

**Case File Number: PLN22006**

**October 26, 2022**

<b>Location:</b>	<b>1919 Webster Street</b>
<b>Assessor's Parcel Number(s):</b>	<b>008 063700808</b>
<b>Proposal:</b>	Major Conditional Use Permit for Large-Scale Development on a corner lot by demolishing an existing commercial building and surface parking lot in order to construct a 17-story, 269.8-foot-high office tower with a basement level parking garage. The project includes three Minor Variances for tower lot coverage, off-street loading, and bicycle parking.
<b>Applicant:</b>	1919 Webster Street Owner, LLC
<b>Contact Person/ Phone Number:</b>	Matt Weber, Ellis Partners/(415) 391-9800
<b>Owner:</b>	1919 Webster Street Owner, LLC
<b>Case File Number:</b>	PLN22006, PLN22006-ER01
<b>Planning Permits Required:</b>	Major Conditional Use Permit for Large-Scale Development; two Minor Conditional Use Permits for Administrative Commercial Activities at the ground floor and within 30 feet from any street-abutting property line; Minor Variances for tower lot coverage, off-street loading, and bicycle parking; Regular Design Review; and a Tentative Parcel Map to merge two lots into one lot (VTPM11233).
<b>General Plan:</b>	Central Business District
<b>Zoning:</b>	CBD-P Central Business District Pedestrian Retail Commercial Zone and CBD-C Commercial, Pedestrian & Commercial Zone Height Area 7, no limit
<b>Environmental Determination:</b>	Determination Pending, Environmental analysis to be conducted prior to any discretionary action
<b>Historic Status:</b>	OCHS Rating: F3
<b>City Council District:</b>	3
<b>Finality of Decision:</b>	No decision by DRC; receive public testimony and provide comments on design.
<b>For Further Information:</b>	Contact case planner <b>Michele Morris</b> at <b>(510) 238-2235</b> or by e-mail at <b>mmorris2@oaklandca.gov</b>

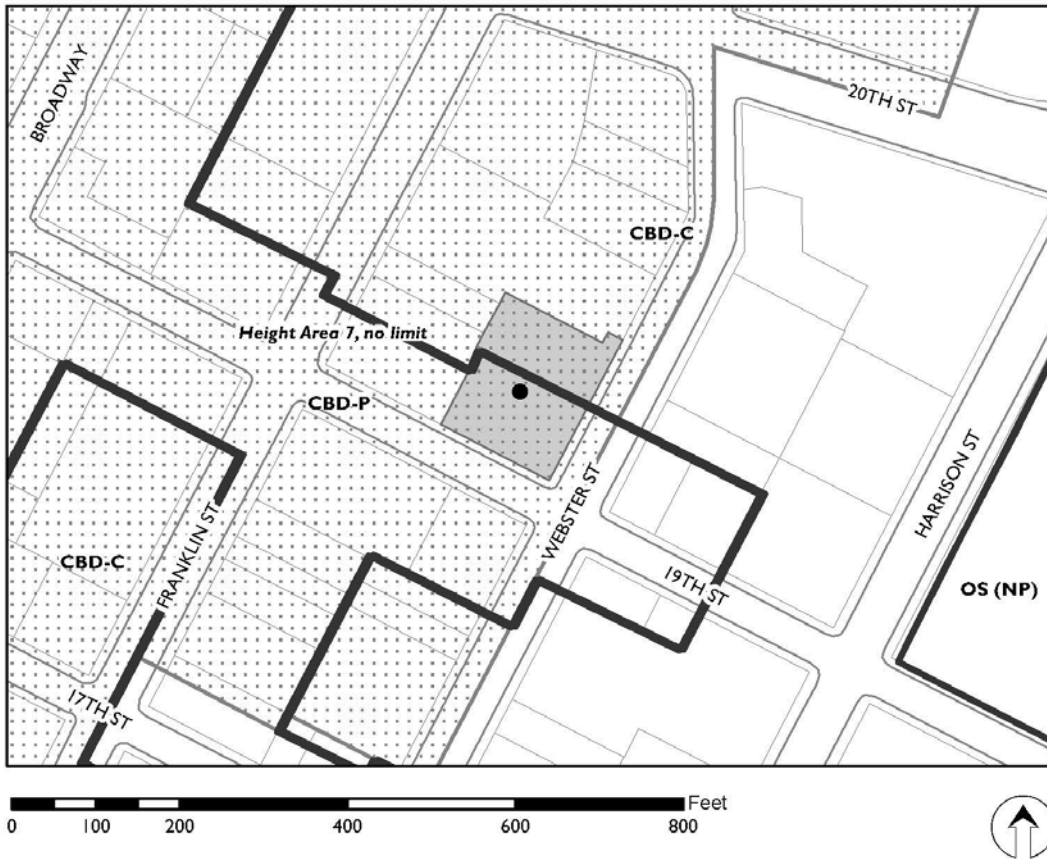
**SUMMARY**

The proposed project is the for construction of a 17-story, 269.9-foot high, 406,606 square foot commercial tower with one floor of an underground parking garage on a corner lot, and demolition of an existing commercial building and surface parking lot. The project includes three Minor Variances for tower lot coverage, reduced off-street loading, and reduced bicycle parking. The Design Review Committee (DRC) previously reviewed two options for this application on May 25, 2022. Since that time, the applicant has decided to move forward with the smaller option, only.

**PROJECT SITE AND SURROUNDING AREA**

The project site is located at 1919 Webster Street, in downtown Oakland. The site currently contains an office building and surface parking lot located at the corner of the 19<sup>th</sup> and Webster Streets, and two blocks east of Broadway. The proposed tower would encompass this 26,017 square-foot property which has principal street frontage on 19<sup>th</sup> Street. While the subject property is not in an Area of Primary Importance in terms of historic significance to Oakland, it is close in proximity to the Leamington Hotel building, an Oakland Landmark.

## CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN22006  
Applicant: 1919 Webster Street Owner, LLC c/o Ellis Partners LLC  
Address: 1919 Webster Street  
Zone: CBD-P, CBD-C  
Height Area: 7, No limit

## PROJECT BACKGROUND

### *Context*

The project site is located in downtown Oakland at the corner of 19<sup>th</sup> and Webster Streets. This location is within two blocks of 19<sup>th</sup> Street BART station and within three blocks of Lake Merritt. Tall buildings and lower height buildings can be found throughout downtown and include varying sized office, retail, civic and institutional buildings. According to the National Register of Historic Places (U.S. Department of the Interior, National Park Service), Downtown Oakland developed with most of its tall office buildings east of Broadway. Also, most buildings were built with little or no front or side setbacks. Other common features include generous openings facing the street for commercial ground floors, four-story glass base, and spacious office lobbies.

### *Public Review to Date*

The applicant previously submitted this commercial project application to the Design Review Committee (DRC) on May 25, 2022. The applicant previously proposed two designs at the meeting: (1) a 25-story, 400-foot tall office tower with three levels of above ground floor parking and one parking level underground, and (2) a 17-story, 280-foot high office tower with a basement level parking garage. The DRC directed the applicant to return to the DRC after making revisions. The applicant has responded the following comments made by the DRC into the current design being presented today. Staff's assessment of the applicant's response to these comments are italicized:

- When comparing the two designs, the shorter design should have a different vocabulary or feel. The design seemed arbitrary and seemed to lose the fine-grain character that [one would] want to describe the “skin” of the building. The proposed building has a “taut skin on four sides and no extra façade richness, or light and shadow. The flat façade needs more projection.
  - *The applicant has attempted to revise and enhance the vertical and horizontal framing of the façade.*
- The applicant should reassess the design of the ground floor and use the same level of detail as with the taller building.
  - *Revisions to the shorter design reflect similar design detail as to the taller building design such as metal framing and simple change in the color scheme.*
- Commissioners liked the balconies and their uses, but wondered if the corner was the only place on the building that get the “special treatment.”
  - *The applicant has revised the recessing and emphasis of the balconies' dimensions, but the focus on the building corner remains solely on the balconies.*
- The frame of the building is dark so it will be important that the glass is not as dark.
  - *The frame of the shorter building remains dark, however, the effect of the proposed glass color and light gray brushed metal panels only slightly reduces this visual impact.*
- The lobby is better and the art location is better on the shorter design scheme.

- *The applicant has maintained a lobby space similar to the previous shorter design scheme but the art location appears to have shifted closer to the corner of the building.*
- The taller design had what seemed like “a lot” and/or “too much” proposed parking.
  - *The proposed parking has been reduced from 158 spaces for the previous taller design scheme to just 37 spaces for the current design.*
- Can the corner could be enhanced so it is not the only space with some attention? The ground level should incorporation more activation.
  - *Staff believes that although some revision has been made to the ground floor such as recessing the lobby doors and adding modest overhangs/awnings more refinement to the ground level is warranted.*

## PROJECT DESCRIPTION

This project is for a 17-floor office tower with one level of underground parking. The applicant has decided to move forward with the current shorter tower design which remains substantially similar in design to the previous taller design proposal. As noted above, while the applicant previously proposed consideration of two options for this site, they have since decided to pursue the smaller development proposal, only.

The proposed project plans, elevations, and illustrations are provided in **Attachment A** to this report. In general, the proposed plans include a modern architectural styled, 17-story commercial development with abundant glazing using insulated shadow boxes and dark painted metal panels surrounding the windows of insulated, reflectance glass units with high performance low-e coating throughout the tower. At the ground floor, recessed window and lobby doors are framed using brushed, light gray metal framing. A series of outdoor balconies embrace the corner of the tower as it rises. The rooftop deck plan is presented as two options from which the property owner may choose: (1) a penthouse with mechanical and electrical equipment, the elevator overrun and landscaping on the roof surface. A mechanical screen would surround the penthouse structure; (2) a penthouse surrounded by a mechanical screen and containing mechanical and electrical equipment, the elevator overrun, and the roof surface that would have no landscaping. In both roof plan options the penthouse would be covered by a canopy with grid-patterned overhangs. The canopy would not cover the entire rooftop.

## GENERAL PLAN ANALYSIS

The proposed project site is in the Central Business District General Plan land use designation. The intent of the Central Business District land use designation is “to encourage, support, and enhance the downtown area as a high-density mixed use urban center of regional importance and a primary hub for business, communications, office, government, high technology, retail, entertainment, and transportation in Northern California.” The Land Use Element further describes the Desired Character and Uses of this designation to include a “mix of large-scale offices, commercial, urban (high-rise) residential, institutional, open space, cultural, educational, arts, entertainment, service, community facilities, and visitor uses.

The following is an analysis of how the proposed project meets applicable General Plan objectives and policies for Downtown Oakland (staff analysis is in indented, italicized text):

- Objective D7: Facilitate and promote downtown Oakland’s position as the primary office center for the region.
  - *The proposal is for a tower with 17 floors of commercial office space, and would thereby support this objective.*
- Objective D8: Build on the current office nodes near the 12<sup>th</sup> and 19<sup>th</sup> Street BART stations to establish these locations as the principal centers for office development in the city.
  - *The project is located within two blocks of the 19<sup>th</sup> Street BART station which would support this objective.*
- Policy D8.1, Locating Office Development: New large scale office development should be primarily located along the Broadway corridor south of Grand Avenue, with concentrations at the 12th Street and 19th Street BART stations. The height of office development should respect the Lake Merritt edge...
  - *The project is a largescale office development and will be located south of Grand Avenue and near the 19<sup>th</sup> Street BART Station which supports this policy.*

**ZONING ANALYSIS**

The project is located in downtown Oakland and is in both CBD-P Central Business District Pedestrian Retail Commercial Zone and CBD-C Commercial, Pedestrian & Commercial Zone. The following discussion outlines the purposes of both zoning regulations, respectively, with staff analysis provided below in indented, italicized text:

- The CBD-P Zone intends to create, maintain, and enhance areas of the Central Business District for ground-level, pedestrian-oriented, active storefront uses. Upper story spaces are intended to be available for a wide range of office and residential activities.
- The CBD-C Zone intends to create, maintain, and enhance areas of the Central Business District appropriate for a wide range of ground-floor office and other commercial activities. Upper-story spaces are intended to be available for a wide range of residential and office or other commercial activities.
  - *The project proposes the construction of a building tower for primarily administrative commercial uses that will contribute to the goals of maintaining and enhancing the Central Business District for office and other commercial activities.*

*Zoning Analysis*

	Zone Specific Standards ( <a href="#">Sec. 17.58.060 A</a> )			
	CBD-P Zone	CBD-C Zone	Proposed	Compliance Analysis
Permitted and conditionally permitted activities	Administrative Commercial Activity General Retail Sales Commercial Activity; Full-Service Restaurant and		Office; Retail/ Restaurant/Amenity Space	The Administrative Commercial is a permitted activity.

	Limited-Service Restaurant and Café Activities			General Retail and Full-Service Restaurant and Limited-Service Restaurant and Cafe activities are permitted in this location.
Permitted and conditionally permitted facilities	Nonresidential Facilities		Enclosed office building	Permitted.
<b>Permitted/Required</b>				
	<b>CBD-P Zone</b>	<b>CBD-C Zone</b>	<b>Proposed</b>	<b>Compliance Analysis</b>
<u>Minimum and Maximum Setbacks</u>				
Minimum front	0 ft.	0 ft.	0 ft.	Complies
Maximum front and street side for the first story	5 ft.	5 ft.	0 ft.	Complies
Maximum front and street side for the second and third stories or 35 ft., whatever is lower	5 ft.	5 ft.	0 ft.	Complies
Minimum interior side	0 ft.	0 ft.	0 ft.	Complies
Minimum corner side	0 ft.	0 ft.	0 ft.	Complies
Rear	0 ft.	0 ft.	0 ft.	Complies
<u>Design Regulations</u>				
Ground floor commercial facade transparency	65%	55%	83% on 19 <sup>th</sup> Street side; 53% on the Webster Street side.	Complies. The percentage of transparency only applies to the facade facing the principal street. 19 <sup>th</sup> Street is the principal street and is zoned CBD-P.
Minimum height of ground floor Nonresidential Facilities	15 ft.	15 ft.	17.8 ft.	Complies
Minimum separation between the grade and ground floor living space	N/A	N/A	No living space is proposed for the commercial building.	Not applicable
<b>Height/Bulk/Intensity Area (<a href="#">Sec. 17.58.060 C</a>)</b>				
	<b>Height Area 7</b>		<b>Proposed</b>	<b>Compliance Analysis</b>
<u>Maximum Height</u>				
Maximum Height – Building base	120 ft.		31.5 ft.	Complies
Maximum Height - Total	No height limit		269.8 ft.	Complies
Minimum Height New principal buildings	45 ft.		269.8 ft.	Complies

<u>Maximum Lot Coverage</u>				
Building base (for each story)	100% of site area		Approx. 97%	Complies
Average per story lot coverage above the building base	85% of site area or 10,000 sf., whichever is greater		Approx. 86.5 % (22,500 sf)	Does not comply. A minor variance would be required.
<u>Tower Regulations</u>				
Maximum average area of floor plates	No maximum		Approx. 22,626 sf	Complies
Maximum tower elevation length	No maximum		251.5 ft.	Complies
Maximum diagonal length	No maximum		Not provided	Complies
<b>Off-street Parking Requirements Commercial Activities (Sec. 17.116.080)</b>				
Regulation/Standard	CBD-P Zone	CBD-C Zone	Proposed	Compliance Analysis
Minimum Total Parking Required	None	None	37 spaces	Complies. The proposed parking spaces exceed the minimum parking required.
<b>Off-street Loading Commercial Activities (Sec. 17.116.140)</b>				
Commercial Activity and Floor Area of Facilities Occupied (Administrative)	160,000 square feet or more three (3) berths are required		Two loading berths are proposed.	Does not comply. A minor variance would be required.
<b>Bicycle Parking Requirements Commercial Activities (Sec. 17.111.110)</b>				
Regulation/Standard	CBD-P Zone	CBD-C Zone	Proposed	Compliance Analysis
<u>Office</u>				
Long-term Bicycle Parking Requirement - Administrative	1 space for each 10,000 square feet of floor area. Minimum citywide requirement is 2 spaces.		Approx. 82	Complies
Short-term Bicycle Parking Requirement - Administrative	1 space for each 10,000 square feet of floor area. Minimum citywide requirement is 2 spaces.		8 spaces; A minor variance is proposed.	Does not comply. Minor variance required.
<u>Retail</u>				
Long-term Bicycle Parking Requirement	1 space for each 12,000 square feet of floor area. Minimum citywide requirement is 2 spaces.		82	Complies
Short-term Bicycle Parking Requirement	1 space for each 12,000 square feet of floor area. Minimum citywide requirement is 2 spaces.		8 spaces; A minor variance is proposed.	Does not comply. Minor variance required.

Landscaping and Screening Standards - Required landscape plan for new Nonresidential Facilities and certain additions to Nonresidential Facilities ( <a href="#">Sec. 17.124.025 (A)</a> )			
Regulation/Standard		Proposed	Compliance Analysis
“On streets with sidewalks where the distance from the face of the curb to the outer edge of the sidewalk is at least six and one-half (6½) feet, street trees shall be provided to the satisfaction of the Director of City Planning, as provided in Section 17.124.110...”		Two street trees are proposed for the 19 <sup>th</sup> Street frontage.	Does not comply on Webster Street frontage.

*Design Review*

The Design Review Compliance Matrix for the proposed project is provided as **Attachment B** to this report. Where the project is not in compliance with any guidelines, as noted in the compliance matrix, the lack of compliance is discussed in the *Zoning and Related Issues* section of this report.

**ZONING AND RELATED ISSUES**

*Design*

Staff has worked with the applicant to refine the proposed design for the building site. The applicant team has worked to improve the overall design of the project. Staff reviewed the proposed project in accordance with the Design Review Regulations for CBD Zones and Regular Design Review findings. The project meets the following key criteria:

Design Standards Applying to All [CBD] Zones ( <a href="#">Sec. 17.58.060 B</a> )			
	CBD-P Zone	CBD-C Zone	Compliance Analysis
6. Upper Story Windows	An ample placement of windows above the ground floor is required at all street-fronting façades. To create visual interest, the placement and style of windows shall contribute to a coherent and appealing composition on the facade. Less window space is only permitted in exceptional cases if it contributes to a specific objective of the visual style and aesthetic effect of the building.	The proposed design includes ample window placement above the ground floor on street-fronting façades.	Complies



	Whenever possible, windows should be on all sides of a tower.		
8. Utility Storage	For newly-constructed buildings, areas housing trash, storage, or other utility services shall be located in the garage or be otherwise completely concealed from view of the public right-of-way. Backflow prevention devices shall be located in a building alcove, landscaped area, or utility room within the building, outside of the public right-of-way, and completely screened from view from the public right-of-way unless required otherwise by a department of the City.	Proposed subsurface transformer vault to be located under the public right-of-way of Webster Street.	Complies

*Issues*

The applicant has responded to staff comments with explanations of the design approach and architectural style of the design; however, design issues remain and the project plans require more detail in response to the design guidelines and findings listed below. Staff has identified the following outstanding design issue related to the project excerpted from **Attachment B** to this report. Staff would like DRC to consider addressing the following issues:

Design Standards Applying to All [CBD] Zones ( <a href="#">Sec. 17.58.060 B</a> )			
	CBD-P Zone	CBD-C Zone	Compliance Analysis
1. Entrance	Newly constructed principal buildings shall have at least one prominent pedestrian entrance facing the principal street. Entrances at building corners facing the principal street may be used to satisfy this requirement. Building entrances include doors to one or more shops, businesses, lobbies, or living units. Entrances shall be made prominent through some combination of projecting or recessing the door area, change in material, an awning above a door, additional detailing, stairs leading to the door, and/or other features. The entrance for Nonresidential Facilities shall be at grade.		Does not comply
2. Ground Floor Treatment	All ground-floor building materials shall be durable, of high quality, and display a sense of permanence. Such materials		Does not comply

	include, but are not limited to stone, tile, brick, metal panel systems, glass, and/or other similar materials. Further, the ground level of a newly constructed building shall be designed to enhance the visual experience for pedestrians and distinguish it from upper stories... For buildings with nonresidential ground floor space, visual interest shall also be achieved through modulating the ground floor into a regular cadence of storefront sized windows and entrances.	
5. Massing	The mass of newly-constructed principal buildings shall be broken up into smaller forms to reduce the scale and enhance the visual interest of the streetscape. The massing requirements contained in this note shall be applied on all visible facades and achieved through some coordinated combination of changes in plane, building articulation, varied materials, contrasting window patterns and treatments, varying roof heights, separating upper-story floor area into two or more towers, contrasting colors, a distinct base, middle, and top, or other methods.	Does not comply
7. Building Terminus	The top of each newly-constructed principal building shall include an element that provides a distinct visual terminus. The visual terminus shall be integrated into the design concept of the building. Examples include, but are not limited to, curvilinear or stepped forms that soften the truncated tops of buildings, cornices, and other architectural forms. These rooftop elements shall be sized, shaped, and sited to screen all rooftop mechanical equipment from view.	Does not comply

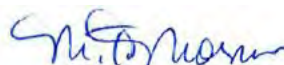
- **Entrance.** The renderings, material photos and floor plans show a short projection above the recessed lobby doors which are not clearly labeled in terms of the extent of the projection in the door area, change in materials, and additional detailing such as an awning or other features. Neither door exerts much prominence in comparison to the doors shown for the retail spaces on 19th Street.
  - *Does the DRC think the entrances should be enhanced additional detailing, more overhead projection and/or room for pedestrians to transition from the building interior to the streetscape?*
- **Ground Floor Treatment.** One color change, from brushed light gray metal to dark metal is the only exterior material listed for the ground floor design which is different

- from the tower materials. The retail space doors will open and encroach on the public right-of-way by about three and a half feet. Also, there only two street trees proposed for 19<sup>th</sup> Street and no street trees shown for Webster Street on the landscape site plans (Attachment A, page 35, Sheet L1.01.2). The design does not adequately show how the pedestrian experience would be enhanced.
- *Does the DRC think the proposed design should be revised to show how the design enhances the visual experience and is distinguished from the upper stories?*
  - **Massing.** The box-like shape of the building exaggerates the mass and scale of the building. The lack of detail on the façade such as dimensions for projection or recesses, or lack of a distinct middle to the building creates a bulky and boxy building with a looming visual impact. There is little contrast, sculpting or articulation of the building from the base leading to the terminus which does not adequately differentiate between base, middle and top of the building. Also, as stated above, the applicant has revised the recessing and emphasis of the balconies' dimensions, but the focus of articulation and projection remains mostly on the building corner.
    - *Does the DRC think the proposed design should be revised to refine the exterior and reduce the impression of a massive, boxy tower?*
  - **Building Terminus.** The roof features a penthouse structure storing mechanical and electrical equipment, the elevator run, and a partially visible canopy overhang. The applicant proposes two options for the roof top treatment and neither provides a distinct visual terminus.
    - *Does the DRC think that by using architectural features such as curvilinear or stepped forms to soften the truncated tops of buildings, or by adding cornices or other architectural forms would help achieve a more distinct visual terminus?*

## RECOMMENDATION

Staff recommends the DRC review and comment on the proposed project, with attention to the issues raised by staff in this report.

Prepared by:



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Michele T. Morris, Planner III

Reviewed by:

*Catherine Payne*

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Catherine Payne, Development Planning Manager  
Bureau of Planning

**Attachment:**

- A. Proposed Plans, dated October 10, 2022
- B. Design Review Conformance Matrix (PLN22006)

RECEIVED 10-10-2022



# 1919 WEBSTER Application for Development Review

OCTOBER 7TH, 2022

**Owner/Applicant:**  
1919 Webster Street Owner, LLC  
c/o Ellis Partners  
111 Sutter Street, Suite 800  
San Francisco, CA 94104

**Architect:**  
Gensler  
2101 Webster Street, Suite 2000  
Oakland, CA 94612

**Landscape Architect:**  
Surface Design  
Pier 33 North, The Embarcadero, Suite 200  
San Francisco, CA 94111

**Vertical Transportation:**  
GVK Elevator Consulting Services  
50 California Street, Suite 3510  
San Francisco, CA 94111

**Civil Engineer:**  
BKF Engineers  
255 Shoreline Drive, Suite 200,  
Redwood City, CA 94065

**MEP:**  
Meyers+ Engineers  
98 Battery St #500,  
San Francisco, CA 94111

**Structural Engineer:**  
Magnusson Klemencic Associates  
1301 Fifth Avenue, Suite 3200  
Seattle, WA 98101-2699

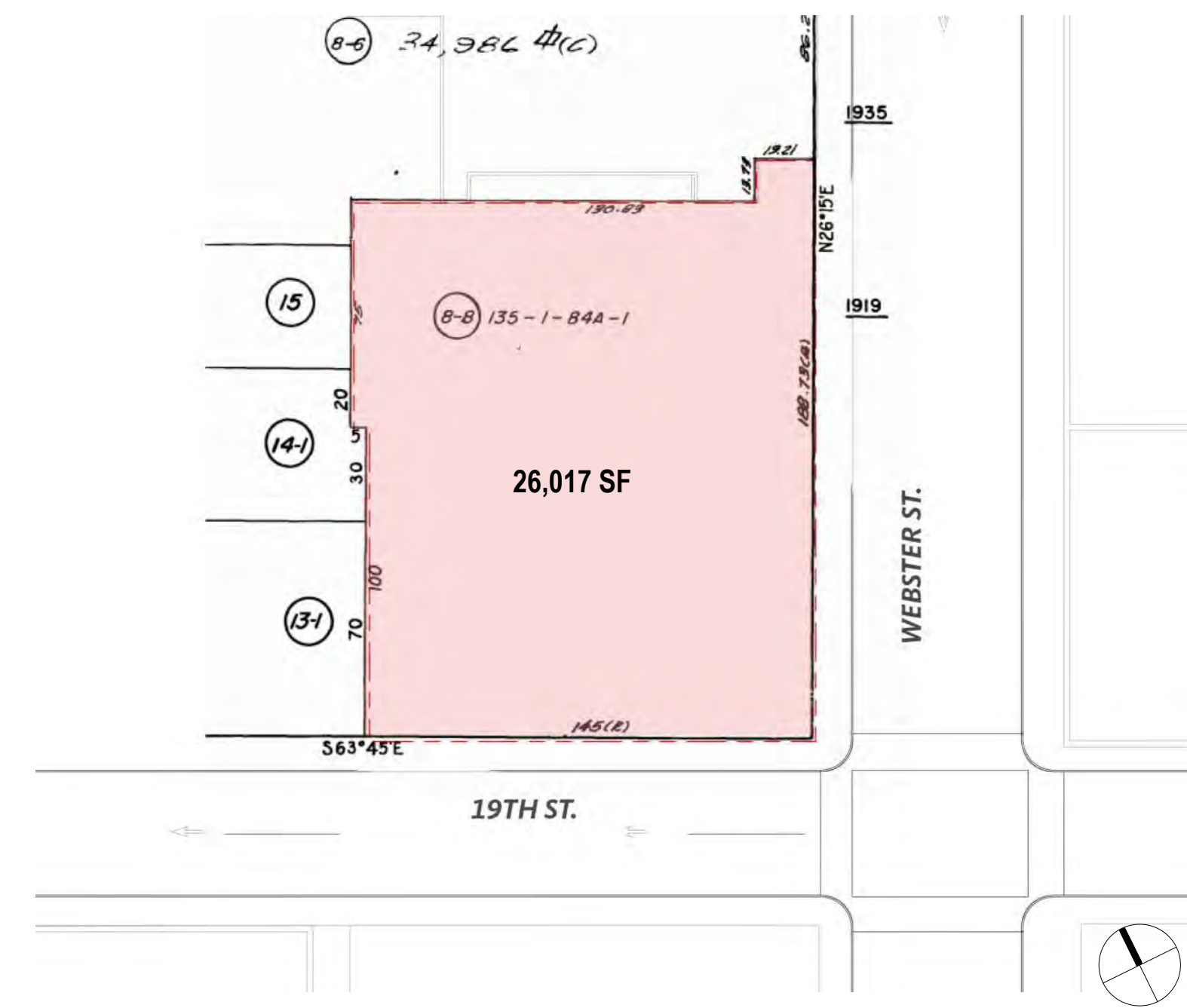
**Parking:**  
Watry Design  
2099 Gateway PI Suite 550,  
San Jose, CA 95110

**Fire and Life Safety:**  
The Fire Consultants  
1981 N. Broadway, Suite 400  
Walnut Creek, CA 94596

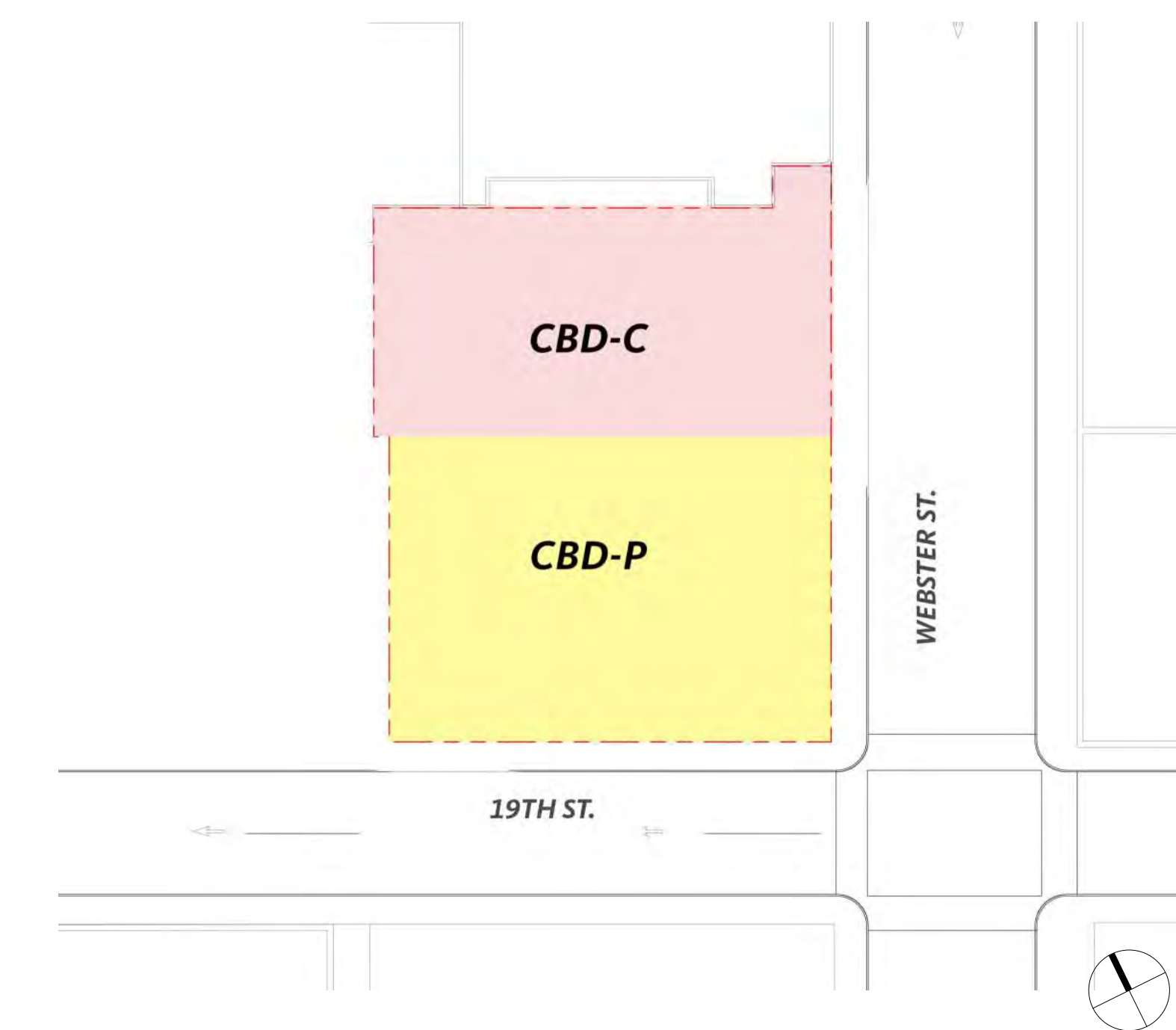
LOCATION MAP



ASSESSOR'S PARCEL MAP



ZONING DISTRICT



PROJECT DESCRIPTION

The proposed project at 1919 Webster is a 17-floor high rise office building measuring 270 feet to the top of the optional photovoltaic array, with parking below-grade. The project as proposed would build approximately 407,000 sf of floor area which on our approximately 26,000 sf site will yield an FAR of 15.6 therefore below the allowable FAR of 20. The typical office floor plate will enclose approximately 22,500 sf and have 13'9" foot floor-to-floor height.

A series of terraces balconies will be integrated into the building at the office floors, and a larger rooftop deck with associated trellis may be provided at the owner's election. Photovoltaics are under consideration as well.

As part of this project, the existing building of approximately 74,000 sf will be demolished, in addition to a surface parking lot on the site.

Additional elements that are part of this Entitlement are: (1) a Vesting Parcel Map to merge the existing lots, (2) A Master Sign Program to be provided as a deferred submittal.

Variances for Tower Lot Coverage, Loading, Short Term Bike Parking, & Driveway Separations are proposed. CUP Conditional Ground Floor Uses is also proposed.

PROJECT & ZONING SUMMARY

Address: 1919 Webster, Oakland, CA 94612  
 Parcel Number: 008-0637-008-08  
 Development Standard Zone: CBD-P & CBD-C  
 Height Area: 7 (No height limit, 120' max building base height)  
 Proposed Total Building Height: 269' - 9" to top of optional PV array  
 Proposed Building Base Height: 31' - 6"  
 Max FAR: 20  
 Proposed FAR: 15.6  
 Maximum Allowable Floor Area: 520,335 SF  
 Proposed Floor Area: 406,606 SF  
 Total Lot Area: 26,017 SF  
 Total Building Footprint: 24,997 SF  
 Max Lot Coverage: 100% 26,017 SF  
 Max Average Lot Coverage Above Building Base: 22.114 SF  
 Proposed Average Lot Coverage Above Building Base: < 86.5% 22,500 SF  
 Max Average Area of Floor Plates: No max  
 Max Tower Elevation Length: No Max  
 Max Diagonal Length: No Max

HEIGHT / BULK / INTENSITY AREA SUMMARY TABLE

1919 Webster Street Proposed Areas									
FLOOR NUMBER	FL-FL HEIGHT	FL-FL HEIGHT	FLOOR ELEVATION FROM LOBBY DATUM	RETAIL AREA <small>(Retail, Restaurant, Bar, Office Amenity Area)</small>	GROSS OFFICE / AMENITY AREA	TOTAL FAR AREA	NON-FAR AREA	GROSS AREA	EXTERIOR SPACE
OPTIONAL PV ARRAY			269.75						
ROOF CANOPY	5'-0"	5.00	264.75						
PENTHOUSE HIGH ROOF	5'-0"	5.00	259.75						
PENTHOUSE LOW ROOF	9'-0"	9.00	250.75		5,529	5,529		5,529	
MAIN ROOF	13'-0"	13.00	237.75		7,484	7,484		7,484	8,800
17	13'-9"	13.75	224.00		22,452	22,452		22,452	650
16	13'-9"	13.75	210.25		22,452	22,452		22,452	
15	13'-9"	13.75	196.50		22,452	22,452		22,452	650
14	13'-9"	13.75	182.75		22,452	22,452		22,452	
13	13'-9"	13.75	169.00		22,452	22,452		22,452	650
12	13'-9"	13.75	155.25		22,452	22,452		22,452	
11	13'-9"	13.75	141.50		22,452	22,452		22,452	650
10	13'-9"	13.75	127.75		22,452	22,452		22,452	
9	13'-9"	13.75	114.00		22,452	22,452		22,452	650
8	13'-9"	13.75	100.25		22,492	22,492		22,492	
7	13'-9"	13.75	86.50		22,492	22,492		22,492	612
6	13'-9"	13.75	72.75		22,492	22,492		22,492	
5	13'-9"	13.75	59.00		22,492	22,492		22,492	612
4	13'-9"	13.75	45.25		22,492	22,492		22,492	
3	13'-9"	13.75	31.50		22,492	22,492		22,492	612
2	13'-9"	13.75	17.75		22,633	22,633		22,633	
(LOBBY) 1	17'-9"	17.75	0.00	2,900	19,172	22,072	2,925	24,997	
B1	17'-2"	17.17	-17.17		11,868	11,868	15,452	27,320	
				2,900	403,706	406,606	18,377	424,983	13,886

\*All areas are shown in Square Feet (SF)  
 \*All areas are shown in Square Feet (SF)  
 Floor plates may extend to property lines pending city's approval of submitted alternate means and methods request.

