

Case File Number: ZP160061, PLN17384, ER16016

December 6, 2017

Location:	325-22nd Street (APNs 008 065300800, -0900, -1501).
Proposal:	Highrise commercial and office building
Applicant:	CIM Group, Sean Buran: p: (323) 860-1811
Owner:	CIM Group
Planning Permits Required:	Design Review, Major CUP, Minor Variance for setback and reduced loading.
General Plan:	Central Business District
Zoning:	CBD-C (Central Business District Commercial Zone)
Environmental Determination:	Addendum to 2011 CDURP Amendments EIR (PRC 21166, CEQA Guidelines Sections 15162, 15164, 15168, 15180); CEQA Exemption (CEQA Guidelines Sections 15332, 15168 and 15180); Document can be found and reviewed at this link (item # 69): http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157
Historic Status:	None (surface parking lot).
Service Delivery District:	Metro
City Council District:	3 – Lynette Gibson McElhaney
Action to be Taken:	Make CEQA findings; Consider approval of CUP, Design Review and Minor Variance
Finality of Decision:	Appealable to City Council
For further information:	Contact case planner Catherine Payne at 510-238-6168 or by e-mail at cpayne@oaklandnet.com

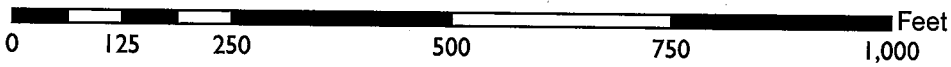
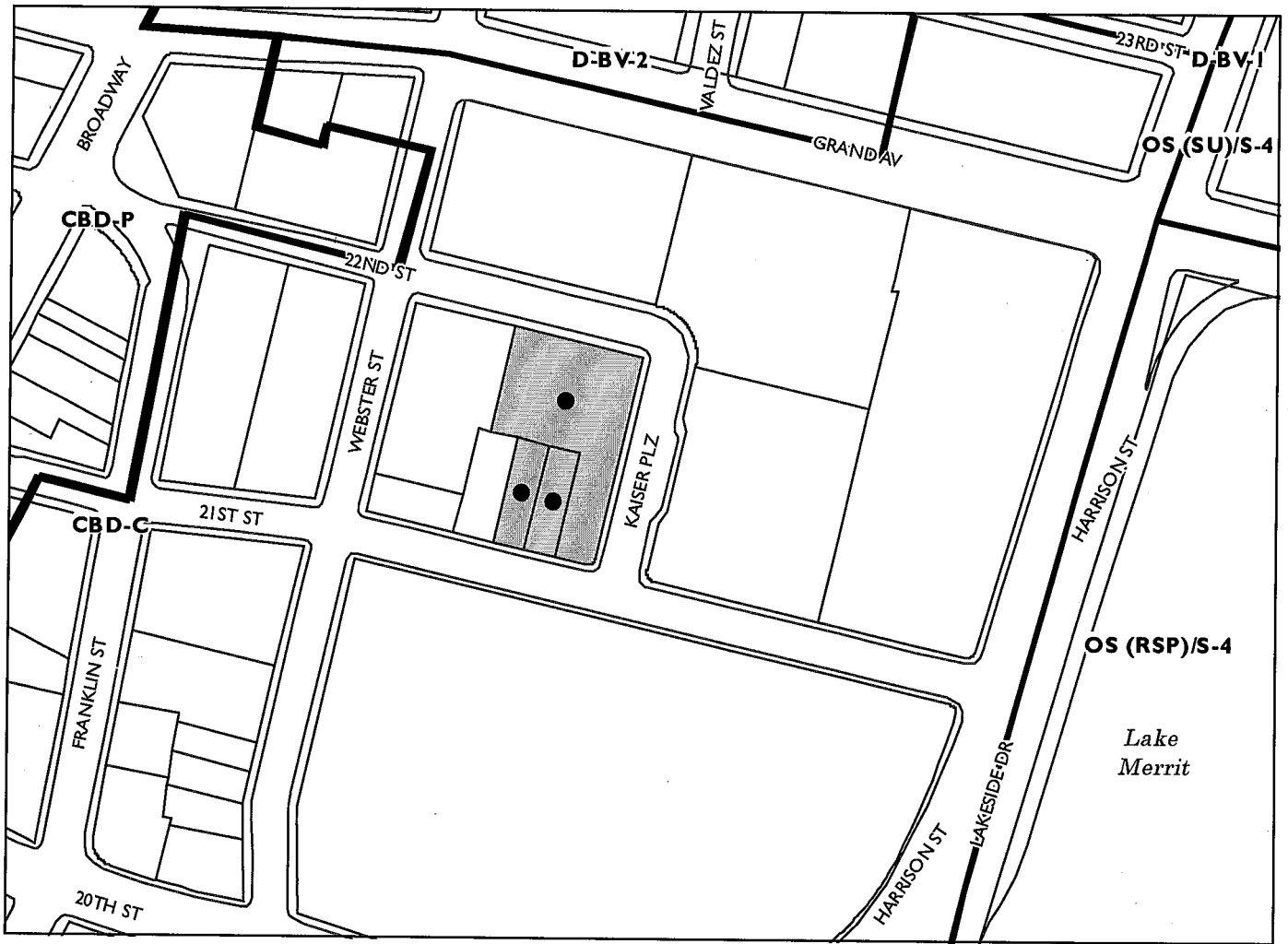
SUMMARY

The purpose of this report is to request consideration of a proposed high-rise commercial office building located at 325-22nd Street. The proposed project, known as “2 Kaiser Plaza” includes two options: Option A is 670,000 square feet and 250 feet tall; and the Option B is 1.13 million square feet and 450 feet tall. Both options include above-ground floor office and commercial uses, parking, and ground-floor active uses. The options are very similar to one another in terms of land uses, exterior treatments, and massing and articulation. At this time, the applicant has refined design details, articulation and exterior treatments in response to comments received most recently at the July 26, 2017 DRC meeting.

PROJECT SITE AND SURROUNDING AREA

The proposed site is located at 325-22nd Street, in the heart of Oakland’s Central Business District. The project site is currently a surface parking lot. Uses immediately adjacent to the site include: an office building across 22nd Street to the north; The Cathedral of Christ the Light across 22nd Street to the northeast; the Ordway Building (currently the tallest building in Oakland, at 404 feet tall) across Kaiser Plaza to the east; the Kaiser Building and Kaiser Rooftop Garden to the south; and office buildings to the west. The project site is within one-quarter mile

CITY OF OAKLAND PLANNING COMMISSION



Case File: ZPI60061
Applicant: CIM Group
Address: 325 22nd St (2 Kaiser Plaza)
Zone: CBC-C

PROJECT BACKGROUND

CIM Group (applicant) submitted a preapplication and application for environmental review for the proposed project in the Summer 2016. The Design Review Committee of the Planning Commission (DRC) reviewed the project on February 22, 2017, May 3, 2017 and July 26, 2017. In summary, the DRC made the following comments:

- Supports the taller of the two design options;
- Smaller option requires further design refinement to be more jewel-like in appearance and to emphasize verticality; Concern that smaller option would appear squat;
- Ensure adequate, easy-to-use bicycle parking;
- Supports flexibility to deliver either option with commitment to refine appearance of smaller option if developed; and
- Explore views of project from Interstate I-580.

PROJECT DESCRIPTION

CIM Group (the applicant) has proposed construction of a commercial development on an approximately 44,615-square-foot (sf) site at the corner of 21st Street and Kaiser Plaza in Oakland, California. The applicant is proposing to develop one of two schemes for the office building, as detailed below. Regardless of the option selected for development, many components would be the same for the Project.

Project Elements Common to Both Options

The existing parking lot would be removed under both options and be replaced by a commercial building consisting of three main sections: ground floor retail and lobby, podium-level parking with a commercial apron, and the office tower. The lobby and service areas would be the same for both options, but the size of the office tower and amount of parking would differ by Project option as described below. The total building footprint would be approximately 37,993 sf and the ground floor would occupy 85% of the lot surface area.

Vehicular site access would be provided via 22nd Street, which would lead to the on-site parking garage and loading dock. Pedestrian access to the retail uses would be from the corner of 22nd Street and Kaiser Plaza and 21st Street. Pedestrians would access the office lobby from 21st Street and Kaiser Plaza.

The proposed site plan includes significant open and public space, including a large mid-block forecourt and the building lobby. The open space and lobby are designed as a series of rooms that engage different kinds of experiences. In all, the open and public spaces are designed to provide much needed public gathering areas in the Central Business District that can accommodate both good and inclement weather.

Project Option A

Project Option A would entail the development of an approximately 670,000 sf commercial building. The building would consist of 21 stories composed of ground floor retail, three levels of podium parking, and office space. The parking garage would accommodate approximately 311 parking spaces under Option A.

Project Option B

Project Option B would entail the development of an approximately 1,128,600 sf commercial building. The building would consist of 34 stories composed of ground floor retail, five levels of podium parking, and office space. The parking garage would accommodate approximately 352 parking spaces under Option B.

The following table is a side-by-side comparison of the two options under consideration:

Table 1. Development Summary, Project Schemes A and B

Description	Scheme A	Scheme B
Total Site Area	44,615 sf (1.02 acre)	same as Option A
Site Coverage	37,993 sf (85% lot cover)	same as Option A
Gross Floor Area	670,000 sf	1,128,600 sf
Total Parking Area	187,000 sf	206,400 sf
Retail Space	11,380 sf	same as Option A
Lobby	8,665 sf	same as Option A
Gross Office Space	430,150 sf	845,300 sf
Net Rentable Area	413,833 sf	793,975 sf
Net Usable Area	359,608 sf	688,740 sf
Building Height	319 feet to roof	470 feet to roof
Podium Height	75 feet	86 feet
Number of Building Levels	21	33
Number of Parking Spaces	311 spaces commercial	352 spaces commercial

GENERAL PLAN ANALYSIS

The Oakland General Plan designates the site and vicinity as Central Business District (CBD). The intent of the CBD classification is to encourage, support, and enhance the downtown area as a high-density, mixed-use urban center of regional importance. The CBD classification includes a

mix of large-scale offices, commercial, urban high-rise residential, institutional, open space, cultural, educational, arts, entertainment, service, community facilities, and visitor uses. The proposed office tower complies with and supports the intent of the district in which it would be located.

ZONING ANALYSIS

The site is zoned as Central Business District General Commercial Zone (CBD-C), which is intended to create, maintain, and enhance areas of the Central Business District appropriate for a wide range of ground-floor retail, office, and commercial uses. Upper-story spaces are encouraged to support additional residential, office, and other commercial activities. The Project site is within Height Area 7; Height Area 7 designates a maximum podium height of 120 feet and no maximum building height. The proposed highrise commercial office project generally supports the uses and design principles supported by the underlying zoning regulations. The following zoning analysis table provides analysis of compliance with specific zoning regulations:

Zoning Analysis Table (includes only applicable regulations):

Development Standard	Applicable Regulation CBD-C/Ht. Area 7	Proposed Project		Compliance Analysis
		Scheme A	Scheme B	
Facility	Enclosed Non-Residential	Enclosed Non-Residential	Enclosed Non-Residential	Complies
FAR	20.0 (892,300 sf)	501,375 sf (floor area)	892,255 sf (floor area)	Complies
Front Yard	5' max	0'-30'	0'-30'	Minor variance for retail plaza forecourt area
Interior Side Yard	0'	0'	0'	Complies
Rear Yard	0'	0'	0'	Complies
Ground Floor Transparency	55%	85%	85%	Complies
Minimum height of ground floor	15'	25'	25'	Complies
Height	120' max building base; No max ht. limit	75' base; 319' ht.	86' base; 470' ht.	
Lot Coverage	Base: 100% Above 120' base: 85% or 10,000 sf (whichever is greater)	85-100%	85-100%	Complies
Parking	0	311	352	Complies
Loading	Up to 159 k sf: 2 + 160k sf: +1	2	2	Minor variance required for reduction of loading spaces
Bicycle Parking (long-	Restaurant/retail: 1/12 k sf	NA	NA	Complies (ground floor, adj. to showers); final

term)				check during building permit
	Consultative: 1/20 k sf	NA	NA	Complies (ground floor, adj. to showers); final check during building permit
Bicycle Parking (short-term)	Restaurant/retail: 1/5 k sf (2 min.)	NA	NA	Complies (lobby); final check during building permit
	Consultative: 1/20 k sf	NA	NA	Complies (lobby); final check during building permit
Recycling Space	2cf/1 k sf	NA	NA	Complies (ground floor); final check during building permit
Special Regulations for Large-Scale Developments				
17.101G.070		No development which involves more than 100,000 square feet of new floor area shall be permitted except upon the granting of a conditional use permit. As such, the project is subject to a major CUP.		

CALIFORNIA ENVIRONMENTAL QUALITY ACT

An evaluation of the proposed Project options is provided in the CEQA Analysis below. This evaluation concludes that the Project qualifies for an exemption from additional environmental review and the Project is consistent with the development density and land use characteristics established by existing zoning and General Plan policies for which an EIR was certified (i.e., the Program EIRs). As such, the Project would be required to comply with the applicable mitigation measures identified in the Program EIRs, as well as any applicable City of Oakland SCAs (see Attachment A for a complete list of SCAs referred to and required by this CEQA Analysis). With implementation of the applicable mitigation measures and SCAs, the project would not result in a substantial increase in the severity of significant impacts that were previously identified in the General Plan or any new significant impacts that were not previously identified in the prior EIRs.

In accordance with Public Resources Code Sections 21083.3, 21094.5, and 21166 and State CEQA Guidelines Sections 15168, 15180, 15183, and 15332, and as set forth in the CEQA Analysis below, the Project qualifies for an exemption because the following findings can be made:

- Class 32 Exemption:** The Project is of a class of urban infill projects which have been determined by the State Secretary for Resources not to have a significant effect on the environment and which are therefore exempt from the provisions of CEQA. The Project does not have a reasonable probability of having a significant effect on the environment due to unusual circumstances that would pose an exception to this determination. The Project is consistent with Criterion 15332 (a), (b), (c), (d), and (e), and no exceptions per CEQA Guidelines Section 15300.2 apply to the Project that have not been previously identified and mitigated under the City of Oakland General Plan and its supporting EIRs. In accordance with CEQA Guidelines Section 15332, the Project is exempt from further environmental review.

- **Addendum:** The analysis conducted indicates that the preparation of an addendum to the 2011 CDURP Amendments EIR is appropriate. The conclusions reached in the 2011 CDURP Amendments EIR remain valid, and no supplemental environmental review is required for the Project. The Project would not cause new significant impacts that were not previously identified in the 2011 CDURP Amendments EIR or result in a substantial increase in the severity of previously identified significant impacts. No new mitigation measures would be necessary to reduce significant impacts. No changes have occurred with respect to the circumstances surrounding the 2011 CDURP Amendments EIR that would cause significant environmental impacts to which the Project would contribute considerably, and no new information has been put forward that shows that the Project would cause significant environmental impacts. Therefore, no supplemental environmental review is required beyond this addendum, in accordance with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, 15164, 15168, and 15180.
- **Community Plan Exemption:** The following analysis demonstrates that the Project is consistent with the development density established by existing zoning and General Plan policies for which an EIR was certified (i.e., the Program EIRs). The Project is consistent with the LUTE and the CDURP and will not result in significant impacts that were not previously identified as significant project-level, cumulative, or offsite effects in the LUTE EIR and 2011 CDURP Amendments EIR.
- **Program EIRs and Redevelopment Projects:** The analysis in the 2011 CDURP Amendments EIR and in this CEQA Analysis demonstrates that the Project would not result in substantial changes or involve new information that would warrant preparation of a subsequent EIR, per CEQA Guidelines Section 15162, because the level of development proposed for the site is within the broader development assumptions analyzed in the Previous EIRs. The effects of the Project have been addressed in those EIRs and no further environmental documents are required in accordance with CEQA Guidelines Sections CEQA Guidelines Sections 15168 and 15180.

Each of the above findings provides a separate and independent basis for CEQA compliance.

ISSUES

The proposed project is consistent with the desired land uses in the surrounding area and is generally well-designed. Throughout the design review process, several issues arose that merit discussion prior to consideration of approval:

- **Design evolution:** The proposed project was reviewed three times by the DRC, as noted elsewhere in this report. The proposed project would potentially be the tallest building in Oakland and would be prominent in both the skyline and for passersby on the ground. At this time, the building massing and articulation have been refined, the exterior materials and treatment have been refined, the top of the building has been explored, and the ground-plane design has been developed. Staff and the DRC find the design to be competent and appropriate to Oakland's Central Business District. That said, the DRC recommends that, should the applicant pursue the smaller of the two proposed options,

Option A, then the applicant should return to the DRC to finalize design of the top of the building to ensure that it is appropriate in scale and articulation to the mass of the building. The smaller building mass is less elegant than the taller option and the top should be further studied to ensure that it contributes to the sense of height and slenderness of the building. Staff has included this as a proposed project-specific condition of approval.

- Two options: Similar to other projects consider by the Planning Commission in the past, the applicant for the 2 Kaiser Plaza project seeks one set of entitlements to allow for development of either of two options. The Planning Commission may consider the two options as the single project description for the project. All of the analysis prepared by staff, including the CEQA analysis, considers the two options before the Planning Commission. Option A is smaller than, and therefore within the land use allowances of, Option B. In essence, the two options are similar, with Option A being within the envelope of entitlements considered for Option B.
- Ground floor design and landscaping: The applicant recently provided a ground plane landscape design for the proposed project. As noted above, the ground plane is designed as a series of rooms to provide connected and inviting spaces. The landscape plan incorporates the lobby, providing bike storage in the lobby, a pass-through café along the Kaiser Plaza frontage, and spaces of a similar scale and relying on similar finishes as the outdoor spaces. The landscape design includes fine-grain patterns and plantings to bring the scale of the very large building down to a pedestrian and visitor scale within the public realm of the building. In addition, the landscape design provides continuity and connectivity between the exterior and interior spaces, providing an inviting, unique, and likely popular place for the public to spend time and linger.
- Impact Fees: The proposed project will be subject to the following fees: Jobs/Housing Impact Fee (currently \$5.44/sf); capital improvement impact fee (currently \$1/sf); and transportation impact fee (currently \$1/sf). This large project would make a significant contribution to the impact fee funds.

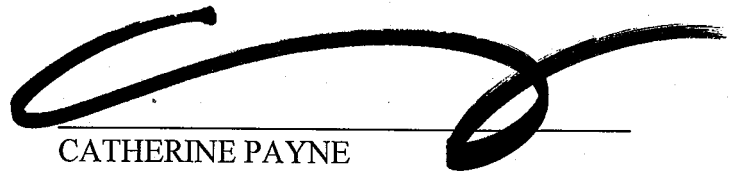
RECOMMENDATION

Staff finds the current proposal to be a well-resolved office high-rise building, appropriate to the desirable land uses in the neighborhood. In addition, the well-designed open space and lobby will provide a rich experience for the public and visitors to the building. Staff recommends that the Planning Commission:

1. Find that the 2 Kaiser Plaza project is subject to an Addendum to 2011 CDURP Amendments EIR (PRC 21166, CEQA Guidelines Sections 15162, 15164, 15168, 15180); CEQA Exemption (CEQA Guidelines Sections 15332, 15168 and 15180), consistent with the findings included in this staff report and elsewhere in the administrative record;
2. Approve non-residential facility Design Review of the proposed project options for 2 Kaiser Plaza, consistent with the findings included in this staff report and elsewhere in the administrative record;

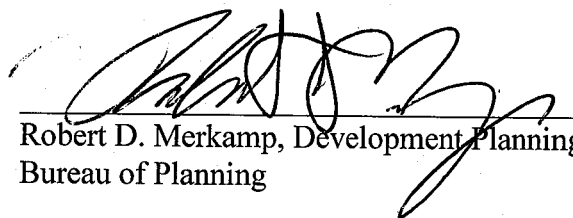
3. Approve a Major CUP for a building with over 100,000 square feet of new floor area in the CBD-C zone, consistent with the findings included in this staff report and elsewhere in the administrative record;
4. Approve a Minor Variance for: a 30-foot front setback where only up to five feet is permitted, consistent with the findings included in this staff report and elsewhere in the administrative record; and for a reduction in the number of required on-site loading spaces, consistent with the findings included in this staff report and elsewhere in the administrative record; and
5. Require further review of Option A by the Design Review Committee, should the applicant pursue development of that scheme.

Prepared by:



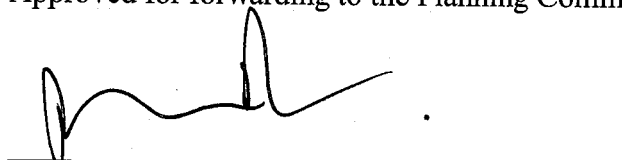
CATHERINE PAYNE
Planner IV

Reviewed by:



Robert D. Merkamp, Development Planning Manager
Bureau of Planning

Approved for forwarding to the Planning Commission:


Darin Ranelletti, Deputy Director
Bureau of Planning

Attachments:

- A. CEQA document provided under separate cover to the Planning Commission; hard copy available at counter; electronic copy available at this link (item # 69):
<http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157>
- B. Proposed Project Plans, dated November 10, 2017

Findings for Approval
2 Kaiser Plaza

The findings required for granting approval for this application for California Environmental Quality Act, Conditional Use Permit, Regular Design Review and Minor Variance, are (shown in normal type) found in Sections 17.134.050, 17.103.050, 17.136.050 (B), and 17.148.050 and the reasons this proposal satisfies these findings (shown in **bold**), are as follows (Note: the Project's conformance with the following findings is not limited to the discussion below, but is also included in all discussions in this report and elsewhere in the record):

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

An evaluation of the proposed Project options is provided in the CEQA Analysis below. This evaluation concludes that the Project qualifies for an exemption from additional environmental review and the Project is consistent with the development density and land use characteristics established by existing zoning and General Plan policies for which an EIR was certified (i.e., the Program EIRs). As such, the Project would be required to comply with the applicable mitigation measures identified in the Program EIRs, as well as any applicable City of Oakland SCAs (see Attachment A for a complete list of SCAs referred to and required by this CEQA Analysis). With implementation of the applicable mitigation measures and SCAs, the project would not result in a substantial increase in the severity of significant impacts that were previously identified in the General Plan or any new significant impacts that were not previously identified in the prior EIRs.

In accordance with Public Resources Code Sections 21083.3, 21094.5, and 21166 and State CEQA Guidelines Sections 15168, 15180, 15183, and 15332, and as set forth in the CEQA Analysis below, the Project qualifies for an exemption because the following findings can be made:

- **Class 32 Exemption:** The Project is of a class of urban infill projects which have been determined by the State Secretary for Resources not to have a significant effect on the environment and which are therefore exempt from the provisions of CEQA. The Project does not have a reasonable probability of having a significant effect on the environment due to unusual circumstances that would pose an exception to this determination. The Project is consistent with Criterion 15332 (a), (b), (c), (d), and (e), and no exceptions per CEQA Guidelines Section 15300.2 apply to the Project that have not been previously identified and mitigated under the City of Oakland General Plan and its supporting EIRs. In accordance with CEQA Guidelines Section 15332, the Project is exempt from further environmental review.
- **Addendum:** The analysis conducted indicates that the preparation of an addendum to the 2011 CDURP Amendments EIR is appropriate. The conclusions reached in the 2011 CDURP Amendments EIR remain valid, and no supplemental environmental review is required for the Project. The Project would not cause new significant impacts that were not previously

identified in the 2011 CDURP Amendments EIR or result in a substantial increase in the severity of previously identified significant impacts. No new mitigation measures would be necessary to reduce significant impacts. No changes have occurred with respect to the circumstances surrounding the 2011 CDURP Amendments EIR that would cause significant environmental impacts to which the Project would contribute considerably, and no new information has been put forward that shows that the Project would cause significant environmental impacts. Therefore, no supplemental environmental review is required beyond this addendum, in accordance with Public Resources Code Section 21166 and CEQA Guidelines Sections 15162, 15164, 15168, and 15180.

- **Community Plan Exemption:** The following analysis demonstrates that the Project is consistent with the development density established by existing zoning and General Plan policies for which an EIR was certified (i.e., the Program EIRs). The Project is consistent with the LUTE and the CDURP and will not result in significant impacts that were not previously identified as significant project-level, cumulative, or offsite effects in the LUTE EIR and 2011 CDURP Amendments EIR.
- **Program EIRs and Redevelopment Projects:** The analysis in the 2011 CDURP Amendments EIR and in this CEQA Analysis demonstrates that the Project would not result in substantial changes or involve new information that would warrant preparation of a subsequent EIR, per CEQA Guidelines Section 15162, because the level of development proposed for the site is within the broader development assumptions analyzed in the Previous EIRs. The effects of the Project have been addressed in those EIRs and no further environmental documents are required in accordance with CEQA Guidelines Sections CEQA Guidelines Sections 15168 and 15180.

Each of the above findings provides a separate and independent basis for CEQA compliance.

MAJOR CONDITIONAL USE PERMIT PERMIT

A Major CUP is required for new buildings with over 100,000 square feet of new floor area in the CBD-C Zone (Planning Code Section 17.134.020(e)).

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

The proposed project is a high-rise building with commercial (office and ground floor retail) land uses, consistent with all of the surrounding development and uses in the Central Business District. The building will occupy the site of a surface parking lot, ameliorating the neighborhood appearance and land use synergies.

The building base allows for a generous and useable plaza area facing 21st Street, providing desirable open space. The proposed Option B is taller than existing buildings in the neighborhood, providing for a varied skyline and visual interest for the Central Business District.

The proposed project provides substantial parking, in exceedance of what is currently provided in the auto-fee surface parking lot located on-site and would not impact available parking or traffic patterns (based on the traffic study included in this report).

- 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 project development is located in downtown, near several transit nodes and commercial areas. The building design will provide a convenient and functional working environment. The project provides ground floor retail and outdoor plaza for public use, convenient and attractive uses for people in the Central Business District. The building and landscape design are attractive and rely on high-quality materials that will complement the aesthetic quality of the neighborhood.

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

The office and retail high-rise is consistent with and contributes to the centralized employment center of Oakland's Central Business District. The project is conveniently located near major transit nodes for AC Transit and BART.

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

The commercial development meets the Design Review Findings listed below in this report and that are incorporated by reference as if fully set forth herein.

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

The project conforms to the policies of the General Plan by providing new commercial uses in high density and intensity area in the Central Business District, as described within this report and hereby incorporated by reference as if fully set forth herein.

DESIGN REVIEW CRITERIA / Non-Residential Facilities (SECTION 17.136.050 (B))

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

The commercial high-rise building is consistent with the existing and desired building type and set of land uses in the Central Business District. The curtain-wall glazing system, aluminum and steel details are consistent with and complement the materials of neighboring buildings, such as the Ordway and Kaiser Center buildings.

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

The project design is of high quality and will be in character and harmony with surrounding commercial uses. As designed, the project protects and increases the value of private and public investment in downtown by creating a high-quality high-rise building with active ground-floor uses.

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

As discussed throughout this report, and hereby incorporated by reference, the design proposal conforms to the General Plan by creating an attractive commercial development in downtown and conforms to the design review criteria discussed in the applicable design review findings.

MINOR VARIANCE FINDINGS (SECTION 17.148.050)

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

The proposal to increase the front setback from the maximum of five feet to greater than 30 feet is to provide a generous, sunny plaza for Central Business District workers and other members of the public to gather. The plaza is designed to provide a high-quality open space experience that complements the intensive office uses in the neighborhood.

The proposal to reduce the number of loading spaces allows for the provision of activated ground-floor frontages and the provision of active uses within the first 60 vertical feet of the building face, contributing to a more lively and engaging presence in the neighborhood. With ample parking, smaller delivery vehicles will be able to enter the garage to make deliveries.

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

The proposal to increase the front setback from the maximum of five feet to greater than 30 feet is to provide a generous, sunny plaza for Central Business District workers and other members of the public to gather. The plaza is designed to provide a high-quality open space experience that complements the intensive office uses in the neighborhood. The open space provides a desirable benefit for office workers and other members of the public.

The proposal to reduce the number of loading spaces is a common one in the Central Business District, and allows for the provision of activated ground-floor frontages and active uses within the first 60 vertical feet of the building face, contributing to a more lively and engaging presence in the neighborhood. With ample parking, smaller delivery vehicles will be able to enter the garage to make deliveries.

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

The grant of the setback variance would be beneficial to the public welfare by allowing for well-designed publicly-accessible open space in a highly developed area.

The proposal to reduce the number of loading spaces allows for the provision of

activated ground-floor frontages and the provision of active uses within the first 60 vertical feet of the building face, contributing to a more lively and engaging presence in the neighborhood. With ample parking, smaller delivery vehicles will be able to enter the garage to make deliveries. In short, reduced loading will enhance the character and livability of the neighborhood.

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

Other office buildings in the area have plazas and useable open space similar to the plaza proposed as part of the 2 Kaiser Project. The underlying zoning regulations intend for there to be high-quality employment centers with amenities, such as well-designed plazas, to benefit employees and the larger community.

The proposal to reduce the number of loading spaces is commonly allowed in the Central Business District, and allows for the provision of activated ground-floor frontages and active uses within the first 60 vertical feet of the building face, contributing to a more lively and engaging presence in the neighborhood. With ample parking, smaller delivery vehicles will be able to enter the garage to make deliveries. The project will continue to provide two off-site loading spaces to serve the basic needs of the building. Loading is appropriately site-planned to maximize active uses along the public right-of-way fronting the project site.

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

The well-designed plaza allowed by the increased setback conforms with the design guidelines by providing attractive usable open space that adds articulation and refinement to the site design.

The proposed loading is located away from the more active street frontages and ganged to reduce the deleterious effect of "back-of-house", unactivated uses along the public right-of-way. Limiting the loading spaces allows for an increase in active uses both horizontally along the public right-of-way and vertically (bringing active uses closer to grade) to provide a more inviting environment for users.

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

The proposed project will be consistent with the General Plan, design guidelines and zoning as discussed elsewhere in this report and hereby incorporated by reference.

7. 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 maximum floor area ratio, the proposal also conforms with at least one of the following additional 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 sixty (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, as the project development includes commercial uses.

2 Kaiser Plaza (Case File PLN17384)
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 dated December 6, 2017** and the approved plans, **dated November 10, 2017**, 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.

The 2 Kaiser Project includes non-standard treatments and furnishings in the public Right-of-Way fronting the project on all sides that will be subject to consideration by other City departments prior to construction.

12. Compliance Matrix

The project applicant shall submit a Compliance Matrix, in both written and electronic form, for review and approval by the Bureau of Planning and the Bureau of Building that lists each Condition of Approval (including each mitigation measure if applicable) in a sortable spreadsheet. The Compliance Matrix shall contain, at a minimum, each required Condition of

Approval, when compliance with the Condition is required, and the status of compliance with each Condition. For multi-phased projects, the Compliance Matrix shall indicate which Condition applies to each phase. The project applicant shall submit the initial Compliance Matrix prior to the issuance of the first construction-related permit and shall submit an updated matrix upon request by the City.

13. Construction Management Plan

Prior to the issuance of the first construction-related permit, the project applicant and his/her general contractor shall submit a Construction Management Plan (CMP) for review and approval by the Bureau of Planning, Bureau of Building, and other relevant City departments such as the Fire Department and the Public Works Department as directed. The CMP shall contain measures to minimize potential construction impacts including measures to comply with all construction-related Conditions of Approval (and mitigation measures if applicable) such as dust control, construction emissions, hazardous materials, construction days/hours, construction traffic control, waste reduction and recycling, stormwater pollution prevention, noise control, complaint management, and cultural resource management (see applicable Conditions below). The CMP shall provide project-specific information including descriptive procedures, approval documentation, and drawings (such as a site logistics plan, fire safety plan, construction phasing plan, proposed truck routes, traffic control plan, complaint management plan, construction worker parking plan, and litter/debris clean-up plan) that specify how potential construction impacts will be minimized and how each construction-related requirement will be satisfied throughout construction of the project.

14. Standard Conditions of Approval / Mitigation Monitoring and Reporting Program (SCAMMRP)

- a. All mitigation measures identified in the **2 Kaiser Plaza project CEQA Analysis** are included in the Standard Condition of Approval / Mitigation Monitoring and Reporting Program (SCAMMRP) which is included in these Conditions of Approval and are incorporated herein by reference, as Exhibit A, as Conditions of Approval of the project. The Standard Conditions of Approval identified in the **2 Kaiser Plaza project CEQA Analysis** are also included in the SCAMMRP, and are, therefore, incorporated into these Conditions by reference but are not repeated in these Conditions. To the extent that there is any inconsistency between the SCAMMRP and these Conditions, the more restrictive Conditions shall govern. In the event a Standard Condition of Approval or mitigation measure recommended in the **2 Kaiser Plaza project CEQA Analysis** has been inadvertently omitted from the SCAMMRP, that Standard Condition of Approval or mitigation measure is adopted and incorporated from the **2 Kaiser Plaza project CEQA Analysis** into the SCAMMRP by reference, and adopted as a Condition of Approval. The project applicant and property owner shall be responsible for compliance with the requirements of any submitted and approved technical reports, all applicable mitigation measures adopted, and with all Conditions of Approval set forth herein at his/her sole cost and expense, unless otherwise expressly provided in a specific mitigation measure or Condition of Approval, and subject to the review and approval by the City of Oakland. The SCAMMRP identifies the timeframe and responsible party for implementation and monitoring for each Standard Condition of

Approval and mitigation measure. Monitoring of compliance with the Standard Conditions of Approval and mitigation measures will be the responsibility of the Bureau of Planning and the Bureau of Building, with overall authority concerning compliance residing with the Environmental Review Officer. Adoption of the SCAMMRP will constitute fulfillment of the CEQA monitoring and/or reporting requirement set forth in section 21081.6 of CEQA.

- b. Prior to the issuance of the first construction-related permit, the project applicant shall pay the applicable mitigation and monitoring fee to the City in accordance with the City's Master Fee Schedule.

15. Design Refinement

Prior to submittal of first construction-related permit application

Prior to submittal of first construction-related permit application, the project applicant and his/her general contractor shall submit the following design details to Bureau of Planning staff for administrative review and approval:

- a. Option A (schematic design): Should the applicant pursue development of Option A, the Bureau of Planning shall seek review of the schematic design by the Design Review Committee of the Planning Commission prior to issuance of building permits, with particular attention paid to the top of building and overall building massing.
- b. Landscape plans (design development) demonstrating consistency with approved landscape and lobby design. Specifically, the final design of the groundplane (including the lobby and exterior space, as well as offsite landscape improvements) public art, paving, and furnishings shall be subject to Planning Director review and approval, which shall not be withheld if design is consistent with the approved plans. The Planning Director retains the discretion to request Planning Commission review and approval of any design refinement or changes to the project the Planning Director deems substantively different from this approval.

16. Landscaping

Prior to issuance of Certificate of Occupancy

The applicant shall construct all groundplane improvements required in Condition of Approval 15 (lobby and exterior space, and landscape improvements in the public Right-of-Way) prior to issuance of Certificate of Occupancy for the building.

17. Ground-Floor Retail

Prior to issuance of first construction-related permit

Demonstrate accommodation of ground-floor restaurant and retail uses. Plans should demonstrate the following:

- a. Provision of all infrastructure required to allow a minimum of one restaurant in the ground-floor commercial space (e.g., ventilation for a full kitchen);
- b. Floor-to-ceiling vertical height minimum of 20 feet;
- c. Delivery of ground floor Tenant Improvements at the time of Temporary Certificate of Occupancy; and
- d. All groundfloor commercial space shall be open for business upon Certificate of Occupancy.

18. Public Art for Private Development Condition of Approval

Prior to issuance of Final Certificate of Occupancy for the first unit and Ongoing

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

19. Development Impact Fees

Prior to issuance of first construction-related permit

The project shall be subject to, and Applicant shall agree to pay, any applicable development impact fees adopted by the City Council.

20. Garage, Loading Berth and Utility Doors

Prior to issuance of a demolition, grading or building permit

The applicant shall submit to staff for review and approval plans that show design details for the garage, commercial loading and utility doors. The doors shall be designed to be inconspicuous and blend in with the building façade.

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

Prior to issuance of first construction-related permit/Ongoing

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

22. Review of Utility Meter Design

Prior to issuance of first construction-related permit

Plans shall be submitted to the Planning Department showing the location and architectural treatment of all utility meters which affect the exterior appearance of the building.

23. Trash and Recyclable Containers Odor Control/Loading Area

Ongoing

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

24. Exterior Lighting

Prior to issuance of a building permit

All exterior lighting shall be integrated into the architecture design. Overall lighting levels shall be comparable with the surrounding ambient light levels. Area lighting shall be predominately down directed and designed so there is no light directed off-site. Plans submitted for a building permit shall include all exterior lighting. Manufacturer's specification sheets for all exterior lighting shall be provided and approved by the Zoning Administrator prior to installation.

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

2 Kaiser Plaza CEQA Analysis

Standard Conditions of Approval and Mitigation Monitoring and Reporting Program (SCAMMRP)

This Standard Conditions of Approval and Mitigation Monitoring and Reporting Program (SCAMMRP) is based on the findings identified in the 2 Kaiser Plaza CEQA Analysis, published November 2017. This document is in compliance with Section 15097 of the CEQA Guidelines, which requires that the Lead Agency (City of Oakland) “adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects.”

The 2 Kaiser Plaza CEQA Analysis did not find that any mitigation measures are required of the Project to reduce or avoid environmental effects, beyond those uniformly applied City Standard Conditions of Approval (SCAs) identified in the 2 Kaiser Plaza CEQA Analysis. These SCAs are measures required of the Project that would minimize potential adverse effects that could otherwise result. This SCAMMRP lists all City SCAs that apply to the 2 Kaiser Plaza Project to ensure these conditions are implemented and monitored. The SCAMMRP also identifies the implementation and monitoring requirements for each SCA. While not required to mitigate or avoid significant environmental effects, the SCAMMRP also includes certain implementation and monitoring guidance, included as SCA Implementation Measures (or measures in furtherance of SCAs) as identified in the 2 Kaiser Plaza CEQA Analysis, which the Project sponsor has agreed to implement. These implementation measures are included in the SCAMMRP for ease of tracking by City staff.

