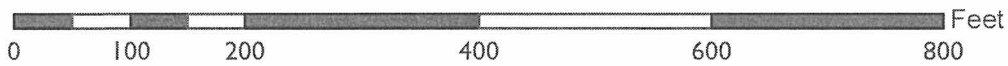


<b>Project Location:</b>	5110 Telegraph Avenue. The property is also bounded by 51st Street, Clarke Street and Claremont Avenue.
<b>Assessor's Parcel Numbers:</b>	014 122600902, 014 122601300, 014 122601400, 014 122600800, 014 122600702, 014 122600901, 014122600602, 014 122600502, 014 122600403, 014 122600303.
<b>Proposal:</b>	To construct a four to six-story mixed-use residential and commercial development consisting of 204 residential units and 33,800 square feet of ground-floor retail area in a 251,541 square foot building, including two levels of parking below grade on a 72,866 square foot vacant site.
<b>Project Applicant/Tel. Number:</b> <b>Property Owner:</b>	Brian Caruso for Nautilus Group, Inc. / (510) 343-5593 or (510) 213-6226 NGI 5110 Telegraph, LLC
<b>Case File Number:</b>	PLN15074 / ER16006
<b>Planning Permits Required:</b>	Major Conditional Use Permit for non-residential facilities over 25,000 square foot of floor area in the CN-2 Zone; Minor Conditional Use Permit to operate a Limited Agriculture Activity on the roof of the principal building; Regular Design Review for new construction; Minor Variances for ground-floor residential facilities in the CN-2 zone and for commercial loading berths where two berths are required within the property and no berths are proposed.
<b>General Plan:</b>	Neighborhood Commercial; Mixed Use Residential
<b>Zoning:</b>	CN-2 Neighborhood Commercial
<b>Environmental Determination:</b>	A detailed CEQA Analysis was prepared for this project which concluded that the proposed project satisfies CEQA Guidelines: Sections 15332-Class 32, 15300.2-Infill Projects, 15183.3-Streamlining for Infill Projects, and 15183-Projects Consistent with a Community Plan, General Plan, or Zoning. The CEQA Analysis document may be reviewed at the Bureau of Planning offices, located at 250 Frank Ogawa Plaza, Suite 2114 on the 2nd Floor or online by 3:00pm, Friday April 29, 2016. The CEQA Analysis document for the proposed project can be viewed here under item #40: <a href="http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157">http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157</a>
<b>Property Historic Status:</b>	Non-Historic Property
<b>Service Delivery District:</b>	2
<b>City Council District:</b>	1
<b>Project Status:</b>	Pending
<b>Action to be Taken:</b>	Decision based on staff report
<b>Finality of Decision:</b>	Appealable to City Council within 10-days
<b>For Further Information:</b>	Contact Case Planner, <b>Mike Rivera</b> at (510) 238-6417, or by email at <a href="mailto:mriviera@oaklandnet.com">mriviera@oaklandnet.com</a>

# CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN15074 / ERI6006  
Applicant: Brian Caruso / Nautilus Group, Inc.  
Address: 5110 Telegraph Avenue  
Zone: CN-2

## **SUMMARY**

The applicant proposes a mixed-use residential and commercial development, located on a vacant site at the intersections of Telegraph Avenue, 51<sup>st</sup> Street, Claremont Avenue and Clarke Street in the Temescal District. The project proposal combines a four to six-story building that contains a two-level underground garage, ground-floor retail with public pathways and a front plaza, residential units and a courtyard on the upper floors, including an urban farm on the roof. Currently, half of the property is occupied by a private commercial parking lot that will be removed. The property is enclosed by a chain-link fence and access is limited to the general public. An environmental analysis was prepared for the project which concluded that the proposed project satisfies the California Environmental Quality Act (CEQA) Guidelines Sections: 15332-Class 32, 15300.2-Infill Projects, and 15183.3-Streamlining. The application was reviewed and supported by the Design Review Committee on September 30, 2015. The project proposal requires review and a decision by the Planning Commission.

## **PROJECT SITE AND SURROUNDINGS**

The project site is located on a 72,866 (1.67-acres) square foot property and contains nine vacant lots that will be merged through a separate subdivision Parcel Map Permit with the City. The commercial property is surrounded by a chain-link fence, and has paved surfaces, trees and a parking lot that will be removed. The property is bounded by four public streets and by a neighboring four-story multi-residential building, located in the same commercial zone, CN-2. The property is adjacent or nearby a mix of commercial and residential facilities, the Temescal Public Library, a public playground “Frog Park”, and a Fire Station. The development site is also located along two major thoroughfares, Telegraph Avenue, a four-lane road, and 51st Street, a four-lane road, that are also routes for AC transit bus lines. The project site is also within distance to freeway off-ramp/on-ramp of CA-24 to the north, west and east.

## **PROPERTY BACKGROUND-SUMMARY**

In 2006 and 2008, two separate Planning permits for two separate projects by two separate developers (CMDV05469 / Civiq & CMDV07064 / Creekside) were approved by the Planning Commission for the same development site, to be built side by side. The 2006 project (Civiq) was for the construction of a 67 residential units and 2,900 square feet of commercial space. The 2008 project (Creekside) was also for the construction of a 102 residential units and 5,893 square feet of commercial space.

In January 2006 the approved project (CMDV05469 / Civiq) was appealed to the City Council by the “Telegraph/51st Gateway Coalition” on the grounds that the project was not compatible with the neighborhood, and would have negative impacts on the community.

On March 21, 2006, the City Council adopted Resolution No.79803 upholding and affirming the Planning Commission’s decision, thus approving the project (Civiq) subject to the additional conditions of approval derived from terms agreed to by the appellants and the applicant. Staff has summarized these 2006 conditions (*italics*) and provided comments as follows:

- a) *“The corner building at 51st and Telegraph Ave. will be no higher than 57 feet and the rest of building will be no higher than 52 feet.”* Staff Comment: Not applicable to the current proposal because the proposal is a different development application with a new design.

- b) *"The northwest façade of the building will be redesigned to remove the five feet wide walkway that provides access to the upper units which will provide a step back of five feet."* Staff Comment: Not applicable to the current proposal because the proposal is a different development application with a new design.
- c) *"The applicant shall pay \$15,000 at the time of issuance of the first building permit into a City earmark fund for the City to conduct a pedestrian safety study that will look at the recommended solutions for streets on the boundary of the project. The applicant shall also pay \$50,000 at the time of the first building permit into a fund to make pedestrian safety improvements at the intersection of 51st and Telegraph, 51st and Clarke, Clarke and Redondo, and/or Telegraph and 52nd Street."* Staff Comment: Not applicable to the current proposal because the applicant has addressed these in the proposed plans and staff has mentioned it in the staff report where improvements are proposed such as new wider sidewalks, bulb-outs, new and reconfigured crosswalks and removal of the concrete (median nose) island, located within the crosswalk at 51st St. and Telegraph Ave.
- d) *"Condition of approval #25 is clarified as follows; Funds from the lien on the property will be earmarked for pedestrian safety projects for streets on the periphery of the project. These funds may then be made available for streetscape improvement only if not needed for pedestrian safety projects." The projects will be identified by Jane Brunner, City Councilmember, in consultation with community groups."* Staff Comment: Not applicable to the current proposal because the proposed plans show a new landscaped public access pathway within the property, and additional street trees around the subject property.
- e) *"The applicant shall pay \$20,000 towards the cost of permits in an approved Residential Parking Permit Area, within ten days of City approval of the Residential Parking Permit or at time of issuance of the first building permit, whichever is later, to homes and units in an area bounded by Telegraph, Cavour, Shafter and 49th Shafter Street."* Staff Comment: Not applicable to the current proposal as the new proposal will be subject to new TDM (Transportation and Parking Demand Management Plan) conditions of approval.

Eventually, the applicants for these two approved projects were not able to file for building permits, and eventually sold the properties and Planning permit entitlements to the new property owner, Nautilus Group, Inc. These entitled Planning permits are still active and will expire December 31, 2016 having been extended by the Planning Commission on the April 20, 2016 meeting and by the Zoning Administrator on March 18, 2016.

The new applicant Nautilus Group, Inc. is instead seeking a new, separate Planning permit approval for a different mixed-use residential and commercial development proposal that will include 204 residential units, approximately 33,800 square foot of retail space and two levels of an underground garage. Because of so much public interest on the previous approved projects, the new applicant had engaged in community outreach meetings with the Temescal neighborhood to receive feedback and discuss the new project proposal. Eventually, the applicant seeks to construct the new proposed project under this new development application, PLN15074.

## **PROJECT DESCRIPTION**

The development proposal is to construct a four and six-story mixed-use residential and commercial building which includes a two-level underground garage and a private roof farm. The building footprint covers most of the entire site, except for the entry plaza on Telegraph Avenue and a landscaped pathway. The proposed public access easement pathway located within the property and along the northerly property line will provide access from Clarke Street to Telegraph Avenue / Claremont Avenue and vice-versa. The pathway will also provide access to the project's plaza, residential lobby, retail stores and to 51<sup>st</sup> Street. Access to the four detached retail units will be primarily from Telegraph Avenue, the front plaza and 51<sup>st</sup> Street.

The 33,800 square feet ground-floor retail space is divided into four separate buildings. Retail building spaces #1 and #2 face Telegraph Avenue, 51<sup>st</sup> Street and Claremont Avenue. Retail building space #3 is located a bit farther from the street, next to the pedestrian pathway and adjacent to the main residential lobby. Retail building space #4 is located in the center of the property and has two main entries along 51<sup>st</sup> Street and one along the pedestrian pathway. While the retail spaces are separate from each other, these will be connected by the proposed pedestrian pathway that is partially covered by the above residential building. The pedestrian pathway located between the retail spaces measures 24 feet wide and approximately 22 feet high and includes outdoor seating. The project also proposes bicycle racks near the outer side of the sidewalk along 51<sup>st</sup> Street and Telegraph Avenue including a bike share dock on the sidewalk, located near Claremont and Telegraph Avenues.

The two-lane driveway entry/exit for the two-level underground 297 parking space garage is from Clarke Street, and will be used by the residential tenants (Level P2) and commercial patrons (Level P1). The Level P2 garage includes enclosed bicycle rooms, storage and trash areas. The Level P1 garage includes additional bicycle and trash rooms including utility rooms. The project also includes at street level two enclosed residential loading berths (for move-in/move-out), located on Level 1, between the garage entry and the enclosed trash area along Clarke Street. While the two-level underground garage provides required off-street parking for the residents and retail patrons, no off-street commercial loading berths are proposed in the garage or along Clarke Street. The applicant, however, proposes commercial loading berth near the southeast of the site in front of retail (#4) building space, located on 51<sup>st</sup> Street which will require a minor variance.

Access to the ground-floor residential units will be along Clarke Street and from a private pathway located off Clarke Street and near Claremont Avenue. The entry for the two-level one and two-bedroom residential "loft" units will be above grade and contain a decorative retaining wall for privacy and landscaping for screening. The project also provides on the upper floors a mix type of studios, one, two and three bedroom residential units that measure from 350 square feet and up to 1,600 square feet in area. The proposal also includes a private courtyard or deck, located on the third-level of the building that will be accessed from the residential hallways or from some of the residential units directly.

The project proposal includes a privately-operated roof farm designed for growing, harvesting and processing of plants to be delivered to off-site customers. The roof farm contains rows of raised planter beds, preparation/staging areas, and three separate greenhouses, each measuring approximately 28' x 36' square foot and 12 foot high. The greenhouses have a pitched roof and utilize steel trusses and glazed polycarbonate walls. The raised planter beds will cover much of the roof area, except for the common roof deck, farm staging area and access/exit stairway. Two of the roof farm greenhouses are located near the southerly edge of the south wing building (facing 51<sup>st</sup> Street), and one of the greenhouses is located on the southeast edge of the north wing building. The farm also includes a roof perimeter hedgerow around

the buildings (see details on Sheets RF1.1 to RF1.5). The proposed roof farm requires a Minor Conditional Use Permit to operate this independently urban farm facility on the roof of the building. Access to the roof farm will be limited to residents only to observe the working of the farm activity.

The applicant proposes new landscaping within the property and along 51<sup>st</sup> Street and Clarke Street. The entry plaza contains a low bridge with side glass railings over a water retention area, raised planters, a water wall fountain, large rocks, pebbles and accent pavers. The proposed public access easement pathway located along the north side of the building contains an aggregate concrete paving walkway, log benches, articulated planter areas, sloped berms, cluster of rock, accent trees, water rock fountains and a gravel water channel. The upper private courtyard/deck located on the third level has raised planter areas, accent trees, benches and a lounge area with a kitchen and a built-in fire pit. The courtyard for the residential tenants of the building will overlook the entry plaza, Telegraph Avenue and Clarke Street. Several planter boxes and clerestory window planters are also proposed along the façade of the retail stores. The project includes the installation of at least 16 street trees along 51<sup>st</sup> Street and Clarke Street including decorative planter areas around the building and bio-swale planters within the outer side of the sidewalks.

#### **DESIGN REVIEW COMMITTEE-SUMMARY**

On September 30, 2015, the Design Review Committee held a public meeting to review the project. At that meeting, the applicant presented the project design which is quite similar to the one that is currently being presented to the Planning Commission. The Design Review Committee believed that the building was interesting and supported the design concept. The Committee also felt that the project can be improved and recommended the following:

- Add a bulb-out and a crosswalk at the southwest corner of Clarke Street and Redondo Avenue to facilitate the crossing of pedestrian from Frog Park into the proposed public access easement pathway, located within the subject property.
- Consider using more bright colors on the south building elevation (along 51<sup>st</sup> Street).
- Supports the proposed location of the curbside commercial loading area along 51<sup>st</sup> Street, and suggested to consult with the City Public Works Division.
- Continue to work with staff to address their comments outlined in the September 30, 2015 Design Review Committee staff report.
- Applicant needs to work with the residents in the area to address their concerns.

Based on comments provided by the Committee and staff, the project design was modified into the revised design plans that are being presented in this staff report. Staff believes the current proposal addresses the comments made by the Design Review Committee by designing a building with interesting architectural features, quality materials and implementing new landscaping that complements the project in this vital commercial corridor in Temescal. However, there is one comment from the Committee that was not addressed in the revised design plans regarding the use of bright colors on the south building elevation. Also, the applicant did not address some of staff's comments that were listed in the September 30, 2015 Design Review Committee staff report as follows:

- Show detail plans for the maneuvering of the residential loading docks within the site and street.
- Submit design details for the garage door and the garage door for the residential loading berths.
- Show the location and screening for all utility meters, transformers, etc. within the property.

Staff believes that these can be addressed through conditions of approval and have been included in the approval of this application under **Attachment B**.

### GENERAL PLAN ANALYSIS

The development site is located in the Neighborhood Center and Mixed Housing Residential Use Classification of the Oakland General Plan Land Use and Transportation Element (LUTE).

First, the intent of the Neighborhood Center is “to identify, create, maintain and enhance mixed use neighborhood commercial center typically characterized by smaller scale pedestrian-oriented, continuous street frontage with a mix of retail, housing, office, active open space, eating and drinking places, personal and business services, and smaller scale educational, cultural or entertainment uses. The desired character and uses for future development within this classification should be commercial or mixed uses that are pedestrian-oriented and serve nearby neighborhoods or urban residential with ground-floor commercial.

Second, the intent of the Mixed Housing Residential is “to create, maintain and enhance residential areas typically located near the City’s major arterials and characterized by a mix of single family homes, townhouses, small multi-unit buildings and neighborhood business where appropriate. The desired character and uses for future development should be primarily residential with live-work types of development and small commercial enterprises. In general, the proposal will create and enhance the desired character of the Neighborhood Center and Mixed Housing Residential by developing a mixed-use residential and commercial facility on an underutilized vacant property. The proposal will be located along two arterials, Telegraph Avenue and 51st Street, and will serve nearby neighborhoods and will be compatible to the mix of residential uses in the Temescal district.

Listed below are the General Plan Policies applicable to the proposal:

#### **Policy N1.1**

*Concentrating Commercial Development: Commercial development in the neighborhoods should be concentrated in areas that are economically viable and provide opportunities for smaller scale, neighborhood-oriented retail.*

The project is located in one of the major corridors in the Temescal District, and is also surrounded by a mix of residential and commercial properties. The proposal includes approximately 33,800 square feet of new commercial floor area in four separate units that would provide business opportunities to a wide range of businesses that will serve the needs of the surrounding neighborhoods.

#### **Policy N1.4**

*Locating Large-Scale Commercial Activities: Commercial uses which serve long term retail needs or regional consumers and which primarily offers high volume goods should be located in areas visible or amenable to high volumes of traffic. Traffic generated by large scale commercial developments should be directed to arterials streets and freeways and not adversely affect nearby residential streets.*

The proposal is located along a transit corridor and is also about 0.5 miles from the West Mac Arthur BART Station. The project is close to a mix of residential and commercial properties where the proposed retail spaces would provide business opportunities to small and medium scale businesses and will serve the needs of the surrounding neighborhoods.

**Policy N1.5**

*Designing Commercial Development: Commercial development should be designed in a manner that is sensitive to surrounding residential uses.*

The project provides ground-floor commercial space with up to 22 foot high ceilings for future retail uses that also has transparent storefront glazing. The design provides scale to the multi-level residential building and is also sensitive to the scale of the abutting residential properties across 51<sup>st</sup> Street and near Claremont Avenue.

**Policy N3.1**

*Facilitating Housing Construction: Facilitating the construction of housing units should be considered a high priority of the City of Oakland.*

The project will facilitate the new construction of 204 residential units that also include affordable units under the density bonus provisions on a vacant site that has been underutilized for many years. The new residential development will provide the much needed housing to meet population growth, especially in urban areas such as Temescal neighborhood.

**Policy N3.2**

*Encouraging Infill Development: In order to facilitate the construction of needed housing units, infill development that is consistent with the General Plan should take place throughout the City of Oakland.*

The project is located in a commercial and mix residential area and near public transit. The development includes the construction of different size of residential units and for households with a range of income in a centralized urban area that will improve the visual quality and character of the site.

**Policy N3.8**

*Required High-Quality Design: High-quality design standards should be required of all new residential construction. Design requirements and permitting procedures should be developed and implemented in a manner that is sensitive to the added costs of those requirements and procedures.*

The project is designed to create a cohesive urban design, provides high quality and interesting materials, finishes and details to provide a visual interest at this underutilized vacant site.

**Policy N3.9**

*Orienting Residential Development: Residential development should be encouraged to face the street and to orient their units to desirable sunlight and view, while avoiding unreasonably blocking sunlight and views for neighboring buildings, respecting the privacy needs of residents of the development and surrounding properties, providing for sufficient conveniently located on-site open space, and avoiding undue noise exposure.*

The project faces four different streets and is designed for the residential units to get the desirable sunlight. The multi-story building contains a building layout that is step back to provide reasonable distance to the north and east neighboring properties in order to maintain reasonable sunlight and privacy. The proposal includes open space to meet the needs of the residents and includes a mix of landscaping to minimize potential noise issues to surrounding properties.



**Policy N3.10**

*Guiding the Development of Parking: Off-street parking for residential buildings should be adequate in amount and conveniently located and laid out, but its visual prominence should be minimized.*

The project provides off-street parking more than what is required and is conveniently located in the property. The proposal includes underground parking to minimize its visibility from the surrounding properties and street.

**Policy N6.**

*Mixing Housing Types: The City will generally be supportive of a mix of projects that provide a variety of housing types, unit sizes, and lot sizes which are available to households with a range of income.*

The project will provide a mix of housing types that range from studios, one-bedroom, two-bedroom and three-bedroom units of different sizes that would be appropriate for households of different incomes and needs.

**ZONING SUMMARY**

The mixed-use residential and commercial development is located in the CN-2 Neighborhood Commercial Zone. The intent of the CN-2 zone is “to enhance the character of established neighborhood commercial centers that have a compact, vibrant pedestrian environment.”

The commercial proposal would continue and keep in with the character of the surrounding neighborhood that has nearby commercial centers such as the ones to the west and southwest and across Telegraph Avenue. The proposal will also create small scale pedestrian-oriented storefronts to continue with the existing pattern of commercial stores along Telegraph Avenue. Furthermore, the addition of multi-family residential units would increase foot traffic and will contribute to the success of a vibrant neighborhood commercial environment in the Temescal district.

**Density Bonus:**

Per State Density Bonus Law (Government Code sections 65915 et seq.) and Section 17.107 of the Planning Code, the applicant seeks a density bonus to allow an increase of residential units over the maximum permitted density of 152 units at this site. The purpose of the density bonus provisions is to encourage the construction of affordable housing. Under State law, the City must grant a density bonus and certain incentives or concessions when an applicant seeks and agrees to construct a specific percentage of housing units for certain categories of affordability.

For this project, the applicant proposes a 204 unit project consisting of 152 base project units (the maximum residential density allowed on the site), 11% (17 units) of which will be available to very low income households, which qualifies the project for a 35% density bonus. In addition, because the applicant is including at least 10% of the total units for very low income households, the applicant is also entitled to receive two incentives or concessions. The applicant has requested an increase in building height and a reduction of open space requirements. See Table 1 and Key Issues section below for further analysis.

The proposed development is also qualified to take advantage of reduced parking requirements in accordance with State Density Bonus Law (as modified by AB 744, which went into effect January 1, 2016). Because this development (1) is a mixed income development consisting of the maximum number

of very low income units provided for in density bonus law (11%), and (2) is located within ½ mile of a major transit stop, with unobstructed access to the major transit stop from the development, then, upon request of the developer, the vehicular parking ratio, inclusive of handicapped and guest parking, can be no more than 0.5 parking spaces per bedroom are required, or in this case (296 bedrooms are proposed), 148 parking spaces. See Table 1 below.

**Table 1.** The table below shows the applicable standards and the project’s proposal in the CN-2 zone:

<b>Development Standards</b>	<b>Requirements</b>	<b>Proposed</b>	<b>Comments</b>
Minimum Lot Area	4,000 sq. ft.	1.67 acres	Meets Code
Minimum Lot Width and Frontage	25 ft.	250’to300’ (+)	Meets Code
Maximum Residential Density	152 residential units	204 units	Authorized with 35% Density Bonus
Maximum Height Height Area 60: Height Area 45:	60 feet 45 feet	73 feet 53 feet	Authorized as a Concession or Incentive under State Density Bonus Law
Off-Street Parking  Residential: Commercial:  <b>Total:</b>	204 parking spaces 55 parking spaces  <b>259 parking spaces</b>	148 spaces 144 spaces  <b>292 spaces</b>	Residential parking meets reduced parking requirements under AB 744; Commercial parking meets Code
Residential Loading berth:	2	2 (inside building)	Meets Code
Commercial Loading berth:	2	0 (inside building)	Variance
Open Space	30,600 sq. ft.	20,690 sq. ft.	Authorized as a Concession or Incentive under State Density Bonus Law

<b>Development Standards</b>	<b>Requirements</b>	<b>Proposed</b>	<b>Comments</b>
<u>Residential Bicycle Parking</u>			
Long Term:	47 spaces	204 spaces	Meets Code
Short Term:	10 spaces	22 spaces	
<u>Commercial Bicycle Parking</u>			
Long Term:	3 spaces	64 spaces	Meets Code
Short Term:	7 spaces	22 spaces	
<b>Design Regulations</b>			
Ground floor principal commercial facade transparency (along Telegraph Avenue & 51st Street )	65%	65+/- %	Meets Code
Minimum height of commercial floor	12 feet	22 feet	Meets Code

**COMMUNITY MEETING/ PARTICIPATION**

On May 18, 2015 a community meeting was to review and discuss the proposed project development with the applicant, neighbors and city staff. A number of attendees spoke in favor of the project and a number of attendees raised concerns. The following is a summary of the recommendations made by the public at the meeting:

- Consider installing a bulb-out at the intersection of Telegraph Ave and 51st St
- Consider using decorative pavers for a new crosswalk over Clarke St and Redondo Ave that includes plastic reflective bollards or flashers for safety, rather than installing a bulb-out
- Consider installing a traffic signal light at the corner of Claremont Ave and Vincente Way
- Consider offering residential parking permits
- Minimize the hours of operation during construction including weekends
- Where will the employees for the proposed retail stores parked?
- How long will the project construction take and where will the crew park?

**KEY ISSUES**

**Density Bonus and Incentives**

The intent of State Density Bonus Law and Chapter 17.107 of the Planning Code is to encourage the construction of affordable housing. Under State law, the City must grant a density bonus and certain incentives or concessions when an applicant seeks and agrees to construct a specific percentage of housing units for certain categories of affordability. As described in this report, the applicant proposes a 204 unit project consisting of 152 base project units (the maximum residential density allowed on the site), 11% (17 units) of which will be available to very low income households, which qualifies the project for a 35% density bonus. The applicant was asked to explore the possibility of providing below market rate units at a mix of affordability levels, but after further review, staff determined that this alternative is not permissible under State density bonus law or Chapter 17.107 of the Planning Code at this time.

In addition, because the applicant is including at least 10% of the total units for very low income households, the applicant is also entitled to receive two incentives or concessions. The applicant has requested an increase in building height and a reduction of open space requirements. The following is a more detailed description of the proposed waiver or reduction of development standards for the project:

Waiver for Maximum Building Heights in Height Area 45 and Height Area 60 in the CN-2 zone.

- Height Area 45 has a maximum building height of 45 feet. This height area, located along the east side of the property and adjacent to Clarke Street, covers approximately one-quarter (29,243 sq. ft.) of the lot area. The project proposes a building height of 53 feet, where 45 feet is the maximum allowed.
- Height Area 60 has a maximum building height of 60 feet. This height area is fairly distanced from the residential properties across Clarke Street, covers approximately three-quarters (43,686 sq. ft.) of the lot area. The project proposes a building height of 73 feet, where 60 feet is the maximum allowed.

Reduction of Open Space (outdoor) in the CN-2 zone.

- The proposal includes the reduction of open space (20,690 square feet where 30,600 square feet is required), but the project still provides a combination of group open space and private open space for outdoor use to the project residents.

#### **Non-Residential Buildings Over 25,000 Square Feet of New Floor Area in the CN-2 Zone**

The proposal contains a ground-floor commercial facility that will provide four separate retail uses that would measure approximately 33,800 square feet in floor area. The retail building area would be one of the larger buildings to be constructed in the area compare to the size of the 1990's era commercial buildings located across Telegraph Avenue that measure between 14,000 to 26,000 square feet in area. The goal of the General Plan is to create mixed use neighborhood commercial centers that are pedestrian-oriented and serve nearby neighborhoods. The proposal encourages new growth that intensifies compatible commercial uses, especially on this property that has been underutilized for many years. The project meets the objective for creating vital and accessible commercial areas to meet local consumer needs in the surroundings. Given that the commercial facility is on a 1.67 acres parcel and surrounded by four streets, the size of the proposed building will be compatible with the mix of commercial buildings in the near vicinity.

#### **Agriculture Activity (urban farm) on the roof of a principal building**

The project proposal includes the private operation of an agricultural activity (urban farm) on the roof of the six-story building. The commercial activity will be for the growing, harvesting and processing of plants that will be delivered to off-site customers. As described in the body of this report, the proposal will include three separate greenhouses, two farm staging areas and planted farm beds and access will be limited to the business operator. The irrigation system is designed to enter in one location on the roof and water will then be distributed to planters. Any excess of rainwater that drains from the roof will be collected and distributed to irrigation reservoirs, located in the basement and also used for ground-level landscape. To the benefit of the residents, the project includes two separate common roof decks with

picnic tables that would allow residents to observe the operation of the urban farm. Overall, the urban roof farm will be a great use of the building roof, and contribute to sustainable local living.

### **Building Design**

The construction of the four to six-story building contains architectural features such as various wall planes that include sections of large size window projections and medium size window recesses, storefront glazing with dark aluminum framing and recessed clerestory windows, composite panel siding with reveal joints and other ornamental features such as horizontal wood screens with planter boxes along the storefront, planters along the clerestory windows and small planter boxes in some of the recessed residential windows. The height of the building averages from 73 feet at its highest to 53 feet high as it steps down to the east. The courtyard that expands east to west and located on the third level breaks-up the building mass to provide visual relief, and also allows additional light and street views to the residents. The proposal provides contemporary architectural features that have a rhythm pattern to reinforce and contribute to the best qualities for an urban setting, and meets the vision of the City's General Plan for growth and change. Furthermore, the design of the building facing east and into the residentially-zoned properties across Clarke Street contains architectural features that contribute to the transition for a desirable and consistent height context. The building design creates a transition from the larger development to the lower density residential properties by stepping down to approximately relate to the height of the adjacent buildings. The project also includes landscaping and courtyards to create transition and improve screening between the project and existing neighboring buildings.

### **Residential Facilities on the Ground-Floor in the CN-2 Zone**

The intent of the CN-2 zoning regulations is to restrict new ground-floor residential facilities on pedestrian-oriented mixed-use neighborhoods that are typically designed for continuous street frontage with retail use, located on major commercial corridors. Although the Planning code has such restriction, it also can make an exception for incidental pedestrian entrances that lead to one of these residential activities, elsewhere in the building. The project proposal seeks a minor variance to allow 11 ground-floor residential units, located along Clarke Street and to the north of the property, adjacent to the public access easement pathway. Given that the location of these residential units are distanced from the commercial corridor and close to the residential properties across Clarke Street, staff can support the minor variance proposal because these units would be more in character with the nearby residential properties. (See Findings in the Minor Variance Permit section.)

### **Commercial Loading Berths Reduction in the CN-2 Zone**

The project proposal seeks a minor variance for commercial loading berths, where two berths are required and no berths are proposed within the property. Given the site constrains, where the property is adjacent to residential properties and commercial corridors and the road width of Clarke Street is narrow, staff can justify the location of the loading berths to be along 51st Street. The applicant proposes instead a commercial loading only area, near the southeast of the property. This loading area would accommodate at least two 33 foot long commercial trucks, and would also allow other smaller commercial trucks for deliveries. Staff supports the variance proposal because the location of the loading berth would be sufficient to meet loading demands and prevents traffic constrains along the narrow road on Clarke Street. (See Findings in the Minor Variance Permit section.)

### Street Improvements

The proposed project includes a traffic study and concluded that the proposed project would not cause significant impacts to the transportation network, and provided recommendations to improve access, circulation, and safety for all travel modes. (Refer to Appendix A of the CEQA Analysis document) While not required to address a CEQA impact, the traffic study provided street improvement recommendations to include on the final project as follows:

- a) Work with the City to remove the eastbound slip right-turn lane at Telegraph and Claremont Avenues.
- b) Continue extending the bulb-out at the southeast corner of Telegraph and Claremont Avenues to reduce pedestrian crossing distance on Claremont Ave., and modify the crosswalk to be parallel to Telegraph Ave.
- c) Modify the existing median in the east crosswalk crossing 51st St. at Telegraph Ave. to remove the existing median that blocks the crosswalk.

The project was also reviewed by the City Public Works and provided recommendations as follows:

- a) Installation of a proposed red curb for prohibiting parking along the west side of Clarke St., between Redondo Ave. and 51st St. is not recommended because on-street parking provides a physical speed deterrent.
- b) Relocate the proposed crosswalk on Clarke St. so that it aligns with the path of travel from Redondo Ave. The use of decorative pavement can be incorporated. Also, consider a raised crosswalk instead of flashers or bollards. Recommend removal of pedestrian bulb-out on the west side of Clarke St. if a raised crosswalk is installed.
- c) Recommend applicant apply through Planning for a variance to allow designated residential loading spaces on Clarke St., next to the project garage driveway.
- d) Installation of the 66 feet long commercial loading pull-out on 51st St. is not recommended because it would reduce the sidewalk width in a retail area with anticipated heavy pedestrian volumes. The project needs to reinstate the curb line/sidewalk width, apply for a yellow curb and consider requiring off-peak commercial loading period.

Public Works also provided comments based on other comments from a community meeting as follows:

- a) Installation of a pedestrian refuge on 51st St. and Telegraph Ave. is not recommended because a mid-crossing refuge would require changes to existing lane configuration. To address request for a pedestrian refuge at this crossing, add bulb-outs on either end of the east leg of the crosswalk across 51st St. To place a bulb-out, move existing AC Transit Route 12 stop on north face of 51st St. around the corner to east face of Telegraph Ave.
- b) Installation of a traffic signal at the corner of Claremont Ave. and Vicente Way is not recommended because it does not meet signal warrant.
- c) Installation of residential permit parking area is not recommended because the new project will be subject to the new TDM (Transportation and Parking Demand Management Plan. See Condition of Approval #45.
- d) Parking for retail employees is not required by Planning code. In addition to the required 55 parking spaces that are provided for the retail use, the project however, includes an additional 89 parking spaces that could be used for employees.

## CEQA

The development proposal includes a detailed CEQA Analysis that was prepared for this project which concluded that the project satisfies each of the following CEQA Guidelines: (1) 15332- Class 32; (2) 15300.2-Infill Projects; (3) 15183.3-Streamlined for Infill Projects; and (4) 15183-Projects Consistent with a Community Plan, General Plan or Zoning. Each of the foregoing provides an independent basis for CEQA compliance.

Although is not required to address a CEQA impact, the recommendations made by the project transportation consultant and supported by City staff should be incorporated in the project approval. So, all of the Recommendations listed from #1 to #6 of the Fehr & Peers Transportation Impact Analysis, dated April 26, 2016 (see CEQA Analysis-Appendix A) and as amended by staff should be incorporated in the project Specific Conditions of Approval. **See Condition of Approval # 52.**

The CEQA Analysis document was published and made publically available on Friday, April 29, 2016. The document was also provided under separate cover to the Planning Commission and is available to the public at 250 Frank Ogawa Plaza, 2nd Floor, Suite 2114, Oakland CA 94612 during normal business hours. The CEQA Analysis document for the 5110 Telegraph Avenue Mixed Use Development Project can be viewed here (current Environmental Review Document #40):

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

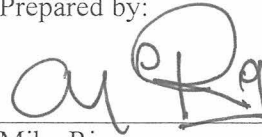
## CONCLUSION

Staff believes that the project proposal meets the primary goal of providing new residential housing, ground-floor retail uses and an attractive design on an underutilized site that has been vacant for a long time. The current proposal conforms to the City's General Plan Policies and CN-2 zoning standards by creating and concentrating high-density residential and viable commercial facilities within transit corridors in neighborhood commercial and mixed use residential areas. Staff determines that the application meet the required findings (**See Attachment A**), and recommends approval to the Planning Commission, subject to the Conditions of Approval. (**See Attachment B**)

## RECOMMENDATIONS

1. Affirm staff's Environmental Determination; and
2. Approve the Project, including Major Conditional Use Permit, Minor Conditional Use Permit, Regular Design Review, Minor Variance, subject to the attached findings and conditions.

Prepared by:



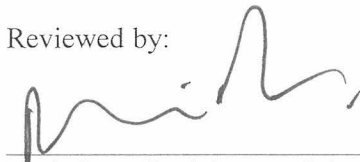
Mike Rivera  
Planner II, Major Projects Development  
Bureau of Planning

Reviewed by:



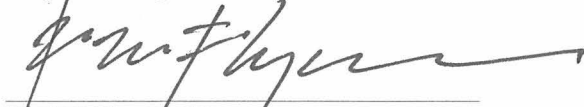
Robert D. Merkamp  
Development Planning Manager  
Bureau of Planning

Reviewed by:



Darin Ranelletti, Deputy Director  
Bureau of Planning

Approved for forwarding to the  
City Planning Commission:



Rachel Flynn, Director  
Planning and Building Department

**ATTACHMENTS**

- A. Project Findings
- B. Conditions of Approval
- C. Design Plans, submitted on April 25, 2016



## ATTACHMENT A

### Findings for Approval

The findings required for granting approval for this application for Conditional Use Permit, Regular Design Review and Variance are (shown in normal type) found in Sections 17.134.050, 17.136.050, 17.148.050 and the reasons this proposal satisfies these findings (shown in **bold**), are as follows

(Note: the Project's conformance with the following findings is not limited to the discussion below, but is also included in all discussions in this report and elsewhere in the record):

**SECTION 17.134.050- GENERAL USE PERMIT** (Major CUP for non-residential facilities over 25,000 square feet of new floor area in the CN-2 Zone and Minor CUP for limited agriculture activity (urban farm) on the roof of the principal building)

- A. That the location, size, design and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development.

The proposal for a ground-floor non-residential facility will not adversely affect the livability in the surrounding neighborhood because the 33,800 square feet retail area is divided by four separate retail buildings, (Retail #1: 3,100 sf; Retail #2: 2,100 sf; Retail #3: 600 sf; and Retail #4: 28,000 sf) located on a 72,866 square foot site that is surrounded by four streets and will be compatible to the existing commercial facilities along Telegraph Avenue. As described in the body of this report and plans, the retail storefront is designed to fit with the scale of neighboring commercial facades because it provides transparency and interesting urban design. The retail buildings are also designed to manage the flow of foot traffic as these facilities can be accessed from different points around the property. The project also includes an underground garage that will facilitate the residential and retail parking, including the two residential loading berths in the ground-level. Staff recommends a Condition of Approval that restricts off-street parking for residential and retail uses, including the residential loading berths for this project. See Condition of Approval #53. A transportation analysis was also prepared for the proposed project and shows no significant traffic impact in the surrounding area. See CEQA Analysis document, prepared by LSA and Fehr and Peers Consultants. While the operating characteristics of the project will be compatible to surrounding properties and in order to maintain the livability of the surrounding neighborhood, staff recommends a Condition of Approval for the project applicant to submit to the City a leasing agreement that restricts commercial delivery vehicles from using Clarke Street. See Condition of Approval #54. To maintain the livability of the abutting residential properties and to minimize any other relevant effect from the project, staff recommends a Condition of Approval that a post and chain barrier is installed at the entry of the residential loading driveway to prevent commercial delivery trucks from parking on the driveway. See Condition of Approval #55

The proposal also includes the operation of an agriculture activity (urban farm) on the roof of the six-story building. Given the location, size, design and operation of the

agriculture activity, the project will not adversely affect the livability of the surrounding neighborhood. The roof farm activity will be privately operated and will not be open to the public. Access to the roof farm will be restricted, and the business operation will include limited deliveries to off-site customers. The urban roof farm will be a great use of the building roof, and contribute to sustainable local living.

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

The proposal for the ground-floor non-residential facility is located along a major transit corridor and in an urbanized area of the Temescal district. The retail shops will be accessible by different transportation modes and is also walkable from surrounding residential neighborhoods. Therefore, the project will be accessible to employees and shoppers.

The proposal for the agriculture activity on the roof of the 6-story building will provide a convenient and functional working environment to employees as the roof farm provides adequate space for working conditions. The design of the roof farm will be attractive as it will provide the basic means for working conditions.

- C. That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide as essential service to the community or region.

The proposal for retail facilities will provide opportunities that will contribute to the economic vitality and success of neighborhood-oriented such as Temescal, thus creating activity centers that are accessible to nearby residents.

The proposal for an urban farm activity on the roof of the main building will produce foods and/or other types of plants that will provide essential services and needs to the community.

- D. That the proposal conforms to all applicable regular design review criteria set forth in the regular design review procedures at Section 17.136.050.

The mixed-use residential and commercial proposal meets the Design Review Findings listed below in this report.

- E. That the proposal conforms in all significant respects with the Oakland General Plan and with any other applicable guidelines or criteria, district plan or development control map which has been adopted by the Planning Commission or City Council.

The project proposal conforms to the policies of the General Plan by providing commercial development in medium-density areas that are located along commercial corridors such as Telegraph Avenue. The project also conforms to the applicable design review criteria as described in the body of this report.

The proposal for the operation of an urban farm on the roof of the six-story building conforms to the policies of the General Plan by providing a commercial activity that will produce foods to meet local consumer needs in the neighborhood or in the vicinity.

### SECTION 17.136.050- DESIGN REVIEW CRITERIA

#### **A. For Residential Facilities.**

1. That the proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials, and textures.

The proposal is designed to contribute to the urban setting, where architectural elements such as building scale, design details and high quality materials are expected to relate to the surrounding area. The building manages building mass by applying a variety of roof and wall planes, variation of large and medium size window projections and recesses, composite panel siding with reveal joints and other ornamental design features to break down the visual mass of the building.

2. That the proposed design will protect, preserve, or enhance desirable neighborhood characteristics.

The proposal will enhance the neighborhood setting by creating an interesting building design on a vacant property that is bounded by Telegraph Ave., 51st St., Claremont Ave., and Clarke St. The project contains interesting architectural elements and will contribute to the enhancement of the urban setting context. The east side of the residential facility is also designed to break up the mass and reduce height by stepping back the building and applying different wall planes to reduce visual scale from the adjacent residential facilities.