BICYCLE PARKING, SHOWER, AND LOCKER REQUIREMENTS

BICYCLE PARKING REQUIREMENTS PER SECTION 17.117.110					
Program	Area	Long Term Ratio	Long Term Spaces	Short Term Ratio	Short Term Spaces
Commercial - Office	403,706	1:10,000 SF (Min 2)	40	1:20,000 SF (Min 2)	20
Commercial - Retail	2,900	1:12,000 SF (Min 2)	2	1:2,000 SF (Min 2)	2
<b>Total</b>			<b>42</b>		<b>22</b>

17.117.080 - Calculation Rules. A. If after calculating the number of required bicycle parking spaces a quotient is obtained containing a fraction of one-half (1/2) or more, an additional space shall be required; if such fraction is less than one-half (1/2), it may be disregarded.

See Proposed Bicycle Parking Variance for Details

SHOWER AND LOCKER FACILITY REQUIREMENTS PER 17.117.130					
Program	Area	Male Showers	Female Showers	Male Lockers	Female Lockers
Commercial - Office + Retail	406,606	4	4	16	16

A minimum of two (2) showers per gender plus one (1) shower per gender for each 150,000 sf. above 150,000 sf. Four (4) lockers per shower

PARKING INFORMATION

Parking Required: None In CBD Zone

Parking Provided:

Total Basement Stalls: 37

As no parking is required, plans represent the approximate number of proposed parking floors; mechanical parking may also increase/adjust the number of parking stalls. Final parking at Owner's election, subject to ADA and EV regulations.

DRAWING INDEX

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A0.01.2	PROJECT INFORMATION
A0.02.2	EXISTING SITE PHOTOGRAPHS
A0.03.2	DESIGN INSPIRATION
A0.04.2	CONTEXT ELEVATION 19TH STREET
A0.05.2	CONTEXT ELEVATION WEBSTER STREET
A0.06.2	TOWER CONTEXT PERSPECTIVE
A0.07.2	CONNECTING TO THE ENVIRONMENT
A0.08.2	DESIGN DIAGRAMS
A0.09.2	19TH ST. & WEBSTER ST. PEDESTRIAN EXPERIENCE
A0.10.2	19TH ST. PEDESTRIAN EXPERIENCE
A0.11.2	FACADE DETAILING - PEDESTRIAN EXPERIENCE
A0.12.2	FACADE DETAILING - TOWER
A0.13.2	PERSPECTIVE RENDERINGS
A0.14.2	PERSPECTIVE RENDERINGS
A0.15.2	PERSPECTIVE RENDERINGS
A0.16.2	PERSPECTIVE RENDERINGS
A1.00.2	SITE PLAN
A1.01.2	FLOOR PLAN - BASEMENT
A1.02.2	FLOOR PLAN - GROUND FLOOR
A1.03.2	FLOOR PLAN - 2ND FLOOR
A1.04.2	FLOOR PLAN - LOW RISE (FL3-8)
A1.05.2	FLOOR PLAN - LOW RISE (FL9-10)
A1.06.2	FLOOR PLAN - HIGH RISE (FL11-17)
A1.07.2	FLOOR PLAN - LOW ROOF & PENTHOUSE 01
A1.08.2	FLOOR PLAN - PENTHOUSE 02
A1.09.2	FLOOR PLAN - HIGH ROOF PLAN
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A2.02.2	BUILDING ELEVATIONS AND MATERIALS
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A2.03.2	MATERIAL PHOTOS
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LANDSCAPE	
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CIVIL	
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TM-7.0	PROPOSED UTILITY PLAN
TM-8.0	PROPOSED STORMWATER MANAGEMENT PLAN
TM-9.0	EROSION CONTROL PLAN



(1) 1935 Webster St



(2) 1951 Webster St



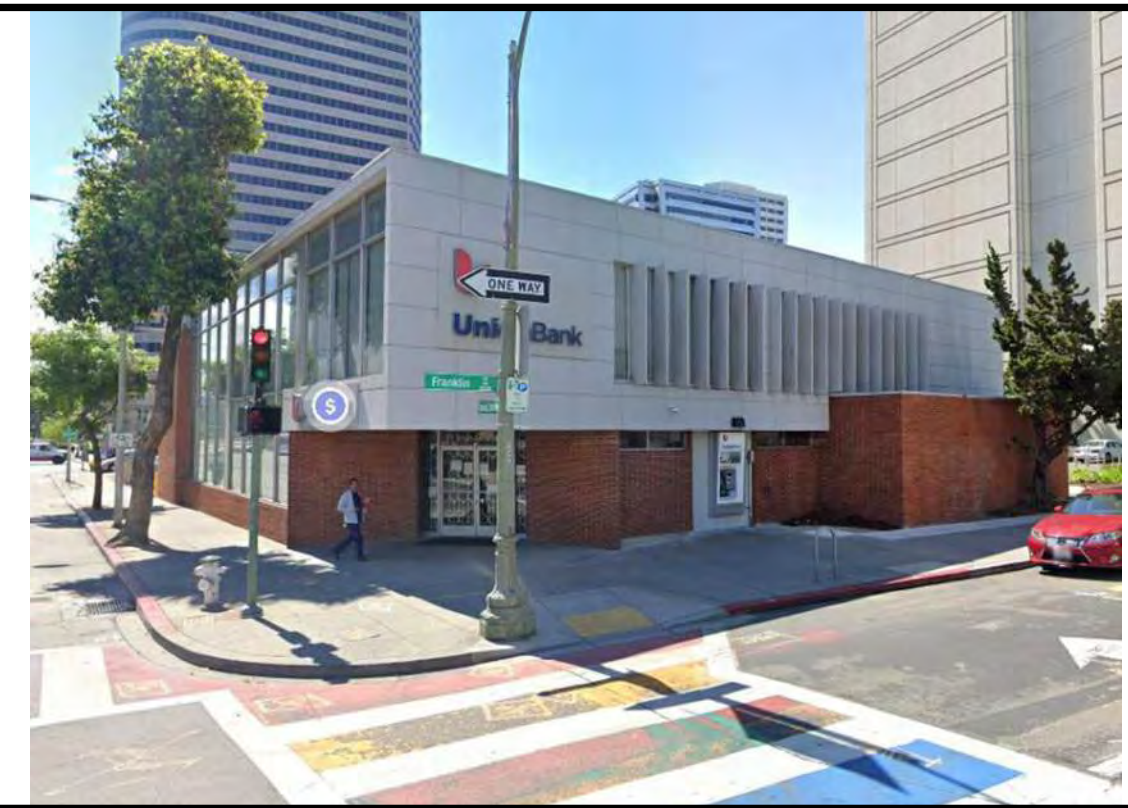
(3) 1940 Webster St



(4) 1956 Webster St



(5) 1999 Harrison St



(6) 1970 Franklin St



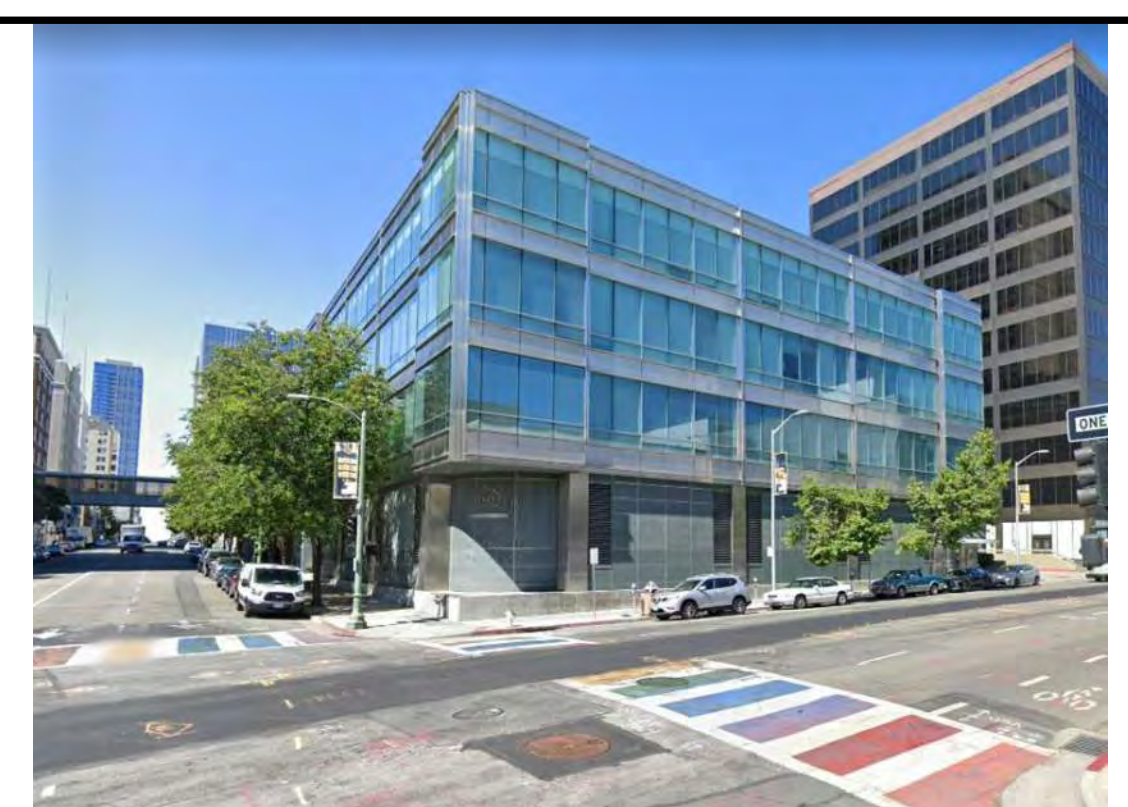
(7) 1950 Franklin St



(8) 1924 Franklin St



(9) 1900 Franklin St



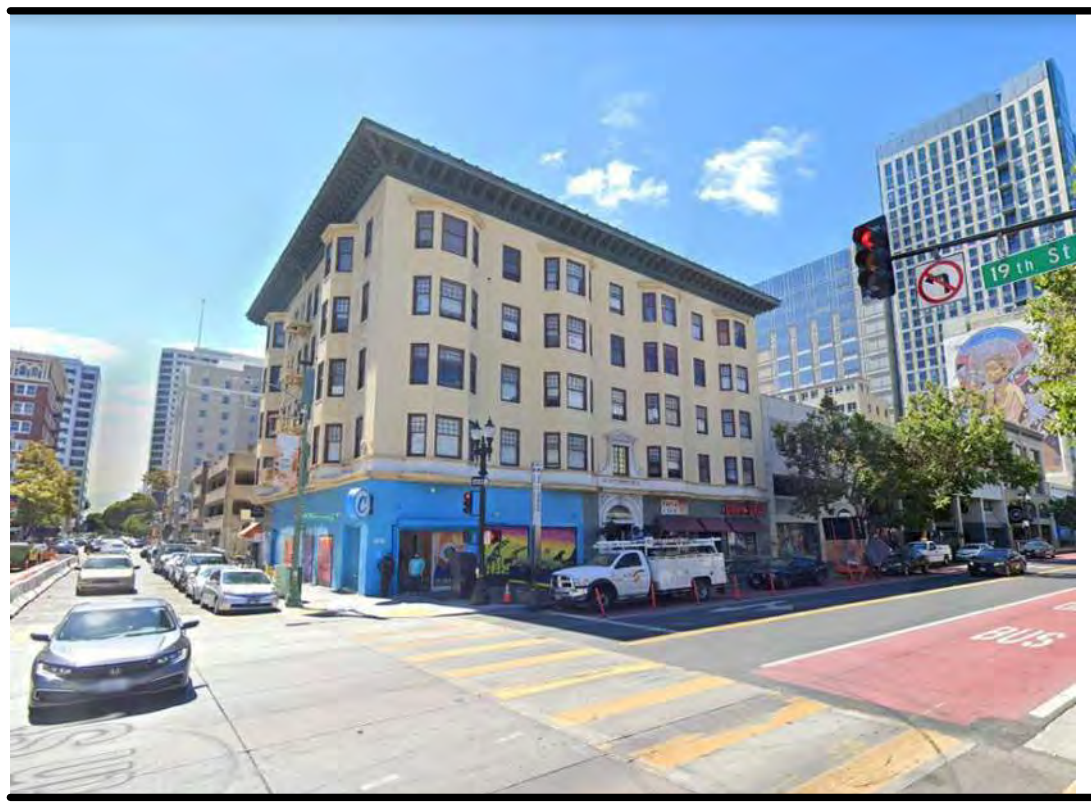
(10) 415 Thomas L Berkley Way



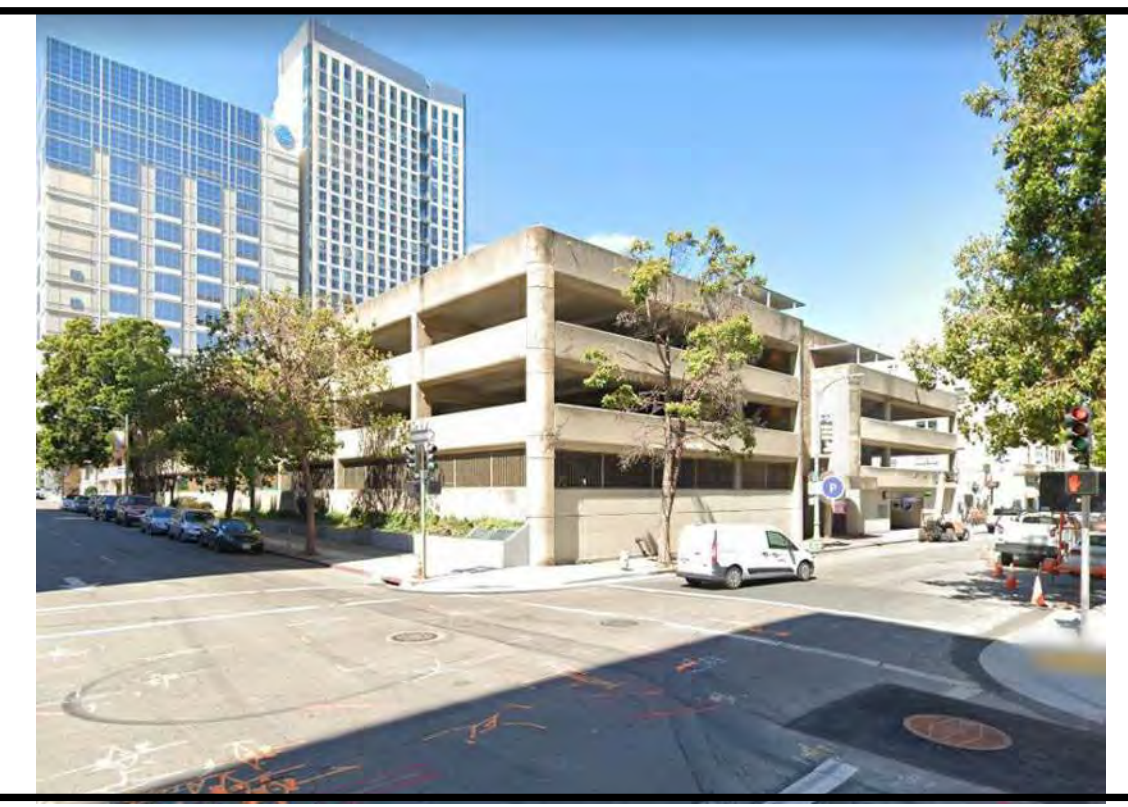
(11) 414 19th St



(12) 440 19th St



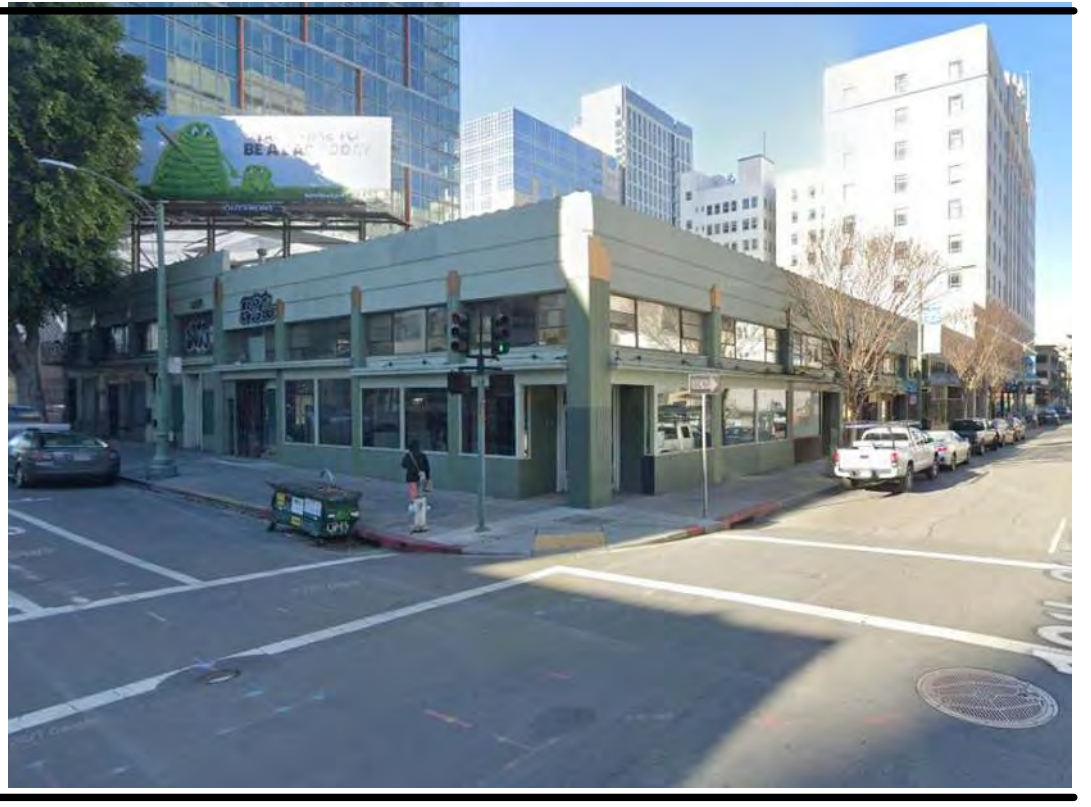
(13) 1776 Broadway



(14) 1731 Franklin St



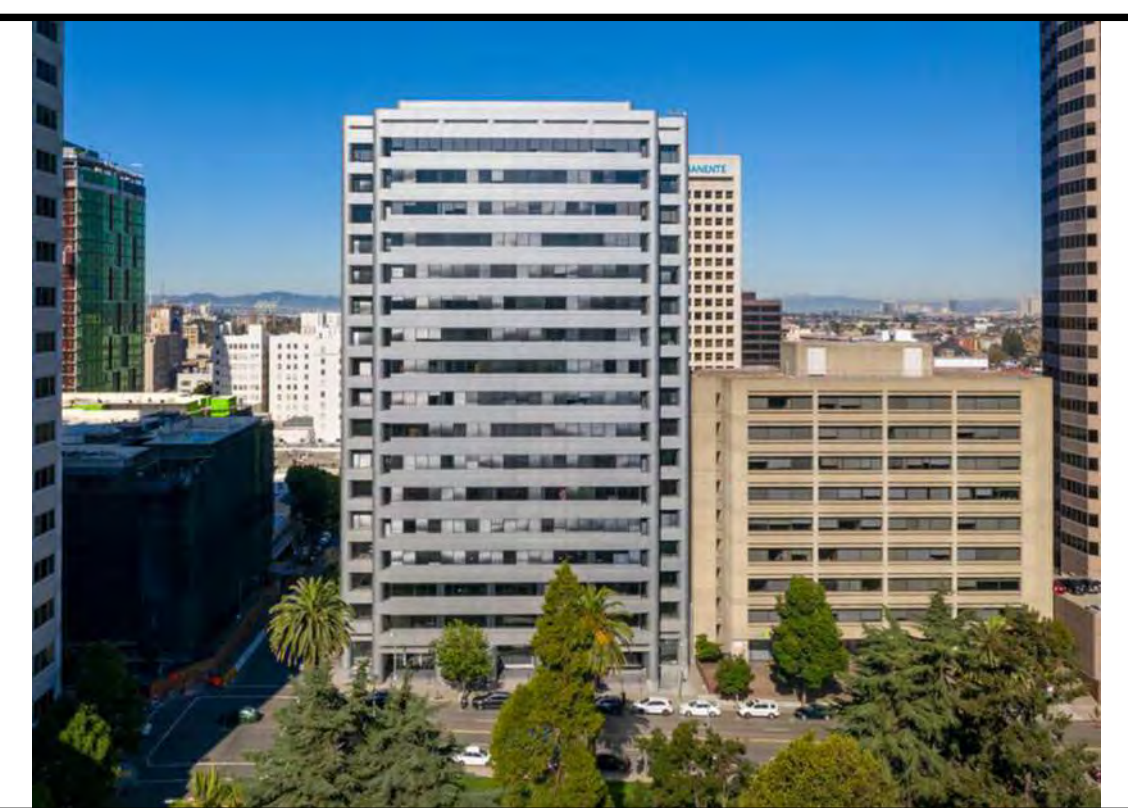
(15) 1834 Franklin St



(16) 355 19th St



(17) 1900 Webster St



(18) 1901 Harrison St



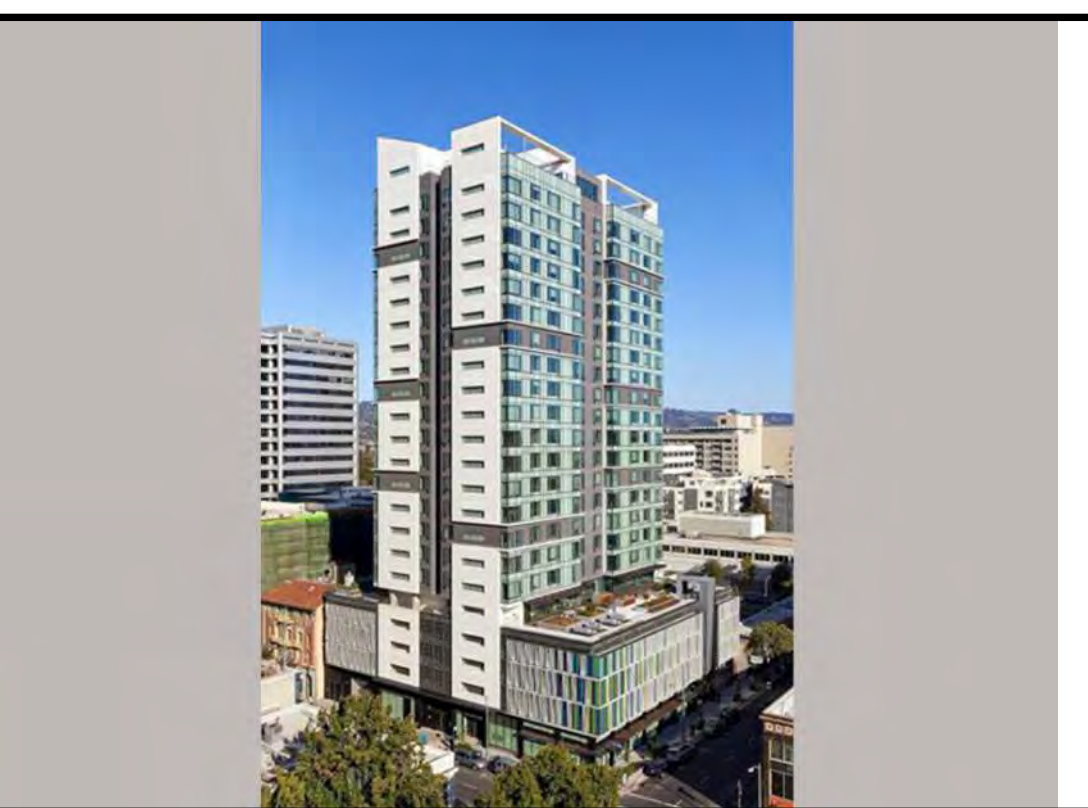
(19) 1830 Webster St



(20) 1889 Harrison St



(21) 1800 Harrison St



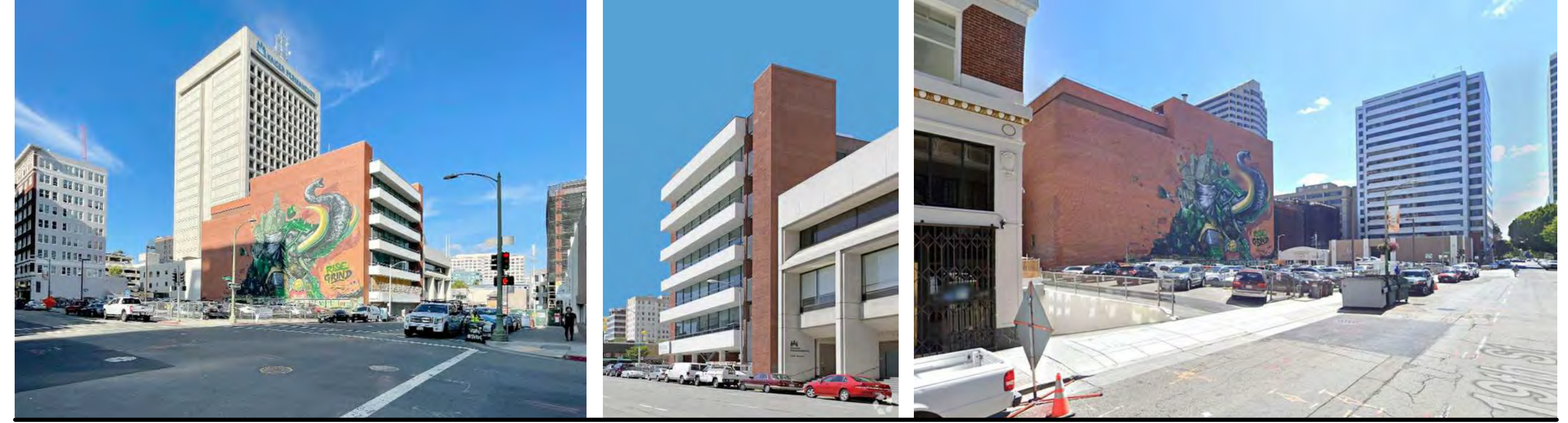
(22) 1700 Webster St



(23) 1717 Webster St



SITE PHOTOS



A

B

C

**CONNECTING TO OAKLAND'S CLASSIC MODERN ARCHITECTURE:**

- SIMPLE ABSTRACT FORMS AND VOLUMES
- MODERN HIGH PERFORMANCE MATERIALS
- MAXIMIZING GLASS TO MAXIMIZE DAYLIGHT

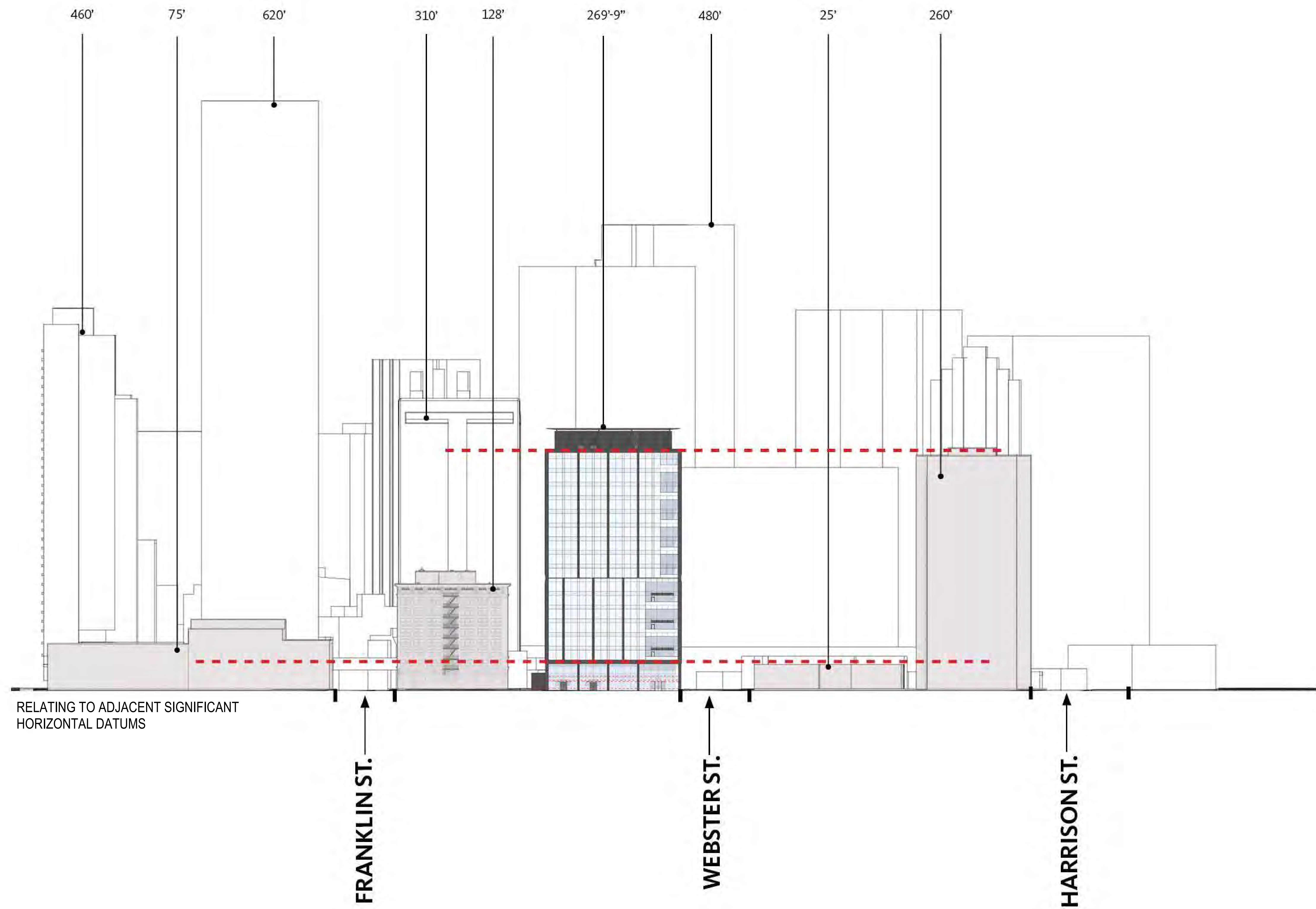


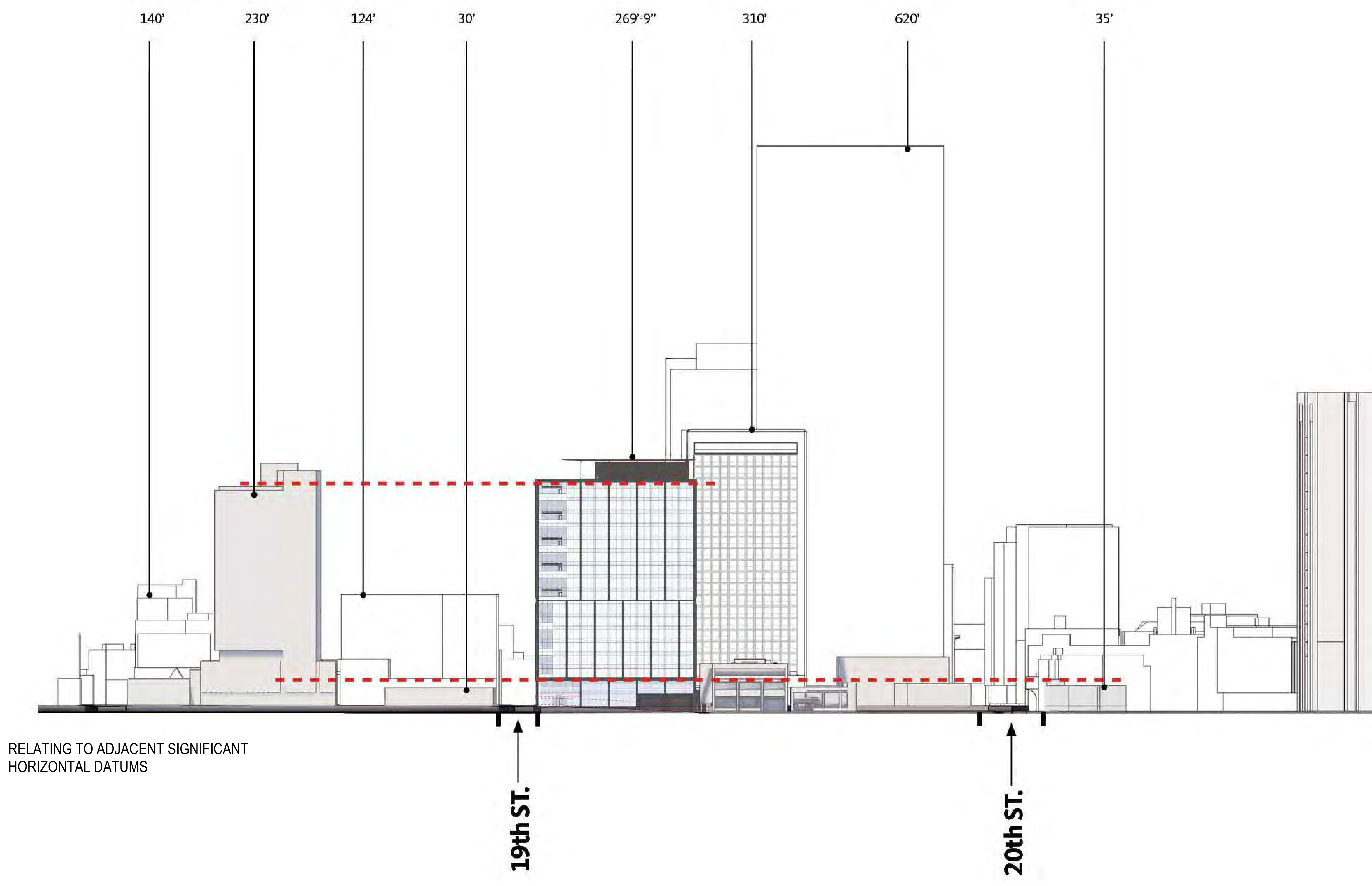
**CONNECTING TO OAKLAND'S HISTORIC ARCHITECTURE:**

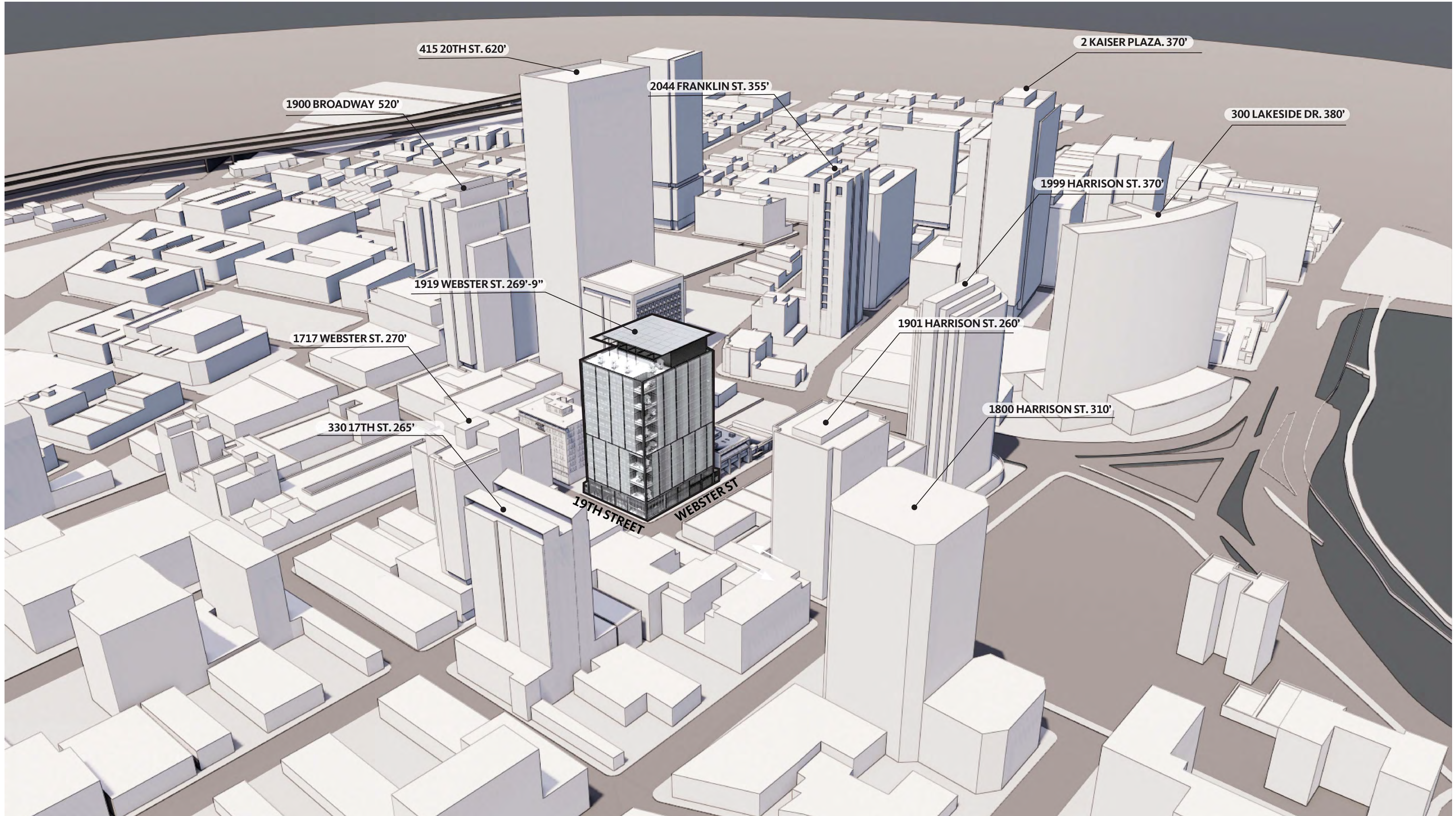
- VARIATION OF FACADE MATERIALS
- PLAY OF SHIFTING FENESTRATION PATTERNS
- STRONG HORIZONTALS AND BUILDING TOP