To the extent that there is any inconsistency between any of the SCAs, the more restrictive conditions shall govern. To the extent any SCAs identified in the 2 Kaiser Plaza CEQA Analysis were inadvertently omitted from this SCAMMRP, they are automatically incorporated herein by reference.

The SCAMMRP is organized by environmental topic, in the order they are presented in the 2 Kaiser Plaza CEQA Analysis.

- The first column states in full the SCA (and SCA Implementation Measure, as applicable) that applies to each impact. To avoid repetition, while an SCA can apply to more than one impact or topic, it is listed in its entirety only once, by order of appearance. The SCAs are numbered as identified in the 2 Kaiser Plaza CEQA Analysis, and generally correspond to the same or similar SCA number as listed in the City’s Standard Conditions of Approval document (e.g. SCA #17), for cross-reference purposes.
- The second column identifies the schedule or timing for all implementation activities required for each SCA or each SCA Implementation Measure.
- The third column specifies the implementation action and responsibility required of the Project applicant.
- The fourth column specifies the party(ies) responsible for monitoring or verifying that the actions are implemented, and specifies the monitoring and verification actions.

- The fifth column will identify the date and signature to confirm implementation of each action over time.

The Project sponsor is responsible for compliance with any recommendations identified in City-approved technical reports and all SCAs set forth herein at its sole cost and expense, unless otherwise expressly, subject to the review and approval of the City of Oakland. Overall monitoring and compliance with the SCAMMRP will primarily be the responsibility of the Bureau of Planning and the Bureau of Building – Zoning Inspections Division. Prior to the issuance of a demolition, grading, and/or construction permit, the Project sponsor shall pay the applicable mitigation and monitoring fee to the City in accordance with the City's Master Fee Schedule.

Standard Conditions of Approval, Mitigation Monitoring and Reporting Program (SCAMMRP)

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
<i>AESTHETICS, SHADOW, AND WIND</i>				
<p>SCA-AES-1: Graffiti Control. (#16)</p> <p>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:</p> <ul style="list-style-type: none"> 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. <p>b. The project applicant shall remove graffiti by appropriate means within seventy-two (72) hours. Appropriate means include:</p> <ul style="list-style-type: none"> 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. 	<p>Implementation:</p> <ul style="list-style-type: none"> • Ongoing, throughout all construction activities and project operations. 	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Implement best management practices for graffiti control. 	<p>City of Oakland, Bureau of Building - Zoning Inspections:</p> <ul style="list-style-type: none"> • Conduct periodic site visits to verify compliance with the SCA. 	

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
ii. Covering with new paint to match the color of the surrounding surface. iii. Replacing with new surfacing (with City permits if required).				
<p>SCA-AES-2: Landscape Plan. (#17)</p> <p><i>a. Landscape Plan Required</i> 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.</p> <p><i>b. Landscape Installation</i> 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.</p> <p><i>c. Landscape Maintenance</i> 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.</p>	<p>Submit Landscape Plan:</p> <ul style="list-style-type: none"> • Prior to approval of construction-related permit <p>Implementation:</p> <ul style="list-style-type: none"> • Prior to building permit final • Ongoing, throughout all construction activities and Project operation 	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Implement the final Landscape Plan • Permanently maintain in good condition all required planting and landscape elements. 	<p>Bureau of Building – Zoning Inspections:</p> <ul style="list-style-type: none"> • Verify that landscape materials are planted and comply with the SCA and Landscape Plan • Verify that landscape materials are planted and comply with the SCA and Landscape Plan 	

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
<p>SCA-AES-3: Lighting. (#18) 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.</p>	<p>Implementation:</p> <ul style="list-style-type: none"> • Prior to issuance of final electrical or building permits. 	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Submit lighting plans to the Bureau of Planning with lighting that complies with the SCA. 	<p>City of Oakland, Public Works Agency - Electrical Services Division; Bureau of Planning</p> <ul style="list-style-type: none"> • Review and approve final lighting plans. <p>City of Oakland, Bureau of Building - Zoning Inspections:</p> <ul style="list-style-type: none"> • Verify exterior lighting is installed and operates pursuant to the SCA. 	
AIR QUALITY				
<p>SCA-AIR-1: Construction Management Plan. (#13) Prior to the issuance of the first construction-related permit, the project applicant and his/her general contractor shall submit a Construction Management Plan (CMP) for review and approval by the Bureau of Planning, Bureau of Building, and other relevant City departments such as the Fire Department and the Public Works Department as directed. The CMP shall contain measures to minimize potential construction impacts including measures to comply with all construction-related Conditions of Approval (and mitigation measures if applicable) such as dust control, construction emissions, hazardous materials, construction days/hours, construction traffic control, waste reduction and recycling, stormwater pollution prevention, noise control, complaint management, and cultural resource management (see applicable Conditions below). The CMP shall provide project-specific information including descriptive procedures, approval documentation, and drawings (such as a site logistics plan, fire safety plan, construction phasing plan, proposed truck routes, traffic control plan, complaint management plan, construction worker</p>	<p>Submit Evidence of Approved Plan:</p> <ul style="list-style-type: none"> • Prior to obtaining an obstruction permit. <p>Implementation:</p> <ul style="list-style-type: none"> • Ongoing, throughout all construction activities. 	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Submit and implement a Construction Management Plan • Submit evidence of approved Plan with obstruction permit 	<p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit; Public Works Agency:</p> <ul style="list-style-type: none"> • Review and approve Construction Management Plan. • Verify project compliance with the Plan during construction. 	

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
<p>parking plan, and litter/debris clean-up plan) that specify how potential construction impacts will be minimized and how each construction-related requirement will be satisfied throughout construction of the project.</p>				
<p>SCA-AIR-2: Construction-Related Air Pollution (Dust and Equipment Emissions). (#19) The project applicant shall implement all of the following applicable air pollution control measures during construction of the project:</p> <ol style="list-style-type: none"> a. Water all exposed surfaces of active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever feasible. b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer). c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited. d. Pave all roadways, driveways, sidewalks, etc. within one month of site grading or as soon as feasible. In addition, building pads should be laid within one month of grading or as soon as feasible unless seeding or soil binders are used. e. Enclose, cover, water twice daily, or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.). 	<p>Implementation:</p> <ul style="list-style-type: none"> • Ongoing, throughout demolition, grading and/or construction 	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Require/ensure construction contractor to implement all the applicable measures identified in the SCA • Submit a Dust Control Program as part of the Construction Management Plan to the Bureau of Building-Zoning Inspections, per Enhanced Controls condition (e) 	<p>City of Oakland, Bureau of Planning:</p> <ul style="list-style-type: none"> • Review and approve Dust Control Program <p>Project Applicant:</p> <ul style="list-style-type: none"> • Ensure regular verification of the implementation of dust control measures and equipment and vehicle operation protocols • Verify that a designated dust control monitor is on-call during construction periods <p>City of Oakland, Bureau of Building - Zoning Inspections:</p> <ul style="list-style-type: none"> • Conduct periodic site visits to verify dust control measures and equipment and vehicle operation are being implemented 	

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
<ul style="list-style-type: none"> f. Limit vehicle speeds on unpaved roads to 15 miles per hour. g. Idling times on all diesel-fueled commercial vehicles over 10,000 lbs. shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485, of the California Code of Regulations). Clear signage to this effect shall be provided for construction workers at all access points. h. Idling times on all diesel-fueled off-road vehicles over 25 horsepower shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes and fleet operators must develop a written policy as required by Title 23, Section 2449, of the California Code of Regulations ("California Air Resources Board Off-Road Diesel Regulations"). i. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation. j. Portable equipment shall be powered by electricity if available. If electricity is not available, propane or natural gas shall be used if feasible. Diesel engines shall only be used if electricity is not available and it is not feasible to use propane or natural gas. k. All exposed surfaces shall be watered at a frequency adequate to maintain minimum soil moisture of 12 percent. Moisture content can be verified by lab samples or moisture probe. 				

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
<ul style="list-style-type: none"> i. All excavation, grading, and demolition activities shall be suspended when average wind speeds exceed 20 mph. m. Install sandbags or other erosion control measures to prevent silt runoff to public roadways. n. Hydroseed or apply (non-toxic) soil stabilizers to inactive construction areas (previously graded areas inactive for one month or more). o. Designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holidays and weekend periods when work may not be in progress. p. Install appropriate wind breaks (e.g., trees, fences) on the windward side(s) of actively disturbed areas of the construction site to minimize wind-blown dust. Wind breaks must have a maximum 50 percent air porosity. q. Vegetative ground cover (e.g., fast-germinating native grass seed) shall be planted in disturbed areas as soon as possible and watered appropriately until vegetation is established. r. Activities such as excavation, grading, and other ground-disturbing construction activities shall be phased to minimize the amount of disturbed surface area at any one time. s. All trucks and equipment, including tires, shall be washed off prior to leaving the site. t. Site accesses to a distance of 100 feet from the paved road shall be treated with a 6 to 12 inch compacted layer of wood chips, mulch, or gravel. u. All equipment to be used on the construction site and subject to the requirements of Title 				

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
<p>13, Section 2449, of the California Code of Regulations (“California Air Resources Board Off-Road Diesel Regulations”) must meet emissions and performance requirements one year in advance of any fleet deadlines. Upon request by the City, the project applicant shall provide written documentation that fleet requirements have been met.</p> <p>v. Use low VOC (i.e., ROG) coatings beyond the local requirements (i.e., BAAQMD Regulation 8, Rule 3: Architectural Coatings).</p> <p>w. All construction equipment, diesel trucks, and generators shall be equipped with Best Available Control Technology for emission reductions of NO_x and PM.</p> <p>x. Off-road heavy diesel engines shall meet the California Air Resources Board’s most recent certification standard.</p> <p>y. Post a publicly-visible large on-site sign that includes the contact name and phone number for the project complaint manager responsible for responding to dust complaints and the telephone numbers of the City’s Code Enforcement unit and the Bay Area Air Quality Management District. When contacted, the project complaint manager shall respond and take corrective action within 48 hours.</p>				
<p>SCA-AIR-3: Stationary Sources of Air Pollution (Toxic Air Contaminants). (#21)</p> <p>The project applicant shall incorporate appropriate measures into the project design in order to reduce the potential health risk due to on-site stationary sources of toxic air contaminants.</p>	<p>Design/Health Risk Reduction Measures Incorporated into Project or Health Risk Assessment:</p> <ul style="list-style-type: none"> • Prior to start of construction activities. <p>Compliance Reporting:</p>	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Submit plans that specify the applicable measures identified in the SCA as part of the Construction Management Plan to the Bureau of Building-Zoning Inspections. 	<p>City of Oakland, Bureau of Planning:</p> <ul style="list-style-type: none"> • Review HRA or design measures as specified in the SCA, to verify that appropriate measures are implemented. • Review and approve 	

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
	<ul style="list-style-type: none"> Regularly (quarterly) throughout construction activities. 		compliance.	
BIOLOGICAL RESOURCES				
<p>SCA-BIO-1: Bird Collision Reduction Measures. (#25)</p> <p>The project applicant shall submit a Bird Collision Reduction Plan for City review and approval to reduce potential bird collisions to the maximum feasible extent. The Plan shall include all of the following mandatory measures, as well as applicable and specific project Best Management Practice (BMP) strategies to reduce bird strike impacts to the maximum feasible extent. The project applicant shall implement the approved Plan. Mandatory measures include all of the following:</p> <ol style="list-style-type: none"> For large buildings subject to federal aviation safety regulations, install minimum intensity white strobe lighting with three second flash instead of solid red or rotating lights. Minimize the number of and co-locate rooftop-antennas and other rooftop structures. Monopole structures or antennas shall not include guy wires. Avoid the use of mirrors in landscape design. Avoid placement of bird-friendly attractants (i.e., landscaped areas, vegetated roofs, water features) near glass unless shielded by architectural features taller than the attractant that incorporate bird friendly treatments no more than two inches horizontally, four inches vertically, or both (the "two-by-four" rule), as explained below. Apply bird-friendly glazing treatments to no less than 90 percent of all windows and glass between the ground and 60 feet above 	<p>Submit Bird Collision Reduction Plan:</p> <ul style="list-style-type: none"> Prior to issuance of first building permit. <p>Implement Plan:</p> <ul style="list-style-type: none"> Ongoing, throughout Project operation. 	<p>Project Applicant:</p> <ul style="list-style-type: none"> Submit Bird Collision Reduction Plan. Incorporate measures into Project building and landscape plans for implementation. 	<p>City of Oakland, Bureau of Planning:</p> <ul style="list-style-type: none"> Review and approve the Plan. <p>Applicant:</p> <ul style="list-style-type: none"> Ensure regular verification of compliance with the Plan. City of Oakland, Bureau of Building - Zoning Inspections: Conduct periodic site visits to verify compliance with the Plan. 	

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
<p>ground or to the height of existing adjacent landscape or the height of the proposed landscape. Examples of bird-friendly glazing treatments include the following:</p> <ul style="list-style-type: none"> • Use opaque glass in window panes instead of reflective glass. • Uniformly cover the interior or exterior of clear glass surface with patterns (e.g., dots, stripes, decals, images, abstract patterns). Patterns can be etched, fritted, or on films and shall have a density of no more than two inches horizontally, four inches vertically, or both (the “two-by-four” rule). • Install paned glass with fenestration patterns with vertical and horizontal mullions no more than two inches horizontally, four inches vertically, or both (the “two-by-four” rule). • Install external screens over non-reflective glass (as close to the glass as possible) for birds to perceive windows as solid objects. • Install UV-pattern reflective glass, laminated glass with a patterned UV-reflective coating, or UV-absorbing and UV-reflecting film on the glass since most birds can see ultraviolet light, which is invisible to humans. • Install decorative grilles, screens, netting, or louvers, with openings no more than two inches horizontally, four inches vertically, or both (the “two-by-four” rule). • Install awnings, overhangs, sunshades, or light shelves directly adjacent to clear glass which is recessed on all sides. • Install opaque window film or window 				

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
<p>film with a pattern/design which also adheres to the "two-by-four" rule for coverage.</p> <p>vi. Reduce light pollution. Examples include the following:</p> <ul style="list-style-type: none"> • Extinguish night-time architectural illumination treatments during bird migration season (February 15 to May 15 and August 15 to November 30). • Install time switch control devices or occupancy sensors on non-emergency interior lights that can be programmed to turn off during non-work hours and between 11:00 p.m. and sunrise. • Reduce perimeter lighting whenever possible. • Install full cut-off, shielded, or directional lighting to minimize light spillage, glare, or light trespass. • Do not use beams of lights during the spring (February 15 to May 15) or fall (August 15 to November 30) migration. <p>vii. Develop and implement a building operation and management manual that promotes bird safety. Example measures in the manual include the following:</p> <ul style="list-style-type: none"> • Donation of discovered dead bird specimens to an authorized bird conservation organization or museums (e.g., UC Berkeley Museum of Vertebrate Zoology) to aid in species identification and to benefit scientific study, as per all federal, state and local laws. • Distribution of educational materials on bird-safe practices for the building occupants. Contact Golden Gate Audubon Society or American Bird 				

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
<p>Conservancy for materials.</p> <ul style="list-style-type: none"> Asking employees to turn off task lighting at their work stations and draw office blinds, shades, curtains, or other window coverings at end of work day. Install interior blinds, shades, or other window coverings in windows above the ground floor visible from the exterior as part of the construction contract, lease agreement, or CC&Rs. Schedule nightly maintenance during the day or to conclude before 11 p.m., if possible. 				
CULTURAL RESOURCES				
<p>SCA-CUL-1: Archaeological and Paleontological Resources – Discovery During Construction. (#29)</p> <p>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</p>	<p>Implementation:</p> <ul style="list-style-type: none"> Ongoing, throughout all construction activities. 	<p>Project Applicant:</p> <ul style="list-style-type: none"> Adhere to conditions and standards regarding the discovery of historic or prehistoric subsurface cultural resources and paleontological resources; avoidance measures; excavation plans; preparation of an ARDTP; and qualifications of consulting archaeologists and paleontologists. 	<p>City of Oakland, Bureau of Planning – OCHS; Bureau of Building – Zoning Inspections:</p> <ul style="list-style-type: none"> Verify qualifications of as-needed consulting archeologist and/or paleontologist. Review and approve the ATDTP if one is required under conditions of the SCA. Verify all applicable conditions in the SCA are implemented. 	

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
<p>project site while measures for the cultural resources are implemented.</p> <p>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.</p> <p>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.</p>				

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
<p>SCA-CUL-2: Human Remains – Discovery during Construction. (#31)</p> <p>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.</p>	<p>Implementation:</p> <ul style="list-style-type: none"> Ongoing, throughout all construction activities. 	<p>Project Applicant:</p> <ul style="list-style-type: none"> Adhere to conditions regarding the discovery of human skeletal remains; avoidance measures; work stop and restart; and monitoring. 	<p>City of Oakland, Bureau of Planning; Alameda County Coroner:</p> <ul style="list-style-type: none"> As needed, review and approve plans to address human skeletal remains, including plans for avoidance or other treatment. 	
GEOLOGY AND SOILS				
<p>SCA-GEO-1: Construction-Related Permit(s). (#33)</p> <p>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.</p>	<p>Implementation:</p> <ul style="list-style-type: none"> Prior to approval of any construction-related permit. 	<p>Project Applicant:</p> <ul style="list-style-type: none"> Obtain all required construction-related permits/approvals from the City. 	<p>City of Oakland, Bureau of Planning; Bureau of Building – Zoning Inspections:</p> <ul style="list-style-type: none"> Confirm all required construction-related permits are obtained. 	

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
<p>SCA-GEO-2: Seismic Hazards Zone (Landslide/Liquefaction). (#36)</p> <p>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.</p>	<p>Submit Site-Specific Geotechnical Report:</p> <ul style="list-style-type: none"> • Prior to approval of any construction-related permit. <p>Conduct Work Pursuant to Approved Report:</p> <ul style="list-style-type: none"> • During Project design and construction. 	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Submit a site-specific geologic report prepared by a registered geologist. • Incorporate recommendations from the approved geologic report into the project design and implement the recommendations. 	<p>City of Oakland, Bureau of Planning; Bureau of Building:</p> <ul style="list-style-type: none"> • Review and approve geologic report and confirm recommendations are incorporated into the project design and construction. • Verify all other conditions in the SCA are implemented. 	
GREENHOUSE GAS EMISSIONS				
<p>SCA-GHG-1: Greenhouse Gas (GHG) Reduction Plan. (#38)</p> <p><i>a. Greenhouse Gas (GHG) Reduction Plan Required</i></p> <p>The project applicant shall retain a qualified air quality consultant to develop a Greenhouse Gas (GHG) Reduction Plan for City review and approval and shall implement the approved GHG Reduction Plan.</p> <p>The goal of the GHG Reduction Plan shall be to increase energy efficiency and reduce GHG emissions to below CEQA Thresholds of Significance (1,100 metric tons of CO_{2e} per year or 4.6 metric tons of CO_{2e} per year per service population) AND to reduce GHG emissions by 36 percent below the project's "adjusted" baseline GHG emissions (as explained below) to help achieve the City's goal of reducing GHG emissions. The GHG Reduction Plan shall include, at a minimum, (a) a detailed GHG emissions inventory for the project under a "business-as-usual" scenario with no consideration of project design features, or</p>	<p>Submit GHG Reduction Plan:</p> <ul style="list-style-type: none"> • Prior to approval of a construction-related permit. <p>Submit Annual Monitoring / Reports and Corrective Action Plans:</p> <ul style="list-style-type: none"> • Generally, starting two years after the City issues the first certificate of occupancy for the project, then ongoing for a period of at least 40 years. <p>Conduct Work Per Approved Plan:</p> <ul style="list-style-type: none"> • Ongoing, throughout all 	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Prepare and submit a GHG Reduction Plan, prepared by a qualified air quality consultant. • Conduct ongoing monitoring and reporting of implemented GHG reduction measures. • Implement GHG Reduction Plan. 	<p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit; Bureau of Building – Zoning Inspections:</p> <ul style="list-style-type: none"> • Review and approve GHG Reduction Plan. • Review Annual Report and, if needed, a Corrective GHG Action Plan. • Verify all applicable conditions in the SCA are implemented. 	

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
<p>other energy efficiencies, (b) an "adjusted" baseline GHG emissions inventory for the project, taking into consideration energy efficiencies included as part of the project (including the City's Standard Conditions of Approval, proposed mitigation measures, project design features, and other City requirements), (c) a comprehensive set of quantified additional GHG reduction measures available to further reduce GHG emissions beyond the adjusted GHG emissions, and (d) requirements for ongoing monitoring and reporting to demonstrate that the additional GHG reduction measures are being implemented. If the project is to be constructed in phases, the GHG Reduction Plan shall provide GHG emission scenarios by phase.</p> <p>Potential GHG reduction measures to be considered include, but are not be limited to, measures recommended in BAAQMD's latest CEQA Air Quality Guidelines, the California Air Resources Board Scoping Plan (December 2008, as may be revised), the California Air Pollution Control Officers Association (CAPCOA) Quantifying Greenhouse Gas Mitigation Measures (August 2010, as may be revised), the California Attorney General's website, and Reference Guides on Leadership in Energy and Environmental Design (LEED) published by the U.S. Green Building Council.</p> <p>The types of allowable GHG reduction measures include the following (listed in order of City preference): (1) physical design features; (2) operational features; and (3) the payment of fees to fund GHG-reducing programs (i.e., the purchase of "carbon credits") as explained below.</p> <p>The allowable locations of the GHG reduction measures include the following (listed in order of City preference): (1) the project site; (2) off-site within the City of Oakland; (3) off-site within the San Francisco Bay Area Air Basin; (4) off-site within the State of California; then (5) elsewhere in the</p>	<p>construction activities and project operations.</p>			

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
<p>United States.</p> <p>As with preferred locations for the implementation of all GHG reductions measures, the preference for carbon credit purchases include those that can be achieved as follows (listed in order of City preference): (1) within the City of Oakland; (2) within the San Francisco Bay Area Air Basin; (3) within the State of California; then (4) elsewhere in the United States. The cost of carbon credit purchases shall be based on current market value at the time purchased and shall be based on the project's operational emissions estimated in the GHG Reduction Plan or subsequent approved emissions inventory, which may result in emissions that are higher or lower than those estimated in the GHG Reduction Plan.</p> <p>For physical GHG reduction measures to be incorporated into the design of the project, the measures shall be included on the drawings submitted for construction-related permits.</p>				
<p><i>b. GHG Reduction Plan Required Implementation During Construction</i></p> <p>The project applicant shall implement the GHG Reduction Plan during construction of the project. For physical GHG reduction measures to be incorporated into the design of the project, the measures shall be implemented during construction. For physical GHG reduction measures to be incorporated into off-site projects, the project applicant shall obtain all necessary permits/approvals and the measures shall be included on drawings and submitted to the City Planning Director or his/her designee for review and approval. These off-site improvements shall be installed prior to completion of the subject project (or prior to completion of the project phase for phased projects). For GHG reduction measures involving the purchase of carbon credits, evidence</p>				

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
<p>of the payment/purchase shall be submitted to the City for review and approval prior to completion of the project (or prior to completion of the project phase, for phased projects).</p>				
<p><i>c. GHG Reduction Plan Implementation After Construction</i></p> <p>The project applicant shall implement the GHG Reduction Plan after construction of the project (or at the completion of the project phase for phased projects). For operational GHG reduction measures to be incorporated into the project or off-site projects, the measures shall be implemented on an indefinite and ongoing basis.</p> <p>The project applicant shall satisfy the following requirements for ongoing monitoring and reporting to demonstrate that the additional GHG reduction measures are being implemented. The GHG Reduction Plan requires regular periodic evaluation over the life of the project (generally estimated to be at least 40 years) to determine how the Plan is achieving required GHG emissions reductions over time, as well as the efficacy of the specific additional GHG reduction measures identified in the Plan.</p> <p>Annual Report. Implementation of the GHG reduction measures and related requirements shall be ensured through compliance with Conditions of Approval adopted for the project. Generally, starting two years after the City issues the first Certificate of Occupancy for the project, the project applicant shall prepare each year of the useful life of the project an Annual GHG Emissions Reduction Report ("Annual Report"), for review and approval by the City Planning Director or his/her designee. The Annual Report shall be submitted to an independent reviewer of the City's choosing, to be paid for by the project applicant.</p> <p>The Annual Report shall summarize the project's implementation of GHG reduction measures over</p>				

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
<p>the preceding year, intended upcoming changes, compliance with the conditions of the Plan, and include a brief summary of the previous year's Annual Report results (starting the second year). The Annual Report shall include a comparison of annual project emissions to the baseline emissions reported in the GHG Plan.</p> <p>The GHG Reduction Plan shall be considered fully attained when project emissions are less than either applicable numeric BAAQMD CEQA Thresholds AND GHG emissions are 36 percent below the project's "adjusted" baseline GHG emissions, as confirmed by the City through an established monitoring program. Monitoring and reporting activities will continue at the City's discretion, as discussed below.</p> <p>Corrective Procedure. If the third Annual Report, or any report thereafter, indicates that, in spite of the implementation of the GHG Reduction Plan, the project is not achieving the GHG reduction goal, the project applicant shall prepare a report for City review and approval, which proposes additional or revised GHG measures to better achieve the GHG emissions reduction goals, including without limitation, a discussion on the feasibility and effectiveness of the menu of other additional measures ("Corrective GHG Action Plan"). The project applicant shall then implement the approved Corrective GHG Action Plan.</p> <p>If, one year after the Corrective GHG Action Plan is implemented, the required GHG emissions reduction target is still not being achieved, or if the project applicant fails to submit a report at the times described above, or if the reports do not meet City requirements outlined above, the City may, in addition to its other remedies, (a) assess the project applicant a financial penalty based upon actual percentage reduction in GHG emissions as compared to the percent reduction in GHG</p>				

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
<p>emissions established in the GHG Reduction Plan; or (b) refer the matter to the City Planning Commission for scheduling of a compliance hearing to determine whether the project's approvals should be revoked, altered or additional conditions of approval imposed.</p> <p>The penalty as described in (a) above shall be determined by the City Planning Director or his/her designee and be commensurate with the percentage GHG emissions reduction not achieved (compared to the applicable numeric significance thresholds) or required percentage reduction from the "adjusted" baseline.</p> <p>In determining whether a financial penalty or other remedy is appropriate, the City shall not impose a penalty if the project applicant has made a good faith effort to comply with the GHG Reduction Plan.</p> <p>The City would only have the ability to impose a monetary penalty after a reasonable cure period and in accordance with the enforcement process outlined in Planning Code Chapter 17.152. If a financial penalty is imposed, such penalty sums shall be used by the City solely toward the implementation of the GHG Reduction Plan.</p> <p>Timeline Discretion and Summary. The City shall have the discretion to reasonably modify the timing of reporting, with reasonable notice and opportunity to comment by the applicant, to coincide with other related monitoring and reporting required for the project.</p>				
HAZARDS AND HAZARDOUS MATERIALS				
<p>SCA-HAZ-1: Hazardous Materials Related to Construction. (#39)</p> <p>The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential negative effects on groundwater, soils, and</p>	<p>Implementation:</p> <ul style="list-style-type: none"> Ongoing, throughout all construction activities. 	<p>Project Applicant:</p> <ul style="list-style-type: none"> Implement BMPs to minimize potential negative effects on groundwater, soils, and human health. 	<p>Project Applicant:</p> <ul style="list-style-type: none"> Ensure regular verification of implementation of construction BMPs. <p>City of Oakland, Bureau of</p>	

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
<p>human health. These shall include, at a minimum, the following:</p> <ol style="list-style-type: none"> a. Follow manufacture's recommendations for use, storage, and disposal of chemical products used in construction; b. Avoid overtopping construction equipment fuel gas tanks; c. During routine maintenance of construction equipment, properly contain and remove grease and oils; d. Properly dispose of discarded containers of fuels and other chemicals; e. Implement lead-safe work practices and comply with all local, regional, state, and federal requirements concerning lead (for more information refer to the Alameda County Lead Poisoning Prevention Program); and f. If soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the project applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notifying the City and applicable regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been 			<p>Planning:</p> <ul style="list-style-type: none"> • Conduct periodic site visits to verify that construction BMPs are implemented. 	

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
implemented under the oversight of the City or regulatory agency, as appropriate.				
<p>SCA-HAZ-2: Hazardous Building Materials and Site Contamination. (#40)</p> <p><i>a. Erosion and Sedimentation Control Plan Required</i></p> <p>The project applicant shall submit a comprehensive assessment report to the Bureau of Building, signed by a qualified environmental professional, documenting the presence or lack thereof of asbestos-containing materials (ACMs), lead-based paint, polychlorinated biphenyls (PCBs), and any other building materials or stored materials classified as hazardous materials by State or federal law. If lead-based paint, ACMs, PCBs, or any other building materials or stored materials classified as hazardous materials are present, the project applicant shall submit specifications prepared and signed by a qualified environmental professional, for the stabilization and/or removal of the identified hazardous materials in accordance with all applicable laws and regulations. The project applicant shall implement the approved recommendations and submit to the City evidence of approval for any proposed remedial action and required clearances by the applicable local, state, or federal regulatory agency.</p> <p><i>b. Environmental Site Assessment Required</i></p> <p>The project applicant shall submit a Phase I Environmental Site Assessment report, and Phase II Environmental Site Assessment report if warranted by the Phase I report, for the project site for review and approval by the City. The report(s) shall be prepared by a qualified environmental assessment professional and include recommendations for remedial action, as appropriate, for hazardous materials. The project applicant shall implement the approved recommendations and submit to the City</p>	<p>Submit Environmental Site Assessment and Health and Safety Plan:</p> <ul style="list-style-type: none"> • Prior to approval of any construction-related permit. <p>Conduct Work Per Approved Plans and BMPs:</p> <ul style="list-style-type: none"> • Ongoing, throughout all construction activities. 	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Submit and implement a Phase I Environmental Site Assessment report, and Phase II Environmental Site Assessment report if warranted, for the project site, per condition (a). • Submit and implement a Health and Safety Plan, per condition (b). • Ensure BMPs to minimize potential soil and groundwater hazards are implemented, per condition (c). 	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Ensure regular verification of the implementation of construction BMPs. <p>City of Oakland, Bureau of Planning; Bureau of Building – Zoning Inspections; Oakland Fire Department - Hazardous Materials Division:</p> <ul style="list-style-type: none"> • Review and approve Environmental Site Assessment reports. • Review and approve the Health and Safety Plan. • Conduct periodic site visits to verify that construction BMPs are implemented. 	

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
<p>evidence of approval for any proposed remedial action and required clearances by the applicable local, state, or federal regulatory agency.</p> <p><i>c. Health and Safety Plan Required</i> The project applicant shall submit a Health and Safety Plan for the review and approval by the City in order to protect project construction workers from risks associated with hazardous materials. The project applicant shall implement the approved Plan.</p> <p><i>d. Best Management Practices (BMPs) Required for Contaminated Sites</i> The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential soil and groundwater hazards. These shall include the following:</p> <ul style="list-style-type: none"> i. Soil generated by construction activities shall be stockpiled on-site in a secure and safe manner. All contaminated soils determined to be hazardous or non-hazardous waste must be adequately profiled (sampled) prior to acceptable reuse or disposal at an appropriate off-site facility. Specific sampling and handling and transport procedures for reuse or disposal shall be in accordance with applicable local, state, and federal requirements. ii. Groundwater pumped from the subsurface shall be contained on-site in a secure and safe manner, prior to treatment and disposal, to ensure environmental and health issues are resolved pursuant to applicable laws and policies. Engineering controls shall be utilized, which include impermeable barriers to prohibit groundwater and vapor intrusion into the building. 				

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
<p>SCA-HAZ-3: Hazardous Materials Business Plan. (#41)</p> <p>The project applicant shall submit a Hazardous Materials Business Plan for review and approval by the City, and shall implement the approved Plan. The approved Plan shall be kept on file with the City and the project applicant shall update the Plan as applicable. The purpose of the Hazardous Materials Business Plan is to ensure that employees are adequately trained to handle hazardous materials and provides information to the Fire Department should emergency response be required. Hazardous materials shall be handled in accordance with all applicable local, state, and federal requirements. The Hazardous Materials Business Plan shall include the following:</p> <ol style="list-style-type: none"> The types of hazardous materials or chemicals stored and/or used on-site, such as petroleum fuel products, lubricants, solvents, and cleaning fluids. The location of such hazardous materials. An emergency response plan including employee training information. A plan that describes the manner in which these materials are handled, transported, and disposed. 	<p>Submit Hazardous Materials Business Plan:</p> <ul style="list-style-type: none"> Prior to approval of final building permit. <p>Conduct Work Per Approved Plan:</p> <ul style="list-style-type: none"> Ongoing, throughout all construction activities. 	<p>Project Applicant:</p> <ul style="list-style-type: none"> Submit a Hazardous Materials Business Plan for review and approval by the City, and implement the approved Plan. 	<p>City of Oakland, Bureau of Planning; Bureau of Building – Zoning Inspections; Oakland Fire Department - Hazardous Materials Division:</p> <ul style="list-style-type: none"> Review and approve the Hazardous Materials Building Plan. 	
HYDROLOGY AND WATER QUALITY				
<p>SCA-HYD-1: Erosion and Sedimentation Control Plan for Construction. (#45)</p> <p><i>a. Erosion and Sedimentation Control Plan Required</i></p> <p>The project applicant shall submit an Erosion and Sedimentation Control Plan to the City for review and approval. The Erosion and Sedimentation Control Plan shall include all necessary measures to be taken to prevent excessive stormwater runoff or carrying by stormwater runoff of solid materials on to lands of adjacent property owners, public streets,</p>	<p>Submit Plan:</p> <ul style="list-style-type: none"> Prior to approval of any construction-related permit. <p>Conduct Work Pursuant to Approved Plan:</p> <ul style="list-style-type: none"> Throughout all construction activities. 	<p>Project Applicant:</p> <ul style="list-style-type: none"> Submit an Erosion and Sedimentation Control Plan. Obtain permission or easements necessary for off-site work. Ensure post-construction inspection and maintenance. 	<p>City of Oakland, Bureau of Planning; Bureau of Building – Zoning Inspections:</p> <ul style="list-style-type: none"> Review and confirm Erosion and Sedimentation Control Plan. Ensure implementation of Erosion and Sedimentation Control Plan. 	

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
<p>or to creeks as a result of conditions created by grading and/or construction operations. The Plan shall include, but not be limited to, such measures as short-term erosion control planting, waterproof slope covering, check dams, interceptor ditches, benches, storm drains, dissipation structures, diversion dikes, retarding berms and barriers, devices to trap, store and filter out sediment, and stormwater retention basins. Off-site work by the project applicant may be necessary. The project applicant shall obtain permission or easements necessary for off-site work. There shall be a clear notation that the plan is subject to changes as changing conditions occur. Calculations of anticipated stormwater runoff and sediment volumes shall be included, if required by the City. The Plan shall specify that, after construction is complete, the project applicant shall ensure that the storm drain system shall be inspected and that the project applicant shall clear the system of any debris or sediment.</p> <p><i>b. Erosion and Sedimentation Control During Construction</i></p> <p>The project applicant shall implement the approved Erosion and Sedimentation Control Plan. No grading shall occur during the wet weather season (October 15 through April 15) unless specifically authorized in writing by the Bureau of Building.</p>	<p>Post-Construction Inspection and Clearance:</p> <ul style="list-style-type: none"> • Prior to final permit. <p>Implementation:</p> <ul style="list-style-type: none"> • During Construction 		<ul style="list-style-type: none"> • If applicable, authorize grading during wet weather season • Conduct post-construction inspection. <p>Bureau of Building</p>	
<p>SCA-HYD-2: NPDES C.3 Stormwater Requirements for Regulated Projects. (#50)</p> <p><i>a. Post-Construction Stormwater Management Plan Required</i></p> <p>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</p>	<p>Submit Post-Construction Stormwater Management Plan:</p> <ul style="list-style-type: none"> • Prior to issuance of any construction-related permit. <p>Verify Plan:</p> <ul style="list-style-type: none"> • Prior to final permit 	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Submit Post-Construction Stormwater Management Plan with project improvement plans, and implement Plan. 	<p>City of Oakland, Bureau of Planning:</p> <ul style="list-style-type: none"> • Verify that the applicant complies with the requirements of Provision C.3 of the NPDES permit. • Verify that a completed Stormwater Supplemental Form and Post-Construction 	

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
<p>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:</p> <ul style="list-style-type: none"> 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. <p><i>b. Maintenance Agreement Required</i> 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:</p> <ul style="list-style-type: none"> 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 	<p>approval.</p> <p>Implement Plan:</p> <ul style="list-style-type: none"> • Ongoing, throughout construction activities and project operations. <p>Implementation:</p> <ul style="list-style-type: none"> • Prior to building permit final 	<p>Bureau of Building</p>	<p>Stormwater Management Plan are adequately prepared.</p> <ul style="list-style-type: none"> • Verify Plan is implemented. <p>Bureau of Building</p>	

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
<p>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.</p> <p>The maintenance agreement shall be recorded at the County Recorder's Office at the applicant's expense.</p>				
<p>SCA-HYD-3: State Construction General Permit. (#46)</p> <p>The project applicant shall comply with the requirements of the Construction General Permit issued by the State Water Resources Control Board (SWRCB). The project applicant shall submit a Notice of Intent (NOI), Stormwater Pollution Prevention Plan (SWPPP), and other required Permit Registration Documents to SWRCB. The project applicant shall submit evidence of compliance with Permit requirements to the City.</p>	<p>Submit Documents to SWRCB:</p> <ul style="list-style-type: none"> • Prior issuance of any construction-related permit. <p>Conduct Work Pursuant to Approved SWPPP and General Permit:</p> <ul style="list-style-type: none"> • Ongoing, throughout all construction activities. 	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Submit a NOI, SWPPP, and other required Permit Registration Documents to SWRCB, and evidence of compliance to the City. 	<p>City of Oakland, Bureau of Planning; Public Works Agency – Environmental Services</p> <ul style="list-style-type: none"> • Verify compliance with all Permit requirements. 	
NOISE				
<p>SCA-NOS-1: Construction Days/Hours. (#58)</p> <p>The project applicant shall comply with the following restrictions concerning construction days and hours:</p> <ol style="list-style-type: none"> 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. 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 	<p>Implementation:</p> <ul style="list-style-type: none"> • Ongoing, throughout all construction activities. 	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Require construction contractors limit standard construction activities. 	<p>City of Oakland, Bureau of Planning:</p> <ul style="list-style-type: none"> • Verify construction activity noise is appropriately controlled. 	