3. That the proposed design will be sensitive to the topography and landscape.

The development site is flat and will require grading for the underground garage. The proposal includes the removal of trees within the property and street trees around the site. However, four street trees (London Plane tree), located along Telegraph Avenue and one street tree near the intersection of Telegraph Avenue and 51<sup>st</sup> Street will be protected. The project proposes new street trees around the site and within the property. The project also includes a landscaped plaza, a public easement pathway and a courtyard in the center of the building. To facilitate the agreement of the applicant's maintenance and restrictions for the use of the public access easement pathway, staff recommends a Condition of Approval for the project sponsor to submit a document for review by the City. See Condition of Approval # 56.

4. That, if situated on a hill, the design and massing of the proposed building relates to the grade of the hill.

**The site is not on a hillside property.**

5. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.

**As discussed in this report, the proposal conforms to the related policies of the General Plan by providing residential and commercial uses in high-density areas and along major corridors**

in the neighborhood commercial area. The project also conforms to the applicable design review criteria as discussed in the findings sections within this report.

**B. For Nonresidential Facilities.**

1. That the proposal will help achieve or maintain a group of facilities which are well related to one another and which, when taken together, will result in a well composed design, with consideration given to site, landscape, bulk, height, arrangement, texture, materials, colors, and appurtenances; the relation of these factors to other facilities in the vicinity; and the relation of the proposal to the total setting as seen from key points in the surrounding area. Only elements of design which have some significant relationship to outside appearance shall be considered, except as otherwise provided in Section 17.136.060.

**The proposal contains high proportion of glazing surfaces for the storefronts, recessed entry doors and ornamental features such as horizontal wood screens with planter boxes along the storefront, and planters along the clerestory windows. The two front storefronts facing Telegraph Avenue are complimented by an attractive plaza that contains many design features such as a wood bridge with glass railings over a water retention area, ornamental rocks and a mix of planting areas.**

2. That the proposed design will be of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area.

**The ground-floor commercial space contains interesting architectural features that will be attractive and in character with the surrounding commercial uses. The project replaces a vacant site and will protect and increase the value of private and public investment in this thriving neighborhood.**

3. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.

**The design proposal conforms to the General Plan by creating an attractive commercial space in the Temescal neighborhood and conforms to the design review criteria discussed in the applicable design review findings.**

**SECTION 17.148.050 – MINOR VARIANCE FINDINGS**

**(For Reduction of Commercial Loading Berths)**

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

**The required two commercial loading berths would preclude an effective design solution that improves the appearance of the proposed mixed-use building. Based on the physical conditions where the property is surrounded by three arterial streets and one collector street, the requirements would require the redesign of the building. By redesigning the building it would eliminate ground-floor retail along 51<sup>st</sup> Street and residential units on Clarke Street. The**

installation of a commercial loading area may create significant concerns if loading activities use Clarke Street, which is a narrow road and adjacent to residentially-zoned properties.

The effective design solution to maintain appearance is to provide curbside loading as proposed along 51<sup>st</sup> Street, which is in front of the larger retail store and includes a parallel pullout space and a delivery pathway into that store. The pullout loading space would also be used for loading by the other new smaller retail stores, located on Telegraph Avenue.

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

Due to site constraints in which the property is surrounded by major corridors and a narrow residential road, the proposed curbside commercial loading area with a pullout is the most effective solution. Except for the larger retail store, the other three retail stores are much smaller and would not require loading on a frequent basis. Strict compliance with the regulations would also impact the balanced architectural design at the ground floor and impact the ability for the project to achieve its design objectives.

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

The granting of a variance for not providing the required commercial loading berths within the property will not adversely affect the livability in the surrounding area or affect nearby properties. The reduced loading berths would allow for a better building design, and the provided curbside loading area along 51<sup>st</sup> Street will be able to serve the tenants of the facility.

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

The granting of the variance for not providing commercial loading berths within the property would not constitute a grant of special privilege because other commercial properties in the area do not contain loading berths within their properties, but are rather serviced by curbside loading areas.

5. That the elements of the proposal requiring the variance (e.g. elements such as buildings, walls, fences, driveways, garages and carports, etc.) conform with the design review criteria set forth in the design review procedure at Section 17.136.070.

The requested loading variance is not a building design element, per se and the granting of the variance for not providing commercial loading berths will allow the architectural façade to have a much better design that is compatible for the intended uses. The proposal meets the Design Review Criteria for commercial development as described above.

6. That the proposal conforms in all significant respects with the Oakland General Plan and with any other applicable guidelines or criteria, district plan, or development control map which have been adopted by the Planning Commission or City Council.

The proposed project will be consistent with the General Plan, design guidelines and zoning.

## ATTACHMENT B

### CONDITIONS OF APPROVAL

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The proposal is hereby approved subject to the following Conditions of Approval:

**1. Approved Use**

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, and the approved plans, submitted to the City on April 25, 2016, as amended by the following conditions of approval and mitigation measures, if applicable (“Conditions of Approval” or “Conditions”).

**2. Effective Date, Expiration, Extensions and Extinguishment**

This Approval shall become effective immediately, unless the Approval is appealable, in which case, the Approval shall become effective in ten calendar days unless an appeal is filed. Unless a different termination date is prescribed, this Approval shall expire two-years from the Approval date, or from the date of the final decision in the event of an appeal, unless within such period all necessary permits for construction or alteration have been issued, or the authorized activities have commenced in the case of a permit not involving construction or alteration. Upon written request and payment of appropriate fees submitted no later than the expiration date of this Approval, the Director of City Planning or designee may grant a one-year extension of this date, with additional extensions subject to approval by the approving body. Expiration of any necessary building permit or other construction-related permit for this project may invalidate this Approval if said Approval has also expired. If litigation is filed challenging this Approval, or its implementation, then the time period stated above for obtaining necessary permits for construction or alteration and/or commencement of authorized activities is automatically extended for the duration of the litigation.

**3. Compliance with Other Requirements**

The project applicant shall comply with all other applicable federal, state, regional, and local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City’s Bureau of Building, Fire Marshal, Public Works Department and City Surveyor. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition #4.

**4. Minor and Major Changes**

- a. Minor changes to the approved project, plans, Conditions, facilities, or use may be approved administratively by the Director of City Planning.
- b. Major changes to the approved project, plans, Conditions, facilities, or use shall be reviewed by the Director of City Planning to determine whether such changes require submittal and approval of a revision to the Approval by the original approving body or a new independent permit/approval. Major revisions shall be reviewed in accordance with the procedures required for the original permit/approval. A new independent permit/approval shall be reviewed in accordance with the procedures required for the new permit/approval.

**5. Compliance with Conditions of Approval**

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

**6. Signed Copy of the Approval/Conditions**

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

**7. Blight/Nuisances**

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

**8. Indemnification**

- a. To the maximum extent permitted by law, the project applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Redevelopment Successor Agency, the Oakland City Planning Commission, and their respective agents, officers, employees, and volunteers (hereafter collectively called “City”) from any liability, damages, claim, judgment, loss (direct or indirect), action, causes of action, or proceeding (including legal costs, attorneys’ fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called “Action”) against the City to attack, set aside, void or annul this Approval or implementation of this Approval. The City may elect, in its sole discretion, to participate in the defense of said Action and the project applicant shall reimburse the City for its reasonable legal costs and attorneys’ fees.
- b. Within ten (10) calendar days of service to the City of any Action as specified in subsection (a) above, the project applicant shall execute a Joint Defense Letter of Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These

obligations and the Joint Defense Letter of Agreement shall survive termination, extinguishment, or invalidation of the Approval. Failure to timely execute the Letter of Agreement does not relieve the project applicant of any of the obligations contained in this Condition or other requirements or Conditions of Approval that may be imposed by the City.

9. **Severability**

The Approval would not have been granted but for the applicability and validity of each and every one of the specified Conditions, and if one or more of such Conditions is found to be invalid by a court of competent jurisdiction this Approval would not have been granted without requiring other valid Conditions consistent with achieving the same purpose and intent of such Approval.

10. **Special Inspector/Inspections, Independent Technical Review, Project Coordination and Monitoring**

The project applicant may be required to cover the full costs of independent third-party technical review and City monitoring and inspection, including without limitation, special inspector(s)/inspection(s) during times of extensive or specialized plan-check review or construction, and inspections of potential violations of the Conditions of Approval. The project applicant shall establish a deposit with the Bureau of Building, if directed by the Building Official, Director of City Planning, or designee, prior to the issuance of a construction-related permit and on an ongoing as-needed basis.

11. **Public Improvements**

The project applicant shall obtain all necessary permits/approvals, such as encroachment permits, obstruction permits, curb/gutter/sidewalk permits, and public improvement (“p-job”) permits from the City for work in the public right-of-way, including but not limited to, streets, curbs, gutters, sidewalks, utilities, and fire hydrants. Prior to any work in the public right-of-way, the applicant shall submit plans for review and approval by the Bureau of Planning, the Bureau of Building, and other City departments as required. Public improvements shall be designed and installed to the satisfaction of the City.

12. **Compliance Matrix**

The project applicant shall submit a Compliance Matrix, in both written and electronic form, for review and approval by the Bureau of Planning and the Bureau of Building that lists each Condition of Approval (including each mitigation measure if applicable) in a sortable spreadsheet. The Compliance Matrix shall contain, at a minimum, each required Condition of Approval, when compliance with the Condition is required, and the status of compliance with each Condition. For multi-phased projects, the Compliance Matrix shall indicate which Condition applies to each phase. The project applicant shall submit the initial Compliance Matrix prior to the issuance of the first construction-related permit and shall submit an updated matrix upon request by the City.

13. **Construction Management Plan**

Prior to the issuance of the first construction-related permit, the project applicant and his/her general contractor shall submit a Construction Management Plan (CMP) for review and approval by the Bureau of Planning, Bureau of Building, and other relevant City departments such as the Fire Department and the Public Works Department as directed. The CMP shall contain measures to minimize potential construction impacts including measures to comply with all construction-



related Conditions of Approval (and mitigation measures if applicable) such as dust control, construction emissions, hazardous materials, construction days/hours, construction traffic control, waste reduction and recycling, stormwater pollution prevention, noise control, complaint management, and cultural resource management (see applicable Conditions below). The CMP shall provide project-specific information including descriptive procedures, approval documentation, and drawings (such as a site logistics plan, fire safety plan, construction phasing plan, proposed truck routes, traffic control plan, complaint management plan, construction worker parking plan, and litter/debris clean-up plan) that specify how potential construction impacts will be minimized and how each construction-related requirement will be satisfied throughout construction of the project.

**14. Regulatory Permits and Authorizations from Other Agencies**

Requirement: The project applicant shall obtain all necessary regulatory permits and authorizations from applicable resource/regulatory agencies including, but not limited to, the Regional Water Quality Control Board, Bay Area Air Quality Management District, Bay Conservation and Development Commission, California Department of Fish and Wildlife, U. S. Fish and Wildlife Service, Army Corps of Engineers and Bay Area Rapid Transit (BART) and shall comply with all requirements and conditions of the permits/authorizations. The project applicant shall submit evidence of the approved permits/authorizations to the City, along with evidence demonstrating compliance with any regulatory permit/authorization conditions of approval.

When Required: Prior to activity requiring permit/authorization from regulatory agency

Initial Approval: Approval by applicable regulatory agency with jurisdiction; evidence of approval submitted to Bureau of Planning

Monitoring/Inspection: Applicable regulatory agency with jurisdiction

**15. Graffiti Control**

Requirement:

- a. During construction and operation of the project, the project applicant shall incorporate best management practices reasonably related to the control of graffiti and/or the mitigation of the impacts of graffiti. Such best management practices may include, without limitation:
  - i. Installation and maintenance of landscaping to discourage defacement of and/or protect likely graffiti-attracting surfaces.
  - ii. Installation and maintenance of lighting to protect likely graffiti-attracting surfaces.
  - iii. Use of paint with anti-graffiti coating.
  - iv. Incorporation of architectural or design elements or features to discourage graffiti defacement in accordance with the principles of Crime Prevention Through Environmental Design (CPTED).
  - v. Other practices approved by the City to deter, protect, or reduce the potential for graffiti defacement.
- b. The project applicant shall remove graffiti by appropriate means within seventy-two (72) hours. Appropriate means include the following:
  - i. Removal through scrubbing, washing, sanding, and/or scraping (or similar method) without damaging the surface and without discharging wash water or cleaning detergents into the City storm drain system.
  - ii. Covering with new paint to match the color of the surrounding surface.
  - iii. Replacing with new surfacing (with City permits if required).

When Required: Ongoing  
Initial Approval: N/A  
Monitoring/Inspection: Bureau of Building

16. **Landscape Plan**

*a. Landscape Plan Required*

Requirement: The project applicant shall submit a final Landscape Plan for City review and approval that is consistent with the approved Landscape Plan. The Landscape Plan shall be included with the set of drawings submitted for the construction-related permit and shall comply with the landscape requirements of chapter 17.124 of the Planning Code.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: N/A

*b. Landscape Installation*

Requirement: The project applicant shall implement the approved Landscape Plan unless a bond, cash deposit, letter of credit, or other equivalent instrument acceptable to the Director of City Planning, is provided. The financial instrument shall equal the greater of \$2,500 or the estimated cost of implementing the Landscape Plan based on a licensed contractor's bid.

When Required: Prior to building permit final

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

*c. Landscape Maintenance*

Requirement: All required planting shall be permanently maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with applicable landscaping requirements. The property owner shall be responsible for maintaining planting in adjacent public rights-of-way. All required fences, walls, and irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

17. **Lighting**

Requirement: Proposed new exterior lighting fixtures shall be adequately shielded to a point below the light bulb and reflector to prevent unnecessary glare onto adjacent properties.

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

18. **Construction-Related Air Pollution Controls (Dust and Equipment Emissions)**

Requirement: The project applicant shall implement all of the following applicable air pollution control measures during construction of the project:

- a. Water all exposed surfaces of active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency

- may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever feasible.
- b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).
  - c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.
  - d. Pave all roadways, driveways, sidewalks, etc. within one month of site grading or as soon as feasible. In addition, building pads should be laid within one month of grading or as soon as feasible unless seeding or soil binders are used.
  - e. Enclose, cover, water twice daily, or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).
  - f. Limit vehicle speeds on unpaved roads to 15 miles per hour.
  - g. Idling times on all diesel-fueled commercial vehicles over 10,000 lbs. shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485, of the California Code of Regulations). Clear signage to this effect shall be provided for construction workers at all access points.
  - h. Idling times on all diesel-fueled off-road vehicles over 25 horsepower shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes and fleet operators must develop a written policy as required by Title 23, Section 2449, of the California Code of Regulations (“California Air Resources Board Off-Road Diesel Regulations”).
  - i. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer’s specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
  - j. Portable equipment shall be powered by electricity if available. If electricity is not available, propane or natural gas shall be used if feasible. Diesel engines shall only be used if electricity is not available and it is not feasible to use propane or natural gas.
  - k. All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe.
  - l. All excavation, grading, and demolition activities shall be suspended when average wind speeds exceed 20 mph.
  - m. Install sandbags or other erosion control measures to prevent silt runoff to public roadways.
  - n. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for one month or more).
  - o. Designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress.
  - p. Install appropriate wind breaks (e.g., trees, fences) on the windward side(s) of actively disturbed areas of the construction site to minimize wind blown dust. Wind breaks must have a maximum 50 percent air porosity.
  - q. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established.

- r. Activities such as excavation, grading, and other ground-disturbing construction activities shall be phased to minimize the amount of disturbed surface area at any one time.
- s. All trucks and equipment, including tires, shall be washed off prior to leaving the site.
- t. Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel.
- u. All equipment to be used on the construction site and subject to the requirements of Title 13, Section 2449, of the California Code of Regulations (“California Air Resources Board Off-Road Diesel Regulations”) must meet emissions and performance requirements one year in advance of any fleet deadlines. Upon request by the City, the project applicant shall provide written documentation that fleet requirements have been met.
- v. Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., BAAQMD Regulation 8, Rule 3: Architectural Coatings).
- w. All construction equipment, diesel trucks, and generators shall be equipped with Best Available Control Technology for emission reductions of NOx and PM.
- x. Off-road heavy diesel engines shall meet the California Air Resources Board’s most recent certification standard.
- y. Post a publicly-visible large on-site sign that includes the contact name and phone number for the project complaint manager responsible for responding to dust complaints and the telephone numbers of the City’s Code Enforcement unit and the Bay Area Air Quality Management District. When contacted, the project complaint manager shall respond and take corrective action within 48 hours.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**19. Exposure to Air Pollution (Toxic Air Contaminants)**

***a. Health Risk Reduction Measures***

Requirement: The project applicant shall incorporate appropriate measures into the project design in order to reduce the potential health risk due to exposure to toxic air contaminants. The project applicant shall choose one of the following methods:

- i. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements to determine the health risk of exposure of project residents/occupants/users to air pollutants. The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then health risk reduction measures are not required. If the HRA concludes that the health risk exceeds acceptable levels, health risk reduction measures shall be identified to reduce the health risk to acceptable levels. Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City.
- or -
- ii. The project applicant shall incorporate the following health risk reduction measures into the project. These features shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City:

- Installation of air filtration to reduce cancer risks and Particulate Matter (PM) exposure for residents and other sensitive populations in the project that are in close proximity to sources of air pollution. Air filter devices shall be rated MERV-13 or higher. As part of implementing this measure, an ongoing maintenance plan for the building's HVAC air filtration system shall be required.
- Where appropriate, install passive electrostatic filtering systems, especially those with low air velocities (i.e., 1 mph).
- Phasing of residential developments when proposed within 500 feet of freeways such that homes nearest the freeway are built last, if feasible.
- The project shall be designed to locate sensitive receptors as far away as feasible from the source(s) of air pollution. Operable windows, balconies, and building air intakes shall be located as far away from these sources as feasible. If near a distribution center, residents shall be located as far away as feasible from a loading dock or where trucks concentrate to deliver goods.
- Sensitive receptors shall be located on the upper floors of buildings, if feasible.
- Planting trees and/or vegetation between sensitive receptors and pollution source, if feasible. Trees that are best suited to trapping PM shall be planted, including one or more of the following: Pine (*Pinus nigra* var. *maritima*), Cypress (*X Cupressocyparis leylandii*), Hybrid poplar (*Populus deltoids X trichocarpa*), and Redwood (*Sequoia sempervirens*).
- Sensitive receptors shall be located as far away from truck activity areas, such as loading docks and delivery areas, as feasible.
- Existing and new diesel generators shall meet CARB's Tier 4 emission standards, if feasible.
- Emissions from diesel trucks shall be reduced through implementing the following measures, if feasible:
  - Installing electrical hook-ups for diesel trucks at loading docks.
  - Requiring trucks to use Transportation Refrigeration Units (TRU) that meet Tier 4 emission standards.
  - Requiring truck-intensive projects to use advanced exhaust technology (e.g., hybrid) or alternative fuels.
  - Prohibiting trucks from idling for more than two minutes.
  - Establishing truck routes to avoid sensitive receptors in the project. A truck route program, along with truck calming, parking, and delivery restrictions, shall be implemented.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

***b. Maintenance of Health Risk Reduction Measures***

Requirement: The project applicant shall maintain, repair, and/or replace installed health risk reduction measures, including but not limited to the HVAC system (if applicable), on an ongoing and as-needed basis. Prior to occupancy, the project applicant shall prepare and then distribute to the building manager/operator an operation and maintenance manual for the HVAC system and filter including the maintenance and replacement schedule for the filter.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**20. Stationary Sources of Air Pollution (Toxic Air Contaminants)**

Requirement: The project applicant shall incorporate appropriate measures into the project design in order to reduce the potential health risk due to on-site stationary sources of toxic air contaminants. The project applicant shall choose one of the following methods:

- a. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements to determine the health risk associated with proposed stationary sources of pollution in the project. The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then health risk reduction measures are not required. If the HRA concludes the health risk exceeds acceptable levels, health risk reduction measures shall be identified to reduce the health risk to acceptable levels. Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City.

- or -

- b. The project applicant shall incorporate the following health risk reduction measures into the project. These features shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City:
  - i. Installation of non-diesel fueled generators, if feasible, or;
  - ii. Installation of diesel generators with an EPA-certified Tier 4 engine or engines that are retrofitted with a CARB Level 3 Verified Diesel Emissions Control Strategy, if feasible.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

**21. Truck-Related Risk Reduction Measures (Toxic Air Contaminants)**

**a. *Truck Loading Docks***

Requirement: The project applicant shall locate proposed truck loading docks as far from nearby sensitive receptors as feasible.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

**b. *Truck Fleet Emission Standards***

Requirement: The project applicant shall comply with all applicable California Air Resources Board (CARB) requirements to control emissions from diesel engines and demonstrate compliance to the satisfaction of the City. Methods to comply include, but are not limited to, new clean diesel trucks, lower-tier diesel engine trucks with added Particulate Matter (PM) filters, hybrid trucks, alternative energy trucks, or other methods that achieve the applicable CARB emission standard. Compliance with this requirement shall be verified through CARB's Verification Procedures for In-Use Strategies to Control Emissions from Diesel Engines.

When Required: Prior to building permit final; ongoing

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

**22. Tree Removal During Bird Breeding Season**

Requirement: To the extent feasible, removal of any tree and/or other vegetation suitable for nesting of birds shall not occur during the bird breeding season of February 1 to August 15 (or during December 15 to August 15 for trees located in or near marsh, wetland, or aquatic habitats). If tree removal must occur during the bird breeding season, all trees to be removed shall be surveyed by a qualified biologist to verify the presence or absence of nesting raptors or other birds. Pre-removal surveys shall be conducted within 15 days prior to the start of work and shall be submitted to the City for review and approval. If the survey indicates the potential presence of nesting raptors or other birds, the biologist shall determine an appropriately sized buffer around the nest in which no work will be allowed until the young have successfully fledged. The size of the nest buffer will be determined by the biologist in consultation with the California Department of Fish and Wildlife, and will be based to a large extent on the nesting species and its sensitivity to disturbance. In general, buffer sizes of 200 feet for raptors and 50 feet for other birds should suffice to prevent disturbance to birds nesting in the urban environment, but these buffers may be increased or decreased, as appropriate, depending on the bird species and the level of disturbance anticipated near the nest.

When Required: Prior to removal of trees

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

**23. Tree Permit**

**a. *Tree Permit Required***

Requirement: Pursuant to the City's Tree Protection Ordinance (OMC chapter 12.36), the project applicant shall obtain a tree permit and abide by the conditions of that permit.

When Required: Prior to approval of construction-related permit

Initial Approval: Permit approval by Public Works Department, Tree Division; evidence of approval submitted to Bureau of Building

Monitoring/Inspection: Bureau of Building

**b. *Tree Protection During Construction***

Requirement: Adequate protection shall be provided during the construction period for any trees which are to remain standing, including the following, plus any recommendations of an arborist:

- i. Before the start of any clearing, excavation, construction, or other work on the site, every protected tree deemed to be potentially endangered by said site work shall be securely fenced off at a distance from the base of the tree to be determined by the project's consulting arborist. Such fences shall remain in place for duration of all such work. All trees to be removed shall be clearly marked. A scheme shall be established for the removal and disposal of logs, brush, earth and other debris which will avoid injury to any protected tree.
- ii. Where proposed development or other site work is to encroach upon the protected perimeter of any protected tree, special measures shall be incorporated to allow the roots to breathe and obtain water and nutrients. Any excavation, cutting, filing, or compaction of the existing ground surface within the protected perimeter shall be minimized. No change in existing ground level shall occur within a distance to be determined by the project's consulting arborist from the base of any protected tree at any time. No burning or use of equipment with an open flame shall occur near or within the protected perimeter of any protected tree.

- iii. No storage or dumping of oil, gas, chemicals, or other substances that may be harmful to trees shall occur within the distance to be determined by the project's consulting arborist from the base of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. No heavy construction equipment or construction materials shall be operated or stored within a distance from the base of any protected trees to be determined by the project's consulting arborist. Wires, ropes, or other devices shall not be attached to any protected tree, except as needed for support of the tree. No sign, other than a tag showing the botanical classification, shall be attached to any protected tree.
- iv. Periodically during construction, the leaves of protected trees shall be thoroughly sprayed with water to prevent buildup of dust and other pollution that would inhibit leaf transpiration.
- v. If any damage to a protected tree should occur during or as a result of work on the site, the project applicant shall immediately notify the Public Works Department and the project's consulting arborist shall make a recommendation to the City Tree Reviewer as to whether the damaged tree can be preserved. If, in the professional opinion of the Tree Reviewer, such tree cannot be preserved in a healthy state, the Tree Reviewer shall require replacement of any tree removed with another tree or trees on the same site deemed adequate by the Tree Reviewer to compensate for the loss of the tree that is removed.
- vi. All debris created as a result of any tree removal work shall be removed by the project applicant from the property within two weeks of debris creation, and such debris shall be properly disposed of by the project applicant in accordance with all applicable laws, ordinances, and regulations.

When Required: During construction

Initial Approval: Public Works Department, Tree Division

Monitoring/Inspection: Bureau of Building

**c. *Tree Replacement Plantings***

Requirement: Replacement plantings shall be required for tree removals for the purposes of erosion control, groundwater replenishment, visual screening, wildlife habitat, and preventing excessive loss of shade, in accordance with the following criteria:

- i. No tree replacement shall be required for the removal of nonnative species, for the removal of trees which is required for the benefit of remaining trees, or where insufficient planting area exists for a mature tree of the species being considered.
- ii. Replacement tree species shall consist of Sequoia sempervirens (Coast Redwood), Quercus agrifolia (Coast Live Oak), Arbutus menziesii (Madrone), Aesculus californica (California Buckeye), Umbellularia californica (California Bay Laurel), or other tree species acceptable to the Tree Division.
- iii. Replacement trees shall be at least twenty-four (24) inch box size, unless a smaller size is recommended by the arborist, except that three fifteen (15) gallon size trees may be substituted for each twenty-four (24) inch box size tree where appropriate.
- iv. Minimum planting areas must be available on site as follows:
  - For Sequoia sempervirens, three hundred fifteen (315) square feet per tree;
  - For other species listed, seven hundred (700) square feet per tree.
- v. In the event that replacement trees are required but cannot be planted due to site constraints, an in lieu fee in accordance with the City's Master Fee Schedule may be



substituted for required replacement plantings, with all such revenues applied toward tree planting in city parks, streets and medians.

- vi. The project applicant shall install the plantings and maintain the plantings until established. The Tree Reviewer of the Tree Division of the Public Works Department may require a landscape plan showing the replacement plantings and the method of irrigation. Any replacement plantings which fail to become established within one year of planting shall be replanted at the project applicant's expense.

When Required: Prior to building permit final

Initial Approval: Public Works Department, Tree Division

Monitoring/Inspection: Bureau of Building

#### 24. **Archaeological and Paleontological Resources – Discovery During Construction**

Requirement: Pursuant to CEQA Guidelines section 15064.5(f), in the event that any historic or prehistoric subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant shall notify the City and consult with a qualified archaeologist or paleontologist, as applicable, to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined unnecessary or infeasible by the City. Feasibility of avoidance shall be determined with consideration of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted. Work may proceed on other parts of the project site while measures for the cultural resources are implemented.

In the event of data recovery of archaeological resources, the project applicant shall submit an Archaeological Research Design and Treatment Plan (ARDTP) prepared by a qualified archaeologist for review and approval by the City. The ARDTP is required to identify how the proposed data recovery program would preserve the significant information the archaeological resource is expected to contain. The ARDTP shall identify the scientific/historic research questions applicable to the expected resource, the data classes the resource is expected to possess, and how the expected data classes would address the applicable research questions. The ARDTP shall include the analysis and specify the curation and storage methods. Data recovery, in general, shall be limited to the portions of the archaeological resource that could be impacted by the proposed project. Destructive data recovery methods shall not be applied to portions of the archaeological resources if nondestructive methods are practicable. Because the intent of the ARDTP is to save as much of the archaeological resource as possible, including moving the resource, if feasible, preparation and implementation of the ARDTP would reduce the potential adverse impact to less than significant. The project applicant shall implement the ARDTP at his/her expense.

In the event of excavation of paleontological resources, the project applicant shall submit an excavation plan prepared by a qualified paleontologist to the City for review and approval. All significant cultural materials recovered shall be subject to scientific analysis, professional museum curation, and/or a report prepared by a qualified paleontologist, as appropriate, according to current professional standards and at the expense of the project applicant.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**25. Human Remains – Discovery During Construction**

Requirement: Pursuant to CEQA Guidelines section 15064.5(e)(1), in the event that human skeletal remains are uncovered at the project site during construction activities, all work shall immediately halt and the project applicant shall notify the City and the Alameda County Coroner. If the County Coroner determines that an investigation of the cause of death is required or that the remains are Native American, all work shall cease within 50 feet of the remains until appropriate arrangements are made. In the event that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of section 7050.5 of the California Health and Safety Code. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance, and avoidance measures (if applicable) shall be completed expeditiously and at the expense of the project applicant.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**26. Construction-Related Permit(s)**

Requirement: The project applicant shall obtain all required construction-related permits/approvals from the City. The project shall comply with all standards, requirements and conditions contained in construction-related codes, including but not limited to the Oakland Building Code and the Oakland Grading Regulations, to ensure structural integrity and safe construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

**27. Soils Report**

Requirement: The project applicant shall submit a soils report prepared by a registered geotechnical engineer for City review and approval. The soils report shall contain, at a minimum, field test results and observations regarding the nature, distribution and strength of existing soils, and recommendations for appropriate grading practices and project design. The project applicant shall implement the recommendations contained in the approved report during project design and construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

**28. Hazardous Materials Related to Construction**

Requirement: The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential negative effects on groundwater, soils, and human health. These shall include, at a minimum, the following:

- a. Follow manufacture's recommendations for use, storage, and disposal of chemical products used in construction;
- b. Avoid overtopping construction equipment fuel gas tanks;
- c. During routine maintenance of construction equipment, properly contain and remove grease and oils;

- d. Properly dispose of discarded containers of fuels and other chemicals;
- e. Implement lead-safe work practices and comply with all local, regional, state, and federal requirements concerning lead (for more information refer to the Alameda County Lead Poisoning Prevention Program); and
- f. If soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the project applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notifying the City and applicable regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**29. Hazardous Materials Business Plan**

Requirement: The project applicant shall submit a Hazardous Materials Business Plan for review and approval by the City, and shall implement the approved Plan. The approved Plan shall be kept on file with the City and the project applicant shall update the Plan as applicable. The purpose of the Hazardous Materials Business Plan is to ensure that employees are adequately trained to handle hazardous materials and provides information to the Fire Department should emergency response be required. Hazardous materials shall be handled in accordance with all applicable local, state, and federal requirements. The Hazardous Materials Business Plan shall include the following:

- a. The types of hazardous materials or chemicals stored and/or used on-site, such as petroleum fuel products, lubricants, solvents, and cleaning fluids.
- b. The location of such hazardous materials.
- c. An emergency response plan including employee training information.
- d. A plan that describes the manner in which these materials are handled, transported, and disposed.

When Required: Prior to building permit final

Initial Approval: Oakland Fire Department

Monitoring/Inspection: Oakland Fire Department

**30. Erosion and Sedimentation Control Measures for Construction**

Requirement: The project applicant shall implement Best Management Practices (BMPs) to reduce erosion, sedimentation, and water quality impacts during construction to the maximum extent practicable. At a minimum, the project applicant shall provide filter materials deemed acceptable to the City at nearby catch basins to prevent any debris and dirt from flowing into the City's storm drain system and creeks.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**31. Erosion and Sedimentation Control Plan for Construction**

**a. *Erosion and Sedimentation Control Plan Required***

Requirement: The project applicant shall submit an Erosion and Sedimentation Control Plan to the City for review and approval. The Erosion and Sedimentation Control Plan shall include all necessary measures to be taken to prevent excessive stormwater runoff or carrying by stormwater runoff of solid materials on to lands of adjacent property owners, public streets, or to creeks as a result of conditions created by grading and/or construction operations. The Plan shall include, but not be limited to, such measures as short-term erosion control planting, waterproof slope covering, check dams, interceptor ditches, benches, storm drains, dissipation structures, diversion dikes, retarding berms and barriers, devices to trap, store and filter out sediment, and stormwater retention basins. Off-site work by the project applicant may be necessary. The project applicant shall obtain permission or easements necessary for off-site work. There shall be a clear notation that the plan is subject to changes as changing conditions occur. Calculations of anticipated stormwater runoff and sediment volumes shall be included, if required by the City. The Plan shall specify that, after construction is complete, the project applicant shall ensure that the storm drain system shall be inspected and that the project applicant shall clear the system of any debris or sediment.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

**b. *Erosion and Sedimentation Control During Construction***

Requirement: The project applicant shall implement the approved Erosion and Sedimentation Control Plan. No grading shall occur during the wet weather season (October 15 through April 15) unless specifically authorized in writing by the Bureau of Building.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**32. State Construction General Permit**

Requirement: The project applicant shall comply with the requirements of the Construction General Permit issued by the State Water Resources Control Board (SWRCB). The project applicant shall submit a Notice of Intent (NOI), Stormwater Pollution Prevention Plan (SWPPP), and other required Permit Registration Documents to SWRCB. The project applicant shall submit evidence of compliance with Permit requirements to the City.

When Required: Prior to approval of construction-related permit

Initial Approval: State Water Resources Control Board; evidence of compliance submitted to Bureau of Building

Monitoring/Inspection: State Water Resources Control Board

**33. Source Control Measures to Limit Stormwater Pollution**

Requirement: Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant is encouraged to incorporate appropriate source control measures to limit pollution in stormwater runoff. These measures may include, but are not limited to, the following:

- a. Stencil storm drain inlets “No Dumping – Drains to Bay;”
- b. Minimize the use of pesticides and fertilizers;
- c. Cover outdoor material storage areas, loading docks, repair/maintenance bays and fueling areas;
- d. Cover trash, food waste, and compactor enclosures; and
- e. Plumb the following discharges to the sanitary sewer system, subject to City approval:
- f. Discharges from indoor floor mats, equipment, hood filter, wash racks, and, covered outdoor wash racks for restaurants;
- g. Dumpster drips from covered trash, food waste, and compactor enclosures;
- h. Discharges from outdoor covered wash areas for vehicles, equipment, and accessories;
- i. Swimming pool water, if discharge to on-site vegetated areas is not feasible; and
- j. Fire sprinkler test water, if discharge to on-site vegetated areas is not feasible.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

### 34. NPDES C.3 Stormwater Requirements for Regulated Projects

#### *a. Post-Construction Stormwater Management Plan Required*

Requirement: The project applicant shall comply with the requirements of Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES). The project applicant shall submit a Post-Construction Stormwater Management Plan to the City for review and approval with the project drawings submitted for site improvements, and shall implement the approved Plan during construction. The Post-Construction Stormwater Management Plan shall include and identify the following:

- i. Location and size of new and replaced impervious surface;
- ii. Directional surface flow of stormwater runoff;
- iii. Location of proposed on-site storm drain lines;
- iv. Site design measures to reduce the amount of impervious surface area;
- v. Source control measures to limit stormwater pollution;
- vi. Stormwater treatment measures to remove pollutants from stormwater runoff, including the method used to hydraulically size the treatment measures; and
- vii. Hydromodification management measures, if required by Provision C.3, so that post-project stormwater runoff flow and duration match pre-project runoff.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

#### *b. Maintenance Agreement Required*

Requirement: The project applicant shall enter into a maintenance agreement with the City, based on the Standard City of Oakland Stormwater Treatment Measures Maintenance Agreement, in accordance with Provision C.3, which provides, in part, for the following:

- i. The project applicant accepting responsibility for the adequate installation/construction, operation, maintenance, inspection, and reporting of any on-site stormwater treatment measures being incorporated into the project until the responsibility is legally transferred to another entity; and
- ii. Legal access to the on-site stormwater treatment measures for representatives of the City, the local vector control district, and staff of the Regional Water Quality Control Board,

San Francisco Region, for the purpose of verifying the implementation, operation, and maintenance of the on-site stormwater treatment measures and to take corrective action if necessary. The maintenance agreement shall be recorded at the County Recorder's Office at the applicant's expense.

When Required: Prior to building permit final

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

### 35. Construction Days/Hours

Requirement: The project applicant shall comply with the following restrictions concerning construction days and hours:

- a. Construction activities are limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, except that pier drilling and/or other extreme noise generating activities greater than 90 dBA shall be limited to between 8:00 a.m. and 4:00 p.m.
- b. Construction activities are limited to between 9:00 a.m. and 5:00 p.m. on Saturday. In residential zones and within 300 feet of a residential zone, construction activities are allowed from 9:00 a.m. to 5:00 p.m. only within the interior of the building with the doors and windows closed. No pier drilling or other extreme noise generating activities greater than 90 dBA are allowed on Saturday.
- c. No construction is allowed on Sunday or federal holidays.

Construction activities include, but are not limited to, truck idling, moving equipment (including trucks, elevators, etc.) or materials, deliveries, and construction meetings held on-site in a non-enclosed area.

Any construction activity proposed outside of the above days and hours for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case-by-case basis by the City, with criteria including the urgency/emergency nature of the work, the proximity of residential or other sensitive uses, and a consideration of nearby residents'/occupants' preferences. The project applicant shall notify property owners and occupants located within 300 feet at least 14 calendar days prior to construction activity proposed outside of the above days/hours. When submitting a request to the City to allow construction activity outside of the above days/hours, the project applicant shall submit information concerning the type and duration of proposed construction activity and the draft public notice for City review and approval prior to distribution of the public notice.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

### 36. Construction Noise

Requirement: The project applicant shall implement noise reduction measures to reduce noise impacts due to construction. Noise reduction measures include, but are not limited to, the following:

- a. Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds) wherever feasible.
- b. Except as provided herein, impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use

of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.

- c. Applicant shall use temporary power poles instead of generators where feasible.
- d. Stationary noise sources shall be located as far from adjacent properties as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City to provide equivalent noise reduction.
- e. The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.

Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

### 37. **Extreme Construction Noise**

#### *a. Construction Noise Management Plan Required*

Requirement: Prior to any extreme noise generating construction activities (e.g., pier drilling, pile driving and other activities generating greater than 90dBA), the project applicant shall submit a Construction Noise Management Plan prepared by a qualified acoustical consultant for City review and approval that contains a set of site-specific noise attenuation measures to further reduce construction impacts associated with extreme noise generating activities. The project applicant shall implement the approved Plan during construction. Potential attenuation measures include, but are not limited to, the following:

- i. Erect temporary plywood noise barriers around the construction site, particularly along on sites adjacent to residential buildings;
- ii. Implement “quiet” pile driving technology (such as pre-drilling of piles, the use of more than one pile driver to shorten the total pile driving duration), where feasible, in consideration of geotechnical and structural requirements and conditions;
- iii. Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site;
- iv. Evaluate the feasibility of noise control at the receivers by temporarily improving the noise reduction capability of adjacent buildings by the use of sound blankets for example and implement such measure if such measures are feasible and would noticeably reduce noise impacts; and
- v. Monitor the effectiveness of noise attenuation measures by taking noise measurements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

#### *b. Public Notification Required*

Requirement: The project applicant shall notify property owners and occupants located within 300 feet of the construction activities at least 14 calendar days prior to commencing extreme noise generating activities. Prior to providing the notice, the project applicant shall submit to the City for review and approval the proposed type and duration of extreme noise generating activities and the

proposed public notice. The public notice shall provide the estimated start and end dates of the extreme noise generating activities and describe noise attenuation measures to be implemented.