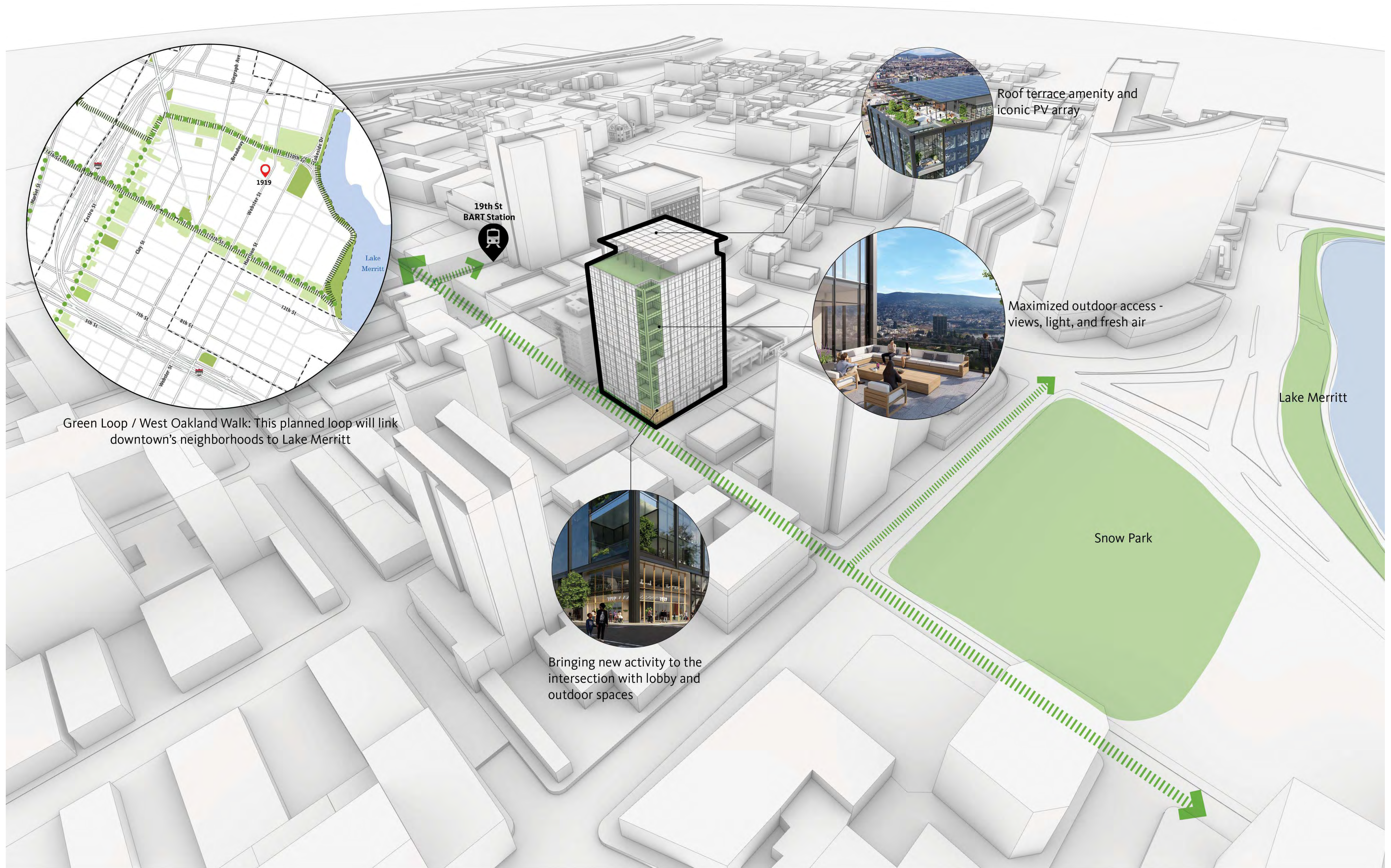












Green Loop / West Oakland Walk: This planned loop will link downtown's neighborhoods to Lake Merritt

Roof terrace amenity and iconic PV array

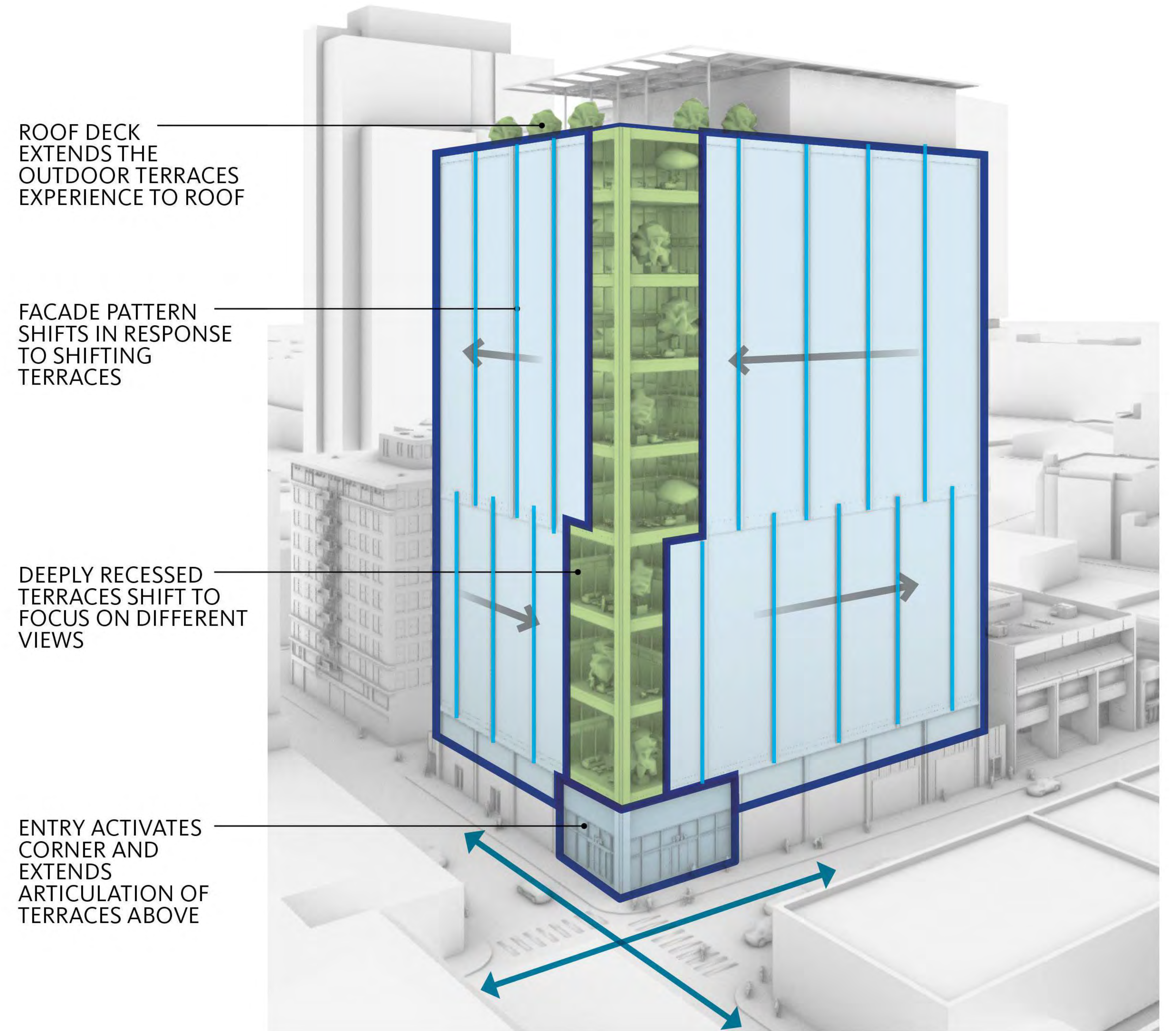
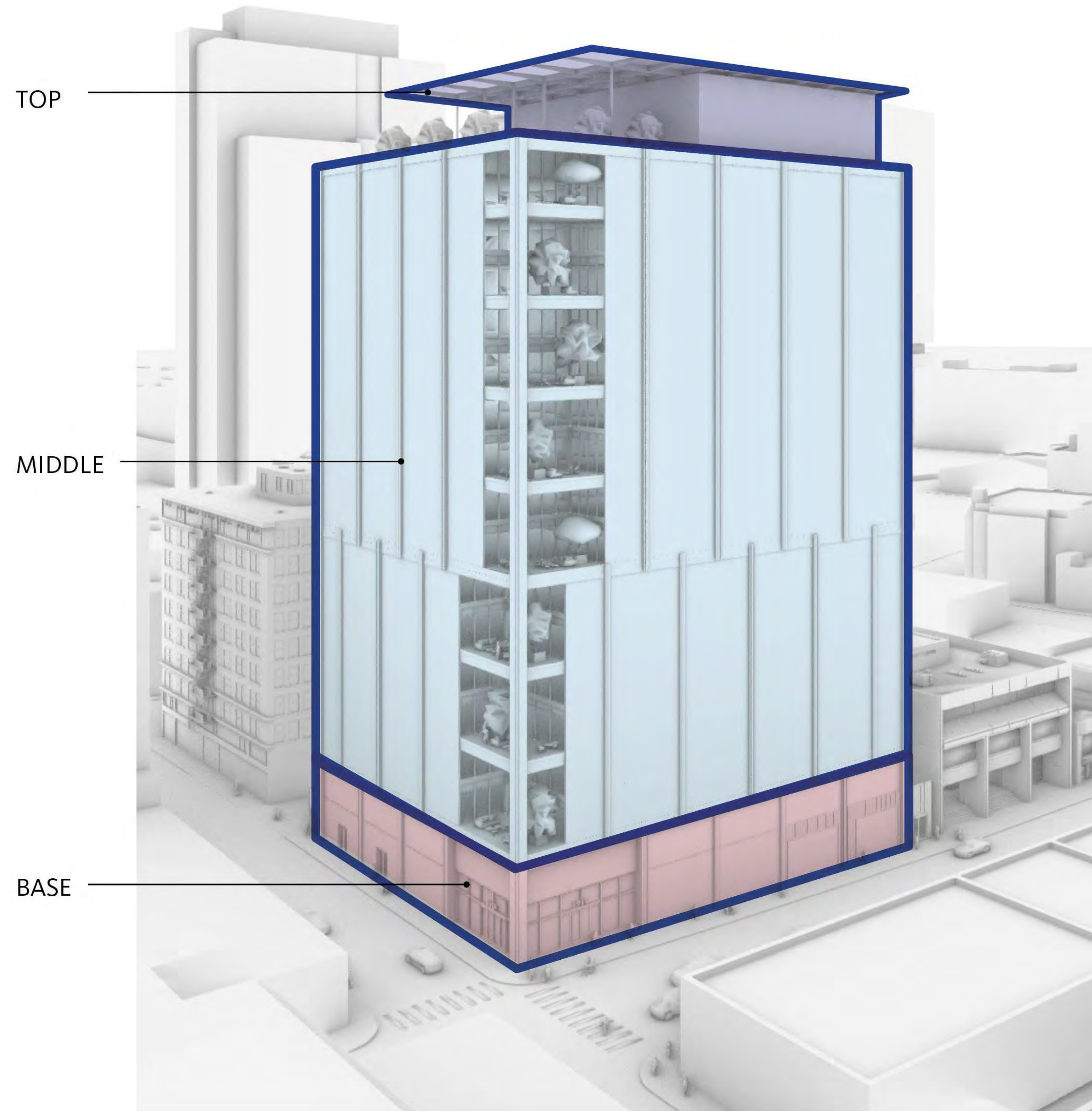
Maximized outdoor access - views, light, and fresh air

Bringing new activity to the intersection with lobby and outdoor spaces

Snow Park

Lake Merritt

19th St BART Station

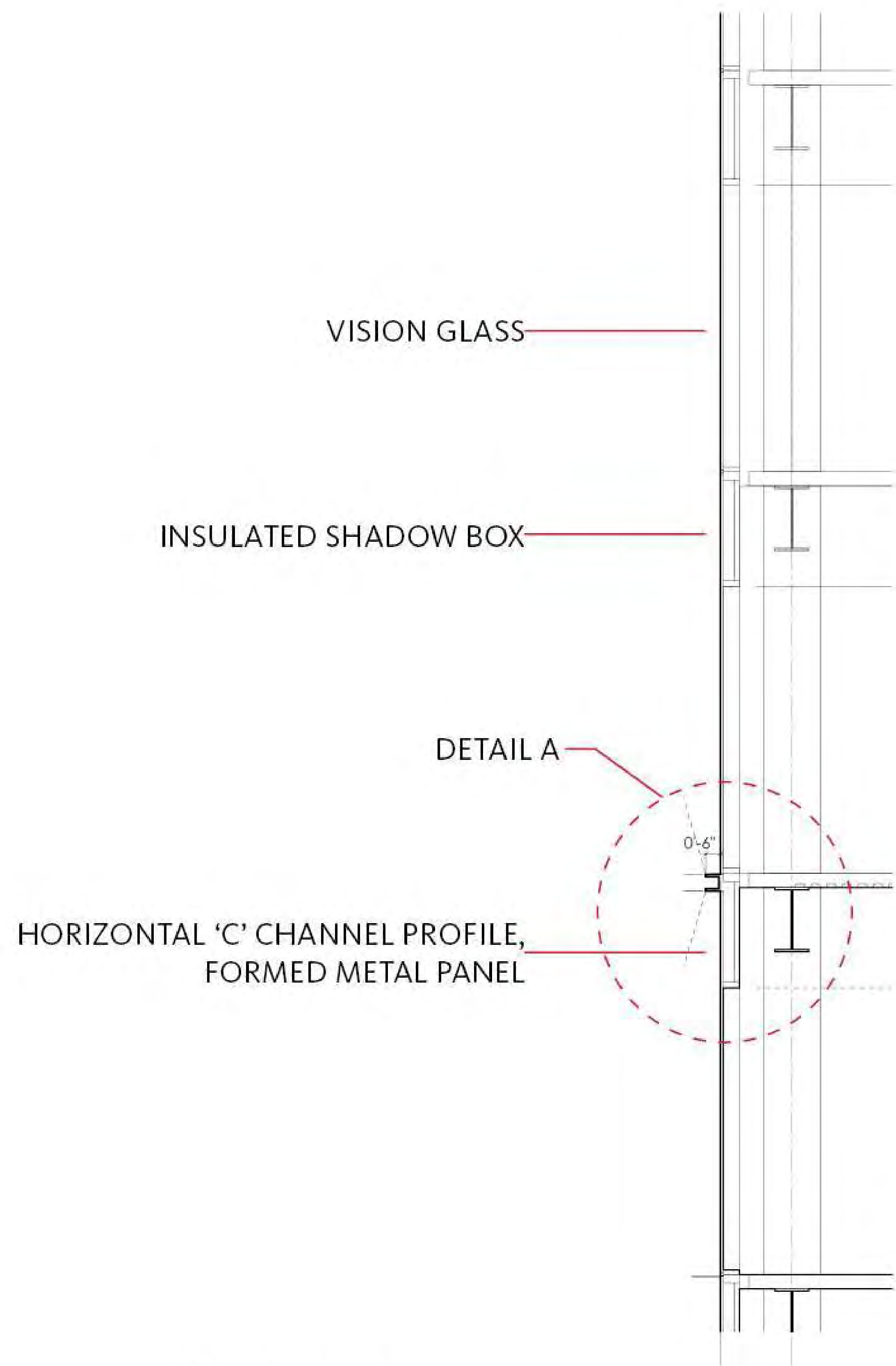




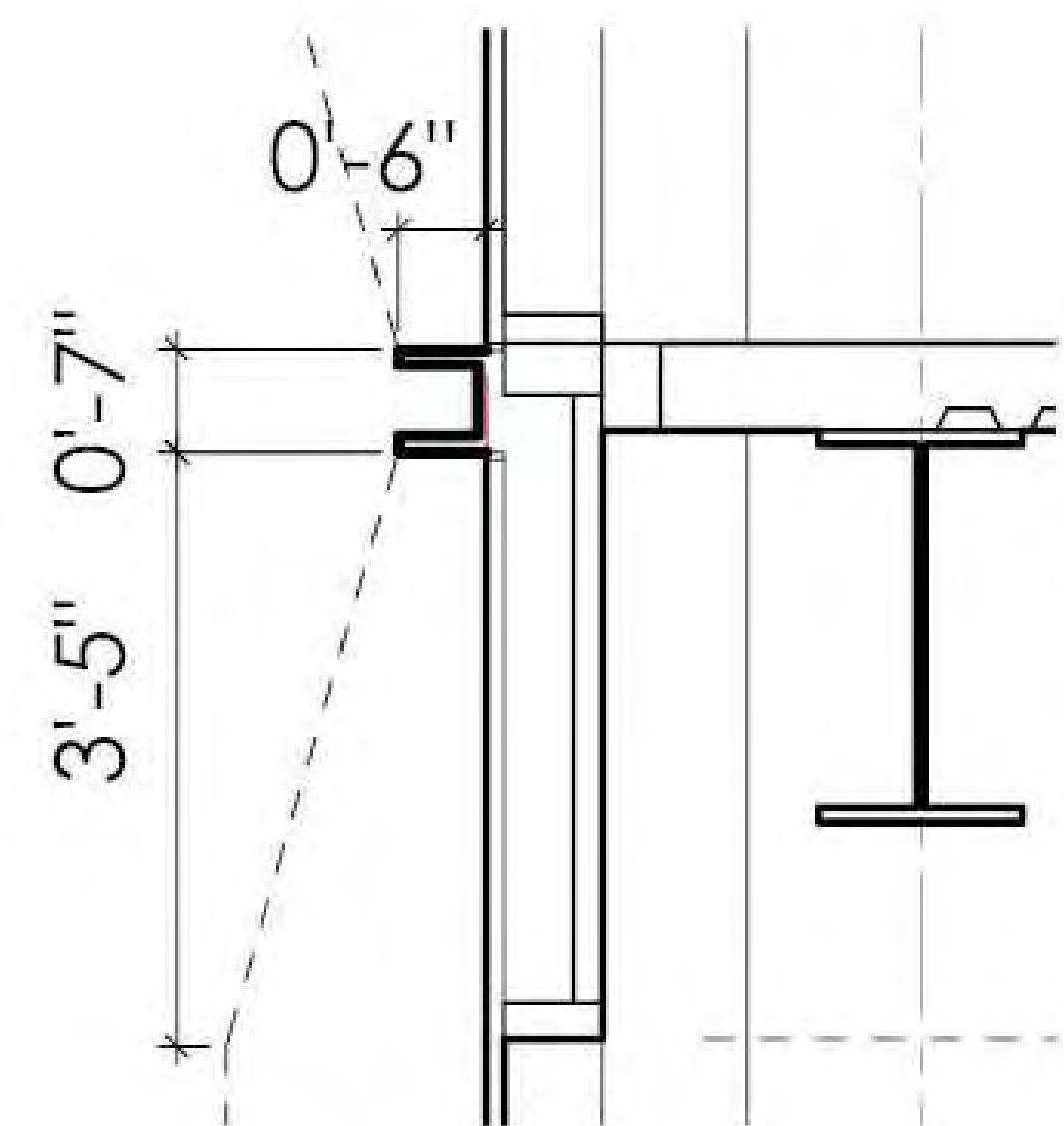




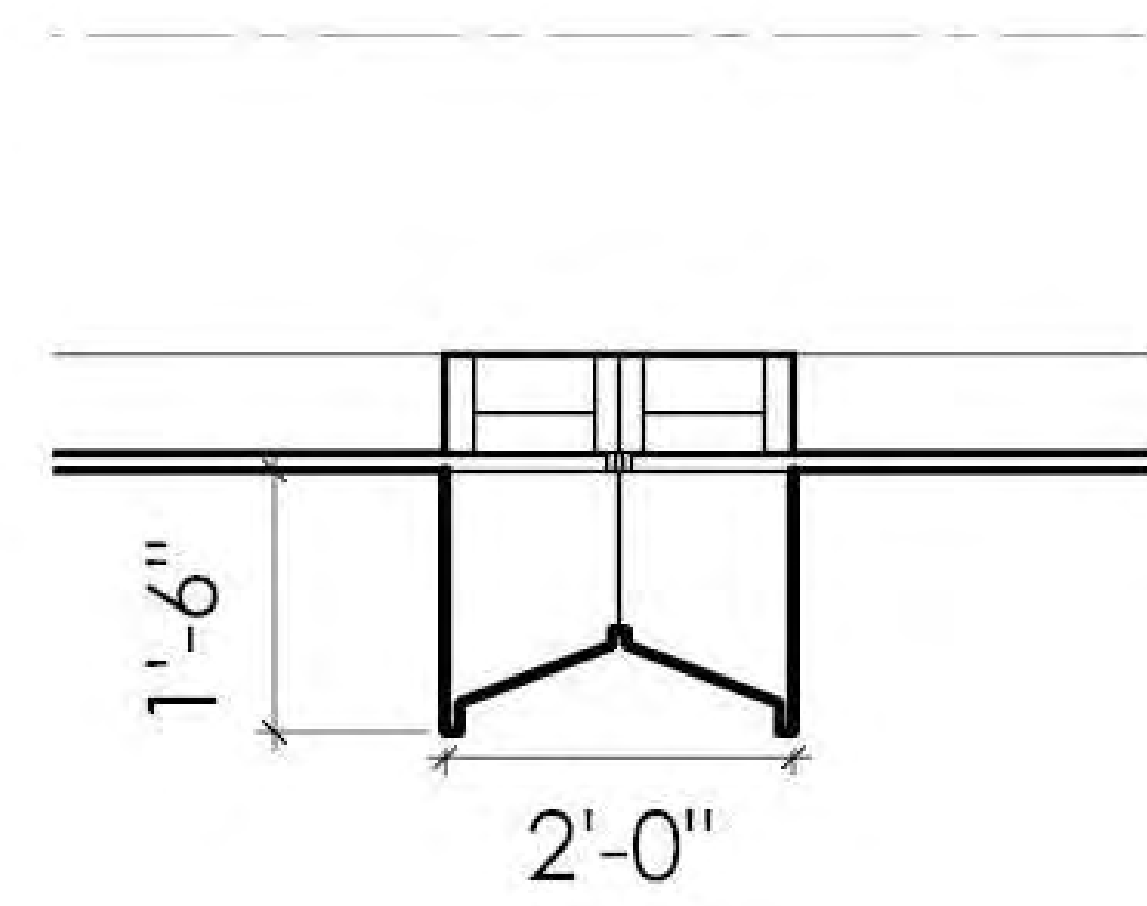




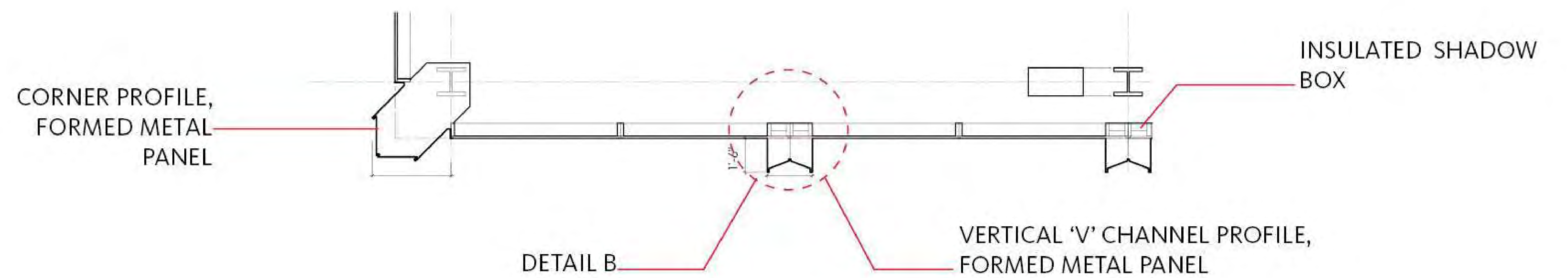
- HORIZONTAL 'C' CHANNEL PROFILE, FORMED METAL PANEL
- VERTICAL 'V' CHANNEL PROFILE, FORMED METAL PANEL
- VISION GLASS
- INSULATED SHADOW BOX



DETAIL A



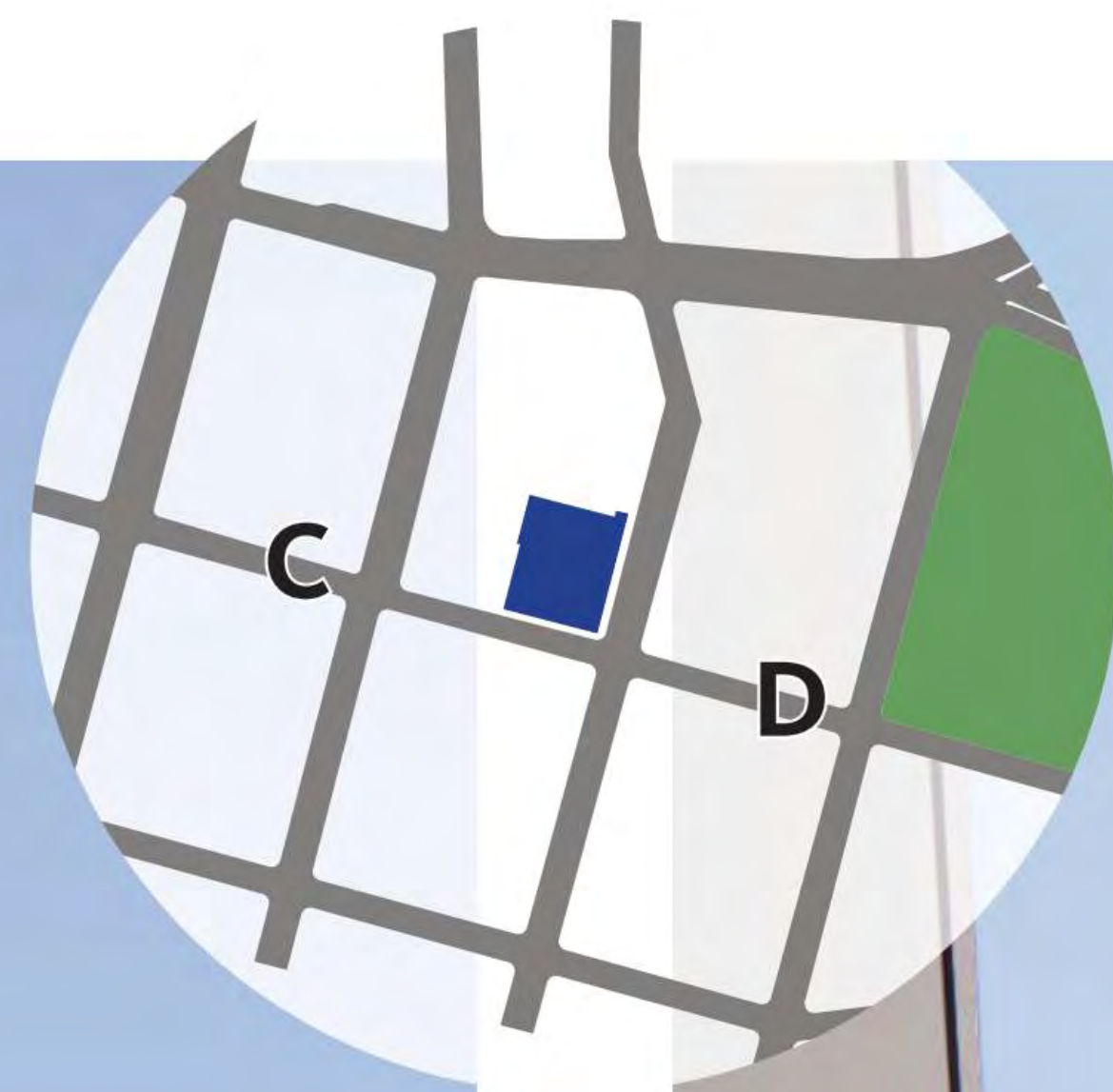
DETAIL B



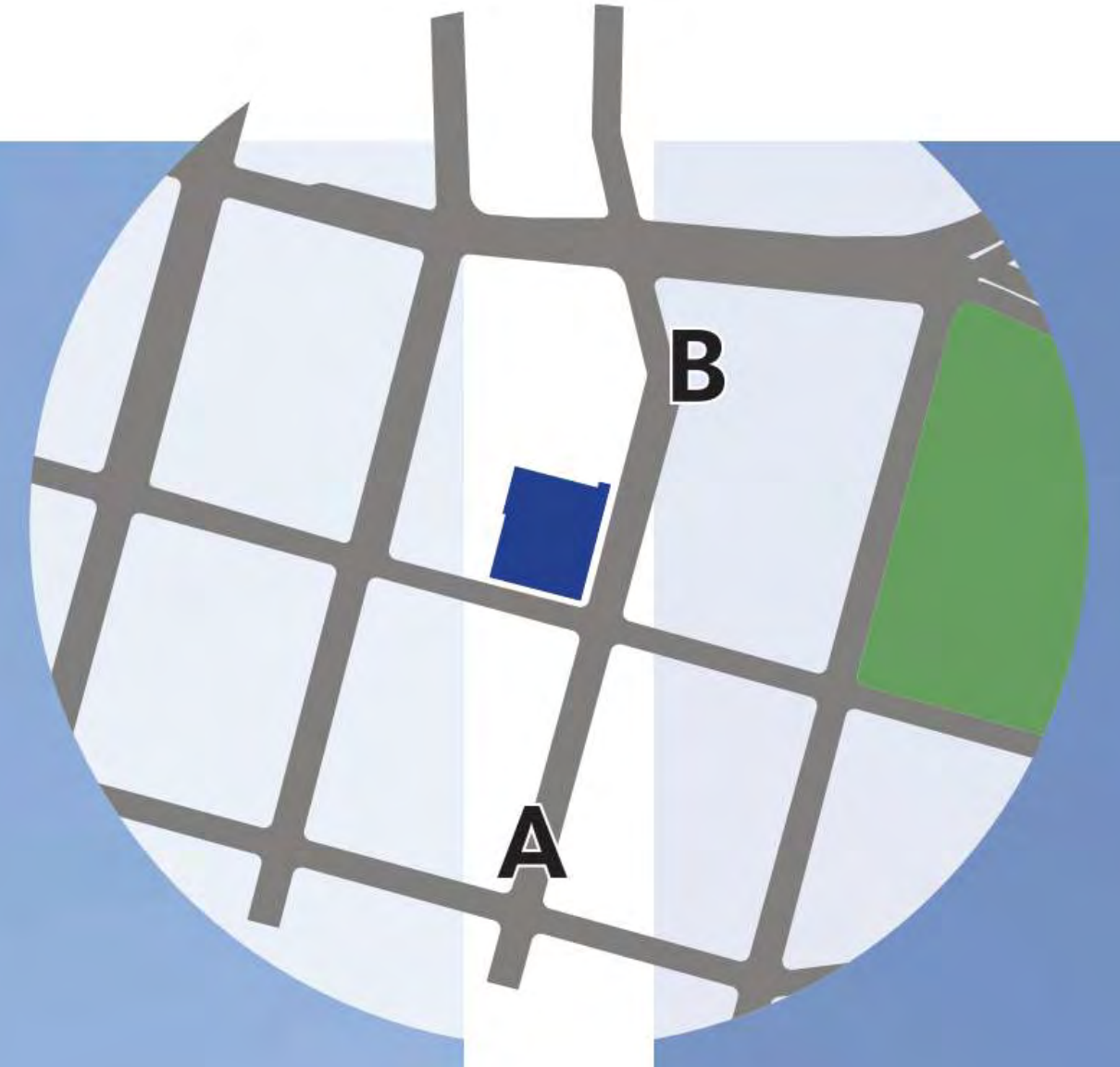


C

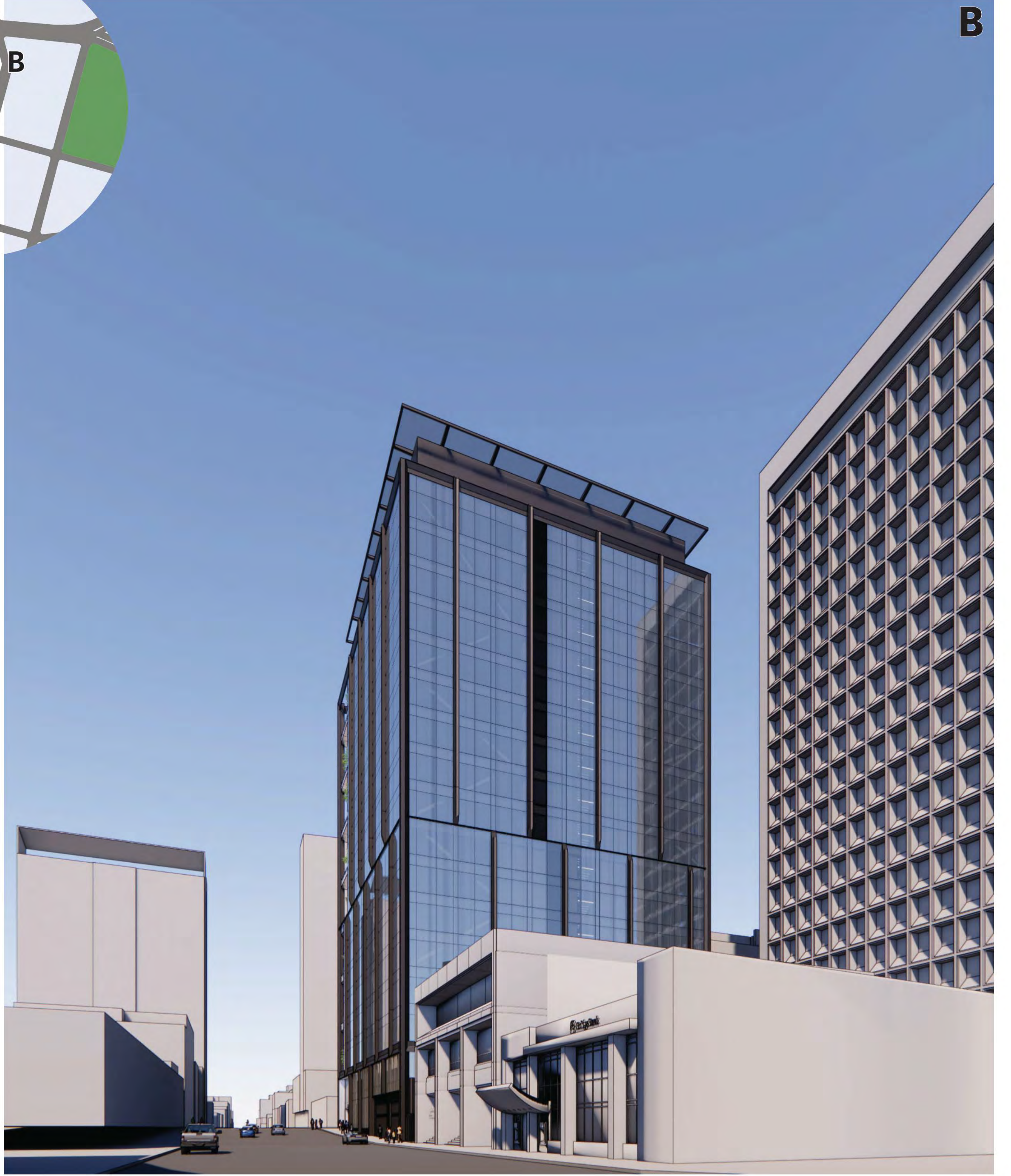
D



A



B

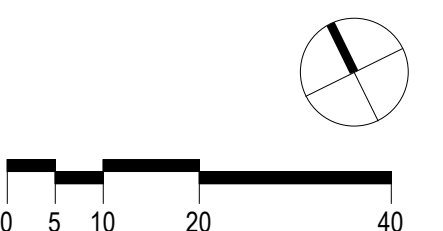
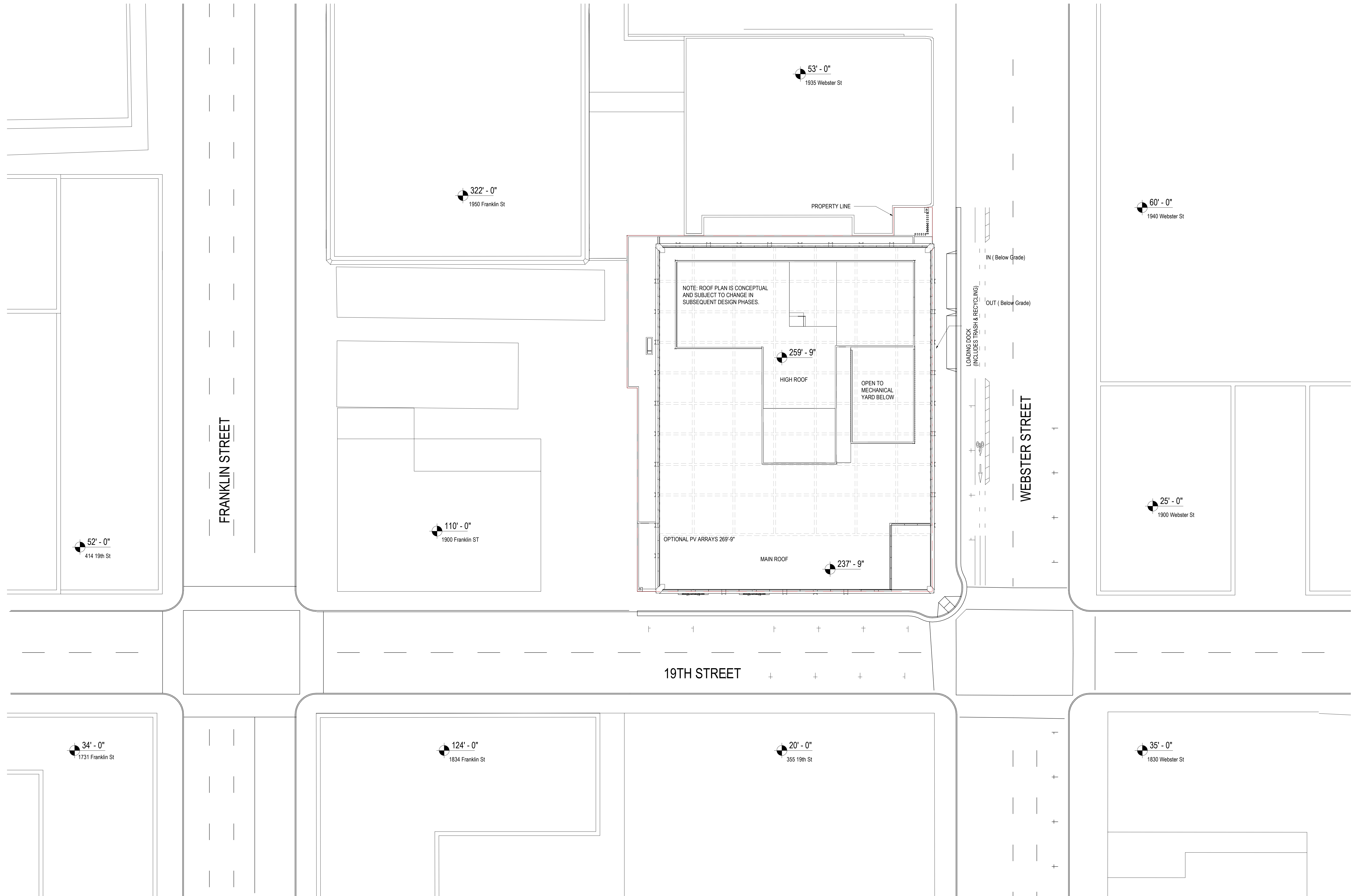




