR NOTES

1. All statements within the certification, and other references located elsewhere hereon, related to: utilities, improvements, structures, buildings, party walls, parking, easements, servitudes, and encroachments; are based solely on above ground, visible evidence, unless another source of information is specifically referenced hereon.
2. Utilities shown have been located from visible above-ground, on-site observation only. Therefore the surveyor assumes no liability for the location and or existence of any utilities that may have been concealed at the time of this survey. The locations of underground utilities have not been located and are not included as a portion of this survey. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned.
3. The location of overhead utility lines have been shown for the sole purpose of indicating the interconnection of utility poles and general route of lines. The number and type of lines strung between the poles are not shown nor are the cross arm widths or individual line locations. Overhead service locations are not shown on this survey.
4. The legal description and easement information for the property surveyed hereon is taken from the preliminary title report dated October 17, 2017, prepared by Chicago Title Company at 1 Kaiser Plaza, Suite 1305, Oakland, CA 94612, under title number 58209213-582-LE-DP.

POSSIBLE ENCROACHMENTS

- 1 Building facade is located up to 0.1' outside of parcel line.
- 2 Roof flashing connects the adjacent building's roof to the subject building wall. 1'± outside and 0.4' inside of parcel line.
- 3 Brick cover over air-gap between buildings crosses parcel line. 0.2' outside and 0.4' inside of parcel line.
- 4 Brick cover over possible utility or access vault is 0.2'-3.1' inside of parcel line. Purpose and use is unknown.
- 5 Fence is 2.8' outside of parcel line.
- 6 Metal bollards are located 0.6' outside of parcel line.
- 7 Fence corner is 3.5' outside of parcel line.



TITLE DESCRIPTION

The land referred to herein below is situated in the City of Oakland, County of Alameda, State of California, and is described as follows:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF OAKLAND, IN THE COUNTY OF ALAMEDA, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

- PARCEL ONE:**
 PORTION OF BLOCK 650, BOARDMAN'S MAP OF THE CITY OF OAKLAND AND VICINITY, FILED APRIL 23, 1883, MAP BOOK 17, PAGE 14, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE EASTERN LINE OF MAGNOLIA STREET WITH THE SOUTHERN LINE OF 28TH STREET; RUNNING THENCE SOUTHERLY ALONG SAID LINE OF MAGNOLIA STREET, 150 FEET; THENCE EASTERLY PARALLEL WITH SAID LINE OF 28TH STREET, 128 FEET, 3 INCHES; THENCE NORTHERLY AND PARALLEL WITH SAID LINE OF MAGNOLIA STREET, 150 FEET TO THE SAID LINE OF 28TH STREET; THENCE WESTERLY ALONG SAID LINE OF 28TH STREET, 128 FEET, 3 INCHES TO THE POINT OF BEGINNING.
 APN: 005-0446-001-01
- PARCEL TWO:**
 PORTION OF BLOCK 650, BOARDMAN'S MAP OF THE CITY OF OAKLAND AND VICINITY, FILED APRIL 23, 1883, MAP BOOK 17, PAGE 14, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHERN LINE OF 28TH STREET WITH THE WESTERN LINE OF ADELINE STREET; RUNNING THENCE SOUTHERLY ALONG SAID LINE OF ADELINE STREET, 158.5 FEET; THENCE AT RIGHT ANGLES WESTERLY, 128.25 FEET; THENCE AT RIGHT ANGLES NORTHERLY 158.5 FEET TO SAID LINE OF 28TH STREET; THENCE EASTERLY ALONG SAID NAMED LINE 128.25 FEET TO THE POINT OF BEGINNING.
 APN: 005-0446-001-02
- PARCEL THREE:**
 PORTION OF BLOCK 650, BOARDMAN'S MAP OF THE CITY OF OAKLAND AND VICINITY, FILED APRIL 23, 1883, MAP BOOK 17, PAGE 14, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WESTERN LINE OF ADELINE STREET, DISTANT THEREON 158.50 FEET SOUTHERLY FROM THE SOUTHERN LINE OF 28TH STREET; THENCE AT RIGHT ANGLES WESTERLY 108.25 FEET TO THE ACTUAL POINT OF COMMENCEMENT; THENCE AT RIGHT ANGLES SOUTHERLY 42.00 FEET; THENCE AT RIGHT ANGLES WESTERLY 20 FEET; THENCE AT RIGHT ANGLES NORTHERLY 42.00 FEET; THENCE AT RIGHT ANGLES EASTERLY 20 FEET TO THE ACTUAL POINT OF COMMENCEMENT.
 APN: 005-0446-008-01 (Portion)
- PARCEL FOUR:**
 PORTION OF BLOCK 650, BOARDMAN'S MAP OF THE CITY OF OAKLAND AND VICINITY, FILED APRIL 23, 1883, MAP BOOK 17, PAGE 14, ALAMEDA COUNTY RECORDS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EASTERN LINE OF MAGNOLIA STREET, DISTANT THEREON SOUTHERLY 150 FEET FROM THE POINT OF INTERSECTION THEREOF WITH THE SOUTHERN LINE OF 28TH STREET; RUNNING THENCE SOUTHERLY ALONG SAID LINE OF MAGNOLIA STREET 113 FEET, 6 INCHES; THENCE EASTERLY PARALLEL WITH SAID LINE OF 28TH STREET, 128 FEET, 3 INCHES; THENCE NORTHERLY PARALLEL WITH SAID LINE OF MAGNOLIA STREET, 113 FEET, 6 INCHES; THENCE WESTERLY PARALLEL WITH SAID LINE OF 28TH STREET, 128 FEET, 3 INCHES TO THE POINT OF BEGINNING.
 APN: 005-0446-008-01 (Remainder)

TITLE EXCEPTIONS AND EXCLUSIONS

The exceptions and exclusions listed in said preliminary title report are as follows:
 Items 1-9: Property taxes, the lien of supplemental taxes, title company statements and deeds of trust, if any. Not addressed hereon, refer to the title report for particulars.
 Item 10: The land is within the limits of the West Oakland Redevelopment Project as recorded December 3, 2007 in Official Records under Recorder's Serial Number 2007-409572. This is blanket in nature and is not shown hereon; refer to the title report for particulars.
 Items 11-24: Priority liens and special assessments in favor of the City of Oakland and title company statements. Not Addressed on this survey, refer to the title report for particulars.

CERTIFICATION

TO: 1919 Crew, LLC and Chicago Title Company and/or their respective successors and assigns:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items: 2, 4, 5, 7(a), 8, 9, 13, 14, 16, 17, and 19 of Table A thereof. The field work was completed on November 30, 2017.
 By: *Brian L. Sousa* Date: December 1, 2017
 Brian L. Sousa, PLS#7917



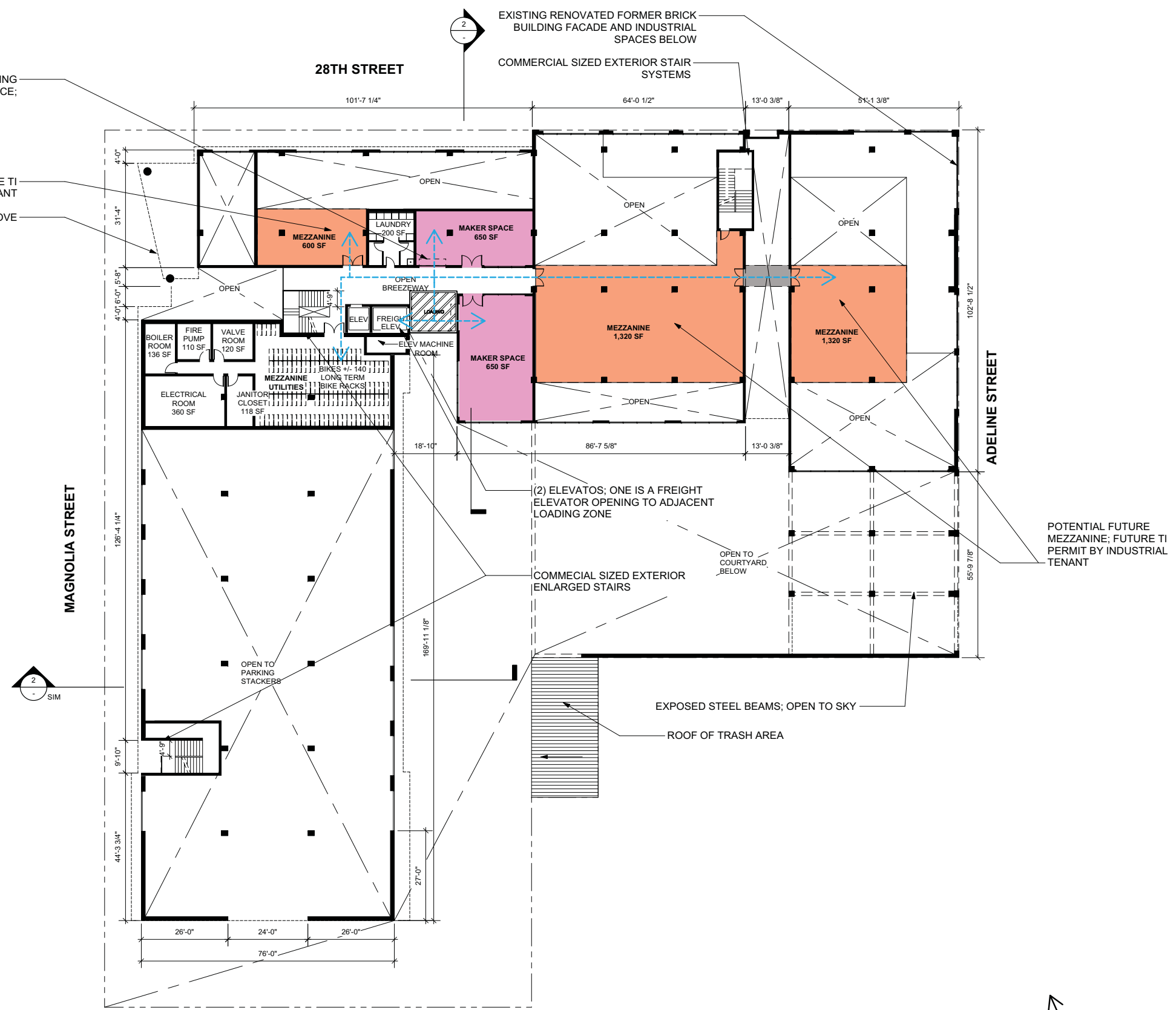
ALTA/NSPS Land Title Survey
 of
**1173 28th Street,
 2715 Adeline Street, &
 2700 Magnolia Street**
 as described in Series No. 2016059926
 City of Oakland, California