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
<p>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.</p> <p>c. No construction is allowed on Sunday or federal holidays.</p> <p>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.</p> <p>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.</p>				
<p>SCA-NOS-2: Construction Noise. (#59)</p> <p>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:</p> <p>a. Equipment and trucks used for project</p>	<p>Implementation:</p> <ul style="list-style-type: none"> • Ongoing, throughout all construction activities. 	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Require construction contractors limit standard construction activities. 	<p>City of Oakland, Bureau of Planning:</p> <ul style="list-style-type: none"> • Verify construction activity noise is appropriately controlled. 	

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
<p>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.</p> <p>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.</p> <p>c. Applicant shall use temporary power poles instead of generators where feasible.</p> <p>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.</p> <p>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</p>				

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
implemented.				
<p>SCA-NOS-3: Extreme Construction Noise. (#60) <i>a. Construction Noise Management Plan Required</i> 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:</p> <ol style="list-style-type: none"> 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 	<p>Submit Plan:</p> <ul style="list-style-type: none"> • Prior to approval of any construction-related permit. <p>Conduct Work Pursuant to Approved Plan:</p> <ul style="list-style-type: none"> • Ongoing, throughout all construction activities. 	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Submit and implement a Construction Noise Management Plan prepared by a qualified acoustical consultant to address extreme noise generating activities • Submit description of type and duration of extreme noise generating activities, noise attenuation measures, and the proposed public notice. • Post public notice of extreme noise generating activities. 	<p>City of Oakland, Bureau of Planning:</p> <ul style="list-style-type: none"> • Review and approve Plan if required noise attenuation will be achieved. • Review and approve proposed noise attenuation measures and public notice. 	

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
<p>v. Monitor the effectiveness of noise attenuation measures by taking noise measurements.</p> <p>b. <i>Public Notification Required</i> 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.</p>				
<p>SCA-NOS-4: Construction Noise Complaints. (#62) 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:</p> <ol style="list-style-type: none"> Designation of an on-site construction complaint and enforcement manager for the project; 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; Protocols for receiving, responding to, and tracking received complaints; and 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. 	<p>Submit Procedures:</p> <ul style="list-style-type: none"> Prior to approval of any construction-related permit. <p>Implementation:</p> <ul style="list-style-type: none"> Ongoing, throughout all construction activities. 	<p>Project Applicant:</p> <ul style="list-style-type: none"> Submit and implement procedures for responding to and tracking construction noise complaints. Maintain log of complaints and actions taken. 	<p>City of Oakland, Bureau of Planning:</p> <ul style="list-style-type: none"> Review and approve construction noise complaints procedures. As needed, request complaint log for review. 	

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
<p>SCA-NOS-5: Operational Noise. (#64) 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.</p>	<p>Implementation:</p> <ul style="list-style-type: none"> Ongoing, throughout all construction activities. 	<p>Project Applicant:</p> <ul style="list-style-type: none"> Ensure noise levels from the activity, property, or any mechanical equipment on site shall comply with the performance standards described in the SCA. 	<p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit; Bureau of Building – Zoning Inspections:</p> <ul style="list-style-type: none"> If noise levels exceed performance standards, verify compliance after action is taken by project applicant to regain compliance as described in the SCA. 	
POPULATION AND HOUSING				
<p>SCA-POP-1: Jobs/Housing Impact Fee. (#67) The project applicant shall submit payment to the City in accordance with the requirements of the City of Oakland Jobs/Housing Impact Fee Program (chapter 15.68 of the Oakland Municipal Code).</p>	<p>Implementation:</p> <ul style="list-style-type: none"> Prior to approval of any construction-related permit 	<p>Project Applicant:</p> <ul style="list-style-type: none"> Submit payment in accordance with the requirements of the City of Oakland Jobs/Housing Impact Fee Program 	<p>City of Oakland, Bureau of Planning</p> <ul style="list-style-type: none"> Verify receipt of payment 	
TRANSPORTATION AND TRAFFIC				
<p>SCA-TRANS-1: Transportation and Parking Demand Management. (#71) <i>a. Transportation and Parking Demand Management (TDM) Plan Required</i> The project applicant shall submit a Transportation and Parking Demand Management (TDM) Plan for review and approval by the City. i. The goals of the TDM Plan shall be the following:</p> <ul style="list-style-type: none"> Reduce vehicle traffic and parking demand generated by the project to the maximum extent practicable, consistent with the potential traffic and parking impacts of the project. 	<p>Submit Approved Plan:</p> <ul style="list-style-type: none"> Prior to development of any construction-related permit. 	<p>Project Applicant:</p> <ul style="list-style-type: none"> Submit TDM Plan, including ongoing monitoring and enforcement program 	<p>City of Oakland, Bureau of Planning; Oakland Transportation Services Division:</p> <ul style="list-style-type: none"> Review and approve TDM Plan. 	

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
<ul style="list-style-type: none"> • Achieve the following project vehicle trip reductions (VTR): • Projects generating 50-99 net new a.m. or p.m. peak hour vehicle trips: 10 percent VTR • Projects generating 100 or more net new a.m. or p.m. peak hour vehicle trips: 20 percent VTR • Increase pedestrian, bicycle, transit, and carpool/vanpool modes of travel. All four modes of travel shall be considered, as appropriate. • Enhance the City's transportation system, consistent with City policies and programs. <p>ii. TDM strategies to consider include, but are not limited to, the following:</p> <ul style="list-style-type: none"> • Inclusion of additional long-term and short-term bicycle parking that meets the design standards set forth in chapter five of the Bicycle Master Plan and the Bicycle Parking Ordinance (chapter 17.117 of the Oakland Planning Code), and shower and locker facilities in commercial developments that exceed the requirement. • Construction of and/or access to bikeways per the Bicycle Master Plan; construction of priority bikeways, on-site signage and bike lane striping. • Installation of safety elements per the Pedestrian Master Plan (such as crosswalk striping, curb ramps, count down signals, bulb outs, etc.) to encourage convenient and safe crossing at arterials, in addition to safety elements required to address safety impacts of the 				

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
<p>project.</p> <ul style="list-style-type: none"> • Installation of amenities such as lighting, street trees, and trash receptacles per the Pedestrian Master Plan and any applicable streetscape plan. • Construction and development of transit stops/shelters, pedestrian access, way finding signage, and lighting around transit stops per transit agency plans or negotiated improvements. • Direct on-site sales of transit passes purchased and sold at a bulk group rate (through programs such as AC Transit Easy Pass or a similar program through another transit agency). • Provision of a transit subsidy to employees or residents, determined by the project applicant and subject to review by the City, if employees or residents use transit or commute by other alternative modes. • Provision of an ongoing contribution to transit service to the area between the project and nearest mass transit station prioritized as follows: 1) Contribution to AC Transit bus service; 2) Contribution to an existing area shuttle service; and 3) Establishment of new shuttle service. The amount of contribution (for any of the above scenarios) would be based upon the cost of establishing new shuttle service (Scenario 3). • Guaranteed ride home program for employees, either through 511.org or through separate program. • Pre-tax commuter benefits (commuter checks) for employees. 				

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
<ul style="list-style-type: none"> • Free designated parking spaces for on-site car-sharing program (such as City Car Share, Zip Car, etc.) and/or car-share membership for employees or tenants. • On-site carpooling and/or vanpool program that includes preferential (discounted or free) parking for carpools and vanpools. • Distribution of information concerning alternative transportation options. • Parking spaces sold/leased separately for residential units. Charge employees for parking, or provide a cash incentive or transit pass alternative to a free parking space in commercial properties. • Parking management strategies including attendant/valet parking and shared parking spaces. • Requiring tenants to provide opportunities and the ability to work off-site. • Allow employees or residents to adjust their work schedule in order to complete the basic work requirement of five eight-hour workdays by adjusting their schedule to reduce vehicle trips to the worksite (e.g., working four, ten-hour days; allowing employees to work from home two days per week). • Provide or require tenants to provide employees with staggered work hours involving a shift in the set work hours of all employees at the workplace or flexible work hours involving individually determined work hours. 				

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
<p>The TDM Plan shall indicate the estimated VTR for each strategy, based on published research or guidelines where feasible. For TDM Plans containing ongoing operational VTR strategies, the Plan shall include an ongoing monitoring and enforcement program to ensure the Plan is implemented on an ongoing basis during project operation. If an annual compliance report is required, as explained below, the TDM Plan shall also specify the topics to be addressed in the annual report.</p> <p><i>b. TDM Implementation — Physical Improvements</i> For VTR strategies involving physical improvements, the project applicant shall obtain the necessary permits/approvals from the City and install the improvements prior to the completion of the project.</p> <p><i>c. TDM Implementation — Operational Strategies</i> For projects that generate 100 or more net new a.m. or p.m. peak hour vehicle trips and contain ongoing operational VTR strategies, the project applicant shall submit an annual compliance report for the first five years following completion of the project (or completion of each phase for phased projects) for review and approval by the City. The annual report shall document the status and effectiveness of the TDM program, including the actual VTR achieved by the project during operation. If deemed necessary, the City may elect to have a peer review consultant, paid for by the project applicant, review the annual report. If timely reports are not submitted and/or the annual reports indicate that the project applicant has failed to implement the TDM Plan, the project will be considered in violation of the</p>	<p>Implement Physical Improvements:</p> <ul style="list-style-type: none"> • Prior to the building permit final. <p>Implement Operational Strategies:</p> <ul style="list-style-type: none"> • Ongoing, for the first five years following completion of the project. <p>Submit Annual Compliance Reports</p> <ul style="list-style-type: none"> • Annually, for the first five years following completion of the project. 	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Obtain the necessary City permits/approvals and install the improvements per the TDM. <p>Project Applicant:</p> <ul style="list-style-type: none"> • Obtain the necessary City permits/approvals and install the improvements per the TDM. • Conduct and submit annual compliance reports. • If deemed necessary, pay for peer review consultant to review annual compliance reports. 	<p>City of Oakland, Bureau of Planning; Oakland Transportation Services Division:</p> <ul style="list-style-type: none"> • Ensure the applicant obtains necessary permits/approvals; • Confirm installation of any improvements. <p>City of Oakland, Bureau of Planning; Oakland Transportation Services Division:</p> <ul style="list-style-type: none"> • Ensure the applicant obtains necessary permits/approvals; • Review and approve annual compliance reports, which may be conducted by a peer review consultant, paid for by the project applicant, if deemed necessary. • Initiate enforcement action 	

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
<p>Conditions of Approval and the City may initiate enforcement action as provided for in these Conditions of Approval. The project shall not be considered in violation of this Condition if the TDM Plan is implemented but the VTR goal is not achieved.</p>			<p>if warranted based outcome of annual compliance reports</p>	
<p>SCA-TRANS-2: Construction Activity in the Public Right-of-Way. (#68)</p> <p><i>a. Obstruction Permit Required</i> 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.</p> <p><i>b. Traffic Control Plan Required</i> 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.</p> <p><i>c. Repair City Streets</i> 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</p>	<p>Obtain Approved Permit:</p> <ul style="list-style-type: none"> • Prior to approval of any construction-related permit. <p>Physical Conditions Assessment:</p> <ul style="list-style-type: none"> • Prior to building permit final. <p>Implementation:</p> <ul style="list-style-type: none"> • Prior to approval of construction-related permit <p>Implementation:</p> <ul style="list-style-type: none"> • Prior to Building Permit Final 	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Obtain an obstruction permit to place any temporary construction-related obstruction in the public right-of-way. <p>Public Works Department, Transportation Services Division</p>	<p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit; Public Works Agency:</p> <ul style="list-style-type: none"> • Review and approve obstruction permit application. <p>Bureau of Building</p> <p>Bureau of Building</p>	

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
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.				
<p>SCA-TRANS-3: Bicycle Parking. (#69)</p> <p>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.</p>	<p>Submit Plans:</p> <ul style="list-style-type: none"> • Prior to approval of any construction-related permit. <p>Implementation:</p> <ul style="list-style-type: none"> • Prior to building permit final, parking shall be installed. 	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Submit project plans demonstrating compliance with the City's bicycle parking requirements. 	<p>City of Oakland, Bureau of Planning; Oakland Transportation Services Division:</p> <ul style="list-style-type: none"> • Review and approve project plans for compliance with the City's bicycle parking requirements. • Verify project compliance per the approved plan. 	
UTILITIES AND SERVICE SYSTEMS				
<p>SCA-UTIL-1: Construction and Demolition Waste Reduction and Recycling. (#74)</p> <p>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</p>	<p>Submit WRRP:</p> <ul style="list-style-type: none"> • Prior to approval of any construction-related permit. <p>Conduct Work Per Approved Plan:</p> <ul style="list-style-type: none"> • Ongoing, throughout all construction activities. 	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Submit Construction and Demolition Waste Reduction and Recycling Plan (WRRP). 	<p>City of Oakland, Bureau of Planning; Public Works – Environmental Services:</p> <ul style="list-style-type: none"> • Review and approve WRRP. 	

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
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.				
<p>SCA-UTIL-2: Underground Utilities. (#75)</p> <p>The project applicant shall place underground all new utilities serving the project and under the control of the project applicant and the City, including all new gas, electric, cable, and telephone facilities, fire alarm conduits, street light wiring, and other wiring, conduits, and similar facilities. The new facilities shall be placed underground along the project's street frontage and from the project structures to the point of service. Utilities under the control of other agencies, such as PG&E, shall be placed underground if feasible. All utilities shall be installed in accordance with standard specifications of the serving utilities.</p>	<p>Submit Plans:</p> <ul style="list-style-type: none"> • Prior to approval of any construction-related permit. <p>Implementation:</p> <ul style="list-style-type: none"> • During Construction 	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Submit and implement project plans demonstrating compliance with standard specifications of the serving utilities. 	<p>City of Oakland, Bureau of Planning:</p> <ul style="list-style-type: none"> • Review and approve project plans for compliance. 	
<p>SCA-UTIL-3: Recycling Collection and Storage Space. (#76)</p> <p>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.</p>	<p>Submit Plans:</p> <ul style="list-style-type: none"> • Prior to approval of any construction-related permit. <p>Conduct Work Per Ordinance:</p> <ul style="list-style-type: none"> • Ongoing, throughout all construction activities and project operations. 	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Submit and implement project plans demonstrating compliance with the Oakland Recycling Space Allocation Ordinance. 	<p>City of Oakland, Bureau of Planning:</p> <ul style="list-style-type: none"> • Review and approve project plans for compliance with the Ordinance. 	

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
<p>SCA-UTIL-4: Green Building Requirements. (#77) <i>a. Compliance with Green Building Requirements During Plan-Check</i></p> <p>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).</p> <p>i. The following information shall be submitted to the City for review and approval with the application for a building permit:</p> <ul style="list-style-type: none"> • 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 	<p>Submit "Plan Check" Compliance Information:</p> <ul style="list-style-type: none"> • Prior to approval of first construction (building) permit. <p>Submit "During Construction" Compliance Information:</p> <ul style="list-style-type: none"> • Ongoing, throughout all construction activities. <p>Submit "After Construction" Compliance Information:</p> <ul style="list-style-type: none"> • Prior to the finalizing the Building Permit. 	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Submit information and plans to demonstrate compliance with the applicable requirements of the City of Oakland Green Building Ordinance and the Bay Friendly Basic Landscape. 	<p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Unit; Bureau of Building – Zoning Inspections:</p> <ul style="list-style-type: none"> • Review and approve GHG Reduction Plan. • Review and approve project plans and required information to confirm compliance with all Green Building requirements. 	

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
<p>Building Ordinance, unless an Unreasonable Hardship Exemption was granted during the review of the Planning and Zoning permit.</p> <ul style="list-style-type: none"> • Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance. <p>ii. The set of plans in subsection (i) shall demonstrate compliance with the following:</p> <ul style="list-style-type: none"> • CALGreen mandatory measures. • All pre-requisites per the green building checklist approved during the review of the Planning and Zoning permit, or, if applicable, all the green building measures approved as part of the Unreasonable Hardship Exemption granted during the review of the Planning and Zoning permit. • A minimum of 23 points (3 Community; 6 IAQ/Health; 6 Resources; 8 Water) as defined by the Green Building Ordinance for Residential New Construction. • 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. 				

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
<p><i>b. Compliance with Green Building Requirements During Construction</i></p> <p>The project applicant shall comply with the applicable requirements of CALGreen and the Oakland Green Building Ordinance during construction of the project.</p> <p>The following information shall be submitted to the City for review and approval:</p> <ul style="list-style-type: none"> • 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. • 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. • Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance. <p><i>c. Compliance with Green Building Requirements After Construction</i></p> <p>Within sixty (60) days of the final inspection of the building permit for the project, the Green Building Certifier shall submit the appropriate documentation to Build It Green and attain the minimum required certification/point level. Within one year of the final inspection of the building permit for the project, the applicant shall submit to the Bureau of Planning the Certificate from the organization listed above demonstrating certification and compliance with the minimum point/certification level noted above.</p>				

Mitigation Measures and/or SCAs, and SCA Implementation Measures	When Required	Implementation Responsibility and Action	Monitoring Responsibility and Action	Date Completed / Signature
<p>SCA-UTIL-5: Sanitary Sewer System. (#79)</p> <p>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.</p>	<p>Submit Plan:</p> <ul style="list-style-type: none"> • Prior to approval of any construction-related permit. <p>Conduct Work Per Approved Plan:</p> <ul style="list-style-type: none"> • Ongoing, throughout all construction activities and project operations. <p>Pay Fee:</p> <ul style="list-style-type: none"> • Prior to approval of any improvements to the sanitary sewer system. 	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Submit a Sanitary Sewer Impact Analysis. • Comply with wastewater flow estimates identified in the Analysis. • Pay Sanitary Sewer Impact Fee as needed for system improvements. 	<p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Division:</p> <ul style="list-style-type: none"> • Review and approve Sanitary Sewer Impact Analysis. 	
<p>SCA-UTIL-6: Storm Drain System. (#80)</p> <p>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.</p>	<p>Submit Plan:</p> <ul style="list-style-type: none"> • Prior to approval of any construction-related permit. <p>Conduct Work Per Approved Plan:</p> <ul style="list-style-type: none"> • Ongoing, throughout all construction activities and project operations. 	<p>Project Applicant:</p> <ul style="list-style-type: none"> • Submit Storm Drainage Design Plans pursuant to City guidelines and performance measures. 	<p>City of Oakland, Bureau of Planning; Oakland Department of Transportation Engineering Services Division; Bureau of Building:</p> <ul style="list-style-type: none"> • Review and approve Storm Drainage Design Plans. 	

Attachment A:

**CEQA document provided under separate cover to the
Planning Commission; hard copy available at
Planning/Zoning Counter at 250 Frank H Ogawa Plaza,
Suite 2114; electronic copy available as Item #69 at this link:
[http://www2.oaklandnet.com/government/o/PBN/OurServices/
Application/DOWD009157](http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157)**

SOLOMON CORDWELL BUENZ
EINWILLER KUEHL
SANDIS

2 KAISER PLAZA
CIM
FINAL DEVELOPMENT PERMIT
11 - 10 - 2017



2 KAISER PLAZA DRAWING SHEET INDEX

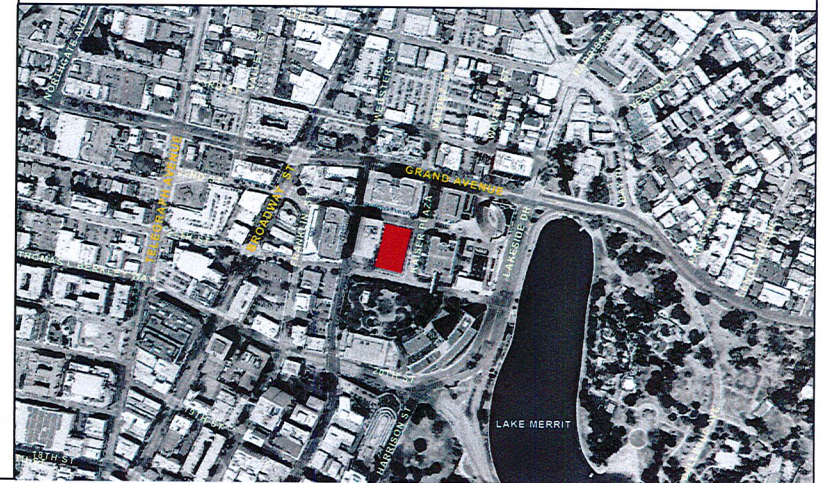
A49 Wall Type 03
 A50 Wall Type 04
 A51 Principal Materials
 A52 Green Building Ordinance
 A53 Green Building Ordinance
 A54 Green Building Ordinance

A41	A&B	South Elevation	A33	Scheme B	Ground Floor Plan
A42	A&B	North Elevation	A34	Scheme B	Floor Plan / 02-03
A43	A&B	West Elevation	A35	Scheme B	Floor Plan / 04-07
A44	A&B	East Elevation	A36	Scheme B	Floor Plan / 08
A45		Wall Types	A37	Scheme B	Floor Plan / 09-30
A46		Wall Types	A38	Scheme B	Floor Plan / 31
A47		Wall Type 01	A39	Scheme B	Floor Plan / 32-33
A48		Wall Type 02	A40	Scheme B	Roof Plan

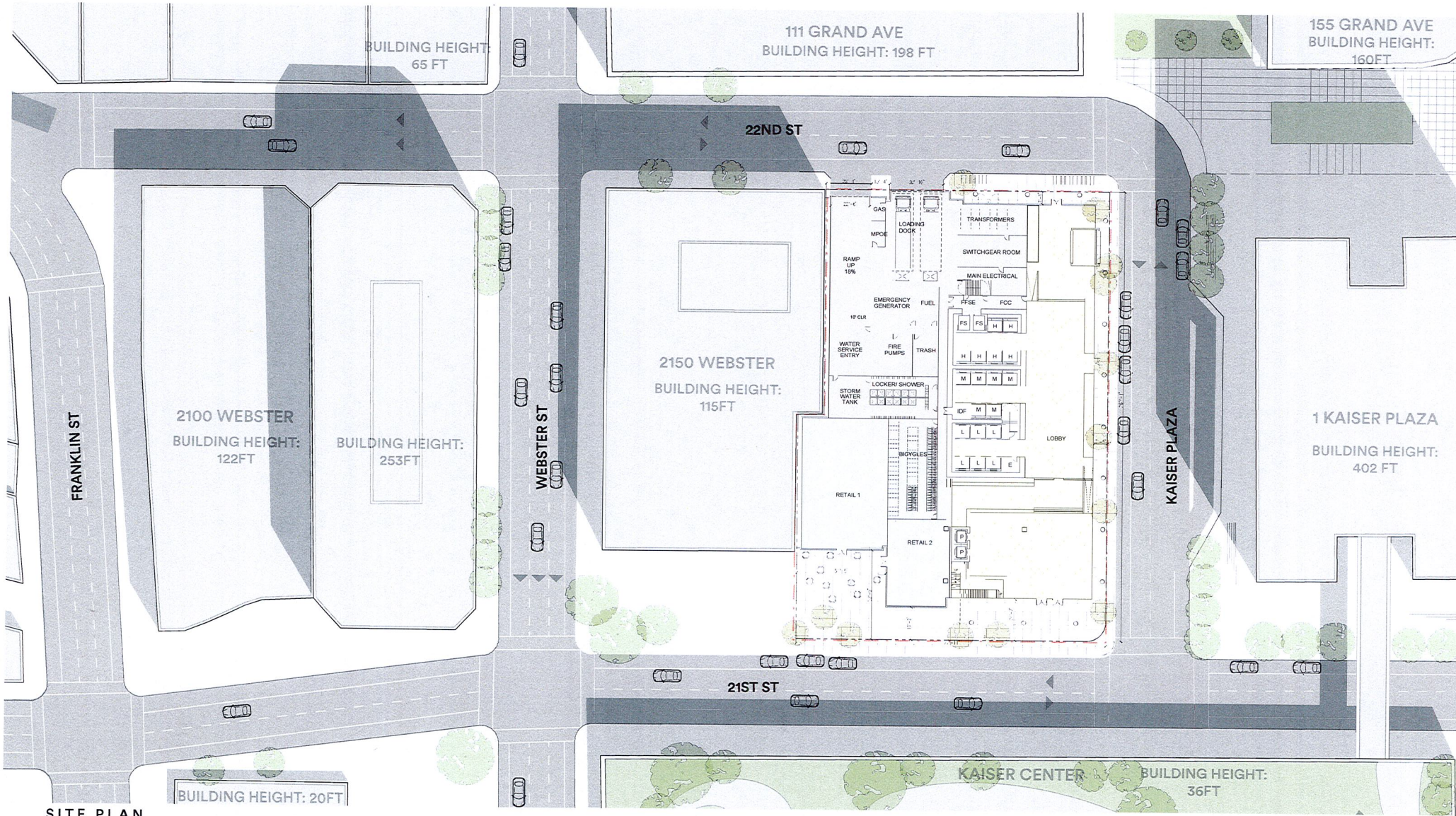
A12	Scheme A	Cover Sheet	A1	Cover Sheet
A13	Scheme A	Area Summary	A2	Project Data
A14	Scheme A	View from 21st St	A3	Site Plan
A15	Scheme A	View from South up Webster	L1	Site Analysis and Context
A16	Scheme A	East - West Section	L2	Illustrative Site Plan
A17	Scheme A	North - South Section	L3	Overall Site Sections
			L4	Rooms 1 and 2
			L5	Room 3
			L6	Room 4
			L7	Room 5
			L8	Planting
A18	Scheme A	Ground Floor Plan	C0	Boundary & Topographic Survey
A19	Scheme A	Floor Plan / 02 - 03	C1	Grading & Utility Plan
A20	Scheme A	Floor Plan / 04-05	C2	Preliminary Stormwater Management Plan
A21	Scheme A	Floor Plan / 06	C3	Preliminary Water Pollution Control Drawing
A22	Scheme A	Floor Plan / 07-17		
A23	Scheme A	Floor Plan / 18-19		
A24	Scheme A	Floor Plan / 20-21		
A25	Scheme A	Roof Plan		
A26	Scheme B	Cover Sheet	A4	Scheme A & Scheme B
A27	Scheme B	Area Summary	A5	Color photographs showing the lot
A28	Scheme B	View from 21st Street	A6	Color photographs showing the neighbors
A29	Scheme B	View from South up Webster	A7	Color photographs showing the neighbors
A30	Scheme B	View from 580	A8	View on 21st St
A31	Scheme B	East West Section	A9	View of Lobby from SE
A32	Scheme B	North - South Section	A10	View of Lobby from NE
			A11	View of top of building

2 KAISER PLAZA (AKA 323 22ND STREET) _ ZONING SUMMARY

GENERAL ZONING INFORMATION	REFERENCE	NOTES
ASSESSORS BLOCK	Survey TBD	Parcel No.s 008-065301501/065300800/065300900/065301000
ZONING USE DISTRICT	OAK-GIS	CBD-C
PERMITTED AND/OR CONDITIONAL USES	17.58	Office, Residential, Retail, Parking permitted (fee parking if 3 floors or more only); CU req'd if >200k GSF; see 17.136 for DRC procedures
HEIGHT & BULK DISTRICT	OAK-GIS	height area 7 - no limit
GENERAL PLAN	OAK-GIS	Downtown Oakland Specific Plan (underway) - Central Business District
HISTORIC OR LANDMARK STATUS	OAK-GIS	NONE
LIQUEFACTION HAZARD ZONE	OAK-GIS	Severity 2
CONDO CONVERSION IMPACT AREA	OAK-GIS	NO
HEIGHT AND BULK CONTROLS		
SITE AREA	Survey TBD	44,615.1 sqft (85% lot coverage=37,922.75 GSF)
FLOOR AREA RATIO (FAR)	17.58.03	FAR 20 maximum (892,300 GSF); see also 17.106.030
HEIGHT LIMIT	17.97	no limit
BULK LIMITS		max base height 120'; tower unlimited. Lot coverage 100% Base (120') and 85% above. No max length, diagonal, or plate
REQUIRED SETBACKS	17.58.03	0 feet min front/5 feet max front & street sides for floors 1-3 or 35'; no min interior or rear; ground floor 15' min ht. CU allows exceptions
REAR YARDS / COURTS		None required
EASEMENTS	survey TBD	none discovered
ADJACENCIES		private parking garage, private office buildings
TOWER SEPARATION REQUIREMENTS		No minimum (area 7 only)
UNIT SEPARATION / EXPOSURE REQUIREMENTS	17.108.080	none
SOLAR / OVERSHADOWING REQUIREMENTS		
WIND REQUIREMENTS		
DETAILED CONTROLS & REQUIREMENTS		
COMMERCIAL DENSITY LIMITS	17.97.130	FAR of 20; may be increased on 5:1 SF basis if child care provided on site
OPEN SPACE REQUIREMENTS	17.97.130	None for Commercial
STREET FRONTAGE - ACTIVE USES		No requirement
SCREENING & SETBACK OF PARKING & LOADING	17.116.279	Unscreened parking not permitted within 20' of pedestrian walkways and plazas
GROUND FLOOR MINIMUM FLOOR HEIGHT		15'
CURB CUT RESTRICTIONS		
OFF-STREET PARKING - RETAIL	17.116.080	None required for CBD-C
OFF-STREET PARKING - COMMERCIAL	17.116.080	None required for CBD-C
OFF-STREET PARKING DIMENSIONS	17.116.200	50% can be compact or 75% intermediate - 8.5x18, 8x16.5, 7.5x15
OFF-STREET DRIVE AISLE DIMENSIONS	17.116.210	11' parallel parking one-way; 21' 90 degrees two-way
OFF-STREET LOADING - COMMERCIAL	17.116.140	(2) berths up to 159,000 sf & 1 per each 120,000 sf above (8 total required)
OFF-STREET LOADING - RETAIL	17.116.140	Less than 25,000 sf None required;
LOADING BERTH DIMENSIONS	17.116.220	12'x33'; 14' high/preferred 45x12x14 high
REQUIRED CAR SHARE - NON-RESIDENTIAL		**typically 1 space per 50 non-residential spaces
BICYCLE REQUIREMENTS - COMMERCIAL	17.117.090	LT: 1:10k GSF office area; ST: 1:20k; 2.5x6'; note locker reqmts 17.117.139 & Shower requirements 17.117.130
BICYCLE REQUIREMENTS - RETAIL	17.117.110	LT: 1 per 12k (2 min); ST: 1 per 2k (2 min)
STREET TREE REQUIREMENTS		**typically required: 1 per 20' of frontage with remaining fraction >10 requiring additional tree (X required)
SIDEWALK WIDENING REQUIREMENTS		**typically Not Required
PUBLIC ART REQUIREMENT	15.70.060	1% of construction budget



PROJECT DATA



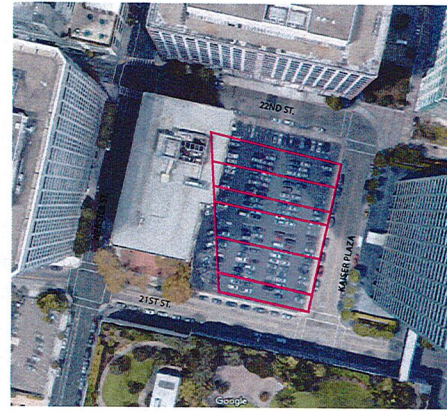
SITE PLAN



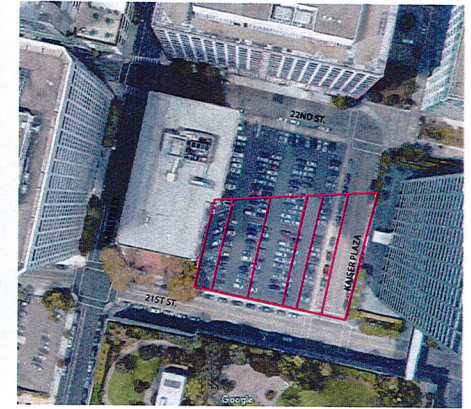
2 KAISER PLAZA SITE:
BLOCK SIZE BUILDINGS



DOWNTOWN OAKLAND:
VARIATION IN BLOCK WITH MULTIPLE BUILDINGS



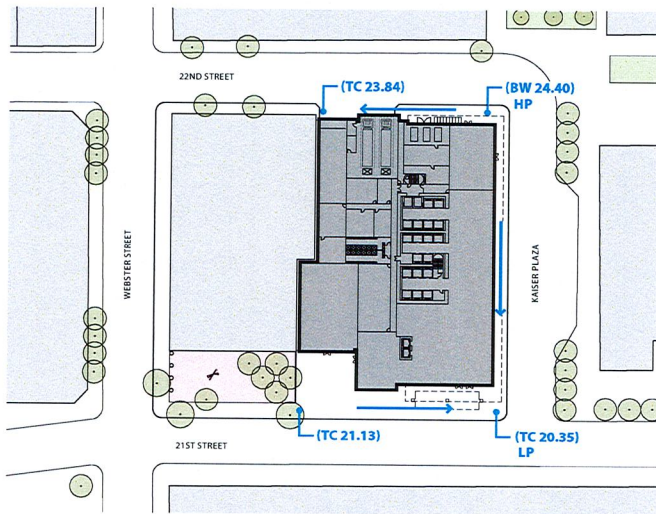
NORTH SOUTH DIVISION



EAST WEST DIVISION

B-DOWNTOWN OAKLAND SCALE APPLIED TO 2 KAISER SITE

A-SITE SCALE COMPARISON



- 4 FOOT GRADE CHANGE FROM 21ST STREET TO 22ND STREET
- INTERIOR BETWEEN RETAIL AND LOBBY WILL NEED TO STEP AND HAVE RAMPS AND/OR ELEVATOR ACCESS

C- EXISTING SITE TOPOGRAPHY



BUILDING BASE: 0 TO 25 FEET



RICH OAKLAND MATERIALS PALETTE

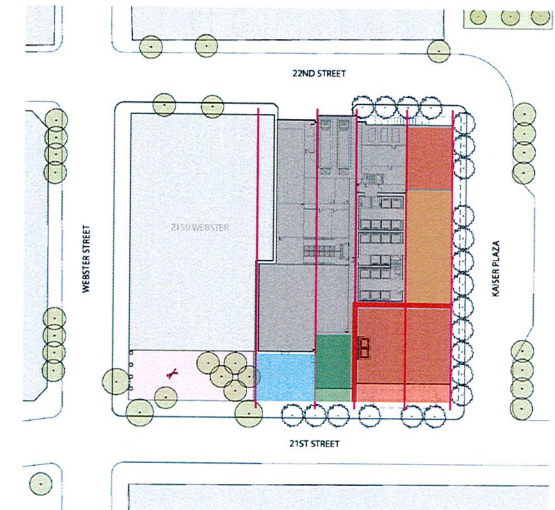
D- PROVIDING CHARACTER FOR THE PEDESTRIAN SCALE EXPERIENCE



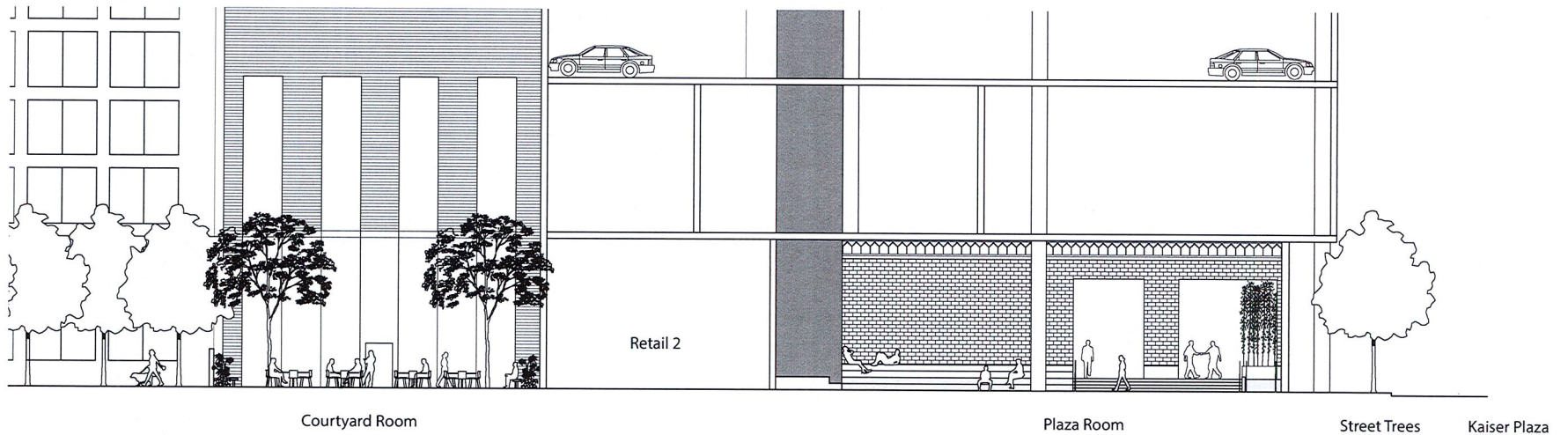
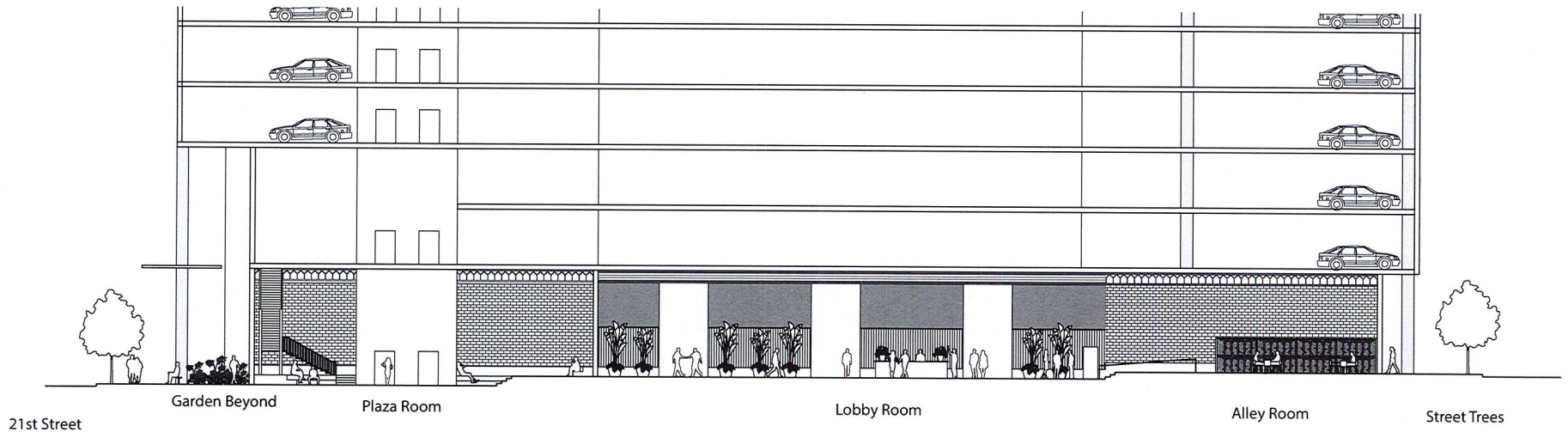
- 1. Courtyard Room
- 2. Garden Room
- 3. Plaza Room
- 4. Lobby Room
- 5. Alley Room
- 6. Street Trees