INTERIOR RENDERING



TERRACE RENDERING



1" = 20' - 0" PRINTED ON 30X42 PAPER

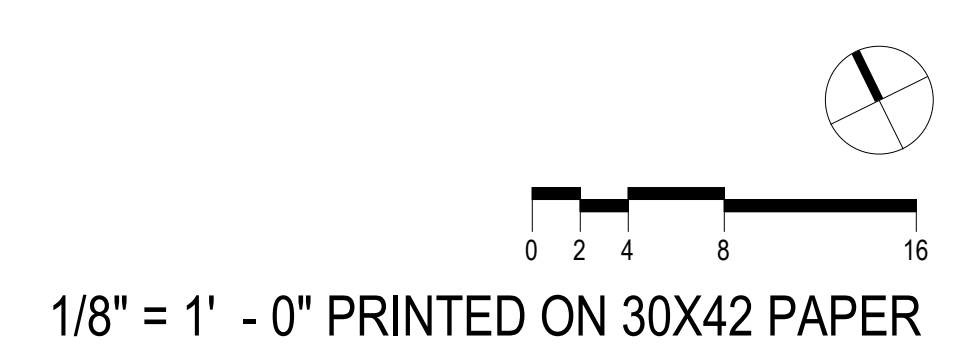


- RETAIL
- OFFICE / AMENITY
- NON-FAR

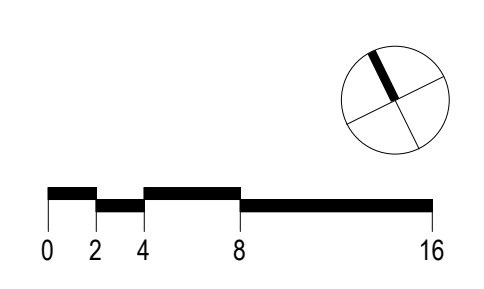
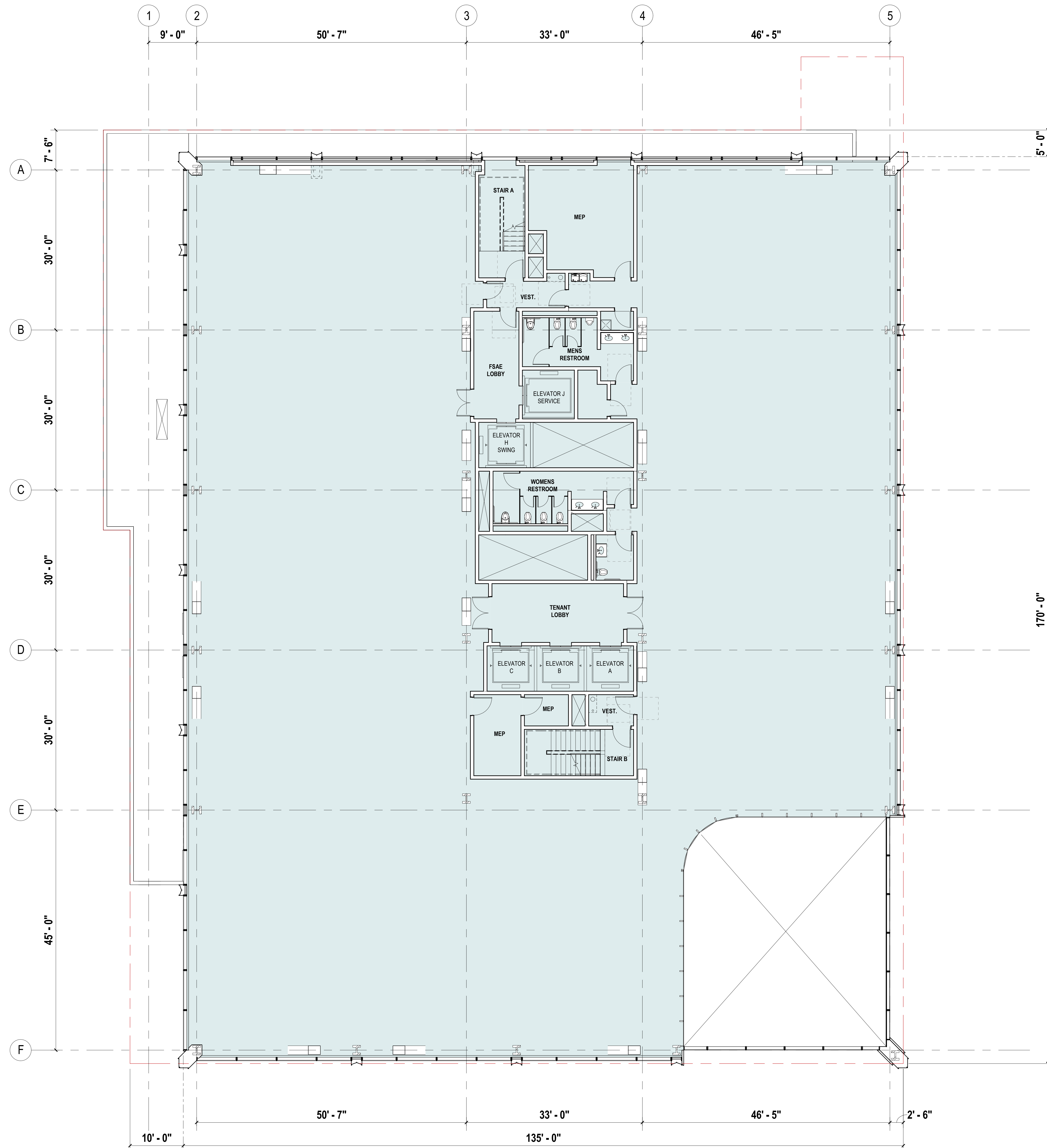
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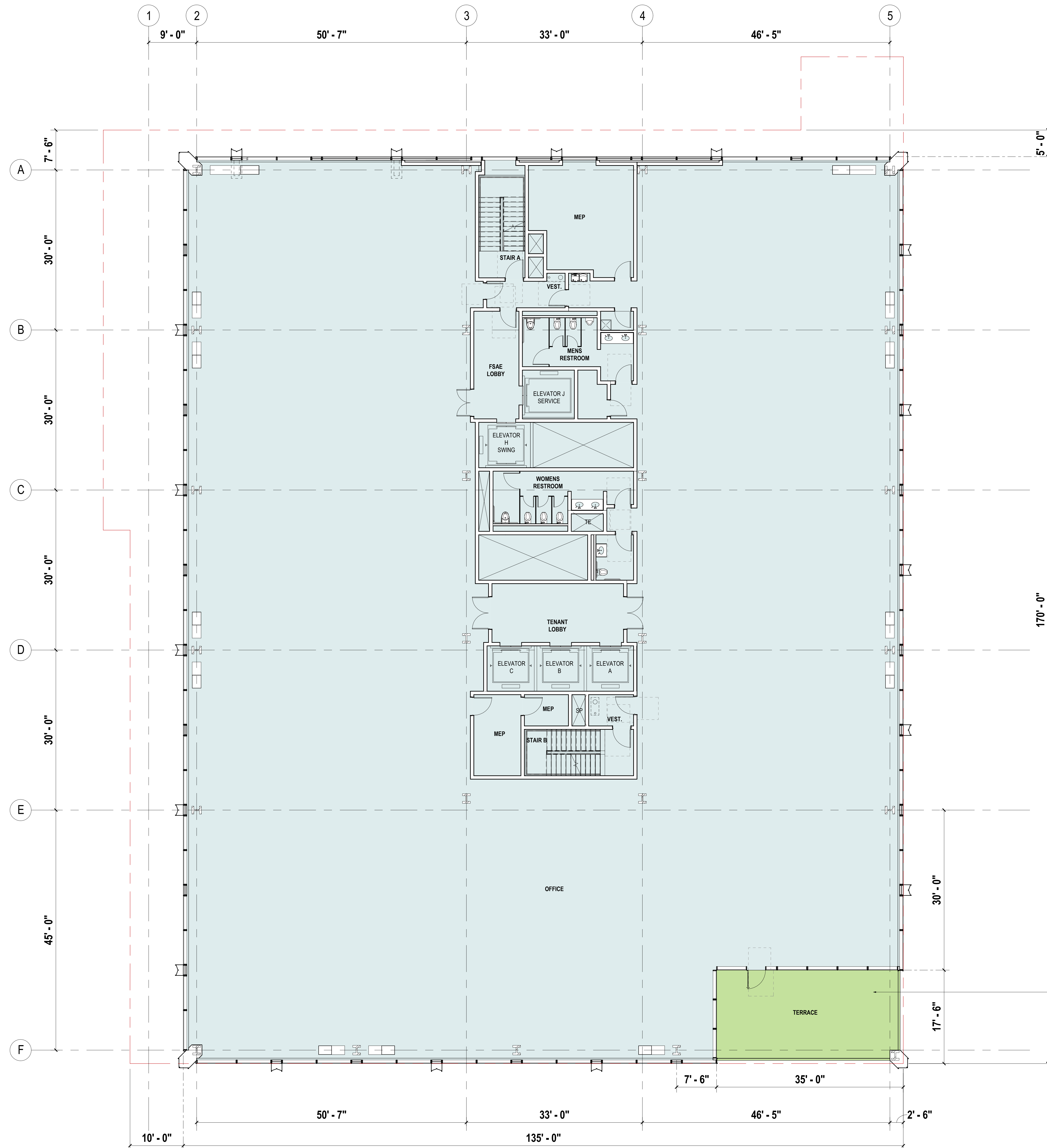
- RETAIL
- OFFICE / AMENITY
- NON-FAR



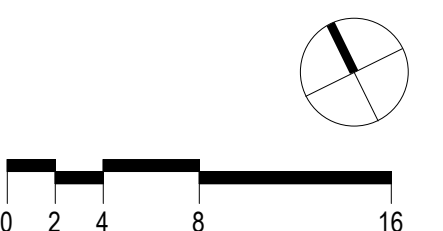




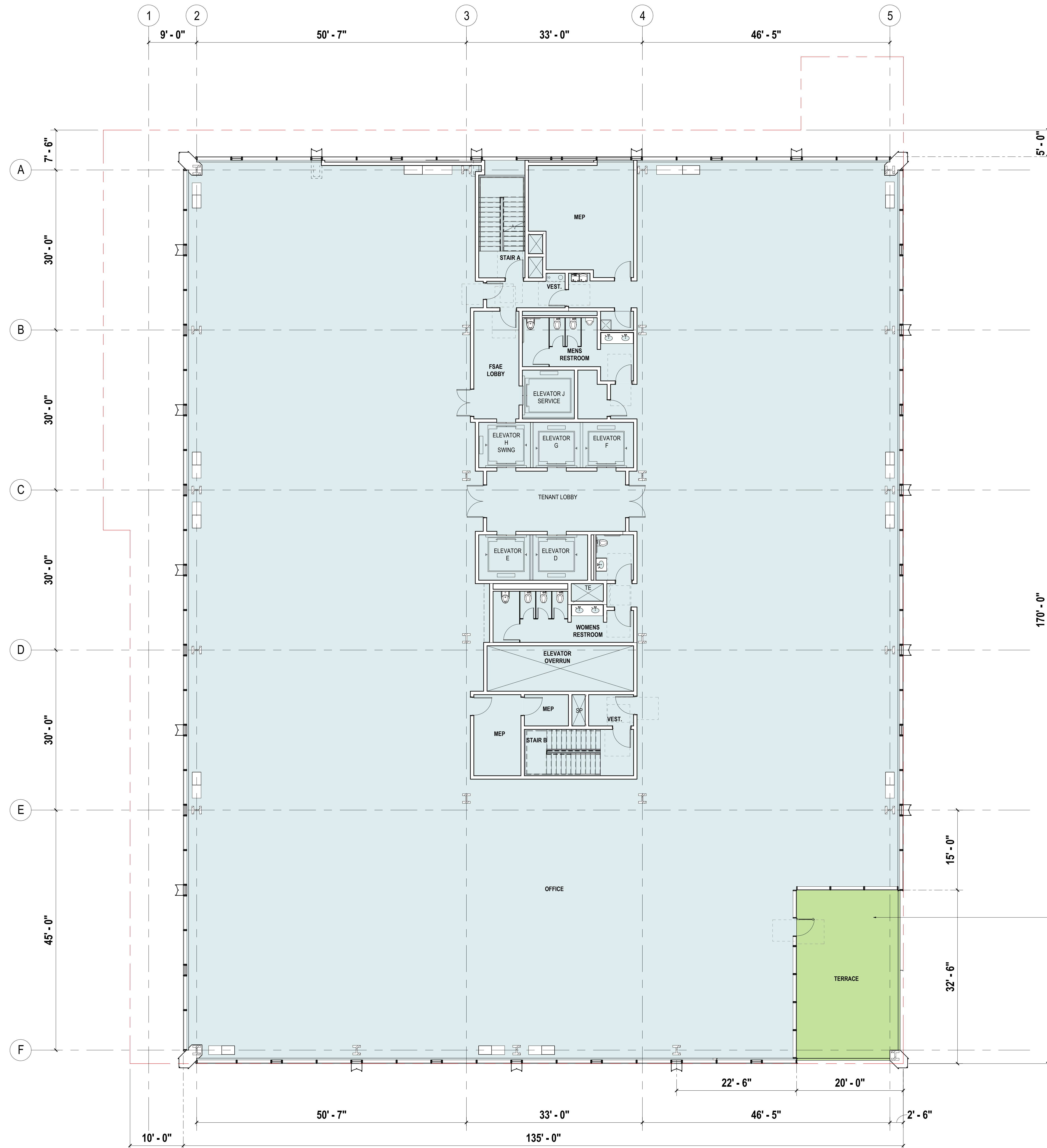
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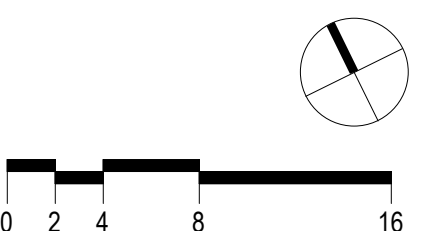
UNFURNISHED EXTERIOR TERRACE , OCCURS ONLY AT LEVELS 3, 5, AND 7. LEVELS 4, 6, AND 8 OPEN TO BELOW



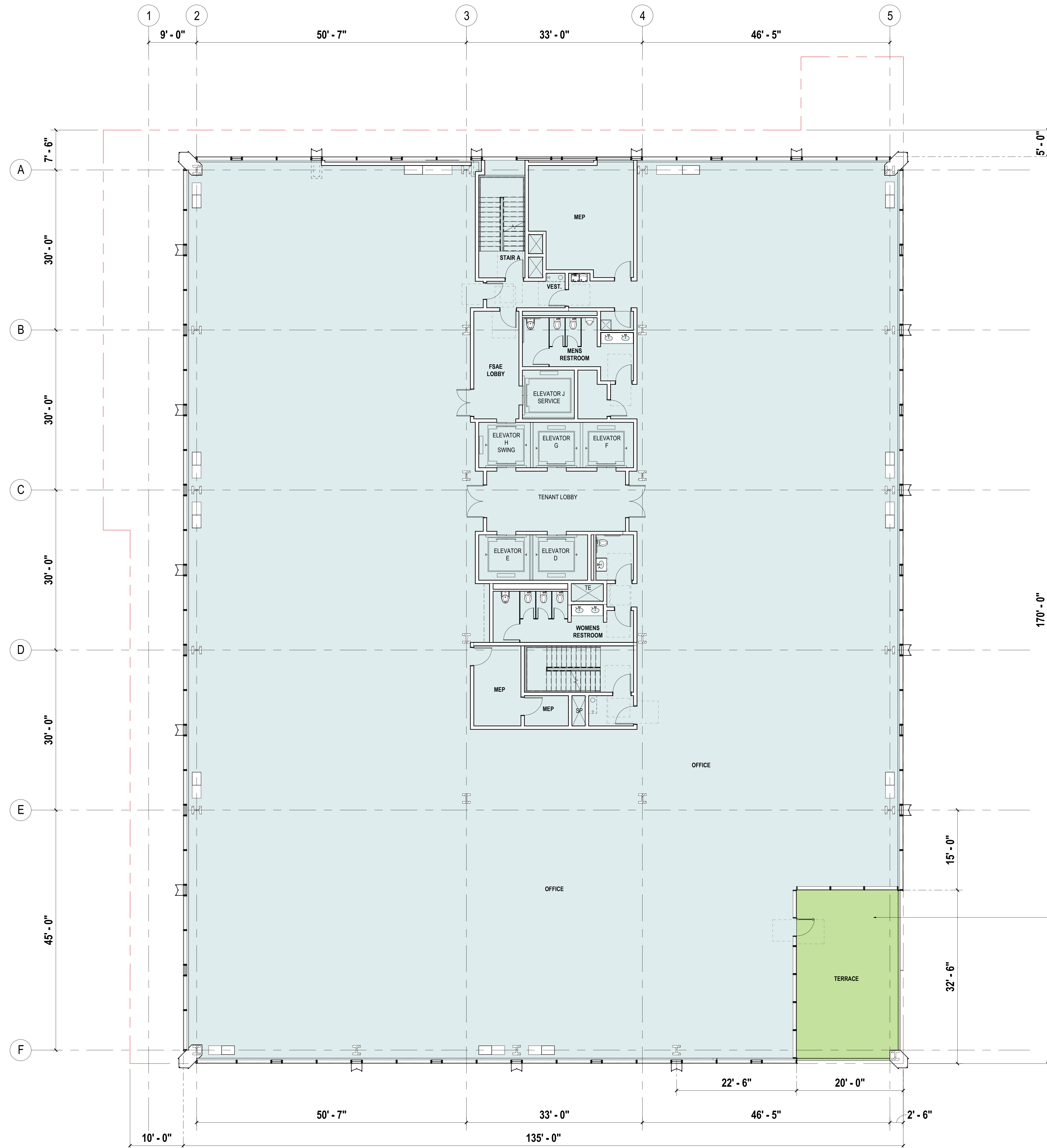
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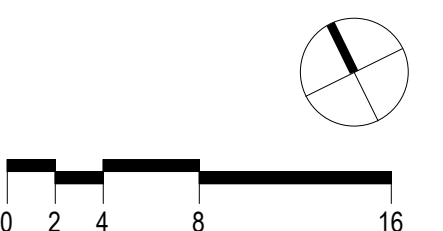
UNFURNISHED EXTERIOR TERRACE, OCCURS ONLY AT LEVELS 9, 11, 13, 15, AND 17. LEVELS 10, 12, 14, AND 16 OPEN TO BELOW



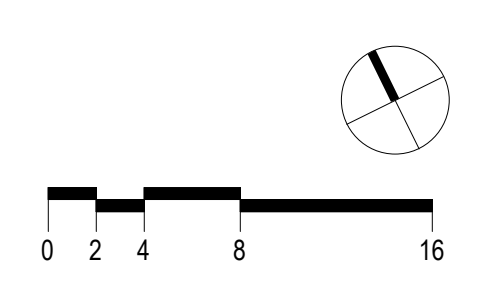
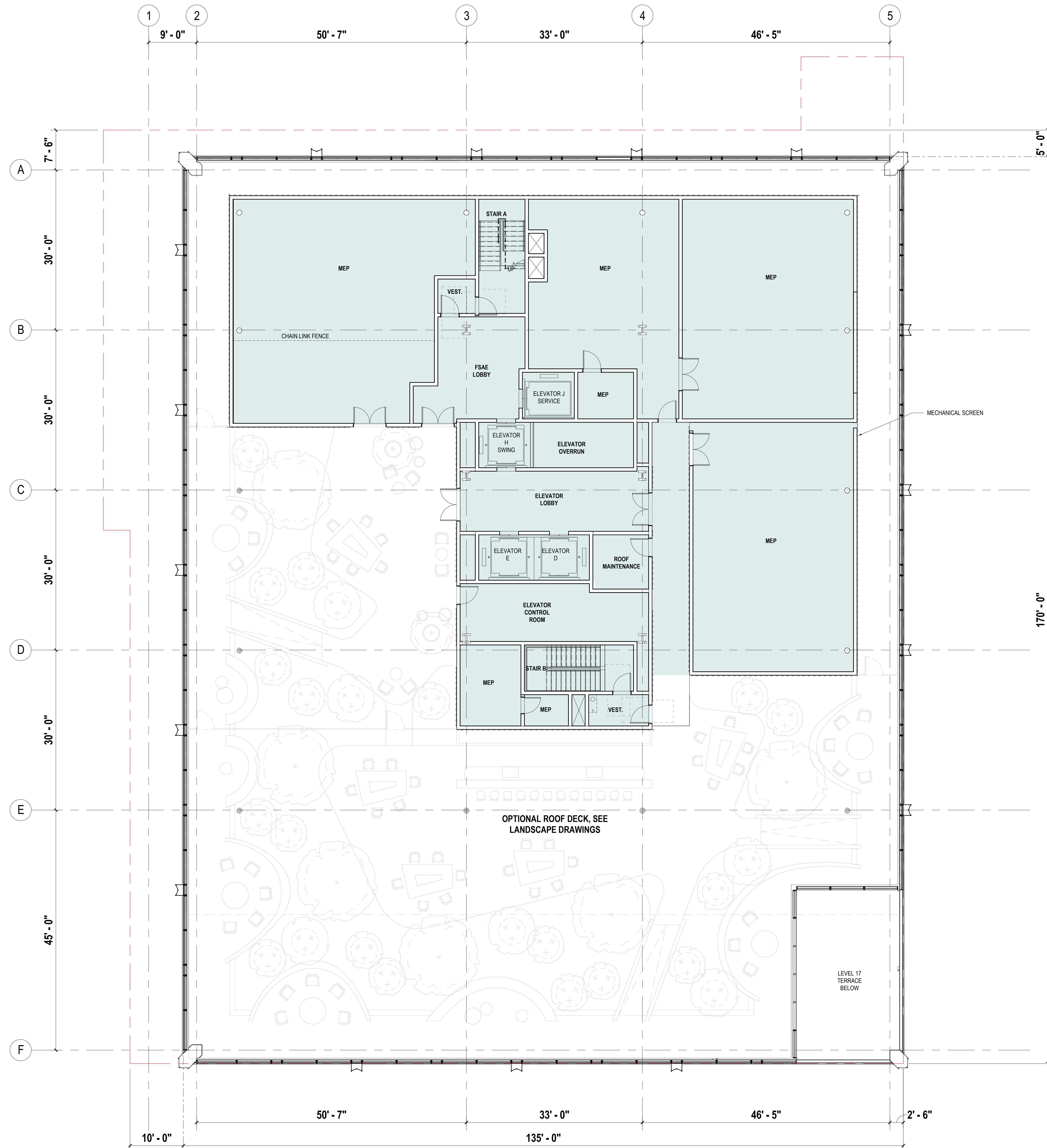
1/8" = 1' - 0" PRINTED ON 30X42 PAPER



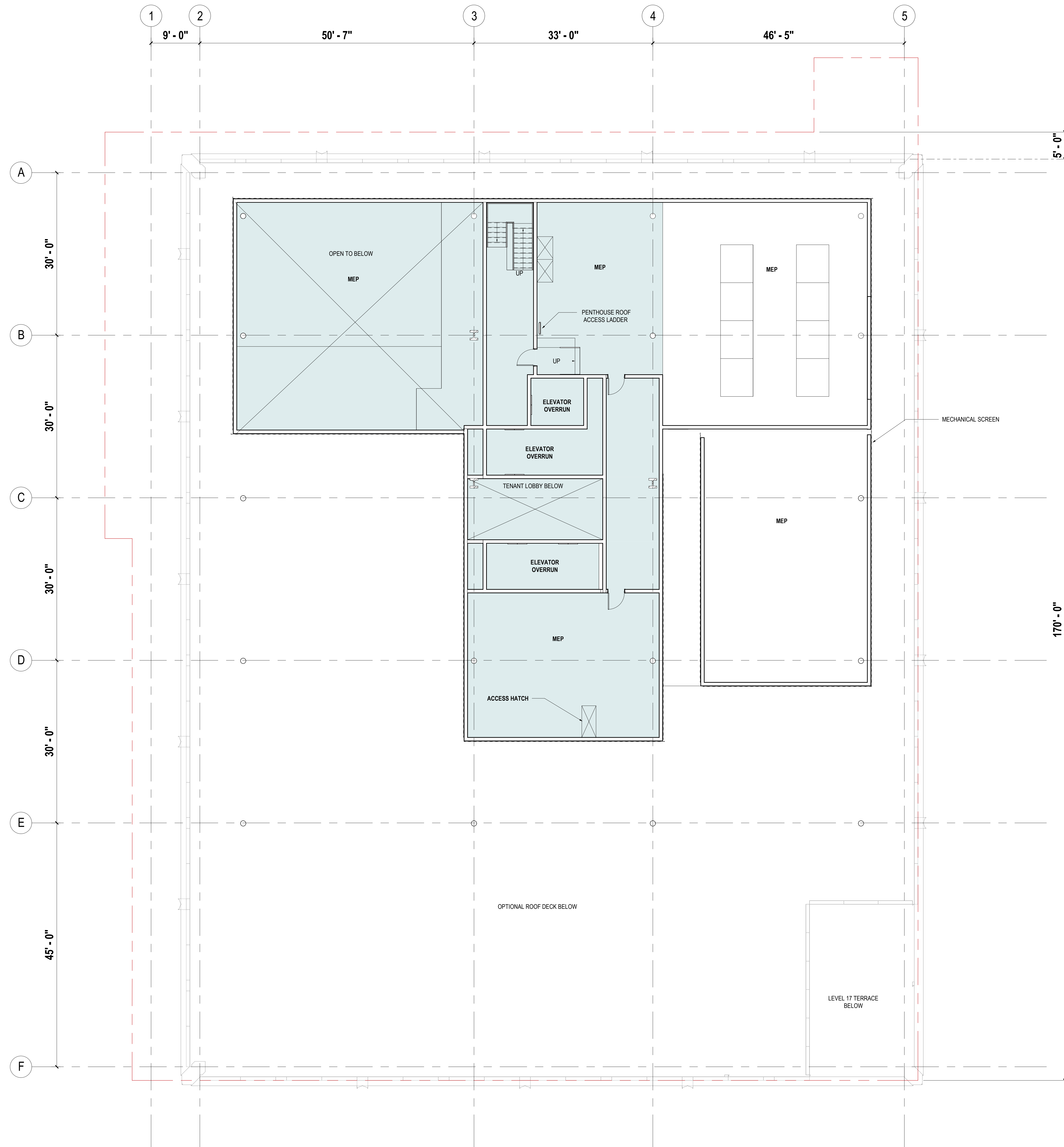
UNFURNISHED EXTERIOR TERRACE, OCCURS ONLY AT LEVELS 9, 11, 13, 15, AND 17. LEVELS 10, 12, 14, AND 16 OPEN TO BELOW



