

Location:	581 Eldorado Avenue. APN: 012-0932-010-00
Proposal:	The project involves construction of three (3) detached, two-story dwelling units on a 7,844 sq. ft. vacant, up-sloped lot; three (3) off-street parking spaces are provided with a common driveway. The proposal will also create three (3) new condominium units.
Applicant/Owner:	Modern Partners, LLC, David Rucker
Contact Person/ Phone number:	(510) 421-2605
Case File Number:	PLN17-283 VTPM10737
Planning Permits Required:	Major Conditional Use Permit to allow three (3) residential dwellings in the RM-2 zone; Regular Design Review to construct three (3), detached, two-story dwelling units. Vesting Tentative Parcel Map (VTPM10737) to create three (3) new residential condominiums.
General Plan:	Mixed Housing Type Residential
Zoning:	RM-2 Zone
Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines: New construction of small structures; Section 15315, division of multiple family dwellings into common-interest ownership and; Section 15183: Projects consistent with a Community Plan, General Plan or Zoning
Historic Status:	N/A vacant lot
City Council District:	1
Date Filed:	07/26/17
Finality of Decision:	Appealable to City Council within 10 calendar days
For Further Information:	Contact case planner Jason Madani at (510) 238-4790 or by email: jmadani@oaklandnet.com

SUMMARY

The project involves construction of three (3), detached, two-story dwelling units. Planning permits include a Major Conditional Use Permit to allow three (3) or more residential units in the Mixed Housing Type Residential Zone-2 (RM-2 Zone); Regular Design Review for new construction; and a Vesting Tentative Parcel Map to create condominium units. As detailed below, staff finds that the project meets all the required findings for approval. Therefore, staff recommends approval of the project, subject to the attached conditions of approval.

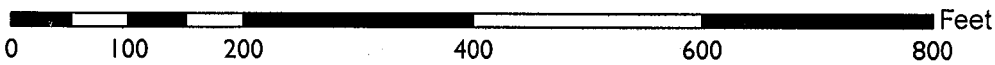
PROPERTY DESCRIPTION

The project is located at 581 El Dorado Avenue. The subject site is a 7,844 square-foot, vacant, up-slope parcel with one mature oak tree at the front portion of lot. The property is adjacent to two-story residential dwellings, and both single and multi-family homes are located in the neighborhood. El Dorado Avenue is a tree lined street with a mix of traditional single and multifamily homes, mid-century modern homes.

PROJECT DESCRIPTION

The project involves construction of three (3), detached, two-story dwelling units with three (3) off-street parking spaces provided on a common driveway on a 16% up-sloped vacant lot (Attachment A).

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN17283, TPMI0737
Applicant: Modern Partners, LLC
Address: 581 Eldorado Avenue
Zone: RM-2

Site Design

The buildings are located up-slope on the lot and respond to the gentle terrain with distinct volumes that step up with hillside. The front building is set back 20' from the front property line and oriented toward the street. The other units are oriented off the parking area. A 15' to 24' side separation is proposed between the buildings and the adjacent neighbors to the east and west.

Building Design

The town-houses are two to three bedroom homes that range from 1,500 sq. ft. to 2,400 sq. ft. The floor plans provide functional interior space and are well-related to the outdoor decks for each dwelling unit. The proposed building heights measure 26' to 30' high from grade to the roof ridge line.

The exterior building materials are smooth stucco at the base with horizontal siding above. Vinyl casement and fixed windows are recessed 2" from exterior wall. The building elevations are articulated with gable and shed roof designs. A second floor projection over ground floor will minimize perceived building bulk and visual impacts on the street and neighboring properties. The proposed project will create a design that is well-related to the setting, and would not have significant impacts on the adjacent buildings with respect to views, solar access and privacy.

Parking

A 19' wide driveway provides access to the off-street parking spaces. The surface of the driveway will be finished with permeable decorative pavers for visual appeal as well as to minimize storm water run-off. Landscape strips will also be provided at appropriate areas to soften the edges of the parking area. The parking stalls are set back approximately 30' from the front property line to provide a visual buffer from the street.

Open Space

The one existing mature oak tree located in front yard will be preserved. Group Open space is provided at the front and rear portions of the lot, and private open space is provided on the decks for each unit.

GENERAL PLAN ANALYSIS

The proposed project site is classified as Mixed Housing Type Residential per the General Plan's Land Use and Transportation Element (LUTE). The intent of this classification is "to create, maintain, and enhance residential areas typically located near the City's major arterials and characterized by a mix of single family homes, townhouses, small multi-unit buildings, and neighborhood businesses where appropriate." Desired character and uses should be primarily residential in character. The proposed project will construct three (3) detached residential units on a vacant lot, and therefore, is consistent with the intent and desired character and uses of the Mixed Housing Type classification as well as the following LUTE Objectives and Policies:

Objective N3: Encourage the construction, and enhancement of housing resources in order to meet the current and future needs of the Oakland community.

Policy N3.1: Facilitating Housing Construction.

Facilitating the construction of housing units should be considered a high priority for the City of Oakland.

Policy N6.1 Mixing Housing Types.

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

Policy N7.1 Ensuring Compatible Development.

New residential development in Mixed Housing Type areas should be compatible with the density, scale, design, and existing or desired character of surrounding development.

Staff finds that the proposal is consistent with and conforms to the General Plan's intent, desired character and policies.

ZONING ANALYSIS

The project is located in the Mixed Housing Type Residential Zone-2 (RM-2 Zone). "The intent of the RM-2 Zone is to create, maintain, and enhance residential areas characterized by a mix of single family homes, duplexes, townhouses, small multi-unit buildings, and neighborhood businesses where appropriate." The RM-2 Mixed Housing Type Residential Zone permits one unit for every 2,500 square feet of site area. A maximum of three (3) units are possible for the 7,844 square-foot subject site.

Major Conditional Use Permit

Section 17.17.03 of the City of Oakland Planning Code requires a Major Conditional Use Permit to allow three (3) or more residential units in the RM-2 zone. The required findings for a Major Conditional Use Permit are attached and included in staff's evaluation as part of this report.

Design Review

Section 17.17.020 of the City of Oakland Planning Code requires Regular Design Review to construct new dwelling unit. The required findings for a Regular Design Review are attached and included in staff's evaluation as part of this report

Vesting Tentative Parcel Map

Sections 16.04.010 and 16.24.040 of the Oakland Municipal Code requires a Tentative Parcel Map to create residential condominium for-sale ownership units.

The following table indicates existing and proposed development standards:

	RM-2 Zone	<u>Proposed</u>
Density	lots > 4,000 sq. ft.; 3 or more units, 1 unit per 2,500 sq. ft. with approval of a Major Conditional Use Permit	3 units on a 7,844 sq. ft. lot
Front Yard Setback	20' min.	20'
Side Yard Setback	5' min.	5'
Rear Yard Setback	15' min.	15'
Height	25' wall plate and 30' pitch	25'-30' to the top of the roof ridge line
Usable Group Open Space	300 sq. ft. usable group open space per unit or 100 sq. ft. of usable open space when private open space is substituted for a total of 900 sq. ft. of group open space for the project	1,498 ground floor group open space and 646 private open space
Parking Spaces	3 parking stalls	3 parking stalls
Lot Coverage	40% Maximum	31%

These items are discussed further in the Key Issues and Impacts section of this report. The project meets Planning Code requirements for setbacks, height, lot coverage, buffering (screening of residential parking), parking, recycling, landscaping, and Green Building. The proposal is a good example of efficient use of space and constitutes the type of dynamic development needed to attract new investment to the area. Staff finds the project appropriate for the site and the surrounding neighborhood with inclusion of the conditions of approval (Attachment B).

ENVIRONMENTAL DETERMINATION

The California Environmental Quality Act (CEQA) Guidelines categorically exempts the project under Section 15303 and 15315, construction of three detached residential unit on a vacant lot and division of multiple family dwellings into common-interest ownership. Staff also finds that none of the exceptions to the exemptions to the CEQA Guidelines are triggered by the proposal. Specifically, the project is not located in a sensitive environment. The site is an infill site and is surrounded by other multi-family dwelling and small residential structures. No critical habitat exists on the site. There are no cumulative impacts or unusual circumstances to construct three residential units on a vacant parcel. The proposed project site is not located along a scenic highway or on a hazardous waste site. Finally, the building is not historic. Furthermore, as noted above in the *General Plan Analysis* discussion, Section 15183 (projects consistent with the General Plan or Zoning, as demonstrated above) also applies.

KEY ISSUES AND IMPACTS

Staff has not identified any Key Issues or Impacts for the proposal. Staff received one comment letter (Attachment C). The commenter questioned why the proposal would construct detached units instead of one multi-family building and why additional units were not included. While, a multi-family building might have a smaller building footprint on the site, the proposal meets all the building envelope requirements including setbacks, height and lot coverage. Therefore, there is no reason to require a one multi-family building. Furthermore, the detached units allow each owner to have their own building and associated space. As discussed above, in the *General Plan Analysis* section, Policy N6.1 notes that “the City will generally be supportive of a mix of projects that provide a variety of housing types, unit sizes,

and lot sizes which are available to households with a range of incomes.” Finally, the RM-2 Zone permits one unit per 2,500 sq. ft. with approval of a Major Conditional Use Permit. The project site at 7,844 sq. ft. would only permit a maximum of three units. No additional density or increase in units may be added to the site.

CONCLUSION:

The proposed project meets all the required findings for approval. Therefore, staff recommends approval of the project subject to the attached conditions.

RECOMMENDATIONS:

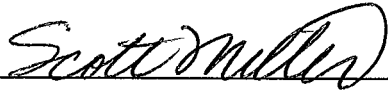
1. Affirm staff's environmental determination.
2. Approve the Major Conditional Use Permit, Regular Design Review and Vesting Tentative Parcel Map subject to the attached Findings and Conditions.

Prepared by:



Jason Madani
Planner II

Reviewed by:



Scott Miller
Zoning Manager

Approved for forwarding to the
City Planning Commission:



Darin Ranelletti, Interim Director
Department of Planning and Building

ATTACHMENTS:

- A. Findings
- B. Conditions of Approval
- C. Project Plans/Color Rendering
- D. Vesting Tentative Parcel Map
- E. Site Photos
- F. Public Comments

FINDINGS FOR APPROVAL

This proposal meets all the required findings under the General Use Permit Criteria (OMC Sec. 17.134.050); Regular Design Review Criteria (OMC Sec. 17.136.050(A) of the Oakland Planning Code (Title 17); and Lot Design Standards Subdivisions of the State Subdivision Map Act, Sections 16.04.010 & 16.24.040 (OMC Title 16) as set forth below. Required findings are shown in **bold** type; explanations as to why these findings can be made are in normal type.

SECTION 17.134.050 – GENERAL USE PERMIT CRITERIA:

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

The project is located at 581 El Dorado Avenue. The property is adjacent to two-story residential dwellings. Eldorado Avenue is a tree lined street with a mix of traditional single and multifamily homes, mid-century modern homes.

The location and operating characteristics of the project will be compatible with, and will not adversely affect the livability or appropriate development of abutting properties. The project involves construction of three detached residential condominium units on a gentle up-sloped vacant lot. The proposal meets RM-2 density requirements and is well-related in density to the surrounding multi-family lots in the area. In terms of size and design, the proposal meets all the required development standards in the RM-2 Zone including setbacks, height, lot coverage, parking, open space, and buffering without requiring Variances. There is a 15' to 24' separation between the proposed building and adjacent neighbor to the east and west to protect the sunlight and privacy of neighbors. In addition, the front unit is oriented toward the street to provide a consistent street frontage. This building is setback 20' from the front property line. The existing one mature oak tree located in front yard will be preserved. Three units will not be generate significant traffic and on-street parking will be preserved as the project is providing three off-street parking spaces. The proposal is consistent with the building height, scale, bulk, and lot coverage of the area.

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

The proposed project results in functional living quarters for three, residential, condominium units. The proposal will provide adequate private open space and parking spaces for all three residential units. The proposal is consistent with adjacent parcels in site orientation and building configuration. There is enough separation between the proposed building and the adjacent residential building to allow direct sunlight. The materials and design will ensure an attractive development.

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

The proposal will enhance the successful operation of the surrounding residential area by construction three detached residential units while maintaining the allowed density, with three off-street parking spaces and open space for this development. The proposal will provide additional home ownership opportunities for Oakland residents.

D. That the proposal conforms to all applicable design review criteria set forth in the design review procedure at Section 17.136.070.