When Required: During construction

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

**38. Project-Specific Construction Noise Reduction Measures**

Requirement: The project applicant shall submit a Construction Noise Management Plan prepared by a qualified acoustical consultant for City review and approval that contains a set of site-specific noise attenuation measures to further reduce construction noise impacts. The project applicant shall implement the approved Plan during construction

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

**39. Construction Noise Complaints**

Requirement: The project applicant shall submit to the City for review and approval a set of procedures for responding to and tracking complaints received pertaining to construction noise, and shall implement the procedures during construction. At a minimum, the procedures shall include:

- a. Designation of an on-site construction complaint and enforcement manager for the project;
- b. A large on-site sign near the public right-of-way containing permitted construction days/hours, complaint procedures, and phone numbers for the project complaint manager and City Code Enforcement unit;
- c. Protocols for receiving, responding to, and tracking received complaints; and
- d. Maintenance of a complaint log that records received complaints and how complaints were addressed, which shall be submitted to the City for review upon the City's request.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

**40. Exposure to Community Noise**

Requirement: The project applicant shall submit a Noise Reduction Plan prepared by a qualified acoustical engineer for City review and approval that contains noise reduction measures (e.g., sound-rated window, wall, and door assemblies) to achieve an acceptable interior noise level in accordance with the land use compatibility guidelines of the Noise Element of the Oakland General Plan. The applicant shall implement the approved Plan during construction. To the maximum extent practicable, interior noise levels shall not exceed the following:

- a. 45 dBA: Residential activities, civic activities, hotels
- b. 50 dBA: Administrative offices; group assembly activities
- c. 55 dBA: Commercial activities
- d. 65 dBA: Industrial activities

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building



**41. Operational Noise**

Requirement: Noise levels from the project site after completion of the project (i.e., during project operation) shall comply with the performance standards of chapter 17.120 of the Oakland Planning Code and chapter 8.18 of the Oakland Municipal Code. If noise levels exceed these standards, the activity causing the noise shall be abated until appropriate noise reduction measures have been installed and compliance verified by the City.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**42. Construction Activity in the Public Right-of-Way**

**a. *Obstruction Permit Required***

Requirement: The project applicant shall obtain an obstruction permit from the City prior to placing any temporary construction-related obstruction in the public right-of-way, including City streets and sidewalks.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

**b. *Traffic Control Plan Required***

Requirement: In the event of obstructions to vehicle or bicycle travel lanes, the project applicant shall submit a Traffic Control Plan to the City for review and approval prior to obtaining an obstruction permit. The project applicant shall submit evidence of City approval of the Traffic Control Plan with the application for an obstruction permit. The Traffic Control Plan shall contain a set of comprehensive traffic control measures for auto, transit, bicycle, and pedestrian detours, including detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. The project applicant shall implement the approved Plan during construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Transportation Services Division

Monitoring/Inspection: Bureau of Building

**c. *Repair of City Streets***

Requirement: The project applicant shall repair any damage to the public right-of way, including streets and sidewalks caused by project construction at his/her expense within one week of the occurrence of the damage (or excessive wear), unless further damage/excessive wear may continue; in such case, repair shall occur prior to approval of the final inspection of the construction-related permit. All damage that is a threat to public health or safety shall be repaired immediately.

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

43. **Bicycle Parking**

Requirement: The project applicant shall comply with the City of Oakland Bicycle Parking Requirements (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall demonstrate compliance with the requirements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

44. **Transportation Improvements**

Requirement: The project applicant shall implement the recommended on- and off-site transportation-related improvements contained within the Transportation Impact Study for the project (e.g., signal timing adjustments, restriping, signalization, traffic control devices, roadway reconfigurations, and pedestrian and bicyclist amenities). The project applicant is responsible for funding and installing the improvements, and shall obtain all necessary permits and approvals from the City and/or other applicable regulatory agencies such as, but not limited to, Caltrans (for improvements related to Caltrans facilities) and the California Public Utilities Commission (for improvements related to railroad crossings), prior to installing the improvements. To implement this measure for intersection modifications, the project applicant shall submit Plans, Specifications, and Estimates (PS&E) to the City for review and approval. All elements shall be designed to applicable City standards in effect at the time of construction and all new or upgraded signals shall include these enhancements as required by the City. All other facilities supporting vehicle travel and alternative modes through the intersection shall be brought up to both City standards and ADA standards (according to Federal and State Access Board guidelines) at the time of construction. Current City Standards call for, among other items, the elements listed below:

- a. 2070L Type Controller with cabinet accessory
- b. GPS communication (clock)
- c. Accessible pedestrian crosswalks according to Federal and State Access Board guidelines with signals (audible and tactile)
- d. Countdown pedestrian head module switch out
- e. City Standard ADA wheelchair ramps
- f. Video detection on existing (or new, if required)
- g. Mast arm poles, full activation (where applicable)
- h. Polara Push buttons (full activation)
- i. Bicycle detection (full activation)
- j. Pull boxes
- k. Signal interconnect and communication with trenching (where applicable), or through existing conduit (where applicable), 600 feet maximum
- l. Conduit replacement contingency
- m. Fiber switch
- n. PTZ camera (where applicable)
- o. Transit Signal Priority (TSP) equipment consistent with other signals along corridor
- p. Signal timing plans for the signals in the coordination group

c. When Required: Prior to building permit final or as otherwise specified

d. Initial Approval: Bureau of Building; Public Works Department, Transportation Services Division

e. Monitoring/Inspection: Bureau of Building

**45. Transportation and Parking Demand Management**

***a. Transportation and Parking Demand Management (TDM) Plan Required***

Requirement: The project applicant shall submit a Transportation and Parking Demand Management (TDM) Plan for review and approval by the City.

- i. The goals of the TDM Plan shall be the following:
  - Reduce vehicle traffic and parking demand generated by the project to the maximum extent practicable, consistent with the potential traffic and parking impacts of the project.
  - Achieve the following project vehicle trip reductions (VTR):
    - Projects generating 50-99 net new a.m. or p.m. peak hour vehicle trips: 10 percent VTR
    - Projects generating 100 or more net new a.m. or p.m. peak hour vehicle trips: 20 percent VTR
  - Increase pedestrian, bicycle, transit, and carpool/vanpool modes of travel. All four modes of travel shall be considered, as appropriate.
  - Enhance the City's transportation system, consistent with City policies and programs.
- ii. TDM strategies to consider include, but are not limited to, the following:
  - Inclusion of additional long-term and short-term bicycle parking that meets the design standards set forth in chapter five of the Bicycle Master Plan and the Bicycle Parking Ordinance (chapter 17.117 of the Oakland Planning Code), and shower and locker facilities in commercial developments that exceed the requirement.
  - Construction of and/or access to bikeways per the Bicycle Master Plan; construction of priority bikeways, on-site signage and bike lane striping.
  - Installation of safety elements per the Pedestrian Master Plan (such as crosswalk striping, curb ramps, count down signals, bulb outs, etc.) to encourage convenient and safe crossing at arterials, in addition to safety elements required to address safety impacts of the project.
  - Installation of amenities such as lighting, street trees, and trash receptacles per the Pedestrian Master Plan and any applicable streetscape plan.
  - Construction and development of transit stops/shelters, pedestrian access, way finding signage, and lighting around transit stops per transit agency plans or negotiated improvements.
  - Direct on-site sales of transit passes purchased and sold at a bulk group rate (through programs such as AC Transit Easy Pass or a similar program through another transit agency).
  - Provision of a transit subsidy to employees or residents, determined by the project applicant and subject to review by the City, if employees or residents use transit or commute by other alternative modes.
  - Provision of an ongoing contribution to transit service to the area between the project and nearest mass transit station prioritized as follows: 1) Contribution to AC Transit bus service; 2) Contribution to an existing area shuttle service; and 3) Establishment of new shuttle service. The amount of contribution (for any of the above scenarios) would be based upon the cost of establishing new shuttle service (Scenario 3).

- Guaranteed ride home program for employees, either through 511.org or through separate program.
- Pre-tax commuter benefits (commuter checks) for employees.
- Free designated parking spaces for on-site car-sharing program (such as City Car Share, Zip Car, etc.) and/or car-share membership for employees or tenants.
- On-site carpooling and/or vanpool program that includes preferential (discounted or free) parking for carpools and vanpools.
- Distribution of information concerning alternative transportation options.
- Parking spaces sold/leased separately for residential units. Charge employees for parking, or provide a cash incentive or transit pass alternative to a free parking space in commercial properties.
- Parking management strategies including attendant/valet parking and shared parking spaces.
- Requiring tenants to provide opportunities and the ability to work off-site.
- Allow employees or residents to adjust their work schedule in order to complete the basic work requirement of five eight-hour workdays by adjusting their schedule to reduce vehicle trips to the worksite (e.g., working four, ten-hour days; allowing employees to work from home two days per week).
- Provide or require tenants to provide employees with staggered work hours involving a shift in the set work hours of all employees at the workplace or flexible work hours involving individually determined work hours.

The TDM Plan shall indicate the estimated VTR for each strategy, based on published research or guidelines where feasible. For TDM Plans containing ongoing operational VTR strategies, the Plan shall include an ongoing monitoring and enforcement program to ensure the Plan is implemented on an ongoing basis during project operation. If an annual compliance report is required, as explained below, the TDM Plan shall also specify the topics to be addressed in the annual report.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: N/A

**b. TDM Implementation – Physical Improvements**

Requirement: For VTR strategies involving physical improvements, the project applicant shall obtain the necessary permits/approvals from the City and install the improvements prior to the completion of the project.

When Required: Prior to building permit final

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

**c. TDM Implementation – Operational Strategies**

Requirement: For projects that generate 100 or more net new a.m. or p.m. peak hour vehicle trips and contain ongoing operational VTR strategies, the project applicant shall submit an annual compliance report for the first five years following completion of the project (or completion of each phase for phased projects) for review and approval by the City. The annual report shall document the status and effectiveness of the TDM program, including the actual VTR achieved by the project during operation. If deemed necessary, the City may elect to have a peer review consultant, paid for by the project applicant, review the annual report. If timely reports are not submitted and/or the annual reports indicate that the project applicant has failed

to implement the TDM Plan, the project will be considered in violation of the Conditions of Approval and the City may initiate enforcement action as provided for in these Conditions of Approval. The project shall not be considered in violation of this Condition if the TDM Plan is implemented but the VTR goal is not achieved.

When Required: Ongoing

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Planning

**46. Construction and Demolition Waste Reduction and Recycling**

Requirement: The project applicant shall comply with the City of Oakland Construction and Demolition Waste Reduction and Recycling Ordinance (chapter 15.34 of the Oakland Municipal Code) by submitting a Construction and Demolition Waste Reduction and Recycling Plan (WRRP) for City review and approval, and shall implement the approved WRRP. Projects subject to these requirements include all new construction, renovations/alterations/modifications with construction values of \$50,000 or more (except R-3 type construction), and all demolition (including soft demolition) except demolition of type R-3 construction. The WRRP must specify the methods by which the project will divert construction and demolition debris waste from landfill disposal in accordance with current City requirements. The WRRP may be submitted electronically at [www.greenhalosystems.com](http://www.greenhalosystems.com) or manually at the City's Green Building Resource Center. Current standards, FAQs, and forms are available on the City's website and in the Green Building Resource Center.

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Environmental Services Division

Monitoring/Inspection: Public Works Department, Environmental Services Division

**47. Underground Utilities**

Requirement: The project applicant shall place underground all new utilities serving the project and under the control of the project applicant and the City, including all new gas, electric, cable, and telephone facilities, fire alarm conduits, street light wiring, and other wiring, conduits, and similar facilities. The new facilities shall be placed underground along the project's street frontage and from the project structures to the point of service. Utilities under the control of other agencies, such as PG&E, shall be placed underground if feasible. All utilities shall be installed in accordance with standard specifications of the serving utilities.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**48. Recycling Collection and Storage Space**

Requirement: The project applicant shall comply with the City of Oakland Recycling Space Allocation Ordinance (chapter 17.118 of the Oakland Planning Code). The project drawings submitted for construction-related permits shall contain recycling collection and storage areas in compliance with the Ordinance. For residential projects, at least two cubic feet of storage and collection space per residential unit is required, with a minimum of ten cubic feet. For nonresidential projects, at least two cubic feet of storage and collection space per 1,000 square feet of building floor area is required, with a minimum of ten cubic feet.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning  
Monitoring/Inspection: Bureau of Building

49. **Green Building Requirements**

*a. Compliance with Green Building Requirements During Plan-Check*

Requirement: The project applicant shall comply with the requirements of the California Green Building Standards (CALGreen) mandatory measures and the applicable requirements of the City of Oakland Green Building Ordinance (chapter 18.02 of the Oakland Municipal Code).

- i. The following information shall be submitted to the City for review and approval with the application for a building permit:
  - Documentation showing compliance with Title 24 of the current version of the California Building Energy Efficiency Standards.
  - Completed copy of the final green building checklist approved during the review of the Planning and Zoning permit.
  - Copy of the Unreasonable Hardship Exemption, if granted, during the review of the Planning and Zoning permit.
  - Permit plans that show, in general notes, detailed design drawings, and specifications as necessary, compliance with the items listed in subsection (ii) below.
  - Copy of the signed statement by the Green Building Certifier approved during the review of the Planning and Zoning permit that the project complied with the requirements of the Green Building Ordinance.
  - Signed statement by the Green Building Certifier that the project still complies with the requirements of the Green Building Ordinance, unless an Unreasonable Hardship Exemption was granted during the review of the Planning and Zoning permit.  
Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.
- ii. The set of plans in subsection (i) shall demonstrate compliance with the following:
  - CALGreen mandatory measures.  
All green building points identified on the checklist approved during review of the Planning and Zoning permit, unless a Request for Revision Plan-check application is submitted and approved by the Bureau of Planning that shows the previously approved points that will be eliminated or substituted.  
The required green building point minimums in the appropriate credit categories.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

*b. Compliance with Green Building Requirements During Construction*

Requirement: The project applicant shall comply with the applicable requirements of CALGreen and the Oakland Green Building Ordinance during construction of the project.

The following information shall be submitted to the City for review and approval:

- i. Completed copies of the green building checklists approved during the review of the Planning and Zoning permit and during the review of the building permit.
- ii. Signed statement(s) by the Green Building Certifier during all relevant phases of construction that the project complies with the requirements of the Green Building Ordinance.
- iii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance.

When Required: During construction

Initial Approval: N/A

**c. Compliance with Green Building Requirements After Construction**

Requirement: Prior to finalizing the Building Permit, the Green Building Certifier shall submit the appropriate documentation to City staff and attain the minimum required point level.

When Required: After project completion as specified

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

**50. Sanitary Sewer System**

Requirement: The project applicant shall prepare and submit a Sanitary Sewer Impact Analysis to the City for review and approval in accordance with the City of Oakland Sanitary Sewer Design Guidelines. The Impact Analysis shall include an estimate of pre-project and post-project wastewater flow from the project site. In the event that the Impact Analysis indicates that the net increase in project wastewater flow exceeds City-projected increases in wastewater flow in the sanitary sewer system, the project applicant shall pay the Sanitary Sewer Impact Fee in accordance with the City's Master Fee Schedule for funding improvements to the sanitary sewer system.

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Department of Engineering and Construction

Monitoring/Inspection: N/A

**51. Storm Drain System**

Requirement: The project storm drainage system shall be designed in accordance with the City of Oakland's Storm Drainage Design Guidelines. To the maximum extent practicable, peak stormwater runoff from the project site shall be reduced by at least 25 percent compared to the pre-project condition.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

**PROJECT SPECIFIC CONDITIONS:**

**52. City Public Works Recommendations and Incorporated as Conditions of Approval**

**Ongoing**

- a) **Red curb/prohibited parking on the Clarke St between Redondo Ave and 51<sup>st</sup> St:** Not recommended given that the parking provides a physical speed deterrent on Clarke St. Additionally, parking utilization is high.
- b) **Pedestrian crossing at Clarke St & Redondo:** Relocate so that the crossing aligns with path of travel from Redondo. Decorative pavement is ok to incorporate; consider raised crosswalk instead of flashers/bollards. Recommend removing pedestrian bulb on west face of Clarke Street if no raised crosswalk (raised crosswalk generally incorporates bulb-outs).
- c) **Residential loading area:** Recommend applicant to apply for variance on residential loading. Can propose 1-2 spaces yellow curb on Clarke Street next to driveway cut if desired to have on-street loading area.

- d) **Commercial loading with a 66-ft. pullout** on 51<sup>st</sup> St.: Not recommended given the loss of sidewalk width in a retail area with anticipated heavy pedestrian volumes. Stripe yellow curb and reinstate curb line/sidewalk width. Consider requiring off-peak commercial loading period.
- e) **Pedestrian refuge on 51<sup>st</sup> St. at Telegraph Ave.:** Not recommended. Mid-crossing refuge would require change to existing lane configuration, which was not addressed in CEQA analysis. Not a crossing safety benefit given the protected crossing afforded by the signalized intersection. To address request for pedestrian comfort at this crossing, add bulb-outs on either end of the east leg of the crosswalk across 51<sup>st</sup> St. To accommodate the bulb-out, move existing AC Transit Route 12 stop on north face of 51<sup>st</sup> St. around the corner to east face of Telegraph Ave. at 51<sup>st</sup> St.

**Transportation Impact Analysis- Recommendations by Project Transportation Consultant, Amended by Staff and Incorporated as Conditions of Approval**

***Ongoing***

**Recommendation 1:** While not required to address a CEQA impact, the following should be considered as part of the final proposed design for the project:

- a. ~~Eliminate one of the three lanes on the main driveway ramp on Clarke Street and provide one inbound lane and one outbound lane. Alternatively, maintain the two outbound lanes and provide appropriate signing and striping to indicate that the lanes are dedicated left-turn and right-turn lanes. [NOTE: *The approved plans met this condition.*]~~
- b. Modify project design to provide adequate sight distance for vehicles on the outbound up-ramp from Level B2 at Level B1 to the right (east). Alternatively, close the drive aisle just east of the ramps to eliminate the potential conflict, or install a mirror to enhance sight distance.
- c. Prohibit parking (red painted curb) on Clarke Street between the project driveway and the proposed crosswalk crossing Clarke Street just west of Redondo Avenue.
- d. ~~Prohibit parking on the west side of Clarke Street between the curb cut for the residential loading dock and 51st Street. The parking prohibition should be at all times (red painted curb and signage which would indicate that parking and stopping are prohibited at all times). NOTE: *Upon further consideration of the report and consultation with the City's Public Works, it is not recommended to red paint the west side of Clarke Street because the width of the street would reduce vehicle speed and maintain street parking in this residential neighborhood. Unless the City determines to be necessary, a red painted curb with signage should be installed by the applicant after review by the Public Works.*~~
- e. Prohibit trucks over 30 feet long from using Clarke Street through signs posted at the approaches to Clarke Street on 51st Street and Claremont Avenue, and direct all commercial trucks to use the commercial on-street pullout on 51st Street.
- f. Coordinate with City of Oakland to ensure that the proposed closure of the slip right-turn lane from northbound Telegraph Avenue to eastbound Claremont Avenue would be consistent with the City's long-term plans for Claremont Avenue.



**Recommendation 2:** While not required to address a CEQA impact, the following should be considered as part of the proposed final design for the project:

- a. ~~Modify the proposed crosswalk crossing Claremont Avenue at Telegraph Avenue to be parallel to Telegraph Avenue in order to provide the shortest path between the crosswalks on the east side of Telegraph Avenue. In addition, explore further extending the bulbout at the southeast corner of the intersection to reduce the pedestrian crossing distance, and provide directional curb ramps at the northeast corner of the intersection.~~  
[NOTE: *The approved plans met this condition.*]
- b. Ensure that sidewalk amenities or furniture such as trees, bicycle racks, and outside seating, would continue to maintain minimum eight-foot clearance for pedestrians on sidewalks adjacent to the project site along Telegraph Avenue and 51st Street.
- c. ~~Modify the existing median in the east crosswalk crossing 51st Street at Telegraph Avenue to eliminate the existing median that blocks the crosswalk.~~ [NOTE: *The approved plans met this condition.*]

The improvements within the public right-of-way shall be consistent with the City of Oakland's Standard Conditions of Approval (SCA) #70.

**Recommendation 3:** While not required to address a CEQA impact, the following should be considered as part of the final proposed design for the project:

- a. If feasible, relocate some or all of the long-term bicycle parking from the underground parking levels to a more convenient, accessible, and secure location on the ground level.
- b. If long-term bicycle parking cannot be relocated, explore providing a separate bicycle entrance at the driveway on Clarke Street (maybe incorporated with Recommendation 1a).
- c. Ensure that some short-term bicycle parking spaces can accommodate bicycles with trailers, without blocking the sidewalk, automobiles parked on-street, or the on-street commercial loading pullout on 51st Street.

**Recommendation 4:** While not required to address a CEQA impact, the following should be considered as part of the final proposed design for the project:

- Coordinate with City of Oakland and AC Transit to enhance the existing bus stop adjacent to the project site on westbound 51st Street to provide a shelter and bench.

**Recommendation 5:** Consistent with the City of Oakland's requirements, ~~consider including~~ include the following strategies as part of the required TDM program for the proposed project:

- a. Unbundle the cost of parking from the cost of housing where residents pay separately for their parking spaces.
- b. Designate one or more dedicated on-site parking spaces for car-sharing.
- c. Provide long-term and short-term bicycle parking beyond the minimum required by City of Oakland Planning Code (Also see Recommendation 3).
- d. Cooperate with City of Oakland and/or other regional agencies to allow installation of a potential bike share station along the project frontage.
- e. Provide new residents and employees with information on the various transportation options available.
- f. Provide residents and employees with free or partially subsidized transit passes.

**Recommendation 6:** While not required to address a CEQA impact, the following should be ~~considered as part of the final proposed design~~ for the project:

- a. ~~To the extent feasible,~~ Direct deliveries for all project components to the loading pullout space on 51st Street. The building residential loading docks for move-in/move-outs, located on Clarke Street, shall not be used by commercial trucks.
- b. During the initial move-in period immediately following the completion of the building construction, designate temporarily the on-street parking on westbound 51st Street adjacent to the project or space within the project garage for residential moving trucks.

**53. Underground Garage Parking Spaces and Residential Loading Berths Maintenance and Use**

*Ongoing*

The underground garage and the residential loading berths on the ground-floor shall be maintained as required off-street parking spaces for the intended residential and retail units and/or uses, including the two residential loading berths. The parking spaces / loading berths shall not be used or converted or used for any other purpose without prior review and approval by the Bureau of Planning and Building.

**54. Commercial Delivery Restrictions**

*Ongoing*

The project applicant shall submit to the City leasing agreement that include restrictions on commercial vendors and other delivery vehicles that prohibit the use of Clarke Street, the ground-floor residential loading berths/driveway and underground garage. All deliveries and loading operations shall be on the City permitted curbside commercial loading zone on 51<sup>st</sup> Street and shall be scheduled between 7:00AM and 6:00PM (except for emergencies).

**55. Install a Post and Chain Barrier for Residential Loading Driveway**

*Prior to issuance of a demolition, grading or building permit/Ongoing*

The applicant shall submit construction plans that show the installation of a decorative post and chain barrier at the entry and in front of the residential loading driveway to prevent commercial trucks from parking and loading on the driveway.

**56. Public Access Easement Pathway**

*Ongoing*

Prior to the issuance of a building permit, the applicant shall submit to the City for review and approval a binding document that outlines the agreement for land ownership, maintenance and use restrictions of the proposed public access easement pathway within the subject property.

**57. Commercial Loading Area Maintenance and Use**

*Ongoing*

Prior to the issuance of a building permit, the applicant shall submit to the City Public Works plans and obtain approval for a commercial curbside loading area, located in front of the property along 51<sup>st</sup> Street. The loading area shall be reserved for the intended use or operation under the designated business hours. The applicant shall maintain and clean the curbside loading area and its surroundings regularly or as needed.

**58. Management of the Residential Loading Berth**

*Ongoing*

Prior to the issuance of a building permit, the applicant shall submit a Property Management document to the City requiring residents to reserve the residential loading berth prior to moving in or out of the building. The applicant shall also submit as part of the construction plans a plan that shows a vehicle turning template for an SU-30 truck that pulls the residential loading truck toward the driveway on Clarke Street and backs into the residential loading berths.

**59. Garage and Residential Loading Berth Doors**

*Prior to issuance of a demolition, grading or building permit*

The applicant shall submit for review and approval plans that show design details for the garage door and the residential loading berth doors facing Clarke Street.

**60. New Street Trees in Front of the Property**

**Prior to issuance of a demolition, grading, or building permit to construct**

The applicant shall install at least two (2) additional city street trees to the southwest of the property along Telegraph Avenue in front of retail building #1. The plans shall indicate a minimum of eighteen (18) that are at least 15-gallon size street trees located along the frontage of Telegraph Avenue, 51<sup>st</sup> Street and Clarke Street. Said trees shall also meet the City's standard specifications for tree planting of the Public Works/Tree Division.

**61. Landscape Maintenance.**

*Ongoing*

All required planting and landscape improvements installed on-site and off-site shall be permanently maintained in good condition and, whenever necessary, replaced to ensure continued compliance with applicable landscaping requirements. All required irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced.

**62. Storefront Windows and Doors**

*Prior to issuance of a demolition, grading, or building permit*

The applicant shall submit construction plans that provide details for the new storefront windows and doors. All of the windows and door glass shall be clear. Also, the applicant shall keep all of the façade windows and doors clear of visual obstruction including window/door coverage materials,

except for the future proposal of new business signage that meets Section 17.104.020 (k) of the Oakland Planning Code.

**63. New Business Signage**

*Ongoing*

Any new business signage on the property shall require a separate small project design review application and permit by the Planning and Building Service Divisions.

**64. Screening of PG&E Transformers, Utility Meters, HVAC and other Equipment**

*Prior to issuance of a demolition, grading or building permit/Ongoing*

The applicant shall submit plans that show within the property and not within the public right-of-way the placement and details for screening from public view all exterior PG&E transformers, utility meters, HVAC and related equipment.

**65. Trash and Recyclable Containers Odor Control/Loading Area**

*Ongoing*

The trash and recycling containers shall be kept and maintained and placed away from public view, except for during regular service pick up dates. The applicant shall sweep around these containers and the loading area daily, and use power-generated steam equipment in this area once weekly or as often as required.

**66. Parcel Map Subdivision for Lot Merge Condition of Approval**

Prior to the submittal of building permits for the project, the applicant shall file with the City a map subdivision to merge the existing vacant parcels.

**67. Affordable Residential Units per Density Bonus at this Site**

a) **Affordable Residential Units**

*Ongoing*

The approved residential affordable units that are part of this approval shall remain and continue to be affordable for 55 years or longer. A minimum of seventeen (17) units shall be affordable to very low income households that make less than fifty percent (50%) of the Area Medium Income (AMI).

b) **Maximum Allowed Number of Dwelling Units**

*Ongoing*

This project is granted two Density Incentives for the building height and of open space for a mixed income project that includes an affordable housing component pursuant to Section 17.107 of the Oakland Planning Code and Government Code Section 65915.

c) **Affordable Housing Agreement**

*Prior to issuance of demolition, grading or building permit/Ongoing*

The applicant shall submit an agreement for review and approval by the City Attorney, the Housing Development Division and any other relevant City departments. The agreement must also ensure the continued affordability of the target dwelling units for a period of not less than fifty-five (55) years pursuant to the Oakland Planning Code Section 17.107, and that restricts the occupancy of those units only to residents who satisfy the affordability requirement as approved for this project. Only households meeting the eligibility standards for the target dwelling units shall be eligible to occupy the target dwelling units. The applicant shall record the above agreement with the Alameda County Recorder, and shall provide a copy of recorded agreement to the City.

d) **Annual Reporting of Rental Target Units**

***Ongoing annually***

Rental target dwelling units shall be managed / operated by the developer or developer's agent or the developer's successor. The developer of rental target dwelling units shall submit for review and approval by the City Attorney and the Housing Development Division and any other relevant City departments, an annual report identifying which units are target dwelling units, the monthly rent, vacancy information, monthly income for tenants of each target rental dwelling unit throughout the prior year, and other information required by the City. Said agreement shall maintain the tenant privacy.

e) **City Monitoring Fee**

***Prior to issuance of demolition, grading or building permit/Ongoing***

The applicant shall pay to the Housing Development Division a First Time Homebuyers Program Application Fee administrative fee in the amount of \$250 per unit, pursuant to the Master Fee Schedule for City monitoring of target dwelling units.

68. **Public Art for Private Development Condition of Approval**

Prior to issuance of Final Certificate of Occupancy for the first unit and Ongoing  
The project is subject to the City's Public Art Requirements for Private Development, adopted by Ordinance No. 13275 C.M.S. ("Ordinance"). The public art contribution requirements are equivalent to one-half percent (0.5%) for the "residential" building development costs, and one percent (1.0%) for the "non-residential" building development costs. The contribution requirement can be met through the commission or acquisition and installation of publicly accessible art fund, or satisfaction of alternative compliance methods described in the Ordinance. The applicant shall provide proof of full payment of the in-lieu contribution, or provide proof of installation of artwork on the development site prior to the City's issuance of a final certificate of occupancy for each phase unless a separate, legal binding instrument is executed ensuring compliance within a timely manner subject to City approval. On-site art installation shall be designed by independent artists, or artists working in conjunction with arts or community organizations that are verified by the City to either hold a valid Oakland business license and/or be an Oakland-based 501(c) (3) tax designated organization in good standing.

69. **Compliance Plan**

a. **Prior to issuance of a building permit**

The applicant shall submit a compliance plan to the Community and Economic Development Agency, for review and approval by the Director of Development, for abating any existing code violations and liens levied on the previous owner of the property. The compliance plan shall include off-site improvements to be installed in the surrounding neighborhood in place of paying off existing liens. Off-site improvements may include improvements consistent with the Telegraph Avenue Streetscape project. The amount of off-site improvements required shall be at least equal in cost to the amount of the liens.

b. **Prior to finaling the building permit**

The applicant shall install the off-site improvements in accordance with the compliance plan prior to the finaling of the building permit or shall submit a security deposit equal to the amount of the cost to install the improvements. The applicant must obtain the necessary permits from the Building Services Division and/or Public Works Agency prior to the installation of the off-site improvements. [NOTE: This condition matches Condition of Approval #25 from the approval of the Civiq project for this site (CMDV05469).]

**Applicant Statement**

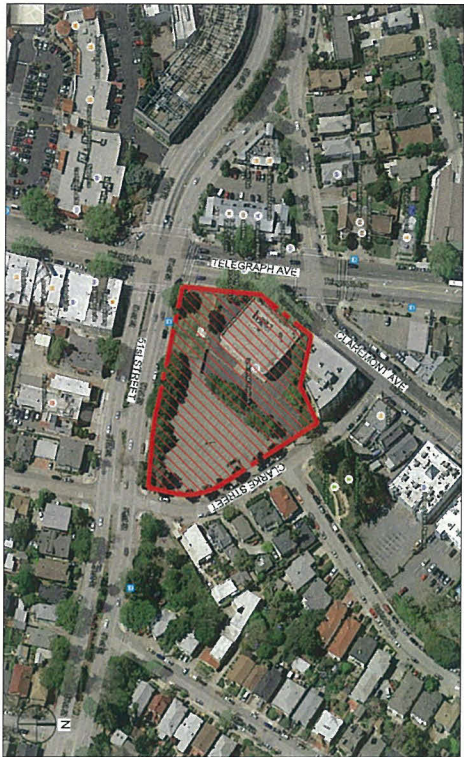
I have read and accept responsibility for the Conditions of Approval. I agree to abide by and conform to the Conditions of Approval for the 5110 Telegraph Avenue Project (PLN15074), as well as to all provisions of the Oakland Planning Code and Oakland Municipal Code pertaining to the project.

\_\_\_\_\_  
Name of Project Applicant

\_\_\_\_\_  
Signature of Project Applicant

Date: \_\_\_\_\_

### PROJECT LOCATION



### SHEET INDEX

Sheet	Drawing	Scale	Submitted
<b>PROJECT INFORMATION &amp; SITE PLAN</b>			
REF.1	Site Plan	NIS	X
REF.2	Final Site Plan	NIS	X
AD.1a	Existing Conditions	NIS	X
AD.1b	Existing Conditions	NIS	X
AD.3b	Site Plan	1/8"=1'-0"	X
<b>LANDSCAPE DESIGN</b>			
CL.1	Demolition Plan	1"=20'-0"	X
CL.2	Site Grading & Drainage	1"=20'-0"	X
CL.3	Site Grading & Drainage	1"=20'-0"	X
CL.3a	Site Grading & Drainage	1"=20'-0"	X
CL.3b	Site Grading & Drainage	1"=20'-0"	X
CL.3c	Site Grading & Drainage	1"=20'-0"	X
CL.3d	Site Grading & Drainage	1"=20'-0"	X
CL.3e	Site Grading & Drainage	1"=20'-0"	X
CL.3f	Site Grading & Drainage	1"=20'-0"	X
CL.3g	Site Grading & Drainage	1"=20'-0"	X
CL.3h	Site Grading & Drainage	1"=20'-0"	X
CL.3i	Site Grading & Drainage	1"=20'-0"	X
CL.3j	Site Grading & Drainage	1"=20'-0"	X
CL.3k	Site Grading & Drainage	1"=20'-0"	X
CL.3l	Site Grading & Drainage	1"=20'-0"	X
CL.3m	Site Grading & Drainage	1"=20'-0"	X
CL.3n	Site Grading & Drainage	1"=20'-0"	X
CL.3o	Site Grading & Drainage	1"=20'-0"	X
CL.3p	Site Grading & Drainage	1"=20'-0"	X
CL.3q	Site Grading & Drainage	1"=20'-0"	X
CL.3r	Site Grading & Drainage	1"=20'-0"	X
CL.3s	Site Grading & Drainage	1"=20'-0"	X
CL.3t	Site Grading & Drainage	1"=20'-0"	X
CL.3u	Site Grading & Drainage	1"=20'-0"	X
CL.3v	Site Grading & Drainage	1"=20'-0"	X
CL.3w	Site Grading & Drainage	1"=20'-0"	X
CL.3x	Site Grading & Drainage	1"=20'-0"	X
CL.3y	Site Grading & Drainage	1"=20'-0"	X
CL.3z	Site Grading & Drainage	1"=20'-0"	X

Sheet	Drawing	Scale	Submitted
<b>ARCHITECTURAL</b>			
AI.1	Level 1	1"=20'-0"	X
AI.2	Level 2	1"=20'-0"	X
AI.3	Level 3	1"=20'-0"	X
AI.4	Level 4	1"=20'-0"	X
AI.5	Level 5	1"=20'-0"	X
AI.6	Level 6	1"=20'-0"	X
AI.7	Level 7	1"=20'-0"	X
AI.8	Level 8	1"=20'-0"	X
AI.9	Level 9	1"=20'-0"	X
AI.10	Level 10	1"=20'-0"	X
AI.11	Level 11	1"=20'-0"	X
AI.12	Level 12	1"=20'-0"	X
AI.13	Level 13	1"=20'-0"	X
AI.14	Level 14	1"=20'-0"	X
AI.15	Level 15	1"=20'-0"	X
<b>LANDSCAPE DESIGN</b>			
AD.1	Site Grading & Drainage	1"=20'-0"	X
AD.2	Site Grading & Drainage	1"=20'-0"	X
AD.3	Site Grading & Drainage	1"=20'-0"	X
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AD.7	Site Grading & Drainage	1"=20'-0"	X
AD.8	Site Grading & Drainage	1"=20'-0"	X
AD.9	Site Grading & Drainage	1"=20'-0"	X
AD.10	Site Grading & Drainage	1"=20'-0"	X
AD.11	Site Grading & Drainage	1"=20'-0"	X
AD.12	Site Grading & Drainage	1"=20'-0"	X
AD.13	Site Grading & Drainage	1"=20'-0"	X
AD.14	Site Grading & Drainage	1"=20'-0"	X
AD.15	Site Grading & Drainage	1"=20'-0"	X

# 5110 TELEGRAPH AVENUE



### PROJECT OVERVIEW

(See sheet A0.2 for full project details)

**ADDRESS:** 5100 Telegraph Ave, Oakland, CA

**PROJECT DESCRIPTION:** New 204 Unit, 6 STORY Residential/Mixed Use building with 23,000 sq ft of ground floor retail over two levels of subterranean parking. This is a Mixed-Use Residential Building per 1702A, 17.2 (Flat - Level, Multi-Family), Fully Automatic Sprinkler.

**EXISTING SITE CONDITION:** Subject property contains an existing building, 2-story commercial building occupying 11% lot coverage. The building is to be demolished.

**ZONING:** CH-2 (General Plan Neighborhood Center, Mixed-Use Residential)

**HEIGHT:** The site has a split height limit of 65' to the west and 50' to the east. (see sheets A0.4) This project proposes a height ranging from 75' at Telegraph Ave to 40' and 25' along Ordway.

