

CITY OF OAKLAND
Memorandum

Planning Commission Design Review Committee

Date: August 15, 2019

To: Planning Commission – Design Review Committee Members
Attn: Chair Jahmese Myers

From: Peterson Z. Vollmann, Planner 

Through: Catherine Payne, Development Planning Manager

Subject: Case file number PUD08-103-R01: Proposal at 300 Lakeside Drive for a revision to the approved Planned Unit Development (PUD) – Forwarded from July 17, 2019 Planning Commission Meeting;

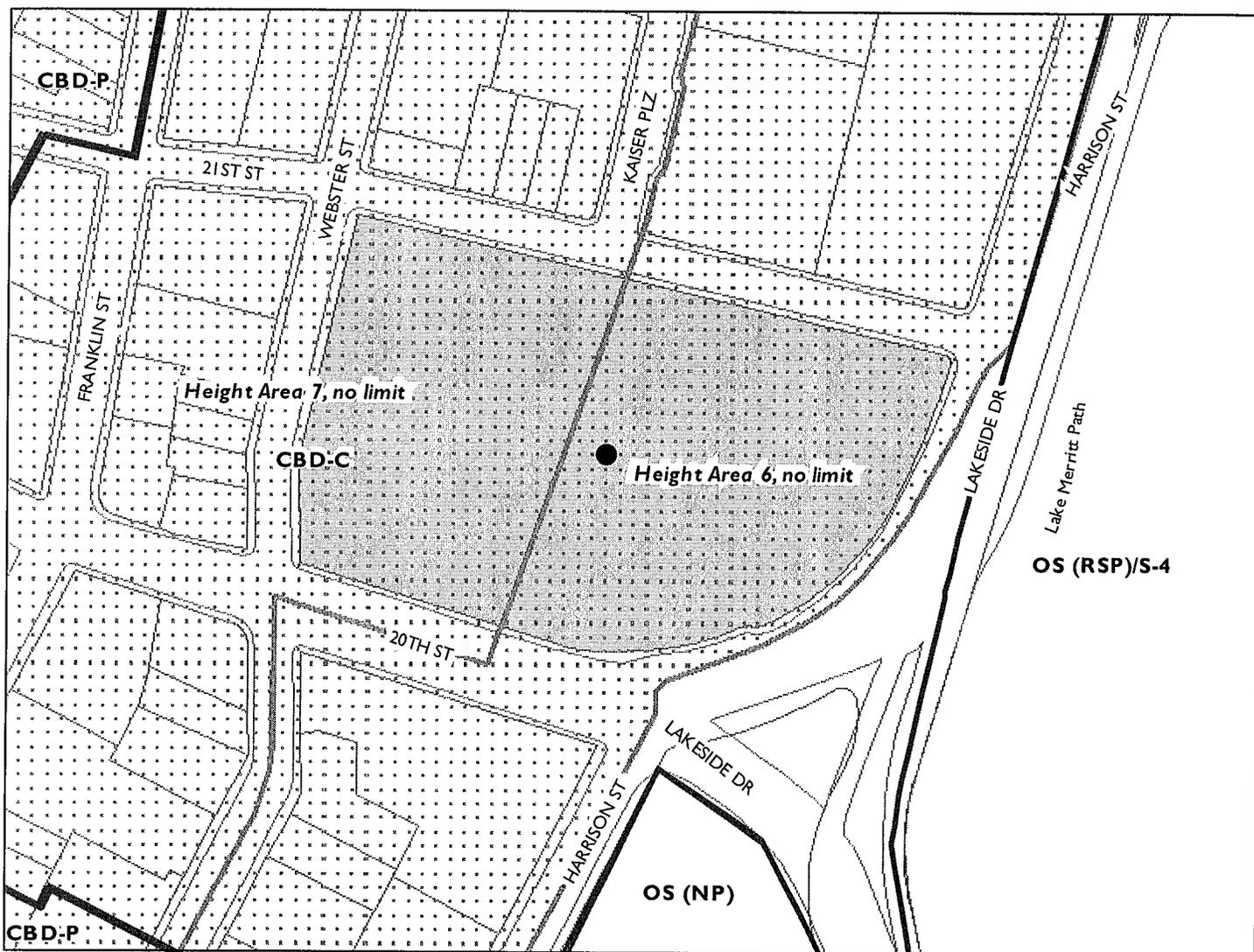
At the July 17, 2019 Planning Commission Hearing, the Commission passed a motion that the directed the proposed revision to the currently approved PUD Preliminary Development Plan to appear before the Design Review Committee on August 28, 2019 prior to reappearing before the full Planning Commission for a decision.

Attachments:

- A. July 17, 2019 Planning Commission Staff Report (including July 2019 Preliminary Development Plan)
- B. Revised Preliminary Development Plan (August 2019)

Location:	300 Lakeside Drive – Kaiser Center (008-0652-001-05)
Proposal:	The applicant is proposing to revise the previously approved Planned Unit Development (PUD) which included two new office towers totaling 1.47 million square feet. The revised proposal includes two separate Master Plan development scenarios, both of which would continue to retain the existing office tower at 300 Lakeside Drive and demolish the 20 th Street and Webster Street mall buildings. Both development scenarios would retain a large majority of the existing rooftop garden including the addition of new rooftop open space and enhanced access from the street. The details of the two development scenarios are as follows: <u>Master Plan I</u> - Development scenario that includes two new office towers totaling approximately 1.35 million square feet over ground level retail. <u>Master Plan II</u> - Development scenario that includes an office tower on Webster that would include approximately 880,000 square feet and a residential tower on 20 th Street that would include up to 580 dwelling units, including ground level retail.
Applicant:	The Swig Company
Contact Person:	Tomás Schoenberg - (415) 291-1104
Owner:	SIC – Lakeside Drive JV, LLC
Planning Permits Required:	Revision to the previously approved Planned Unit Development
General Plan:	Central Business District
Zoning:	CBD-C
Environmental Determination:	The EIR for the development was certified by the Planning Commission on May 4, 2011. An addendum was prepared to address the revised proposal and may be reviewed at the Bureau of Planning offices at 250 Frank Ogawa Plaza, 2 nd Floor or on-line at: http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157
Historic Status:	Kaiser Center Building & Roof Garden are CEQA Historic Resources (Oakland Cultural Heritage Survey Rating A1+; listed on the Local Register of Historical Resources; meets criteria for eligibility for California Register individually and as part of the Lake Merritt District)
City Council District:	3
Action to be Taken:	Decision on application based on Staff Report
Finality of Decision:	Appealable to City Council
For Further Information:	Contact case planner Peterson Vollmann at (510) 238-6167 or by email: pvollmann@oaklandca.gov

CITY OF OAKLAND PLANNING COMMISSION



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Case File: PUD08103-R01 & TPM9848
Applicant: The Swig Company
Address: 300 Lakeside Drive
Zone: CBD-C
Height Area: Height Area 6 & 7

SUMMARY

The Swig Company LLC (Project applicant), on behalf of the property owner, SIC-Lakeside Drive LLC has filed for a revision to the previously approved Planned Unit Development (PUD), which as required includes the Preliminary Development Plan, to redevelop a portion of the Kaiser Center site.

On May 4, 2011, the Planning Commission approved a PUD that would allow the development of approximately 1,500,000 square feet of new office development in two new office towers. These entitlements were valid for a three-year period to May 4, 2014. At the May 4, 2011, public hearing the EIR for the project was also certified by the Planning Commission.

In 2014, the applicant took advantage of ministerial extensions adopted by Oakland City Council Resolutions due to the economic recession, which extended the approval up until December 31, 2015. Additionally, the Project applicant took advantage of the two one-year extensions allowed under Project condition of approval #2 to keep the entitlements active until December 31, 2017, subsequently the Planning Commission has approved two additional extensions to December 31, 2019.

On October 5, 2018, the applicant filed for the Revision to the previously approved PUD for consideration by the Planning Commission. The project application appeared before the Landmarks Board for a recommendation on May 13, 2019.

SITE DESCRIPTION

The approximately 7-acre Kaiser Center site comprises an entire city block bounded by 20th Street, Webster Street, 21st Street, and Lakeshore/Harrison Street, in Downtown Oakland. Existing development includes the Kaiser Center Office building, the 20th Street retail mall, the Webster Street retail mall, and a 2.81-acre roof garden above the parking garage.

The Kaiser Center site including the Kaiser Center Office Building, the retail Mall structures, and the roof garden, are CEQA historic resources (Oakland Cultural Heritage Survey Rating A1+; listed on the Local Register of Historical Resources; and meets the criteria for eligibility on the California Register of Historic Places individually and as part of the Lake Merritt District).

PROJECT DESCRIPTION

Kaiser Center Office Approved PUD

No changes were proposed to the existing 29-story Kaiser Center Office building and most of the existing roof garden. The approved PUD would redevelop 2.2 acres at the westernmost portion of the 7-acre Kaiser Center site in two phases. Phase I would demolish the existing 20th Street Mall and construct a 34-story South Tower (approximately 641,972 square feet). This phase also

includes the construction of an additional 22,933 square feet of roof garden space and a publicly accessible exterior stairway to the roof garden from 20th Street. Phase II includes the demolition of the Webster Street Mall and construction of a 42-story North Tower (approximately 833,020 square feet), and the removal and replacement of a portion of the existing roof garden. In total, 1.47 million gross square feet of office, street-level retail, 6th floor commercial uses, parking and enhanced open space would be constructed.

Proposed Revision to the PUD

The revised PUD would still retain the existing 29-story Kaiser Center Office tower as well as the majority of the roof garden. The main change is the building foot prints of the two new towers that would replace the Webster Street and 20th Street mall structures as well as the access to the roof garden. The revised PUD includes two different master plan scenarios both of which would include a new terraced access pathway at the midblock point on Webster Street between the two new towers as well as two additional stairways for access from the internal drive off of 20th Street and at the corner of Webster and 21st Street. The development programs under the two master plan scenarios are as follows:

Master Plan I Scenario			
	Webster Street Tower	20th Street Tower	Total
Office*	887,200 sq.ft.	473,300 sq.ft.	1,350,500 sq.ft.
Retail	5,700 sq.ft.	9,600 sq.ft.	15,300 sq.ft.
Height	455'	260'	

Master Plan II Scenario			
	Webster Street Tower	20th Street Tower	Total
Office*	887,200 sq.ft.	0	887,200 sq.ft.
Retail	5,700 sq.ft.	9,350 sq.ft.	15,050 sq.ft.
Residential Units	0	580	580
Height	455'	430'	

* Floor area calculation includes lobby and amenity space

In both development scenarios under the revised PUD the amount of rooftop garden space would be expanded as well as gaining enhanced public access to the space from the surrounding public streets by new walkways directly off the street and elevators through the building lobbies.

GENERAL PLAN ANALYSIS

Land Use and Transportation Element of the General Plan

The Land Use and Transportation Element (LUTE) General Plan designation for the Project site is the Central Business District (CBD). The 7.15-acre Project site has a maximum non-residential Floor Area Ratio (FAR) of 20.0 and a maximum allowed residential density of 300 units per gross acre. The Project is only proposing a maximum FAR of up 8.9 and about 81 units per gross

acre. The Project is well within the maximum FAR and density permitted by the CBD General Plan land use classification.

The General Plan states the intent of the CBD designation is to “encourage, support, and enhance the downtown area as a high density mixed use urban center of regional importance and a primary hub for business, communications, office, government, high technology, retail, entertainment, and transportation in northern California.” The General Plan states that the desired character of future development in the area should include “a mix of large-scale offices, commercial, urban (high-rise) residential, institutional, open space, cultural, educational, arts, entertainment, service, community facilities, and visitor uses.”

Among the General Plan Land Use and Transportation policies and objectives applicable to the proposed Project are the following:

- Policy D1.6: Planning for Kaiser Center. The Kaiser Center finance and office area should be strongly linked with the Broadway/19th St. office core, and sensitive to pedestrian-friendly open space amenities associated with Lake Merritt and Snow Park.
- Objective D3: Create a pedestrian friendly downtown.
- Objective D4: Increase the economic vitality of downtown.
- Objective 7: Facilitate and promote downtown Oakland’s position as the primary office center for the region.
- Objective D8: Build near current office nodes near the 12th and 19th Street BART stations to establish these locations as the principal centers for office development in the city.
- Objective D13: Create and coordinate a well-balanced regional and local transportation system to serve downtown.
- Policy D10.1: Housing in the downtown should be encouraged as a vital component of a 24-hour community.
- Policy D10.2: Housing in the downtown should be encouraged in identifiable districts, within walking distance of the 12th Street, 19th Street, City Center, and Lake Merritt BART stations to encourage transit use, and in other locations where compatible with surrounding uses.

The proposal is consistent with the LUTE by establishing a large-scale development project that may contain high density residential, high intensity office, or a mix of both in direct proximity to the 19th Street BART station. With a surrounding streetscape that will be focused on pedestrian friendly amenities while providing travel options with ample parking for vehicles and bicycles. This construction will add a significant amount of new jobs, increasing the economic vitality of downtown.

Historic Preservation Element

The Historic Preservation Element of the General Plan is based on two broad "goals": to "use historic preservation to foster economic vitality and quality of life" and to "prevent unnecessary destruction of properties of special historical, cultural, and aesthetic value." The Element spells

out these goals through policies and actions that govern how the City will treat historic properties.

The existing Kaiser Center office building and roof garden are primary contributors to the "Lake Merritt Historic District", an Area of Primary Importance (API). The building and garden are also Oakland Designated Historic Properties (DHP) with a rating of A1+. Therefore, several Historic Preservation policies apply to the proposed Project.

The final design for the base of the new buildings, the two towers, and the enhanced roof garden, which affect historic resources according to CEQA, has not been submitted at this time. However, compliance with the Mitigation Measures, Conditions of Approval and the City's Design Review criteria will ensure that the Project final design will be compatible with and appropriately differentiated from the existing historic resources. The Final Development Plans will appear before the Landmarks Board for review and recommendation as to whether or not the project complies with the following Cultural Resource Mitigations set forth under the 2011 EIR:

Mitigation Measure CUL-1.1: The project applicant shall design the base of new structures to ensure, to the extent feasible, a historically and architecturally appropriate street level design and character that shall be differentiated from the old mall buildings and shall meet the appropriate design findings under Policy 3.5 of the existing Historic Preservation Element of the City's General Plan, and shall prepare a salvage program.

Mitigation Measure CUL-1.2: HABS/HALS Level Recordation. The project applicant shall complete a recordation of the Kaiser Center which meets the requirements of the National Park Service's Historic American Buildings Survey (HABS) and the Historic American Landscape Survey (HALS).

Mitigation Measure CUL-1.3: Financial Contributions to a historic resource related program such as the Façade Improvement Program or the Property Relocation Assistance Program. If Mitigation Measure CUL-1.1 is not satisfied, the project applicant shall make a financial contribution to the City of Oakland, which can be used to fund other historic preservation projects at the project site or in the immediate vicinity.

Mitigation Measure CUL-2.1: Historically-Sensitive Roof Garden Design. The project applicant shall ensure that a qualified Historic Landscape Architect under the Historic Preservation Professional Qualifications Standards familiar with landscape history and historic resources designs a roof garden addition that is differentiated from the old and compatible with the historic design to protect the integrity of the historic roof garden.

Mitigation Measure CUL-2.2: Historically Sensitive Tower Design. The Proposed Project shall be compatible with, yet clearly differentiated from, the existing Kaiser Center Office Tower.

Mitigation Measure CUL-2.3: Protection During Demolition and Construction. The Project applicant shall prepare a historic resources protection plan which describes how the resource

(both building and landscape) will be protected from vibration, equipment, storage of materials, and dust resulting from demolition and construction activities.

ZONING COMPLIANCE

The project site is located within the CBD-C Zone, Central Business District General Commercial Zone, which is intended to create, maintain, and enhance areas of the Central Business District appropriate for a wide range of ground-floor office and other commercial activities. Upper-story spaces are intended to be available for a wide range of residential and office or other commercial activities.

Height Areas

The site is divided between the CBD Height Areas 6 and 7. Height Area 7 covers the portion of the site containing the proposed development and Height Area 6 covers the eastern portion of the site that contains the existing 29-story Kaiser Center Office tower, of which no additional towers are proposed.

Both height areas allow for a maximum residential density of one dwelling unit per 90 square feet of lot area and a maximum non-residential FAR of 20.0.

	Site Area	Residential Density	Commercial Floor Area
Height Area 6/7 (Maximum Allowable)	311,741 square feet (7.15 Acres)	1:90 square feet = 3,463 units maximum	FAR 20.0 = 6,234,820 sq. ft. maximum
Proposed MPI	Same as above	0	2,831,757 sq. ft.
Proposed MPIO	Same as above	580 units	2,335,727 sq. ft.

Height Area 7 only contains limitations on site coverage of the tower at 85% of the site, whereas Height Area 6 contains a limitation of 75% coverage as well as dimensional requirements for the towers.

	Base Height	Max. Height	Max. Site Coverage for Towers
Height Area 7	120 feet	No Limit	85%
Proposed MPI	40-50 feet	455 & 260 feet	32%
Proposed MPIO	40-50 feet	455 & 430 feet	26%

Planned Unit Development

Pursuant to Planning Code Section 17.142.020 an application for a PUD may be permitted when a tract of land includes more than 60,000 square feet of lot area. The PUD application was previously approved by the Planning Commission in May of 2011, and the current application is a request to revise the currently approved PUD by altering the Preliminary Development Plan.

Section 17.140.040 requires the submittal of a Final Development Plan within one year of approval of the PUD for phased projects. Section 17.140.110 allows the Planning Commission to modify the one year submittal requirement. It is recommended that the project be required to submit a Final Development Plan within two years of the approval of the PUD, which is consistent with the approval timeline for other Planning entitlements. As reflected in the recommended conditions of approval each submittal of a Final Development Plan extends the PUD approval period an additional two years for submittal of the next Final Development Permit phase.

Design Review

The present submittal involves only the revision to the Preliminary Development plan of the PUD and at this time Design Review is not required other than the overall site review as part of PUD application. In the future when the individual Final Development Plans are filed they will be subject to the required Design Review Findings, which would include review by the Planning Commission as well as the Landmarks Board.

LANDMARKS BOARD

As previously stated, the Revision to the PUD appeared before the Landmarks Board on May 13, 2019. At the meeting the Board voted unanimously with a recommendation for the Planning Commission to support the proposal. The Board included in their motion an additional recommendation that the Planning Commission consider allowing flexibility in the placement of the residential tower within the Master Plan II scenario. The reasoning was due to concerns that the residential tower may be sited too close to the existing Kaiser Center Tower at 300 Lakeside Drive, thus crowding the site and possibly the view of the tower which is also part of the historic resource. The applicant had decided on the placement of the tower at the proposed location in order to allow the greatest amount of sunlight onto the rooftop garden. However, the EIR did not consider that the view of the existing tower or the sunlight access to the garden to be potential impacts under CEQA; therefore, any movement of the proposed tower on site could take place without creating any new impacts that were not considered. With that said, the proposed residential tower in Master Plan II is located approximately 100 feet from the existing tower, which is the width of a major corridor such as Broadway.

ENVIRONMENTAL REVIEW

An EIR was certified for the project by the Planning Commission on May 4, 2011. An addendum to the EIR was prepared to address the proposed modifications to the PUD. The project site is the same project site analyzed for the 2011 Project, for which the City of Oakland certified the 2011 EIR, pursuant to CEQA. The analysis in the April 2019 Addendum to the EIR supports determinations that the Revised Project qualifies for an addendum pursuant to CEQA Guidelines Section 15164 (Addendum to an EIR) because some changes and additions are necessary but none of the conditions requiring a subsequent EIR, as specified in Public Resources Code section 21166 and CEQA Guidelines Section 15162 (Subsequent EIRs) have occurred.

CONCLUSION

The proposed revision to the Kaiser Center Expansion PUD is appropriate as it still incorporates a high intensity development at within this key location near the Lake Merritt Office District and within close proximity to local and regional transit. In addition, site improvements have been incorporated that will better integrate the historic rooftop garden into the surrounding area by providing multiple clear access points that will enhance the pedestrian environment.

RECOMMENDATION

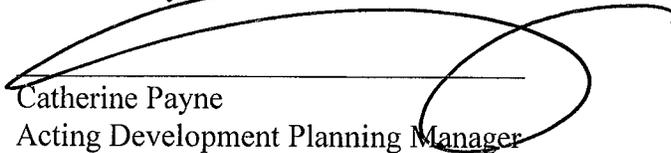
1. Adopt Environmental Determination Findings pursuant to CEQA Section 21166 and CEQA Guidelines Section 15162 that none of the circumstances requiring preparation of a subsequent or supplemental EIR are present and that no further environmental review is required;
2. Approved the Revision to the Planned Unit Development.

Prepared by:



Peterson Vollmann
Planner IV

Reviewed by:



Catherine Payne
Acting Development Planning Manager

Approved for forwarding to the Planning Commission:


Ed Manasse, Interim Deputy Director
Department of Planning and Building

Attachments:

- A. Findings
- B. Conditions of Approval
- C. SCA/MMRP from the Revised Kaiser Center Project CEQA Addendum Checklist
- D. Planned Unit Development Plans

ATTACHMENT A

FINDINGS

FINDINGS FOR APPROVAL:

The proposed project meets the required findings under Planning Code Section 17.140.080 (Planned Unit Development Criteria), Subdivision Regulations Section 16.08.030 (Tentative Parcel Map), and Historic Preservation Element Policy 3.5 Historic Preservation and Discretionary Approval findings, pursuant to California Environmental Quality Act (Pub. Res. Code section 21000 et seq; "CEQA") and the CEQA Guidelines (Cal. Code Regs. title 14, section 15000 et seq.). Required findings are shown in bold type; explanations as to why these findings can be made are in normal type.

SECTION 17.140.080 – PLANNED UNIT DEVELOPMENT CRITERIA

A Planned Unit Development Permit may be granted only if it is found that the development (including conditions imposed under the authority of Sections 17.142.060 and 17.140.030) conforms to all of the following criteria, as well as to the planned unit development regulations in Chapter 17.142:

A. That the location, design, size, and uses are consistent with the Oakland General Plan and with any other applicable plan, development control map, design guidelines, or ordinance adopted by the City Council;

The location, design, size, and uses are consistent with Oakland's General Plan and other policy documents adopted by City Council. The Land Use and Transportation Element (LUTE) and the Central Business District (CBD) land use designation for the Kaiser Center area specifically encourage a high-intensity of development and downtown transit-oriented developments in the Kaiser Center area because of its adjacency to BART (Policy D8.1, D8.3, and Objective D4). The proposed project meets these objectives by constructing approximately 1.35 million square feet of office/commercial square footage in the Master Plan I scenario and approximately 1 million square feet of office/commercial square footage along with an additional 580 dwelling units. The proposed project will also increase economic activity in downtown and promote Oakland's position as a primary office center for the East Bay (Objective D7).

The proposed project respects the Lake Merritt and Snow Park edge. The height of the proposed buildings would not noticeably contrast with the existing visual environment as other high-rise buildings have similar height and massing; the proposed towers are located behind other buildings; and are set back over 700' from the Lake Merritt Snow Park edge. Furthermore, no public park or public open space, other than the private but publicly accessible roof garden would be shaded by the proposed project.

While detailed design plans have not been submitted, the Conditions of Approval will require the submittal of one or more Final Development Plans that will ensure that the design of the

building is attractive and appropriately designed with high-quality materials. Currently the CBD Zone does not contain any specific design guidelines that would apply to the project.

B. That the location, design, and size are such that the development can be well integrated with its surroundings, and, in the case of a departure in character from surrounding uses, that the location and design will adequately reduce the impact of the development;

The location and use of the proposed project is well integrated into the surrounding area. The project will not result in a significant departure from the height and massing of many existing and proposed high-rise buildings in the vicinity of the proposed project such as the existing Kaiser Center office building, the Ordway building, Lake Merritt Plaza, and 2100 Franklin. Furthermore, the LUTE and CBD designation encourage additional intensity of development and corporate headquarters in the Kaiser Center area based on its proximity to the 19th Street BART and other transit options. The revised site planning introduces new pedestrian access points to the rooftop garden from the surrounding streets, which will help to better integrate the project in with the surrounding area.

The City will ensure through the Final Development Plan approval process the project will be consistent with Planning Code Section 17.140.060 and comply with the City's other applicable design review related findings.

C. That the location, design, size, and uses are such that traffic generated by the development can be accommodated safely and without congestion on major streets and will avoid traversing other local streets;

The City of Oakland passed a "Transit First" resolution in 1996 recognizing the importance of a balance between economic opportunities and the ability of those to travel by transit. In the policy, priority is given to transit over single occupancy vehicles. The LUTE objectives and policies state that congestion can be lessened by promoting alternative transportation. Furthermore, Policy T.3 calls for allowing congestion in downtown and that the positive effect of traffic congestion coupled with an improved pedestrian experience promotes the use of transit.

Here, the project is located in one of the most transit rich areas of the City. It is located less than 5-minute walking distance from the nearest BART station, near many AC Transit lines with service in Oakland and to neighboring cities, and along the Free Broadway Shuttle (the "B") that runs from nearby the project site to Jack London, the Amtrak, and the ferry. One of the SCA's imposed on the project would require the developer to implement a Transportation Demand Management Plan (TDM).

In addition to the TDM, the project will pay the required Transportation Impact Fees (TIF) that will go towards off-site transportation improvements including a number of prior project mitigations that have already been identified and incorporated into the TIF projects. The project will also make frontage improvements that will be consistent with the recently completed Measure DD improvements as well as additional planned improvements for the 20th Street complete streets project that is proposed.

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D. That the location, design, size, and uses are such that the residents or establishments to be accommodated will be adequately served by existing or proposed facilities and services;

The LUTE contains several objectives and policies related to downtown Oakland (and especially areas near the BART, transit, and commercial corridors) becoming a premier destination for office uses and within the region and a location to accommodate high density residential buildings. As detailed in the finding above, the project's use and location is more than adequately served by transit. The project is also located near adequate open space such as Lake Merritt and Snow Park which will enhance employee and resident enjoyment.

Additional amenities and facilities in the area include the Broadway Valdez retail corridor, shops, a variety of restaurants and night life, and close proximity to housing. The project itself, with the inclusion of street level retail as well as an enlarged roof garden (with improved access), will also provide services/facilities to the proposed tenants/employees and nearby residents. Furthermore, the project site is already adequately served by utilities.

E. That the location, design, size, and uses will result in an attractive, healthful, efficient, and stable environment for living, shopping, or working, the beneficial effects of which environment could not otherwise be achieved under the zoning regulations;

The location, design, size and use of the project will result in a healthful, efficient, and stable environment for shopping and working. The proposed project also includes an expansion of the rooftop garden, along with improved access, for the future employees/residents and the greater public's enjoyment.

The proposed project will be built according to the state green building standards which will reduce energy and water consumption. In addition, the new state green building code mandates limits on Volatile Organic Chemicals (VOC) for paints, adhesives, and coatings and requires resilient flooring, green carpeting, among other items that will reduce harmful indoor air quality.

The applicant has requested a planned unit development permit in order to construct the proposed project. Based on the preliminary development plan drawings, it is likely that the same project could have been approved under the zoning regulations in place. However, approval of an integrated and comprehensive development plan will ensure a consistent approach and aesthetic to the block. This is important given that the project site includes the existing Kaiser Center office building, garage, and a portion of the rooftop garden and these will not be altered.

F. That the development will be well integrated into its setting, will not require excessive earth moving or destroy desirable natural features, will not be visually obtrusive and will harmonize with surrounding areas and facilities, will not substantially harm major views for surrounding residents, and will provide sufficient buffering in the form of spatial separation, vegetation, topographic features, or other devices.

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The Project will be well integrated into its setting, will not require excessive earth moving or destroy desirable natural features, will not be visually obtrusive and will harmonize with surrounding areas and facilities, will not substantially harm major views for surrounding residents, and will provide sufficient buffering in the form of spatial separation, vegetation, topographic features, or other devices. Specifically, the proposed project will occur on an already developed parcel in downtown long planned for this type and intensity of development. The project will require demolition of the existing Mall Buildings; grading; and dirt removal in order to construct the replacement buildings. However, this will only affect a small portion of the 7 acre site. There are no desirable natural features on the project site.

The project will result in two new tall towers but these new buildings will already be surrounded by existing tall structures and will not be visually obtrusive. The EIR for the project as well as the 2019 Addendum analyzed the effects of the project on scenic vistas and views and concluded that short range views to Lake Merritt and long range views to the Oakland hills would be affected. However, these views are already limited by existing buildings and landscaping and therefore, the impact is less than significant. As stated above, the City will ensure through the Final Development Plan approval process the project will be consistent with Planning Code Section 17.140.060 and comply with the City's other design review related findings.

Historic Preservation Element Policy 3.5 Historic Preservation and Discretionary Approvals

For additions or alteration to Heritage Properties or Potential Designated Historic Properties requiring discretionary City permits, the City will make a finding that:

- 1) The design matches or is compatible with, but not necessarily identical to the property's existing and historical design; or**
- 2) The proposed design comprehensively modifies and is at least equal in quality to the existing design and is compatible with the character of the neighborhood; or**
- 3) The existing design is undistinguished and does not warrant retention and the proposed design is compatible with the character of the neighborhood.**

Finding 1 and 2 can be met with compliance with Mitigation Measures CUL-1.1 regarding the design of the base of the new structures, CUL-2.1 regarding the design of the roof garden, and CUL-2.2 regarding the design of the new towers. These Mitigation Measures provide a framework of performance standards that the applicant must meet with submittal of the final development plan(s). The final development plan(s) will provide the design details necessary to further evaluate and fully ensure compliance with Policy 3.5 with respect to the historic garden and buildings. The final development plan(s) will need to be reviewed and approved by the LPAB and the Planning Commission and meet the City's Design Review related criteria.

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CEQA COMPLIANCE FINDINGS

Findings pursuant to CEQA Section 21166 and CEQA Guidelines Section 15162

An Environmental Impact Report was certified by the Planning Commission on May 4, 2011 for the Kaiser Center Project [SCH#2008052103]. The project included expansion of the Kaiser Center site to include new commercial square footage totaling 1.47 million square feet. The previously certified EIR is available to the public at the Planning and Zoning division office.

The 2011 Kaiser Center EIR studied a project that included the demolition of the 20th and Webster Street mall buildings of the Kaiser Center and the construction of two new office towers totaling 1.47 million square. The revised Kaiser Center PUD includes two development scenarios; one that would include two new office towers similar to the prior approval, but with lower building heights, and a second development scenario that substitutes the 20th Street office tower with a residential tower (the "Revised Project"). The Revised Project also includes additional access stairs to the rooftop garden from the public right of way.

The Revised Project has been reviewed in light of certified EIR and the analysis contained within the EIR. The City hereby finds that none of the circumstances requiring preparation of a subsequent or supplemental EIR (as specified in CEQA Section 21166 and CEQA Guidelines Section 15162) are present. Specifically, the City finds:

- There are no substantial changes proposed in the project which would result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects;
- There are no substantial changes with respect to project circumstances which would result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and
- There is no new information of substantial importance which would result in new significant environmental effects, a substantial increase in the severity of previously identified significant effects, previously infeasible mitigation measures or alternatives now found to be feasible, or new mitigation measures or alternatives which are considerably different from previous ones that would substantially reduce environmental effects.

The review of the Revised Project required some changes and additions to the 2011 EIR, so a 2019 Addendum to the certified EIR was prepared for the Revised Project.

The 2019 Addendum to the EIR included a checklist that provided a comparison of the current environmental analysis to that of the 2011 EIR on each environmental topic. The 2019 Addendum concluded that the proposed revision to the Kaiser Center PUD project does not involve substantial changes that would involve new significant environmental effects or a substantial increase in the severity of previously identified significant effects. No new significant

FINDINGS

impacts will result from the proposed project and no impacts previously identified as significant will be made more severe. The proposed project continues to call for the demolition of the mall buildings on Webster and 20th Streets to be replaced by high rise structures. A new transportation analysis was completed for the 2019 Addendum for the proposed project which concluded that the project would not result in any new traffic impacts due to the change in the City Threshold from LOS to VMT in either the existing or future cumulative conditions. Furthermore, the 2011 EIR found that the 2011 Project would result in operational emissions of criteria pollutants (PM10) and traffic noise that would be significant and unavoidable. As discussed in the 2019 Addendum, operational emissions of criteria pollutants and traffic noise under the Revised PUD would be less than significant, which reflects reduced vehicle trip generation compared to that estimated for the 2011 Project as well as reduced emission factors reflecting a cleaner overall passenger vehicle fleet within the Bay Area.

The 2011 EIR also identified environmental effects of the Project that presented significant and unavoidable impacts with Wind and Cultural Resources. Because the Revised Project may contribute to some significant and unavoidable impacts identified in the 2011 EIR but a Subsequent and/or Supplemental EIR is not required in accordance with CEQA Guidelines sections 15162, a Statement of Overriding Considerations is not legally required. Nevertheless, in the interest of being conservative, the Statement of Overriding Consideration for the 2011 EIR, approved as Section XII of the CEQA Findings adopted by the City Planning Commission on May 4, 2011, is hereby incorporated by reference as if fully set forth herein.

FINDINGS

ATTACHMENT B

Conditions of Approval

General Administrative Conditions

1. Approved Use

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, **staff report** and the approved **PUD plans dated 5/25/2018**, as amended by the following conditions of approval and mitigation measures, if applicable (“Conditions of Approval” or “Conditions”). Any additional uses or facilities other than those approved with this permit, as described in the Project description and the approved plans, will require a separate application and approval. Any deviation from the approved drawings, Conditions of Approval or use shall require prior written approval from the Director of Planning or designee.

The “Approval” by the Planning Commission is the Planned Unit Development (“PUD”) for the Revised Kaiser Center Office/Residential Project PUD, under Oakland Municipal Code Section 17.140, which includes the approved Preliminary Development Plan (“PDP”).

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 (10) 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 a Final Development Plan Permit has been filed with the Bureau of Planning. The two-year termination date will renew for the PUD and PDP Approval upon each submittal of a Final Development Plan to implement one of the approved Master Plan phases.

Final Development Plan Phases:

- Webster Street Tower Phase – Office tower of up to 455 feet in height containing up to 887,200 square feet of office floor area with ground level retail uses of approximately 5,700 square feet.
- 20th Street Tower Phase – Office tower of up to 260 feet in height containing up to 473,300 square feet of office floor area with ground level retail uses of approximately 9,600 square feet, **OR**; a residential tower of up to 430 feet in height containing up to 580 residential dwelling units with ground level retail uses of approximately 9,350 square feet.

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 Planning Commission. 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, Department of Transportation, 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 sixty (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 Engineering Services and/or the Bureau of Building, if directed by the Director of Public Works, Building Official, Director of City Planning, Director of Transportation, 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, Engineering Services, Department of Transportation, and other City departments as required. Public improvements shall be designed and installed to the satisfaction of the City.

12. Compliance Matrix

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

13. Construction Management Plan

Prior to the issuance of the first construction-related permit, the project applicant and his/her general contractor shall submit a Construction Management Plan (CMP) for review and approval by the Bureau of Planning, Bureau of Building, and other relevant City departments such as the Fire Department, Department of Transportation, 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 **Kaiser Center Project CEQA Addendum** 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 **Attachment C**, as Conditions of Approval of the project. The Standard Conditions of Approval identified in the **Kaiser Center Project CEQA Addendum** 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 **Kaiser Center Project CEQA Addendum** has been inadvertently omitted from the SCAMMRP, that Standard Condition of Approval or mitigation measure is adopted and incorporated from the **Kaiser Center Project CEQA Addendum** 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. Unless otherwise specified, monitoring of compliance with the Standard Conditions of Approval and mitigation measures will be the responsibility of the Bureau of Planning, 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.

Project Specific Conditions

15. Transportation Improvement Measures

The following improvements shall be submitted as part of the site plan or a p-job application if off-site for review and approval by the Department of Transportation (DOT). If approved they shall be implemented.

Requirement #1: Coordinate with City of Oakland Department of Transportation to ensure that the Revised Project does not impact or preclude improvements proposed as part of the 20th Street Complete Streets project. The Revised Project should be responsible for implementing improvements proposed by the 20th Street Complete Streets project on the Kaiser Center property. The improvements include but are not limited to eliminating the channelized right-turn lane along the Kaiser Center Access Road approach and widening the sidewalk at the northwest corner of the intersection. The Revised Project applicant should coordinate with the City staff to identify the 20th Street Complete Streets project improvements proposed on the Kaiser Center property that the Revised Project should be responsible for implementing.

Requirement #2: Coordinate with City of Oakland to ensure that the Revised Project provides adequate site access for passenger vehicles, delivery trucks, pedestrians, and bicyclist.

Requirement #3: Install and operate audible and visible warning devices such as bells and lights to alert pedestrians and drivers exiting the garage to slow down and be more alert at all three Kaiser Center garage driveways.

Requirement #4: Update the Project site plans for both Master Plan development scenarios to incorporate the current Measure DD improvements under construction and the upcoming 20th Street Complete Streets project improvements for the Harrison Street/20th Street/Kaiser Center Access Road intersection.

Requirement #5: Maintain the existing 80 feet of commercial (yellow curb) loading space on Webster Street.

Requirement #6: Designate a minimum of three parking spaces as passenger (white curb) loading spaces on 21st Street and the Porte Cochere to provide better access for private vehicles and transportation network company (TNC) vehicles to drop-off of pick-up residents, employees, and visitors. In addition, consider coordinating with TNC companies to geo-fence curb areas around the Kaiser Center frontage that should be prohibited for passenger loading operations.

Requirement #7: Explore the feasibility and if the City determines the following is feasible, widen the existing sidewalk along the project site frontage on the south side of 21st Street to a minimum of 10 feet for both Master Plan development scenarios. Widening the existing sidewalk will require removal of on-street parking along 21st Street.

Requirement #8: Ensure that the sidewalk on the north side of 20th Street between Webster Street and the Kaiser Center Access Road provides a minimum continuous width of 10 feet for both Revised Project Master Plan development scenarios.

Requirement #9: Consider the following as part of the final design for both Master Plan development scenarios:

- a) Explore the feasibility and if the City determines the following is feasible, install the following at the 21st Street/Webster Street intersection:
 - Directional curb ramps with truncated domes at all four corners of the intersection.
 - Audible pedestrian signal heads and countdown timers at all crosswalks.

- Curb extensions (bulbouts) at all four corners of the intersection to reduce pedestrian crossing distances.
- b) Explore the feasibility and if the City determines the following is feasible, install the following at the 21st Street/Kaiser Plaza intersection.
 - Directional curb ramps with truncated domes that align with all three crosswalks
 - Curb extensions (bulbouts) on all corners of the intersection to reduce the pedestrian crossing distances.
- c) Consider increasing the yellow and/or red clearance intervals at the existing Franklin Street/20th Street intersection traffic signal

When Required: Prior to issuance of a building permit

Initial Approval: Bureau of Planning / DOT

Monitoring/Inspection: N/A

Requirement #10: As part of any Final Development Permit for the Project Master Plan II residential development scenario, revise the plan to specify, a) If any off-street parking spaces would be designated for residential uses only; b) Explore the ability to designate a minimum of two off-street parking spaces for exclusive use by car share services; and c) Provide one off-street loading berth, and if the City determines it is feasible, the berth should be provided within the proposed garage near the residential lobby and elevators.

When Required: Final Development Permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: N/A

16. Review of Final Development Plans

Requirement #1: In accordance with the Planning Code Chapter 17.140, each stage (phase) of FDP shall:

- a) Conform in all major respects with the approved Preliminary Development Plan;
- b) Comply with development standards of the CBD-C Zoning unless a Variance application is granted.
- c) Include all information included in the approved Preliminary Development Plan plus the following:
 - i. the location of water, sewerage, and drainage facilities;
 - ii. detailed building floor plans, elevations and landscaping plans;
 - iii. the character and location of signs;
 - iv. plans for street improvements;
 - v. grading or earth-moving plans; and
 - vi. evidence of compliance with Mitigation Measures AES-1; CUL-1.1; CUL-1.2; CUL-1.3; CUL-2.1; CUL-2.2; and CUL-2.3.
- d) Be sufficiently detailed to indicate fully the ultimate operation and appearance of the development stage including the quality of exterior materials and windows; and
- e) Include with each Final Development Plan copies of legal documents required for dedication or reservation of group or common spaces, or for performance bonds, shall be submitted with each Final Development Plan.
- f) Comply with the City's applicable Design Review findings.
- g) Final Development Plans shall also be subject to review and additional conditions by DOT Engineering Services, Bureau of Building and Fire Prevention Services to ensure consistency with applicable Codes and/or City sponsored planned public improvements underway at the time of review.

When Required: Final Development Permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: N/A

17. Demolition Permit

A demolition permit to demolish the historic resources (Mall Buildings or roof garden, or as described in the record), shall not be issued prior to approval of a replacement building under an approved Final Development Permit and payment and issuance of the building permit application for such phase and demonstrated compliance with applicable SCAMMRP related conditions/mitigation measures.

When Required: Prior to demolition

Initial Approval: Bureau of Planning/ Bureau of Building

Monitoring/Inspection: Bureau of Planning

Attachment C

Standard Conditions of Approval and Mitigation Monitoring and Reporting Program

This Standard Conditions of Approval (SCAs) and Mitigation Monitoring and Reporting Program (SCAMMRP) is based on the CEQA Checklist prepared for the Revised Kaiser Center Office Project (Revised Project).

This SCAMMRP is in compliance with Section 15097 of the CEQA Guidelines, which requires that the Lead Agency “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 SCAMMRP lists mitigation measures recommended in the Kaiser Center Office Project EIR (2011 EIR) that apply to the Revised Project. The SCAMMRP also lists other SCAs that apply to the Revised Project, most of which were identified in the 2011 EIR and some of which have been subsequently updated or otherwise modified by the City. Specifically, on November 5, 2018, the City of Oakland released a revised set of all City of Oakland SCAs, which largely still include SCAs adopted by the City in 2008, along with supplemental, modified, and new SCAs. SCAs are measures that would minimize potential adverse effects that could result from implementation of the Revised Project, to ensure the conditions are implemented and monitored. The revised set of the City of Oakland SCAs includes new, modified, and reorganized SCAs; however, none of the revisions diminish or negate the ability of the SCAs considered “environmental protection measures” to minimize potential adverse environmental effects. As such, the SCAs identified in the SCAMMRP reflect the current SCAs only. Although the SCA numbers listed below may not correspond to the SCA numbers in the 2011 EIR, all of the environmental topics and potential effects addressed by the SCAs in the 2011 EIR are included in this SCAMMRP (as applicable to the Revised Project). This SCAMMRP also identifies the mitigation monitoring requirements for each mitigation measure and SCA.