The proposal conforms to all significant aspects of the Design Review criteria set forth in Chapter 17.136 of the Oakland Planning Code, as outlined below.

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

The site is designated Mixed Housing Type Residential by the Oakland General Plan. This designation is intended to create, maintain, and enhance residential areas typically located near the City's major arterials and characterized by a mix of single-family homes, townhouses, small multi-unit buildings, and neighborhood business where appropriate. The proposed project is residential in nature and consistent with the General Plan. Desired Character and Uses is: "Future development within this classification should be primarily residential in character." The proposed design for a multi-family facility and site is, therefore, consistent with the intent and desired character and uses of the General Plan as well as the following Policies:

Policy N3.8 Required High-Quality Design.

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

Policy N6.1 Mixing Housing Types.

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

Policy N7.1 Ensuring Compatible Development.

New residential development in Mixed Housing Type areas should be compatible with the density, scale, design, and existing or desired character of surrounding development.

As discussed above, the project is consistent with the Mixed Housing Type Residential classification and the LUTE objectives and policies.

SECTION 17.136.050.A - REGULAR DESIGN REVIEW CRITERIA:

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

The neighborhood setting includes a tree lined street with a mix of traditional single and multifamily homes. The neighborhood varies in terms of architectural style, building heights, materials and location on the homes and parking on the lots.

The proposed town-houses are located up-slope on the lot with a 20' setback from front property line. The building provides 15' to 24' separation between the proposed building and adjacent neighbors buildings to the east and west. The project responds to the gentle terrain with distinct building volumes that step up the hillside. The proposed buildings will be located along the side property line with the front house re-designed to orient toward El Dorado Avenue. Parking will be located to the side with ample front yard landscaping. The roof pitches include both gable and shed roof styles. The proposed buildings will be approximately 30' in height. The proposed project will create a design that is well-related to the

setting, and would not have significant impacts on the adjacent buildings with respect to views, solar access and privacy.

Given the mixed context of the neighborhood, the proposal is compatible to adjacent neighboring buildings and the neighborhood.

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

Desirable neighborhood characteristics include single and multi-family buildings, varied architecture, and nicely landscaped streets. The proposed building has a contemporary design that is similar in quality, character, bulk, scale and height to the other buildings in this neighborhood. The proposed project will include new street trees and front and site landscaping to soften the buildings and buffer the parking from the street.

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

The lot is gentle 16% sloped lot. The project will not involve significant grading, and therefore, is sensitive to the topography. The existing mature oak tree located in front yard will be preserved. The project will provide adequate landscaping at the front and the rear portion of the site, and therefore, is also sensitive to the landscape.

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

The lot is gentle up-sloped lot. The proposed three detached buildings are sited on the up- slope portion of the lot and respond to the gentle terrain with distinct building volumes that step up with hillside.

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

See finding above.

SECTION 16.04.010, PURPOSE:

“...ensure that the development of subdivisions is consistent with the goals and policies of the Oakland General Plan.”

See findings above.

**CALIFORNIA GOVERNMENT CODE 66474 (CHAPTER 4, SUBDIVISION MAP ACT)
TENTATIVE MAP FINDINGS (SECTION 16.08.030 O.M.C.):**

A legislative body of a city or county shall deny approval of a tentative map, or a parcel map for which a tentative map was not required, if it makes any of the following findings:

a. That the proposed map is not consistent with applicable general and specific plans as specified in Section 65451.

See finding above.

- b. **That the design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.**

See finding above.

- c. **That the site is not physically suitable for the type of development.**

There are no known physical constraints that would make the site unsuitable for development. The existing mature oak tree located in front yard will be preserved. The proposal will involve only minimal of grading within the building footprints to construct the project. The site is physically suitable for the type of development.

- d. **That the site is not physically suitable for the proposed density of development.**

The subject site is in the RM-2 Zone which permits one unit for every 2,500 square feet of site area and would allow a maximum of three units within the 7,844 sq. ft. subject site. The proposed three units meets the residential density allowed by the zone. Furthermore, there are no on-site constraints that would prohibit or require reduced density. The mature oak tree will be preserved and the site will not involve substantial grading of the slight, up-slope lot. Therefore, the site is suitable for the density of development.

- e. **That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.**

The subject property is in an urbanized area and surrounding by residential development. There is no evidence that any fish or wildlife, or their habitat exists at this site. The project is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat. One mature oak tree exists on-site which will be preserved with the development.

- f. **That the design of the subdivision or type of improvements is likely to cause serious public health problems.**

The attached standard Conditions of Approvals will ensure that best management practices are followed during construction of buildings related to noise, air quality, geotechnical issues, hazards and water quality. No serious public health problems are anticipated from the proposed subdivision.

- g. **That the design of the subdivision or the type of improvements will conflict with easements acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the governing body may approve a map if it finds that alternate easement, for access or for use, will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction and no authority is hereby granted to a legislative body to determine that the public at large has acquired easement for access through or use of property within the proposed subdivision.**

This finding is not applicable. There are no public easements on the property.

- h. **The design of the subdivision provides to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision:**

Energy efficient techniques such as south facing fenestration has been incorporated into the site planning and home designs to take advantage of natural solar heating and cooling opportunities.

SECTION 16.24.040 LOT DESIGN STANDARDS.

Lot design shall be consistent with the provisions of Section 16.04.010, Purpose, and the following provisions:

- A. No lot shall be created without frontage on a public street, as defined by Section 16.04.030, except:
1. Lots created in conjunction with approved private access easements; or
 2. A single lot with frontage on a public street by means of a vehicular access corridor provided that in all cases the corridor shall have a minimum width of twenty (20) feet and shall not exceed three hundred (300) feet in length. Provided further, the corridor shall be a portion of the lot it serves, except that its area (square footage) shall not be included in computing the minimum lot area requirements of the zoning district.

The project consists of the subdivision for condominium purposes; no new lots are being created. The existing lot has frontage onto a public street (El Dorado Avenue).

- B. The side lines of lots shall run at right angles or radially to the street upon which the lot fronts, except where impractical by reason of unusual topography.

The project consists of the subdivision for condominium purposes; no new lots are being created. In addition, the existing property lines of the lot are perpendicular to the street frontage.

- C. All applicable requirements of the zoning regulations shall be met.

The project consists of the subdivision for condominium purposes. The project meets all requirements of the RM-2 Zone.

- D. Lots shall be equal or larger in measure than the prevalent size of existing lots in the surrounding area except:
1. Where the area is still considered acreage;
 2. Where a deliberate change in the character of the area has been initiated by the adoption of a specific plan, a change in zone, a development control map, or a planned unit development.

The project consists of the subdivision for condominium purposes, and no new lots will be created.

- E. Lots shall be designed in a manner to preserve and enhance natural out-croppings of rock, specimen trees or group of trees, creeks or other amenities.

There are no natural out-croppings of rock, specimen trees or group of trees, creeks, or other known amenities located on the site. One mature oak tree is proposal for protection and will remain. Furthermore, staff has included Conditions of Approval related to additional landscaping and street trees. Therefore, the lots have been designed in a manner to preserve and enhance natural amenities.

CONDITIONS OF APPROVAL ATTACHMENT B:

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

1. Approved Use

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, and the approved plans dated **July 25, 2017** and submitted on **July 27, 2017** and submitted, as amended by the following conditions of approval and mitigation measures, if applicable (“Conditions of Approval” or “Conditions”).

2. Effective Date, Expiration, Extensions and Extinguishment

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

3. Compliance with Other Requirements

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

4. Minor and Major Changes

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

5. Compliance with Conditions of Approval

- a. The project applicant and property owner, including successors, (collectively referred to hereafter as the “project applicant” or “applicant”) shall be responsible for compliance with all the Conditions of Approval and any recommendations contained in any submitted and approved technical report at his/her sole cost and expense, subject to review and approval by the City of Oakland.

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

6. Signed Copy of the Approval/Conditions

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

7. Blight/Nuisances

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

8. Indemnification

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

9. Severability

The Approval would not have been granted but for the applicability and validity of each and every one of the specified Conditions, and if one or more of such Conditions is found to be invalid by a

court of competent jurisdiction this Approval would not have been granted without requiring other valid Conditions consistent with achieving the same purpose and intent of such Approval.

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

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

11. **Public Improvements**

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

12. **Graffiti Control**

Requirement:

- a. During construction and operation of the project, the project applicant shall incorporate best management practices reasonably related to the control of graffiti and/or the mitigation of the impacts of graffiti. Such best management practices may include, without limitation:

Installation and maintenance of landscaping to discourage defacement of and/or protect likely graffiti-attracting surfaces.

Installation and maintenance of lighting to protect likely graffiti-attracting surfaces.

Use of paint with anti-graffiti coating.

Incorporation of architectural or design elements or features to discourage graffiti defacement in accordance with the principles of Crime Prevention Through Environmental Design (CPTED).

Other practices approved by the City to deter, protect, or reduce the potential for graffiti defacement.

- b. The project applicant shall remove graffiti by appropriate means within seventy-two (72) hours. Appropriate means include the following:

i. Removal through scrubbing, washing, sanding, and/or scraping (or similar method) without damaging the surface and without discharging wash water or cleaning detergents into the City storm drain system.

ii. Covering with new paint to match the color of the surrounding surface.

iii. Replacing with new surfacing (with City permits if required).

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

13. **Landscape Plan**

a. ***Landscape Plan Required***

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: N/A

b. ***Landscape Installation***

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

When Required: Prior to building permit final

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

c. ***Landscape Maintenance***

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

14. **Lighting**

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

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

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

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

- a. Water all exposed surfaces of active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever feasible.
- b. Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).
- c. All visible mud or dirt track-out onto adjacent public roads shall be removed using wet power vacuum street sweepers at least once per day. The use of dry power sweeping is prohibited.

- d. Pave all roadways, driveways, sidewalks, etc. within one month of site grading or as soon as feasible. In addition, building pads should be laid within one month of grading or as soon as feasible unless seeding or soil binders are used.
- e. Enclose, cover, water twice daily, or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).
- f. Limit vehicle speeds on unpaved roads to 15 miles per hour.
- g. Idling times on all diesel-fueled commercial vehicles over 10,000 lbs. shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes (as required by the California airborne toxics control measure Title 13, Section 2485, of the California Code of Regulations). Clear signage to this effect shall be provided for construction workers at all access points.
- h. Idling times on all diesel-fueled off-road vehicles over 25 horsepower shall be minimized either by shutting equipment off when not in use or reducing the maximum idling time to five minutes and fleet operators must develop a written policy as required by Title 23, Section 2449, of the California Code of Regulations ("California Air Resources Board Off-Road Diesel Regulations").
- i. All construction equipment shall be maintained and properly tuned in accordance with the manufacturer's specifications. All equipment shall be checked by a certified mechanic and determined to be running in proper condition prior to operation.
- j. Portable equipment shall be powered by electricity if available. If electricity is not available, propane or natural gas shall be used if feasible. Diesel engines shall only be used if electricity is not available and it is not feasible to use propane or natural gas.

16. Archaeological and Paleontological Resources – Discovery During Construction

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

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

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

17. Human Remains – Discovery During Construction

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

18. Construction-Related Permit(s)

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

19. Hazardous Materials Related to Construction

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

- a. Follow manufacture's recommendations for use, storage, and disposal of chemical products used in construction;
- b. Avoid overtopping construction equipment fuel gas tanks;
- c. During routine maintenance of construction equipment, properly contain and remove grease and oils;
- d. Properly dispose of discarded containers of fuels and other chemicals;
- e. Implement lead-safe work practices and comply with all local, regional, state, and federal requirements concerning lead (for more information refer to the Alameda County Lead Poisoning Prevention Program); and

- f. If soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the project applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notifying the City and applicable regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

20. Erosion and Sedimentation Control Measures for Construction

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

21. Site Design Measures to Reduce Stormwater Runoff

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

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

22. Source Control Measures to Limit Stormwater Pollution

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

- a. Stencil storm drain inlets "No Dumping -- Drains to Bay;"

- b. Minimize the use of pesticides and fertilizers;
- c. Cover outdoor material storage areas, loading docks, repair/maintenance bays and fueling areas;
- d. Cover trash, food waste, and compactor enclosures; and
- e. Plumb the following discharges to the sanitary sewer system, subject to City approval:
- f. Discharges from indoor floor mats, equipment, hood filter, wash racks, and, covered outdoor wash racks for restaurants;
- g. Dumpster drips from covered trash, food waste, and compactor enclosures;
- h. Discharges from outdoor covered wash areas for vehicles, equipment, and accessories;
- i. Swimming pool water, if discharge to on-site vegetated areas is not feasible; and
- j. Fire sprinkler test water, if discharge to on-site vegetated areas is not feasible.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

23. NPDES C.3 Stormwater Requirements for Small Projects

Requirement: Pursuant to Provision C.3 of the Municipal Regional Stormwater Permit issued under the National Pollutant Discharge Elimination System (NPDES), the project applicant shall incorporate one or more of the following site design measures into the project:

- a. Direct roof runoff into cisterns or rain barrels for reuse;
- b. Direct roof runoff onto vegetated areas;
- c. Direct runoff from sidewalks, walkways, and/or patios onto vegetated areas;
- d. Direct runoff from driveways and/or uncovered parking lots onto vegetated areas;
- e. Construct sidewalks, walkways, and/or patios with permeable surfaces; or
- f. Construct bike lanes, driveways, and/or uncovered parking lots with permeable surfaces.