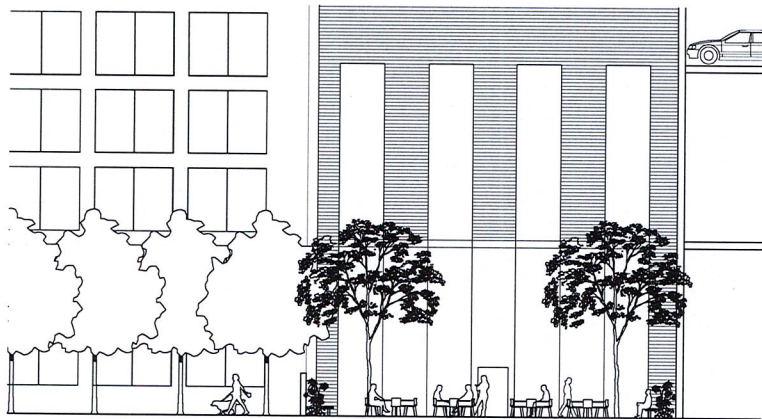
0 50' 100'



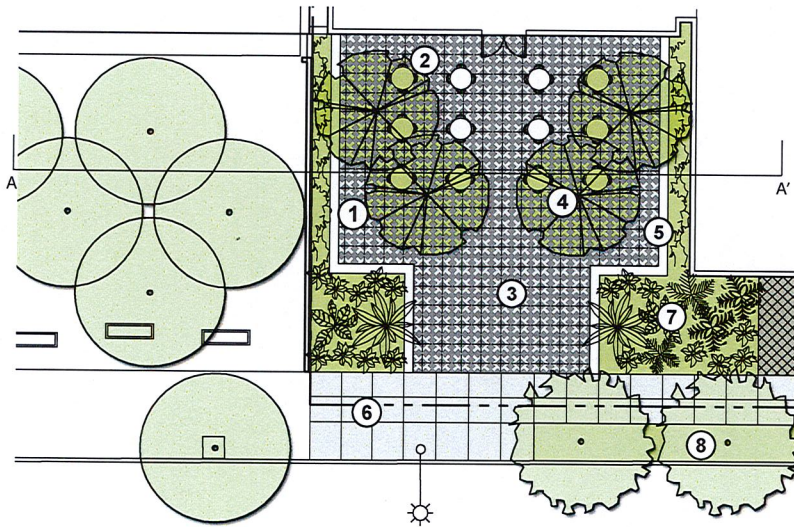
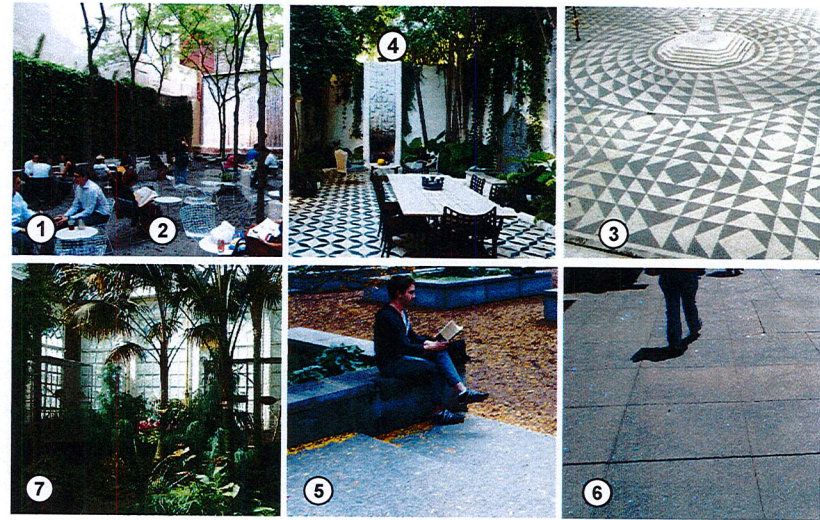
Concept: The ground floor level of the building is organized as a series of rooms. Each room blends indoor and outdoor space in a playful and intentional composition. The size of each room mimics the facades and variation found in downtown Oakland and provides a dynamic pedestrian experience. Street trees are planted to reinforce the pedestrian experience, provide shade, and protect from wind.



NOTE: INTERIOR DESIGN IS CONCEPTUAL AND SHOWS DESIGN INTENT, BUT NOT FINAL MATERIALS OR DESIGN.

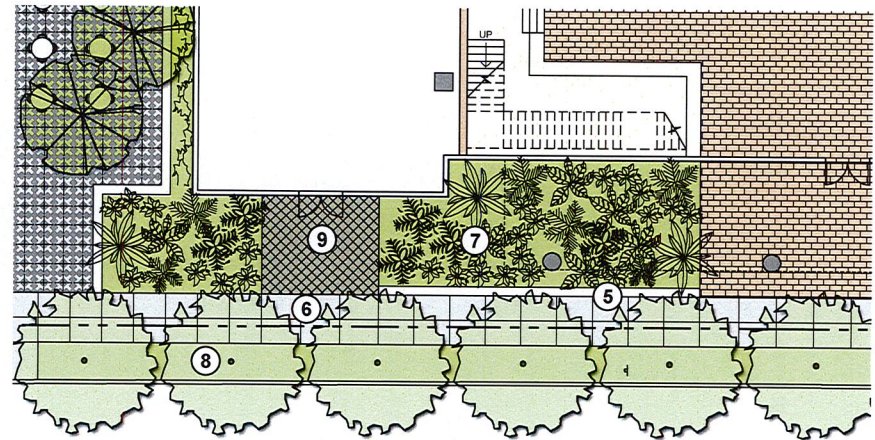


SECTION A



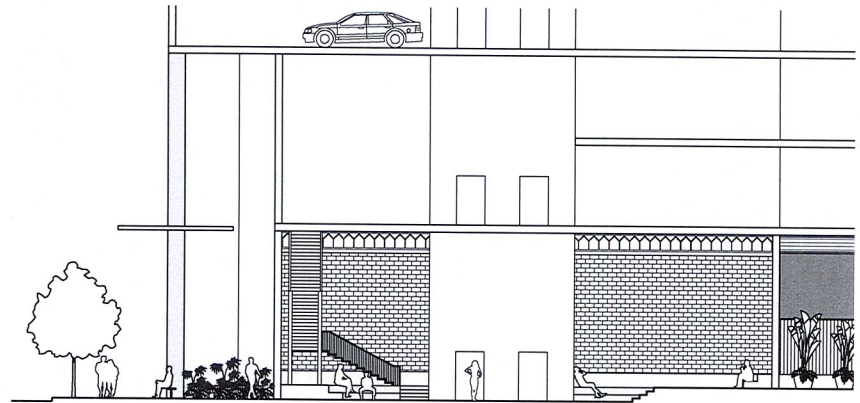
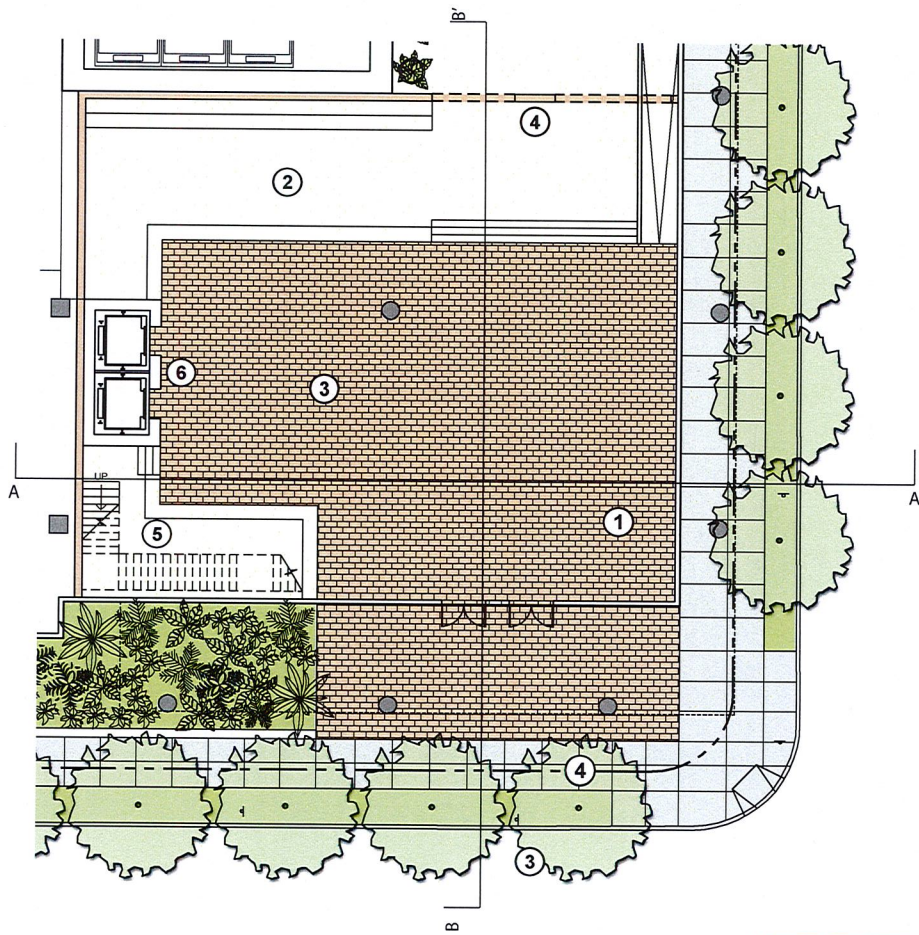
1 - COURTYARD ROOM

- 1. Green edges
- 2. Moveable Furniture
- 3. Graphic Paving
- 4. Delicate Tree Canopy
- 5. Planter Bench
- 6. Concrete Walk

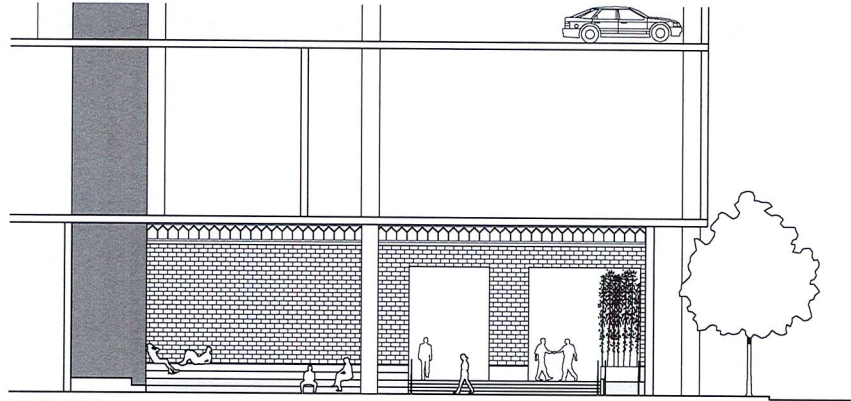


2 - GARDEN ROOM

- 7. Lush tropical plantings
- 8. Street trees
- 9. Bridge walk



SECTION B



SECTION A

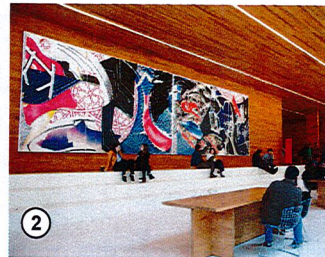
NOTE: INTERIOR DESIGN IS CONCEPTUAL AND SHOWS DESIGN INTENT, BUT NOT FINAL MATERIALS OR DESIGN.

3- PLAZA ROOM

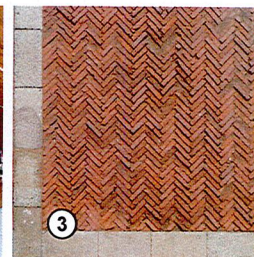
- 1. Large Volume with Glass Walls
- 2. Stepped Seating at Edges
- 3. Brick Paving
- 4. Brick Wall
- 5. Public Stair
- 6. Elevators to garage



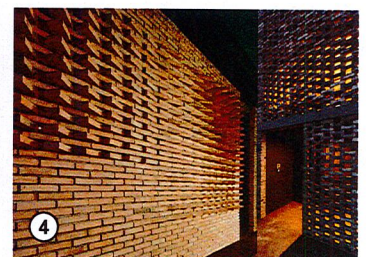
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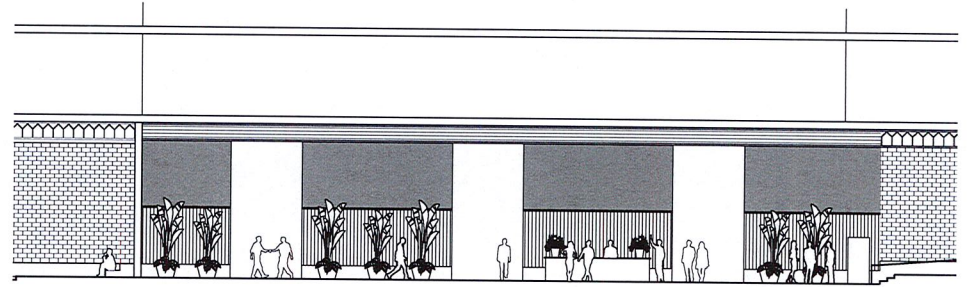
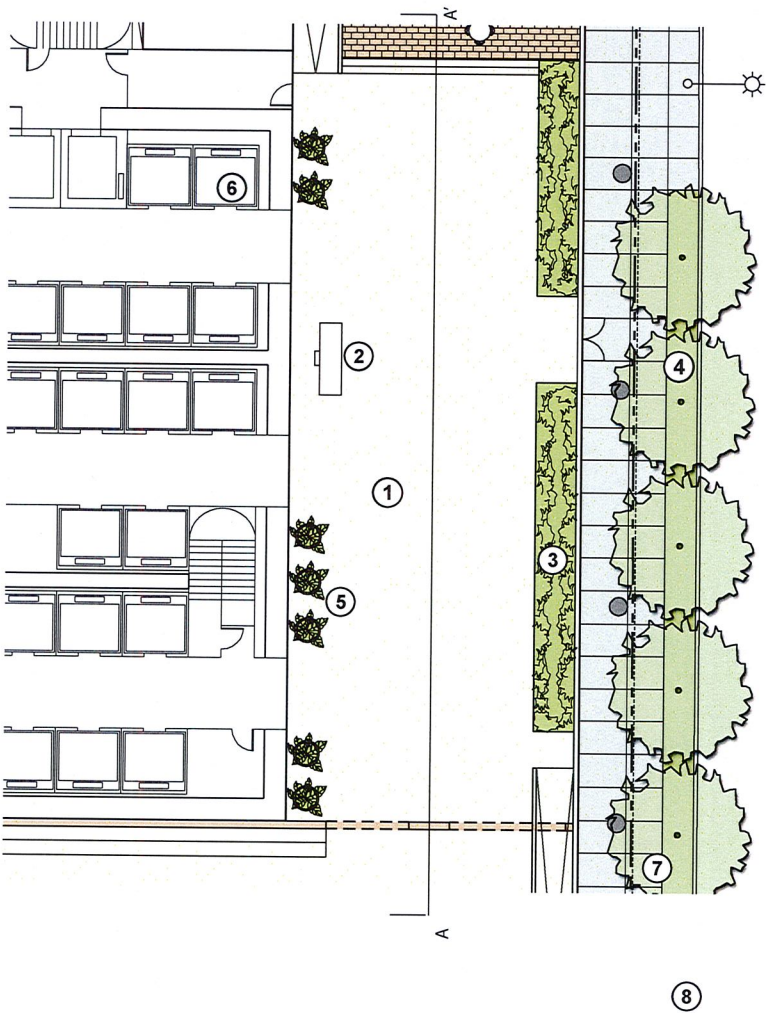
2



3

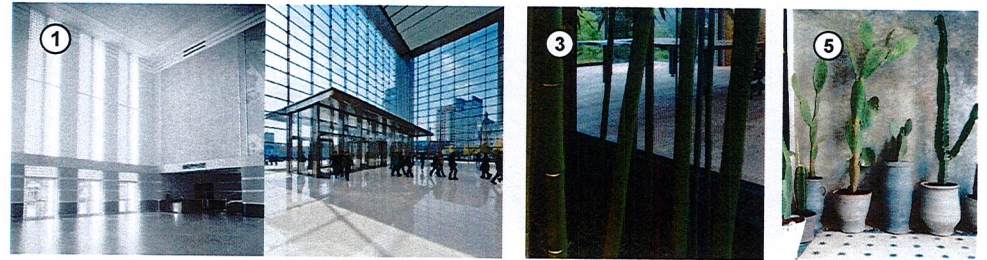


4



SECTION A

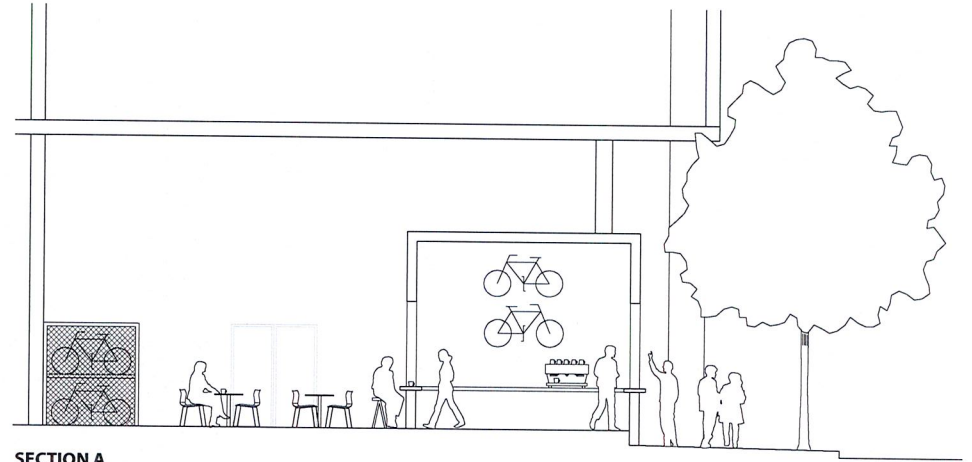
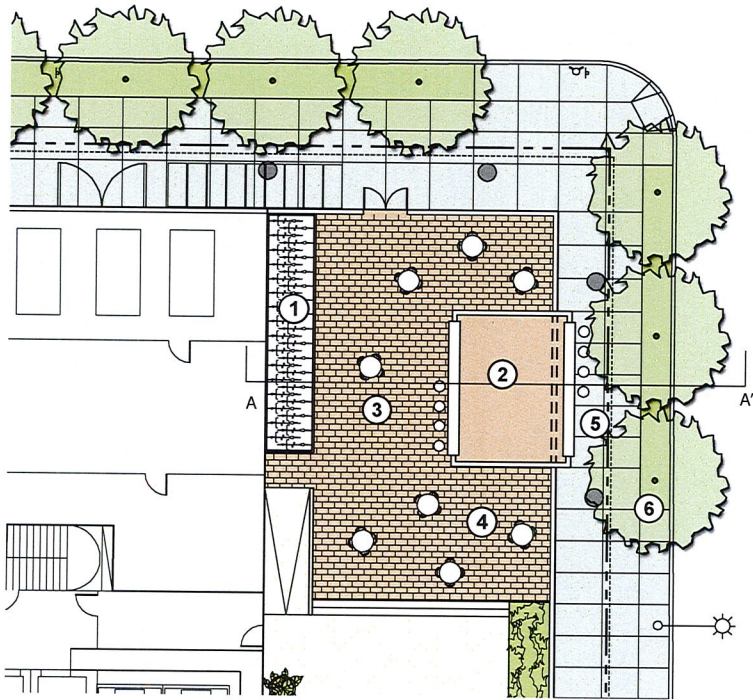
NOTE: INTERIOR DESIGN IS CONCEPTUAL AND SHOWS DESIGN INTENT, BUT NOT FINAL MATERIALS OR DESIGN.



4- LOBBY ROOM

- 1. Glossy Floor
- 2. Desk
- 3. In Ground Planters

- 4. Street Tree
- 5. Large Pots
- 6. Elevator

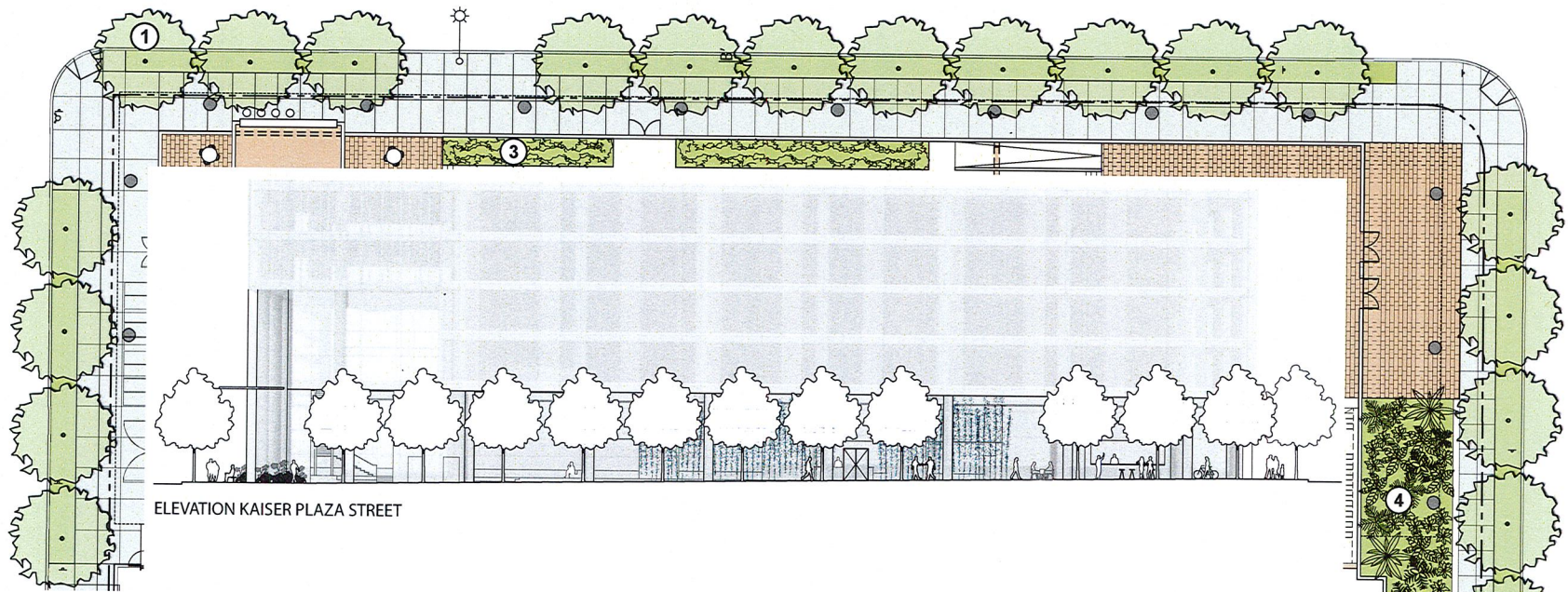


SECTION A

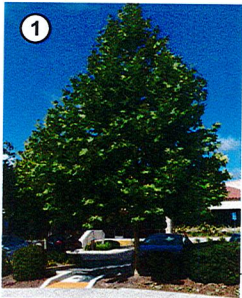
5- ALLEY ROOM

- 1. Bike Retail or sim
- 2. Cafe
- 3. Brick Paving
- 4. Movable Furniture
- 5. Service Window
- 6. Street Tree

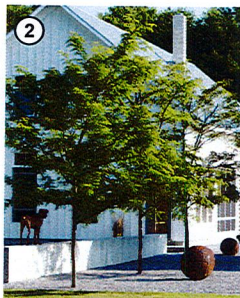




ELEVATION KAISER PLAZA STREET



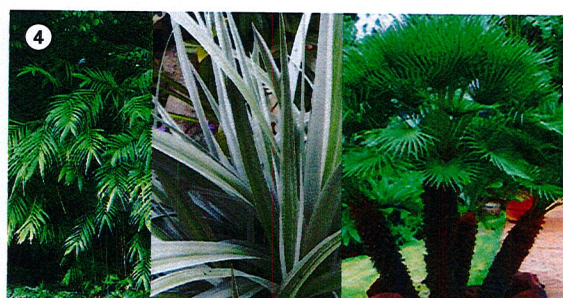
1
STREET TREE
-PLATANUS ACERIFOLIA
'COLUMBIA'
-SIZE: 24" BOX
-IRRIGATION METHOD:
BUBBLERS
-SPACING: 20 FOOT
ON CENTER



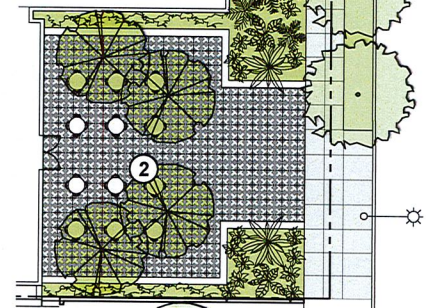
2
COURTYARD TREE
-GLEDITSIA TRIACANTHOS
-SIZE: 24" BOX
-IRRIGATION METHOD:
BUBBLERS
-SPACING: VARIES



3
LOBBY PLANTERS
-BAMBUSA SP.
-SIZE: 15 GALLON
-IRRIGATION METHOD:
BUBBLERS
-SPACING: 8 FOOT
ON CENTER



4
GARDEN EDGE
-CHAMAEDOREA SEIFRIZII, ASTELIA 'SILVER SHADOW',
CHAMAEROPS HUMILIS
-SIZE: 5 GALLON
-IRRIGATION METHOD: DRIP
-SPACING: VARIES





BENCHMARK

CITY MONUMENT K-7 S.F. B.A.R.T.D. 1963 LOCATED AT THE INTERSECTION OF BROADWAY AVENUE AND 21 ST. STREET, OAKLAND, CA. ELEVATION=17.243 MEAN SEA LEVEL.

BASIS OF BEARINGS

THE BEARING N261500"E OF THE MONUMENT LINE OF BROADWAY AS SHOWN PER THAT CERTAIN PARCEL MAP RECORDED IN BOOK 154 OF PARCEL MAPS, AT PAGE 40, ALAMEDA COUNTY RECORDS WAS CHOSEN AS THE BASIS OF BEARINGS SHOWN UPON THIS MAP.

SURVEY UTILITY NOTE

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

ABBREVIATIONS

- AD - AREA DRAIN
- BLDC - BUILDING CORNER
- BLDL - BUILDING LINE
- BS - BOLLARD
- BSL - BOTTOM OF STAIR
- BW - BACK OF WALK
- CA-TV - CABLE TELEVISION PULLBOX
- CHXSH1 - SURVEY CHECK SHOT
- CL - CHAIN LINK FENCE
- COLM - COLUMN
- COM-MH - COMMUNICATION MANHOLE
- COM-PB - COMMUNICATIONS PULLBOX
- CONC - CONCRETE
- DN - DOMESTIC WATER
- EP - EDGE OF PAVEMENT
- EPR - ELECTRICAL PULLBOX
- FDC - FIRE DEPARTMENT CONNECTION
- FL - FINISHED FLOOR
- FL - FLOW LINE
- FND, FD - FOUND
- G - GAS VALVE
- GB - GAS BREAK
- GV - ACCESSIBLE RAMP
- HCR - HANDRAIL / GUARDRAIL
- IP - LIP OF GUTTER
- MISC-MH - MISCELLANEOUS MANHOLE
- MISC-PB - MISCELLANEOUS PULLBOX
- MISC-V - MISCELLANEOUS VALVE
- MISC-WT - MISCELLANEOUS WALK
- P - PAVEMENT ELEVATION
- PM - PARKING METER
- RAIL - SINGLE-ARM STREET LIGHT
- STL - STREET LIGHT PULLBOX
- STRP - TOP OF CURB
- TC - TOP OF CURB AT CATCH BASIN
- TOMB - TOP OF WALL
- TOW - TOP OF CURB
- TRAF-S, TS - TRAFFIC SIGNAL
- TS - TOP OF STAIR
- VT - VALVE
- WM - WATER METER
- WV - WATER VALVE

LEGEND

ALL DISTANCES AND DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.

- EXTERIOR BOUNDARY LINE
- ADJOINING PROPERTY LINE
- INTERIOR LOT LINE
- MONUMENT LINE
- CENTERLINE
- BUILDING FACE
- EDGE OF PAVEMENT
- BUILDING OVERHANG
- CURB LINE
- SANITARY SEWER
- STORM DRAIN
- TELECOMMUNICATIONS LINE
- WATER LINE
- UNDERGROUND ELECTRIC LINE
- FENCE
- 100' CONTOURS
- TV/FA - TV / FIRE ALARM
- TEL - TELEPHONE
- E - ELECTRIC
- () - (UNKNOWN UTILITY)
- RECORD DATA
- FOUND CITY OF OAKLAND PIN MONUMENT
- STORM DRAIN MANHOLE
- SANITARY SEWER MANHOLE
- SANITARY SEWER CLEANOUT
- TELECOM MANHOLE
- AD - AREA DRAIN
- E - ELECTRIC UTILITY BOX
- TEL - TELEPHONE PULL BOX
- C - CABLE TELEVISION BOX
- P - POWER POLE
- W - WATER VALVE
- G - GAS VALVE
- M - WATER METER
- E - ELECTRIC VALVE, MH
- S - SIGN
- G - GUY WIRE
- F - FIRE HYDRANT
- S - SPOT ELEVATION
- T - TREE WITH DRUMLINE, TYPE AND DIAMETER AS INDICATED
- P - PARKING METER

REFERENCES

- 1) PARCEL MAP NO. 7792 (288 Pgs 91-92)
- 2) GRANT DEED BOOK 2004-127131 OR.
- 3) CITY OF OAKLAND MONUMENT MAPS 221 & 228

SURVEYOR'S STATEMENT

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT AT THE REQUEST OF:

ON GROUP: *Christian Crean* ON SEPTEMBER 21, 2016
(NAME OF PROPERTY OWNER) (DATE)

CHRISTIAN CREAN, PLS 8941

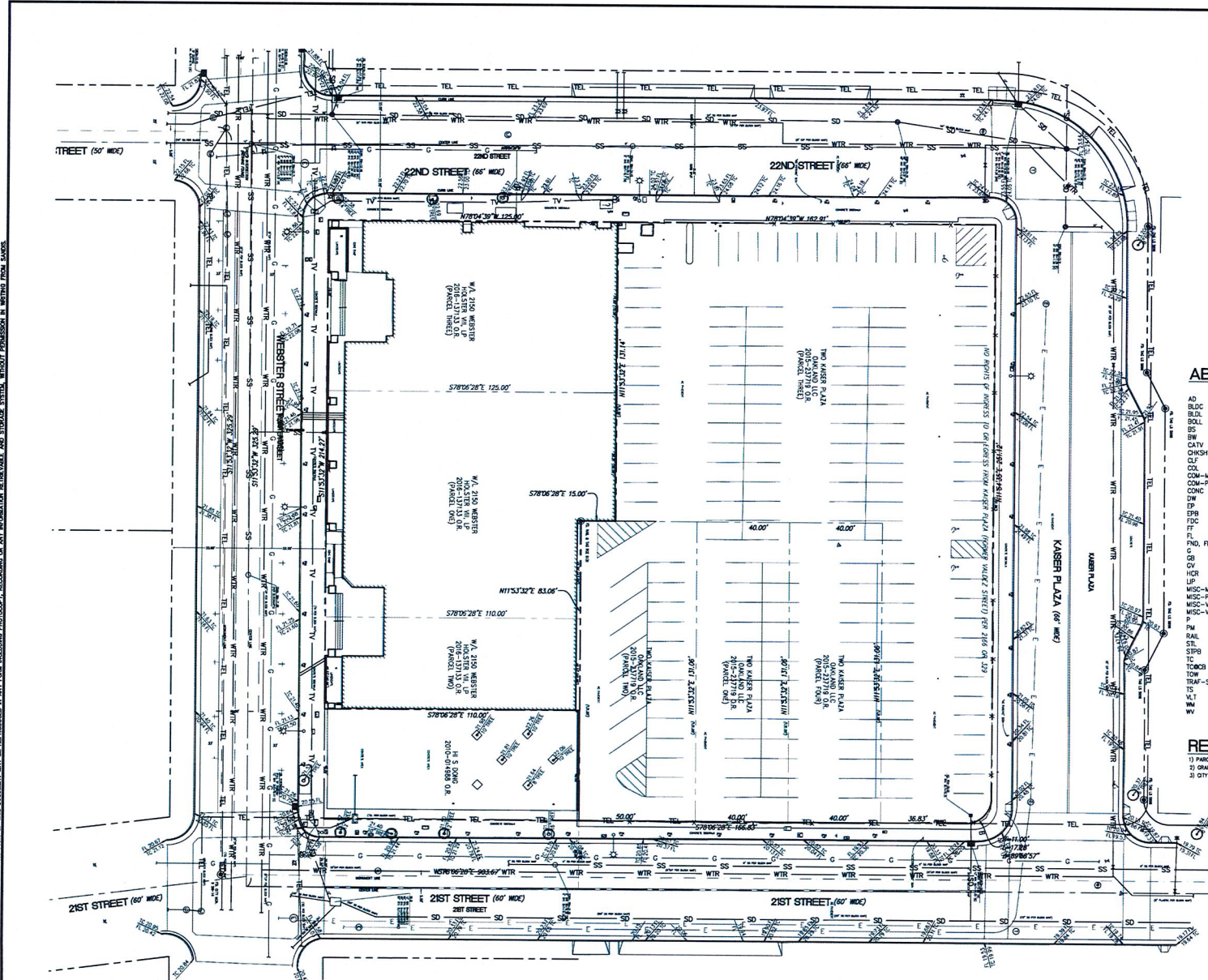


SHEET

C-0

OF 4 SHEETS

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SANDIS CIVIL ENGINEERS SURVEYORS PLANNERS
636 Ninth Street | Oakland, CA 94607 | P. 510.873.8866 | www.sandis.net
SILICON VALLEY TRI-VALLEY CENTRAL VALLEY EAST BAY/SF

DATE: 9/13/2017
SCALE: 1"=20'
DRAWN BY: JRR
APPROVED BY: MAK
DRAWING NO.: 616049

No.	REVISION	DATE	BY

KAISER PLAZA

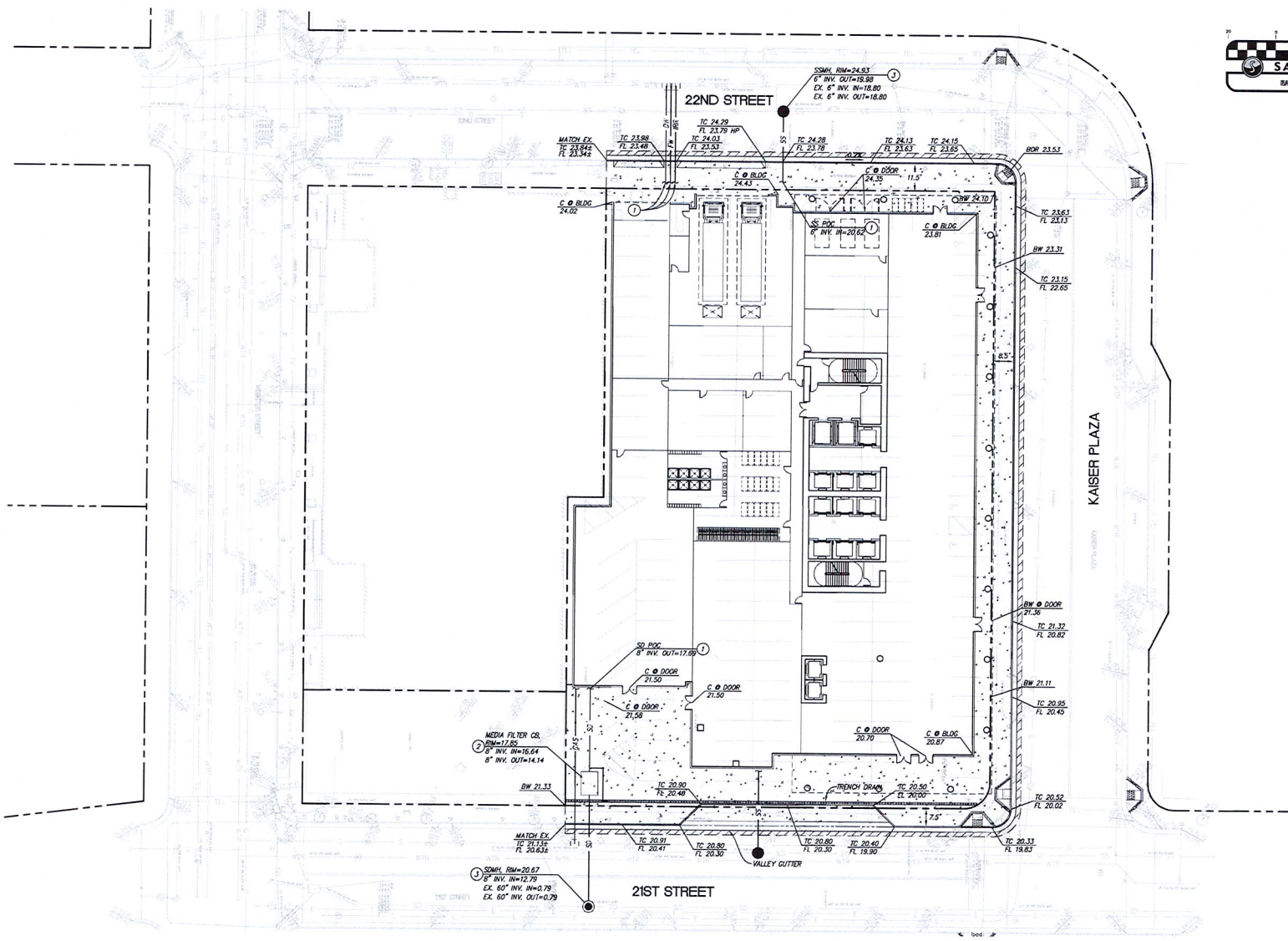
BOUNDARY + TOPOGRAPHIC SURVEY

OAKLAND

CALIFORNIA

File: X:\P\616049\PLAN SETS\C-0.dwg Date: Sep 12, 2017 - 5:20 PM

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- LEGEND**
- PROPERTY LINE
 - AC DEEPLIFT
 - CONCRETE SIDEWALK

- ABBREVIATIONS**
- TC TOP OF CURB
 - FL FLOWLINE
 - ESR BOTTOM OF RAMP
 - BW BACK OF WALK
 - C CONCRETE

- SHEET NOTES**
- ① SEE PLUMBING DRAWINGS FOR CONTINUATION.
 - ② FLOW GUARD MEDIA FILTER OR APPROVED EQUIVALENT.
 - ③ ASSUMED ELEVATION FOR EXISTING UTILITIES.