To the extent that there is any inconsistency between any mitigation measures and/or SCAs, the more restrictive conditions shall govern; to the extent any mitigation measure and/or SCA identified in the CEQA Checklist were inadvertently omitted, they are automatically incorporated herein by reference.

- The first column of the SCAMMRP table identifies the mitigation measure or SCA applicable to that topic in the CEQA Checklist. While a mitigation measure or SCA can apply to more than one topic, it is listed in its entirety only under its primary topic (as indicated in the mitigation or SCA designator). The SCAs are numbered to specifically apply to the Revised

Project and this CEQA Checklist; however, the SCAs as presented in the City's *Standard Conditions of Approval and Uniformly Applied Development Standards* document²⁴ are included in parenthesis for cross-reference purposes.

- The second column identifies the monitoring schedule or timing applicable to the Revised Project.
- The third column names the party responsible for monitoring the required action for the Revised Project.

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

²⁴ Dated November 5, 2018, as amended.

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring	
	Schedule	Responsibility
General		
<p>SCA GEN-1 (Standard Condition Approval 15) Regulatory Permits and Authorizations from Other Agencies</p> <p><u>Requirement:</u> The project applicant shall obtain all necessary regulatory permits and authorizations from applicable resource/regulatory agencies including, but not limited to, the Regional Water Quality Control Board, Bay Area Air Quality Management District, Bay Conservation and Development Commission, California Department of Fish and Wildlife, U. S. Fish and Wildlife Service, and Army Corps of Engineers and shall comply with all requirements and conditions of the permits/authorizations. The project applicant shall submit evidence of the approved permits/authorizations to the City, along with evidence demonstrating compliance with any regulatory permit/authorization conditions of approval.</p>	Prior to activity requiring permit/authorization from regulatory agency.	City of Oakland Bureau of Planning and applicable regulatory agency with jurisdiction
Aesthetics, Shadow, and Wind		
<p>Mitigation Measure AES-1: At the time of submittal of the Final Development Plan, the Applicant shall develop and, at the time of construction pursuant to the Final Development Plan, the Applicant shall implement a wind reduction plan that reduces wind hazards at the street level and roof garden to the maximum feasible extent, subject to review and approval by the City. The wind reduction plan shall include the results of wind tunnel testing for hazardous wind speeds of the Project conducted on the Project consistent with the Final Development Plan. The wind reduction plan shall include, but not be limited to, structural and landscape design features that could be included in the tower design and/or installed on the roof garden that would either re-direct winds away from the roof garden or reduce wind speeds there. Examples of these measures include tree plantings, dense bamboo planting, arbors, canopies and lattice fencing. The Applicant shall develop the wind reduction plan in coordination with the required landscape plan for the roof garden and be submitted to the City's Landmarks Preservation Advisory Board (LPAB) for review and recommendation to the Planning Commission, consistent with Mitigation Measure CUL -2.1 Historically-Sensitive Roof Garden Design. The LPAB will make advisory recommendations to the Planning Commission for its approval as part of its approval of the Final Development Plan, and the Applicant shall implement the approved wind reduction plan. However, implementation of the measures cannot determine if these design features will be effective in reducing this impact to a less than significant impact until they are in place.</p>	<p>The Applicant shall submit the wind reduction plan at the time of submittal of the Final Development Plan and prior to the start of construction.</p> <p>The Applicant shall implement the wind reduction plan at the time of construction.</p>	<p>City Planning Staff, based on any LPAB recommendations to, and the City Planning Commission's approval of, the wind reduction plan as part of its approval of the Final Development Plan.</p> <p>City of Oakland Bureau of Planning and Bureau of Building</p>
<p>SCA AES-1 (Standard Condition of Approval 16) Trash and Blight Removal</p> <p>The project applicant and his/her successors shall maintain the property free of blight, as defined in chapter 8.24 of the Oakland Municipal Code. For nonresidential and multi-family residential projects, the project applicant shall install and maintain trash receptacles near public entryways as needed to provide sufficient capacity for building users.</p>	Ongoing.	City of Oakland Bureau of Building
<p>SCA AES-2 (Standard Condition of Approval 17) Graffiti Control</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> <ol 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. 	Ongoing.	City of Oakland Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring	
	Schedule	Responsibility
Aesthetics, Shadow, and Wind (cont.)		
<ul style="list-style-type: none"> 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 the following:</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. 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-3 (Standard Condition of Approval 18) Landscape Plan</p> <p>a. Landscape Plan Required</p> <p>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. Proposed plants shall be predominantly drought-tolerant. Specification of any street trees shall comply with the Master Street Tree List and Tree Planting Guidelines (which can be viewed at http://www2.oaklandnet.com/oakca1/groups/pwa/documents/report/oak042662.pdf and http://www2.oaklandnet.com/oakca1/groups/pwa/documents/form/oak025595.pdf, respectively), and with any applicable streetscape plan.</p> <p>b. Landscape Installation</p> <p>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>c. Landscape Maintenance</p> <p>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>	<ul style="list-style-type: none"> a. Prior to approval of construction-related permit. b. Prior to building permit final. c. Ongoing 	<ul style="list-style-type: none"> a. City of Oakland Bureau of Planning b. City of Oakland Bureau of Building c. City of Oakland Bureau of Building
<p>SCA AES-4 (Standard Condition of Approval 19): Lighting</p> <p>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>	Prior to building permit final.	City of Oakland Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring	
	Schedule	Responsibility
Aesthetics, Shadow, and Wind (cont.)		
<p>SCA AES-5 (Standard Condition of Approval 20) Public Art for Private Development</p> <p>Requirement: The project is subject to the City's Public Art Requirements for Private Development, adopted by Ordinance No. 13275 C.M.S. ("Ordinance"). The public art contribution requirements are equivalent to one-half percent (0.5%) for the "residential" building development costs, and one percent (1.0%) for the "non-residential" building development costs.</p> <p>The contribution requirement can be met through: 1) the installation of freely accessible art at the site; 2) the installation of freely accessible art within one-quarter mile of the site; or 3) satisfaction of alternative compliance methods described in the Ordinance, including, but not limited to, payment of an in-lieu fee contribution. The applicant shall provide proof of full payment of the in-lieu contribution and/or provide plans, for review and approval by the Planning Director, showing the installation or improvements required by the Ordinance prior to issuance of a building permit.</p> <p>Proof of installation of artwork, or other alternative requirement, is required prior to the City's issuance of a final certificate of occupancy for each phase of a project unless a separate, legal binding instrument is executed ensuring compliance within a timely manner subject to City approval.</p>	<p>Payment of in-lieu fees and/or plans showing fulfillment of public art requirement – Prior to Issuance of Building permit</p> <p>Installation of art/cultural space – Prior to Issuance of a Certificate of Occupancy.</p>	<p>City of Oakland Bureau of Planning and Bureau of Building</p>
Also SCA BIO-1, Bird Collision Reduction Measures. See <i>Biological Resources</i> , below.		
Also SCA REC-1, Access to Parks and Open Space. See <i>Recreation</i> , below.		
Air Quality		
<p>SCA AIR-1 (Standard Condition of Approval 21) Dust Controls – Construction-Related</p> <p>The Project applicant shall implement all of the following applicable dust control measures during construction of the Project:</p> <ol style="list-style-type: none"> 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. 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). 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. Limit vehicle speeds on unpaved roads to 15 miles per hour. All demolition activities (if any) shall be suspended when average wind speeds exceed 20 mph. All trucks and equipment, including tires, shall be washed off prior to leaving the site. 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. Apply and maintain vegetative ground cover (e.g., hydroseed) or non-toxic soil stabilizers to disturbed areas of soil that will be inactive for more than one month. Enclose, cover, water twice daily, or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.). 	<p>During construction.</p>	<p>City of Oakland Bureau of Building</p>

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring	
	Schedule	Responsibility
Air Quality (cont.)		
<ul style="list-style-type: none"> i. 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. j. When working at a site, install appropriate wind breaks (e.g., trees, fences) on the windward side(s) of the site, to minimize wind-blown dust. Windbreaks must have a maximum 50 percent air porosity. k. 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. l. 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. 		
<p>SCA AIR-2 (Standard Condition of Approval 22) Criteria Air Pollutant Controls – Construction Related</p> <p><u>Requirement:</u> The project applicant shall implement all of the following applicable basic control measures for criteria air pollutants during construction of the project as applicable:</p> <ul style="list-style-type: none"> a. 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 two 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. b. 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 two 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"). c. 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. Equipment check documentation should be kept at the construction site and be available for review by the City and the Bay Area Air Quality District as needed. d. Portable equipment shall be powered by grid electricity if available. If electricity is not available, propane or natural gas generators shall be used if feasible. Diesel engines shall only be used if grid electricity is not available and use propane or natural gas generators cannot meet the electrical demand. e. Low VOC (i.e., ROG) coatings shall be used that comply with BAAQMD Regulation 8, Rule 3: Architectural Coatings. f. All equipment to be used on the construction site and subject to the requirements of Title 13, Section 2449, of the California Code of Regulations ("California Air Resources Board Off-Road Diesel Regulations") and upon request by the City, the project applicant shall provide written documentation that fleet requirements have been met. 	During construction.	City of Oakland Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring	
	Schedule	Responsibility
Air Quality (cont.)		
<p>SCA AIR-3 (Standard Condition of Approval 23) Diesel Particulate Matter Controls-Construction Related</p> <p>a. Diesel Particulate Matter Reduction Measures</p> <p><u>Requirement:</u> The project applicant shall implement appropriate measures during construction to reduce potential health risks to sensitive receptors due to exposure to diesel particulate matter (DPM) from construction emissions. The project applicant shall choose one of the following methods:</p> <p>i. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with current guidance from the California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment to determine the health risk to sensitive receptors exposed to DPM from project construction emissions. The HRA shall be submitted to the City (and the Air District if specifically requested) for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then DPM reduction measures are not required. If the HRA concludes that the health risk exceeds acceptable levels, DPM reduction measures shall be identified to reduce the health risk to acceptable levels as set forth under subsection b below. Identified DPM reduction measures shall be submitted to the City for review and approval prior to the issuance of building permits and the approved DPM reduction measures shall be implemented during construction.</p> <p>- or -</p> <p>ii. All off-road diesel equipment shall be equipped with the most effective Verified Diesel Emission Control Strategies (VDECS) available for the engine type (Tier 4 engines automatically meet this requirement) as certified by CARB. The equipment shall be properly maintained and tuned in accordance with manufacturer specifications. This shall be verified through an equipment inventory submittal and Certification Statement that the Contractor agrees to compliance and acknowledges that a significant violation of this requirement shall constitute a material breach of contract.</p> <p>b. Construction Emissions Minimization Plan (if required by a above)</p> <p><u>Requirement:</u> The project applicant shall prepare a Construction Emissions Minimization Plan (Emissions Plan) for all identified DPM reduction measures (if any). The Emissions Plan shall be submitted to the City (and the Bay Area Air Quality District if specifically requested) for review and approval prior to the issuance of building permits. The Emissions Plan shall include the following:</p> <p>i. An equipment inventory summarizing the type of off-road equipment required for each phase of construction, including the equipment manufacturer, equipment identification number, engine model year, engine certification (tier rating), horsepower, and engine serial number. For all VDECS, the equipment inventory shall also include the technology type, serial number, make, model, manufacturer, CARB verification number level, and installation date.</p> <p>ii. A Certification Statement that the Contractor agrees to comply fully with the Emissions Plan and acknowledges that a significant violation of the Emissions Plan shall constitute a material breach of contract.</p>	<p>a. Prior to issuance of a construction related permit (i), during construction (ii).</p> <p>b. Prior to issuance of a construction related permit.</p>	<p>a. City of Oakland Bureau of Planning and Bureau of Building.</p> <p>b. City of Oakland Bureau of Planning and Bureau of Building.</p>

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring	
	Schedule	Responsibility
Air Quality (cont.)		
<p>SCA AIR-4 (Standard Condition of Approval 24) Exposure to Air Pollution (Toxic Air Contaminants)</p> <p>a. Health Risk Reduction Measures</p> <p><u>Requirement:</u> The project applicant shall incorporate appropriate measures into the project design in order to reduce the potential health risk due to exposure to toxic air contaminants. The project applicant shall choose <u>one</u> of the following methods:</p> <p>i. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements to determine the health risk of exposure of project residents/occupants/users to air pollutants. The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then health risk reduction measures are not required. If the HRA concludes that the health risk exceeds acceptable levels, health risk reduction measures shall be identified to reduce the health risk to acceptable levels. Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City.</p> <p>- or -</p> <p>ii. The project applicant shall incorporate the following health risk reduction measures into the project. These features shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City:</p> <ul style="list-style-type: none"> • Installation of air filtration to reduce cancer risks and Particulate Matter (PM) exposure for residents and other sensitive populations in the project that are in close proximity to sources of air pollution. Air filter devices shall be rated MERV-13 [insert MERV-16 for projects located in the West Oakland Specific Plan area] or higher. As part of implementing this measure, an ongoing maintenance plan for the building's HVAC air filtration system shall be required. • Where appropriate, install passive electrostatic filtering systems, especially those with low air velocities (i.e., 1 mph). • Phasing of residential developments when proposed within 500 feet of freeways such that homes nearest the freeway are built last, if feasible. • The project shall be designed to locate sensitive receptors as far away as feasible from the source(s) of air pollution. Operable windows, balconies, and building air intakes shall be located as far away from these sources as feasible. If near a distribution center, residents shall be located as far away as feasible from a loading dock or where trucks concentrate to deliver goods. • Sensitive receptors shall be located on the upper floors of buildings, if feasible. <p>Planting trees and/or vegetation between sensitive receptors and pollution source, if feasible. Trees that are best suited to trapping PM shall be planted, including one or more of the following: Pine (<i>Pinus nigra</i> var. <i>maritima</i>), Cypress (<i>X Cupressocyparis leylandii</i>), Hybrid poplar (<i>Populus deltoids X trichocarpa</i>), and Redwood (<i>Sequoia sempervirens</i>).</p> <ul style="list-style-type: none"> • Sensitive receptors shall be located as far away from truck activity areas, such as loading docks and delivery areas, as feasible. 	<p>a. Prior to issuance of a construction related permit.</p> <p>b. Ongoing.</p>	<p>a. City of Oakland Bureau of Planning and Bureau of Building</p> <p>b. City of Oakland Bureau of Building</p>

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring	
	Schedule	Responsibility
Air Quality (cont.)		
<ul style="list-style-type: none"> • Existing and new diesel generators shall meet CARB’s Tier 4 emission standards, if feasible. • Emissions from diesel trucks shall be reduced through implementing the following measures, if feasible: <ul style="list-style-type: none"> – Installing electrical hook-ups for diesel trucks at loading docks. – Requiring trucks to use Transportation Refrigeration Units (TRU) that meet Tier 4 emission standards. – Requiring truck-intensive projects to use advanced exhaust technology (e.g., hybrid) or alternative fuels. – Prohibiting trucks from idling for more than two minutes. – Establishing truck routes to avoid sensitive receptors in the project. A truck route program, along with truck calming, parking, and delivery restrictions, shall be implemented. <p>b. Maintenance of Health Risk Reduction Measures</p> <p><u>Requirement:</u> The project applicant shall maintain, repair, and/or replace installed health risk reduction measures, including but not limited to the HVAC system (if applicable), on an ongoing and as-needed basis. Prior to occupancy, the project applicant shall prepare and then distribute to the building manager/operator an operation and maintenance manual for the HVAC system and filter including the maintenance and replacement schedule for the filter.</p>		
<p>SCA AIR-5 (Standard Condition of Approval 25) Stationary Sources of Air Pollution (Toxic Air Contaminants)</p> <p><u>Requirement:</u> The project applicant shall incorporate appropriate measures into the project design in order to reduce the potential health risk due to on-site stationary sources of toxic air contaminants. The project applicant shall choose <u>one</u> of the following methods:</p> <p>a. The project applicant shall retain a qualified air quality consultant to prepare a Health Risk Assessment (HRA) in accordance with California Air Resources Board (CARB) and Office of Environmental Health and Hazard Assessment requirements to determine the health risk associated with proposed stationary sources of pollution in the project. The HRA shall be submitted to the City for review and approval. If the HRA concludes that the health risk is at or below acceptable levels, then health risk reduction measures are not required. If the HRA concludes the health risk exceeds acceptable levels, health risk reduction measures shall be identified to reduce the health risk to acceptable levels. Identified risk reduction measures shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City.</p> <p>- or -</p> <p>b. The project applicant shall incorporate the following health risk reduction measures into the project. These features shall be submitted to the City for review and approval and be included on the project drawings submitted for the construction-related permit or on other documentation submitted to the City:</p> <ul style="list-style-type: none"> i. Installation of non-diesel fueled generators, if feasible, or; ii. Installation of diesel generators with an EPA-certified Tier 4 engine or engines that are retrofitted with a CARB Level 3 Verified Diesel Emissions Control Strategy, if feasible. 	Prior to approval of construction-related permit.	City of Oakland Bureau of Planning and Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring	
	Schedule	Responsibility
Air Quality (cont.)		
<p>SCA AIR-6 (Standard Condition of Approval 27) <i>Asbestos in Structures</i></p> <p><u>Requirement:</u> The project applicant shall comply with all applicable laws and regulations regarding demolition and renovation of Asbestos Containing Materials (ACM), including but not limited to California Code of Regulations, Title 8; California Business and Professions Code, Division 3; California Health and Safety Code sections 25915-25919.7; and Bay Area Air Quality Management District, Regulation 11, Rule 2, as may be amended. Evidence of compliance shall be submitted to the City upon request.</p>	Prior to approval of construction-related permit	Applicable regulatory agency with jurisdiction
Biological Resources		
<p>SCA BIO-1 (Standard Condition of Approval 29): <i>Bird Collision Reduction Measures</i></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 <u>all</u> of the following:</p> <ol style="list-style-type: none"> i. 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. ii. Minimize the number of and co-locate rooftop-antennas and other rooftop structures. iii. Monopole structures or antennas shall not include guy wires. iv. Avoid the use of mirrors in landscape design. v. 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. vi. Apply bird-friendly glazing treatments to no less than 90 percent of all windows and glass between the ground and 60 feet above 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: <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). 	Prior to approval of construction-related permit	City of Oakland Bureau of Planning and Planning and Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring	
	Schedule	Responsibility
Biological Resources (cont.)		
<ul style="list-style-type: none"> • Install awnings, overhangs, sunshades, or light shelves directly adjacent to clear glass which is recessed on all sides. • Install opaque window film or window film with a pattern/design which also adheres to the "two-by-four" rule for coverage. <p>vii. 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>viii. 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 Conservancy for materials. • 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. 		
<p>SCA BIO-2 (Standard Condition of Approval 30): <i>Tree Removal During Bird Breeding Season</i></p> <p>To the extent feasible, removal of any tree and/or other vegetation suitable for nesting of birds shall not occur during the bird breeding season of February 1 to August 15 (or during December 15 to August 15 for trees located in or near marsh, wetland, or aquatic habitats). If tree removal must occur during the bird breeding season, all trees to be removed shall be surveyed by a qualified biologist to verify the presence or absence of nesting raptors or other birds. Pre-removal surveys shall be conducted within 15 days prior to the start of work and shall be submitted to the City for review and approval. If the survey indicates the potential presence of nesting raptors or other birds, the biologist shall determine an appropriately sized buffer around the nest in which no work will be allowed until the young have successfully fledged. The size of the nest buffer will be determined by the biologist in consultation with the California Department of Fish and Wildlife, and will be based to a large extent on the nesting species and its sensitivity to disturbance. In general, buffer sizes of 200 feet for raptors and 50 feet for other birds should suffice to prevent disturbance to birds nesting in the urban environment, but these buffers may be increased or decreased, as appropriate, depending on the bird species and the level of disturbance anticipated near the nest.</p>	Prior to removal of trees.	City of Oakland Bureau of Planning and Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring	
	Schedule	Responsibility
Biological Resources (cont.)		
<p>SCA BIO-3 (Standard Condition of Approval 27): Tree Permit</p> <p>a. Tree Permit Required Pursuant to the City’s Tree Protection Ordinance (OMC chapter 12.36), the project applicant shall obtain a tree permit and abide by the conditions of that permit.</p> <p>b. Tree Protection During Construction <u>Requirement:</u> Adequate protection shall be provided during the construction period for any trees which are to remain standing, including the following, plus any recommendations of an arborist:</p> <ul style="list-style-type: none"> i. Before the start of any clearing, excavation, construction, or other work on the site, every protected tree deemed to be potentially endangered by said site work shall be securely fenced off at a distance from the base of the tree to be determined by the project’s consulting arborist. Such fences shall remain in place for duration of all such work. All trees to be removed shall be clearly marked. A scheme shall be established for the removal and disposal of logs, brush, earth and other debris which will avoid injury to any protected tree. ii. Where proposed development or other site work is to encroach upon the protected perimeter of any protected tree, special measures shall be incorporated to allow the roots to breathe and obtain water and nutrients. Any excavation, cutting, filling, or compaction of the existing ground surface within the protected perimeter shall be minimized. No change in existing ground level shall occur within a distance to be determined by the project’s consulting arborist from the base of any protected tree at any time. No burning or use of equipment with an open flame shall occur near or within the protected perimeter of any protected tree. iii. No storage or dumping of oil, gas, chemicals, or other substances that may be harmful to trees shall occur within the distance to be determined by the project’s consulting arborist from the base of any protected trees, or any other location on the site from which such substances might enter the protected perimeter. No heavy construction equipment or construction materials shall be operated or stored within a distance from the base of any protected trees to be determined by the project’s consulting arborist. Wires, ropes, or other devices shall not be attached to any protected tree, except as needed for support of the tree. No sign, other than a tag showing the botanical classification, shall be attached to any protected tree. iv. Periodically during construction, the leaves of protected trees shall be thoroughly sprayed with water to prevent buildup of dust and other pollution that would inhibit leaf transpiration. v. If any damage to a protected tree should occur during or as a result of work on the site, the project applicant shall immediately notify the Public Works Department and the project’s consulting arborist shall make a recommendation to the City Tree Reviewer as to whether the damaged tree can be preserved. If, in the professional opinion of the Tree Reviewer, such tree cannot be preserved in a healthy state, the Tree Reviewer shall require replacement of any tree removed with another tree or trees on the same site deemed adequate by the Tree Reviewer to compensate for the loss of the tree that is removed. vi. All debris created as a result of any tree removal work shall be removed by the project applicant from the property within two weeks of debris creation, and such debris shall be properly disposed of by the project applicant in accordance with all applicable laws, ordinances, and regulations. 	<ul style="list-style-type: none"> a. Prior to approval of construction-related permit b. During construction. 	<ul style="list-style-type: none"> a. City of Oakland Public Works Department, Tree Division, and Bureau of Building b. City of Oakland Public Works Department, Tree Division, and Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring	
	Schedule	Responsibility
Biological Resources (cont.)		
<p>c. Tree Replacement Plantings</p> <p>Requirement: Replacement plantings shall be required for tree removals for the purposes of erosion control, groundwater replenishment, visual screening, wildlife habitat, and preventing excessive loss of shade, in accordance with the following criteria:</p> <ol style="list-style-type: none"> i. No tree replacement shall be required for the removal of nonnative species, for the removal of trees which is required for the benefit of remaining trees, or where insufficient planting area exists for a mature tree of the species being considered. ii. Replacement tree species shall consist of <i>Sequoia sempervirens</i> (Coast Redwood), <i>Quercus agrifolia</i> (Coast Live Oak), <i>Arbutus menziesii</i> (Madrone), <i>Aesculus californica</i> (California Buckeye), <i>Umbellularia californica</i> (California Bay Laurel), or other tree species acceptable to the Tree Division. iii. Replacement trees shall be at least twenty-four (24) inch box size, unless a smaller size is recommended by the arborist, except that three fifteen (15) gallon size trees may be substituted for each twenty-four (24) inch box size tree where appropriate. iv. Minimum planting areas must be available on site as follows: <ul style="list-style-type: none"> • For <i>Sequoia sempervirens</i>, three hundred fifteen (315) square feet per tree; • For other species listed, seven hundred (700) square feet per tree. v. In the event that replacement trees are required but cannot be planted due to site constraints, an in lieu fee in accordance with the City's Master Fee Schedule may be substituted for required replacement plantings, with all such revenues applied toward tree planting in city parks, streets and medians. vi. The project applicant shall install the plantings and maintain the plantings until established. The Tree Reviewer of the Tree Division of the Public Works Department may require a landscape plan showing the replacement plantings and the method of irrigation. Any replacement plantings which fail to become established within one year of planting shall be replanted at the project applicant's expense. 		
Also SCA HYD-1, Erosion and Sedimentation Control Plan for Construction. See <i>Hydrology and Water Quality</i> , below.		
Also SCA HYD-2, State Construction General Permit. See <i>Hydrology and Water Quality</i> , below.		
Also SCA HYD-3 NPDES C.3 Stormwater Requirements for Regulated Projects. See <i>Hydrology and Water Quality</i> , below.		
Cultural Resources		
<p>Mitigation Measure CUL-1.1: The project applicant shall modify the design of the base of new structures to ensure, to the extent feasible, a historically and architecturally appropriate street level design and character that shall be differentiated from the old mall buildings and shall meet the appropriate design findings under Policy 3.5 of the existing Historic Preservation Element of the City's General Plan, and shall prepare a salvage program.</p>	<p>Applicant shall prepare and submit the final as part of submittal of the Final Development Plan for recommendation of approval by Landmarks Preservation Advisory Board.</p>	<p>City of Oakland Bureau of Planning and Bureau of Building</p>

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring	
	Schedule	Responsibility
Cultural Resources (cont.)		
Mitigation Measure CUL-1.2: HABS/HALS Level Recordation. The project applicant shall complete a recordation of the Kaiser Center which meets the requirements of the National Park Service's Historic American Buildings Survey (HABS) and the Historic American Landscape Survey (HALS).	Applicant shall prepare and submit the final as part of submittal of the Final Development Plan for recommendation of approval by Landmarks Preservation Advisory Board.	City of Oakland Bureau of Planning and Bureau of Building
Mitigation Measure CUL-1.3: Financial Contributions to a historic resource related program such as the Façade Improvement Program or the Property Relocation Assistance Program. If Mitigation Measure CUL-1.1 is not satisfied, the project applicant shall make a financial contribution to the City of Oakland, which can be used to fund other historic preservation projects at the project site or in the immediate vicinity.	Concurrent with approval of the Final Development Plan.	City of Oakland Bureau of Planning and Bureau of Building
Mitigation Measure CUL-2.1: Historically-Sensitive Roof Garden Design. The project applicant shall ensure that a qualified Historic Landscape Architect under the Historic Preservation Professional Qualifications Standards familiar with landscape history and historic resources designs a roof garden addition that is differentiated from the old and compatible with the historic design to protect the integrity of the historic roof garden.	Applicant shall prepare and submit the final Project design as part of submittal of the Final Development Plan for recommendation of approval by Landmarks Preservation Advisory Board.	City of Oakland Bureau of Planning and Bureau of Building
Mitigation Measure CUL-2.2: Historically Sensitive Tower Design. The Proposed Project shall be compatible with, yet clearly differentiated from, the existing Kaiser Center Office Tower.	Applicant shall prepare and submit the final Project design as part of submittal of the Final Development Plan for recommendation of approval by Landmarks Preservation Advisory Board.	City of Oakland Bureau of Planning and Bureau of Building
Mitigation Measure CUL-2.3: Protection During Demolition and Construction. The Project applicant shall prepare a historic resources protection plan which describes how the resource (both building and landscape) will be protected from vibration, equipment, storage of materials, and dust resulting from demolition and construction activities.	Applicant shall prepare and submit the final Project design as part of submittal of the Final Development Plan for recommendation of approval by Landmarks Preservation Advisory Board.	City of Oakland Bureau of Planning and Bureau of Building
SCA CUL-1 (Standard Condition of Approval 33): Archaeological and Paleontological Resources – Discovery During Construction Requirement: Pursuant to CEQA Guidelines section 15064.5(f), in the event that any historic or prehistoric subsurface cultural resources are discovered during ground disturbing activities, all work within 50 feet of the resources shall be halted and the Project applicant shall notify the City and consult with a qualified archaeologist or paleontologist, as applicable, to assess the significance of the find. In the case of discovery of paleontological resources, the assessment shall be done in accordance with the Society of	During construction.	City of Oakland Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring	
	Schedule	Responsibility
Cultural Resources (cont.)		
<p>Vertebrate Paleontology standards. If any find is determined to be significant, appropriate avoidance measures recommended by the consultant and approved by the City must be followed unless avoidance is determined unnecessary or infeasible by the City. Feasibility of avoidance shall be determined with consideration of factors such as the nature of the find, project design, costs, and other considerations. If avoidance is unnecessary or infeasible, other appropriate measures (e.g., data recovery, excavation) shall be instituted. Work may proceed on other parts of the project site while measures for the cultural resources are implemented.</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>		
<p>SCA CUL-2 (Standard Condition of Approval 34): Archaeologically Sensitive Areas – Pre-Construction Measures</p> <p>Requirement: The project applicant shall implement either Provision A (Intensive Pre-Construction Study) or Provision B (Construction ALERT Sheet) concerning archaeological resources.</p> <p>Provision A: Intensive Pre-Construction Study.</p> <p>The Project applicant shall retain a qualified archaeologist to conduct a site-specific, intensive archaeological resources study for review and approval by the City prior to soil-disturbing activities occurring on the project site. The purpose of the site-specific, intensive archaeological resources study is to identify early the potential presence of history-period archaeological resources on the project site. At a minimum, the study shall include:</p> <ol style="list-style-type: none"> Subsurface presence/absence studies of the project site. Field studies may include, but are not limited to, auguring and other common methods used to identify the presence of archaeological resources. A report disseminating the results of this research. Recommendations for any additional measures that could be necessary to mitigate any adverse impacts to recorded and/or inadvertently discovered cultural resources. <p>If the results of the study indicate a high potential presence of historic-period archaeological resources on the project site, or a potential resource is discovered, the project applicant shall hire a qualified archaeologist to monitor any ground disturbing activities on the project site during construction and prepare an ALERT sheet pursuant to Provision B below that details what could potentially be found at the project site. Archaeological monitoring would include briefing construction personnel about the type of artifacts that may be</p>	Prior to approval of construction-related permit; during construction.	City of Oakland Bureau of Planning and Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring	
	Schedule	Responsibility
Cultural Resources (cont.)		
<p>present (as referenced in the ALERT sheet, required per Provision B below) and the procedures to follow if any artifacts are encountered, field recording and sampling in accordance with the Secretary of Interior's Standards and Guidelines for Archaeological Documentation, notifying the appropriate officials if human remains or cultural resources are discovered, and preparing a report to document negative findings after construction is completed if no archaeological resources are discovered during construction.</p> <p>Provision B: Construction ALERT Sheet.</p> <p>The Project applicant shall prepare a construction "ALERT" sheet developed by a qualified archaeologist for review and approval by the City prior to soil-disturbing activities occurring on the project site. The ALERT sheet shall contain, at a minimum, visuals that depict each type of artifact that could be encountered on the project site. Training by the qualified archaeologist shall be provided to the Project's prime contractor, any project subcontractor firms (including demolition, excavation, grading, foundation, and pile driving), and utility firms involved in soil- disturbing activities within the project site.</p> <p>The ALERT sheet shall state, in addition to the basic archaeological resource protection measures contained in other standard conditions of approval, all work must stop and the City's Environmental Review Officer contacted in the event of discovery of the following cultural materials: concentrations of shellfish remains; evidence of fire (ashes, charcoal, burnt earth, fire-cracked rocks); concentrations of bones; recognizable Native American artifacts (arrowheads, shell beads, stone mortars [bowls], humanly shaped rock); building foundation remains; trash pits, privies (outhouse holes); floor remains; wells; concentrations of bottles, broken dishes, shoes, buttons, cut animal bones, hardware, household items, barrels, etc.; thick layers of burned building debris (charcoal, nails, fused glass, burned plaster, burned dishes); wood structural remains (building, ship, wharf); clay roof/floor tiles; stone walls or footings; or gravestones. Prior to any soil-disturbing activities, each contractor shall be responsible for ensuring that the ALERT sheet is circulated to all field personnel, including machine operators, field crew, pile drivers, and supervisory personnel. The ALERT sheet shall also be posted in a visible location at the project site.</p>		
<p>SCA CUL-3 (Standard Condition of Approval SCA 35): Human Remains – Discovery During Construction</p> <p>Requirement: Pursuant to CEQA Guidelines section 15064.5(e)(1), in the event that human skeletal remains are uncovered at the project site during construction activities, all work shall immediately halt and the Project applicant shall notify the City and the Alameda County Coroner. If the County Coroner determines that an investigation of the cause of death is required or that the remains are Native American, all work shall cease within 50 feet of the remains until appropriate arrangements are made. In the event that the remains are Native American, the City shall contact the California Native American Heritage Commission (NAHC), pursuant to subdivision (c) of section 7050.5 of the California Health and Safety Code. If the agencies determine that avoidance is not feasible, then an alternative plan shall be prepared with specific steps and timeframe required to resume construction activities. Monitoring, data recovery, determination of significance, and avoidance measures (if applicable) shall be completed expeditiously and at the expense of the Project applicant.</p>	During construction.	City of Oakland Bureau of Building
Also SCA NOI-7, Vibration Impacts on Adjacent Historic Structures or Vibration-Sensitive Activities. See <i>Noise</i> , below.		
Geology, Soils, and Geohazards		
<p>SCA GEO-1 (Standard Condition of Approval 37): Construction-Related Permit(s)</p> <p>Requirement: The Project applicant shall obtain all required construction-related permits/approvals from the City. The Project shall comply with all standards, requirements and conditions contained in construction-related codes, including but not limited to the Oakland Building Code and the Oakland Grading Regulations, to ensure structural integrity and safe construction.</p>	Prior to approval of construction-related permit.	City of Oakland Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring	
	Schedule	Responsibility
Geology, Soils, and Geohazards (cont.)		
<p>SCA GEO-2 (Standard Condition of Approval 40): Seismic Hazards Zone (Landslide/Liquefaction)</p> <p><u>Requirement:</u> 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>	Prior to approval of construction-related permit.	City of Oakland Bureau of Building
Also SCA HYD-1, Erosion and Sedimentation Control Plan for Construction, see <i>Hydrology and Water Quality</i> , below.		
Also SCA HYD-2, State Construction General Permit, see <i>Hydrology and Water Quality</i> , below.		
Greenhouse Gases and Climate Change		
<p>SCA GHG-1 (Standard Condition of Approval 42): Greenhouse Gas (GHG) Reduction Plan</p> <p>a. Greenhouse Gas (GHG) Reduction Plan Required</p> <p><u>Requirement:</u> 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 <u>at least one</u> of the Bay Area Quality Management District's (BAAQMD's) 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). 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 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), and additional GHG reduction measures available to further reduce GHG emissions, and (c) 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 United States.</p>	a. Prior to approval of construction-related permit.	a. City of Oakland Bureau of Planning

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring	
	Schedule	Responsibility
Greenhouse Gases and Climate Change (cont.)		
<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>b. GHG Reduction Plan Implementation During Construction</p> <p><u>Requirement:</u> 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 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>	b. During construction.	b. City of Oakland Bureau of Planning and Bureau of Building
<p>c. GHG Reduction Plan Implementation After Construction</p> <p><u>Requirement:</u> 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 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.</p>	c. Ongoing.	c. City of Oakland Bureau of Planning

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring	
	Schedule	Responsibility
Greenhouse Gases and Climate Change (cont.)		
<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 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>		
Also SCA AES-3, Landscape Plan. See <i>Aesthetics, Wind, and Shadow</i> , above.		
Also SCA AIR-1, Dust Controls – Construction Related. See <i>Air Quality</i> , above.		
Also SCAs AIR-2, Criteria Air Pollutant Controls - Construction Related. See <i>Air Quality</i> , above.		
Also SCAs AIR-3, Diesel Particulate Matter Controls - Construction Related. See <i>Air Quality</i> , above.		
Also SCA TRA-2, Bicycle Parking. See <i>Transportation and Circulation</i> , below.		
Also SCA TRA-4, Transportation and Parking Demand Management. See <i>Transportation and Circulation</i> , below.		
Also SCA UTIL-1, Construction and Demolition Waste Reduction and Recycling. See <i>Utilities and Service Systems</i> , below.		
Also SCA UTIL-4, Green Building Requirements. See <i>Utilities and Service Systems</i> , below.		

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring	
	Schedule	Responsibility
Hazards and Hazardous Materials		
<p>SCA HAZ-1 (Standard Condition of Approval 43): Hazards Materials Related to Construction</p> <p><u>Requirement:</u> The Project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential negative effects on groundwater, soils, and human health. These shall include, at a minimum, the following:</p> <ol style="list-style-type: none"> Follow manufacture’s recommendations for use, storage, and disposal of chemical products used in construction; Avoid overtopping construction equipment fuel gas tanks; During routine maintenance of construction equipment, properly contain and remove grease and oils; Properly dispose of discarded containers of fuels and other chemicals; 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 If soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the project applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notifying the City and applicable regulatory agency(ies) and implementation of the actions described in the City’s Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate. 	During construction.	City of Oakland Bureau of Building
<p>SCA HAZ-2 (Standard Condition of Approval 44): Hazardous Building Materials and Site Contamination</p> <ol style="list-style-type: none"> Hazardous Building Materials and Site Contamination <u>Requirement:</u> 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. Environmental Site Assessment Required <u>Requirement:</u> 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 evidence of approval for any proposed remedial action and required clearances by the applicable local, state, or federal regulatory agency. 	<ol style="list-style-type: none"> Prior to approval of demolition, grading, or building permits Prior to approval of construction-related permit Prior to approval of construction-related permit During Construction 	<ol style="list-style-type: none"> City of Oakland Bureau of Building Applicable regulatory agency with jurisdiction City of Oakland Bureau of Building City of Oakland Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring	
	Schedule	Responsibility
Hazards and Hazardous Materials (cont.)		
<p>c. Health and Safety Plan Required <u>Requirement:</u> 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>d. Best Management Practices (BMPs) Required for Contaminated Sites <u>Requirement:</u> 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. 		
Also SCA AIR-6, Asbestos in Structures. See <i>Air Quality</i> , above.		
Also SCA TRA-1, Construction Activity in the Public Right-of-Way. See <i>Transportation and Traffic</i> , below.		
Hydrology and Water Quality		
<p>SCA HYD-1 (Standard Condition of Approval 49): Erosion and Sedimentation Control Plan for Construction</p> <p>a. Erosion and Sedimentation Control Plan Required <u>Requirement:</u> The Project applicant shall submit an Erosion and Sedimentation Control Plan to the City for review and approval. The Erosion and Sedimentation Control Plan shall include all necessary measures to be taken to prevent excessive stormwater runoff or carrying by stormwater runoff of solid materials on to lands of adjacent property owners, public streets, or to creeks as a result of conditions created by grading and/or construction operations. The Plan shall include, but not be limited to, such measures as short-term erosion control planting, waterproof slope covering, check dams, interceptor ditches, benches, storm drains, dissipation structures, diversion dikes, retarding berms and barriers, devices to trap, store and filter out sediment, and stormwater retention basins. Off-site work by the project applicant may be necessary. The project applicant shall obtain permission or easements necessary for off-site work. There shall be a clear notation that the plan is subject to changes as changing conditions occur. Calculations of anticipated stormwater runoff and sediment volumes shall be included, if required by the City. The Plan shall specify that, after construction is complete, the project applicant shall ensure that the storm drain system shall be inspected and that the Project applicant shall clear the system of any debris or sediment.</p> <p>b. Erosion and Sedimentation Control During Construction <u>Requirement:</u> 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>	<ul style="list-style-type: none"> a. Prior to approval of construction-related permit. b. During construction. 	City of Oakland Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring	
	Schedule	Responsibility
Hydrology and Water Quality (cont.)		
<p>SCA HYD-2 (Standard Condition of Approval 50): State Construction General Permit</p> <p>a. <u>Requirement:</u> 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>	Prior to approval of construction-related permit.	State Water Resources Control Board; evidence of compliance submitted to Bureau of Building
<p>SCA HYD-3 (Standard Condition of Approval 54): NPDES C.3 Stormwater Requirements for Regulated Projects</p> <p>a. Post-Construction Stormwater Management Plan Required</p> <p><u>Requirement:</u> The Project applicant shall comply with the requirements of Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES). The project applicant shall submit a Post-Construction Stormwater Management Plan to the City for review and approval with the project drawings submitted for site improvements, and shall implement the approved Plan during construction. The Post-Construction Stormwater Management Plan shall include and identify the following:</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>b. Maintenance Agreement Required</p> <p><u>Requirement:</u> 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 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>The maintenance agreement shall be recorded at the County Recorder's Office at the applicant's expense.</p>	<ul style="list-style-type: none"> a. Prior to approval of construction-related permit. b. Prior to building permit final. 	<ul style="list-style-type: none"> a. City of Oakland Bureau of Building b. City of Oakland Bureau of Building
Also SCA UTIL-6, Storm Drain System. See <i>Utilities and Service Systems</i> , below.		