The project drawings submitted for construction-related permits shall include the proposed site design measure(s) and the approved measure(s) shall be installed during construction. The design and installation of the measure(s) shall comply with all applicable City requirements.

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Planning; Bureau of Building

Monitoring/Inspection: Bureau of Building

24. Construction Days/Hours

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

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

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

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

25. Construction Noise

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

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

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

26. Extreme Construction Noise

a. Construction Noise Management Plan Required

Requirement: Prior to any extreme noise generating construction activities (e.g., pier drilling, pile driving and other activities generating greater than 90dBA), the project applicant shall submit a Construction Noise Management Plan prepared by a qualified acoustical consultant for City review

and approval that contains a set of site-specific noise attenuation measures to further reduce construction impacts associated with extreme noise generating activities. The project applicant shall implement the approved Plan during construction. Potential attenuation measures include, but are not limited to, the following:

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

b. *Public Notification Required*

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

When Required: During construction

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

27. Operational Noise

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

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

a. *Obstruction Permit Required*

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

When Required: Prior to approval of construction-related permit

Initial Approval: Bureau of Building

Monitoring/Inspection: Bureau of Building

b. Traffic Control Plan Required

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

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Transportation Services Division

Monitoring/Inspection: Bureau of Building

c. Repair of City Streets

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

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

29. Construction and Demolition Waste Reduction and Recycling

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

When Required: Prior to approval of construction-related permit

Initial Approval: Public Works Department, Environmental Services Division

Monitoring/Inspection: Public Works Department, Environmental Services Division

30. Underground Utilities

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

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

31. **Recycling Collection and Storage Space**

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

When Required: Prior to approval of construction-related permit
Initial Approval: Bureau of Planning
Monitoring/Inspection: Bureau of Building

32. **Green Building Requirements**

a. Compliance with Green Building Requirements During Plan-Check

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

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

submitted and approved by the Bureau of Planning that shows the previously approved points that will be eliminated or substituted.

- The required green building point minimums in the appropriate credit categories.

When Required: Building Permit stage

Initial Approval: Bureau of Building

Monitoring/Inspection: N/A

b. Compliance with Green Building Requirements During Construction

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

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

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

When Required: Building Permit

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

c. Compliance with Green Building Requirements After Construction

Requirement: Within sixty (60) days of the final inspection of the building permit for the project, the Green Building Certifier shall submit the appropriate documentation to and attain the minimum required certification/point level. Within one year of the final inspection of the building permit for the project, the applicant shall submit to the Bureau of Planning the Certificate from the organization listed above demonstrating certification and compliance with the minimum point/certification level noted above.

When Required: Building Permit

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

Site Specific Conditions of Approval

33. Submittal of Final Map and Final Map Requirements

Within two years of the effective date of approval, and ongoing

A Final Map shall be submitted to the Building Services Department, within 2 years of the approval of this permit. The final submittal for the map shall include all common areas, pathways, and dedicated sewer and storm drain easements in a form acceptable to the City Engineer and acceptance language by the City Engineer. The applicant shall record the Final Map and a written legal description of the reconfigured parcels as part of the deed with the Alameda County Recorder's Office and proof of such recordation shall be provided to the Planning Department prior to issuance of Building Permits. Failure to file a Final Parcel Map within these time limits shall nullify the previous approval or conditional approval of the Tentative Parcel Map.

34. Homeowners Association

Ongoing

A homeowners association or other acceptable legal entity, shall be established to maintain the building and all common open space, landscaping or facilities, including pedestrian access ways, in accordance with approved plans. Membership in the association shall be made a condition of ownership. The developer

shall be a member of such association until all units are sold and for one year thereafter. The Declaration of Restrictions for the development (CC&Rs) shall include the following requirements and restrictions:

- Each parcel shall provide three (3) designated non-tandem off-street parking spaces, one parking space per unit.
- There shall be no storage of large items that would prohibit the use of automobile parking within designated parking and driveway areas. Those areas shall be kept free of obstruction and available for their designated use at all times. Boats, trailers, camper tops, inoperable vehicles and the like shall not be parked or stored within these designated parking and driveway areas.

35. Meter Shielding.

Prior to issuance of building permits.

The applicant shall submit for review and approval by the Planning and Zoning Division, plans showing the location of any and all utility meters, transformers, and the like located within a box set within the building, located on a non-street facing elevation, or screened from view from any public right of way.

36. Encroachment Permit

Prior to issuance of building permit.

The applicant shall obtain any encroachment permits, waiver of damages or other approvals required by the Bureau of Building, for any privately constructed public improvements, or any permanent or temporary elements located in the public right of way.

37. Street Trees.

Prior to issuance of building permit.

The applicant shall provide street tree in front of the building on Eldorado Avenue (one street tree) with review and approval of species, size at time of planting, and placement in the right-of-way, subject to review and approval by the Planning and Building Department.

Applicant Statement

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

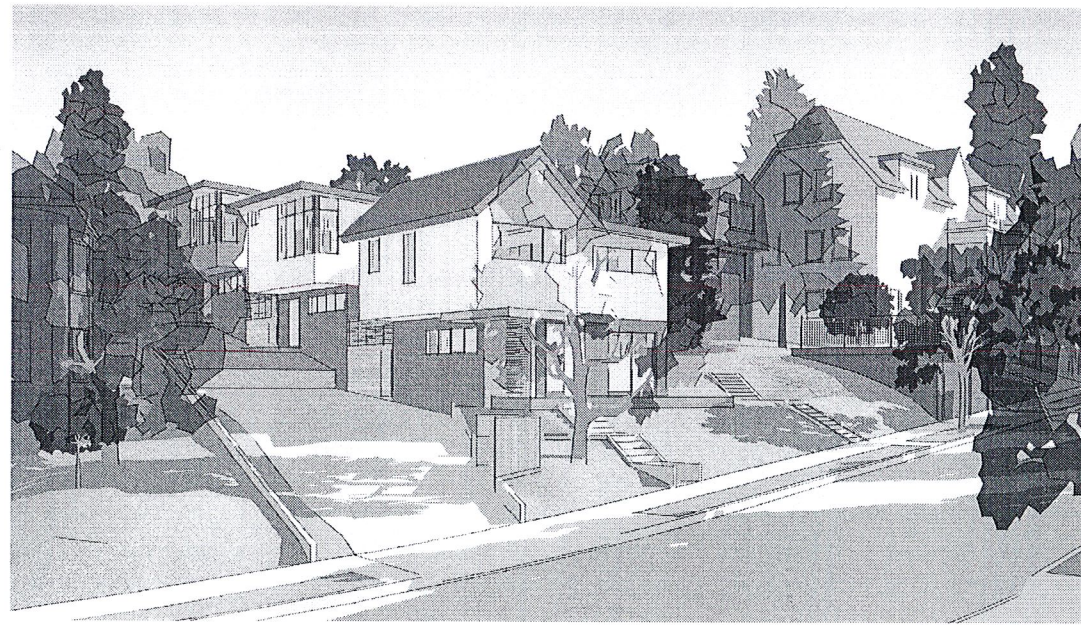
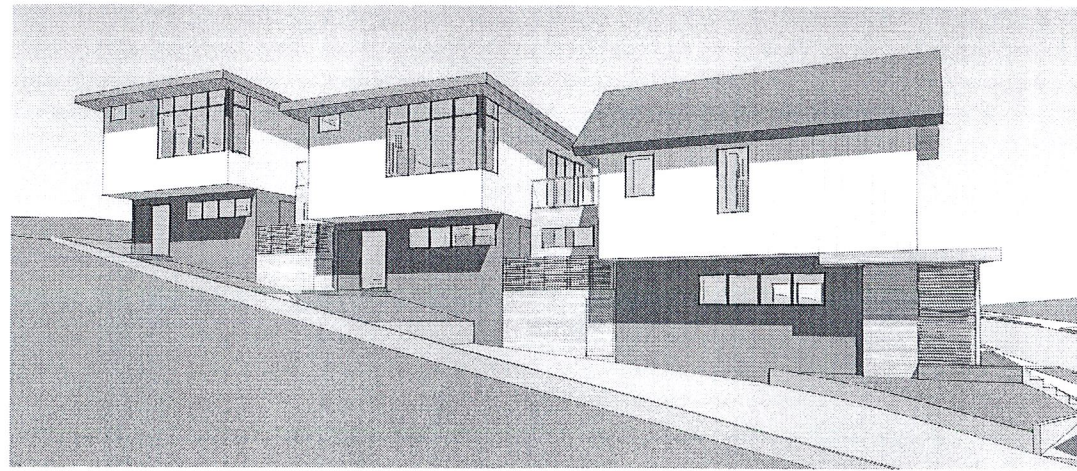
Name of Project Applicant

Signature of Project Applicant

Date

CONCEPT RENDERINGS

Attachment C



581 EL DORADO

DRAWINGS
PREPARED BY
RENDERLENS

936 37TH ST.
OAKLAND CA
94608
510.529.1732

DRAWING INDEX

COVER PAGE	A001
AREA CALCULATIONS	A004
SHADOW STUDY	A005
SHADOW STUDY	A006
SITE PLAN	A100
PARKING PLAN	A101
FLOOR PLANS (FRONT UNIT 1)	A200
FLOOR PLANS (MIDDLE UNIT 2)	A201
FLOOR PLANS (REAR UNIT 3)	A202
ELEVATIONS	A300
ELEVATIONS	A301
ELEVATIONS	A302
SECTIONS	A500
SECTIONS	A501

Owner:
MODERN PARTNERS, LLC.
2625 Alcatraz Avenue
#425 Berkeley CA

Project Address:
581 EL DORADO AVENUE, OAKLAND, CALIFORNIA 94611

APPLICABLE BUILDING CODES

- 2016 CALIFORNIA BUILDING CODE (CBC)
- 2016 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2016 CALIFORNIA PLUMBING CODE (CPC)
- 2016 CALIFORNIA ELECTRICAL CODE (CEC)
- 2016 CALIFORNIA MECHANICAL CODE (CMC)
- 2016 CALIFORNIA ENERGY CODE, BUILDING ENERGY EFFICIENCY STANDARDS (CBEEES)
- 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGreen)
- 2016 CALIFORNIA FIRE CODE (CFC)
- 2016 CALIFORNIA HISTORICAL BUILDING CODE (CHBC)
- 2016 CALIFORNIA EXISTING BUILDING CODE (CEBC)

AMENDMENTS TO THE ABOVE CODE PER THE OAKLAND MUNICIPAL CODE
ANY OTHER LOCAL, STATE, AND FEDERAL CODES AND ORDINANCES.