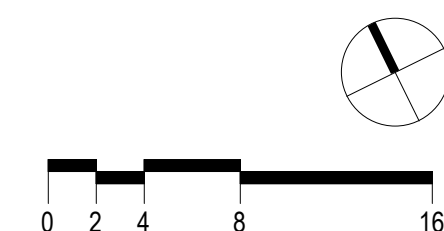
1/8" = 1' - 0" PRINTED ON 30X42 PAPER



1/8" = 1' - 0" PRINTED ON 30X42 PAPER

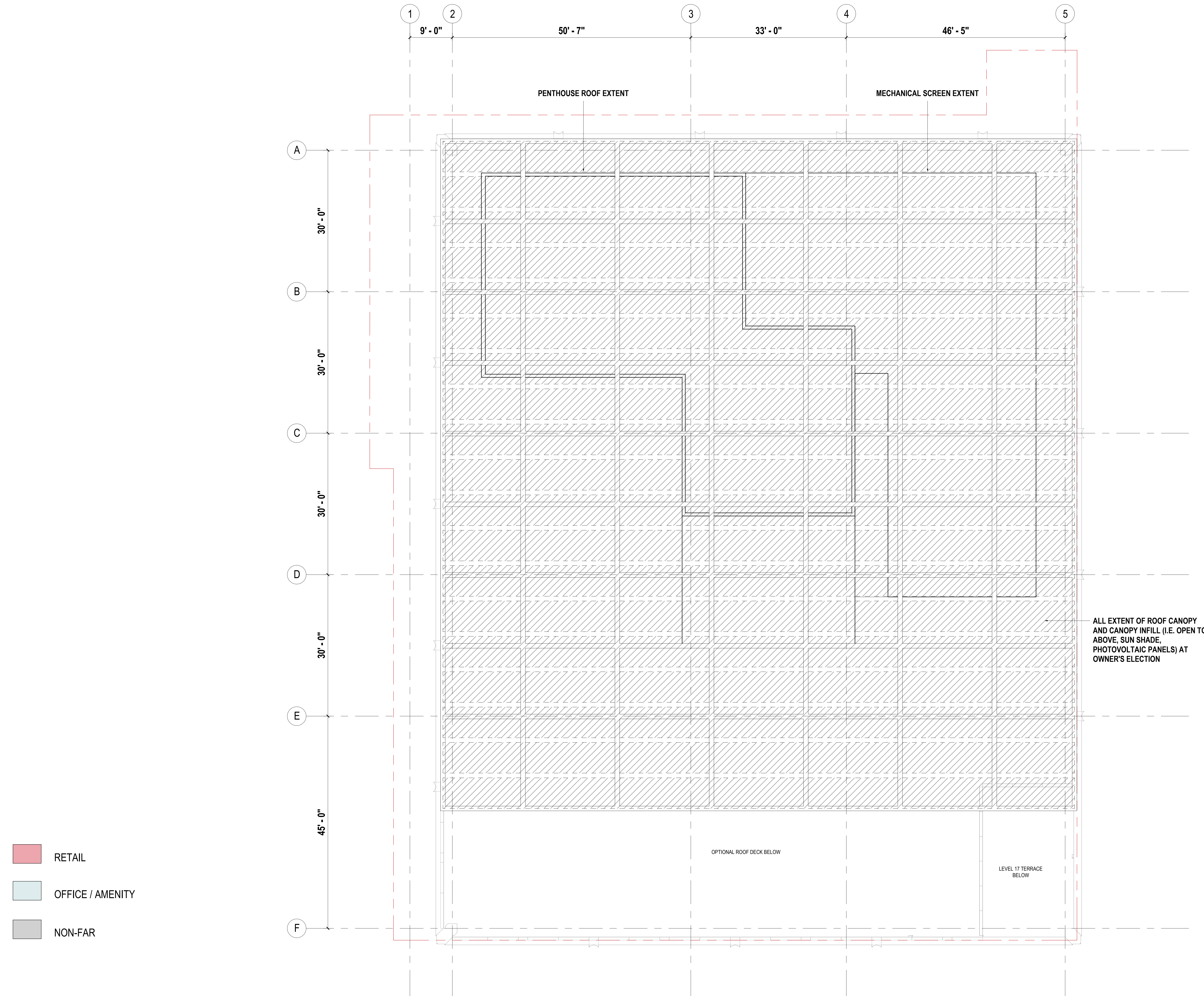


- RETAIL
- OFFICE / AMENITY
- NON-FAR



1/8" = 1' - 0" PRINTED ON 30X42 PAPER

10/07/2022

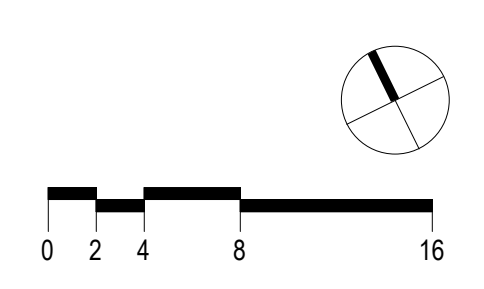


- RETAIL
- OFFICE / AMENITY
- NON-FAR

ALL EXTENT OF ROOF CANOPY AND CANOPY INFILL (I.E. OPEN TO ABOVE, SUN SHADE, PHOTOVOLTAIC PANELS) AT OWNER'S ELECTION

OPTIONAL ROOF DECK BELOW

LEVEL 17 TERRACE BELOW



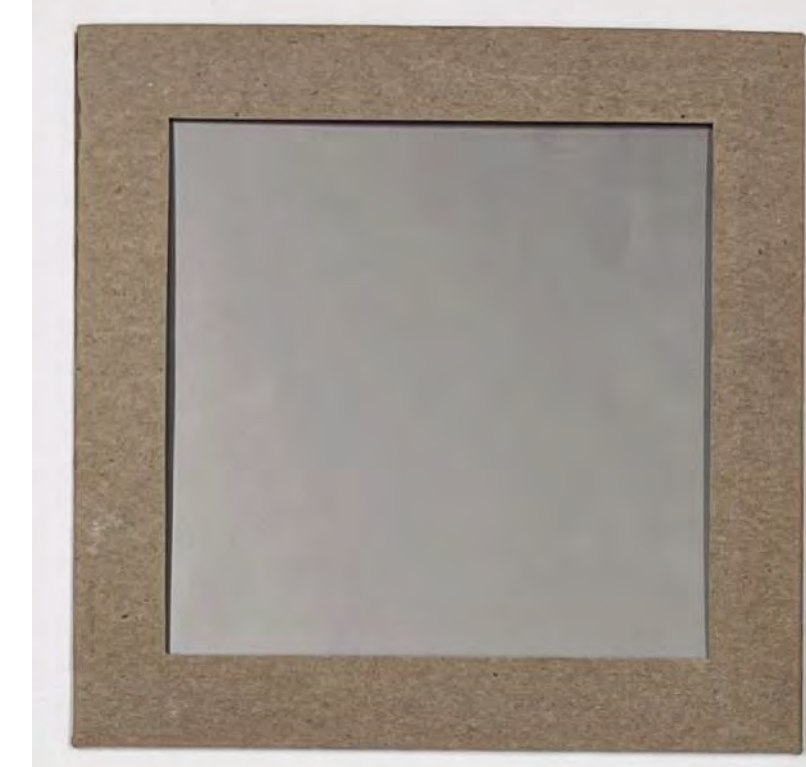
1/8" = 1' - 0" PRINTED ON 30X42 PAPER



MT-01  
DARK PAINTED METAL PANEL



GL-01  
INSULATED INCREASED REFLECTANCE GLASS UNIT  
WITH HIGH PERFORMANCE LOW-E COATING



BALCONY FASCIA AND SOFFIT  
METAL PANEL



LOBBY AND RETAIL GLASS



BRUSHED GRAY METAL







MT-01  
DARK PAINTED METAL PANEL



BALCONY FASCIA AND SOFFIT  
METAL PANEL



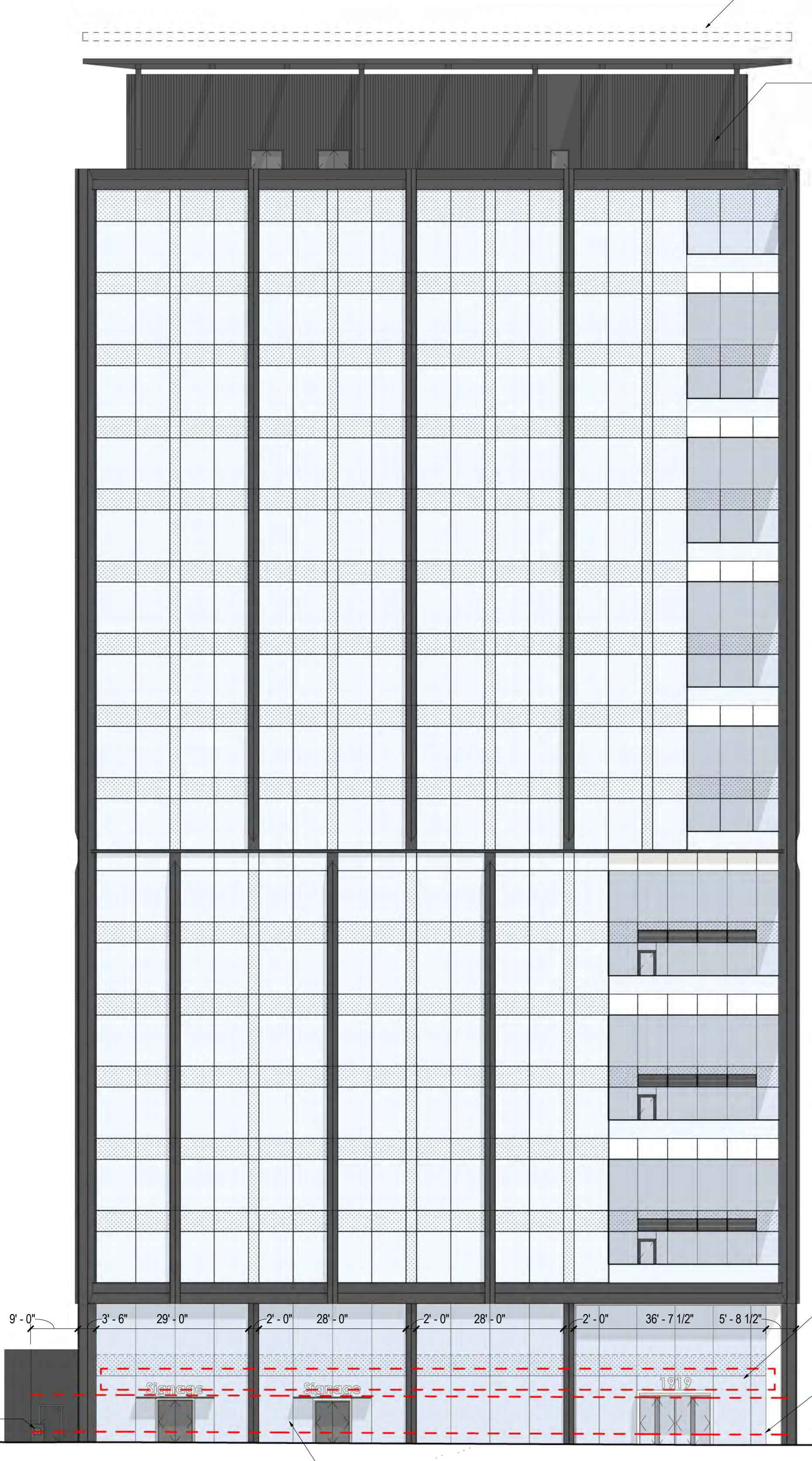
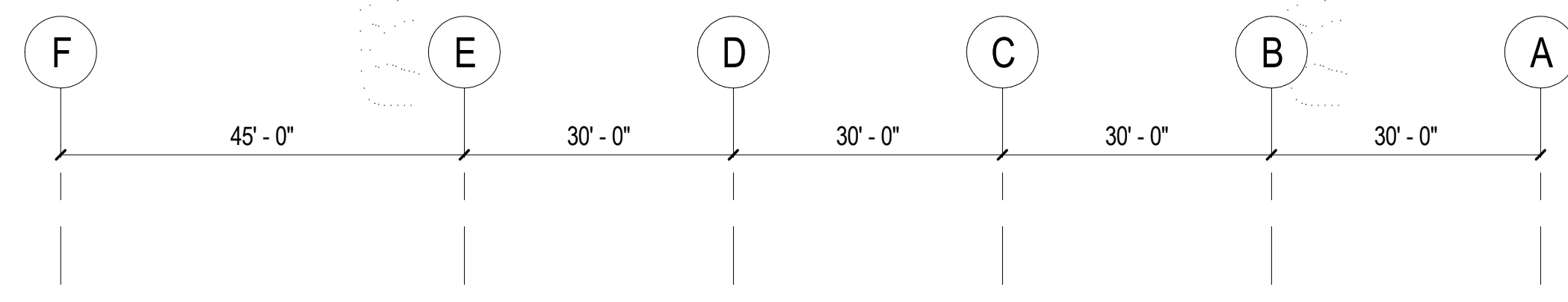
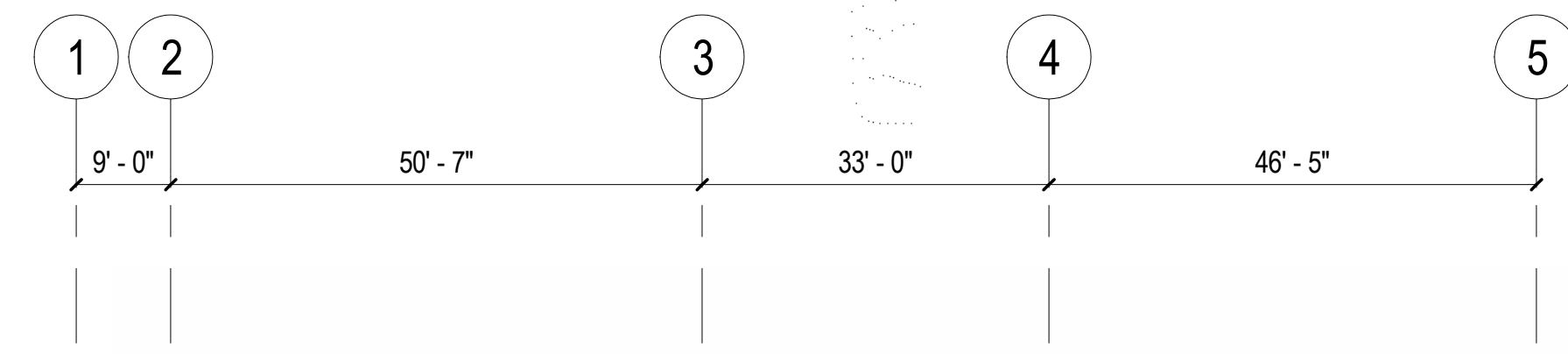
GL-01  
INSULATED INCREASED REFLECTANCE  
GLASS UNIT WITH HIGH PERFORMANCE  
LOW-E COATING



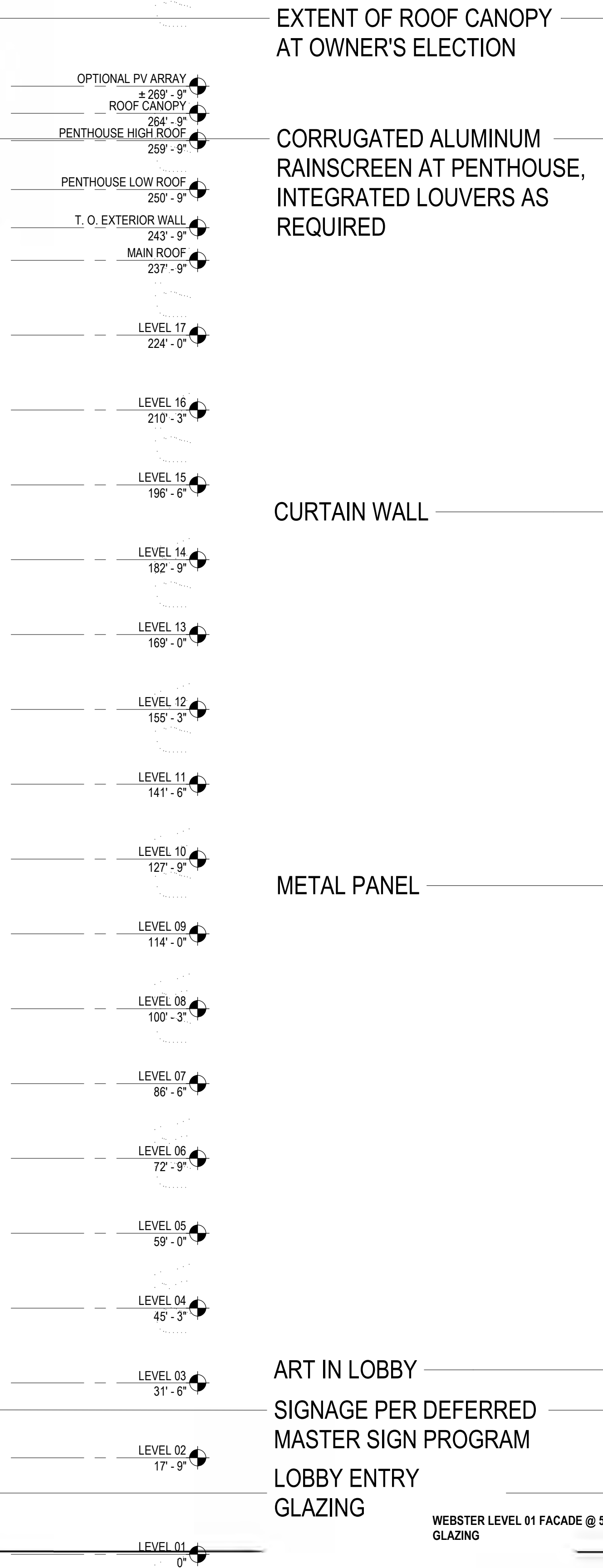
LOBBY AND RETAIL GLASS



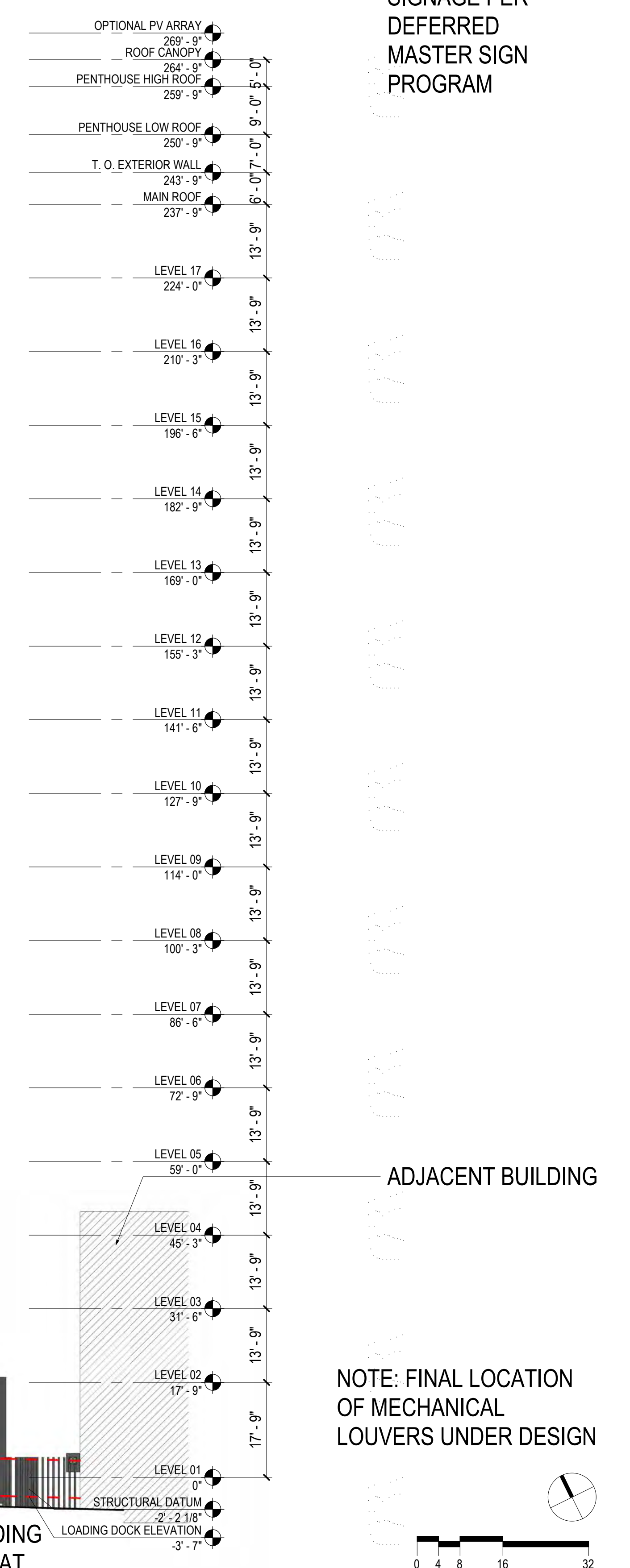
BRUSHED GRAY METAL



**SOUTH ELEVATION**

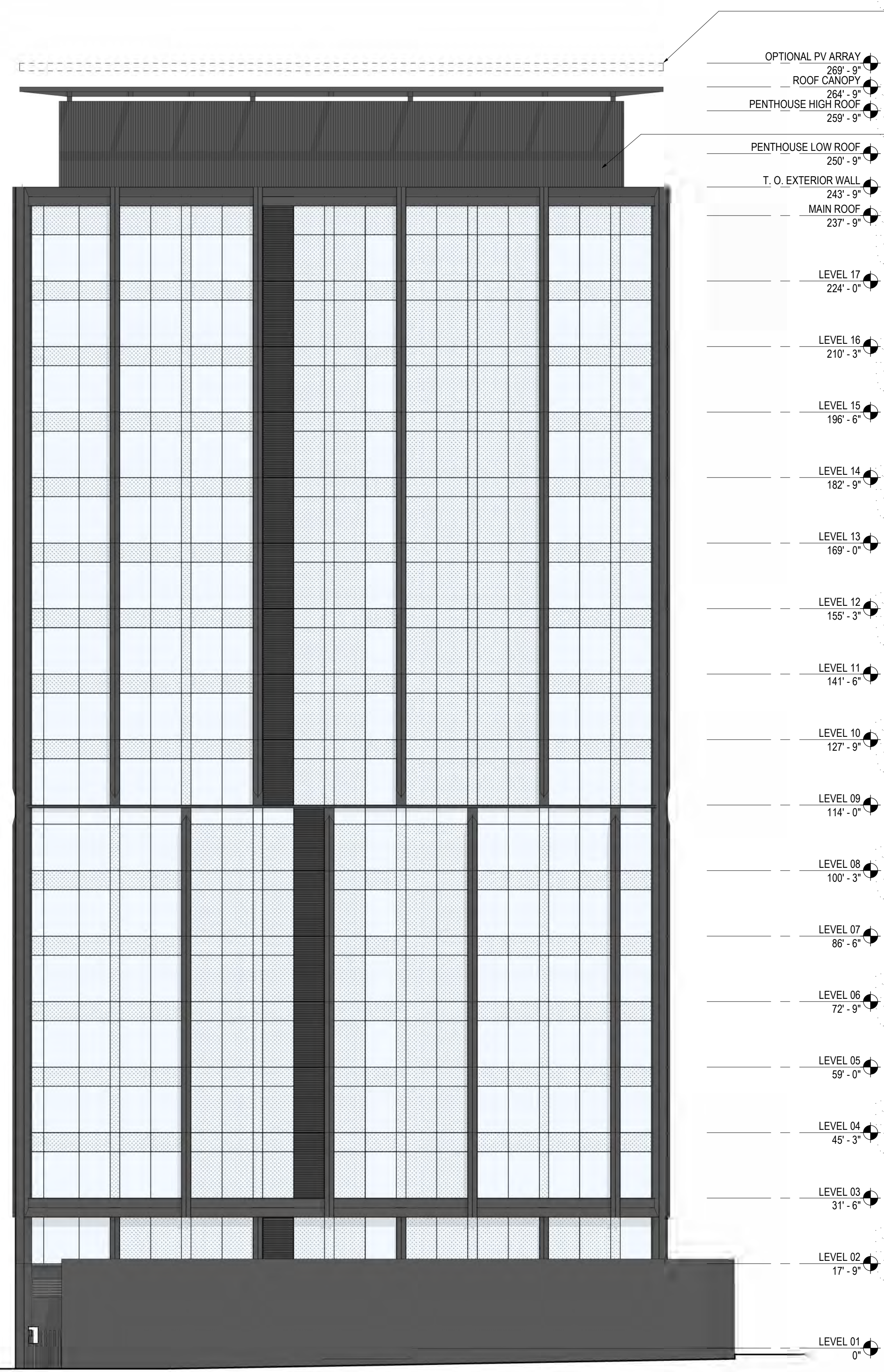
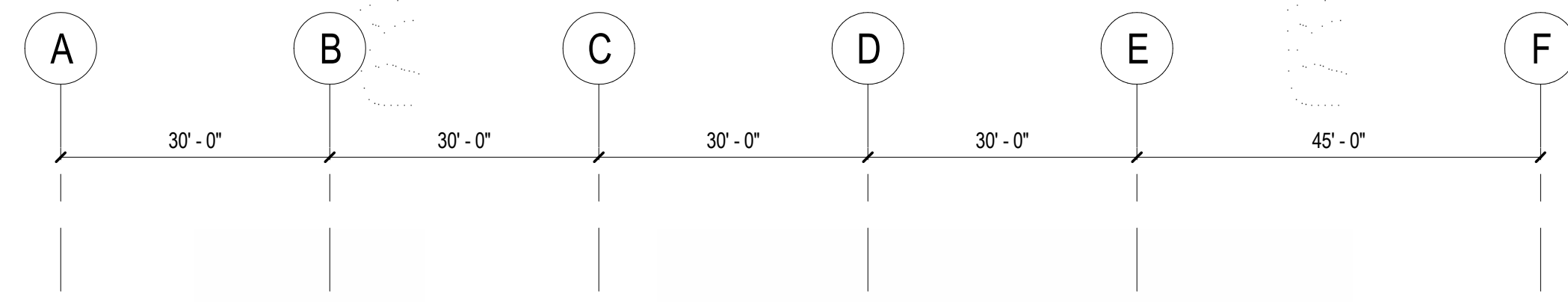
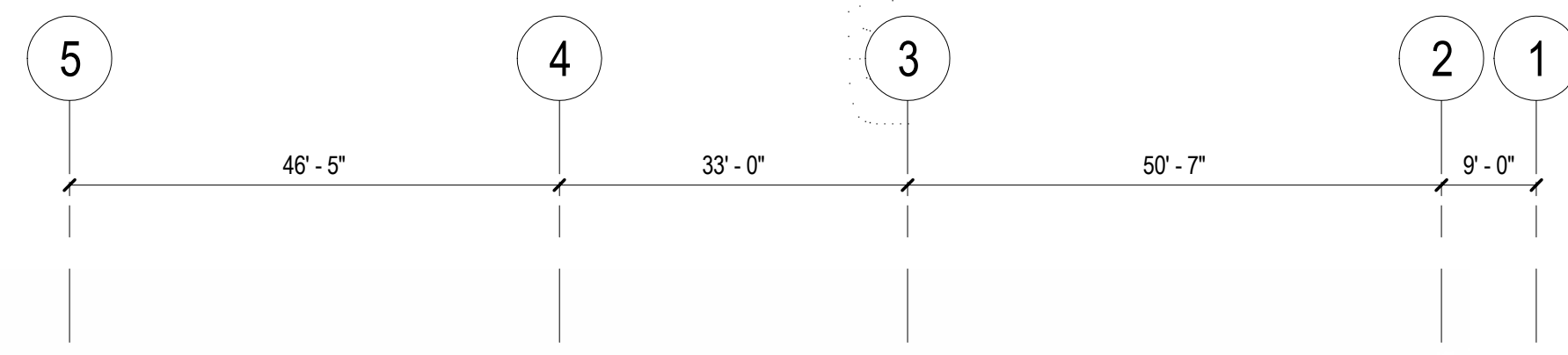


**EAST ELEVATION**



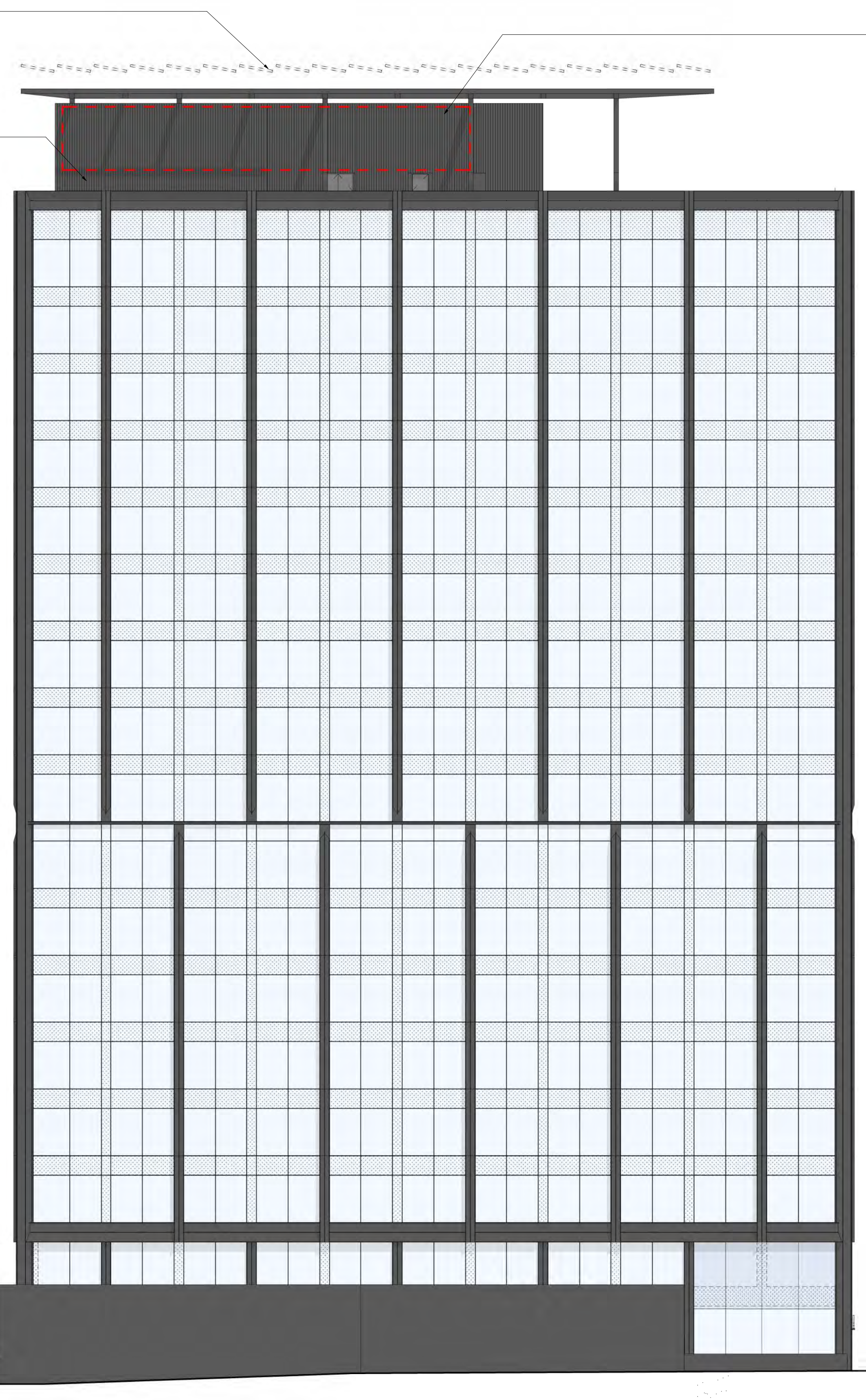
NOTE: FINAL LOCATION OF MECHANICAL LOUVERS UNDER DESIGN

1/16" = 1' - 0" PRINTED ON 30X42 PAPER



EXTENT OF ROOF CANOPY AT OWNER'S ELECTION

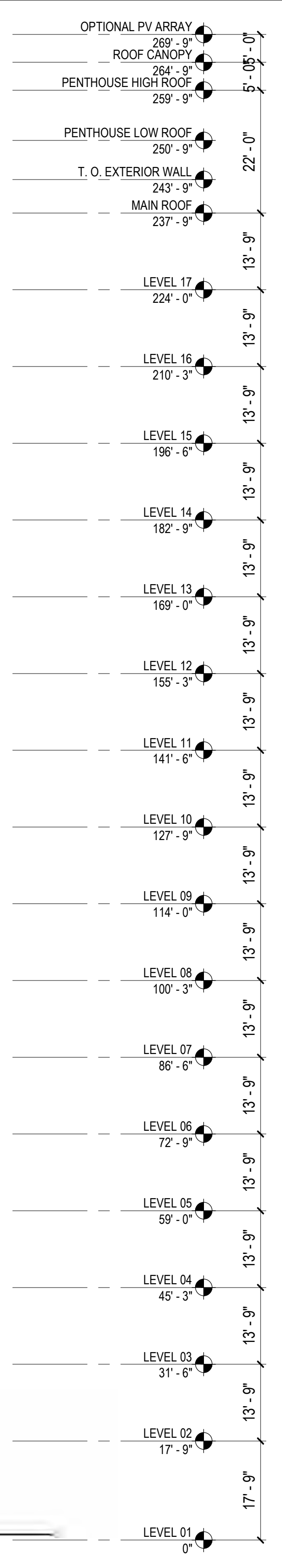
CORRUGATED ALUMINUM RAINSCREEN AT PENTHOUSE, INTEGRATED LOUVERS AS REQUIRED



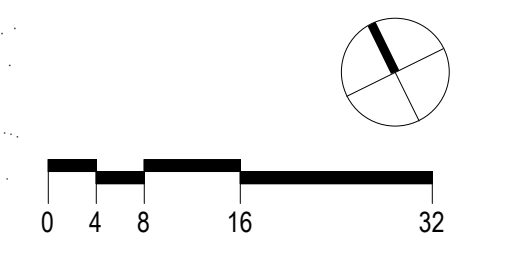
SIGNAGE PER DEFERRED MASTER SIGN PROGRAM

NORTH ELEVATION

WEST ELEVATION

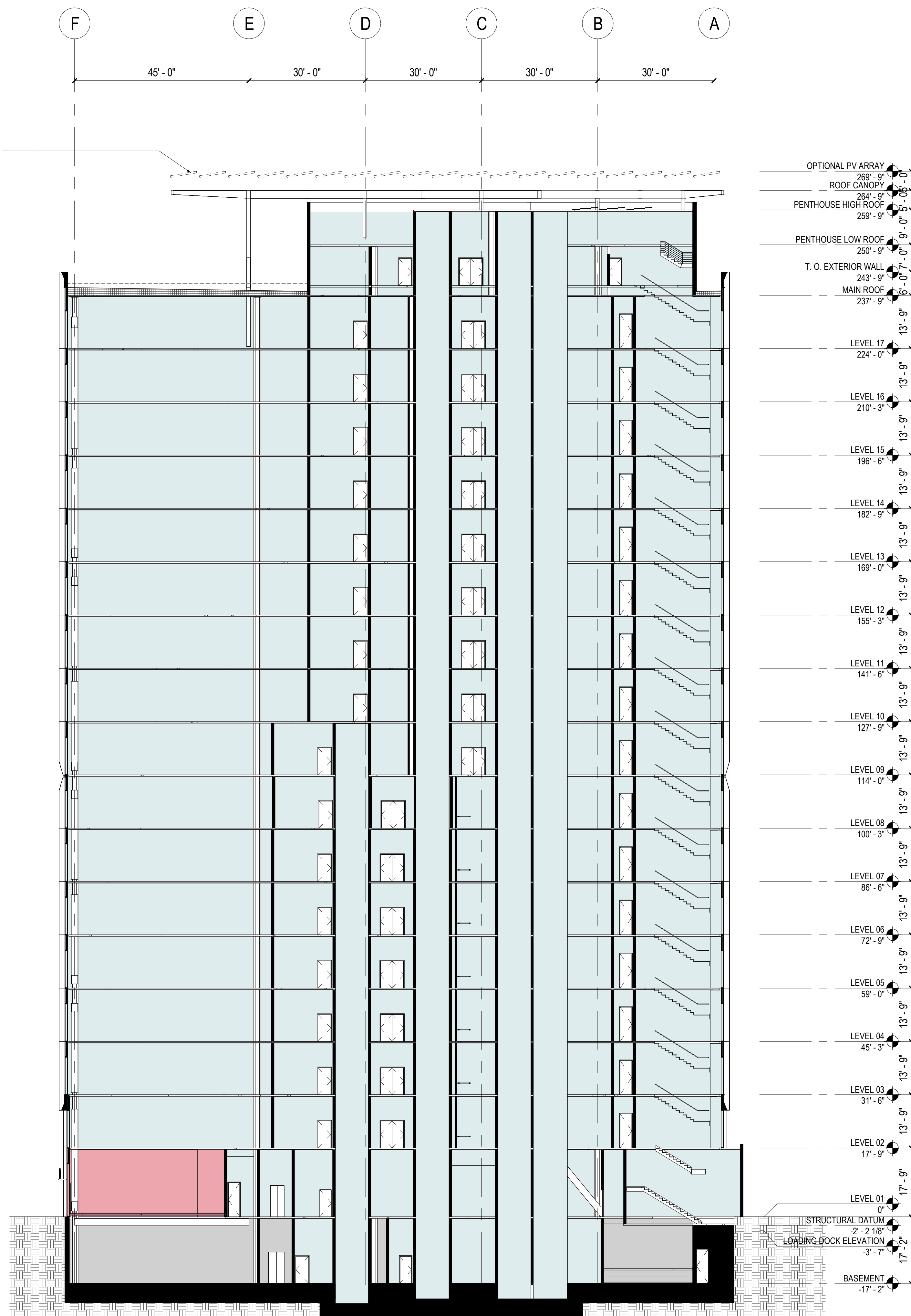


NOTE: FINAL LOCATION OF MECHANICAL LOUVERS UNDER DESIGN



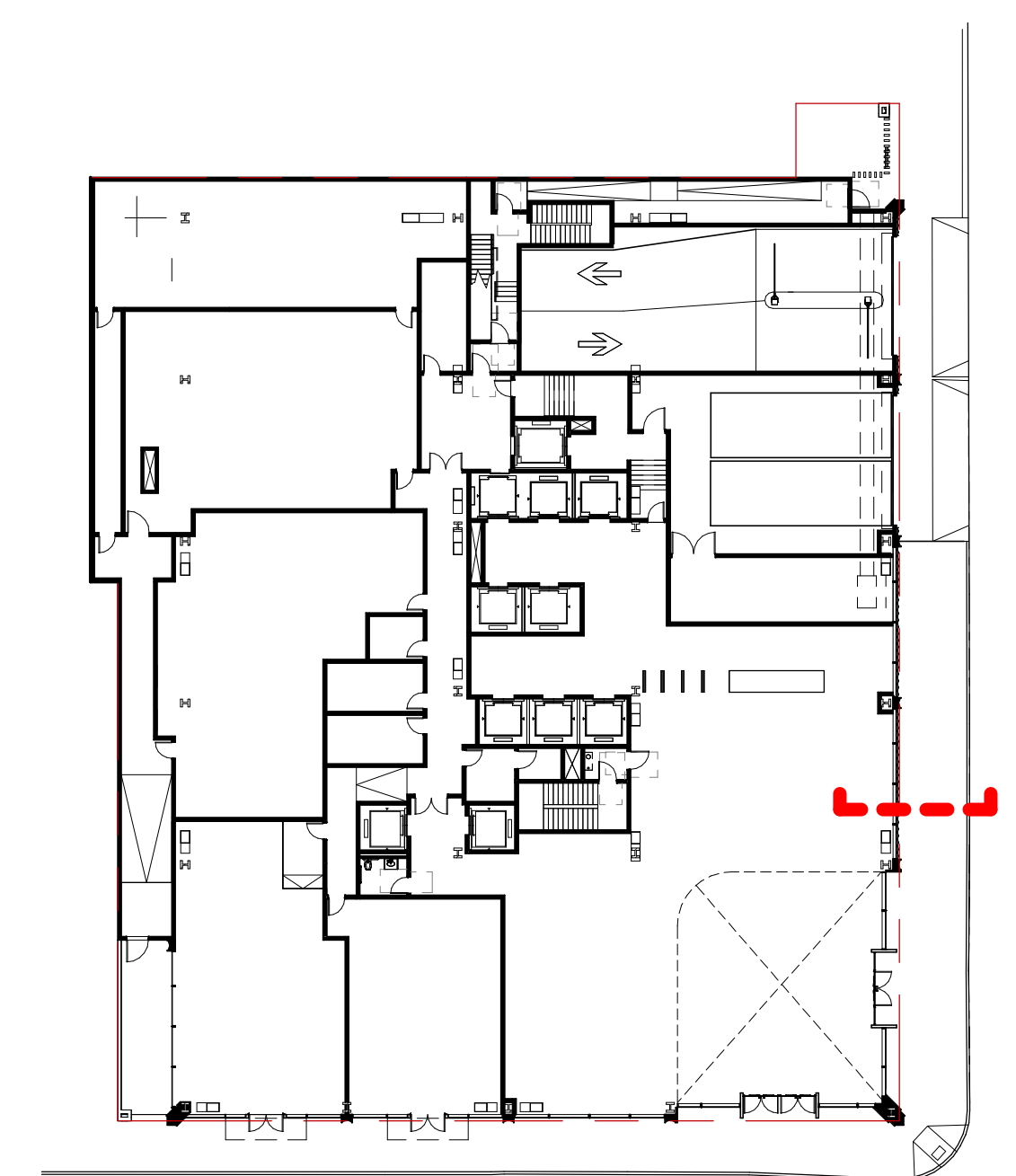
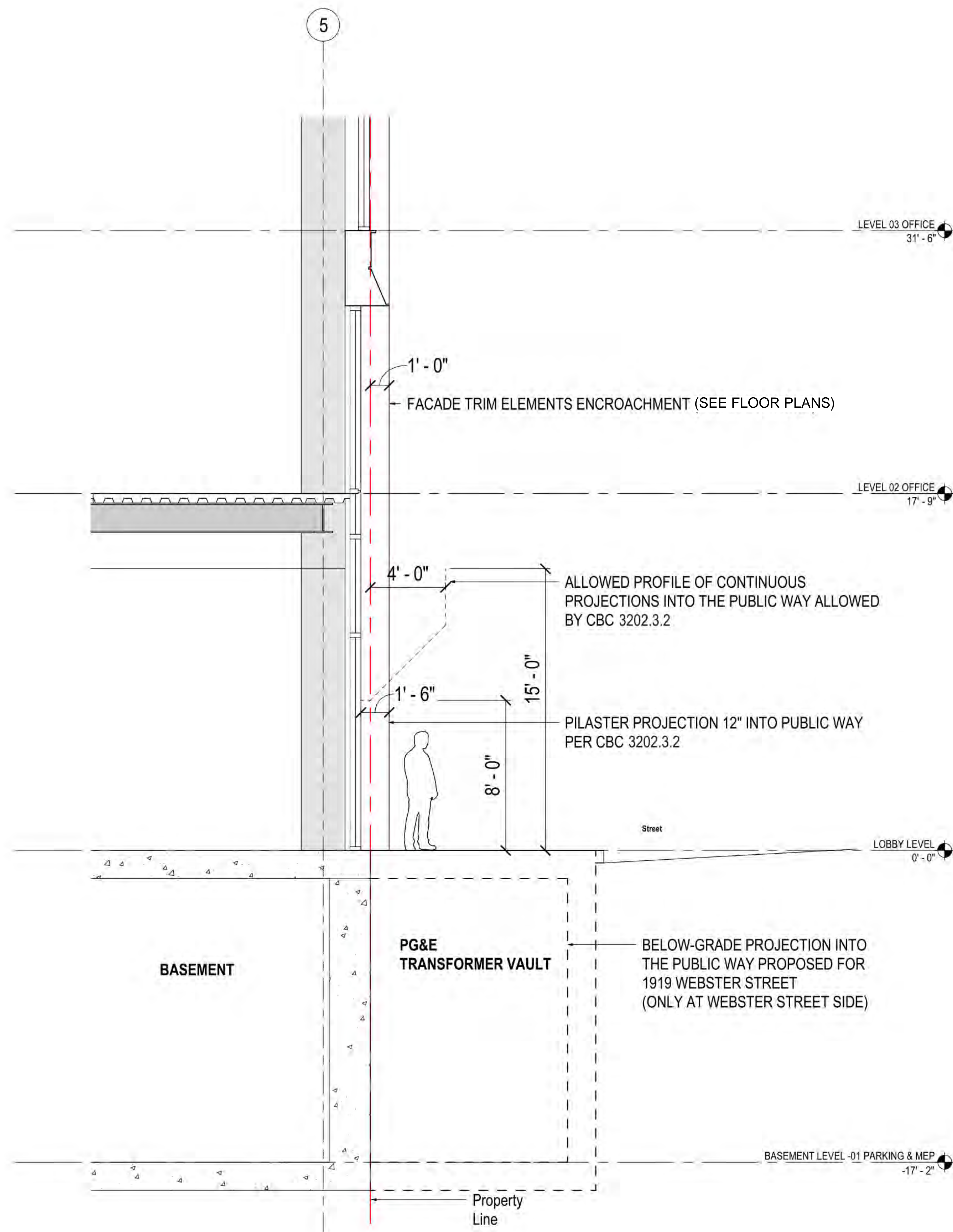
1/16" = 1' - 0" PRINTED ON 30X42 PAPER