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring	
	Schedule	Responsibility
Noise		
<p>SCA NOI-1 (Standard Condition of Approval 62) Construction Days/Hours</p> <p><u>Requirement:</u> 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 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. No construction is allowed on Sunday or federal holidays. <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>	During construction.	City of Oakland Bureau of Building
<p>SCA NOI-2: (Standard Condition of Approval 63) Construction Noise</p> <p><u>Requirement:</u> 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> <ol style="list-style-type: none"> Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds) wherever feasible. 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. Applicant shall use temporary power poles instead of generators where feasible. 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. The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented. 	During construction.	City of Oakland Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring	
	Schedule	Responsibility
Noise (cont.)		
<p>SCA NOI-3 (Standard Condition of Approval 64) Extreme Construction Noise</p> <p>a. Construction Noise Management Plan Required</p> <p><u>Requirement:</u> 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"> Erect temporary plywood noise barriers around the construction site, particularly along on sites adjacent to residential buildings; 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; Utilize noise control blankets on the building structure as the building is erected to reduce noise emission from the site; 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 Monitor the effectiveness of noise attenuation measures by taking noise measurements. <p>b. Public Notification Required</p> <p><u>Requirement:</u> 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>	<ol style="list-style-type: none"> Prior to approval of construction-related permit. During construction. 	City of Oakland Bureau of Building
<p>SCA NOI-4 (Standard Condition of Approval 66) Construction Noise Complaints</p> <p><u>Requirement:</u> 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. 	Prior to approval of construction-related permit.	City of Oakland Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring	
	Schedule	Responsibility
Noise (cont.)		
<p>SCA NOI-5 (Standard Condition of Approval 67) Exposure to Community Noise</p> <p><u>Requirement:</u> The project applicant shall submit a Noise Reduction Plan prepared by a qualified acoustical engineer for City review and approval that contains noise reduction measures (e.g., sound-rated window, wall, and door assemblies) to achieve an acceptable interior noise level in accordance with the land use compatibility guidelines of the Noise Element of the Oakland General Plan. The applicant shall implement the approved Plan during construction. To the maximum extent practicable, interior noise levels shall not exceed the following:</p> <ol style="list-style-type: none"> 45 dBA: Residential activities, civic activities, hotels 50 dBA: Administrative offices; group assembly activities 55 dBA: Commercial activities 65 dBA: Industrial activities 	Prior to approval of construction-related permit.	City of Oakland Bureau of Planning and Bureau of Building
<p>SCA NOI-6 (Standard Condition of Approval 68) Operational Noise</p> <p><u>Requirement:</u> 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>	Ongoing.	City of Oakland Bureau of Building
<p>SCA NOI-7 (Standard Condition of Approval 70) Vibration Impacts on Adjacent Historic Structures or Vibration-Sensitive Activities</p> <p><u>Requirement:</u> The project applicant shall submit a Vibration Analysis prepared by an acoustical and/or structural engineer or other appropriate qualified professional for City review and approval that establishes pre-construction baseline conditions and threshold levels of vibration that could damage the structure and/or substantially interfere with activities located at the project site. The Vibration Analysis shall identify design means and methods of construction that shall be utilized in order to not exceed the thresholds. The applicant shall implement the recommendations during construction.</p>	Prior to construction.	City of Oakland Bureau of Building
Population and Housing		
<p>SCA POP-1 (Standard Condition of Approval 71) Jobs/Housing Impact Fee</p> <p><u>Requirement:</u> 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>	Prior to construction.	City of Oakland Bureau of Building
<p>SCA POP-2 (Standard Condition of Approval 72) Affordable Housing Impact Fee</p> <p><u>Requirement:</u> The project applicant shall comply with the requirements of the City of Oakland Affordable Housing Impact Fee Ordinance (chapter 15.72 of the Oakland Municipal Code).</p>	Prior to issuance of building permit; subsequent milestones pursuant to ordinance.	City of Oakland Bureau of Building
Public Services, Parks and Recreation Facilities		
<p>SCA PUB-1 (Standard Condition of Approval 74) Capital Improvements Impact Fee</p> <p><u>Requirement:</u> The project applicant shall comply with the requirements of the City of Oakland Capital Improvements Fee Ordinance (chapter 15.74 of the Oakland Municipal Code).</p>	Prior to issuance of building permit	City of Oakland Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring	
	Schedule	Responsibility
Public Services, Parks and Recreation Facilities (cont.)		
<p>SCA REC-1 (Standard Condition of Approval 75) <i>Access to Parks and Open Space</i></p> <p><u>Requirement:</u> The project applicant shall submit a plan for City review and approval to enhance bicycle and pedestrian access from the project site and adjacent areas to Lake Merritt, Lakeside Park, and Snow Park. Examples of enhancements may include, but are not limited to, new or improved bikeways, bike parking, traffic control devices, sidewalks, pathways, bulb-outs, and signage. The project sponsor shall install the approved enhancements during construction and prior to completion of the project.</p>	Prior to approval of construction-related permit	City of Oakland Bureau of Planning and City of Oakland Department of Transportation
Transportation and Circulation		
<p>SCA TRA-1 (Standard Condition of Approval 76) <i>Construction Activity in the Public Right-of-Way</i></p> <p>a. <i>Obstruction Permit Required</i></p> <p><u>Requirement:</u> 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, sidewalks, bicycle facilities, and bus stops.</p> <p>b. <i>Traffic Control Plan Required</i></p> <p><u>Requirement:</u> In the event of obstructions to vehicle or bicycle travel lanes, bus stops, or sidewalks, 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 accommodations (or Detours, if accommodations are not feasible), including detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes. The Traffic Control Plan shall be in conformance with the City's Supplemental Design Guidance for Accommodating Pedestrians, Bicyclists, and Bus Facilities in Construction Zones. The project applicant shall implement the approved Plan during construction.</p> <p>c. <i>Repair of City Streets</i></p> <p><u>Requirement:</u> The project applicant shall repair any damage to the public right-of way, including streets and sidewalks caused by project construction at his/her expense within one week of the occurrence of the damage (or excessive wear), unless further damage/excessive wear may continue; in such case, repair shall occur prior to approval of the final inspection of the construction-related permit. All damage that is a threat to public health or safety shall be repaired immediately.</p>	<p>a. Prior to approval of construction-related permit.</p> <p>b. Prior to approval of construction-related permit.</p> <p>c. Prior to building permit final.</p>	City of Oakland Department of Transportation
<p>SCA TRA-2 (Standard Condition of Approval 77) <i>Bicycle Parking</i></p> <p><u>Requirement:</u> 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>	Prior to approval of construction-related permit.	City of Oakland Bureau of Planning and Bureau of Building
<p>SCA TRA-3 (Standard Condition of Approval 78): <i>Transportation Improvements.</i></p> <p>The project applicant shall implement the recommended on- and off-site transportation-related improvements contained within the Transportation Impact Review for the project (e.g., signal timing adjustments, restriping, signalization, traffic control devices, roadway reconfigurations, transportation demand management measures, and transit, pedestrian, and bicyclist amenities). The project applicant is responsible for funding and installing the improvements, and shall obtain all necessary permits and approvals from the City and/or other applicable regulatory agencies such as, but not limited to, Caltrans (for improvements related to Caltrans</p>	Prior to building permit final or as otherwise specified	City of Oakland Bureau of Building and City of Oakland Department of Transportation

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring	
	Schedule	Responsibility
Transportation and Circulation (cont.)		
<p>facilities) and the California Public Utilities Commission (for improvements related to railroad crossings), prior to installing the improvements. To implement this measure for intersection modifications, the project applicant shall submit Plans, Specifications, and Estimates (PS&E) to the City for review and approval. All elements shall be designed to applicable City standards in effect at the time of construction and all new or upgraded signals shall include these enhancements as required by the City. All other facilities supporting vehicle travel and alternative modes through the intersection shall be brought up to both City standards and ADA standards (according to Federal and State Access Board guidelines) at the time of construction. Current City Standards call for, among other items, the elements listed below:</p> <ol style="list-style-type: none"> a. 2070L Type Controller with cabinet accessory b. GPS communication (clock) c. Accessible pedestrian crosswalks according to Federal and State Access Board guidelines with signals (audible and tactile) d. Countdown pedestrian head module switch out e. City Standard ADA wheelchair ramps f. Video detection on existing (or new, if required) g. Mast arm poles, full activation (where applicable) h. Polara Push buttons (full activation) i. Bicycle detection (full activation) j. Pull boxes k. Signal interconnect and communication with trenching (where applicable), or through existing conduit (where applicable), 600 feet maximum l. Conduit replacement contingency m. Fiber switch n. PTZ camera (where applicable) o. Transit Signal Priority (TSP) equipment consistent with other signals along corridor p. Signal timing plans for the signals in the coordination group q. Bi-directional curb ramps (where feasible, and if project is on a street corner) r. Upgrade ramps on receiving curb (where feasible, and if project is on a street corner) 		
<p>SCA TRA-4 (Standard Condition of Approval 79) Transportation and Parking Demand Management</p> <p>a. Transportation and Parking Demand Management (TDM) Plan Required</p> <p><u>Requirement:</u> The project applicant shall submit a Transportation and Parking Demand Management (TDM) Plan for review and approval by the City.</p> <ol style="list-style-type: none"> i. The goals of the TDM Plan shall be the following: 	<p>a. Prior to approval of planning application.</p>	<p>a. City of Oakland Bureau of Planning</p>

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring													
	Schedule	Responsibility												
Transportation and Circulation (cont.)														
<ul style="list-style-type: none"> • Reduce vehicle traffic and parking demand generated by the project to the maximum extent practicable. • Achieve the following project vehicle trip reductions (VTR): <ul style="list-style-type: none"> – 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. The TDM Plan should include the following:</p> <ul style="list-style-type: none"> • Baseline existing conditions of parking and curbside regulations within the surrounding neighborhood that could affect the effectiveness of TDM strategies, including inventory of parking spaces and occupancy if applicable. • Proposed TDM strategies to achieve VTR goals (see below). <p>iii. For employers with 100 or more employees at the subject site, the TDM Plan shall also comply with the requirements of Oakland Municipal Code Chapter 10.68 Employer-Based Trip Reduction Program.</p> <p>iv. The following TDM strategies must be incorporated into a TDM Plan based on a project location or other characteristics. When required, these mandatory strategies should be identified as a credit toward a project’s VTR.</p> <table border="1"> <thead> <tr> <th>Improvement</th> <th>Required by code or when...</th> </tr> </thead> <tbody> <tr> <td>Bus boarding bulbs or islands</td> <td> <ul style="list-style-type: none"> • A bus boarding bulb or island does not already exist and a bus stop is located along the project frontage; and/or • A bus stop along the project frontage serves a route with 15 minutes or better peak hour service and has a shared bus-bike lane curb </td> </tr> <tr> <td>Bus shelter</td> <td> <ul style="list-style-type: none"> • A stop with no shelter is located within the project frontage, or • The project is located within 0.10 miles of a flag stop with 25 or more boardings per day </td> </tr> <tr> <td>Concrete bus pad</td> <td> <ul style="list-style-type: none"> • A bus stop is located along the project frontage and a concrete bus pad does not already exist </td> </tr> <tr> <td>Curbside extensions or bulb-outs</td> <td> <ul style="list-style-type: none"> • Identified as an improvement within site analysis </td> </tr> <tr> <td>Implementation of a corridor-level bikeway improvement</td> <td> <ul style="list-style-type: none"> • A buffered Class II or Class IV bikeway facility is in a local or county adopted plan within 0.10 miles of the project location; and • The project would generate 500 or more daily bicycle trips </td> </tr> </tbody> </table>	Improvement	Required by code or when...	Bus boarding bulbs or islands	<ul style="list-style-type: none"> • A bus boarding bulb or island does not already exist and a bus stop is located along the project frontage; and/or • A bus stop along the project frontage serves a route with 15 minutes or better peak hour service and has a shared bus-bike lane curb 	Bus shelter	<ul style="list-style-type: none"> • A stop with no shelter is located within the project frontage, or • The project is located within 0.10 miles of a flag stop with 25 or more boardings per day 	Concrete bus pad	<ul style="list-style-type: none"> • A bus stop is located along the project frontage and a concrete bus pad does not already exist 	Curbside extensions or bulb-outs	<ul style="list-style-type: none"> • Identified as an improvement within site analysis 	Implementation of a corridor-level bikeway improvement	<ul style="list-style-type: none"> • A buffered Class II or Class IV bikeway facility is in a local or county adopted plan within 0.10 miles of the project location; and • The project would generate 500 or more daily bicycle trips 		
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Standard Conditions of Approval/Mitigation Measures		Mitigation Implementation/ Monitoring	
		Schedule	Responsibility
Transportation and Circulation (cont.)			
Improvement	Required by code or when...		
Implementation of a corridor-level transit capital improvement	<ul style="list-style-type: none"> A high-quality transit facility is in a local or county adopted plan within 0.25 miles of the project location; and The project would generate 400 or more peak period transit trips 		
Installation of amenities such as lighting; pedestrian-oriented green infrastructure, trees, or other greening landscape; and trash receptacles per the Pedestrian Master Plan and any applicable streetscape plan.	<ul style="list-style-type: none"> Always required 		
In-street bicycle corral	<ul style="list-style-type: none"> A project includes more than 10,000 square feet of ground floor retail, is located along a Tier 1 bikeway, and on-street vehicle parking is provided along the project frontages. 		
Intersection improvements ²⁵	<ul style="list-style-type: none"> Identified as an improvement within site analysis 		
New sidewalk, curb ramps, curb and gutter meeting current City and ADA standards	<ul style="list-style-type: none"> Always required 		
No monthly permits and establish minimum price floor for public parking ²⁶	<ul style="list-style-type: none"> If proposed parking ratio exceeds 1:1000 sf. (commercial) 		
Parking garage is designed with retrofit capability	<ul style="list-style-type: none"> Optional if proposed parking ratio exceeds 1:1.25 (residential) or 1:1000 sf. (commercial) 		
Parking space reserved for car share	<ul style="list-style-type: none"> If a project is providing parking and a project is located within downtown. One car share space reserved for buildings between 50 – 200 units, then one car share space per 200 units. 		
Paving, lane striping or restriping (vehicle and bicycle), and signs to midpoint of street section	<ul style="list-style-type: none"> Typically required 		
Pedestrian crossing improvements	<ul style="list-style-type: none"> Identified as an improvement within site analysis 		
Pedestrian-supportive signal changes ²⁷	<ul style="list-style-type: none"> Identified as an improvement within operations analysis 		
Real-time transit information system	<ul style="list-style-type: none"> A project frontage block includes a bus stop or BART station and is along a Tier 1 transit route with 2 or more routes or peak period frequency of 15 minutes or better 		

²⁵ Including but not limited to visibility improvements, shortening corner radii, pedestrian safety islands, accounting for pedestrian desire lines.

²⁶ May also provide a cash incentive or transit pass alternative to a free parking space in commercial properties.

²⁷ Including but not limited to reducing signal cycle lengths to less than 90 seconds to avoid pedestrian crossings against the signal, providing a leading pedestrian interval, provide a "scramble" signal phase where appropriate.

Standard Conditions of Approval/Mitigation Measures		Mitigation Implementation/ Monitoring	
		Schedule	Responsibility
Transportation and Circulation (cont.)			
Improvement	Required by code or when...		
Relocating bus stops to far side	<ul style="list-style-type: none"> A project is located within 0.10 mile of any active bus stop that is currently near-side 		
Signal upgrades ²⁸	<ul style="list-style-type: none"> Project size exceeds 100 residential units, 80,000 sf. of retail, or 100,000 sf. of commercial; and Project frontage abuts an intersection with signal infrastructure older than 15 years 		
Transit queue jumps	<ul style="list-style-type: none"> Identified as a needed improvement within operations analysis of a project with frontage along a Tier 1 transit route with 2 or more routes or peak period frequency of 15 minutes or better 		
Trenching and placement of conduit for providing traffic signal interconnect	<ul style="list-style-type: none"> Project size exceeds 100 units, 80,000 sf. of retail, or 100,000 sf. of commercial; and Project frontage block is identified for signal interconnect improvements as part of a planned ITS improvement; and A major transit improvement is identified within operations analysis requiring traffic signal interconnect 		
Unbundled parking	<ul style="list-style-type: none"> If proposed parking ratio exceeds 1:1.25 (residential) 		
<p>v. Other 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 project. Installation of amenities such as lighting, street trees, and trash receptacles per the Pedestrian Master Plan, the Master Street Tree List, Tree Planting Guidelines (which can be viewed at http://www2.oaklandnet.com/oakca1/groups/pwa/documents/report/oak042662.pdf and http://www2.oaklandnet.com/oakca1/groups/pwa/documents/form/oak025595.pdf, respectively), and any applicable streetscape plan. 			

²⁸ Including typical traffic lights, pedestrian signals, bike actuated signals, transit-only signals

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring	
	Schedule	Responsibility
Transportation and Circulation (cont.)		
<ul style="list-style-type: none"> • Construction and development of transit stops/shelters, pedestrian access, way finding signage, and lighting around transit stops per transit agency plans or negotiated improvements. • Direct on-site sales of transit passes purchased and sold at a bulk group rate (through programs such as AC Transit Easy Pass or a similar program through another transit agency). • Provision of a transit subsidy to employees or residents, determined by the project applicant and subject to review by the City, if employees or residents use transit or commute by other alternative modes. • Provision of an ongoing contribution to transit service to the area between the project and nearest mass transit station prioritized as follows: 1) Contribution to AC Transit bus service; 2) Contribution to an existing area shuttle service; and 3) Establishment of new shuttle service. The amount of contribution (for any of the above scenarios) would be based upon the cost of establishing new shuttle service (Scenario 3). Guaranteed ride home program for employees, either through 511.org or through separate program. • Pre-tax commuter benefits (commuter checks) for employees. • Free designated parking spaces for on-site car-sharing program (such as City Car Share, Zip Car, etc.) and/or car-share membership for employees or tenants. • On-site carpooling and/or vanpool program that includes preferential (discounted or free) parking for carpools and vanpools. • Distribution of information concerning alternative transportation options. • Parking spaces sold/leased separately for residential units. Charge employees for parking, or provide a cash incentive or transit pass alternative to a free parking space in commercial properties. • Parking management strategies including attendant/valet parking and shared parking spaces. • Requiring tenants to provide opportunities and the ability to work off-site. • Allow employees or residents to adjust their work schedule in order to complete the basic work requirement of five eight-hour workdays by adjusting their schedule to reduce vehicle trips to the worksite (e.g., working four, ten-hour days; allowing employees to work from home two days per week). • Provide or require tenants to provide employees with staggered work hours involving a shift in the set work hours of all employees at the workplace or flexible work hours involving individually determined work hours. • The TDM Plan shall indicate the estimated VTR for each strategy, based on published research or guidelines where feasible. For TDM Plans containing ongoing operational VTR strategies, the Plan shall include an ongoing monitoring and enforcement program to ensure the Plan is implemented on an ongoing basis during project operation. If an annual compliance report is required, as explained below, the TDM Plan shall also specify the topics to be addressed in the annual report. 		

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring	
	Schedule	Responsibility
Transportation and Circulation (cont.)		
<p>b. TDM Implementation – Physical Improvements <u>Requirement:</u> 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>	b. Prior to building permit final	b. City of Oakland Bureau of Building
<p>c. TDM Implementation – Operational Strategies <u>Requirement:</u> For projects that generate 100 or more net new a.m. or p.m. peak hour vehicle trips and contain ongoing operational VTR strategies, the project applicant shall submit an annual compliance report for the first five years following completion of the project (or completion of each phase for phased projects) for review and approval by the City. The annual report shall document the status and effectiveness of the TDM program, including the actual VTR achieved by the project during operation. If deemed necessary, the City may elect to have a peer review consultant, paid for by the project applicant, review the annual report. If timely reports are not submitted and/or the annual reports indicate that the project applicant has failed to implement the TDM Plan, the project will be considered in violation of the Conditions of Approval and the City may initiate enforcement action as provided for in these Conditions of Approval. The project shall not be considered in violation of this Condition if the TDM Plan is implemented but the VTR goal is not achieved.</p>	c. Ongoing.	c. City of Oakland Department of Transportation
<p>SCA TRA-5 (Standard Condition of Approval 80) Transportation Impact Fee <u>Requirement:</u> The project applicant shall comply with the requirements of the City of Oakland Transportation Impact Fee Ordinance (chapter 15.74 of the Oakland Municipal Code).</p>	Prior to issuance of building permit.	City of Oakland Bureau of Building
<p>SCA TRA-6 (Standard Condition of Approval 83) Plug-In Electric Vehicle (PEV) Charging Infrastructure</p> <p>a. PEV-Ready Parking Spaces <u>Requirement:</u> The applicant shall submit, for review and approval of the Building Official and the Zoning Manager, plans that show the location of parking spaces equipped with full electrical circuits designated for future PEV charging (i.e. “PEV-Ready”) per the requirements of Chapter 15.04 of the Oakland Municipal Code. Building electrical plans shall indicate sufficient electrical capacity to supply the required PEV-Ready parking spaces.</p> <p>b. PEV-Capable Parking Spaces <u>Requirement:</u> The applicant shall submit, for review and approval of the Building Official, plans that show the location of inaccessible conduit to supply PEV-capable parking spaces per the requirements of Chapter 15.04 of the Oakland Municipal Code. Building electrical plans shall indicate sufficient electrical capacity to supply the required PEV-capable parking spaces.</p> <p>c. ADA-Accessible Spaces <u>Requirement:</u> The applicant shall submit, for review and approval of the Building Official, plans that show the location of future accessible EV parking spaces as required under Title 24 Chapter 11B Table 11B-228.3.2.1, and specify plans to construct all future accessible EV parking spaces with appropriate grade, vertical clearance, and accessible path of travel to allow installation of accessible EV charging station(s).</p>	Prior to Issuance of Building Permit	City of Oakland Bureau of Building

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring	
	Schedule	Responsibility
Utilities and Service Systems		
<p>SCA UTIL-1 (Standard Condition of Approval 84) Construction and Demolition Waste Reduction and Recycling</p> <p><u>Requirement:</u> The Project applicant shall comply with the City of Oakland Construction and Demolition Waste Reduction and Recycling Ordinance (chapter 15.34 of the Oakland Municipal Code) by submitting a Construction and Demolition Waste Reduction and Recycling Plan (WRRP) for City review and approval, and shall implement the approved WRRP. Projects subject to these requirements include all new construction, renovations/alterations/modifications with construction values of \$50,000 or more (except R-3 type construction), and all demolition (including soft demolition) except demolition of type R-3 construction. The WRRP must specify the methods by which the Project will divert construction and demolition debris waste from landfill disposal in accordance with current City requirements. The WRRP may be submitted electronically at www.greenhalosystems.com or manually at the City's Green Building Resource Center. Current standards, FAQs, and forms are available on the City's website and in the Green Building Resource Center.</p>	Prior to approval of construction-related permit	City of Oakland Public Works Department, Environmental Services Division
<p>SCA UTIL-2 (Standard Condition of Approval 85) Underground Utilities</p> <p><u>Requirement:</u> 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>	During construction.	City of Oakland Bureau of Building
<p>SCA UTIL-3 (Standard Condition of Approval 86) Recycling Collection and Storage Space</p> <p><u>Requirement:</u> 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>	Prior to approval of construction-related permit.	City of Oakland Bureau of Planning and Bureau of Building
<p>SCA UTIL-4 (Standard Condition of Approval 87) Green Building Requirements</p> <p><i>a. Compliance with Green Building Requirements During Plan-Check</i></p> <p><u>Requirement:</u> 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. 	<p>a. Prior to approval of construction-related permit.</p> <p>b. During construction.</p> <p>c. Prior to Final Approval.</p>	<p>a. City of Oakland Bureau of Building</p> <p>b. City of Oakland Bureau of Building</p> <p>c. City of Oakland Bureau of Planning and Bureau of Building</p>

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring	
	Schedule	Responsibility
Utilities and Service Systems (cont.)		
<ul style="list-style-type: none"> • Copy of the signed statement by the Green Building Certifier approved during the review of the Planning and Zoning permit that the project complied with the requirements of the Green Building Ordinance. • Signed statement by the Green Building Certifier that the project still complies with the requirements of the Green Building Ordinance, unless an Unreasonable Hardship Exemption was granted during the review of the Planning and Zoning permit. • Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance. <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. • Compliance with the appropriate and applicable checklist approved during the Planning entitlement process. • All green building points identified on the checklist approved during review of the Planning and Zoning permit, unless a Request for Revision Plan-check application is submitted and approved by the Bureau of Planning that shows the previously approved points that will be eliminated or substituted. • The required green building point minimums in the appropriate credit categories. <p>b. Compliance with Green Building Requirements During Construction <u>Requirement:</u> The Project applicant shall comply with the applicable requirements of CALGreen and the Oakland Green Building Ordinance during construction of the Project. The following information shall be submitted to the City for review and approval:</p> <ol style="list-style-type: none"> i. Completed copies of the green building checklists approved during the review of the Planning and Zoning permit and during the review of the building permit. ii. Signed statement(s) by the Green Building Certifier during all relevant phases of construction that the project complies with the requirements of the Green Building Ordinance. iii. Other documentation as deemed necessary by the City to demonstrate compliance with the Green Building Ordinance. <p>c. Compliance with Green Building Requirements After Construction <u>Requirement:</u> Prior to the finalizing the Building Permit, the Green Building Certifier shall submit the appropriate documentation to City staff and attain the minimum required point level.</p>		
<p>SCA UTIL-5 (Standard Condition of Approval 89) Sanitary Sewer System <u>Requirement:</u> 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>	Prior to approval of construction-related permit.	City of Oakland Public Works Department, Department of Engineering and Construction

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring	
	Schedule	Responsibility
Utilities and Service Systems (cont.)		
<p>SCA UTIL-6 (Standard Condition of Approval 90) Storm Drain System</p> <p><u>Requirement:</u> 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>	Prior to approval of construction-related permit.	City of Oakland Bureau of Building
<p>SCA UTIL-7 (Standard Condition of Approval 91) Recycled Water</p> <p><u>Requirement:</u> Pursuant to section 16.08.030 of the Oakland Municipal Code, the Project applicant shall provide for the use of recycled water in the Project for landscape irrigation purposes unless the City determines that there is a higher and better use for the recycled water, the use of recycled water is not economically justified for the Project, or the use of recycled water is not financially or technically feasible for the Project. The Project applicant shall contact the New Business Office of the East Bay Municipal Utility District (EBMUD) for a recycled water feasibility assessment by the Office of Water Recycling. If recycled water is to be provided in the Project, the Project drawings submitted for construction-related permits shall include the proposed recycled water system and the Project applicant shall install the recycled water system during construction.</p>	Prior to approval of construction-related permit.	City of Oakland Bureau of Planning and Bureau of Building
Utilities and Service Systems (cont.)		
<p>SCA UTIL-8 (Standard Condition of Approval 92) Water Efficient Landscape Ordinance (WELO)</p> <p><u>Requirement:</u> The project applicant shall comply with California's Water Efficient Landscape Ordinance (WELO) in order to reduce landscape water usage. For any landscape project with an aggregate (total noncontiguous) landscape area equal to 2,500 sq. ft. or less. The project applicant may implement either the Prescriptive Measures or the Performance Measures, of, and in accordance with the California's Model Water Efficient Landscape Ordinance. For any landscape project with an aggregate (total noncontiguous) landscape area over 2,500 sq. ft., the project applicant shall implement the Performance Measures in accordance with the WELO.</p> <p><u>Prescriptive Measures:</u> Prior to construction, the project applicant shall submit documentation showing compliance with Appendix D of California's Model Water Efficient Landscape Ordinance (see website below starting on page 23): http://www.water.ca.gov/wateruseefficiency/landscapeordinance/docs/Title%2023%20extract%20-%20Official%20CCR%20pages.pdf</p> <p><u>Performance Measures:</u> Prior to construction, the project applicant shall prepare and submit a Landscape Documentation Package for review and approval, which includes the following:</p> <ol style="list-style-type: none"> a. Project Information: <ol style="list-style-type: none"> i. Date, ii. Applicant and property owner name, iii. Project address, iv. Total landscape area, v. Project type (new, rehabilitated, cemetery, or home owner installed), vi. Water supply type and water purveyor, vii. Checklist of documents in the package, and viii. Applicant signature and date with the statement: "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete Landscape Documentation Package." 	Prior to approval of construction-related permit.	City of Oakland Bureau of Planning

Standard Conditions of Approval/Mitigation Measures	Mitigation Implementation/ Monitoring	
	Schedule	Responsibility
Utilities and Service Systems (cont.)		
b. Water Efficient Landscape Worksheet <ul style="list-style-type: none"> i. Hydrozone Information Table ii. Water Budget Calculations with Maximum Applied Water Allowance (MAWA) and Estimated Total Water Use c. Soil Management Report <ul style="list-style-type: none"> d. Landscape Design Plan e. Irrigation Design Plan, and f. Grading Plan g. Upon installation of the landscaping and irrigation systems, the Project applicant shall submit a Certificate of Completion and landscape and irrigation maintenance schedule for review and approval by the City. The Certificate of Compliance shall also be submitted to the local water purveyor and property owner or his or her designee. <ul style="list-style-type: none"> h. For the specific requirements within the Water Efficient Landscape Worksheet, Soil Management Report, Landscape Design Plan, Irrigation Design Plan and Grading Plan, see the link below. Effective May 1, 2018 Page 77 http://www.water.ca.gov/wateruseefficiency/landscapeordinance/docs/Title%2023%20extract%20-%20Official%20CCR%20pages.pdf 		
Also SCA HYD-1, Erosion and Sedimentation Control Plan for Construction. See <i>Hydrology and Water Quality</i> , above.		
Also SCA HYD-2, State Construction General Permit. See <i>Hydrology and Water Quality</i> , above.		
Also SCA HYD-3 NPDES C.3 Stormwater Requirements for Regulated Projects. See <i>Hydrology and Water Quality</i> , above.		



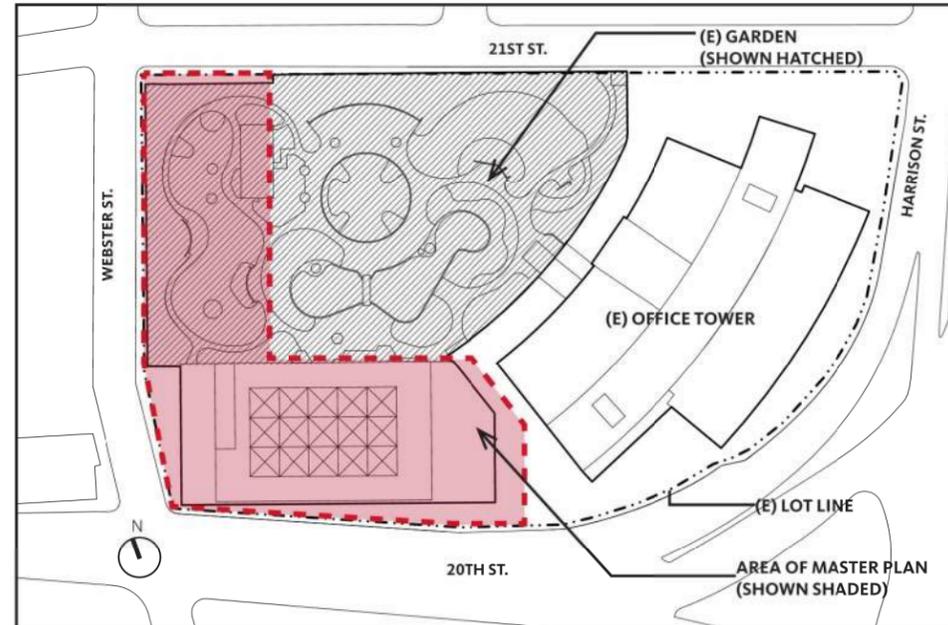
KAISER CENTER EXPANSION

AMENDED PRELIMINARY DEVELOPMENT PLAN

CASE FILE NO. PUD 08-103 & TPM 9498

UPDATED 2019.07.05

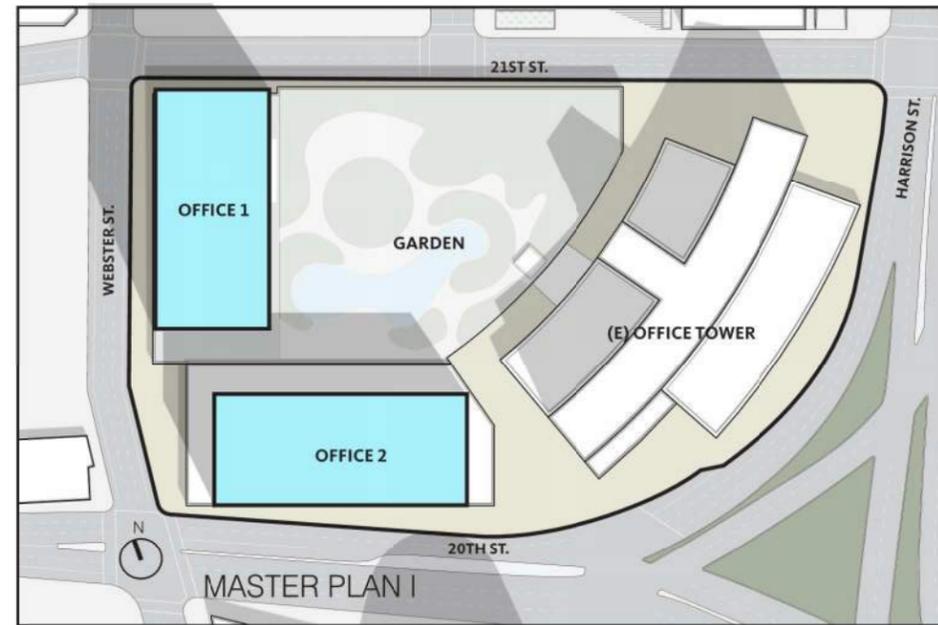
EXISTING PLAN



MASTER PLAN I (OFFICE 1 & OFFICE 2)	Existing Total	- Existing to be Demo	= Existing to Remain	+ New	= TOTAL	% Change
Total Lot Area	311,741					
Total Building Footprint Area	197,460	74,900	122,560			
Total Floor Area	1,690,879	280,002	1,410,877			
Building Height						
Maximum Floors	29	n/a	29			
Maximum Feet (Roof)	386	n/a				
Number of Dwelling Units	n/a	n/a	n/a			
Number of Parking Spaces*	1,340	155	1,185			

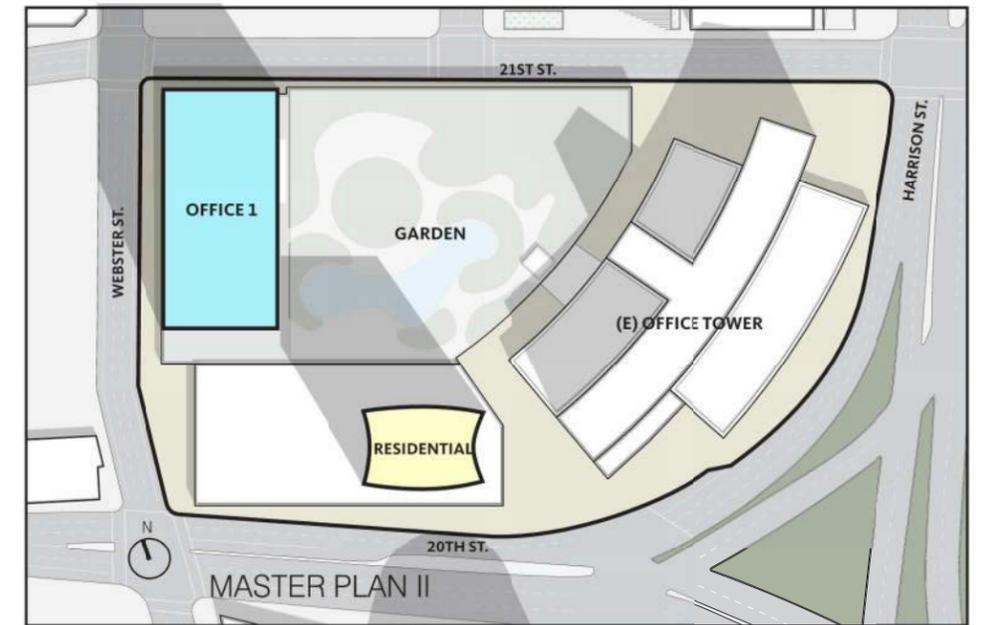
* Parking includes spaces reserved for existing Kaiser Center Tower and Ordway Building.

PROPOSED MASTER PLAN & AREA OVERVIEW



MASTER PLAN I (OFFICE 1 & OFFICE 2)	Existing Total	- Existing to be Demo	= Existing to Remain	+ New	= TOTAL	% Change
Total Lot Area	311,741					
Total Building Footprint Area	197,460	74,900	122,560	80,168	202,728	3%
Total Floor Area	1,690,879	280,002	1,410,877	1,528,090	2,938,967	74%
Building Height						
Maximum Floors	29	n/a	29	28 & 15	n/a	n/a
Maximum Feet (Roof)	386	n/a		414.5' & 239.5'	n/a	n/a
Number of Dwelling Units	n/a	n/a	n/a	n/a	n/a	n/a
Number of Parking Spaces*	1,340	155	1,185	234	1,419	5.9%

* Parking includes spaces reserved for existing Kaiser Center Tower and Ordway Building.



MASTER PLAN II (OFFICE 1 & RESIDENTIAL)	Existing Total	- Existing to be Demo	= Existing to Remain	+ New	= TOTAL	% Change
Total Lot Area	311,741					
Total Building Footprint Area	197,460	74,900	122,560	80,168	202,728	3%
Total Floor Area	1,690,879	280,002	1,410,877	1,609,360	3,020,237	79%
Building Height						
Maximum Floors	29	n/a	29	28 & 40	n/a	n/a
Maximum Feet (Roof)	386	n/a		414.5' & 413'	n/a	n/a
Number of Dwelling Units	0	n/a	n/a	580	580	100%
Number of Parking Spaces*	1,340	155	1,185	234	1,419	6%

* Parking includes spaces reserved for existing Kaiser Center Tower and Ordway Building.

2010 ENTITLEMENT



2010 ENTITLEMENT	Existing Total	- Existing to be Demo	= Existing to Remain	+ New	= TOTAL	% Change
Total Lot Area	311,741					
Total Building Footprint Area	197,460	74,900	122,560	80,168	202,728	3%
Total Floor Area	1,690,879	280,002	1,410,877	1,830,984	3,241,861	92%
Building Height						
Maximum Floors	29	n/a	29	42	n/a	n/a
Maximum Feet (Roof)	386	n/a		573.5'	n/a	n/a
Number of Dwelling Units	n/a	n/a	n/a	n/a	n/a	n/a
Number of Parking Spaces*	1,340	155	1,185	852	2,037	52.0%

* Parking includes spaces reserved for existing Kaiser Center Tower and Ordway Building.