PROJECT INFORMATION

APN: 012 093201000
RESIDENTIAL ZONE: RM-2
CONSTRUCTION TYPE: V-NR
OCCUPANCY TYPE: R-3 SINGLE FAMILY RESIDENCES
LOT AREA: 7844 SQ.FT.
AREA CALCULATIONS:

PROPOSED CONDITIONED FLOOR AREA	4712.44 SF
PROPOSED LOT COVERAGE	3081.44 SF
PROPOSED PRIVATE OPEN SPACE PER UNIT	646.20 SF
PROPOSED PUBLIC OPEN SPACE	1498.64 SF

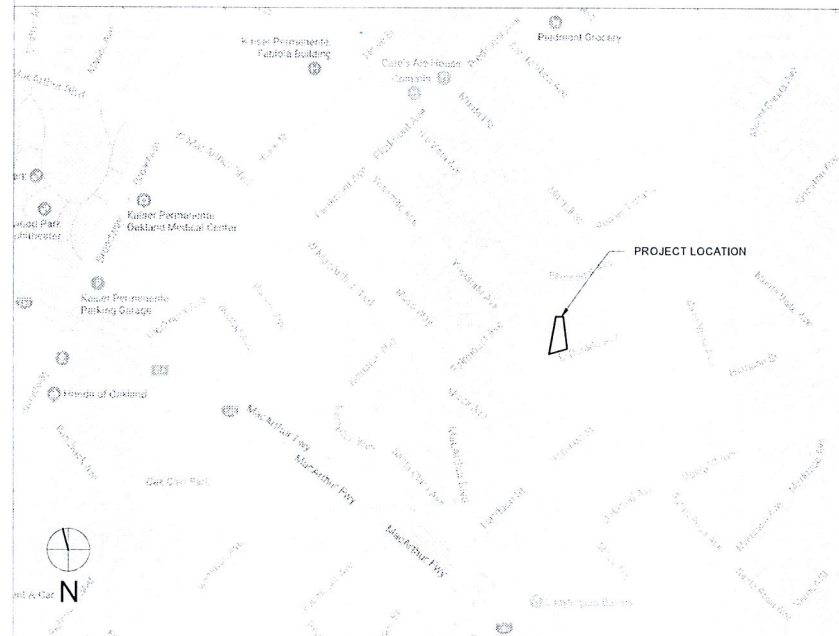
(FOR DETAILED BREAKDOWN OF AREA CALCULATIONS & ADDITIONAL REQUIREMENTS, SEE A004)

BUILDING HEIGHT:
MAX. ROOF HEIGHT ABOVE GRADE= 30'
PROPOSED MAX ROOF HEIGHT ABOVE GRADE= (28' 9-1/2")
MAX. WALL HEIGHT ABOVE GRADE= 25'
PROPOSED MAX WALL HEIGHT ABOVE GRADE= (22' 0")

WORK TO BE COMPLETED BY:
MODERN PARTNERS LLC, OWNER BUILDER

PROJECT DESCRIPTION:
DEVELOP AN EMPTY LOT WITH 3 NEW 2 STORY SINGLE FAMILY RESIDENCES.

VICINITY MAP (NO SCALE)



SYMBOLS LEGEND

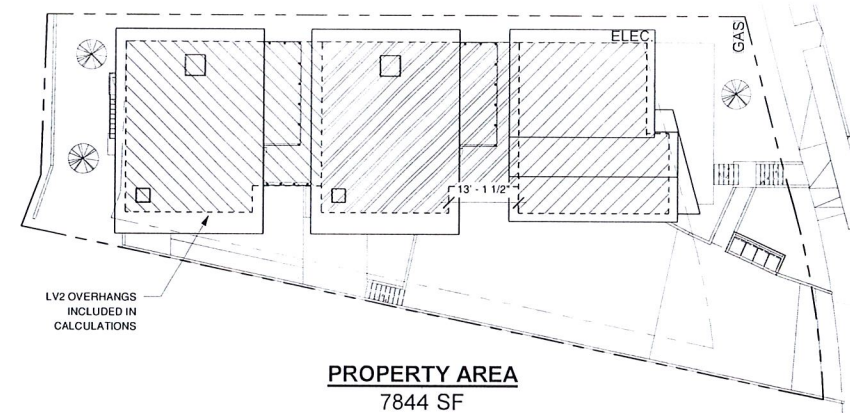
- VIEW REFERENCE
- TYPICAL OR SIMILAR
- SHEET NUMBER
- TYPICAL OR SIMILAR
- VIEW REFERENCE
- SHEET NUMBER
- ELEVATION / SECTION CALLOUT
- DOOR TAG, WIDTH - HEIGHT
- WINDOW TAG
- REVISION
- ELEVATION / LEVEL MARKER

No.	Description	Date
1	DESIGN REVIEW	7-25-2017

EL DORADO
COVER PAGE

A001

LOT COVERAGE		
Name	Area	Comments
LOT COVERAGE UNIT 1	837.51 SF	
LOT COVERAGE UNIT 2	1121.95 SF	
LOT COVERAGE UNIT 3	1121.98 SF	
	3081.44 SF	
LOT COVERAGE MAX. +40% / 3137 SF		



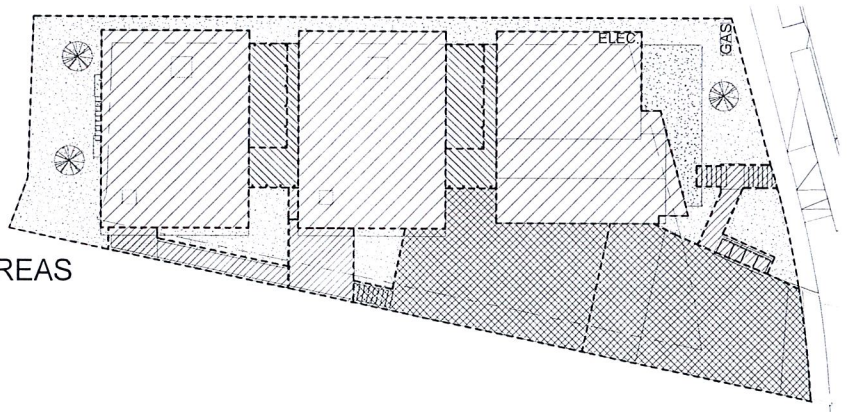
LOT COVERAGE

- LOT COVERAGE UNIT 1
- LOT COVERAGE UNIT 2
- LOT COVERAGE UNIT 3

PROPERTY AREA
7844 SF

6 LOT COVERAGE
1/16" = 1'-0"

IMPERVIOUS SURFACE		
Name	Area	Comments
IMPERVIOUS DECK	500.32 SF	
IMPERVIOUS PAVING	460.13 SF	
IMPERVIOUS ROOF	3180.61 SF	
	4141.06 SF	
PERMIABLE SURFACE		
Name	Area	Comments
PERMIABLE LANDSCAPING	1894.98 SF	
PERMIABLE PAVING	1808.72 SF	
	3703.70 SF	



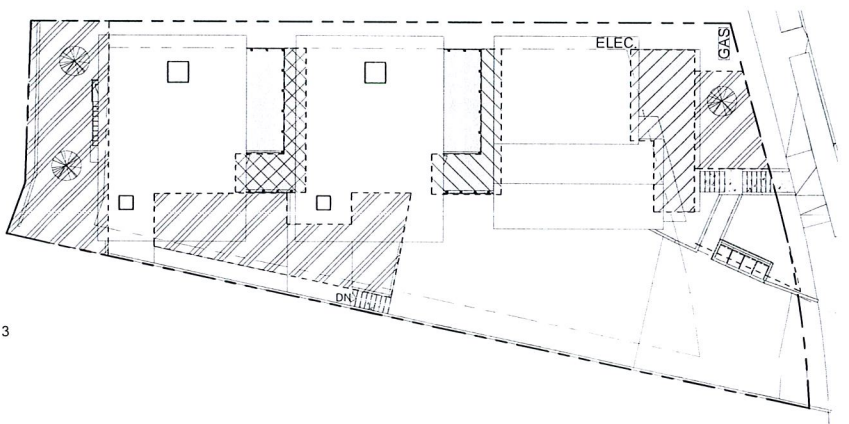
PERMIABLE/ IMPERVIOUS AREAS

- IMPERVIOUS DECK
- IMPERVIOUS PAVING
- IMPERVIOUS ROOF
- PERMIABLE LANDSCAPING
- PERMIABLE PAVING

PROPERTY AREA
7844 SF

5 IMPERVIOUS PAVING
1/16" = 1'-0"

PUBLIC OPEN SPACE		
Name	Area	Comments
PUBLIC	1498.64 SF	(900 SF MIN. REQ'D)
	1498.64 SF	
PRIVATE OPEN SPACE		
Name	Area	Comments
PRIVATE UNIT 3	172.34 SF	(100 SF REQ'D)
PRIVATE UNIT 2	172.35 SF	(100 SF REQ'D)
PRIVATE UNIT 1	301.52 SF	(100 SF REQ'D)
	646.20 SF	
100 SF OF PRIVATE OPEN SPACE REQUIRED PER UNIT		
300 SF OF PUBLIC OPEN SPACE REQUIRED PER UNIT (900 TOTAL)		

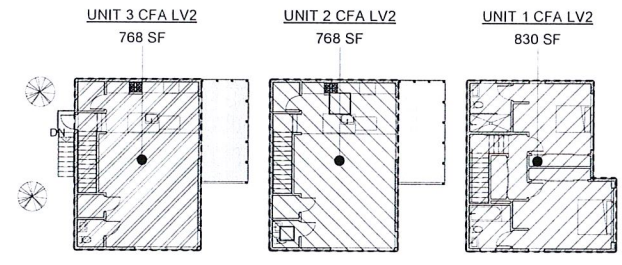


OPEN SPACE

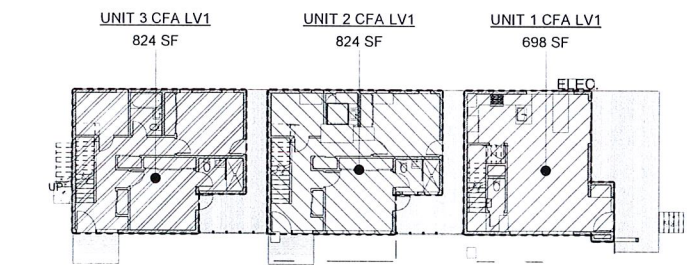
- PRIVATE UNIT 1
- PRIVATE UNIT 2
- PRIVATE UNIT 3
- PUBLIC

4 GROUP AND PRIVATE OPEN SPACE
1/16" = 1'-0"

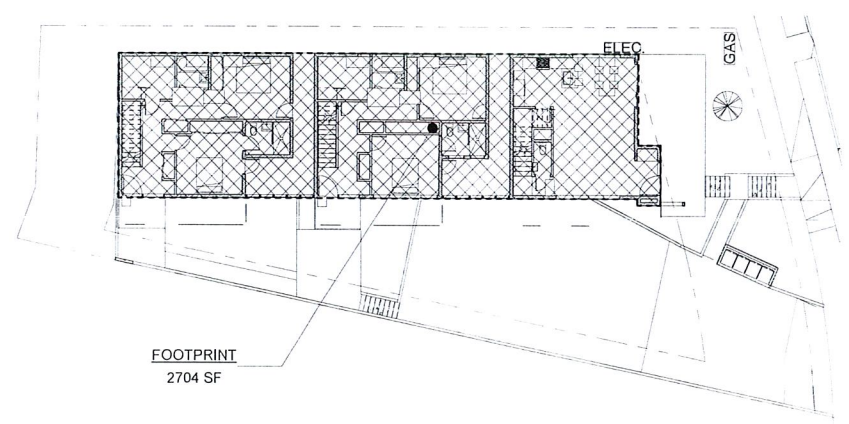
CONDITIONED FLOOR AREA (CFA)		
Name	Area	Comments
UNIT 1 CFA LV1	698.17 SF	
UNIT 1 CFA LV2	829.79 SF	
UNIT 2 CFA LV1	824.27 SF	
UNIT 2 CFA LV2	767.97 SF	
UNIT 3 CFA LV1	824.27 SF	
UNIT 3 CFA LV2	767.97 SF	
	4712.44 SF	