 tel 707.425.4300 fax 707.425.4300
 3809 Rollingwood Dr. Fairfield, CA 94534

GARAGE DOORS PROVIDE FOR BUILDING MAKER SPACE;

POTENTIAL FUTURE MEZZANINE; FUTURE TI PERMIT BY INDUSTRIAL TENANT

OVERHANGS OF WORK/LIVE UNITS ABOVE



ONSITE VOLUNTARY SPACE PROVIDED FOR ONSITE JOB AND BUSINESS RESOURCES AND TRAINING; THIS IS A VOLUNTARY COMMITMENT MADE AND PRESENTED IN THE 1/22/2020 PLANNING COMMISSION HEARING IN ORDER TO CREATE A LONG-TERM INFRASTRUCTURE TO CREATE A PIPELINE OF MINORITY AND BLACK-OWNED BUSINESSES INTO THE WORK/LIVE WORKSPACES AND TO SUPPORT THE PROJECT AS A JOB GENERATOR, AS WELL AS SUPPORT ONSITE UNITS TO BE USED AND REMAIN AS WORK/LIVE BUSINESSES; THIS SPACE IS PROVIDED AT NO COST AND WILL BE UTILIZED BY A TEAM OF NON-PROFITS PROVIDING THESE RESOURCES;

ONSITE MAKER SPACES ARE PROVIDED ON MEZZANIN ELEVEL TO SERVICE THE BUILDING TENANTS AS A COMMUNAL SPACE FOR MAKING, TEACHING, AND LEARNING OF SKILLS; THESE ARE PART OF THE VOLUNTARY COMMITMENTS INTEGRATED IN THE BUILDING WHICH WILL ALSO BE DIRECTLY ACCESSIBLE TO THE ONSITE JOB AND BUSINESS RESOURCES AND TRAINING TO BOTH BUILD THE PIPELINE INTO THE WORK LIVE UNITS AS WELL AS SERVICE THE LEARNINGS OF WORK LIVE UNITS ALREADY OCCUPIED;

GENERAL AND LIGHT MANUFACTURING ACTIVITIES INCLUDE NEW BEER MANUFACTURING AND PACKAGING FACILITIE AS WELL AS A COMMERCIAL KITCHEN AND COMMISARY; THE ORIGINAL BUILDING WAS THE WEST COAST SAUSAGE FACTORY AND THIS WAS INTENTIONAL TO PROVIDE FOOD MANUFACTURING TO COMPLEMENT THE HISTORIC USE; ALL MANUFACTURING SPACES INCLUDE INTERNAL LOADING DOCK ACCESS AND ARE DESIGNED IN ACCORDANCE WITH SIGNED 20 YEAR LOIS FOR THESE SPACES; THESE WILL BE LEFT AS WARM SHELLS AND THE TENANTS WILL PROVIDE SEPARATE TENANT IMPROVMENTS FOR THE BUILD OUT OF THESE SPACES.

PROJECT COMMITMENT TO MANUFACTURING JOBS AND BUSINESSES:

SIGNING 20,000 SF OF LEASES FOR THE EXISTING BUILDING WITH LIGHT MANUFACTURING AND FOOD MANUFACTURING BUSINESSES; CURRENTLY 20,000 SF RESERVED BY LOI WITH THESE LOCAL, LIGHT MANUFACTURING BUSINESSES.

1. ALL BUSINESSES THAT OPERATE IN THE 20,000 SF OF SPACE WILL BE REQUIRED, WITHIN THEIR LEASE AGREEMENT, TO OPERATE WITH 50% LOCAL HIRING.
2. THE BUSINESS OWNERS IN THE 20,000SF OF SPACE, IN REGARDS TO LOCAL HIRING, WILL NOT DISCRIMINATE TOWARDS FORMER CONVICTS.
3. A COMMUNITY ADVISORY BOARD WILL REVIEW AND QUALIFY THE 50% LOCAL HIRING OF EMPLOYEES ON THE GROUND FLOOR OF MANUFACTURING SPACE.

ESTABLISH A LONG-TERM SMALL BUSINESS PIPELINE INTO THE TOWN SQUARE SPACES AND THE WORK SPACES (WORK/LIVE), FOCUSING ON MINORITY AND AFRICAN-AMERICAN-OWNED BUSINESSES, BY ESTABLISHING A COMBINED FOR-PROFIT AND NON-PROFIT BUSINESS WORKFORCE DEVELOPMENT TASK FORCE, WHOSE ROLE IS TO PREPARE BUSINESSES TO QUALIFY, PROVIDE MARKETING, BUSINESS DEVELOPMENT AND OTHER SERVICES TO GET THE BUSINESS UP AND RUNNING AND HELP PROVIDE LONG-TERM SUPPORTIVE RESOURCES TO SUSTAIN THESE BUSINESSES ONSITE LONGTERM.

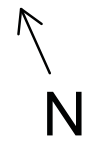
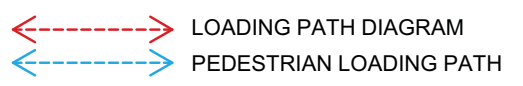
FREE SPACE WILL BE PROVIDED ONSITE THAT'S AVAILABLE FOR BUSINESS AND EMPLOYEE RESOURCES AND TRAINING.

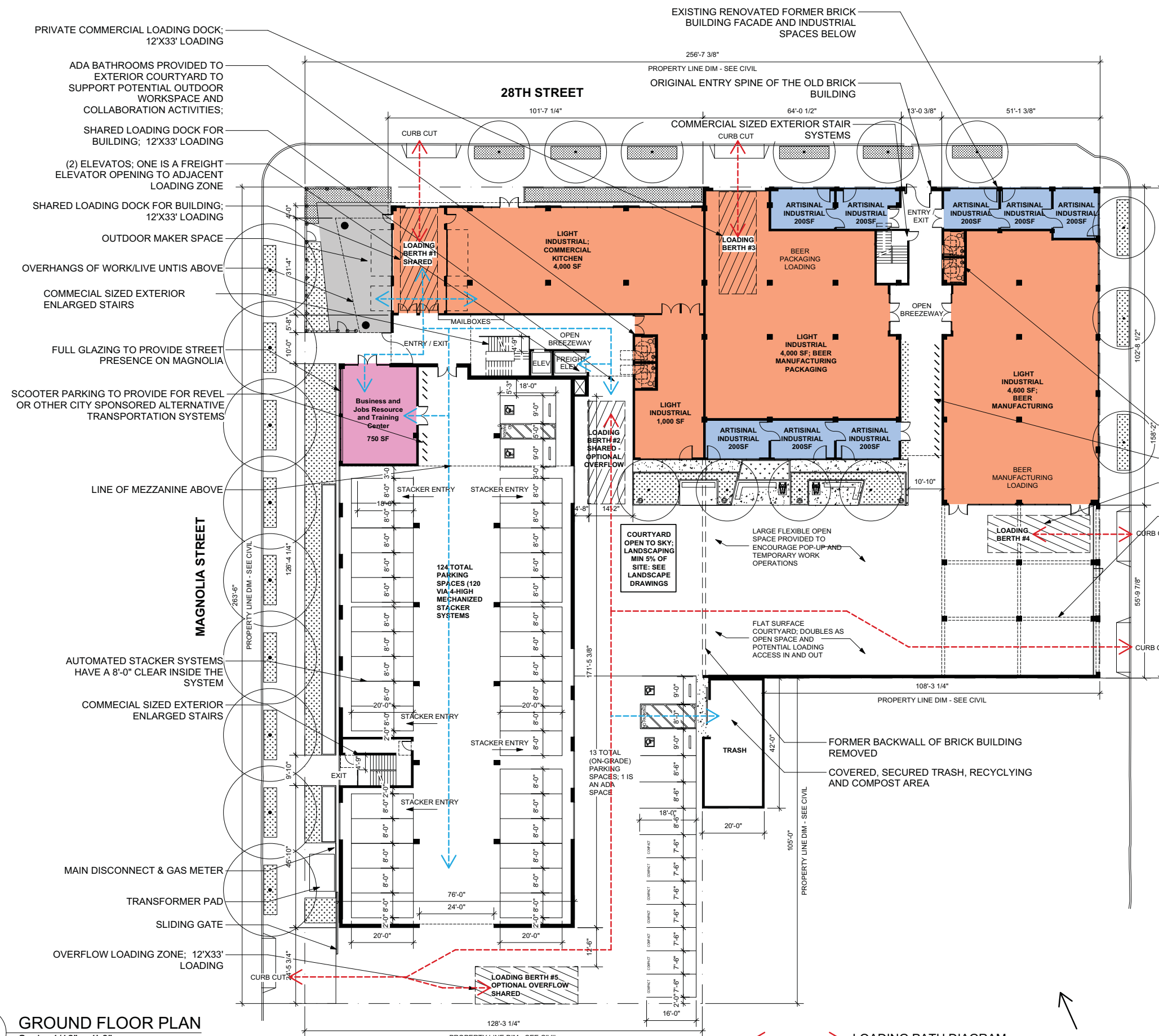
PROJECT VOLUNTARY COMMITMENT OF PROTECTING BUSINESS/MAKER/MANUFACTURING USES IN THE BUILDING:

ESTABLISH LONG-TERM CONSTRAINTS TO MAKE SURE WORK/LIVE SPACES ARE] OPERATED AND KEPT AS WORK/LIVE SPACES WITHIN THE DEVELOPMENT AFTER THE PROJECT IS CONSTRUCTED.

1. THE PROJECT WILL FUND A 3RD PARTY OVERSIGHT COMPANY TO MONITOR BUSINESS LICENSE AND WORK/LIVE BUSINESS COMPLIANCE WITHIN ALL 91 UNITS FOR THE NEXT 10 YEARS.
2. ALL TENANTS WILL BE SUBJECT TO AN ANNUAL INSPECTION, BY THE 3RD PARTY MONITOR, TO ENSURE THAT THE BUSINESS LICENSE IS STILL CURRENT AND VALID.
3. ALL TENANTS OF THE 91 WORKSPACES (WORK/LIVE) MUST PRESENT A VALID BUSINESS LICENSE PRIOR TO SIGNING THE LEASE AND EACH LEASE RENEWAL.
4. ALL TENANTS WILL BE REQUIRED TO SIGN A COMMERCIAL LEASE.

1 MEZZANINE PLAN
Scale: 1/16" = 1'-0"





ONSITE VOLUNTARY SPACE PROVIDED FOR ONSITE JOB AND BUSINESS RESOURCES AND TRAINING; THIS IS A VOLUNTARY COMMITMENT MADE AND PRESENTED IN THE 1/22/2020 PLANNING COMMISSION HEARING IN ORDER TO CREATE A LONG-TERM INFRASTRUCTURE TO CREATE A PIPELINE OF MINORITY AND BLACK-OWNED BUSINESSES INTO THE WORK/LIVE WORKSPACES AND TO SUPPORT THE PROJECT AS A JOB GENERATOR, AS WELL AS SUPPORT ONSITE UNITS TO BE USED AND REMAIN AS WORK/LIVE BUSINESSES; THIS SPACE IS PROVIDED AT NO COST AND WILL BE UTILIZED BY A TEAM OF NON-PROFITS PROVIDING THESE RESOURCES;

ARTISINAL MANUFACTURING SPACES ARE PROVIDED AS MICRO-INDUSTRIAL WORK SPACES THAT CAN PROVIDE AN AFFORDABLE SPACE FOR NEW AND BUDDING MAKERS WHO CANNOT AFFORD A LARGE MANUFACTURING OPERATION; THIS WAS A DISCUSSION TOPIC AND REQUEST IN THE 1/22/2020 PLANNING COMMISSION; THESE SPACES WILL ALL HAVE HIGH CEILINGS AND STOREFRONTS SO CLIENTS AND THE SELLING OF CRAFTS CAN BE EASILY ACCESSIBLE TO THE STREET; THEY CAN BE STANDALONE SPACES OR BE CONNECTED ACROSS VIA ACCESS DOORS; ADA BATHROOMS ARE PROVIDED TO THE OUTSIDE OPEN BREEZEWAY SO THESE SPACE CAN ACT LIKE A COOPERATIVE AND ALL HAVE ACCESS TO COMMON BATHROOMS TO SUPPORT THESE SPACES.

ADA BATHROOMS PROVIDED FOR THE ARTISINAL INDUSTRIAL SPACES

SHORT TERM BIKE RACKS - 30 SPACES

PRIVATE COMMERCIAL LOADING DOCK; 12'X33' LOADING

EXPOSED STEEL BEAMS ABOVE; OPEN TO SKY

GENERAL AND LIGHT MANUFACTURING ACTIVITIES INCLUDE NEW BEER MANUFACTURING AND PACKAGING FACILITY AS WELL AS A COMMERCIAL KITCHEN AND COMMISARY; THE ORIGINAL BUILDING WAS THE WEST COAST SAUSAGE FACTORY AND THIS WAS INTENTIONAL TO PROVIDE FOOD MANUFACTURING TO COMPLEMENT THE HISTORIC USE; ALL MANUFACTURING SPACES INCLUDE INTERNAL LOADING DOCK ACCESS AND ARE DESIGNED IN ACCORDANCE WITH SIGNED 20 YEAR LOIS FOR THESE SPACES; THESE WILL BE LEFT AS WARM SHELLS AND THE TENANTS WILL PROVIDE SEPARATE TENANT IMPROVEMENTS FOR THE BUILD OUT OF THESE SPACES.

PROJECT COMMITMENT TO MANUFACTURING JOBS AND BUSINESSES:

SIGNING 20,000 SF OF LEASES FOR THE EXISTING BUILDING WITH LIGHT MANUFACTURING AND FOOD MANUFACTURING BUSINESSES; CURRENTLY 20,000 SF RESERVED BY LOI WITH THESE LOCAL, LIGHT MANUFACTURING BUSINESSES.

1. ALL BUSINESSES THAT OPERATE IN THE 20,000 SF OF SPACE WILL BE REQUIRED, WITHIN THEIR LEASE AGREEMENT, TO OPERATE WITH 50% LOCAL HIRING.
2. THE BUSINESS OWNERS IN THE 20,000SF OF SPACE, IN REGARDS TO LOCAL HIRING, WILL NOT DISCRIMINATE TOWARDS FORMER CONVICTS.
3. A COMMUNITY ADVISORY BOARD WILL REVIEW AND QUALIFY THE 50% LOCAL HIRING OF EMPLOYEES ON THE GROUND FLOOR OF MANUFACTURING SPACE.

ESTABLISH A LONG-TERM SMALL BUSINESS PIPELINE INTO THE TOWN SQUARE SPACES AND THE WORK SPACES (WORK/LIVE), FOCUSING ON MINORITY AND AFRICAN-AMERICAN-OWNED BUSINESSES, BY ESTABLISHING A COMBINED FOR-PROFIT AND NON-PROFIT BUSINESS WORKFORCE DEVELOPMENT TASK FORCE, WHOSE ROLE IS TO PREPARE BUSINESSES TO QUALIFY, PROVIDE MARKETING, BUSINESS DEVELOPMENT AND OTHER SERVICES TO GET THE BUSINESS UP AND RUNNING AND HELP PROVIDE LONG-TERM SUPPORTIVE RESOURCES TO SUSTAIN THESE BUSINESSES ONSITE LONGTERM.

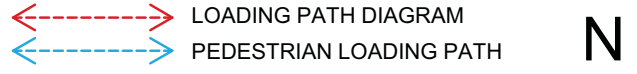
FREE SPACE WILL BE PROVIDED ONSITE THAT'S AVAILABLE FOR BUSINESS AND EMPLOYEE RESOURCES AND TRAINING.