VINCINITY MAP

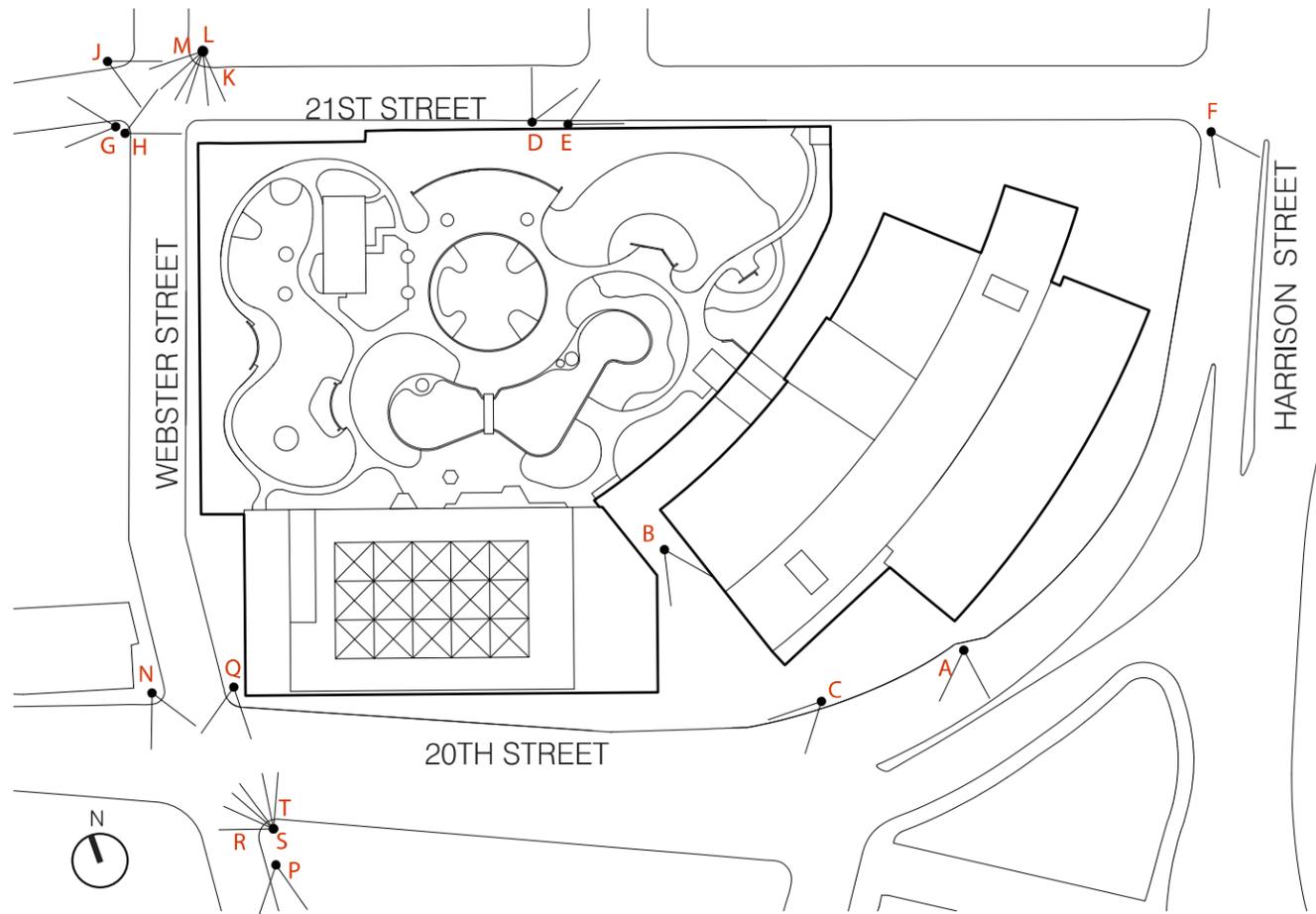


ZONING INFORMATION

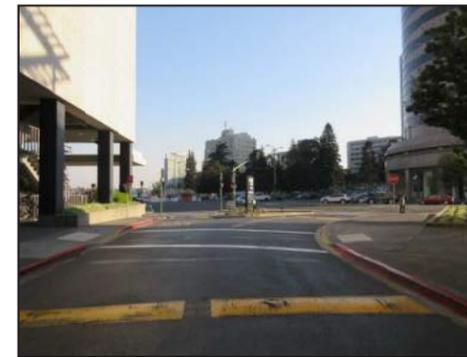
- . CBD-C ZONE
- . FAR: MAX. 20
- . INTENSITY AREA: 6/7
- . LOT COVERAGE: 100% AT BASE, 75% AVERAGE ABOVE THE BASE OR 10,000SF WHICHEVER IS GREATER
- . RESIDENTIAL DWELLING UNIT DENSITY: 1 UNIT /90 SF OF LOT AREA
- . LOT AREA: 311,741 SF, MAX 3,463

DRAWING INDEX

A0.00	COVER SHEET
A0.01	PROJECT INFORMATION
A0.02	DRAWING INDEX
A0.10	TOPOGRAPHIC SURVEY
A0.20	EXISTING SITE PHOTOS
A0.20A	EXISTING SITE PHOTOS
A0.20B	EXISTING SITE PHOTOS
A0.20C	EXISTING SITE PHOTOS
A0.30	EXISTING TREE SURVEY
A0.40	2010 ENTITLEMENT
A1.00	PROPOSED MASTER PLAN (OFFICE/OFFICE) & II (OFFICE/RESIDENTIAL) MASSING DIAGRAM
A1.01	MASTER PLAN I- SITE PLAN
A1.02	MASTER PLAN I- GROUND LEVEL PLAN
A1.03	MASTER PLAN I- LEVEL 2 PLAN
A1.04	MASTER PLAN I- PODIUM LANDSCAPE GARDEN PLAN
A1.04A	MASTER PLAN I- PODIUM LANDSCAPE GARDEN ENLARGED PLAN
A1.04B	PLANTING CONCEPT
A1.04C	TREE PALETTE OPTION A
A1.04D	TREE PALETTE OPTION B
A1.05	MASTER PLAN I- TYPICAL UPPER FLOOR PLAN
A1.06	MASTER PLAN I- OFFICE 1 BUILDING SECTION AND HEIGHT/AREA TABLE
A1.07	MASTER PLAN I- OFFICE 2 BUILDING SECTION AND HEIGHT/AREA TABLE
A1.11	MASTER PLAN I- BIRD'S EYE PERSPECTIVE
A1.12	MASTER PLAN I- PERSPECTIVES
A1.30	MASTER PLAN II- SITE PLAN
A1.31	MASTER PLAN II- GROUND LEVEL PLAN
A1.32	MASTER PLAN II- LEVEL 2 THROUGH 4 PLAN
A1.33	MASTER PLAN II- PODIUM LANDSCAPE GARDEN PLAN
A1.33A	MASTER PLAN II- PODIUM LANDSCAPE GARDEN ENLARGED PLAN
A1.34	MASTER PLAN II- TYPICAL UPPER FLOOR ENLARGED PLAN
A1.35	MASTER PLAN II- RESIDENTIAL BUILDING SECTION AND HEIGHT/AREA TABLE
A1.40	MASTER PLAN II- BIRD'S EYE PERSPECTIVE
A1.41	MASTER PLAN II- PERSPECTIVES
A1.60	MASTER PLAN I & II- PHASING SCENARIO A- (OFFICE1), SITE PLAN
A1.61	MASTER PLAN I & II- PHASING SCENARIO A- (OFFICE1), PERSPECTIVE AT LANDSCAPE CORNER
A1.62	MASTER PLAN I- PHASING SCENARIO B- (OFFICE 2), SITE PLAN
A1.63	MASTER PLAN I- PHASING SCENARIO B- (OFFICE2), PERSPECTIVE AT LANDSCAPE CORNER
A1.64	MASTER PLAN II- PHASING SCENARIO C- (RESIDENTIAL), SITE PLAN
A1.65	MASTER PLAN II- PHASING SCENARIO C- (RESIDENTIAL), PERSPECTIVE AT LANDSCAPE CORNER



A



B



C



D



E



F



G



H



J



K



L



M



N



P



Q



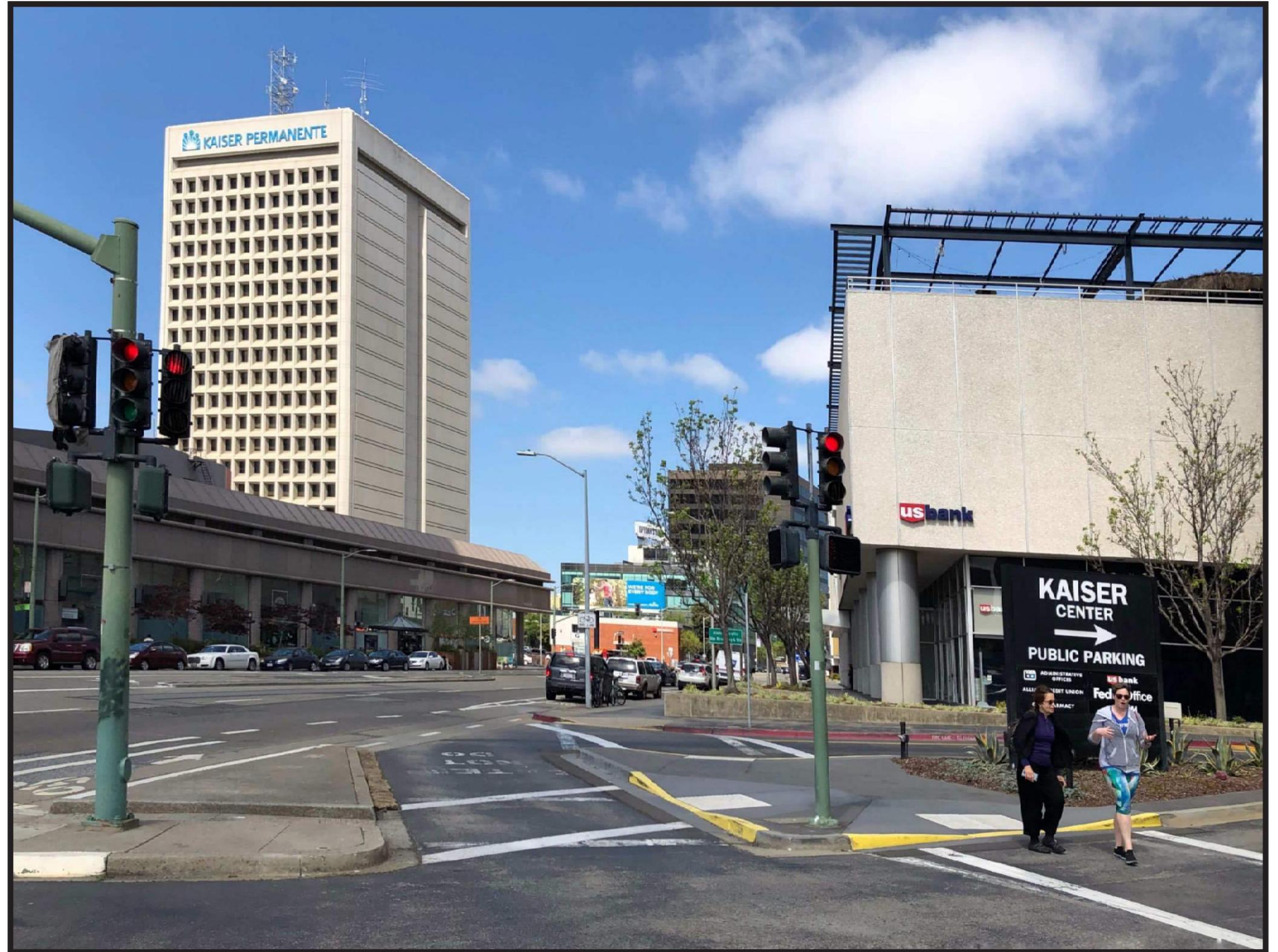
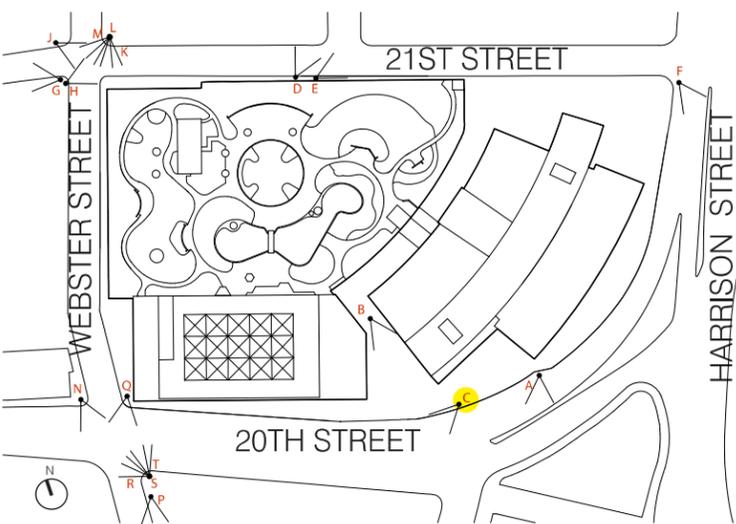
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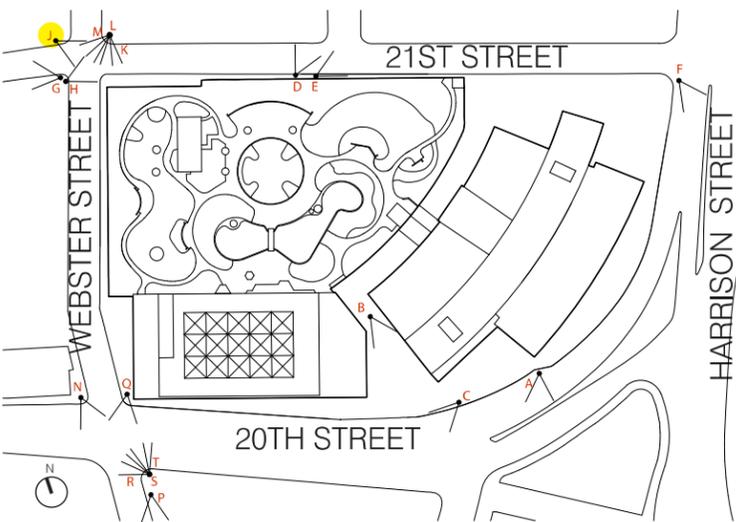
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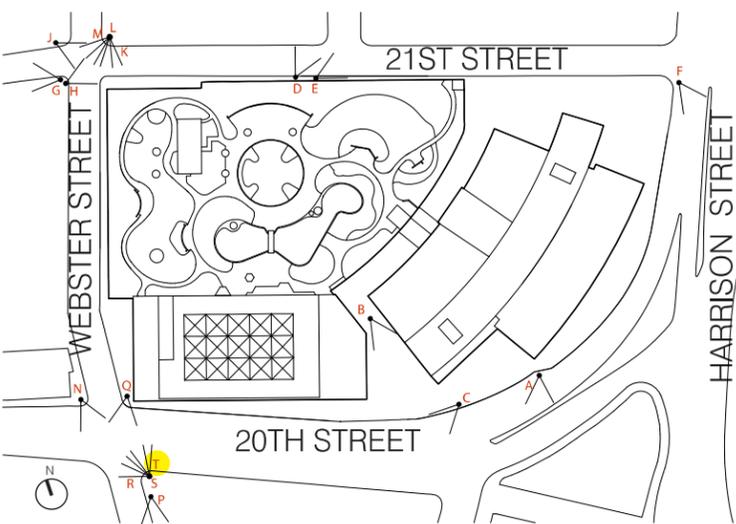
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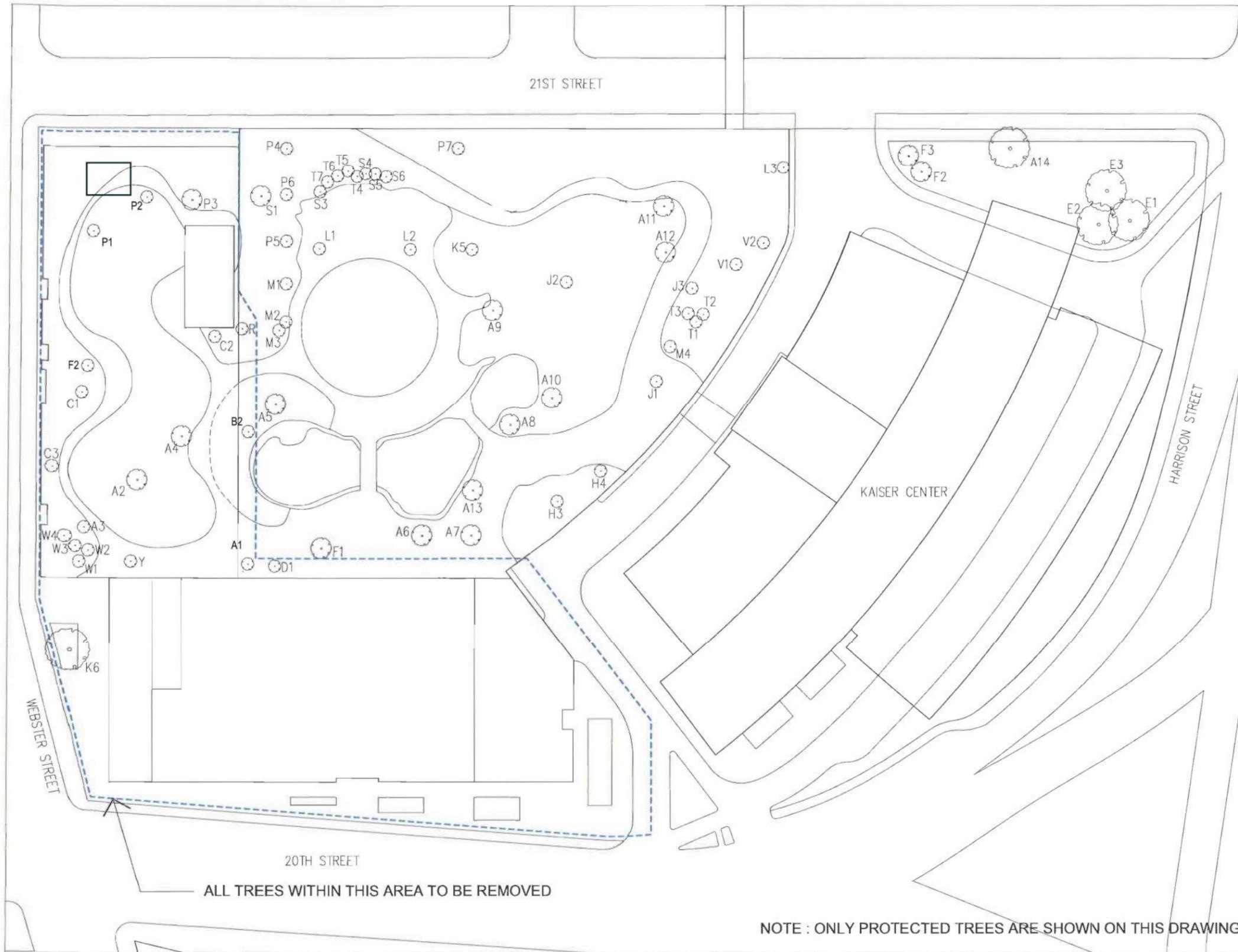
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J



T



Tree	TRUNK FORM*	BOTANICAL NAME	COMMON NAME	D.B.H.* inches, 2018
A1	S	Olea europea 'Swan Hill'	Swan Hill fruitless European olive	10
A2	M	Olea europea	European olive	44.5
A3	M	Olea europea	European olive	28
A4	M	Olea europea	European olive	45.5
A5	M	Olea europea	European olive	31.75
A6	M	Olea europea	European olive	27
A7	M	Olea europea	European olive	30
A8	M	Olea europea	European olive	54
A9	M	Olea europea	European olive	35
A10	M	Olea europea	European olive	35.5
A11	M	Olea europea	European olive	36.25
A12	M	Olea europea	European olive	41
A13	M	Olea europea	European olive	6
A14	M	Olea europea	European olive	6.5
A15	M	Olea europea	European olive	5.5
A16	M	Olea europea	European olive	7
B1	S	Ginkgo biloba 'Fairmont'	Fairmont maidenhair	6.5
B2	S	Ginkgo biloba 'Autumn Gold'	Autumn Gold maidenhair	9.25
B3	S	Ginkgo biloba 'Autumn Gold'	Autumn Gold maidenhair	6
B4	S	Ginkgo biloba 'Autumn Gold'	Autumn Gold maidenhair	6
C1	S	Pittosporum undulatum	Victorian box	19.25
C3	S	Pittosporum undulatum	Victorian box	25
D1	M	Acer palmatum	Japanese maple	42.75
D2	M	Acer palmatum 'Sangu Kaku'	coral bark Japanese maple	9
F1	S	Magnolia grandiflora 'Samuel Sommer'	Samuel Sommer southern magnolia	25
F2	S	Magnolia grandiflora 'Little Gem'	Little Gem southern magnolia	9.25
H3	S	Malus floribunda	flowering crabapple	13.25
H4	S	Malus floribunda	flowering crabapple	11.5
J1	S	Quercus suber	cork oak	24
J2	S	Quercus suber	cork oak	15.5
J3	S	Quercus suber	cork oak	31
K5	M	Rhus lancea	African sumac	16.5
K6	M	Rhus lancea	African sumac	15.5
L1	M	Pinus mugo	Swiss mountain pine	18.75
L2	M	Pinus mugo	Swiss mountain pine	23.5
L3	M	Pinus mugo	Swiss mountain pine	20.5
M1	M	Arbutus unedo	strawberry tree	36
M2	M	Arbutus unedo	strawberry tree	33
M3	M	Arbutus unedo	strawberry tree	24.5
M4	M	Arbutus unedo	strawberry tree	31.5
P1	S	Quercus ilex	holly oak	11
P2	S	Quercus ilex	holly oak	9.5
P3	S	Quercus ilex	holly oak	9.75
P4	S	Quercus ilex	holly oak	21.5
P5	S	Quercus ilex	holly oak	16
P6	S	Quercus ilex	holly oak	16.25
R	S	Prunus caroliniana	Carolina cherry laurel	13.5
S1	M	Griselinia littoralis	kapuka	25.5
S4	M	Griselinia littoralis	kapuka	18
S5	M	Griselinia littoralis	kapuka	27.25
S6	M	Griselinia littoralis	kapuka	28
T1	M	Acca sellowiana	pineapple guava	26
T2	M	Acca sellowiana	pineapple guava	25
T3	M	Acca sellowiana	pineapple guava	9
T4	M	Acca sellowiana	pineapple guava	16.5
T5	M	Acca sellowiana	pineapple guava	15
T6	M	Acca sellowiana	pineapple guava	15.5
T7	M	Acca sellowiana	pineapple guava	16
V1	M	Magnolia soulangiana	saucer magnolia	29.5
V2	M	Magnolia soulangiana	saucer magnolia	25
W1	M	Ilex altacalarensis 'Wilsonii'	Wilson's holly	14
W2	M	Ilex altacalarensis 'Wilsonii'	Wilson's holly	17
W3	M	Ilex altacalarensis 'Wilsonii'	Wilson's holly	13.5
W4	M	Ilex altacalarensis 'Wilsonii'	Wilson's holly	27.5
Y	S	Chamaecyparis obtusa	Hinoki cypress	11

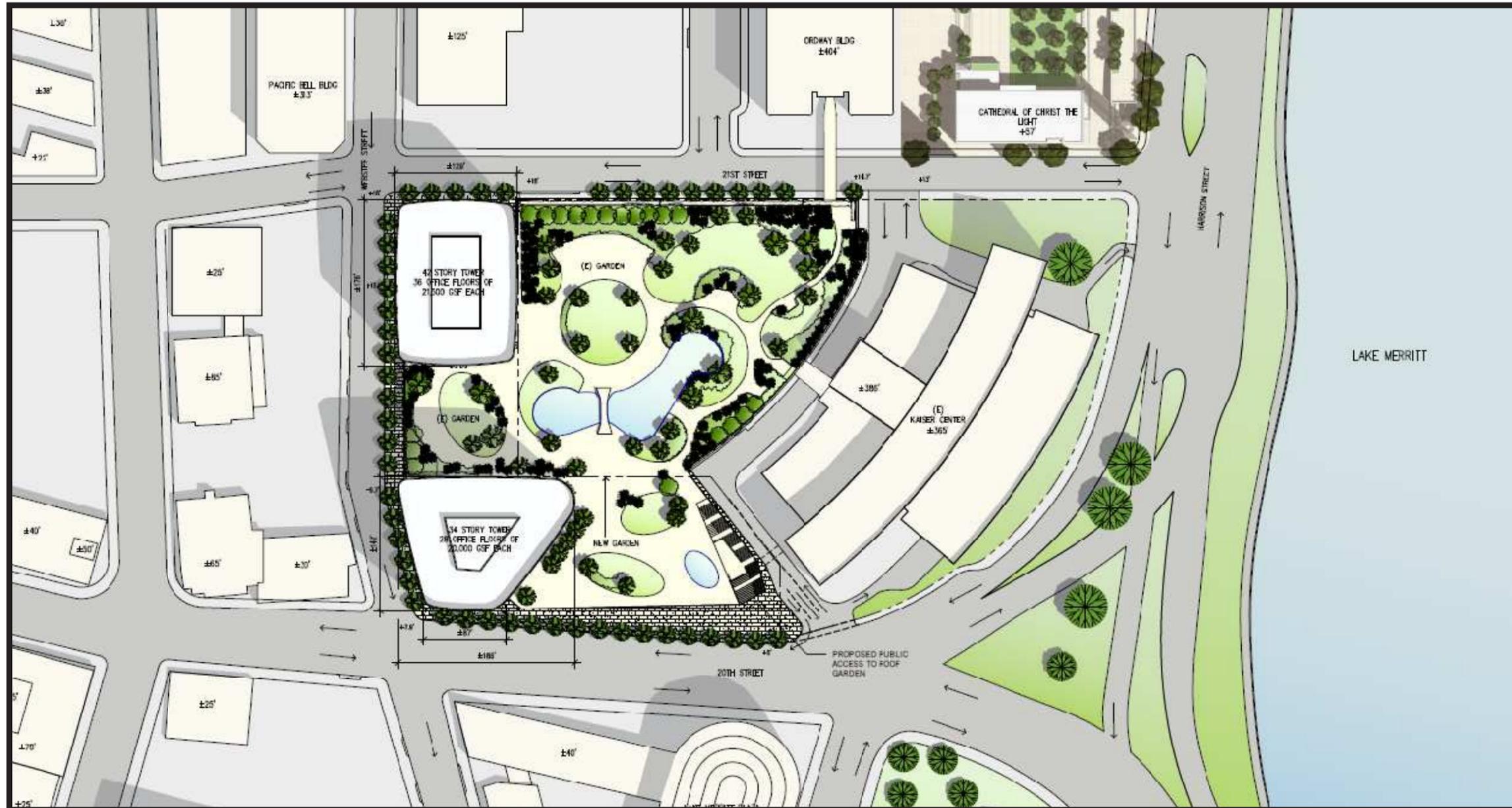
NOTES: * S=single trunk M=multiple trunks ** D.B.H. = diameter breast height is measured at approximately 4.5 ft above ground level for established trees, and at 6 inches above ground level for young trees. Low branched established trees are measured just below branching point. For multi-trunk specimens the diameters of individual trunks are summed. Measurements are rounded to nearest quarter-inch.

() trees in brackets were not included on plan provided by Swig, but are >9 inches in diameter

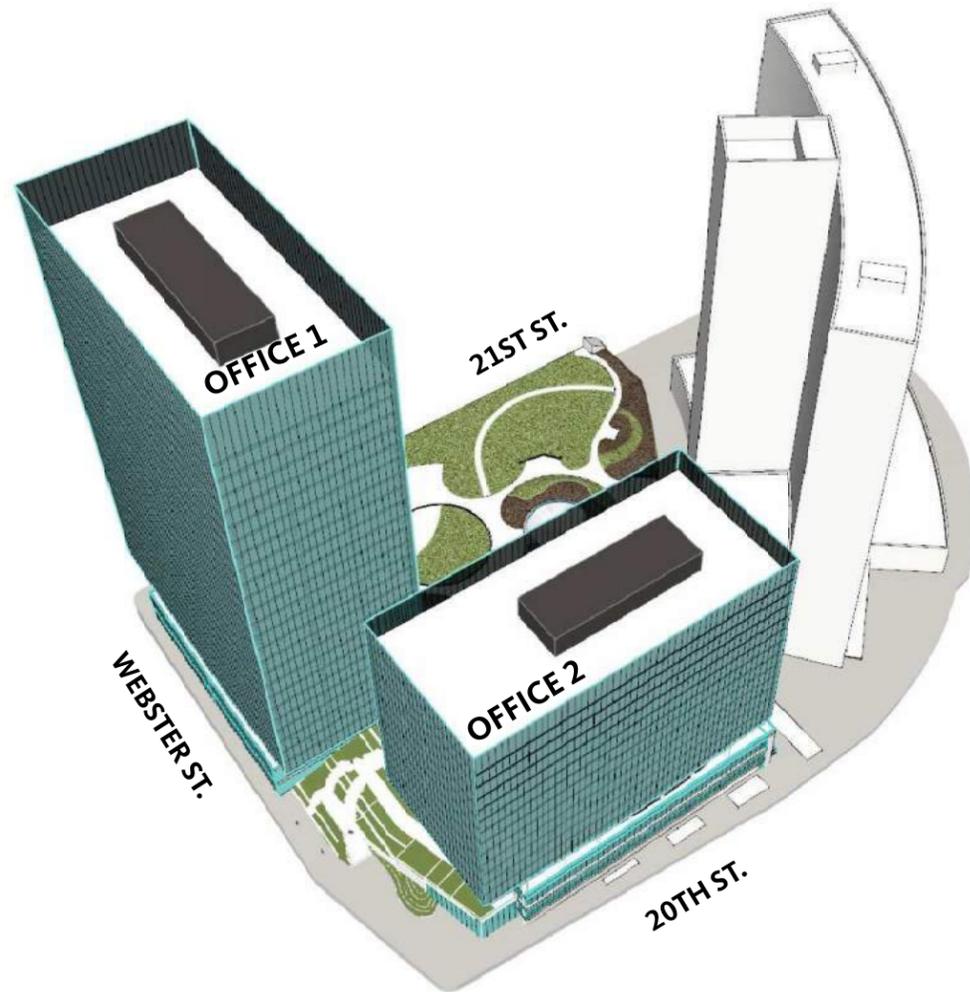
Trees no longer extant since last update (2009) have been left off of list.

EXISTING TREE DESCRIPTION
ASK - 060R1





2010 ENTITLEMENT	Existing Total	-	Existing to be Demo	=	Existing to Remain	+	New	=	TOTAL	% Change
Total Lot Area	311,741									
Total Building Footprint Area	197,460		74,900		122,560		80,168		202,728	3%
Total Floor Area	1,690,879		280,002		1,410,877		1,830,984		3,241,861	92%
Building Height									n/a	n/a
Maximum Floors	29		n/a		29		42		n/a	n/a
Maximum Feet (Roof)	386		n/a				573.5'		n/a	n/a
Number of Dwelling Units	n/a		n/a		n/a		n/a		n/a	n/a
Number of Parking Spaces*	1,340		155		1,185		852		2,037	52.0%
* Parking includes spaces reserved for existing Kaiser Center Tower and Ordway Building.										



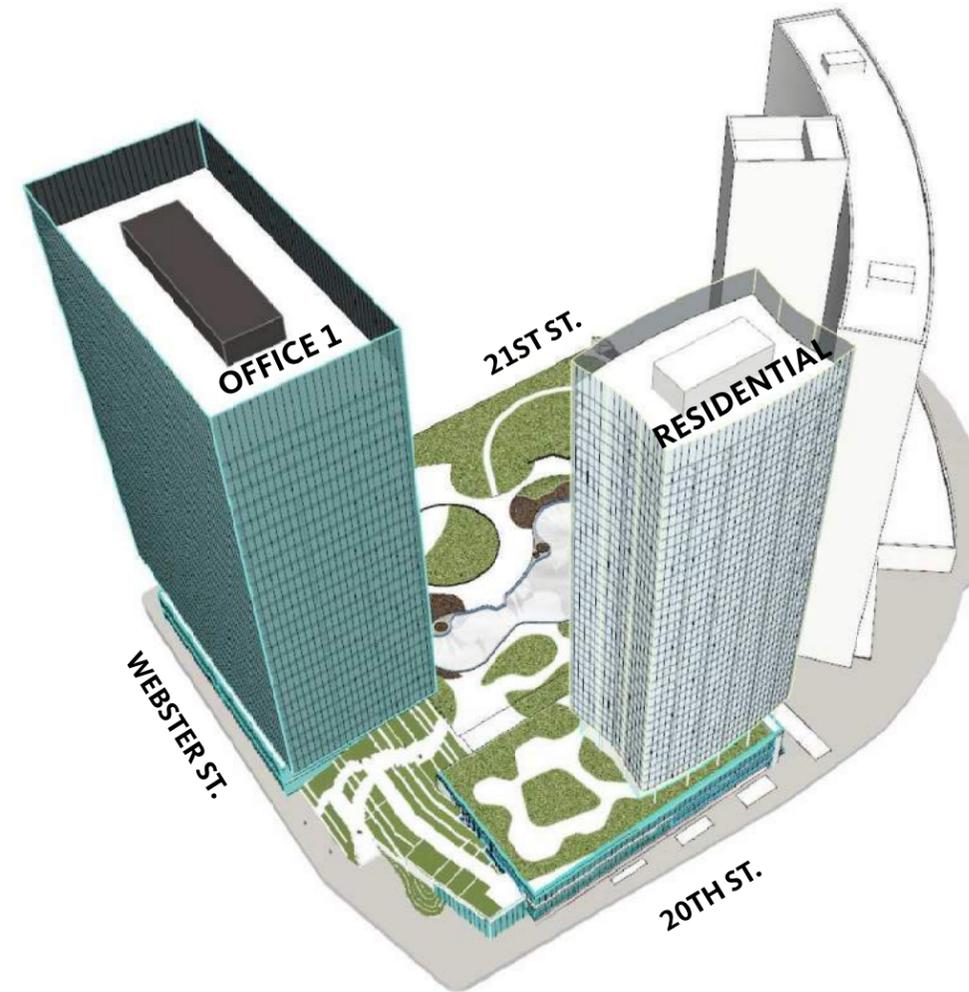
MASTER PLAN I

OFFICE 1

RF @ 414'-6"
 33,600SF/ FLR
 14'-0" TYP.FLR. TO FLR.
 28 OFFICE FLOORS
 OFFICE AREA: 857,200SF
 TOTAL GROSS AREA: 962,860SF

OFFICE 2

RF @ 239'-6"
 33,600SF/ FLR
 14'-0" TYP.FLR. TO FLR.
 15 OFFICE FLOORS
 OFFICE AREA: 443,500
 TOTAL GROSS AREA: 565,230SF



MASTER PLAN II

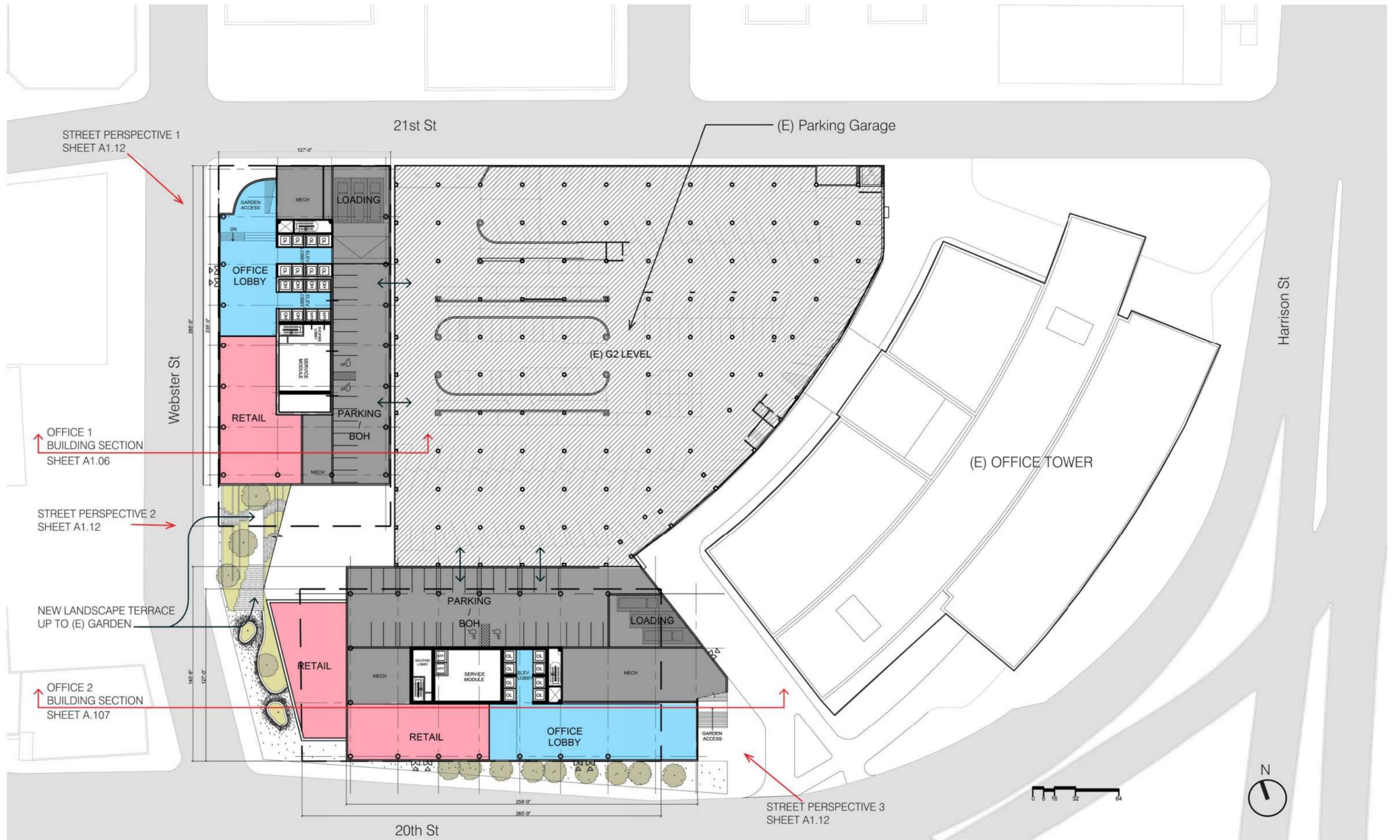
OFFICE 1

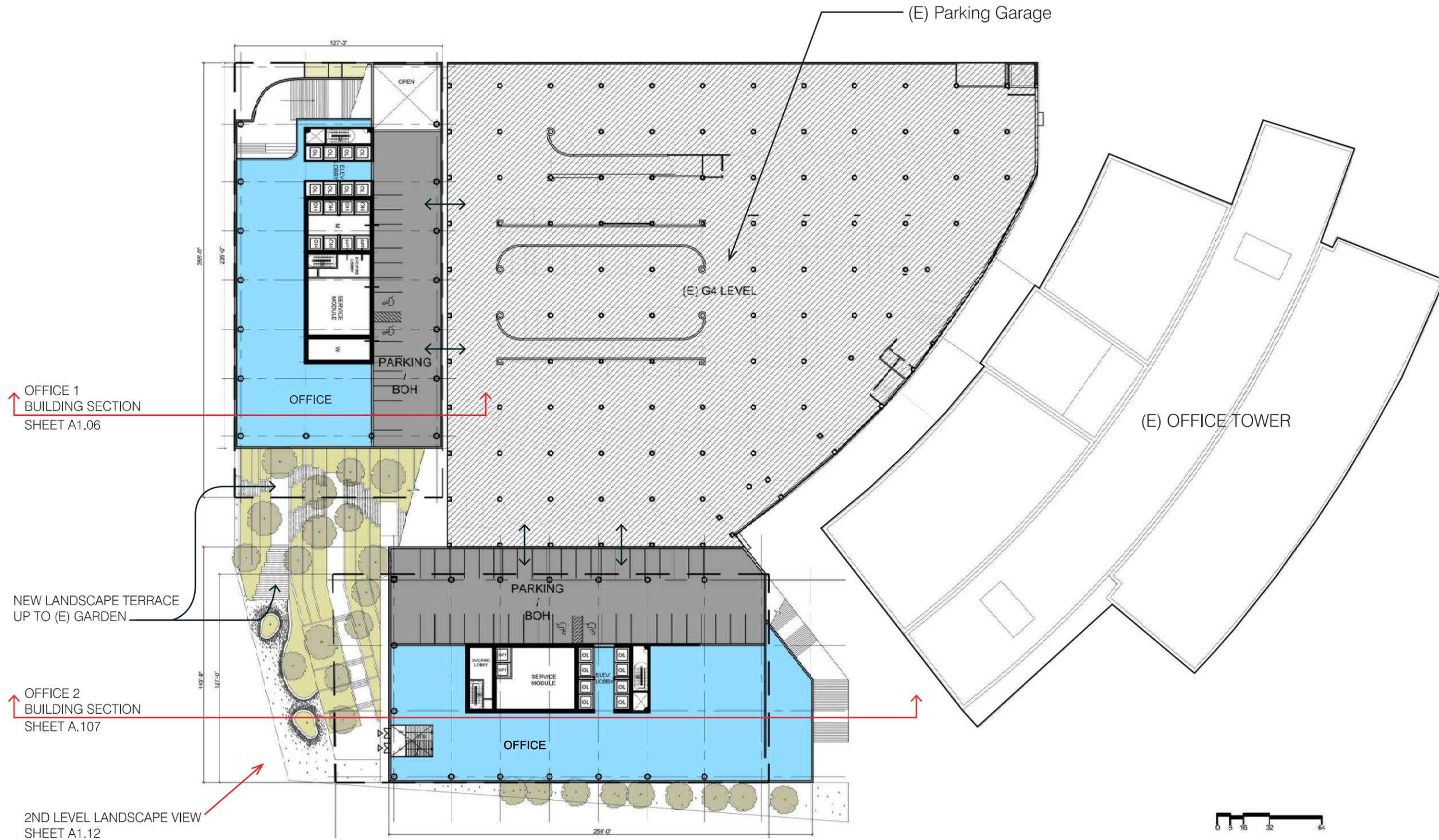
RF @ 414'-6"
 33,600SF/ FLR
 14'-0" TYP.FLR. TO FLR.
 28 OFFICE FLOORS
 OFFICE AREA: 857,200SF
 TOTAL GROSS AREA: 962,860SF

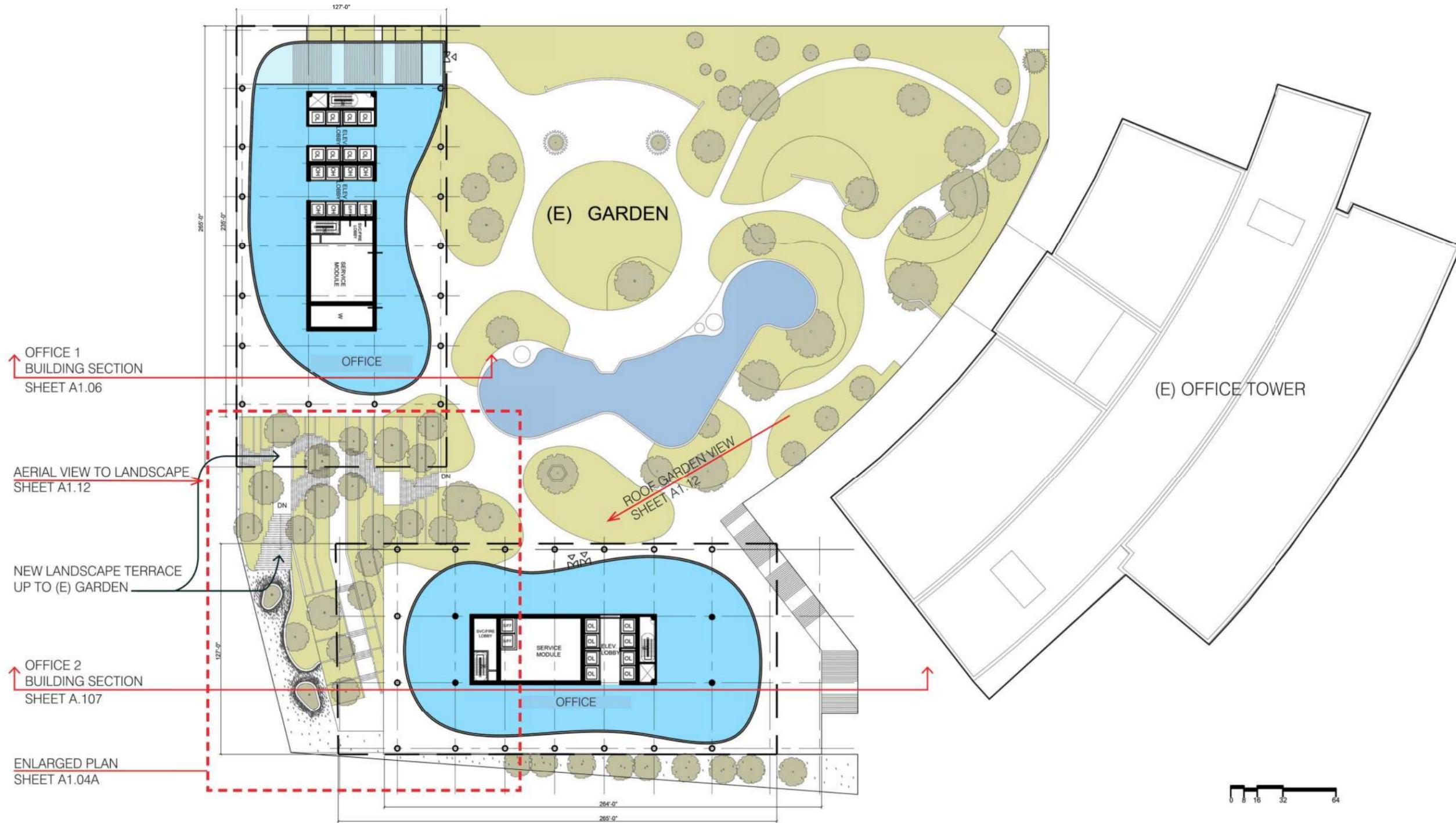
RESIDENTIAL

RF @ 413'-0"
 13,760SF/ FLR
 9' - 8" TYP. FLR. TO FLR.
 40 RESIDENTIAL FLOORS, 440-580 TOTAL UNITS
 RESIDENTIAL AREA: 522,550 GSF
 TOTAL GROSS AREA: 646,500SF

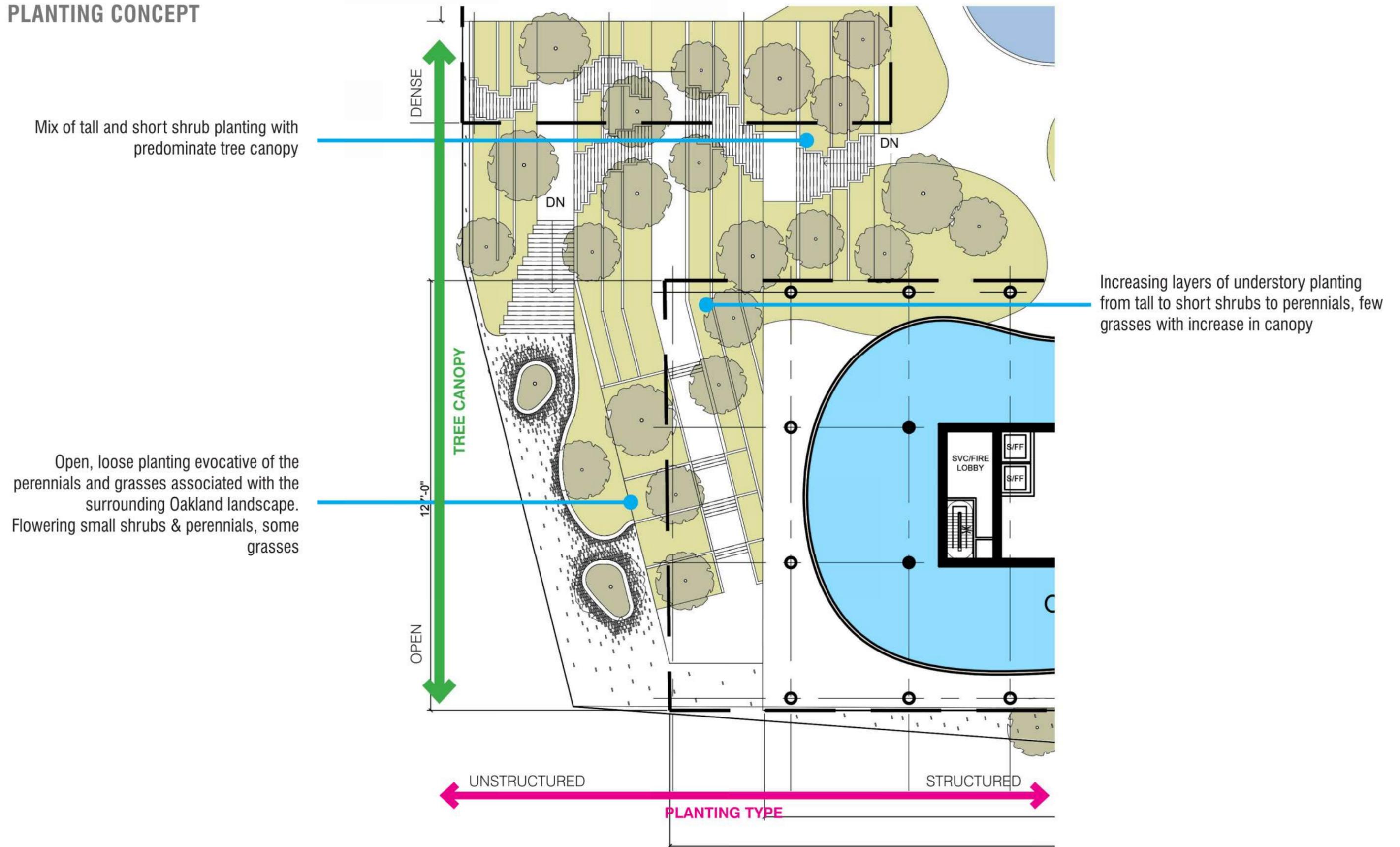








PLANTING CONCEPT



Mix of tall and short shrub planting with predominate tree canopy

Open, loose planting evocative of the perennials and grasses associated with the surrounding Oakland landscape. Flowering small shrubs & perennials, some grasses

Increasing layers of understory planting from tall to short shrubs to perennials, few grasses with increase in canopy

PLANTING CONCEPT

EXISTING GARDEN

Garden and park-like setting

Sense of enclosure and inward focus on garden. Created landforms define spaces and views within garden

Transitions of experience from open expanses of lawn and paving to shaded sitting areas and pathways

TREE PLANTING

Limited palette of trees – 3 major tree, 2 minor trees

Majority broadleaf evergreen trees - Olives predominant species

UNDERSTORY PLANTING

Solid and sturdy palette of foliage/hedge-like plants typically planted along the edges encouraging the view inward

Variety of shrubs with showy flowers provide seasonal interest

Few herbaceous groundcovers

PODIUM STAIR

Inspired by the idea of a 'Treed Vale', the spilling trees and valleys of the Oakland Hills

Stair has an outward to focus to welcome the street and community up and into the Garden

Provide a unique experience, recognizing not all users will go all the way up

Transition of experience from street level to Garden and from corner at 20th to stairway

TREE PLANTING

Limited palette of trees – 1 major tree, 1-2 minor trees

Specimen trees added in key areas to provide additional drama and richness to planting scheme.

