

Location:	1433 Webster Street (See map on reverse)
Assessors Parcel Number:	008-0624-034-00; -035-00; & -036-00
Proposal:	Proposal to demolish two existing commercial buildings and construct a new 29 story mixed use building containing 179 dwelling units, 60,000 square feet of office, and ground floor retail. The proposal includes a request for a density bonus and concessions by providing the inclusion of 5% very low income dwelling units within the proposal.
Applicant:	Lih Loh – (510)343-5593
Owner:	Village Glenn Oakland 1, LLC & Lavorini Properties, LLC
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, and Minor Variance for one loading berth where three are required.
General Plan:	Central Business District
Zoning:	CBD-P ;Height Area 2 (85’) CBD-C ;Height Area 7(no limit)
Environmental Determination:	Determination Pending
Historic Status:	Potentially Designated Historic Property (PDHP); Ratings: 359 15 th Street - Ed2* & 363 15 th Street – Dc2+ (15 th & Webster ASI)
Service Delivery District:	3
City Council District:	Pending
Action to be Taken:	Review development proposal and direct staff to return with findings for a decision on the application upon completion of CEQA review
Finality of Decision:	Item to return to Commission for a decision which is appealable to City Council
For Further Information:	Contact case planner Peterson Z. Vollmann at 510-238-6167 or by e-mail at pvollmann@oaklandnet.com .

SUMMARY

The applicant is proposing a downtown mixed use high rise development. The proposed development would be approximately 360 feet tall at 29 stories and include a mix of ground floor retail, upper level office and residential units within the upper levels of the tower. The applicant is proposing to include a minimum of 5% of the units as very low income units which allows for a density bonus and related waivers and concessions, the details of which are further discussed later in this report.

The proposed development has appeared before the Design Review Committee on three separate occasions beginning in the fall of 2016 and two meetings during the summer of 2017 to review the revised proposal. One of the major design issues to be addressed on the project is related to the blockage of a view corridor of City hall from the E. 18th Street Pier on Lake Merritt. While this view has not been officially designated as a protected view, it was proposed back in 2010 during the Central Business District Zoning update as directed by City Council, but it never returned to City Council for a decision on potential adoption. Please see additional information on this topic under the “Key Issues” section of this

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN16117
Applicant: RAD Build
Address: 1433 Webster Street
Zone: CBD-P, CBD-C;
Height Area: Height Area 2 (85'); Height Area 7 (no limit)

report. This item is before the Planning Commission on this date to receive feedback and direction from the Planning Commission as to whether Staff should return to the full Planning Commission with findings for approval or denial of the project based upon this view corridor issue. No official action is being requested by the Commission at this hearing other than to provide direction to staff. The other pertinent issues related to the project regarding the zoning regulations such as density and height as well as the requested density bonus for the inclusion of affordable housing are being provided as additional information, but the main issue is to get feedback on the issue of the view corridor.

PROPERTY DESCRIPTION

The subject property consists of two lots on the southwest corner of Webster and 15th Streets, 1433 Webster Street and 359 15th Street, each of which contains an existing two story commercial building. The proposal also includes the western adjacent property at 363 15th Street, which will not be redeveloped as part of this proposal but will be retained while providing the air space merger into the adjacent development site as well as using allowable density from the lot. 363 15th Street and the corner property at 359 15th Street are located within the 15th & Webster Historic District, which is an Area of Secondary Importance (ASI). The property at 363 15th Street has a rating of Dc2+ and is a contributor to the district while the building at 359 15th Street is itself a contingency contributor to the district, meaning it may contribute if it were restored. The district consists of a mix of one to five story buildings, but with a very prominent tall one to two story height context along the south side of 15th Street. The tallest building in the district is the five story YWCA Building on the northwest corner of 15th & Webster Streets which is an A2+ rated building designed by Julia Morgan.

PROJECT DESCRIPTION

The proposed project would demolish the two existing commercial buildings to construct a new mixed use development with 29 stories reaching up to approximately 360 feet in height. The ground floor of the proposal would contain corner retail and the residential entrance lobby on 15th Street with the office lobby located on Webster Street. The Webster Street frontage at the ground floor would also contain the garage entry and one loading berth. The parking entry leads to a mechanical parking system tucked to the back of the ground floor as well as a ramp to a subterranean level where additional mechanical parking systems would be provided. The mechanical parking systems at the ground and basement level would provide parking for 86 cars. The basement level would also have a bike storage room directly adjacent to the elevator lobby for access to the ground floor. Levels two through five in the building would be designated as office space totaling approximately 60,000 square feet, with the fifth floor having terraces open to the streets. The sixth floor would contain amenity spaces for the residents of the building with access out to a roof top outdoor open space. Levels seven through 29 would be the residential floors in the building with eight units per floor plus three large penthouse units on the top 29th floor for a total of 179 apartments, 44 of which would be one bedroom units, 132 as two bedroom units, and 3 three bedroom units.

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 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 are the following:

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 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 meets the referenced policies and objectives and the general intent of the Central Business District land use designation by constructing a new high density mixed use building containing 179 dwelling units and 60,000 square feet of office within close walking distance to the 12th Street and 19th Street BART stations.

ZONING ANALYSIS

The subject property is located within both the CBD-C and CBD-P Zones within Height Areas 7 and 2. The portion of the site on Webster Street (1433 Webster) is within the CBD-C Zone and Height Area 7. The portion of the site on 15th Street (359 & 363 15th Street) is within the CBD-P Zone and Height Area 2. 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. The intent of the CBD-P Zone is to create, maintain, and enhance areas of the Central Business District for ground-level, pedestrian-oriented, active storefront uses. Upper story spaces are intended to be available for a wide range of office and residential activities. The Height Area 7 does not set any restriction on building height above the 120 foot building base height and allows a density of one dwelling unit per 90 square feet of lot area and a Commercial FAR of 20.0. The Height Area 2 allows a maximum height of 85 feet above a 55 foot tall building base and allows one dwelling unit per 200 square feet of lot area with a commercial FAR of 6.0.

Parking and Loading

The proposed development project is located within the CBD Zoning and as such no off-street parking is required. However, the development will include 86 off street parking stalls. The proposal also requires bike parking in the amount of 52 Long Term Stalls within the development and an additional 14 short term stalls that can be provided in bike racks around the exterior in the public right of way.

The proposal requires three off-street loading berths, one for the residential and two for the office use. The applicant has requested a variance for the loading berth requirements and proposes to include one

off-street loading berth. Staff feels that this is an acceptable variance request and is quite typical of project in dense downtown settings where the preference is to have active street frontages, which cannot be accommodated with large number of off-street loading berths. Staff would require the applicant to prepare a loading berth management plan so that resident move-ins could be scheduled around loading berth needs of the commercial office use.

Density

The proposed development site would allow the following density based upon the Height Areas that it is located within as described in the table below:

Site	Area	Residential Density	Commercial FAR	Max Units/ Floor Area
1433 Webster Street	9,750	1:90	20.0	108.3 / 195,000
359 15 th Street	6,146	1:200	6.0	30.7 / 36,876
363 15 th Street *	2,108	1:200	6.0	10.5 / 8,432
TOTAL				<u>149 units</u> <u>240,308 sq.ft.</u>

*363 15th Street is only calculated at 4.0 FAR since two existing stories of commercial are proposed to be retained.

Height

As mentioned above the subject development site is split by two different Height Areas. The portion of the site fronting onto 15th Street is within a Height Area 2 which allows a maximum building height of 85 feet, while the portion on Webster Street is within the Height Area 7 and does not set a maximum height above the 120 foot base height. Height Area 7 also requires that a tower above the base height not exceed 85% of the site area to allow for a more slender tower. The proposed project complies with the Height Area 7 regulations with regard to height and tower coverage, but exceeds the height allowances of Height Area 2 by extending the full 353 foot tall tower above the 85 feet within Area 2. The applicant has requested a Density Bonus Waiver of Development Standards pursuant to Planning Code Section 17.107.095 to allow a waiver of this height restriction as part of providing affordable housing within the development project as a means of feasibly incorporating the units achieved by the density bonus. The Planning Code also allows for a 30 foot encroachment of the adjacent Height Area into the Height Area 2 by 30 feet pursuant to Section 17.154.060.C as part of the Design Review process, so the height waiver through the density bonus process would be for the additional approximately 35 feet into the Height Area 2 out to 15th Street.

DENSITY BONUS FOR AFFORDABLE HOUSING

The applicant has proposed as part of their development proposal to include affordable units within the project in order to take advantage of a density bonus and concessions pursuant to Planning Code Section 17.107. The applicant proposes to include 5% of the 149 baseline allowed dwelling units at Very Low Income (less than 50% of Median Income) resulting in 8 affordable units. This allows for a Density Bonus of 20% above the baseline number of 149 units resulting in a maximum density of 179 dwelling units on the site.

In addition to the bonus in density allowed on-site the applicant is also able to take advantage of one density bonus concession/incentive that would relax other Zoning Regulations. The applicant has requested that the Bureau of Planning waive the group open space regulations within the CBD Zone as a means of accommodating the development of the proposed project. In addition, as previously discussed

in the staff report, the applicant is also looking to take advantage of the Waiver of Development Standards for height in order to physically provide the density bonus units in a feasible manner.

ENVIRONMENTAL DETERMINATION

Review of the project's compliance with CEQA is ongoing and has not been completed at this time. When the project returns to the full Planning Commission for a decision on the application the CEQA review will be completed.

KEY ISSUES

View Corridor from E. 18th Street Pier

When the CBD Zoning Regulations were adopted in 2010 the issue of view corridors were considered as a potential for adoption within the zoning regulations. Upon the adoption of the CBD Zones by the City Council, staff was directed by the Council to put together a view corridor study for downtown from across Lake Merritt. Several views were studied in this process and the resulting study, from numerous sessions before the Zoning Update Committee of the Planning Commission, identified the view of City Hall from the E. 18th Street Pier to be the primary view from across the lake for protection, with the second being of the Tribune Tower from across the lake from the same pier site. Before returning to the City Council the item had to go before the full Planning Commission for a recommendation. Staff's recommendation to the Planning Commission at the time was that these two views from the E. 18th Street Pier were the only views that should be considered as protected views. The Planning Commission considered the study and ended up voting to send a recommendation to the City Council that no views be considered protected, however this recommendation was not forwarded to the Council and therefore no view protection regulations were ever considered or established.

One of the issues raised during review of the proposal was concerning the view of City Hall in the skyline from the E. 18th Street Pier which was previously identified as the primary view for protection, and that the proposed tower would completely block the view from the Pier. At the last Design Review Committee meeting the applicant provided numerous development schemes that would attempt to not block the view, however in all circumstances a majority of the view of City Hall would be blocked and would then leave additional design issues for the tower such as locating building walls along property lines that would preclude any windows on that tower elevation. It would appear that for a development at this site not to obstruct views of City Hall from the E. 18th Street Pier the maximum height would need to be no more than approximately 115 feet.

Due to the necessary scale of reduction from the proposed project in order to retain views of City Hall, staff has decided to bring this item before the current Planning Commission for direction as to whether staff should proceed with creating findings in support of the proposal given that no official view corridor was established by the City Council, or requiring a reduction of the tower which would effectively be a denial of the proposed project. Given that the establishment of view corridors should have returned to the City Council back in 2010 for a final decision, any current approval of the proposed project would be appealable to the City Council who could in turn effectively rule on such a decision directly related to the view corridor issue on this project. Alternatively, any denial of the project by the Planning Commission on this basis would also be appealable to the City Council who could again rule on this issue as it relates to this project.

Figure 1 – View of City Hall from E. 18th Street Pier (Existing)

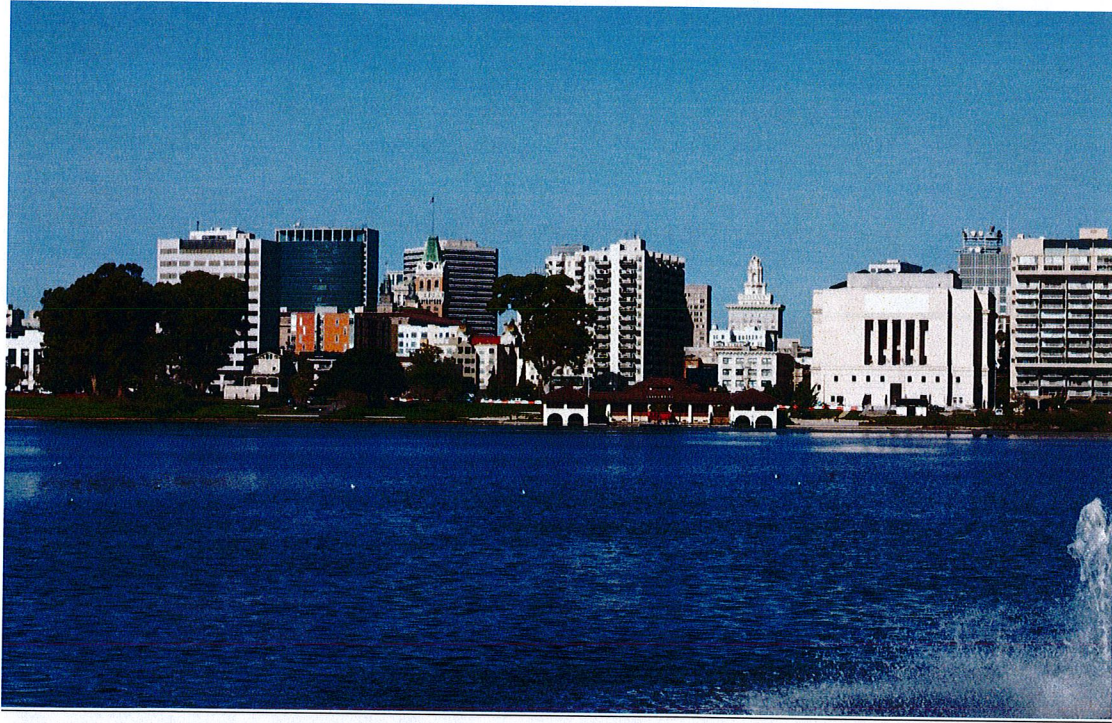
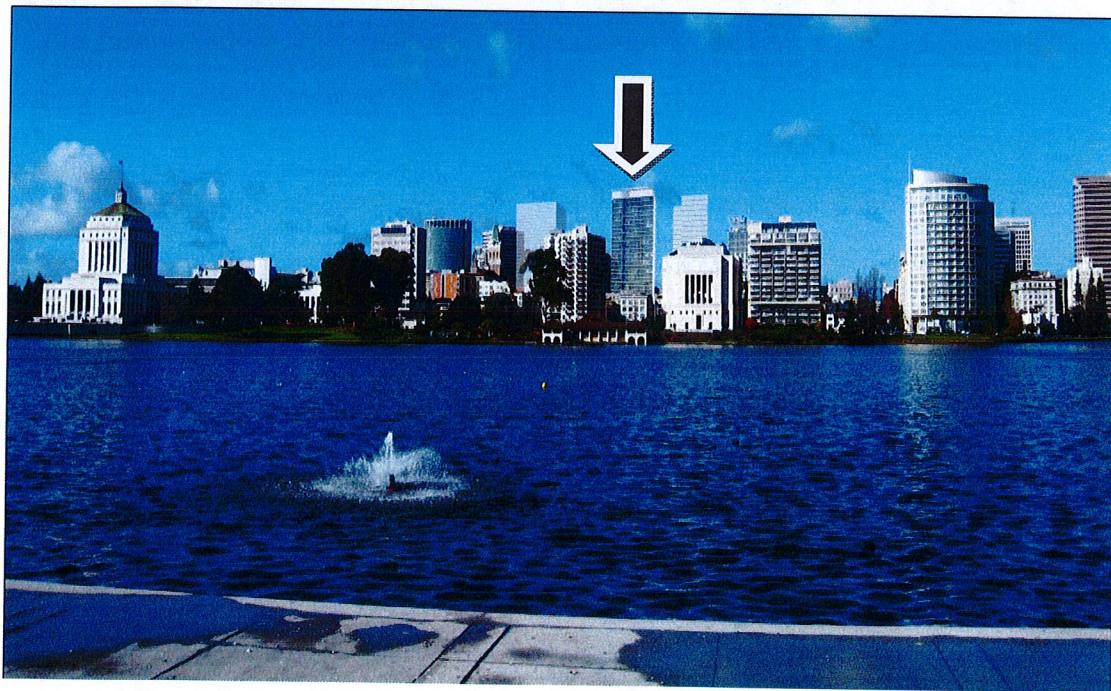


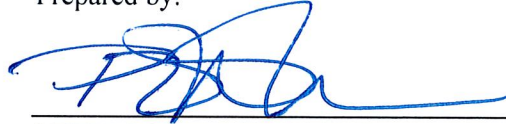
Figure 2 – View of City Hall from E. 18th Street Pier (Proposed)



RECOMMENDATIONS:

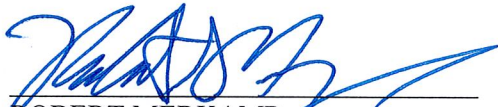
1. Direct staff, upon completion of the CEQA review, to return to the full Planning Commission with findings for approval of the project; or alternatively,
2. Direct staff to return to the full Planning Commission with findings for denial of the project.