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SILICON VALLEY TRI-VALLEY CENTRAL VALLEY EAST BAY/5F

DATE: 9/13/2017
 SCALE: 1"=20'
 DRAWN BY: JRR
 CHECKED BY: MAK
 DRAWING NO.: 616049
 MICHAEL A. KIRKENDALL
 P.C.E. NO. 72870, LICENSE 6-30-17

No.	REVISION	DATE	BY

KAISER PLAZA
 OAKLAND CALIFORNIA

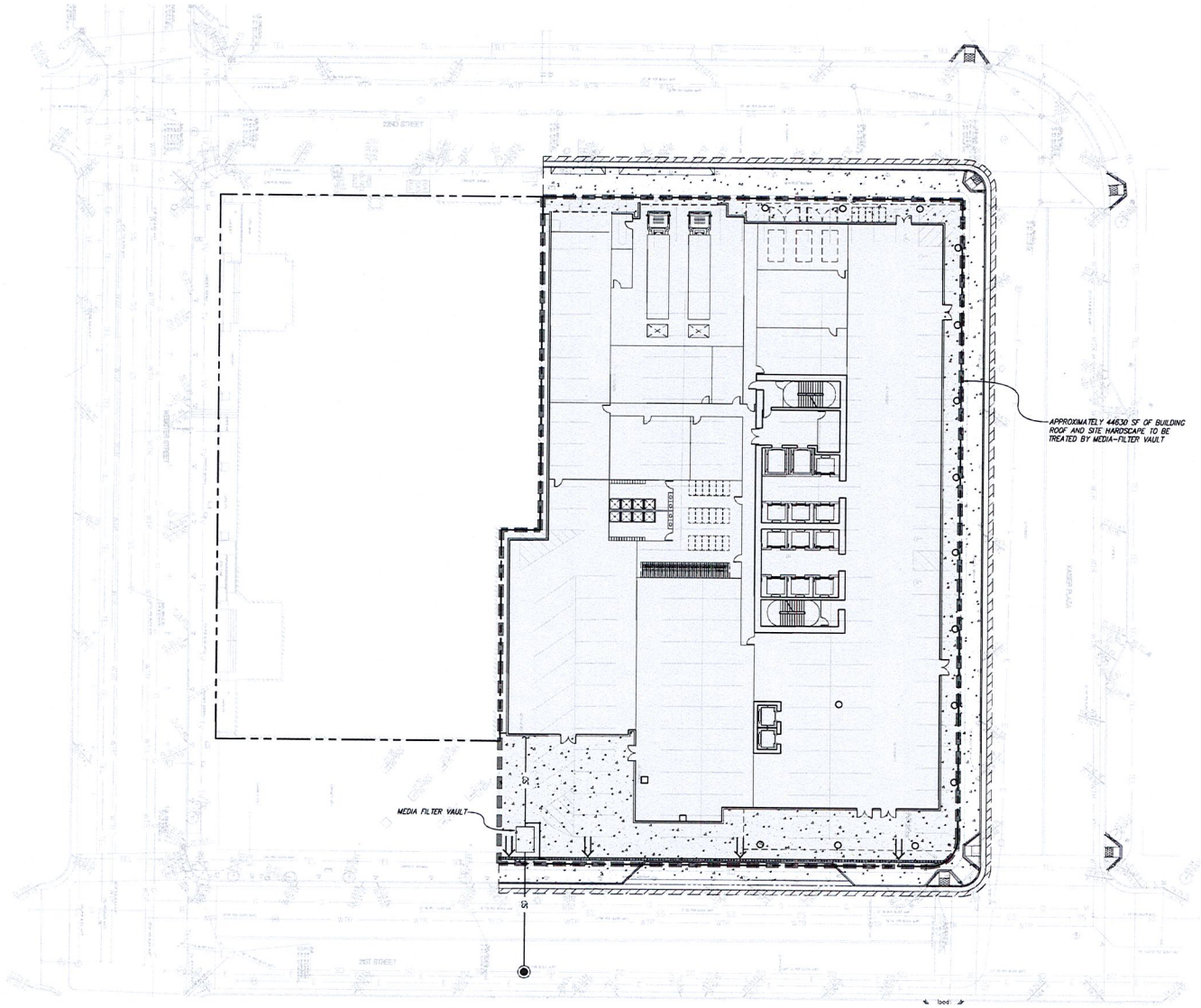
GRADING AND UTILITY PLAN

SHEET
C-1
 OF 4 SHEETS

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NON-LID TREATMENT

THIS PROJECT IS CLASSIFIED AS A SPECIAL CATEGORY "C" PROJECT AND IS ALLOWED TO TREAT UP TO 100% OF THE IMPERVIOUS AREA BY NON-LID MEASURES. AS THE PROJECT DESIGN IS FURTHER Refined, THESE BMPs MAY BE REVISED ACCORDINGLY.

PRELIMINARY STORMWATER TREATMENT MEASURES

ROOF AREA (SF)	IMPERVIOUS AREA (SF)	PERVIOUS AREA (SF)	TOTAL AREA (SF)	TREATMENT METHOD
36,185	44,637	0	44,637	MEDIA FILTER

LEGEND

- PROPERTY LINE
- LIMIT OF SITE WORK
- DIRECTION OF RUNOFF
- IMPERVIOUS AREA

APPROXIMATELY 44,637 SF OF BUILDING ROOF AND SITE HARDSCAPE TO BE TREATED BY MEDIA-FILTER VAULT

MEDIA FILTER VAULT



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 SILICON VALLEY TRI-VALLEY CENTRAL VALLEY EAST BAY/SF

DATE: 9/13/2017
 SCALE: 1"=20'
 DRAWN BY: JRR
 APPROVED BY: MAK
 DRAWING NO: 616049

DATE: _____
 MICHAEL A. KUPKENDALL
 R.C.E. NO. 70870, EXPIRES 6-30-17

No.	REVISION	DATE	BY

KAISER PLAZA

OAKLAND

CALIFORNIA

PRELIMINARY STORMWATER MANAGEMENT PLAN

SHEET

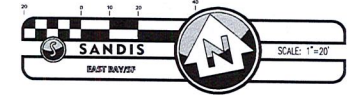
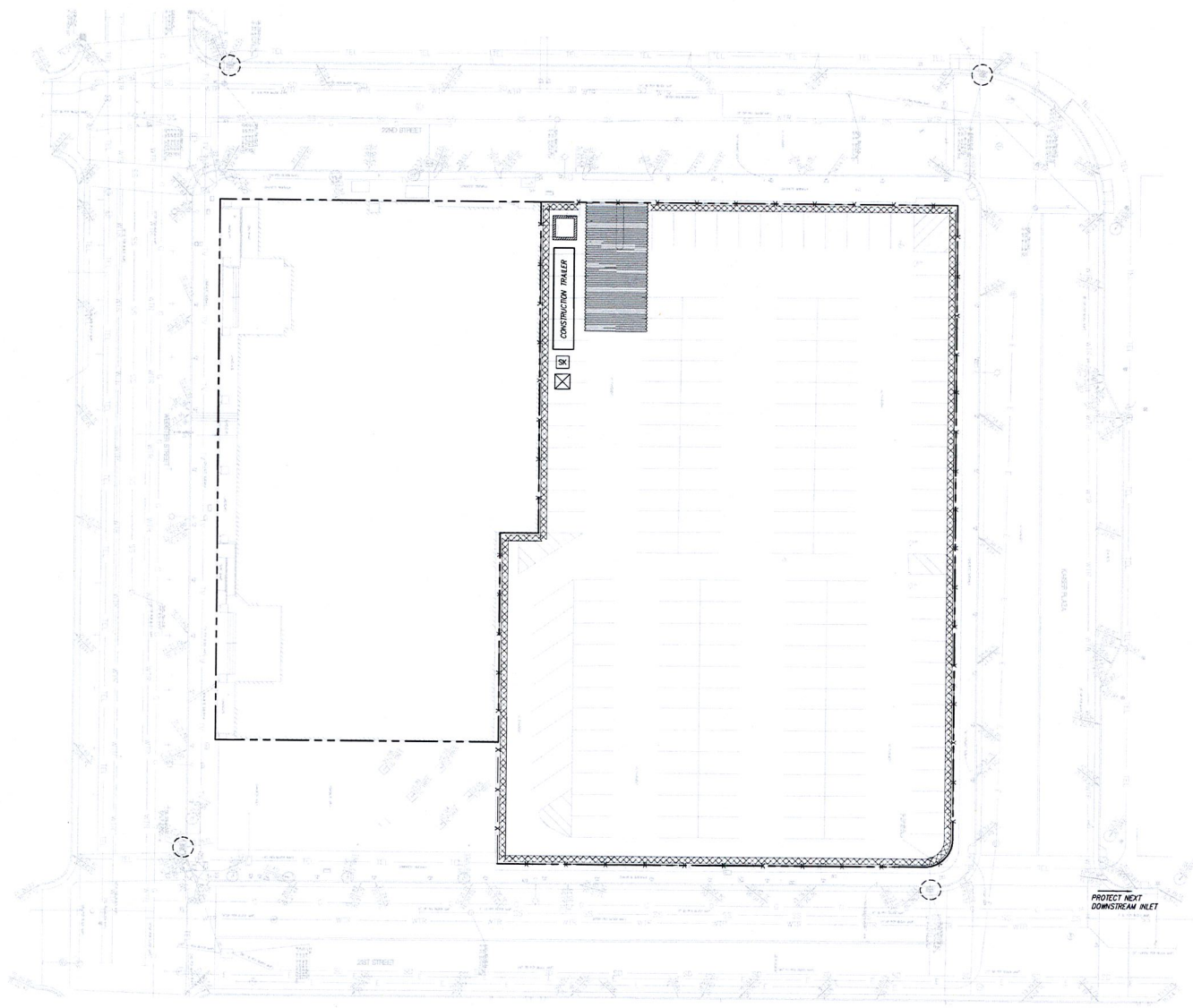
C-2

OF 4 SHEETS

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WATER POLLUTION CONTROL NOTES:

- A. TEMPORARY CONSTRUCTION ENTRANCE/EXIT LOCATION SHOWN IS APPROXIMATE. CONTRACTOR TO PROVIDE LOCATION WHERE APPROPRIATE.
- B. THIS PLAN REPRESENTS POSSIBLE WATER POLLUTION CONTROL MEASURES INCLUDING EROSION CONTROL AND SEDIMENT CONTROL.
- C. EXISTING SURFACES SHALL BE UNDISTURBED TO THE EXTENT PRACTICAL.
- D. GROUND WATER SHALL NOT BE DISCHARGED WITH STORM WATER. GROUND WATER DEWATERING OPERATIONS SHALL BE COORDINATED AS NEEDED WITH OWNER.
- E. CONTRACTOR SHALL PROVIDE EFFECTIVE SOIL COVER FOR AREAS OF CONSTRUCTION ACTIVITY THAT HAVE BEEN DISTURBED AND ARE NOT SCHEDULED TO BE ACTIVE FOR AT LEAST 14 DAYS.
- F. ALL EROSION CONTROL AND SEDIMENT CONTROLS TO BE OBTAINED INSTALLED AND MAINTAINED AS REQUIRED IN PROJECT SHEETS.
- G. CONTRACTOR TO INSTALL RUN-ON AND RUN-OFF CONTROL MEASURES ACCORDING TO PLANS OR AS NECESSARY TO ENSURE SEDIMENT IS NOT TRANSPORTED FROM SITE.
- H. CONTRACTOR TO PROVIDE BACK-UP EROSION PREVENTION MEASURES (SOIL STABILIZATION) WITH SEDIMENT CONTROL MEASURES SUCH AS STRAW MATS, SILT FENCES, GRASS, INLET FILTERS, AND/OR SEDIMENT TRAPS OR BASINS. ENSURE CONTROL MEASURES ARE ADEQUATE, IN PLACE, AND IN OPERABLE CONDITIONS. SEDIMENT CONTROLS, INCLUDING INLET PROTECTION, ARE NECESSARY BUT SHOULD BE A SECONDARY DEFENSE BEHIND GOOD EROSION CONTROL MEASURES.
- I. STOCKPILE LOCATION(S) TO BE DETERMINED BY THE CONTRACTOR. COORDINATE WITH SITE CSP.
- J. ALL CONCRETE TRUCKS TO USE CHUTE WASH BUCKETS FOR CONCRETE RINSE. ALL CONCRETE PUMPS TO CAPTURE CONCRETE RINSE IN SECONDARY CONTAINMENT AND PROPERLY DISPOSE.
- K. STREET SWEEPING SHALL BE CHECKED DAILY TO ENSURE DEPOSITED SEDIMENT AND DEBRIS DOES NOT ENTER THE STORM DRAIN SYSTEM. USE PROPERATIVE VACUUM STREET CLEANER TO MITIGATE AIR AND WATER POLLUTION.
- L. RUMBLE THAT HAS CONTACTED AMENDED SOIL AREAS SHALL NOT BE ALLOWED TO LEAVE THE SITE OR ENTER THE STORM DRAIN SYSTEM.

LEGEND

- STABILIZED EXIT (XX XXXX) (XX)
- CONCRETE WASHOUT
- SPILL KIT
- PORTABLE RESTROOM
- CONSTRUCTION TRAILER
- PATH OF SURFACE DRAINAGE
- FIBER ROLL (XX XXXX) (XX)
- CONSTRUCTION FENCE
- INLET PROTECTION (XX XXXX) (XX)
- APPROXIMATE AREA OF CONSTRUCTION DISTURBANCE - AREA TO COMPLY WITH REQUIREMENTS IN PROJECT SHEETS

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PLANNERS
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SILICON VALLEY TRI-VALLEY CENTRAL VALLEY EAST BAY/SF

DATE: 9/13/2017
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APPROVED BY: MAK
DRAWING NO.: 616049

DATE: _____
MICHAEL A. KIRKENDALL
R.C.E. NO. 70870, EXPIRES 6-30-17

No.	REVISION	DATE	BY

KAISER PLAZA

OAKLAND

CALIFORNIA

PRELIMINARY
WATER POLLUTION CONTROL DRAWING

SHEET
C-3
OF 4 SHEETS

File: P:\P\616049\PLAN SET\1-C-3.dwg Date: Sep 12, 2017 - 5:22 PM

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SCHEME A



SCHEME B



KAISER PLAZA

1 22ND STREET - SOUTH FACING



21ST STREET

2 KAISER PLAZA - EAST FACING

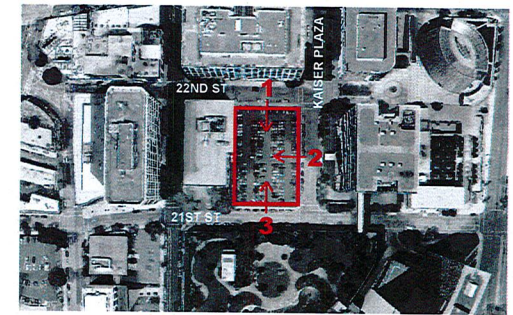
22ND STREET



3 21ST STREET - NORTH FACING

AERIAL VIEW

KAISER PLAZA



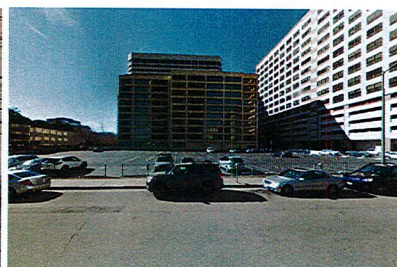
COLOR PHOTOGRAPHS SHOWING THE LOT



2101 WEBSTER ST 1



2150 WEBSTER ST 2



OUR LOT (22 KAISER)



1 KAISER PLAZA 3



4

1 22ND STREET - SOUTH FACING



404 22ND ST 5



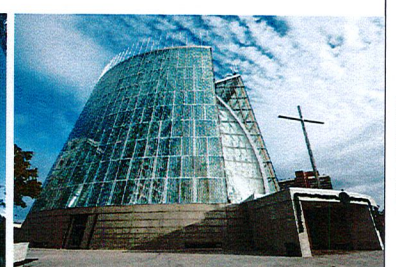
360 22ND ST 6



111 GRAND AVENUE 7



155 GRAND AVE 8

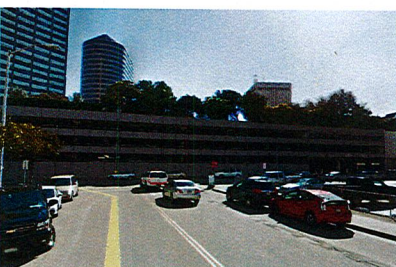


CATHEDRAL OF CHRIST THE LIGHT 9

2 22ND STREET - NORTH FACING



2050 WEBSTER ST 10

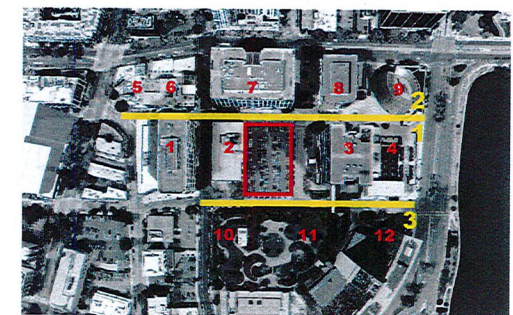


PUBLIC PARKING (INFRONT OUR LOT) 11



300 LAKESIDE 12

3 21ST STREET - SOUTH FACING



COLOR PHOTOGRAPHS SHOWING THE NEAREST NEIGHBORS



2101 WEBSTER ST 1



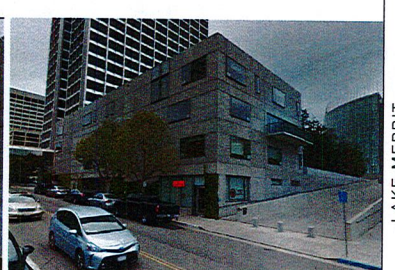
2150 WEBSTER ST 2



OUR LOT (22 KAISER)



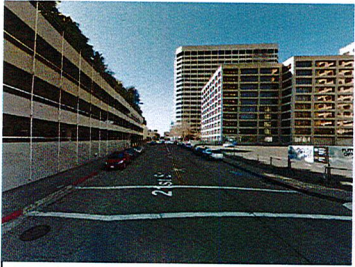
1 KAISER PLAZA 3



4

LAKE MERRIT

4 21ST STREET - NORTH FACING



21ST STREET



OUR LOT



111 GRAND AVENUE 7



GRAND AVE



100 GRAND AVE 13

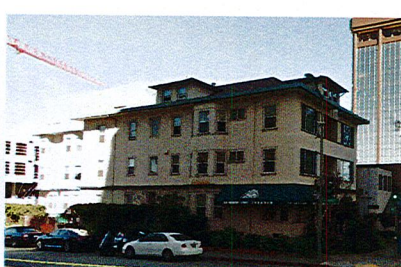
5 KAISER PLAZA & VALDEZ ST - WEST FACING



1 KAISER PLAZA 3

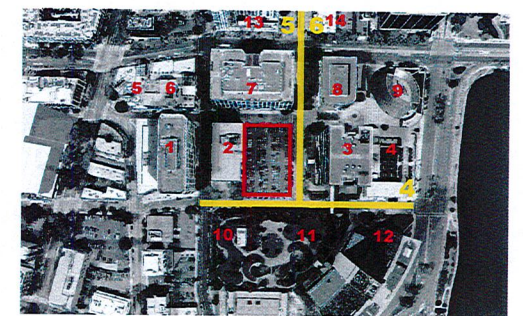


155 GRAND AVE 8



140 GRAND AVE 14

6 KAISER PLAZA - EAST FACING



COLOR PHOTOGRAPHS SHOWING THE NEAREST NEIGHBORS



VIEW ON 21ST STREET



VIEW OF LOBBY FROM SE



VIEW OF LOBBY FROM NE



VIEW OF TOP OF BUILDING

A

SCHEME A

GROSS FLOOR AREA: 501375 SQFT

280 TOTAL PARKING SPACES

21 STORIES

BUILDING HEIGHT: 304'-0"



SCHEME A COVER SHEET

SITE AREA
FAR
MAX PLANNING FLOOR AREA

44,615
20
892,302

SCHEME A

FLR. ELEV. F / F	FLR.	Program	INCLUDED IN PLANNING FLOOR AREA						TOTAL PLANNING FLOOR AREA	EXCLUDED FROM PLANNING FLOOR AREA					BLDG TOTAL GROSS SQUARE FOOTAGE	
			OFFICE GFA	RETAIL GFA	LOBBY GFA	BLDG SUPPORT GFA	CONF CTR GFA	FITNESS GFA		CAR PARKING & RAMPS SPACES	BIKE PARKING GSF	LOADING GSF	MPH			
+318.50	15	23	Roof													
+303.50	15	22	MPH													
+283.50	20	21	Office	29,300					29,300						6,000	6,000
+263.50	20	20	Office	29,300					29,300							29,300
+248.50	15	19	Office	30,400					30,400							30,400
+235.00	13.5	18	Office	30,400					30,400							30,400
+221.50	13.5	17	Office	31,200					31,200							31,200
+208.00	13.5	16	Office	31,200					31,200							31,200
+194.50	13.5	15	Office	31,200					31,200							31,200
+181.00	13.5	14	Office	31,200					31,200							31,200
+167.50	13.5	13	Office	31,200					31,200							31,200
+154.00	13.5	12	Office	31,200					31,200							31,200
+140.50	13.5	11	Office	31,200					31,200							31,200
+127.00	13.5	10	Office	31,200					31,200							31,200
+113.50	13.5	09	Office	31,200					31,200							31,200
+100.00	13.5	08	Office	31,200					31,200							31,200
+87.50	12.5	07	Office & Fitness	25,700				5,500	31,200							31,200
+75.00	12.5	06	Parking						0	64	39,400					39,400
+62.50	12.5	05	Parking						0	64	39,400					39,400
+50.00	12.5	04	Parking						0	64	39,400					39,400
+37.50	12.5	03	Parking						0	44	31,900					31,900
+25.00	12.5	02	Parking / CONFERENCE					7,500	7,500	44	31,900					39,400
+0.00	25	01	LOBBY & Support		11,380	10,955	8,940									
		B1	No Basement													
				457,100	11,380	10,955	8,940	7,500	5,500	501,375	280	184,384	3,000	2,391	6,000	697,150
				GFA	GFA	GFA	GFA	GFA	GFA	GFA	SPACES	GSF	GSF	GSF	GSF	GSF

SCHEME A AREA SUMMARY

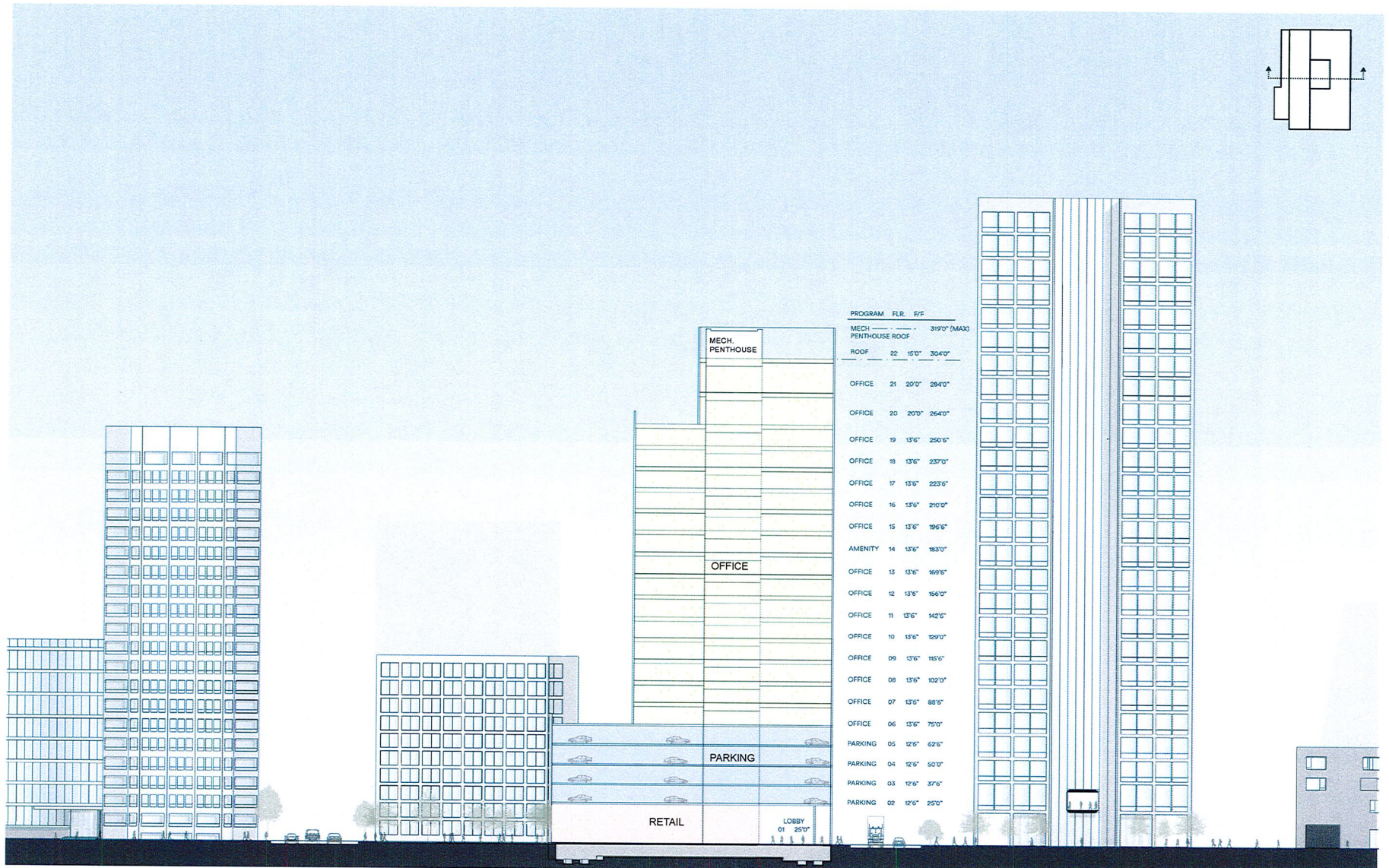
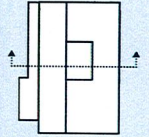


SCHEME A VIEW FROM 21ST STREET

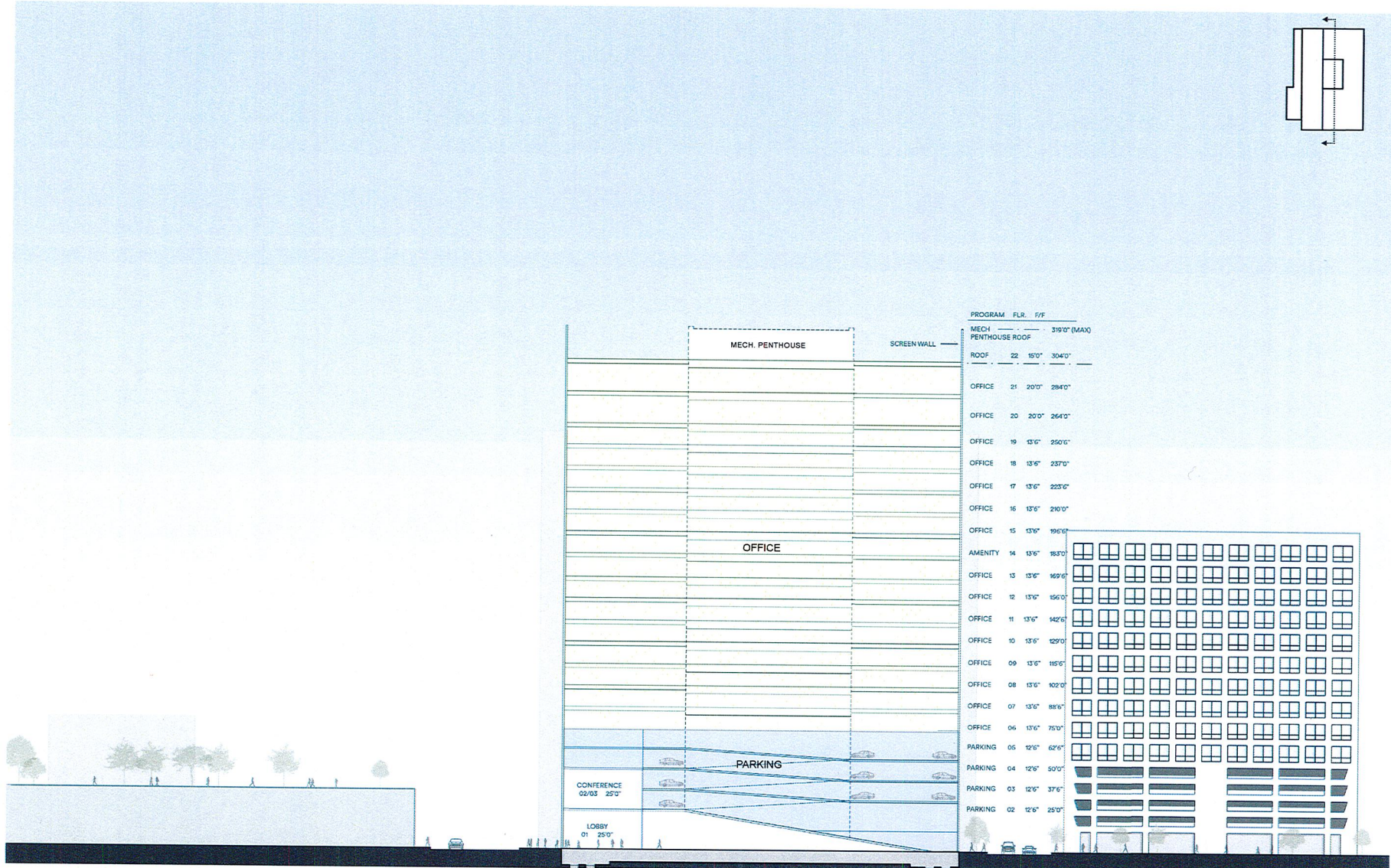
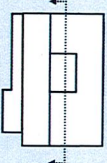