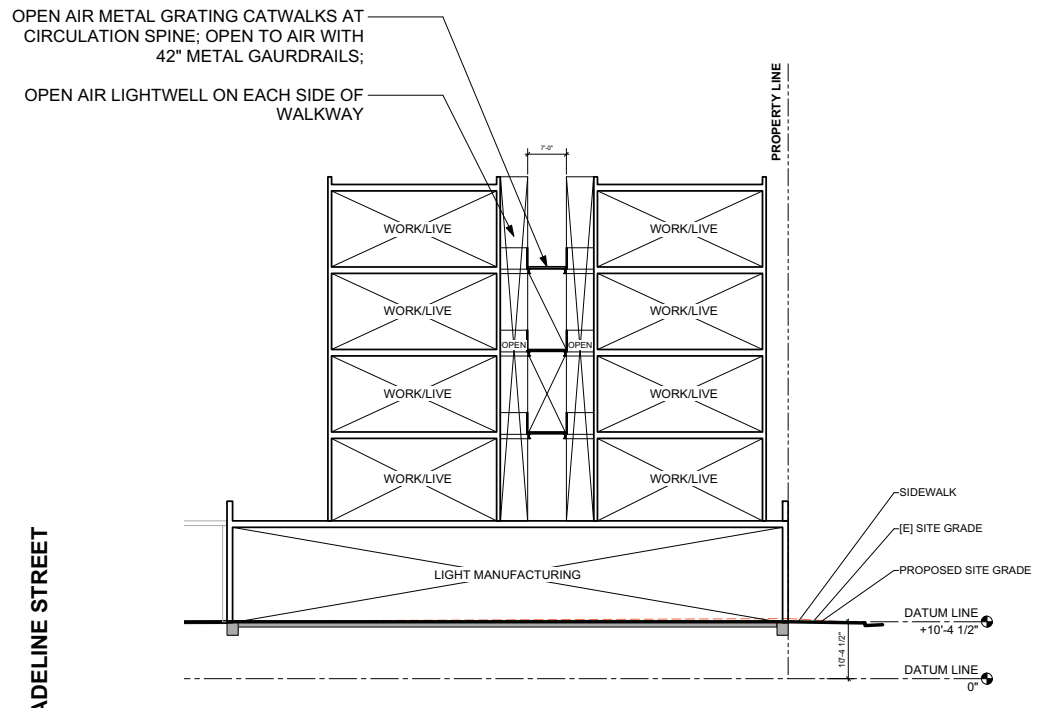
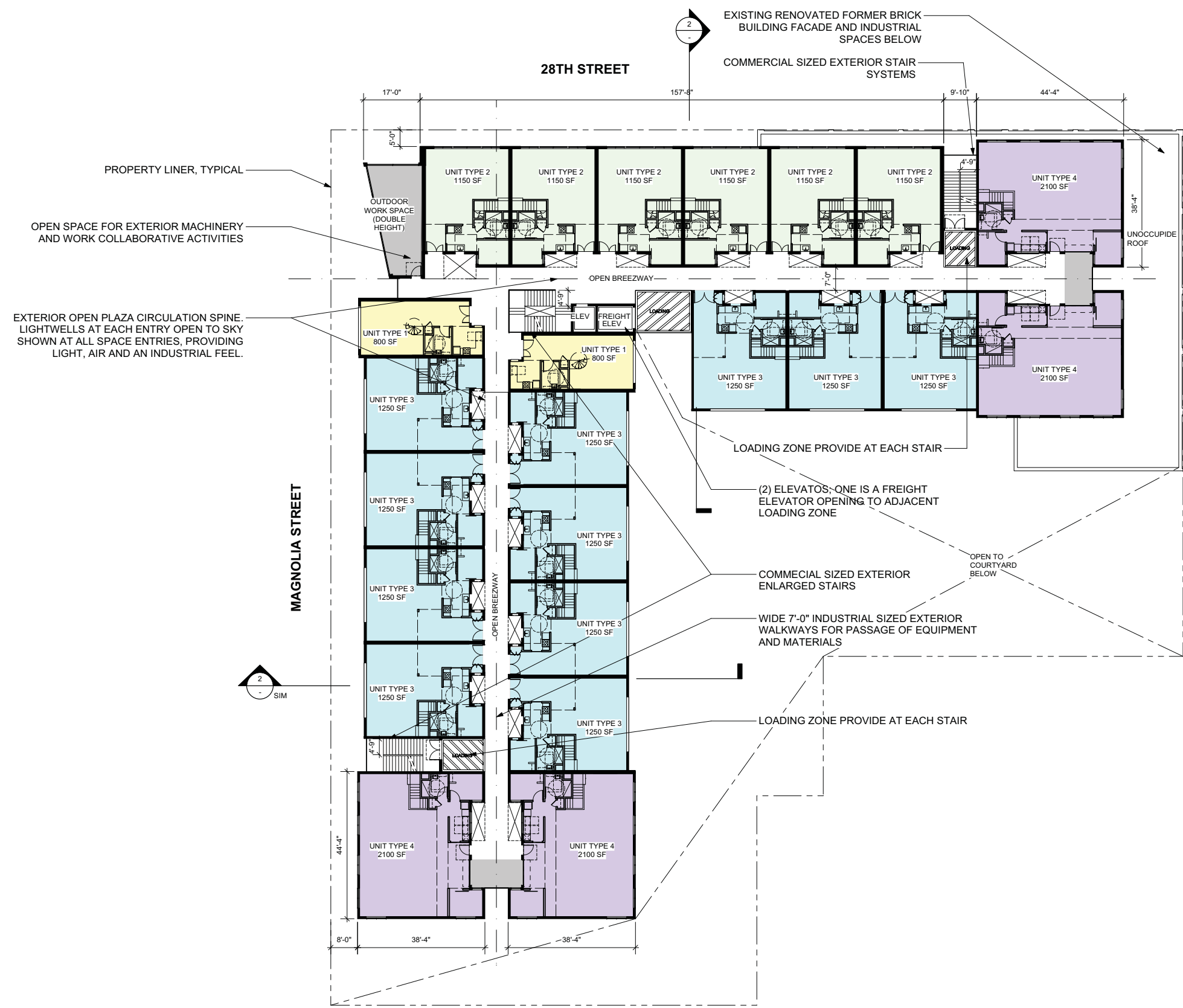
PROJECT VOLUNTARY COMMITMENT OF PROTECTING BUSINESS/MAKER/MANUFACTURING USES IN THE BUILDING:

ESTABLISH LONG-TERM CONSTRAINTS TO MAKE SURE WORK/LIVE SPACES ARE OPERATED AND KEPT AS WORK/LIVE SPACES WITHIN THE DEVELOPMENT AFTER THE PROJECT IS CONSTRUCTED.

1. THE PROJECT WILL FUND A 3RD PARTY OVERSIGHT COMPANY TO MONITOR BUSINESS LICENSE AND WORK/LIVE BUSINESS COMPLIANCE WITHIN ALL 91 UNITS FOR THE NEXT 10 YEARS.
2. ALL TENANTS WILL BE SUBJECT TO AN ANNUAL INSPECTION, BY THE 3RD PARTY MONITOR, TO ENSURE THAT THE BUSINESS LICENSE IS STILL CURRENT AND VALID.
3. ALL TENANTS OF THE 91 WORKSPACES (WORK/LIVE) MUST PRESENT A VALID BUSINESS LICENSE PRIOR TO SIGNING THE LEASE AND EACH LEASE RENEWAL.
4. ALL TENANTS WILL BE REQUIRED TO SIGN A COMMERCIAL LEASE.

1 GROUND FLOOR PLAN
Scale: 1/16" = 1'-0"



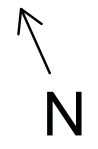


2 TYPICAL SECTION AT OPEN EXTERIOR WALKWAYS
Scale: 1/16" = 1'-0"

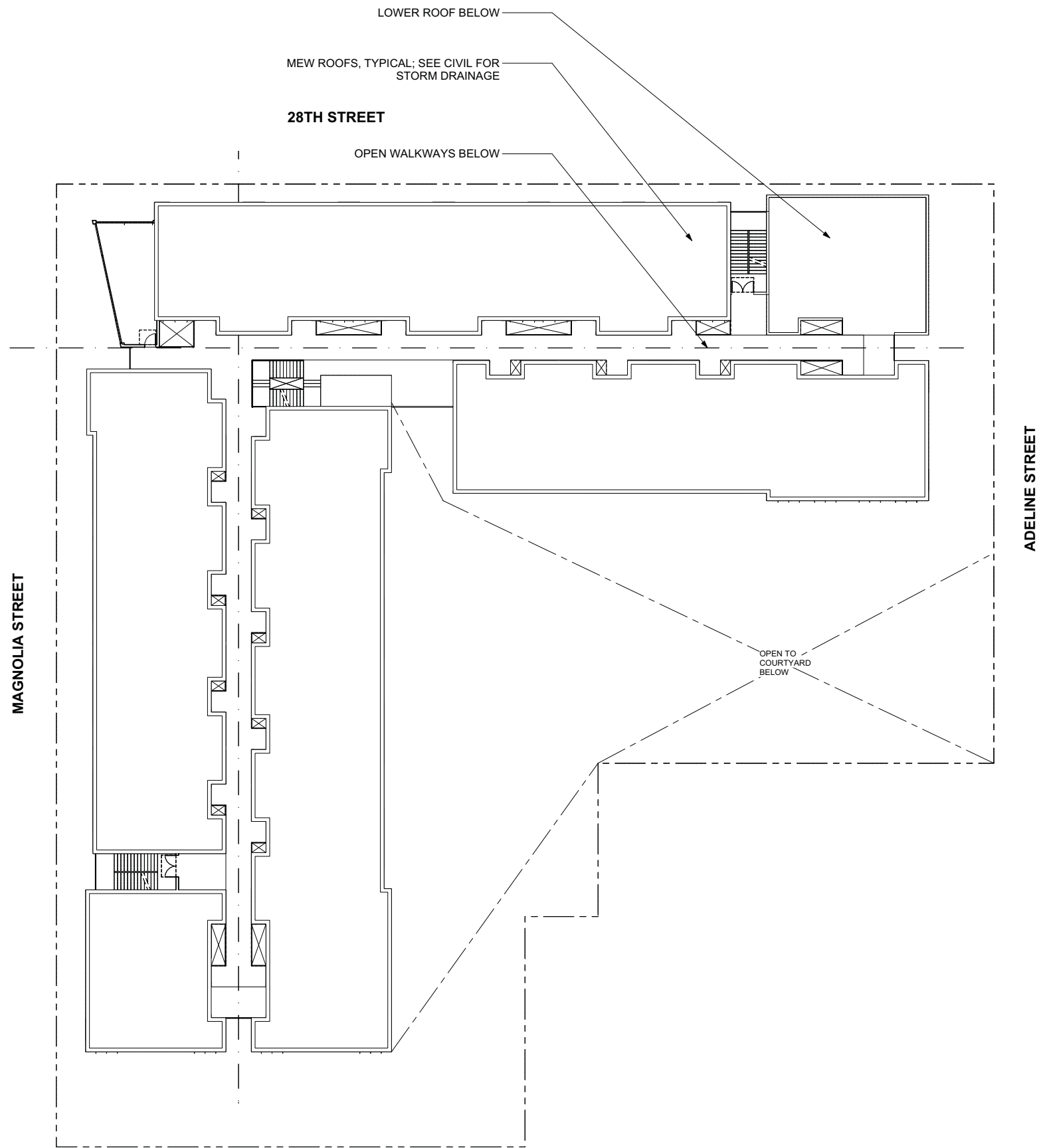
SEE A6.0 FOR UNIT TYPES AND BREAKDOWN OF AREA FOR JWLG

