

Location:	5900 Shattuck Avenue, (APN: 015-1374-015-00) See map on reverse
Proposal:	To legalize the conversion of an existing two-story commercial building into eight residential dwelling units.
Applicant:	LADC Consulting Inc. – Qing Li
Owner:	Suk Hee Yoo
Planning Permits Required:	Regular Design Review to create eight dwelling units. Major Conditional Use Permit to create eight dwelling units in the RM-4 Zone. Minor Variances for (1) 0’ side yard setbacks where 4’ are required; (2) a rear yard setback of 11’-9” where 15’ are required; and (3) for 675 square feet of group open space where 1,050 square feet are required.
General Plan:	Mixed Housing Type Residential
Zoning:	RM-4 Mixed Housing Type Residential
Environmental Determination:	Section 15301: Minor alterations to existing facilities; and Section 15183: projects consistent with a community plan, general plan, or zoning.
Historic Status:	No Historic Record; rating X
City Council District:	1
Date Filed:	7/2/18
Staff Recommendation:	Approve
Finality of Decision:	Appealable to City Council
For Further Information:	Contact case planner Michael Bradley, Planner III at 510-238-6935 or mbradley@oaklandca.gov

SUMMARY

The applicant is proposing to legalize the conversion of an existing 8,946 square-foot, two-story commercial building into eight residential dwelling units located adjacent to Bushrod Park on Shattuck Avenue at 59th Street. The site has eight off-street parking spaces. The eight units are currently rented to tenants.

The project requires the following Planning permits: Regular Design Review to create eight dwelling units; a Major Conditional Use Permit to create eight dwelling units in the RM-4 Zone; and Minor Variances for (1) 0’ side yard setbacks where 4’ are required; (2) a rear yard setback of 11’-9” where 15’ is required; and (3) 675 square feet of group open space where 1,050 square feet are required.

As detailed below, staff finds that the project meets all the required findings for approval. Therefore, staff recommends approval of the project, subject to the attached conditions of approval.

CITY OF OAKLAND PLANNING COMMISSION



0 100 200 400 600 800 Feet



Case File: PLN18280
Applicant: LADC Consulting Inc. – Qing Li
Address: 5900 Shattuck Avenue
Zone: RM-4

PROPERTY DESCRIPTION

Project Site

The project site is located at the northeast intersection of Shattuck Avenue and 59th Street. 59th Street is an emergency vehicle access cul-de-sac that dead ends at the project site. The project site is directly adjacent to Bushrod Park and contains one 10,141 square-foot parcel. The proposed project is located within one-half a mile of the Ashby Bay Area Rapid Transit (BART) Station. Alameda County Transit (AC Transit) offers regional and local bus transportation, with multiple bus stops within the project vicinity.

Neighborhood Characteristics

The proposal is in the Bushrod neighborhood of North Oakland on a site with an existing two-story office building constructed in 1965 and a surface parking lot. Neighborhood characteristics include single family dwellings and medium density residential buildings that are one to two stories.

PROJECT DESCRIPTION

The proposed project is to legalize the conversion of an existing 8,946 square-foot, two-story commercial building into eight residential dwelling units. The site has eight off-street parking spaces and group open space at the rear of the adjacent building. No exterior alterations are proposed to the building.

GENERAL PLAN ANALYSIS

The Land Use and Transportation Element (LUTE) of the General Plan designates the site Mixed Housing Type Residential.

The Mixed Housing Type Residential General Plan designation is intended to create, maintain, and enhance residential areas typically near the City's major arterials and characterized by a mix of single-family homes, townhouses, small multi-unit buildings and neighborhood businesses where appropriate. Future development within this classification should be primarily residential in character, with live-work types of development, and small commercial enterprises, schools, and other small civic uses in appropriate locations.

Objective N3 of the Oakland General Plan Land Use and Transportation Element states: "Encourage the construction, conservation, and enhancement of housing resources in order to meet the current and future needs of the Oakland community". This proposal, to create eight dwelling units conforms to the City of Oakland Comprehensive General Plan and is consistent with the Mixed Housing Type Residential General Plan designation.

Policy N9.9 Respecting Architectural Integrity

The City encourages rehabilitation efforts which respects the architectural integrity of a building's original style.

The proposal is consistent with the following Historic Element goals:

Goal 2: To preserve, protect, enhance and perpetuate, use and prevent the unnecessary destruction or impairment of properties or physical features of special character or special historic, cultural, educational, architectural or aesthetic interest.

The project is an adaptive reuse of an existing building on a transit oriented City corridor and is appropriate for eight dwelling units.

ZONING ANALYSIS

The Zoning designation for the project site is Mixed Housing Type Residential 4 (RM-4). The intent of the RM-4 Zone is to create, maintain, and enhance residential areas typically located on or near the City's major arterials and characterized by a mix of single family homes, townhouses, small multi-unit buildings at somewhat higher densities than RM-3, and neighborhood businesses where appropriate.

The required planning permit approvals include:

- Regular Design Review to create eight dwelling units.
- Major Conditional Use Permit to create eight dwelling units in the RM-4 Zone.
- Minor Variances for a (1) 0' side yard setback where 4' are required; (2) rear yard setback of 11'-9" where 15' are required; and (3) 675 square feet of group open space where 1,050 square feet are required.

The following table indicates existing and proposed development standards:

RM-4 Regulations	Required	Proposed	Variance
Height	35 feet	23'-6"	No
Front Yard Setback (59 th St.)	15 feet	43'-7"	No
Street Side Yard Setback (Shattuck Ave.)	4 feet	0'	Yes
Interior Side Yard Setback	4 feet	0'	Yes
Rear Yard Setback	15 feet	11'-6"	Yes
Open Space	1,050 square-feet	675 square-feet	Yes
Automobile Parking	8 spaces	8 spaces	No

An analysis of the proposed Variances are discussed in the "Key Issues and Impacts" section, below.

ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) Guidelines list the projects that qualify as categorical exemptions from environmental review. The proposed project is categorically exempt from the environmental review requirements pursuant to Section 15301, minor additions and alterations to an existing building; Section 15303, and Section 15183, projects consistent with the General Plan or Zoning.

KEY ISSUES AND IMPACTS


Variances

The residential units were placed in a commercial building, without the benefit of permits, that is within the required side and rear setbacks. The existing site also does not allow for the required usable open space for eight units. Staff recommends approval of each of the Variances. The lack of a side and rear yard setbacks will not impact residential properties because the corresponding lot lines are adjacent to Bushrod Park and 59th Street. Recreational opportunities offered at Bushrod Park will also offset the proposed deficit of on-site usable open space.

RECOMMENDATIONS:

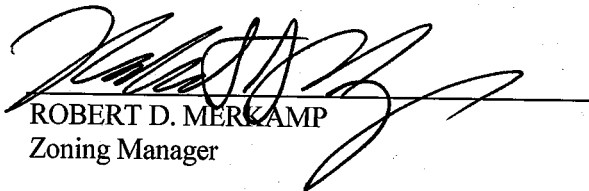
1. Affirm staff's environmental determination.
2. Approve the Regular Design Review, Major Conditional Use Permit, and Variances subject to the attached findings and conditions.

Prepared by:



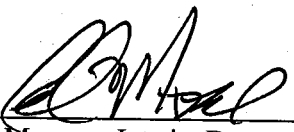
MICHAEL BRADLEY
Planner III

Reviewed by:



ROBERT D. MERKAMP
Zoning Manager

Approved for forwarding to the
City Planning Commission:



Ed Manasse, Interim Deputy Director
Bureau of Planning

ATTACHMENTS:

- A. Findings for Approval
- B. Conditions of Approval
- C. Project Plans and Photos
- D. Public Notice

ATTACHMENT A: FINDINGS

This proposal meets all the required findings under the Regular Design Review findings (Section 17.136.050A); General Use Permit Criteria (OMC Sec. 17.134.050); and the Minor Variance criteria (Section 17.148.050), of the Oakland Planning Code (OMC Title 17) as set forth below and which are required to approve your application. Required findings are shown in **bold type**; reasons your proposal satisfies them are shown in normal type.

17.136.050A - RESIDENTIAL DESIGN REVIEW CRITERIA:

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

The proposal is in the Bushrod neighborhood of north Oakland on a site with an existing two-story office building constructed in 1965 and a surface parking lot. Neighborhood characteristics include single family dwellings and medium density residential buildings which are one to two stories. The buildings are a variety of architectural styles with different roof pitches.

The proposal is to legalize the conversion of an existing 8,946 square-foot two-story commercial building into eight residential dwelling units located on a 10,141 square-foot parcel. No exterior alterations are proposed to the building. As such, the proposal will not affect the setting, scale, bulk, height, materials, or textures of the building.

- 2. The proposed design will protect, preserve, or enhance desirable neighborhood characteristics.**

The proposal will enhance residential opportunities in an existing residential neighborhood.

- 3. The proposed design will be sensitive to the topography and landscape.**

The site is flat and no additional grading will be required to legalize units in the existing building. Further, the ample existing landscaping on the site will be preserved.

- 4. If situated on a hill, the design and massing of the proposed building relates to the grade of the hill.**

The site is flat.

- 5. 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 has been adopted by the Planning Commission or City Council.**

See the "General Plan Analysis" section, above.

SECTION 17.134.050 – GENERAL USE PERMIT FINDINGS:

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

A Conditional Use Permit is required for eight new dwelling units in the RM-4 Mixed Housing Type Residential zone.

The proposed legalization of existing dwelling units within the existing envelope will not adversely affect the livability or development of adjacent lots with consideration given to harmony in scale, bulk, coverage, or density. The density is compatible with the zoning and will not significantly affect the generation of traffic or capacity of streets. On-site parking meets the requirements of the RM-4 Zone.

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

The location, design and site planning of the proposed development will provide a convenient and functional living environment. The units are located within the envelope of an existing building and no exterior changes are proposed. Units are easily accessed through interior hallways and parking is conveniently placed toward the rear of the property.

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

The proposed development will enhance the successful operation of a residential neighborhood by legalizing eight dwelling units.

- D. That the proposal conforms to all applicable design review criteria set forth in the Design Review Procedure of Chapter 17.136 of the Oakland Planning Code.**

The proposal conforms with all significant aspects of the design review criteria set forth in Chapter 17.136 of the Oakland Planning Code, as outlined above.

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

See the "General Plan Analysis" section, above.

SECTION 17.148.050(A) - MINOR VARIANCE FINDINGS:

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

Strict compliance of the setback and open space regulations would require demolition of major components of the building, which would decrease its livability, operational efficiency, and appearance. Further, the recreational opportunities at the neighboring Bushrod Park will off-set the open space deficit. The impacts of the reduced setbacks will also be limited because the corresponding property lines are adjacent to Bushrod Park and 59th Street.

Strict compliance with the side and rear yard setbacks would also eliminate parking spaces and perimeter landscaping. The project currently provides the required number of on-site parking spaces.

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

As noted above, strict compliance would require moving or demolishing portions of the existing building to comply with the setback and group open space requirements. Buildings of similar setbacks and minimal open space at 588 and 592 59th Street are near the site. Also, the rear and side yards abut Bushrod park, thus a rear setback and group open space reduction will not create an impact on residential properties. Recreational opportunities offered at Bushrod Park will also offset the proposed deficit of on-site usable open space.

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

The reduced setbacks and usable open space will be consistent with the surrounding pattern of development and will not result in an impact to the adjacent neighbors. The minor Variances for setbacks and group open space are justified because strict compliance of the regulations would preclude an effective design solution, as noted above, and conformance with the normal requirements would unnecessarily impact the design and functionality of the building.

The Variances will not affect the character, livability, or appropriate development of abutting properties as the building has existed in the current location since 1965. The lack of a side and rear yard setbacks will not impact residential properties because the corresponding lot lines are adjacent to Bushrod Park and the 59th Street. Recreational opportunities offered at Bushrod Park will also offset the proposed deficit of on-site usable open space.

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

The granting of these Variances will be consistent with the purposes of the zoning regulations. The purpose of the setback requirements is to provide light and air to neighboring properties. In this case, the setbacks are adjacent to a park and the street. The purpose of the open space requirements is to provide recreational space for residents. Recreational opportunities offered at Bushrod Park will offset the proposed deficit of on-site usable open space.

Similar properties, including 588 and 592 59th Street, have reduced side and rear yard setbacks and very minimal group open space areas. Additionally, the Variances will not affect the character, livability, or appropriate development of abutting properties as the building has existed in the current location since 1965.

- E. For proposals involving one or two dwelling units on a lot: That the elements of the proposal requiring the variance (e.g. elements such as buildings, walls, fences, driveways, garages and carports, etc.) conform with the design review criteria set forth in the design review procedure at Section 17.136.050.**

Not applicable. The proposed project is an eight dwelling unit building.

- F. For proposals involving one or two residential dwelling units on a lot: That, if the variance would relax a regulation governing maximum height, minimum yards, maximum lot coverage or building length along side lot lines, the proposal also conforms with at least one of the following criteria:**

- a. **The proposal when viewed in its entirety will not adversely impact abutting residences to the side, rear, or directly across the street with respect to solar access, view blockage and privacy to a degree greater than that which would be possible if the residence were built according to the applicable regulation and, for height variances, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height; or**
- b. **Over 60 percent of the lots in the immediate vicinity are already developed and the proposal does not exceed the corresponding as-built condition on these lots and, for height variances, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height. The immediate context shall consist of the five closest lots on each side of the project site plus the ten closest lots on the opposite side of the street (see Illustration I-4b); however, the Director of City Planning may make an alternative determination of immediate context based on specific site conditions. Such determination shall be in writing and included as part of any decision on any variance.**

Not applicable. The proposed project is an eight dwelling unit building.