UNDERSTORY PLANTING

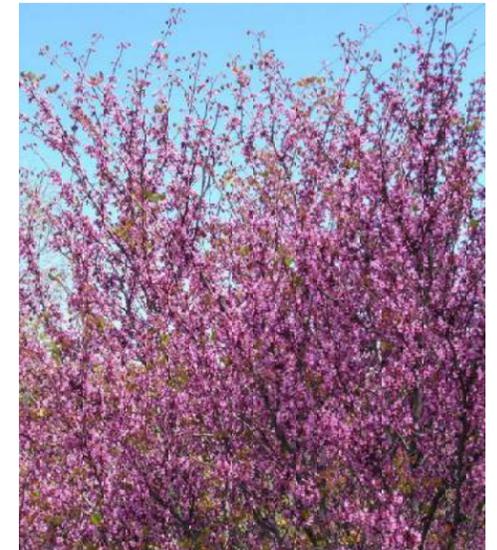
Seasonal changes and flowering shrubs provide year-round interest

Native and locally adapted plants to work with stair topography for maximum display

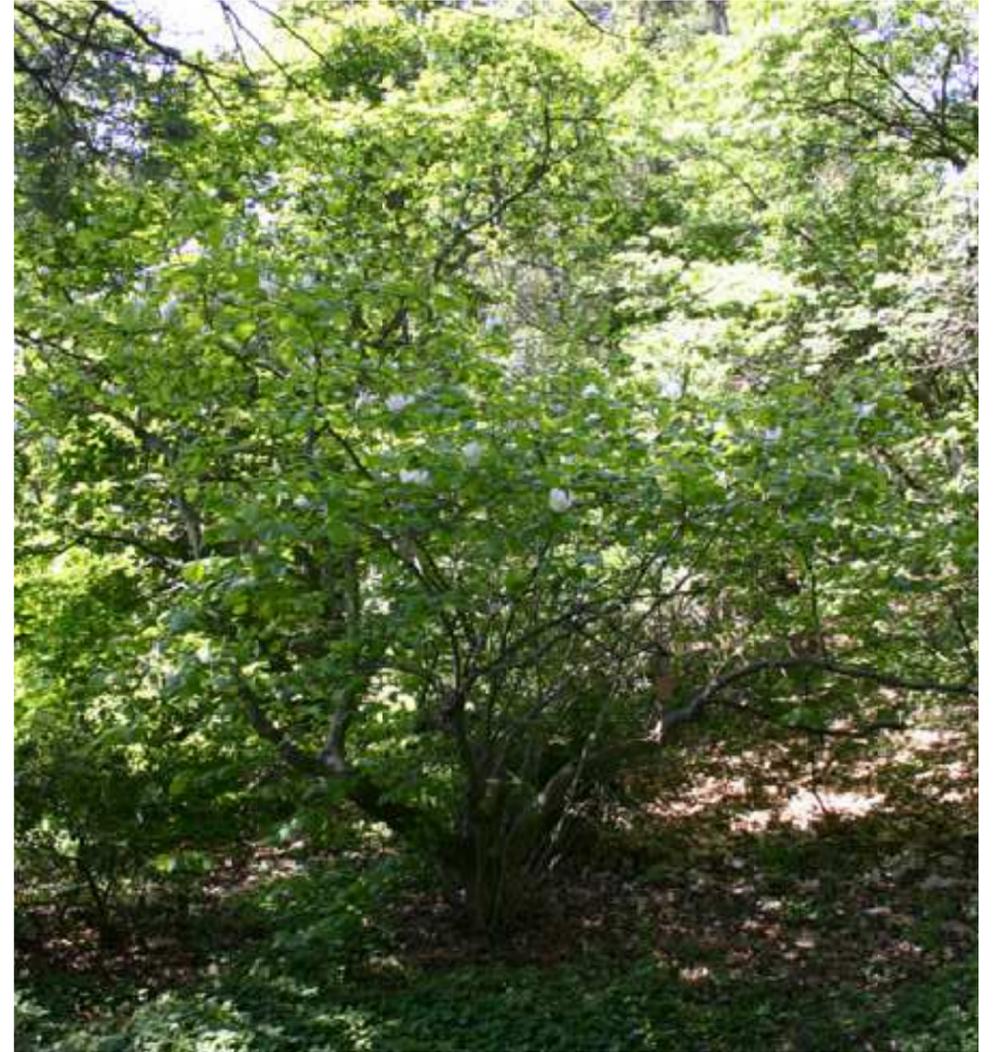


“The idea is not to copy nature, but to give an emotion of nature.”

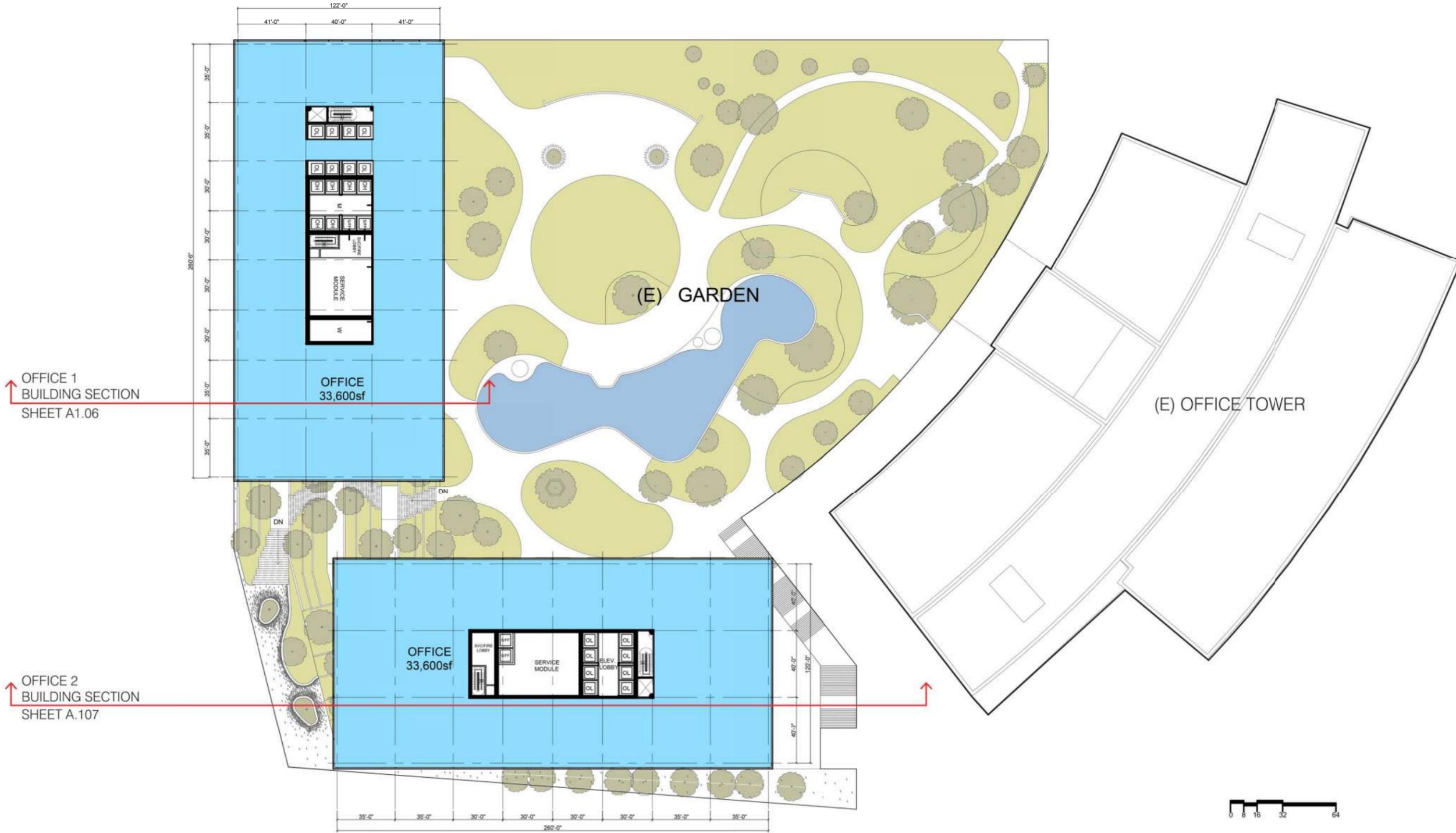
TREE PALETTE OPTION A - CORK OAK, OLIVE, WESTERN REDBUD

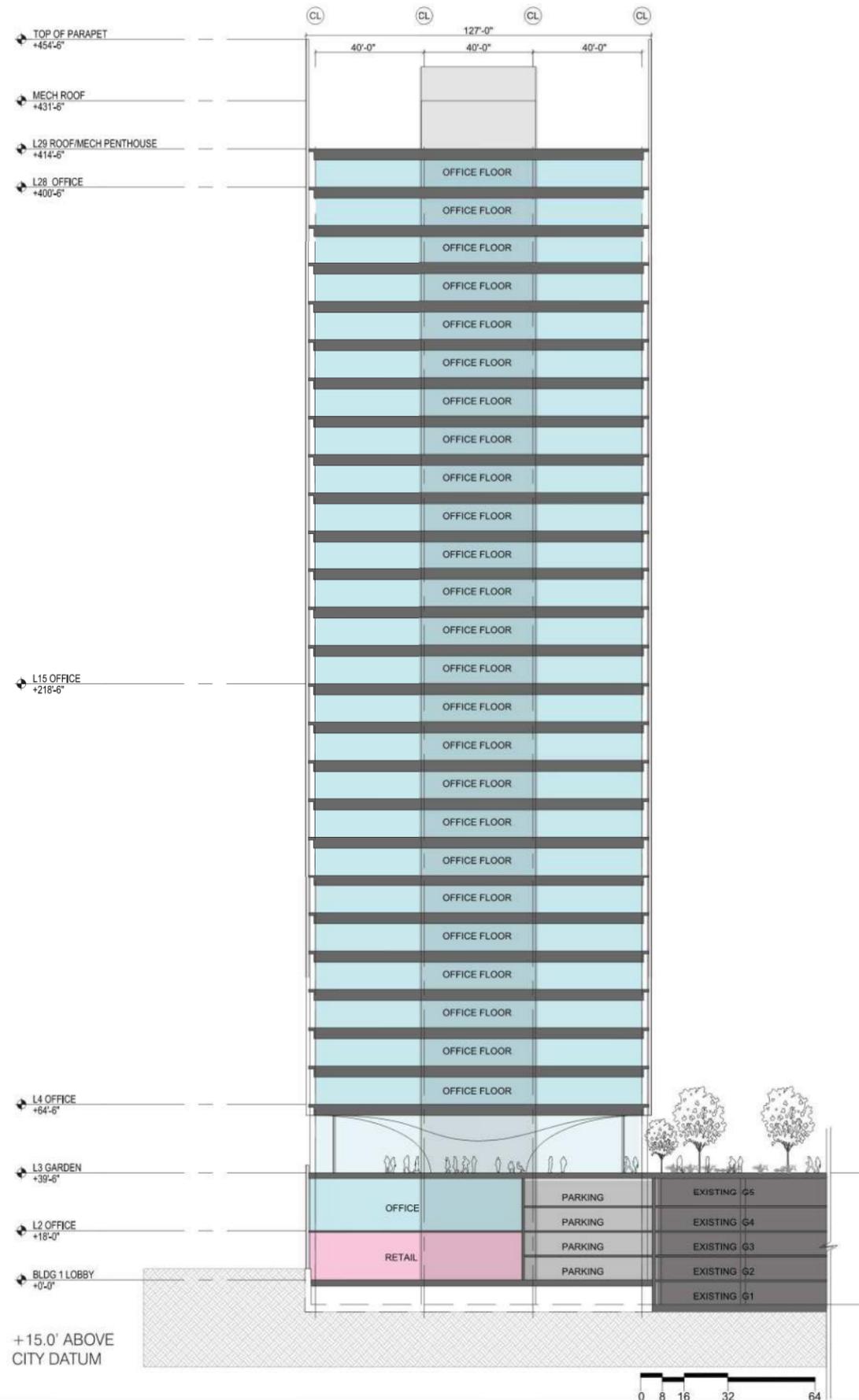


TREE PALETTE OPTION B - GINKGO, FLOWERING DOGWOOD, SAUCER MAGNOLIA



BIRD'S EYE
PERSPECTIVE VIEW
SHEET A1.11

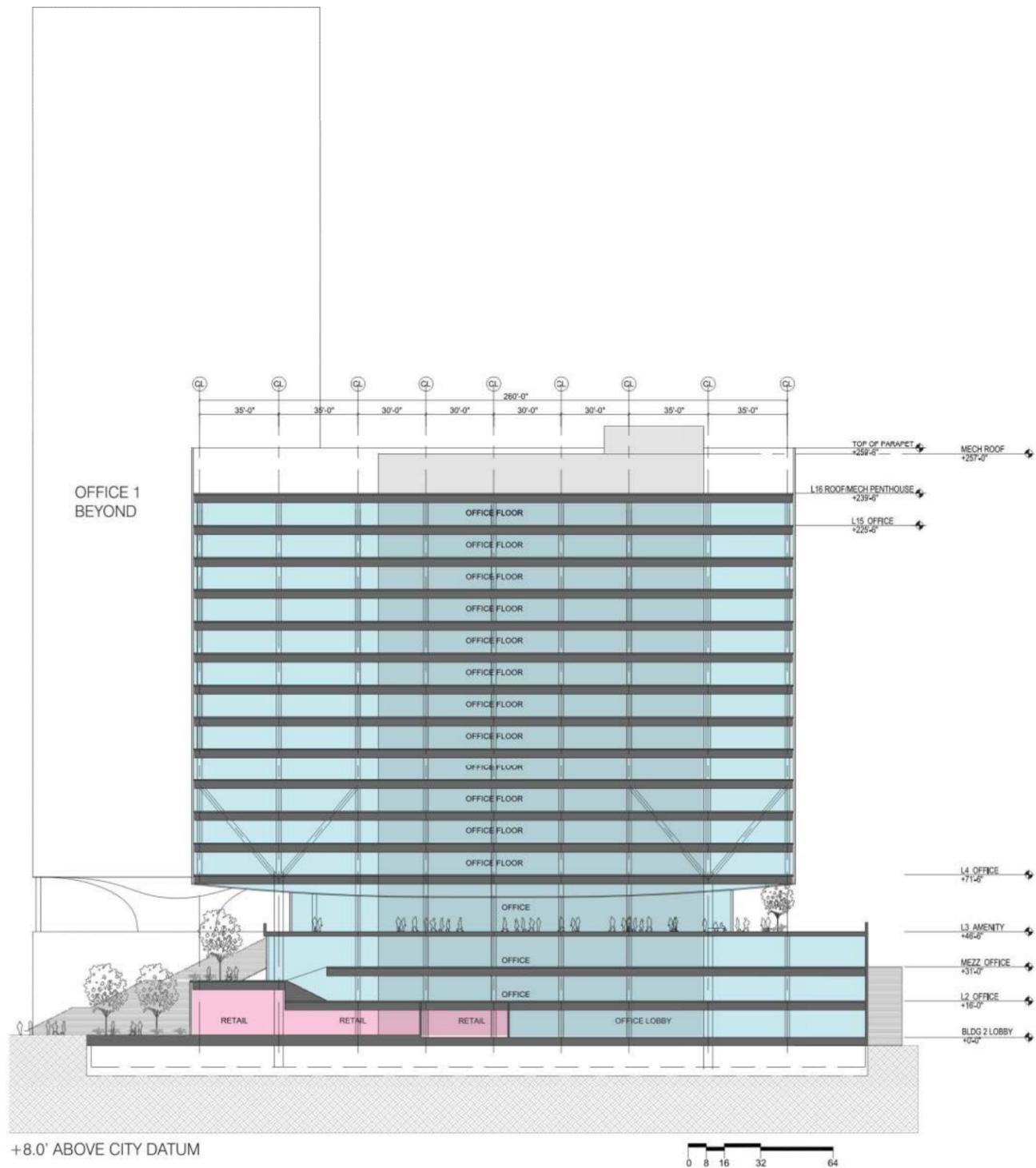




MASTER PLAN I : OFFICE + OFFICE

Office 1 (on Webster)								Office 2 (on 20th)								Total Gross Area (SF)			
Floor	Floor to Floor Height (FT)	Top of Slab Elevation (FT)	Office	Lobby/Amenity	Retail PHASE I Gross Area	Parking	MECH/BOH	Subtotal Gross Area (SF)	Floor to Floor Height (FT)	Top of Slab Elevation (FT)	Office	Lobby/Amenity	Retail PHASE II Gross Area	Parking	MECH/BOH		Subtotal Gross Area (SF)		
RF		414.50					5,760	5,760									5,760		
28	14.00	400.50	33,600					33,600									33,600		
27	14.00	386.50	33,600					33,600									33,600		
26	14.00	372.50	33,600					33,600									33,600		
25	14.00	358.50	33,600					33,600									33,600		
24	14.00	344.50	33,600					33,600									33,600		
23	14.00	330.50	33,600					33,600									33,600		
22	14.00	316.50	33,600					33,600									33,600		
21	14.00	302.50	33,600					33,600									33,600		
20	14.00	288.50	33,600					33,600									33,600		
19	14.00	274.50	33,600					33,600									33,600		
18	14.00	260.50	33,600					33,600									33,600		
17	14.00	246.50	33,600					33,600									33,600		
16	14.00	232.50	33,600					33,600									33,600		
15	14.00	218.50	33,600					33,600	RF	239.50					4,480	4,480	38,080		
14	14.00	204.50	33,600					33,600	15	14.00	225.50	33,600				33,600	67,200		
13	14.00	190.50	33,600					33,600	14	14.00	211.50	33,600				33,600	67,200		
12	14.00	176.50	33,600					33,600	13	14.00	197.50	33,600				33,600	67,200		
11	14.00	162.50	33,600					33,600	12	14.00	183.50	33,600				33,600	67,200		
10	14.00	148.50	33,600					33,600	11	14.00	169.50	33,600				33,600	67,200		
9	14.00	134.50	33,600					33,600	10	14.00	155.50	33,600				33,600	67,200		
8	14.00	120.50	33,600					33,600	9	14.00	141.50	33,600				33,600	67,200		
7	14.00	106.50	33,600					33,600	8	14.00	127.50	33,600				33,600	67,200		
6	14.00	92.50	33,600					33,600	7	14.00	113.50	33,600				33,600	67,200		
5	14.00	78.50	33,600					33,600	6	14.00	99.50	33,600				33,600	67,200		
4	14.00	64.50	33,600					33,600	5	14.00	85.50	33,600				33,600	67,200		
3 (GARDEN)	25.00	39.50		19,200				19,200	4	14.00	71.50	33,600				33,600	67,200		
2	21.50	18.00	17,200					35,040	3 (GARDEN)	25.00	40.50		19,200			19,200	38,400		
LOBBY	18.00	0.00		10,800	5,700	16,680	1,160	38,860	M	15.50	31.00	20,000		24,340	6,000	50,340	85,380		
B1 (HALF)	9.00	-9.00				14,000	10,000	24,000	2	15.00	16.00	20,300		23,340	6,000	49,640	88,500		
									LOBBY	16.00	0.00		10,600	9,600	12,170	6,000	38,370	62,370	
			857,200	30,000	5,700	47,360	22,600	962,860									565,230	1,528,090	
																		AREA ATTRIBUTABLE TO FAR *EXCLUDE PARKING	1,420,880
																		2010 ENTITLEMENT	1,474,992

OFFICE 1: 0.00' = +15.0' ABOVE CITY DATUM
 OFFICE 2: 0.00' = +8.0' ABOVE CITY DATUM



MASTER PLAN I : OFFICE + OFFICE

Office 1 (on Webster)								Office 2 (on 20th)								Total Gross Area (SF)		
Floor	Floor to Floor Height (FT)	Top of Slab Elevation (FT)	Office	Lobby/Amenity	Retail PHASE I Gross Area	Parking	MECH/BOH	Subtotal Gross Area (SF)	Floor	Floor to Floor Height (FT)	Top of Slab Elevation (FT)	Office	Lobby/Amenity	Retail PHASE II Gross Area	Parking		MECH/BOH	Subtotal Gross Area (SF)
RF		414.50					5,700	5,700										5,760
28	14.00	400.50	33,600					33,600										33,600
27	14.00	386.50	33,600					33,600										33,600
26	14.00	372.50	33,600					33,600										33,600
25	14.00	358.50	33,600					33,600										33,600
24	14.00	344.50	33,600					33,600										33,600
23	14.00	330.50	33,600					33,600										33,600
22	14.00	316.50	33,600					33,600										33,600
21	14.00	302.50	33,600					33,600										33,600
20	14.00	288.50	33,600					33,600										33,600
19	14.00	274.50	33,600					33,600										33,600
18	14.00	260.50	33,600					33,600										33,600
17	14.00	246.50	33,600					33,600										33,600
16	14.00	232.50	33,600					33,600										33,600
15	14.00	218.50	33,600					33,600	RF	15	14.00	225.50	33,600				4,480	33,600
14	14.00	204.50	33,600					33,600	14	14.00	211.50	33,600					33,600	
13	14.00	190.50	33,600					33,600	13	14.00	197.50	33,600					33,600	
12	14.00	176.50	33,600					33,600	12	14.00	183.50	33,600					33,600	
11	14.00	162.50	33,600					33,600	11	14.00	169.50	33,600					33,600	
10	14.00	148.50	33,600					33,600	10	14.00	155.50	33,600					33,600	
9	14.00	134.50	33,600					33,600	9	14.00	141.50	33,600					33,600	
8	14.00	120.50	33,600					33,600	8	14.00	127.50	33,600					33,600	
7	14.00	106.50	33,600					33,600	7	14.00	113.50	33,600					33,600	
6	14.00	92.50	33,600					33,600	6	14.00	99.50	33,600					33,600	
5	14.00	78.50	33,600					33,600	5	14.00	85.50	33,600					33,600	
4	14.00	64.50	33,600					33,600	4	14.00	71.50	33,600					33,600	
3 (GARDEN)	25.00	39.50		19,200				19,200	3 (GARDEN)	25.00	40.50		19,200					19,200
2	21.50	18.00	17,200					35,040	M	15.50	31.00	20,000				24,340	6,000	50,340
LOBBY	18.00	0.00		10,800	5,700	16,680	5,680	38,860	2	15.00	16.00	20,300				23,340	6,000	49,640
B1 (HALF)	9.00	-8.00				14,000	10,000	24,000	LOBBY	16.00	0.00		10,600	9,600		12,170	6,000	38,370
			857,200	30,000	5,700	47,360	22,600	962,860				443,500	29,800	9,600	59,850	22,480	565,230	1,528,090
																	AREA ATTRIBUTABLE TO FAR *EXCLUDE PARKING	1,420,880
																	2010 ENTITLEMENT	1,474,992