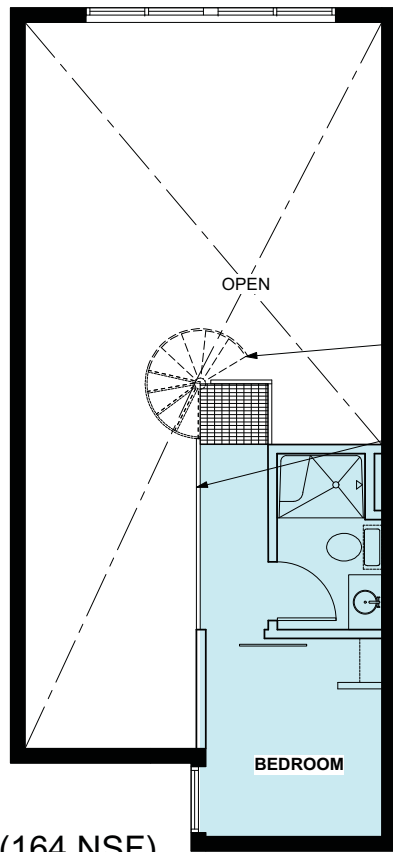
SEE LANDSCAPE DRAWINGS FOR ALL PROPOSED TREES AND LANDSCAPE IMPROVEMENTS INTENT

- UNIT TYPE 1 - WORK/LIVE UNIT
SMALL SIZED UNITS
- UNIT TYPE 2 - WORK/LIVE UNIT
MEDIUM SIZED UNITS
- UNIT TYPE 3- WORK/LIVE UNIT
MEDIUM-LARGE SIZED UNITS
- UNIT TYPE 4 - WORK/LIVE UNIT
LARGE SIZED UNITS
- GENERAL AND LIGHT
MANUFACTURING ACTIVITIES
- COMMON OUTDOOR WORK SPACE



01 2ND FLOOR PLAN
Scale: 1/16" = 1'-0"





MEZZANINE - 182 GSF (164 NSF)

UNIT TYPE 1

WORK LIVE CALCULATIONS

- WORK AREAS**
 1. ATELIER - 272 NSF
 2. OFFICE 1 - 77 NSF
 3. ADA BATH - 60 NSF

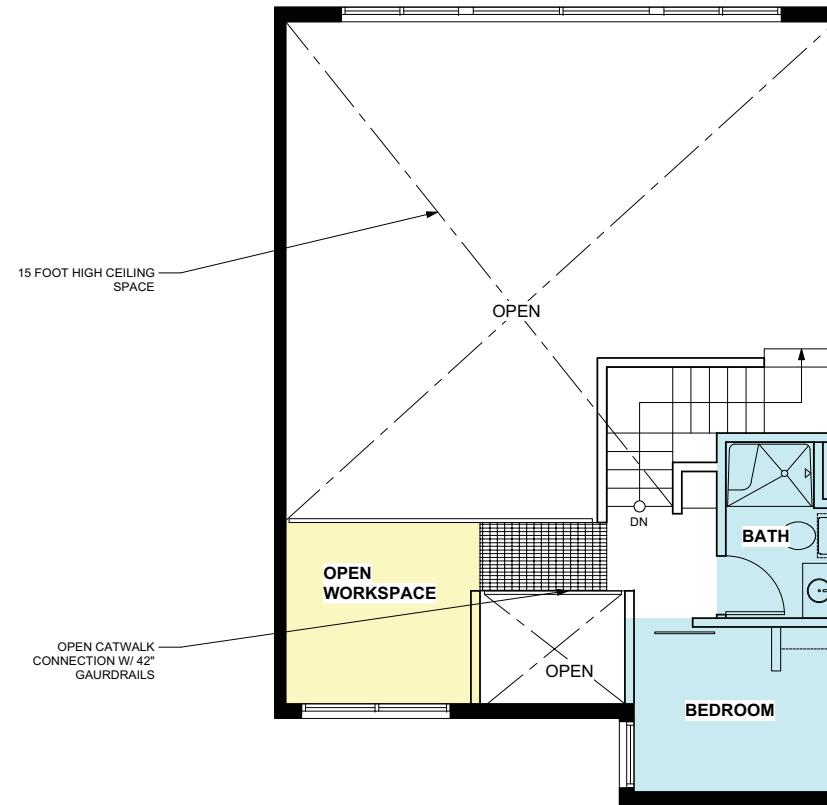
TOTAL: 409 NSF (56%)

- DUAL-PURPOSE AREAS**
 1. WALKS/STAIRS - 148 NSF

TOTAL: 148 NSF (20%)

- LIVE AREAS**
 1. KITCHEN - 55 NSF
 2. BED 1 - 76 NSF
 3. BATH - 44 NSF

TOTAL: 175 NSF (24%)



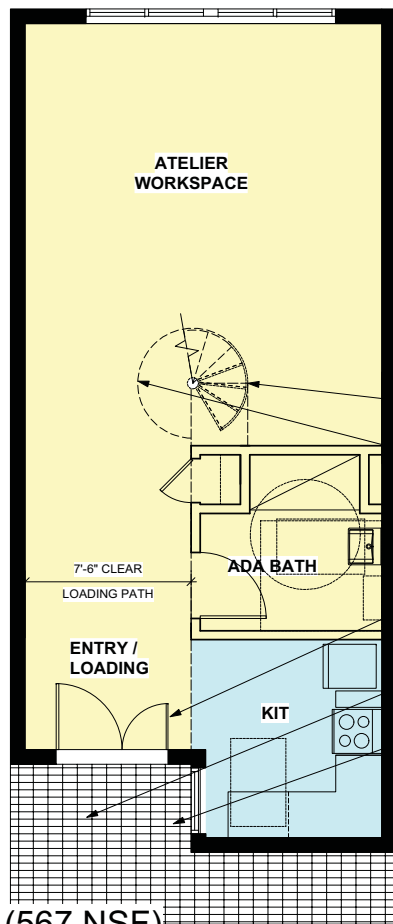
MEZZANINE - 271 GSF (238 NSF)

EVERY UNITS OVER 1,100 SF TO PROVIDE ONLY ONE ANCILLARY BACK OF HOUSE OFFICE FOR ALL WORK USE OPERATIONS SUCH AS STORAGE, PRINTING, CONFERENCE, CLIENT RELATIONS; PREVIOUS 2 OR MORE WERE PROVIDED IN EVERY UNIT AND BASED ON COMMENTS IN THE 01/22/2020 PLANNING COMMISSION HEARING. ALL AMBIGUOUS SPACES WERE REMOVED THAT HAD CONCERN OF BEING USED FOR OPERATIONS OTHER THAN WORK;

ALL LIVE OPERATIONS ARE INTENTIONALLY DESIGNED AND PUSHED TO THE CORNERS IN THEIR SMALLEST LEGAL INCREMENT; ADDITIONALLY THEY ARE FULLY WALLED OFF, WITH EXCEPTION TO THE KITCHENS WHICH PROVIDES A WALL BARRIER FROM THE WORK OPERATIONS (AS A DUAL PURPOSE USE FOR LIVE AND WORK) AND THE WALLS PROVIDE ADDITIONAL USABLE WORK SPACES AND ALLOW FOR A FIRE SEPARATION BETWEEN LIVE AND WORK OCCUPANCIES; THIS WAS DISCUSSED IN THE 01/22/2020 PLANNING COMMISSION HEARING;

VOLUNTARY COMMITMENTS TO PROVIDING EQUITY TO BLACK AND OTHER MINORITY-OWNED BUSINESSES IN THE WORK LIVE SPACES:

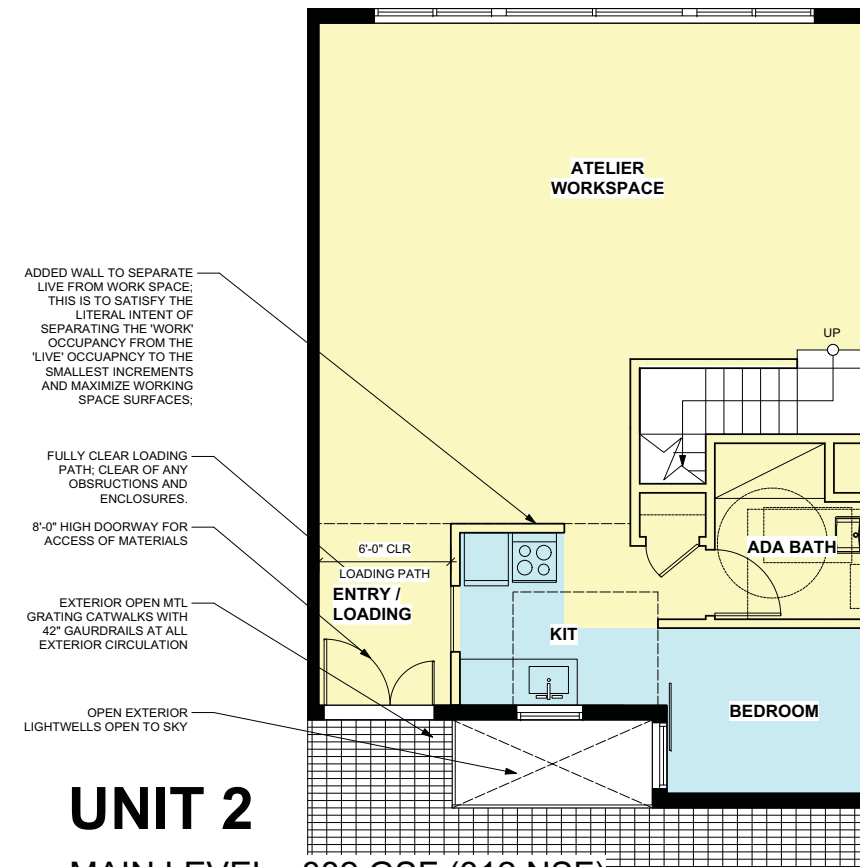
- THE PROJECT WILL PROVIDE 4,400 SF OF WORK/LIVE SPACES, AT 25% BELOW MARKET RATE, TO BLACK AND OTHER MINORITY-OWNED BUSINESSES.
- THE PROJECT TO HELP SUBSIDIZE AN ADDITIONAL 6,000 SF OF WORK/LIVE SPACES AND CONTRIBUTE \$54,000 WORTH OF RENT FOR QUALIFIED BUSINESSES.
- THE PROJECT WILL ENTER INTO A PARTNERSHIP WITH OPERATION HOPE AND OTHER NON-PROFITS TO PROVIDE BUSINESS TRAINING AND OTHER RESOURCES TO QUALIFIED BUSINESSES.



UNIT 1

MAIN LEVEL - 656 GSF (567 NSF)

- SPIRAL STAIR ADDED TO MAKE MORE ROOM AND TO MAINTAIN CLEAR LOADING AISLE
- LINE OF STAIR ABOVE, CLEAR ABOVE
- 8'-0" HIGH DOORWAY FOR ACCESS OF MATERIALS
- EXTERIOR OPEN MTL GRATING CATWALKS WITH 42" GAURDRAILS AT ALL EXTERIOR CIRCULATION
- OPEN EXTERIOR LIGHTWELLS OPEN TO SKY



UNIT 2

MAIN LEVEL - 882 GSF (812 NSF)

- ADDED WALL TO SEPARATE LIVE FROM WORK SPACE. THIS IS TO SATISFY THE LITERAL INTENT OF SEPARATING THE 'WORK' OCCUPANCY FROM THE 'LIVE' OCCUPANCY TO THE SMALLEST INCREMENTS AND MAXIMIZE WORKING SPACE SURFACES;
- FULLY CLEAR LOADING PATH; CLEAR OF ANY OBSTRUCTIONS AND ENCLOSURES.
- 8'-0" HIGH DOORWAY FOR ACCESS OF MATERIALS
- EXTERIOR OPEN MTL GRATING CATWALKS WITH 42" GAURDRAILS AT ALL EXTERIOR CIRCULATION
- OPEN EXTERIOR LIGHTWELLS OPEN TO SKY

UNIT TYPE 2

WORK LIVE CALCULATIONS

- WORK AREAS**
 1. ATELIER - 382 NSF
 2. OFFICE 1 - 73 NSF
 2. OFFICE 2 - 72 NSF
 4. ADA BATH - 61 NSF

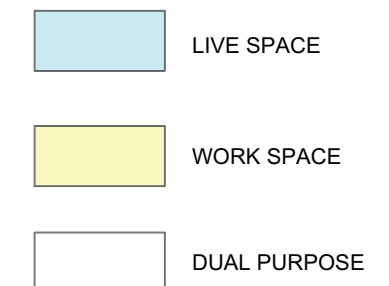
TOTAL: 588 NSF (56%)

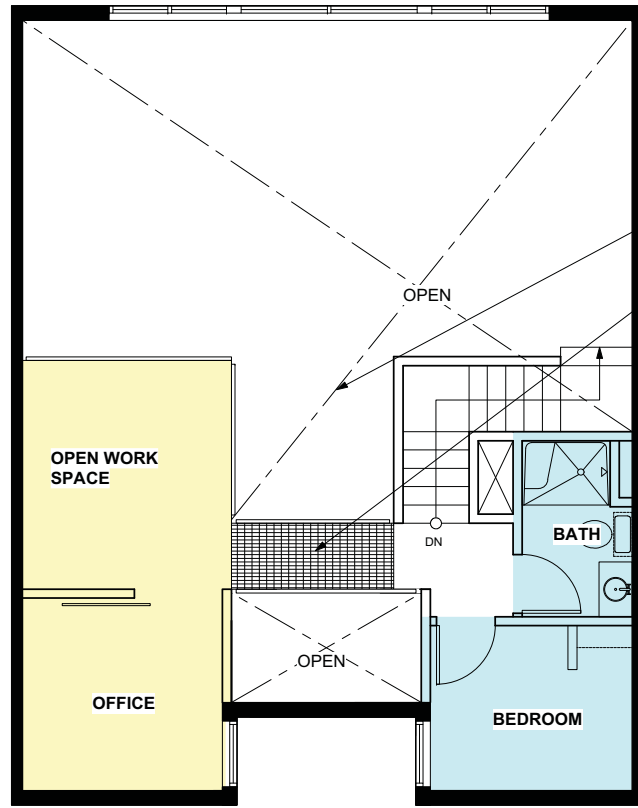
- DUAL-PURPOSE AREAS**
 1. WALKS/STAIRS - 214 NSF

TOTAL: 214 NSF (20%)

- LIVE AREAS**
 1. KITCHEN - 64 NSF
 2. BED 1 - 72 NSF
 3. BED 2 - 73 NSF
 4. BATH - 44 NSF

TOTAL: 253 NSF (24%)





MEZZANINE - 330 GSF (310 NSF)

UNIT TYPE 3

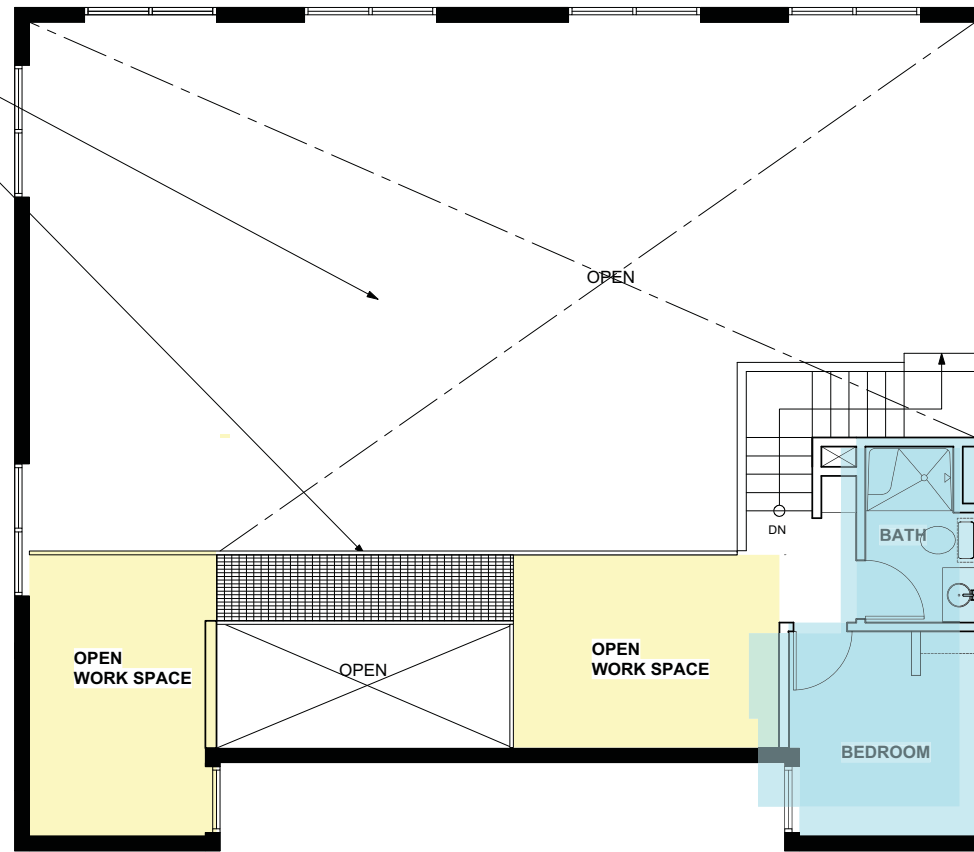
WORK LIVE CALCULATIONS

- WORK AREAS**
1. ATELIER - 567 NSF
 2. OFFICE 1 - 75 NSF
 3. OFFICE 2 - 86 NSF
 4. OFFICE 3 - 70 NSF
 3. ADA BATH - 62 NSF
- TOTAL: 860 NSF (69%)