Prepared by:



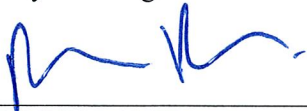
PETERSON Z. VOLLMANN
Planner IV

Reviewed by:



ROBERT MERKAMP
Development Projects Manager
Bureau of Planning

Approved for Forwarding to the
City Planning Commission:



DARIN RANELETTI
Deputy Director
Bureau of Planning

ATTACHMENTS:

- A. Project Plans

PROJECT INFORMATION: PLANNING

ADDRESS:	1433 Webster Street, Oakland, CA (Cross Street: 15th)																																																		
ZONING SUMMARY:	1433 Webster St: Parcel Number: 008 062403600 Lot Area = 3,750 sf of Lot Dimensions 150' x 65' Zoning District CBD-C (Commercial Zone) Height Limit No Limit (CBD- Height Area 7) Max Height Base 120'. Max FAR 20.0. Residential Density 90 sf of lot area required per unit	359 15th St: Parcel Number: 008 062403500 Lot Area = 6,147 sf of Lot Dimensions 87.5' x 70.25' Zoning District CBD-P(Commercial Zone) Height Limit 85' (CBD Height Area 2) Max FAR 6.0 (non-residential FAR) Residential Density 200 sf of lot area required	363 15th St: Parcel Number: 008 0624034 Lot Area = 2,108 sf of Lot Dimensions 30' x 70.25' Zoning District CBD-P(Commercial Zone) Height Limit 85' (CBD Height Area 2) Max FAR 6.0 (non-residential FAR) Residential Density 200 sf of lot area required																																																
EXISTING SITE CONDITION:	LOT 1433 Webster Street contains an existing 2 story Business building with 100% lot coverage. This building is to be demolished.	LOT 359 15th Street contains an existing 2 story Business building with 100% lot coverage. This building is to be demolished.	LOT 363 15th Street contains an existing 2 story Business building with 100% lot coverage. This building is to REMAIN																																																
PROJECT DESCRIPTION:	New 179-Unit- 29 STORY High Rise Residential/Mixed-use building with one level subterranean parking, 1,132 SF of ground floor retail and an above grade podium containing 60,000 SF office use. This is a Covered Apartment Residential Building per 1102A.1.2 (Flat-Level, Multi-Family), Fully Automatic Sprinkled. The airspace rights of lot 363 15th street are included in the project property.																																																		
HEIGHT:	The project contains a residential tower with a height of 360'-8" feet facing the street frontage of Webster St. The project steps down to a 77 foot podium with office use and residential garden at the projects rear.																																																		
OCCUPANCY:	R-2 Multi-Residential, S-2 Garage, M-Mercantile, B-Business, A3-Assembly, A-2 Restaurant																																																		
CONSTRUCTION:	Type IA																																																		
BULK:	A podium is proposed at 100% lot coverage for a height of 77 feet. The tower rises to a height of 360'-8" feet with a lot coverage of 74% (85% allowed in Height Zone 7)																																																		
ALLOWABLE DENSITY:	<table border="1"> <thead> <tr> <th colspan="4">MAXIMUM DWELLING UNIT DENSITY</th> </tr> <tr> <th>LOT</th> <th>LOT AREA</th> <th>RESIDENTIAL DENSITY</th> <th>ALLOWABLE UNITS</th> </tr> </thead> <tbody> <tr> <td>1433 WEBSTER</td> <td>3,750</td> <td>90</td> <td>338</td> </tr> <tr> <td>359 15th St</td> <td>6,146</td> <td>200</td> <td>307</td> </tr> <tr> <td>363 15th St (Air Parcell)</td> <td>2,108</td> <td>200</td> <td>111</td> </tr> <tr> <td>TOTAL</td> <td>18,004</td> <td></td> <td>756</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="3">MAXIMUM FAR</th> </tr> <tr> <th>LOT AREA</th> <th>FAR</th> <th>TOTAL</th> </tr> </thead> <tbody> <tr> <td>3,750</td> <td>20</td> <td>75,000</td> </tr> <tr> <td>6,146</td> <td>6</td> <td>36,876</td> </tr> <tr> <td>2,108</td> <td>6</td> <td>12,648</td> </tr> <tr> <td>TOTAL</td> <td></td> <td>124,524</td> </tr> </tbody> </table> <table border="1"> <thead> <tr> <th colspan="2">Density Bonus for Providing 5% very Low Income Units = 20%.</th> </tr> <tr> <th>Lot Area</th> <th>Density Bonus</th> </tr> </thead> <tbody> <tr> <td>1,200</td> <td>179***</td> </tr> </tbody> </table> <p>***PER OMC 17.107.040 (F) FRACTIONAL DENSITY BONUS CALCULATIONS ARE ROUNDED UP***</p>			MAXIMUM DWELLING UNIT DENSITY				LOT	LOT AREA	RESIDENTIAL DENSITY	ALLOWABLE UNITS	1433 WEBSTER	3,750	90	338	359 15th St	6,146	200	307	363 15th St (Air Parcell)	2,108	200	111	TOTAL	18,004		756	MAXIMUM FAR			LOT AREA	FAR	TOTAL	3,750	20	75,000	6,146	6	36,876	2,108	6	12,648	TOTAL		124,524	Density Bonus for Providing 5% very Low Income Units = 20%.		Lot Area	Density Bonus	1,200	179***
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PROPOSED UNIT COUNT AND GROSS BUILDING AREA

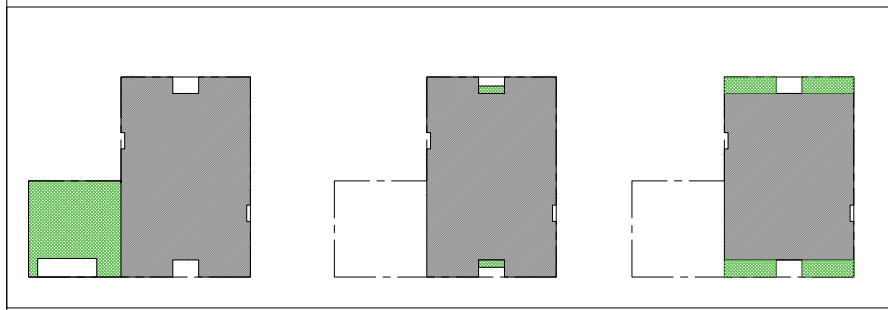
HEIGHT	FLOOR TO FLOOR	LEVEL	1 BED	2 BED	PH	TOTAL UNITS	TAR	GROUP OPEN SPACE	PRIVATE OPEN SPACE	TOTAL OPEN SPACE	PARKING SPACES
360.7	0	ROOF									
347.0	13.666	MECH					347				
324.0	23	29			3	3	8,250	1590	1590		
310.5	13.50	28		6		6	10,535	200	200		
300.2	10.33	27		6		6	10,535	0	0		
289.8	10.33	26		6		6	10,535	200	200		
279.5	10.33	25		6		6	10,535	0	0		
269.2	10.33	24		6		6	10,535	200	200		
258.8	10.33	23		6		6	10,535	0	0		
248.5	10.33	22		6		6	10,535	200	200		
238.2	10.33	21		6		6	10,535	0	0		
227.8	10.33	20		6		6	10,535	200	200		
217.5	10.33	19		6		6	10,535	0	0		
207.2	10.33	18		6		6	10,535	200	200		
196.8	10.33	17		6		6	10,535	0	0		
186.5	10.33	16		6		6	10,535	200	200		
176.2	10.33	15		6		6	10,535	0	0		
165.8	10.33	14		6		6	10,535	200	200		
155.5	10.33	13		6		6	10,535	0	0		
145.2	10.33	12		6		6	10,535	200	200		
134.8	10.33	11		6		6	10,535	0	0		
124.5	10.33	10		6		6	10,535	200	200		
114.2	10.33	9		6		6	10,535	0	0		
103.8	10.33	8		6		6	10,535	200	200		
93.5	10.33	7		6		6	10,535	0	0		
77.2	16.50	6		0		0	10,566				
63.0	14.00	5		0		0	13,201	2,997	2,997		
49.0	14.00	4		0		0	14,617				
35.0	14.00	3		0		0	14,617				
21.0	14.00	2		0		0	14,617				
11.0	10.00	Mez		0		0	396				
0.0	11.00	1		0		0	5,799				38
-14.5	-14.50	P1		0		0	1,448				48
TOTAL			44	132	3	179	315,309	2,997	3,790	6,787	86

VEHICLE PARKING:	REQUIRED		PROPOSED					
	Residential (17.116.060(A))	none	Type	Compact 7'-6" x 15'	Intermediate 8' x 16'-6"	Standard 8'-6" x 18'	HC 9' x 18'	Total
Commercial (17.116.080(B))	none		Level 1: 3 level stacker			39	0	39
			Level P1: 2 level garage			46	2	48
				0	0	84	2	86
				0%	0%	98%	2.3%	

BICYCLE PARKING:	REQUIRED		PROPOSED	
	Long Term	Short Term	Long Term	Short Term
Residential (17.117.110(9))	44 Spaces (1 per 4 Units)	9 Spaces (1 per 20 Units)	45	9
Commercial (OFFICE) (17.117.090(4.B))	6 Spaces	3 Spaces	6	3
Commercial (RETAIL) (17.117.090(4.B))	2 Spaces	2 Spaces	2	2
Total	52	14	53	14

RESIDENTIAL RECYCLE AND TRASH	REQUIRED RATIO	REQUIRED LOOSE	PROPOSED COMPACTED
	Residential Recycle (Ordinance No. 11807)	2 Cubic ft per Unit (2x176=352 C.F)	13 cubic yards
Commercial Recycle (Ordinance No. 11807)	2 Cubic ft per 1,000 sf	0.148 cubic yards	
Residential Trash (Section 8.28.140.)	4.3 Cubic ft per Unit (4.3x176=757 C.F)	28 cubic yards	20% compaction ratio = 6 cubic yards (3-2.3 yd bins)
Commercial (American Trash Manag.)	.0010 Cubic yard per Unit	1.875 cubic yards	
Office Recycle (Ordinance No. 11807)		3- 1 cu. yrd bins	
Office Trash (Ordinance No. 11807)	.0272 lbs. sf. wk	3- 1 cu. yrd bins	4 to 1 ratio (2- 1 cu. yrd. bins)

OPEN SPACE:	REQUIRED	PROPOSED
	75 SF per unit (179 x 75 = 13,425 sf)	Private Proposed: 22 private decks (100 sf x 2=200) x 22 =2,200 SF 4 private skydecks: 1,590 SF Group Proposed: 2,997 SF (no dimension less than 15 feet) at Level 6 Total Provided: 6,787 sf



LEVEL 6: COMMON OUTDOOR DECK: 2,997 SF	TYPICAL RESIDENTIAL FLOOR BALCONY: 100 SF X 2 =200 (X22) 2,200 SF	LEVEL 29 MEZZ: SKYDECK: 1,590 SF
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RAD BUILD

P.O. Box 70975, Oakland, CA 94612
Tel: 510.343.5593

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GENERAL CONTRACTOR:
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E: 510.343.5593

ARCHITECT OF RECORD:
RAD BUILD
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E: 510.343.5593

PROJECT DESIGN:
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E: 510.873.8866

LANDSCAPE:
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1400 OLYMPIC BOULEVARD
SANTA MONICA, CA 90404
E: 310.328.8854

AGENCY APPROVALS:

PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	ISSUE FOR PRE-APPLICATION	2-18-2016
002	BASIC APPLICATION FOR DEV. REVIEW	4-20-2016
003	BASIC APPLICATION FOR DEV. REVIEW	07-01-2017
004	BASIC APPLICATION FOR DEV. REVIEW	09-13-2017

1433 Webster St.
Oakland, CA 94609

RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

PROJECT DATA

RAD Project Number: 16501
Date: 13, Sept 2017
Drawn by: SDG

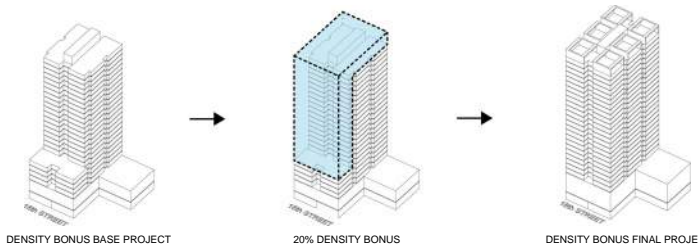
A0.2

Scale

DENSITY BONUS SUMMARY
(see project manual for full density bonus narrative)

City of Oakland municipal code chapter 17.107: table 17.107.02: density bonus for providing units for very low income households. This project proposes 5% very low income units which allows 20% density bonus.

Waiver:	Pursuant to the California Density Bonus Law, this project requests an increase from the 85'-0" maximum building height limit applicable to the lot at 359 15th Street to a maximum building height of 360'-8"
Concession:	Pursuant to the California Density Bonus Law, this project requests a concession from the open space requirement and associated 50% landscape requirement such that a total of 6,787 sf of open space is provided instead of the required 13,425 sf of open space.



**Note: To accommodate the 20% increase in units the project requests a waiver from the city to increase the maximum height limit from 85 feet to 360 feet at lot 359 15th street.