ATTACHMENT B: CONDITIONS OF APPROVAL

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

1. Approved Use

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, staff report and the approved plans dated **December 19, 2018**, and submitted on **December 20, 2018** as amended by the following conditions of approval and mitigation measures, if applicable (“Conditions of Approval” or “Conditions”).

2. Effective Date, Expiration, Extensions and Extinguishment

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

3. Compliance with Other Requirements

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

4. Minor and Major Changes

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

5. Compliance with Conditions of Approval

- a. The project applicant and property owner, including successors, (collectively referred to hereafter as the “project applicant” or “applicant”) shall be responsible for compliance with all the Conditions of Approval and any recommendations contained in any submitted and approved

technical report at his/her sole cost and expense, subject to review and approval by the City of Oakland.

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

6. Signed Copy of the Approval/Conditions

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

7. Blight/Nuisances

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

8. Indemnification

- a. To the maximum extent permitted by law, the project applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Redevelopment Successor Agency, the Oakland City Planning Commission, and their respective agents, officers, employees, and volunteers (hereafter collectively called "City") from any liability, damages, claim, judgment, loss (direct or indirect), action, causes of action, or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City to attack, set aside, void or annul this Approval or implementation of this Approval. The City may elect, in its sole discretion, to participate in the defense of said Action and the project applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.
- b. Within ten (10) calendar days of the filing of any Action as specified in subsection (a) above, the project applicant shall execute a Joint Defense Letter of Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Joint Defense Letter of Agreement shall survive termination, extinguishment, or invalidation of the Approval. Failure to timely execute the Letter of Agreement does not relieve the project applicant of any of the obligations contained in this Condition or other requirements or Conditions of Approval that may be imposed by the City.

9. Severability

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

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

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

11. Public Improvements

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

12. Graffiti Control

Requirement:

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

13. Landscape Plan

a. ***Landscape Plan Required***

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: N/A

b. ***Landscape Installation***

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

When Required: Prior to building permit final

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

c. ***Landscape Maintenance***

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

14. Lighting

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

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

15. Archaeological and Paleontological Resources – Discovery During Construction

Requirement: Pursuant to CEQA Guidelines section 15064.5(f), in the event that any historic or prehistoric subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the project applicant shall notify the City and consult with a qualified archaeologist or paleontologist, as applicable, to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be

followed unless avoidance is determined unnecessary or infeasible by the City. Feasibility of avoidance shall be determined with consideration of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted. Work may proceed on other parts of the project site while measures for the cultural resources are implemented.

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

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

16. Human Remains – Discovery During Construction

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

17. Construction-Related Permit(s)

Requirement: The project applicant shall obtain all required construction-related permits/approvals from the City. The project shall comply with all standards, requirements and conditions contained in

construction-related codes, including but not limited to the Oakland Building Code and the Oakland Grading Regulations, to ensure structural integrity and safe construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

18. Seismic Hazards Zone (Landslide/Liquefaction)

Requirement: The project applicant shall submit a site-specific geotechnical report, consistent with California Geological Survey Special Publication 117 (as amended), prepared by a registered geotechnical engineer for City review and approval containing at a minimum a description of the geological and geotechnical conditions at the site, an evaluation of site-specific seismic hazards based on geological and geotechnical conditions, and recommended measures to reduce potential impacts related to liquefaction and/or slope stability hazards. The project applicant shall implement the recommendations contained in the approved report during project design and construction.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

19. Site Design Measures to Reduce Stormwater Runoff

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

- a. Minimize impervious surfaces, especially directly connected impervious surfaces and surface parking areas;
- b. Utilize permeable paving in place of impervious paving where appropriate;
- c. Cluster structures;
- d. Direct roof runoff to vegetated areas;
- e. Preserve quality open space; and
- f. Establish vegetated buffer areas.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

20. NPDES C.3 Stormwater Requirements for Regulated Projects

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

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

- i. Location and size of new and replaced impervious surface;
- ii. Directional surface flow of stormwater runoff;

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

b. ***Maintenance Agreement Required***

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

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

The maintenance agreement shall be recorded at the County Recorder's Office at the applicant's expense.

When Required: Prior to building permit final

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

21. Construction Days/Hours

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

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

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

Any construction activity proposed outside of the above days and hours for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case-by-case basis by the City, with criteria including the urgency/emergency nature of the work, the

proximity of residential or other sensitive uses, and a consideration of nearby residents'/occupants' preferences. The project applicant shall notify property owners and occupants located within 300 feet at least 14 calendar days prior to construction activity proposed outside of the above days/hours. When submitting a request to the City to allow construction activity outside of the above days/hours, the project applicant shall submit information concerning the type and duration of proposed construction activity and the draft public notice for City review and approval prior to distribution of the public notice.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

22. Construction Noise

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

- a. Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds) wherever feasible.
- b. Except as provided herein, impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.
- c. Applicant shall use temporary power poles instead of generators where feasible.
- d. Stationary noise sources shall be located as far from adjacent properties as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City to provide equivalent noise reduction.
- e. The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

23. Extreme Construction Noise

a. *Construction Noise Management Plan Required*

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

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

b. *Public Notification Required*

Requirement: The project applicant shall notify property owners and occupants located within 300 feet of the construction activities at least 14 calendar days prior to commencing extreme noise generating activities. Prior to providing the notice, the project applicant shall submit to the City for review and approval the proposed type and duration of extreme noise generating activities and the proposed public notice. The public notice shall provide the estimated start and end dates of the extreme noise generating activities and describe noise attenuation measures to be implemented.

When Required: During construction

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

24. Construction Noise Complaints

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

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

25. Exposure to Community Noise

Requirement: The project applicant shall submit a Noise Reduction Plan prepared by a qualified acoustical engineer for City review and approval that contains noise reduction measures (e.g., sound-rated window, wall, and door assemblies) to achieve an acceptable interior noise level in accordance

with the land use compatibility guidelines of the Noise Element of the Oakland General Plan. The applicant shall implement the approved Plan during construction. To the maximum extent practicable, interior noise levels shall not exceed the following:

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

26. Operational Noise

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

27. Construction Activity in the Public Right-of-Way

a. ***Obstruction Permit Required***

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

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

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

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Transportation Services Division

Monitoring/Inspection: Bureau of Building

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

Requirement: The project applicant shall repair any damage to the public right-of way, including streets and sidewalks caused by project construction at his/her expense within one week of the occurrence of the damage (or excessive wear), unless further damage/excessive wear may

continue; in such case, repair shall occur prior to approval of the final inspection of the construction-related permit. All damage that is a threat to public health or safety shall be repaired immediately.

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

28. Bicycle Parking

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

29. Construction and Demolition Waste Reduction and Recycling

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

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Environmental Services Division

Monitoring/Inspection: Public Works Department, Environmental Services Division

30. Recycling Collection and Storage Space

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

31. Green Building Requirements

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

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

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

b. ***Compliance with Green Building Requirements During Construction***

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

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

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

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

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

When Required: After project completion as specified

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

32. Sanitary Sewer System

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

When Required: Prior to approval of construction-related permit

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

Monitoring/Inspection: N/A

33. Storm Drain System

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

SPECIFIC CONDITIONS

34. Fencing and Fence Maintenance

Ongoing.

The applicant shall permanently maintain all fencing or barriers visible from any property line in neat and safe conditions, and, whenever necessary, replaced with new materials or finish to ensure continued compliance with all City requirements.

Applicant Statement

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

Name of Project Applicant

Signature of Project Applicant

Date

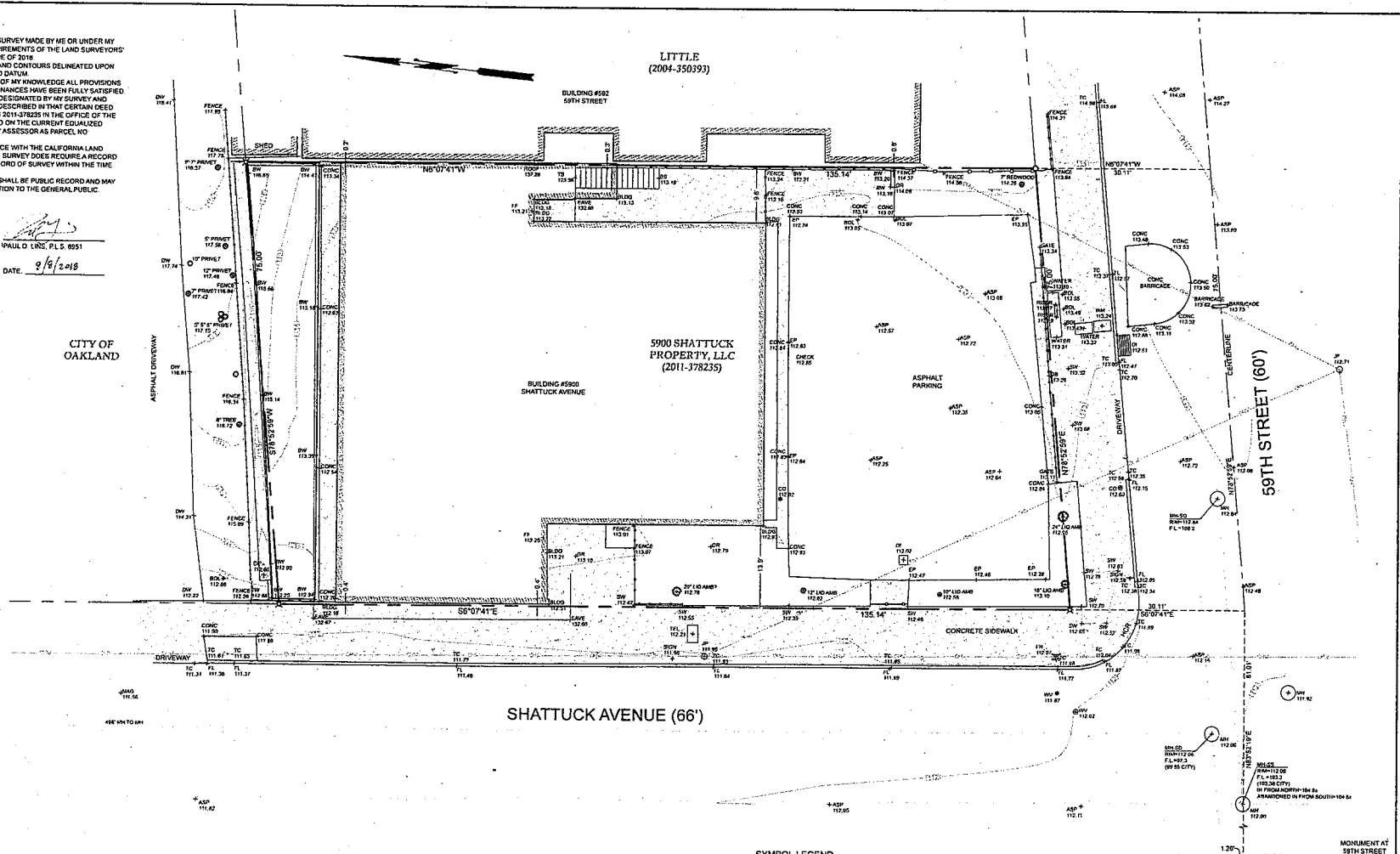
SURVEYOR'S CERTIFICATE
 THIS MAP CORRECTLY REPRESENTS A FIELD SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYORS' ACT AT THE REQUEST OF SURVEYOR IN JUNE OF 2018.
 I HEREBY STATE THAT ALL EXISTING GRADES AND CONTOURS DELINEATED UPON THIS PLAN ARE BASED UPON CITY OF OAKLAND DATUM.
 I HEREBY FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN FULLY SATISFIED.
 I HEREBY FURTHER STATE THAT THE PARCEL DESIGNATED BY MY SURVEY AND SHOWN ON THIS MAP IS THE SAME AS THOSE DESCRIBED IN THAT CERTAIN DEED RECORDED ON OCTOBER 28, 2014, AT SERIES 2014-37825 IN THE OFFICE OF THE ALAMEDA COUNTY RECORDER, AND IDENTIFIED ON THE CURRENT EQUALIZED ASSESSMENT ROLL OF THE ALAMEDA COUNTY ASSESSOR AS PARCEL NO. 015-374-015.
 I HEREBY FURTHER STATE THAT IN ACCORDANCE WITH THE CALIFORNIA LAND SURVEYORS' ACT THE PERFORMANCE OF THIS SURVEY DOES REQUIRE A RECORD OF SURVEY TO BE FILED AND I WILL FILE A RECORD OF SURVEY WITHIN THE TIME LIMITS PRESCRIBED BY LAW.
 I HEREBY ACKNOWLEDGE THAT THIS SURVEY SHALL BE PUBLIC RECORD AND MAY BE AVAILABLE FOR INSPECTION AND DISTRIBUTION TO THE GENERAL PUBLIC.