- DUAL-PURPOSE AREAS**
1. WALKS/STAIRS - 146 NSF

TOTAL: 146 NSF (12%)

- LIVE AREAS**
1. KITCHEN - 49 NSF
 2. BED 1 - 71 NSF
 3. BED 2 - 71 NSF
 4. BATH - 44 NSF
- TOTAL: 235 NSF (19%)



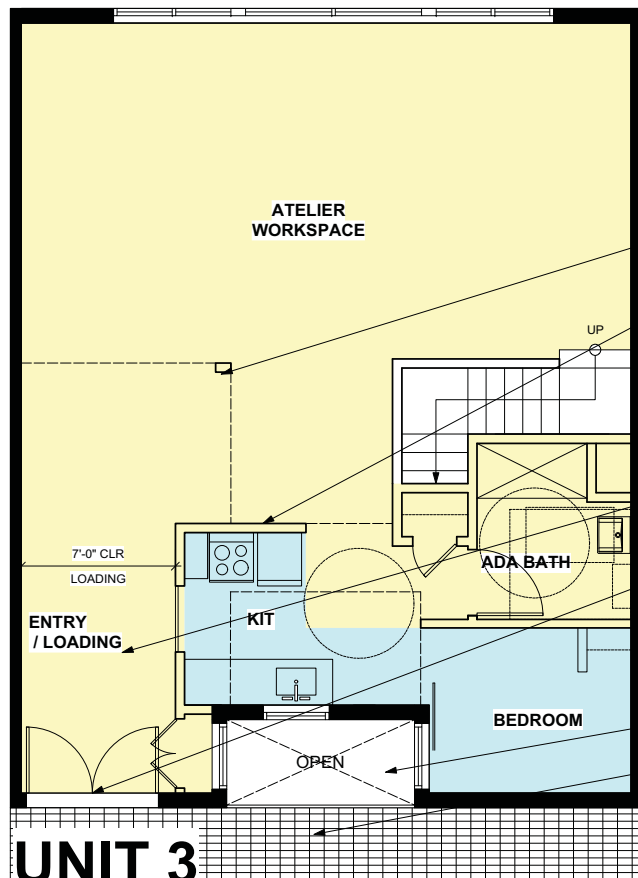
MEZZANINE - 505 GSF (455 NSF)

EVERY UNITS OVER 1,100 SF TO PROVIDE ONLY ONE ANCILLARY BACK OF HOUSE OFFICE FOR ALL WORK USE OPERATIONS SUCH AS STORAGE, PRINTING, CONFERENCE, CLIENT RELATIONS; PREVIOUS 2 OR MORE WERE PROVIDED IN EVERY UNIT AND BASED ON COMMENTS IN THE 01/22/2020 PLANNING COMMISSION HEARING. ALL AMBIGUOUS SPACES WERE REMOVED THAT HAD CONCERN OF BEING USED FOR OPERATIONS OTHER THAN WORK;

ALL LIVE OPERATIONS ARE INTENTIONALLY DESIGNED AND PUSHED TO THE CORNERS IN THEIR SMALLEST LEGAL INCREMENT; ADDITIONALLY THEY ARE FULLY WALLED OFF, WITH EXCEPTION TO THE KITCHENS WHICH PROVIDES A WALL BARRIER FROM THE WORK OPERATIONS (AS A DUAL PURPOSE USE FOR LIVE AND WORK) AND THE WALLS PROVIDE ADDITIONAL USABLE WORK SPACES AND ALLOW FOR A FIRE SEPARATION BETWEEN LIVE AND WORK OCCUPANCIES; THIS WAS DISCUSSED IN THE 01/22/2020 PLANNING COMMISSION HEARING;

VOLUNTARY COMMITMENTS TO PROVIDING EQUITY TO BLACK AND OTHER MINORITY-OWNED BUSINESSES IN THE WORK LIVE SPACES:

- THE PROJECT WILL PROVIDE 4,400 SF OF WORK/LIVE SPACES, AT 25% BELOW MARKET RATE, TO BLACK AND OTHER MINORITY-OWNED BUSINESSES.
- THE PROJECT TO HELP SUBSIDIZE AN ADDITIONAL 6,000 SF OF WORK/LIVE SPACES AND CONTRIBUTE \$54,000 WORTH OF RENT FOR QUALIFIED BUSINESSES.
- THE PROJECT WILL ENTER INTO A PARTNERSHIP WITH OPERATION HOPE AND OTHER NON-PROFITS TO PROVIDE BUSINESS TRAINING AND OTHER RESOURCES TO QUALIFIED BUSINESSES.



UNIT 3
MAIN LEVEL - 1009 GSF (931 NSF)

ADDED WALL TO SEPARATE LIVE FROM WORK SPACE; THIS IS TO SATISFY THE LITERAL INTENT OF SEPARATING THE 'WORK' OCCUPANCY FROM THE 'LIVE' OCCUPANCY TO THE SMALLEST INCREMENTS AND MAXIMIZE WORKING SPACE SURFACES;

FULLY CLEAR LOADING PATH; CLEAR OF ANY OBSTRUCTIONS AND ENCLOSURES.

8'-0" HIGH DOORWAY FOR ACCESS OF MATERIALS

OPEN EXTERIOR LIGHTWELLS OPEN TO SKY

EXTERIOR OPEN MTL GRATING CATWALKS WITH 42" GAURDRAILS AT ALL EXTERIOR CIRCULATION

ADDED WALL TO SEPARATE LIVE FROM WORK SPACE; THIS IS TO SATISFY THE LITERAL INTENT OF SEPARATING THE 'WORK' OCCUPANCY FROM THE 'LIVE' OCCUPANCY TO THE SMALLEST INCREMENTS AND MAXIMIZE WORKING SPACE SURFACES;

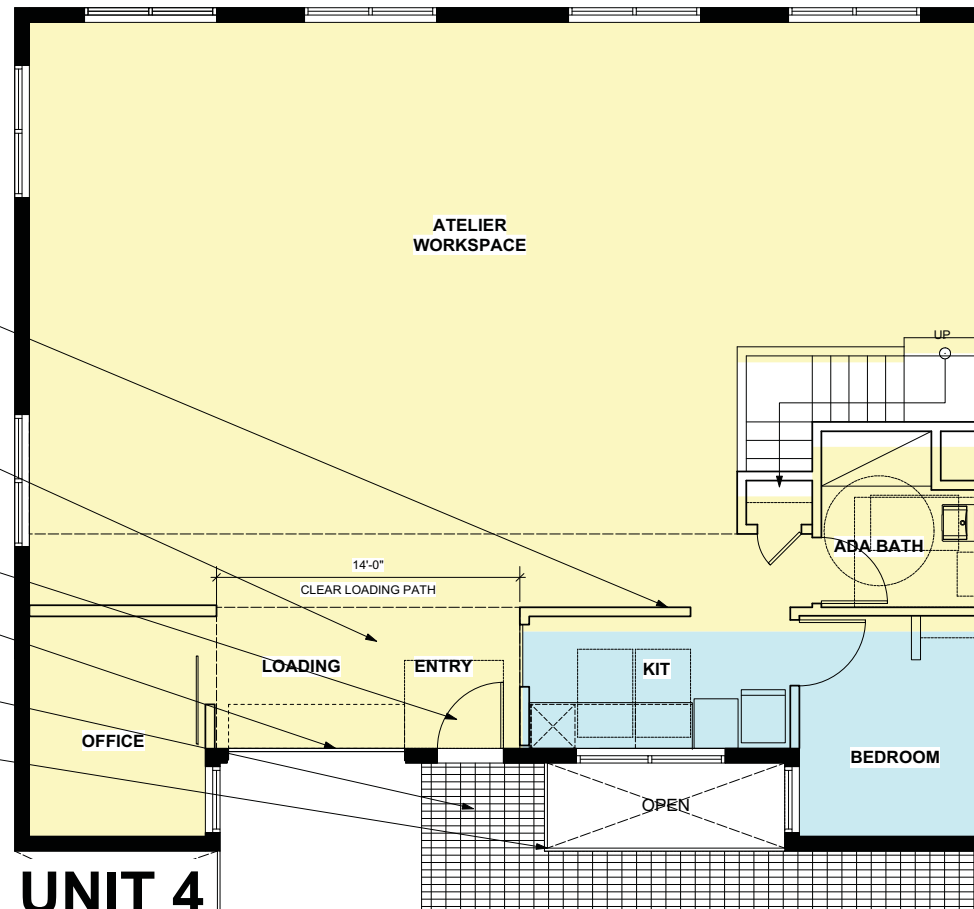
FULLY CLEAR LOADING PATH; CLEAR OF ANY OBSTRUCTIONS AND ENCLOSURES.