OFFICE 1: 0.00' = +15.0' ABOVE CITY DATUM
 OFFICE 2: 0.00' = +8.0' ABOVE CITY DATUM





1. STREET PERSPECTIVE DOWN WEBSTER



2. STREET PERSPECTIVE



3. STREET PERSPECTIVE



4. AERIAL VIEW TO LANDSCAPE

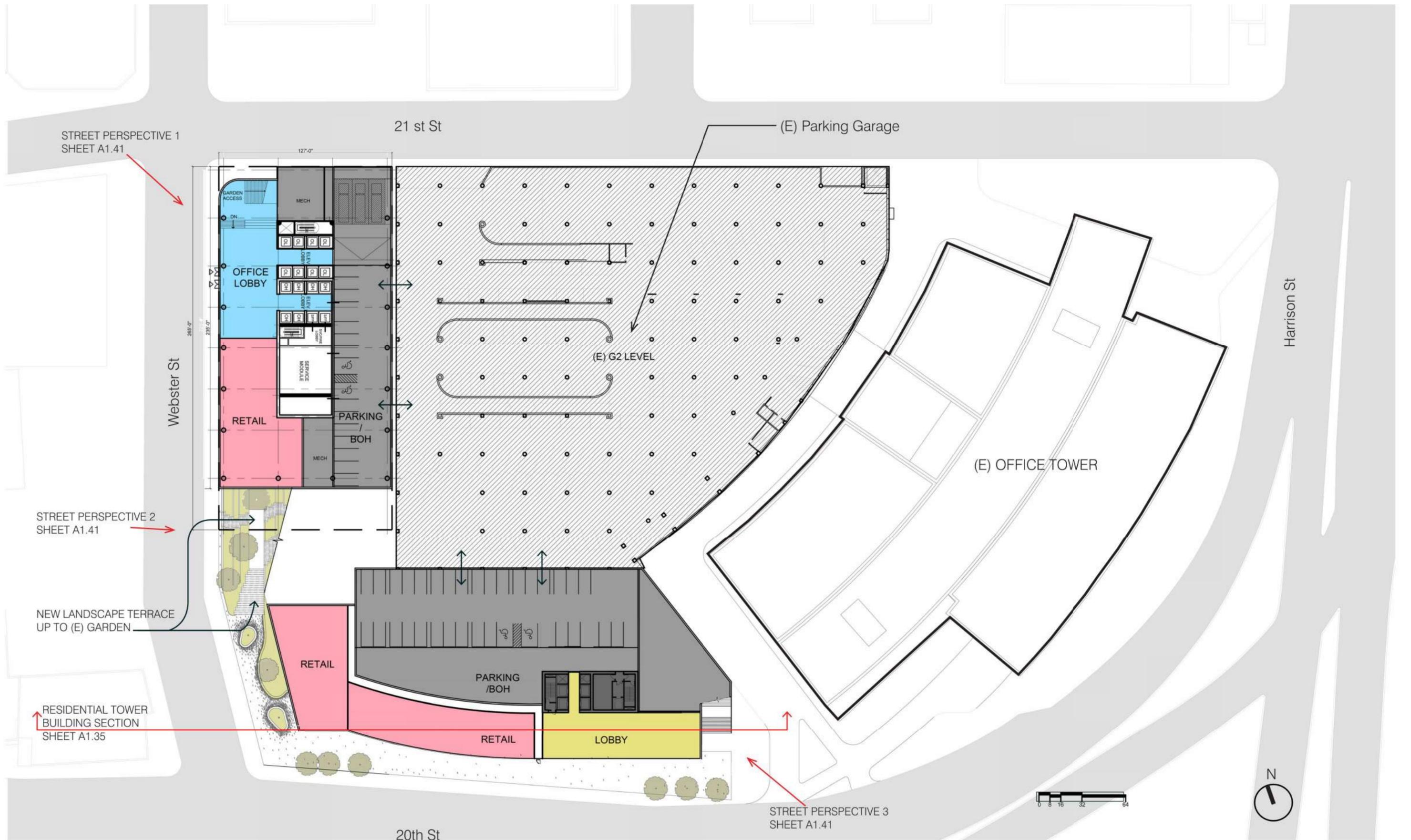


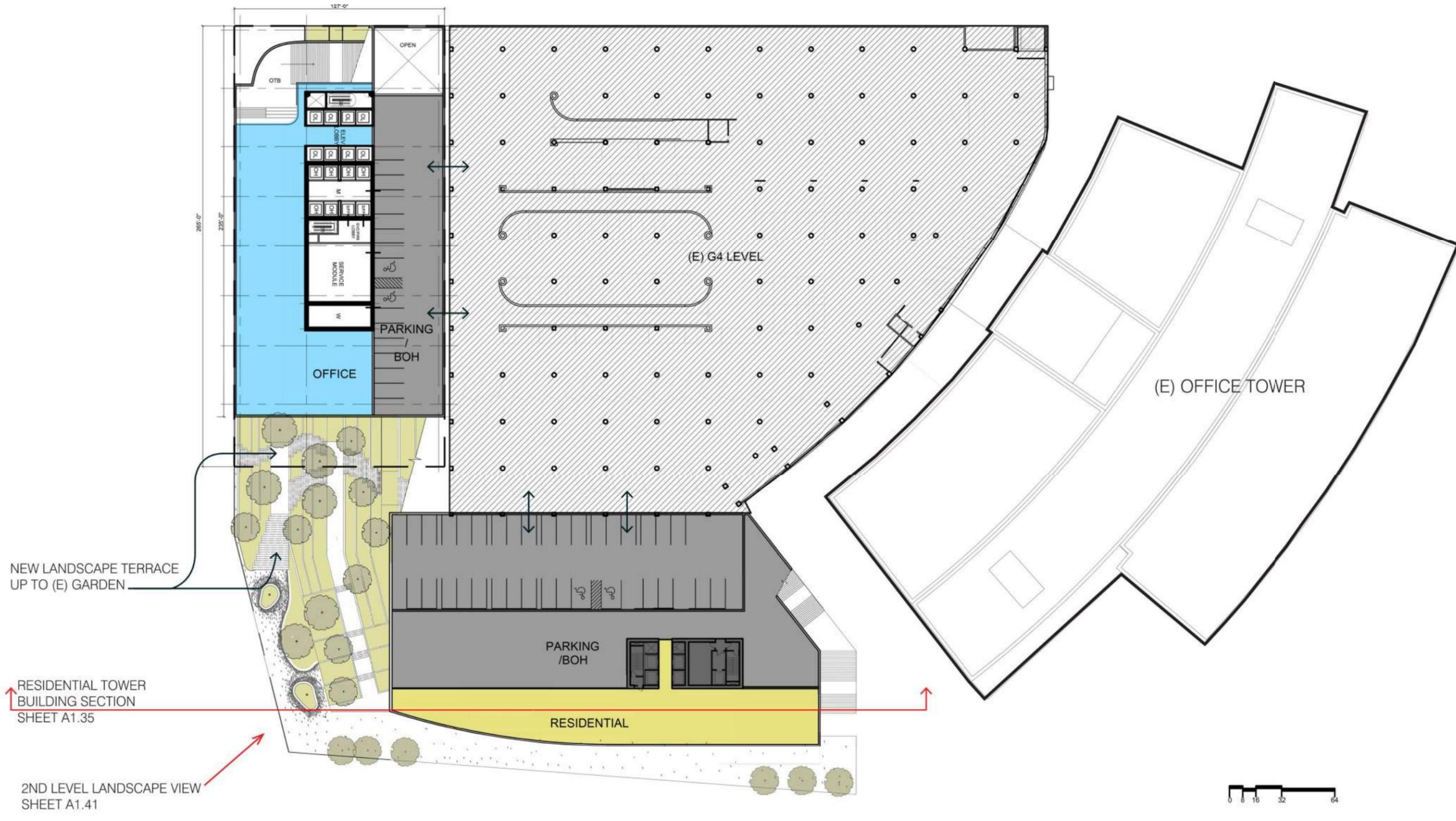
5. 2ND LEVEL LANDSCAPE



6. ROOF GARDEN



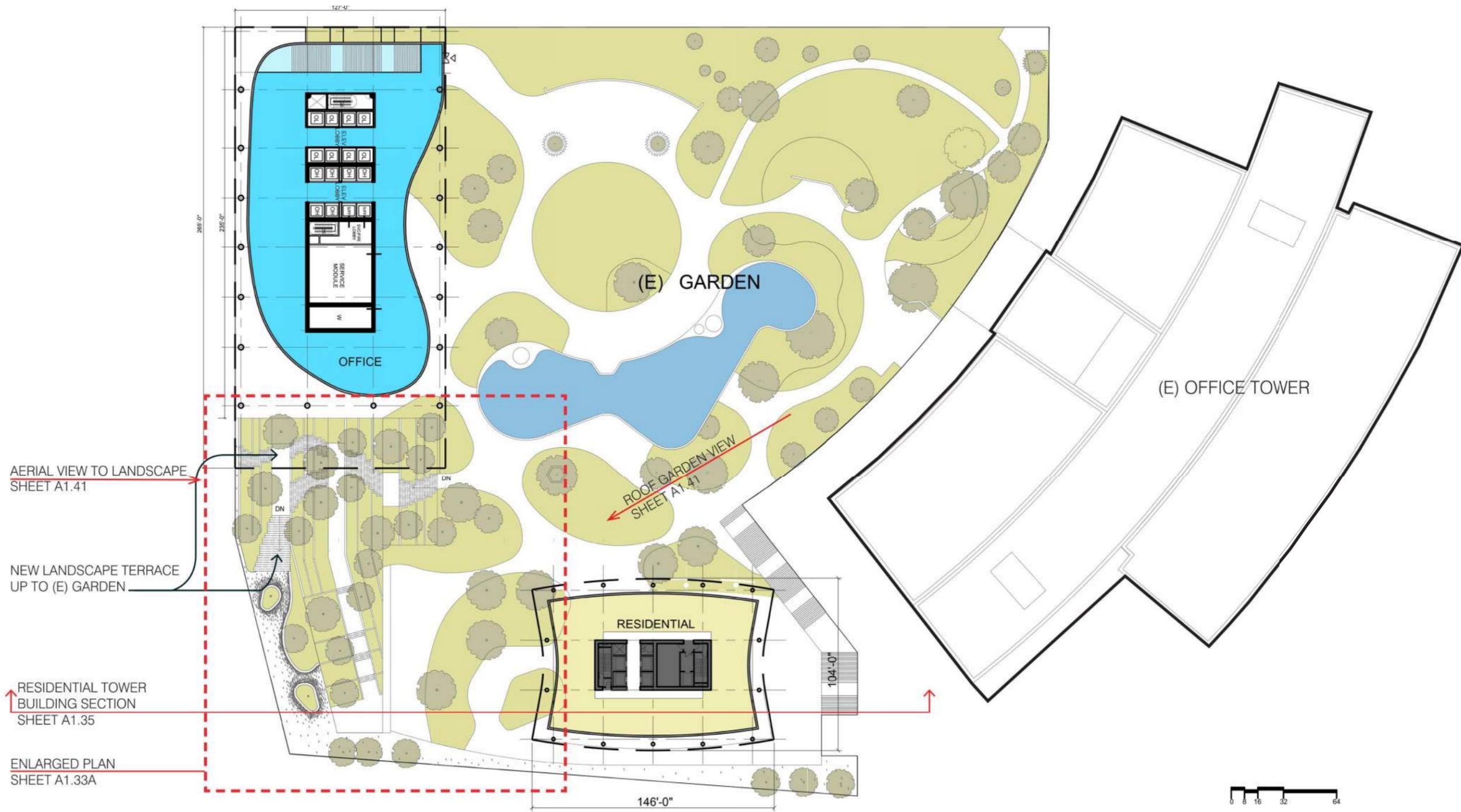




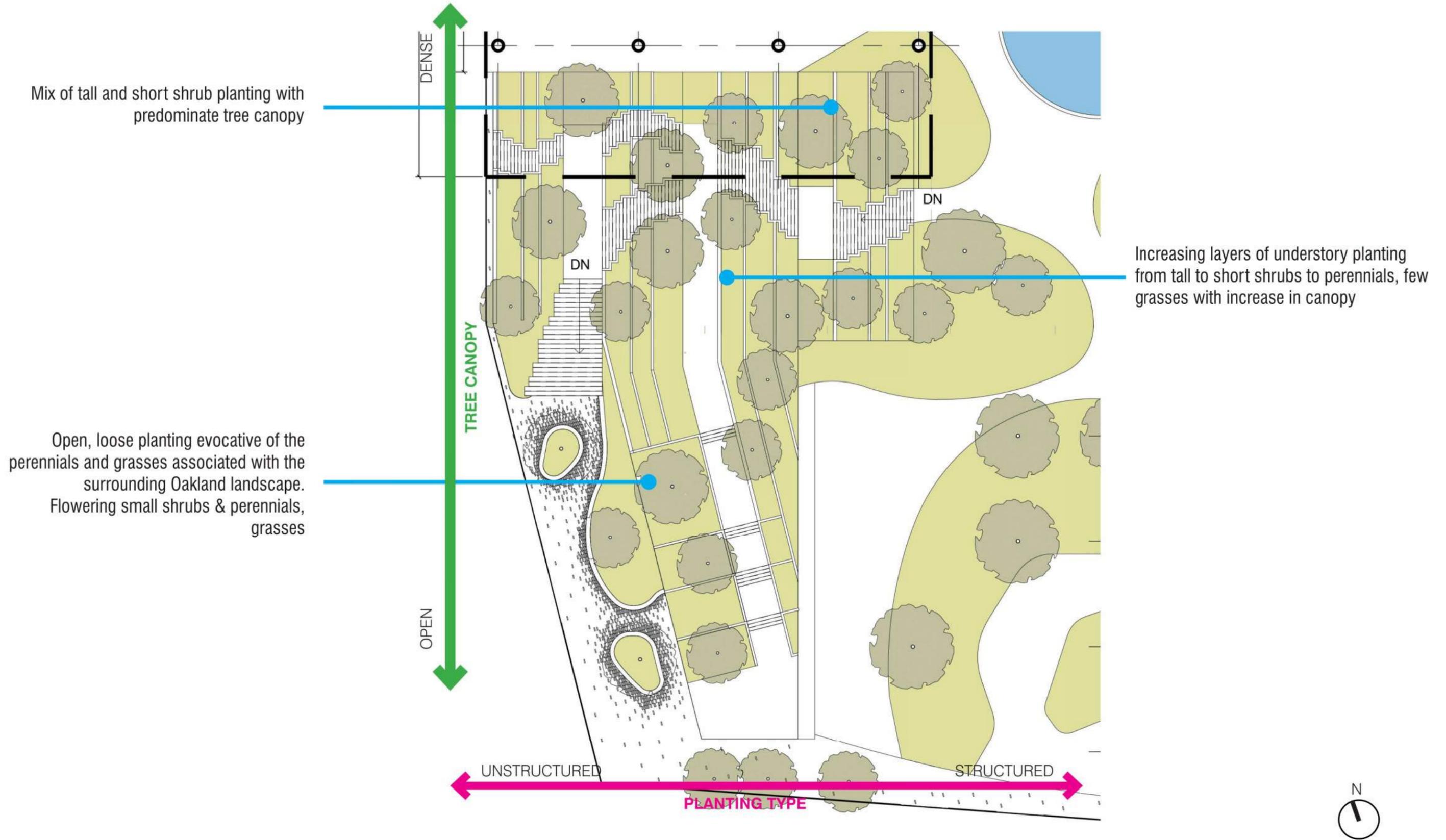
NEW LANDSCAPE TERRACE
UP TO (E) GARDEN

RESIDENTIAL TOWER
BUILDING SECTION
SHEET A1.35

2ND LEVEL LANDSCAPE VIEW
SHEET A1.41



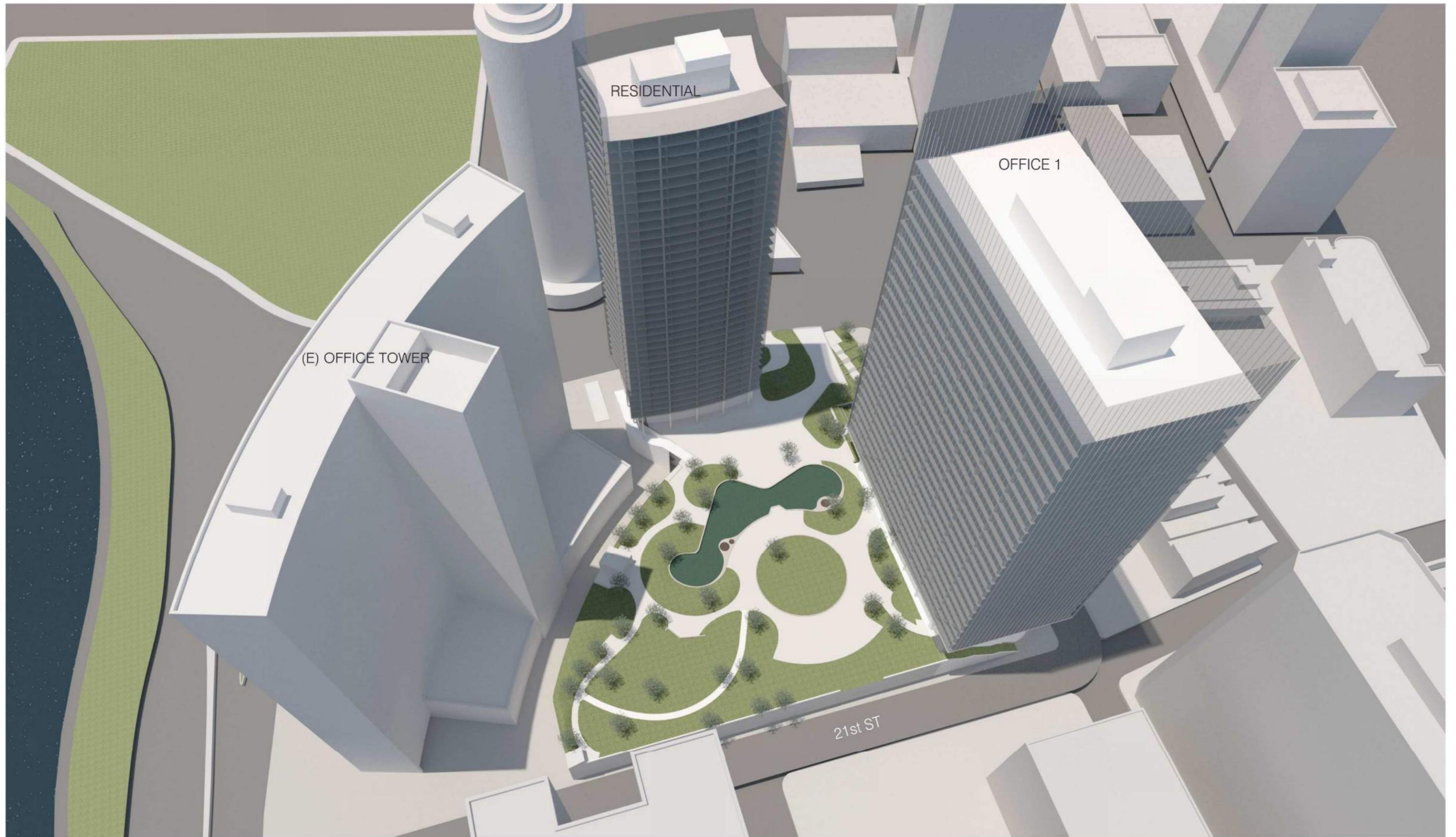
PLANTING CONCEPT



BIRD'S EYE
PERSPECTIVE VIEW
← SHEET A1.40



RESIDENTIAL TOWER
BUILDING SECTION
SHEET A1.35

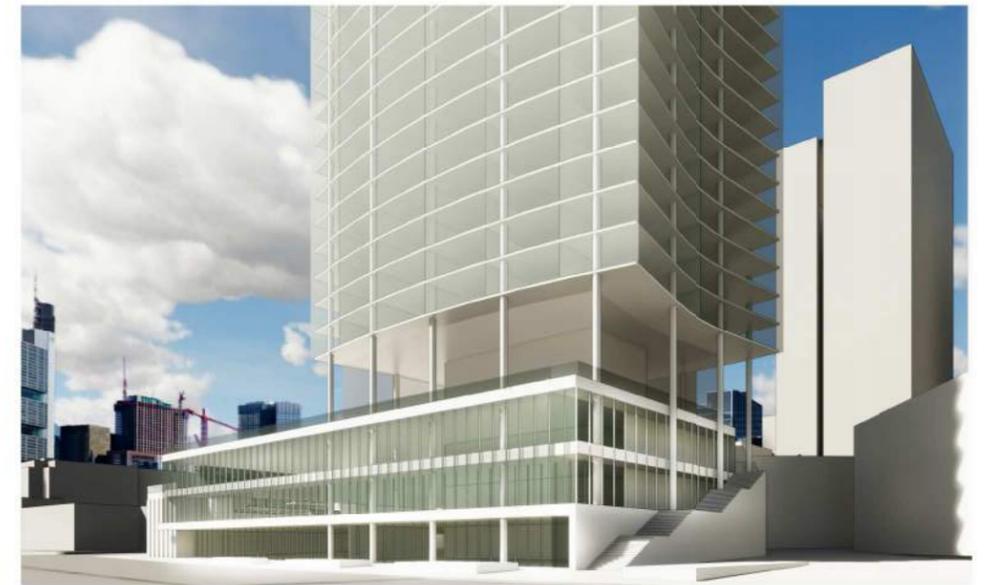




1. STREET PERSPECTIVE DOWN WEBSTER



2. STREET PERSPECTIVE



3. STREET PERSPECTIVE



4. AERIAL VIEW TO LANDSCAPE

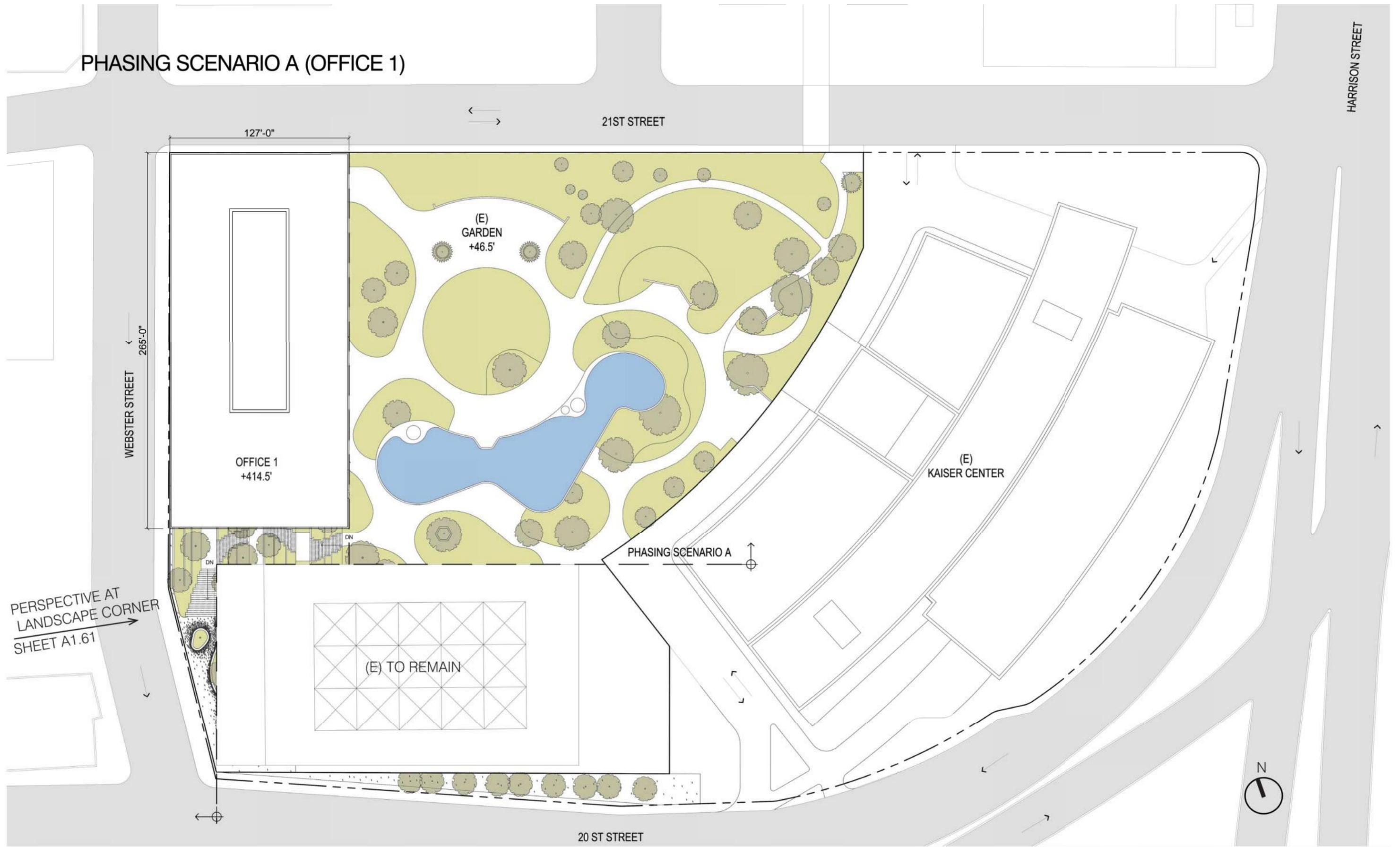


5. 2ND LEVEL LANDSCAPE



6. ROOF GARDEN

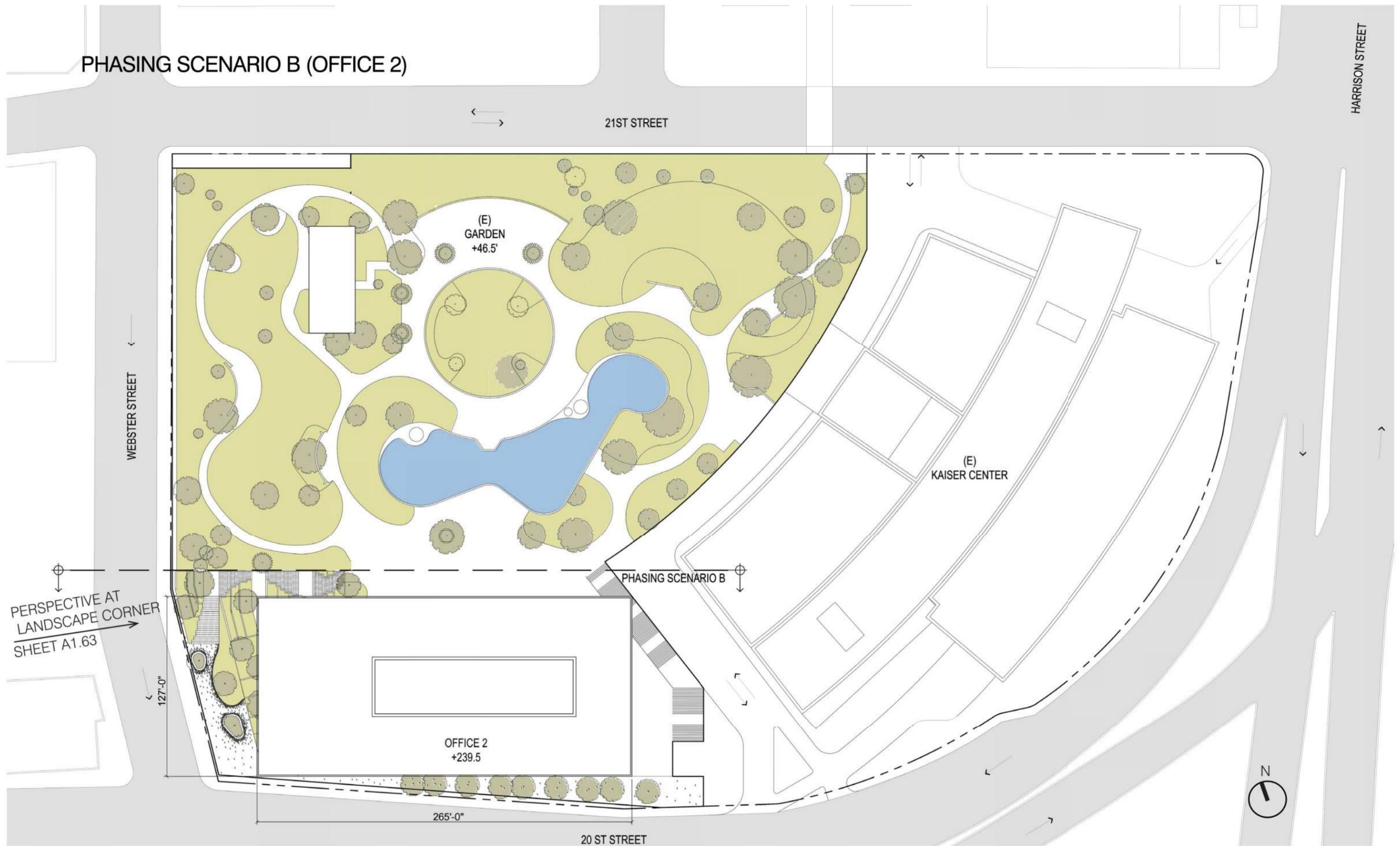
PHASING SCENARIO A (OFFICE 1)



PERSPECTIVE AT
LANDSCAPE CORNER
SHEET A1.61



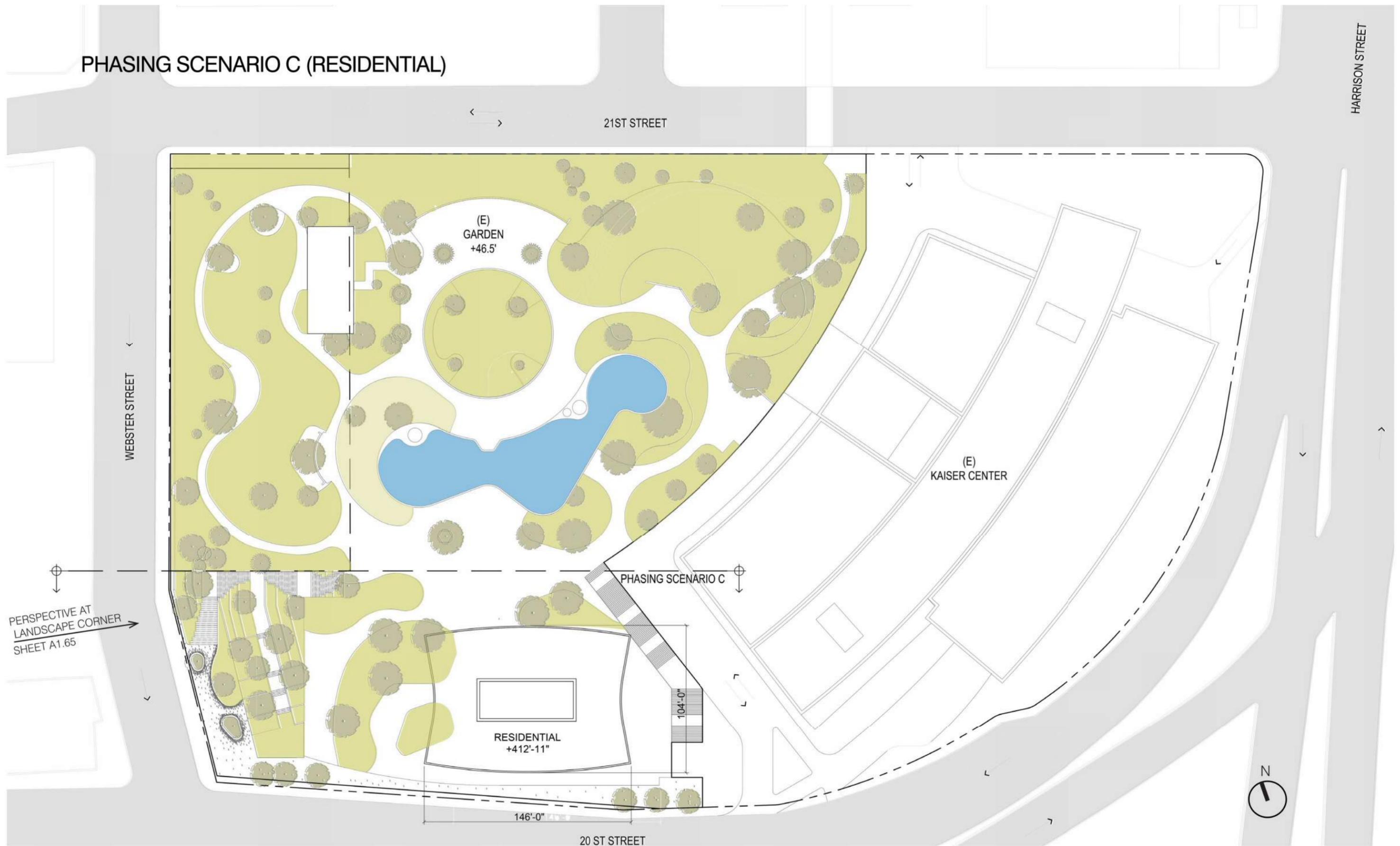
PHASING SCENARIO B (OFFICE 2)



PERSPECTIVE AT
LANDSCAPE CORNER
SHEET A1.63



PHASING SCENARIO C (RESIDENTIAL)





Attachment B

KAISER CENTER EXPANSION

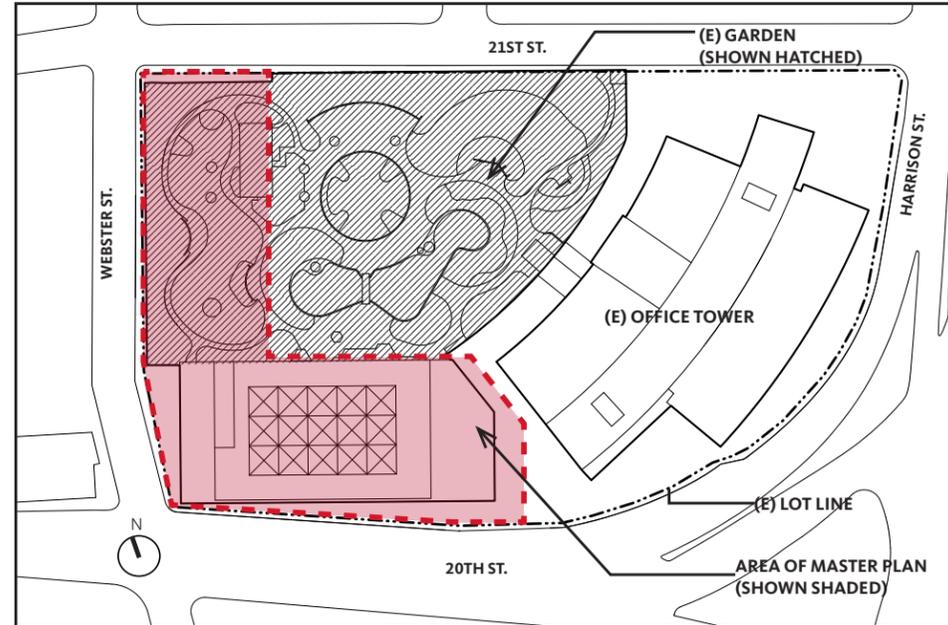
AMENDED PRELIMINARY DEVELOPMENT PLAN

CASE FILE NO. PUD 08-103 & TPM 9498

UPDATED AUGUST 1ST, 2019



EXISTING PLAN

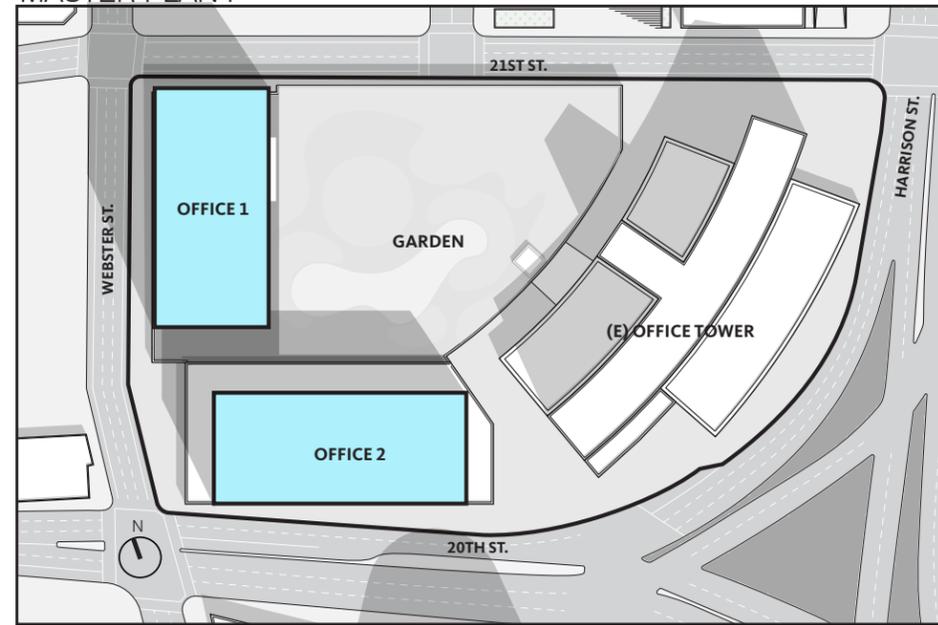


MASTER PLAN I (OFFICE 1 & OFFICE 2)	Existing Total	- Existing to be Demo	= Existing to Remain			
Total Lot Area	311,741					
Total Building Footprint Area	197,460	74,900	122,560			
Total Floor Area	1,690,879	280,002	1,410,877			
Building Height						
Maximum Floors	29	n/a	29			
Maximum Feet (Roof)	386	n/a				
Number of Dwelling Units	n/a	n/a	n/a			
Number of Parking Spaces*	1,340	155	1,185			

* Parking includes spaces reserved for existing Kaiser Center Tower and Ordway Building.

PROPOSED MASTER PLAN & AREA OVERVIEW

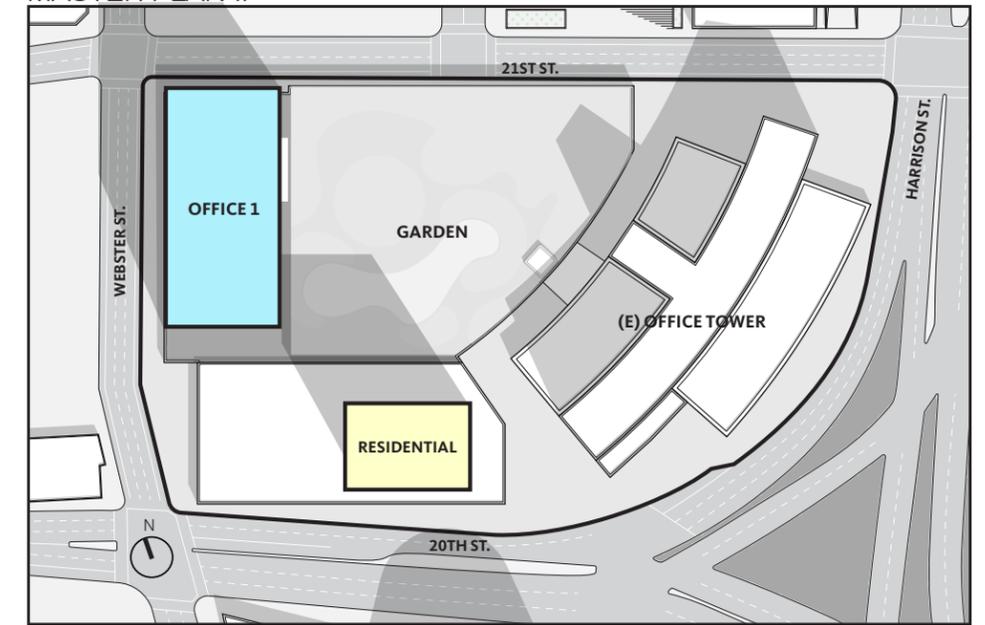
MASTER PLAN I



MASTER PLAN I (OFFICE 1 & OFFICE 2)	Existing Total	- Existing to be Demo	= Existing to Remain	+ New	= TOTAL	% Change
Total Lot Area	311,741					
Total Building Footprint Area	197,460	74,900	122,560	80,168	202,728	3%
Total Floor Area	1,690,879	280,002	1,410,877	1,528,090	2,938,967	74%
Building Height						
Maximum Floors	29	n/a	29	28 & 15	n/a	n/a
Maximum Feet (Roof)	386	n/a		414.5' & 239.5'	n/a	n/a
Number of Dwelling Units	n/a	n/a	n/a	n/a	n/a	n/a
Number of Parking Spaces*	1,340	155	1,185	234	1,419	5.9%

* Parking includes spaces reserved for existing Kaiser Center Tower and Ordway Building.

MASTER PLAN II



MASTER PLAN II (OFFICE 1 & RESIDENTIAL)	Existing Total	- Existing to be Demo	= Existing to Remain	+ New	= TOTAL	% Change
Total Lot Area	311,741					
Total Building Footprint Area	197,460	74,900	122,560	80,168	202,728	3%
Total Floor Area	1,690,879	280,002	1,410,877	1,609,360	3,020,237	79%
Building Height						
Maximum Floors	29	n/a	29	28 & 40	n/a	n/a
Maximum Feet (Roof)	386	n/a		414.5' & 413'	n/a	n/a
Number of Dwelling Units	0	n/a	n/a	580	580	100%
Number of Parking Spaces*	1,340	155	1,185	234	1,419	6%

* Parking includes spaces reserved for existing Kaiser Center Tower and Ordway Building.

2010 ENTITLEMENT



2010 ENTITLEMENT	Existing Total	- Existing to be Demo	= Existing to Remain	+ New	= TOTAL	% Change
Total Lot Area	311,741					
Total Building Footprint Area	197,460	74,900	122,560	80,168	202,728	3%
Total Floor Area	1,690,879	280,002	1,410,877	1,830,984	3,241,861	92%
Building Height						
Maximum Floors	29	n/a	29	42	n/a	n/a
Maximum Feet (Roof)	386	n/a		573.5'	n/a	n/a
Number of Dwelling Units	n/a	n/a	n/a	n/a	n/a	n/a
Number of Parking Spaces*	1,340	155	1,185	852	2,037	52.0%

* Parking includes spaces reserved for existing Kaiser Center Tower and Ordway Building.

VINCINITY MAP



ZONING INFORMATION

- . CBD-C ZONE
- . FAR: MAX. 20
- . INTENSITY AREA: 6/7
- . LOT COVERAGE: 100% AT BASE, 75% AVERAGE ABOVE THE BASE OR 10,000SF WHICHEVER IS GREATER
- . RESIDENTIAL DWELLING UNIT DENSITY: 1 UNIT /90 SF OF LOT AREA
- . LOT AREA: 311,741 SF, MAX 3,463

DRAWING INDEX

A0.00	COVER SHEET
A0.01	PROJECT INFORMATION
A0.02	DRAWING INDEX
A0.10	TOPOGRAPHIC SURVEY
A0.20	EXISTING SITE PHOTOS
A0.20A	EXISTING SITE PHOTOS
A0.20B	EXISTING SITE PHOTOS
A0.20C	EXISTING SITE PHOTOS
A0.30	EXISTING TREE SURVEY
A0.40	2010 ENTITLEMENT
A1.00	PROPOSED MASTER PLAN (OFFICE/OFFICE) & II (OFFICE/RESIDENTIAL) MASSING DIAGRAM
A1.01	MASTER PLAN I- SITE PLAN
A1.02	MASTER PLAN I- GROUND LEVEL PLAN
A1.03	MASTER PLAN I- LEVEL 2 PLAN
A1.04	MASTER PLAN I- PODIUM LANDSCAPE GARDEN PLAN
A1.05	MASTER PLAN I- TYPICAL UPPER FLOOR PLAN
A1.06	MASTER PLAN I- OFFICE 1 BUILDING SECTION AND HEIGHT/AREA TABLE
A1.07	MASTER PLAN I- OFFICE 2 BUILDING SECTION AND HEIGHT/AREA TABLE
A1.11	MASTER PLAN I- BIRD'S EYE PERSPECTIVE
A1.30	MASTER PLAN II- SITE PLAN
A1.31	MASTER PLAN II- GROUND LEVEL PLAN
A1.32	MASTER PLAN II- LEVEL 2 THROUGH 4 PLAN
A1.33	MASTER PLAN II- PODIUM LANDSCAPE GARDEN PLAN
A1.34	MASTER PLAN II- TYPICAL UPPER FLOOR PLAN
A1.35	MASTER PLAN II- RESIDENTIAL BUILDING SECTION AND HEIGHT/AREA TABLE
A1.40	MASTER PLAN II- BIRD'S EYE PERSPECTIVE
A1.60	MASTER PLAN I & II- PHASING SCENARIO A- (OFFICE1), SITE PLAN
A1.61	MASTER PLAN I- PHASING SCENARIO B- (OFFICE 2), SITE PLAN
A1.62	MASTER PLAN II- PHASING SCENARIO C- (RESIDENTIAL), SITE PLAN

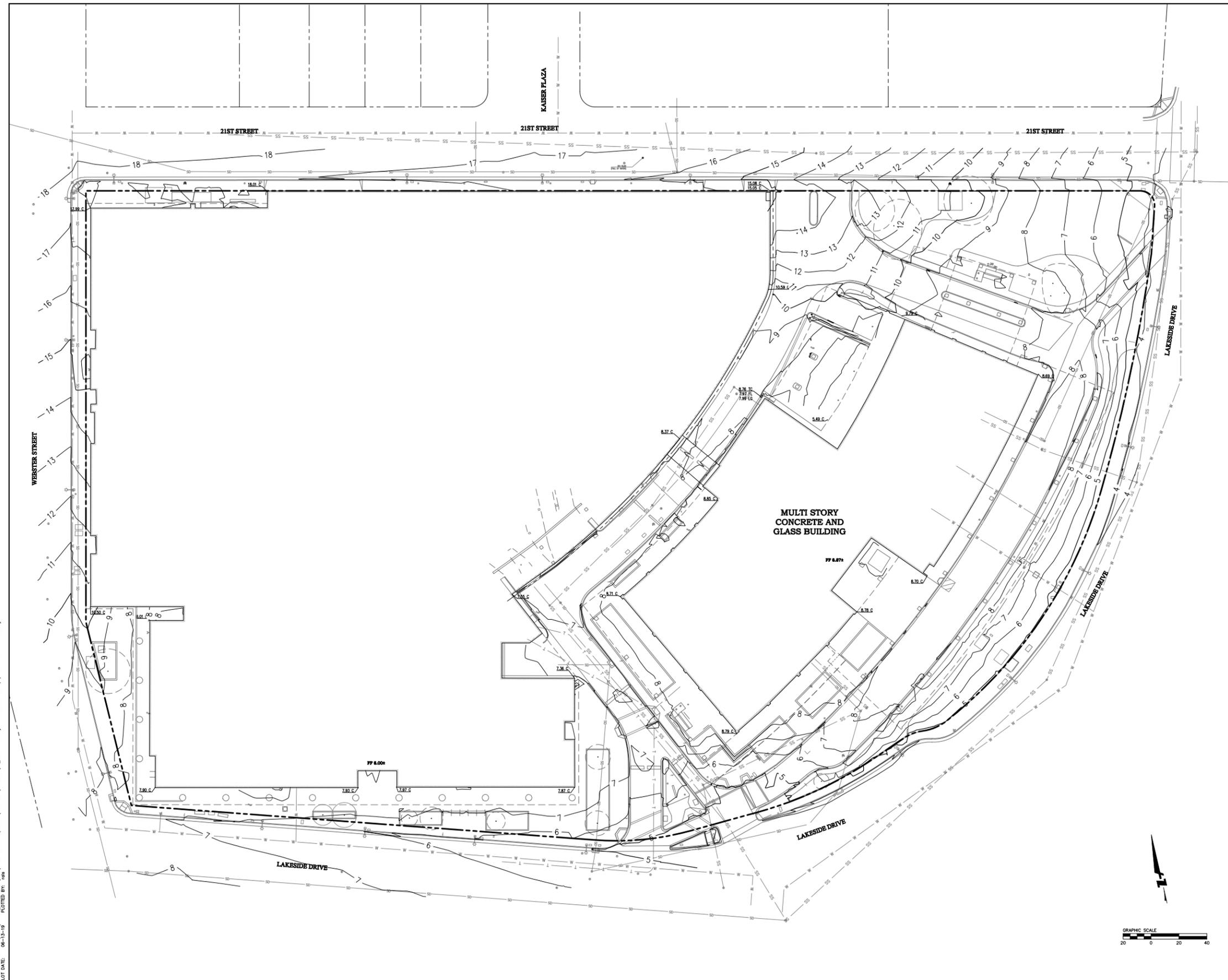


STATE OF CALIFORNIA

TOPOGRAPHIC SURVEY
FOR: BKF ENGINEERS

ALAMEDA COUNTY

CITY OF OAKLAND

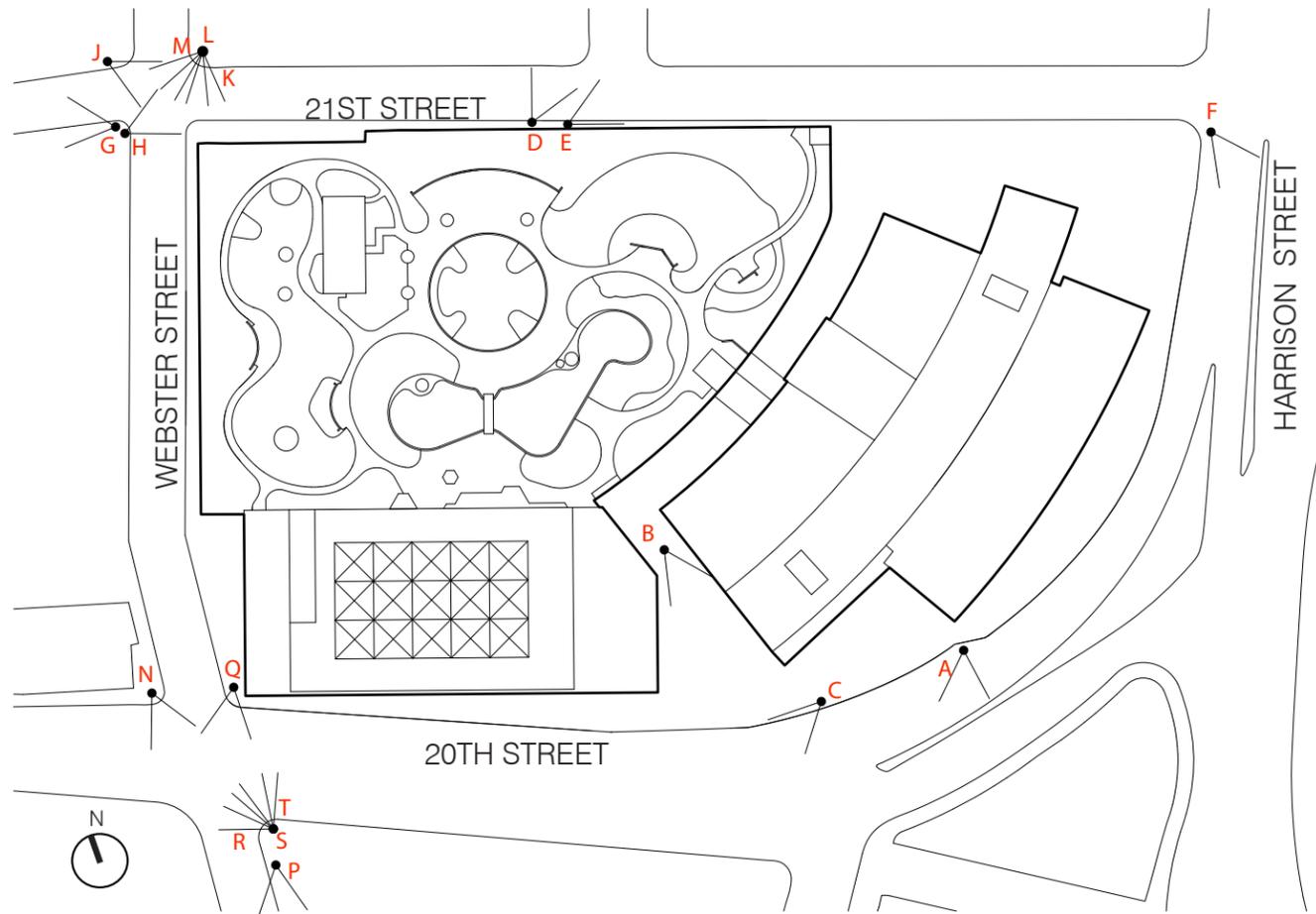


DRAMAIC NAME: K:\2019\160115_046_Kaiser\Kaiser Center Expansion\DWG-OUT\TOPSURV\A010_2019_10-02.dwg
PLOT DATE: 08-12-19 PLOTTED BY: [redacted]

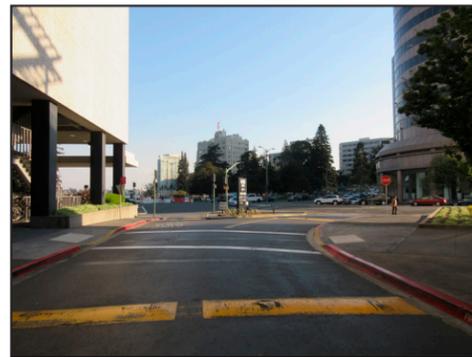


Drawn	10/02/17	No.	
Checked	1/10	N/A	
Design		N/A	
Approved		N/A	
Job No.	20160151		

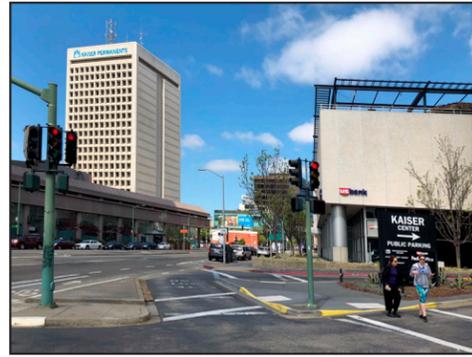
TOPO
1



A



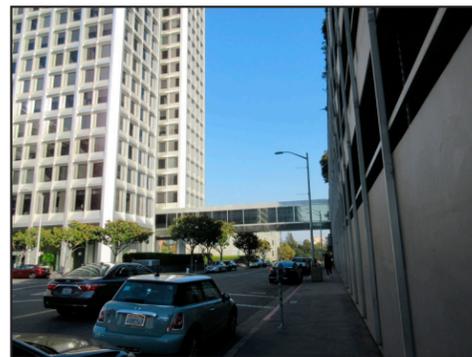
B



C



D



E



F



G



H



J



K



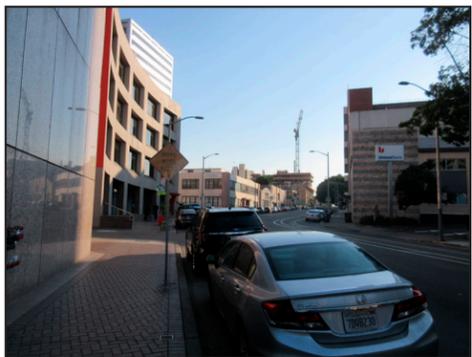
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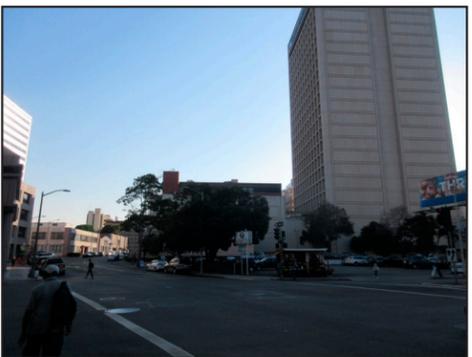
M



N



P



Q



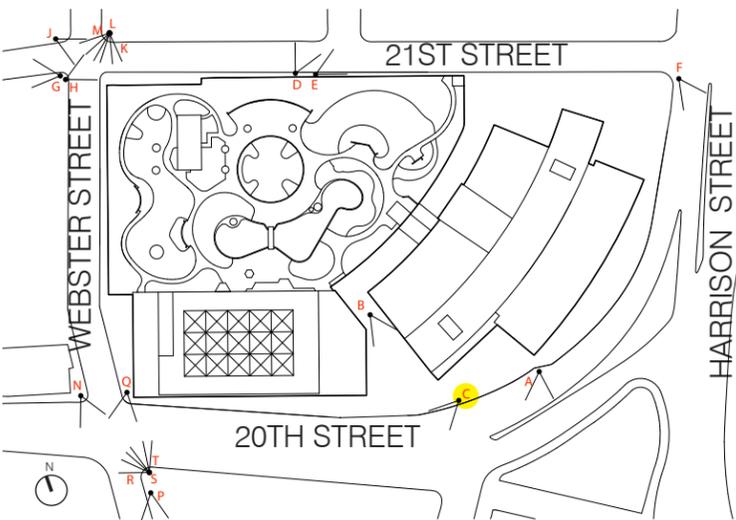
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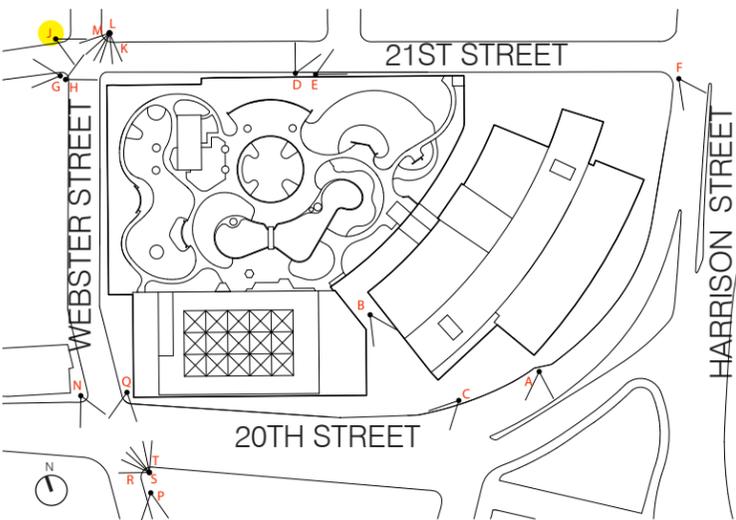
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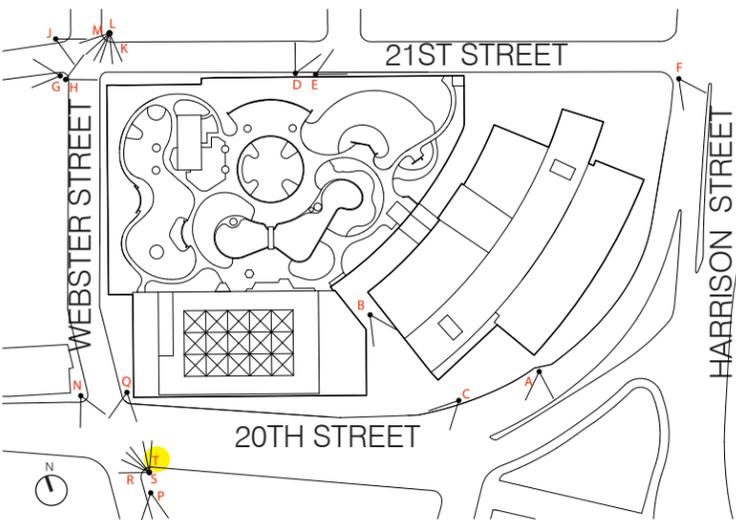
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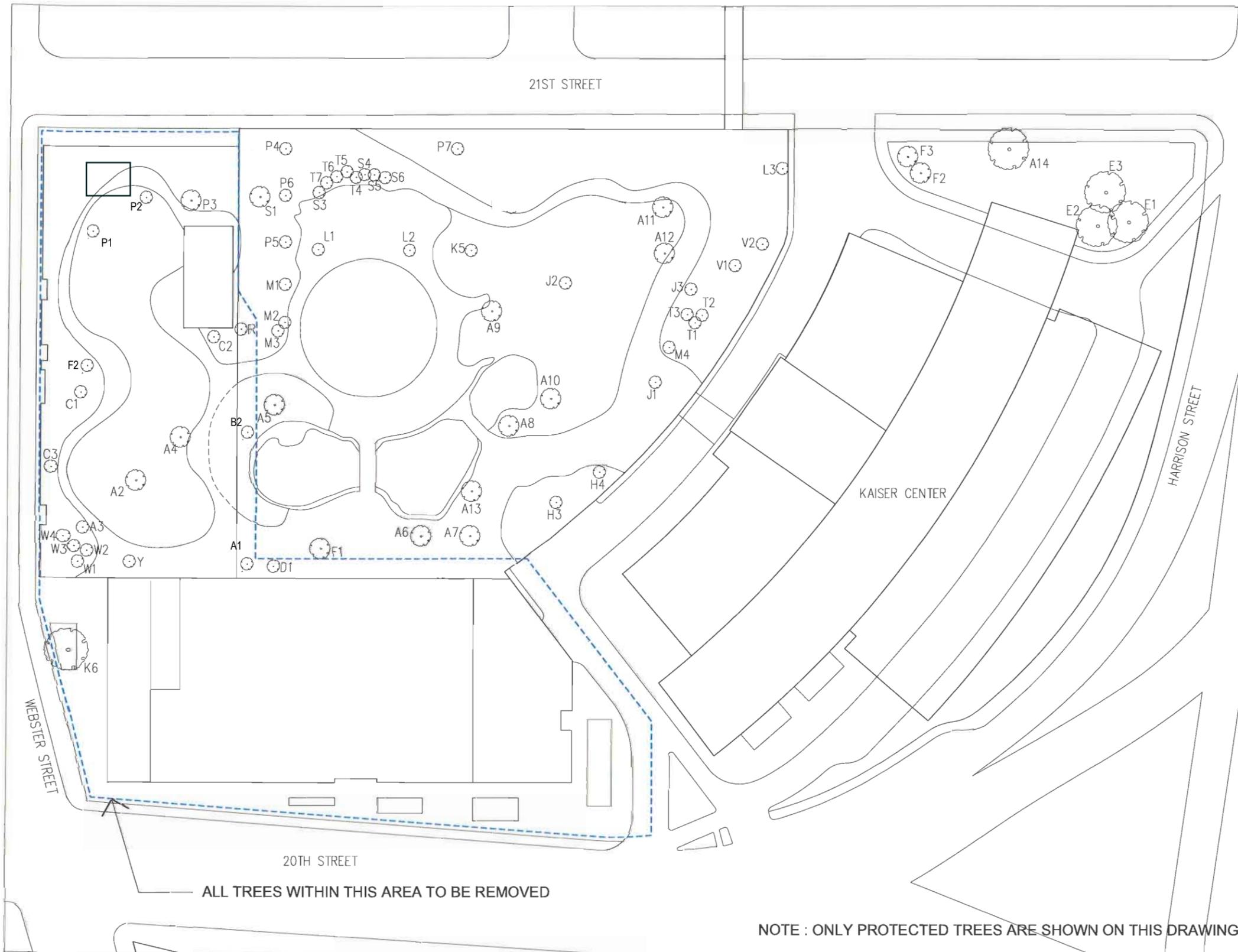
C



J



T



ALL TREES WITHIN THIS AREA TO BE REMOVED

NOTE : ONLY PROTECTED TREES ARE SHOWN ON THIS DRAWING.