WAIVER & CONCESSION 1

LOT	LOT AREA	RESIDENTIAL DENSITY	ALLOWABLE UNITS
1433 WEBSTER	9,750	30	108
359 15th ST	6,144	200	30
363 15th St (Air Parcel)	2,108	200	51
TOTAL:	18,004		149

LOT AREA	FAR	TOTAL
9,750	20	195,000
6,144	6	36,876
2,108	6	12,648
TOTAL		244,524

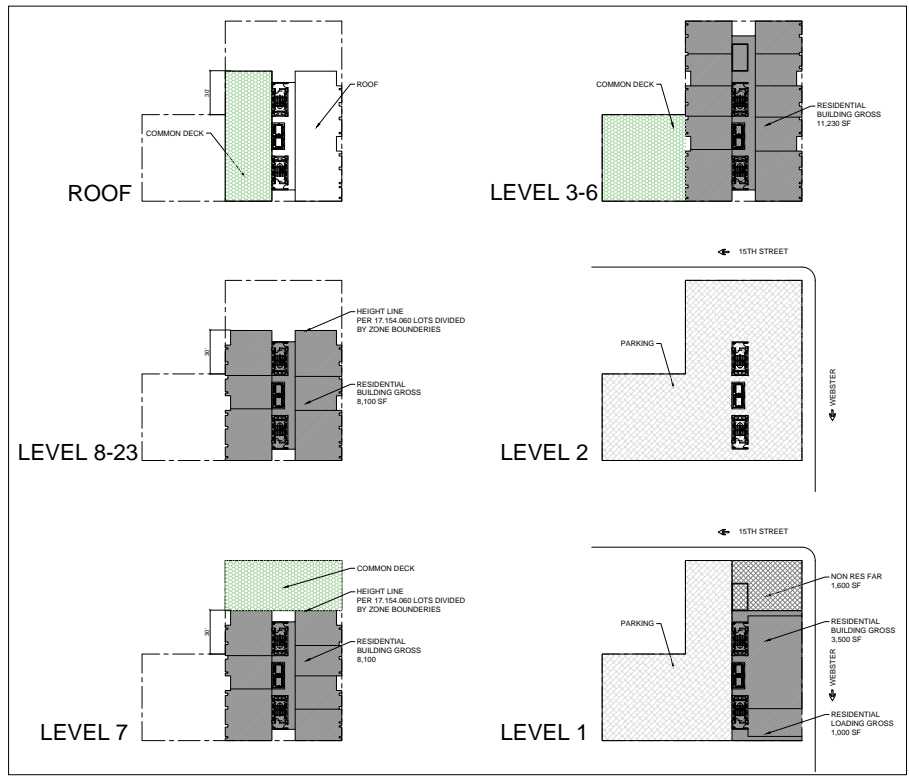
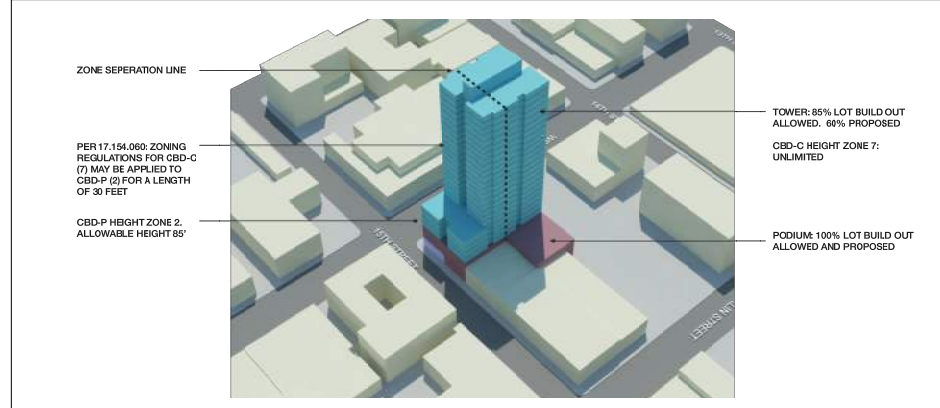
PER OAC 17.107.040 (F) FRACTIONAL DENSITY BONUS CALCULATIONS ARE ROUNDED UP

1433 WEBSTER STREET: DENSITY BONUS BASE PROJECT

**Note: Base project assumes (1) 85' height limit at 359 15th street (2) total height under 250' (3) Gross Building SF is under 200,000 sf (4) The total units is 146 **

HEIGHT	INCLUDED IN GROSS BUILDING AREA (PLANNING)										BUILDING EFFICIENCY				EXCLUDED FROM GROSS BUILDING AREA (PLANNING)			
	FLOOR TO FLOOR	LEVEL	3 BED	2 BED	TOTAL UNITS	AMENITY	LOBBY/ LOADING/ TRASH/ WHEEL	RETAIL	FLOOR AREA PER OAC	NON-RES FAR	BUILDING NET	EFF.	PARKING	PRIVATE OPEN SPACE	GROUP OPEN SPACE	TOTAL OPEN SPACE	PARKING SPACES	
249	10	ROOF																
239	10	23	2	2	4	6			8,100		6,464	80%					0	
229	10	22	2	2	4	6			8,100		6,464	80%					0	
219	10	21	2	2	4	6			8,100		6,464	80%					0	
209	10	20	2	2	4	6			8,100		6,464	80%					0	
199	10	19	2	2	4	6			8,100		6,464	80%					0	
189	10	18	2	2	4	6			8,100		6,464	80%					0	
179	10	17	2	2	4	6			8,100		6,464	80%					0	
169	10	16	2	2	4	6			8,100		6,464	80%					0	
159	10	15	2	2	4	6			8,100		6,464	80%					0	
143	10	14	2	2	4	6			8,100		6,464	80%					0	
139	10	13	2	2	4	6			8,100		6,464	80%					0	
129	10	12	2	2	4	6			8,100		6,464	80%					0	
119	10	11	2	2	4	6			8,100		6,464	80%					0	
109	10	10	5	2	7	7			8,100		6,464	80%					0	
99	10	9	5	2	7	7			8,100		6,464	80%					0	
89	10	8	5	2	7	7			8,100		6,464	80%					0	
79	10	7	5	2	7	7			8,100		6,464	80%				3,820	1,800	
69	10	6	2	8	10				11,230		9,100	81%					0	
59	10	5	2	8	10				11,230		9,100	81%					0	
49	10	4	2	8	10				11,230		9,100	81%					0	
39	10	3	2	8	10				11,230		9,100	81%					4,100	4,100
14	25	2	0	0	0				0	0	0	0					0	58
0	14	1	0	0	0				3,500	1,000	1,600	6,100					1,000	58
TOTAL			54	92	146	0	3,500	1,000	1,600	188,720	1,600		17,210	0	11,375	11,375	146	

BASE PROJECT DATA 1



BASE PROJECT PLAN 1



RAD BUILD
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OWNER

VILLAGE GREEN OAKLAND S. LLC
P.O. Box 70975, OAKLAND, CA 94612
E: 510.343.5593

GENERAL CONTRACTOR

RAD BUILD
P.O. Box 70975, OAKLAND, CA 94612
E: 510.343.5593

ARCHITECT OF RECORD

RAD BUILD
P.O. Box 70975, OAKLAND, CA 94612
E: 510.343.5593

PROJECT DESIGN

RAD DESIGN INC
2400 SHAW BLVD STE 410
OAKLAND, CA 94612
E: 510.458.2726

CIVIL

BASIS CIVIL ENGINEERS SURVIVORS, INC.
234 27th STREET
OAKLAND, CA 94612
E: 510.873.8866

LANDSCAPE

PANELA HERTON & COMPANY
1400 OLYMPIC BOULEVARD
SANTA MONICA, CA 90404
E: 310.328.8854

AGENCY APPROVALS



PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	ISSUE RECORD APPLICATION	2-16-2018
002	BASIC APPLICATION FOR DEV. REVIEW	4-26-2018
003	BASIC APPLICATION FOR DEV. REVIEW	07-07-2017
004	BASIC APPLICATION FOR DEV. REVIEW	08-13-2017

1433 Webster St.

Oakland, CA 94609
RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

DENSITY BONUS BASE PROJECT

RAD Project Number 16501
Date 13, Sept 2017
Drawn by SDG

A0.3

Scale NTS

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OWNER

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t 510.343.5593

GENERAL CONTRACTOR

RAD BUILD
P.O. Box 70975, OAKLAND, CA 94612
t 510.343.5593

ARCHITECT OF RECORD

RAD BUILD
P.O. Box 70975, OAKLAND, CA 94612
t 510.343.5593

PROJECT DESIGN

RAD PERSON ONE
240 JONES ST. SUITE 410
OAKLAND, CA 94612
t 510.459.3726

CIVIL

BANKS CIVIL ENGINEERS SURVEYORS, INC.
536 27th STREET
OAKLAND, CA 94607
t 510.873.8866

LANDSCAPE

PANELA BERTON & COMPANY
1400 OLYMPIC BOULEVARD
SANTA MONICA, CA 90404
t 310.328.8884

AGENCY APPROVALS



PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	ISSUING PER APPLICATION	2-16-2016
002	BASIC APPLICATION FOR DEV. REVIEW	4-20-2016
003	BASIC APPLICATION FOR DEV. REVIEW	07-07-2017
004	BASIC APPLICATION FOR DEV. REVIEW	08-13-2017

1433 Webster St.
Oakland, CA 94609
RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

EXISTING
CONDITION

RAD Project Number 16501
Date 13, Sept 2017
Drawn by SDG

A0.4

Scale NTS

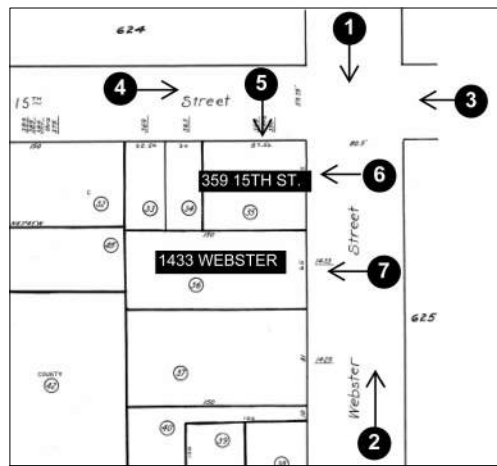


PHOTO LOCATION

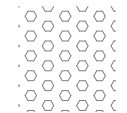
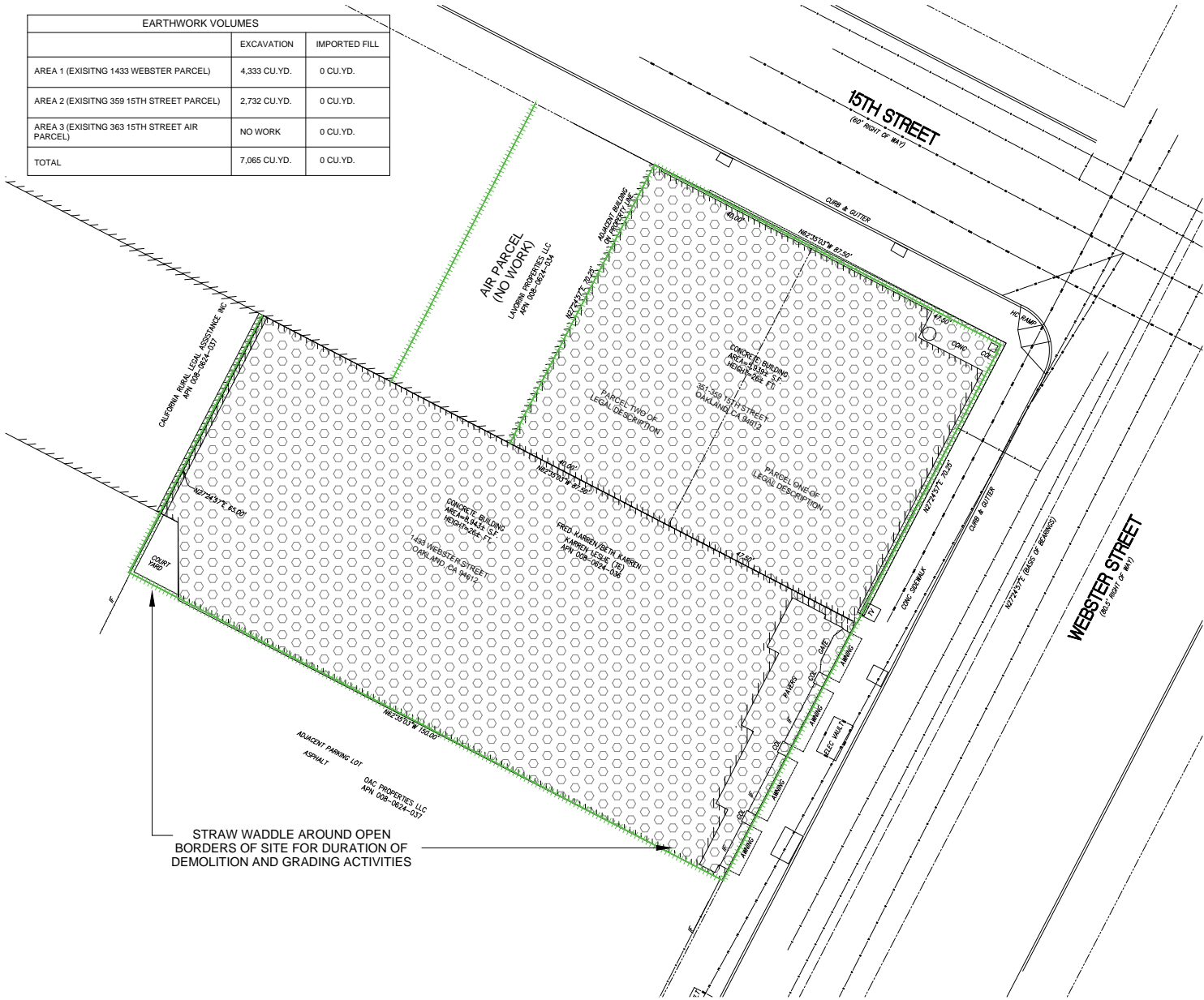
SITE PHOTOGRAPHY: PROJECT SITE 1

SIDE

FRONT

FRONT

EARTHWORK VOLUMES		
	EXCAVATION	IMPORTED FILL
AREA 1 (EXISTING 1433 WEBSTER PARCEL)	4,333 CU.YD.	0 CU.YD.
AREA 2 (EXISTING 359 15TH STREET PARCEL)	2,732 CU.YD.	0 CU.YD.
AREA 3 (EXISTING 363 15TH STREET AIR PARCEL)	NO WORK	0 CU.YD.
TOTAL	7,065 CU.YD.	0 CU.YD.



BUILDING DEMO
 BUILDINGS SHOWN FOR DEMOLITION ARE NON-HISTORIC RESOURCES IN ACCORDANCE WITH THE LOCAL AND NATIONAL REGISTRIES.

RAD BUILD

RAD BUILD
 P.O. Box 70975, Oakland, CA 94612
 Tel: 510.343.5593

OWNER	VILLAGE GLENN OAKLAND S. LLC P.O. Box 30376, Oakland, CA 94612 T: 510.343.5593
GENERAL CONTRACTOR	RAD BUILD P.O. Box 70975, Oakland, CA 94612 T: 510.343.5593
ARCHITECT OF RECORD	RAD BUILD P.O. Box 70975, Oakland, CA 94612 T: 510.343.5593
PROJECT DESIGN	RAD PERSON ONE CIVIL ENGINEER #110 CIVIL ENGINE, 08/17 T: 510.458.3726
CIVIL	BANKS CIVIL ENGINEERS SURVEYORS, INC. 636 27th STREET OAKLAND, CA 94612 T: 510.873.8866
LANDSCAPE	PANELA BERTON & COMPANY 1400 OLYMPIC BOULEVARD SANTA MONICA, CA 90404 T: 310.328.8854

AGENCY APPROVALS



PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	ISSUE FOR PRE-APPLICATION	2-16-2016
002	BASIC APPLICATION FOR DEV. REVIEW	4-20-2016
003	BASIC APPLICATION FOR DEV. REVIEW	07-07-2017
004	BASIC APPLICATION FOR DEV. REVIEW	08-13-2017

1433 Webster St.
 Oakland, CA 94609
 RAD BUILD
 P.O. Box 70975
 Oakland, CA 94612
 Tel: 510.343.5593

DEMO PLAN

RAD Project Number 16501
 Date 13, Sept 2017
 Drawn by SDG

A0.6

Scale 3/32" = 1'-0"

NEW HOME RATING SYSTEM, VERSION 7.0		MIA FAMILY CHECKLIST	
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NEW HOME RATING SYSTEM, VERSION 7.0		MIA FAMILY CHECKLIST	
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NEW HOME RATING SYSTEM, VERSION 7.0		MIA FAMILY CHECKLIST	
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362	362.00	362	362
363			

LEGAL DESCRIPTION

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:

COMMENCING AT A POINT ON THE WESTERN LINE OF WEBSTER STREET, DISTANT THEREON NORTHERLY FROM THE NORTHERLY LINE OF FOURTEENTH STREET, ONE HUNDRED AND NINETY-ONE (191) FEET; THENCE RUNNING NORTHERLY ALONG SAID WESTERN LINE OF WEBSTER STREET, SIXTY-FIVE (65) FEET; THENCE AT RIGHT ANGLES WESTERLY ONE HUNDRED AND FIFTY (150) FEET; THENCE AT RIGHT ANGLES SOUTHERLY SIXTY-FIVE (65) FEET; THENCE AT RIGHT ANGLES EASTERLY ONE HUNDRED AND FIFTY (150) FEET TO THE WESTERLY LINE OF WEBSTER STREET AND POINT OF COMMENCEMENT.

APN: 008-0624-036-00

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 1:

BEGINNING AT THE POINT OF INTERSECTION OF THE WESTERN LINE OF WEBSTER STREET WITH THE SOUTHERN LINE OF 15TH STREET; RUNNING THENCE WESTERLY ALONG SAID LINE OF 15TH STREET, 47.50 FEET; THENCE AT RIGHT ANGLES SOUTHERLY, 70.25 FEET; THENCE AT RIGHT ANGLES EASTERLY, 47.50 FEET TO THE WESTERN LINE OF WEBSTER STREET, AND THENCE NORTHERLY ALONG SAID LINE OF WEBSTER STREET, 70.25 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

BEGINNING AT A POINT ON THE SOUTHERN LINE OF 15TH STREET, DISTANT THEREON 47.50 FEET WESTERLY FROM THE WESTERN LINE OF WEBSTER STREET; RUNNING THENCE WESTERLY ALONG SAID LINE OF 15TH STREET, 40 FEET; THENCE AT RIGHT ANGLES SOUTHERLY, 70.25 FEET; THENCE AT RIGHT ANGLES EASTERLY, 40 FEET; AND THENCE AT RIGHT ANGLES NORTHERLY, 70.25 FEET TO THE POINT OF BEGINNING.