3 CONDITIONED FLOOR AREA LV2
1/16" = 1'-0"



2 CONDITIONED FLOOR AREA
1/16" = 1'-0"



1 FOOTPRINT
1/16" = 1'-0"

DRAWINGS
PREPARED BY:
RENDERLENS
936 37TH ST.
OAKLAND CA
94608
510.529.1732

Owner:
MODERN PARTNERS, LLC.
2625 Alcatraz Avenue
#425 Berkeley CA

Project Address:
581 EL DORADO AVENUE, OAKLAND, CALIFORNIA 94611

No.	Description	Date
1	DESIGN REVIEW	7-25-2017

EL DORADO
AREA CALCULATIONS
A004

Keynote Legend	
Key Value	Keynote Text
1	REQ'D PARKING SPACE, 18'-0" x 8'-6" MIN. DIMENSIONS. SEE A101: PARKING PLAN
2	MONOLITHIC CONC. STAIRS, STAIRS SHALL BE A MIN. 3' WIDE W/ MAX. RISE OF 7-3/4" & TREADS SHALL BE MIN. 10-1/2" W/ 1" NOSING
3	CONC. LANDING TO BE 36" x 36" MIN.
4	TRASH CAN STORAGE AREA, ENCLOSED W/ WOOD FENCE
5	DECK ON GRADE
6	ASPHALT ROLLED ROOF, W/ R-30 BATT INSULATION, SHINGLES TO BE (MINIMUM CLASS 'A') TO BE INSTALLED OVER 2 LAYERS OF #15 ROOFING FELT.
7	WOOD SLAT GUARDRAIL, 42" MIN. HT. ABOVE DECK SURFACE
8	WOOD SCREEN
9	TEMPERED GLASS RAIL W/ WOOD TOP RAIL, 42" MIN. HT. ABOVE DECK SURFACE
10	ASPHALT SHINGLE ROOF, W/ R-30 BATT INSULATION, SHINGLES TO BE (MINIMUM CLASS 'A') TO BE INSTALLED OVER 2 LAYERS OF #15 ROOFING FELT.
11	EXISTING 2' 6" CONC. RETAINING WALL
12	SANITARY SEWER, MANHOLE
13	FOOTPRINT BELOW
14	CONC. RETAINING WALL
15	
16	36" DEDICATED WALKWAY
17	ALL EAVE EXTENSIONS 2'-0", TYP.
18	(N) 6'W x 2'D x 3'H WOOD BOX FOR (N) PG&E GAS METERS
19	(N) PG&E METERS
20	(N) NATIVE DROUGHT TOLERANT PLANTINGS, TYP.
21	(N) 15 GALLON TREE PER OAKLAND ORDINANCE (3) TOTAL (N) TREES, (2) IN REAR YARD & (1) IN FRONT YARD

Designer's Statement

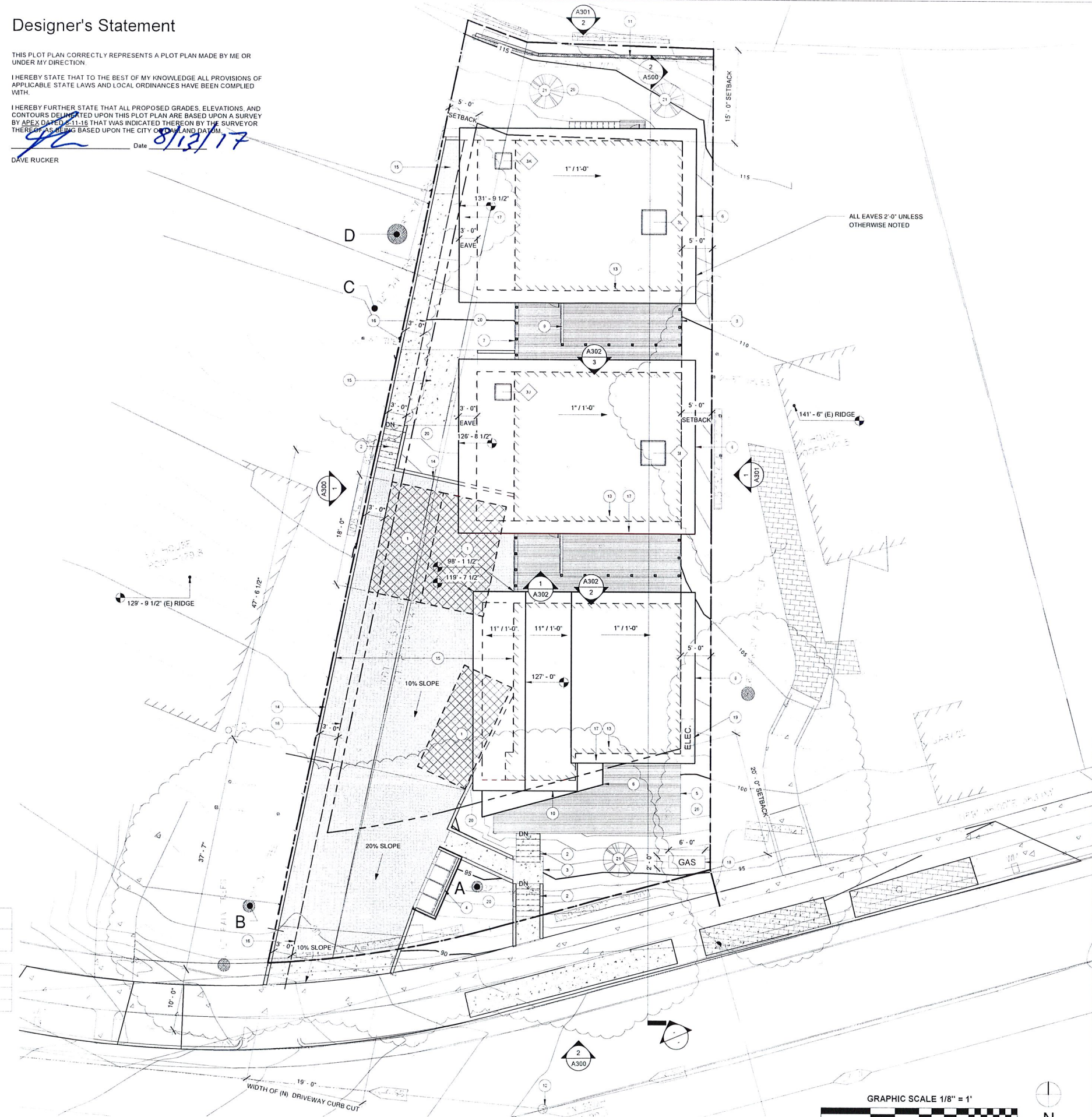
THIS PLOT PLAN CORRECTLY REPRESENTS A PLOT PLAN MADE BY ME OR UNDER MY DIRECTION.

I HEREBY STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.

I HEREBY FURTHER STATE THAT ALL PROPOSED GRADES, ELEVATIONS, AND CONTOURS DELINEATED UPON THIS PLOT PLAN ARE BASED UPON A SURVEY BY APEX DATED 11-15 THAT WAS INDICATED THEREON BY THE SURVEYOR THEREOF AS BEING BASED UPON THE CITY OF OAKLAND DATUM.

Date: 8/13/17

DAVE RUCKER



SKYLIGHT SCHEDULE								
Mark	Operation	Type	Width	Height	Sill Height	TG	EER	Comments
3I	SKYLT	FCM 4646	3' - 10"	3' - 10"		No	No	
3J	SKYLT	FCM 3030	2' - 6"	2' - 6"		No	No	
3L	SKYLT	FCM 4646	3' - 10"	3' - 10"		No	No	
3K	SKYLT	FCM 3030	2' - 6"	2' - 6"		No	No	

1 ENLARGED SITE PLAN
1/8" = 1'-0"



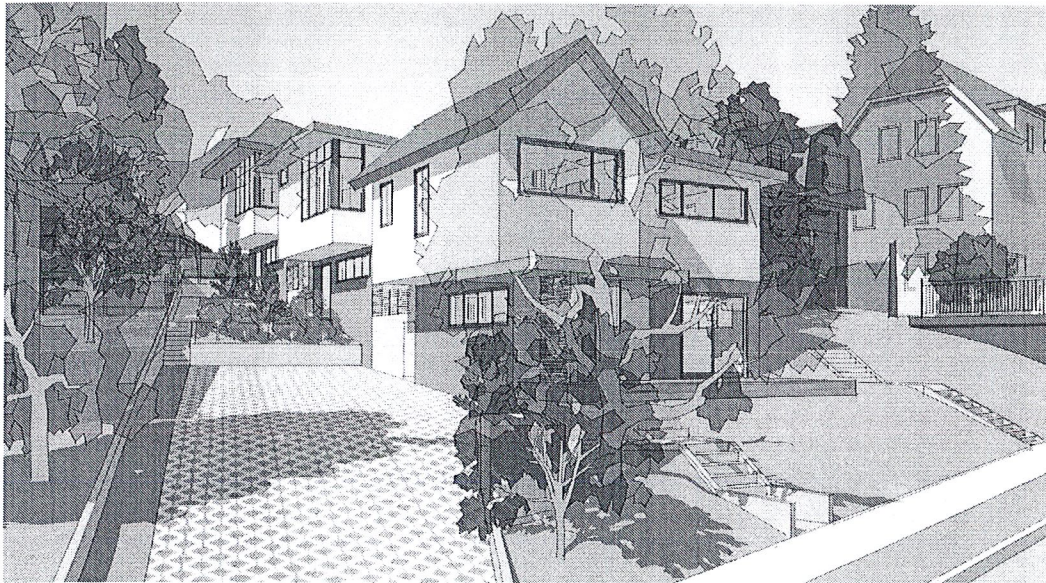
DRAWINGS PREPARED BY:
RENDERLENS
936 37TH ST.
OAKLAND CA
94608
510.529.1732

Owner:
MODERN PARTNERS, LLC.
2625 Alcatraz Avenue
#425 Berkeley CA

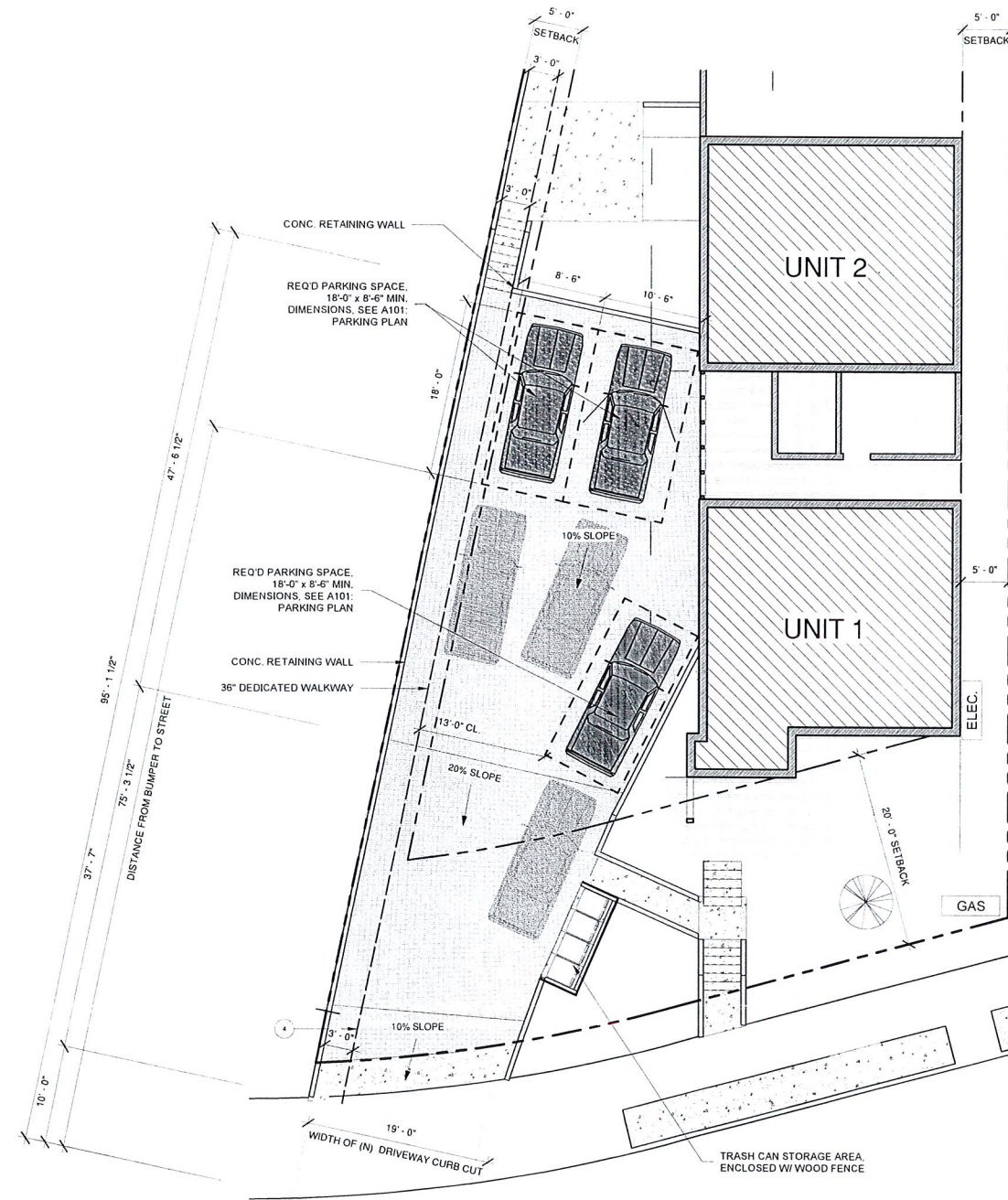
Project Address:
581 EL DORADO AVENUE, OAKLAND, CALIFORNIA 94611