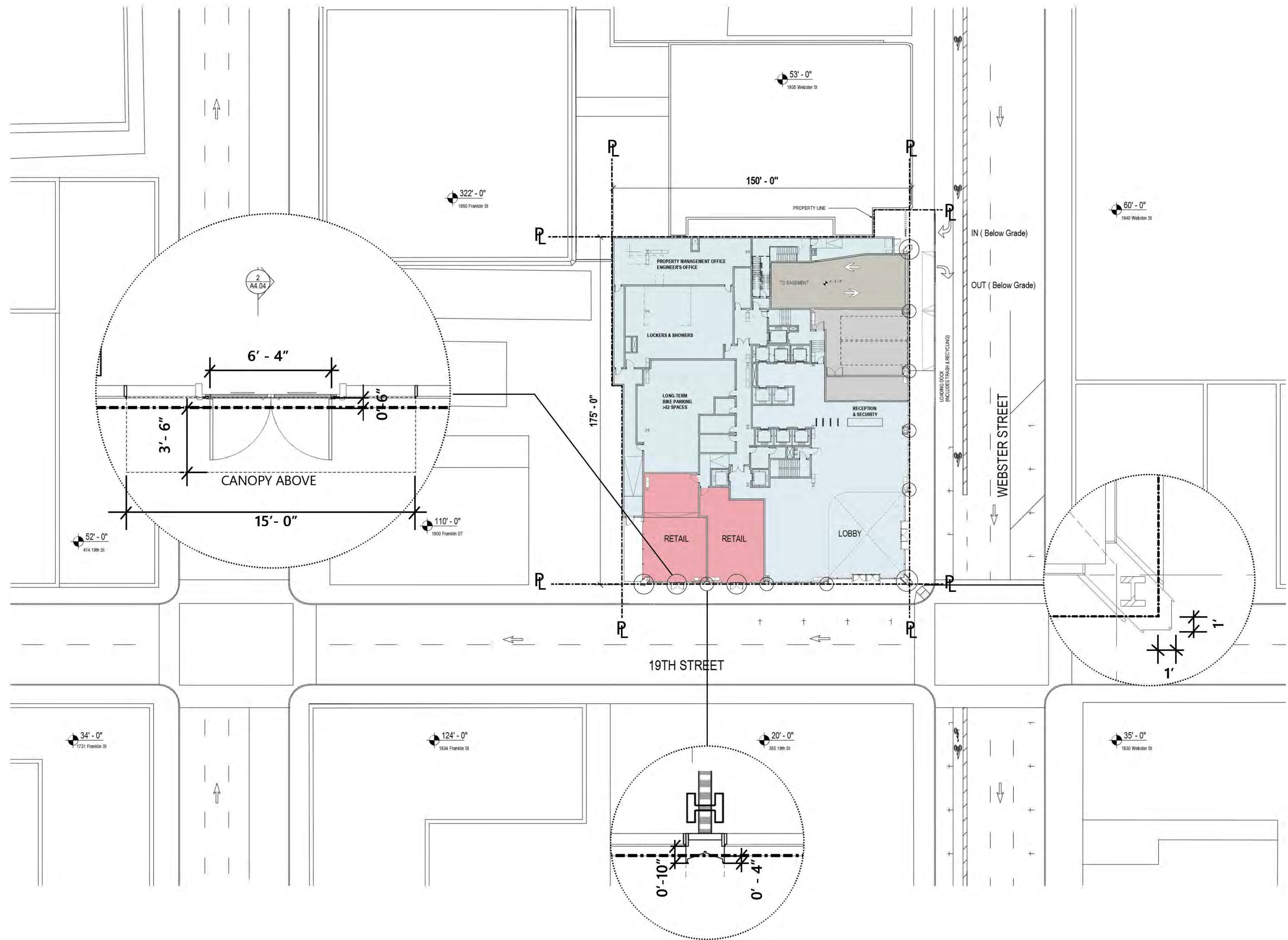
EXTENT OF ROOF CANOPY AND CANOPY INFILL (I.E. OPEN TO ABOVE, SUN SHADE, PHOTOVOLTAIC PANELS) AT OWNER'S ELECTION

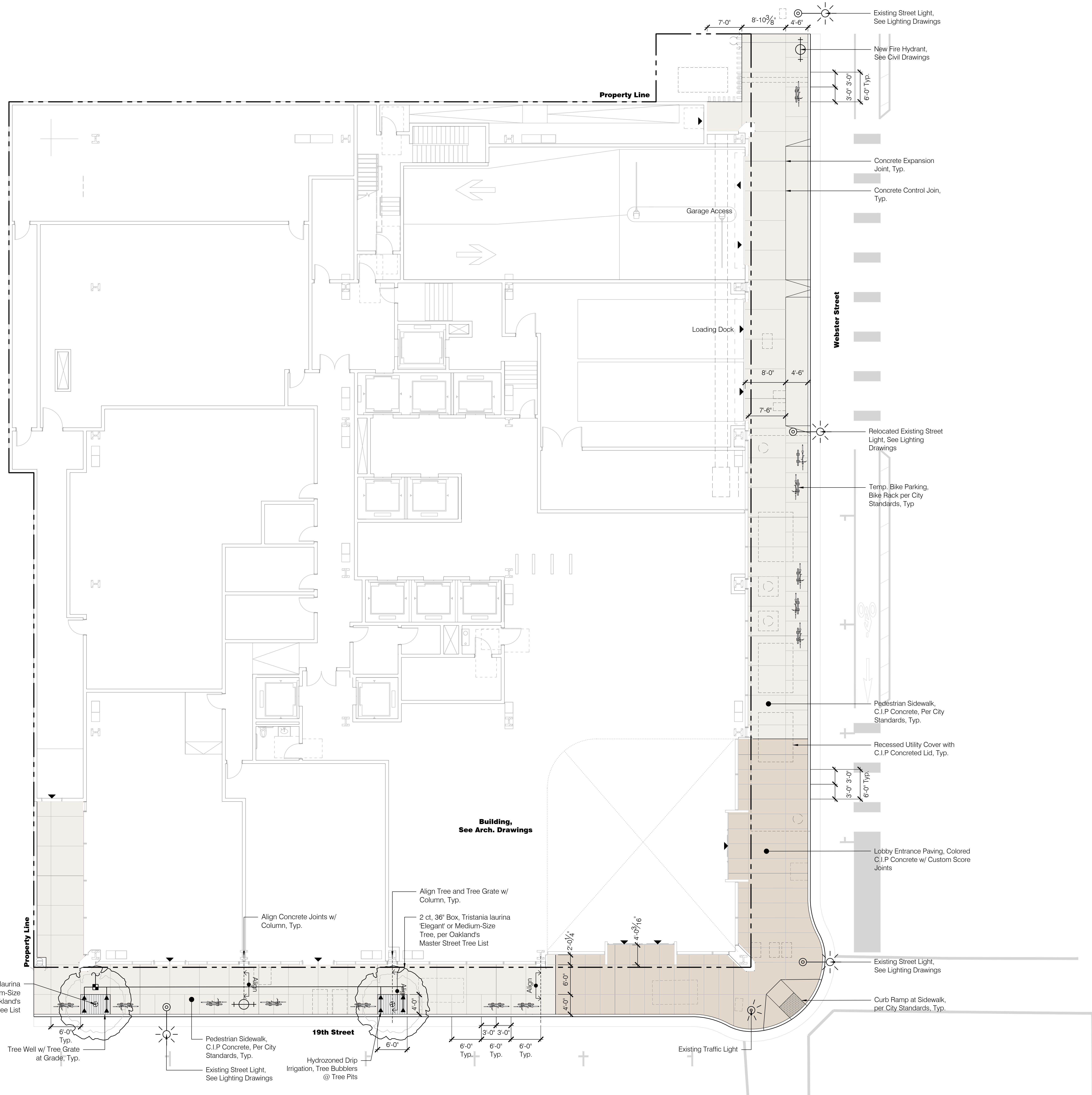


- RETAIL
- OFFICE / AMENITY
- NON-FAR









**Landscape Design Notes**

- No landscape exists in present condition. Refer to Civil Drawings for Survey.
- Street Trees shall be installed in compliance with the City's Standard Specifications for Street Tree Planting.

**Irrigation Notes**

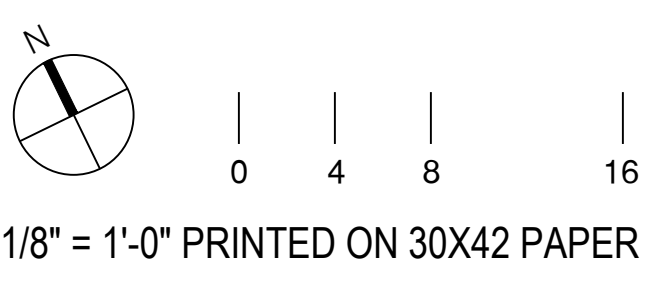
- Landscape Design shall be compliant with the California Model Water Efficient Landscape Ordinance (MWELO).
- Drip irrigation will be provided for all planting areas and hydrozoned for optimal plant maintenance and water efficiency.
- Tree bubblers will be provided for all proposed trees.

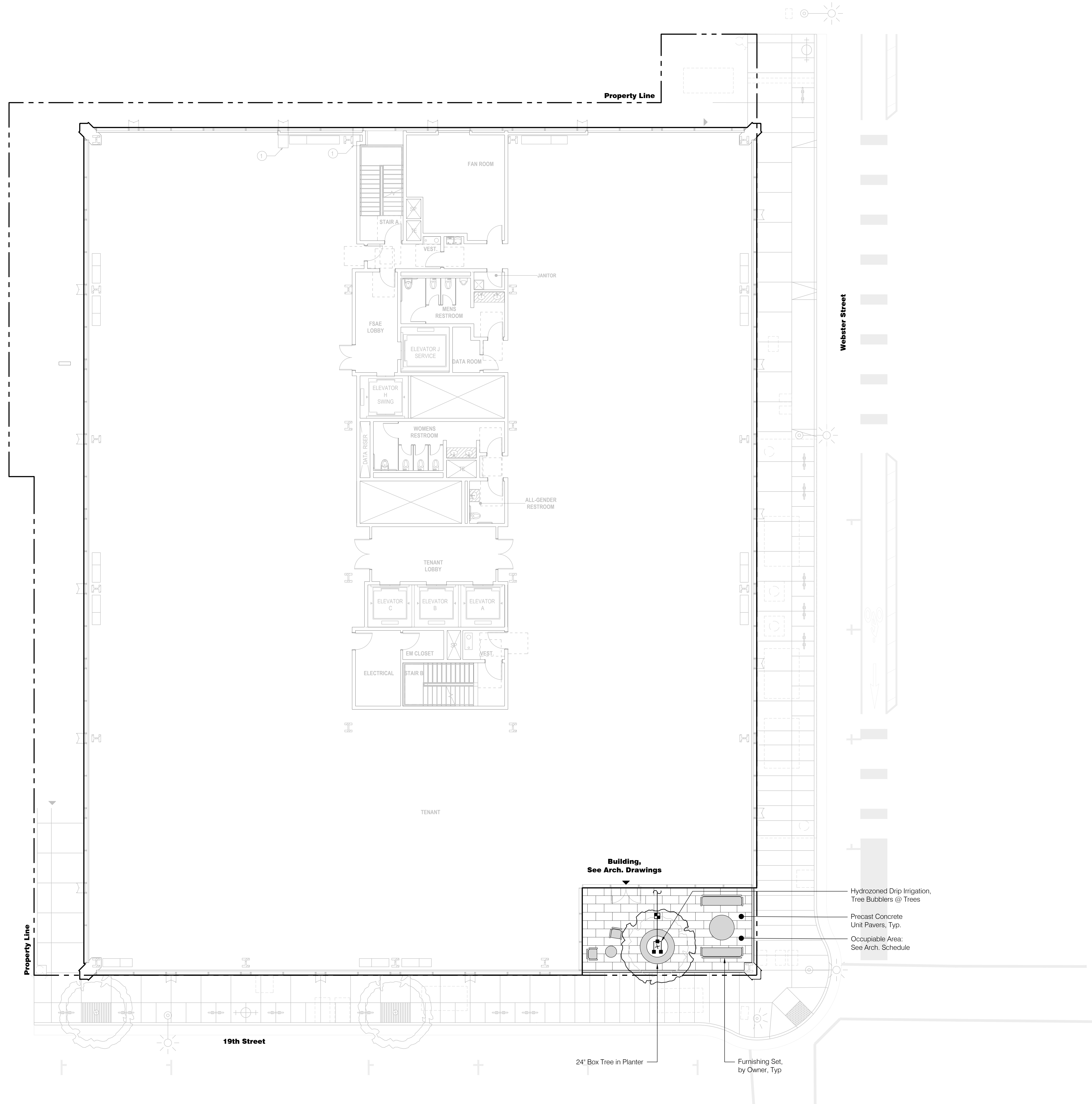
**General Notes**

- Final short term bike parking shall be subject to approval by utility companies given numerous existing & required new utilities. Any reduction in short term bike parking from required amount shall be offset 1:1 by long term bike parking within the building.

**Legend**

- - - - - Property Line
- - - - - Structure Above
- ▶ Egress from Building
- ☀ Streetlight
- 🚲 Proposed Bike Rack
- Proposed Tree
- Proposed Shrub





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- - - - - Structure Above
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- ☀ Streetlight
- 🚲 Proposed Bike Rack
- 🌳 Proposed Tree
- 🌿 Proposed Shrub

Webster Street

Property Line

19th Street

Building,  
See Arch. Drawings

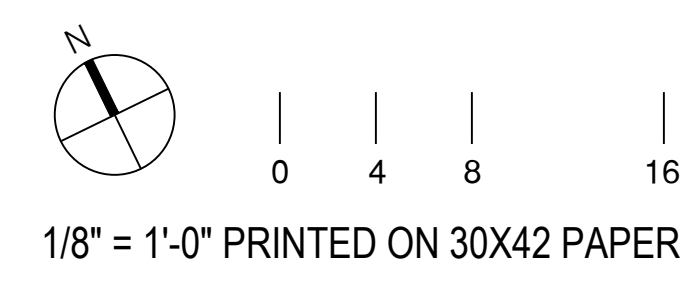
Hydrozoned Drip Irrigation,  
Tree Bubblers @ Trees

Precast Concrete  
Unit Pavers, Typ.

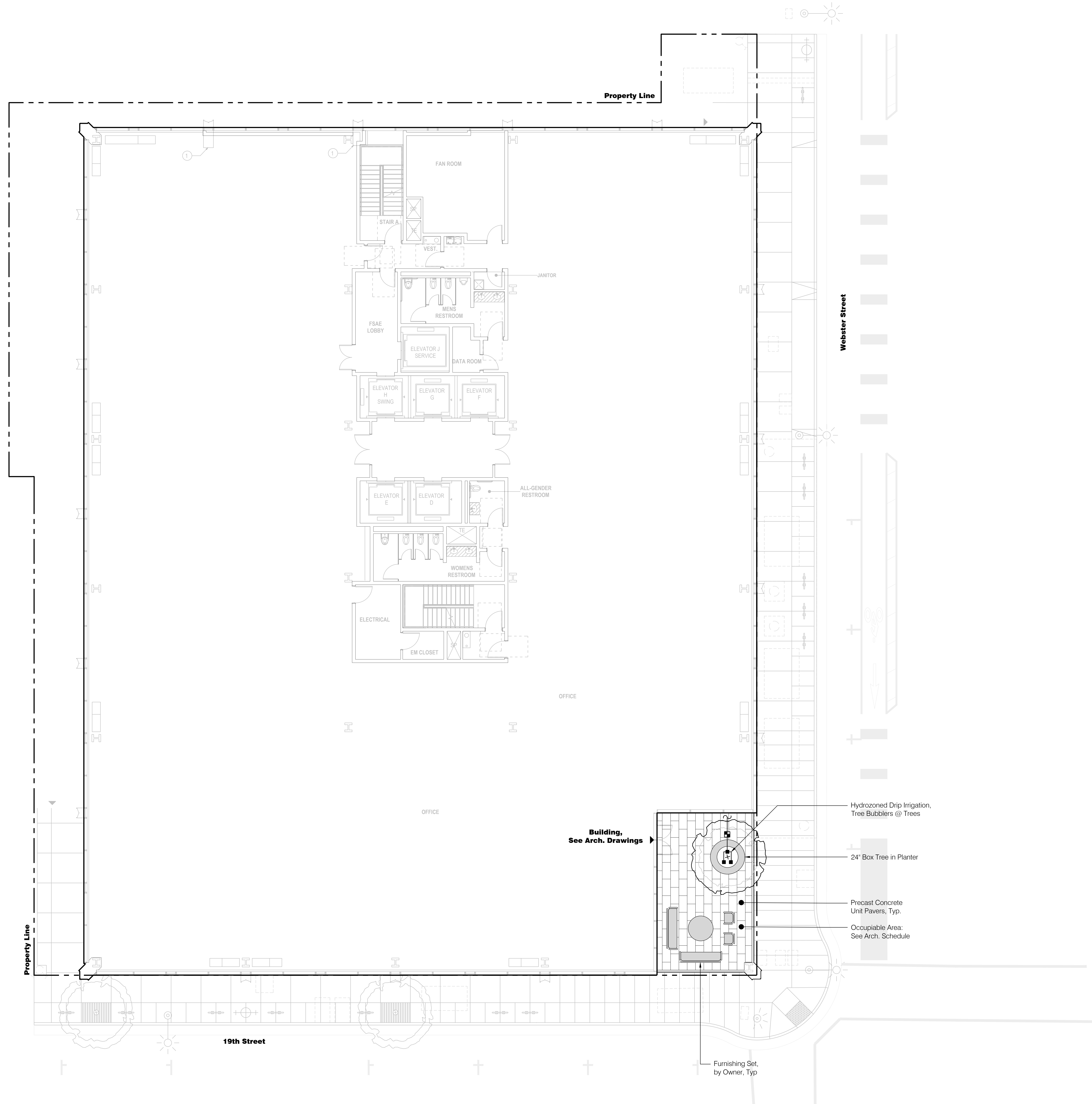
Occupiable Area:  
See Arch. Schedule

24' Box Tree in Planter

Furnishing Set,  
by Owner, Typ







**Landscape Design Notes**

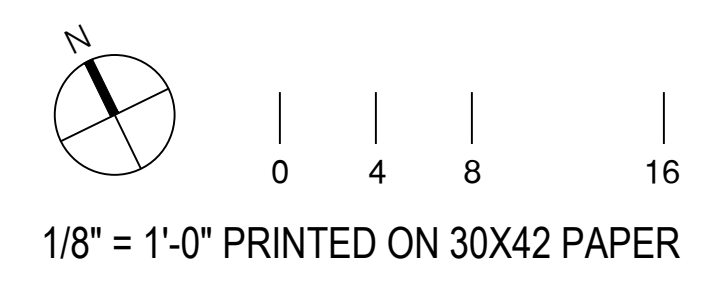
- No landscape exists in present condition. Refer to Civil Drawings for Survey.
- Street Trees shall be installed in compliance with the City's Standard Specifications for Street Tree Planting.

**Irrigation Notes**

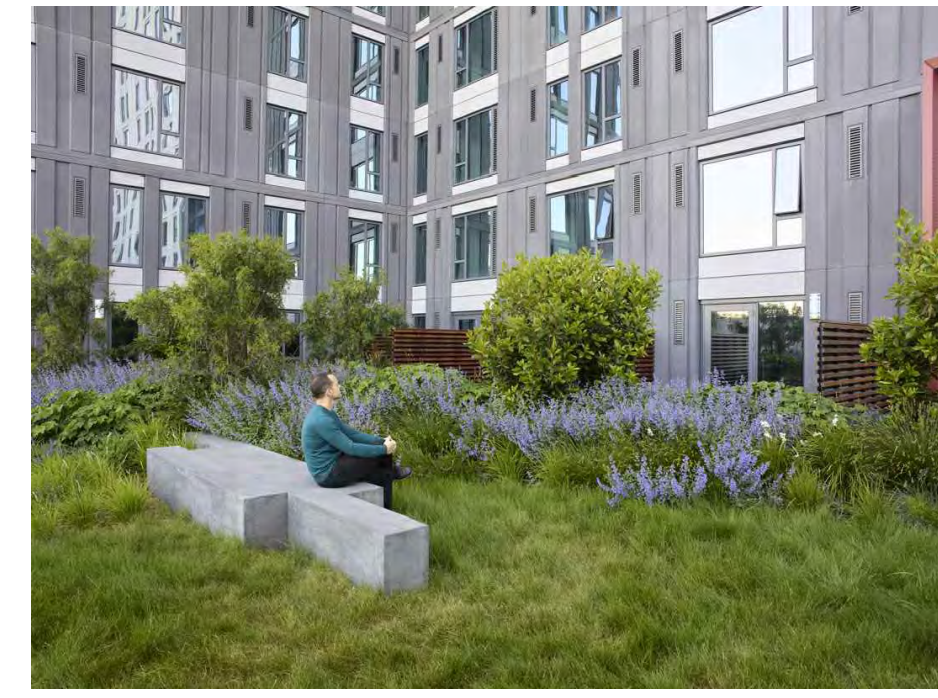
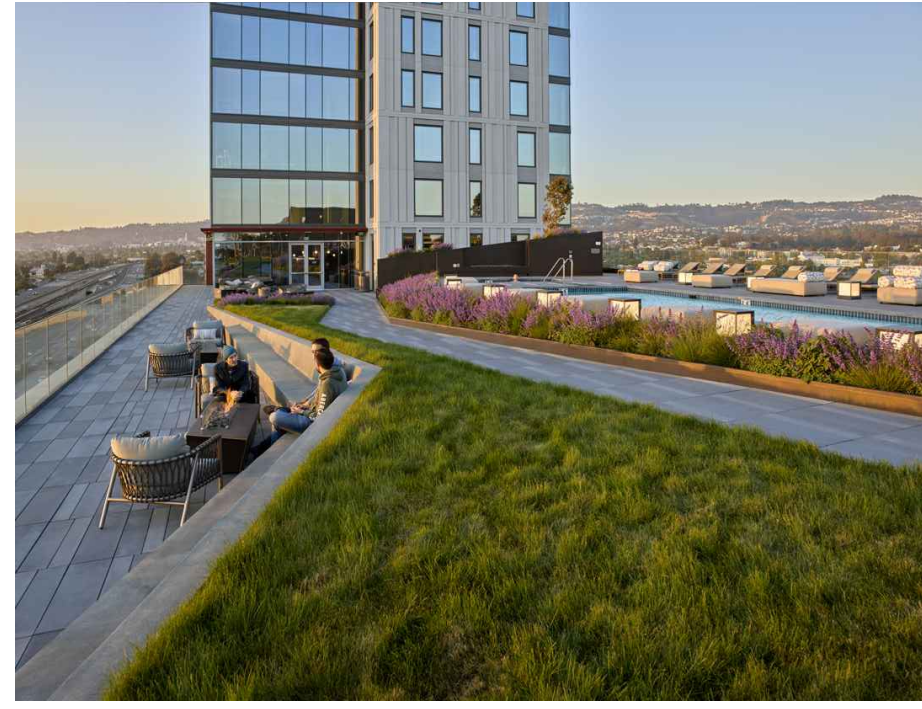
- Landscape Design shall be compliant with the California Model Water Efficient Landscape Ordinance (MWELO).
- Drip irrigation will be provided for all planting areas and hydrozoned for optimal plant maintenance and water efficiency.
- Tree bubblers will be provided for all proposed trees.

**Legend**

- - - - - Property Line
- - - - - Structure Above
- ▶ Egress from Building
- ☀ Streetlight
- 🚲 Proposed Bike Rack
- 🌳 Proposed Tree
- 🌿 Proposed Shrub



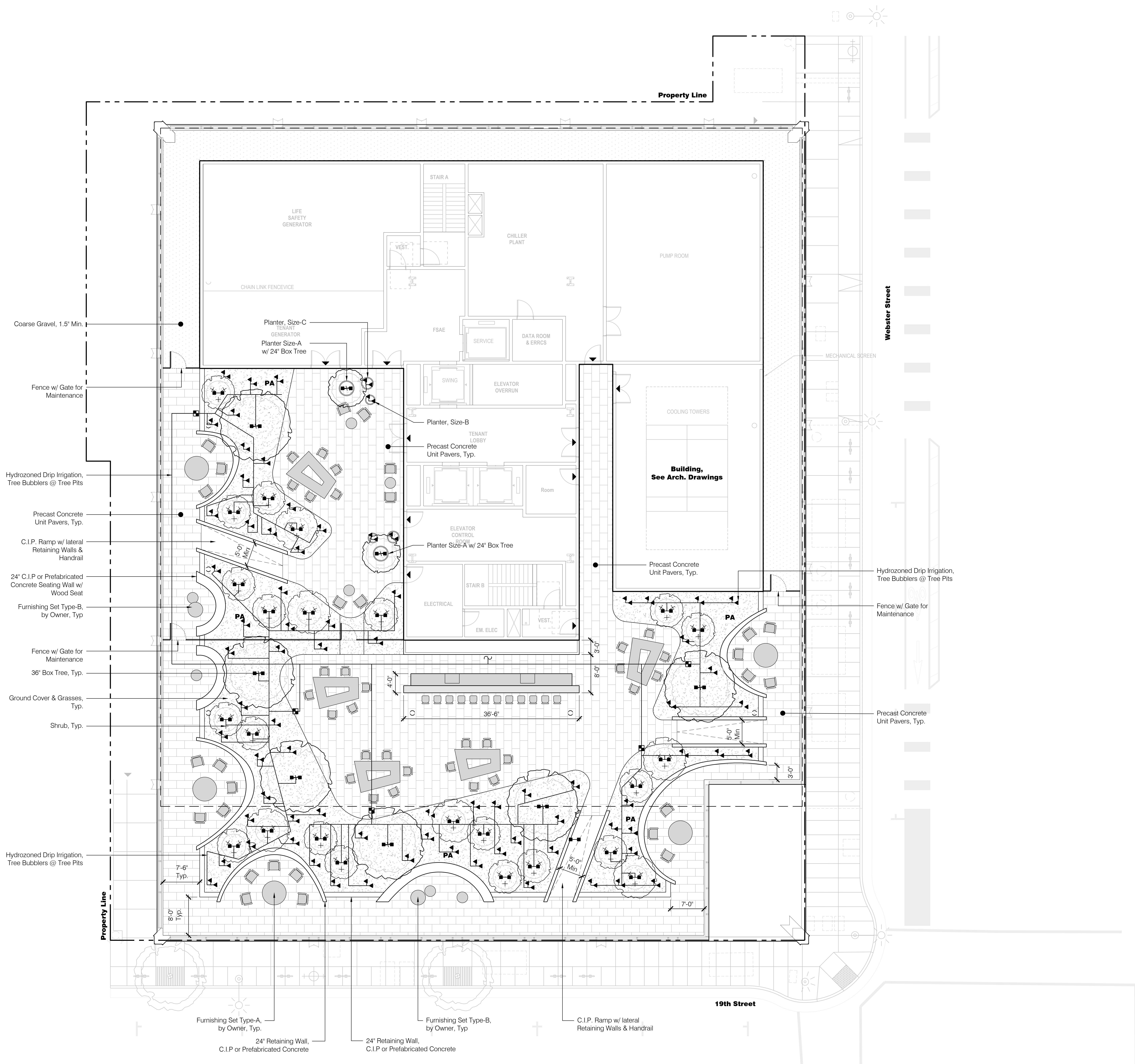
**Reference Images**



Skylyne Apartments, Oakland, CA - Surfacedesign, Inc.



Manhattan Loft Gardens, London, UK - Martha Schwartz and Randle Siddeley



**Landscape Design Notes**

- No landscape exists in present condition. Refer to Civil Drawings for Survey.
- Street Trees shall be installed in compliance with the City's Standard Specifications for Street Tree Planting.

**Irrigation Notes**

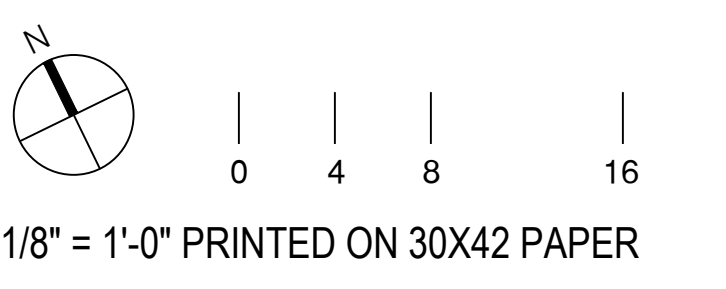
- Landscape Design shall be compliant with the California Model Water Efficient Landscape Ordinance (MWELO).
- Drip irrigation will be provided for all planting areas and hydrozoned for optimal plant maintenance and water efficiency.
- Tree bubblers will be provided for all proposed trees.

**General Notes**

- The roof deck is optional and at the owner's election.

**Legend**

- Property Line
- - - Structure Above
- ▶ Egress from Building
- ☀ Streetlight
- 🚲 Proposed Bike Rack
- 🌳 Proposed Tree
- 🌿 Proposed Shrub

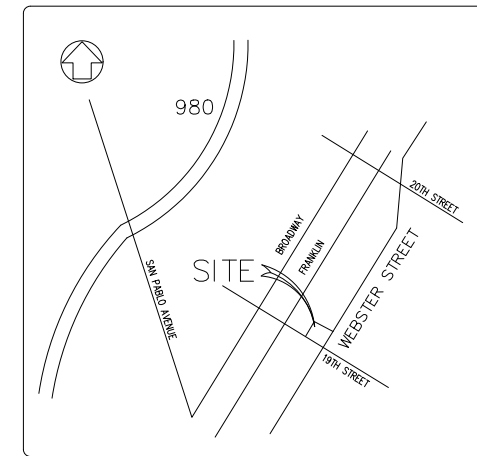


GENERAL NOTES AND TABLE A NOTES

TITLE COMPANY: CHICAGO TITLE COMPANY
ONE EMBARCADERO CENTER CENTER, SUITE 250
SAN FRANCISCO, CA 94111
PHONE: 415-291-5100
TITLE ORDER NO.: 15606662-156-JL1-JM
TITLE REPORT DATE: JUNE 10, 2020
TITLE OFFICER: JEFF MARTIN
NATURE OF TITLE: FEE
TITLE VESTED IN: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
PROPERTY ADDRESS: 1919 WEBSTER STREET, OAKLAND, CA
ASSESSOR'S PARCEL NO.: 008-0637-008-08
FLOOD ZONE: ZONE X, AREA OF MINIMAL FLOOD HAZARD
AREA: 26,016.75 SQUARE FEET, MORE OR LESS.
ZONING: CBD-P: CENTRAL BUSINESS DISTRICT PEDESTRIAN RETAIL COMMERCIAL ZONE
CBD-C: CENTRAL BUSINESS DISTRICT GENERAL COMMERCIAL ZONE
ZONING SET BACKS: MINIMUM LOT DIMENSION WIDTH: 25'
FRONTAGES: 25'
LOT AREA: 4,000 SQ. FT.
MINIMUM/MAXIMUM SETBACKS
MINIMUM FRONT: 0'
MAXIMUM FRONT AND STREET SIDE FOR THE FIRST STORY: 5'
MAXIMUM FRONT AND STREET SIDE FOR THE SECOND AND THIRD STORIES OR 35 FT, WHATEVER IS LOWER: 5'
MINIMUM INTERIOR SIDE: 0'
MINIMUM CORNER SIDE: 0'
REAR: 0'

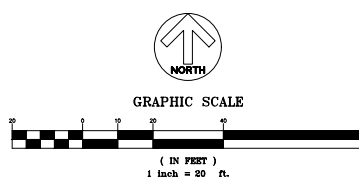
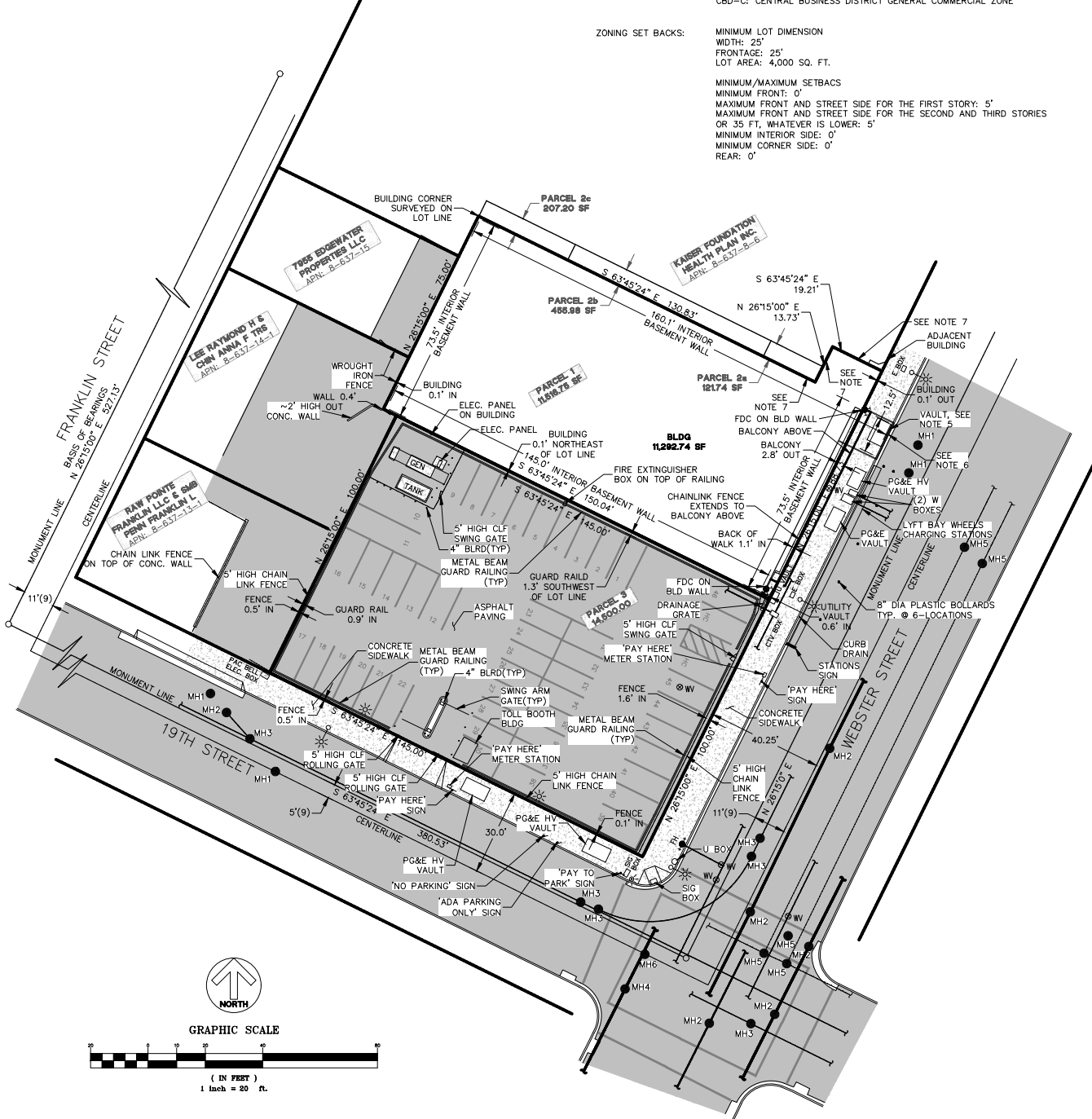
PROPERTY DESCRIPTION: ORDER NO. 15606662-156-JL1-JM

PARCEL ONE: BEGINNING AT A POINT ON THE WESTERN LINE OF WEBSTER STREET, DISTANT THEREON 100 FEET NORTHERLY FROM THE INTERSECTION THEREOF WITH THE NORTHERN LINE OF THE 19TH (FORMERLY DURANT) STREET; THENCE RUNNING NORTHERLY, ALONG SAID LINE OF WEBSTER STREET, 88.73 FEET; THENCE AT RIGHT ANGLES, WESTERLY 18.21 FEET; THENCE AT RIGHT ANGLES, SOUTHERLY 13.73 FEET; THENCE AT RIGHT ANGLES, WESTERLY 130.83 FEET; THENCE AT RIGHT ANGLES, SOUTHERLY 75.00 FEET; THENCE AT RIGHT ANGLES, EASTERLY 150.04 FEET (FORMERLY CALLED 150.00 FEET OF RECORD), TO THE POINT OF BEGINNING.
PARCEL TWO: THE RIGHTS OF WAY AND EASEMENTS GRANTED BY BLUE CROSS OF NORTHERN CALIFORNIA, A CALIFORNIA CORPORATION, FORMERLY KNOWN AS HOSPITAL SERVICE OF CALIFORNIA, A CALIFORNIA CORPORATION, TO YUBA ROVER LUMBER CO., INC., A CALIFORNIA CORPORATION, BY DEED DATED OCTOBER 17, 1975, AND THEREIN DESCRIBED AS FOLLOWS:
a. AN AREA OF THE UNIFORM WIDTH OF 6 FEET LYING CONTIGUOUS TO AND NORTHERLY OF THE NORTHERLY FACE OF SAID BUILDING AND EXTENDING FROM THE WESTERLY FACE OF THE SMOKE TOWER WESTERLY 20.5 FEET AND LYING ABOVE A PLANE WHICH IS 57 FEET ABOVE THE FLOOR OF THE STREET LEVEL FLOOR OF SAID BUILDING.
b. AN AREA OF THE UNIFORM WIDTH OF 6 FEET LYING CONTIGUOUS TO AND NORTHERLY OF THE NORTHERLY FACE OF SAID BUILDING AND EXTENDING FROM THE WESTERLY BOUNDARY LINE OF THE AREA HEREINBEFORE DESCRIBED AND DESIGNATED 1 WESTERLY 76 FEET AND LYING ABOVE A PLANE WHICH IS 17 FEET ABOVE THE FLOOR OF THE STREET LEVEL FLOOR OF SAID BUILDING.
c. AN AREA OF THE UNIFORM WIDTH OF 6 FEET LYING CONTIGUOUS TO AND NORTHERLY OF THE NORTHERLY FACE OF SAID BUILDING AND EXTENDING FROM THE WESTERLY BOUNDARY LINE OF THE AREA HEREINBEFORE DESCRIBED AND DESIGNATED 2 WESTERLY APPROXIMATELY 32 FEET TO THE NORTHERLY PROLONGATION OF THE WESTERLY FACE OF SAID BUILDING AND LYING ABOVE A PLANE WHICH IS 57 FEET ABOVE THE FLOOR OF THE STREET LEVEL FLOOR OF SAID BUILDING.
PARCEL THREE: BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF WEBSTER STREET WITH THE NORTHEASTERLY LINE OF 19TH STREET; THENCE ALONG SAID LINE OF 19TH STREET NORTHWESTERLY 145 FEET; THENCE PARALLEL WITH SAID LINE OF WEBSTER STREET NORTHEASTERLY 100 FEET; THENCE PARALLEL WITH SAID LINE OF 19TH STREET SOUTHEASTERLY 145 FEET TO SAID LINE OF WEBSTER STREET; AND THENCE ALONG THE LAST NAMED LINE SOUTHWESTERLY 100 FEET TO THE POINT OF BEGINNING.