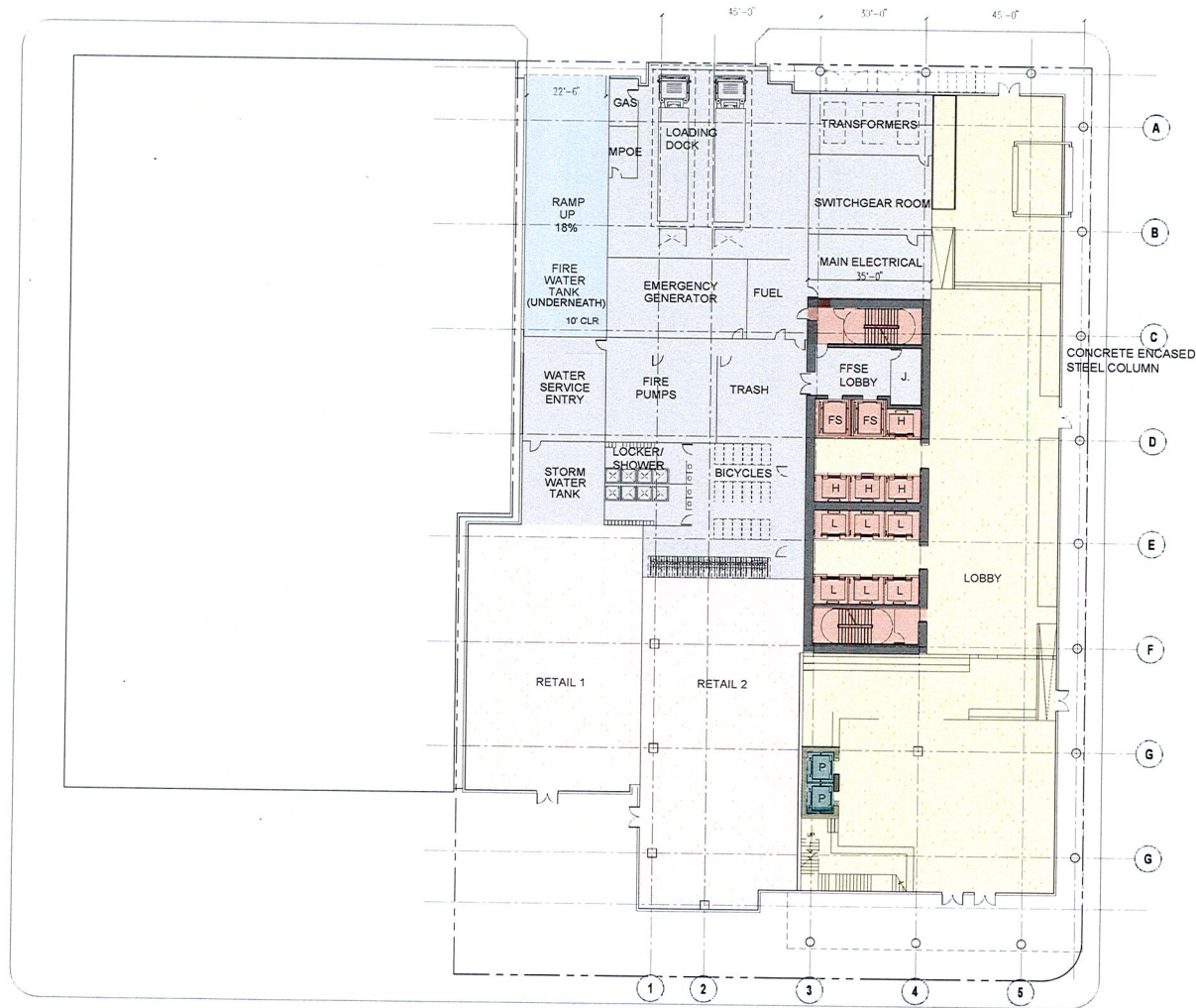
SCHEME A VIEW FROM SOUTH UP WEBSTER



SCHEME A EAST-WEST SECTION



SCHEME A NORTH-SOUTH SECTION

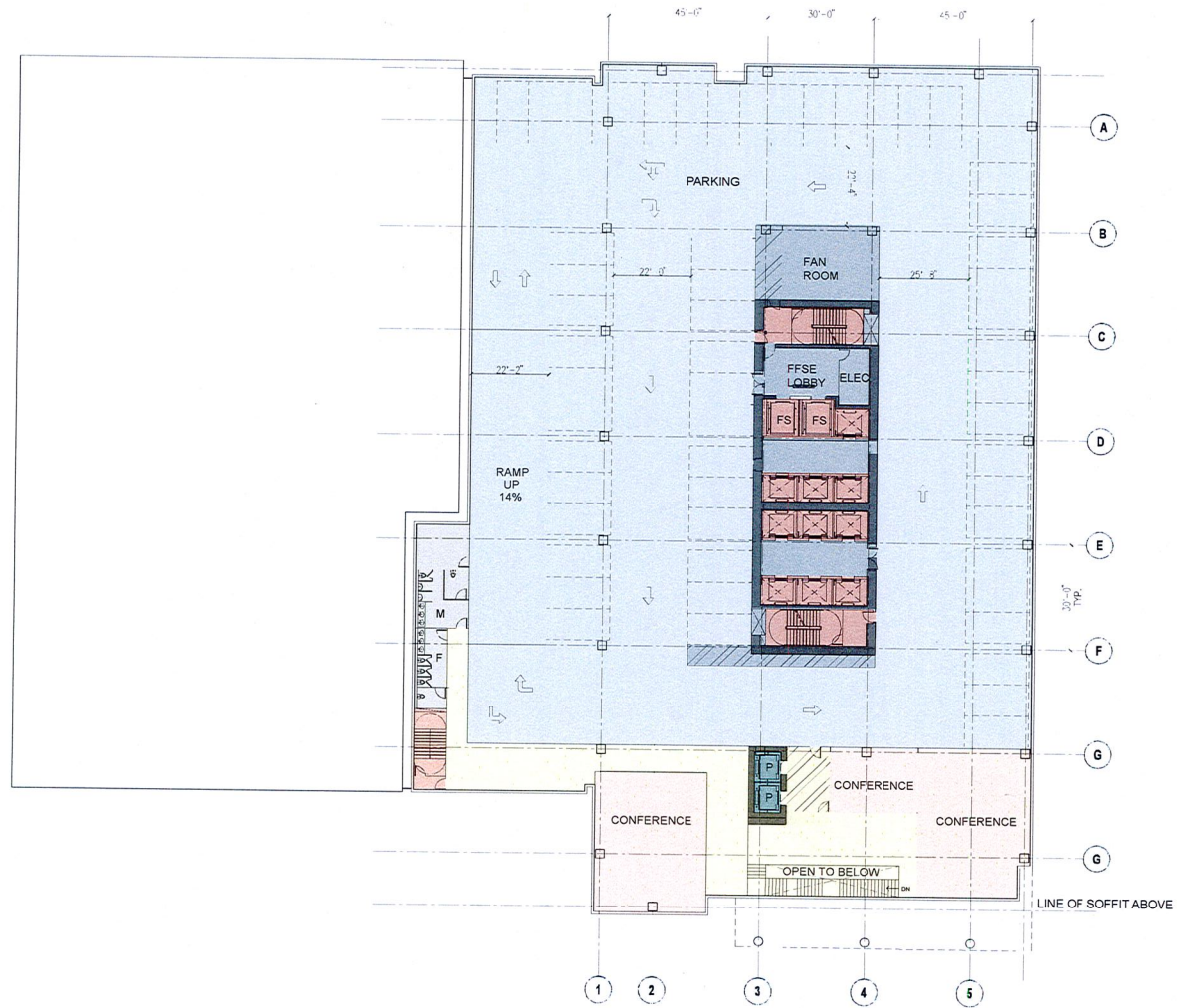


SCHEME A GROUND FLOOR

01

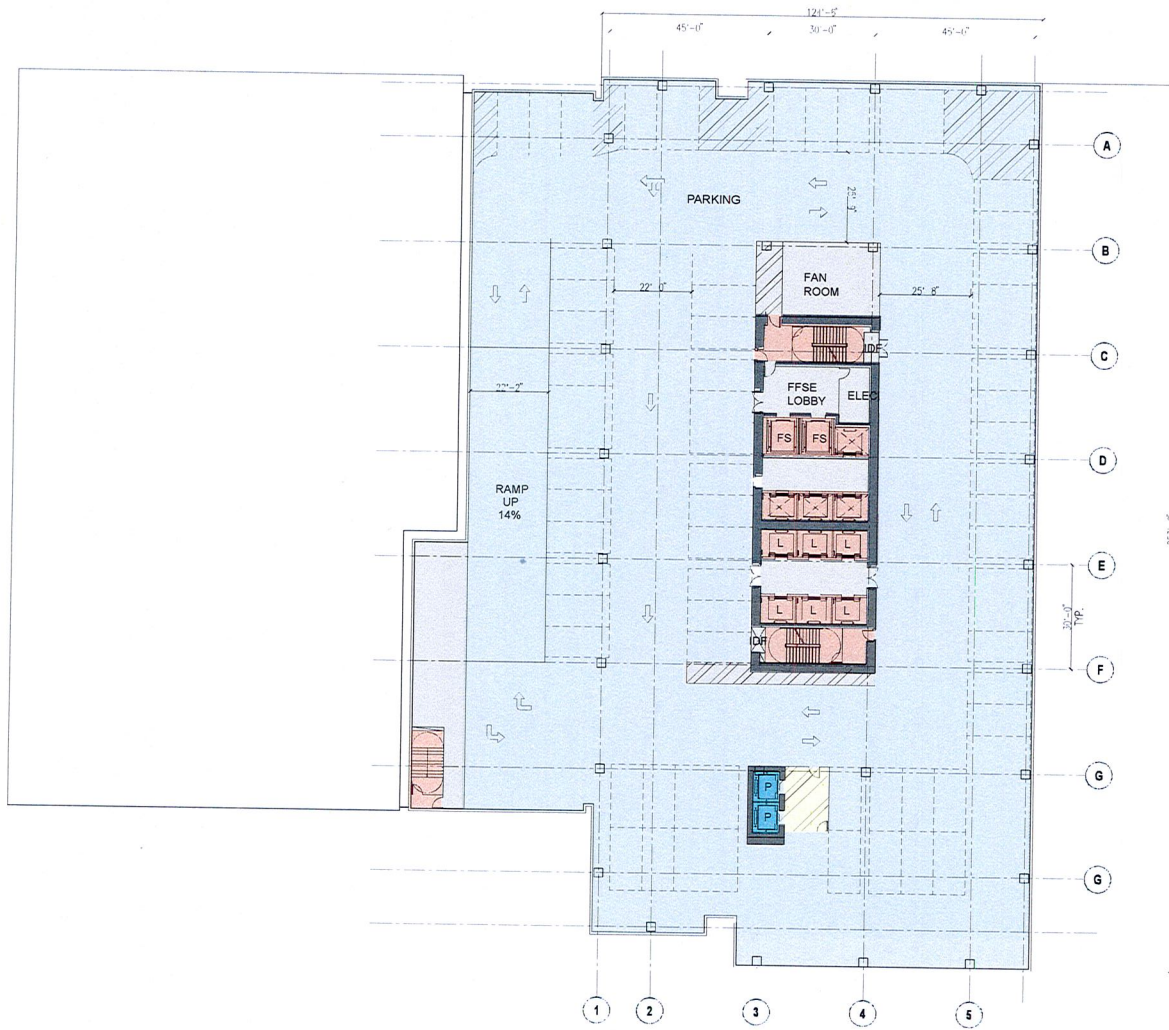


0 16' 32'



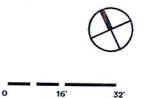
SCHEME A FLOOR PLAN 02-03

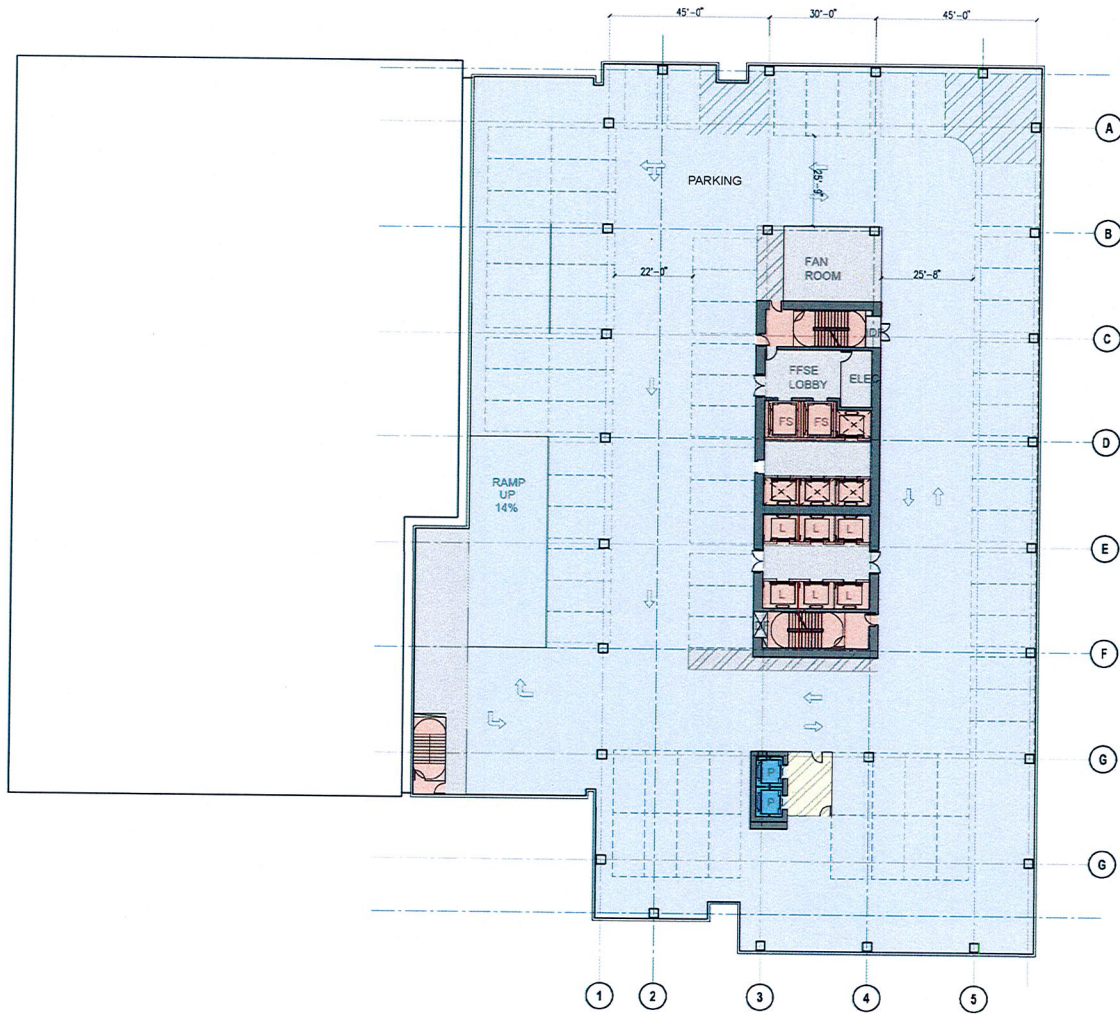
02-03



SCHEME A FLOOR PLAN 04-05

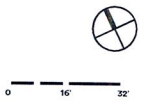
04-05

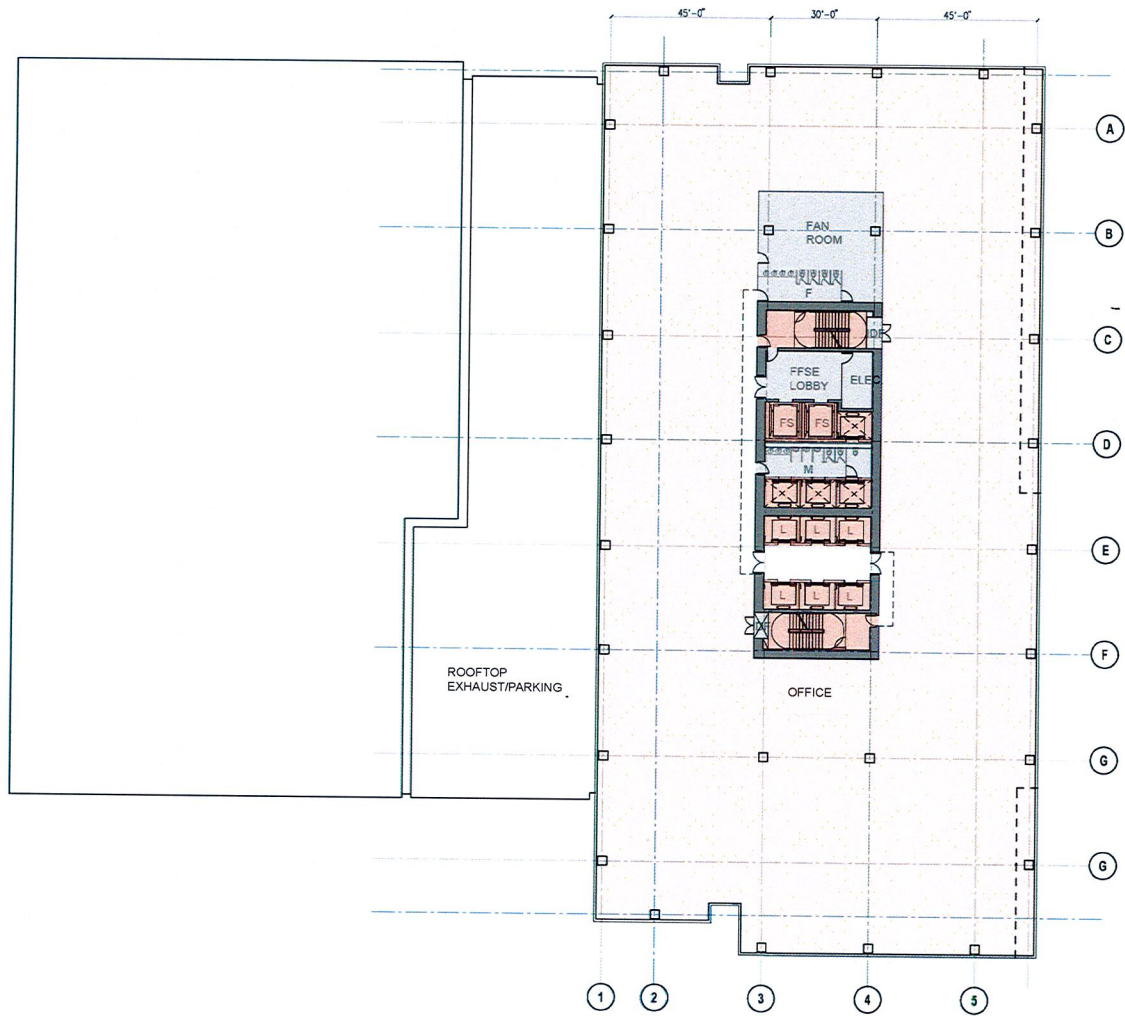




SCHEME A FLOOR PLAN 06

06



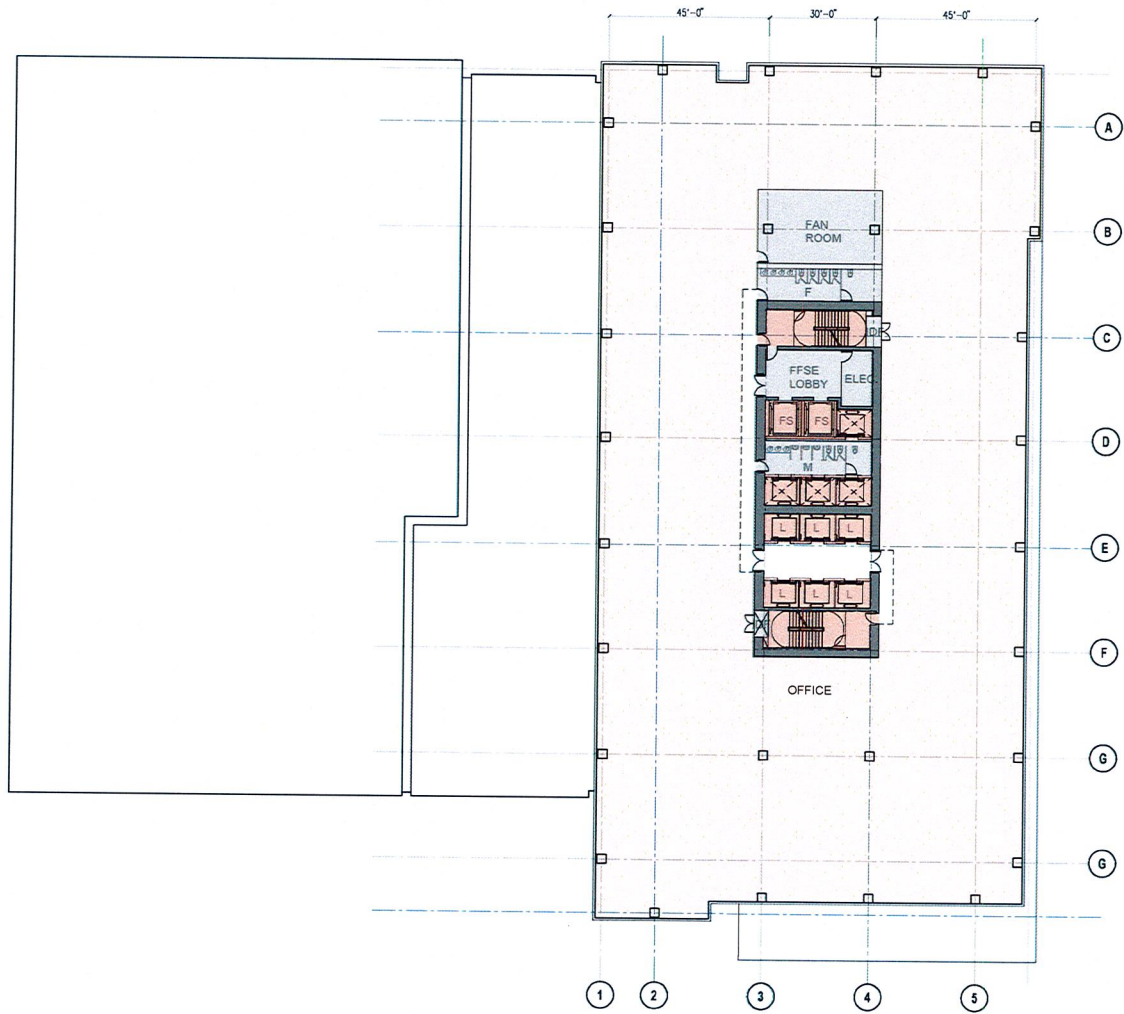


07-17



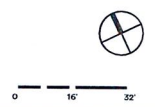
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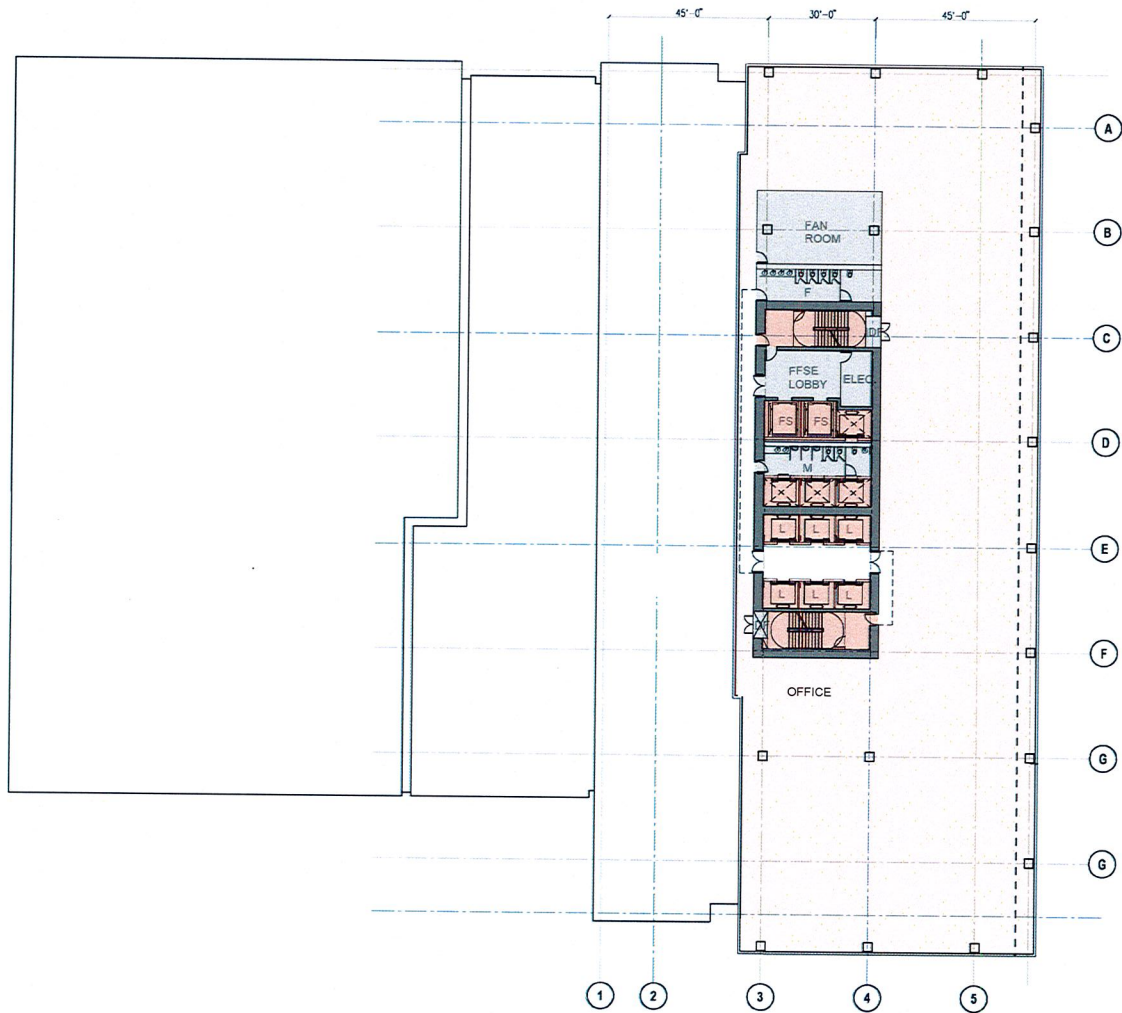
SCHEME A FLOOR PLAN 07-17



SCHEME A FLOOR PLAN 18-19

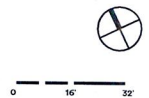
18-19

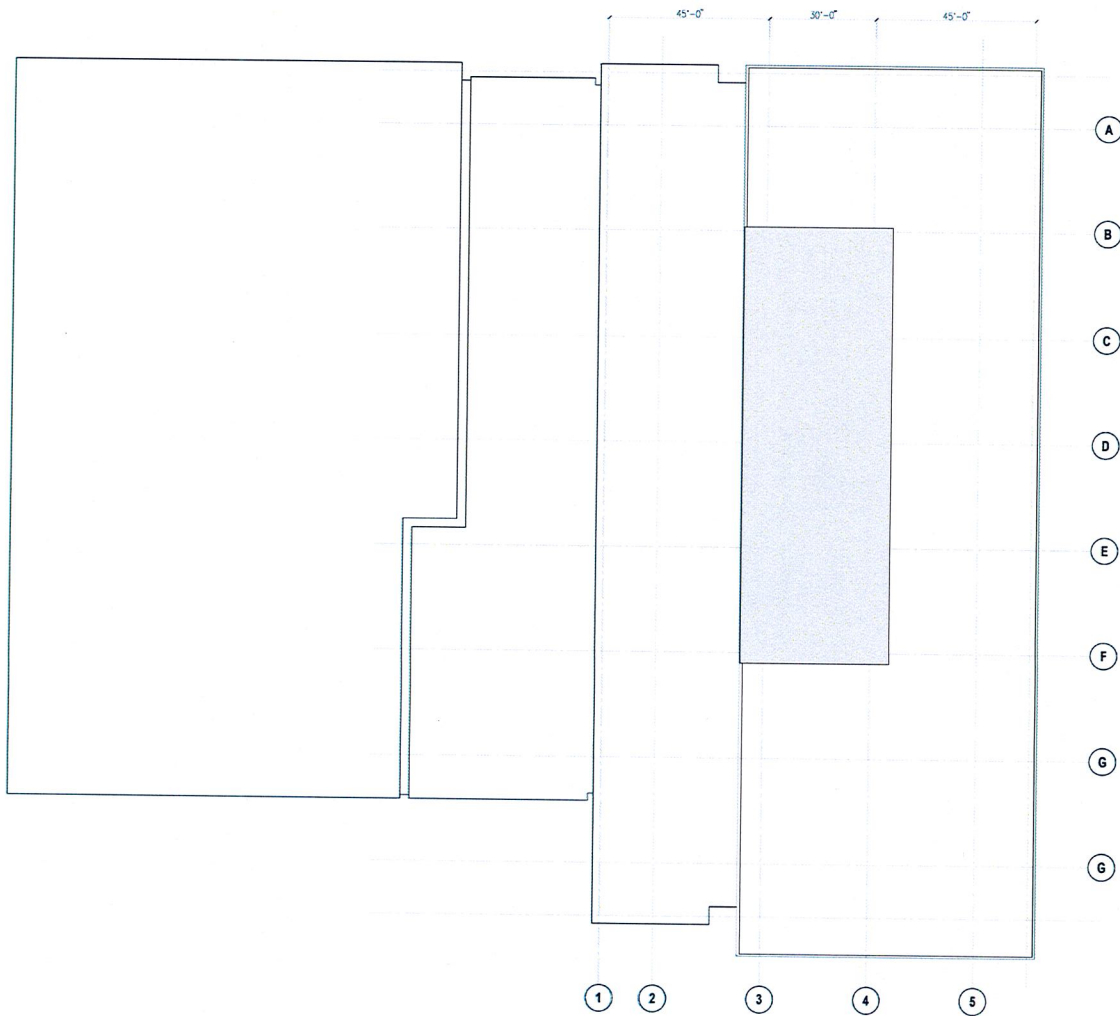




SCHEME A FLOOR PLAN 20-21

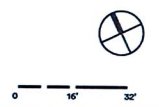
20-21





SCHEME A ROOF PLAN

ROOF



B

SCHEME B

GROSS FLOOR AREA: 892255 SQFT

352 TOTAL PARKING SPACES

33 STORIES

BUILDING HEIGHT: 472'-0"



SCHEME B COVER SHEET

SITE AREA
FAR
MAX PLANNING FLOOR AREA

44,615
20
892,302

SCHEME B

FLR. ELEV. F / F	FLR.	Program	INCLUDED IN PLANNING FLOOR AREA						EXCLUDED FROM PLANNING FLOOR AREA					BLDG TOTAL GROSS SQUARE FOOTAGE			
			OFFICE GFA	RETAIL GFA	LOBBY GFA	BLDG SUPPORT GFA	CONF CTR GFA	FITNESS GFA	TOTAL PLANNING FLOOR AREA	CAR PARKING & RAMPS SPACES	BIKE PARKING GSF	LOADING GSF	MPH				
+487.00	15	35	Roof														
+472.00	15	34	MPH														
+452.00	20	33	Office	19,500													6,000
+432.00	20	32	Office	19,500													19,500
+412.00	20	31	Office	24,500													24,500
+397.00	15	30	Office	34,785													34,785
+383.50	13.5	29	Office	34,785													34,785
+370.00	13.5	28	Office	34,785													34,785
+356.50	13.5	27	Office	34,785													34,785
+343.00	13.5	26	Office	34,785													34,785
+329.50	13.5	25	Office	34,785													34,785
+316.00	13.5	24	Office	34,785													34,785
+302.50	13.5	23	Office	34,785													34,785
+289.00	13.5	22	Office	34,785													34,785
+275.50	13.5	21	Office	34,785													34,785
+262.00	13.5	20	Office	34,785													34,785
+248.50	13.5	19	Office	34,785													34,785
+235.00	13.5	18	Office	34,785													34,785
+221.50	13.5	17	Office	34,785													34,785
+208.00	13.5	16	Office	34,785													34,785
+194.50	13.5	15	Office	34,785													34,785
+181.00	13.5	14	Office	34,785													34,785
+167.50	13.5	13	Office	34,785													34,785
+154.00	13.5	12	Office	34,785													34,785
+140.50	13.5	11	Office	34,785													34,785
+127.00	13.5	10	Office	34,785													34,785
+113.50	13.5	09	Office	31,785													34,785
+100.00	13.5	08	Office	24,285													31,785
+87.50	12.5	07	Parking					7,500									31,785
+75.00	12.5	06	Parking														39,400
+62.50	12.5	05	Parking														39,400
+50.00	12.5	04	Parking														39,400
+37.50	12.5	03	Parking														39,400
+25.00	12.5	02	Parking / CONFERENCE														31,900
+0.00	25	01	LOBBY & Support		8,705	10,955	7,540		7,500								39,400
		B1	No Basement														36,149
			850,055	8,705	10,955	7,540	7,500	7,500	892,255	352	223,784	4,400	2,165	6,000	1,122,604		
			GFA	GFA	GFA	GFA	GFA	GFA	GFA	SPACES	GSF	GSF	GSF	GSF	GSF		