APN: 008-0624-035-00

SURVEY NOTES

1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. THIS SURVEY WAS PREPARED FROM INFORMATION FURNISHED IN A PRELIMINARY TITLE REPORT PREPARED BY FIDELITY NATIONAL TITLE COMPANY DATED AS OF AUGUST 4, 2015, ORDER NUMBER 991-23068999-SLD, FURNISHED TO SANDIS ENGINEERS, FOR USE WITH THIS TRANSACTION ONLY. NO LIABILITY IS ASSUMED FOR MATTERS OF RECORD NOT STATED IN SAID REPORT THAT MAY AFFECT THE TITLE LINES, OR EXCEPTIONS, OR EASEMENTS OF THE PROPERTY.
3. THE SUBJECT PROPERTY HAS DIRECT ACCESS TO AND FROM WEBSTER STREET WHICH IS A DULY DEDICATED AND ACCEPTED PUBLIC STREET.
4. BUILDING AREAS SHOWN HEREON ARE BASED UPON FIELD LOCATIONS AND MEASUREMENTS (ROUNDED TO THE NEAREST TENTH OF A FOOT (0.1)) FOR THE SUBJECT BUILDINGS TAKEN AT THE OUTSIDE BUILDING ENVELOPE AT GROUND LEVEL, AS DIMENSIONED HEREON AND DOES NOT REPRESENT "DRIP LINE" OR THE ENTIRE BUILDING AREA AT ALL LEVELS OR REPRESENT THE EXISTENCE OF OR NON-EXISTENCE OF ANY MEZZANINES.

FLOOD ZONE CLASSIFICATION

THE SUBJECT PROPERTY IS LOCATED WITHIN FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 0600000676 DATED AUGUST 3, 2009.

BASIS OF BEARINGS

THE BEARING OF N 2724°57' E FOR THE MONUMENT LINE OF WEBSTER STREET AS SHOWN ON THIS CERTAIN PARCELS MAP FILED ON MAY 11, 2000, IN BOOK 232 OF MAPS AT PAGE 1-2, ALAMEDA COUNTY RECORDS WAS TAKEN AS THE BASIS OF THE BEARINGS SHOWN ON THIS SURVEY.

SURVEY NOTES

1. ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
2. DATES OF FIELD SURVEY: FEBRUARY 2016

UNDERGROUND UTILITY NOTE

THE TYPES, LOCATIONS, SIZES AND/OR DEPTHS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS TOPOGRAPHIC SURVEY ARE APPROXIMATE AND WERE OBTAINED FROM SOURCES OF VARYING RELIABILITY. ONLY ACTUAL EXCAVATION WILL REVEAL THE TYPES, EXTENT, SIZES, LOCATIONS AND DEPTHS OF SUCH UNDERGROUND UTILITIES. A REASONABLE EFFORT HAS BEEN MADE TO LOCATE AND DELINEATE ALL KNOWN UNDERGROUND UTILITIES; HOWEVER, THE ENGINEER CAN ASSUME NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF ITS DELINEATION OF SUCH UNDERGROUND UTILITIES WHICH MAY BE ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THIS SURVEY.

TOPOGRAPHIC SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS ACT AT THE REQUEST OF NAUTILUS GROUP ON MARCH 21, 2016.

DATE: MARCH 21, 2016
CHRISTIAN OINTEAN, L.S. 8941



LEGEND

- | | | | |
|--|------------------|----|---------------------|
| | BUILDING LINE | SS | SANITARY SEWER LINE |
| | PROPERTY LINES | W | WATER LINE |
| | CENTERLINE | G | GAS LINE |
| | FENCE LINE | CM | COMMUNICATION LINE |
| | STORM DRAIN LINE | FO | FIBER OPTIC LINE |

SYMBOLS & ABBREVIATIONS

- | | | | |
|----------|-------------------------|---------|---------------------------|
| BLC | BUILDING CORNER | GB | GRADE BREAK |
| BW | BACK OF WALK | IF | FENCE IRON |
| CATV-MH | CABLE TV MANHOLE | MISC-MH | MISCELLANEOUS MANHOLE |
| CATCH | CATCH BASIN | MISC-PB | MISCELLANEOUS PULLBOX |
| CONC | CONCRETE | P | PAVEMENT |
| ELEC-MH | ELECTRIC MANHOLE | SDMH | STORM DRAIN MANHOLE |
| EDGE | EDGE OF PAVEMENT | SGN | SIGNS |
| FINISHED | FINISHED GRADE AT DOOR | SSOD | SANITARY CLEANOUT |
| FL | FLOW LINE | SSMH | SANITARY MANHOLE |
| FOUND | FOUND STANDARD MONUMENT | STL-1 | STREET LIGHT TRAFF SIGNAL |
| GATE | GATE POLE | TC | TOP OF CURB |
| | | WM | WATER METER |

FOUND CITY MONUMENT

15TH STREET
N62°35'07"W 2.00'

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← 15TH STREET

BIKE RACKS



RAD BUILD
P.O. Box 70975, Oakland, CA 94612
Tel: 510.343.5593

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OWNER

YEAH BLISS DEVELOPMENT, L.L.C.
P.O. Box 70975, Oakland, CA 94612
1. 510.343.5593

GENERAL CONTRACTOR

RAD BUILD
P.O. Box 70975, Oakland, CA 94612
1. 510.343.5593

ARCHITECT OF RECORD

RAD BUILD
P.O. Box 70975, Oakland, CA 94612
1. 510.343.5593

PROJECT DESIGN

RAD DESIGN INC.
2005 JONES ST., SUITE 111
OAKLAND, CA 94612
1. 510.468.3785

CIVIL

MARKS CIVIL ENGINEERING SURVEYING, INC.
300 15TH STREET
OAKLAND, CA 94612
1. 510.877.2808

LANDSCAPE

YERBA & WATSON & COMPANY
1000 CLAYTON ROAD SUITE 200
SANFORD, FLORIDA 32909
1. 352.838.8024

AGENCY APPROVALS

PLAN CHECK #

ISSUE RECORD

No.	Description	Date
181	ZONING PRE-APPLICATION REVIEW	03.01.2014
182	BASIC APPLICATION FOR DEED REVIEW	4.22.2014
183	BASIC APPLICATION FOR DEED REVIEW	07.07.2017

1433 Webster Ave.
Oakland, CA 94609
RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593



LANDSCAPE PLAN

RAD Project Number 16501

Date

Drawn by CR / DC

L1.1

Scale 1/8" = 1'-0"

TREES BOTANICAL NAME COMMON NAME CONT QTY

	TRISTANIA CONFERTA	BRISBANE BOX	24" BOX	4
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STREETSCAPE PLANTER SHRUB MIX:

	Olea europaea 'Little Olive' / Little Olive Olive	15 GAL	30" o.c.	50%
	Trachelospermum jasminoides / Star Jasmine	5 GAL	18" o.c.	50%

PLANT NAME (BOTANICAL/Common) CONT. SPACING % AREA

Olea europaea 'Little Olive' / Little Olive Olive	15 GAL	30" o.c.	50%
Trachelospermum jasminoides / Star Jasmine	5 GAL	18" o.c.	50%

← WEBSTER STREET

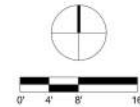
ACCENT PAVING BAND

NATURAL GREY CONCRETE SIDEWALK WITH SAW CUT JOINTS

24" BOX TRISTANIA CONFERTA STREET TREES PLANTED IN 4'x8' SIDEWALK PLANTER

IRRIGATION NOTE:
THE IRRIGATION SYSTEM WILL BE DESIGNED TO MEET THE STATE OF CALIFORNIA MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MVELO). ALL PLANTING AREAS WILL BE IRRIGATED WITH A DRIP IRRIGATION SYSTEM AND WATER-BASED IRRIGATION CONTROLLER THAT INCLUDES MOISTURE AND/OR RAIN SENSOR SHUTOFF.

NORTH



21'

LANDSCAPE PLAN - LEVEL 1 1

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GENERAL CONTRACTOR	RAD BUILD P.O. Box 70375, OAKLAND, CA 94612 1 510.343.5593
ARCHITECT OF RECORD	RAD BUILD P.O. Box 70375, OAKLAND, CA 94612 1 510.343.5593
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CIVIL	MARKS CIVIL ENGINEERS SURVEYORS, INC. 300 9TH STREET DUBLIN, CA 94568 1 916.873.8868
LANDSCAPE	PAMELA BARTON & COMPANY 100 CALIFORNIA BOULEVARD SAN DIEGO, CA 92108 1 310.838.8024

AGENCY APPROVALS

ISSUE RECORD

No.	Description	Date
101	20240501 PRELIMINARY	2/10/2024
102	BASIC APPLICATION FOR DDD - REVIEW	4/22/2024
103	BASIC APPLICATION FOR DDD - REVIEW	07/07/2024

1433 Webster Ave.

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LANDSCAPE PLAN

RAD Project Number: 16501
Date:
Drawn by: CR / DC

L1.2

Scale: 1/8" = 1'-0"

PLANT SCHEDULE LEVEL 6 TERRACE

TREES	BOTANICAL NAME	COMMON NAME	CONT.	QTY
	ARBUTUS X 'MARINA'	ARBUTUS MULTI-TRUNK	60L	7

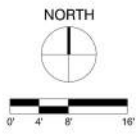
SHRUB MIX

PLANT NAME (BOTANICAL/COMMON)	CONT.	SPACING	% AREA
6TH FLOOR ROOF MIX			
Agave x 'Blue Flame'	5 GAL	18" o.c.	20%
Asparagus meyeri / Foxtail Fern	1 GAL	24" o.c.	20%
Olea europaea 'Little Olive' / Little Olive Olive	15 GAL	30" o.c.	20%
Rosemarinus officinalis 'Prostratus' / Rosemary	5 GAL	18" o.c.	20%
Westringia fruticosa 'Mund'	5 GAL	18" o.c.	20%

NOTE: PROVIDE LIGHTWEIGHT PLANTING SOIL FOR LEVEL 6 PLANTING AREAS



IRRIGATION NOTE:
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PLANT PALETTE - TREES



Arbutus marina
Strawberry Tree



Olea europaea 'Swan Hill'
Fruitless Olive

PLANT PALETTE - STREET TREES



Tristania conferta
Brisbane Box

RAD BUILD

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SAN FRANCISCO, CA 94109
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AGENCY APPROVALS

PLAN CHECK

ISSUE RECORD

No.	Description	Date
001	ZONING PRE-APPLICATION	2-10-2016
002	BASIC APPLICATION FOR DEV. REVIEW	4-20-2016
003	BASIC APPLICATION FOR DEV. REVIEW	07-07-2017



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PROPOSED TREES

RAD Project Number 16501

Date _____

Drawn by CR / DC

L1.4

Scale 1/8" = 1'-0"

IRRIGATION NOTE:
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PROPOSED TREES 1



No.	Description	Date
001	ISSUE FOR PRE-APPLICATION	2-16-2016
002	BASIC APPLICATION FOR DEV. REVIEW	4-20-2016
003	BASIC APPLICATION FOR DEV. REVIEW	07-07-2017
004	BASIC APPLICATION FOR DEV. REVIEW	09-13-2017

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Tel: 510.343.5593

RAD Project Number 16501
Date 13, Sept 2017
Drawn by SDG

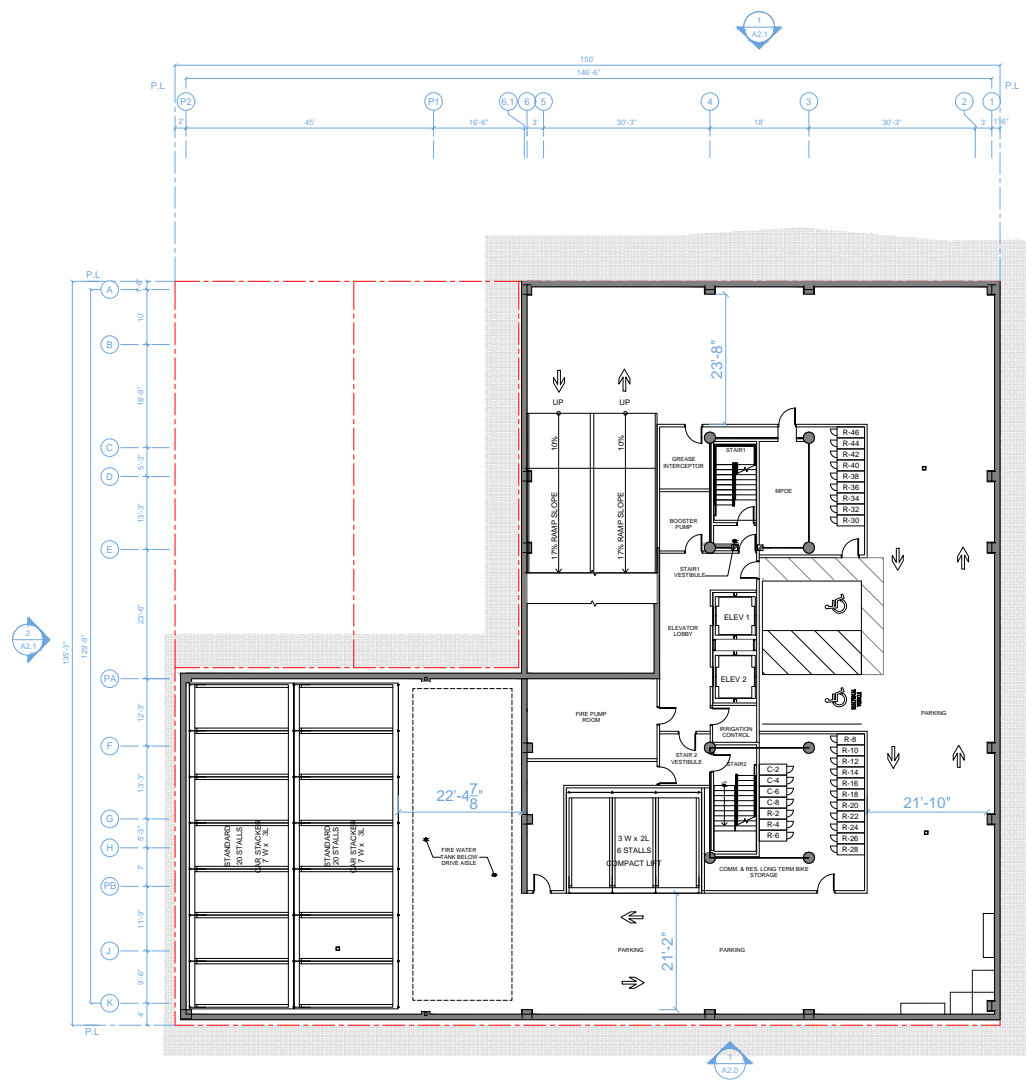
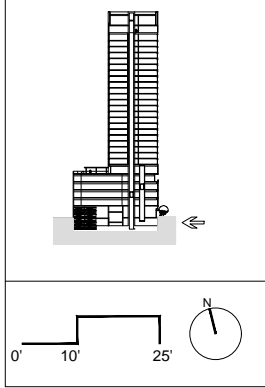
A1.3

Scale 3/32" = 1'-0"

NOTATION KEY

SPECIAL NOTES

PLAN LOCATION KEY





PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	PRELIMINARY APPLICATION	2-16-2016
002	BASIC APPLICATION FOR DEV. REVIEW	4-20-2016
003	BASIC APPLICATION FOR DEV. REVIEW	07-07-2017
004	BASIC APPLICATION FOR DEV. REVIEW	08-13-2017