No.	Description	Date
1	DESIGN REVIEW	7-25-2017

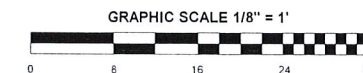
EL DORADO
SITE PLAN
A100



THE PROPOSED PARKING ARRANGEMENT PROVIDES (3) STANDARD SPOTS AND ALLOWS FOR OVERFLOW TANDEM PARKING. ELDORADO STREET PARKING IS IMPACTED AND ADDITIONAL OFF-STREET PARKING IS A PRIME NEIGHBORHOOD CONCERN. THIS STYLE OF PARKING SOLUTION IS COMMON IN THE NEIGHBORHOOD (PLEASE REVIEW 564/565/602/614 ELDORADO AVE AS WELL AS 122-126 BAYO VISTA AND 676 FAIRMOUNT AS EXAMPLES). THE PROPOSED PARKING IS WELL SCREENED BY EXISTING TREES AND PROPOSED FENCING AND LANDSCAPING, AND HAS A LARGE PERCENTAGE OF PERMEABLE SURFACE. WE BELIEVE IT IS BOTH



1 PARKING PLAN
1/8" = 1'-0"



DRAWINGS
PREPARED BY:

RENDERLENS

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581 EL DORADO
AVENUE, OAKLAND,
CALIFORNIA 94611

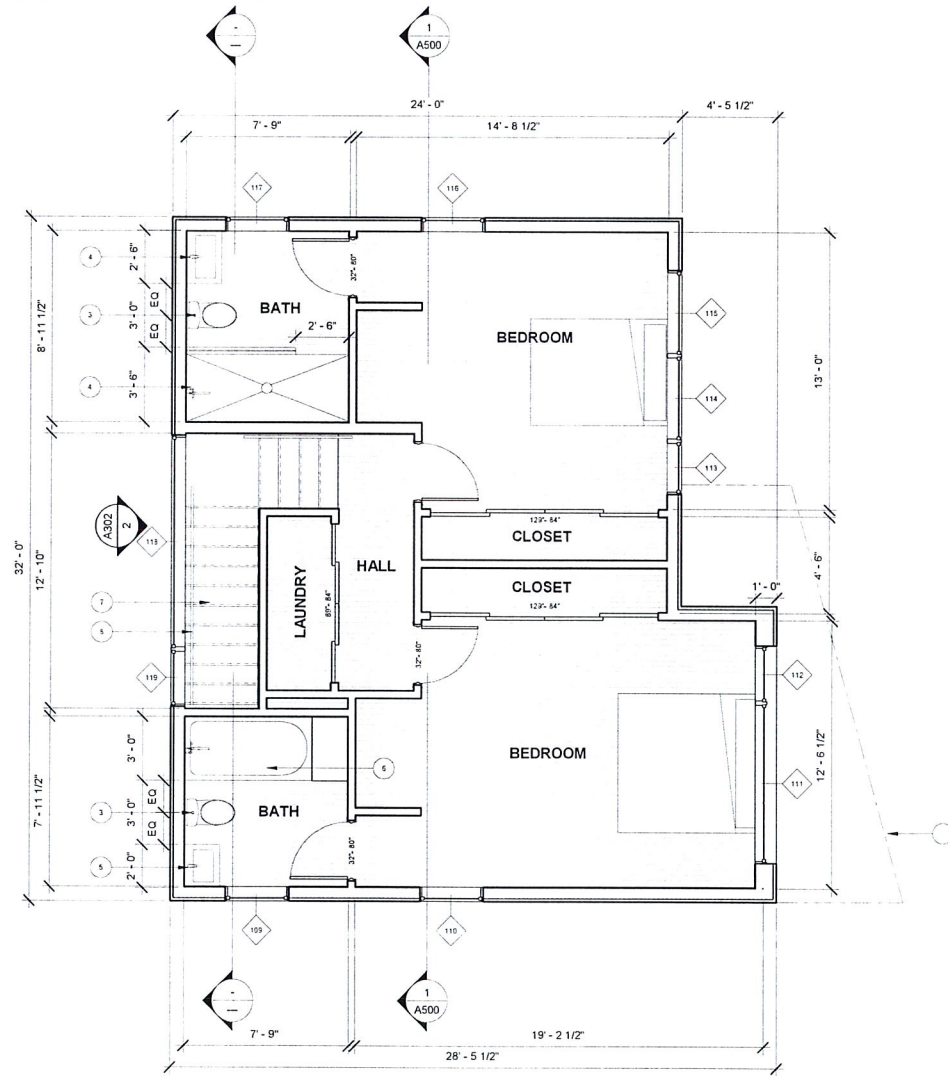
No.	Description	Date
1	DESIGN REVIEW	7-25-2017
2	REVISIONS 1	8-13-2017

EL DORADO
PARKING PLAN

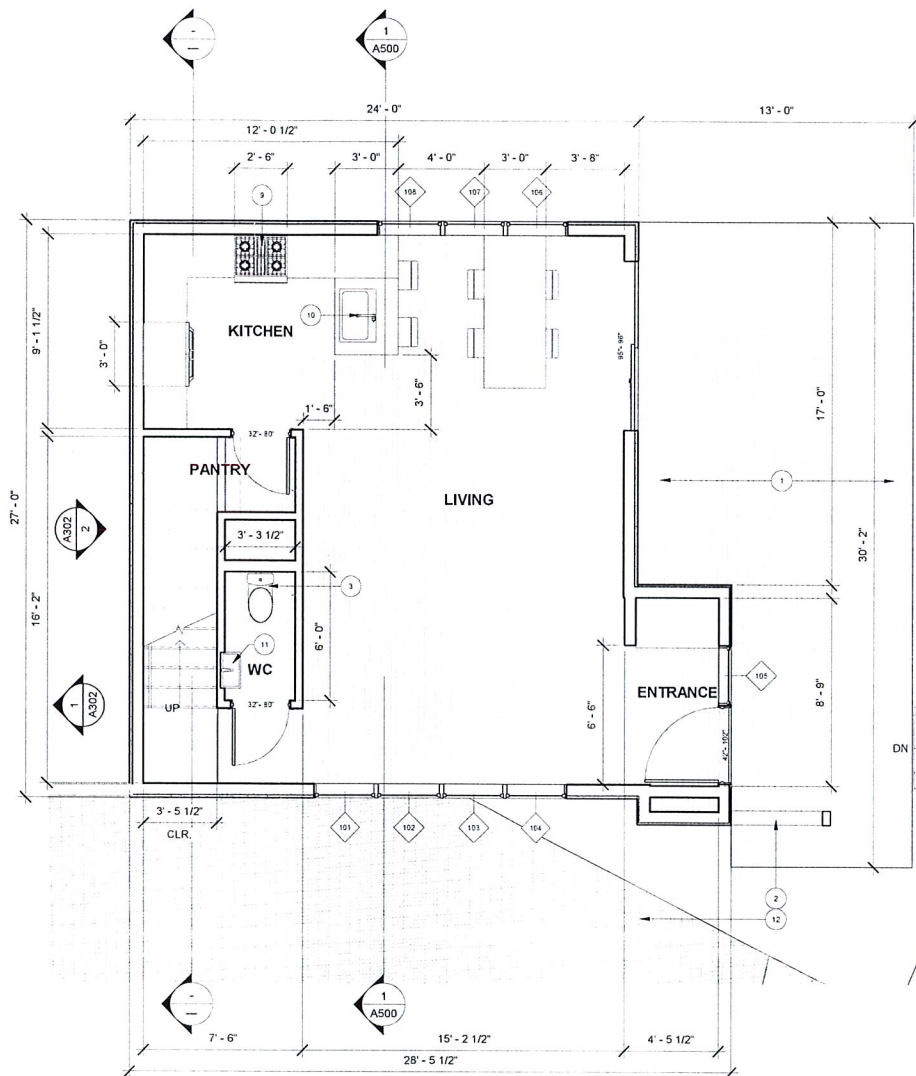
A101

Key Value	Keynote Text
1	DECK ON GRADE
2	WOOD SCREEN
3	WATER CLOSETS NOT TO EXCEED 1.28 GPF PER CPC403.2. WATER CLOSET TO BE 15" MIN SIDE CLEAR FROM CENTER AND 24" MIN CLEAR IN FRONT OF FIXTURE PER CPC402.5. MIN. CEILING HEIGHT AT THE CENTER OF THE FRONT CLEARANCE AREA TO BE 6'-8" MIN. PER CRC 305.1
4	
5	RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GPM AT 60 PSI PER CPC 407.2 BUT NOT LESS THAN 0.8 GPM AT 20 PSI.
6	TUB/SHOWER. SHOWER SURROUND SHALL HAVE A NON-ABSORBENT FINISH (CERAMIC TILE OR SIMILAR) OVER CEMENT BACKER BOARD TO 72" ABOVE DRAIN. SHOWER HEAD SHALL BE 2.0 GPM MAXIMUM. SHOWER SHALL ALSO BE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS. TEMPERED GLASS ENCLOSURE AND SHOWER DOORS TO OPEN AT LEAST A MINIMUM OF 22" FOR AN UNOBSTRUCTED EGRESS OPENING. SHOWER SHALL BE A MINIMUM OF 1024 SQ. IN. AND CAPABLE OF ENCOMPASSING A 30" CIRCLE.

Key Value	Keynote Text
7	STAIRS SHALL BE A MIN. 3' WIDE W/ MAX. RISE OF 7-3/4" & TREADS SHALL BE MIN. 10-1/2" W/ 1" NOSING
8	PROVIDE 1-1/2" DIAMETER HANDRAIL AT 36" ABOVE TREAD NOSING. HANDRAIL SHALL HAVE 1-1/2" CLEARANCE FROM WALL AND HAVE ENDS RETURNED TO WALL OR POST.
9	RANGE HOOD ABOVE (N) GAS RANGE. HOOD TO PROVIDE A MINIMUM 100 CFM CIRCULATION
10	KITCHEN FAUCET FLOW RATES SHALL NOT EXCEED 1.8 GPM AT 60 PSI. TEMPORARY INCREASE TO 2.2 GPM AT 60PSI IS TEMPORARILY ALLOWED PER CPC403.6 (WHERE 1.8GPM FAUCETS ARE UNAVAILABLE AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION)
11	SHALLOW SINK, RECESSED INTO WALL NICHE
12	DRIVEWAY & PARKING



2 LVL2 (UNIT 1)
1/4" = 1'-0"



1 LVL1 T.O. SLAB (UNIT 1)
1/4" = 1'-0"

WINDOW SCHEDULE UNIT 1 LV2									
Mark	Operation	Type	Width	Height	Sill Height	Head Height	TG	EER	Comments
109	AWNG	SCA 3648	3'-0"	4'-0"	4'-6"	8'-6"	No	No	
110	CASE	SCC 3672	3'-0"	6'-0"	2'-6"	8'-6"	No	No	
111	FIXD	TGEO 9048	7'-6"	4'-0"	4'-6"	8'-6"	No	No	
112	CASE	SCC 3248	2'-8"	4'-0"	4'-6"	8'-6"	No	Yes	
113	CASE	SCC 3036	2'-6"	3'-0"	4'-6"	7'-6"	No	Yes	
114	FIXD	SCPOC 4836	4'-0"	3'-0"	4'-6"	7'-6"	No	No	
115	FIXD	SCPOC 4836	4'-0"	3'-0"	4'-6"	7'-6"	No	No	
116	CASE	SCC 3654	3'-0"	4'-6"	3'-0"	7'-6"	No	No	
117	AWNG	SCA 3636	3'-0"	3'-0"	4'-6"	7'-6"	No	No	
118	FIXD	TGEO 12028	10'-0"	2'-4"	5'-2"	7'-6"	Yes	No	
119	FIXD	TGEO 3228	2'-8"	2'-4"	5'-2"	7'-6"	Yes	No	

WINDOW SCHEDULE UNIT 1 LV1									
Mark	Operation	Type	Width	Height	Sill Height	Head Height	TG	EER	Comments
101	CASE	SCC 3636	3'-0"	3'-0"	5'-0"	8'-0"	No	No	
102	FIXD	SCPOC 3636	3'-0"	3'-0"	5'-0"	8'-0"	No	No	
103	FIXD	SCPOC 3636	3'-0"	3'-0"	5'-0"	8'-0"	No	No	
104	CASE	SCC 3636	3'-0"	3'-0"	5'-0"	8'-0"	No	No	
105	FIXD	TBD @ ENT. 1	2'-9 1/2"	8'-6"	0'-1"	8'-7"	Yes	No	
106	FIXD	SCPOC 3636	3'-0"	3'-0"	5'-0"	8'-0"	No	No	
107	CASE	SCC 3636	3'-0"	3'-0"	5'-0"	8'-0"	No	No	
108	CASE	SCC 3636	3'-0"	3'-0"	5'-0"	8'-0"	No	No	