VICINITY MAP NOT TO SCALE

LEGEND: SUBJECT PROPERTY LINE, EASEMENT LINE, CENTER LINE, FENCE LINE, BUILDING WALL, FOUND CITY MONUMENT, STREET LIGHT, SITE LIGHT, SIGNAL POLE, MANHOLE, WATER VALVE. ABBREVIATIONS: CLF CHAIN LINK FENCE, CONC. CONCRETE, FH FIRE HYDRANT, WV WATER VALVE, PG&E PACIFIC GAS AND ELECTRIC, HV HIGH VOLTAGE, W WEST / WATER, E EAST / ELECTRICAL, SSMH SANITARY SEWER MANHOLE, CTV CABLE TV, U UTILITY, FDC FIRE DEPARTMENT CONNECTION, DIA DIAMETER, SIG SIGNAL, BLRD BLD BUILDING, GEN GENERATOR, ELEC. ELECTRICAL, TYP. TYPICAL, MHP1 METER STATION, MHP2 METER STATION, MHP3 METER STATION, MHP4 METER STATION, MHP5 METER STATION, MHP6 METER STATION, MHP7 METER STATION, MHP8 METER STATION, MHP9 METER STATION, MHP10 METER STATION.



TITLE EXCEPTIONS: ORDER NO. 15606662-156-JL1-JM

AT THE DATE HEREOF, ITEMS TO BE CONSIDERED AND EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM WOULD BE AS FOLLOWS:

- 1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2020-2021. (NOT PLOTTED)
3. THE LAND LIES WITHIN THE BOUNDARIES OF THE MELLO-ROOS COMMUNITY FACILITIES AS FOLLOWS: (NOT PLOTTED)
4. THE HEREIN DESCRIBED PROPERTY LIES WITHIN THE BOUNDARIES OF A MELLO-ROOS COMMUNITY FACILITIES DISTRICT (CFD) AS FOLLOWS: (NOT PLOTTED)

- 5. PRIOR TO CLOSE OF ESCROW, PLEASE CONTACT THE TAX COLLECTOR'S OFFICE TO CONFIRM ALL AMOUNTS OWING, INCLUDING CURRENT FISCAL YEAR TAXES, SUPPLEMENTAL TAXES, ESCAPED ASSESSMENTS AND ANY DELINQUENCIES. (NOT PLOTTED)
6. THE LIEN OF SUPPLEMENTAL OR ESCAPED ASSESSMENTS OF PROPERTY TAXES, IF ANY, MADE PURSUANT TO THE PROVISIONS OF CHAPTER 3.5 (COMMENCING WITH SECTION 75) OR PART 2, CHAPTER 3, ARTICLES 3 AND 4, RESPECTIVELY, OF THE REVENUE AND TAXATION CODE OF THE STATE OF CALIFORNIA AS A RESULT OF THE TRANSFER OF TITLE TO THE VESTEE NAMED IN SCHEDULE A OR AS A RESULT OF CHANGES IN OWNERSHIP OR NEW CONSTRUCTION OCCURRING PRIOR TO DATE OF POLICY. (NOT PLOTTED)
7. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT (PLOTTED) ENTITLED: AUTOMATIC SPRINKLER SYSTEM MAINTENANCE, RECONSTRUCTION, AND REPLACEMENT OCTOBER 17, 1975 EXECUTED BY: BLUE CROSS OF NORTHERN CALIFORNIA, A CALIFORNIA CORPORATION AND YUBA RIVER LUMBER CO., INC., A CALIFORNIA CORPORATION RECORDING DATE: OCTOBER 21, 1975 RECORDING NO.: REEL 4138, IMAGE 375, OF OFFICIAL RECORDS REFERENCE IS HEREBY MADE TO SAID DOCUMENT FOR FULL PARTICULARS.

- 8. A NOTICE THAT SAID LAND IS INCLUDED WITHIN A PROJECT AREA OF THE REDEVELOPMENT AGENCY SHOWN BELOW, AND THAT PROCEEDINGS FOR THE REDEVELOPMENT OF SAID PROJECT HAVE BEEN INSTITUTED UNDER THE REDEVELOPMENT PLAN (SUCH REDEVELOPMENT TO PROCEED ONLY AFTER THE ADOPTION OF THE REDEVELOPMENT PLAN) AS DISCLOSED BY A DOCUMENT. (NOT PLOTTED)
9. PLEASE BE ADVISED THAT OUR SEARCH DID NOT DISCLOSE ANY OPEN DEEDS OF TRUST OF RECORD, IF YOU SHOULD HAVE KNOWLEDGE OF ANY OUTSTANDING OBLIGATION, PLEASE CONTACT THE TITLE DEPARTMENT IMMEDIATELY FOR FURTHER REVIEW PRIOR TO CLOSING. (NOT PLOTTED)
10. THE COMPANY WILL REQUIRE THE FOLLOWING DOCUMENTS FOR REVIEW PRIOR TO THE ISSUANCE OF ANY TITLE INSURANCE PREDICATED UPON A CONVEYANCE OR ENCUMBRANCE BY THE CORPORATION NAMED BELOW: (NOT PLOTTED)

NAME OF CORPORATION: PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION
a) A COPY OF THE CORPORATION BY-LAWS AND ARTICLES OF INCORPORATION
b) AN ORIGINAL OR CERTIFIED COPY OF A RESOLUTION AUTHORIZING THE TRANSACTION CONTEMPLATED HEREIN
c) IF THE ARTICLES AND/OR BY-LAWS REQUIRE APPROVAL BY A 'PARENT' ORGANIZATION, A COPY OF THE ARTICLES AND BY-LAWS OF THE PARENT
THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.

NOTES:

- 1. THE BOLD TYPE FOR THE NOTES REGARDING TITLE EXCEPTIONS ARE COMMENTS MADE BY THE PROFESSIONAL SURVEYOR PREPARING THIS ALTA/ACSM LAND TITLE SURVEY AND FOR CLARITY AND EMPHASIS OF THEIR EFFECT.
2. ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
3. ENCROACHMENTS SHOWN ON THIS SURVEY ARE MARKED TO THE NEAREST ONE-TENTH (0.1) OF A FOOT AND LABELED IN OR OUT, INDICATING THE ENCROACHMENT LIMIT INSIDE OR OUTSIDE OF SUBJECT BOUNDARY.
4. ZONING INFORMATION OBTAINED FROM THE CITY OF OAKLAND WEB SITE.
5. FIELD CREWS SURVEYED AN IN-GROUND 'VAULT' DOCUMENTS PROVIDED BY PG&E, IN AN EMAIL TO BKF, DATED DECEMBER 21, 2015, SHOW AN ELEVATOR LEADING TO THE BASEMENT LEVEL OF THE BUILDING.
6. EXTENTS OF BASEMENT LEVEL INFORMATION SHOWN IS BASED ON AS-BUILT DOCUMENTS AND NOT A FIELD SURVEY.
7. SIDE OF THE BUILDING COULD NOT BE VERIFIED BY FIELD SURVEY DUE TO CLOSE PROXIMITY AND HEIGHT OF ADJACENT BUILDING. BUILDING IS SHOWN BASED ON DOCUMENTS PROVIDED BY PG&E, IN AN EMAIL TO BKF, DATED DECEMBER 21, 2015.
8. CITY OF OAKLAND MONUMENT MAP NO. 1488B 480, ON FILE IN THE PUBLIC WORKS DEPARTMENT.
9. PARKING: (2) ACCESSIBLE PARKING STALLS, (46) STANDARD STALLS, (1) NO PARKING / ACCESS STALL.
10. AT THE TIME OF FIELD SURVEY, THERE WAS NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS.
11. NO EVIDENCE EXISTS OF ANY WETLANDS
12. NO CHANGES IN STREET RIGHT OF WAY LINES WERE NOTED BY THE CITY OF OAKLAND.
13. THE DIMENSIONS LISTED WITH 'IN' OR 'OUT' ARE A REFERENCE TO THE PROPERTY BOUNDARY AND CORRESPOND TO WHETHER A DELINEATED ITEM ON THE SURVEY IS IN OR OUT OF THE PROPERTY BOUNDARY.
14. INTERIOR BASEMENT WALL DIMENSIONS ARE APPROXIMATE. DIMENSIONS SHOWN WERE CREATED BY AN OVERLAY OF THE DOCUMENT PROVIDED BY PG&E, IN EMAIL TO BKF, DATED DECEMBER 21, 2015. NO EXTERIOR DIMENSION NOR WALL THICKNESS ARE SHOWN ON SAID DOCUMENTS.

BASIS OF BEARINGS:

THE BEARING OF N 2615'00" E, AS SHOWN AS THE MONUMENT LINE OF FRANKLIN STREET, SHOWN CITY OF OAKLAND MONUMENT MAP 1488B 480.

SURVEYOR'S CERTIFICATION:

TO PACIFIC GAS AND ELECTRIC COMPANY, A CALIFORNIA CORPORATION, 1919 WEBSTER STREET OWNERS, LLC AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 6(b), 7(a), 7(b)(1), 8, 9, 13, 15, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 17, 2020.

FOR BKF ENGINEERS: JONATHAN P. SHATTUCK, P.L.S. NO. 8940 LICENSE EXPIRES: 09/30/22 DATE: 3-15-2021



980 9TH ST SUITE 2300 SACRAMENTO, CA 95814 916-556-5898 (FAX)



CALIFORNIA

A.L.T.A./A.C.S.M. LAND TITLE SURVEY APN: 008-0637-008-08 1919 WEBSTER STREET ALAMEDA COUNTY

CITY OF OAKLAND

Table with columns for Date, Scale, Author, Checker, and Drawing Number. Drawing Number: 201304 1 OF 1

# 1919 WEBSTER STREET VESTING TENTATIVE PARCEL MAP FOR LOT MERGER NO. 11233 OAKLAND, ALAMEDA COUNTY, CA

255 SHORELINE DR.,  
SUITE 200  
REDWOOD CITY, CA 94065  
(650) 482-6300  
www.bkf.com



1919 WEBSTER  
VESTING TENTATIVE PARCEL MAP NO. 11233  
TITLE SHEET  
ALAMEDA COUNTY

OAKLAND

Date:	10/07/22	No.	AS SHOWN
Scale:		Design:	JHD
Drawn:		Approved:	JHD
Job No.:		Job No.:	C20201304

**PROJECT DATA**

**OWNER:**  
1919 WEBSTER OWNER LLC  
111 SUTTER STREET, SUITE 800  
SAN FRANCISCO, CA 94104  
TEL: (415) 391-9800

**ARCHITECT:**  
GENSLER  
2101 WEBSTER STREET, SUITE 2000  
OAKLAND, CA 94612  
TEL: (510) 625-7400

**CIVIL ENGINEER:**  
BKF ENGINEERS  
255 SHORELINE DRIVE, SUITE 200  
REDWOOD CITY, CA 94065  
TEL: (650) 482-6300  
CONTACT: PATRICK CONNORS, PE

**LANDSCAPE ARCHITECT:**  
SURFACE DESIGN INC.  
PIER 33 NORTH, THE EMBARCADERO, SUITE 200  
SAN FRANCISCO, CA 94111  
TEL: (415) 621-5522

**SURVEYOR:**  
BKF ENGINEERS  
980 9TH STREET, SUITE 2300  
SACRAMENTO, CA 95814  
TEL (916) 556-5800  
CONTACT: JONATHAN SHATTUCK, PE, PLS

**SITE ADDRESS:**  
1919 WEBSTER STREET, OAKLAND, CA 94612

**TENTATIVE PARCEL MAP NO.:**  
11233

**ASSESSOR PARCEL NO.:**  
008-0637-008-08

**EXISTING ZONING:**  
CBD-P (CENTRAL BUSINESS DISTRICT PEDESTRIAN RETAIL COMMERCIAL ZONE)  
CBD-C (CENTRAL BUSINESS DISTRICT GENERAL COMMERCIAL ZONE)

**EXISTING LAND USE:**  
6-STORY OFFICE BUILDING, SURFACE PARKING LOT

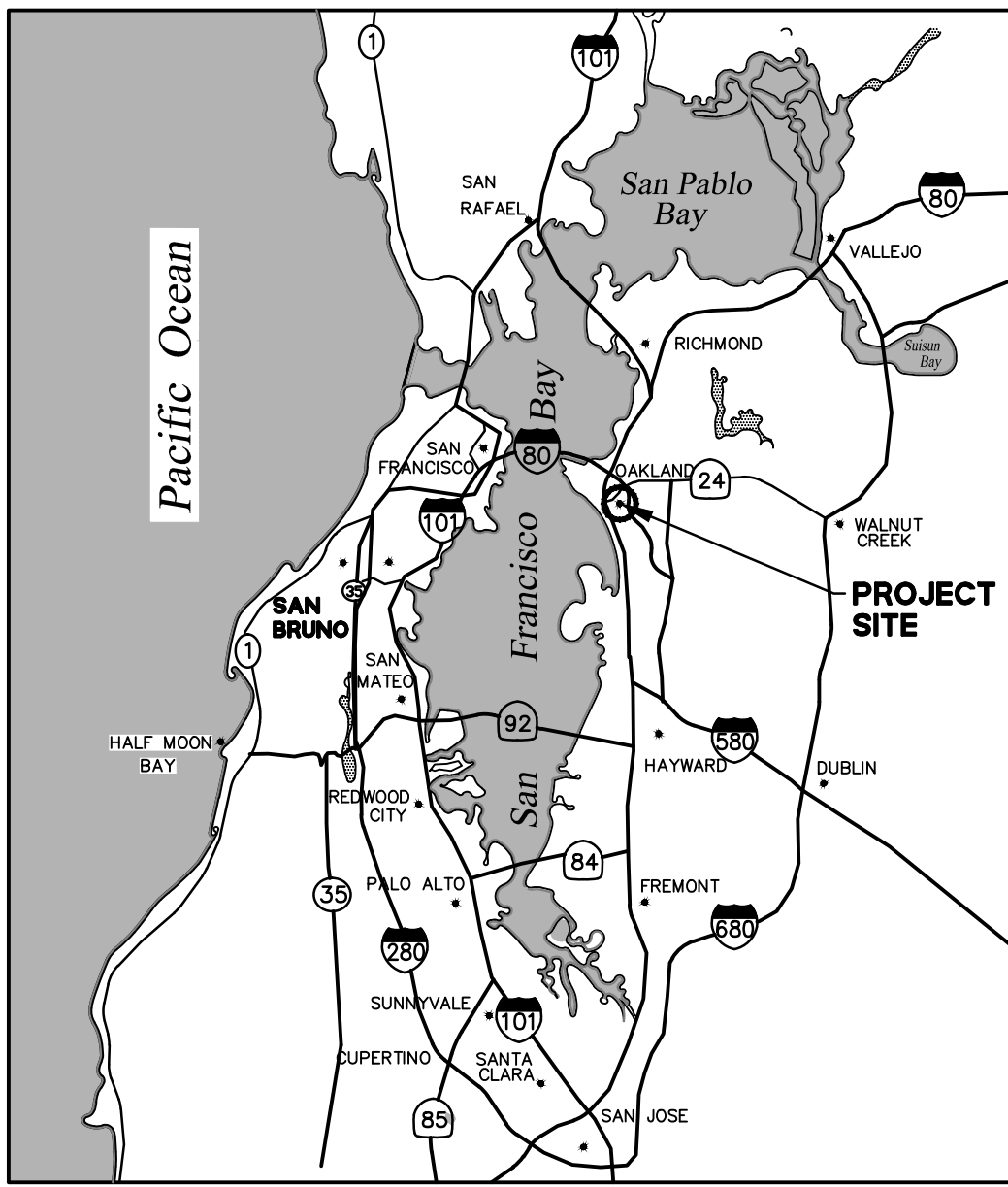
**PROPOSED ZONING:**  
[TO BE DETERMINED]

**PROPOSED LAND USE:**  
OFFICE

**PROPOSED PROJECT AREA:**  
0.60± ACRES

**UTILITIES:**  
WATER SUPPLY: EAST BAY MUNICIPAL UTILITY DISTRICT  
FIRE PROTECTION: CITY OF OAKLAND  
SEWAGE DISPOSAL: CITY OF OAKLAND  
STORM DRAIN: CITY OF OAKLAND  
GAS: PACIFIC GAS & ELECTRIC  
ELECTRIC: PACIFIC GAS & ELECTRIC  
COMMUNICATION: COMCAST, AT&T, CENTURYLINK

**PUBLIC DEDICATIONS:**  
NONE



**VICINITY MAP**  
NTS

**SCOPE OF WORK:**

THE SITE IS LOCATED AT 1919 WEBSTER STREET IN OAKLAND. THE EXISTING SITE CONSISTS OF A 6-STORY OFFICE BUILDING AND A SURFACE PARKING LOT. THE PROJECT IS PROPOSING TO CONSTRUCT A NEW HIGH-RISE OFFICE DEVELOPMENT WITH UNDERGROUND PARKING. SITE IMPROVEMENTS WILL INCLUDE DEMOLITION ACTIVITIES, GRADING AND DRAINAGE, STORMWATER TREATMENT DESIGN, UTILITIES, PAVING, EXCAVATION & STORM, AND BUILDING CONSTRUCTION.

**BASIS OF BEARING**

THE BEARING OF NORTH 26°15'00" EAST, AS SHOWN AS THE MONUMENT LINE OF FRANKLIN STREET, SHOWN CITY OF OAKLAND MONUMENT MAP 1488B 480.

**BENCHMARK STATEMENT**

"K-7-08", CITY OF OAKLAND AND BART GEODIMETER TRAVERSE CONTROL, LOCATED NORTHEAST OF THE CENTERLINE INTERSECTIONS OF BROADWAY AVENUE AND 21ST STREET, IN THE CITY OF OAKLAND. THE ELEVATION OF 14.243 (CITY OF OAKLAND VERTICAL DATUM).

**DATUM SUMMARY**

PROJECT DATUM: CITY OF OAKLAND  
BENCHMARK ELEVATION = 14.243' (CITY OF OAKLAND)

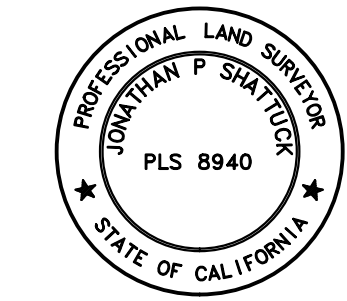
**SHEET INDEX**

Sheet Number	Sheet Title
TM-1.0	TITLE SHEET
TM-2.0	EXISTING PLAN
TM-3.0	DEMOLITION PLAN
TM-4.0	EXISTING PARCELIZATION PLAN
TM-4.1	PROPOSED PARCELIZATION PLAN
TM-5.0	PROPOSED SITE PLAN
TM-6.0	PROPOSED GRADING PLAN
TM-7.0	PROPOSED UTILITY PLAN
TM-8.0	PROPOSED STORMWATER MANAGEMENT PLAN
TM-9.0	EROSION CONTROL PLAN

**SURVEYOR'S STATEMENT**

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

*Jonathan Shattuck*  
JONATHAN SHATTUCK, P.L.S. 8940  
ASSOCIATE  
BKF ENGINEERS



10/07/2022  
DATE

**ENGINEER'S STATEMENT**

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

*Simon R. North*  
SIMON R. NORTH, PE  
PRINCIPAL  
P.E. #64657 EXP 06/30/23  
BKF ENGINEERS



10/07/22  
DATE

**MAPPING STATEMENT:**

THIS PROJECT WILL BE A MERGER OF 2 PARCELS INTO 1 DEVELOPMENT PARCEL. SEE SHEETS TM-4.0 AND TM-4.1 FOR A SUMMARY OF THE EXISTING AND PROPOSED PARCELIZATION.

**GENERAL NOTES**

**VESTING TENTATIVE PARCEL MAP:**  
THIS TENTATIVE PARCEL MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 OF THE SUBDIVISION MAP ACT.

**LOT MERGER:**  
ALL EXISTING INTERIOR LOTS WILL BE MERGED INTO ONE LOT.

**BOUNDARY:**  
BOUNDARY INFORMATION IS BASED ON AN ALTA/ACSM LAND TITLE SURVEY COMPLETED BY BKF ENGINEERS, DATED MARCH 15, 2021

**SOURCE OF TOPOGRAPHY:**  
EXISTING TOPOGRAPHY SHOWN IS BASED ON A TOPOGRAPHIC SURVEY PERFORMED BY BKF ENGINEERS, DATED SEPTEMBER 29, 2021

**UTILITIES:**  
UNDERGROUND UTILITIES PLOTTED HEREON WERE PLOTTED FROM A COMBINATION OF FIELD SURVEY, OBSERVED SURFACE EVIDENCE (CONDITIONS PERMITTING) AND RECORD INFORMATION OBTAINED FROM THE RESPECTIVE UTILITY COMPANIES, AND ARE NOT INTENDED TO REPRESENT THEIR ACTUAL LOCATIONS. ALL UTILITIES MUST BE VERIFIED WITH RESPECT TO SIZE, HORIZONTAL, AND VERTICAL LOCATIONS BY THE CONTRACTOR PRIOR TO DESIGN OR CONSTRUCTION. NO RESPONSIBILITY IS ASSUMED BY THE ENGINEER FOR THE LOCATION AND CAPACITY OF SAID UTILITIES. ALL UTILITIES SHALL BE INSTALLED ACCORDING TO THE APPLICABLE STANDARDS AND REQUIREMENTS OF THE CITY OF OAKLAND. PROPOSED UTILITY SIZING AND LOCATIONS ARE SUBJECT TO FINAL ENGINEERING DESIGN.

**SITE GRADES:**  
SITE GRADES, INCLUDING PADS AND STREETS, AND LOT DIMENSIONS ARE SUBJECT TO FINAL ENGINEERING DESIGN.

**LIMITS OF WORK:** PROPOSED WORK WILL INCLUDE CONSTRUCTION OF AN OFFICE BUILDING WITH UNDERGROUND PARKING AND STREET IMPROVEMENTS ALONG THE FRONTAGE.

**FEMA ZONE:**  
ZONE X: 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTH LESS THAN ONE FOOT OR WITH DRAINAGE AREAS OF LESS THAN ONE SQUARE MILE ZONE X; AND AREA OF MINIMAL FLOOD HAZARD (ZONE X)

PER FEMA FIRM NO. 06001C0067H

EFFECTIVE DATE DECEMBER 20, 2018

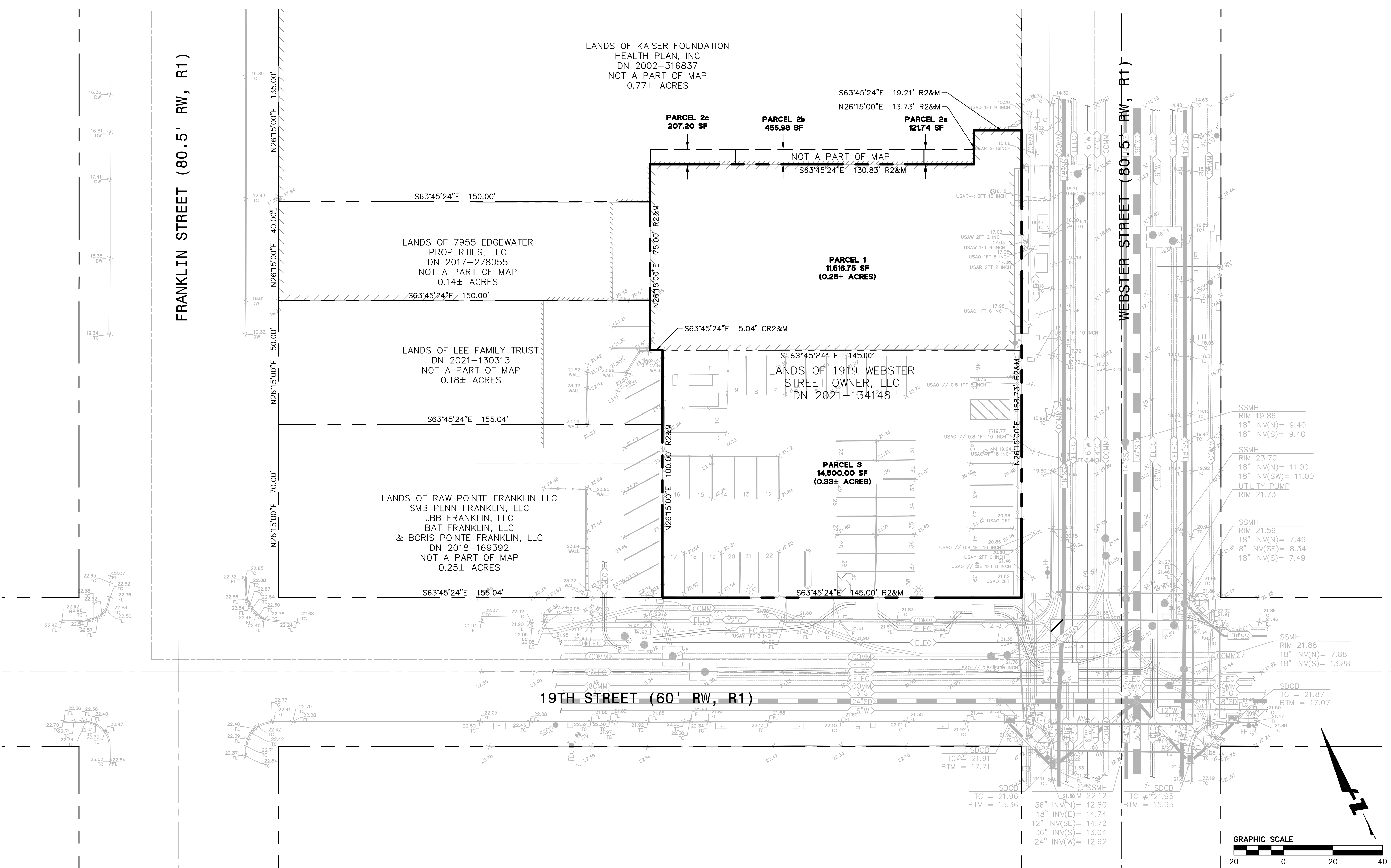
INFORMATION AS OBTAINED FROM THE FEMA WEBSITE  
WWW.MSC.FEMA.GOV ON OCTOBER 19, 2021



**LOCATION MAPS**  
NTS

**LEGEND**

ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION	ABBREVIATION	DESCRIPTION
ABD	ABANDONED	HV	HIGH VOLTAGE	ROW, R/W	RIGHT OF WAY
AC	ASPHALT CONCRETE	INV	INVERT	S	SOUTH
APN	ASSESSOR PARCEL NUMBER	JT	JOINT TRENCH	SD	STORM DRAIN
CL, CL	CENTERLINE	L/S	LANDSCAPING	SDMH	STORM DRAIN MANHOLE
COD	CITY OF OAKLAND	LP	LOW POINT	SDE	STORM DRAIN EASEMENT
E	EAST	M	MANHOLE	SF	SQUARE FEET
E, EL, ELEC	ELECTRICAL	MON	MONUMENT	SL	STREETLIGHT
EVAE	EMERGENCY VEHICLE ACCESS EASEMENT	N	NORTH	SP	STANDPIPE
EX	EXISTING	NAD	NORTH AMERICAN DATUM	SW, S/W	SIDEWALK
FEMA	FEDERAL EMERGENCY MANAGEMENT AGENCY	NO.	NORTH AMERICAN VERTICAL DATUM NUMBER	SS	SANITARY SEWER
FDC	FIRE DEPARTMENT CONNECTION	OC	ON CENTER	SSMH	SANITARY SEWER MANHOLE
FF	FINISHED FLOOR	OH	OVERHEAD	TC	TOP OF CURB
FG	FINISHED GRADE	PAE	PUBLIC ACCESS EASEMENT	TEL	TELEPHONE
FH	FIRE HYDRANT	PCL	PARCEL	TYP	TYPICAL
FS	FIRE SERVICE	PL, P	PROPERTY LINE	W	WEST
FW	FIRE WATER	PUE	PUBLIC UTILITY EASEMENT	W, DW	DOMESTIC WATER
G	GAS	POB	POINT OF BEGINNING	WM	WATER METER
GB	GRADE BREAK	PR	PROPOSED	WV	WATER VALVE
HP	HIGH POINT	RIM	RIM ELEVATION		



**BASIS OF BEARING**  
THE BEARING OF NORTH 26°15'00" EAST, AS SHOWN AS THE MONUMENT LINE OF FRANKLIN STREET, SHOWN CITY OF OAKLAND MONUMENT MAP 1488B 480.

**BENCHMARK STATEMENT**  
"K-7-08", CITY OF OAKLAND AND BART GEODIMETER TRAVERSE CONTROL, LOCATED NORTHEAST OF THE CENTERLINE INTERSECTIONS OF BROADWAY AVENUE AND 21ST STREET, IN THE CITY OF OAKLAND. THE ELEVATION OF 14.243 (CITY OF OAKLAND VERTICAL DATUM).

**DATUM SUMMARY**  
PROJECT DATUM: CITY OF OAKLAND  
BENCHMARK ELEVATION = 14.243' (CITY OF OAKLAND)

**PROPERTY DESCRIPTION: ORDER NO. 15606662-156-JL1-JM**

**PARCEL ONE:**  
BEGINNING AT A POINT ON THE WESTERN LINE OF WEBSTER STREET, DISTANT THEREON 100 FEET NORTHERLY FROM THE INTERSECTION THEREOF WITH THE NORTHERN LINE OF THE 19TH (FORMERLY DURANT) STREET; THENCE RUNNING NORTHERLY, ALONG SAID LINE OF WEBSTER STREET, 88.73 FEET; THENCE AT RIGHT ANGLES, WESTERLY 130.83 FEET; THENCE AT RIGHT ANGLES, SOUTHERLY 75.00 FEET; THENCE AT RIGHT ANGLES, EASTERLY 150.04 FEET (FORMERLY CALLED 150.00 FEET OF RECORD), TO THE POINT OF THE BEGINNING.

**PARCEL TWO:**  
THE RIGHTS OF WAY AND EASEMENTS GRANTED BY BLUE CROSS OF NORTHERN CALIFORNIA, A CALIFORNIA CORPORATION, FORMERLY KNOWN AS HOSPITAL SERVICE OF CALIFORNIA, A CALIFORNIA CORPORATION, TO YUBA ROVER LUMBER CO., INC., A CALIFORNIA CORPORATION, BY DEED DATED OCTOBER 17, 1975, AND THEREIN DESCRIBED AS FOLLOWS:

a. AN AREA OF THE UNIFORM WIDTH OF 6 FEET LYING CONTIGUOUS TO AND NORTHERLY OF THE NORTHERLY FACE OF SAID BUILDING AND EXTENDING FROM THE WESTERLY FACE OF THE SMOKE TOWER WESTERLY 20.5 FEET AND LYING ABOVE A PLANE WHICH IS 57 FEET ABOVE THE FLOOR OF THE STREET LEVEL FLOOR OF SAID BUILDING.

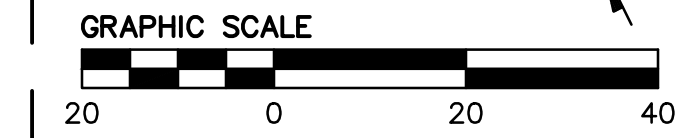
b. AN AREA OF THE UNIFORM WIDTH OF 6 FEET LYING CONTIGUOUS TO AND NORTHERLY OF THE NORTHERLY FACE OF SAID BUILDING AND EXTENDING FROM THE WESTERLY BOUNDARY LINE OF THE AREA HEREBEFORE DESCRIBED AND DESIGNATED 1 WESTERLY 76 FEET AND LYING ABOVE A PLANE WHICH IS 17 FEET ABOVE THE FLOOR OF THE STREET LEVEL FLOOR OF SAID BUILDING.

c. AN AREA OF THE UNIFORM WIDTH OF 6 FEET LYING CONTIGUOUS TO AND NORTHERLY OF THE NORTHERLY FACE OF SAID BUILDING AND EXTENDING FROM THE WESTERLY BOUNDARY LINE OF THE AREA HEREBEFORE DESCRIBED AND DESIGNATED 2 WESTERLY APPROXIMATELY 32 FEET TO THE NORTHERLY PROLONGATION OF THE WESTERLY FACE OF SAID BUILDING AND LYING ABOVE A PLANE WHICH IS 57 FEET ABOVE THE FLOOR OF THE STREET LEVEL FLOOR OF SAID BUILDING.