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PLAN

RAD Project Number	16501
Date	13, Sept 2017
Drawn by	SDG

A1.4

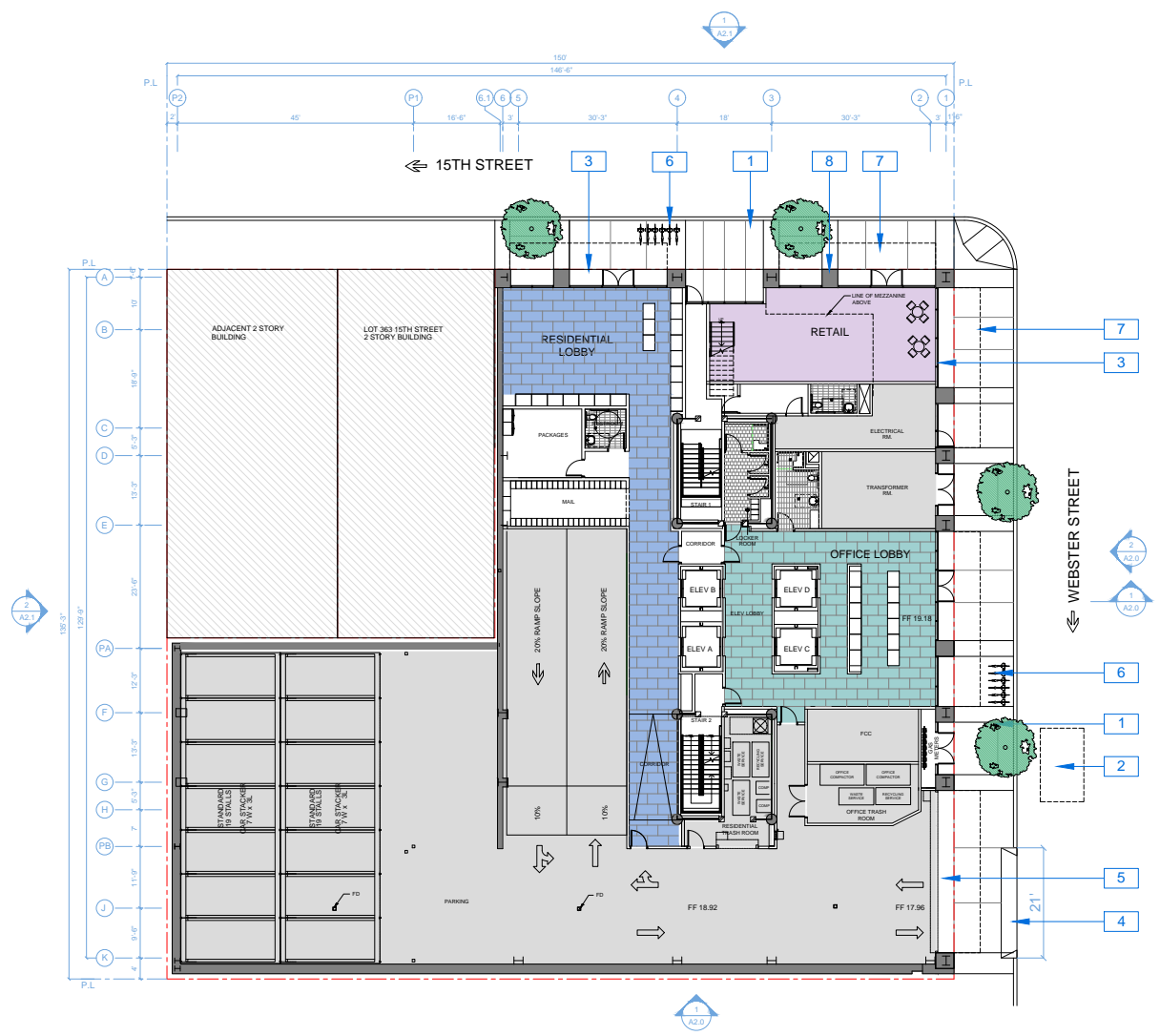
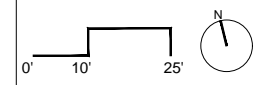
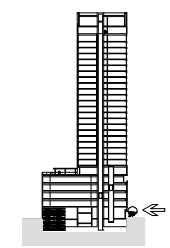
Scale 3/32" = 1'-0"

NOTATION KEY

- 1 NEW STREET TREES
- 2 UNDERGROUND VAULT
- 3 STOREFRONT GLAZING
- 4 CITY STANDARD CURB CUT
- 5 RESIDENTIAL VEHICLE ENTRY
- 6 SHORT TERM BIKE PARKING
- 7 CANOPY ENCROACHING 5 FEET BEYOND PROPERTY LINE.
- 8 TERRACOTTA SIDING

SPECIAL NOTES

PLAN LOCATION KEY



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AGENCY APPROVALS



PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	ISSUE FOR PERMITS	2-16-2016
002	BASIC APPLICATION FOR DEV. REVIEW	4-20-2016
003	BASIC APPLICATION FOR DEV. REVIEW	07-07-2017
004	BASIC APPLICATION FOR DEV. REVIEW	08-13-2017

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PLAN

RAD Project Number 16501
Date 13, Sept 2017
Drawn by SDG

A1.6

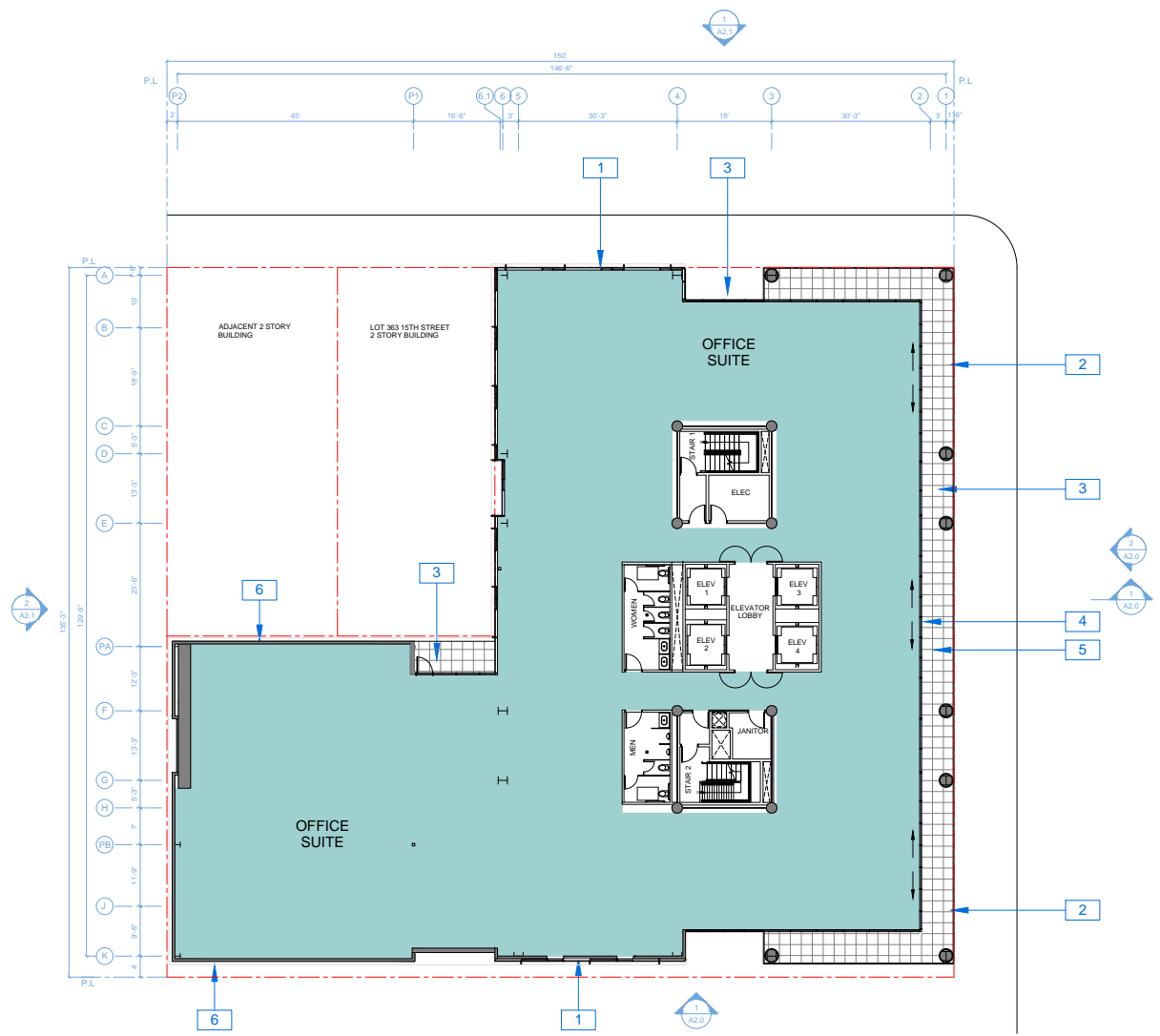
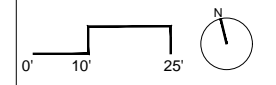
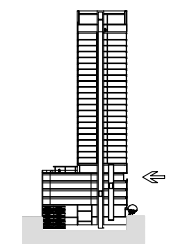
Scale 3/32" = 1'-0"

NOTATION KEY

- 1 CURTAINWALL GLAZING WITH EXTRUDED MULLION CAP GRID
- 2 GLASS GUARDRAIL
- 3 CURTAINWALL GLAZING
- 4 SLIDING GLASS DOORS
- 5 BALCONY
- 6 HORIZONTAL MULLION CAP WITH METAL PANEL INFILL

SPECIAL NOTES

PLAN LOCATION KEY



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AGENCY APPROVALS



PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	ISSUE FOR PERMITS	2-16-2016
002	BASIC APPLICATION FOR DEV. REVIEW	4-20-2016
003	BASIC APPLICATION FOR DEV. REVIEW	07-07-2017
004	BASIC APPLICATION FOR DEV. REVIEW	09-13-2017

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PLAN

RAD Project Number 16501

Date 13, Sept 2017

Drawn by SDG

A1.7

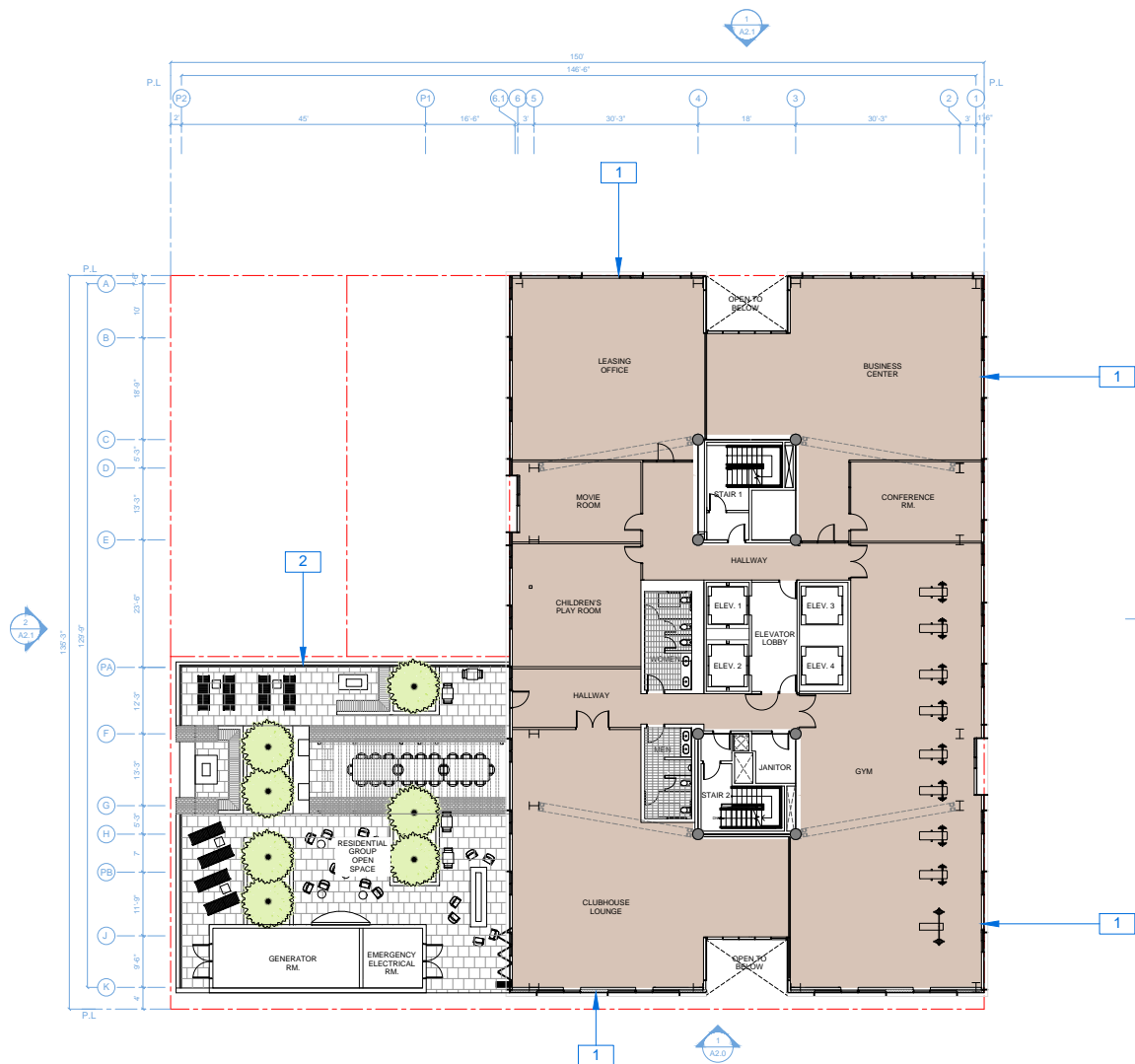
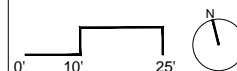
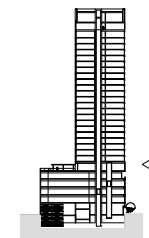
Scale 3/32" = 1'-0"

NOTATION KEY

- 1 CURTAINWALL GLAZING WITH EXTRUDED MULLION CAP GRID
- 2 GLASS GUARDRAIL

SPECIAL NOTES

PLAN LOCATION KEY





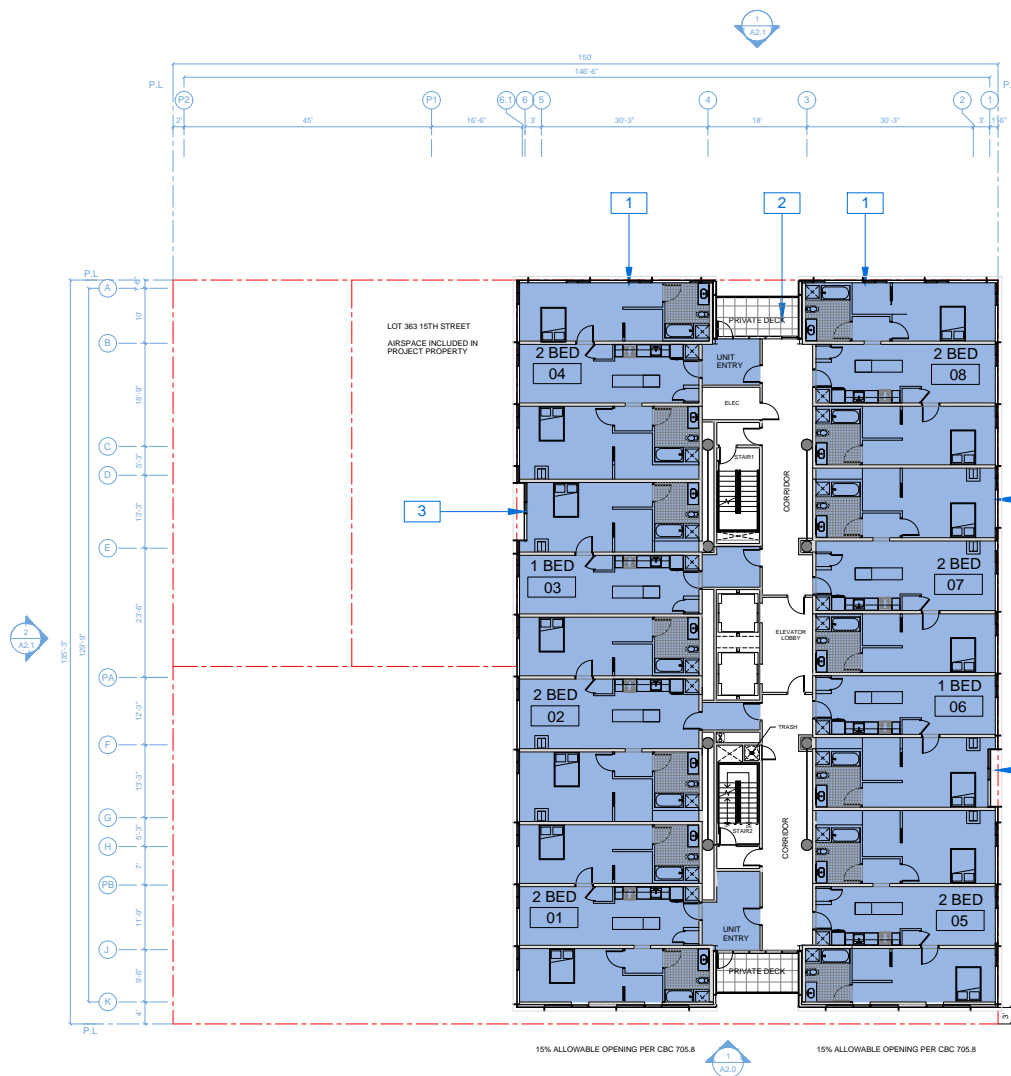
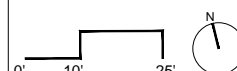
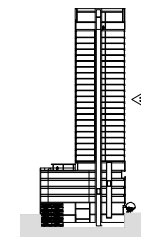
No.	Description	Date
001	OWNER PRE-APPLICATION	2-16-2016
002	BASIC APPLICATION FOR DEV. REVIEW	4-20-2016
003	BASIC APPLICATION FOR DEV. REVIEW	07-07-2017
004	BASIC APPLICATION FOR DEV. REVIEW	08-13-2017