**OCCUPANCY:** R-2 Multi-Residential, S-2 Garage, M-Marketplace, B-Business

**LOT COVERAGE:** PROPOSED: 50,944 SF/72,869 SF LOT AREA = 69.91%

**CONSTRUCTION TYPE:** Type II-B (R-2), over Type I-A (MS-2)

### PROJECT DIRECTORY

<b>OWNER:</b>	NGI 5110 Telegraph, LLC 350 Frank H. Ogawa Plaza, Suite 310 Oakland, CA 94612	Paul Miller 510.343.5593
<b>ARCHITECT OF RECORD:</b>	Nautilus Group 350 Frank H. Ogawa Plaza, Suite 310 Oakland, CA 94612	Ben Carter 510.343.5593
<b>PROJECT DESIGN:</b>	Studio Dan Gorman 18 E. Elm Street #1007 Chicago, IL 60611	Dan Gorman 510.453.3795
<b>LANDSCAPE:</b>	Shades of Green 1706 Broadway, Suite A San Bruno, CA 94066	ABC One 415.337.1486
<b>CIVIL:</b>	Stanis Civil Engineers Surveyors, Inc. 638 9TH STREET OAKLAND, CA 94607	Janey Phillips 510.873.8966
<b>ROOF FARM:</b>	True Leaf Farms 2931 Leaverton Road Kearneyville, CA 94707	Ben Farmer 831.657.2376

<b>GENERAL CONTRACTOR:</b>	Stanis Civil Engineers Surveyors, Inc. 638 9TH STREET OAKLAND, CA 94607
<b>ARCHITECT OF RECORD:</b>	Nautilus Group 350 Frank H. Ogawa Plaza, Suite 310 Oakland, CA 94612
<b>PROJECT DESIGN:</b>	Studio Dan Gorman 18 E. Elm Street #1007 Chicago, IL 60611
<b>LANDSCAPE:</b>	Shades of Green 1706 Broadway, Suite A San Bruno, CA 94066
<b>ROOF FARM:</b>	True Leaf Farms 2931 Leaverton Road Kearneyville, CA 94707
<b>AGENCY APPROVALS:</b>	

- PLAN 15014 -

RECEIVED

APR 25 2015

City of Oakland  
Planning & Zoning Division

# ATTACHMENT C

## A0.1

### TITLE SHEET

<b>PROJECT INFORMATION &amp; SITE PLAN</b>	Scale	Submitted
REF.1	Site Plan	NIS
REF.2	Final Site Plan	NIS
AD.1a	Existing Conditions	NIS
AD.1b	Existing Conditions	NIS
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CL.3y	Site Grading & Drainage	1"=20'-0"
CL.3z	Site Grading & Drainage	1"=20'-0"

**PROJECT INFORMATION: PLANNING**

ADDRESS:	5100 Telegraph Ave, Oakland, CA (CROSS STREET: 51ST)																																																											
APR#:	014-1226-06-03 014-1226-06-02 014-1226-06-02 014-1226-06-00 014-1226-06-01 014-1226-06-02 014-1226-06-00	CODE URB51	2015 OAKLAND MUNICIPAL CODE 2015 CALIF BLDG CODE 2015 CALIF MECH CODE 2015 CALIF ELECTR CODE 2015 CALIF ENERGY CODE 2015 CALIF FIRE CODE 2015 NRSB CODE 2015 NRSB CODE 2015 NRSB CODE 2015 NRSB CODE	2015 CALIF BLDG CODE 2015 CALIF MECH CODE 2015 CALIF ELECTR CODE 2015 CALIF ENERGY CODE 2015 CALIF FIRE CODE 2015 NRSB CODE 2015 NRSB CODE 2015 NRSB CODE 2015 NRSB CODE	2015 CALIF BLDG CODE 2015 CALIF MECH CODE 2015 CALIF ELECTR CODE 2015 CALIF ENERGY CODE 2015 CALIF FIRE CODE 2015 NRSB CODE 2015 NRSB CODE 2015 NRSB CODE 2015 NRSB CODE	2015 CALIF BLDG CODE 2015 CALIF MECH CODE 2015 CALIF ELECTR CODE 2015 CALIF ENERGY CODE 2015 CALIF FIRE CODE 2015 NRSB CODE 2015 NRSB CODE 2015 NRSB CODE 2015 NRSB CODE	2015 CALIF BLDG CODE 2015 CALIF MECH CODE 2015 CALIF ELECTR CODE 2015 CALIF ENERGY CODE 2015 CALIF FIRE CODE 2015 NRSB CODE 2015 NRSB CODE 2015 NRSB CODE 2015 NRSB CODE	2015 CALIF BLDG CODE 2015 CALIF MECH CODE 2015 CALIF ELECTR CODE 2015 CALIF ENERGY CODE 2015 CALIF FIRE CODE 2015 NRSB CODE 2015 NRSB CODE 2015 NRSB CODE 2015 NRSB CODE	2015 CALIF BLDG CODE 2015 CALIF MECH CODE 2015 CALIF ELECTR CODE 2015 CALIF ENERGY CODE 2015 CALIF FIRE CODE 2015 NRSB CODE 2015 NRSB CODE 2015 NRSB CODE 2015 NRSB CODE	2015 CALIF BLDG CODE 2015 CALIF MECH CODE 2015 CALIF ELECTR CODE 2015 CALIF ENERGY CODE 2015 CALIF FIRE CODE 2015 NRSB CODE 2015 NRSB CODE 2015 NRSB CODE 2015 NRSB CODE	2015 CALIF BLDG CODE 2015 CALIF MECH CODE 2015 CALIF ELECTR CODE 2015 CALIF ENERGY CODE 2015 CALIF FIRE CODE 2015 NRSB CODE 2015 NRSB CODE 2015 NRSB CODE 2015 NRSB CODE	2015 CALIF BLDG CODE 2015 CALIF MECH CODE 2015 CALIF ELECTR CODE 2015 CALIF ENERGY CODE 2015 CALIF FIRE CODE 2015 NRSB CODE 2015 NRSB CODE 2015 NRSB CODE 2015 NRSB CODE																																																
PROJECT DESCRIPTION:	New 204-Unit 6-Story Residential Mixed Use Building with 33,800 sq ft of ground floor retail over Building Per 11052A.2 (Retail, Street, Hotel, Hotel), 100% Affordable 59,914 sq ft.																																																											
EXISTING SITE CONDITION:	The site contains an existing parking lot and a temporary demonstration farm.																																																											
ZONING:	O-2 (General Plan: Neighborhood Center, Market-use Residential)																																																											
HEIGHT:	The site has a split height limit of 60' to the west and 45' to the east. (See sheets 20-1) the project proposes a height ranging from 72' at telegraph ave to 43' and 23' along clark.																																																											
OCCUPANCY:	Allowed projections above height limits: total floor area x 10%, % covered by subsection b = total area allowed above the prescribed height 259,624 sq ft x 8% = 20,770 sq ft Per 17.108.030 (a), projection of 12' projection is permitted with CUP																																																											
LOT COVERAGE:	PROPOSED: 50.944 SF/72.868 SF LOT AREA = 69.91%																																																											
RESIDENTIAL UNIT COUNT AND NET AREA	Unit Type	Type	Area	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	Total	Total Net Area	Percentage	Units																																															
Studio	Type A	350	0	2	0	0	0	0	0	2	700	11%	3																																															
1 Bedroom	Type B	550	0	3	5	5	4	4	4	21	1150	17%	23																																															
2 Bedroom	Type C	700	6	14	14	13	13	14	14	5100	75%	63																																																
3 Bedroom	Type D	800	0	1	1	1	1	1	1	5	4000	6%	5																																															
Total Residential Gross Area: 222720																																																												
<table border="1"> <tr> <th>RETAIL NET AREA COUNT</th> <th>LEVEL 1</th> <th>LEVEL 2</th> <th>LEVEL 3</th> <th>LEVEL 4</th> <th>LEVEL 5</th> <th>LEVEL 6</th> <th>TOTAL</th> </tr> <tr> <td>Retail 1</td> <td>1100</td> <td>1100</td> <td>1100</td> <td>1100</td> <td>1100</td> <td>1100</td> <td>6600</td> </tr> <tr> <td>Retail 2</td> <td>2100</td> <td>2100</td> <td>2100</td> <td>2100</td> <td>2100</td> <td>2100</td> <td>12600</td> </tr> <tr> <td>Retail 3</td> <td>2600</td> <td>2600</td> <td>2600</td> <td>2600</td> <td>2600</td> <td>2600</td> <td>15600</td> </tr> <tr> <td>Retail 4</td> <td>2800</td> <td>2800</td> <td>2800</td> <td>2800</td> <td>2800</td> <td>2800</td> <td>16800</td> </tr> <tr> <td><b>Total</b></td> <td><b>8600</b></td> <td><b>8600</b></td> <td><b>8600</b></td> <td><b>8600</b></td> <td><b>8600</b></td> <td><b>8600</b></td> <td><b>51200</b></td> </tr> </table>													RETAIL NET AREA COUNT	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	TOTAL	Retail 1	1100	1100	1100	1100	1100	1100	6600	Retail 2	2100	2100	2100	2100	2100	2100	12600	Retail 3	2600	2600	2600	2600	2600	2600	15600	Retail 4	2800	2800	2800	2800	2800	2800	16800	<b>Total</b>	<b>8600</b>	<b>8600</b>	<b>8600</b>	<b>8600</b>	<b>8600</b>	<b>8600</b>	<b>51200</b>
RETAIL NET AREA COUNT	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	TOTAL																																																					
Retail 1	1100	1100	1100	1100	1100	1100	6600																																																					
Retail 2	2100	2100	2100	2100	2100	2100	12600																																																					
Retail 3	2600	2600	2600	2600	2600	2600	15600																																																					
Retail 4	2800	2800	2800	2800	2800	2800	16800																																																					
<b>Total</b>	<b>8600</b>	<b>8600</b>	<b>8600</b>	<b>8600</b>	<b>8600</b>	<b>8600</b>	<b>51200</b>																																																					

**PROJECT INFORMATION: PLANNING**

GROUND FLOOR TRANSFERENCY NON RESIDENTIAL:	REQUIRED	65%	95% Transparency along 7' of Building 51st Street
GROUND FLOOR RESIDENTIAL:	12 Feet	22 Feet Clear Ceiling Height with a Light well datum line at 15' feet to provide pedestrian access.	
GROUND FLOOR RESIDENTIAL AND LINKING UNIT:	N/A	The project proposes an average height of 18' around the project perimeter. Privacy walls and landscaping will provide additional privacy and security.	
GROUND FLOOR ACTIVE SPACE:	No parking, mechanical first 30 feet from front of principal building	As spaces within 30 feet of front of principal building Street are active retail use.	
COURTYARD:	16 Feet plus 4 additional feet for no more than 40 feet	40 Feet clear is provided within residential windows	
OPEN SPACE:	150 SF per unit (204 x 150 = 30,600 sq ft) 204 x 150 = 30,600 sq ft Group = 11,010 sq ft Total Units: 9,080 sq ft	This project seeks a reduction of open space (see density bonus table project). Private 17' private decks (2,070 x 2-4-1,400) Group = 11,010 sq ft Total Units: 9,080 sq ft	

**PROJECT INFORMATION: BUILDING**

CONSTRUCTION TYPE:	Type IIB (R-2) over Type IA (M-5.2)															
BUILDING HEIGHT AND NUMBER OF STOREYS:	Per table 505 the maximum height for a Type IIB building shall be 55 feet. Per Section 504.2 the height shall be increased by 20 feet and the number of stories is increased by one if equipped with sprinkler. (Note that an increase in height from section 504.2 may not also be used to increase buildings' height.) Allowable Height: Type IIB Residential: 75 feet above grade plane. Allowable Height: Type IIB Residential: 5 stories above grade plane. Per section 510.3 horizontal building separation will be provided between Type II (R-2) and the Type IIB portion to create the separate and distinct buildings. Proposed Height: 75 feet above grade plane. Proposed Height: 5 stories (1 story Type IA, 5 stories R-2 as measured from the horizontal separation per sec 510). The Type IIB portion of the building is nonseparated occupancy per sec 508.3 with limited stairs. Per section 510.3 where two or more buildings are provided above a horizontal assembly line shall be regarded as separate and distinct buildings. As such the height shall not exceed the Type IA portion shall be considered as "Non Building" and "Stair Building". = (10' x 20' = 75' North Building Footprint Increase: 16,000 + (16,000 x .75) = (16,000 + 12,000) = 28,000 sq ft South Building Footprint Increase: 16,000 + (16,000 x .75) = (16,000 + 12,000) = 28,000 sq ft Total Allowable Area: 28,000 x 2 = 56,000 sq ft															
BUILDING AREA:	The Type IIB portion of the building is nonseparated occupancy per sec 508.3 with limited stairs. Per section 510.3 where two or more buildings are provided above a horizontal assembly line shall be regarded as separate and distinct buildings. As such the height shall not exceed the Type IA portion shall be considered as "Non Building" and "Stair Building". = (10' x 20' = 75' North Building Footprint Increase: 16,000 + (16,000 x .75) = (16,000 + 12,000) = 28,000 sq ft South Building Footprint Increase: 16,000 + (16,000 x .75) = (16,000 + 12,000) = 28,000 sq ft Total Allowable Area: 28,000 x 2 = 56,000 sq ft															
GROSS BUILDING AREA TYPE IIB	Zone P2 A 0 0 0 0 0 0 B 0 0 0 0 0 0 Non-Building A 0 0 0 0 0 0 Non-Building B 0 0 0 0 0 0															
GROSS BUILDING AREA TYPE IA	Zone P1 A 0 0 0 0 0 0 B 0 0 0 0 0 0 Non-Building A 0 0 0 0 0 0 Non-Building B 0 0 0 0 0 0															
TOTAL GROSS BUILDING AREA	389741															
FIRE RATING:	<table border="1"> <tr> <th>FIRE RESISTANCE RATING PER CFC TABLE 601</th> <th>TYPE IA</th> <th>TYPE IIB</th> </tr> <tr> <td>Structural Elements</td> <td>3HR</td> <td>2HR</td> </tr> <tr> <td>Exterior Walling</td> <td>3HR</td> <td>2HR</td> </tr> <tr> <td>Interior Walling</td> <td>1HR</td> <td>1HR</td> </tr> <tr> <td>Roof Construction</td> <td>1.5HR</td> <td>1HR</td> </tr> </table>	FIRE RESISTANCE RATING PER CFC TABLE 601	TYPE IA	TYPE IIB	Structural Elements	3HR	2HR	Exterior Walling	3HR	2HR	Interior Walling	1HR	1HR	Roof Construction	1.5HR	1HR
FIRE RESISTANCE RATING PER CFC TABLE 601	TYPE IA	TYPE IIB														
Structural Elements	3HR	2HR														
Exterior Walling	3HR	2HR														
Interior Walling	1HR	1HR														
Roof Construction	1.5HR	1HR														
EMERGENCY ESCAPE AND VENTILATION:	As per CFC Section 1029 an emergency escape shall be provided at all balconies below level 4.															
EXTERIOR MATERIALS:	Provide: Rebar Reinforced Panel Sliding Aluminum Framed Doors and Windows (single hung, horizontal sliders and window box frames) and Fascia; Metal Reinforced Panel Sliding (transoms) structures on roof; Greenwall and living wall panels across the project.															

**nautilus group**

202 First Street, Oakland, CA 94612  
Tel: 510.541.9553  
Fax: 510.541.9553  
www.nautilusgroup.com

PROJECT DESIGN:  
ARCHITECT OF RECORD:  
MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION ENGINEER:  
CIVIL ENGINEER:  
LANDSCAPE ARCHITECT:  
NO. 1 PLAN

AGENCY APPROVALS:

PLAN CHECK #:  
ISSUE RECORD:  
DATE:  
DATE:  
DATE:

5110 Telegraph Ave.,  
Oakland, CA 94609

350 Frank H. Ogden Plaza, Suite 310  
Oakland, CA 94612  
MEMO Building Systems, LLC  
Lathrop, CA 95330

PLAN  
DATE: 04 FEBRUARY 2019  
DRAWN BY: SDG

**A0.2**



PHOTO KEY PLAN



51st STREET - VIEW 1



51st STREET - VIEW 2



51st STREET - VIEW 3



TELEGRAPH AVE - VIEW 1



TELEGRAPH AVE - VIEW 2



TELEGRAPH AVE - VIEW 3



CLAREMONT AVE - VIEW 1



CLAREMONT AVE - VIEW 2



CLAREMONT AVE - VIEW 3



CLARKE STREET - VIEW 1



CLARKE STREET - VIEW 2

INDICATES EXTENT OF STREET VIEW  
 INDICATES DIRECTION OF VIEW  
 INDICATES VIEW NUMBER

3501 First Street  
 Oakland, CA 94612  
 510.434.1100  
 www.nautilusgroup.com

OWNER  
 Nautilus Group LLC  
 3501 First Street, Suite 100  
 Oakland, CA 94612  
 510.434.1100

GENERAL CONTRACTOR  
 Nautilus Group LLC  
 3501 First Street, Suite 100  
 Oakland, CA 94612  
 510.434.1100

ARCHITECT OF RECORD  
 Nautilus Group LLC  
 3501 First Street, Suite 100  
 Oakland, CA 94612  
 510.434.1100

ENGINEER OF RECORD  
 Nautilus Group LLC  
 3501 First Street, Suite 100  
 Oakland, CA 94612  
 510.434.1100

STRUCTURAL ENGINEER  
 Nautilus Group LLC  
 3501 First Street, Suite 100  
 Oakland, CA 94612  
 510.434.1100

MECHANICAL/ELECTRICAL/PLUMBING ENGINEER OF RECORD  
 Nautilus Group LLC  
 3501 First Street, Suite 100  
 Oakland, CA 94612  
 510.434.1100

LANDSCAPE ARCHITECT OF RECORD  
 Nautilus Group LLC  
 3501 First Street, Suite 100  
 Oakland, CA 94612  
 510.434.1100

AGENCY APPROVALS

PLANNER'S	ISSUE RECORD	DATE
1	Initial Design	04/15/16
2	Final Design	04/15/16
3	Final Design	04/15/16
4	Final Design	04/15/16
5	Final Design	04/15/16

**5110 Telegraph Ave.**  
 Oakland, CA 94609

Nautilus Group  
 3501 First Street, Suite 100  
 Oakland, CA 94612  
 510.434.1100

MEMO BUILDING SERVICES, LLC  
 18231 Mulberry Place  
 La Habra, CA 92530

**EXISTING CONDITION PHOTOS**

Nautilus Project Number: 13501  
 Date: 04 FEBRUARY 2016  
 Drawn by: SDB

**A0.3b**

Scale: NTS

3501 Frank H. Ogden Plaza, Suite 310  
 Oakland, CA 94612  
 Phone: 415.778.2200  
 Fax: 415.778.2201  
 www.nautilusgroup.com

**OWNER**  
 Nautillus Group  
 3501 Frank H. Ogden Plaza, Suite 310  
 Oakland, CA 94612  
 Phone: 415.778.2200  
 Fax: 415.778.2201

**GENERAL CONTRACTOR**  
 Nautillus Group  
 3501 Frank H. Ogden Plaza, Suite 310  
 Oakland, CA 94612  
 Phone: 415.778.2200  
 Fax: 415.778.2201

**ARCHITECT OF RECORD**  
 Nautillus Group  
 3501 Frank H. Ogden Plaza, Suite 310  
 Oakland, CA 94612  
 Phone: 415.778.2200  
 Fax: 415.778.2201

**PROJECT DESCRIPTION**  
 Nautillus Group  
 3501 Frank H. Ogden Plaza, Suite 310  
 Oakland, CA 94612  
 Phone: 415.778.2200  
 Fax: 415.778.2201

**STRUCTURAL**  
 Nautillus Group  
 3501 Frank H. Ogden Plaza, Suite 310  
 Oakland, CA 94612  
 Phone: 415.778.2200  
 Fax: 415.778.2201

**MECHANICAL, ELECTRICAL, PLUMBING**  
 Nautillus Group  
 3501 Frank H. Ogden Plaza, Suite 310  
 Oakland, CA 94612  
 Phone: 415.778.2200  
 Fax: 415.778.2201

**CONCRETE**  
 Nautillus Group  
 3501 Frank H. Ogden Plaza, Suite 310  
 Oakland, CA 94612  
 Phone: 415.778.2200  
 Fax: 415.778.2201

**LANDSCAPE**  
 Nautillus Group  
 3501 Frank H. Ogden Plaza, Suite 310  
 Oakland, CA 94612  
 Phone: 415.778.2200  
 Fax: 415.778.2201

**ROOFING**  
 Nautillus Group  
 3501 Frank H. Ogden Plaza, Suite 310  
 Oakland, CA 94612  
 Phone: 415.778.2200  
 Fax: 415.778.2201

**AGENCY APPROVALS**



1 TELEGRAPH AVENUE - FRONT VIEW 1

2 CLAREMONT AVENUE - FRONT VIEW 2

3 CLARKE STREET - REAR VIEW

4 51 STREET - SIDE VIEW

PHOTO KEY PLAN



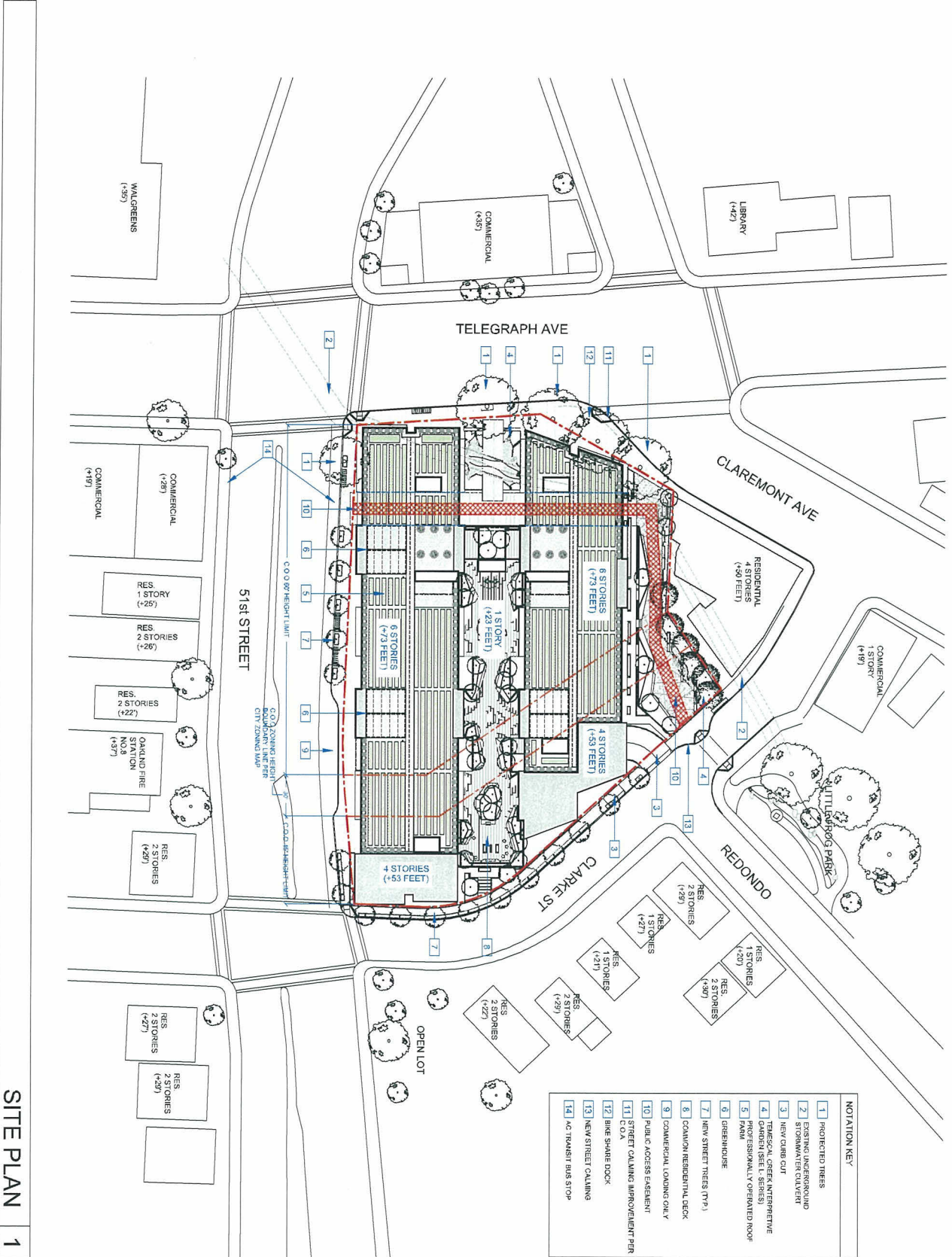
**5110 Telegraph Ave.**  
 Oakland, CA 94609  
 Nautillus Group  
 3501 Frank H. Ogden Plaza, Suite 310  
 Oakland, CA 94612  
 NEMO Building Systems, LLC  
 18231 Mulberry Place  
 Lithonia, GA 30058

**EXISTING CONDITION PHOTOS**

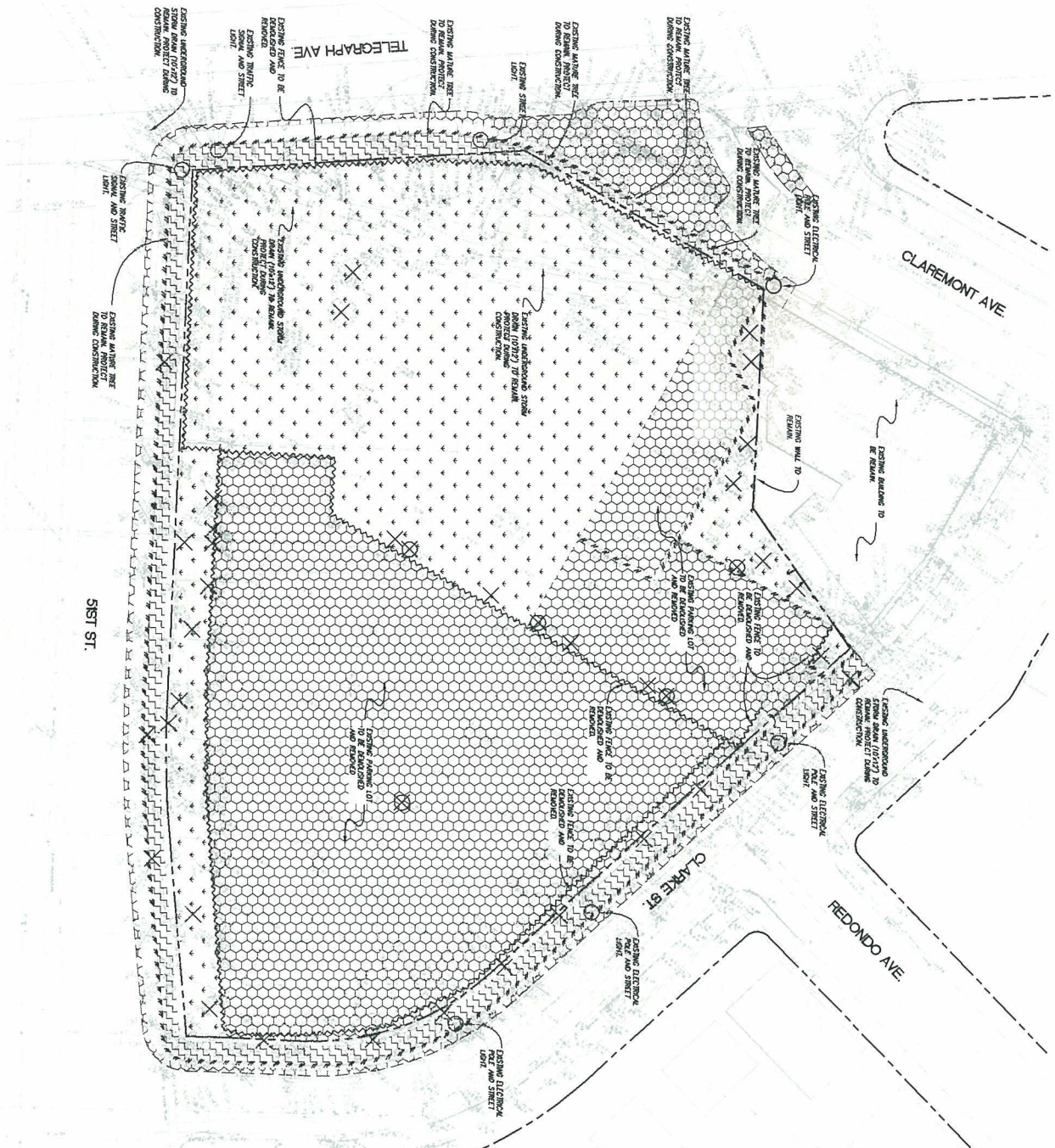
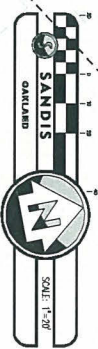
13501  
 04 FEBRUARY 2016  
 S05

**A0.3a**

NTS



**SITE PLAN 1**



**LEGEND**

	SANDS
	ROAD AND REMOVE EX ASPHALT PAVEMENT AND EX BASE MATERIAL
	ROAD AND REMOVE EX CONCRETE AND BASE MATERIAL
	CLEAN AND GRADE
	RETAINING EXCAVATION IN OTHERS
	ROAD AND REMOVE EX CURB AND GUTTER
	ROAD AND REMOVE EX WALL OR FENCE
	ROAD AND REMOVE EX STREETLIGHT AND FOUNDATION
	ROAD AND REMOVE EX TREE
	PROTECT EXISTING UTILITY TO REMAIN

Nautilus Group  
 350 Frank H. Ogden Plaza, Suite 310  
 Oakland, CA 94612  
 (415) 778-8800  
 www.nautilusgroup.com

**OWNER**  
 Nautilus Group  
 350 Frank H. Ogden Plaza, Suite 310  
 Oakland, CA 94612  
 (415) 778-8800  
 www.nautilusgroup.com

**ARCHITECT OF RECORD**  
 Nautilus Group  
 350 Frank H. Ogden Plaza, Suite 310  
 Oakland, CA 94612  
 (415) 778-8800  
 www.nautilusgroup.com

**PROJECT REGION**  
 5110 TELEGRAPH AVE  
 OAKLAND, CA 94612

**STRUCTURAL**  
 Nautilus Group  
 350 Frank H. Ogden Plaza, Suite 310  
 Oakland, CA 94612  
 (415) 778-8800  
 www.nautilusgroup.com

**MECHANICAL, ELECTRICAL, PLUMBING**  
 Nautilus Group  
 350 Frank H. Ogden Plaza, Suite 310  
 Oakland, CA 94612  
 (415) 778-8800  
 www.nautilusgroup.com

**DATE**  
 12/18/2015

**ISSUE RECORD**

NO.	DESCRIPTION	DATE
001	ISSUE RECORD	12/18/2015
002	ISSUE RECORD	12/18/2015
003	ISSUE RECORD	12/18/2015
004	ISSUE RECORD	12/18/2015
005	ISSUE RECORD	12/18/2015
006	ISSUE RECORD	12/18/2015
007	ISSUE RECORD	12/18/2015
008	ISSUE RECORD	12/18/2015
009	ISSUE RECORD	12/18/2015
010	ISSUE RECORD	12/18/2015

**AGENCY APPROVALS**

PLANNING & ISSUES RECORD

DATE: 12/18/2015

SCALE: 1" = 20'-0"

**5110 Telegraph Ave.**  
 Nautilus Group  
 350 Frank H. Ogden Plaza, Suite 310  
 Oakland, CA 94612  
 (415) 778-8800  
 www.nautilusgroup.com

**PROJECT REGION**  
 5110 TELEGRAPH AVE  
 OAKLAND, CA 94612

**DEMOLITION PLAN**

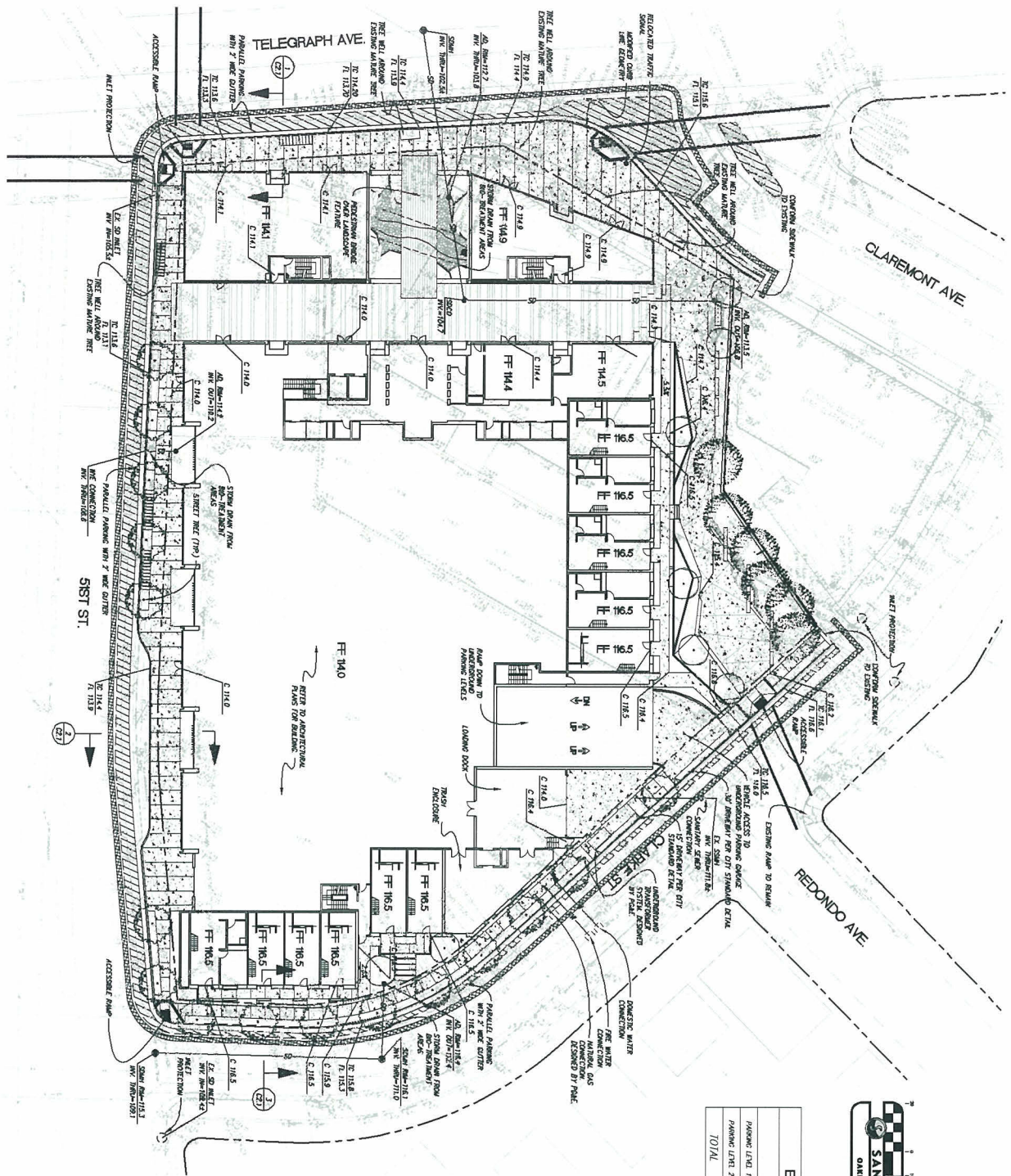
DATE: 18 DECEMBER 2015

SCALE: 1" = 20'-0"

**C1.0**

18 DECEMBER 2015

SCALE: 1" = 20'-0"



**SANDIS**  
OAKLAND

SCALE: 1"=30'

EARTHWORK VOLUMES	
EXCAVATION	IMPORTED FILL
PARKING LEVEL 1	18,800 CU-YD
PARKING LEVEL 2	18,800 CU-YD
TOTAL	37,600 CU-YD

**LEGEND**

- PROPERTY LINE
- SANDS/ & CONFINEMENT LINE
- STORM WATER/ ENDOUR CONDUIT MATERIAL
- AS-BUILT LIFT/ HANDBUILT
- CONCRETE/ SERRAWALK
- PAVING

**nautilus group**

565 Foothill Blvd., Suite 310  
Oakland, CA 94612  
Tel: 510.533.8800  
www.nautilusgroup.com

**ISSUE RECORD**

NO.	DESCRIPTION	DATE
001	ISSUE RECORD	09/10/15
002	ISSUE RECORD	09/10/15
003	ISSUE RECORD	09/10/15
004	ISSUE RECORD	09/10/15
005	ISSUE RECORD	09/10/15

**AGENCY APPROVALS**

DATE: 09/10/15

**5110 Telegraph Ave.**  
Oakland, CA 94609

Nautilus Group  
350 Frank H. Ogawa Plaza, Suite 310  
Oakland, CA 94612

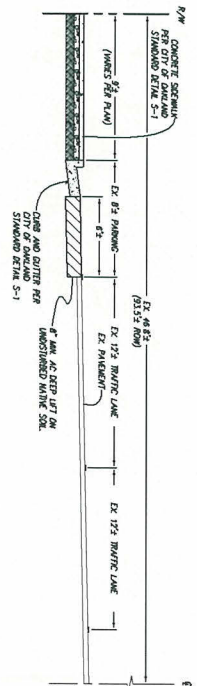
Nautilus Engineering Systems, LLC  
2501 Broadway, Suite 200  
Lafayette, CA 94509

**SITE GRADING AND DRAINAGE AND UTILITY PLAN**

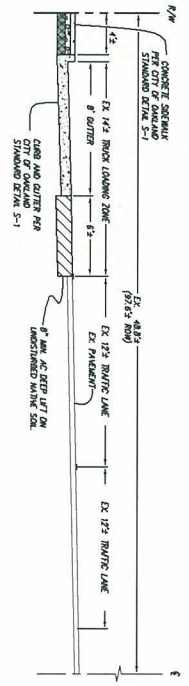
Project Number: 15051  
Date: 11 SEPTEMBER 2015  
Company: SANDIS

**C2.0**

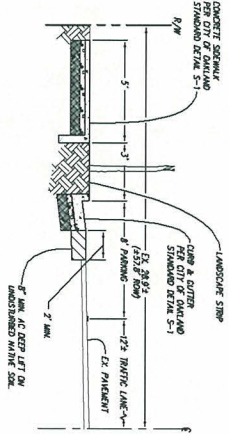
Scale: 1" = 20'-0"



HALF R/W SECTION - TELEGRAPH AVE (1)

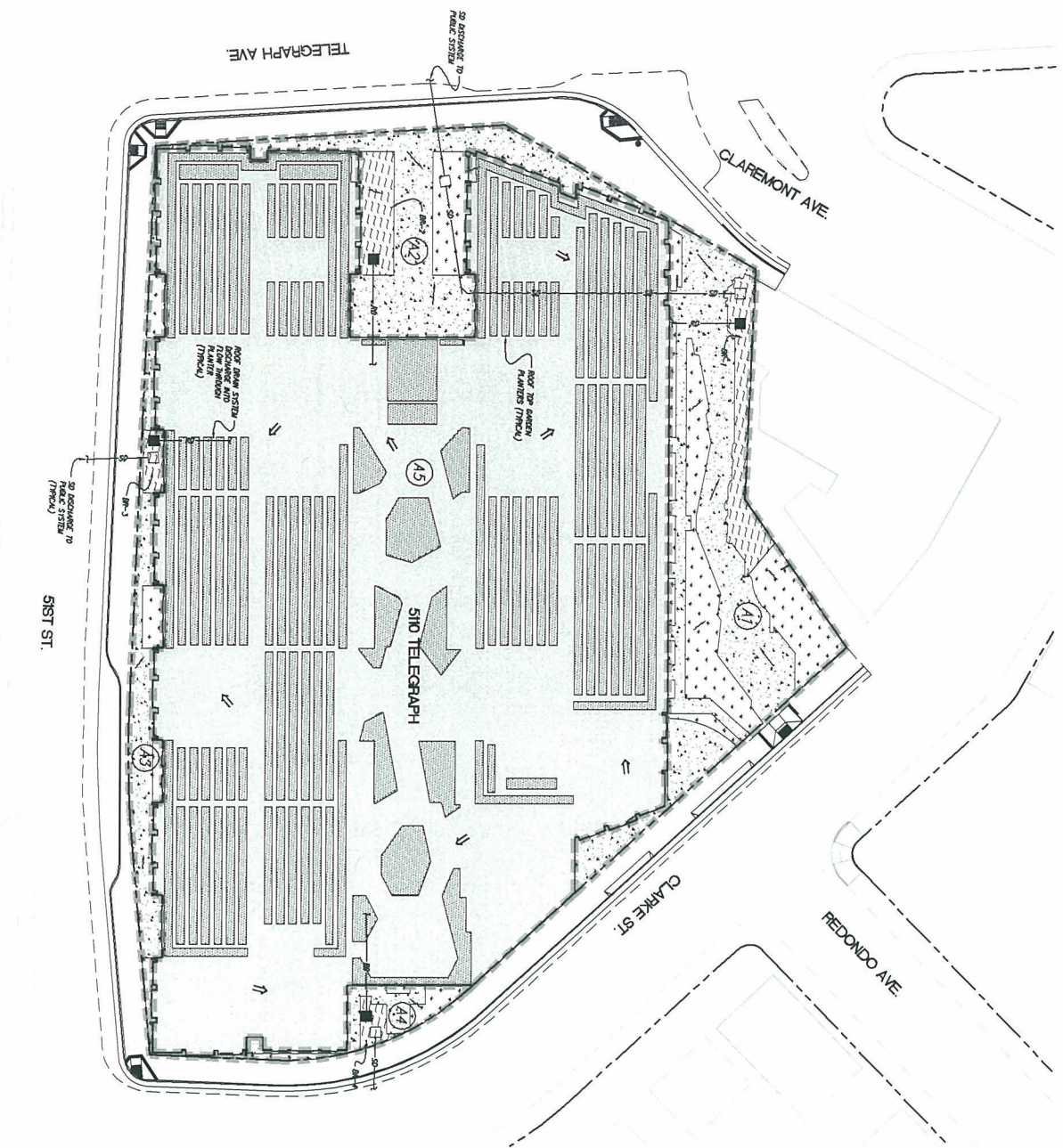


HALF R/W SECTION - 51ST STREET (2)



HALF R/W SECTION - CLARKE STREET (3)

350 Frank H. Ogden Plaza, Suite 310 Oakland, CA 94612 TEL: 415.774.2500 FAX: 415.774.2501 WWW.NAUTILUSGROUP.COM	
<b>OWNER</b> HEMOND BUILDING GROUP, LLC 18251 Murphy Pkwy Lathrop, CA 95330	
<b>DESIGNER</b> NAUTILUS GROUP 350 Frank H. Ogden Plaza, Suite 310 Oakland, CA 94612 TEL: 415.774.2500 FAX: 415.774.2501 WWW.NAUTILUSGROUP.COM	
<b>DATE</b> 11 SEPTEMBER 2015	
<b>PROJECT NUMBER</b> 138301	
<b>PROJECT NAME</b> SIDEWALK SECTIONS PLAN	
<b>SCALE</b> N.T.S.	



### LEGEND

	PROPERTY LINE		DIRECTION OF RUNOFF (ROOF)
	DRAINAGE AREA		DIRECTION OF RUNOFF (LANDSCAPE)
	PERMEABLE ROOF		DIRECTION OF RUNOFF (PARKING)
	IMP-RETENTION AREA		PERMEABLE LEAKAGE DISCHARGE
	PERMEABLE CONCRETE		OVERFLOW STRUCTURE
	PERMEABLE ROOF PAVING		PERMEABLE LANDSCAPE

- ### STORMWATER MANAGEMENT PLAN NOTES
- THE PROPOSED PROJECT WILL INCLUDE MORE THAN 10,000 SQUARE FEET OF IMPERVIOUS SURFACE AREA. THE PROPOSED PROJECT WILL PROVIDE FOR THE STORAGE AND TREATMENT OF RUNOFF FROM THE IMPERVIOUS SURFACE AREA OF THE PROJECT. THE PROPOSED PROJECT WILL PROVIDE FOR THE STORAGE AND TREATMENT OF RUNOFF FROM THE IMPERVIOUS SURFACE AREA OF THE PROJECT.
  - SOIL RAIN CHECK - WHERE A DEVELOPMENT PROJECT RESULTS IN AN INCREASE IN IMPERVIOUS SURFACE AREA, THE DEVELOPMENT PROJECT SHALL PROVIDE FOR THE STORAGE AND TREATMENT OF RUNOFF FROM THE IMPERVIOUS SURFACE AREA OF THE PROJECT.
  - AREA OF EXISTING IMPERVIOUS SURFACES WITHIN PROJECT SITE = 43,249 SF. TOTAL PERCENT OF AREAS OF EXISTING IMPERVIOUS SURFACES = 29%.
  - GENERAL STORMWATER QUALITY APPROACH - STORMWATER QUALITY FEATURES WILL INCLUDE PERMEABLE ROOF PAVING, PERMEABLE CONCRETE, PERMEABLE LANDSCAPE, AND PERMEABLE ROOF PAVING.
  - SOIL RAIN CHECK - STORMWATER QUALITY FEATURES WILL BE USED TO COMPLY WITH THE AREAS ABOVE. THE PROPOSED PROJECT WILL PROVIDE FOR THE STORAGE AND TREATMENT OF RUNOFF FROM THE IMPERVIOUS SURFACE AREA OF THE PROJECT.
  - LANDSCAPE PLANT PLINGS - THE PROPOSED PROJECT WILL PROVIDE FOR THE STORAGE AND TREATMENT OF RUNOFF FROM THE IMPERVIOUS SURFACE AREA OF THE PROJECT.
  - HYDROLOGICAL MODELING - THE PROPOSED PROJECT WILL PROVIDE FOR THE STORAGE AND TREATMENT OF RUNOFF FROM THE IMPERVIOUS SURFACE AREA OF THE PROJECT.
  - CONSTRUCTION SCHEDULING - THE PROPOSED PROJECT WILL PROVIDE FOR THE STORAGE AND TREATMENT OF RUNOFF FROM THE IMPERVIOUS SURFACE AREA OF THE PROJECT.