DRAWINGS
PREPARED BY:
RENDERLENS
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OAKLAND CA
94608
510.529.1732

Owner:
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#425 Berkeley CA

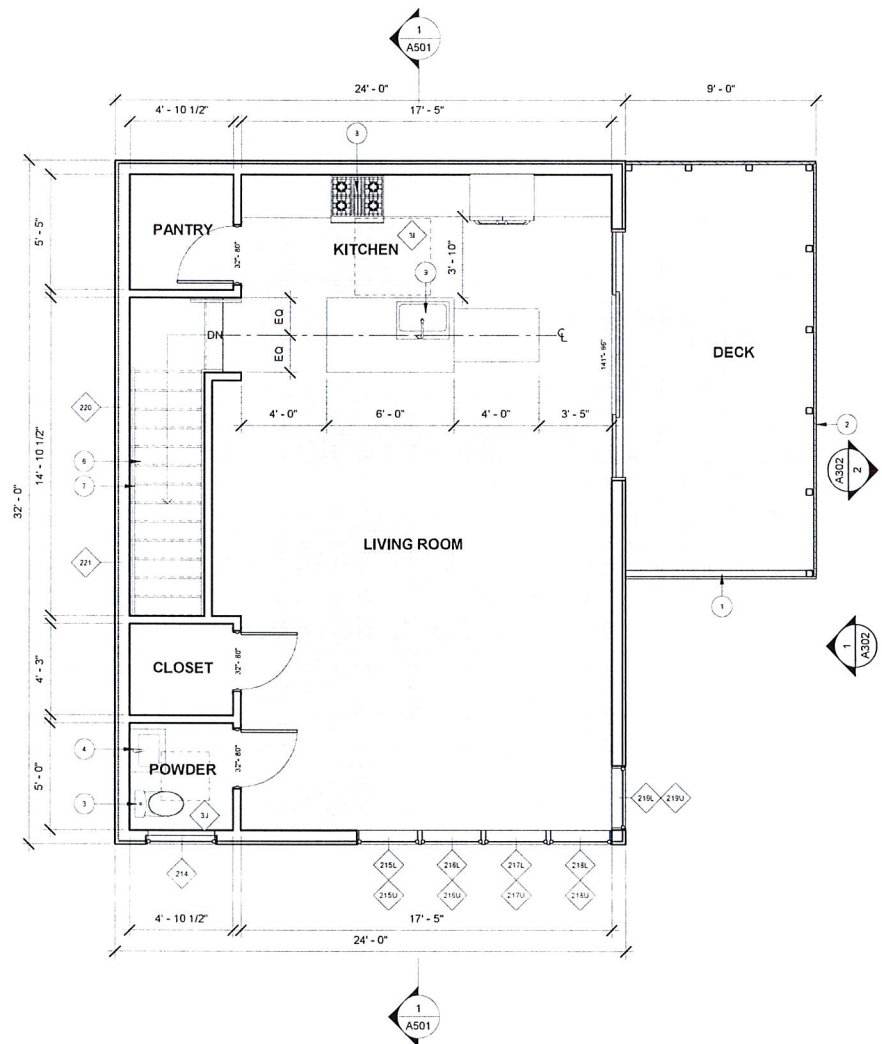
Project Address:
581 EL DORADO AVENUE, OAKLAND, CALIFORNIA 94611

No.	Description	Date
1	DESIGN REVIEW	7-25-2017

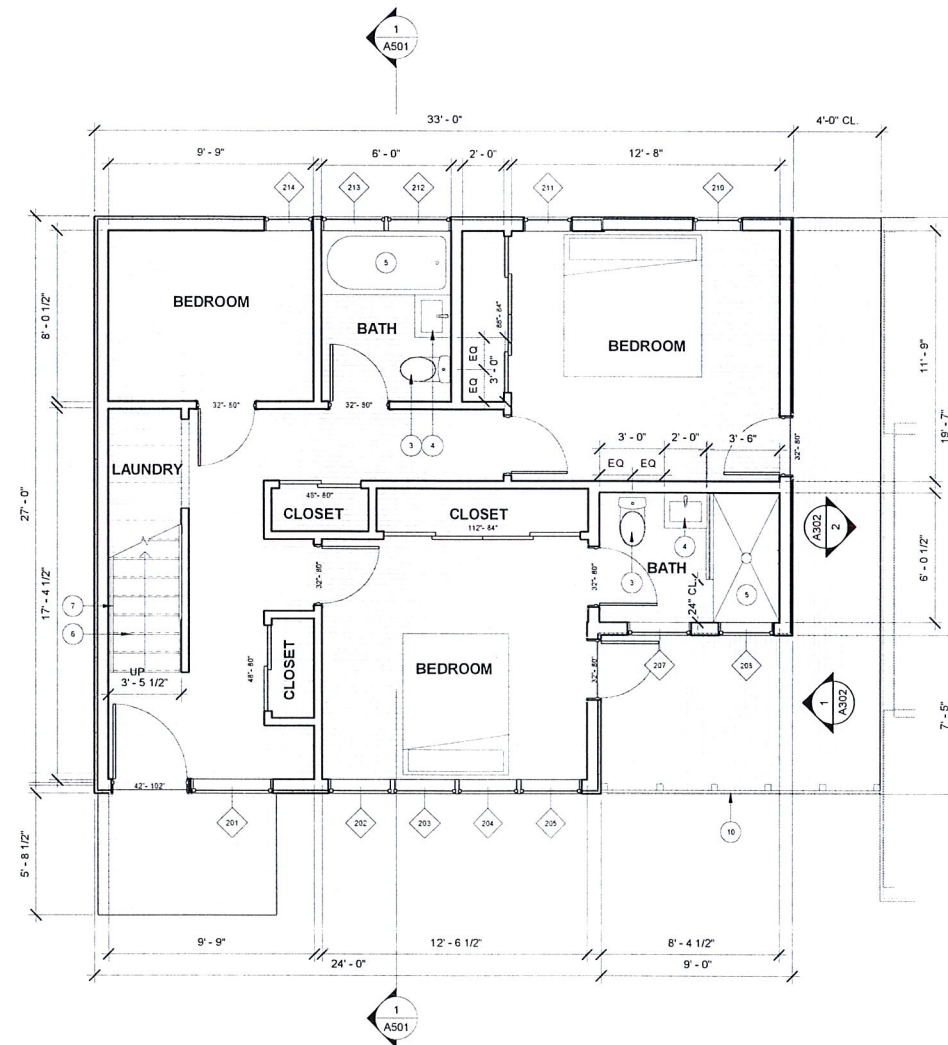
EL DORADO
FLOOR PLANS (FRONT UNIT 1)
A200

Key Value	Keynote Text
1	TEMPERED GLASS RAIL W/ WOOD TOP RAIL, 42" MIN. HT. ABOVE DECK SURFACE
2	WOOD SCREEN
3	WATER CLOSETS NOT TO EXCEED 1.28 GPF PER CPC403.2. WATER CLOSET TO BE 15" MIN SIDE CLEAR FROM CENTER AND 24" MIN CLEAR IN FRONT OF FIXTURE PER CPC402.5. MIN. CEILING HEIGHT AT THE CENTER OF THE FRONT CLEARANCE AREA TO BE 6'-8" MIN. PER CRC 305.1
4	RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GPM AT 60 PSI PER CPC 407.2 BUT NOT LESS THAN 0.8 GPM AT 20 PSI.
5	TUB/SHOWER: SHOWER SURROUND SHALL HAVE A NON-ABSORBENT FINISH (CERAMIC TILE OR SIMILAR) OVER CEMENT BACKER BOARD TO 72" ABOVE DRAIN. SHOWER HEAD SHALL BE 2.0 GPM MAXIMUM. SHOWER SHALL ALSO BE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS. TEMPERED GLASS ENCLOSURE AND SHOWER DOORS TO OPEN AT LEAST A MINIMUM OF 22" FOR AN UNOBSTRUCTED EGRESS OPENING. SHOWER SHALL BE A MINIMUM OF 1024 SQ. IN. AND CAPABLE OF ENCOMPASSING A 30" CIRCLE.
6	STAIRS SHALL BE A MIN. 3" WIDE W/ MAX. RISE OF 7-3/4" & TREADS SHALL BE MIN. 10-1/2" W/ 1" NOSING

Key Value	Keynote Text
7	PROVIDE 1-1/2" DIAMETER HANDRAIL AT 36" ABOVE TREAD NOSING. HANDRAIL SHALL HAVE 1-1/2" CLEARANCE FROM WALL AND HAVE ENDS RETURNED TO WALL OR POST.
8	RANGE HOOD ABOVE (N) GAS RANGE HOOD TO PROVIDE A MINIMUM 100 CFM CIRCULATION
9	KITCHEN FAUCET FLOW RATES SHALL NOT EXCEED 1.8 GPM AT 60 PSI. TEMPORARY INCREASE TO 2.2 GPM AT 60 PSI IS TEMPORARILY ALLOWED PER CPC403.6 (WHERE 1.8 GPM FAUCETS ARE UNAVAILABLE AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION)
10	WOOD SLAT GUARDRAIL, 42" MIN. HT. ABOVE DECK SURFACE



2 LVL2 (UNIT 2)
1/4" = 1'-0"



1 T.O. SLAB (UNIT 2)
1/4" = 1'-0"

WINDOW SCHEDULE UNIT 2 LV2										WINDOW SCHEDULE UNIT 2 LV1									
Mark	Operation	Type	Width	Height	Sill Height	Head Height	TG	EER	Comments	Mark	Operation	Type	Width	Height	Sill Height	Head Height	TG	EER	Comments
3I	SKYLT	FCM 4646	3'-10"	3'-10"			No	No		201	FIXD	TBD @ ENT. 2	3'-10 1/2"	8'-6"	0'-1"	8'-7"	Yes	No	
3J	SKYLT	FCM 3030	2'-6"	2'-6"			No	No		202	CASE	SCC 3630	3'-0"	2'-6"	5'-0"	7'-6"	No	Yes	
214	FIXD	SCPOC 4024	3'-4"	2'-0"	8'-10"	10'-10"	No	No		203	FIXD	SCPOC 3630	3'-0"	2'-6"	5'-0"	7'-6"	No	No	
215L	CASE	SCC 3672	3'-0"	6'-0"	2'-10"	8'-10"	No	No		204	FIXD	SCPOC 3630	3'-0"	2'-6"	5'-0"	7'-6"	No	No	
215U	FIXD	SCPOC 3624	3'-0"	2'-0"	8'-10"	10'-10"	No	No		205	CASE	SCC 3630	3'-0"	2'-6"	5'-0"	7'-6"	No	Yes	
216L	FIXD	SCPOC 3672	3'-0"	6'-0"	2'-10"	8'-10"	No	No		207	AWNG	SCA 3630	3'-0"	2'-6"	5'-0"	7'-6"	Yes	No	
216U	FIXD	SCPOC 3624	3'-0"	2'-0"	8'-10"	10'-10"	No	No		208	AWNG	SCA 3230	2'-8"	2'-6"	5'-0"	7'-6"	Yes	No	
217L	FIXD	SCPOC 3672	3'-0"	6'-0"	2'-10"	8'-10"	No	No		210	CASE	SCC 2848	2'-4"	4'-0"	3'-6"	7'-6"	No	Yes	
217U	FIXD	SCPOC 3624	3'-0"	2'-0"	8'-10"	10'-10"	No	No		211	CASE	SCC 2848	2'-4"	4'-0"	3'-6"	7'-6"	No	Yes	
218L	CASE	SCC 3672	3'-0"	6'-0"	2'-10"	8'-10"	No	No		212	FIXD	SCPOA 3628	3'-0"	2'-4"	5'-2"	7'-6"	Yes	No	
218U	FIXD	SCPOC 3624	3'-0"	2'-0"	8'-10"	10'-10"	No	No		213	AWNG	SCA 3628	3'-0"	2'-4"	5'-2"	7'-6"	Yes	No	
219L	CASE	SCC 3672	3'-0"	6'-0"	2'-10"	8'-10"	No	No		214	CASE	SCC 2848	2'-4"	4'-0"	3'-6"	7'-6"	No	Yes	
219U	FIXD	SCPOC 36CA1	3'-0"	2'-0"	8'-10"	10'-10"	No	No											
220	FIXD	TGEO 12028	10'-0"	2'-4"	5'-8"	8'-0"	Yes	No											
221	FIXD	TGEO 5428	4'-6"	2'-4"	5'-8"	8'-0"	Yes	No											