NOTATION KEY

- 1 CURTAINWALL GLAZING WITH EXTRUDED MULLION CAP GRID
- 2 PRIVATE BALCONY WITH GLASS GUARDRAIL
- 3 CURTAINWALL GLAZING WITH DARKER GLASS TYPE 2

SPECIAL NOTES

PLAN LOCATION KEY

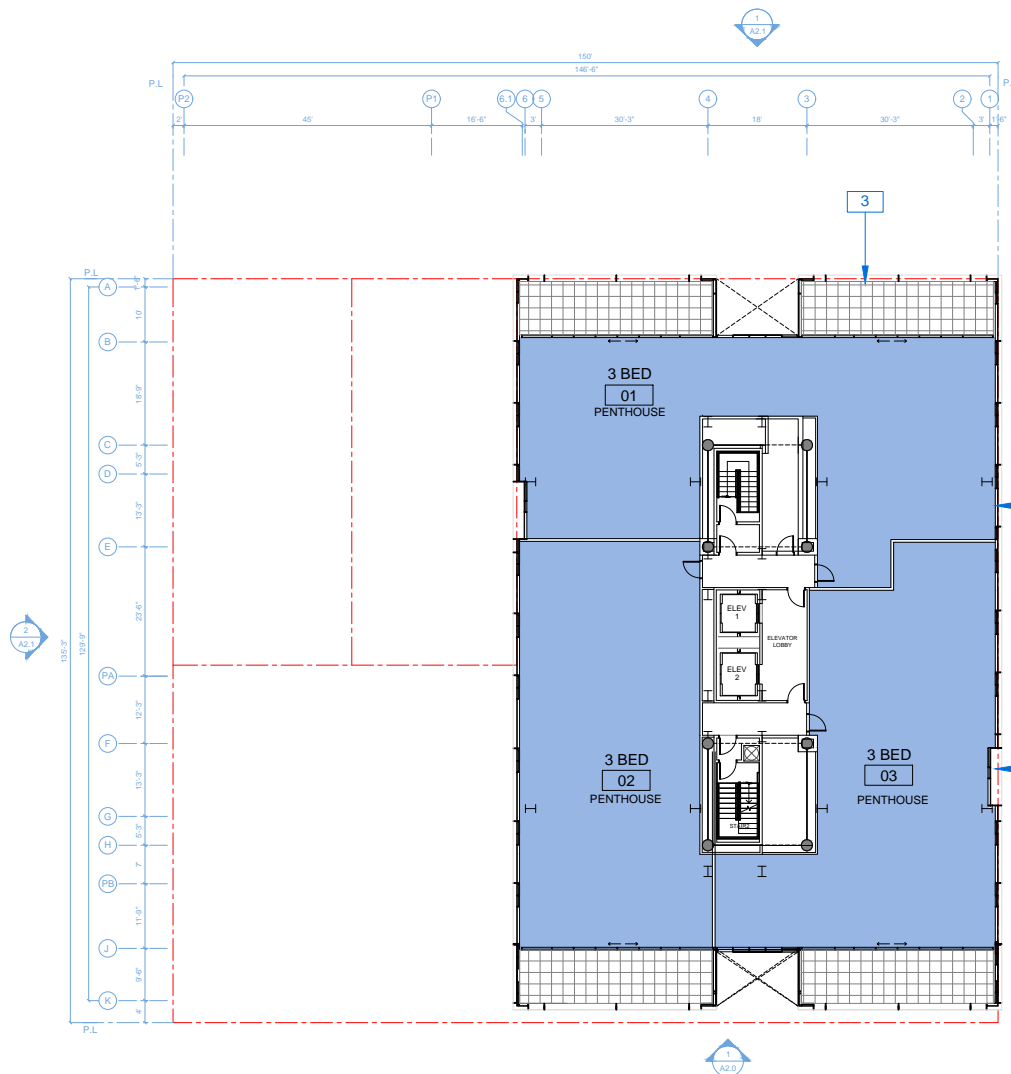
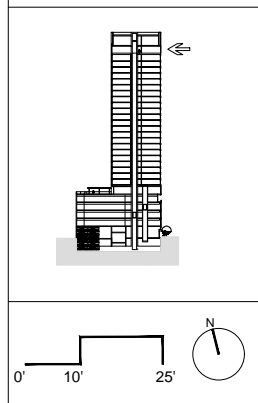


NOTATION KEY

- 1 CURTAINWALL GLAZING WITH EXTRUDED MULLION CAP-GRID
- 2 CURTAINWALL GLAZING WITH DARKER GLASS TYPE 2
- 3 PRIVATE DECK

SPECIAL NOTES

PLAN LOCATION KEY



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AGENCY APPROVALS



PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	ISSUING PER APPLICATION	2-16-2016
002	BASIC APPLICATION FOR DEV. REVIEW	4-20-2016
003	BASIC APPLICATION FOR DEV. REVIEW	07-07-2017
004	BASIC APPLICATION FOR DEV. REVIEW	08-13-2017

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PLAN

RAD Project Number 16501
Date 13, Sept 2017
Drawn by SDG

A1.10

Scale 3/32" = 1'-0"

NOTATION KEY

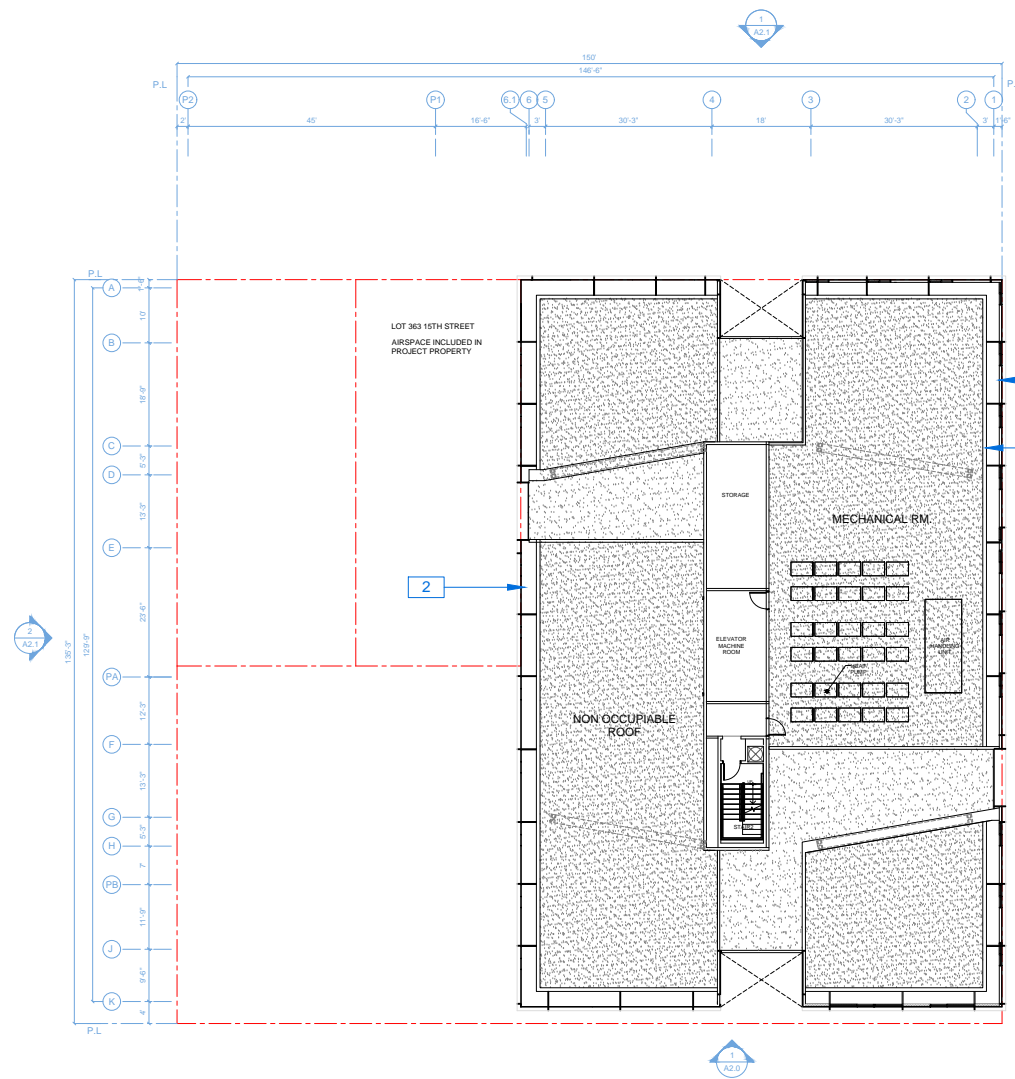
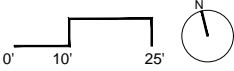
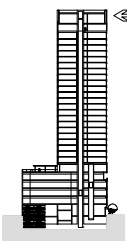
1 CURTAINWALL GLAZING WITH EXTRUDED MULLION CAP GRID

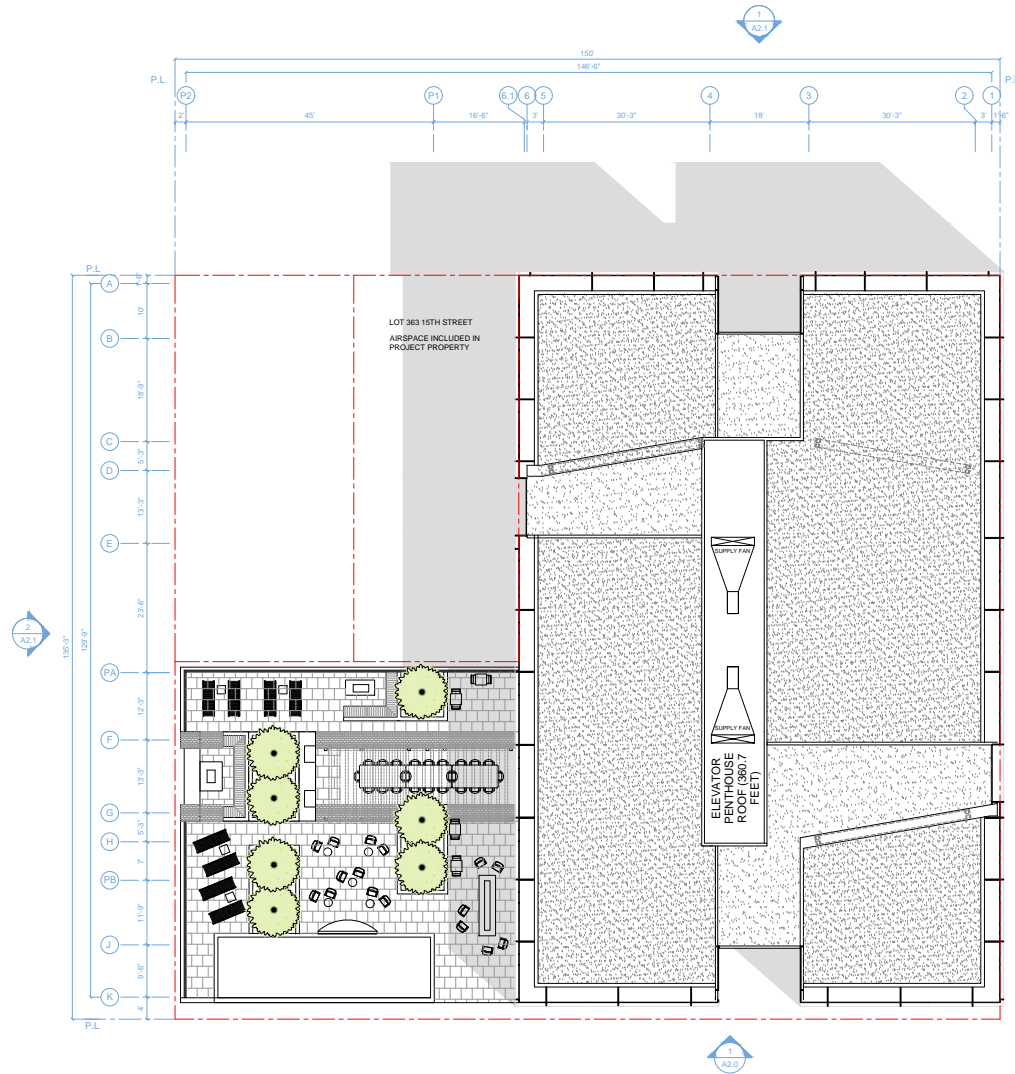
2 LIGHT FEATURE

SPECIAL NOTES

ALL MECHANICAL SPACES SHOWN IS SCHEMATIC AND NOT THE FINAL EQUIPMENT LOCATION OR SIZE. ALL MECHANICAL EQUIPMENT WILL BE SCREENED FROM VIEW.