**PARCEL THREE:**  
BEGINNING AT THE INTERSECTION OF THE NORTHWESTERLY LINE OF WEBSTER STREET WITH THE NORTHEASTERLY LINE OF 19TH STREET; THENCE ALONG SAID LINE OF 19TH STREET, NORTHWESTERLY 145 FEET; THENCE PARALLEL WITH SAID LINE OF WEBSTER STREET NORTHEASTERLY 100 FEET; THENCE PARALLEL WITH SAID LINE OF 19TH STREET SOUTHEASTERLY 145 FEET TO SAID LINE OF WEBSTER STREET; AND THENCE ALONG THE LAST NAMES LINE SOUTHWESTERLY 100 FEET TO THE POINT OF BEGINNING.

**LINE LEGEND**

---	PROJECT PROPERTY LINE
---	OFFSITE PROPERTY LINE
---	OFFSITE PARCEL AND EASEMENT SEE TITLE REPORT



PROJECT NAME: 15606662-156-JL1-JM SHEETS: 01-14 SHEETS TOTAL: 14 DATE: 10/07/22 DRAWN BY: JHD CHECKED BY: JHD

Date:	10/07/22
Scale:	AS SHOWN
Design:	JHD
Drawn:	JHD
Approved:	PC
Job No.:	C20201304

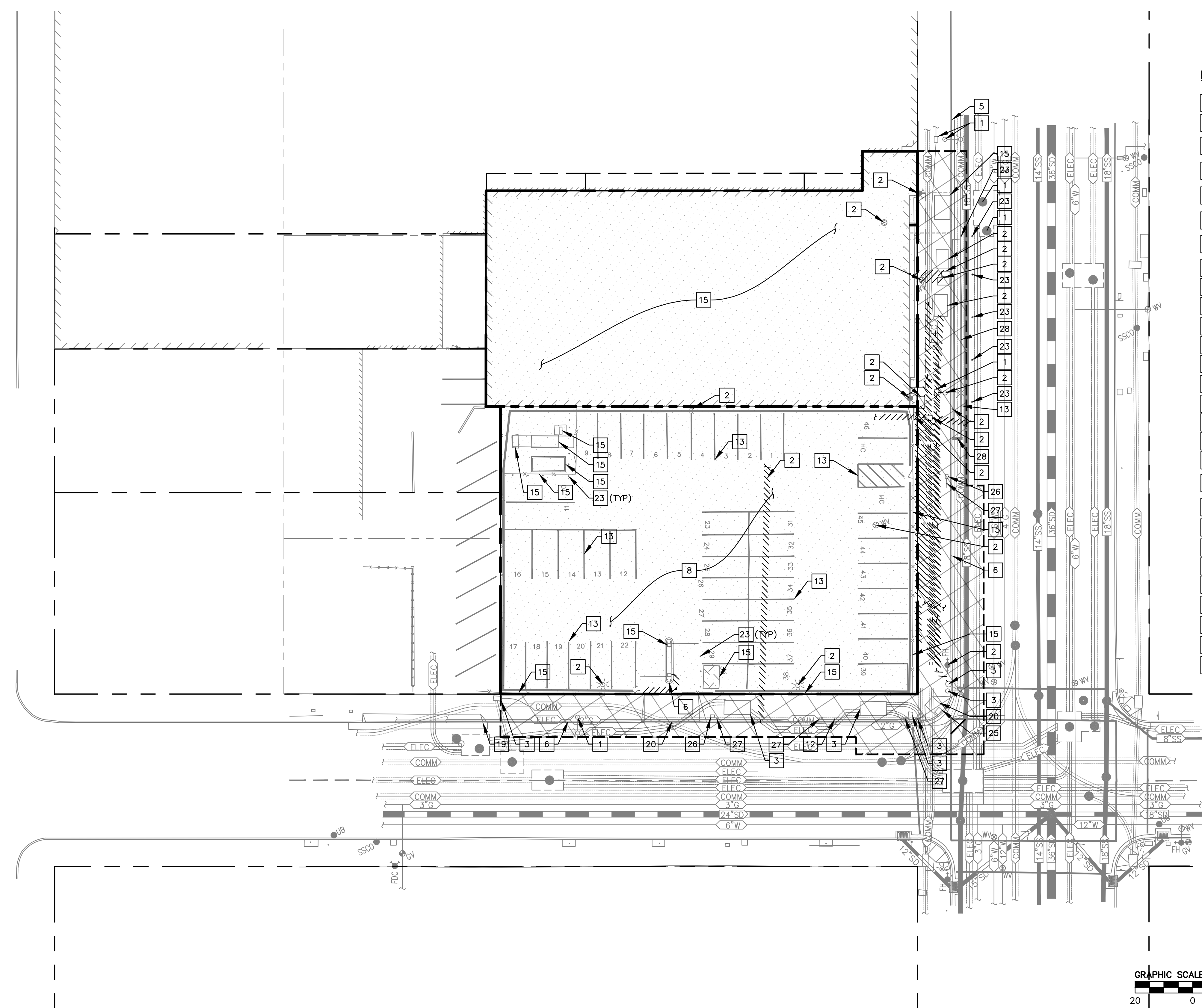
Drawing Number: **TM-2.0**

2 OF 10



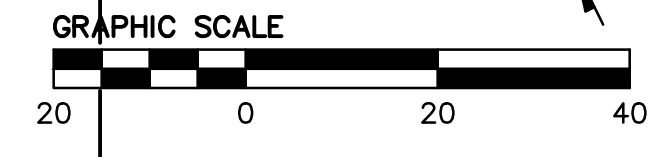
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Design:	JHD	
Drawn:	JHD	
Approved:	PC	
Job No.:	C20201304	

PROJECT NAME: 1919 WEBSTER, 1919 WEBSTER, 1919 WEBSTER, 1919 WEBSTER - DEMOLITION PLAN.dwg  
PROJECT NO.: 10-07-22  
PLOT DATE: 10/07/22



**KEY NOTES**

- 1 EXISTING UTILITY TO REMAIN, PROTECT IN PLACE.
- 2 EXISTING UTILITY TO BE REMOVED.
- 3 EXISTING UTILITY STRUCTURE TO REMAIN, ADJUST TO PROPOSED GRADE.
- 4 NOT USED
- 5 EXISTING CURB/ CURB AND GUTTER AND CATCH BASIN TO REMAIN, PROTECT IN PLACE.
- 6 EXISTING CURB/ CURB AND GUTTER TO BE REMOVED.
- 7 NOT USED
- 8 EXISTING ASPHALT CONCRETE TO BE REMOVED.
- 9 NOT USED
- 10 NOT USED
- 11 NOT USED
- 12 EXISTING SIGN TO BE REMOVED.
- 13 EXISTING STRIPING TO BE DEMOLISHED.
- 14 NOT USED
- 15 EXISTING STRUCTURE TO BE REMOVED.
- 16 NOT USED
- 17 NOT USED
- 18 NOT USED
- 19 EXISTING CURB RAMP OR DRIVEWAY TO REMAIN, PROTECT IN PLACE.
- 20 EXISTING CURB RAMP OR DRIVEWAY TO BE REMOVED.
- 21 NOT USED
- 22 NOT USED
- 23 EXISTING BOLLARD TO BE REMOVED.
- 24 NOT USED
- 25 EXISTING UTILITY TO BE RELOCATED.
- 26 EXISTING PARKING METER TO BE RELOCATED.
- 27 EXISTING SIGN TO BE RELOCATED
- 28 EXISTING LYFT BIKE RACKS AND SIGNS TO BE REMOVED.

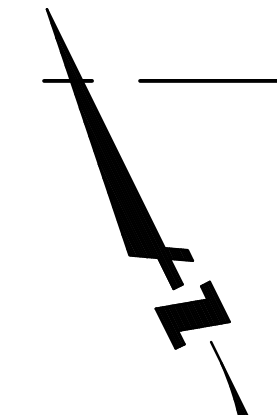


**LINE LEGEND**

- PROJECT PROPERTY LINE
- OFFSITE PROPERTY LINE
- OFFSITE PARCEL AND EASEMENT SEE TITLE REPORT
- SAWCUT/LIMIT OF WORK
- UTILITY LINE TO BE REMOVED

**HATCH LEGEND**

- AREA OF EXISTING ONSITE DEMOLITION. ALL SURFACE IMPROVEMENTS, BUILDINGS, UNDERGROUND AND OVERHEAD UTILITIES TO BE REMOVED.
- AREA OF OFFSITE DEMOLITION. REMOVE SIDEWALK, CURB AND GUTTER, AND AC PAVEMENT.

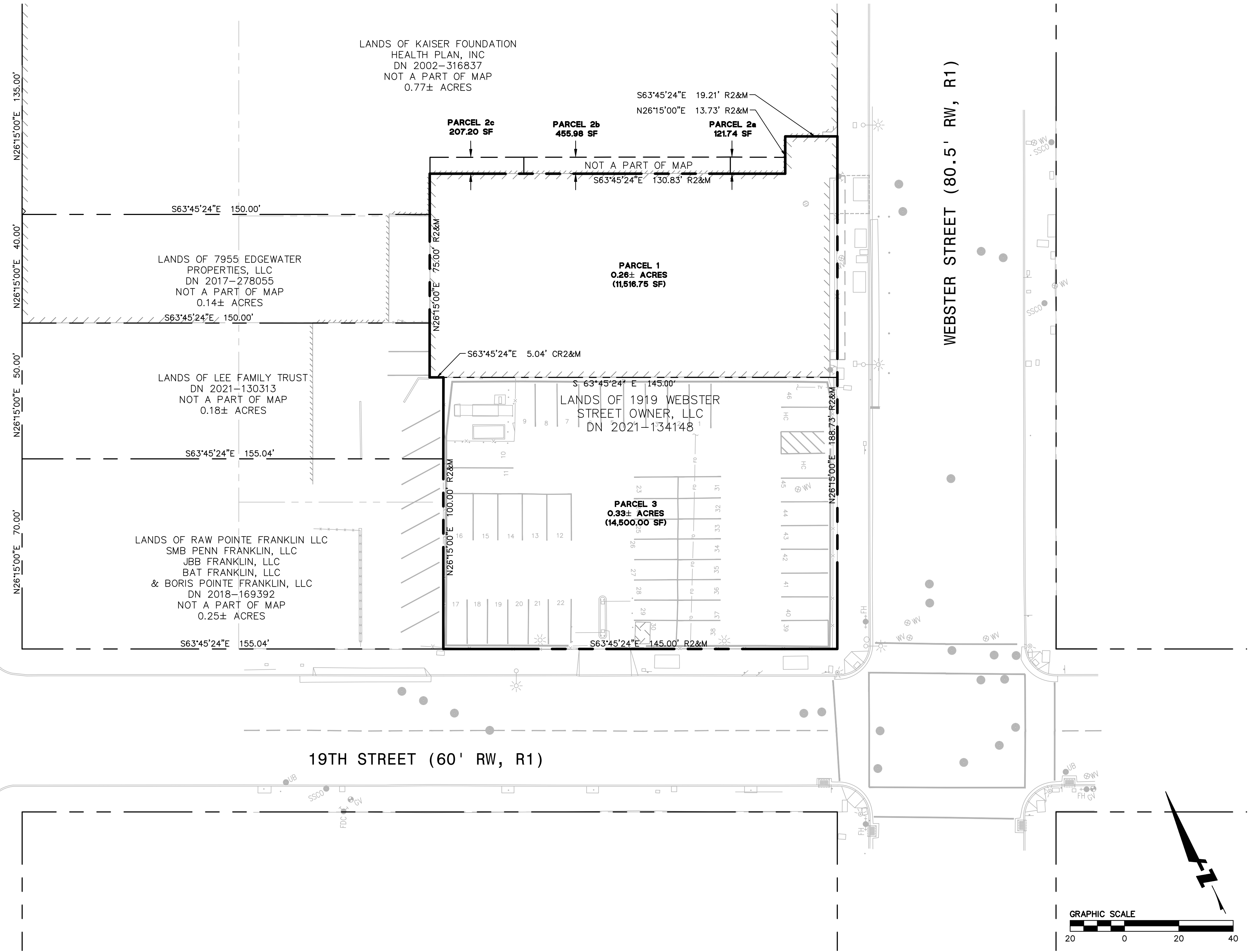


Date:	10/07/22	No.
Scale:	AS SHOWN	
Design:	JHD	
Drawn:	JHD	
Approved:	PC	
Job No.:	C20201304	

FRANKLIN STREET (80.5' RW, R1)

WEBSTER STREET (80.5' RW, R1)

19TH STREET (60' RW, R1)



**NOTES:**

- VESTING TENTATIVE PARCEL MAP:**  
THIS VESTING TENTATIVE PARCEL MAP IS BEING FILED IN ACCORDANCE WITH CHAPTER 3, ARTICLE 2, SECTION 66452 OF THE SUBDIVISION MAP ACT.
- LOT MERGER:**  
ALL EXISTING INTERIOR LOTS (PARCELS 1 AND 3) WILL BE MERGED INTO ONE DEVELOPMENT PARCEL.
- BOUNDARY:**  
BOUNDARY INFORMATION IS BASED ON AN ALTA/ACSM LAND TITLE SURVEY COMPLETED BY BKF ENGINEERS, DATED MARCH 15, 2021..

**PROPERTY DESCRIPTION: ORDER NO. 15606662-156-JL1-JM**

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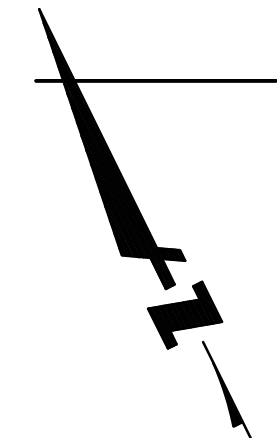
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**LINE LEGEND**

- PROJECT PROPERTY LINE
- - - OFFSITE PROPERTY LINE
- - - OFFSITE PARCEL AND EASEMENT SEE TITLE REPORT







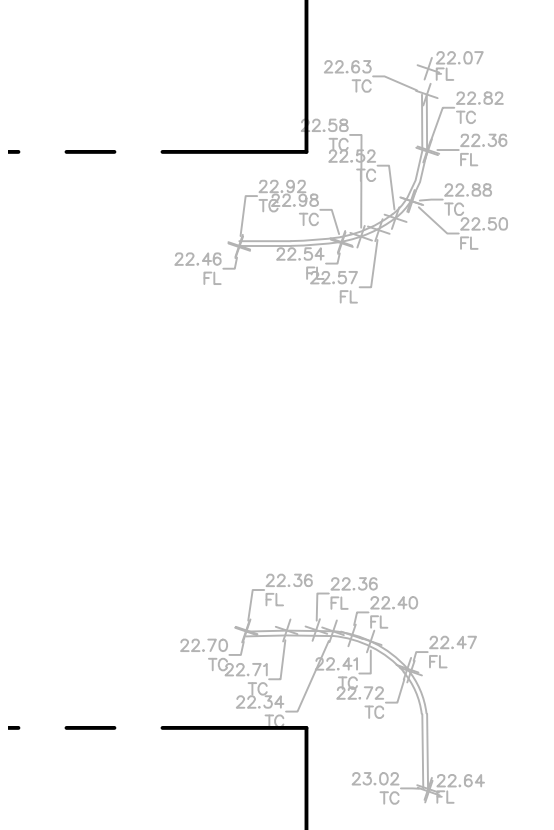
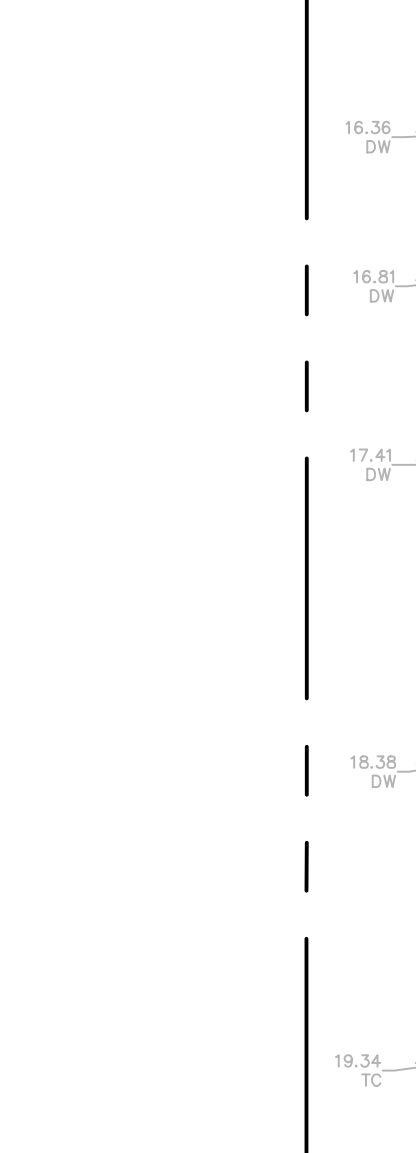
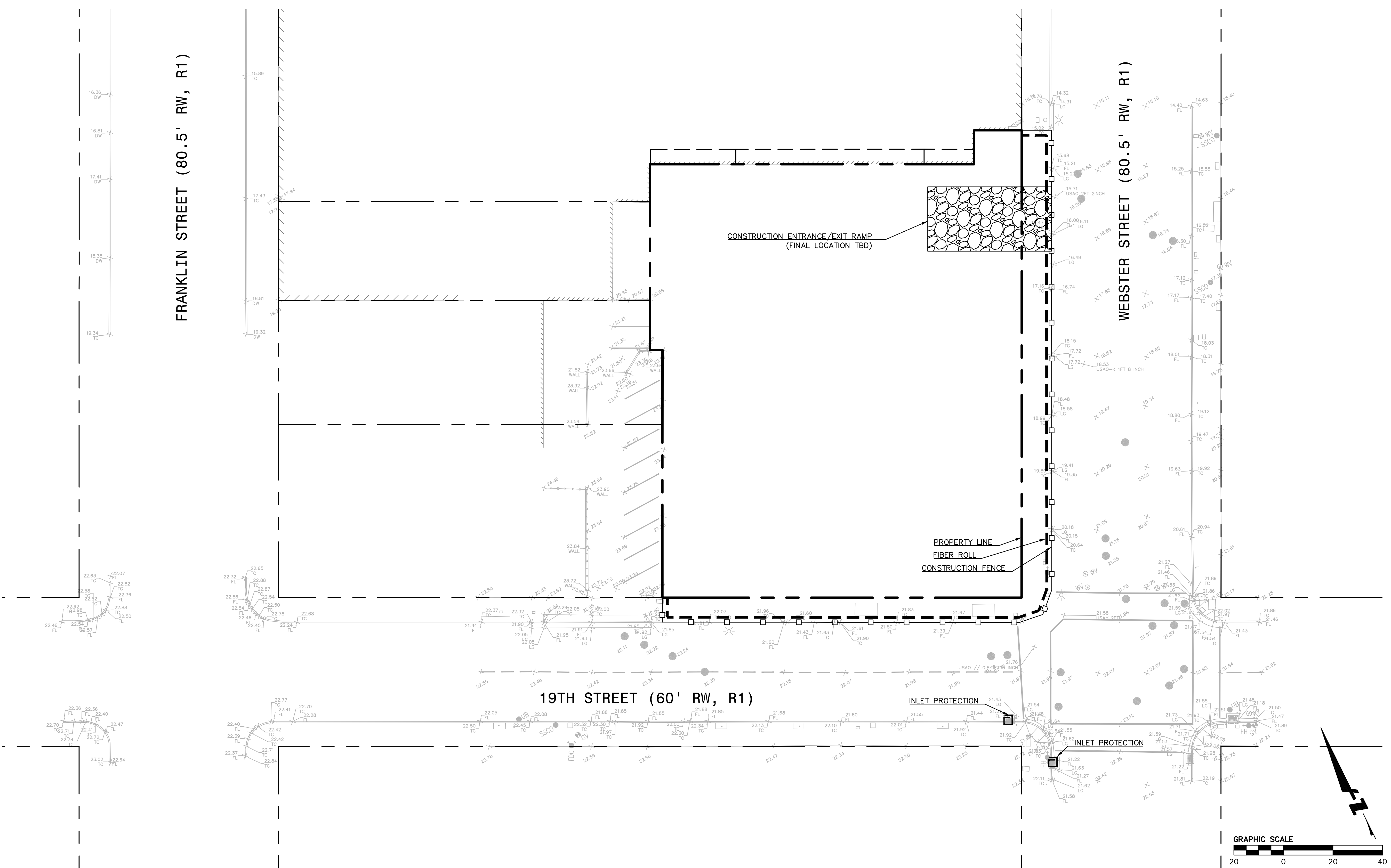








PROJECT NAME: 1919 WEBSTER VESTING TENTATIVE PARCEL MAP NO. 11233 - EROSION CONTROL PLAN.dwg  
PROJECT NO: 10-07-22 PLOTTED BY: JHD

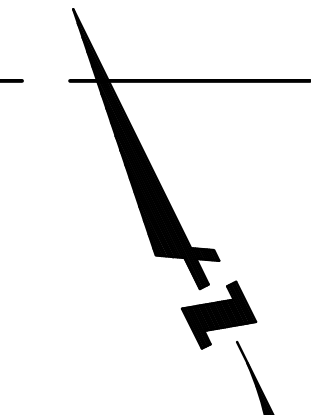


CONSTRUCTION ENTRANCE/EXIT RAMP  
(FINAL LOCATION TBD)


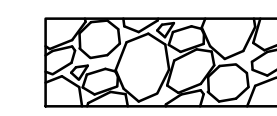
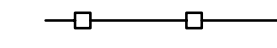

PROPERTY LINE  
FIBER ROLL  
CONSTRUCTION FENCE

INLET PROTECTION


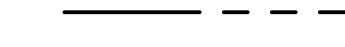

INLET PROTECTION



**EROSION CONTROL LEGEND:**

-  FIBER ROLL
-  STABILIZED CONSTRUCTION ENTRANCE/EXIT
-  CONSTRUCTION FENCE
-  INLET PROTECTION

**LINE LEGEND**

-  PROJECT PROPERTY LINE
-  OFFSITE PROPERTY LINE
-  OFFSITE PARCEL AND EASEMENT  
SEE TITLE REPORT

**EROSION CONTROL NOTES:**

1. PROTECT DOWNSTREAM INLETS ON WEBSTER STREET (INLETS NOT SHOWN ON PLAN).

**Design Review Conformance  
1919 Webster St. (PLN22006)**

This is a proposal for a 17-story office tower building with a single level of underground parking and a rooftop amenity space. This property is in both the CBD-P Central Business District Pedestrian Retail and CBD-C Central Business District General Commercial Zones.

	<b>CBD-P Zone</b>	<b>CBD-C Zone</b>	<b>Proposed</b>	<b>Compliance Analysis</b>
Permitted and conditionally permitted activities	Administrative Commercial Activity <sup>1</sup> ; General Retail Sales Commercial Activity; Full-Service Restaurant and Limited-Service Restaurant and Café Activities		Office; Retail/ Restaurant/Amenity Space	The Administrative Commercial is a permitted activity <sup>2</sup> . General Retail and Full-Service Restaurant and Limited-Service Restaurant and Cafe activities are permitted in this location.
Permitted and conditionally permitted facilities	Nonresidential Facilities		Enclosed office building	Permitted.
	<b>Zone Specific Standards (<a href="#">Sec. 17.58.060 A</a>)</b> <b>Permitted/Required</b>			
	<b>CBD-P Zone</b>	<b>CBD-C Zone</b>	<b>Proposed</b>	<b>Compliance Analysis</b>
<u>Minimum and Maximum Setbacks</u>				
Minimum front	0 ft.	0 ft.	0 ft.	Complies
Maximum front and street side for the first story	5 ft.	5 ft.	0 ft.	Complies
Maximum front and street side for the second and third stories or 35 ft., whatever is lower	5 ft.	5 ft.	0 ft.	Complies
Minimum interior side	0 ft.	0 ft.	0 ft.	Complies
Minimum corner side	0 ft.	0 ft.	0 ft.	Complies

<sup>1</sup> **Limitation #5:** If located both on the ground floor of a building and within thirty (30) feet from any street-abutting property line, these activities are only permitted upon the granting of a conditional use permit (see [Chapter 17.134](#) for the CUP procedure). Incidental pedestrian entrances that lead to one of these activities elsewhere in the building are exempted from this conditional use permit requirement. In addition to the criteria contained in [Section 17.134.050](#), these conditionally permitted ground floor proposals must also meet each of the following criteria: *a.* The proposal will not impair a generally permitted continuous wall of building facades; *b.* The proposal will not weaken the concentration and continuity of retail facilities at ground-level, and will not impair the retention or creation of an important shopping frontage; and *c.* The proposal will not interfere with the movement of people along an important pedestrian street.

<sup>2</sup> **Limitation #5:** See footnote 1.

**Design Review Conformance  
1919 Webster St. (PLN22006)**

Rear	0 ft.	0 ft.	0 ft.	Complies
<u>Design Regulations</u>				
Ground floor commercial facade transparency <sup>3</sup>	65%	55%	83% on 19 <sup>th</sup> Street side is the principal street; 53% on the Webster Street side.	Complies
Minimum height of ground floor Nonresidential Facilities	15 ft.	15 ft.	17.8 ft.	Complies
Minimum separation between the grade and ground floor living space	N/A	N/A	No living space is proposed for the commercial building.	Not applicable
<b>Design Standards Applying to All [CBD] Zones (<a href="#">Sec. 17.58.060 B</a>)</b>				
	<b>CBD-P Zone</b>	<b>CBD-C Zone</b>	<b>Proposed</b>	<b>Compliance Analysis</b>
1. Entrance	<p>Newly constructed principal buildings shall have at least one prominent pedestrian entrance facing the principal street. Entrances at building corners facing the principal street may be used to satisfy this requirement. Building entrances include doors to one or more shops, businesses, lobbies, or living units. Entrances shall be made prominent through some combination of projecting or recessing the door area, change in material, an awning above a door, additional detailing, stairs leading to the door, and/or other features. The entrance for Nonresidential Facilities shall be at grade.</p>		<p>Floor plans show prominent one entrances per street frontage at grade. The lobby doors are recessed doors approximately four feet deep and window framing materials slightly differentiated from the rest of the building.</p>	<p>Does not comply. The renderings, material photos and floor plans show a short projection above the recessed lobby doors. labeled in terms of projection of the door area, change in materials and additional detailing such as an awning or other features. Neither door exerts much prominence in comparison to the doors shown for the retail spaces on 19<sup>th</sup> Street.</p>

<sup>3</sup> Additional Regulation #6: This percentage of transparency is only required for principal buildings that include ground floor Nonresidential Facilities, and only applies to the facade facing the principal street. On all other street facing facades, the requirement is one-half (½) the standard for the facade facing the principal street. The area of required transparency is between two (2) feet and nine (9) feet in height of the ground floor and must be comprised of clear, non-reflective windows that allow views out of indoor commercial space or lobbies. Glass block does not qualify as a transparent window.

**Design Review Conformance  
1919 Webster St. (PLN22006)**

<p>2. Ground Floor Treatment</p>	<p>All ground-floor building materials shall be durable, of high quality, and display a sense of permanence. Such materials include, but are not limited to stone, tile, brick, metal panel systems, glass, and/or other similar materials. Further, the ground level of a newly constructed building shall be designed to enhance the visual experience for pedestrians and distinguish it from upper stories... For buildings with nonresidential ground floor space, visual interest shall also be achieved through modulating the ground floor into a regular cadence of storefront sized windows and entrances.</p>	<p>Material and Color Board shows clear glazing and brushed gray metal framing for the lobby and retail space windows. The lobby doors will be recessed about four feet with two-foot overhangs.</p>	<p>Does not comply. The design does not seem to adequately show how the ground floor pedestrian experience would be enhanced or the lobby doorway to be a useful street interface. One color change, from light gray to dark metal is the only change from the proposed tower materials. The retail doors will open onto the public right-of-way and result in an encroachment of approximately 3.5 feet.</p>
<p>3. Active Space Requirement</p>	<p>For newly-constructed principal buildings, parking spaces, locker areas, mechanical rooms, and other non-active spaces shall not be located within thirty (30) feet from the front of the ground floor of the principal building except for incidental entrances to such activities elsewhere in the building. Driveways, garage entrances, or other access to parking and loading facilities may be located on the ground floor of this area as regulated by Subsection [B4].</p>	<p>The non-active spaces have been located more than 30 feet from the front of the ground floor of the building.</p>	<p>Complies</p>
<p>4. Parking and Loading Location</p>	<p>For newly constructed principal buildings, access to parking and loading facilities through driveways, garage doors, or other means shall not be from the principal street when alternative access is feasible from another location such as a secondary frontage or an alley. Open parking areas shall not be located between the sidewalk and a principal building.</p>	<p>The garage driveway and loading berths are proposed for Webster Street frontage.</p>	<p>Complies</p>



**Design Review Conformance  
1919 Webster St. (PLN22006)**

<p>5. Massing</p>	<p>The mass of newly-constructed principal buildings shall be broken up into smaller forms to reduce the scale and enhance the visual interest of the streetscape. The massing requirements contained in this note shall be applied on all visible facades and achieved through some coordinated combination of changes in plane, building articulation, varied materials, contrasting window patterns and treatments, varying roof heights, separating upper-story floor area into two or more towers, contrasting colors, a distinct base, middle, and top, or other methods.</p>	<p>The design is a rectangular, glass column with balconies that straddle the corner of the building.</p>	<p>Does not comply. The box-like shape of the building exaggerates the mass and scale of the building. The lack of articulation on the building façade contributes to a massive, boxy building and looming visual impact. There is little contrast, sculpting or articulation of the building from the base and rising. A refinement of the design may reduce the impression of mass and bulk of the building.</p>
<p>6. Upper Story Windows</p>	<p>An ample placement of windows above the ground floor is required at all street-fronting façades. To create visual interest, the placement and style of windows shall contribute to a coherent and appealing composition on the facade. Less window space is only permitted in exceptional cases if it contributes to a specific objective of the visual style and aesthetic effect of the building. Whenever possible, windows should be on all sides of a tower.</p>	<p>The proposed design includes ample window placement above the ground floor on street-fronting façades.</p>	<p>Complies</p>
<p>7. Building Terminus</p>	<p>The top of each newly-constructed principal building shall include an element that provides a distinct visual terminus. The visual terminus shall be integrated into the design concept of the building. Examples include, but are not limited to, curvilinear or stepped forms that soften the truncated tops of buildings, cornices, and other architectural forms. These</p>	<p>The roof features a penthouse structure which stores mechanical and electrical equipment, the elevator run and a partially visible canopy overhang.</p>	<p>Does not comply. The applicant proposes two options for the roof top treatment and neither provides a distinct visual terminus.</p>

**Design Review Conformance  
1919 Webster St. (PLN22006)**

	rooftop elements shall be sized, shaped, and sited to screen all rooftop mechanical equipment from view.		
8. Utility Storage	For newly-constructed buildings, areas housing trash, storage, or other utility services shall be located in the garage or be otherwise completely concealed from view of the public right-of-way. Backflow prevention devices shall be located in a building alcove, landscaped area, or utility room within the building, outside of the public right-of-way, and completely screened from view from the public right-of-way unless required otherwise by a department of the City.	Proposed subsurface transformer vault to be located under the public right-of-way of Webster Street.	Complies
	<b>Height/Bulk/Intensity Area (<a href="#">Sec. 17.58.060 C</a>)</b>		
	<b>Height Area 7</b>	<b>Proposed</b>	<b>Compliance Analysis</b>
Maximum Height – Building base	120 ft.	31.5 ft.	Complies.
Maximum Height - Total	No height limit	269.8 ft.	Complies.
Minimum Height- New principal buildings	45 ft.	269.8 ft.	Complies.
<u>Maximum Lot Coverage</u>			
Building base (for each story)	100% of site area	Approx. 97%	Complies.
Average per story lot coverage above the building base <sup>4</sup>	85% of site area or 10,000 sf., whichever is greater	Approx. 86.5 % (22,500 sf)	A minor variance would be required for the proposed average per story lot coverage above the building base.
<u>Tower Regulations</u>			
Maximum average area of floor plates	No maximum	Approx. 22,626 sf	Complies
Maximum tower elevation length	No maximum	251.5 ft.	Complies

<sup>4</sup> Additional Regulation #6. The average floor plate of an individual tower cannot exceed this area, with the following qualifications: a. The floor area of an individual tower floor plate cannot be more than fifteen percent (15%) greater than the maximum average tower floor plate; b. An individual tower floor plate that is more than fifteen percent (15%) less than the maximum average tower floor plate is not included in the maximum average tower floor plate area calculation.

**Design Review Conformance  
1919 Webster St. (PLN22006)**

Maximum diagonal length	No maximum	Not provided	Complies	
<b>Off-street Parking Requirements Commercial Activities (<a href="#">Sec. 17.116.080</a>)</b>				
<b>Regulation/Standard</b>	<b>CBD-P Zone</b>	<b>CBD-C Zone</b>	<b>Proposed</b>	<b>Compliance Analysis</b>
Minimum Total Parking Required	None	None	37 spaces	Complies. The proposed parking spaces exceed the minimum parking required.
<b>Off-street Loading Commercial Activities (<a href="#">Sec. 17.116.140</a>)</b>				
Commercial Activity and Floor Area of Facilities Occupied (Administrative)	160,000 square feet or more three (3) berths are required	Two loading berths are proposed.	A minor variance would be required.	
<b>Bicycle Parking Requirements Commercial Activities (<a href="#">Sec. 17.111.110</a>)</b>				
<b>Regulation/Standard</b>	<b>CBD-P Zone</b>	<b>CBD-C Zone</b>	<b>Proposed</b>	<b>Compliance Analysis</b>
<u>Office</u>				
Long-term Bicycle Parking Requirement - Administrative	1 space for each 10,000 square feet of floor area. Minimum citywide requirement is 2 spaces.	Approx. 82	Complies	
Short-term Bicycle Parking Requirement - Administrative	1 space for each 10,000 square feet of floor area. Minimum citywide requirement is 2 spaces.	8 spaces; A minor variance is proposed.	Does not comply. The proposed number of short-term bike spaces does not comply, nor is shown on the plans. Minor variance is required.	
<u>Retail</u>				
Long-term Bicycle Parking Requirement	1 space for each 12,000 square feet of floor area. Minimum citywide requirement is 2 spaces.	82	Complies	
Short-term Bicycle Parking Requirement	1 space for each 12,000 square feet of floor area. Minimum citywide requirement is 2 spaces.	8 spaces; A variance is proposed.	Does not comply. The proposed number of short-term bicycle parking has not provided. Minor variance is required.	
<b>Landscaping and Screening Standards - Required landscape plan for new Nonresidential Facilities and certain additions to Nonresidential Facilities (<a href="#">Sec. 17.124.025</a>)</b>				
<b>Regulation/Standard</b>		<b>Proposed</b>	<b>Analysis</b>	

**Design Review Conformance  
1919 Webster St. (PLN22006)**

<p>A. On streets with sidewalks where the distance from the face of the curb to the outer edge of the sidewalk is at least six and one-half (6½) feet, street trees shall be provided to the satisfaction of the Director of City Planning, as provided in Section 17.124.110...<sup>5</sup></p>		<p>Two street trees are proposed for the 19<sup>th</sup> Street frontage.</p>	<p>Does not comply. Although two street trees are proposed on the principal street frontage, 19<sup>th</sup> Street, no trees are proposed for Webster Street.</p>
<p>B. All landscape plans shall show proposed methods of irrigation. The methods shall ensure adequate irrigation of all plant materials for at least one growing season</p>		<p>Methods of irrigation (drip irrigation and tree bubblers) are shown on the landscape site plan. See page 35 (sheet L1.01.2).</p>	<p>Complies</p>
<p><b>Regular Design Review Criteria for Non-Residential Design Review Findings (<a href="#">Sec. 17.136.050 (B)</a>)</b></p>			
<p><b>Regulation/Standard</b></p>		<p><b>Proposed</b></p>	<p><b>Analysis</b></p>
<p>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</p>		<p>The proposal includes landscaping at the roof and a contemporary design.</p>	<p>Does not meet this finding. The design of the building is a metal and glass boxy shape which exaggerates the mass and scale of the building and creates a looming visual impact. The elevations require more refined details for the building entrance and tower façade.</p>

<sup>5</sup> Sec. 17.124.025 (A) in its entirety: On streets with sidewalks where the distance from the face of the curb to the outer edge of the sidewalk is at least six and one-half (6½) feet, street trees shall be provided to the satisfaction of the Director of City Planning, as provided in Section 17.124.110. Proposed street trees shall be selected from the City's Frequently Planted Tree Species List. Alternative species may be approved by the Director of City Planning. Selection of street tree species shall be based upon compatibility with the existing tree plantings on the street, the mature size of the tree, space available for the tree to grow, the presence of underground and overhead utility lines, utility poles, streetlights, driveway approaches and fire hydrants.

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<p>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 <a href="#">Section 17.136.060</a>;</p>			
<p>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;</p>			<p>Does not meet this finding. The proposed design lacks details making the quality and character of the design unclear how it may serve to protect the value of private and public investments in the area.</p>
<p>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.</p>			<p>Does not meet this finding. The design conforms to the criteria of the General Plan, but more detail on the ground floor design treatments, articulation and sculpting of the tower exterior is required for staff to discern if the proposal conforms with CBD Zone Design Standards.</p>