PAUL D. LINS, PLS 8951
 DATE: 8/8/2018

- LEGEND**
- ASP ASPHALT
 - BDD BUILDING
 - BOL BOLLARD
 - BS BASE OF STEPS
 - BW BASE OF WALL
 - CONC CONCRETE
 - CO CLEAN OUT
 - DI DRAIN INLET
 - DW DRIVEWAY
 - EP EDGE OF PAVEMENT
 - FF FINISHED FLOOR
 - FH FIRE HYDRANT
 - FL FLOW LINE
 - GR GRADE
 - HCR HANDICAP RAMP
 - JP JOINT POLE
 - MN MANHOLE
 - OHV OVERHEAD WIRES
 - SD STORM DRAIN
 - SS SANITARY SEWER
 - SW SIDEWALK
 - TC TOP OF CURB
 - TEL TELECOMMUNICATIONS
 - TS TOP OF STEPS
 - TW TOP OF WALL
 - WM WATER METER
 - WV WATER VALVE

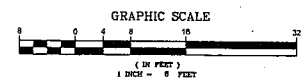
CITY OF OAKLAND



GENERAL NOTES
 DIMENSIONS ARE IN FEET AND DECIMAL FEET.
 HORIZONTAL AND VERTICAL CURVES DO NOT EXIST WITHIN 300 FEET OF THE PROPERTY.
 PROTECTED TREES DO EXIST ON THIS SITE.
 THIS SURVEY IS BASED UPON THE LINES AND DIMENSIONS SHOWN UPON CITY OF OAKLAND MONUMENT MAP 216, SUBJECT AND ADJOINING DEEDS, AND NEARBY RECORD MAPS. THE LINES OF SHATTUCK AVENUE AND 59TH STREET WERE ESTABLISHED BY CURB SPLITS.
 NO TITLE REPORT WAS PROVIDED, EASEMENTS MAY EXIST.

BASIS OF BEARINGS:
 THE MONUMENT LINE IN SHATTUCK AVENUE WAS TAKEN AS NORTH 6°10'14" WEST AS SHOWN ON PARCEL MAP 8150 (2007 794 1-2).

UTILITY LINE NOTE:
 UNDERGROUND UTILITY LOCATIONS WERE MAPPED BASED UPON MARKS AND STRUCTURES FOUND IN THE FIELD AND SHOULD BE CONSIDERED APPROXIMATE.



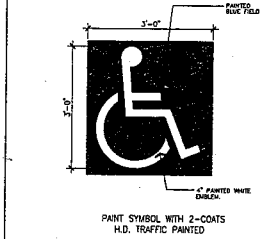
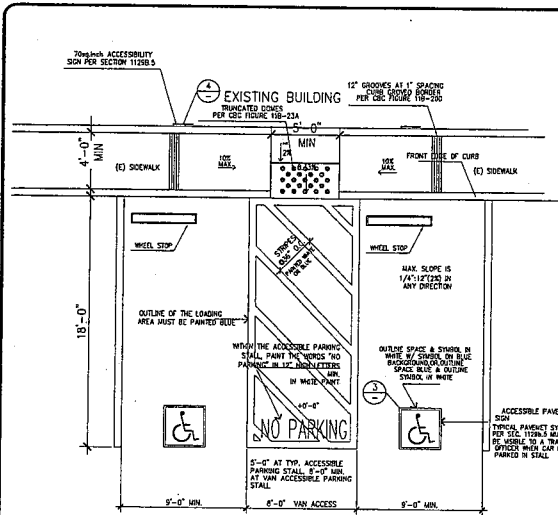
- SYMBOL LEGEND**
- () RECORD INFORMATION
 - FOUND CITY MONUMENT
 - ⊙ SET REBAR AND CAP LS 8951
 - ⊗ SET NAIL AND TAG LS 8951
 - METAL FENCE

PUBLIC ADVISORY:
 THIS MAP IS BASED ON PRIVATE SURVEYS PERFORMED BY LICENSED PROFESSIONALS AND WILL NOT BE UPDATED OR CORRECTED BY THE CITY OF OAKLAND AFTER ITS FILING. NO WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE BY THE CITY OF OAKLAND THAT THIS MAP AND THE SURVEY INFORMATION ON WHICH IT IS BASED IS CORRECT, ACCURATE AND CURRENT, NOR THAT THE CITY WILL RETAIN FOR PUBLIC INSPECTION ANY RELATED INFORMATION WHICH MAY BE SUBSEQUENTLY SUBMITTED TO THE CITY INCLUDING ALLEGED OR ACTUAL DISCREPANCIES, INACCURACIES, DEFICIENCIES, AND ERRORS.

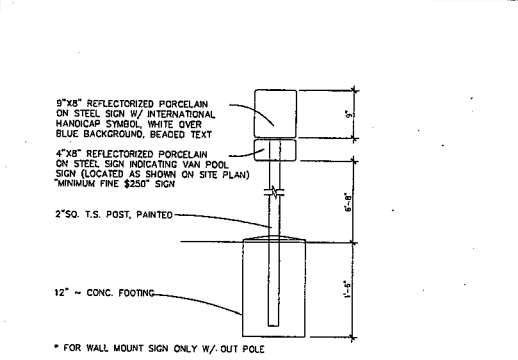
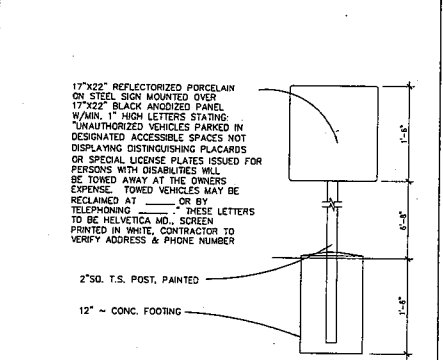
BOUNDARY AND TOPOGRAPHIC SURVEY
 PORTION OF THE BRUMAGIM TRACT (5 M 13)
 LOCATED AT 5900 SHATTUCK AVENUE
 OAKLAND, ALAMEDA COUNTY, CALIFORNIA

AUGUST 8, 2018 SCALE: 1"=8'

MONUMENTAL LAND SURVEYING
 171 MAYHEW WAY, SUITE 207, PLEASANT HILL, CA 94523
 (925) 300-3895 MONUMENTAL-LS.COM PROJECT#18063



(E) ACCESSIBLE PARKING PLAN 1/4" 2 INT. ACCESSIBLE SIGN 1/4" 3



TOW AWAY SIGN NTS 4 ACCESSIBLE PARKING SIGN NTS 5

SIDEWALK NOTES:

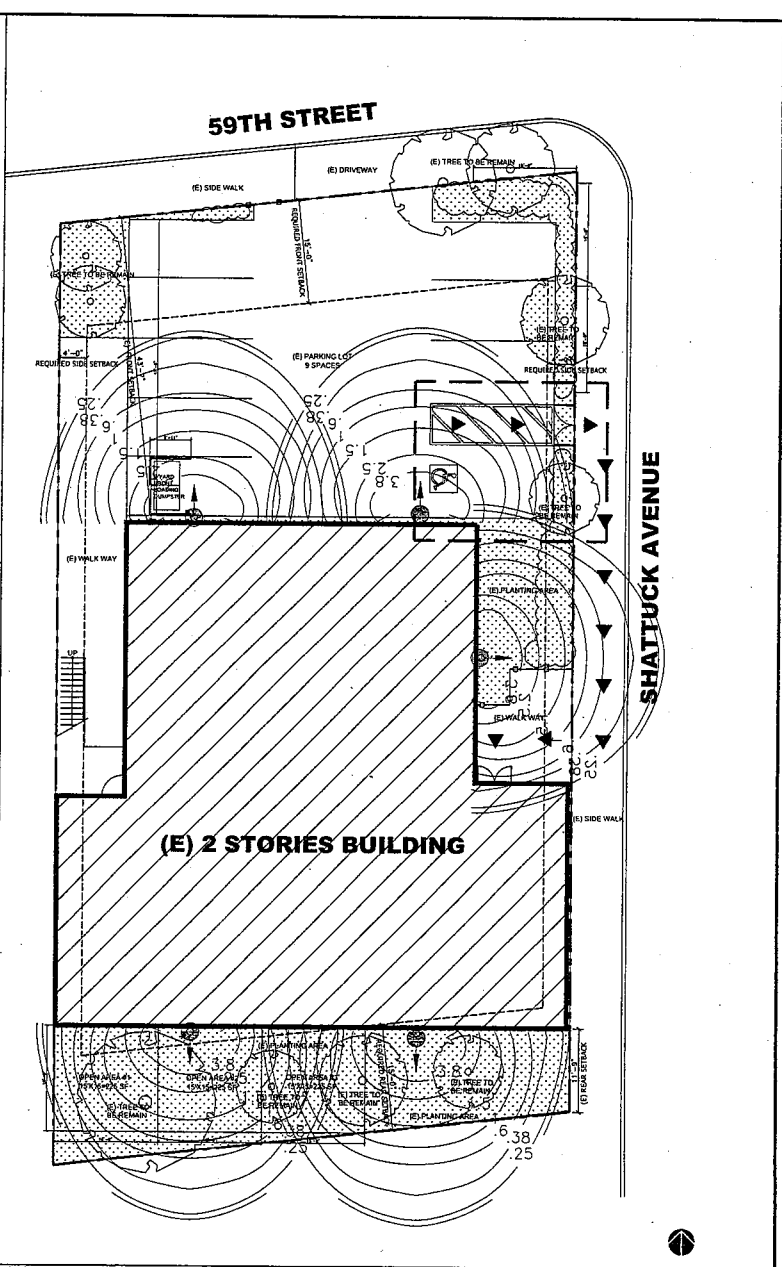
1. WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTE OF TRAVEL SHALL BE CONTINUOUSLY ACCESSIBLE.
2. THE CHANGES IN ELEVATION SHOULD NOT EXCEEDING 1/4 INCH (6.4 MM). CBC 11B-303.2 & 303.3.
3. THE CLEAR WIDTH FOR SIDEWALKS AND WALKS SHALL BE 48 INCHES MINIMUM. CBC 11B-403.5.1 EXCEPTION 3.
4. THE RUNNING SLOPE OF SIDEWALK SURFACES SHALL NOT BE STEEPER THAN 1:20 (5%). THE CROSS SLOPE OF WALKING SURFACES SHALL NOT BE STEEPER THAN 1:48 (2%). CBC 11B-403.3.

NOTE FOR SIGN PROGRAMS

- SIGNAGE IS NOT A PART OF THE PROPOSAL. THE OWNER SHALL APPLY FOR A SEPARATE USE PERMIT AS REQUIRED. ALL SIGNS AND MONUMENTS SHOWN IN THE DRAWING ARE SCHEMATIC AND FOR REFERENCE ONLY.
- THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE PROVIDED AT ALL ENTRANCES AND W/ ADDITIONAL DIRECTIONAL SIGNS AS REQUIRED TO BE VISIBLE TO PERSONS ALONG APPROACHING PEDESTRIAN WAYS SECTION 11B-703.7.2
- TO POST A SIGN FOR SMPH SPEED LIMIT SIGN AT EACH ENTRANCE FROM PUBLIC WAYS
- APPROVED NUMBERS OR ADDRESSES SHALL BE PLACED ON ALL NEW AND EXISTING BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. SAID NUMBERS SHALL BE CONTRAST WITH THEIR BACKGROUND.

▶ ▶ ▶ ▶ PATH OF ACCESSIBLE TRAVEL
SITE & PARKING ACCESSIBILITY UNDER PERMIT 2014-1039 & CALIFORNIA CODES 2013 EDITION.

NOTES NTS 6 (E) SITE & OUTDOOR LIGHTING PLAN 1/8" 1



LADC
 DESIGN - BUILD - MANAGEMENT
 LADC CONSULTING, INC
 1630 OAKLAND RD., STE A111
 SAN JOSE, CA 95131

OFFICE: (408) 642-1628
 FAX: (408) 642-1539

DESIGNER:
 HAU-CHING LIAO
 (408) 901-8777
 QING@LADC-ARCH.COM

PROPERTY OWNER:
 SUK HEE YOO
 5900 SHATTUCK AVE
 OAKLAND, CA 94609
 (510) 219-4989

PROJECT:
**5900 SHATTUCK AVE
 CODE ENFORCEMENT**
 5900 SHATTUCK AVE.
 OAKLAND, CA 94609
 APN: 015 137401500

REVISION	
DATE	DESCRIPTION

DATE: 06/30/2018
 DRAWN: HCY/Q/L
 PROJECT NO: C-18001

SHEET TITLE:
**SITE PLAN
 ADA PARKING
 NOTES**

SHEET OF:
A-1

RECORDING REQUESTED BY:
 Chicago Title Company
 Control No. 06-5822241-01-AM
 Control No. 06-5822241-02-AM
 Title No. 06-5822241-02 AM

When Recorded Mail Document and Tax Statement To:
 Kun Hee Yoo and Suk Hee Yoo, Trustees of 2004 Yoo Family Trust dated 238 Sheridan Rd. Oakland, CA 94609
 APR: 05-1374-015

GRANT DEED

The undersigned grantor(s) declare(s) Documentary Transfer Tax is \$770.00 City Tax \$10,900.00 computed on full value of property conveyed, or Unincorporated Area City of Oakland.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, Jeyon Cho, an unmarried woman as to an undivided 1/3 interest and Jong In Kim and Kyung Kim, husband and wife as community property with right of survivorship as to an undivided 1/3 interest.