SCHEME B AREA SUMMARY



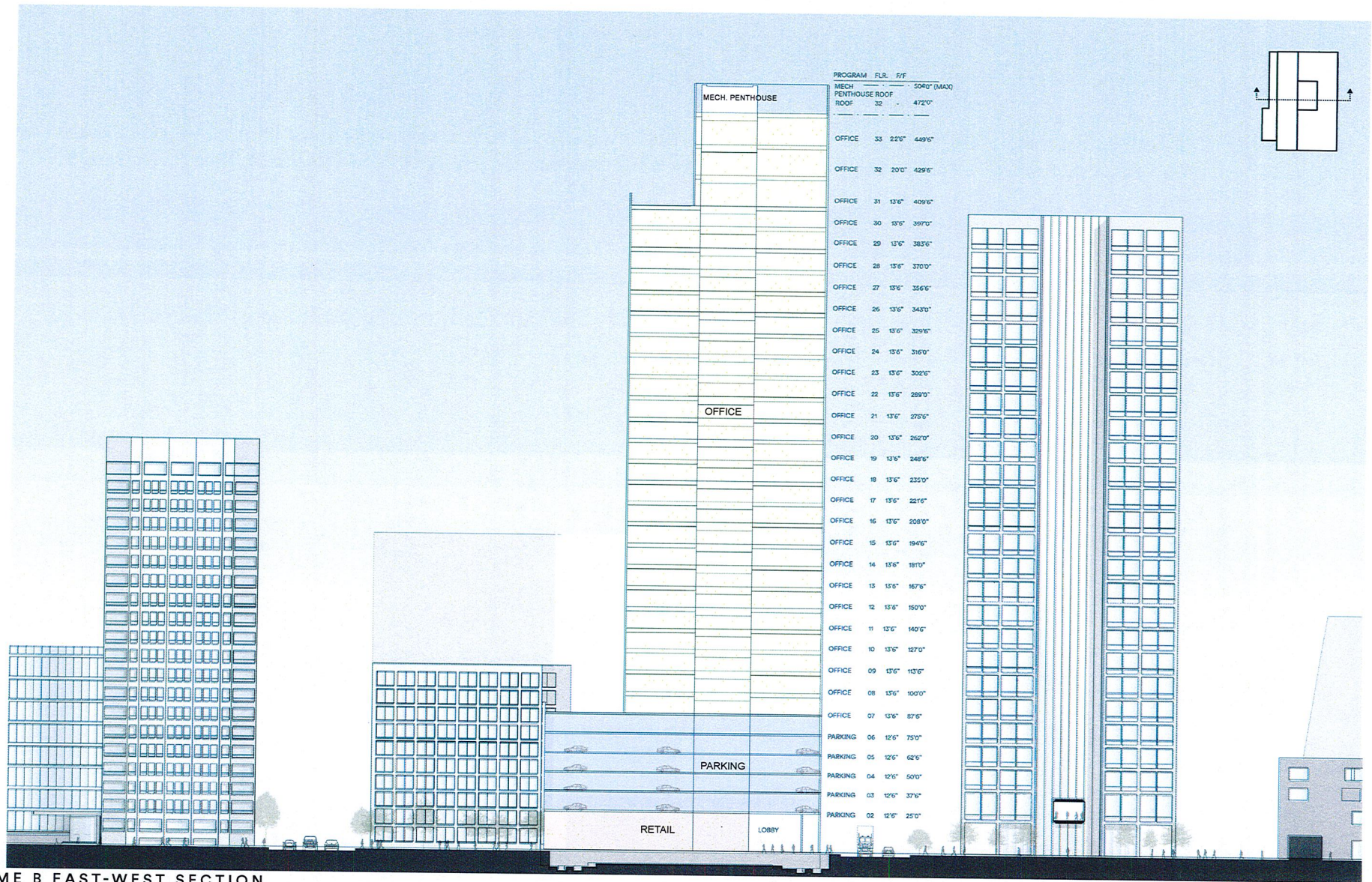
SCHEME B VIEW FROM 21ST STREET



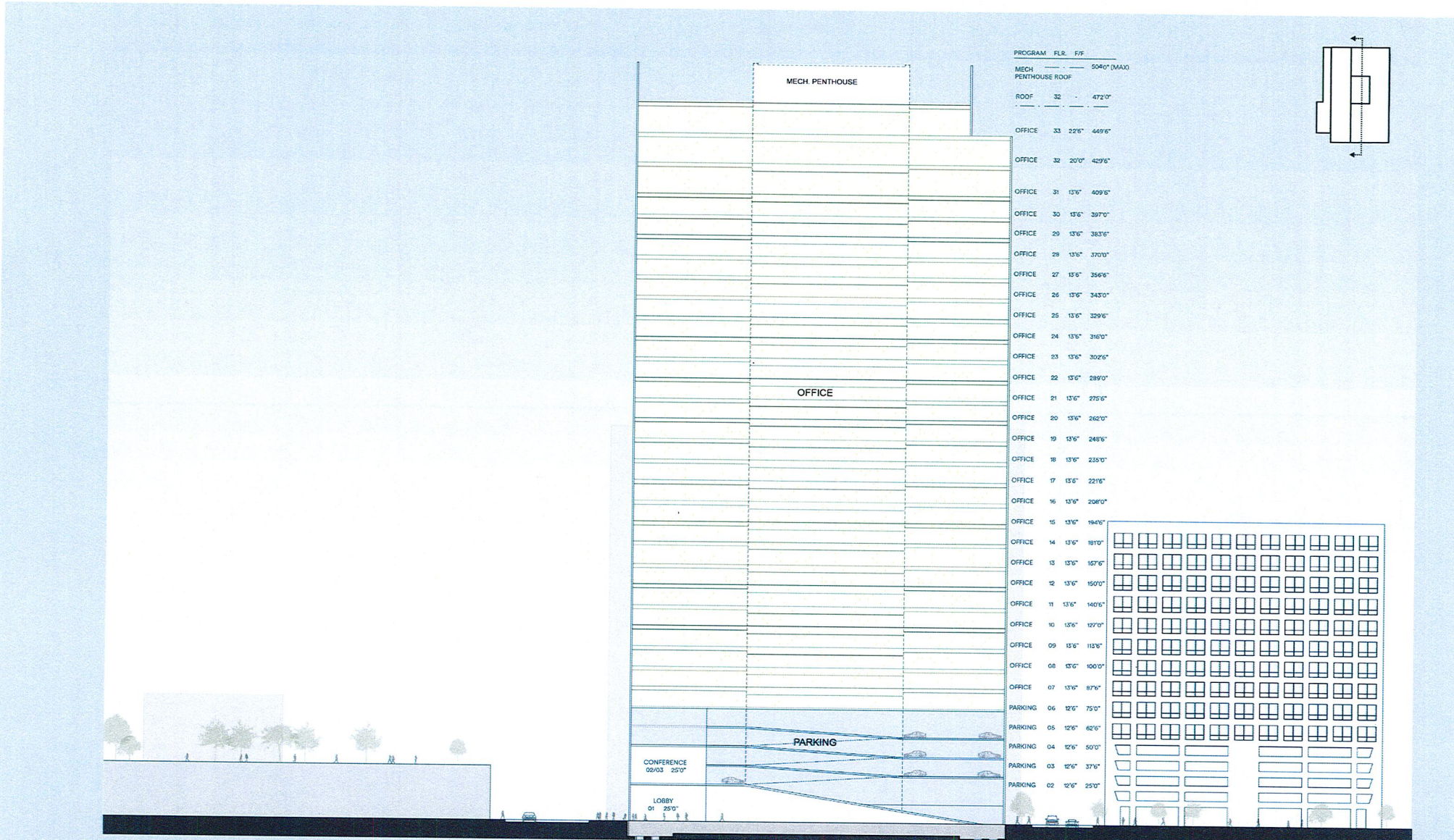


SCHEME B VIEW FROM SOUTH UP WEBSTER

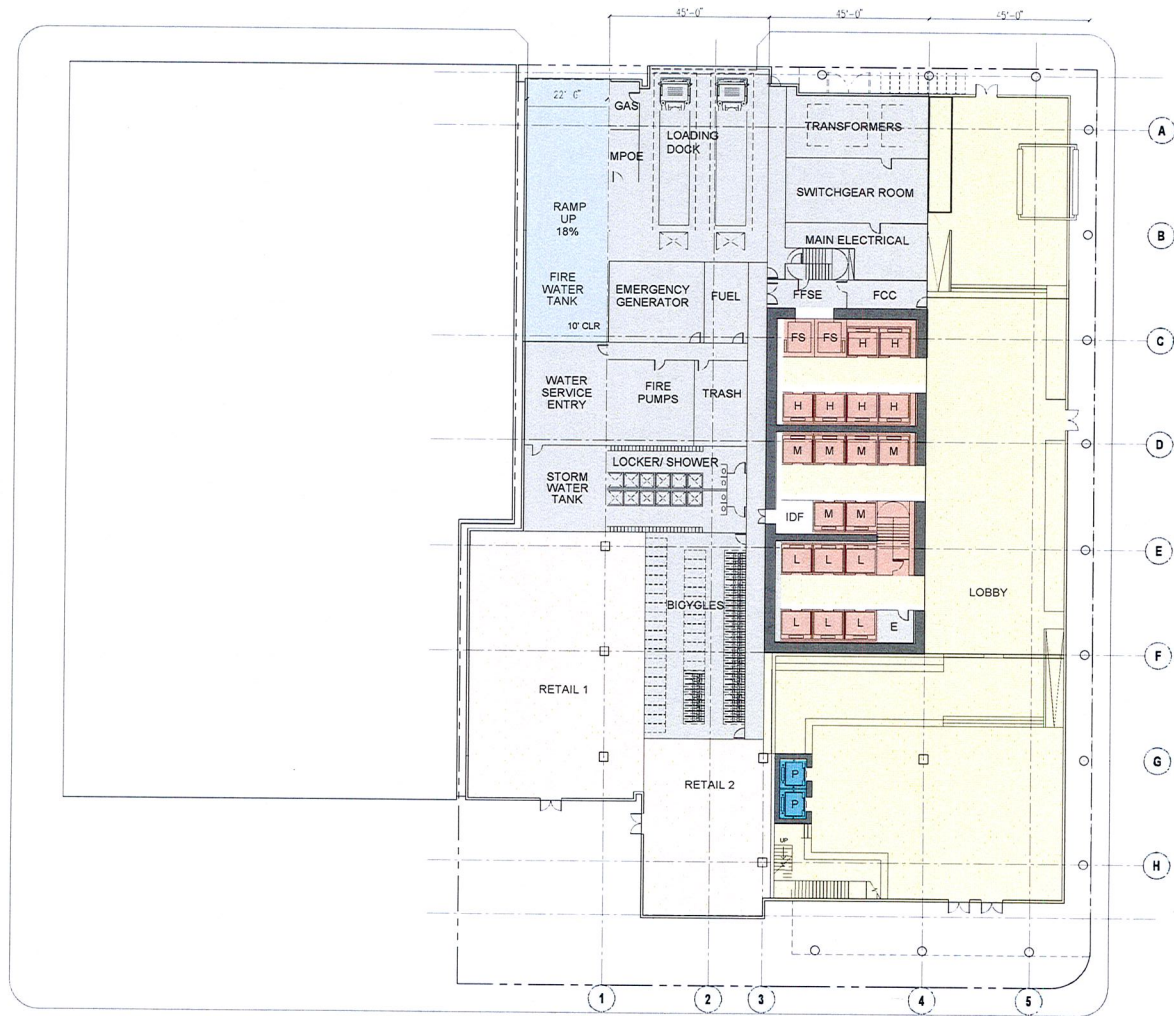




SCHEME B EAST-WEST SECTION

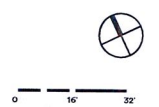


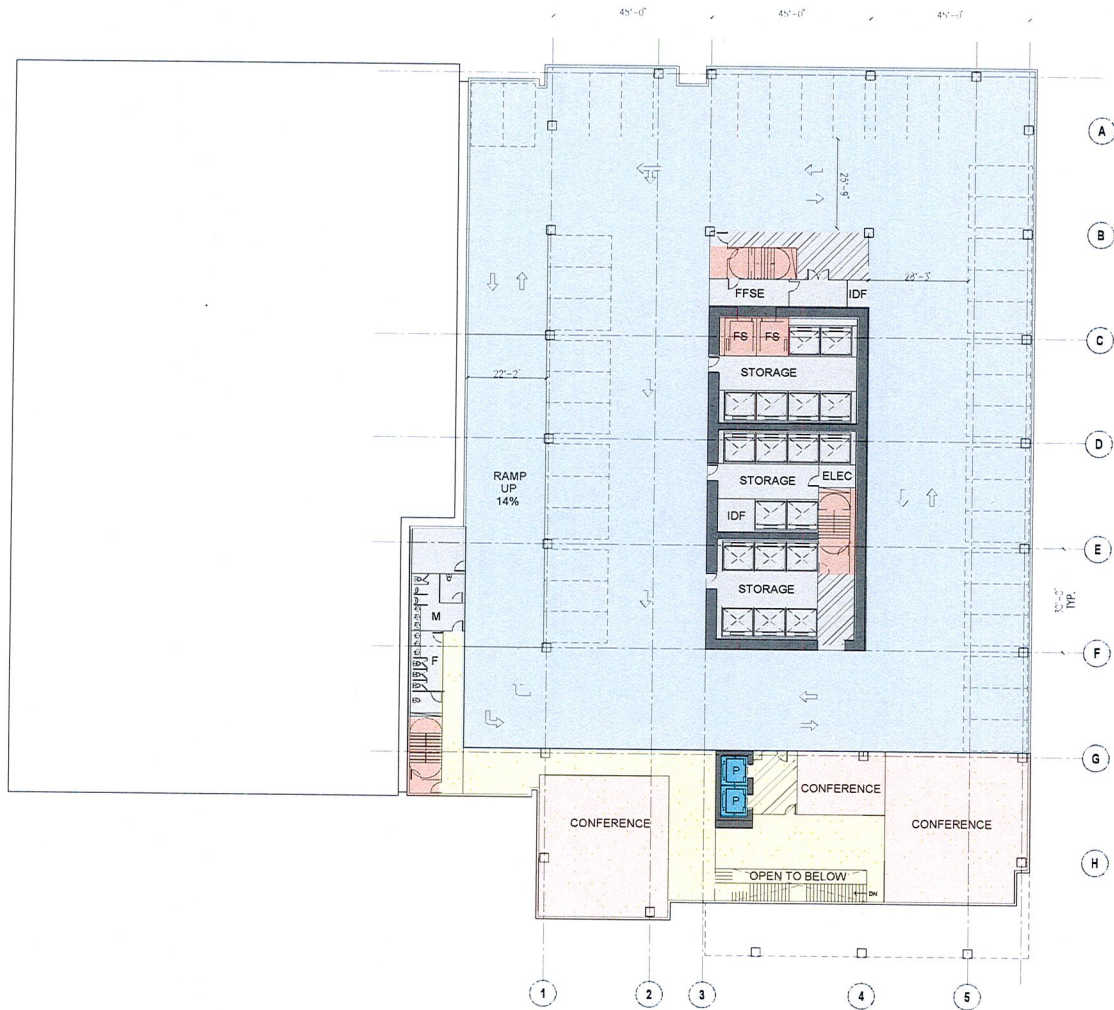
SCHEME B NORTH-SOUTH SECTION



SCHEME B GROUND FLOOR

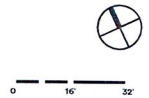
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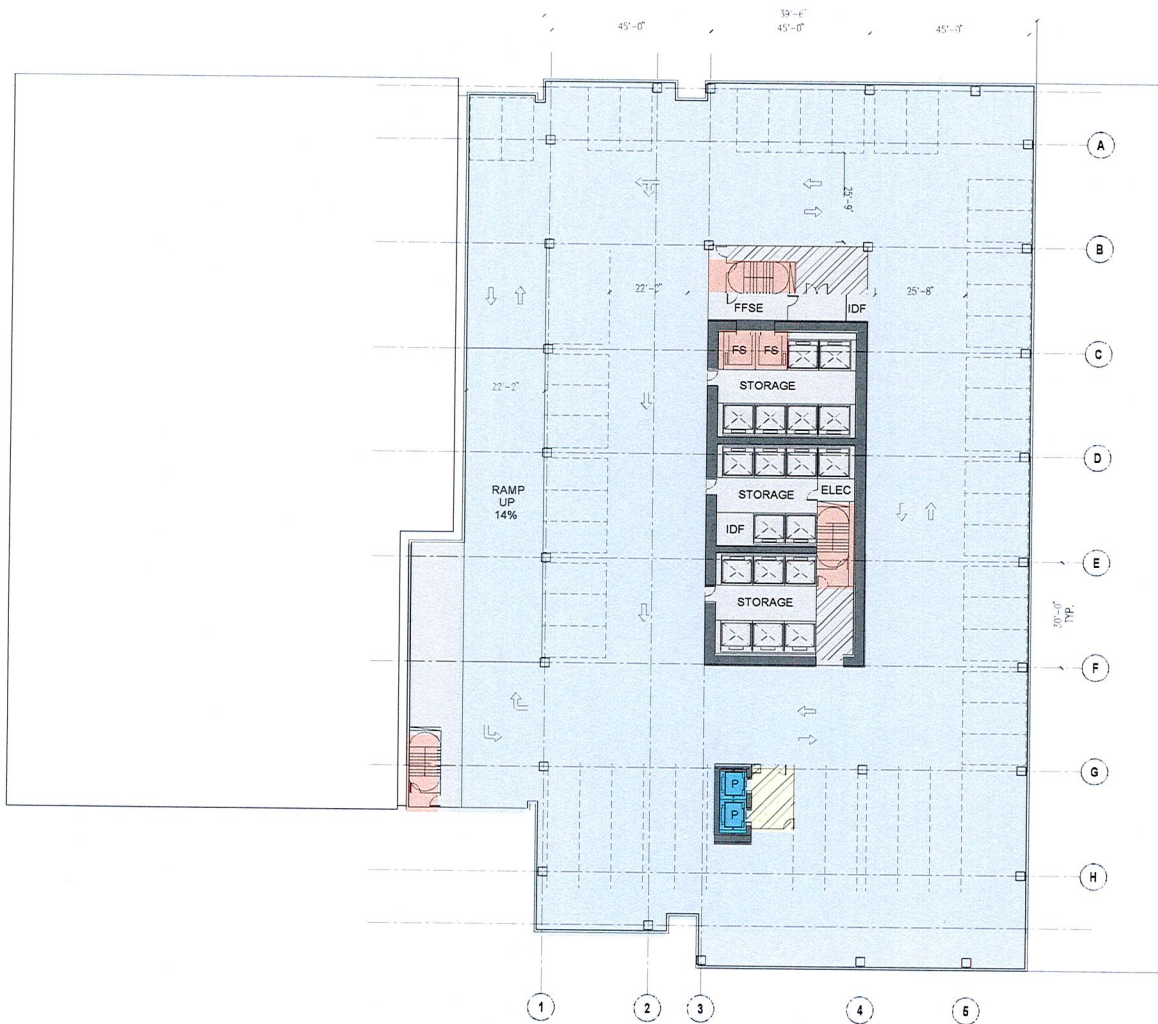




SCHEME B FLOOR PLAN 02-03

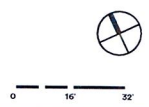
02-03

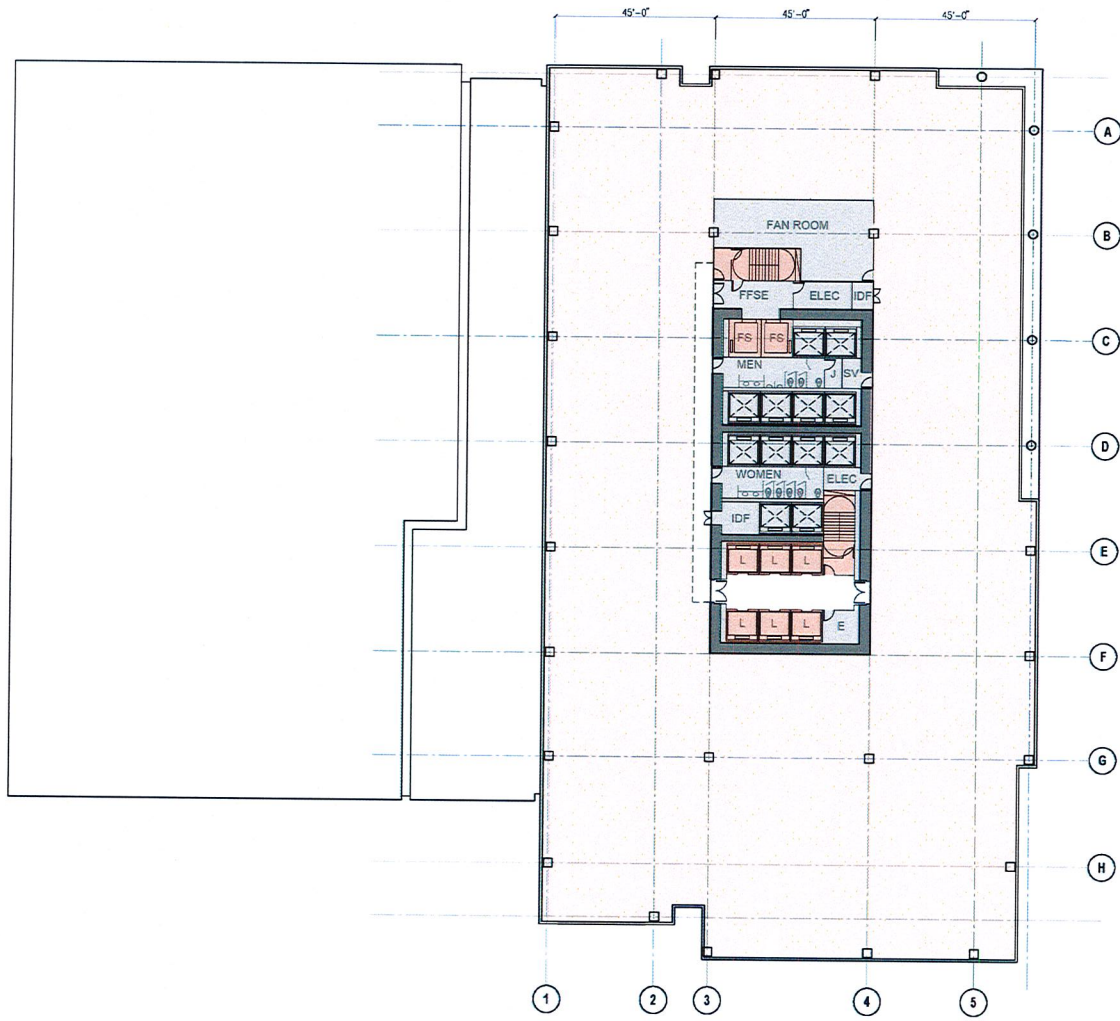




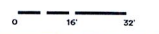
SCHEME B FLOOR PLAN 04-07

04-07

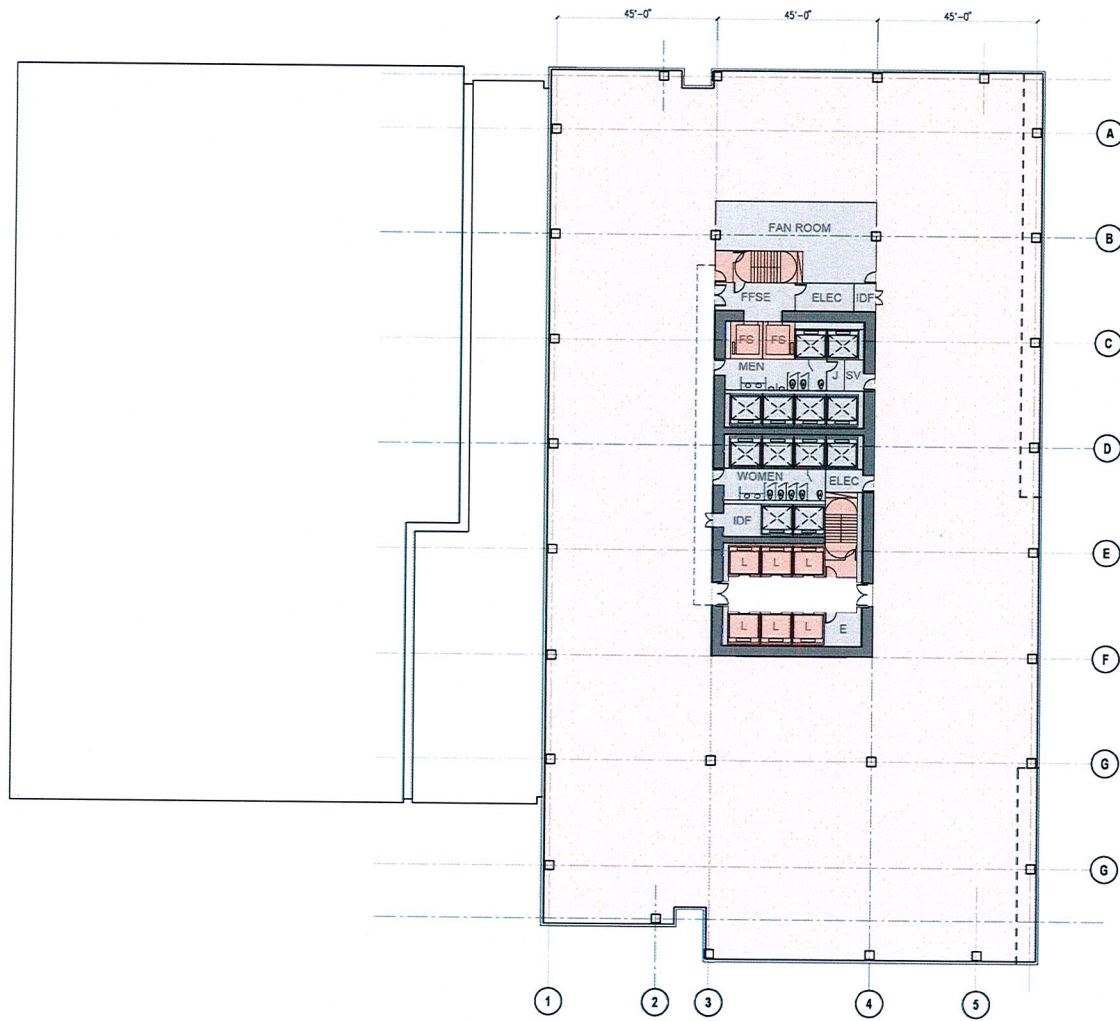




08

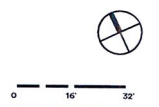


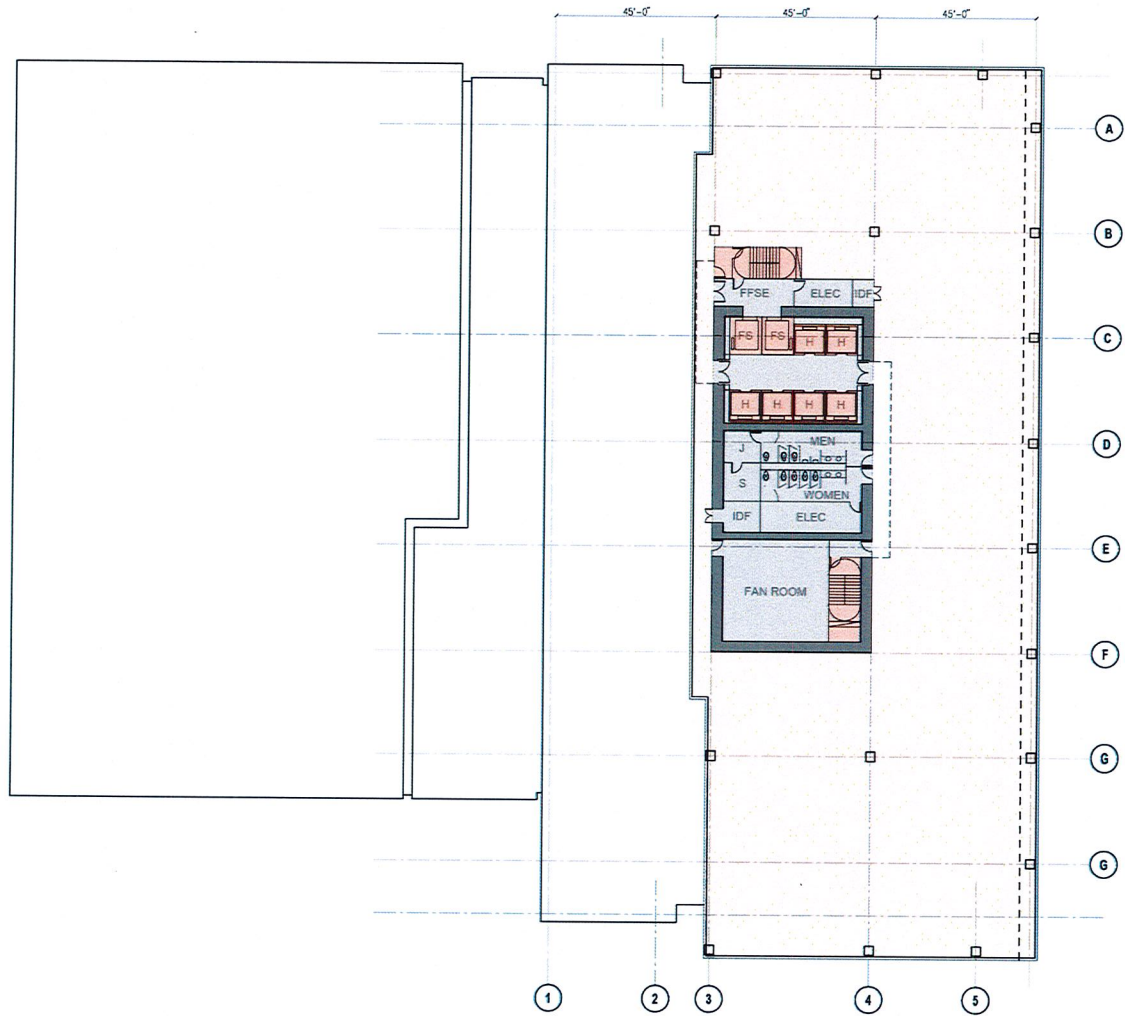
SCHEME B FLOOR PLAN 08



SCHEME B FLOOR PLAN 09-30

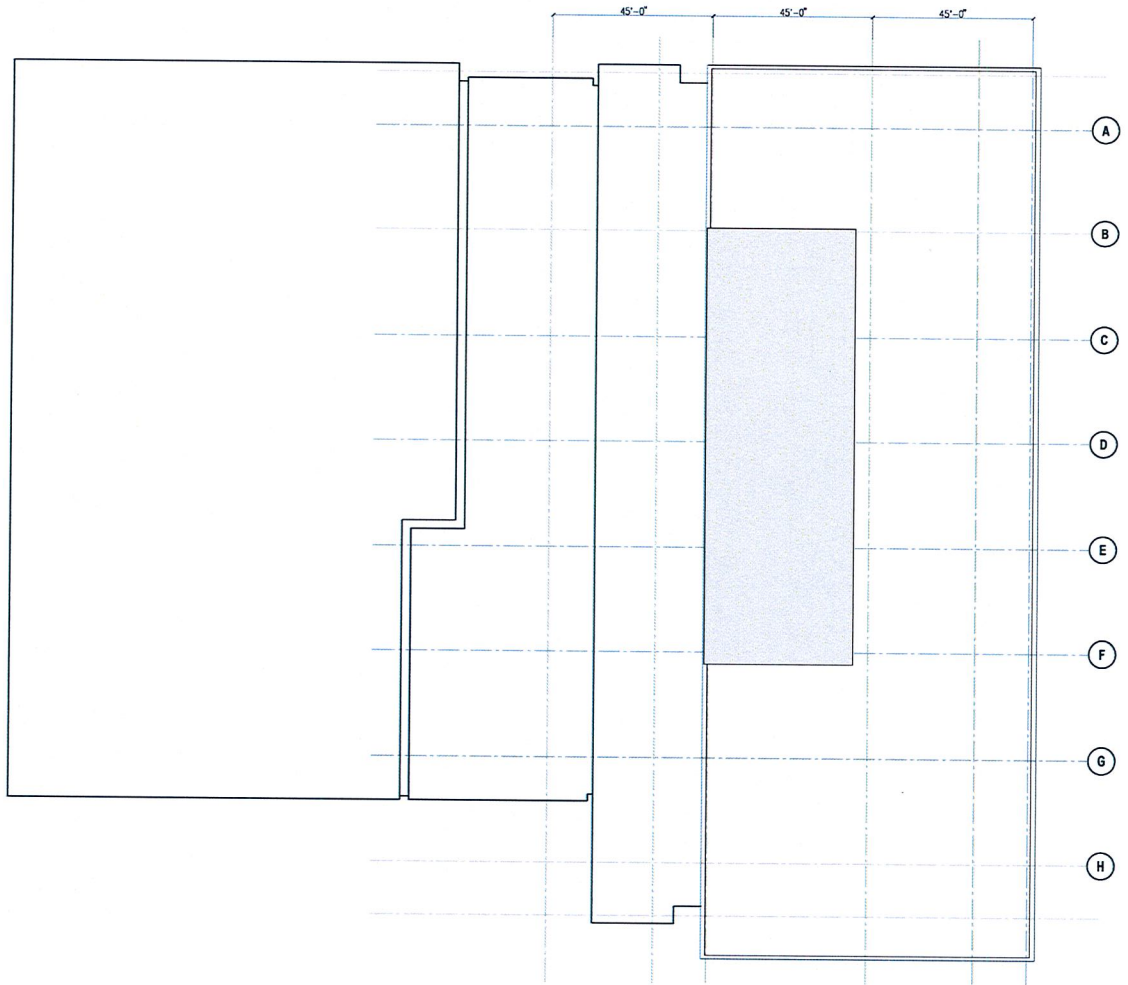
09-30





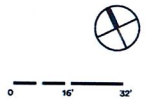
SCHEME B FLOOR PLAN 31

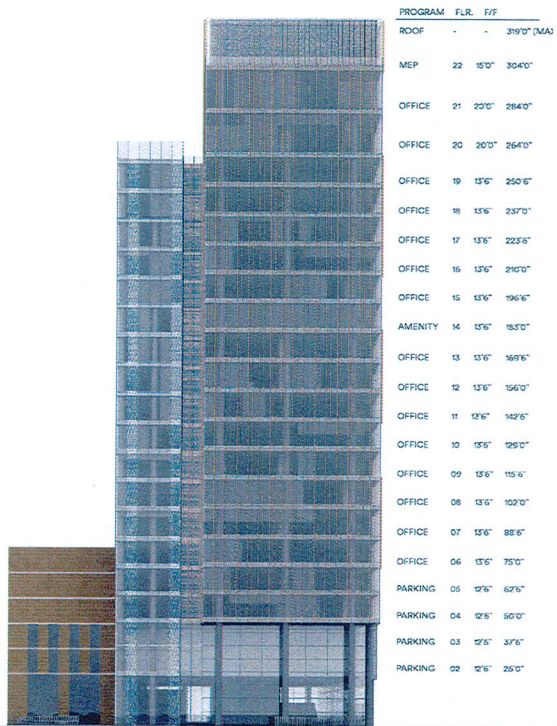
31-33



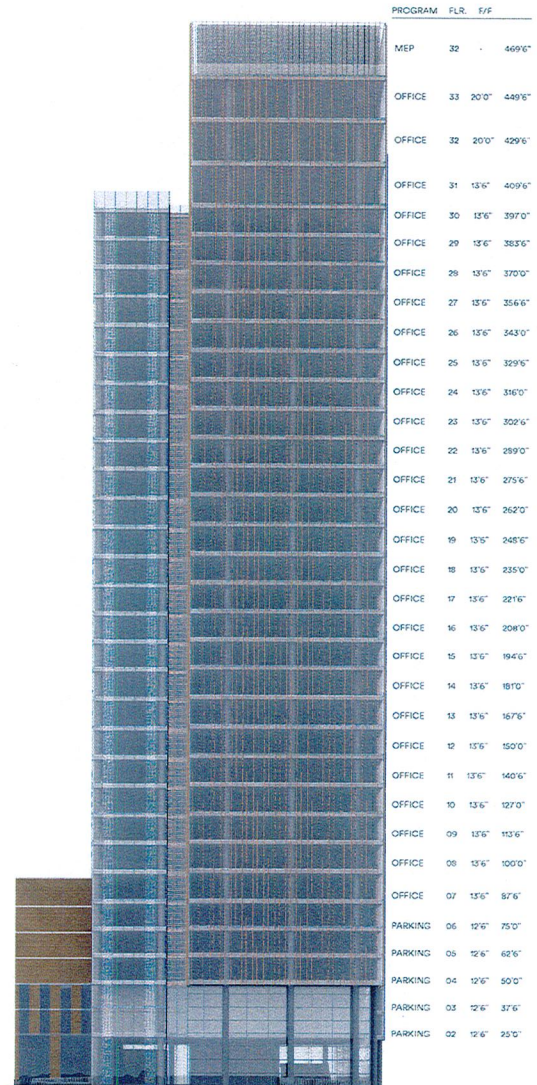
SCHEME B ROOF PLAN

ROOF





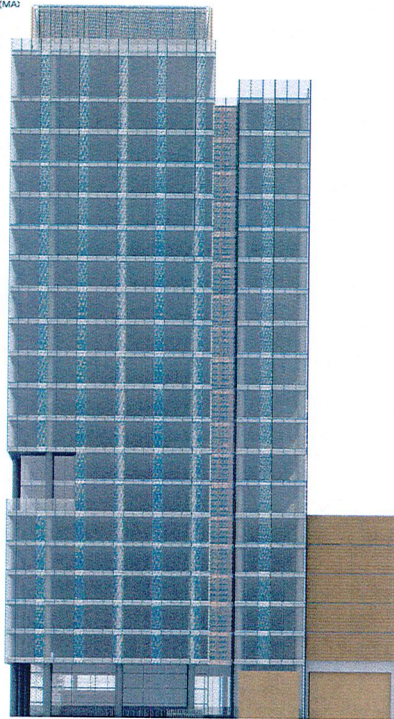
Scheme A



Scheme B

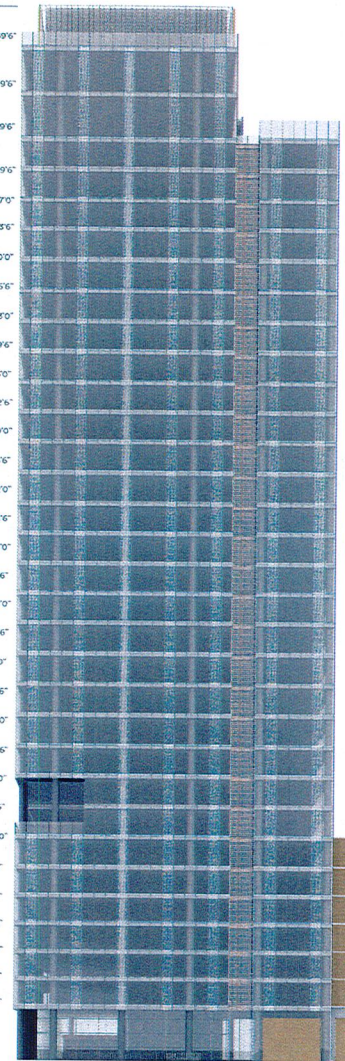
SOUTH ELEVATION

PROGRAM	FLR.	EFF.
ROOF	-	319'0" (MA)
MEP	22	15'0" 304'0"
OFFICE	21	20'0" 284'0"
OFFICE	20	20'0" 264'0"
OFFICE	19	15'6" 250'6"
OFFICE	18	15'6" 237'0"
OFFICE	17	15'6" 223'6"
OFFICE	16	15'6" 210'0"
OFFICE	15	15'6" 196'6"
AMENITY	14	15'6" 183'0"
OFFICE	13	15'6" 169'6"
OFFICE	12	15'6" 156'0"
OFFICE	11	15'6" 142'6"
OFFICE	10	15'6" 129'0"
OFFICE	09	15'6" 115'6"
OFFICE	08	15'6" 102'0"
OFFICE	07	15'6" 88'6"
OFFICE	06	15'6" 75'0"
PARKING	05	12'6" 62'6"
PARKING	04	12'6" 50'0"
PARKING	03	12'6" 37'6"
PARKING	02	12'6" 25'0"



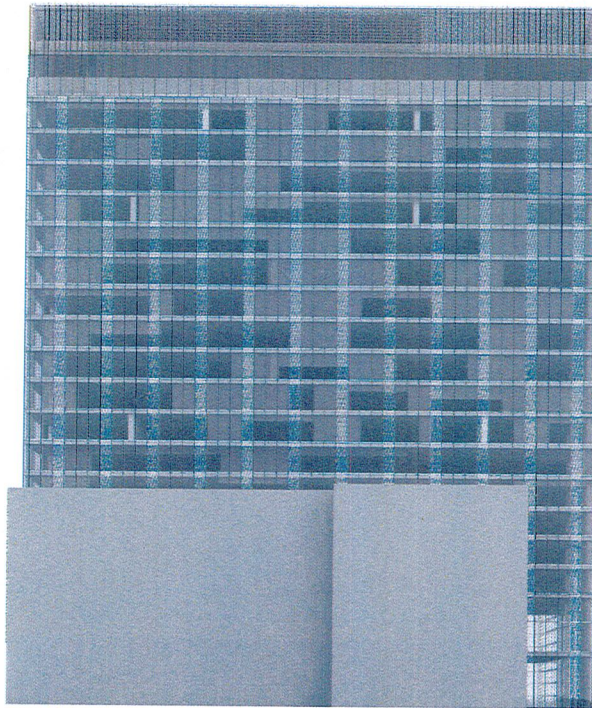
Scheme A

PROGRAM	FLR.	EFF.
MEP	32	469'6"
OFFICE	33	20'0" 449'6"
OFFICE	32	20'0" 429'6"
OFFICE	31	15'6" 409'6"
OFFICE	30	15'6" 397'0"
OFFICE	29	15'6" 383'6"
OFFICE	28	15'6" 370'0"
OFFICE	27	15'6" 356'6"
OFFICE	26	15'6" 343'0"
OFFICE	25	15'6" 329'6"
OFFICE	24	15'6" 316'0"
OFFICE	23	15'6" 302'6"
OFFICE	22	15'6" 289'0"
OFFICE	21	15'6" 275'6"
OFFICE	20	15'6" 262'0"
OFFICE	19	15'6" 248'6"
OFFICE	18	15'6" 235'0"
OFFICE	17	15'6" 221'6"
OFFICE	16	15'6" 208'0"
OFFICE	15	15'6" 194'6"
OFFICE	14	15'6" 181'0"
OFFICE	13	15'6" 167'6"
OFFICE	12	15'6" 154'0"
OFFICE	11	15'6" 140'6"
OFFICE	10	15'6" 127'0"
OFFICE	09	15'6" 113'6"
OFFICE	08	15'6" 100'0"
OFFICE	07	15'6" 87'6"
PARKING	06	12'6" 75'0"
PARKING	05	12'6" 62'6"
PARKING	04	12'6" 50'0"
PARKING	03	12'6" 37'6"
PARKING	02	12'6" 25'0"



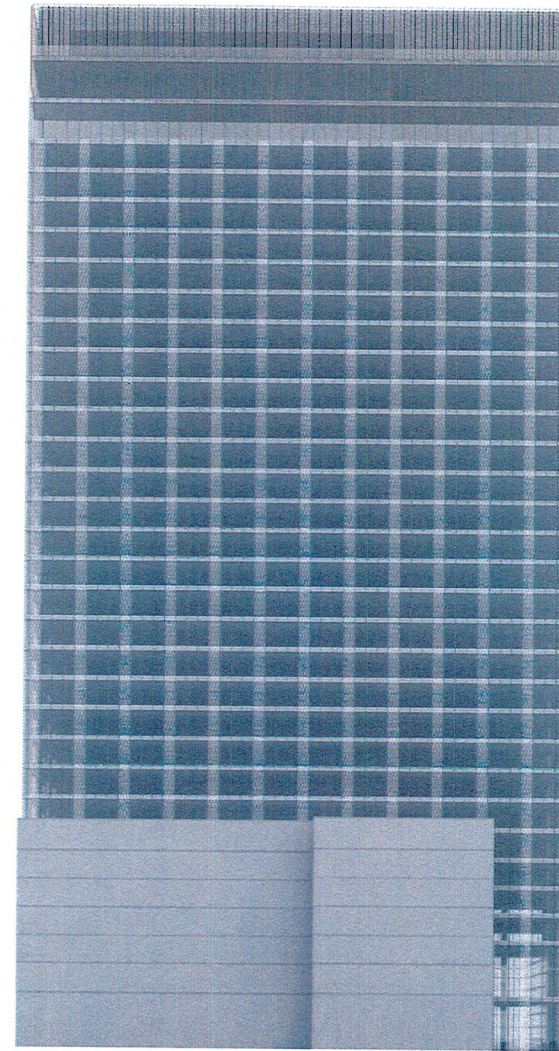
Scheme B

NORTH ELEVATION



PROGRAM	F.L.R.	F/F
ROOF	-	319'0"
MEP	22	15'0" 304'0"
OFFICE	21	20'0" 284'0"
OFFICE	20	20'0" 264'0"
OFFICE	19	13'6" 250'6"
OFFICE	18	13'6" 237'0"
OFFICE	17	13'6" 223'6"
OFFICE	16	13'6" 210'0"
OFFICE	15	13'6" 196'6"
AMENITY	14	13'0" 183'0"
OFFICE	13	13'6" 169'6"
OFFICE	12	13'6" 156'0"
OFFICE	11	13'6" 142'6"
OFFICE	10	13'6" 129'0"
OFFICE	09	13'6" 115'6"
OFFICE	08	13'6" 102'0"
OFFICE	07	13'6" 88'6"
OFFICE	06	13'6" 75'0"
PARKING	05	12'6" 62'6"
PARKING	04	12'6" 50'0"
PARKING	03	12'6" 37'6"
PARKING	02	12'6" 25'0"