PLAN LOCATION KEY



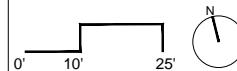
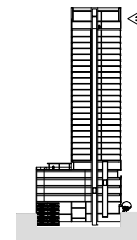


NOTATION KEY

SPECIAL NOTES

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PLAN LOCATION KEY



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AGENCY APPROVALS



PLAN CHECK #

No.	Description	Date
001	ISSUING PERMITS APPLICATION	2-16-2016
002	BASIC APPLICATION FOR DEV. REVIEW	4-20-2016
003	BASIC APPLICATION FOR DEV. REVIEW	07-07-2017
004	BASIC APPLICATION FOR DEV. REVIEW	08-13-2017

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Oakland, CA 94612
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PLAN

RAD Project Number 16501
Date 13, Sept 2017
Drawn by SDG

A1.11

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ROOF PLAN 1

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AGENCY APPROVALS



PLAN CHECK #

ISSUE RECORD		
No.	Description	Date
001	ZONING PRE-APPLICATION	2-16-2016
002	BASIC APPLICATION FOR DEV. REVIEW	4-20-2016
003	BASIC APPLICATION FOR DEV. REVIEW	07-07-2017
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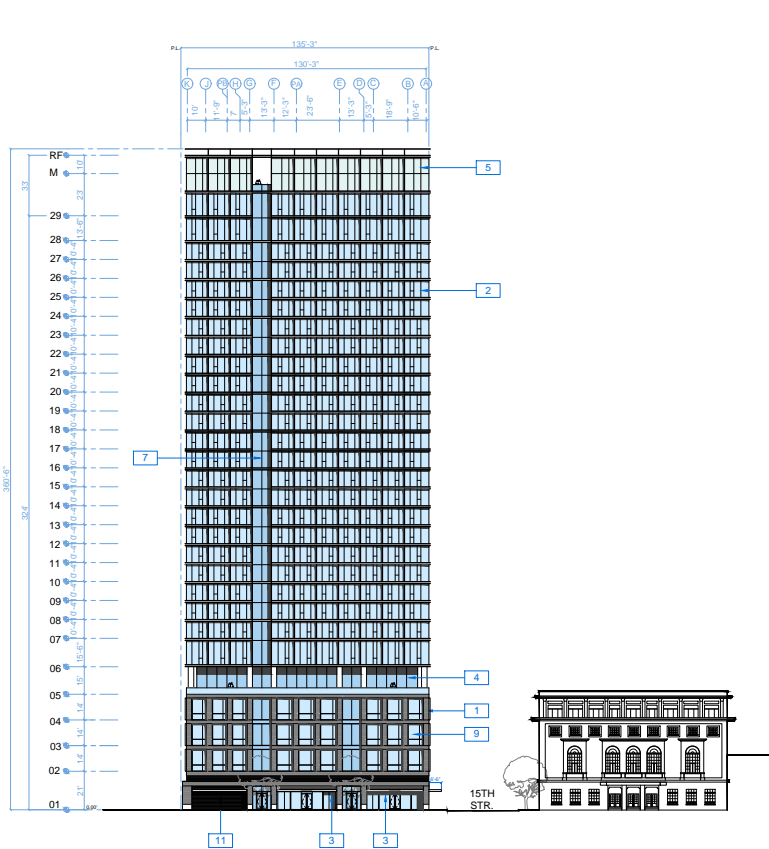
1433 Webster St.
Oakland, CA 94609
RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

ELEVATION

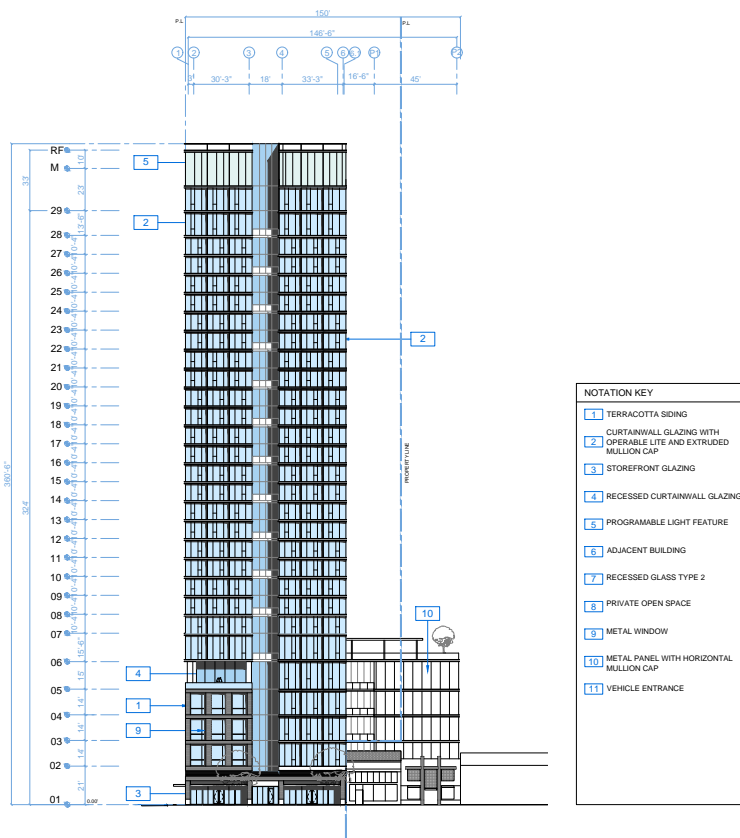
RAD Project Number 16501
Date 13, Sept 2017
Drawn by SDG

A2.0

Scale 1/16" = 1'-0"



FRONT ELEVATION (WEBSTER STREET) 1



SIDE ELEVATION (15TH STREET) 2

NOTATION KEY

- 1 TERRACOTTA SIDING
- 2 CURTAINWALL GLAZING WITH CREASABLE LITE AND EXTRUDED MULLION CAP
- 3 STOREFRONT GLAZING
- 4 RECESSED CURTAINWALL GLAZING
- 5 PROGRAMMABLE LIGHT FEATURE
- 6 ADJACENT BUILDING
- 7 RECESSED GLASS TYPE 2
- 8 PRIVATE OPEN SPACE
- 9 METAL WINDOW
- 10 METAL PANEL WITH HORIZONTAL MULLION CAP
- 11 VEHICLE ENTRANCE

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ARCHITECT OF RECORD

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PROJECT DESIGN

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CIVIL

BANKS CIVIL ENGINEERS SURVIVORS, INC.
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OAKLAND, CA 94607
T 510.873.8866

LANDSCAPE

PANELA BURTON & COMPANY
1400 OLYMPIC BOULEVARD
SANTA MONICA, CA 90404
T 310.328.8854

AGENCY APPROVALS



PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	ISSUE FOR APPLICATION	2-15-2018
002	BASIC APPLICATION FOR DEV. REVIEW	4-20-2018
003	BASIC APPLICATION FOR DEV. REVIEW	07-07-2017
004	BASIC APPLICATION FOR DEV. REVIEW	08-13-2017

1433 Webster St.

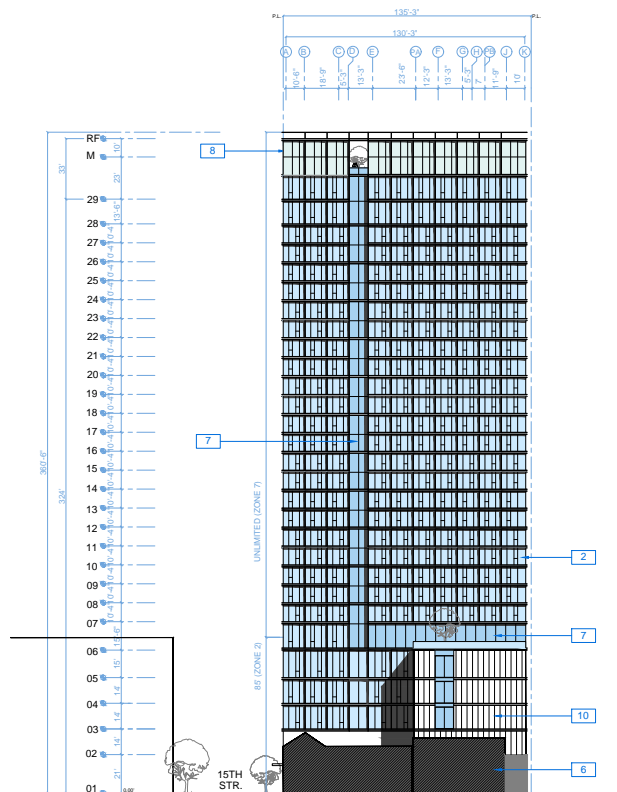
Oakland, CA 94609
RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

ELEVATION

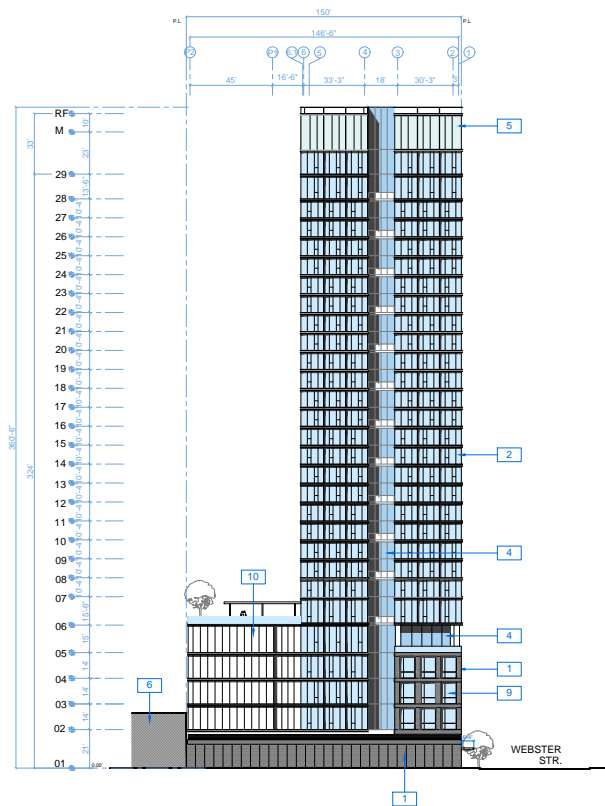
RAD Project Number 16501
Date 13, Sept 2017
Drawn by SDG

A2.1

Scale 1/16" = 1'-0"



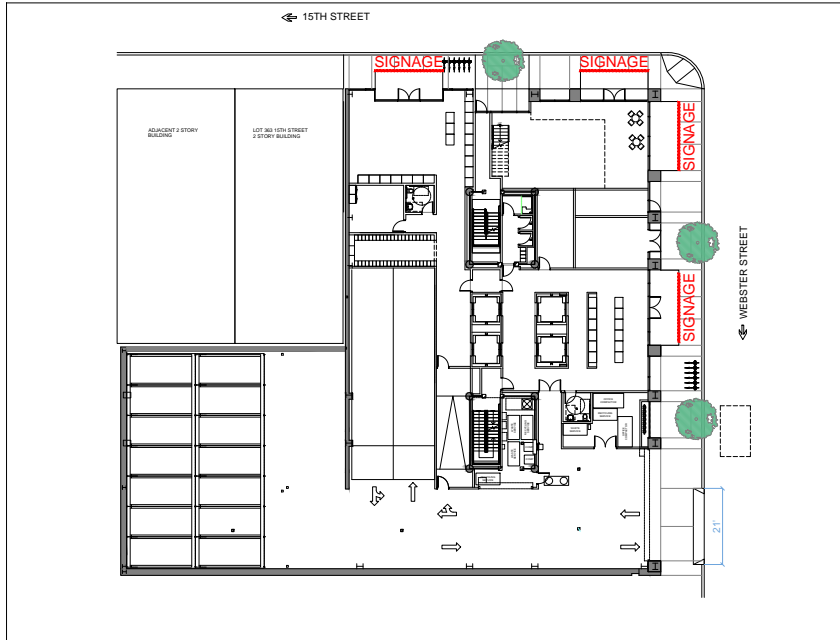
BACK ELEVATION (WEST) 1



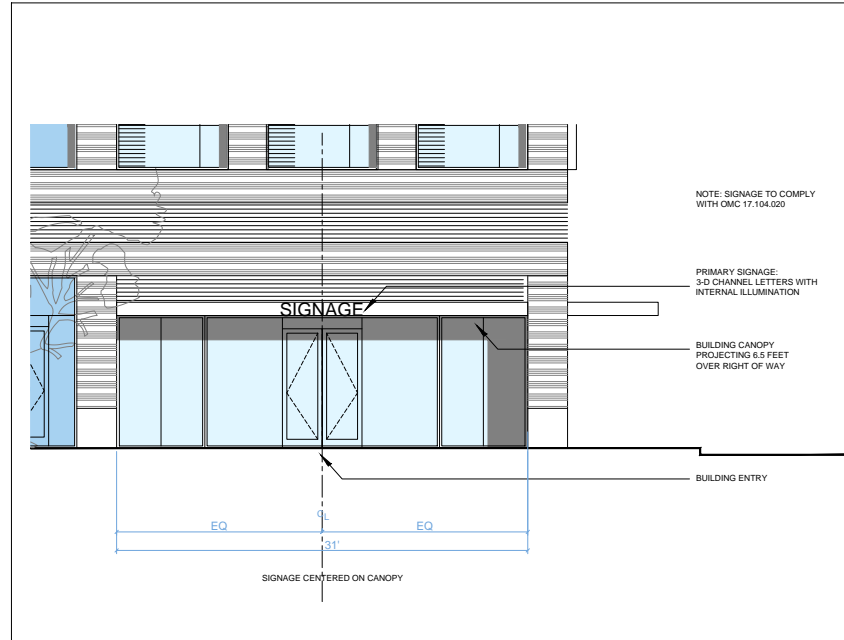
SIDE ELEVATION (SOUTH LOT LINE) 2

NOTATION KEY

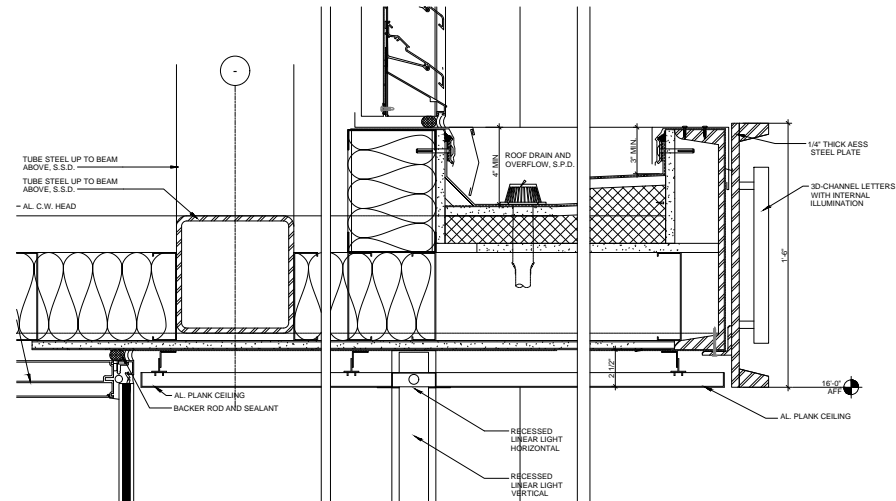
- 1 TERRACOTTA SIDING
- 2 CURTAINWALL GLAZING WITH OPERABLE LITE AND EXTRUDED MULLION CAP
- 3 STOREFRONT GLAZING
- 4 RECESSED CURTAINWALL GLAZING
- 5 PROGRAMMABLE LIGHT FEATURE
- 6 ADJACENT BUILDING
- 7 RECESSED GLASS TYPE 2
- 8 PRIVATE OPEN SPACE
- 9 METAL WINDOW
- 10 METAL PANEL WITH HORIZONTAL MULLION CAP



LEVEL 1 SIGNAGE LOCATION PLAN



LEVEL 1 SIGNAGE ELEVATION



CANOPY DETAIL 3" = 1'-0"

RAD
B U I L D

RAD BUILD
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LANDSCAPE

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OAKLAND, CA 94612
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AGENCY APPROVALS



PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	ZONING FEE APPLICATION	2-16-2016
002	BASIC APPLICATION FOR DEV. REVIEW	4-20-2016
003	BASIC APPLICATION FOR DEV. REVIEW	07-07-2017
004	BASIC APPLICATION FOR DEV. REVIEW	08-13-2017

1433 Webster St.
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RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

BUILDING SIGNAGE

RAD Project Number 16501
Date 13, Sept 2017
Drawn by SDG

A2.2

Scale NTS

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SANTA MONICA, CA 90404
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AGENCY APPROVALS



PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	ISSUING PER APPLICATION	2-16-2016
002	BASIC APPLICATION FOR DEV. REVIEW	4-29-2016
003	BASIC APPLICATION FOR DEV. REVIEW	07-07-2017
004	BASIC APPLICATION FOR DEV. REVIEW	08-13-2017

1433 Webster St.
Oakland, CA 94609

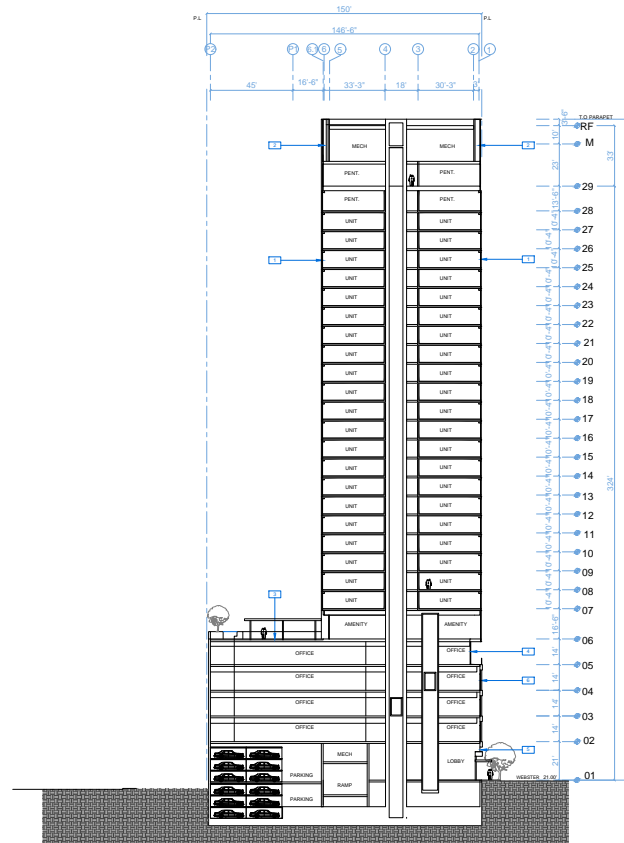
RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