EXISTING TREE DESCRIPTION
ASK - 060R1

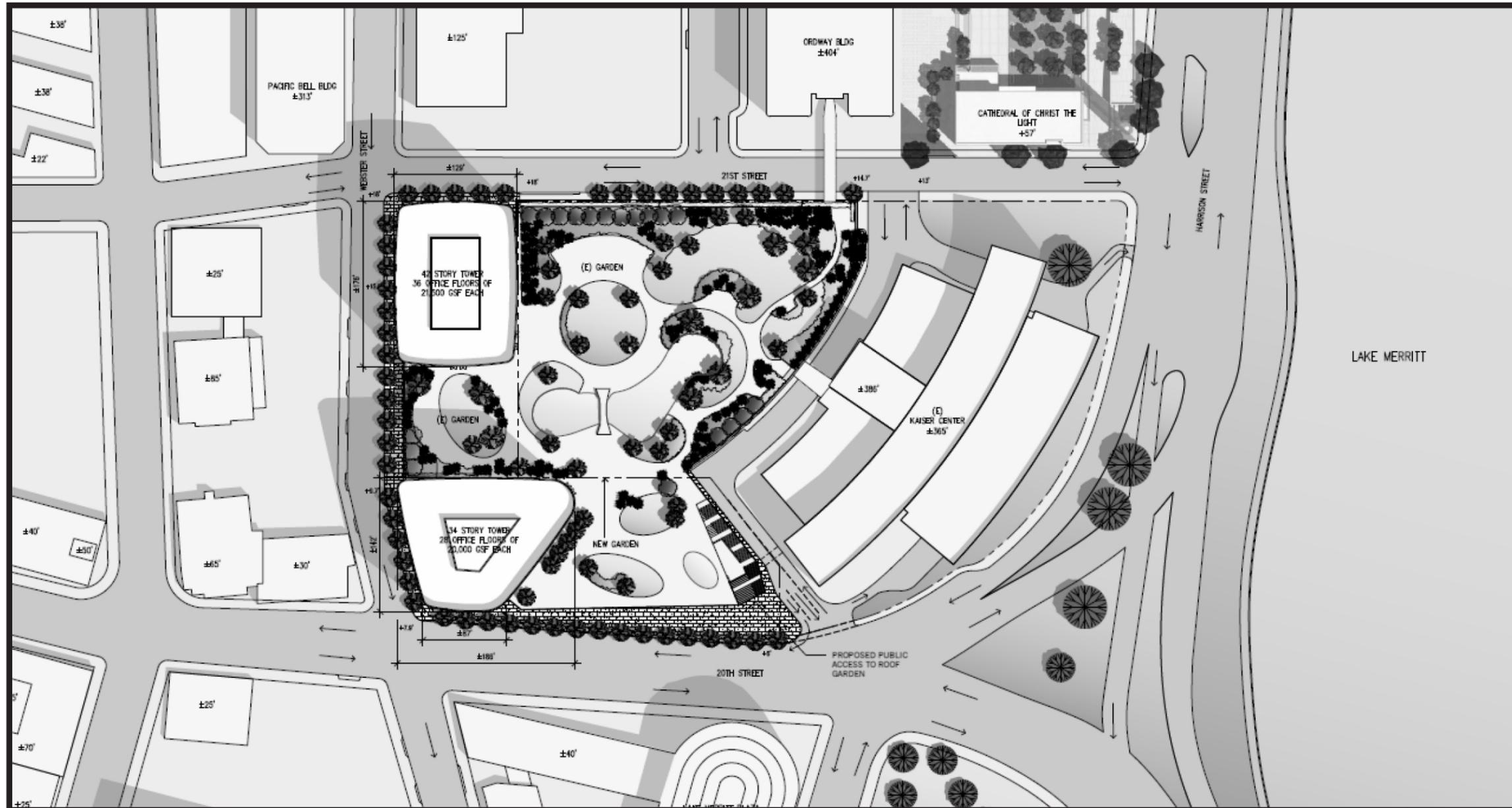


Scale: 1" = 64'-0"

Tree	TRUNK FORM*	BOTANICAL NAME	COMMON NAME	D.B.H.* inches, 2018
A1	S	Olea europea 'Swan Hill'	Swan Hill fruitless European olive	10
A2	M	Olea europea	European olive	44.5
A3	M	Olea europea	European olive	28
A4	M	Olea europea	European olive	45.5
A5	M	Olea europea	European olive	31.75
A6	M	Olea europea	European olive	27
A7	M	Olea europea	European olive	30
A8	M	Olea europea	European olive	54
A9	M	Olea europea	European olive	35
A10	M	Olea europea	European olive	35.5
A11	M	Olea europea	European olive	36.25
A12	M	Olea europea	European olive	41
A13	M	Olea europea	European olive	6
A14	M	Olea europea	European olive	6.5
A15	M	Olea europea	European olive	5.5
A16	M	Olea europea	European olive	7
B1	S	Ginkgo biloba 'Fairmont'	Fairmont maidenhair	6.5
B2	S	Ginkgo biloba 'Autumn Gold'	Autumn Gold maidenhair	9.25
B3	S	Ginkgo biloba 'Autumn Gold'	Autumn Gold maidenhair	6
B4	S	Ginkgo biloba 'Autumn Gold'	Autumn Gold maidenhair	6
C1	S	Pittosporum undulatum	Victorian box	19.25
C3	S	Pittosporum undulatum	Victorian box	25
D1	M	Acer palmatum	Japanese maple	42.75
D2	M	Acer palmatum 'Sangu Kaku'	coral bark Japanese maple	9
F1	S	Magnolia grandiflora 'Samuel Sommer'	Samuel Sommer southern magnolia	25
F2	S	Magnolia grandiflora 'Little Gem'	Little Gem southern magnolia	9.25
H3	S	Malus floribunda	flowering crabapple	13.25
H4	S	Malus floribunda	flowering crabapple	11.5
J1	S	Quercus suber	cork oak	24
J2	S	Quercus suber	cork oak	15.5
J3	S	Quercus suber	cork oak	31
K5	M	Rhus lancea	African sumac	16.5
K6	M	Rhus lancea	African sumac	15.5
L1	M	Pinus mugo	Swiss mountain pine	18.75
L2	M	Pinus mugo	Swiss mountain pine	23.5
L3	M	Pinus mugo	Swiss mountain pine	20.5
M1	M	Arbutus unedo	strawberry tree	36
M2	M	Arbutus unedo	strawberry tree	33
M3	M	Arbutus unedo	strawberry tree	24.5
M4	M	Arbutus unedo	strawberry tree	31.5
P1	S	Quercus ilex	holly oak	11
P2	S	Quercus ilex	holly oak	9.5
P3	S	Quercus ilex	holly oak	9.75
P4	S	Quercus ilex	holly oak	21.5
P5	S	Quercus ilex	holly oak	16
P6	S	Quercus ilex	holly oak	16.25
R	S	Prunus caroliniana	Carolina cherry laurel	13.5
S1	M	Griselinia littoralis	kapuka	25.5
S4	M	Griselinia littoralis	kapuka	18
S5	M	Griselinia littoralis	kapuka	27.25
S6	M	Griselinia littoralis	kapuka	28
T1	M	Acca sellowiana	pineapple guava	26
T2	M	Acca sellowiana	pineapple guava	25
T3	M	Acca sellowiana	pineapple guava	9
T4	M	Acca sellowiana	pineapple guava	16.5
T5	M	Acca sellowiana	pineapple guava	15
T6	M	Acca sellowiana	pineapple guava	15.5
T7	M	Acca sellowiana	pineapple guava	16
V1	M	Magnolia soulangiana	saucer magnolia	29.5
V2	M	Magnolia soulangiana	saucer magnolia	25
W1	M	Ilex altacalarensis 'Wilsonii'	Wilson's holly	14
W2	M	Ilex altacalarensis 'Wilsonii'	Wilson's holly	17
W3	M	Ilex altacalarensis 'Wilsonii'	Wilson's holly	13.5
W4	M	Ilex altacalarensis 'Wilsonii'	Wilson's holly	27.5
Y	S	Chamaecyparis obtusa	Hinoki cypress	11

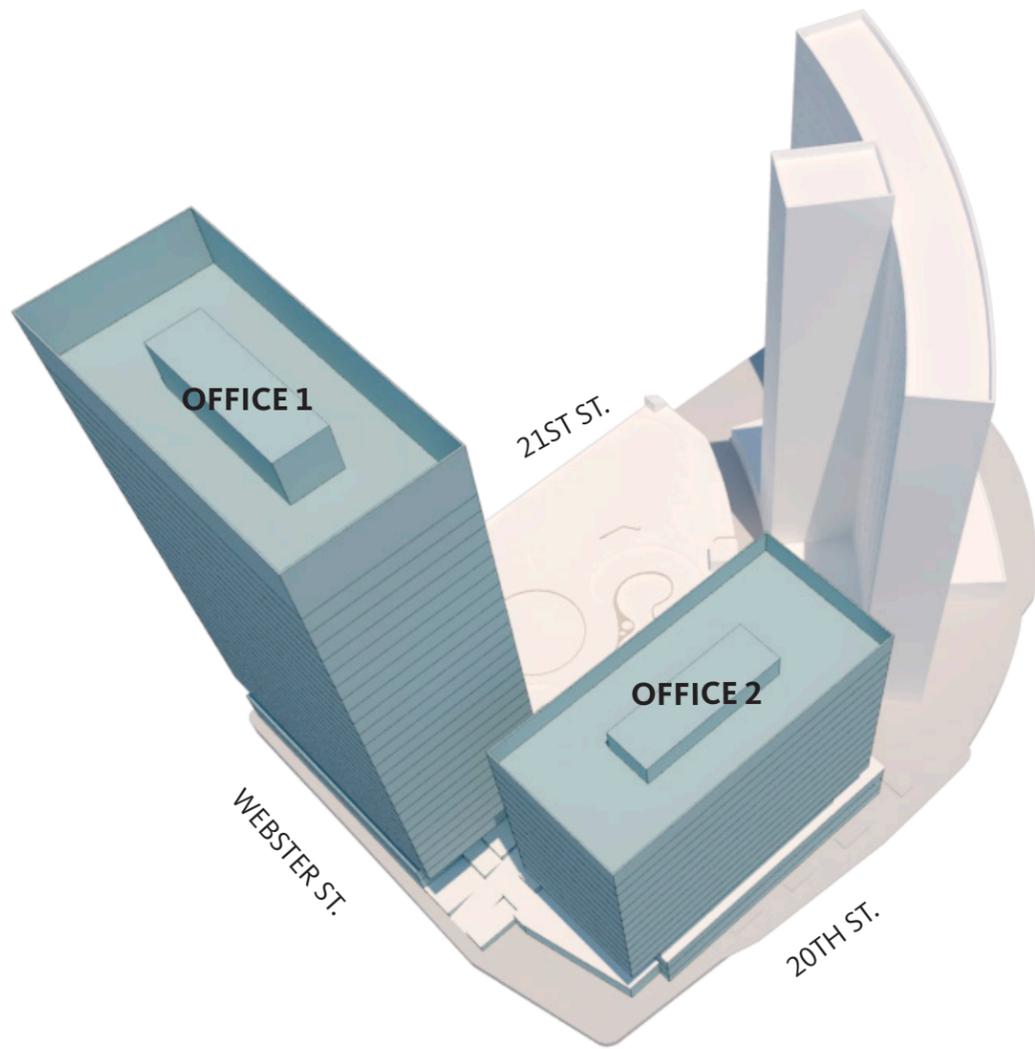
NOTES: * S=single trunk M=multiple trunks ** D.B.H.= diameter breast height is measured at approximately 4.5 ft above ground level for established trees, and at 6 inches above ground level for young trees. Low branched established trees are measured just below branching point. For multi-trunk specimens the diameters of individual trunks are summed. Measurements are rounded to nearest quarter-inch.

{ } trees in brackets were not included on plan provided by Swig, but are >9 inches in diameter
Trees no longer extant since last update (2009) have been left off of list.



2010 ENTITLEMENT	Existing Total	- Existing to be Demo	= Existing to Remain	+ New	= TOTAL	% Change
Total Lot Area	311,741					
Total Building Footprint Area	197,460	74,900	122,560	80,168	202,728	3%
Total Floor Area	1,690,879	280,002	1,410,877	1,830,984	3,241,861	92%
Building Height					n/a	n/a
Maximum Floors	29	n/a	29	42	n/a	n/a
Maximum Feet (Roof)	386	n/a		573.5'	n/a	n/a
Number of Dwelling Units	n/a	n/a	n/a	n/a	n/a	n/a
Number of Parking Spaces*	1,340	155	1,185	852	2,037	52.0%

* Parking includes spaces reserved for existing Kaiser Center Tower and Ordway Building.



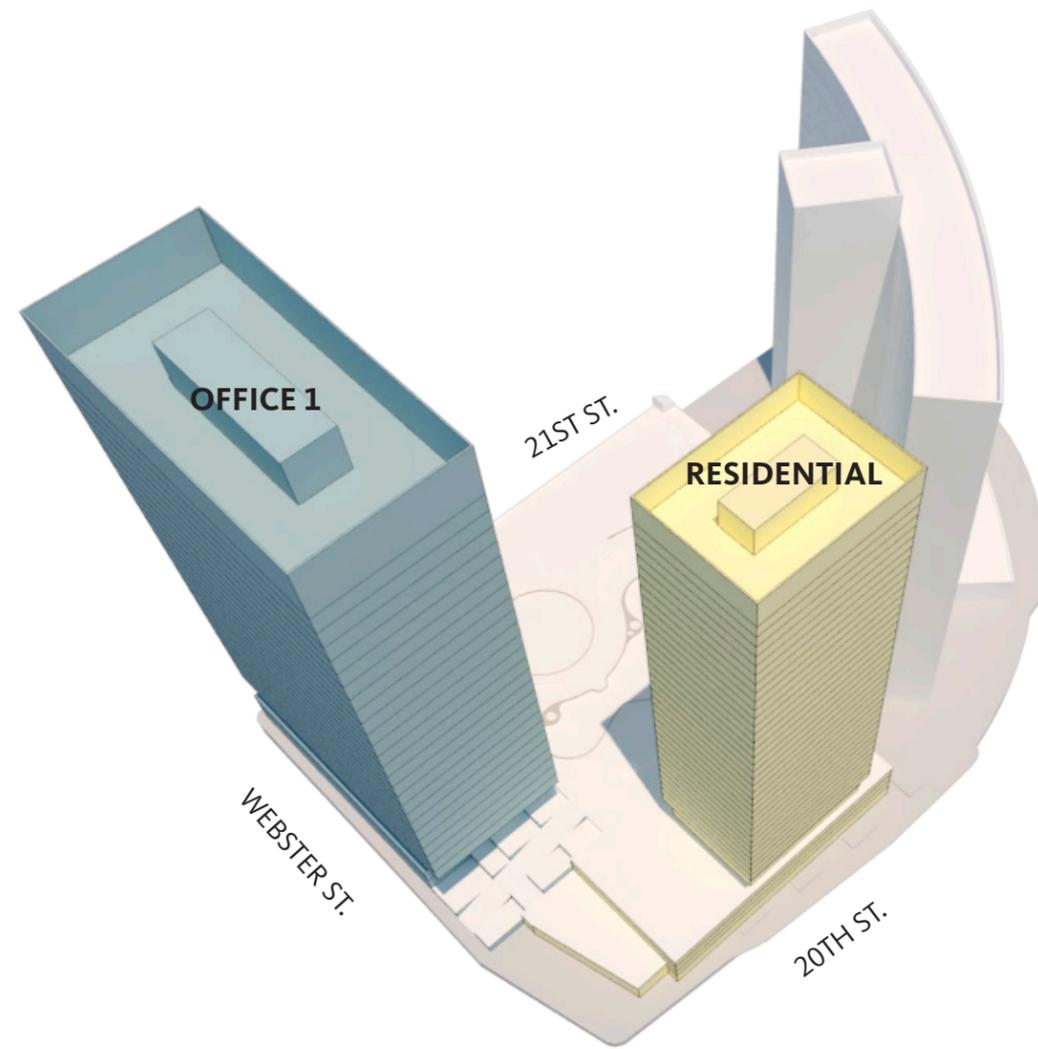
MASTER PLAN I

OFFICE 1

RF @ 414'-6"
 33,600 SF/ FLR
 14'-0" TYP.FLR. TO FLR.
 28 OFFICE FLOORS
 OFFICE AREA: 857,200SF
 TOTAL GROSS AREA: 962,860SF

OFFICE 2

RF @ 239'-6"
 33,600 SF/ FLR
 14'-0" TYP.FLR. TO FLR.
 15 OFFICE FLOORS
 OFFICE AREA: 443,500
 TOTAL GROSS AREA: 565,230SF



MASTER PLAN II

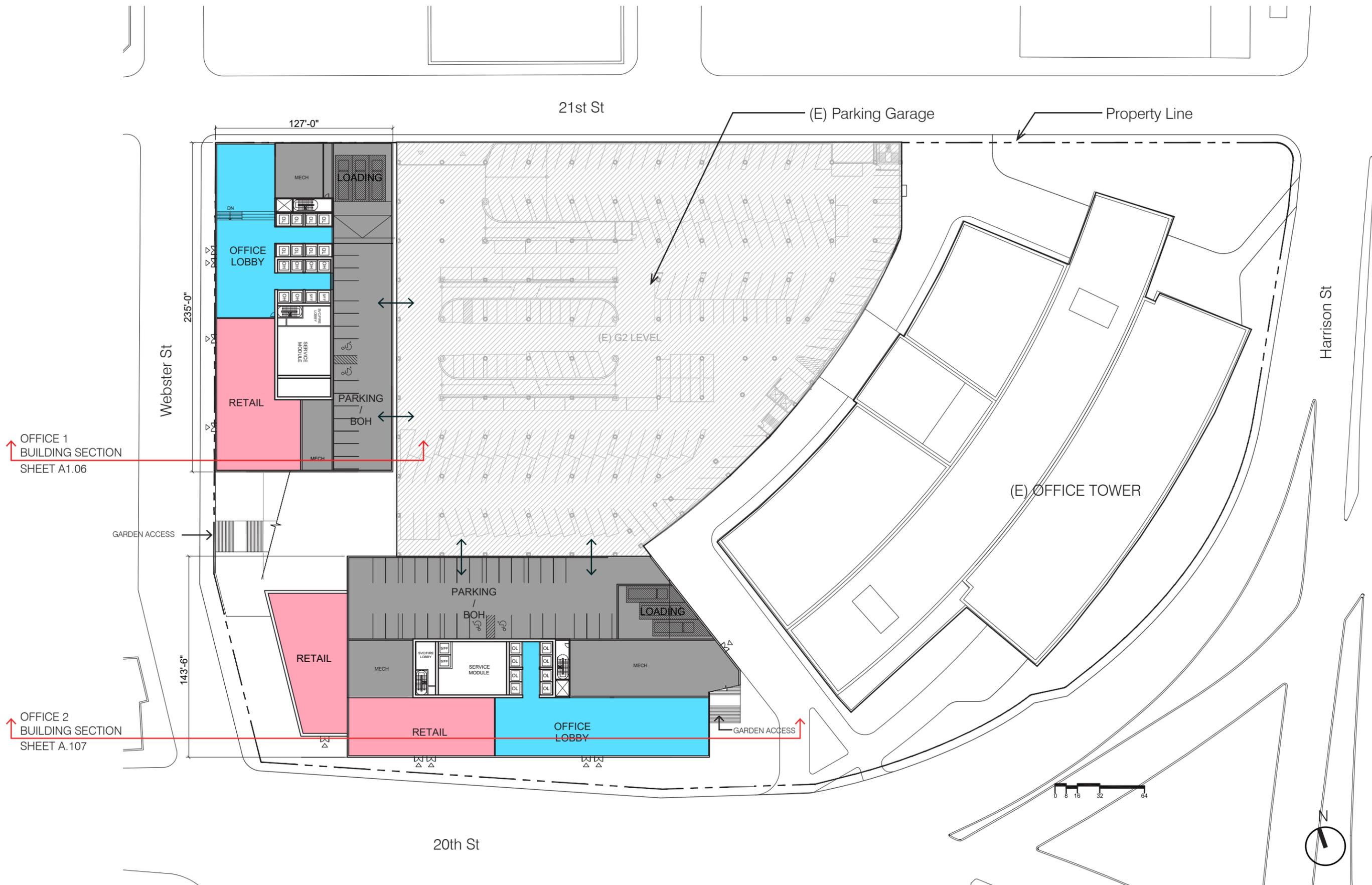
OFFICE 1

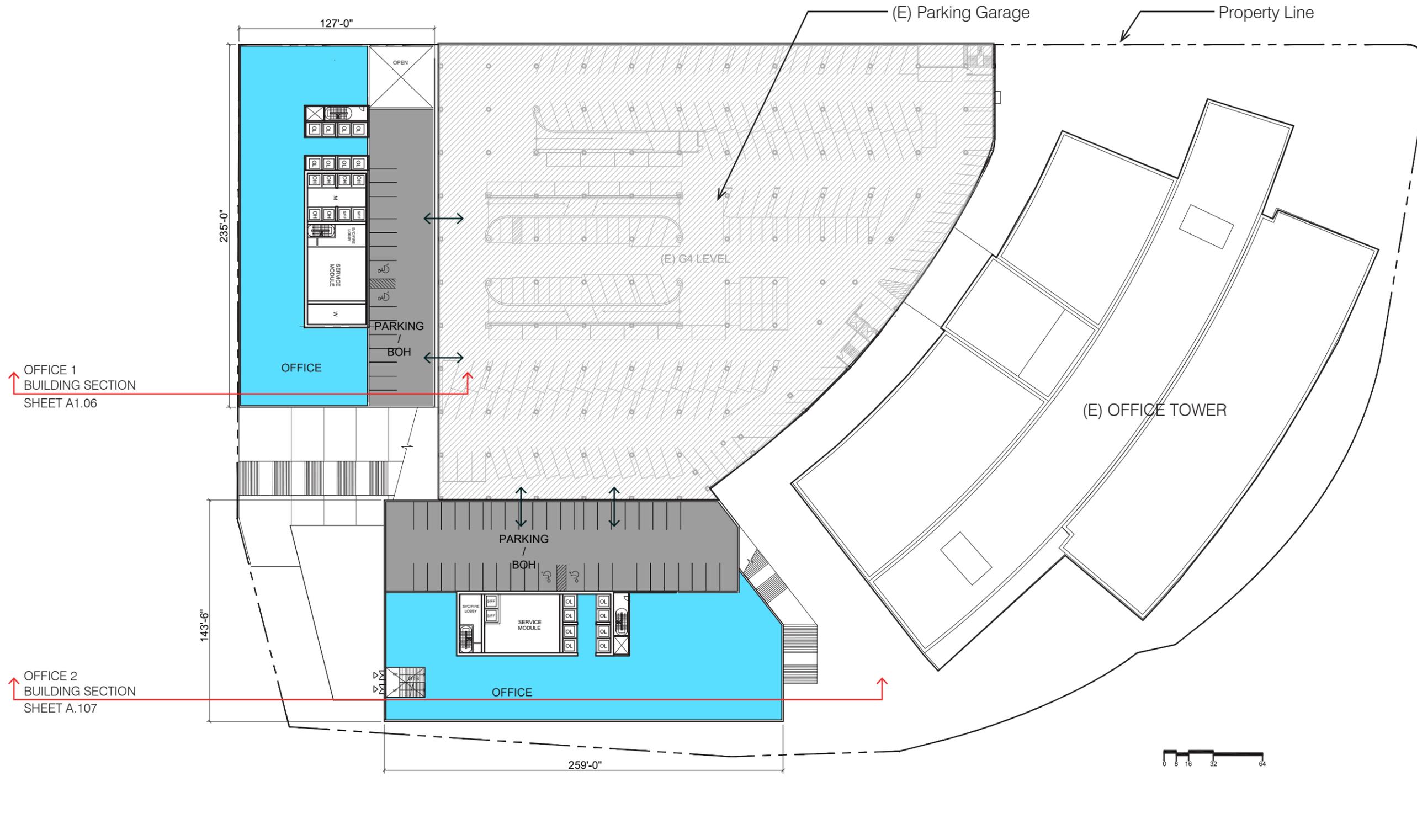
RF @ 414'-6"
 33,600 SF/ FLR
 14'-0" TYP.FLR. TO FLR.
 28 OFFICE FLOORS
 OFFICE AREA: 857,200SF
 TOTAL GROSS AREA: 962,860SF

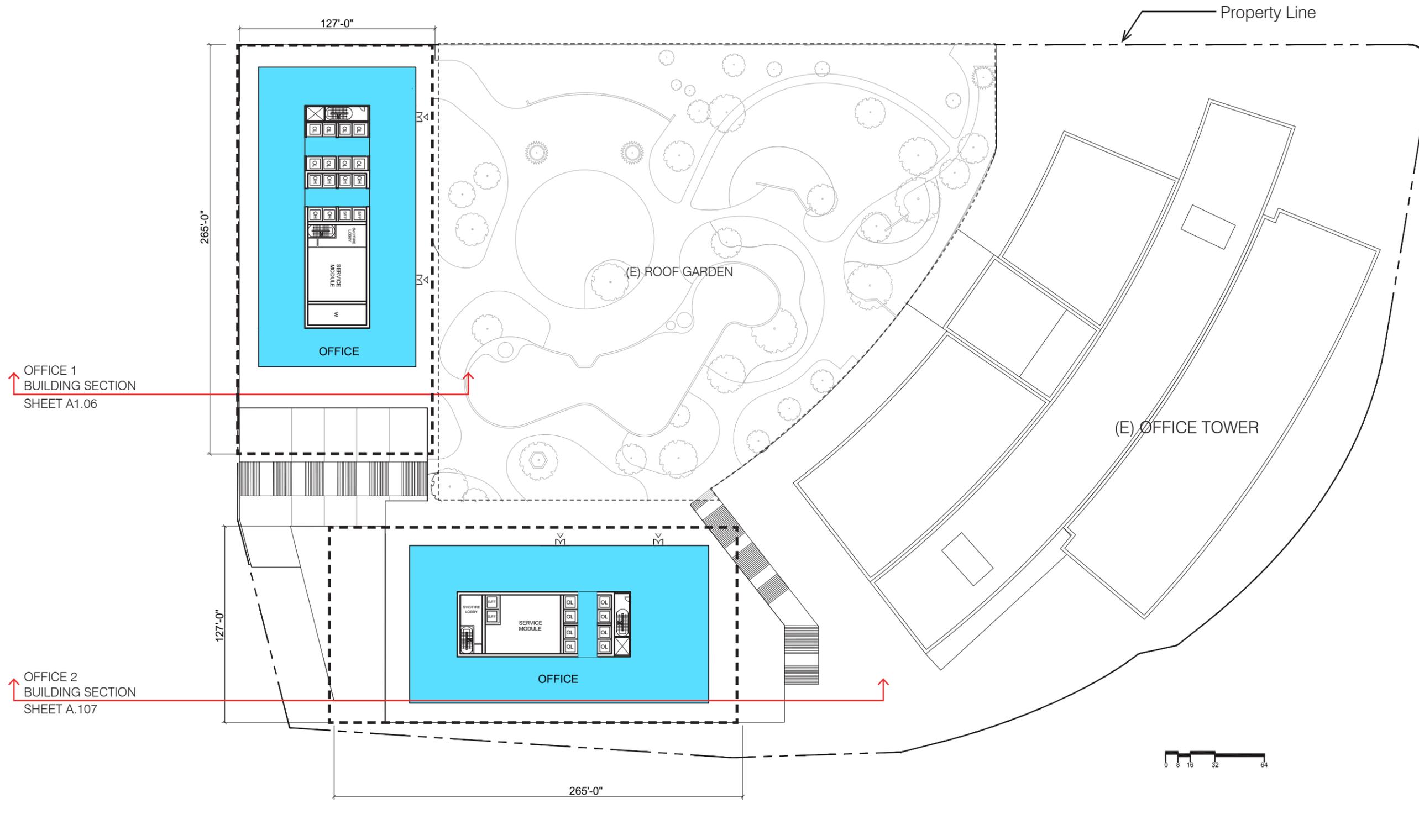
RESIDENTIAL

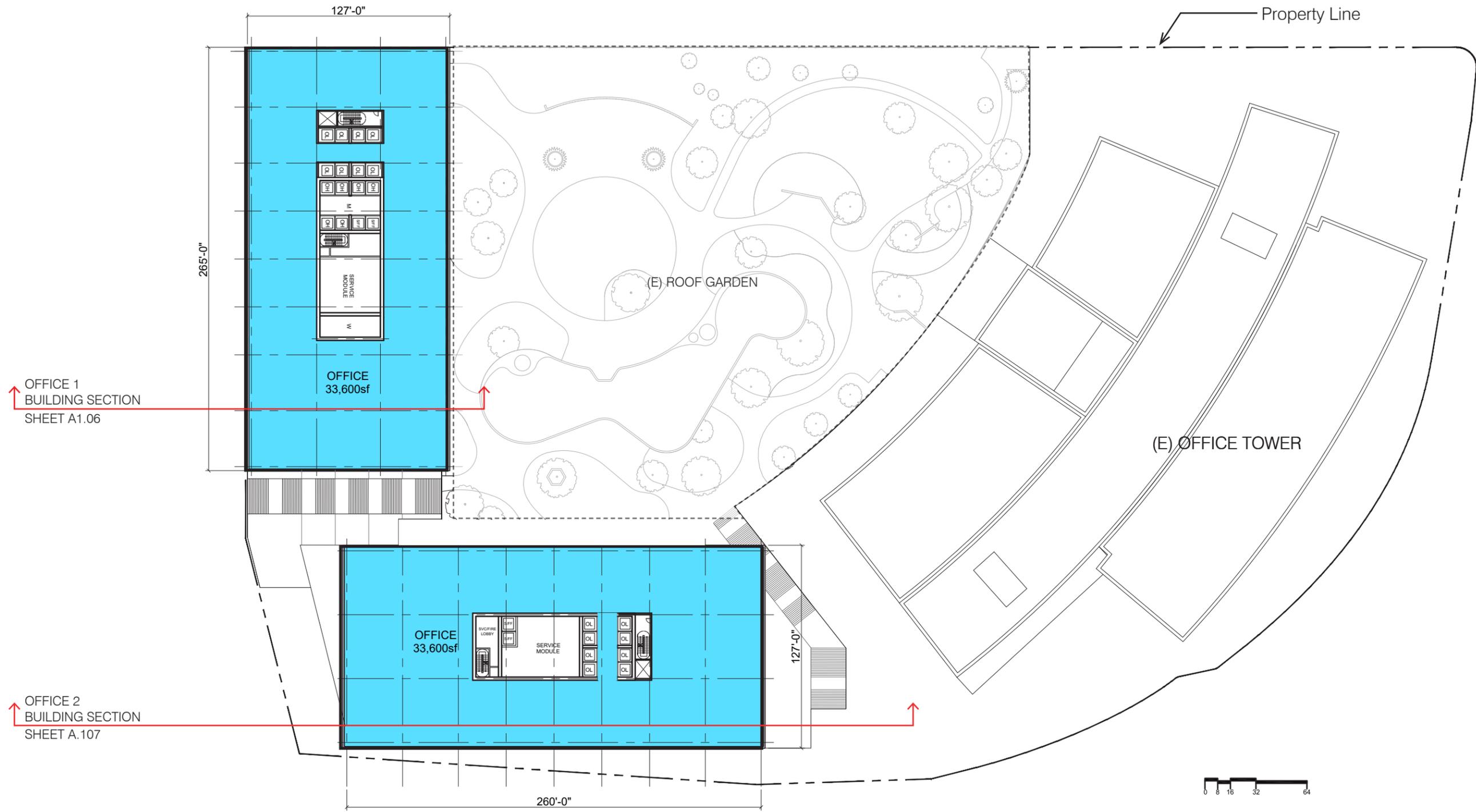
RF @ 413'-0"
 13,750 SF/ FLR
 9' - 8" TYP. FLR. TO FLR.
 40 RESIDENTIAL FLOORS, 580 TOTAL UNITS
 RESIDENTIAL AREA: 522,550 GSF
 TOTAL GROSS AREA: 646,500SF

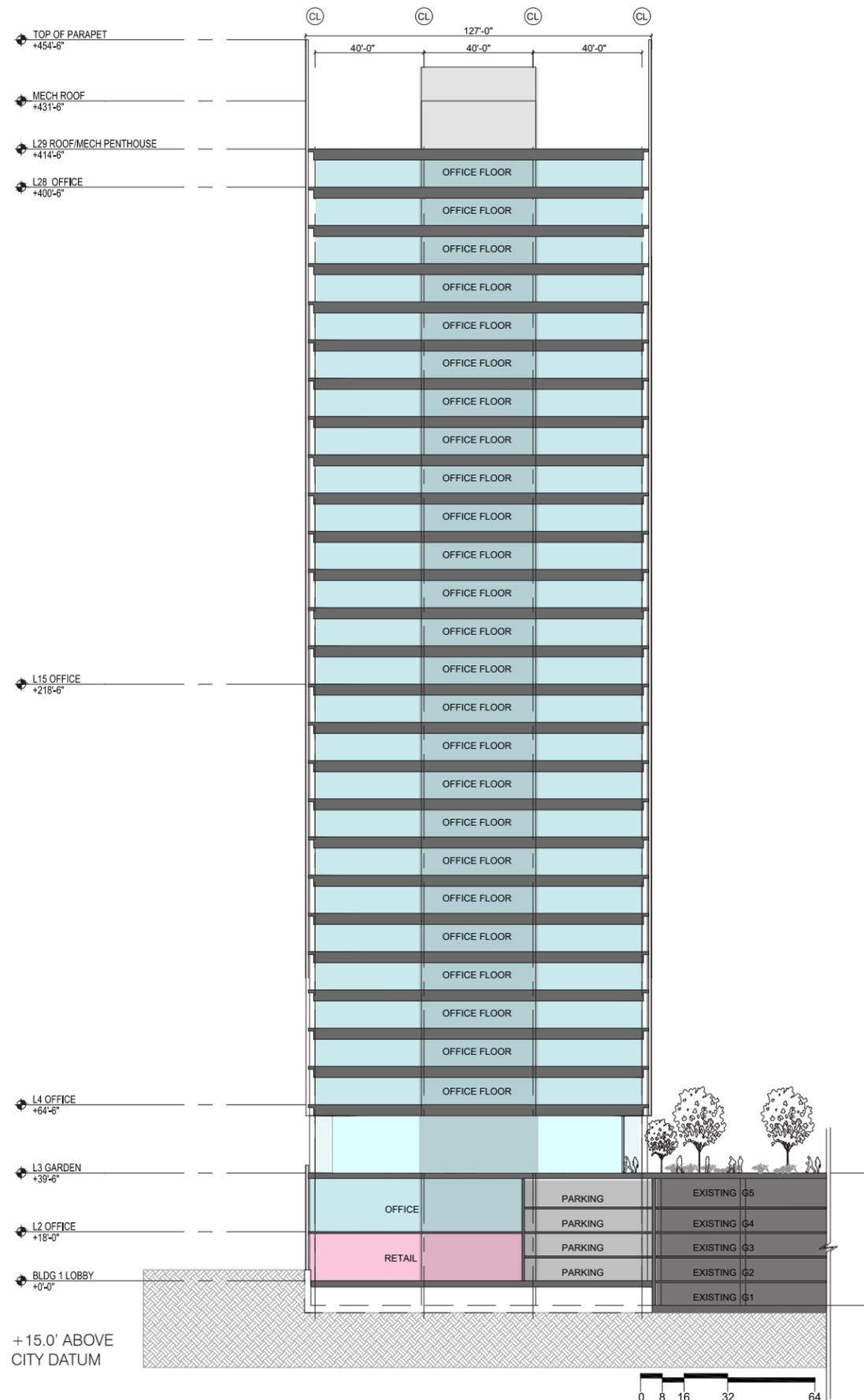












MASTER PLAN I : OFFICE + OFFICE

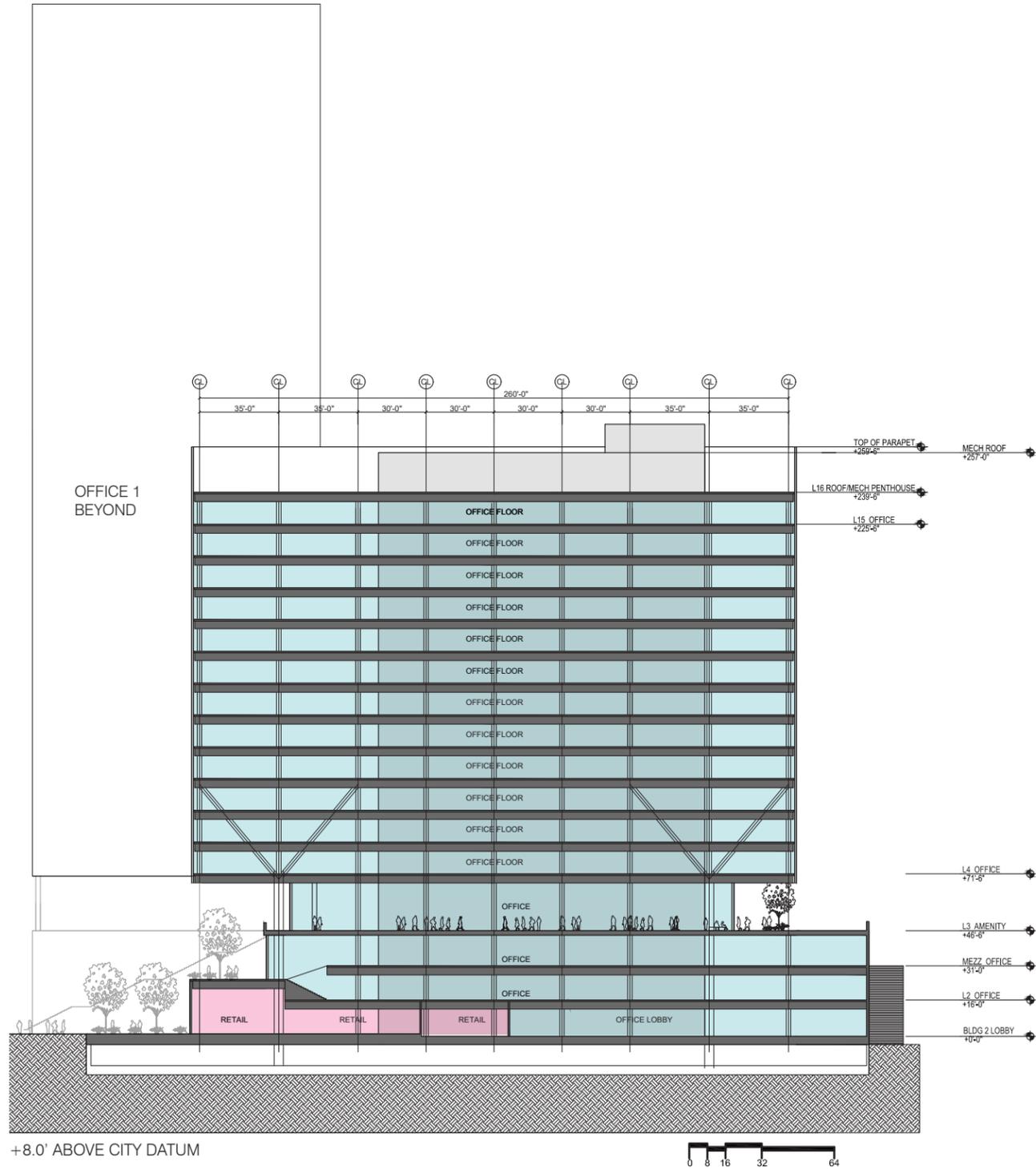
Office 1 (on Webster)							Office 2 (on 20th)							Total Gross Area (SF)				
Floor	Floor to Floor Height (FT)	Top of Slab Elevation (FT)	Office	Lobby /Amenity	Retail PHASE I Gross Area	Parking	MECH/BOH	Subtotal Gross Area (SF)	Floor	Floor to Floor Height (FT)	Top of Slab Elevation (FT)	Office	Lobby /Amenity		Retail PHASE II Gross Area	Parking	MECH/BOH	Subtotal Gross Area (SF)
RF		414.50					5,760	5,760										5,760
28	14.00	400.50	33,600					33,600										33,600
27	14.00	386.50	33,600					33,600										33,600
26	14.00	372.50	33,600					33,600										33,600
25	14.00	358.50	33,600					33,600										33,600
24	14.00	344.50	33,600					33,600										33,600
23	14.00	330.50	33,600					33,600										33,600
22	14.00	316.50	33,600					33,600										33,600
21	14.00	302.50	33,600					33,600										33,600
20	14.00	288.50	33,600					33,600										33,600
19	14.00	274.50	33,600					33,600										33,600
18	14.00	260.50	33,600					33,600										33,600
17	14.00	246.50	33,600					33,600										33,600
16	14.00	232.50	33,600					33,600										33,600
15	14.00	218.50	33,600					33,600	RF	239.50						4,480	4,480	38,080
14	14.00	204.50	33,600					33,600	15	14.00	225.50	33,600					33,600	67,200
13	14.00	190.50	33,600					33,600	14	14.00	211.50	33,600					33,600	67,200
12	14.00	176.50	33,600					33,600	13	14.00	197.50	33,600					33,600	67,200
11	14.00	162.50	33,600					33,600	12	14.00	183.50	33,600					33,600	67,200
10	14.00	148.50	33,600					33,600	11	14.00	169.50	33,600					33,600	67,200
9	14.00	134.50	33,600					33,600	10	14.00	155.50	33,600					33,600	67,200
8	14.00	120.50	33,600					33,600	9	14.00	141.50	33,600					33,600	67,200
7	14.00	106.50	33,600					33,600	8	14.00	127.50	33,600					33,600	67,200
6	14.00	92.50	33,600					33,600	7	14.00	113.50	33,600					33,600	67,200
5	14.00	78.50	33,600					33,600	6	14.00	99.50	33,600					33,600	67,200
4	14.00	64.50	33,600					33,600	5	14.00	85.50	33,600					33,600	67,200
3(GARDEN)	25.00	39.50		19,200				19,200	4	14.00	71.50	33,600					33,600	67,200
2	21.50	18.00	17,200					35,040	3 (GARDEN)	25.00	46.50		19,200				19,200	38,400
LOBBY	18.00	0.00		10,800	5,700		*	16,680	1,160	M	15.50	31.00	20,000			24,340	6,000	50,340
B1(HALF)	9.00	-9.00					*	16,680	5,680	2	15.00	16.00	20,300			23,340	6,000	49,640
								24,000		LOBBY	16.00	0.00		10,600	9,600	12,170	6,000	38,370
			857,200	30,000	5,700	47,360	22,600	962,860				443,500	29,800	9,600	59,850	22,480	565,230	1,528,090