8'-0" HIGH DOORWAY FOR ACCESS OF MATERIALS

GARAGE ROLL-UP DOOR FOR MATERIAL LOADING AND ACCESS

EXTERIOR OPEN MTL GRATING CATWALKS WITH 42" GAURDRAILS AT ALL EXTERIOR CIRCULATION

OPEN EXTERIOR LIGHTWELLS OPEN TO SKY



UNIT 4
MAIN LEVEL - 1597 GSF (1483 NSF)

UNIT TYPE 4

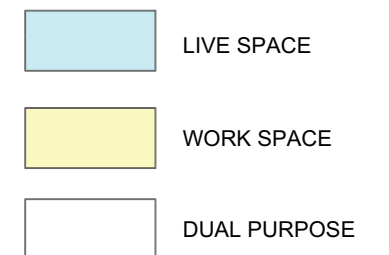
WORK LIVE CALCULATIONS

- WORK AREAS**
1. ATELIER - 1050 NSF
 2. OFFICE 1 - 75 NSF
 3. OFFICE 2 - 79 NSF
 4. OFFICE 3 - 72 NSF
 5. ADA BATH - 64 NSF
 6. WORK AREA - 68 NSF
- TOTAL: 1,408 NSF (73%)

- DUAL-PURPOSE AREAS**
1. WALKS/STAIRS - 272 NSF

TOTAL: 272 NSF (14%)

- LIVE AREAS**
1. KITCHEN - 52 NSF
 2. BED 1 - 78 NSF
 3. BED 2 - 78 NSF
 4. BATH - 44 NSF
- TOTAL: 252 NSF (13%)

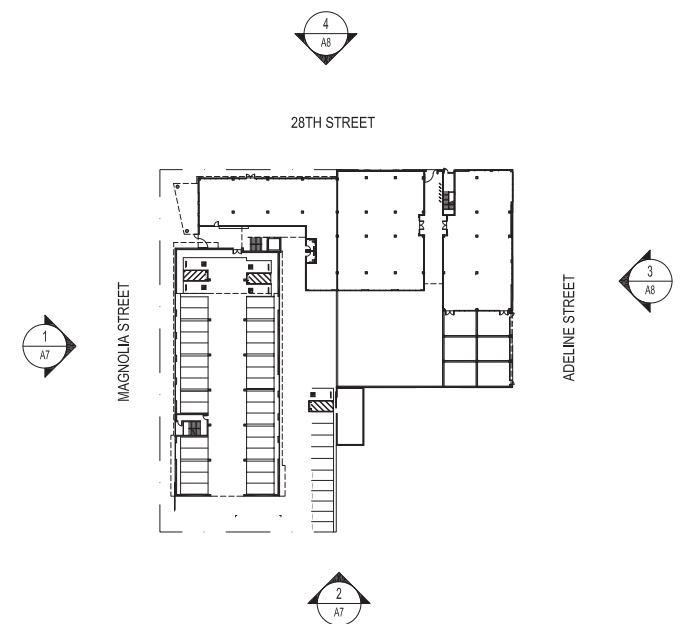




1 WEST ELEVATION
SCALE: 1/16"=1'-0"



2 SOUTH ELEVATION
SCALE: 1/16"=1'-0"



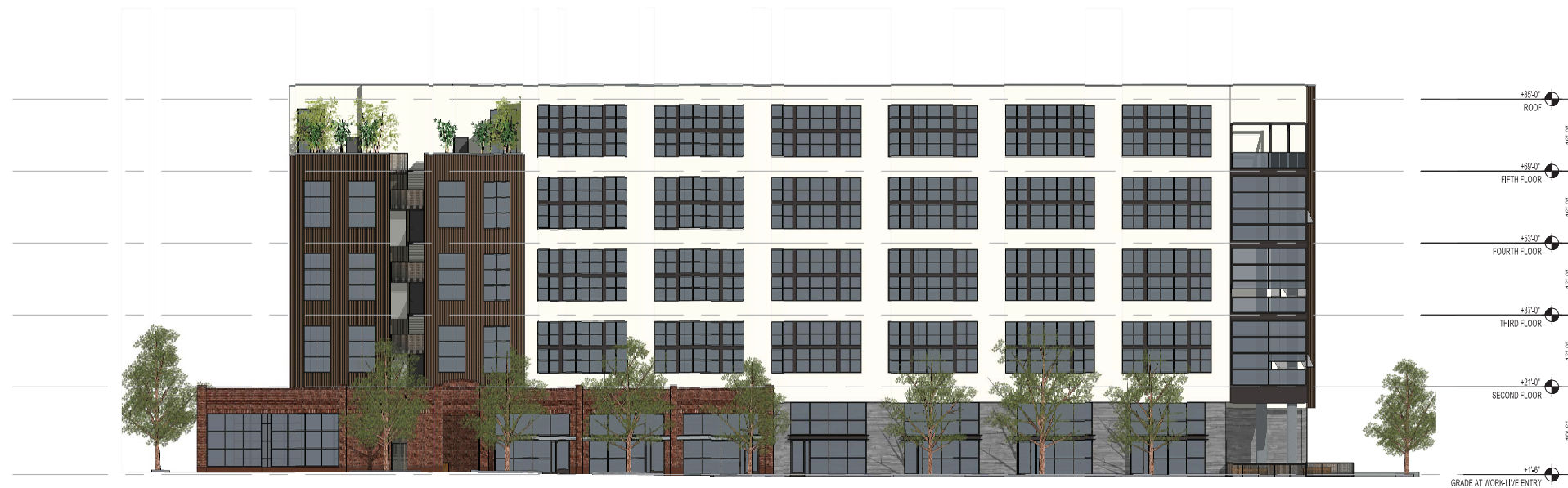
REFERENCE PLAN

SEE A9.0 FOR MATERIAL AND COLOR
CALLOUT AND REPRESENTATION

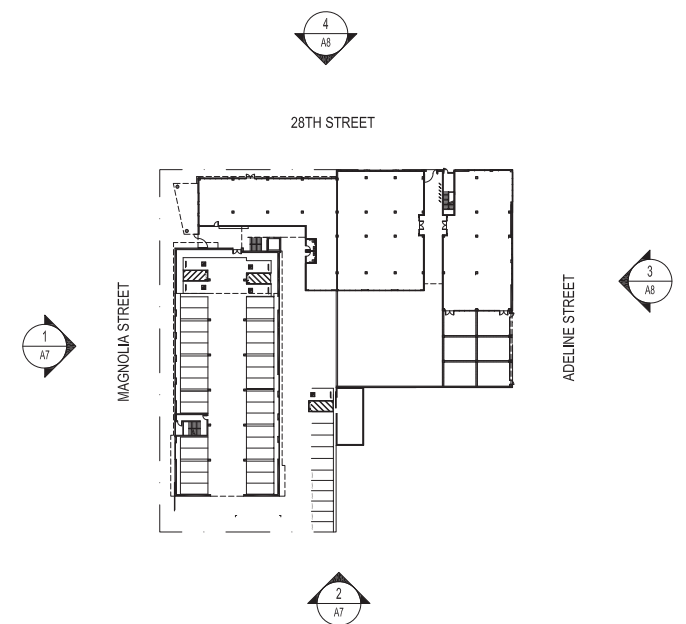
SEE LANDSCAPE FOR ALL PROPOSED
TREES AND LANDSCAPE IMPROVEMENTS



3 EAST ELEVATION
SCALE: 1/16"=1'-0"



4 NORTH ELEVATION
SCALE: 1/16"=1'-0"



REFERENCE PLAN

SEE A9.0 FOR MATERIAL AND COLOR
CALLOUT AND REPRESENTATION

SEE LANDSCAPE FOR ALL PROPOSED
TREES AND LANDSCAPE IMPROVEMENTS



1 SAND FLOAT TEXTURE CEMENT PLASTER: CONTROL JOINT REVEALS SHERWIN WILLIAMS 'EIDER WHITE' - SW 7014 OR SIMILAR



2 OXIDIZED CORRUGATED METAL SIDING



3 BOARD FORMED CONCRETE



4 PRESERVED AND RESTORED BRICK FACADE



5 ALUMINUM WINDOW-WALL SYSTEM



6 COILING DOORS INTO OPEN COURTYARD



7 BRONZE VINYL WINDOWS



8 BRONZE STOREFRONT WINDOWS



9 METAL OVERHANG WITH SIGNAGE POTENTIAL



10 PERFORATED METAL PANELS FOR GATES AND RAILINGS



1 ENLARGED WEST ELEVATION
N.T.S.



2 ENLARGED EAST ELEVATION
N.T.S.



1 VIEW FROM ADELINE AND 28TH
N.T.S.



2 VIEW FROM WITHIN THE COURTYARD
N.T.S.



3 VIEW FROM MAGNOLIA AND 28TH
N.T.S.



4 VIEW FROM ADELINE TOWARD 28TH
N.T.S.