Herby GRANTS to Kun Hee Yoo and Suk Hee Yoo, Trustees of 2004 Yoo Family Trust dated December 20, 2004 the following described real property in the City of Oakland, County of Alameda, State of California: SEE EXHIBIT "A" ATTACHED HERETO AND MAKE A PART HEREOF

DATE: August 27, 2007

STATE OF CALIFORNIA
 COUNTY OF Alameda
 ON 8-27-07 before me, C. Hiatt, Notary Public, personally appeared Jeyon Cho, Jong In Kim, and Kyung Kim, who personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and is/are (his/her/their authorized agent(s)), and that he/she/they executed the same in the free and lawful exercise of his/her/their power(s) and authority, and that he/she/they executed the same in the free and lawful exercise of his/her/their power(s) and authority, and that he/she/they executed the same in the free and lawful exercise of his/her/their power(s) and authority, and that he/she/they executed the same in the free and lawful exercise of his/her/their power(s) and authority.

Witness my hand and official seal.
 Signature: C. Hiatt (Seal)

C. Hiatt
 Comm. # 155480
 Notary Public-California
 Alameda County
 Comm. Exp. March 18, 2009

MAIL TAX STATEMENTS AS DIRECTED ABOVE
 75-713 (Rev. 7/04)
 (Transfer Tax)

200721461 08/27/2007 08:28:08
 OFFICE: COUNTY OF ALAMEDA COUNTY
 RECORDING FEE: \$1.00
 COUNTY TAX: \$10,900.00
 CITY TAX: \$770.00
 TOTAL: \$11,670.00

STATE OF CALIFORNIA
 COUNTY OF Alameda
 On 8-27-07 before me, C. Hiatt, Notary Public

a Notary Public in and for said County and State, personally appeared

Jeyon Cho

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in the free and lawful exercise of his/her/their power(s) and authority, and that he/she/they executed the same in the free and lawful exercise of his/her/their power(s) and authority, and that he/she/they executed the same in the free and lawful exercise of his/her/their power(s) and authority, and that he/she/they executed the same in the free and lawful exercise of his/her/their power(s) and authority.

WITNESS my hand and official seal.

C. Hiatt
 Notary Public

STATE OF CALIFORNIA
 COUNTY OF Alameda
 On 8-27-07 before me, C. Hiatt, Notary Public

a Notary Public in and for said County and State, personally appeared

Jong In Kim

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in the free and lawful exercise of his/her/their power(s) and authority, and that he/she/they executed the same in the free and lawful exercise of his/her/their power(s) and authority, and that he/she/they executed the same in the free and lawful exercise of his/her/their power(s) and authority, and that he/she/they executed the same in the free and lawful exercise of his/her/their power(s) and authority.

WITNESS my hand and official seal.

C. Hiatt
 Notary Public

EXHIBIT "A"

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

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTER LINE OF 58TH, FORMERLY MARROGSA STREET, AS SAID STREET IS SHOWN BY SURVEY NO. 1494, MADE BY W. F. BOWENMAN, SURVEYOR, FEBRUARY 6, 1871, WITH THE EASTERN LINE OF SHATTUCK AVENUE, FORMER SHATTUCK STREET, ACCORDING TO SAID SURVEY; AND RUNNING THENCE NORTH 7° 53' EAST, 75.00 FEET; THENCE NORTH 6-1/4° WEST, 165-3/12 FEET; THENCE SOUTH 7° 53' WEST, 75.00 FEET TO SAID EASTERN LINE OF SHATTUCK AVENUE; THENCE SOUTHWEST ALONG SAID LINE OF SHATTUCK AVENUE, 165-3/12 FEET TO THE POINT OF BEGINNING.

APN: 0161374015

LADC
 DESIGN • BUILD • MANAGEMENT
 LADC CONSULTING, INC.
 1630 OAKLAND RD., STE A111
 SAN JOSE, CA 95131

OFFICE: (408) 642-1628
 FAX: (408) 642-1539
 DESIGNER:
 HAI-CHING LIAO
 (408) 901-8777
 QING@LADC-ARCH.COM

SEAL OF THE COUNTY OF CALIFORNIA
 NOTARY PUBLIC
 C. HIATT
 2007

PROPERTY OWNER:
 SUK HEE YOO
 5900 SHATTUCK AVE.
 OAKLAND, CA 94609
 (510) 219-4989

PROJECT:
 5900 SHATTUCK AVE
 CODE ENFORCEMENT
 5900 SHATTUCK AVE.
 OAKLAND, CA 94609
 APN: 015 137401500

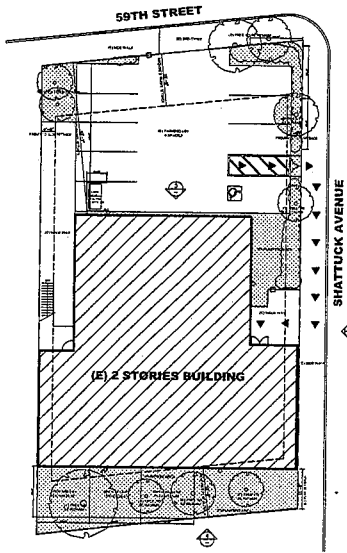
REVISION

#	DATE	DESCRIPTION

DATE: 06/30/2018
 DRAWING: HCL/YO/CL
 PROJECT NO: CJ-18001

SHEET TITLE:
 TITLE REPORT
 GRANT DEED

SHEET OF:
 A-1.1



KEY PLAN

NTS 1

FRONT VIEW PICTURE

NTS 2

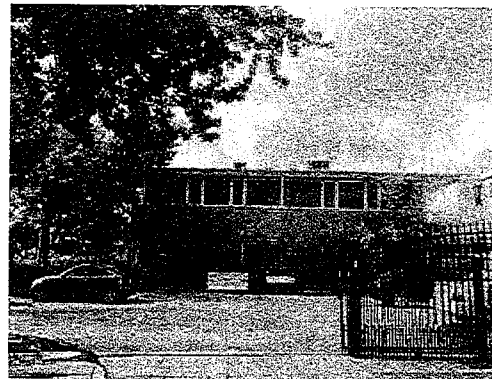
REAL VIEW PICTURE

NTS 2



LEFT VIEW PICTURE

NTS 4



RIGHT VIEW PICTURE

NTS 5

ENTRANCE VIEW PICTURE

NTS 6



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5900 SHATTUCK AVE.
OAKLAND, CA 94609
APN: 015 137401500

REVISION

#	DATE	DESCRIPTION
1		ORIGINAL ISSUE

DATE: 05/30/2018
DRAWN: HCL/YQ/QL
PROJECT NO: CJ-18001

SHEET TITLE:
BUILDING PHOTOS

SHEET OF:

A-1.2



SITE MAP



592 59TH ST,
OAKLAND ,CA

580 59TH ST,
OAKLAND ,CA



537 59TH ST,
OAKLAND ,CA



585 59TH ST,
OAKLAND ,CA

587 59TH ST,
OAKLAND ,CA

589 59TH ST,
OAKLAND ,CA

597 59TH ST,
OAKLAND ,CA



5801 SHATTUCK AVE,
OAKLAND ,CA

5805 SHATTUCK AVE,
OAKLAND ,CA

5817 SHATTUCK AVE,
OAKLAND ,CA

5829 SHATTUCK AVE,
OAKLAND ,CA

5833 SHATTUCK AVE,
OAKLAND ,CA

5835 SHATTUCK AVE,
OAKLAND ,CA



5842 SHATTUCK AVE,
OAKLAND ,CA

5834 SHATTUCK AVE,
OAKLAND ,CA

5828 SHATTUCK AVE,
OAKLAND ,CA

5822 SHATTUCK AVE,
OAKLAND ,CA

5816 SHATTUCK AVE,
OAKLAND ,CA



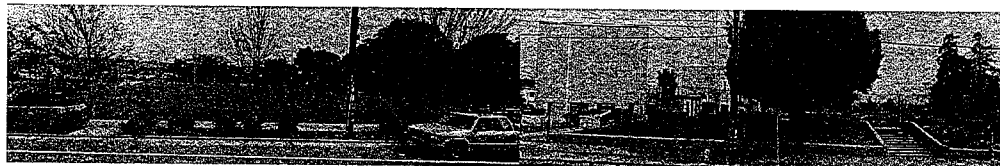
5905 SHATTUCK AVE,
OAKLAND ,CA

5921 SHATTUCK AVE,
OAKLAND ,CA

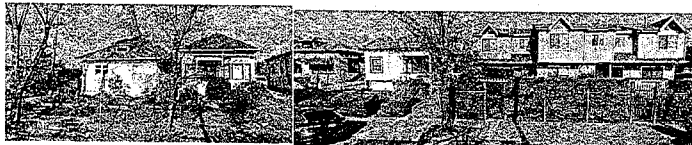
5941 SHATTUCK AVE,
OAKLAND ,CA

5947 SHATTUCK AVE,
OAKLAND ,CA

5535 SHATTUCK AVE,
OAKLAND ,CA



581 61 TH ST,
OAKLAND ,CA



5906 WHITNEY ST,
OAKLAND ,CA

620 59TH ST,
OAKLAND ,CA

618 59TH ST,
OAKLAND ,CA

612 59TH ST,
OAKLAND ,CA

5905 SHATTUCK AVE,
OAKLAND ,CA



5835 SHATTUCK AVE,
OAKLAND ,CA

611 59TH ST
OAKLAND ,CA

615 59TH ST
OAKLAND ,CA

617 59TH ST
OAKLAND ,CA

619 59TH ST
OAKLAND ,CA

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PROJECT:

**5900 SHATTUCK AVE
CODE ENFORCEMENT**

5900 SHATTUCK AVE.
OAKLAND, CA 94609
APN: 015 137401500

REVISION	
#	DATE DESCRIPTION
1	ORINAL SUBMIT

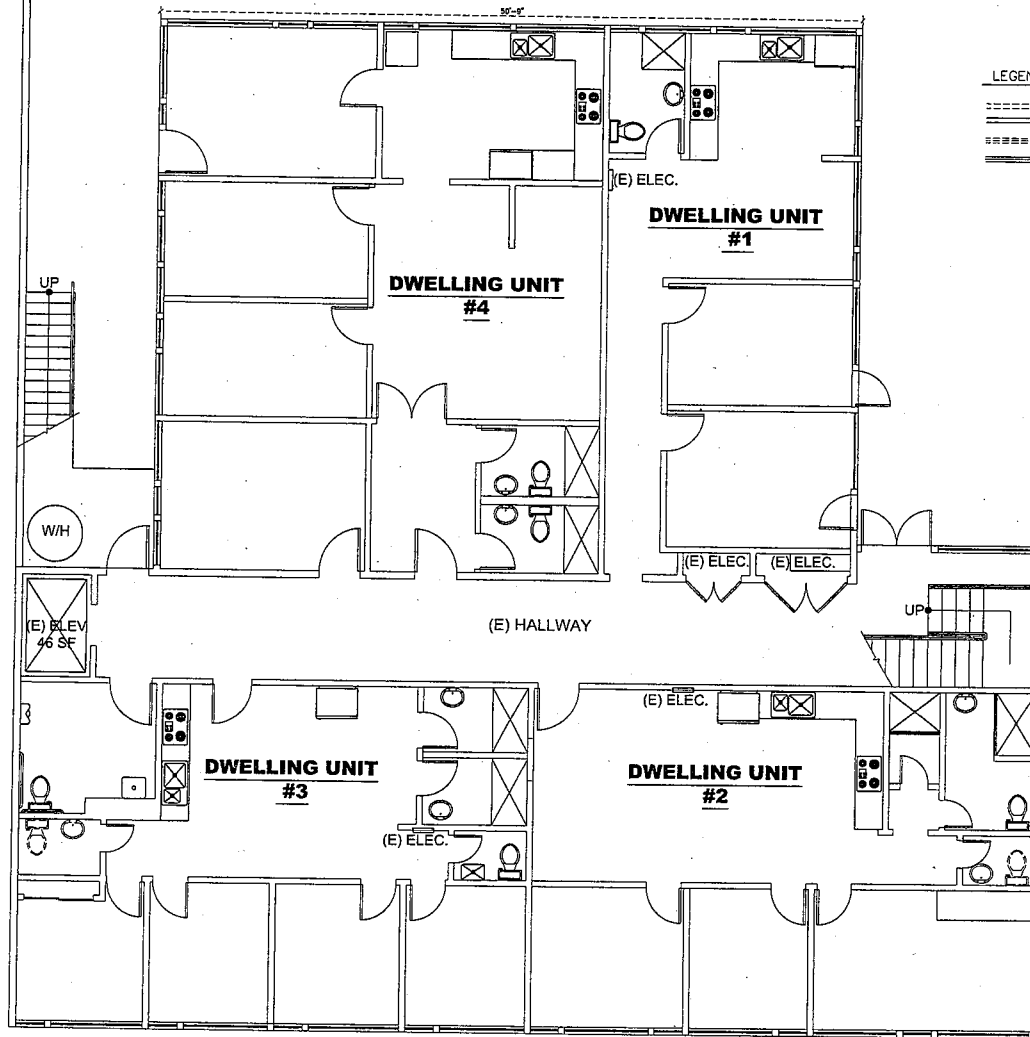
DATE: 06/20/2018
DRAWN: HCL/YX/QL
PROJECT NO: CA-16001