SECTION

RAD Project Number 16501
Date 13, Sept 2017
Drawn by SDG

A3.0

Scale 1/16" = 1'-0"



NOTATION KEY

- 1 CURTAINWALL GLAZING WITH EXTRUDED MULLION CAP
- 2 LIGHT FEATURE
- 3 GROUP OPEN SPACE
- 4 CURTAINWALL GLAZING
- 5 ALUMINUM MECHANICAL LOUVER
- 6 TERRACOTTA SIDING WITH METAL WINDOWS

BUILDING SECTION 1



RAD BUILD

RAD BUILD
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Tel: 510.343.5593

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PROJECT DESIGN

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RAD PERSON SDG
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CIVIL

BANDI CIVIL ENGINEERS SURVEYORS, INC.
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LANDSCAPE

PANELA BURTON & COMPANY
1400 OLYMPIC BOULEVARD
SANTA MONICA, CA 90404
t. 310.328.8854

AGENCY APPROVALS



PLAN CHECK #

ISSUE RECORD

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001	ISSUE RECORD FOR PRE-APPLICATION	2-16-2016
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1433 Webster St.
Oakland, CA 94609
RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

RENDERING

RAD Project Number 16501
Date 13, Sept 2017
Drawn by SDG

A4.0

Scale NTS

VIEW FROM WEBSTER AND 15TH STREET | 1

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CALIFORNIA STATE #11
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LANDSCAPE

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t. 310.328.8554

AGENCY APPROVALS



PLAN CHECK #

ISSUE RECORD

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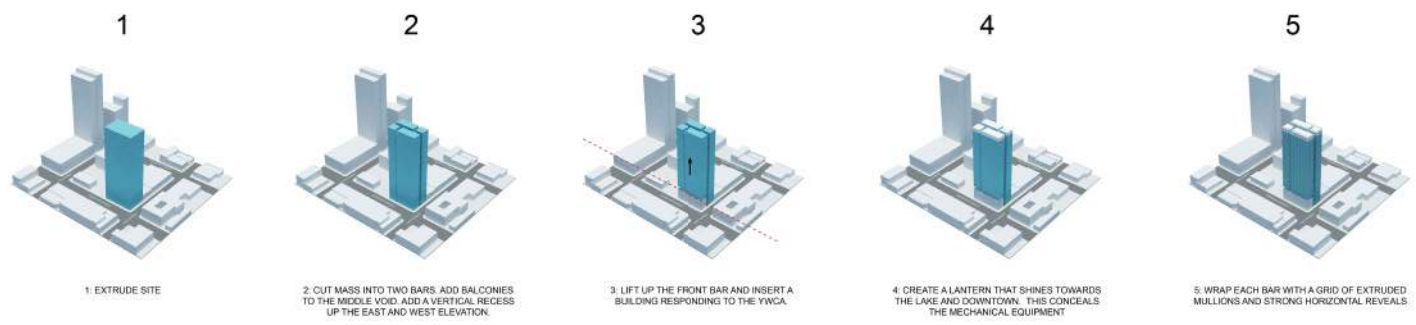
1433 Webster St.
Oakland, CA 94609
RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

RENDERING

RAD Project Number 16501
Date 13, Sept 2017
Drawn by SDG

A4.1

Scale NTS



VERTICAL RECESS WITH JULIETTE BALCONY

OUTDOOR SPACE FOR OFFICE PROGRAM

VEHICLE ENTRANCE

LIFTED MASS

GROUND MASS

PROGRAMMABLE LIGHT FEATURE CONCEALS MECHANICAL EQUIPMENT

CURTAINWALL WITH A STAGGERED PATTERN OF OPERABLE WINDOWS. HORIZONTAL REVEALS AT EACH FLOOR AND VERTICAL EXTRUDED MULLION CAPS. SHADOWBOX PROVIDES A SECOND LEVEL OF DEPTH.

LARGE RESIDENTIAL BALCONIES

CONTEXTUAL BASE CLAD IN TERRE COTTA AND LAYERED WITH A SECONDARY METAL CLADDING AND WINDOWS



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LANDSCAPE

PARSONS HERTON & COMPANY
140 CLAYMARC BOULEVARD
OAKLAND, CA 94604
t 510.828.8854

AGENCY APPROVALS



PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	ISSUE FOR REVIEW	2-16-2016
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1433 Webster St.
Oakland, CA 94609
RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

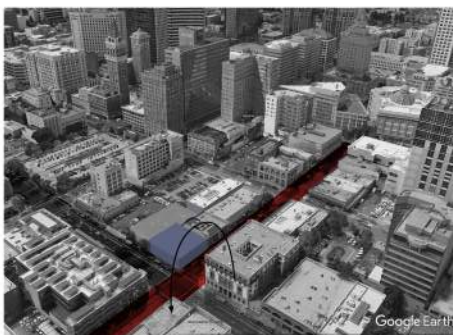
RENDERING

RAD Project Number 16501
Date 13, Sept 2017
Drawn by SDG

A4.2

Scale NTS

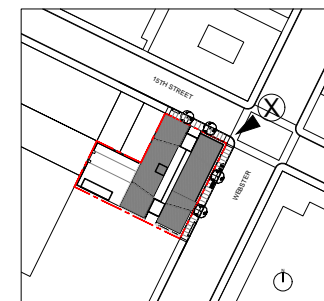
PEDESTRIAN SCALE



CONTINUE THE SCALE OF THE RETAIL ON 15TH STREET



VIEW LOCATION PLAN



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LANDSCAPE

PANELA BURTON & COMPANY
1400 COLYMPIC BOULEVARD
OAKLAND, CA 94612
T 510.828.8854

AGENCY APPROVALS



PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	ISSUE RECORD APPLICATION	2-16-2016
002	BASIC APPLICATION FOR DEV. REVIEW	4-20-2016
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004	BASIC APPLICATION FOR DEV. REVIEW	08-13-2017

1433 Webster St.
Oakland, CA 94609
RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

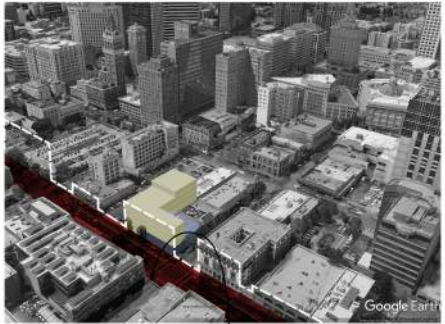
RENDERING

RAD Project Number 16501
Date 13, Sept 2017
Drawn by SDG

A4.3

Scale NTS

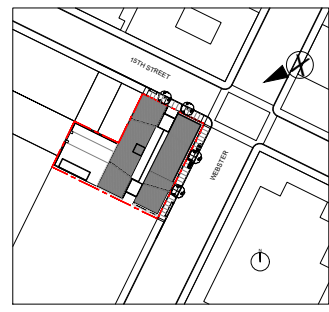
HISTORICAL CONTEXT SCALE



CONTINUE THE SCALE OF THE YWCA BUILDING ON WEBSTER STREET



VIEW LOCATION PLAN



WEBSTER AND 15TH STREET

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LANDSCAPE

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SAN FRANCISCO, CA 94104
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AGENCY APPROVALS

PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	ISSUE FOR PRE-APPLICATION	2-16-2016
002	BASIC APPLICATION FOR DEV. REVIEW	4-20-2016
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AGENCY APPROVALS

1433 Webster St.
Oakland, CA 94609
RAD BUILD
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Oakland, CA 94612
Tel: 510.343.5593

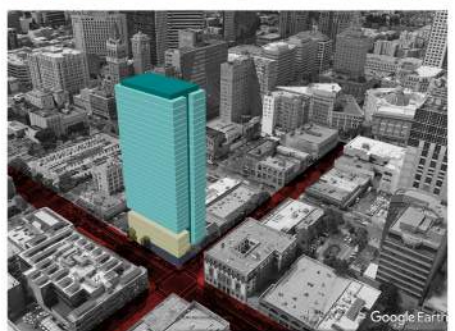
RENDERING

RAD Project Number 16501
Date 13, Sept 2017
Drawn by SDG

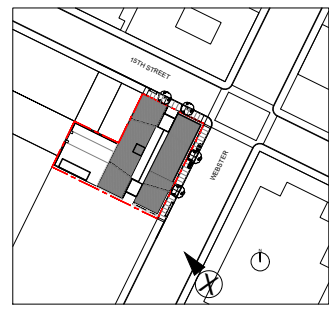
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Scale NTS

URBAN CONTEXT SCALE



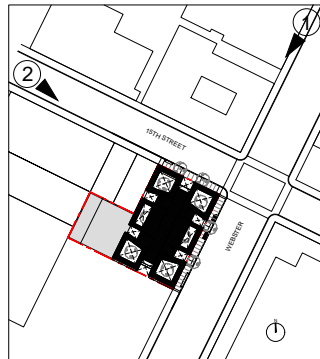
CONTINUE THE PATTERN OF NEW HIGH RISE DEVELOPMENT IN THE NEIGHBORHOOD ESTABLISHED BY 1314 FRANKLIN AND 1510 WEBSTER





NORTH ELEVATION 2

VIEW LOCATION PLAN



15TH STREET LOOKING EAST 1

RAD BUILD

RAD BUILD
P.O. Box 70975, Oakland, CA 94612
Tel: 510.343.5593

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ARCHITECT OF RECORD	RAD BUILD P.O. Box 70975, OAKLAND, CA 94612 T 510.343.5593
PROJECT DESIGN	RAD PERSON SDG CALIFORNIA STATE 410 1510 15TH STREET T 510.433.3726
CIVIL	BANDI CIVIL ENGINEERS SURVEYORS, INC. 536 27th STREET OAKLAND, CA 94607 T 510.873.8866
LANDSCAPE	PANELA HIRSTON & COMPANY 1400 OLYMPIC BOULEVARD SANTA MONICA, CA 90404 T 310.328.8854

AGENCY APPROVALS



PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	ISSUE FOR PRE-APPLICATION	2-16-2016
002	BASIC APPLICATION FOR DEV. REVIEW	4-20-2016
003	BASIC APPLICATION FOR DEV. REVIEW	07-07-2017
004	BASIC APPLICATION FOR DEV. REVIEW	09-13-2017

1433 Webster St.
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RAD BUILD
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RENDERING

RAD Project Number 16501
Date 13, Sept 2017
Drawn by SDG

A4.5

Scale NTS

RAD BUILD

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AGENCY APPROVALS



PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	ISSUE FOR REVIEW APPLICATION	2-13-2018
002	BASIC APPLICATION FOR DEV. REVIEW	4-20-2018
003	BASIC APPLICATION FOR DEV. REVIEW	07-07-2017
004	BASIC APPLICATION FOR DEV. REVIEW	08-13-2017

1433 Webster St.
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Tel: 510.343.5593

RENDERING

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Date 13, Sept 2017
Drawn by SDG

A4.6

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VIEW FROM 18TH STREET PIER 1

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ARCHITECT OF RECORD

RAD BUILD
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LANDSCAPE

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AGENCY APPROVALS



PLAN CHECK #

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1433 Webster St.

Oakland, CA 94609
RAD BUILD
P.O. Box 70975
Oakland, CA 94612
Tel: 510.343.5593

RENDERING

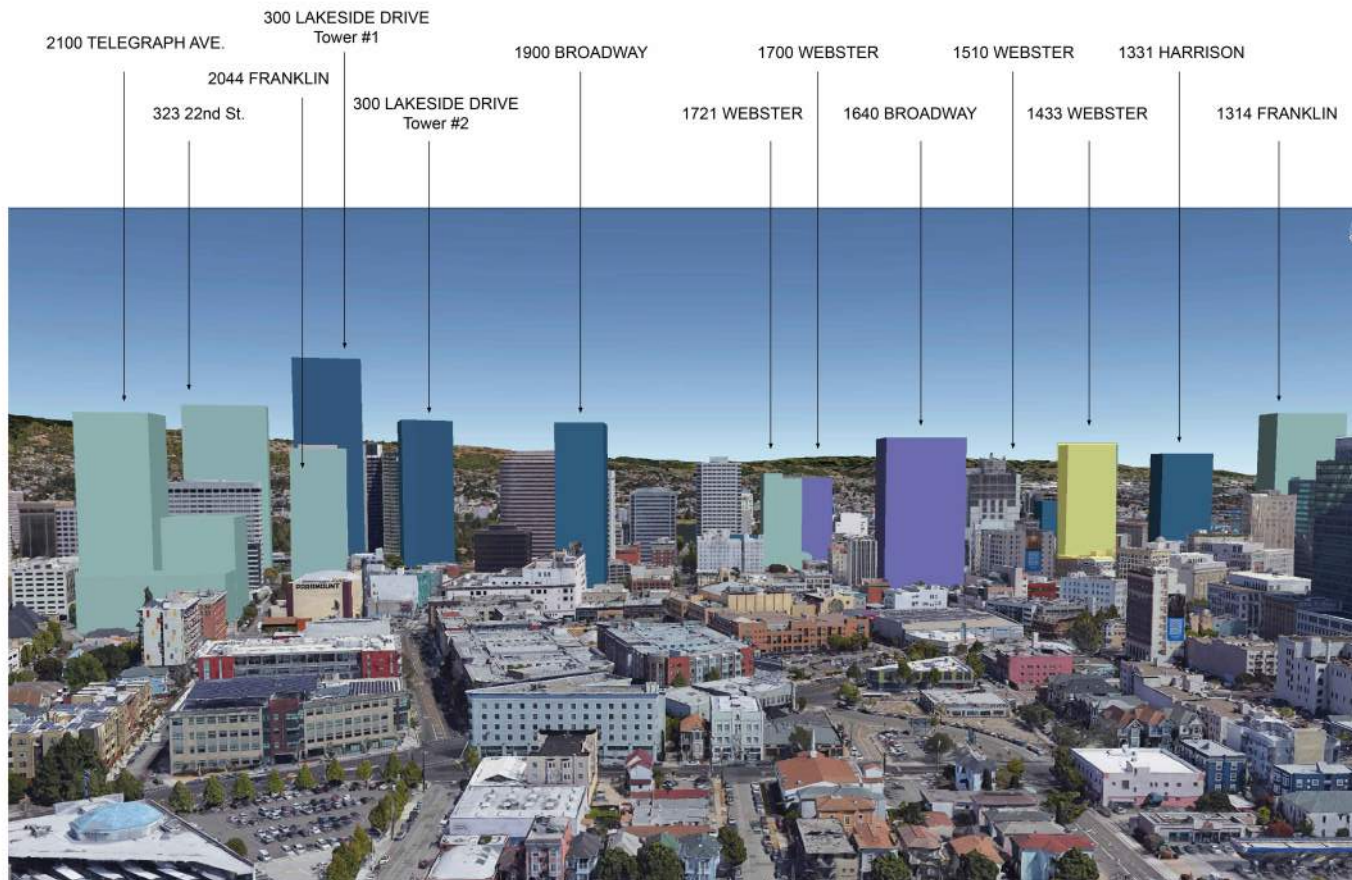
RAD Project Number 16501
Date 13, Sept 2017
Drawn by SDG

A4.7

Scale NTS

- APPLICATION APPROVED
- APPLICATION UNDER REVIEW
- 1433 WEBSTER STREET
- BUILDINGS UNDER CONSTRUCTION

* Future project locations and statistics obtained through the following sources:
 • "www.arcgis.com" under "Major Projects - September 2016"
 • City of Oakland Bureau of Planning "List of Active Major Development Projects / Fall 2016"



VIEW LOOKING EAST



5

1

4

3

5

2



1 PAINTED ALUMINUM PANEL + MULLION



2 TERRACOTTA



3 GLASS TYPE 1



4 GLASS TYPE 2



5 GLASS TYPE 3

RAD BUILD

RAD BUILD
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Tel: 510.343.5593

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AGENCY APPROVALS



PLAN CHECK #

ISSUE RECORD

No.	Description	Date
001	ISSUE FOR APPLICATION	2-16-2016
002	BASIC APPLICATION FOR DEV. REVIEW	4-20-2016
003	BASIC APPLICATION FOR DEV. REVIEW	07-07-2017
004	BASIC APPLICATION FOR DEV. REVIEW	08-13-2017

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MATERIALS

RAD Project Number 16501
Date 13, Sept 2017
Drawn by SDG

A5.0

Scale NTS