### STORMWATER TREATMENT MEASURES

WATERSHED	BIORETENTION AREAS	REQUIRED TREATMENT AREA (SF)	PROPOSED TREATMENT AREA (SF)
#	NEW IMPERVIOUS AREA (SF)	DRAINAGE LABEL	
A1	4200	BR-1	104
A2	3110	BR-2	124
A3	1270	BR-3	43
A4	415	BR-4	17
A5	3835	BR-5	1065

- NOTES:  
 1. THE LOCATION AND SIZE OF THE BIORETENTION AREAS ARE APPROXIMATE AND MAY CHANGE AS A MORE DETAILED DESIGN IS PROVIDED.

nautilus group

350 FINE AVENUE  
 OAKLAND, CA 94612  
 TEL: 415.774.8800  
 WWW.NAUTILUSGROUP.COM

DATE:	11 SEPTEMBER 2015
PROJECT NUMBER:	13501
PROJECT NAME:	5110 TELEGRAPH AVE.
CLIENT:	NAUTILUS GROUP
DESIGNER:	NAUTILUS GROUP
ARCHITECT OF RECORD:	NAUTILUS GROUP
ENGINEER OF RECORD:	NAUTILUS GROUP
PERMITS:	NAUTILUS GROUP
AGENCY APPROVALS:	NAUTILUS GROUP

5110 Telegraph Ave.  
 Oakland, CA 94609

350 FINE AVENUE  
 OAKLAND, CA 94612  
 NAUTILUS GROUP  
 12531 MIDWAY DRIVE  
 LATHROP, CA 94550

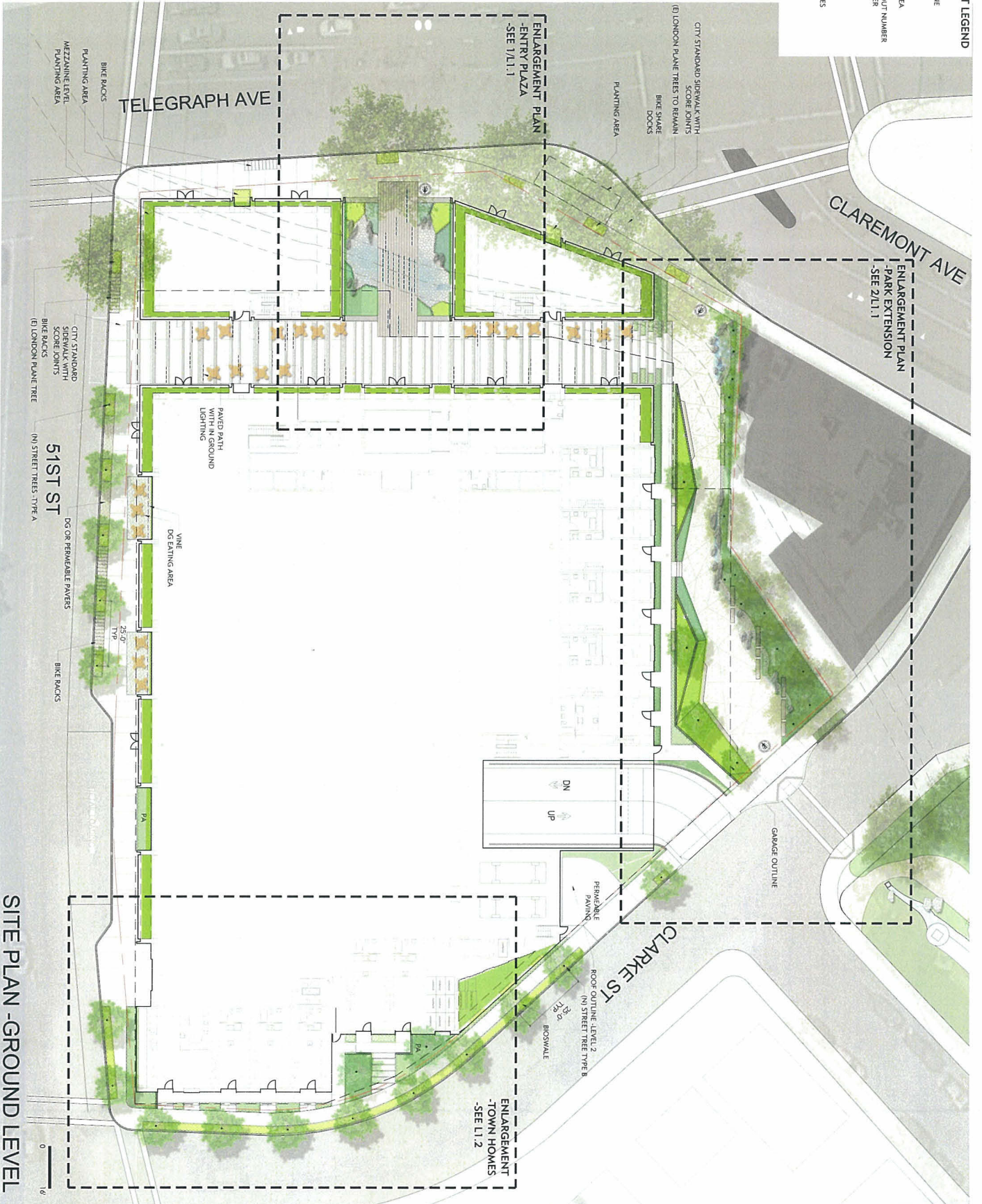
11 SEPTEMBER 2015

13501

5110 TELEGRAPH AVE.

SCALE: 1" = 20'-0"

- GENERAL LAYOUT LEGEND**
- BOL DESCRIPTION
  - PROPERTY LINE
  - EXISTING
  - PLANTING AREA
  - DETAIL CALLOUT NUMBER SHEET NUMBER
  - ALIGN
  - EQUAL
  - EXISTING TREES



**nautilus group**

350 Frank H. Ogawa Plaza, Suite 310  
Oakland, CA 94612

**5110 Telegraph Ave.**  
Oakland, CA 94609

Nautilus Group  
350 Frank H. Ogawa Plaza, Suite 310  
Oakland, CA 94612

NEEDS BUILDING SYSTEMS LLC  
Livermore, CA 94550

DATE: 11 SEPTEMBER 2015  
SCALE: 1/16" = 1'-0"

**L1.0**

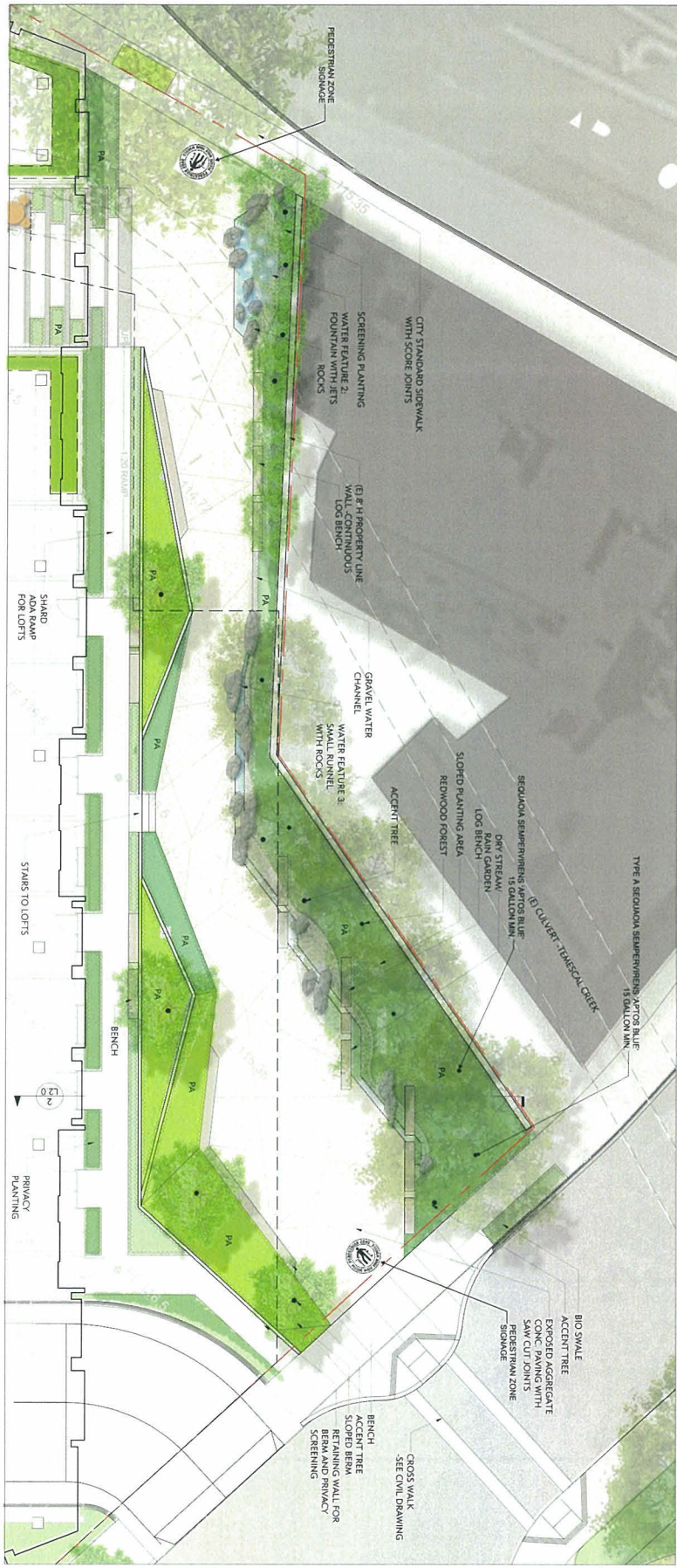
LAYOUT & MATERIALS PLAN

ISSUE RECORD

AGENCY APPROVALS

1/16" = 1'-0"





SITe PLAN - GROUND LEVEL

0 — 8

1/8" = 1'-0"

**LAYOUT & MATERIALS PLAN - ENLARGEMENT**

13501  
Date: 11 SEPTEMBER 2015  
Drawn by: Shafiq ul Green

**nautilus group**

3369 Frank H. Ogawa Plaza, Suite 310  
Oakland, CA 94609  
Tel: 510.241.3800  
Fax: 510.241.3802  
www.nautilusgroup.com

PROJECT: 13501  
PROJECT NO.: 13501  
PROJECT NAME: SHAFIQ UL GREEN  
PROJECT ADDRESS: 13501  
PROJECT CITY: OAKLAND, CA  
PROJECT STATE: CA  
PROJECT ZIP: 94609  
PROJECT CONTACT: SHAFIQ UL GREEN  
PROJECT PHONE: 510.241.3800  
PROJECT FAX: 510.241.3802  
PROJECT EMAIL: SHAFIQ@NAUTILUSGROUP.COM

GENERAL CONTRACTOR: NAUTILUS GROUP  
ARCHITECT OF RECORD: NAUTILUS GROUP  
LANDSCAPE ARCHITECT OF RECORD: NAUTILUS GROUP  
MECHANICAL/ELECTRICAL/PLUMBING ENGINEER: NAUTILUS GROUP  
CIVIL ENGINEER: NAUTILUS GROUP  
STRUCTURAL ENGINEER: NAUTILUS GROUP  
GEOLOGICAL ENGINEER: NAUTILUS GROUP  
HYDROLOGICAL ENGINEER: NAUTILUS GROUP  
HYDROLOGIC ENGINEER: NAUTILUS GROUP  
SOILS ENGINEER: NAUTILUS GROUP  
WATER RESOURCES ENGINEER: NAUTILUS GROUP  
WATER RESOURCES ENGINEER/INTEGRATED: NAUTILUS GROUP  
WATER RESOURCES ENGINEER/PLANNING AND DESIGN: NAUTILUS GROUP  
WATER RESOURCES ENGINEER/OPERATIONS AND MAINTENANCE: NAUTILUS GROUP  
WATER RESOURCES ENGINEER/REGULATORY: NAUTILUS GROUP  
WATER RESOURCES ENGINEER/TECHNICAL SERVICES: NAUTILUS GROUP  
WATER RESOURCES ENGINEER/UTILITY DESIGN: NAUTILUS GROUP

LANDSCAPE ARCHITECT OF RECORD: NAUTILUS GROUP  
ROOF FIRM: NAUTILUS GROUP  
MATERIALS MANAGER: NAUTILUS GROUP  
AGENCY APPROVALS

**5110 Telegraph Ave.**  
Oakland, CA 94609

**Nautilus Group**  
350 Frank H. Ogawa Plaza, Suite 310  
Oakland, CA 94612

**NEMKO Building Systems, LLC**  
Lathrop, CA 95530

**PLAN CHECK**

No.	Description	Date
1	Issue Record	



1 TOWNHOMES ENLARGEMENT PLAN  
1/8" = 1'-0"

SITE PLAN - GROUND LEVEL

<p>3501 Franklin, Nautilus Group Oakland, CA 94609</p>	
<p>11 SEPTEMBER 2015</p>	
<p>135971</p>	
<p>Studios of Cases</p>	
<p>11 SEPTEMBER 2015</p>	
<p>3501 Franklin, Nautilus Group Oakland, CA 94609</p>	
<p>3501 Frank H. Ogawa Plaza, Suite Oakland, CA 94612</p>	
<p>NEKO Building Systems, LLC 18231 Muggerly Pkwy Livermore, CA 94550</p>	
<p>5110 Telegraph Ave. Oakland, CA 94609</p>	
<p>Nautilus Group Oakland, CA 94609</p>	
<p>3501 Frank H. Ogawa Plaza, Suite Oakland, CA 94612</p>	
<p>NEKO Building Systems, LLC 18231 Muggerly Pkwy Livermore, CA 94550</p>	
<p>5110 Telegraph Ave. Oakland, CA 94609</p>	
<p>Nautilus Group Oakland, CA 94609</p>	
<p>3501 Frank H. Ogawa Plaza, Suite Oakland, CA 94612</p>	
<p>NEKO Building Systems, LLC 18231 Muggerly Pkwy Livermore, CA 94550</p>	
<p>5110 Telegraph Ave. Oakland, CA 94609</p>	
<p>Nautilus Group Oakland, CA 94609</p>	
<p>3501 Frank H. Ogawa Plaza, Suite Oakland, CA 94612</p>	
<p>NEKO Building Systems, LLC 18231 Muggerly Pkwy Livermore, CA 94550</p>	
<p>5110 Telegraph Ave. Oakland, CA 94609</p>	
<p>Nautilus Group Oakland, CA 94609</p>	
<p>3501 Frank H. Ogawa Plaza, Suite Oakland, CA 94612</p>	
<p>NEKO Building Systems, LLC 18231 Muggerly Pkwy Livermore, CA 94550</p>	

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

**GENERAL LAYOUT LEGEND**

- SYMBOL DESCRIPTION
- PROPERTY LINE
  - (E) EXISTING
  - PA PLANTING AREA
  - DETAIL CALLOUT NUMBER
  - ALIGN
  - EQUAL
  - (EQ) EXISTING TREES



**nautilus group**

3501 Hill  
Oakland, CA 94612  
Tel: 415.778.8800  
www.nautilusgroup.com

**OWNER**  
NAUTILUS GROUP

**ARCHITECT OF RECORD**  
STUDIO CITY ARCHITECTS  
1725 WILSON BLVD., SUITE 200  
CITY OF OAKLAND, CA 94612  
Tel: 415.778.8800

**PROJECT DESIGNER**  
NAUTILUS GROUP  
3501 HILL, SUITE 200  
OAKLAND, CA 94612  
Tel: 415.778.8800

**MECHANICAL/ELECTRICAL/PLUMBING**  
NAUTILUS GROUP  
3501 HILL, SUITE 200  
OAKLAND, CA 94612  
Tel: 415.778.8800

**LANDSCAPE**  
STUDIO CITY ARCHITECTS  
1725 WILSON BLVD., SUITE 200  
CITY OF OAKLAND, CA 94612  
Tel: 415.778.8800

**AGENCY APPROVALS**

**5110 Telegraph Ave.**  
Oakland, CA 94609

**Nautilus Group**  
3501 Frank H. Ogawa Plaza, Suite  
310  
Oakland, CA 94612  
MEMO Building, Pw  
16251 Flamingo Pkwy  
Lathrop, CA 95330

**1.3**

**LAYOUT & MATERIALS PLAN**

Nautilus Project Number: 130511  
Date: 11, SEPTEMBER 2013  
Drawn by: Shinder of Green

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





Nautilus Group, Suite 310  
300 Post Oakland, CA 94612  
Tel: 916.333.0098  
www.nautilusgroup.com

PROJECT LOCATION  
350 Frank H. Ogawa Plaza, Suite 310  
Oakland, CA 94612

PROJECT DESCRIPTION  
Landscape Architecture and Construction  
for the renovation of the existing  
podium courtyard and extension of  
the park extension at the Frank H. Ogawa  
Plaza, Oakland, CA.

PROJECT DESIGN  
Landscape Architecture and Construction  
for the renovation of the existing  
podium courtyard and extension of  
the park extension at the Frank H. Ogawa  
Plaza, Oakland, CA.

CLIENT  
Nautilus Group, Suite 310  
300 Post Oakland, CA 94612  
Tel: 916.333.0098  
www.nautilusgroup.com

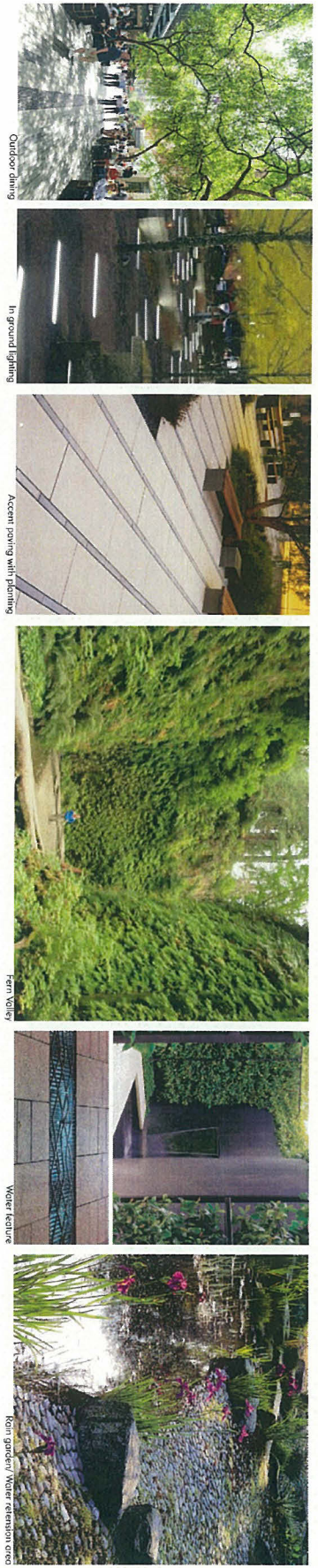
DESIGN TEAM  
Landscape Architecture and Construction  
for the renovation of the existing  
podium courtyard and extension of  
the park extension at the Frank H. Ogawa  
Plaza, Oakland, CA.

MECHANICAL, ELECTRICAL, PLUMBING  
Landscape Architecture and Construction  
for the renovation of the existing  
podium courtyard and extension of  
the park extension at the Frank H. Ogawa  
Plaza, Oakland, CA.

LANDSCAPE  
Landscape Architecture and Construction  
for the renovation of the existing  
podium courtyard and extension of  
the park extension at the Frank H. Ogawa  
Plaza, Oakland, CA.

SOFT FURNITURE  
Landscape Architecture and Construction  
for the renovation of the existing  
podium courtyard and extension of  
the park extension at the Frank H. Ogawa  
Plaza, Oakland, CA.

AGENCY APPROVALS  
Landscape Architecture and Construction  
for the renovation of the existing  
podium courtyard and extension of  
the park extension at the Frank H. Ogawa  
Plaza, Oakland, CA.



1. STREETSCAPE & ENTRY PLAZA LEVEL 1



2. PARK EXTENSION LEVEL 1



3. PODIUM COURTYARD LEVEL 2

Nautilus Project Number: 13901  
Date: 11 SEPTEMBER 2015  
Created by: Shores of Green

L3.0

Scale: NA

PLAN CHECK			
No.	DESCRIPTION	DATE	BY
1	ISSUE RECORD		
2			
3			
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5			
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5110 Telegraph Ave.  
Oakland, CA 94608  
Nautilus Group  
350 Frank H. Ogawa Plaza Suite  
310  
Oakland, CA 94612  
MEMO BUILDING, LLC  
180231 Murphy Pkwy  
Lathrop, CA 95330

REFERENCE IMAGES

Nautilus Group  
300 Frank H. Ogden Plaza, Suite 310  
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Tel: 510.343.6288  
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**ARCHITECT OF RECORD**  
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FREMONT, CA 94538

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**MET (MANUAL) ELECTRICAL PLUMBING**  
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FAX: 925.890.2100

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**ENTRY EXHIBIT**  
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FAX: 510.343.6289

**AGENCY APPROVALS**



*Berberis aquifolium* "Yewwood"  
**1. STREET TREES - TYPE A**

*Grignu biddia* "Fairmount"  
**STREET TREES - TYPE B options**

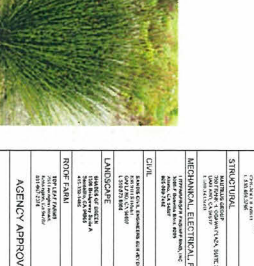
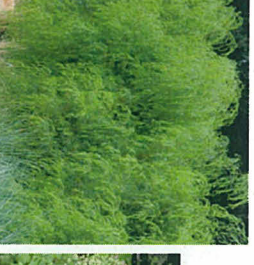
*Quercus agrifolia* "Sweet Hill"  
**ACCENT TREES options**

*Carpinus betulus* "Fastigiata"  
**ACCENT TREES options**

*Acer palmatum*  
**ACCENT TREES options**

*Cercis occidentalis*  
**ACCENT TREES options**

*Juncus pennis* "Eck Blue"  
**BIOSSWALE options**



*Sequoia sempervirens* "Krylos Blue"  
**2. PARK EXTENSION TREES AND PLANTS**

*Acer circinnatum*

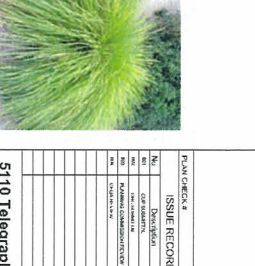
*Acacia cognata*

*Hesperis matronalis*

*Ribes sanguiflorum* "White Belle"

*Acacia cognata* "Cousin It"

*Thuja occidentalis* "Purple"  
*Chlorostylis tectum*



*Pedicularis macrophylla*  
**3. ENTRY PLAZA PLANTS AND GREEN ROOF WALL**

*Acrostichum filiforme* "Ogori"

*Thuja occidentalis* "Canyon Snow"

*Liquidambar styraciflua* "Gigantea"

*Aconitum variegatum*

*Protoparce demissa* "Awe"

*Woodwardia floribunda*  
*Ginkgo biloba* "Fairmount"  
*Leonurus longiflorus* "Beez"



*Alnus cordata*  
**4. LEVEL 2 COURTYARD TREES AND PLANTS**

*Laurus "Saratoga"*

*Carex diandra*

*Dianella borneri* "Little Red"

*Argemone Yellow Gem*

*Sideris "Don's Choice"*

*Abutilon "terrestris"*  
*Humulus lupulus*

**PLAN CHECK #**

**ISSUE RECORD**

No.	Description	Date
1		
2		
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**5110 Telegraph Ave.**  
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Oakland, CA 94612

MEMO BUILDING SYSTEMS, LLC  
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OAKLAND, CA 94612  
Tel: 510.343.6288  
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**PLANTING IMAGES**

Material Project Number	13501
Date	11, SEPTEMBER 2015
Created by	Shade of Green

**L3.1**

Scale: NA

**OWNER**  
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**Mechanical, Electrical, Plumbing**  
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WWW.MEPLUMBING.COM

**AGENCY APPROVALS**

**DATE:** 11/11/2011  
**ISSUE:** 11/11/2011  
**NO.:** 11/11/2011  
**BY:** [Signature]

**5110 Telegraph Ave.**  
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**350 Frank H. Ogawa Plaza, Suite 310**  
Oakland, CA 94612  
NEMO Building Systems, LLC  
Lathrop, CA 95330

**ROOF FARM PLAN**

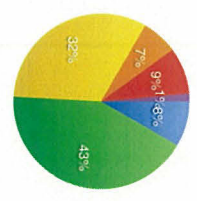
**Scale:** 1" = 20'-0"

**NOTATION KEY**

- 1 COMMON ROOF DECK
- 2 PLANTED FARM BEDS
- 3 ROOF PENETRATOR HEADROOM
- 4 FARM BED GREENHOUSE
- 5 PROPAGATION GREENHOUSE
- 6 FARM STAGING AREA
- 7 RAISED ROOF PLATFORM

**USE OF SPACE:**

Total Roof	36,116
Farm Beds	15,358
Pathways	11,720
Hedges/rows	3,107
Greenhouses	3,015
Common Deck	2,392
Processing Area	524



**Legend:**

- Greenhouses
- Farmways
- Propagations
- Growing Beds
- Common Deck
- Staging Area

**STAGING AREA:**  
FARM ANNEX (6) Farm staging area and annex for rooftop production, includes work tables, counter work space, irrigation timer parts, production tools, harvesting equipment and storage for packaging materials. The staging area is located on the north side of the building. The area is paved and has a drainage system. The area is used for staging and processing of produce.

**GREENHOUSES:**  
There are 3 primary greenhouses each with a footprint of 1005 square feet. They are roughly 28' wide x 36' long. Rainwater catchment is 12000 gallons annually per structure and is collected in smaller amounts for farm and garden use.

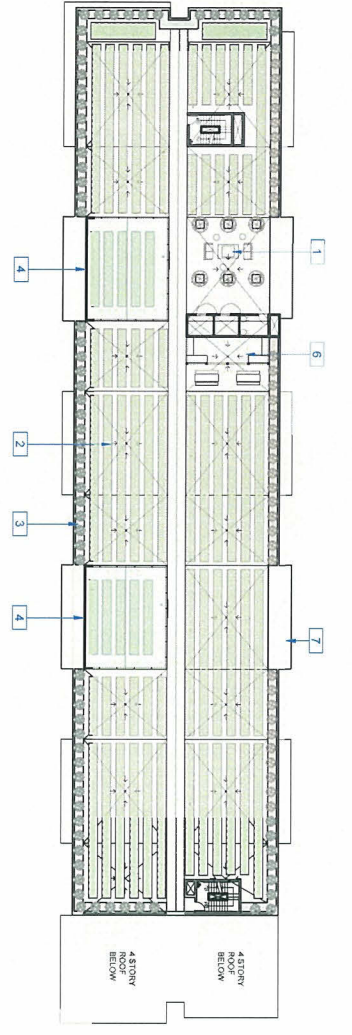
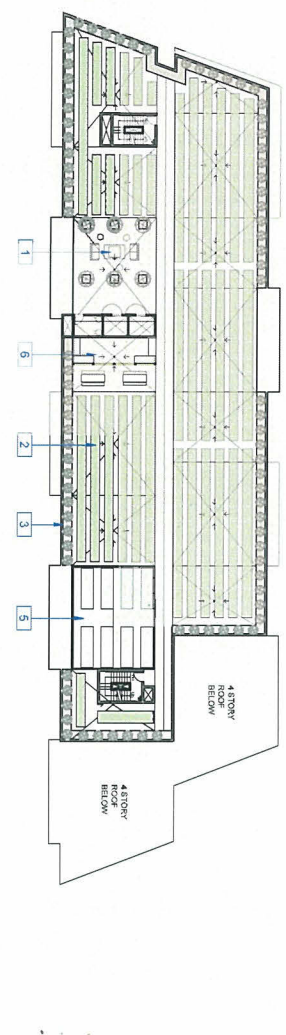
These structures are made with columns that are 4' x 4', 13 ga galvanized steel trusses are 2 1/2" gal steel with a spacing at 12" centers. They have a 6 1/2" pitch roof and are gabled with barn triple wall polycarbonate.

**FARM BED GREENHOUSES - (4)** located on the southern building these have the potential to be dynamic greenhouses that roll along a track similar to the Binol Rolling Thunder greenhouse. Plantings inside are similar to the field beds.

**PROPAGATION GREENHOUSE - (5)** located on the north building and is the main propagation space for the farm. Here seeds are started and plants spend the first 3-5 weeks of growing before transplanted out into the main growing beds. The interior is equipped with propagation benches for filling of trays and seeding as well as space for transplanting into larger containers.

**ROOF FARM PLAN 1**

1" = 20'-0"



**REVISIONS**

No.	Date	Description
1	11/11/2011	TOP LEAF FARM

**RF1.1**

(SEE DRAWING)





Tomatoes, Sunflowers, Amaranth and Mint - 24" Flowers



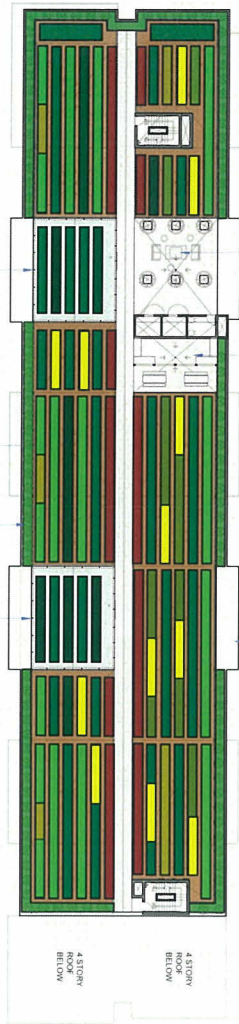
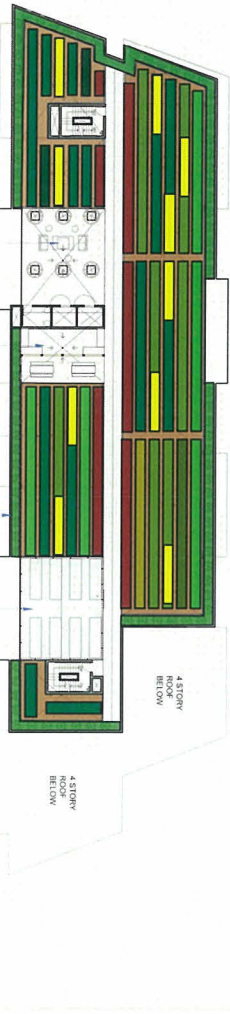
Mixed Lettuce, Head Lettuce, Asian Greens, Green Onions



Kale, Chard



Asparagus



**PLANTINGS:**  
**PLANTED FARM BEDS - (2)** These are densely planted growing areas that are in continual rotation with both seeded crops and transplants. These beds range in size in general they are 36" wide and 55' in length with a 16" pathway in between. They are arranged into 14 main blocks that are separated by 30" pathways. The pathways are formed by a 3" excavation of the medium that is then placed on top of the growing beds giving a 3" high pathway and 15" growing bed.

**PERIMETER HEDGEROW - (3)** A 36" perimeter planting that is a diversity of native and non-native shrubs and trees that stay suited due to the shallow root zone. This area also has a wide selection of herbaceous plants and some annual planting intermixed. The main function of this area is to provide beneficial insect habitat and also provide a buffer to the wind and elements.

**NOTATION KEY**

- 1 COMMON ROOF DECK
- 2 PLANTED FARM BEDS
- 3 ROOF PERIMETER HEDGEROW
- 4 FARM BED GREENHOUSE (SEE RFP X-Y ZONE DETAIL)
- 5 PRODUCTION GREENHOUSE (SEE RFP X-Y ZONE DETAIL)
- 6 FARM PROCESSING/AREA (SEE RFP X-Y ZONE DETAIL)
- 7 RAISED ROOF PLATFORM



Ball, Beans, Pea Shoots



Mixed hedgerow of geraniums, Culinary Herbs, and Edible Flowers



Spreading Broccoli, Fennel, Small Squashes



Perennial Hedgerow

# ROOF FARM PLANTING PLAN 1

1" = 20'-0"

**nautilus gro**

Nautilus Group  
 2501 Park Center  
 Oakland, CA 94612  
 Tel: 510.243.6583  
 Fax: 510.243.6584  
 nautilusgroup.com

**OWNER:**  
 Nautilus Group, LLC, 2501 Park Center, Oakland, CA 94612

**GENERAL CONTRACTOR:**  
 Nautilus Group, LLC, 2501 Park Center, Oakland, CA 94612

**ARCHITECT OF RECORD:**  
 Nautilus Group, LLC, 2501 Park Center, Oakland, CA 94612

**DATE:** 11/11/2019

**PROJECT DESIGN:**  
 Nautilus Group, LLC, 2501 Park Center, Oakland, CA 94612

**STRUCTURAL:**  
 Nautilus Group, LLC, 2501 Park Center, Oakland, CA 94612

**M/E/C/A/E ELECTRICAL, PLUMBING, MECHANICAL, AND ENVIRONMENTAL ENGINEERING:**  
 Nautilus Group, LLC, 2501 Park Center, Oakland, CA 94612

**LANDSCAPE:**  
 Nautilus Group, LLC, 2501 Park Center, Oakland, CA 94612

**ROOF PLAN:**  
 Nautilus Group, LLC, 2501 Park Center, Oakland, CA 94612

**AGENCY APPROVALS:**

**PLANTING KEY:**

NO.	DESCRIPTION	DATE
1	COMMON ROOF DECK	11/11/2019
2	PLANTED FARM BEDS	11/11/2019
3	ROOF PERIMETER HEDGEROW	11/11/2019
4	FARM BED GREENHOUSE (SEE RFP X-Y ZONE DETAIL)	11/11/2019
5	PRODUCTION GREENHOUSE (SEE RFP X-Y ZONE DETAIL)	11/11/2019
6	FARM PROCESSING/AREA (SEE RFP X-Y ZONE DETAIL)	11/11/2019
7	RAISED ROOF PLATFORM	11/11/2019

**PLANTING RECORD:**

NO.	DATE	DESCRIPTION	BY
1	11/11/2019	ISSUE RECORD	DM
2	11/11/2019	ISSUE RECORD	DM
3	11/11/2019	ISSUE RECORD	DM
4	11/11/2019	ISSUE RECORD	DM
5	11/11/2019	ISSUE RECORD	DM
6	11/11/2019	ISSUE RECORD	DM
7	11/11/2019	ISSUE RECORD	DM

**5110 Telegraph Ave.**  
 Oakland, CA 94609

**Nautilus Group**  
 350 Frank 11/11/2019  
 310  
 Oakland, CA 94612  
 NEMO Building Systems, LLC  
 10221 Murphy Hwy  
 Lafayette, CA 94550

**ROOF FARM TYP PLANTING PLAN**

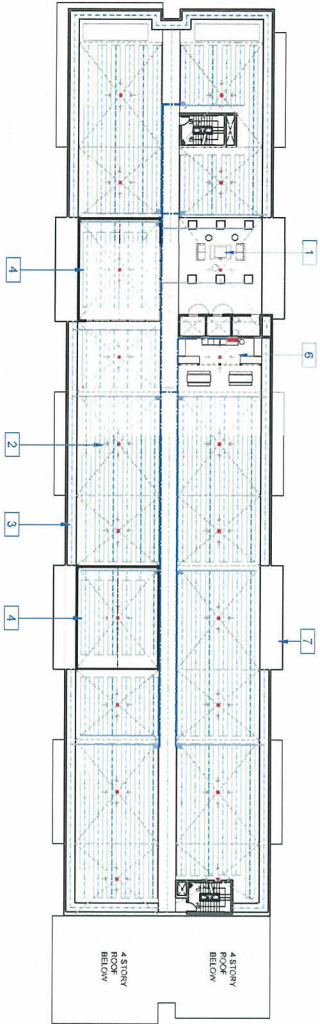
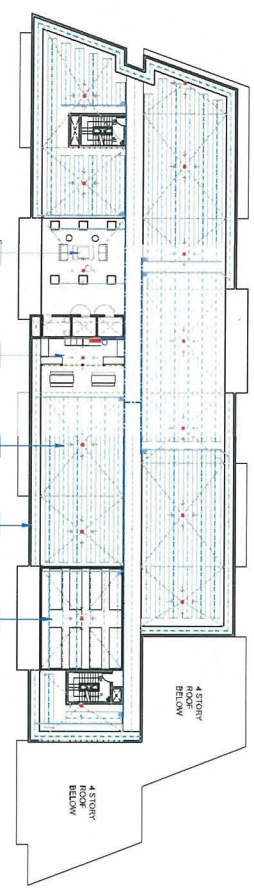
Nautilus Project Number: 13  
 Date: 11/11/2019  
 Drawn by: TOP LEAF FARM

**RF1.2**  
 (SEE DRAWING)

OWNER: NAUTILUS GROUP  
 PROJECT: 1111 CALIFORNIA STREET, SUITE 310  
 GENERAL CONTRACTOR: NAUTILUS GROUP  
 ARCHITECT OF RECORD: NAUTILUS GROUP  
 MECHANICAL/ELECTRICAL/PLUMBING: NAUTILUS GROUP  
 PROJECT DESIGN: NAUTILUS GROUP

STRUCTURAL: NAUTILUS GROUP  
 MECHANICAL/ELECTRICAL/PLUMBING: NAUTILUS GROUP  
 CIVIL: NAUTILUS GROUP

**IRRIGATION:**  
 Main Irrigation line enters each roof in one main location and then is equally distributed from that point. Both Fertigation line and domestic clean water stub up at this point. Fertigation system and brewer are located in the basement. Domestic clean water stubs up to the plants in the irrigation system via FCV and High Control valves. The valves are 2" and are located off of main gress for drip line distribution and additional surface irrigation system. Excess water that drains from roof returns to both the irrigation reservoir located in the basement as well as ground level landscape and on structure plantings.