SHEET TITLE:

NEIGHBORS PHOTOS

SHEET OF:

A-1.3



LEGEND

-----	EXISTING WALLS TO DEMO
-----	EXISTING WALLS TO REMAIN
=====	EXISTING WINDOW TO DEMO
=====	EXISTING WINDOW TO REMAIN

(E) 1ST FLOOR PLAN

1/4" 1



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PROPERTY OWNER:

SUK HEE YOO
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 OAKLAND, CA 94609
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PROJECT:

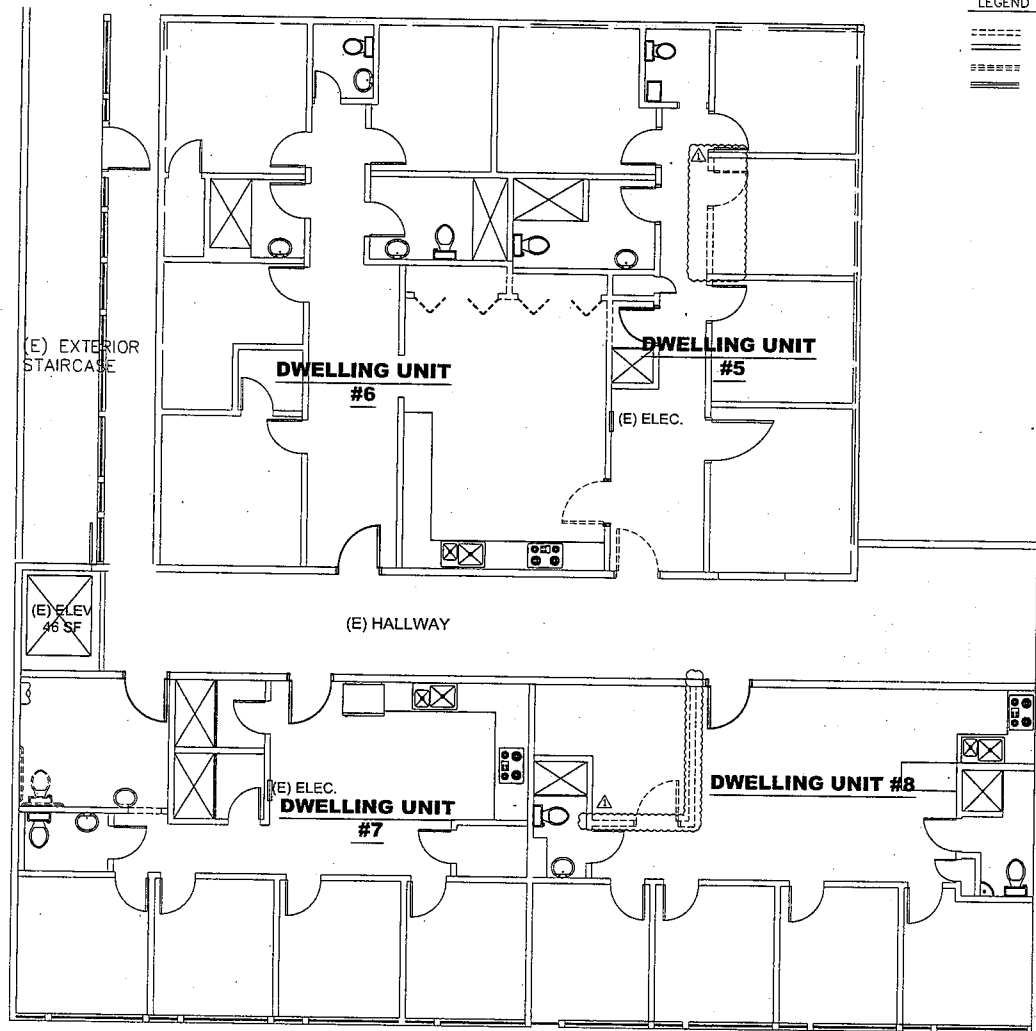
**5900 SHATTUCK AVE
 CODE ENFORCEMENT**
 5900 SHATTUCK AVE.
 OAKLAND, CA 94609
 APN: 015 137401500

REVISION	
#	DESCRIPTION
1	ISSUE FOR PERMITS
2	ISSUE FOR PERMITS
3	ISSUE FOR PERMITS
4	ISSUE FOR PERMITS
5	ISSUE FOR PERMITS
6	ISSUE FOR PERMITS
7	ISSUE FOR PERMITS
8	ISSUE FOR PERMITS
9	ISSUE FOR PERMITS
10	ISSUE FOR PERMITS

DATE: 06/30/2018
 DRAWN: HCL/YQ/QL
 PROJECT NO.: C-18001

SHEET TITLE:
**EXISTING 1ST
 FLOOR PLAN**

SHEET OF:
A-2.0



- LEGEND**
- EXISTING WALLS TO DEMO
 - EXISTING WALLS TO REMAIN
 - EXISTING WINDOW TO DEMO
 - EXISTING WINDOW TO REMAIN

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PROJECT:
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CODE ENFORCEMENT
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 OAKLAND, CA 94609
 APN: 015 137401500

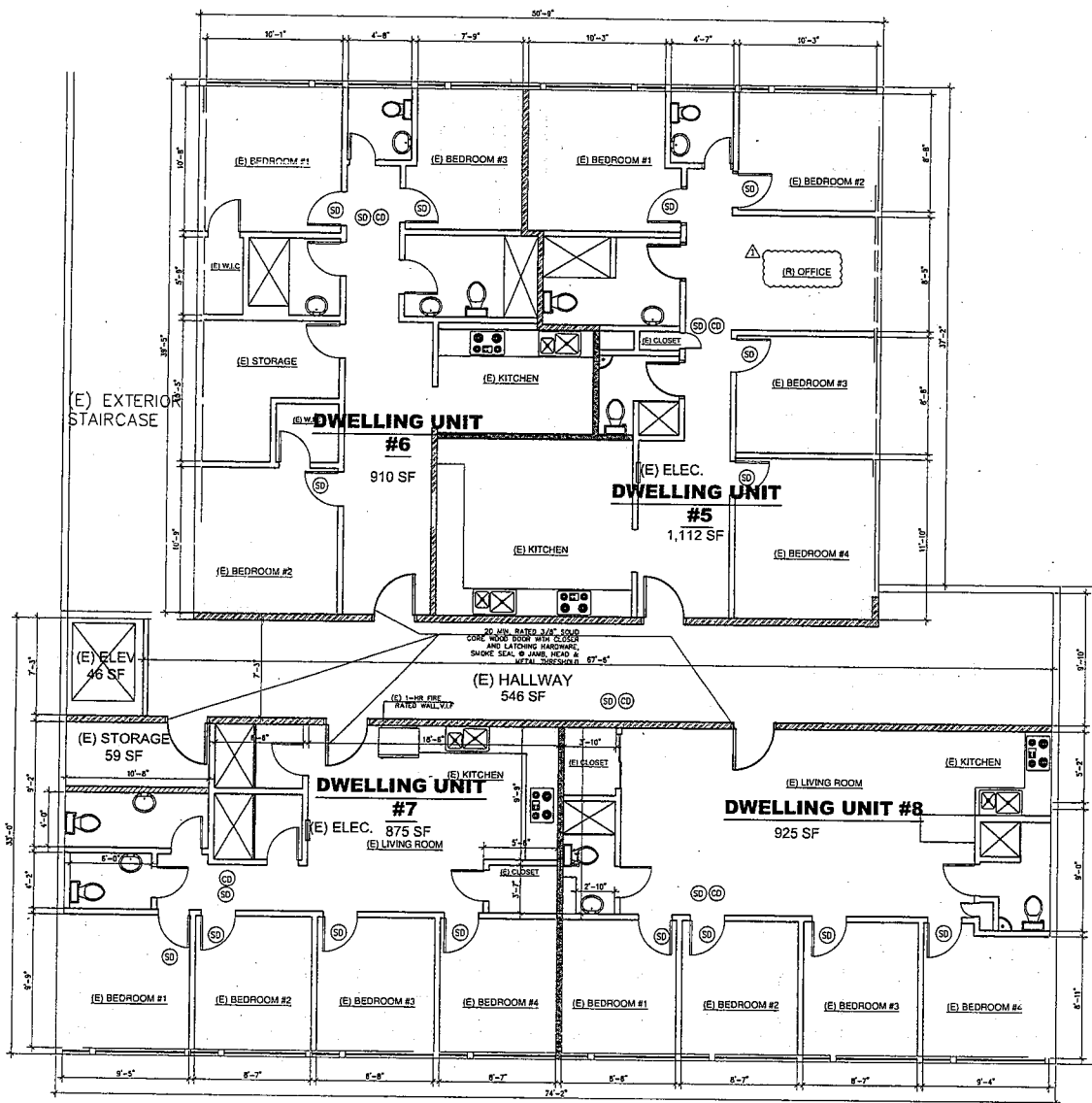
REVISION	
#	DESCRIPTION
1	ISSUED FOR PERMIT
2	REVISIONS
3	REVISIONS
4	REVISIONS
5	REVISIONS
6	REVISIONS
7	REVISIONS
8	REVISIONS
9	REVISIONS
10	REVISIONS

DATE: 06/30/2010
 DRAWN: HCL/PY/QCL
 PROJECT NO.: C-18001

SHEET TITLE:
EXISTING 2ND FLOOR PLAN

SHEET OF:
A-2.1

(E) 2ND FLOOR PLAN



LEGEND

- EXISTING WALLS TO REMAIN, REPAIR AND REPAINT AS REQUIRED
- (N) 3-5/8" X 20 GA METAL STUDS @ 24" O.C AND 6" ABOVE CEILING W/ 5/8" TYPE "X" GYP. BD. BOTH SIDES (U.O.N) OR SEE FINISH SCHEDULE FOR MORE DETAIL. SEE DETAIL @ 1/A3.1.
- (N) 3-5/8" X 20 GA METAL STUDS @ 24" O.C AND 6" ABOVE CEILING W/ 5" SOUND BATT INSULATION W/ 5/8" TYPE "X" GYP. BD. BOTH SIDES (U.O.N) OR SEE FINISH SCHEDULE FOR MORE DETAIL. SEE DETAIL @ 1/A3.1.
- (E) 2"x4" WOOD STUDS 24" ON CENTER WITH 5/8" TYPE X GYPSUM WALLBOARDS APPLIED VERTICALLY OR HORIZONTALLY NAILED WITH 60 COOLERN OR WALLBOARD NAILS AT 7" ON CENTER WITH END JOINTS ON NAILING MEMBERS. STAGGER JOINTS EACH SIDE. (CBC2016-7-TABLE721.1(2)-14-1.3)
- OR:
(E) 2"x4" FIRE-RETARDANT-TREATED WOOD STUDS SPACED 24" ON CENTER WITH ONE LAYER OF 5/8" TYPE X GYPSUM WALLBOARDS APPLIED WITH FACE PAPER GRAIN (LONG DIMENSION) PARALLEL TO STUDS. WALLBOARD ATTACHED WITH 60 COOLERN OR WALLBOARD NAILS AT 7" ON CENTER. (CBC2016-7-TABLE721.1(2)-14-1.4)
- (N) 2"x4" WOOD STUDS 24" ON CENTER WITH 5/8" TYPE X GYPSUM WALLBOARDS APPLIED VERTICALLY OR HORIZONTALLY NAILED WITH 60 COOLERN OR WALLBOARD NAILS AT 7" ON CENTER WITH END JOINTS ON NAILING MEMBERS. STAGGER JOINTS EACH SIDE. (CBC2016-7-TABLE721.1(2)-14-1.3)
- EXISTING EXTERIOR WINDOW
- ⊕ DUPLEX 110VAC OUTLET (FLOOR MOUNT)
- ⊕ DUPLEX 110VAC OUTLET (CEILING MOUNT)
- ⊕ DUPLEX 110VAC OUTLET
- ⊕ GFCI DUPLEX 110VAC OUTLET
- ⊕ DUPLEX 220VAC OUTLET
- ⊕ INTERNET JACK
- ⊕ TELEPHONE JACK
- ⊕ TV CABLE JACK
- ⊕ FIRE EXTINGUISHER (BY CONTRACTOR)
ALL PORTIONS OF THE BUILDING SHALL BE WITHIN 75 FEET OF A FIRE EXTINGUISHER. THE MINIMUM SIZE OF THE FIRE EXTINGUISHER SHALL BE 2-A-10-BC, MOUNTED AT +36" TO 48" A.F.F.
- ⊕ FLOOR SINK
- ⊕ TEMPERED GLASS DISCONNECTOR
- ⊕ JUNCTION BOX
- ⊕ SMOKE DETECTOR TO BE HARDWIRED TO 110V WITH A BATTERY BACKUP AND SHALL BE INTERCONNECTED
- ⊕ CARBON MONOXIDE DETECTOR



DESIGN-BUILD-OPERATION
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PROPERTY OWNER:

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OAKLAND, CA 94609

(510) 219-4989

PROJECT:

**5900 SHATTUCK AVE
CODE ENFORCEMENT**

5900 SHATTUCK AVE.
OAKLAND, CA 94609
APN: 015 137401500

REVISION

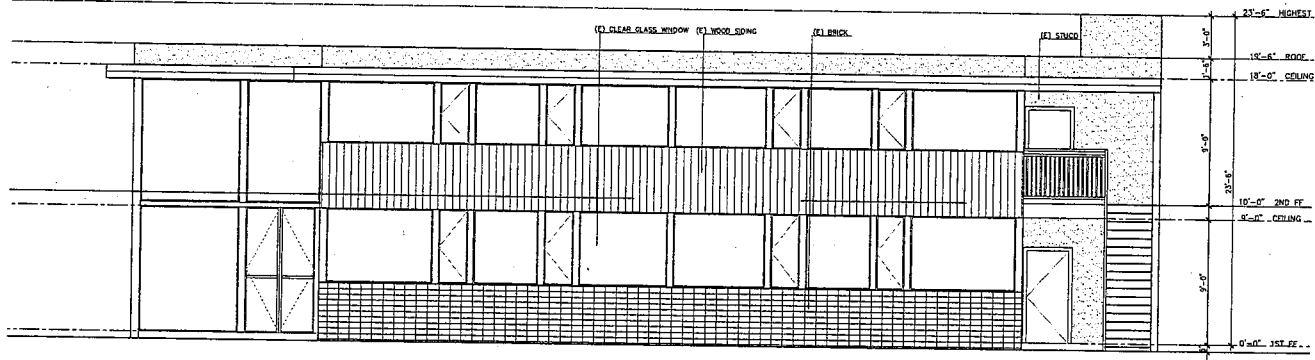
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3		REVISED
4		REVISED
5		REVISED
6		REVISED
7		REVISED
8		REVISED
9		REVISED
10		REVISED

DATE: 05/30/2018
DRAWN: HCL/YO/QL
PROJECT NO.: CJ-18001

SHEET TITLE:
**PROPOSED 2ND
FLOOR PLAN**

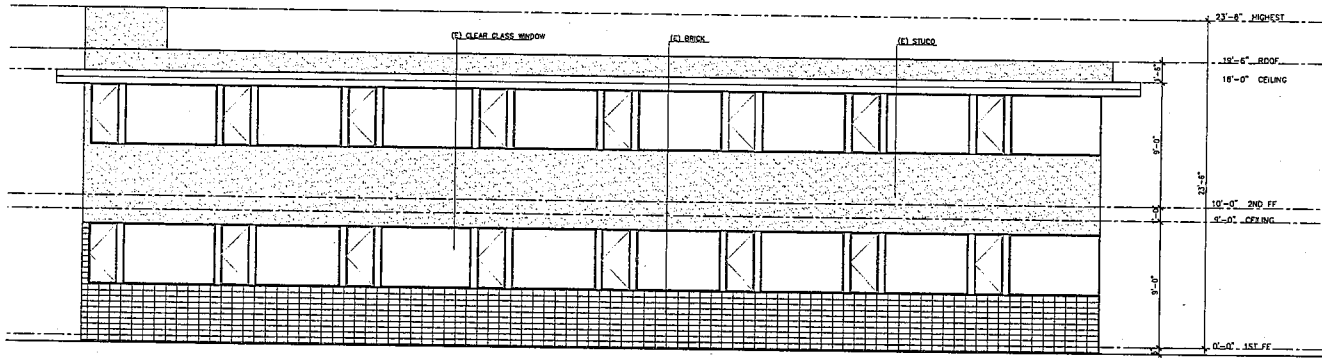
SHEET OF:

A-2.3



(E) FRONT ELEVATION

1/4" 1



(E) REAR ELEVATION

1/4" 2



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LADC CONSULTING, INC
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DESIGNER:

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PROPERTY OWNER:

SUK HEE YOO

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OAKLAND, CA 94609

(510) 219-4989

PROJECT:

5900 SHATTUCK AVE
CODE ENFORCEMENT
5900 SHATTUCK AVE
OAKLAND, CA 94609
APN: 015 137401500

REVISION

#	DATE	DESCRIPTION

DATE: 06/20/2018

DRAWN: HCL/PCJ/CL

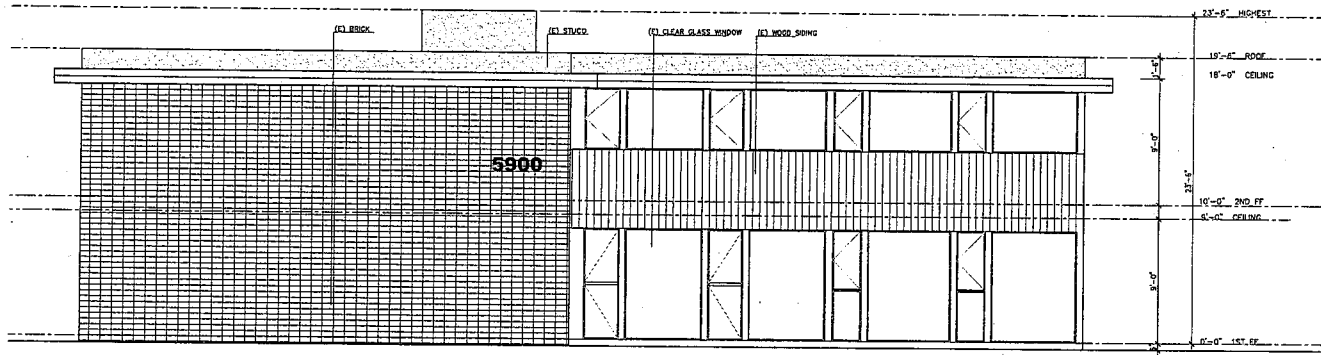
PROJECT NO: CF-18001

SHEET TITLE:

(E) ELEVATIONS

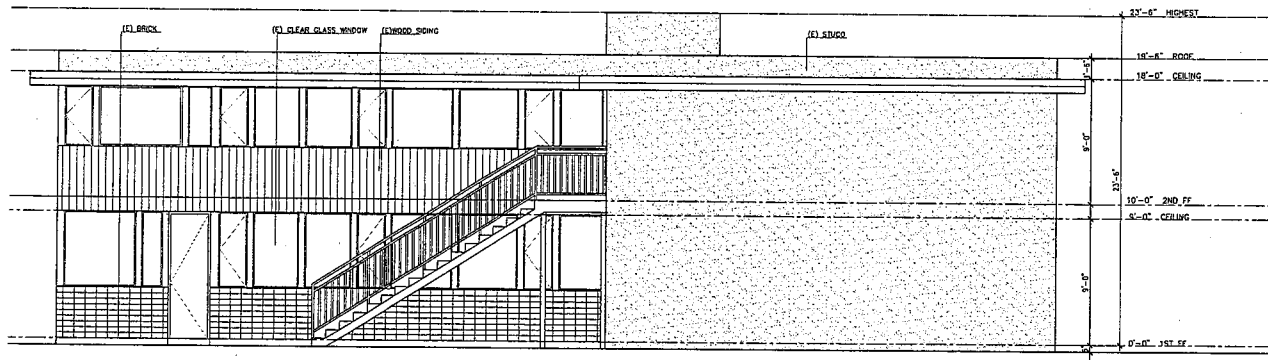
SHEET OF:

A-2.4



(E) LEFT ELEVATION

1/4" 1



(E) RIGHT ELEVATION

1/4" 2



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DESIGNER:
HAU-CHING LIAO
(408) 901-8777
QING@LADC-ARCH.COM



PROPERTY OWNER:
SUK HEE YOO
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OAKLAND, CA 94609
(510) 219-4889

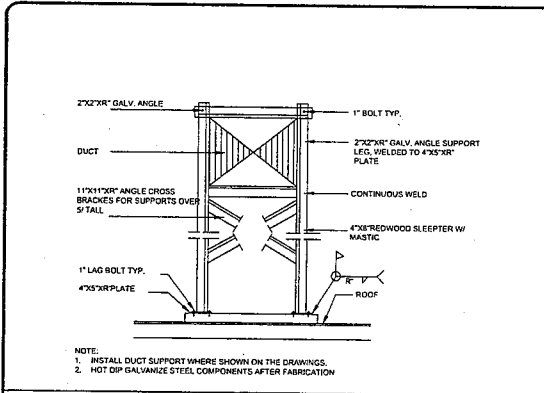
PROJECT:
**5900 SHATTUCK AVE
CODE ENFORCEMENT**
5900 SHATTUCK AVE.
OAKLAND, CA 94609
APN: 015 137401500

REVISION		
#	DATE	DESCRIPTION
1		ORIGINAL ISSUE

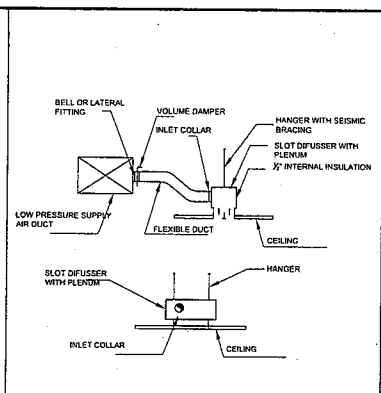
DATE: 06/30/2018
DRAWN: HCL/YJ/QL
PROJECT NO: CH-18001

SHEET TITLE:
(E) ELEVATIONS

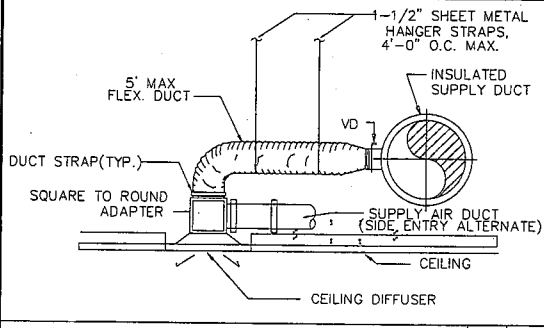
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A-2.5