Scheme A

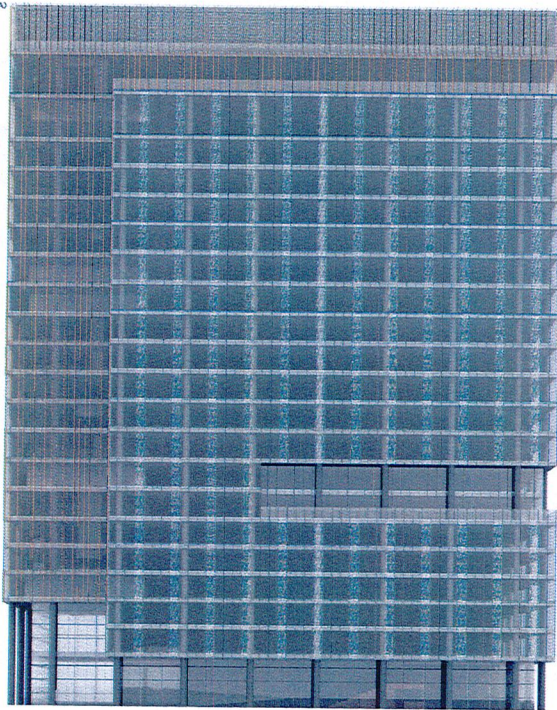


PROGRAM	F.L.R.	F/F
MEP	32	- 569'6"
OFFICE	33	20'0" 449'6"
OFFICE	32	20'0" 429'6"
OFFICE	31	13'6" 409'6"
OFFICE	30	13'6" 397'0"
OFFICE	29	13'6" 383'6"
OFFICE	28	13'6" 370'0"
OFFICE	27	13'6" 356'6"
OFFICE	26	13'6" 343'0"
OFFICE	25	13'6" 329'6"
OFFICE	24	13'6" 316'0"
OFFICE	23	13'6" 302'6"
OFFICE	22	13'6" 289'0"
OFFICE	21	13'6" 275'6"
OFFICE	20	13'6" 262'0"
OFFICE	19	13'6" 248'6"
OFFICE	18	13'6" 235'0"
OFFICE	17	13'6" 221'6"
OFFICE	16	13'6" 208'0"
OFFICE	15	13'6" 194'6"
OFFICE	14	13'6" 181'0"
OFFICE	13	13'6" 167'6"
OFFICE	12	13'6" 154'0"
OFFICE	11	13'6" 140'6"
OFFICE	10	13'6" 127'0"
OFFICE	09	13'6" 113'6"
OFFICE	08	13'6" 100'0"
OFFICE	07	13'6" 87'6"
PARKING	06	12'6" 75'0"
PARKING	05	12'6" 62'6"
PARKING	04	12'6" 50'0"
PARKING	03	12'6" 37'6"
PARKING	02	12'6" 25'0"

Scheme B

WEST ELEVATION

PROGRAM	FLR.	FF
ROOF	-	319'0" (MA)
MEP	22	15'0" 304'0"
OFFICE	21	20'0" 284'0"
OFFICE	20	20'0" 264'0"
OFFICE	19	15'6" 250'6"
OFFICE	18	15'6" 237'0"
OFFICE	17	15'6" 223'6"
OFFICE	16	15'6" 210'0"
OFFICE	15	15'6" 196'6"
AMENITY	14	15'6" 183'0"
OFFICE	13	15'6" 169'6"
OFFICE	12	15'6" 156'0"
OFFICE	11	15'6" 142'6"
OFFICE	10	15'6" 129'0"
OFFICE	09	15'6" 115'6"
OFFICE	08	15'6" 102'0"
OFFICE	07	15'6" 88'6"
OFFICE	06	15'6" 75'0"
PARKING	05	12'6" 62'6"
PARKING	04	12'6" 50'0"
PARKING	03	12'6" 37'6"
PARKING	02	12'6" 25'0"



Scheme A

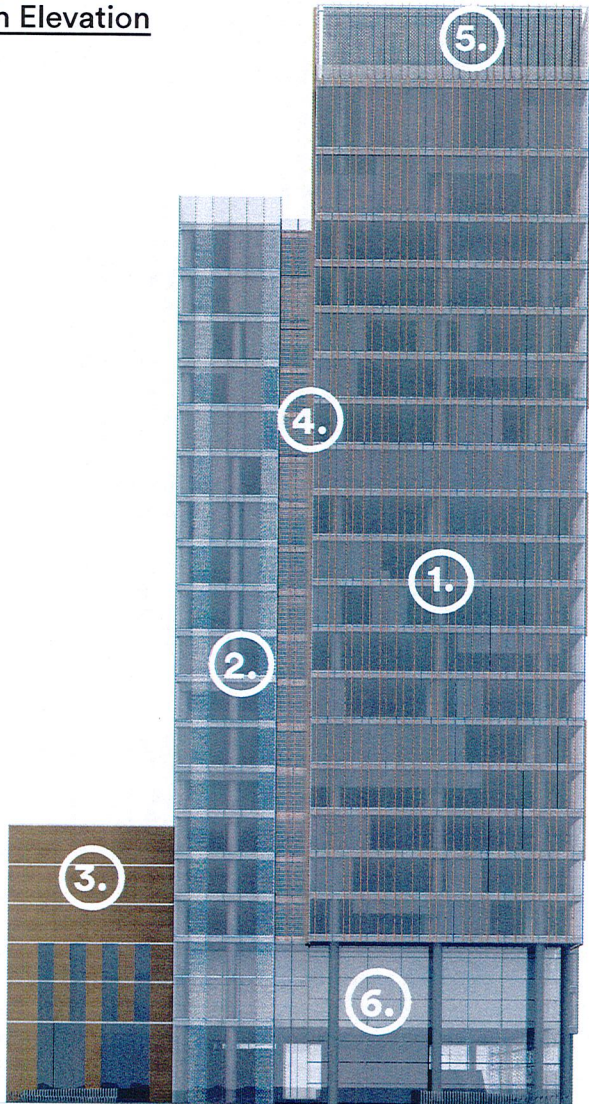
PROGRAM	FLR.	FF
MEP	32	469'6"
OFFICE	33	20'0" 449'6"
OFFICE	32	20'0" 429'6"
OFFICE	31	15'6" 409'6"
OFFICE	30	15'6" 397'0"
OFFICE	29	15'6" 385'6"
OFFICE	28	15'6" 370'0"
OFFICE	27	15'6" 356'6"
OFFICE	26	15'6" 345'0"
OFFICE	25	15'6" 329'6"
OFFICE	24	15'6" 316'0"
OFFICE	23	15'6" 302'6"
OFFICE	22	15'6" 289'0"
OFFICE	21	15'6" 275'6"
OFFICE	20	15'6" 262'0"
OFFICE	19	15'6" 249'6"
OFFICE	18	15'6" 235'0"
OFFICE	17	15'6" 221'6"
OFFICE	16	15'6" 208'0"
OFFICE	15	15'6" 194'6"
OFFICE	14	15'6" 181'0"
OFFICE	13	15'6" 167'6"
OFFICE	12	15'6" 150'0"
OFFICE	11	15'6" 140'6"
OFFICE	10	15'6" 127'0"
OFFICE	09	15'6" 113'6"
OFFICE	08	15'6" 100'0"
OFFICE	07	15'6" 87'6"
PARKING	06	12'6" 73'0"
PARKING	05	12'6" 62'6"
PARKING	04	12'6" 50'0"
PARKING	03	12'6" 37'6"
PARKING	02	12'6" 25'0"



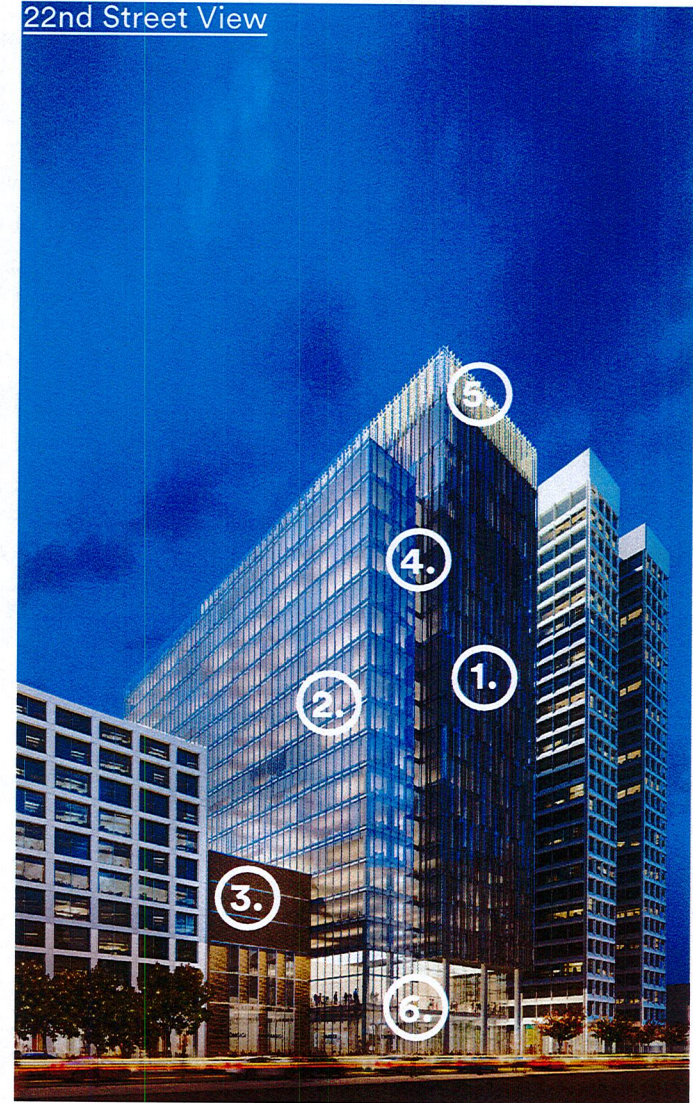
Scheme B

EAST ELEVATION

South Elevation



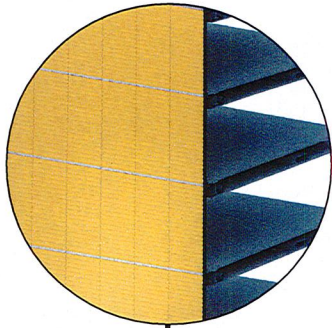
22nd Street View



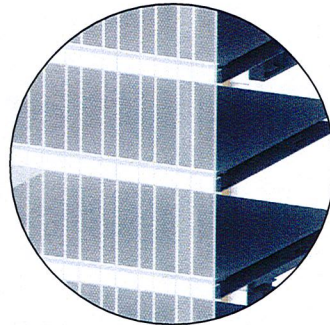
6. CABLE NET/POINT
SUPPORTED GLASS
CURTAINWALL

WALL TYPES

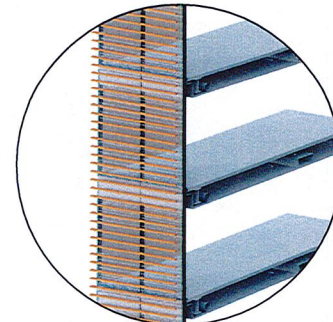
WALL TYPE 03
GARAGE SCREEN



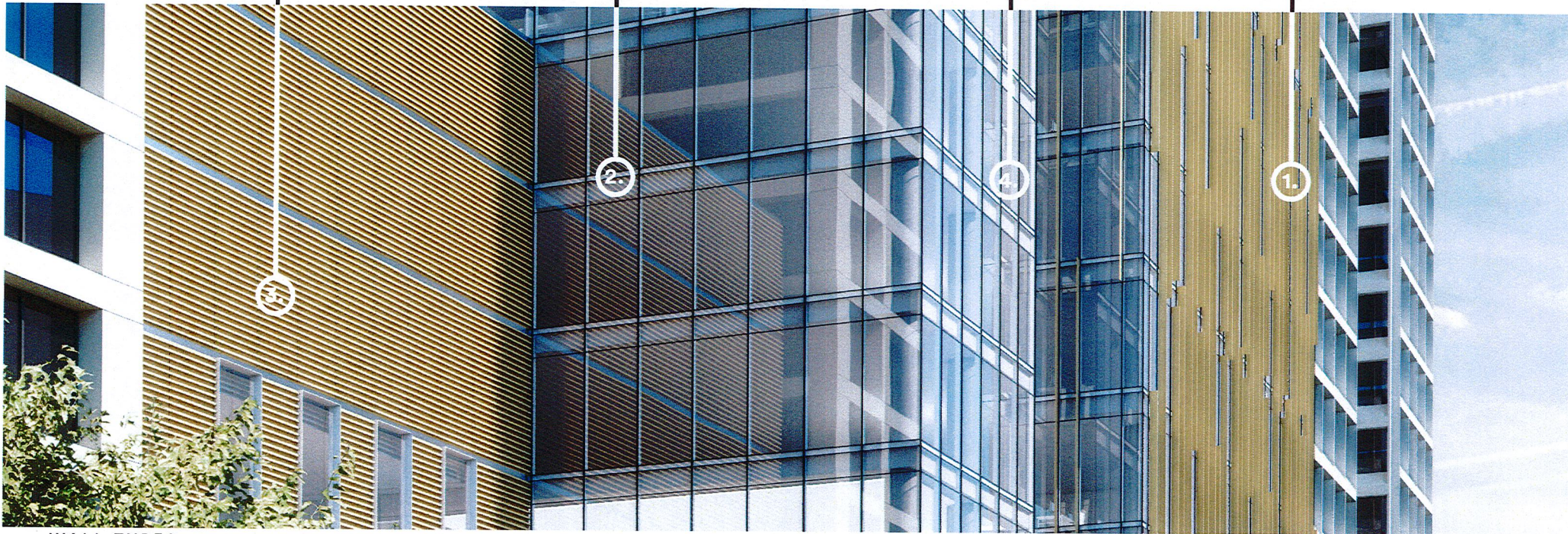
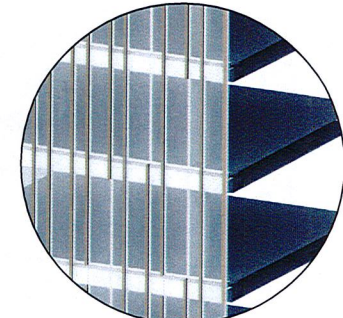
WALL TYPE 02
LOWER MASS



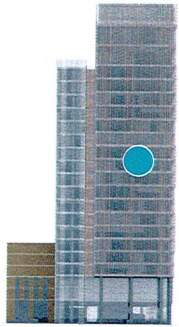
WALL TYPE 04
DIVIDER



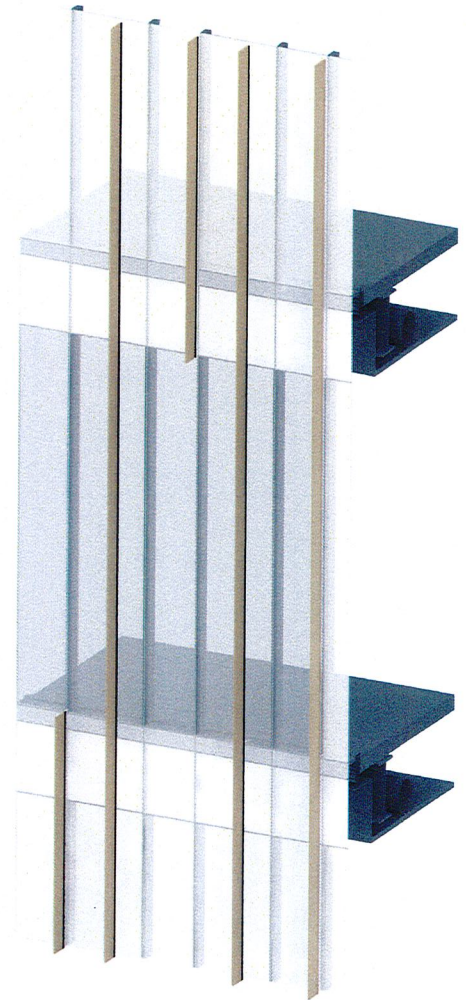
WALL TYPE 01
MAIN VOLUME



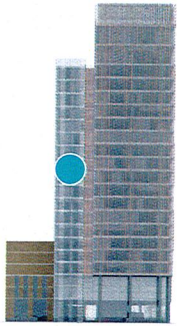
WALL TYPES



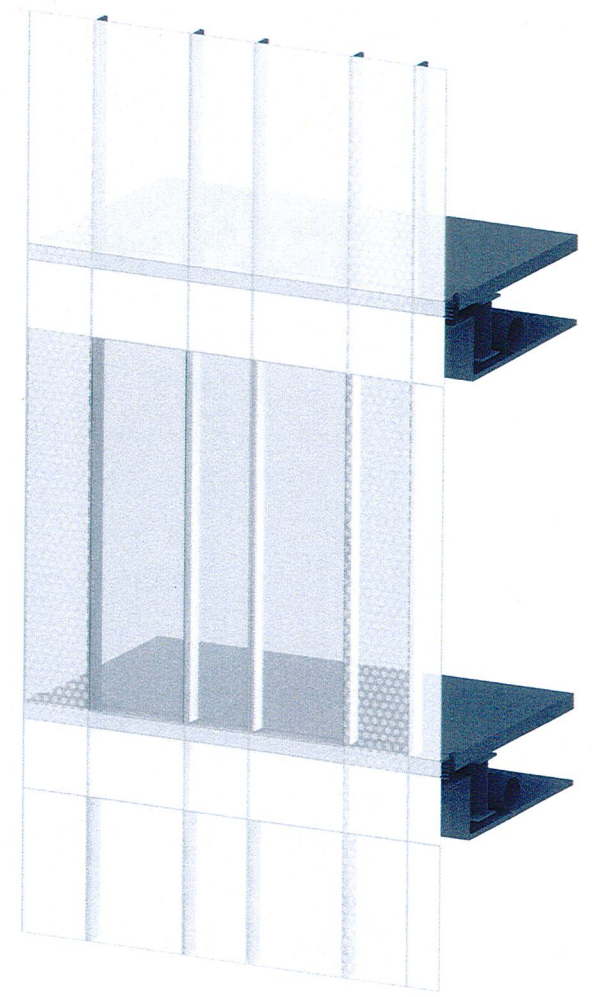
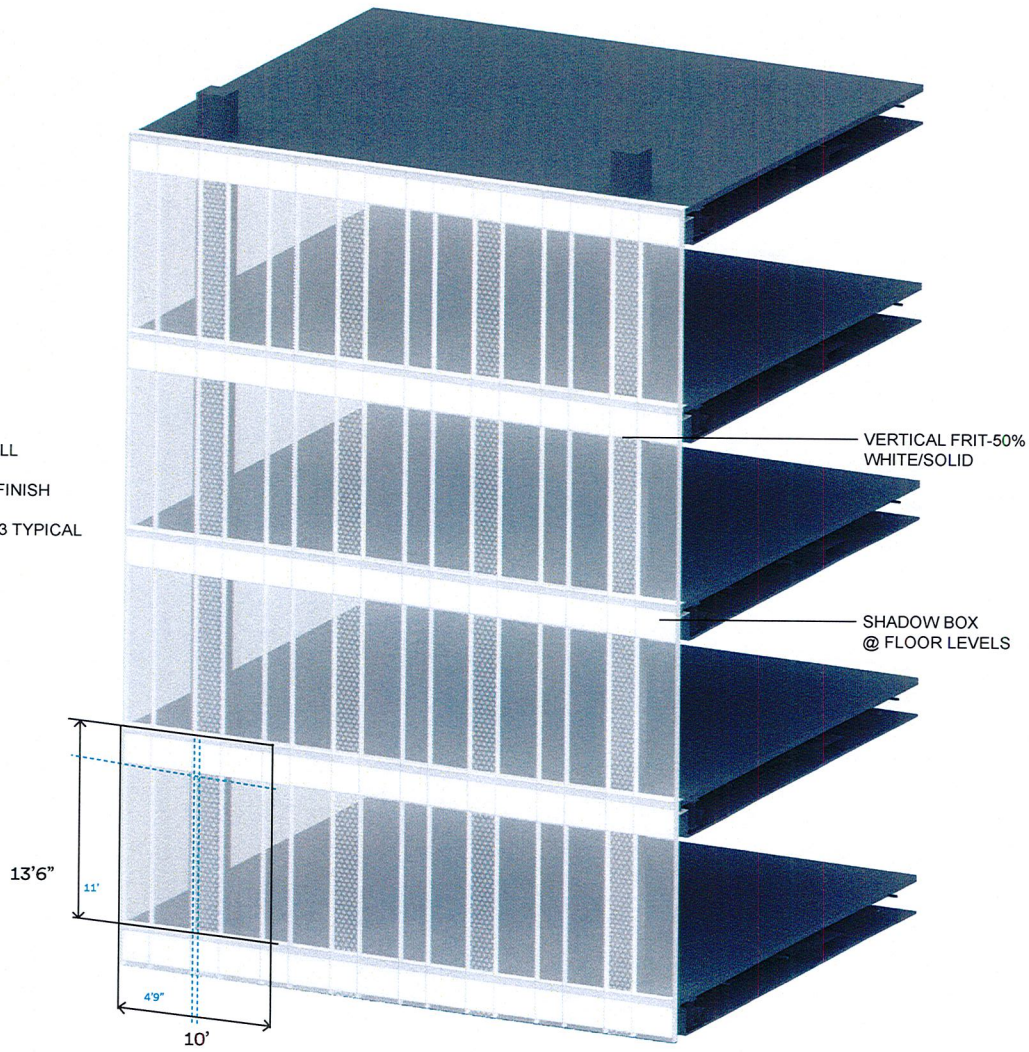
VERTICAL 2" x 10" ALUM
FINS W/(3) COAT
METALLIC FINISH



WALL TYPE 01



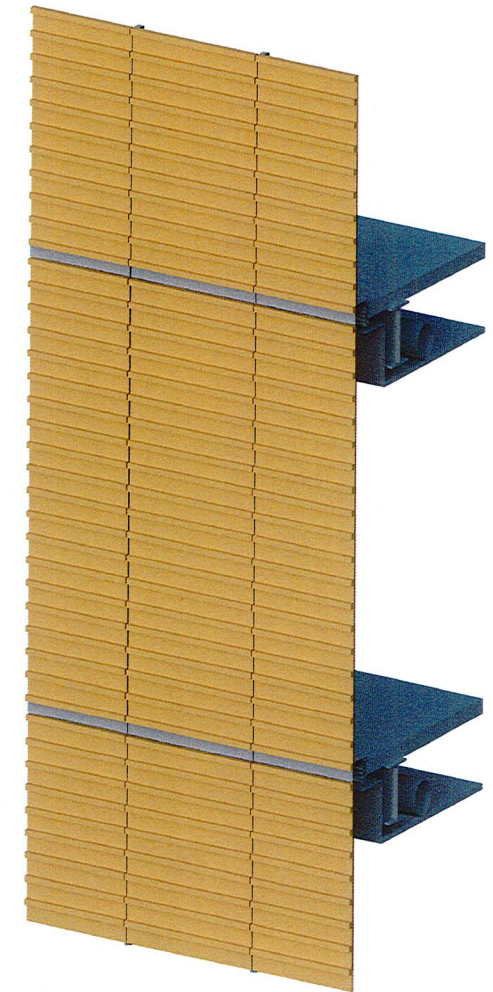
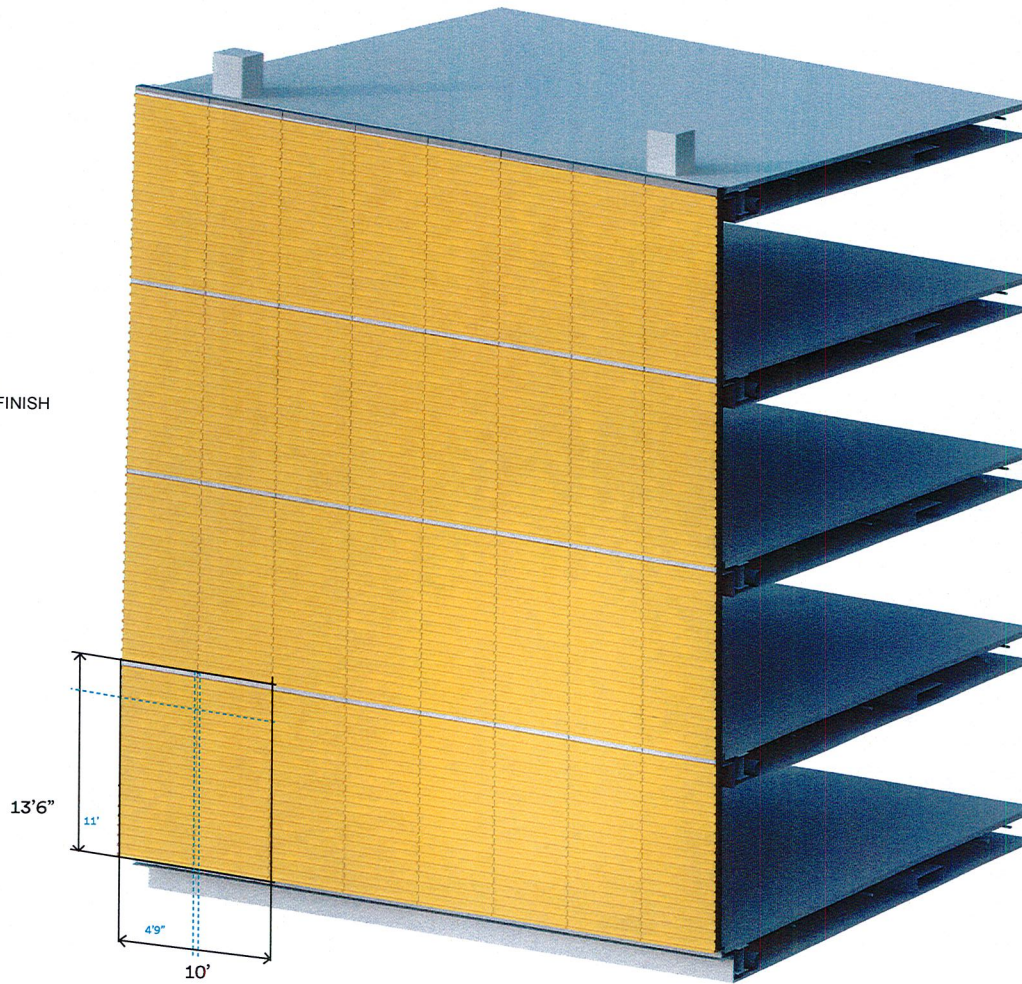
UNITED ALUM CURTAINWALL
 (3) COAT METALLIC PAINT FINISH
 GLASS-VIRACON VRE-24-43 TYPICAL
 1" INSULATING



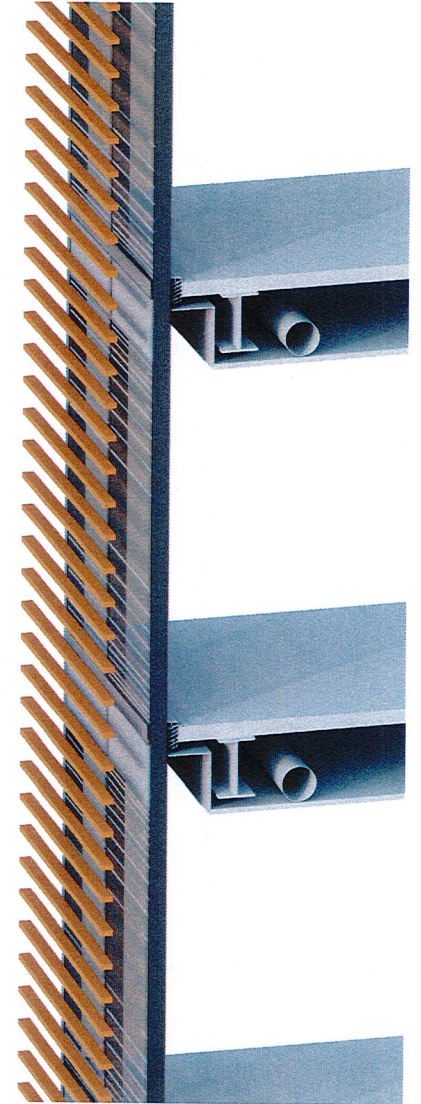
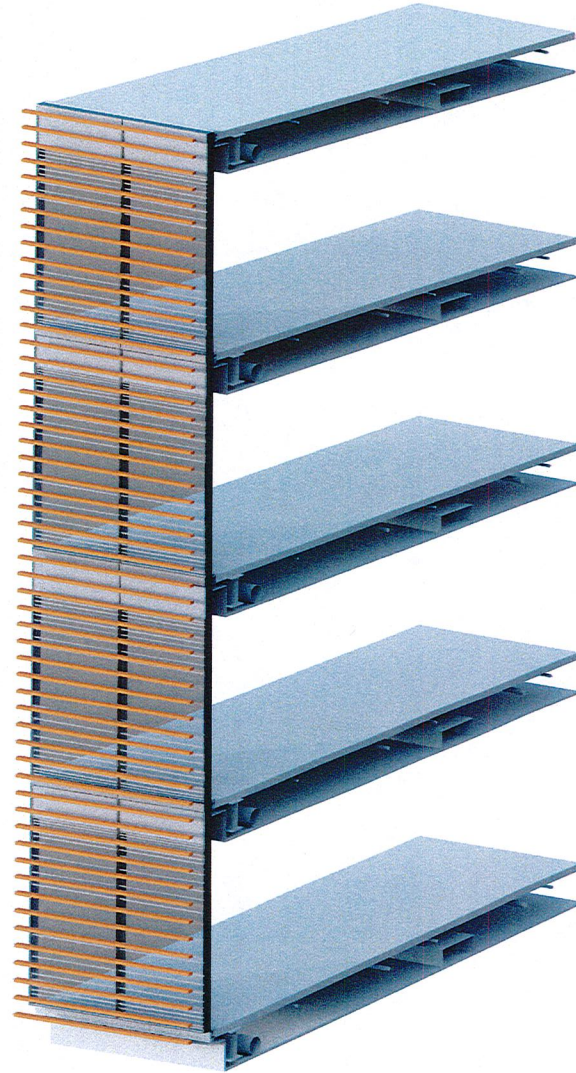
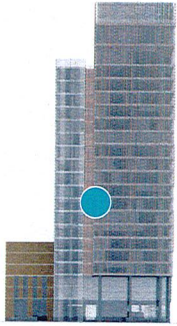
WALL TYPE 02



CENTRIA-CS-260
PROFIED METAL PANELS
(3) COAT METALLIC PAINT FINISH

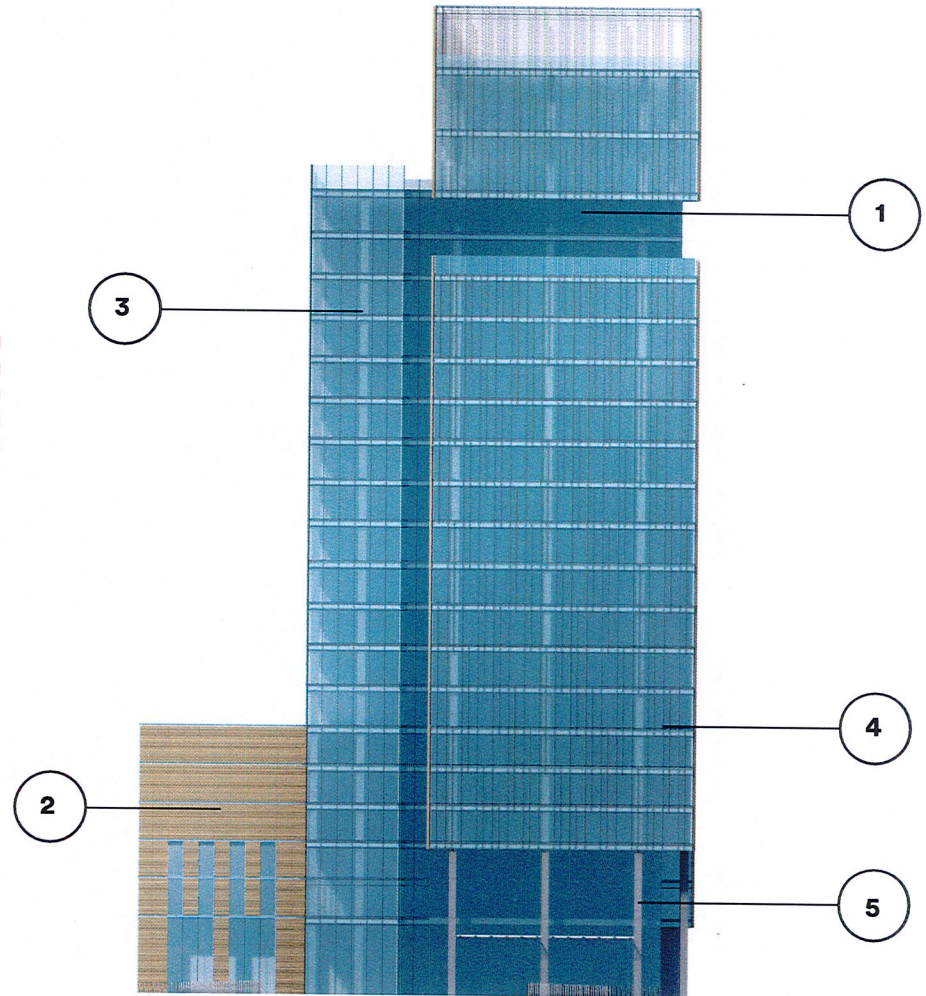
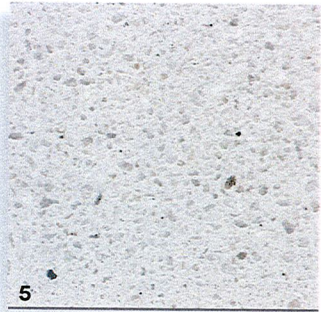
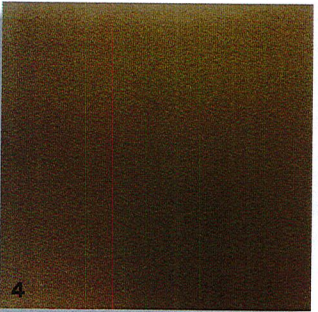
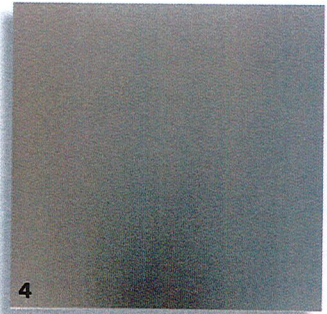
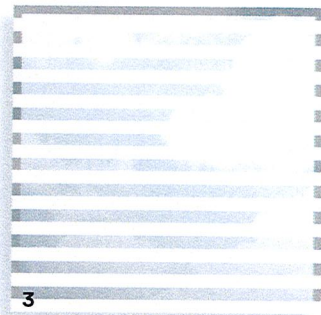


WALL TYPE 03



WALL TYPE 04

- 1 Glass Curtain Wall
- 2 Metal Panel
- 3 Fritted Glass
- 4 Aluminum Slab Cover, Mullions, Fins
- 5 Concrete



PRINCIPAL MATERIALS

**SECTION AS.602
NONRESIDENTIAL OCCUPANCIES APPLICATION CHECKLISTS—continued⁴**

APPLICATION CHECKLIST FOR BSC	MANDATORY	VOLUNTARY ⁵	
		CALGreen Tier 1	CALGreen Tier 2
AS.604.1 Installation of doors, windows, skylights, or other openings. Excess air shall be drawn through combustion gas vents through the exterior wall. Exhaust systems shall be installed.			
AS.604.2 Energy conservation. Select building materials or products for permanent insulation as the project site, meeting the criteria listed in Section AS.604.1.			
AS.604.3 Recycled content. Use materials, equivalent in performance to virgin materials, with a minimum recycled content (RCV) of 10 percent of the total material cost of the project. Note: Use the operations and maintenance for recycling total materials cost, recycled content, RCV, of materials and assemblies, and not RCV.			
AS.604.4 Recycled content. Use materials, equivalent in performance to virgin materials, with a minimum recycled content (RCV) of 10 percent of the total material cost of the project. Note: Use the operations and maintenance for recycling total materials cost, recycled content, RCV, of materials and assemblies, and not RCV.			

**SECTION AS.602
NONRESIDENTIAL OCCUPANCIES APPLICATION CHECKLISTS—continued⁴**

APPLICATION CHECKLIST FOR BSC	MANDATORY	VOLUNTARY ⁵	
		CALGreen Tier 1	CALGreen Tier 2
AS.604.1.3 Enhanced construction waste reduction. The [BSC] must recycle or salvage at least 65% of construction waste and demolition waste generated at the site.			
AS.604.1.4 Enhanced construction waste reduction. The [BSC] must recycle or salvage at least 50% of construction waste generated at the site.			
AS.604.1.5 Enhanced construction waste reduction. The [BSC] must recycle or salvage at least 30% of construction waste generated at the site.			

**SECTION AS.602
NONRESIDENTIAL OCCUPANCIES APPLICATION CHECKLISTS—continued⁴**

APPLICATION CHECKLIST FOR BSC	MANDATORY	VOLUNTARY ⁵	
		CALGreen Tier 1	CALGreen Tier 2
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**SECTION AS.602
NONRESIDENTIAL OCCUPANCIES APPLICATION CHECKLISTS—continued⁴**

APPLICATION CHECKLIST FOR BSC	MANDATORY	VOLUNTARY ⁵	
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**SECTION AS.602
NONRESIDENTIAL OCCUPANCIES APPLICATION CHECKLISTS—continued⁴**

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**SECTION AS.602
NONRESIDENTIAL OCCUPANCIES APPLICATION CHECKLISTS—continued⁴**

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GREEN BUILDING ORDINANCE

2 KAISER PLAZA
11.10.2017

CIM

DEVELOPMENT PERMIT APPLICATION



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DESIGN FOR A CHANGING WORLD

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