ROOF FARM IRRIGATION PLAN 1  
 1" = 20'-0"

**NOTATION KEY**

- 1 COMMON ROOF DECK
- 2 PLANTED FARM BEDS
- 3 ROOF PERIMETER HEADROOM
- 4 FARM BED GREENHOUSE (SEE REF. X FOR DETAIL)
- 5 PROPAGATION GREENHOUSE (SEE REF. X FOR DETAIL)
- 6 FOOD PROCESSING AREA (SEE REF. X FOR DETAIL)
- 7 RAISED ROOF PLANTING

• POINTS/LES /DRAINS

○ C/I DOORS

--- IRRIGATION MAIN LINE (SEE REF. X FOR DETAIL)

--- IRRIGATION SECONDARY LINE (SEE REF. X FOR DETAIL)

--- 1" PVC SURFACE LINES WITH EMITTERS

--- MAIN RISER FOR IRRIGATION FOR EACH ROOF / TRUSS / EJECTOR

AGENCY APPROVALS

ISSUE RECORD

NO.	DATE	DESCRIPTION	BY
1	11/11/2020	ISSUE RECORD	NAUTILUS GROUP

5110 Telegraph Ave.  
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 141199, CA 95333

ROOF FARM IRRIGATION PLAN

Revision 1  
 11 SEPTEMBER 20  
 TOP LEAF FARM

Scale (SEE DRAWING)

RF1.3

OWNER: Nautilus Group, 310 Frank Blvd, Oakland, CA 94612

GENERAL CONTRACTOR: Nautilus Group, 310 Frank Blvd, Oakland, CA 94612

ARCHITECT OF RECORD: Nautilus Group, 310 Frank Blvd, Oakland, CA 94612

MECHANICAL ELECTRICAL PLUMBING: Nautilus Group, 310 Frank Blvd, Oakland, CA 94612

PROJECT DESIGN: Nautilus Group, 310 Frank Blvd, Oakland, CA 94612

STRUCTURAL: Nautilus Group, 310 Frank Blvd, Oakland, CA 94612

MECHANICAL ELECTRICAL PLUMBING: Nautilus Group, 310 Frank Blvd, Oakland, CA 94612

OWNER APPROVALS:

ISSUE RECORD

NO.	DATE	DESCRIPTION	BY	CHKD BY
1	11/11/2020	ISSUE FOR PERMIT	NA	NA
2	11/11/2020	ISSUE FOR PERMIT	NA	NA
3	11/11/2020	ISSUE FOR PERMIT	NA	NA
4	11/11/2020	ISSUE FOR PERMIT	NA	NA
5	11/11/2020	ISSUE FOR PERMIT	NA	NA
6	11/11/2020	ISSUE FOR PERMIT	NA	NA
7	11/11/2020	ISSUE FOR PERMIT	NA	NA
8	11/11/2020	ISSUE FOR PERMIT	NA	NA

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Oakland, CA 94609

Nautilus Group  
310 Frank Blvd  
Oakland, CA 94612

NAEMO Building Systems, LLC  
7025 Leavelle Way  
Livermore, CA 94550

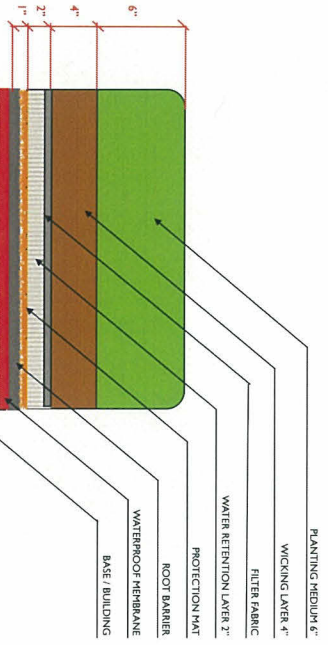
Roof Farm Sections & Details

11. SEPTEMBER 2020

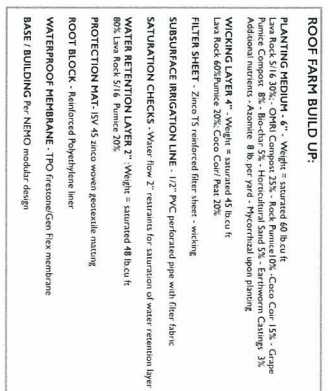
TOP LEAF FARM

RF1.4

(SEE DRAWING)



ROOF BUILD UP DETAIL 2  
3" = 1'-0"

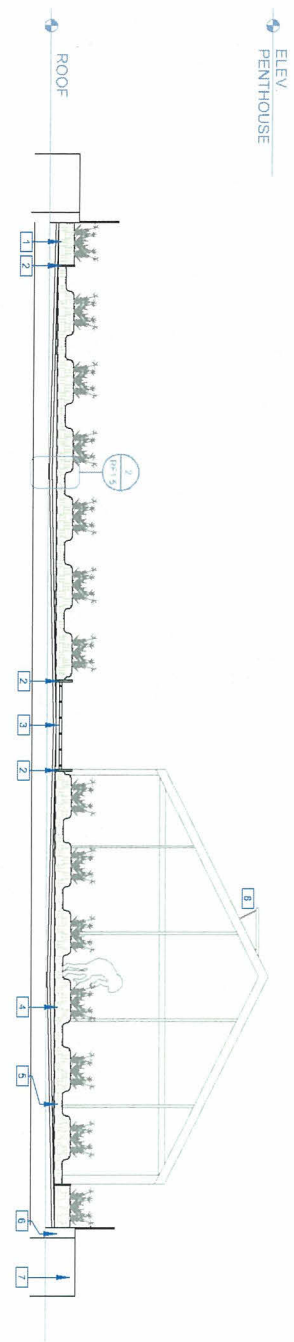


ROOF BUILD UP DETAIL 1  
1" = 4'-0"

NOTATION KEY

1	REBORROW 12" SOIL DEPTH
2	SOIL RESTRAINT
3	LIGHT FINDER
4	1 1/2" FIRM BED 12" SOIL DEPTH
5	RED WALKWAY 7" SOIL DEPTH
6	1 1/2" SANDSET 24" TALL W/ 3/4" TALL IN-LAY W/ GLASS PANEL
7	RAISED ROOF PLATFORM
8	GREENHOUSE VENT

EAST FACING CROSS SECTION (NORTHERN BUILDING)  
1" = 4'-0"



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**AGENCY APPROVALS**

**DATE SHEET #**

NO.	DATE	ISSUE
1	08/04/2010	ISSUE FOR PERMIT
2	08/04/2010	ISSUE FOR PERMIT
3	08/04/2010	ISSUE FOR PERMIT
4	08/04/2010	ISSUE FOR PERMIT
5	08/04/2010	ISSUE FOR PERMIT
6	08/04/2010	ISSUE FOR PERMIT
7	08/04/2010	ISSUE FOR PERMIT
8	08/04/2010	ISSUE FOR PERMIT
9	08/04/2010	ISSUE FOR PERMIT
10	08/04/2010	ISSUE FOR PERMIT

**PREPARED BY**  
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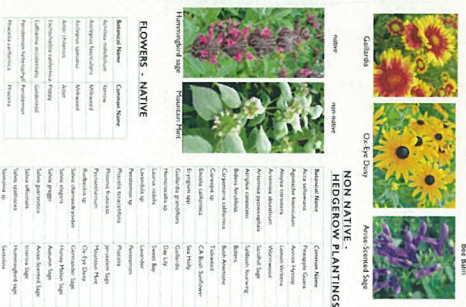
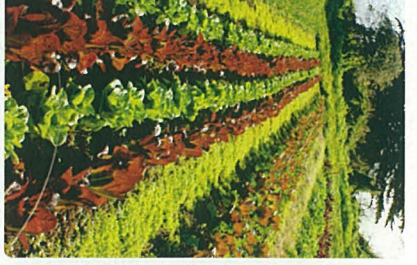
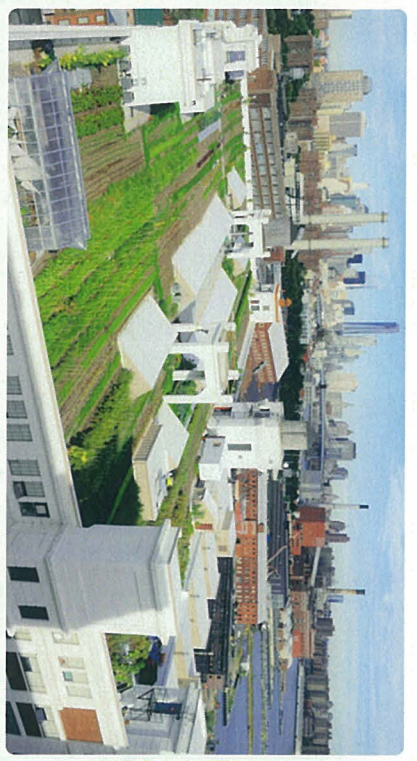
**5110 Telegraph Ave.**  
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**ROOF FARM CONCEPTS & NOTES**

Nautilus Project Number: 131  
Date: 11 SEPTEMBER 2010  
Drawn by: TOP LEAF FARM

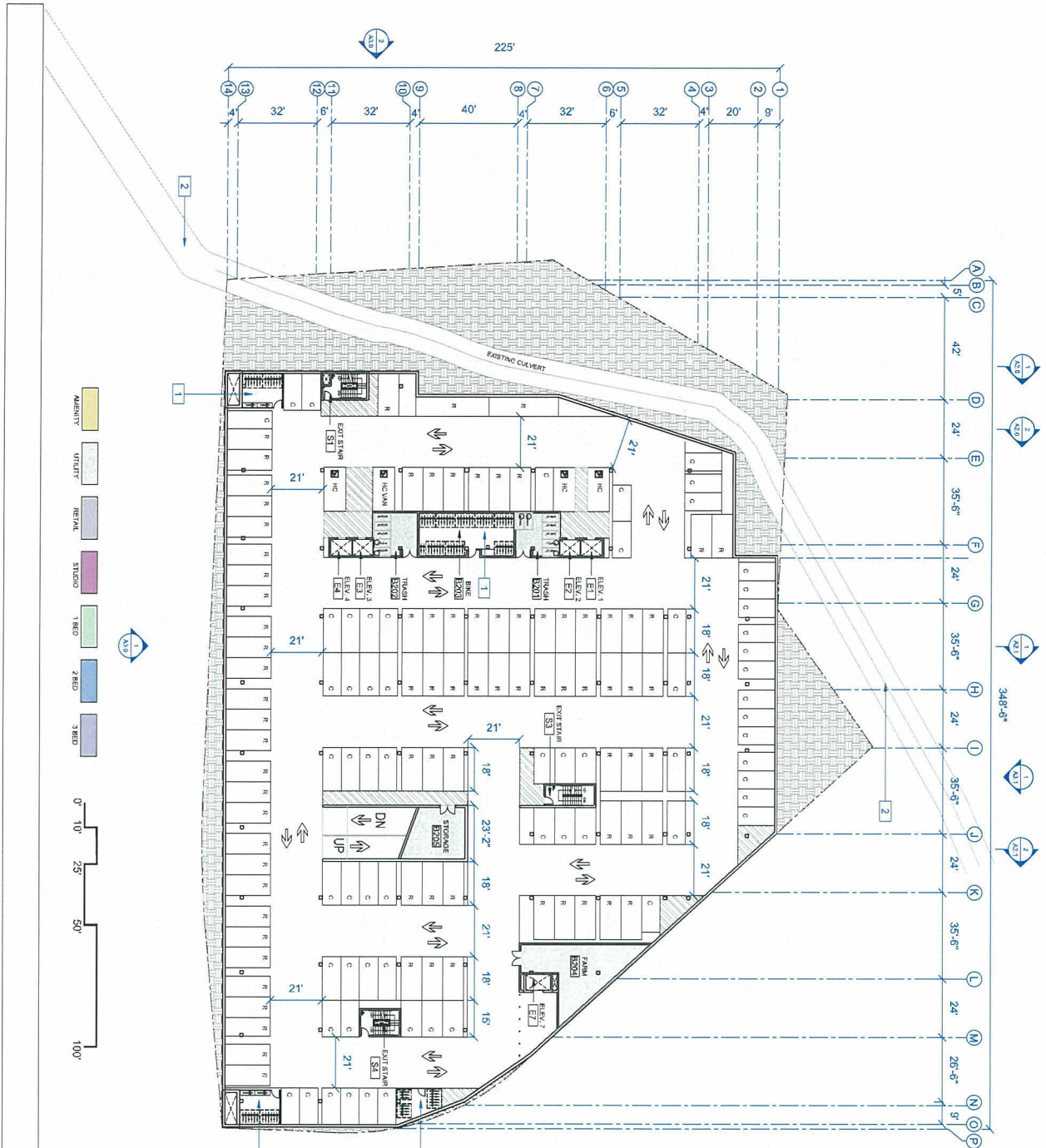
**RF1.5**  
(SEE DRAWING)



**ROOF FARM CONCEPTS & NOTES**

1

**ROOF FARM CONCEPTS & NOTES**



**LEVEL P2 PLAN 1**

Level P2 Bicycle Parking	Commercial	Total
1 Bed	0	0
2 Bed	0	0
3 Bed	0	0
Studio	0	0
Retail	0	0
Utility	0	0
Admin	0	0
<b>Total</b>	<b>204</b>	<b>204</b>

Residential Parking	Total
1 Bed	78
2 Bed	42
3 Bed	15
<b>Total</b>	<b>135</b>

**NOTATION KEY**

- 1 RESIDENTIAL BICYCLE STORAGE
- 2 EXISTING UNDERGROUND STORAGE/EMERGENCY
- C COMPACT STALL 7'-6" X 15'-0"
- R REGULAR STALL 9'-0" X 16'-0"
- HC ACCESSIBLE STALL 9'-0" X 16'-0"

# A1.1

1" = 20'-0"

Project Number: 13001  
 Date: 04 FEBRUARY 2018  
 Drawn by: SDC

**PLAN**

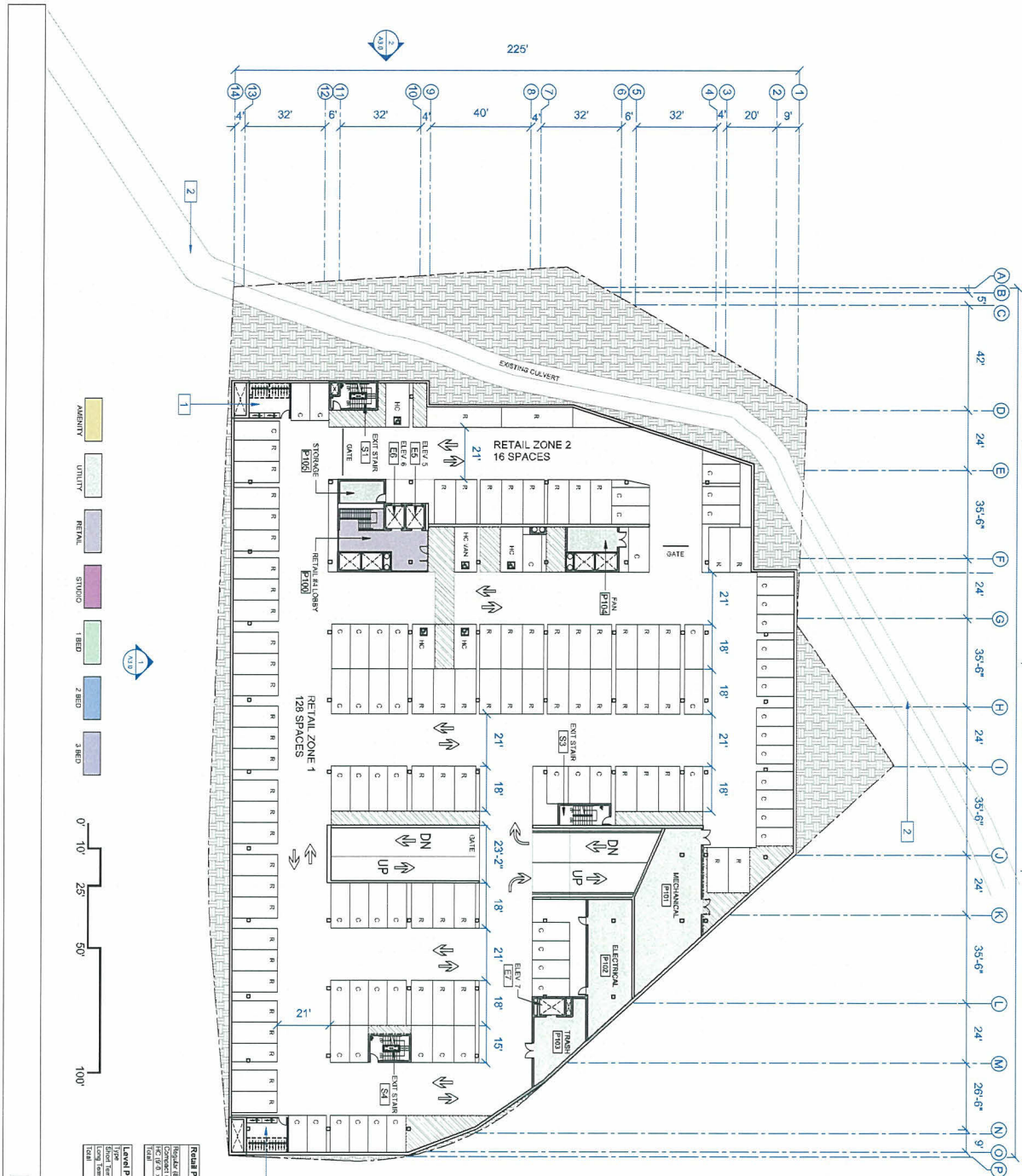
**5110 Telegraph Ave.**  
 Oakland, CA 94608  
 Nautilus Group  
 350 Frank H. Ogawa Plaza, Suite  
 Oakland, CA 94612  
 NEMCO TWO SYSTEMS, LLC  
 8251 I-580  
 Livermore, CA 94550

**ISSUE RECORD**

NO.	DATE	DESCRIPTION	BY
1	02/02/18	ISSUED FOR PERMIT	SDC
2	02/02/18	ISSUED FOR PERMIT	SDC
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95	02/02/18	ISSUED FOR PERMIT	SDC
96	02/02/18	ISSUED FOR PERMIT	SDC
97	02/02/18	ISSUED FOR PERMIT	SDC
98	02/02/18	ISSUED FOR PERMIT	SDC
99	02/02/18	ISSUED FOR PERMIT	SDC
100	02/02/18	ISSUED FOR PERMIT	SDC

**nautilus group**

Nautilus Group  
 350 Frank H. Ogawa Plaza, Suite 310  
 Oakland, CA 94612  
 415.763.8800  
 www.nautilusgroup.com



- AMENITY
- UTILITY
- RETAIL
- STUDIO
- 1 BED
- 2 BED
- 3 BED



**LEVEL P1 PLAN 1**

**NOTATION KEY**

- 1 COMMERCIAL BICYCLE STORAGE
- 2 EXISTING UNDERGROUND STORAGE/WATER CULVERT
- C COMPACT STALL 7'-0" X 15'-0"
- R1 REGULAR STALL 8'-0" X 18'-0"
- HC ACCESSIBLE STALL 6'-0" X 18'-0"

**Retail Parking**

Zone	Stall Type	Count	Total
Zone 1	HC	128	128
	R1	0	0
	C	0	0
Zone 2	HC	0	0
	R1	0	0
	C	0	0
<b>TOTAL</b>			<b>128</b>

**Level P1 Bicycle Parking**

Type	Count	Total
Standard	0	0
Accessible	0	0
<b>TOTAL</b>		<b>0</b>

Scale: 1" = 20'-0"

**nautilus group**

350 Franklin Avenue, Suite 110  
Oakland, CA 94612  
Tel: 415.778.8888  
www.nautilusgroup.com

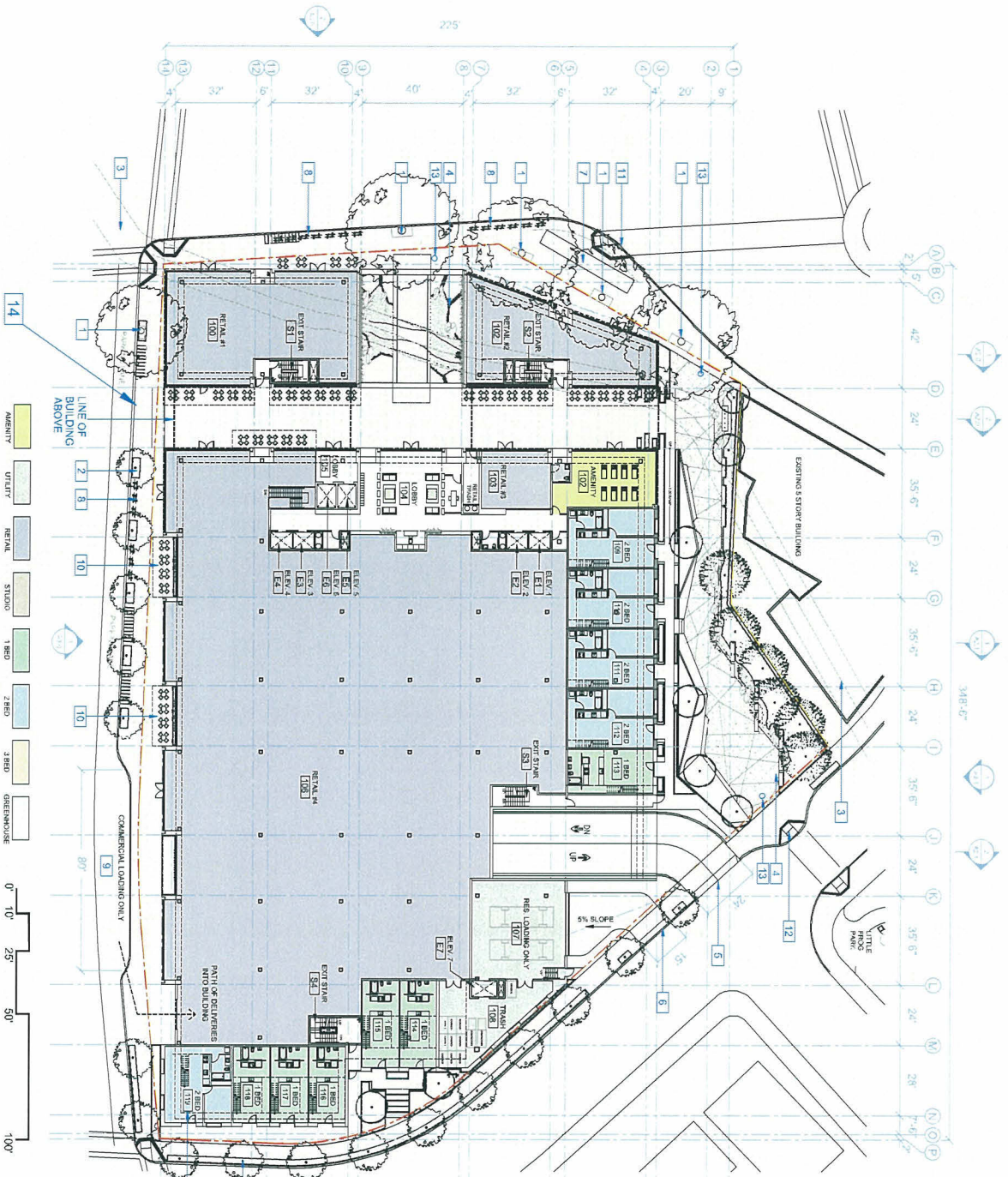
**5110 Telegraph Ave.**  
Oakland, CA 94608

Nautilus Group  
350 Frank H. Ogawa Plaza, Suite 310  
Oakland, CA 94612  
NEHO BLDG  
18251 Mulberry Pkwy  
Lathrop, CA 94530

**PLAN**

Project Number: 13501  
Date: 04 FEBRUARY 2018  
Drawn by: SDC

**A1.2**



- 14 LINE OF BUILDING ABOVE
- 13
- 12
- 11
- 10
- 9
- 8
- 7
- 6
- 5
- 4
- 3
- 2
- 1

- A
- B
- C
- D
- E
- F
- G
- H
- I
- J
- K
- L
- M
- N
- O
- P

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14

**LEVEL 1 PLAN 1**

NOTATION KEY	
1	PROTECTED TREES
2	NEW STREET TREES
3	EXISTING LANDSCAPING STORMWATER CURB CUT
4	TERRAZZO OPENING/INTERFERING CANNON & WAREHOUSE FEATURE (DELT & SERIES)
5	RETAIL AND RESIDENTIAL CANNON ENTRY, STANDING CURB CUT
6	LANDING ENTRY BY HANDICAP CURB CUT
7	BIKE SHARE DOCK
8	SHORT TERM BIKE PARKING
9	COMMERCIAL LOADING ONLY
10	OUTDOOR SEATING AREA
11	STREET CALMING IMPROVEMENT PER C.O.A
12	NEW STREET CALMING IMPROVEMENT
13	PEDESTRIAN WALK ZONE SIGNAGE
14	AC TRANSIST BUS STOP
BMR	BELOW MARKET RATE UNIT (VERY LOW INCOME)



Nautilus Group  
290 First Street, Suite 200  
Oakland, CA 94612  
Tel: 510.543.8833  
www.nautilusgroup.com

GENERAL CONTRACTOR  
ARCHITECT OF RECORD  
LANDSCAPE ARCHITECT OF RECORD  
PROJECT DESIGN  
STRUCTURAL ENGINEER  
MECHANICAL/ELECTRICAL/PLUMBING ENGINEER  
CIVIL ENGINEER

LANDSCAPE ARCHITECT OF RECORD  
ROOF FIRM  
AGENCY APPROVALS

PLAN CHECK 1  
ISSUE RECORD  
NO. DESCRIPTION DATE

5110 Telegraph Ave.  
Oakland, CA 94609  
Nautilus Group  
350 Frank H. Ogawa Plaza, Suite  
310  
Oakland, CA 94612  
NEHO Building Systems, LLC  
Laborer, CA 95330

PLAN  
North  
Scale: 1" = 20'-0"

**A1.3**

Nautilus Project Number: 134071  
Date: 04 FEBRUARY 2018  
Drawn by: SDC

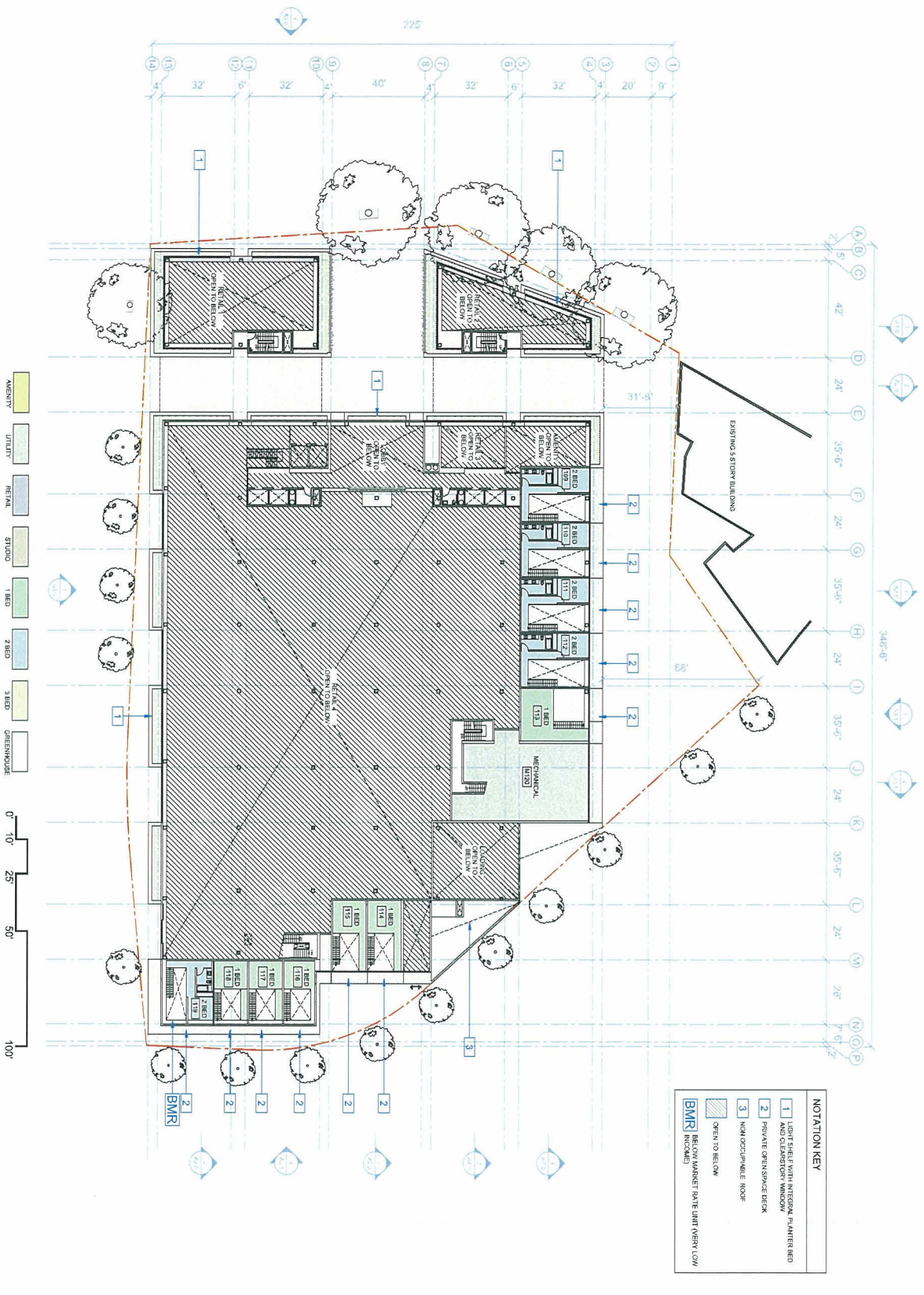
Scale: 1" = 20'-0"

Scale: 1" = 20'-0"

Scale: 1" = 20'-0"

Scale: 1" = 20'-0"

# MEZZANINE PLAN 1



**NOTATION KEY**

- 1 LIGHT SHELF WITH INTERIOR PLANTER BED AND OBSERVATION WINDOW
- 2 PRIVATE OPEN SPACE DECK
- 3 NON OCCUPABLE ROOF
- OPEN TO BELOW
- BMR BELOW MARKET RATE LIGHT BERRY LOW INCOME

Scale: 1" = 20'-0"

# A1.4

13501  
 04 FEBRUARY 2018  
 SDC

## PLAN



**5110 Telegraph Ave.**  
 Oakland, CA 94608  
 Nautilus Group  
 350 Frank H. Ogawa Plaza, Suite  
 310  
 Oakland, CA 94612  
 NEHLAND  
 18251 Redwood Park  
 Livermore, CA 94550

**ISSUE RECORD**

NO.	DATE	DESCRIPTION
001	04 FEBRUARY 2018	ISSUED FOR PERMIT
002	04 FEBRUARY 2018	ISSUED FOR PERMIT
003	04 FEBRUARY 2018	ISSUED FOR PERMIT
004	04 FEBRUARY 2018	ISSUED FOR PERMIT
005	04 FEBRUARY 2018	ISSUED FOR PERMIT

**AGENCY / APPROVALS**

CONTRACTOR: [Redacted]  
 ARCHITECT: [Redacted]  
 ENGINEER: [Redacted]  
 PLUMBER: [Redacted]  
 MECHANICAL: [Redacted]  
 ELECTRICAL: [Redacted]  
 FIRE: [Redacted]  
 HEALTH: [Redacted]  
 ENVIRONMENTAL: [Redacted]  
 HISTORIC: [Redacted]  
 LANDMARK: [Redacted]  
 PUBLIC WORKS: [Redacted]  
 TRANSPORTATION: [Redacted]  
 UTILITIES: [Redacted]  
 WATER: [Redacted]  
 SEWER: [Redacted]  
 GAS: [Redacted]  
 TELEPHONE: [Redacted]  
 CABLE: [Redacted]

**nautilus group**

Headquarters  
 2501 Mission  
 Oakland, CA 94612  
 510.434.1100  
 www.nautilusgroup.com





- AMENITY
- UTILITY
- RETAIL
- STORAGE
- 1 BED
- 2 BED
- 3 BED
- GREENHOUSE

0' 10' 25' 50' 100'

NOTATION KEY	
1	RESIDENTIAL GROUP/OPEN SPACE (SEE L-BEANS)
2	NON OCCUPABLE ROOF
3	PRIVATE OPEN SPACE (SEE L-BEANS)
4	SKYLIGHT
BMR	BELOW MARKET RATE UNIT (VERY LOW INCOME)

LEVEL 2 PLAN 1

Nautlius Group  
2977 Bayview  
Oakland, CA 94612  
Tel: 415.778.8800  
www.nautliusgroup.com

1.5 ASSUMPTIONS AND NOTES:  
1. THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.  
2. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS FOUND THEM TO BE AS SHOWN.  
3. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS FOUND THEM TO BE AS SHOWN.  
4. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE EXISTING CONDITIONS AND HAS FOUND THEM TO BE AS SHOWN.

DESIGNER:  
Nautlius Group  
359 Frank H. Ogawa Plaza, Suite 310  
Oakland, CA 94612  
MEMO: 18231 Alameda Pkwy  
Lathrop, CA 94530

5110 Telegraph Ave.  
Oakland, CA 94608  
Nautlius Group  
359 Frank H. Ogawa Plaza, Suite 310  
Oakland, CA 94612  
MEMO: 18231 Alameda Pkwy  
Lathrop, CA 94530

NO.	DESCRIPTION	DATE
1	ISSUE RECORD	

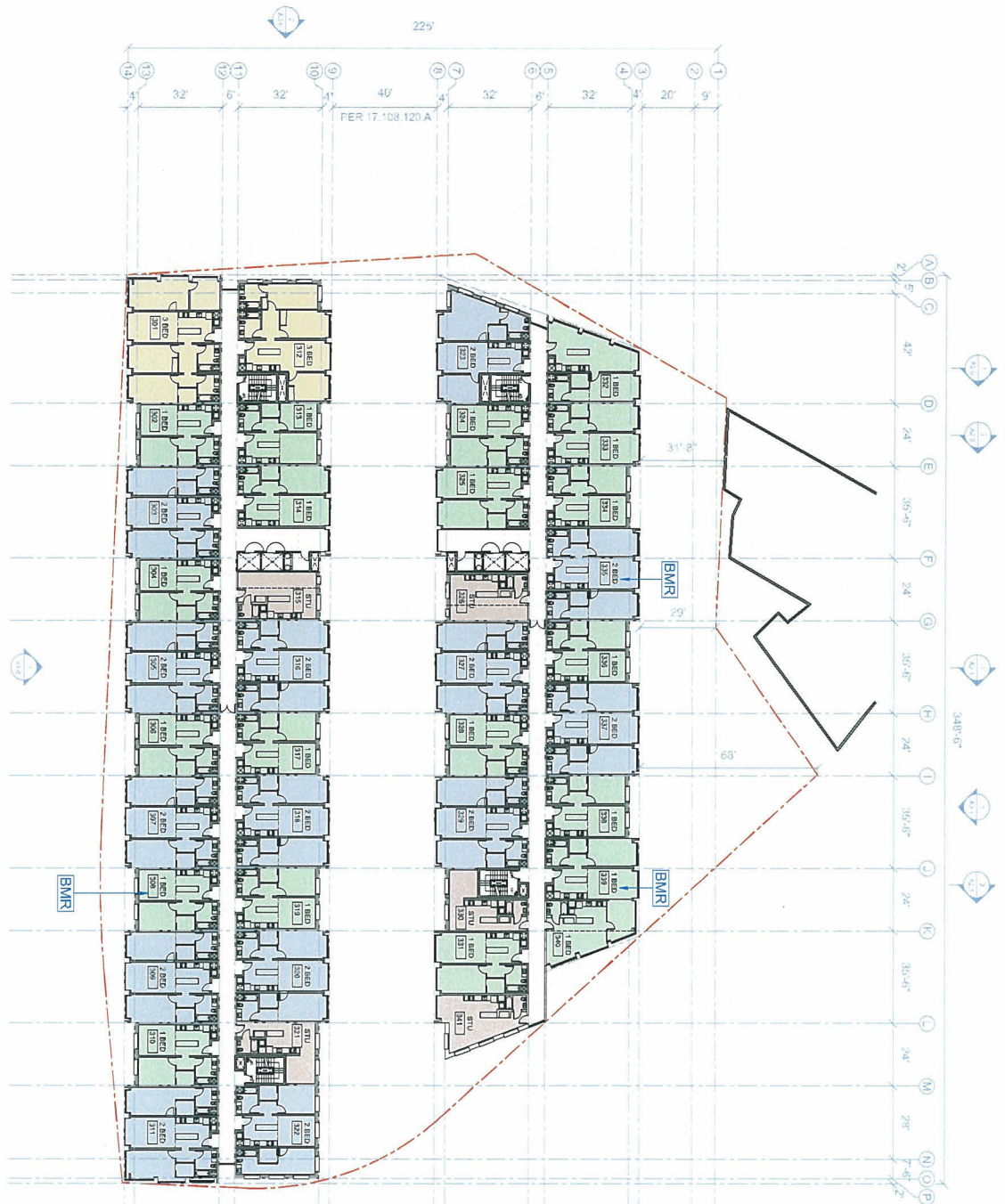
AGENCY APPROVALS

PLAN

13501  
04 FEBRUARY 2018  
S005

A1.5  
1" = 20'-0"

# LEVEL 3 PLAN 1



**NOTATION KEY**  
**BMR** BELOW MARKET RATE UNIT VERY LOW INCOME

**nautilus group**

29th Floor, Nautilus Group  
 3500 Wilshire Blvd., Suite 150  
 Culver City, CA 90230  
 310.440.1111  
 www.nautilusgroup.com

OWNER  
 Nautilus Group  
 29th Floor, 3500 Wilshire Blvd., Suite 150  
 Culver City, CA 90230  
 310.440.1111

DESIGNER  
 Nautilus Group  
 29th Floor, 3500 Wilshire Blvd., Suite 150  
 Culver City, CA 90230  
 310.440.1111

ARCHITECT OF RECORD  
 Nautilus Group  
 29th Floor, 3500 Wilshire Blvd., Suite 150  
 Culver City, CA 90230  
 310.440.1111

MECHANICAL, ELECTRICAL, PLUMBING  
 Nautilus Group  
 29th Floor, 3500 Wilshire Blvd., Suite 150  
 Culver City, CA 90230  
 310.440.1111

STRUCTURAL  
 Nautilus Group  
 29th Floor, 3500 Wilshire Blvd., Suite 150  
 Culver City, CA 90230  
 310.440.1111

LANDSCAPE  
 Nautilus Group  
 29th Floor, 3500 Wilshire Blvd., Suite 150  
 Culver City, CA 90230  
 310.440.1111

FOOD & BEVERAGE  
 Nautilus Group  
 29th Floor, 3500 Wilshire Blvd., Suite 150  
 Culver City, CA 90230  
 310.440.1111

AGENCY APPROVALS

**5110 Telegraph Ave.**  
 Oakland, CA 94609

Nautilus Group  
 350 Frank H. Ogawa Plaza, Suite  
 Oakland, CA 94612  
**MEMO BRILLIANT LLC**  
 16233 Murphy Pkwy  
 La Habra, CA 92550

**PLAN**

North Arrow

Nautilus Project Number: 13401  
 Date: 04 FEBRUARY 2019  
 Drawn by: SDB

**A1.6**

Scale: 1" = 20'-0"

Nautilus Group  
299 First Street, Oakland, CA 94612  
Tel: 916 434 8300  
www.nautilusgroup.com

**NOTATION KEY**

**BMR** BELOW MARKET RATE UNIT VERY LOW INCOME



LEVEL 4 PLAN 1

Scale 1" = 20'-0"

**A1.7**

Nautilus Project Number: 13601  
Date: 01 FEBRUARY 2018  
Drawn by: SDC

PLAN

5110 Telegraph Ave.  
Oakland, CA 94608  
Nautilus Group  
350 Frank H. Ogawa Plaza, Suite  
310  
Oakland, CA 94612  
NEVEREST SYSTEMS, LLC  
18250111th Street  
Lathrop, CA 95330

PLAN CHECK & ISSUE RECORD

NO.	DATE	DESCRIPTION	BY	DATE

LANDSCAPE

LANDSCAPE ARCHITECTURE  
3000 SHILOH ROAD  
OAKLAND, CA 94612  
TEL: 916 434 8300  
WWW.NAUTILUSGROUP.COM

MECHANICAL, ELECTRICAL, PLUMBING

MECHANICAL, ELECTRICAL, PLUMBING  
1500 COLLETT AVENUE  
OAKLAND, CA 94612  
TEL: 916 434 8300  
WWW.NAUTILUSGROUP.COM

AGENCY APPROVALS

PROJECT DESIGN

PROJECT DESIGN  
1500 COLLETT AVENUE  
OAKLAND, CA 94612  
TEL: 916 434 8300  
WWW.NAUTILUSGROUP.COM

GENERAL CONTRACTOR

GENERAL CONTRACTOR  
1500 COLLETT AVENUE  
OAKLAND, CA 94612  
TEL: 916 434 8300  
WWW.NAUTILUSGROUP.COM

ARCHITECT OF RECORD

ARCHITECT OF RECORD  
1500 COLLETT AVENUE  
OAKLAND, CA 94612  
TEL: 916 434 8300  
WWW.NAUTILUSGROUP.COM

CONTRACTOR

CONTRACTOR  
1500 COLLETT AVENUE  
OAKLAND, CA 94612  
TEL: 916 434 8300  
WWW.NAUTILUSGROUP.COM

STRUCTURAL

STRUCTURAL  
1500 COLLETT AVENUE  
OAKLAND, CA 94612  
TEL: 916 434 8300  
WWW.NAUTILUSGROUP.COM

MECHANICAL, ELECTRICAL, PLUMBING

MECHANICAL, ELECTRICAL, PLUMBING  
1500 COLLETT AVENUE  
OAKLAND, CA 94612  
TEL: 916 434 8300  
WWW.NAUTILUSGROUP.COM

LANDSCAPE

LANDSCAPE ARCHITECTURE  
3000 SHILOH ROAD  
OAKLAND, CA 94612  
TEL: 916 434 8300  
WWW.NAUTILUSGROUP.COM

ROOF FIRM

ROOF FIRM  
1500 COLLETT AVENUE  
OAKLAND, CA 94612  
TEL: 916 434 8300  
WWW.NAUTILUSGROUP.COM

AGENCY APPROVALS

PROJECT DESIGN

PROJECT DESIGN  
1500 COLLETT AVENUE  
OAKLAND, CA 94612  
TEL: 916 434 8300  
WWW.NAUTILUSGROUP.COM

GENERAL CONTRACTOR

GENERAL CONTRACTOR  
1500 COLLETT AVENUE  
OAKLAND, CA 94612  
TEL: 916 434 8300  
WWW.NAUTILUSGROUP.COM

ARCHITECT OF RECORD

ARCHITECT OF RECORD  
1500 COLLETT AVENUE  
OAKLAND, CA 94612  
TEL: 916 434 8300  
WWW.NAUTILUSGROUP.COM

CONTRACTOR

CONTRACTOR  
1500 COLLETT AVENUE  
OAKLAND, CA 94612  
TEL: 916 434 8300  
WWW.NAUTILUSGROUP.COM

STRUCTURAL

STRUCTURAL  
1500 COLLETT AVENUE  
OAKLAND, CA 94612  
TEL: 916 434 8300  
WWW.NAUTILUSGROUP.COM

MECHANICAL, ELECTRICAL, PLUMBING

MECHANICAL, ELECTRICAL, PLUMBING  
1500 COLLETT AVENUE  
OAKLAND, CA 94612  
TEL: 916 434 8300  
WWW.NAUTILUSGROUP.COM

LANDSCAPE

LANDSCAPE ARCHITECTURE  
3000 SHILOH ROAD  
OAKLAND, CA 94612  
TEL: 916 434 8300  
WWW.NAUTILUSGROUP.COM

ROOF FIRM

ROOF FIRM  
1500 COLLETT AVENUE  
OAKLAND, CA 94612  
TEL: 916 434 8300  
WWW.NAUTILUSGROUP.COM

AGENCY APPROVALS

5250 Marina  
 Oakland, CA 94612  
 TEL: 415.774.2200  
 FAX: 415.774.2201  
 WWW: NAUTILUSGROUP.COM

**NOTATION KEY**

- [1] NON OCCUPABLE ROOF
- [BMR] BELOW GROUND FLOOR UNIT OVERFLOW INCOME



LEVEL 5 PLAN 1

Scale 1" = 20'-0"