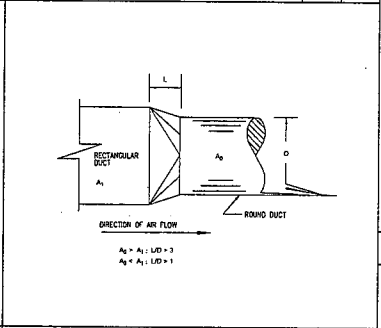
DUCT SUPPORT ON ROOF DETAIL NTS 1



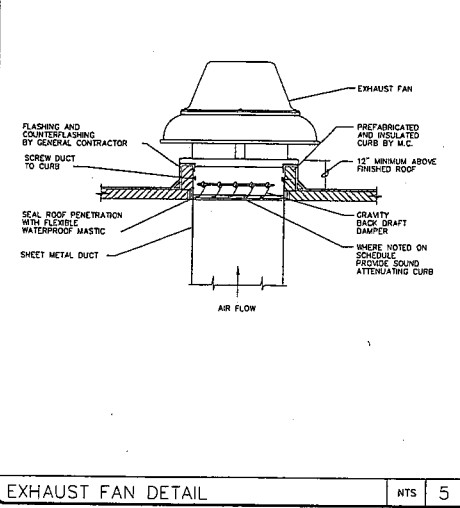
LINEAR SLOT DIFFUSER DETAIL NTS 2



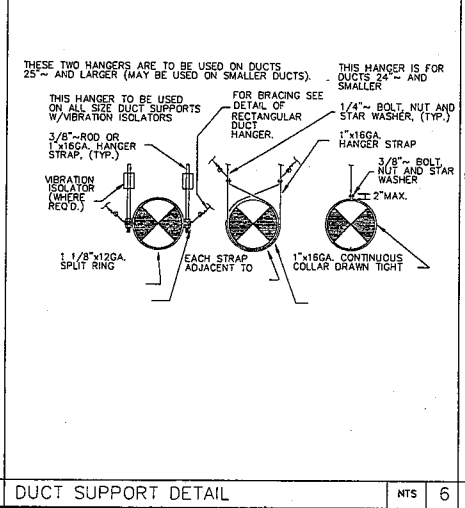
CEILING DIFFUSER DETAIL NTS 3



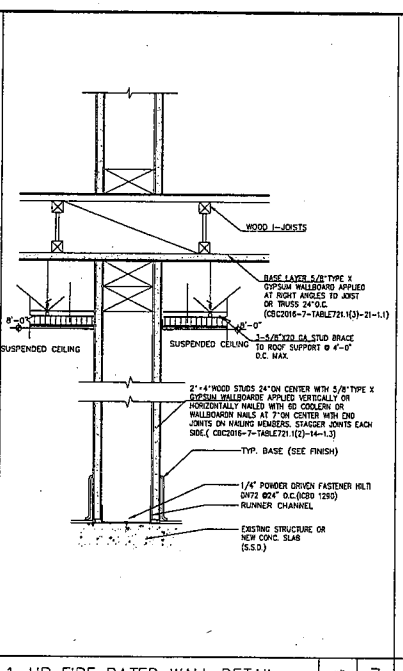
RECT. TO ROUND TRANSITION NTS 4



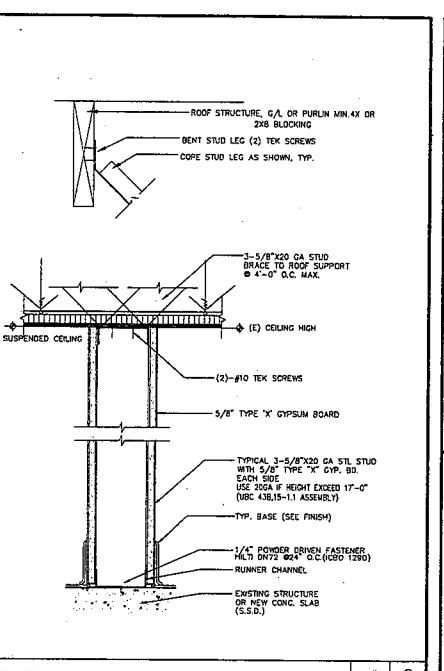
EXHAUST FAN DETAIL NTS 5



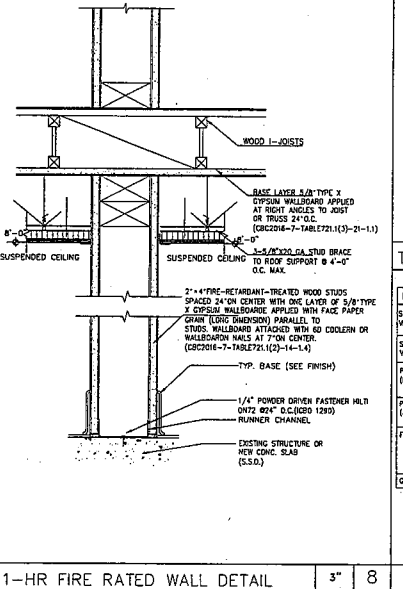
DUCT SUPPORT DETAIL NTS 6



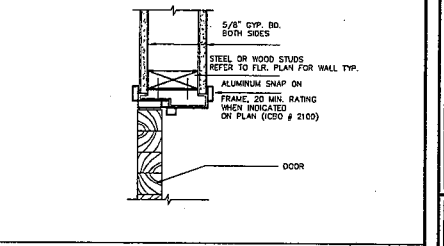
1-HR FIRE RATED WALL DETAIL 3" 7



PARTITION WALL DETAIL 3" 9



1-HR FIRE RATED WALL DETAIL 3" 8



TYP. DOOR HEAD/JAMB NTS 10

PIPE MATERIALS SCHEDULE		NOTES: * WATER PRESSURE IS TESTED TO BE AT 30-45 PSI * MAXIMUM LENGTH OF WATER PIPE RUNNING FROM THE WATER METER TO THE FAREST POINT IS ABOUT 200'-0". REQUIRED PIPE SIZE FOR METER AND STREET SERVICE IS 2", FOR BRIDGING SUPPLY AND BRANCHES IS 2". * PER UPC TABLE 610.4 THE CORRESPONDING SERVICE UNIT TABLE FOR DETERMINING WATER PIPE AND METER SIZES IS SHOWN BELOW: BRIDGING SUPPLY & BRANCHES, INCHES ALLOWABLE F.U.I.
PIPE	ALLOWABLE F.U.I.	
SANITARY SOL. WASTE, DUCT IRON, RILL AND PLAN END WITH VENT (BELOW GROUND) NEOPRENE COMPRESSION CASSETS WITH CORROSION PROTECTION.	1/2"	1
POTABLE WATER TYPE 1" COPPER WITH MACHINE WRAP MIN 3/16" PFC WRAP DOUBLE HAND WRAP ALL JOINTS AND FITTINGS.	3/4"	6
SANITARY SOL. WASTE, CAST IRON, SOIL, PLAN END (NO HUB)	1"	17
POTABLE WATER SMALLER THAN 4": TYPE 1" COPPER HARD DRAWN COPPER, SEAMLESS WROUGHT COPPER FITTINGS, SOLDER FITTINGS.	1-1/4"	32
FLOOR CLEANOUT TURN 2x4-1400 FLOOR CLEANOUT, DURAL COATED CAST IRON BODY WITH GAS AND WATER TIGHT GAS TAPPING THREAD PLUG AND ROUND POLISHED NICKEL BRONZE SCREWAS TOP.	1-1/2"	64
GAS PIPE SCHEDULE 40 STEEL	2"	185

PIPING MATERIALS SCHEDULE NTS 11

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5900 SHATTUCK AVE.
OAKLAND, CA 94609
APP: 015 137401500

REVISION	
#	DATE DESCRIPTION

DATE: 06/30/2016
DRAWN: HCL/JOQL
PROJECT NO: CJ-18001

SHEET TITLE:
DETAILS

SHEET OF:
A-3.0

GreenPoint Rated Checklist: Existing Multifamily

The GreenPoint Rated Checklist is a voluntary, self-administered checklist that provides a framework for building owners and managers to assess the energy performance of their multifamily buildings. The checklist is designed to be used by building owners and managers to assess the energy performance of their multifamily buildings. The checklist is designed to be used by building owners and managers to assess the energy performance of their multifamily buildings.



GreenPoint Rated
Total Targeted Points: 337

Section	Item	Points	Notes
A. COMMUNITY DESIGN AND PLANNING	1.0	10	...
	1.1	10	...
	1.2	10	...
	1.3	10	...
	1.4	10	...
	1.5	10	...
	1.6	10	...
	1.7	10	...
	1.8	10	...
	1.9	10	...

Existing Home Multifamily Version 1.0

Section	Item	Points	Notes
B. ENERGY EFFICIENCY	2.0	10	...
	2.1	10	...
	2.2	10	...
	2.3	10	...
	2.4	10	...
	2.5	10	...
	2.6	10	...
	2.7	10	...
	2.8	10	...
	2.9	10	...

Existing Home Multifamily Version 1.0

Section	Item	Points	Notes
C. WATER EFFICIENCY	3.0	10	...
	3.1	10	...
	3.2	10	...
	3.3	10	...
	3.4	10	...
	3.5	10	...
	3.6	10	...
	3.7	10	...
	3.8	10	...
	3.9	10	...

Existing Home Multifamily Version 1.0

Section	Item	Points	Notes
D. ENVIRONMENTAL QUALITY	4.0	10	...
	4.1	10	...
	4.2	10	...
	4.3	10	...
	4.4	10	...
	4.5	10	...
	4.6	10	...
	4.7	10	...
	4.8	10	...
	4.9	10	...

Existing Home Multifamily Version 1.0

Section	Item	Points	Notes
E. SAFETY	5.0	10	...
	5.1	10	...
	5.2	10	...
	5.3	10	...
	5.4	10	...
	5.5	10	...
	5.6	10	...
	5.7	10	...
	5.8	10	...
	5.9	10	...

Existing Home Multifamily Version 1.0

Section	Item	Points	Notes
F. ACCESSIBILITY	6.0	10	...
	6.1	10	...
	6.2	10	...
	6.3	10	...
	6.4	10	...
	6.5	10	...
	6.6	10	...
	6.7	10	...
	6.8	10	...
	6.9	10	...

Existing Home Multifamily Version 1.0



LADC CONSULTING, INC.
1630 OAKLAND RD, STE A111
SAN JOSE, CA 95131

OFFICE: (408) 642-1628
FAX: (408) 642-1539

DESIGNER:
HAU-CHING LIAO
(408) 901-8777
QING@LADC-ARCH.COM



PROPERTY OWNER:
SUK HEE YOO
5900 SHATTUCK AVE.
OAKLAND, CA 94609
(510) 219-4989

PROJECT:
**5900 SHATTUCK AVE
CODE ENFORCEMENT**
5900 SHATTUCK AVE.
OAKLAND, CA 94609
APR: 015.137401500

REVISION	
#	DESCRIPTION

DATE: 06/30/2018
DRAWN: HCL/NJQ/L
PROJECT NO. CJ-18001

SHEET TITLE:
**GREENPOINT
RATED**

SHEET OF:
G-1

PERCUTIVE DESIGN & INVESTMENTS, INC.
 2116 W. Kelly Blvd.
 Brea, CA 92603
 Tel: (949) 269-6666
 Fax: (949) 269-6665
 E-MAIL: PERCUTIVE@PERCUTIVE.COM

8-UNIT APARTMENT BUILDING REMODEL
 5900 SHATTUCK AVE.
 OAKLAND, CA 94609

Date: 5/1/2018
 Scale:
 Drawn:
 Job #: B18-785
 Sheet: 1
 RESIDENTIAL
 124 SHEET
 of 3 Sheets



GENERAL INFORMATION

01	Project Name	8-UNIT APARTMENT BUILDING REMODEL
02	Calculation Description	124 24 Analysis
03	Project Location	5900 SHATTUCK AVE
04	City	OAKLAND
05	State	CA
06	Zip Code	94609
07	Climate Zone	3
08	Building Type	APARTMENT
09	Building Use	RESIDENTIAL
10	Building Area	10000
11	Building Height	4
12	Building Orientation	0
13	Building Orientation	0
14	Building Orientation	0
15	Building Orientation	0
16	Building Orientation	0
17	Building Orientation	0
18	Building Orientation	0
19	Building Orientation	0
20	Building Orientation	0
21	Building Orientation	0

REQUIRED FEATURES SUMMARY

01	Project Name	8-UNIT APARTMENT BUILDING REMODEL
02	Calculation Description	124 24 Analysis
03	Project Location	5900 SHATTUCK AVE
04	City	OAKLAND
05	State	CA
06	Zip Code	94609
07	Climate Zone	3
08	Building Type	APARTMENT
09	Building Use	RESIDENTIAL
10	Building Area	10000
11	Building Height	4
12	Building Orientation	0
13	Building Orientation	0
14	Building Orientation	0
15	Building Orientation	0
16	Building Orientation	0
17	Building Orientation	0
18	Building Orientation	0
19	Building Orientation	0
20	Building Orientation	0
21	Building Orientation	0

GENERAL INFORMATION

01	Project Name	8-UNIT APARTMENT BUILDING REMODEL
02	Calculation Description	124 24 Analysis
03	Project Location	5900 SHATTUCK AVE
04	City	OAKLAND
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06	Zip Code	94609
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09	Building Use	RESIDENTIAL
10	Building Area	10000
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12	Building Orientation	0
13	Building Orientation	0
14	Building Orientation	0
15	Building Orientation	0
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18	Building Orientation	0
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20	Building Orientation	0
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REQUIRED FEATURES SUMMARY

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13	Building Orientation	0
14	Building Orientation	0
15	Building Orientation	0
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17	Building Orientation	0
18	Building Orientation	0
19	Building Orientation	0
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GENERAL INFORMATION

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18	Building Orientation	0
19	Building Orientation	0
20	Building Orientation	0
21	Building Orientation	0

REQUIRED FEATURES SUMMARY

01	Project Name	8-UNIT APARTMENT BUILDING REMODEL
02	Calculation Description	124 24 Analysis
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18	Building Orientation	0
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20	Building Orientation	0
21	Building Orientation	0

GENERAL INFORMATION

01	Project Name	8-UNIT APARTMENT BUILDING REMODEL
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18	Building Orientation	0
19	Building Orientation	0
20	Building Orientation	0
21	Building Orientation	0

REQUIRED FEATURES SUMMARY

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18	Building Orientation	0
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GENERAL INFORMATION

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REQUIRED FEATURES SUMMARY

01	Project Name	8-UNIT APARTMENT BUILDING REMODEL
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16	Building Orientation	0
17	Building Orientation	0
18	Building Orientation	0
19	Building Orientation	0
20	Building Orientation	0
21	Building Orientation	0

ADMINISTRATIVE REQUIREMENTS

- A) The person in charge of the construction or installation, who is eligible under Division 3 of the Business and Professions Code to accept responsibility for the construction or installation of regulated manufactured devices shall post, or make available with the building permit(s) issued for the building, the Certificate of Installation documentation for manufactured devices regulated by the Appliance Efficiency Regulations or Part 8. Such Certificate of Installation documentation shall be made available to the enforcement agency for all applicable inspectors. These certificates shall:
 - i) Identify features, materials, components, manufactured devices, and system diagnostic results required to verify compliance with the Appliance Efficiency Regulations and Part 8.
 - ii) State the number of the building permit under which the construction or installation was performed. Sections of this certificate(s), for which submitted to a HERS registered data registry's registry, shall display the unique registration number assigned by the HERS data registry.
 - iii) Include a declaration statement indicating that the constructed or installed features, materials, components, or manufactured devices conform to all applicable codes and regulations, and to the requirements for such devices given in the plans and specifications approved by the local enforcement agency.
 - iv) Be signed by the documentation author to certify the documentation is accurate and complete.
 - v) Be signed by the individual eligible under Division 3 of the Business and Professions Code to accept responsibility for construction or installation in the applicable classification for the scope of work specified on the Certificate of Installation document(s). Sec. 10-103 (a, 2, 3, 4)
- B) The builder shall provide the building owner or the person(s) responsible for operation and maintenance of the feature, material, component or mechanical device installed (in case of multi-tenant or centrally operated buildings) with the following at the time of occupancy:
 - i) Compliance information. The appropriate completed and signed Certificate(s) of Compliance, Certificate(s) of Installation, and if applicable Certificate(s) of Verification documentation submitted.
 - ii) Operating information. The appropriate Certificate(s) of Compliance and a list of the features, materials, components, and mechanical devices installed in the building and instructions on how to operate them correctly and efficiently.
 - iii) Maintenance information. Required routine maintenance actions shall be clearly stated and incorporated on a readily accessible label. The label may be limited to identifying the operation and maintenance manual.
 - iv) Ventilation information. A description of the quality of outdoor air that the ventilation system is designed to provide to the building conditioned space, and instructions for proper operation and maintenance. Sec. 10-103 (b)
- C) The Enforcement agency shall not issue a Certificate of Occupancy until all required Certificates of Verification are posted and made available to the building departments and that all Certificate of Verification conform to the specifications of Section 10-103 (a) 2. Sec. 10-103 (a) 2