*ALLOWS FOR MEZZANINE PARKING ALIGNED TO EXISTING GARAGE

AREA ATTRIBUTABLE TO FAR *EXCLUDE PARKING 1,420,880

2010 ENTITLEMENT 1,474,992

OFFICE 1: 0.00' = +15.0' ABOVE CITY DATUM
OFFICE 2: 0.00' = +8.0' ABOVE CITY DATUM



MASTER PLAN I : OFFICE + OFFICE

Office 1 (on Webster)								Office 2 (on 20th)								Total Gross Area (SF)		
Floor	Floor to Floor Height (FT)	Top of Slab Elevation (FT)	Office	Lobby /Amenity	Retail PHASE I Gross Area	Parking	MECH/BOH	Subtotal Gross Area (SF)	Floor	Floor to Floor Height (FT)	Top of Slab Elevation (FT)	Office	Lobby /Amenity	Retail PHASE II Gross Area	Parking		MECH/BOH	Subtotal Gross Area (SF)
RF		414.50					5,760	5,760										5,760
28	14.00	400.50	33,600					33,600										33,600
27	14.00	386.50	33,600					33,600										33,600
26	14.00	372.50	33,600					33,600										33,600
25	14.00	358.50	33,600					33,600										33,600
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21	14.00	302.50	33,600					33,600										33,600
20	14.00	288.50	33,600					33,600										33,600
19	14.00	274.50	33,600					33,600										33,600
18	14.00	260.50	33,600					33,600										33,600
17	14.00	246.50	33,600					33,600										33,600
16	14.00	232.50	33,600					33,600										33,600
15	14.00	218.50	33,600					33,600	RF	15	14.00	225.50	33,600				4,480	33,600
14	14.00	204.50	33,600					33,600	14	14.00	211.50	33,600					33,600	
13	14.00	190.50	33,600					33,600	13	14.00	197.50	33,600					33,600	
12	14.00	176.50	33,600					33,600	12	14.00	183.50	33,600					33,600	
11	14.00	162.50	33,600					33,600	11	14.00	169.50	33,600					33,600	
10	14.00	148.50	33,600					33,600	10	14.00	155.50	33,600					33,600	
9	14.00	134.50	33,600					33,600	9	14.00	141.50	33,600					33,600	
8	14.00	120.50	33,600					33,600	8	14.00	127.50	33,600					33,600	
7	14.00	106.50	33,600					33,600	7	14.00	113.50	33,600					33,600	
6	14.00	92.50	33,600					33,600	6	14.00	99.50	33,600					33,600	
5	14.00	78.50	33,600					33,600	5	14.00	85.50	33,600					33,600	
4	14.00	64.50	33,600					33,600	4	14.00	71.50	33,600					33,600	
3(GARDEN)	25.00	39.50		19,200				19,200	3(GARDEN)	25.00	46.50		19,200				19,200	
2	21.50	18.00	17,200			16,680	1,160	35,040	M	15.50	31.00	20,000			* 24,340	6,000	50,340	
LOBBY	18.00	0.00		10,800	5,700	16,680	5,680	38,860	2	15.00	16.00	20,300			* 23,340	6,000	49,640	
B1(HALF)	9.00	-9.00				14,000	10,000	24,000	LOBBY	16.00	0.00		10,600	9,600	12,170	6,000	38,370	
			857,200	30,000	5,700	47,360	22,600	962,860				443,500	29,800	9,600	59,850	22,480	565,230	1,528,990

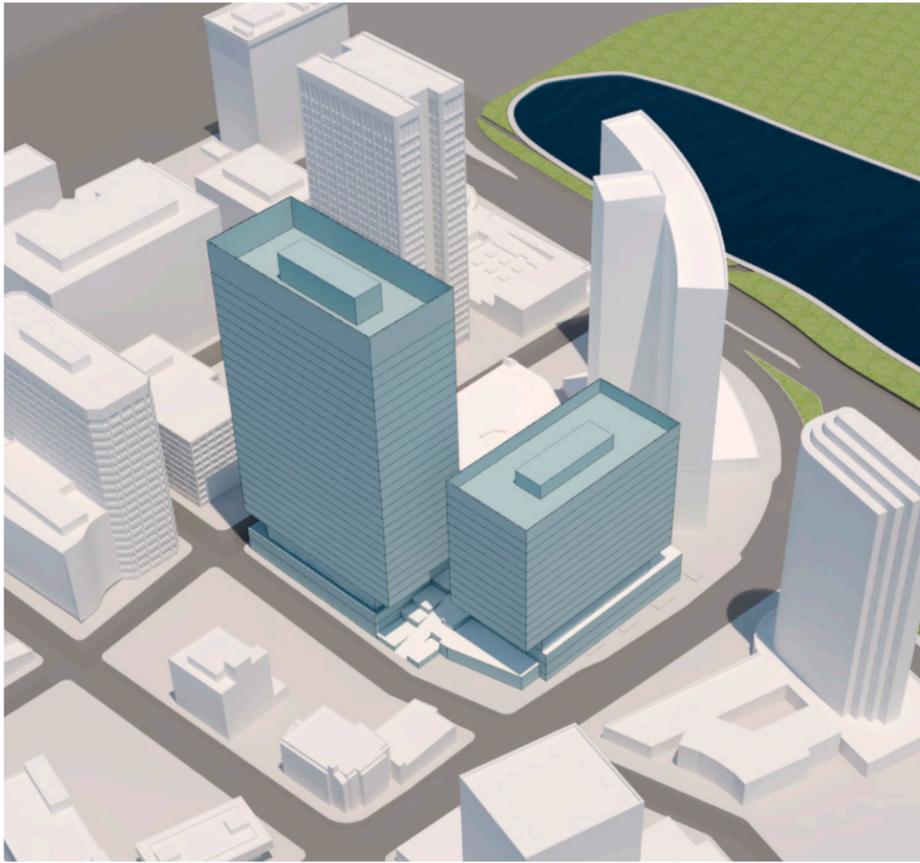
*ALLOWS FOR MEZZANINE PARKING ALIGNED TO EXISTING GARAGE

AREA ATTRIBUTABLE TO FAR *EXCLUDE PARKING 1,420,880

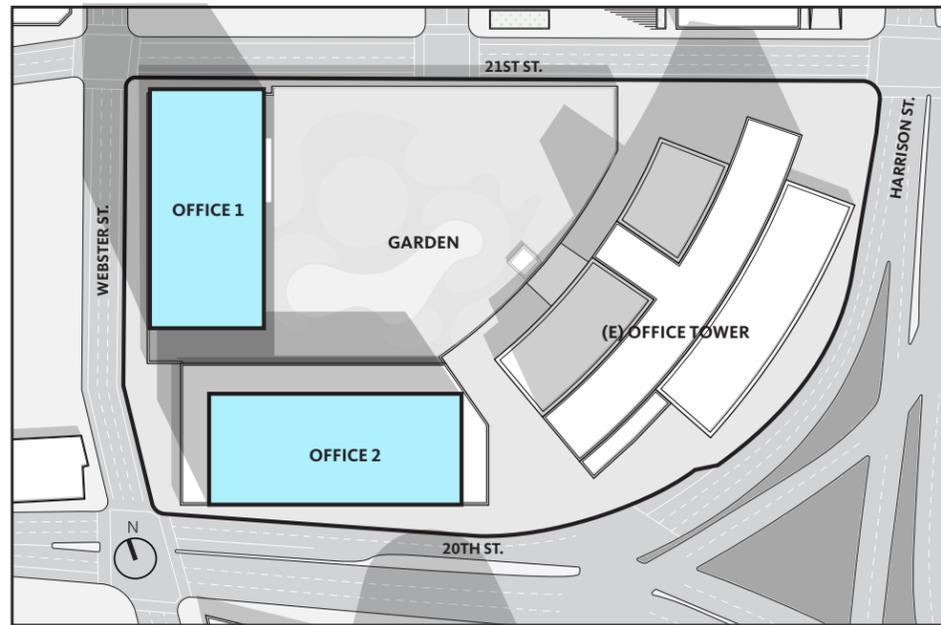
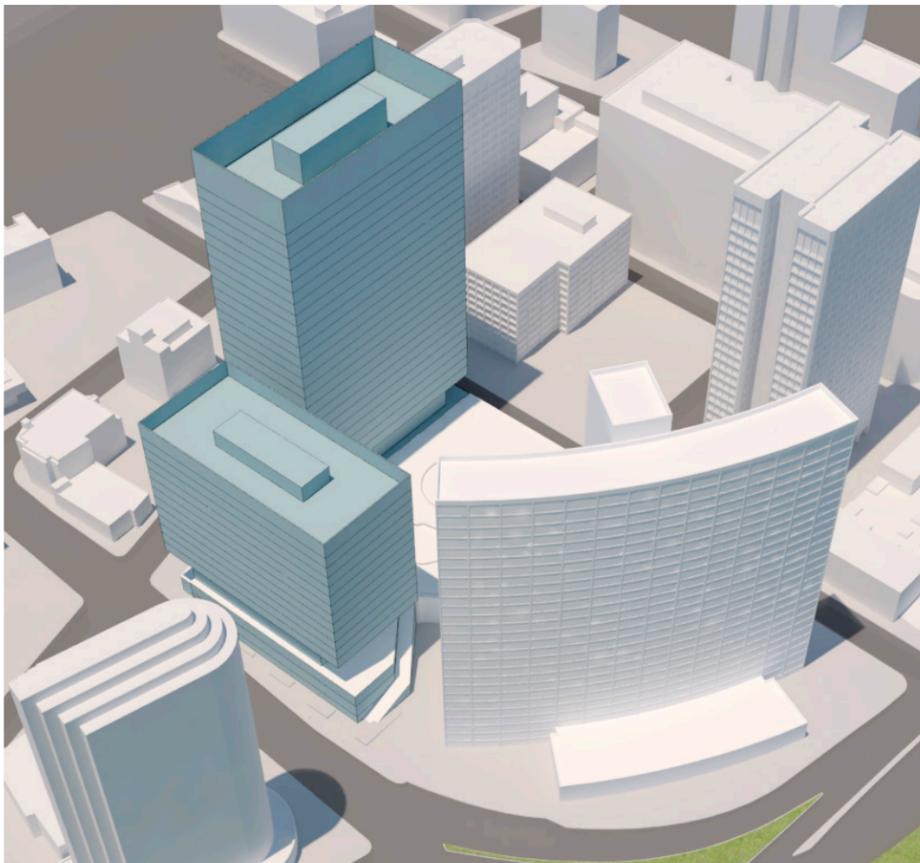
2010 ENTITLEMENT 1,474,992

OFFICE 1: 0.00' = +15.0' ABOVE CITY DATUM
OFFICE 2: 0.00' = +8.0' ABOVE CITY DATUM

A



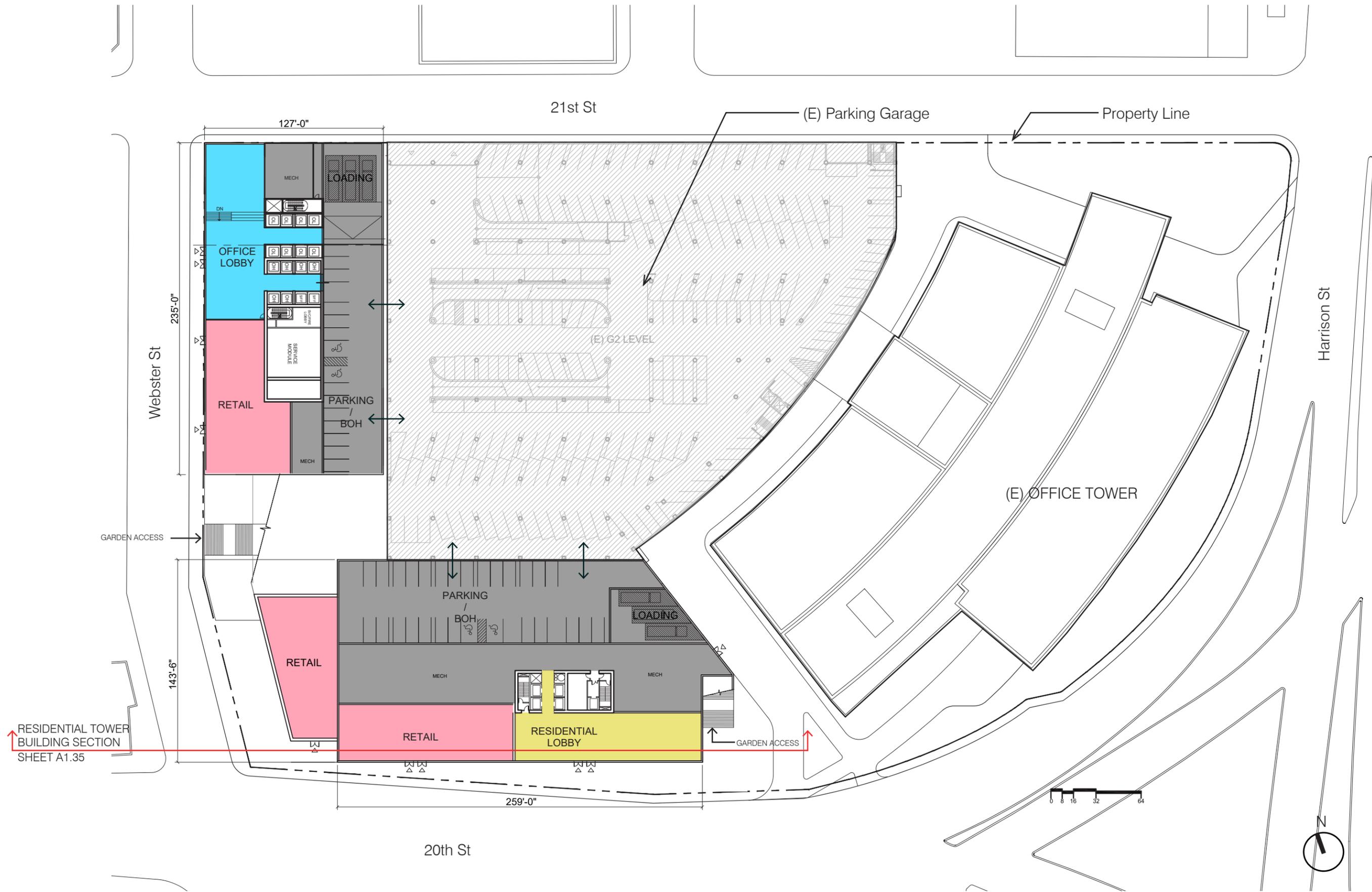
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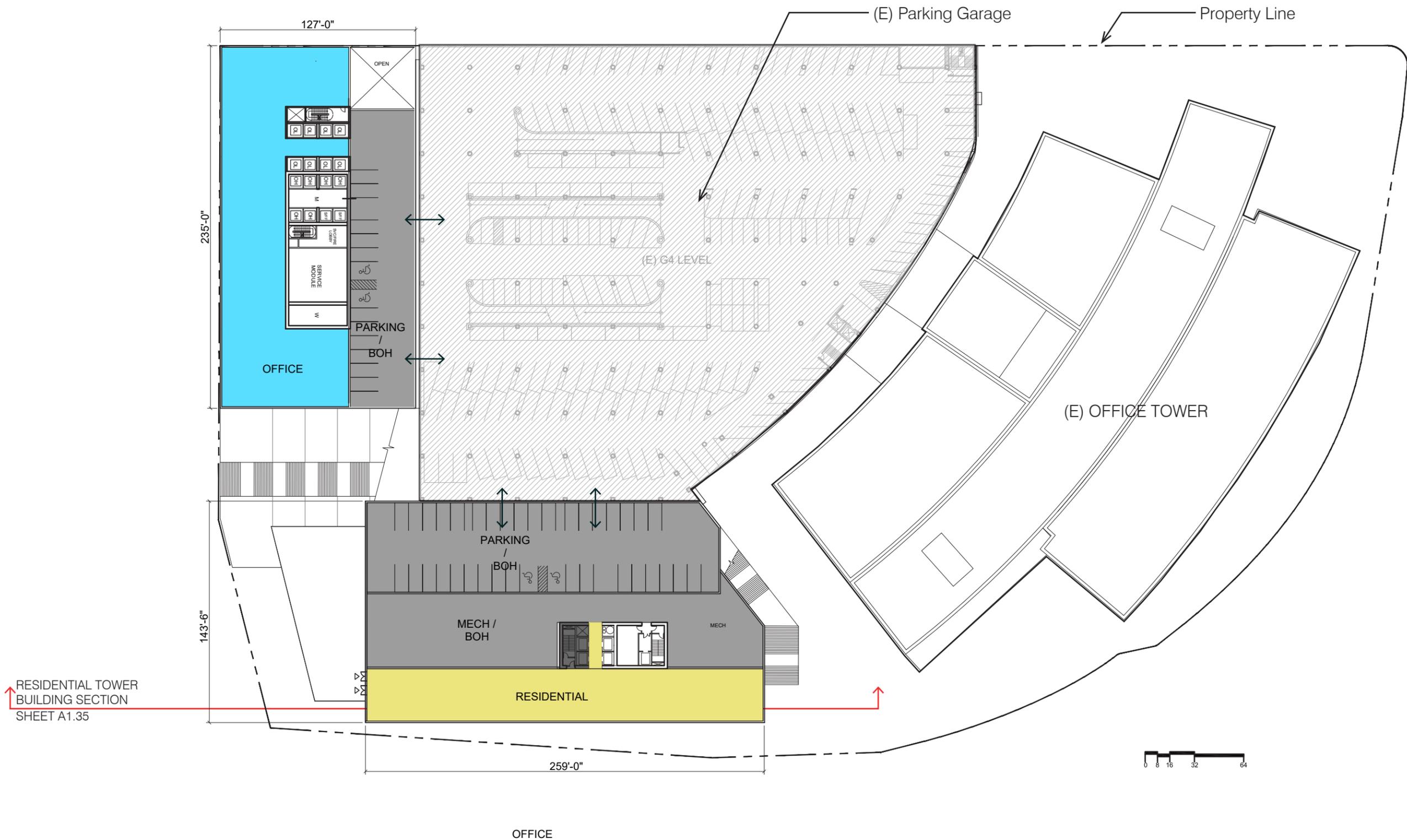
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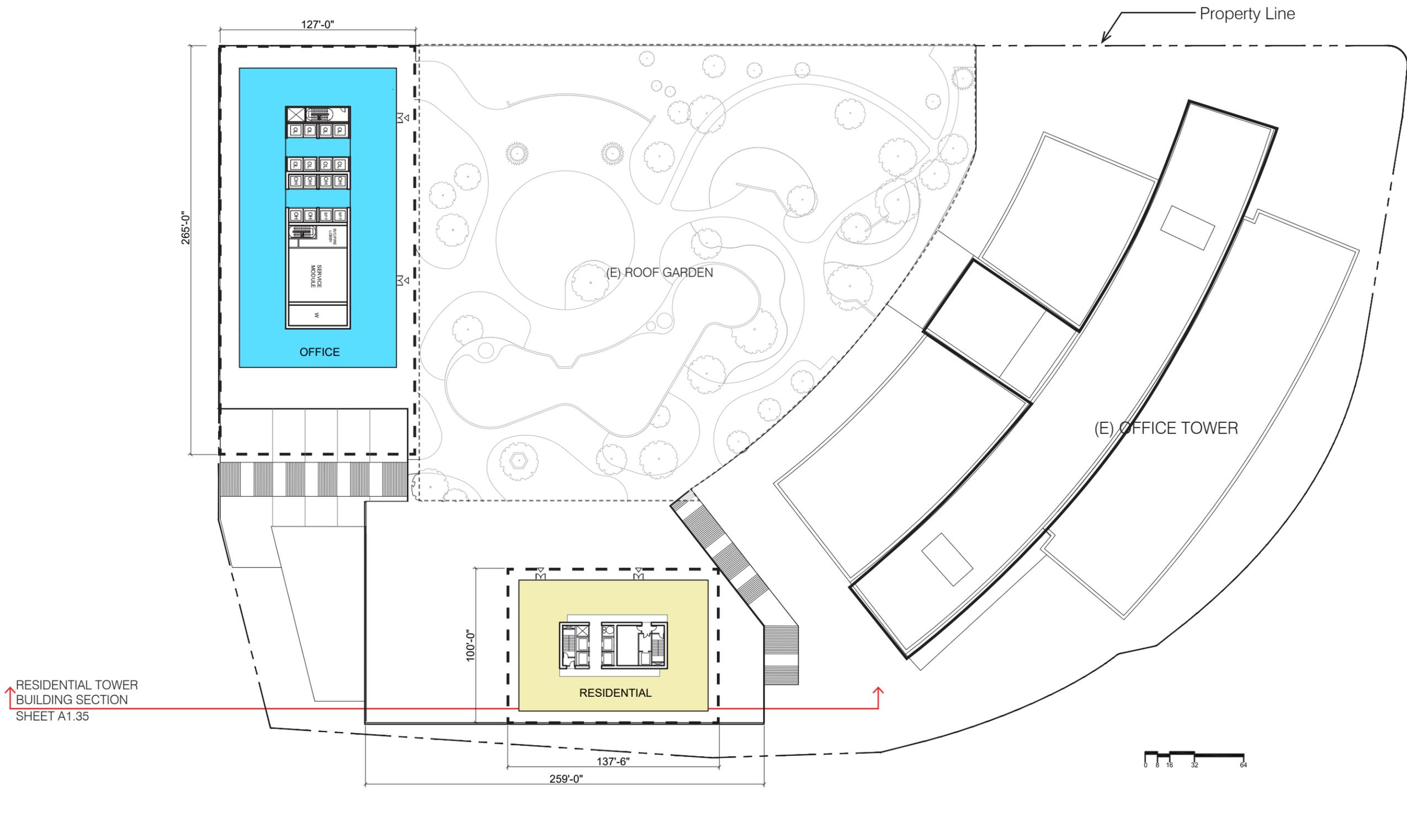
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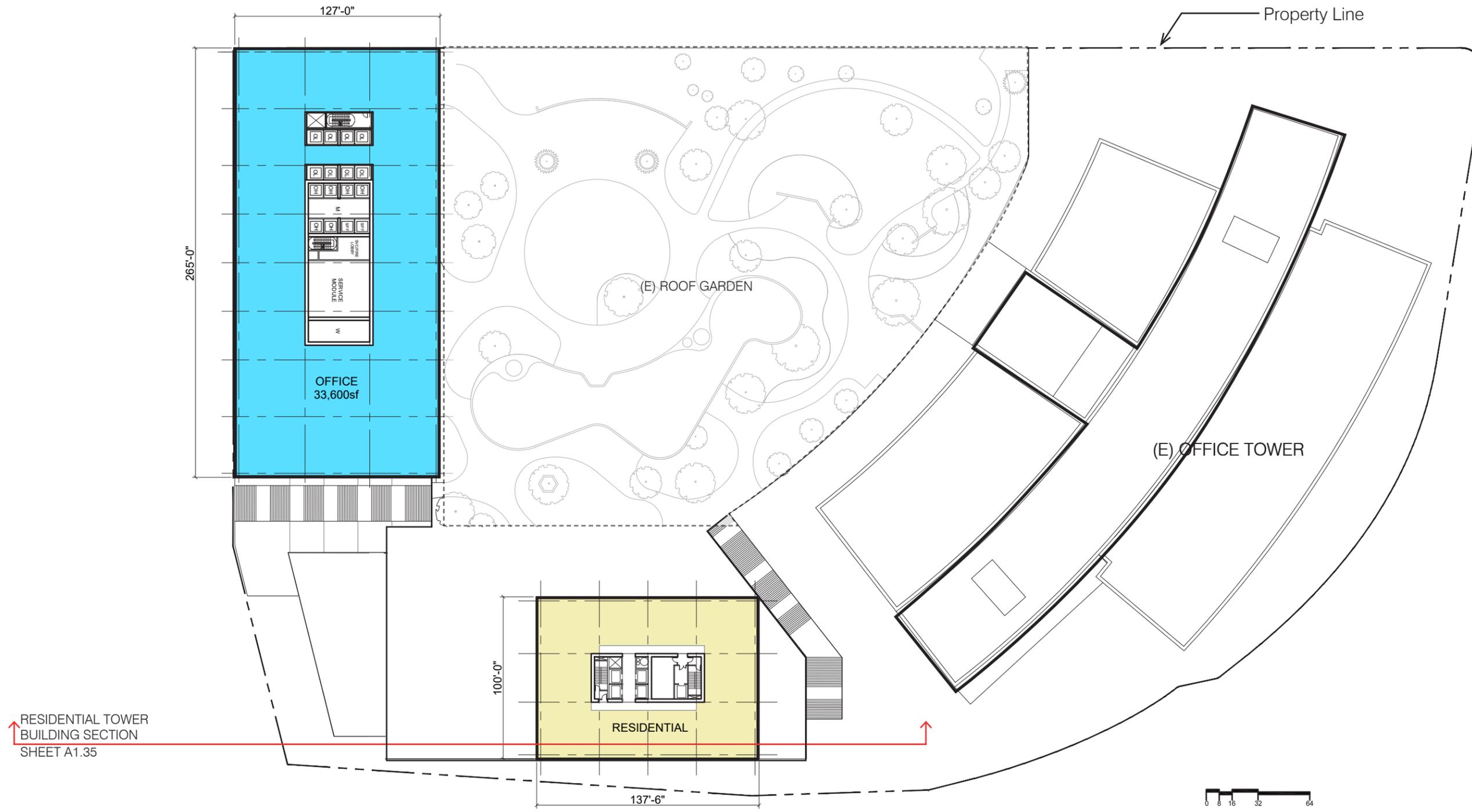




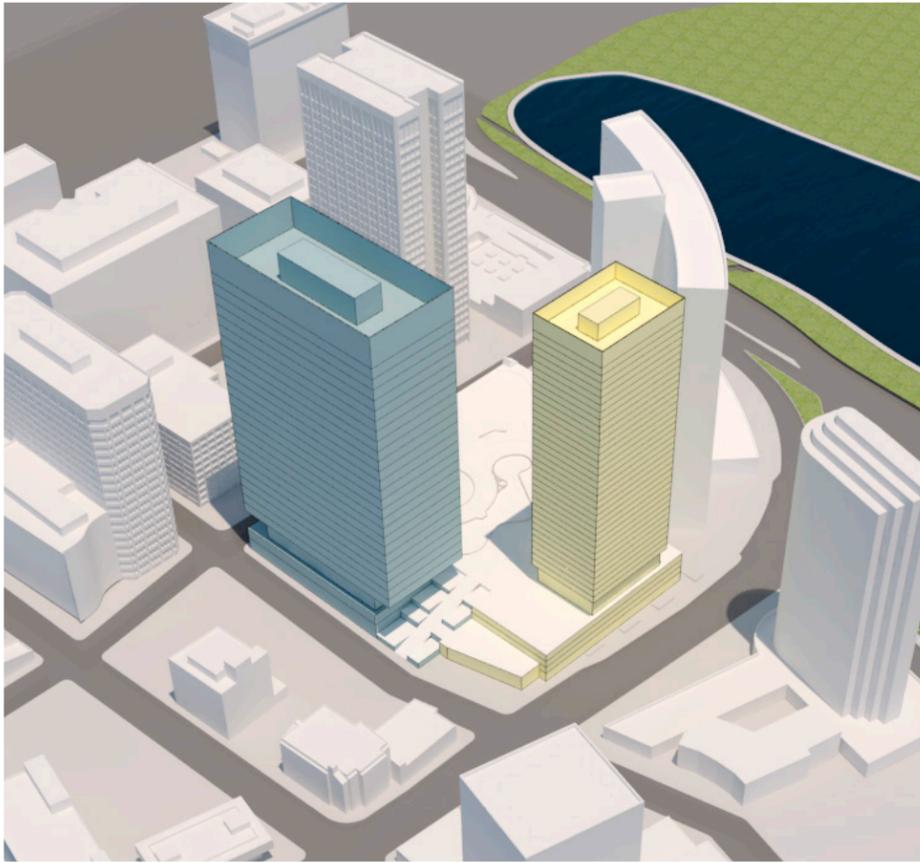
RESIDENTIAL TOWER
BUILDING SECTION
SHEET A1.35



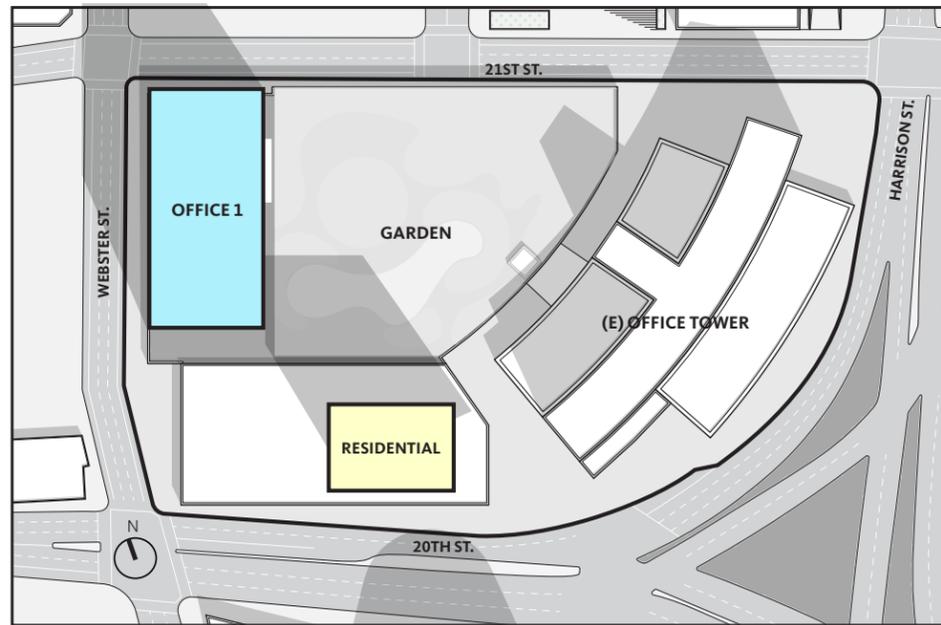




A



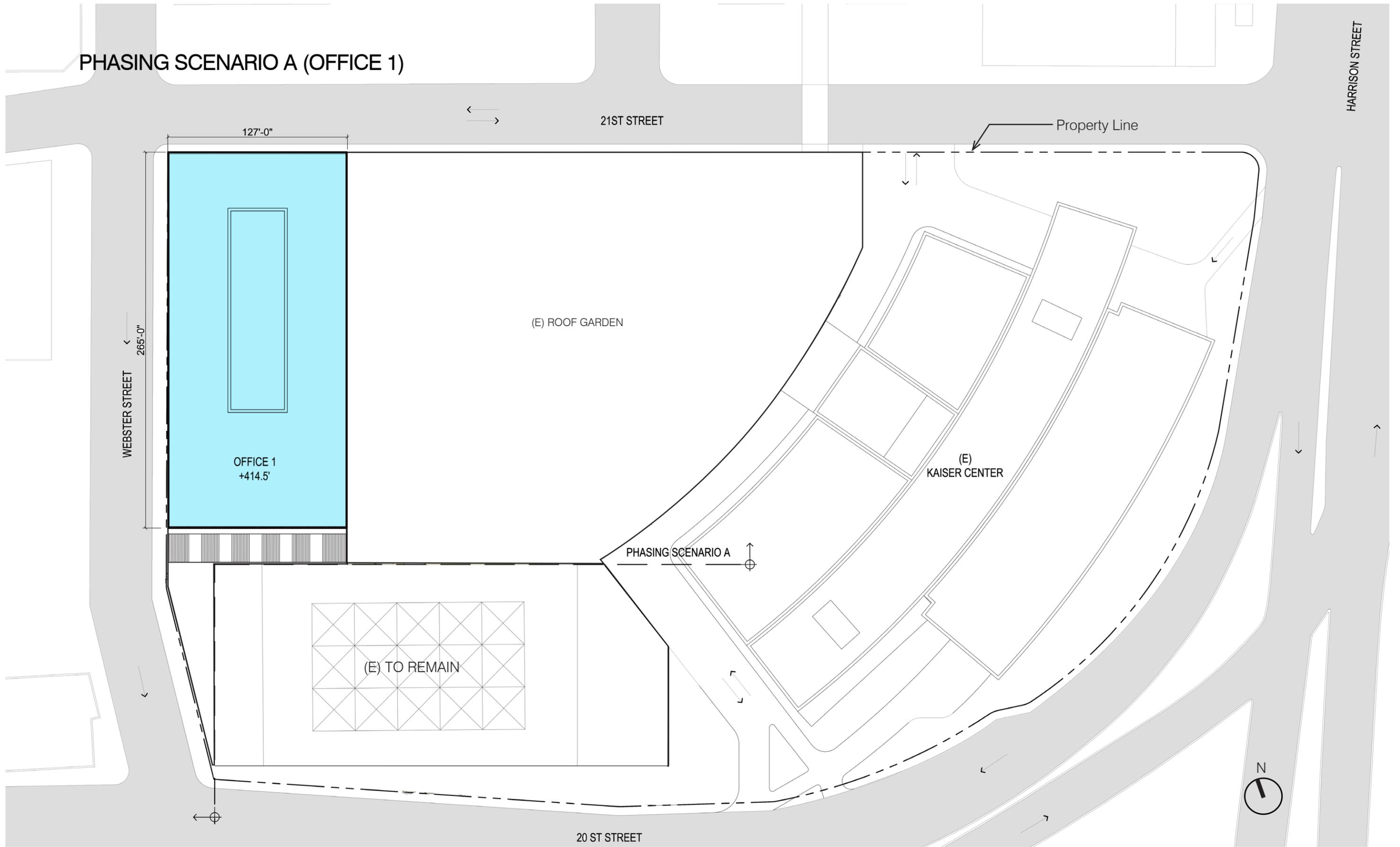
B



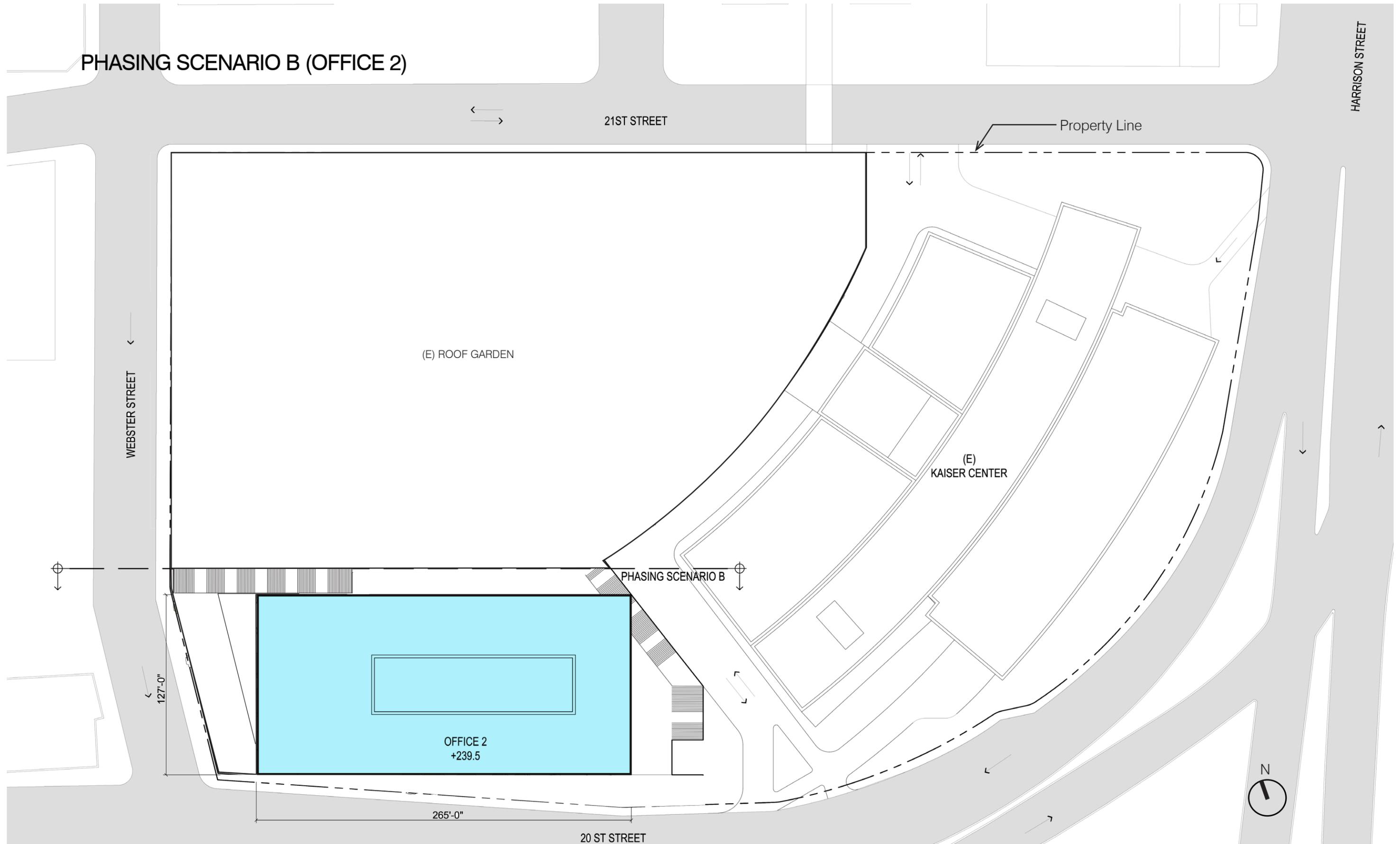
A

B

PHASING SCENARIO A (OFFICE 1)



PHASING SCENARIO B (OFFICE 2)



PHASING SCENARIO C (RESIDENTIAL)