**A1.8**

Nautilus Project Number 13501  
 Date 04 FEBRUARY 2016  
 Drawn by SDC

**PLAN**

**5110 Telegraph Ave.**  
 Oakland, CA 94608  
 Nautilus Group  
 350 Frank H. Ogawa Plaza, Suite  
 Oakland, CA 94612  
 NEMO Building Systems, LLC  
 18253 Mulberry Pkwy  
 Livermore, CA 94550

**PLAN CHECK & ISSUE RECORD**

NO.	DATE	ISSUE	STATUS	BY
001	02/04/2016	ISSUE RECORD	OPEN	SDC
002	02/04/2016	ISSUE RECORD	OPEN	SDC
003	02/04/2016	ISSUE RECORD	OPEN	SDC
004	02/04/2016	ISSUE RECORD	OPEN	SDC
005	02/04/2016	ISSUE RECORD	OPEN	SDC
006	02/04/2016	ISSUE RECORD	OPEN	SDC
007	02/04/2016	ISSUE RECORD	OPEN	SDC
008	02/04/2016	ISSUE RECORD	OPEN	SDC
009	02/04/2016	ISSUE RECORD	OPEN	SDC
010	02/04/2016	ISSUE RECORD	OPEN	SDC

**AGENCY APPROVALS**

**CLIENT:**  
 5110 TELEGRAPH AVENUE  
 OAKLAND, CA 94608  
 TEL: 415.774.2200  
 FAX: 415.774.2201  
 WWW: NAUTILUSGROUP.COM

**ARCHITECT OF RECORD:**  
 NAUTILUS GROUP  
 5250 MARINA AVENUE, SUITE 500  
 OAKLAND, CA 94612  
 TEL: 415.774.2200  
 FAX: 415.774.2201  
 WWW: NAUTILUSGROUP.COM

**STRUCTURAL:**  
 STRUCTURAL ENGINEERING  
 1700 CALIFORNIA STREET, SUITE 100  
 OAKLAND, CA 94612  
 TEL: 415.774.2200  
 FAX: 415.774.2201  
 WWW: NAUTILUSGROUP.COM

**MECHANICAL/ELECTRICAL/PLUMBING:**  
 MECHANICAL/ELECTRICAL/PLUMBING  
 1700 CALIFORNIA STREET, SUITE 100  
 OAKLAND, CA 94612  
 TEL: 415.774.2200  
 FAX: 415.774.2201  
 WWW: NAUTILUSGROUP.COM

**LANDSCAPE:**  
 LANDSCAPE ARCHITECTURE  
 1700 CALIFORNIA STREET, SUITE 100  
 OAKLAND, CA 94612  
 TEL: 415.774.2200  
 FAX: 415.774.2201  
 WWW: NAUTILUSGROUP.COM

**NOTATION KEY**

**BMR** BELOW MARKET RATE UNIT VERY LOW INCOME



**LEVEL 6 PLAN 1**

Nautilus Group  
 290 Fremont  
 Oakland, CA 94612  
 510.543.8655

**GENERAL CONTRACTOR**  
 Nautilus Group  
 290 Fremont  
 Oakland, CA 94612  
 510.543.8655

**ARCHITECT OF RECORD**  
 Nautilus Group  
 290 Fremont  
 Oakland, CA 94612  
 510.543.8655

**MECHANICAL, ELECTRICAL, PLUMBING**  
 Nautilus Group  
 290 Fremont  
 Oakland, CA 94612  
 510.543.8655

**LANDSCAPE**  
 Nautilus Group  
 290 Fremont  
 Oakland, CA 94612  
 510.543.8655

**AGENCY APPROVALS**

**PLAN CHECK 1**

NO.	DESCRIPTION	DATE
1	ISSUE RECORD	

**5110 Telegraph Ave.**  
 Oakland, CA 94609

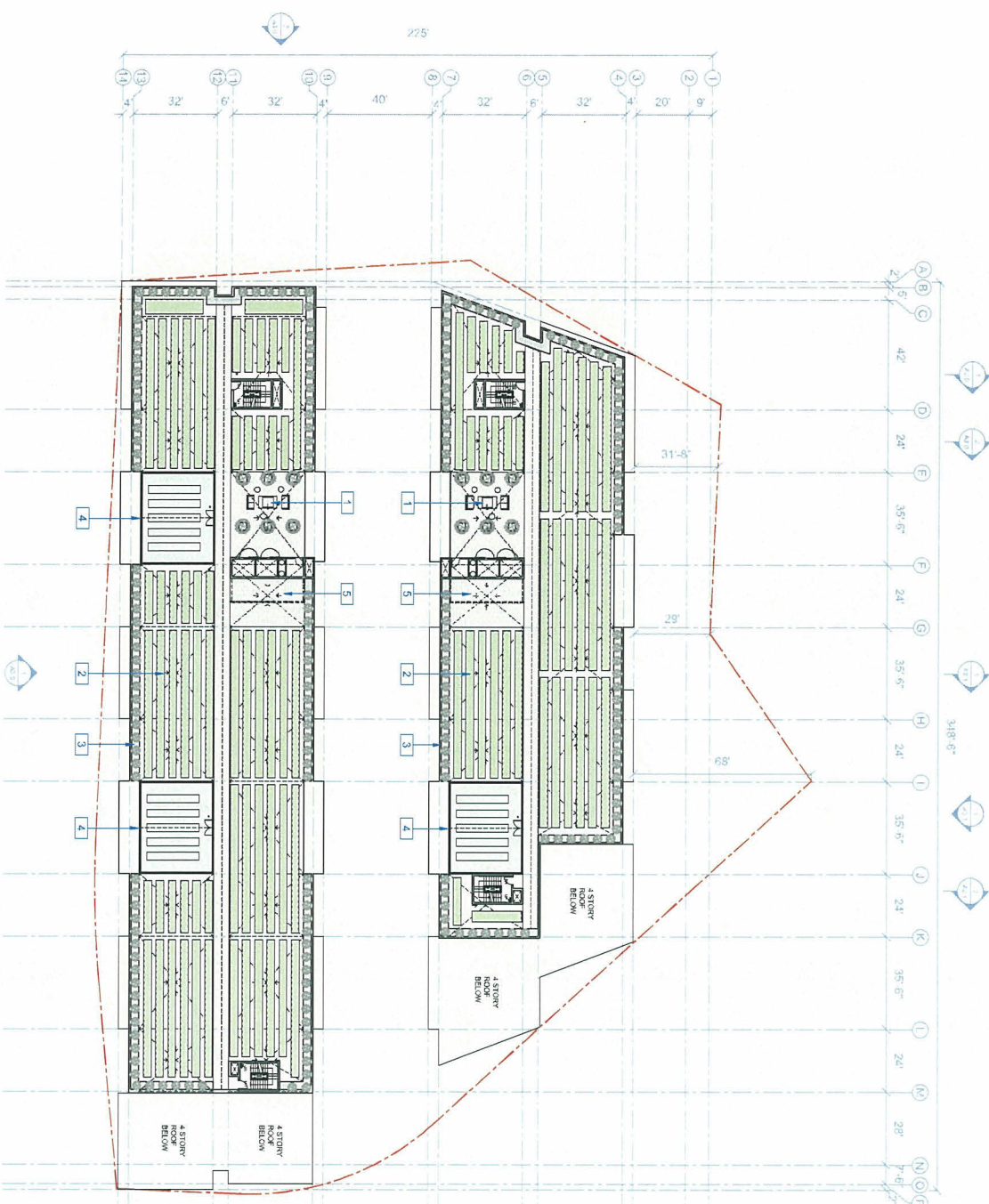
**Nautilus Group**  
 350 Frank H. Ogden Plaza, Suite  
 310  
 Oakland, CA 94612

**NEED BUILDING SYSTEMS, LLC**  
 Lafayette, CA 94550

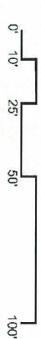
**PLAN**

**A1.9**

13A071  
 04 FEBRUARY 2018  
 SDC



- AGENCY
- UTILITY
- RETAIL
- STUDIO
- 1 BED
- 2 BED
- 3 BED
- GREENHOUSE



NOTATION KEY	
1	COMMON ROOF DECK
2	PLANTED PAVEMENT
3	ROOF RESILIENT VEGETATION
4	GREENHOUSE
5	FARM STAGING AREA

# ROOF PLAN 1

297 Frank H. Ogden Plaza, Suite 310  
 Oakland, CA 94612  
 415.778.9100  
 www.nautilusgroup.com

OWNER: NAUTILUS GROUP, 297 FRANK H. OGDEN PLAZA, SUITE 310, OAKLAND, CA 94612  
 ARCHITECT: NAUTILUS GROUP, 297 FRANK H. OGDEN PLAZA, SUITE 310, OAKLAND, CA 94612  
 PROJECT NUMBER: NAUG-2018-001

318 BAY STREET, SUITE 100, OAKLAND, CA 94612  
 MECHANICAL/ELECTRICAL/PLUMBING  
 CONTRACT NUMBER: NAUG-2018-001

DATE: 04 FEBRUARY 2018  
 DRAWN BY: [Name]  
 CHECKED BY: [Name]  
 APPROVED BY: [Name]

AGENCY APPROVALS

NO.	ISSUE RECORD	DATE

5110 Telegraph Ave.,  
 Oakland, CA 94608  
 Nautilus Group  
 350 Frank H. Ogden Plaza, Suite  
 310, Oakland, CA 94612  
 NCHD Building Solutions LLC  
 18251 Murphy Pkwy  
 Lithonia, GA 30058

PLAN

Nautilus Project Number: 13401  
 Date: 04 FEBRUARY 2018  
 Drawn By: SDG

**A1.10**



7911 PINE  
 OAKLAND, CA 94612  
 TEL: 415.779.2500  
 WWW.NAUTILUSGROUP.COM

**CONTRACT:**  
 15-001-000000-0000-0000-0000-0000-0000

**GENERAL CONTRACTOR:**  
 [Blank]

**ARCHITECT OF RECORD:**  
 [Blank]

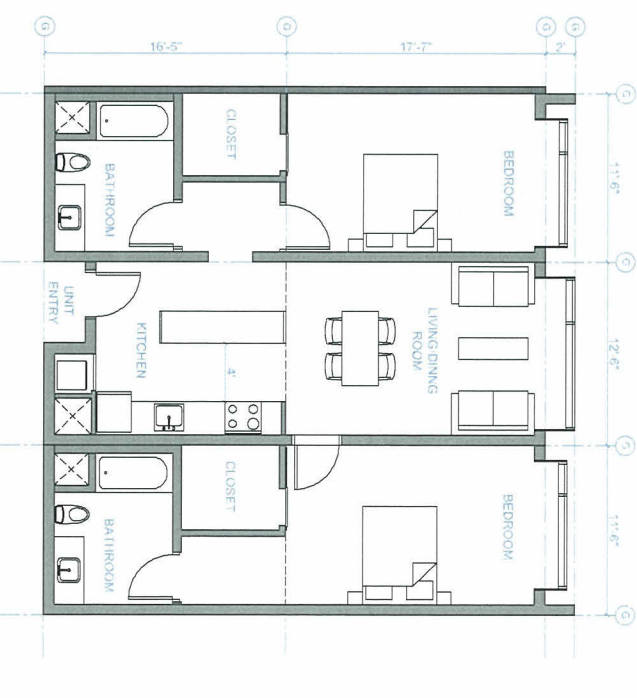
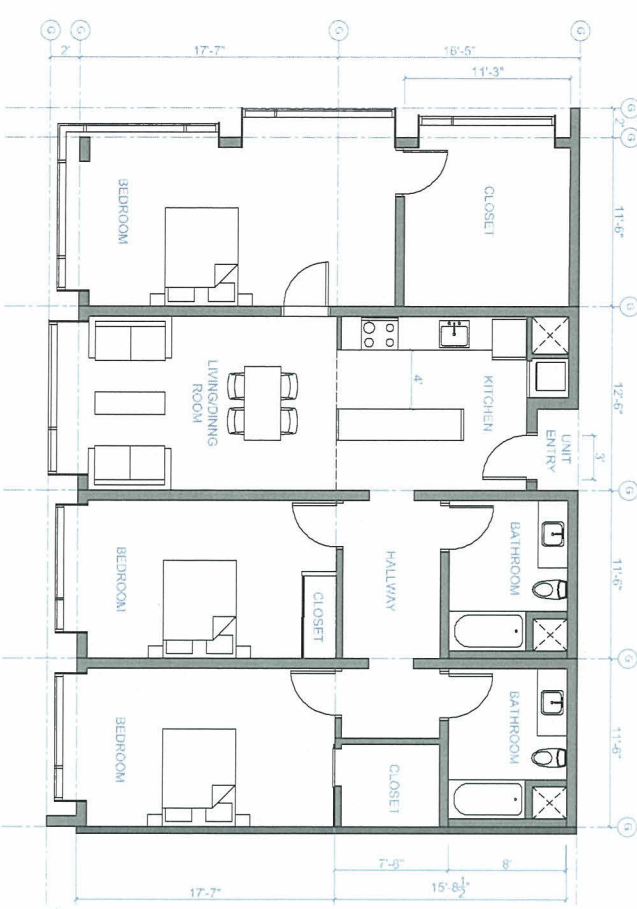
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 [Blank]

**STRUCTURAL:**  
 [Blank]

**LANDSCAPE:**  
 [Blank]

**FOOTING:**  
 [Blank]

**AGENCY/ APPROVALS:**  
 [Blank]



3 BEDROOM UNIT (1,600 SF) 1

2 BEDROOM UNIT (1,200 SF) 2

PLAN CHECK & ISSUE RECORD	
DATE	DESCRIPTION

**5110 Telegraph Ave.**  
 Oakland, CA 94609  
 Nautilus Group  
 350 Frank H. Ogawa Plaza, Suite  
 Oakland, CA 94612  
 NEMO Building Systems, LLC  
 18231 Wadley Pkwy  
 Livermore, CA 94550



**ENLARGED UNIT  
 PLANS**

Nautilus Project Number: 13501  
 Date: 04 FEBRUARY 2016  
 Drawn by: SDC

**A1.13**

Scale: 1/4" = 1'-0"



Nautilus Group  
350 Frank H. Ogawa Plaza, Suite 310  
Oakland, CA 94612  
Tel: 415.778.1100  
Fax: 415.778.1101  
www.nautilusgroup.com

**CONTRACT**

PROJECT: 1501010000, UNIT 101

**GENERAL INFORMATION**

DATE: 01/11/18

**ARCHITECT OF RECORD**

NAUTILUS GROUP, 1501010000

**PROJECT DESIGN**

DATE: 01/11/18

**MECHANICAL, ELECTRICAL, PLUMBING**

DATE: 01/11/18

**CONTRACT**

DATE: 01/11/18

**CONTRACT**

DATE: 01/11/18

**CONTRACT**

DATE: 01/11/18

**CONTRACT**

DATE: 01/11/18

**CONTRACT**

DATE: 01/11/18

**CONTRACT**

DATE: 01/11/18

**CONTRACT**

DATE: 01/11/18

**CONTRACT**

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DATE: 01/11/18

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DATE: 01/11/18

**CONTRACT**

DATE: 01/11/18

**CONTRACT**

DATE: 01/11/18

**CONTRACT**

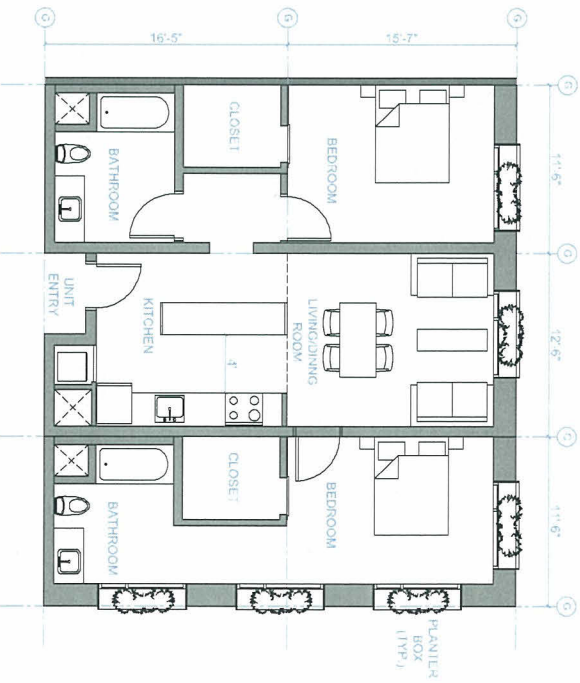
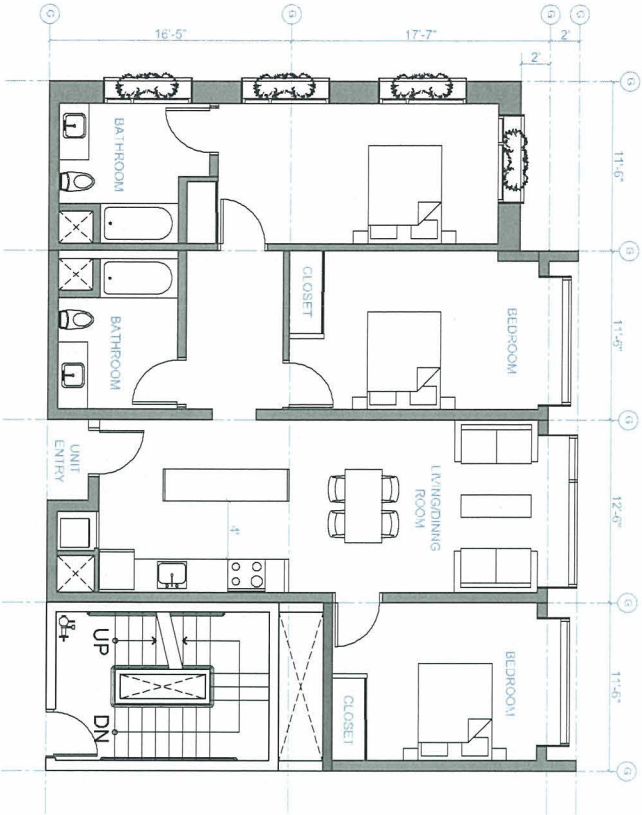
DATE: 01/11/18

**CONTRACT**

DATE: 01/11/18

**CONTRACT**

DATE: 01/11/18



3 BEDROOM UNIT (1,350 SF)

1

2 BEDROOM UNIT (1,200 SF)

2

**A1.14**

Scale: 1/4" = 1'-0"

**ENLARGED UNIT PLANS**

Nautilus Group  
350 Frank H. Ogawa Plaza, Suite 310  
Oakland, CA 94612  
MEMBER OF  
18251 Midway Plaza  
Lathrop, CA 94530

5110 Telegraph Ave.  
Oakland, CA 94606

Nautilus Group  
350 Frank H. Ogawa Plaza, Suite 310  
Oakland, CA 94612  
MEMBER OF  
18251 Midway Plaza  
Lathrop, CA 94530

Nautilus Project Number: 13501  
Date: 01 FEBRUARY 2018  
Drawn by: SDC

350 Frank H. Ogden Plaza, Suite 130  
Oakland, CA 94612

13501  
04 FEBRUARY 2016  
S06

Nautilus Group  
350 Frank H. Ogden Plaza, Suite 130  
Oakland, CA 94612  
Tel: 415.778.1350  
Fax: 415.778.1351  
www.nautilusgroup.com

PROJECT RECORD  
PROJECT NO. NA-15  
PROJECT NAME  
1 BEDROOM UNIT

ARCHITECT OF RECORD  
NAUTILUS GROUP, ARCHITECTS  
13501  
04 FEBRUARY 2016  
S06

GENERAL CONTRACTOR  
NAUTILUS GROUP, GENERAL CONTRACTORS  
13501  
04 FEBRUARY 2016  
S06

MECHANICAL/ELECTRICAL PLUMBING  
NAUTILUS GROUP, MECHANICAL/ELECTRICAL PLUMBING  
13501  
04 FEBRUARY 2016  
S06

STRUCTURAL  
NAUTILUS GROUP, STRUCTURAL  
13501  
04 FEBRUARY 2016  
S06

AGENCY APPROVALS

ISSUE RECORD

NO. DATE DESCRIPTION

1 02/04/16 1 BEDROOM UNIT (700 SF)

2 02/04/16 1 BEDROOM UNIT (780 SF)

3 02/04/16 1 BEDROOM UNIT (830 SF)

5110 Telegraph Ave.  
Oakland, CA 94608

Nautilus Group  
350 Frank H. Ogden Plaza, Suite  
130  
Oakland, CA 94612  
MEMO BUILDING LLC  
18251 Magnify Pkwy  
Lathrop, CA 94530

ENLARGED UNIT  
PLANS

Nautilus Project Number: 13501  
Drawn by: 04 FEBRUARY 2016  
S06

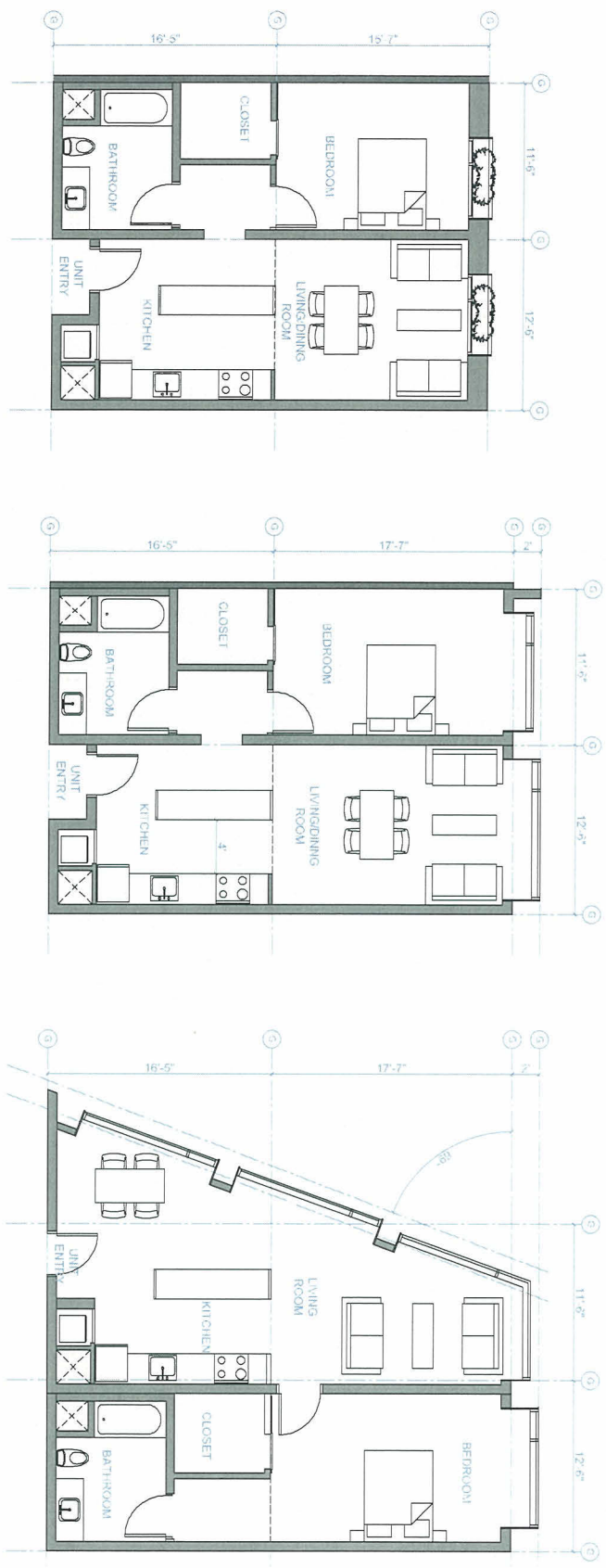
1 BEDROOM UNIT (700 SF) 1

1 BEDROOM UNIT (780 SF) 2

1 BEDROOM UNIT (830 SF) 3

A1.15

1/4" = 1'-0"



1 BEDROOM UNIT (700 SF) 1

1 BEDROOM UNIT (780 SF) 2

1 BEDROOM UNIT (830 SF) 3

Nautilus Group  
201 Frank H. Ogden Plaza, Suite 110  
Oakland, CA 94612

1. This plan is a preliminary drawing and is not intended for construction. It is subject to change without notice. The owner is responsible for obtaining all necessary permits and approvals. The architect is not responsible for the accuracy of the information provided by the owner.

OWNER: NAUTILUS GROUP

ARCHITECT: NAUTILUS GROUP

GENERAL CONTRACTOR: NAUTILUS GROUP

MECHANICAL/ELECTRICAL/PLUMBING: NAUTILUS GROUP

STRUCTURAL: NAUTILUS GROUP

LANDSCAPE: NAUTILUS GROUP

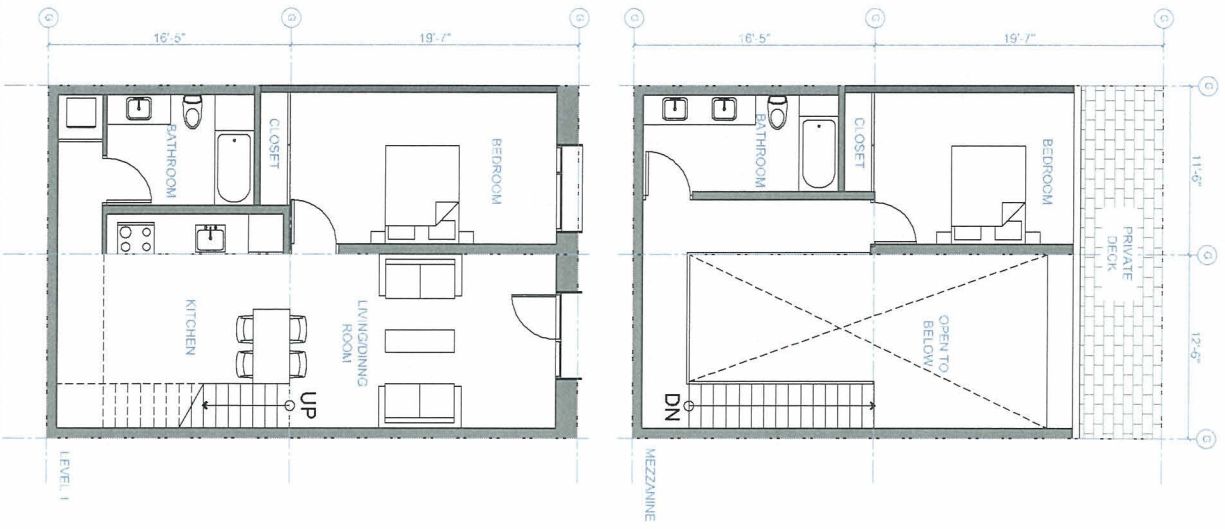
DATE: NAUTILUS GROUP

PROJECT: NAUTILUS GROUP

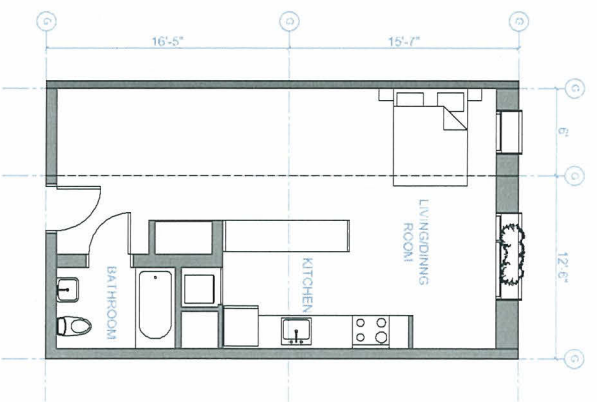
REVISIONS: NAUTILUS GROUP

AGENCY APPROVALS: NAUTILUS GROUP

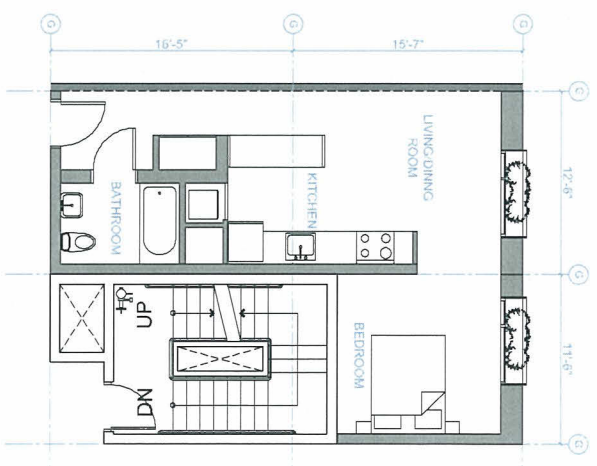
NO.	DATE	DESCRIPTION
1	01/15/2018	ISSUE FOR PERMITS
2	01/22/2018	ISSUE FOR CONSTRUCTION
3	02/01/2018	ISSUE FOR OCCUPANCY



2 BEDROOM TOWNHOUSE (1,280) 1



STUDIO (550) 2



STUDIO (560) 3

**A1.16**  
Scale: 1/4" = 1'-0"

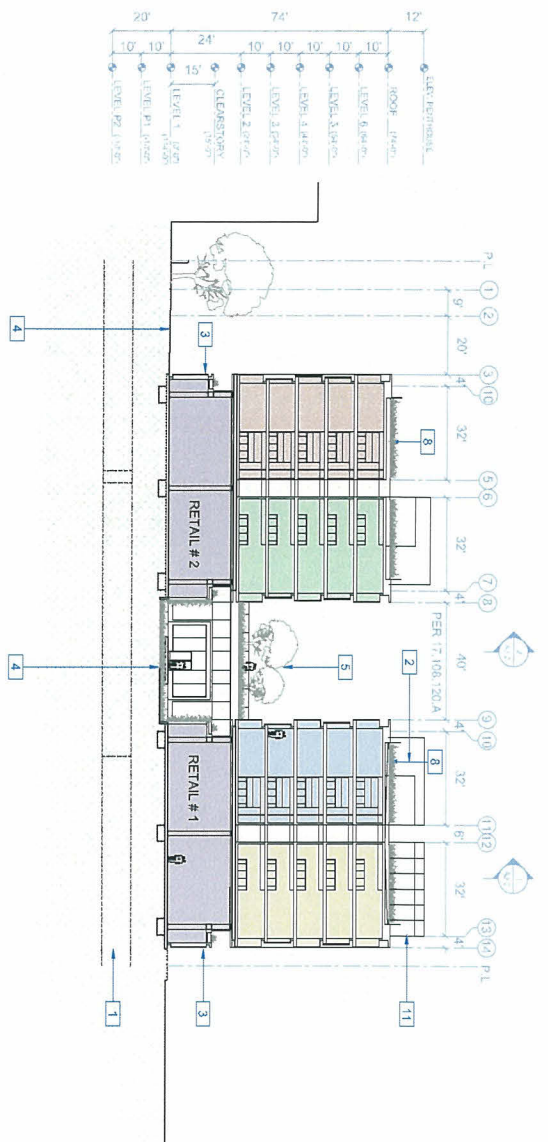
ENLARGED UNIT PLANS

Nautilus Project Number: 13501  
Date: 01 FEBRUARY 2018  
Drawn by: SDC

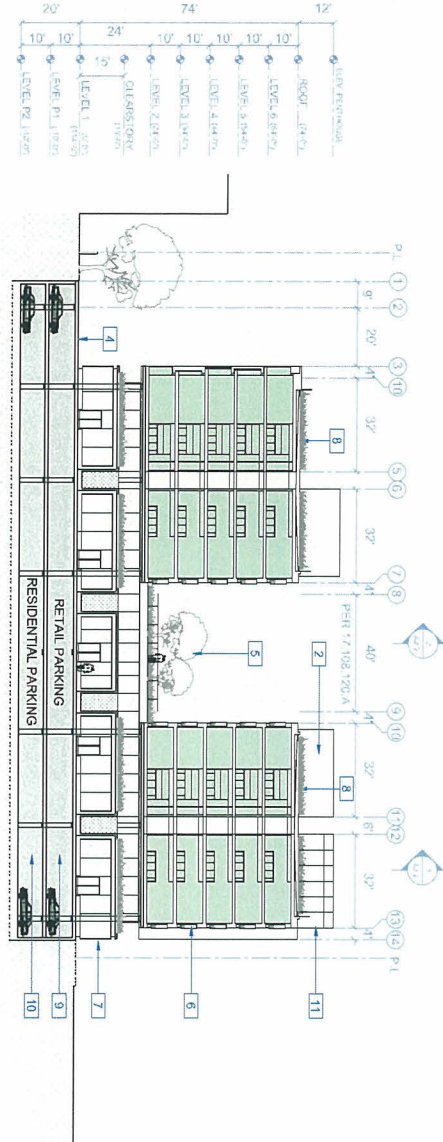
5110 Telegraph Ave.  
Oakland, CA 94608  
Nautilus Group  
350 Frank H. Ogden Plaza, Suite  
Oakland, CA 94612  
NEHO Building Systems, LLC  
12231 Magnify Pkwy  
Livermore, CA 94550



NO.	DATE	DESCRIPTION
1	01/15/2018	ISSUE FOR PERMITS
2	01/22/2018	ISSUE FOR CONSTRUCTION
3	02/01/2018	ISSUE FOR OCCUPANCY



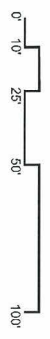
SECTION 1



SECTION 2

LEGEND:

- MEBNTV
- UNITVT
- RETAIL
- STUDIO
- 1 BED
- 2 BED
- 3 BED
- GREENHOUSE



**NOTATION KEY**

1	EXISTING UNDERGROUND
2	3 STORY OVERHEAD PROJECTION OVER RESIDENT UNIT PER 17108.00(A)
3	RETAIL STONEWORK WITH PLANTED LIGHT SHELF
4	TRUSSEAL OVER INTERPRETIVE GARDEN & WATER FEATURE (SEE L. SERIES)
5	RESIDENTIAL COMMON DECK
6	WINDOW WALL WITH INTERIOR PLANTER
7	RETAIL CORNER
8	ROOF FLOW
9	RETAIL PARKING
10	RESIDENTIAL PARKING
11	GREENHOUSE OVERHEIGHT LIMIT PER 17108.00(B)

**nautilus group**

1201 Franklin Street, Suite 100  
Oakland, CA 94612  
Tel: 415.778.8800  
www.nautilusgroup.com

**PROJECT INFORMATION**

PROJECT NAME: 5110 TELEGRAPH AVE.  
PROJECT ADDRESS: 5110 TELEGRAPH AVE., OAKLAND, CA 94612  
PROJECT NUMBER: 13501  
DATE: 04 FEBRUARY 2018  
SHEET: 506

**DESIGN TEAM**

ARCHITECT OF RECORD: NAUTILUS GROUP  
ARCHITECT: NAUTILUS GROUP  
MECHANICAL/ELECTRICAL/PLUMBING: [Firm Name]  
STRUCTURAL: [Firm Name]  
LANDSCAPE: [Firm Name]  
ROOF FIRM: [Firm Name]  
AGENCY/APPROVALS: [Firm Name]

**ISSUE RECORD**

NO.	DATE	DESCRIPTION
1	04 FEB 2018	ISSUED FOR PERMIT
2	04 FEB 2018	ISSUED FOR PERMIT
3	04 FEB 2018	ISSUED FOR PERMIT
4	04 FEB 2018	ISSUED FOR PERMIT
5	04 FEB 2018	ISSUED FOR PERMIT
6	04 FEB 2018	ISSUED FOR PERMIT
7	04 FEB 2018	ISSUED FOR PERMIT
8	04 FEB 2018	ISSUED FOR PERMIT
9	04 FEB 2018	ISSUED FOR PERMIT
10	04 FEB 2018	ISSUED FOR PERMIT
11	04 FEB 2018	ISSUED FOR PERMIT

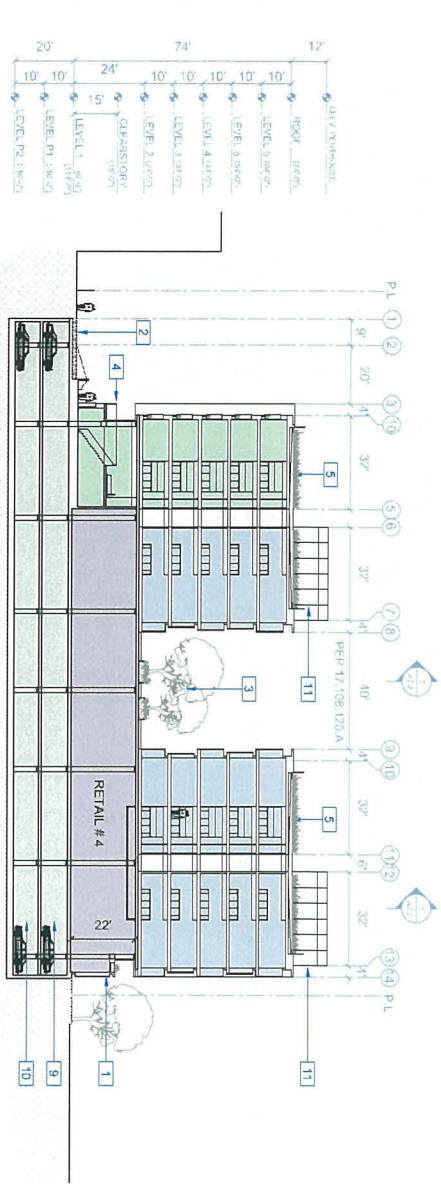
**5110 Telegraph Ave.**  
Oakland, CA 94612  
Nautilus Group  
350 Franklin Street, Suite 100  
Oakland, CA 94612  
MEMO: 5110 Telegraph Ave. LLC  
1201 Franklin Street, Suite 100  
Oakland, CA 94612

**SECTION**

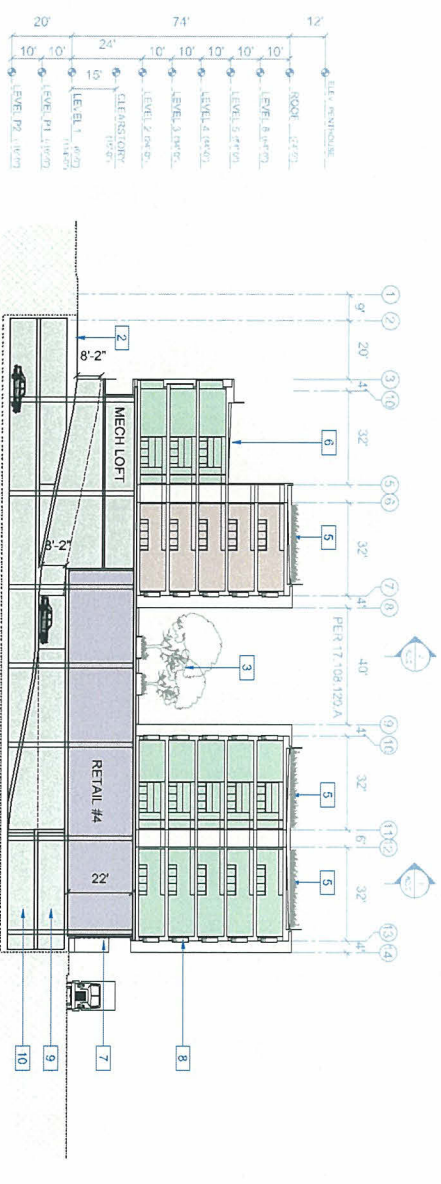
North Arrow

**A2.0**

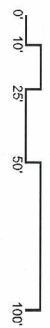
1" = 20'-0"



SECTION 1



SECTION 2



**NOTATION KEY**

1	RETAIL STOREFRONT WITH PLANTED LIGHT SHIELD
2	TEMPORAL GREEN RETAILER/NEIGHBORING GARDEN & WATER FEATURE (STEEL-SERIES)
3	RESIDENTIAL COMMON DECK
4	PRIVATE DECK
5	ROOF TERRACE
6	NON OCCUPYABLE ROOF
7	STOREFRONT WITH INTEGRATED RESIDENTIAL
8	WINDOW WALL WITH INTEGRAL FINISHES
9	RETAIL PARKING
10	RESIDENTIAL PARKING
11	GREENHOUSE PRODUCTION OVER HEIGHT LIMIT PER 17.108.02(1)(B)