PROJECT DESIGN & INVESTMENTS, INC.
Design & Consulting
10000 Wilshire Blvd., Suite 1000
Beverly Hills, CA 90210
Tel: (310) 206-8888
Fax: (310) 206-0933
E-MAIL: PDS@PDIAMM.COM

8-UNIT APARTMENT BUILDING REMODEL
5800 SHATTUCK AVE.
OAKLAND, CA 94609

Date: 5/1/2018
Scale:
Drawn:
Job #: B18-785
Sheet: 2
RESIDENTIAL
724 SHEET
3 Sheets



CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: 8-UNIT APARTMENT BUILDING REMODEL
Calculation Date/Time: 11:15 AM, May 01, 2018
Input File Name: 181011.rpt.rpt
Page 7 of 9

MECH. HEATING UNIT TYPES

Unit	Room	System Type	Manufacturer	Model	Capacity (BTU/hr)	Efficiency
1	Unit 101	Gas Furnace	Carrier	58CVC036A000	36,000	90.0
2	Unit 102	Gas Furnace	Carrier	58CVC036A000	36,000	90.0
3	Unit 103	Gas Furnace	Carrier	58CVC036A000	36,000	90.0
4	Unit 104	Gas Furnace	Carrier	58CVC036A000	36,000	90.0
5	Unit 105	Gas Furnace	Carrier	58CVC036A000	36,000	90.0
6	Unit 106	Gas Furnace	Carrier	58CVC036A000	36,000	90.0
7	Unit 107	Gas Furnace	Carrier	58CVC036A000	36,000	90.0
8	Unit 108	Gas Furnace	Carrier	58CVC036A000	36,000	90.0

MECH. DISTRIBUTION - MECH VERIFICATION

System	Room	System Type	Manufacturer	Model	Capacity (BTU/hr)	Efficiency	Notes
1	Unit 101	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 101
2	Unit 102	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 102
3	Unit 103	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 103
4	Unit 104	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 104
5	Unit 105	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 105
6	Unit 106	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 106
7	Unit 107	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 107
8	Unit 108	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 108

Report Number: 181011-RES-0000000000
Report Date/Time: 5/1/2018 11:15 AM
CA Building Energy Efficiency Standards: 2016 Residential Compliance
Report Version: 181011-RES-0000000000

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: 8-UNIT APARTMENT BUILDING REMODEL
Calculation Date/Time: 11:16 AM, May 01, 2018
Input File Name: 181012.rpt.rpt
Page 8 of 9

SLAB FLOORS

Room	Slab Type	Area (sq ft)	Perimeter (ft)	Edge Insul. (ft)	Concrete (ft ²)	Insul. (ft ²)	Slab (ft ²)	Edge (ft ²)
Unit 101	Concrete Slab	1000	100	0.05	1000	0	1000	100
Unit 102	Concrete Slab	1000	100	0.05	1000	0	1000	100
Unit 103	Concrete Slab	1000	100	0.05	1000	0	1000	100
Unit 104	Concrete Slab	1000	100	0.05	1000	0	1000	100
Unit 105	Concrete Slab	1000	100	0.05	1000	0	1000	100
Unit 106	Concrete Slab	1000	100	0.05	1000	0	1000	100
Unit 107	Concrete Slab	1000	100	0.05	1000	0	1000	100
Unit 108	Concrete Slab	1000	100	0.05	1000	0	1000	100

MECH. SYSTEMS

Room	System Type	Manufacturer	Model	Capacity (BTU/hr)	Efficiency	Notes
Unit 101	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 101
Unit 102	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 102
Unit 103	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 103
Unit 104	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 104
Unit 105	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 105
Unit 106	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 106
Unit 107	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 107
Unit 108	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 108

MECH. DISTRIBUTION - MECH VERIFICATION

System	Room	System Type	Manufacturer	Model	Capacity (BTU/hr)	Efficiency	Notes
1	Unit 101	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 101
2	Unit 102	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 102
3	Unit 103	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 103
4	Unit 104	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 104
5	Unit 105	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 105
6	Unit 106	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 106
7	Unit 107	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 107
8	Unit 108	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 108

Report Number: 181012-RES-0000000000
Report Date/Time: 5/1/2018 11:16 AM
CA Building Energy Efficiency Standards: 2016 Residential Compliance
Report Version: 181012-RES-0000000000

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: 8-UNIT APARTMENT BUILDING REMODEL
Calculation Date/Time: 11:16 AM, May 01, 2018
Input File Name: 181013.rpt.rpt
Page 9 of 9

CEILING FINISHES

Room	Finish Type	Area (sq ft)	Perimeter (ft)	Insul. (ft ²)	Notes
Unit 101	Acoustic Ceiling	1000	100	0	See Unit 101
Unit 102	Acoustic Ceiling	1000	100	0	See Unit 102
Unit 103	Acoustic Ceiling	1000	100	0	See Unit 103
Unit 104	Acoustic Ceiling	1000	100	0	See Unit 104
Unit 105	Acoustic Ceiling	1000	100	0	See Unit 105
Unit 106	Acoustic Ceiling	1000	100	0	See Unit 106
Unit 107	Acoustic Ceiling	1000	100	0	See Unit 107
Unit 108	Acoustic Ceiling	1000	100	0	See Unit 108

MECH. SYSTEMS

Room	System Type	Manufacturer	Model	Capacity (BTU/hr)	Efficiency	Notes
Unit 101	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 101
Unit 102	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 102
Unit 103	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 103
Unit 104	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 104
Unit 105	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 105
Unit 106	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 106
Unit 107	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 107
Unit 108	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 108

MECH. DISTRIBUTION - MECH VERIFICATION

System	Room	System Type	Manufacturer	Model	Capacity (BTU/hr)	Efficiency	Notes
1	Unit 101	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 101
2	Unit 102	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 102
3	Unit 103	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 103
4	Unit 104	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 104
5	Unit 105	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 105
6	Unit 106	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 106
7	Unit 107	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 107
8	Unit 108	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 108

Report Number: 181013-RES-0000000000
Report Date/Time: 5/1/2018 11:16 AM
CA Building Energy Efficiency Standards: 2016 Residential Compliance
Report Version: 181013-RES-0000000000

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: 8-UNIT APARTMENT BUILDING REMODEL
Calculation Date/Time: 11:16 AM, May 01, 2018
Input File Name: 181014.rpt.rpt
Page 9 of 9

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

I, the undersigned, certify that I am a duly licensed Professional Engineer in the State of California, and I am the author of the calculations and drawings shown on this set of plans. I have prepared these calculations and drawings in accordance with the requirements of the California Building Energy Efficiency Standards, and I have verified the accuracy of the calculations and drawings. I have also verified the accuracy of the information provided to me by the client and the other professionals involved in the project. I have prepared these calculations and drawings in accordance with the requirements of the California Building Energy Efficiency Standards, and I have verified the accuracy of the calculations and drawings. I have also verified the accuracy of the information provided to me by the client and the other professionals involved in the project.

RESPONSIBLE PERSON'S DECLARATION STATEMENT

I, the undersigned, certify that I am a duly licensed Professional Engineer in the State of California, and I am the author of the calculations and drawings shown on this set of plans. I have prepared these calculations and drawings in accordance with the requirements of the California Building Energy Efficiency Standards, and I have verified the accuracy of the calculations and drawings. I have also verified the accuracy of the information provided to me by the client and the other professionals involved in the project. I have prepared these calculations and drawings in accordance with the requirements of the California Building Energy Efficiency Standards, and I have verified the accuracy of the calculations and drawings. I have also verified the accuracy of the information provided to me by the client and the other professionals involved in the project.

Report Number: 181014-RES-0000000000
Report Date/Time: 5/1/2018 11:16 AM
CA Building Energy Efficiency Standards: 2016 Residential Compliance
Report Version: 181014-RES-0000000000

CERTIFICATE OF COMPLIANCE - RESIDENTIAL PERFORMANCE COMPLIANCE METHOD
Project Name: 8-UNIT APARTMENT BUILDING REMODEL
Calculation Date/Time: 11:16 AM, May 01, 2018
Input File Name: 181015.rpt.rpt
Page 9 of 9

MECH. SYSTEMS & MECH VERIFICATION

System	Room	System Type	Manufacturer	Model	Capacity (BTU/hr)	Efficiency	Notes
1	Unit 101	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 101
2	Unit 102	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 102
3	Unit 103	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 103
4	Unit 104	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 104
5	Unit 105	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 105
6	Unit 106	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 106
7	Unit 107	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 107
8	Unit 108	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 108

MECH. DISTRIBUTION - MECH VERIFICATION

System	Room	System Type	Manufacturer	Model	Capacity (BTU/hr)	Efficiency	Notes
1	Unit 101	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 101
2	Unit 102	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 102
3	Unit 103	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 103
4	Unit 104	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 104
5	Unit 105	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 105
6	Unit 106	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 106
7	Unit 107	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 107
8	Unit 108	Gas Furnace	Carrier	58CVC036A000	36,000	90.0	See Unit 108

Report Number: 181015-RES-0000000000
Report Date/Time: 5/1/2018 11:16 AM
CA Building Energy Efficiency Standards: 2016 Residential Compliance
Report Version: 181015-RES-0000000000



CITY OF OAKLAND
BUREAU OF PLANNING
250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612-2031
Phone: 510-238-3911 Fax: 510-238-4730
PLANNING COMMISSION PUBLIC NOTICE

Table with 2 columns: Field Name and Value. Fields include Location, Assessor's Parcel Number(s), Proposal, Applicant, Contact Person/ Phone Number, Owner, Case File Number, Planning Permits Required, General Plan, Zoning, Environmental Determination, Historic Status, City Council District, Date Filed, Finality of Decision, and For Further Information.

Your comments and questions, if any, should be directed to the Bureau of Planning, 250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, California 94612-2031 at or prior to the public hearing to be held on February 20, 2019, at Oakland City Hall, Council Chambers, 1 Frank H. Ogawa Plaza, Oakland, California 94612. The public hearing will start at 6:00 p.m.

If you challenge the Planning Commission decision on appeal and/or in court, you will be limited to issues raised at the public hearing or in correspondence delivered to the Bureau of Planning, at, or prior to, the public hearing on this case. If you wish to be notified of the decision of any of these cases, please provide the case planner with a regular mail or email address.

Please note that the description of the application found above is preliminary in nature and that the project and/or such description may change prior to a decision being made. Except where noted, once a decision is reached by the Planning Commission on these cases, they are appealable to the City Council. Such appeals must be filed within ten (10) calendar days of the date of decision by the Planning Commission and by 4:00p.m. An appeal shall be on a form provided by the Bureau of Planning, and submitted to the same at 250 Frank H. Ogawa Plaza, Suite 2114, to the attention of the Case Planner. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the City of Oakland or wherein the decision is not supported by substantial evidence and must include payment in accordance with the City of Oakland Master Fee Schedule. Failure to file a timely appeal will preclude you from challenging the City's decision in court. The appeal itself must raise every issue that is contested along with all the arguments and evidence previously entered into the record prior to or at the public hearing mentioned above. Failure to do so will preclude you from raising such issues during the appeal hearing and/or in court.

POSTING DATE: February 1, 2019

IT IS UNLAWFUL TO ALTER OR REMOVE THIS NOTICE WHEN POSTED ON SITE



BAY
Public Notice

PUBLIC NOTICE
CITY OF OAKLAND



CITY OF OAKLAND
Planning and Community Development
Department of Public Works

Public Notice

1. PROJECT DESCRIPTION

2. PROJECT LOCATION

3. PROJECT PURPOSE

4. PROJECT IMPACTS

5. PROJECT BENEFITS

6. PROJECT RISKS

7. PROJECT COSTS

8. PROJECT SCHEDULE

9. PROJECT CONTACTS

10. PROJECT DOCUMENTS

11. PROJECT COMMENTS

12. PROJECT DECISIONS

13. PROJECT ACTIONS

14. PROJECT MONITORING

15. PROJECT EVALUATION

16. PROJECT REPORTING

17. PROJECT CLOSURE

18. PROJECT LEGAL

19. PROJECT ETHICS

20. PROJECT COMPLIANCE

21. PROJECT TRANSPARENCY

22. PROJECT ACCOUNTABILITY

23. PROJECT INTEGRITY

24. PROJECT RESPECT

25. PROJECT RESPONSIBILITY

26. PROJECT COMMITMENT

27. PROJECT DEDICATION

28. PROJECT PASSION

29. PROJECT PERSEVERANCE

30. PROJECT DETERMINATION

31. PROJECT COURAGE

32. PROJECT BRAVERY

33. PROJECT COURTESY

34. PROJECT GRACE

35. PROJECT KINDNESS

36. PROJECT PATIENCE

37. PROJECT HUMILITY

38. PROJECT GENTLENESS

39. PROJECT MEANNESS

40. PROJECT MILDNESS

41. PROJECT MEEKNESS

42. PROJECT MODESTY

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