**nautilus group**

291 PLYMOUTH  
OAKLAND, CA 94612  
TEL: 415.778.8800  
WWW.NAUTILUSGROUP.COM

**OWNER**  
NAUTILUS GROUP  
1700 CALIFORNIA STREET, SUITE 100  
OAKLAND, CA 94612

**GENERAL CONTRACTOR**  
NAUTILUS GROUP  
1700 CALIFORNIA STREET, SUITE 100  
OAKLAND, CA 94612

**ARCHITECT OF RECORD**  
NAUTILUS GROUP  
1700 CALIFORNIA STREET, SUITE 100  
OAKLAND, CA 94612

**MECHANICAL/ELECTRICAL/PLUMBING**  
NAUTILUS GROUP  
1700 CALIFORNIA STREET, SUITE 100  
OAKLAND, CA 94612

**STRUCTURAL**  
NAUTILUS GROUP  
1700 CALIFORNIA STREET, SUITE 100  
OAKLAND, CA 94612

**DATE**  
1/11/2018

**PROJECT**  
5110 TELEGRAPH AVE.  
OAKLAND, CA 94612

**REVISIONS**

NO.	DATE	DESCRIPTION
1	1/11/2018	ISSUE RECORD

**AGENCY APPROVALS**

**5110 Telegraph Ave.**  
Oakland, CA 94612

Nautilus Group  
350 Frank H. Ogden Plaza, Suite  
Oakland, CA 94612  
NEMO Building Systems, LLC  
18251 Mulberry Pkwy  
Lathrop, CA 95330

**SECTION**

**A2.1**

1" = 20'-0"

Scale

13501  
Date: 01 FEBRUARY 2018  
Drawn by: SDC

Nautilus Group  
350 Franklin, Oakland, CA 94612  
Tel: 415.778.8800  
www.nautilusgroup.com

CONTRACTOR: [Name]  
ARCHITECT: [Name]

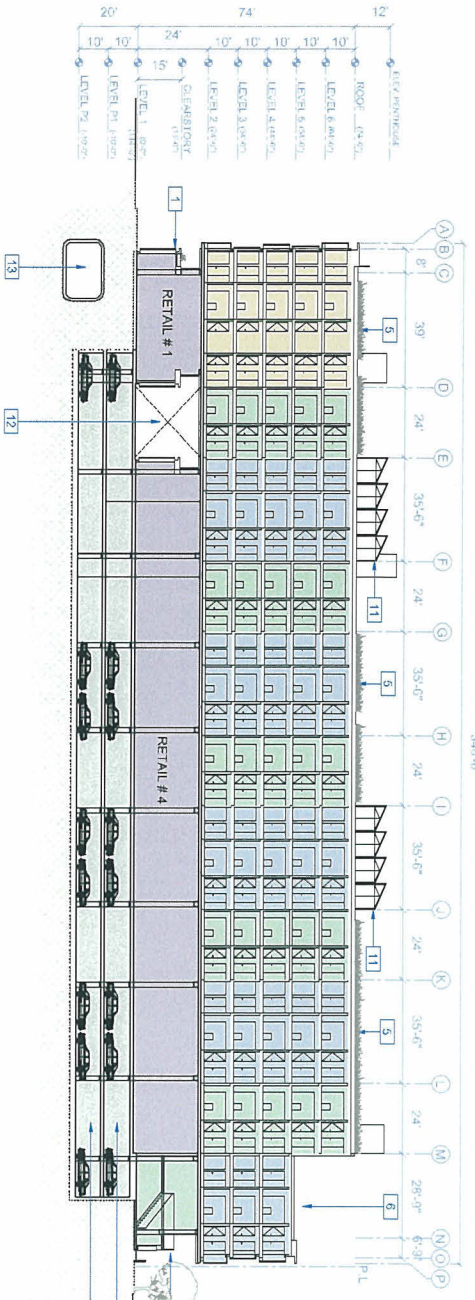
PROJECT NUMBER: [Number]

DATE: [Date]

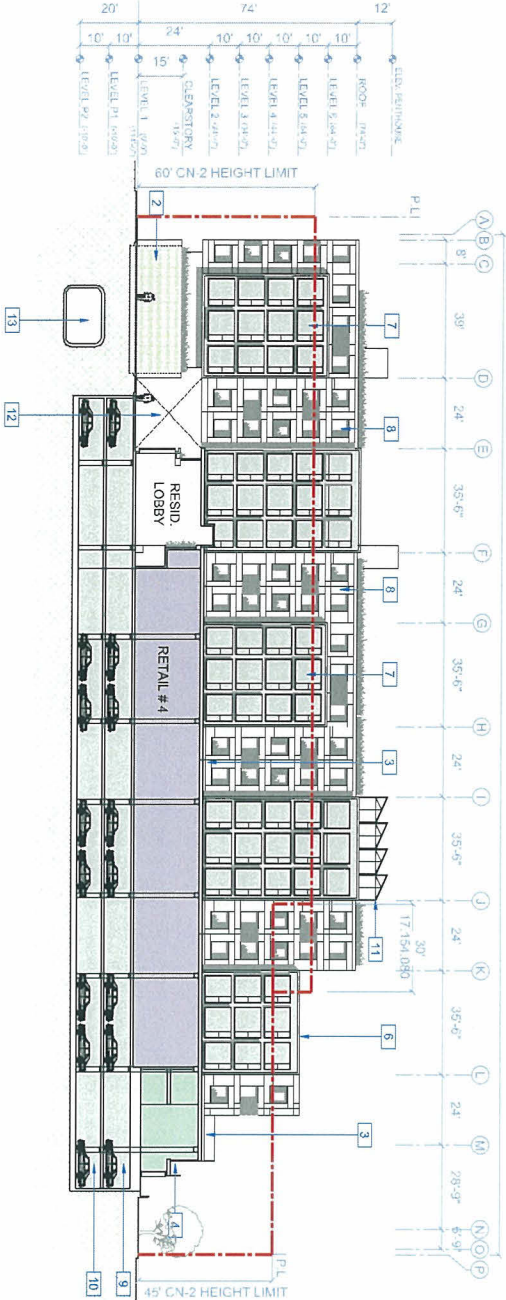
LANDSCAPE: [Name]

AGENCY APPROVALS

SECTION 1



SECTION 2



- AGENCY
- UTILITY
- RETAIL
- STUDIO
- 1 BED
- 2 BED
- 3 BED
- GREENHOUSE

SECTION 2

**NOTATION KEY**

1	RETAIL STORAGE UNIT WITH PLANTED LOBBY SPACE
2	RESIDENTIAL GREEN INTERPRETIVE GARDEN & WATER FEATURE (SEE 2-30000)
3	RESIDENTIAL COMMON DECK
4	PRIVATE DECK
5	ROOF PAVILION
6	NON OCCUPABLE ROOF
7	ALUMINUM FRAMED WINDOW AND WINDOW ROOF
8	REARSCREEN SLING WITH INTEGRAL PAINTER AND PNEUMATIC RESIN SCREEN
9	RETAIL PARKING
10	RESIDENTIAL PARKING
11	GREENHOUSE PROJECTION OVER HEIGHT LIMIT PER 17.1.06 (2009 IBC)
12	RETAIL CORRIDOR
13	EXISTING UNDERGROUND STORAGE TANK (UST)

A2.2

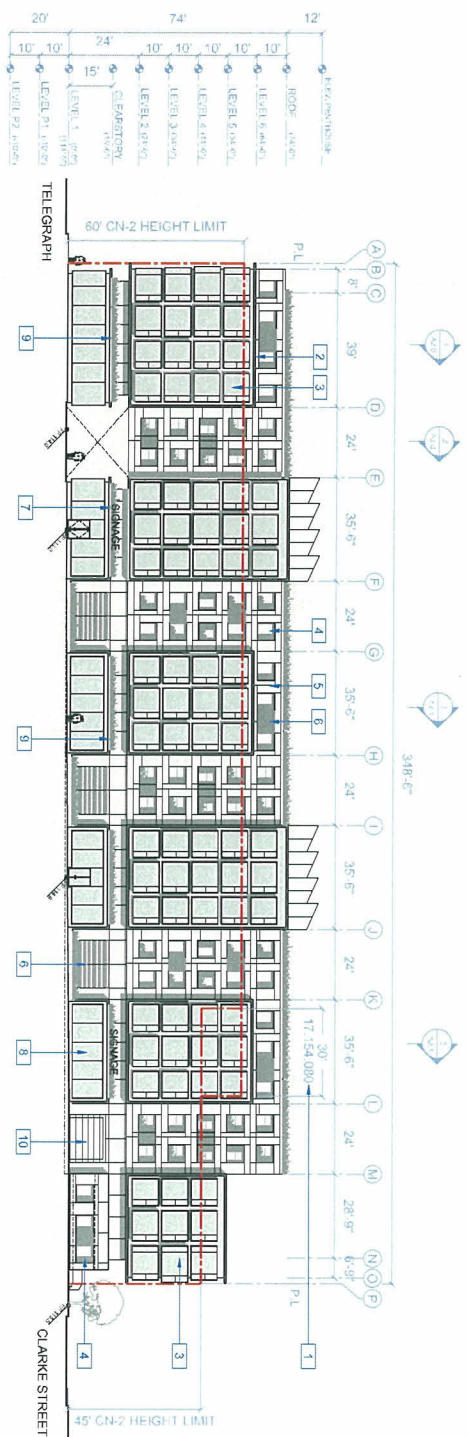
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SECTION

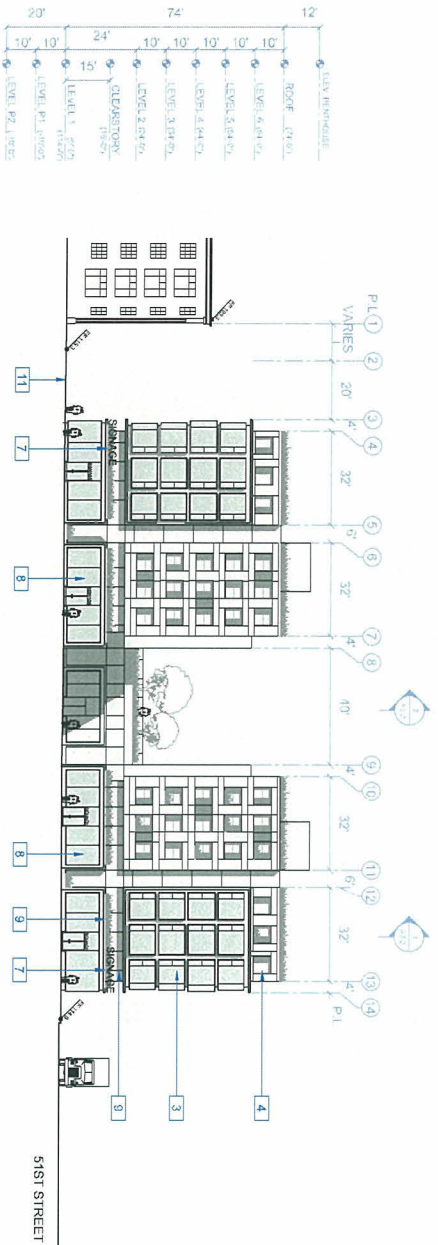
5110 Telegraph Ave.  
Oakland, CA 94609  
Nautilus Group  
350 Franklin, Oakland, CA 94612  
NELO Group, Inc.  
18251 Midway Park  
Livermore, CA 94550

13501  
04 FEBRUARY 2016  
SDB

13501  
04 FEBRUARY 2016  
SDB



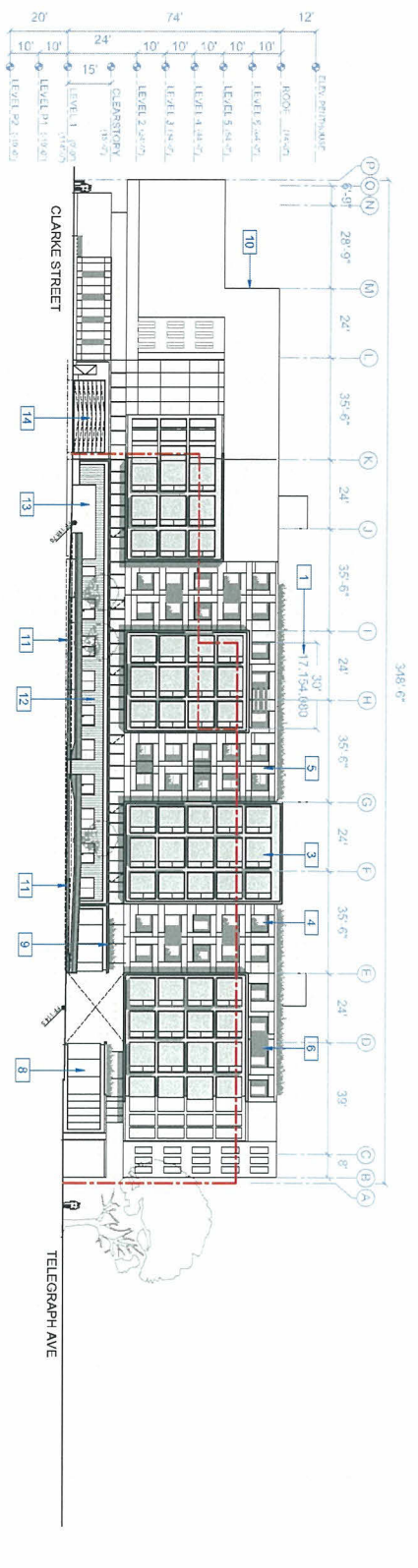
SOUTH ELEVATION: 51st STREET 1



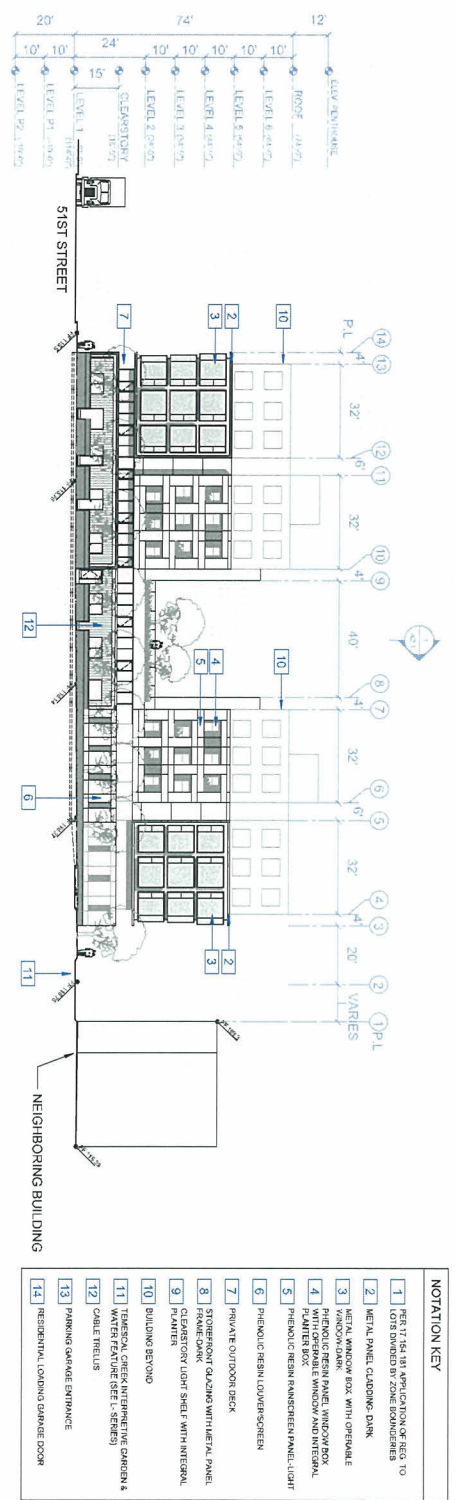
WEST ELEVATION: TELEGRAPH AVENUE 2

NOTATION KEY

1	PER 17.154.031 APPLICATION OF REG. TO LOTS DIVIDED BY ZONE BOUNDARIES
2	METAL PANEL CLADDING DARK
3	METAL WINDOW BOX WITH ORANGE
4	PHENOLIC RESIN WINDOW BOX WITH ORANGE WINDOW AND INTERNAL PANEL LIGHT
5	PHENOLIC RESIN BARS/GREEN PANEL LIGHT
6	PHENOLIC RESIN LOUVERSCREEN
7	PRIMARY SOURCE
8	STOBBENT RAZORB WITH METAL PANEL FRAME/DARK
9	CLEARSTORY LIGHT SHEET WITH INTEGRAL PRIMER
10	COMMERCIAL LANDMARK ENTRY
11	TORNSAL OBER INTERPRETIVE GARDENA WINTER EXHIBIT (SEE 7 SECTION)



NORTH ELEVATION: NORTH 1



EAST ELEVATION: TELEGRAPH AVENUE 2

**NOTATION KEY**

- 1 REF: 11.64.84 APPLICATION OF SEE TO LOTS DIVIDED BY ZONE BOUNDARIES
- 2 METAL PANEL CLADDING DARK
- 3 METAL WINDOW BOX WITH OPERABLE PHENOLIC RESIN PANEL WINDOW BOX WITH OPERABLE WINDOW AND INTERNAL PAINTER BOX
- 4 PHENOLIC RESIN RAINSCREEN PANEL LIGHT
- 5 PHENOLIC RESIN LOUVERSCREEN
- 6 PRIVATE OUTDOOR DECK
- 7 PRIVATE OUTDOOR DECK
- 8 INTERIOR GLAZING WITH METAL PANEL WINDOW BOX
- 9 CLEANSATORY LIGHT SHEET WITH INTERIOR PLANTER
- 10 BUILDING BEYOND
- 11 TRIBESAL CREEK INTERPRETIVE PARK & WATERFALL (DECK - SCREEN)
- 12 CABLE TRELLIS
- 13 PARKING GARAGE ENTRANCE
- 14 RESIDENTIAL LOADING GARAGE DOOR

**nautilus group**

390 BROADWAY  
OAKLAND, CA 94612  
TEL: 415.778.8800  
WWW.NAUTILUSGROUP.COM

**PROJECT INFORMATION**

PROJECT NAME: 5110 TELEGRAPH AVENUE  
PROJECT ADDRESS: 5110 TELEGRAPH AVENUE, OAKLAND, CA 94612  
PROJECT NUMBER: 13501

**CLIENT**

NAUTILUS GROUP  
390 BROADWAY  
OAKLAND, CA 94612  
TEL: 415.778.8800  
WWW.NAUTILUSGROUP.COM

**ARCHITECT OF RECORD**

NAUTILUS GROUP  
390 BROADWAY  
OAKLAND, CA 94612  
TEL: 415.778.8800  
WWW.NAUTILUSGROUP.COM

**MECHANICAL, ELECTRICAL, PLUMBING**

NAUTILUS GROUP  
390 BROADWAY  
OAKLAND, CA 94612  
TEL: 415.778.8800  
WWW.NAUTILUSGROUP.COM

**LANDSCAPE**

NAUTILUS GROUP  
390 BROADWAY  
OAKLAND, CA 94612  
TEL: 415.778.8800  
WWW.NAUTILUSGROUP.COM

**FOOT PATH**

NAUTILUS GROUP  
390 BROADWAY  
OAKLAND, CA 94612  
TEL: 415.778.8800  
WWW.NAUTILUSGROUP.COM

**AGENCY APPROVALS**

**PLAN CHECK 1**

NO.	ISSUE RECORD	DATE
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		
11		
12		
13		
14		

**5110 Telegraph Ave.**  
Oakland, CA 94612

**Nautilus Group**  
390 Broadway  
Oakland, CA 94612  
TEL: 415.778.8800  
WWW.NAUTILUSGROUP.COM

**NEED TO KNOW**  
5110 TELEGRAPH AVENUE  
OAKLAND, CA 94612  
TEL: 415.778.8800  
WWW.NAUTILUSGROUP.COM

**ELEVATION**

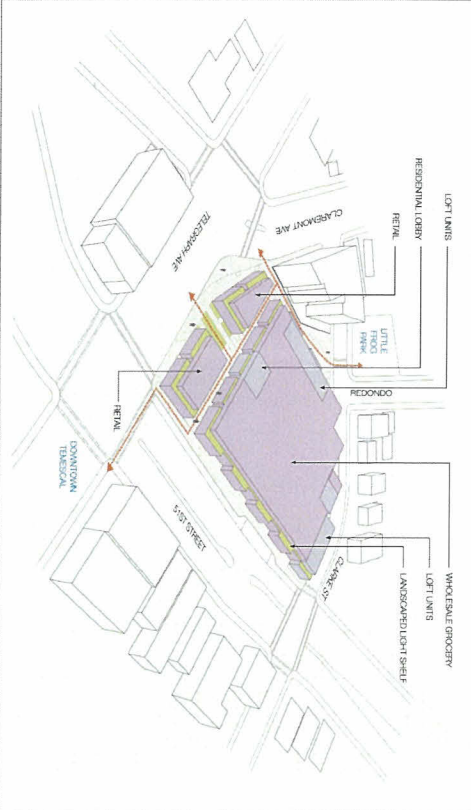
North Arrow

13501  
Date: 04 FEBRUARY 2016  
Drawn by: SDG

**A3.1**

1" = 20'-0"





BUILDING MASSING

1

AERIAL VIEWS

2

3501 Northpoint Parkway, Suite 110  
Oakland, CA 94612

nautilus group is a 501(c)(3) non-profit organization. All proceeds from the sale of this publication will be donated to the nautilus group foundation. For more information, please contact: nautilus@nautilusgroup.com

OWNER: NAUTILUS GROUP

ARCHITECT: NAUTILUS GROUP

ARCHITECT OF RECORD: NAUTILUS GROUP

PROJECT ARCHITECT: NAUTILUS GROUP

STRUCTURAL: NAUTILUS GROUP

MECHANICAL/ELECTRICAL/PLUMBING: NAUTILUS GROUP

CIVIL: NAUTILUS GROUP

LANDSCAPE: NAUTILUS GROUP

NOTES: NAUTILUS GROUP

AGENCY APPROVALS:

NO.	ISSUE RECORD	DATE
1	ISSUE RECORD	01/15/18
2	ISSUE RECORD	01/15/18
3	ISSUE RECORD	01/15/18
4	ISSUE RECORD	01/15/18
5	ISSUE RECORD	01/15/18
6	ISSUE RECORD	01/15/18
7	ISSUE RECORD	01/15/18
8	ISSUE RECORD	01/15/18
9	ISSUE RECORD	01/15/18
10	ISSUE RECORD	01/15/18
11	ISSUE RECORD	01/15/18
12	ISSUE RECORD	01/15/18
13	ISSUE RECORD	01/15/18
14	ISSUE RECORD	01/15/18
15	ISSUE RECORD	01/15/18
16	ISSUE RECORD	01/15/18
17	ISSUE RECORD	01/15/18
18	ISSUE RECORD	01/15/18
19	ISSUE RECORD	01/15/18
20	ISSUE RECORD	01/15/18

**5110 Telegraph Ave.**  
Oakland, CA 94612

Nautilus Group  
3501 Frank H. Ogawa Plaza, Suite  
310  
Oakland, CA 94612  
NEVO GROUP, INC. LLC  
18231 Mulford Pkwy  
Livermore, CA 94550

**MASSING**

Nautilus Project Number: 13801  
Date: 04 FEBRUARY 2018  
Drawn by: SDG

**A4.0**  
Scale: NTS

201 Frank H. Ogawa Plaza, Suite 310  
Oakland, CA 94612  
Tel: 415.778.1300  
nautilusgroup.com

**OWNER:**  
NAUTILUS GROUP

**CONSULTING ARCHITECT:**  
NAUTILUS GROUP

**ARCHITECT OF RECORD:**  
NAUTILUS GROUP

**PROJECT DESIGNER:**  
NAUTILUS GROUP

**3D RENDERING:**  
NAUTILUS GROUP

**MECHANICAL/ELECTRICAL/PLUMBING:**  
NAUTILUS GROUP

**CONTRACTOR:**  
NAUTILUS GROUP

**LANDSCAPE:**  
NAUTILUS GROUP

**ROOF RAIN:**  
NAUTILUS GROUP

**AGENCY APPROVALS:**



TELEGRAPH AVE

CAMERA LOCATION PLAN



PLAN CHECK	ISSUE RECORD	DATE
101	NO	
102	NO	
103	NO	
104	NO	
105	NO	
106	NO	
107	NO	
108	NO	
109	NO	
110	NO	
111	NO	
112	NO	
113	NO	
114	NO	
115	NO	
116	NO	
117	NO	
118	NO	
119	NO	
120	NO	

**5110 Telegraph Ave.**  
Oakland, CA 94608  
Nautilus Group  
350 Frank H. Ogawa Plaza, Suite  
310, Oakland, CA 94612  
NCHD Building Group, LLC  
18251 Murphy Pkwy  
Livorno, CA 94530



PERSPECTIVE

Nautilus Project Number	13801
Date	04 FEBRUARY 2016
Drawn by	SJG

**A4.1**

Scale: NTS





# RESIDENTIAL ENTRY COURT

CAMERA LOCATION PLAN



3991 Main Street, Suite 100  
 Oakland, CA 94612  
 Tel: 415.774.8888  
 Fax: 415.774.8889  
 www.nautilusgroup.com

**CONTRACT INFORMATION**

Contract No. NAG-18-001  
 1/18/18 - 12/31/18

**CLIENT INFORMATION**

5110 Telegraph Ave.  
 Oakland, CA 94612

**ARCHITECT OF RECORD**

300 Franklin Street, Suite 300  
 Oakland, CA 94612

**PROJECT DESIGNER**

300 Franklin Street, Suite 300  
 Oakland, CA 94612

**GENERAL CONTRACTOR**

1000 Broadway, Suite 1000  
 Oakland, CA 94612

**LANDSCAPE ARCHITECT**

1000 Broadway, Suite 1000  
 Oakland, CA 94612

**FOOT PATH**

300 Franklin Street, Suite 300  
 Oakland, CA 94612

**AGENCY APPROVALS**

City of Oakland  
 Planning Department

NO.	ISSUE RECORD	DATE
001	ISSUE RECORD	1/18/18
002	ISSUE RECORD	1/18/18
003	ISSUE RECORD	1/18/18
004	ISSUE RECORD	1/18/18
005	ISSUE RECORD	1/18/18
006	ISSUE RECORD	1/18/18
007	ISSUE RECORD	1/18/18
008	ISSUE RECORD	1/18/18
009	ISSUE RECORD	1/18/18
010	ISSUE RECORD	1/18/18

**5110 Telegraph Ave.**  
 Oakland, CA 94612  
 Nautilus Group  
 3991 Frank H. Ogden Plaza, Suite  
 Oakland, CA 94612  
 MEMO BUILDING PARTNERS, LLC  
 18251 Nulken Pkwy  
 LaBoro, CA 94550



**PERSPECTIVE**

Nautilus Project Number: 13491  
 Date: 04 FEBRUARY 2018  
 Drawn by: SMO & SDC

# A4.3

NTS



CAMERA LOCATION PLAN



# RETAIL EXPERIENCE



Nautilus Group  
2917 Park Blvd  
Oakland, CA 94612  
Tel: 916.434.9500  
www.nautilusgroup.com

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OWNER: NAUTILUS GROUP, 2917 PARK BLVD, OAKLAND, CA 94612

GENERAL CONTRACTOR: [REDACTED]

ARCHITECT OF RECORD: [REDACTED]

MECHANICAL, ELECTRICAL, PLUMBING: [REDACTED]

PROJECT DESIGN: [REDACTED]

ARCHITECTURAL: [REDACTED]

LANDSCAPE: [REDACTED]

INTERIOR DESIGN: [REDACTED]

AGENCY APPROVALS

NO.	DESCRIPTION	DATE
1	ISSUE RECORD	
2	ISSUE RECORD	
3	ISSUE RECORD	
4	ISSUE RECORD	
5	ISSUE RECORD	
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96	ISSUE RECORD	
97	ISSUE RECORD	
98	ISSUE RECORD	
99	ISSUE RECORD	
100	ISSUE RECORD	

5110 Telegraph Ave.  
Oakland, CA 94609

Nautilus Group  
350 Frank H. Ogawa Plaza, Suite  
310  
Oakland, CA 94612

MECHANICAL, ELECTRICAL, PLUMBING  
DESIGN GROUP, INC.  
Lathrop, CA 94530

Nautilus Group  
350 Frank H. Ogawa Plaza, Suite  
310  
Oakland, CA 94612

MECHANICAL, ELECTRICAL, PLUMBING  
DESIGN GROUP, INC.  
Lathrop, CA 94530

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Lathrop, CA 94530

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Lathrop, CA 94530

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DESIGN GROUP, INC.  
Lathrop, CA 94530

MECHANICAL, ELECTRICAL, PLUMBING  
DESIGN GROUP, INC.  
Lathrop, CA 94530



CAMERA LOCATION PLAN



# CLARKE STREET TOWNHOUSES

2011 Frank, Nautilus Group  
Oakland, CA 94612

NAUTILUS GROUP HAS BEEN DESIGNATED AS THE ARCHITECT OF RECORD FOR THIS PROJECT. NAUTILUS GROUP HAS NOT BEEN DESIGNATED AS THE ARCHITECT OF RECORD FOR THIS PROJECT.

OWNER: NAUTILUS GROUP

GENERAL CONTRACTOR: NAUTILUS GROUP

ARCHITECT OF RECORD: NAUTILUS GROUP

MECHANICAL, ELECTRICAL, PLUMBING: NAUTILUS GROUP

STRUCTURAL: NAUTILUS GROUP

LANDSCAPE: NAUTILUS GROUP

AGENCY APPROVALS: NAUTILUS GROUP

DATE	ISSUE RECORD	BY
01/15/2018	ISSUE RECORD	NTS

**5110 Telegraph Ave.**  
Oakland, CA 94608

Nautilus Group  
350 Frank H. Ogawa Plaza Suite  
Oakland, CA 94612

NEHO Building Systems, LLC  
18231 Mulberry Pkwy  
Lathrop, CA 95330

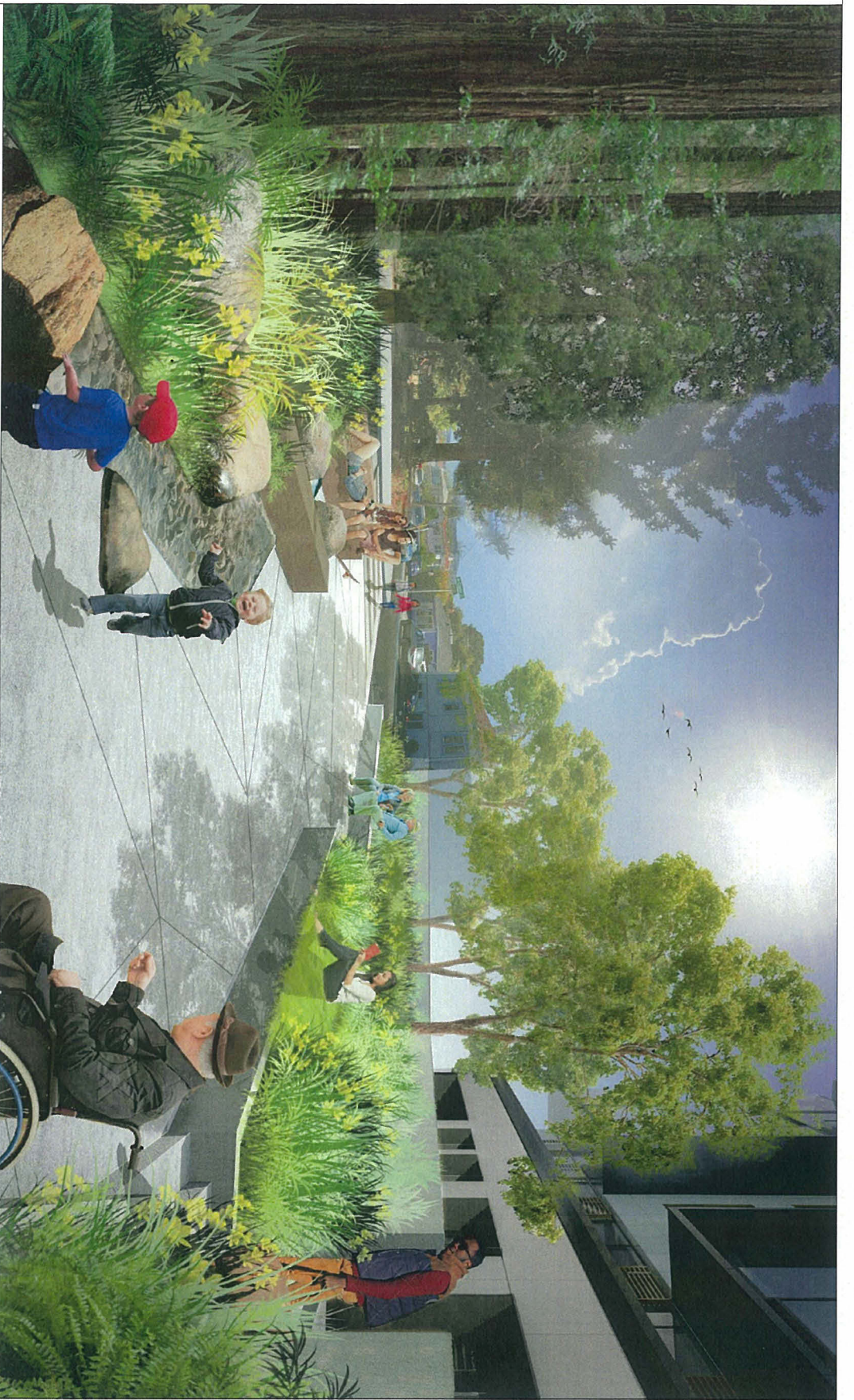


## PERSPECTIVE

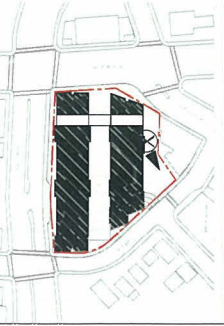
Nautilus Project Number: 13501  
Date: 04 FEBRUARY 2018  
Drawn by: S05

# A4.5

Scale: NTS



CAMERA LOCATION PLAN



LITTLE FROG PARK CONNECTION: PUBLIC PATH

nautilus group

Nautilus Group  
 390 7th Street, Oakland, CA 94612  
 Tel: 510.434.8300  
 Fax: 510.434.8303  
 nautilusgroup.com

GENERAL CONTRACTOR  
 JACOBS GROUP, INC.  
 1000 17th Street, Oakland, CA 94612

ARCHITECT OF RECORD  
 HOK, INC.  
 400 California Street, San Francisco, CA 94104

LANDSCAPE ARCHITECT OF RECORD  
 NAAI, INC.  
 1000 17th Street, Oakland, CA 94612

PROJECT RESORT  
 NAAI, INC.  
 1000 17th Street, Oakland, CA 94612

STRUCTURAL  
 HOK, INC.  
 400 California Street, San Francisco, CA 94104

Mechanical, Electrical, Plumbing  
 HOK, INC.  
 400 California Street, San Francisco, CA 94104

CONTRACTOR  
 JACOBS GROUP, INC.  
 1000 17th Street, Oakland, CA 94612

LANDSCAPE  
 NAAI, INC.  
 1000 17th Street, Oakland, CA 94612

ROOF FIRM  
 HOK, INC.  
 400 California Street, San Francisco, CA 94104

AGENCY/ APPROVALS

PLAN CHECK 1

ISSUE RECORD

NO.	DATE	DESCRIPTION	STATUS
1	01/15/18	ISSUE FOR PERMIT	OPEN
2	01/15/18	ISSUE FOR PERMIT	OPEN
3	01/15/18	ISSUE FOR PERMIT	OPEN
4	01/15/18	ISSUE FOR PERMIT	OPEN
5	01/15/18	ISSUE FOR PERMIT	OPEN
6	01/15/18	ISSUE FOR PERMIT	OPEN
7	01/15/18	ISSUE FOR PERMIT	OPEN
8	01/15/18	ISSUE FOR PERMIT	OPEN
9	01/15/18	ISSUE FOR PERMIT	OPEN
10	01/15/18	ISSUE FOR PERMIT	OPEN

5110 Telegraph Ave.  
 Oakland, CA 94608

Nautilus Group  
 350 Frank H. Ogawa Plaza, Suite  
 310  
 Oakland, CA 94612

NEVA Engineering Systems, LLC  
 25211 Mission Blvd., Suite 200  
 Lafayette, CA 94530



PERSPECTIVE

Nautilus Project Number: 13801

Date: 01 FEBRUARY 2018

Drawn by: SWS

Scale: NTS

A4.6

350 Franklin, Nautilus Group, Suite 310  
 Oakland, CA 94609  
 5110 Telegraph Ave., Nautilus Group, Suite 310  
 Oakland, CA 94612  
 18231 Mulberry Place, NEMO Architecture, LLC  
 Lafayette, CA 94530

**OWNER**  
 Nautilus Group, Suite 310  
 350 Franklin, Oakland, CA 94609

**GENERAL CONTRACTOR**  
 Nautilus Group, Suite 310  
 350 Franklin, Oakland, CA 94609

**ARCHITECT OF RECORD**  
 NEMO Architecture, LLC  
 18231 Mulberry Place, Lafayette, CA 94530

**PROJECT DESIGNER**  
 NEMO Architecture, LLC  
 18231 Mulberry Place, Lafayette, CA 94530

**STRUCTURAL ENGINEER**  
 Nautilus Group, Suite 310  
 350 Franklin, Oakland, CA 94609

**MECHANICAL/ELECTRICAL/PLUMBING ENGINEER**  
 Nautilus Group, Suite 310  
 350 Franklin, Oakland, CA 94609

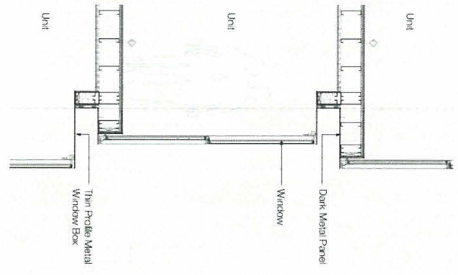
**DATE**  
 04 FEBRUARY 2016

**SCALE**  
 AS SHOWN

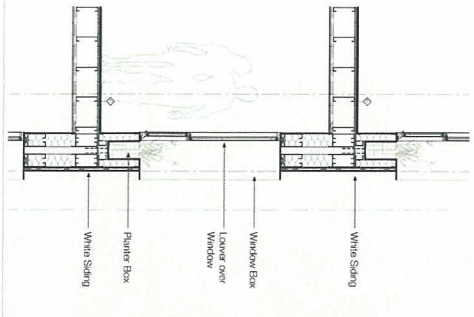
**PROJECT NAME**  
 350 Franklin, Nautilus Group, Suite 310

**PROJECT ADDRESS**  
 350 Franklin, Nautilus Group, Suite 310  
 Oakland, CA 94609

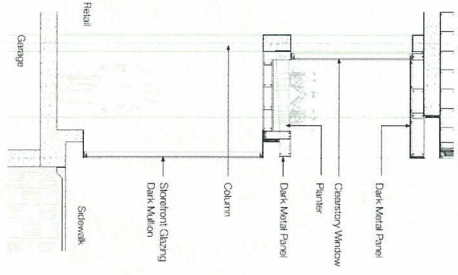
**AGENCY APPROVALS**



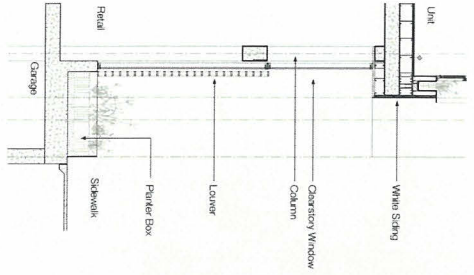
RESIDENTIAL FACADE TYPE B 2



RESIDENTIAL FACADE TYPE A 1



RESIDENTIAL FACADE TYPE B 4



RETAIL FACADE TYPE A 3



RETAIL FACADE TYPE B 4

**WALL TYPES**

**A5.0**  
 NTS

Nautilus Project Number: 1350T  
 Date: 04 FEBRUARY 2016  
 Drawn by: SDG

**PLAN CHECK & ISSUE RECORD**

NO.	DATE	DESCRIPTION	STATUS
1	04 FEB 2016	ISSUED FOR PERMIT	OPEN
2	04 FEB 2016	REVISIONS	CLOSED
3	04 FEB 2016	REVISIONS	CLOSED
4	04 FEB 2016	REVISIONS	CLOSED

**5110 Telegraph Ave.**  
 Oakland, CA 94609  
 Nautilus Group  
 350 Frank H. Ogawa Plaza, Suite  
 Oakland, CA 94612  
 NEMO Architecture, LLC  
 18231 Mulberry Place  
 Lafayette, CA 94530