DRAWINGS PREPARED BY
RENDERLENS
936 37TH ST
OAKLAND CA
94608
510.529.1732

Owner:
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Project Address:
581 EL DORADO AVENUE, OAKLAND, CALIFORNIA 94611

No.	Description	Date
1	DESIGN REVIEW	7-25-2017

EL DORADO
FLOOR PLANS (MIDDLE UNIT 2)
A201

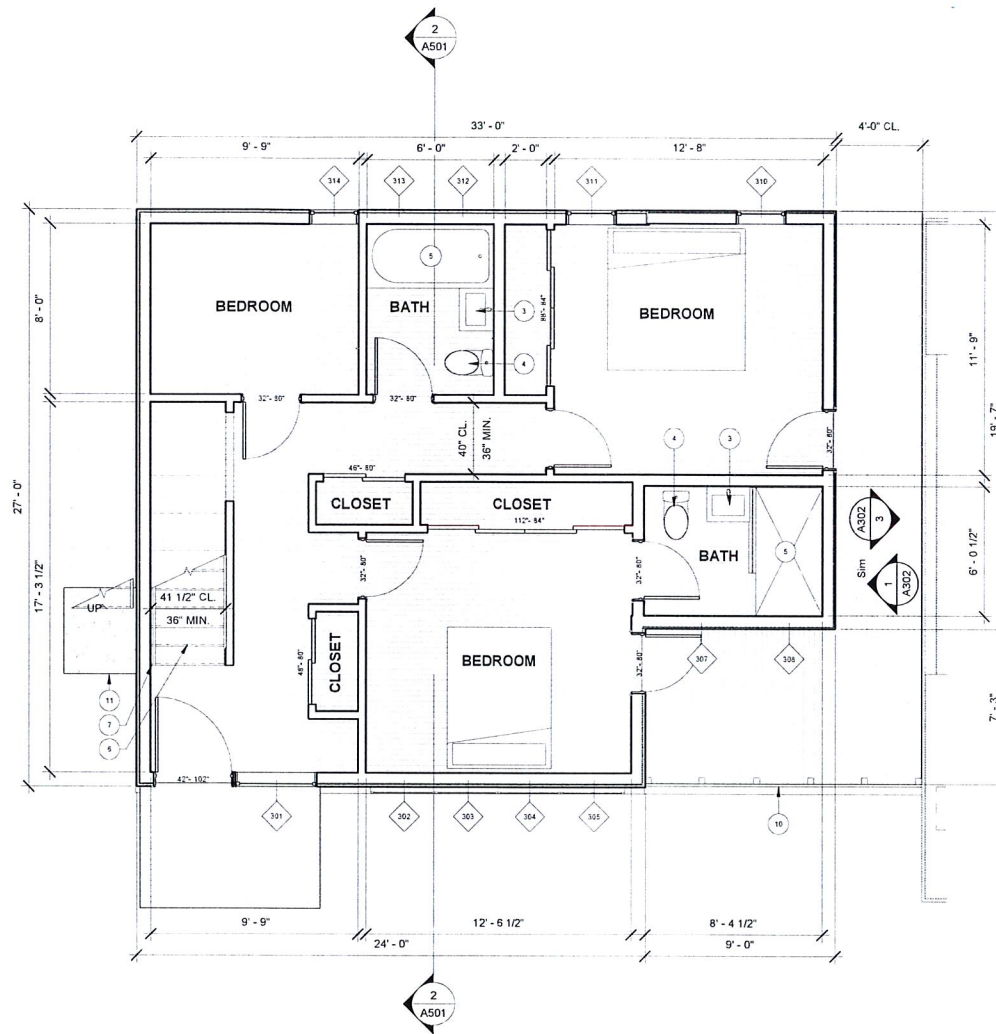
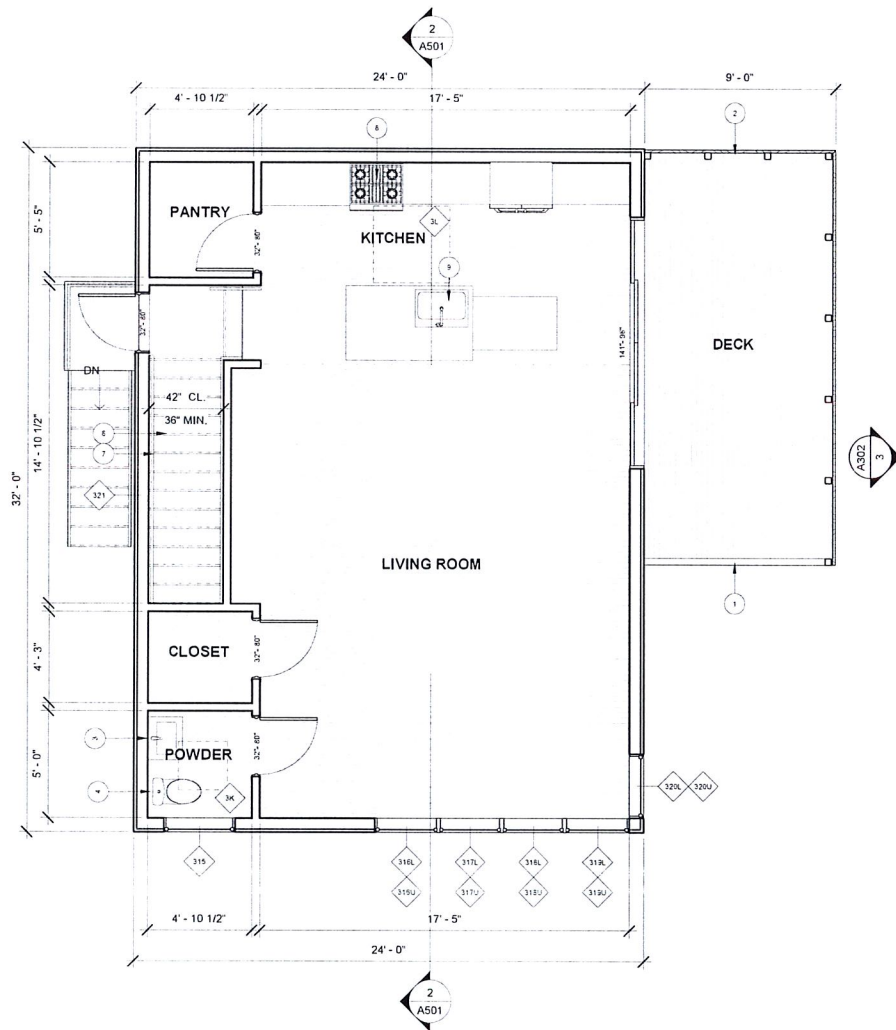


Keynote Legend

Key Value	Keynote Text
1	TEMPERED GLASS RAIL W/ WOOD TOP RAIL, 42" MIN. HT. ABOVE DECK SURFACE
2	WOOD SCREEN
3	RESIDENTIAL LAVATORY FAUCETS SHALL NOT EXCEED 1.2 GPM AT 60 PSI PER CPC 407.2 BUT NOT LESS THAN 0.8 GPM AT 20 PSI.
4	WATER CLOSETS NOT TO EXCEED 1.28 GPF PER CPC403.2, WATER CLOSET TO BE 15" MIN SIDE CLEAR FROM CENTER AND 24" MIN CLEAR IN FRONT OF FIXTURE PER CPC402.5, MIN. CEILING HEIGHT AT THE CENTER OF THE FRONT CLEARANCE AREA TO BE 6'-8" MIN. PER CRC 305.1
5	TUB/SHOWER. SHOWER SURROUND SHALL HAVE A NON-ABSORBENT FINISH (CERAMIC TILE OR SIMILAR) OVER CEMENT BACKER BOARD TO 72" ABOVE DRAIN. SHOWER HEAD SHALL BE 2.0 GPM MAXIMUM. SHOWER SHALL ALSO BE PROVIDED WITH PRESSURE BALANCE OR THERMOSTATIC MIXING VALVE CONTROLS. TEMPERED GLASS ENCLOSURE AND SHOWER DOORS TO OPEN AT LEAST A MINIMUM OF 22" FOR AN UNOBSTRUCTED EGRESS OPENING. SHOWER SHALL BE A MINIMUM OF 1024 SQ. IN. AND CAPABLE OF ENCOMPASSING A 30" CIRCLE.

Keynote Legend

Key Value	Keynote Text
6	STAIRS SHALL BE A MIN. 3' WIDE W/ MAX. RISE OF 7-3/4" & TREADS SHALL BE MIN. 10-1/2" W/ 1" NOSING
7	PROVIDE 1-1/2" DIAMETER HANDRAIL AT 36" ABOVE TREAD NOSING. HANDRAIL SHALL HAVE 1-1/2" CLEARANCE FROM WALL AND HAVE ENDS RETURNED TO WALL OR POST.
8	RANGE HOOD ABOVE (N) GAS RANGE. HOOD TO PROVIDE A MINIMUM 100 CFM CIRCULATION
9	KITCHEN FAUCET FLOW RATES SHALL NOT EXCEED 1.8 GPM AT 60 PSI, TEMPORARY INCREASE TO 2.2 GPM AT 60PSI IS TEMPORARILY ALLOWED PER CPC403.6 (WHERE 1.8GPM FAUCETS ARE UNAVAILABLE AERATORS OR OTHER MEANS MAY BE USED TO ACHIEVE REDUCTION)
10	WOOD SLAT GUARDRAIL, 42" MIN. HT. ABOVE DECK SURFACE
11	LANDINGS: MIN. 36"x36", SLOPED 1/4" PER FT. AWAY FROM STRUCTURE



WINDOW SCHEDULE UNIT 3 LV2

Mark	Operation	Type	Width	Height	Sill Height	Head Height	TG	EER	Comments
3K	SKYLT	FCM 3030	2'-6"	2'-6"			No	No	
3L	SKYLT	FCM 4646	3'-10"	3'-10"			No	No	
315	FIXD	SCPOC 4024	3'-4"	2'-0"	8'-10"	10'-10"	No	No	
316L	CASE	SCC 3672	3'-0"	6'-0"	2'-10"	8'-10"	No	No	
316U	FIXD	SCPOC 3624	3'-0"	2'-0"	8'-10"	10'-10"	No	No	
317L	FIXD	SCPOC 3672	3'-0"	6'-0"	2'-10"	8'-10"	No	No	
317U	FIXD	SCPOC 3624	3'-0"	2'-0"	8'-10"	10'-10"	No	No	
318L	FIXD	SCPOC 3672	3'-0"	6'-0"	2'-10"	8'-10"	No	No	
318U	FIXD	SCPOC 3624	3'-0"	2'-0"	8'-10"	10'-10"	No	No	
319L	CASE	SCC 3672	3'-0"	6'-0"	2'-10"	8'-10"	No	No	
319U	FIXD	SCPOC 3624	3'-0"	2'-0"	8'-10"	10'-10"	No	No	
320L	CASE	SCC 3672	3'-0"	6'-0"	2'-10"	8'-10"	No	No	
320U	FIXD	SCPOC 36CA1	3'-0"	2'-0"	8'-10"	10'-10"	No	No	
321	FIXD	TGEO 12028	10'-0"	2'-4"	5'-8"	8'-0"	Yes	No	

WINDOW SCHEDULE UNIT 3 LV1

Mark	Operation	Type	Width	Height	Sill Height	Head Height	TG	EER	Comments
301	FIXD	TBD @ ENT. 2	3'-10 1/2"	8'-6"	0'-1"	8'-7"	Yes	No	
302	CASE	SCC 3630	3'-0"	2'-6"	5'-0"	7'-6"	No	Yes	
303	FIXD	SCPOC 3630	3'-0"	2'-6"	5'-0"	7'-6"	No	No	
304	FIXD	SCPOC 3630	3'-0"	2'-6"	5'-0"	7'-6"	No	No	
305	CASE	SCC 3630	3'-0"	2'-6"	5'-0"	7'-6"	No	Yes	
307	AWNG	SCA 3630	3'-0"	2'-6"	5'-0"	7'-6"	Yes	No	
308	AWNG	SCA 3230	2'-8"	2'-6"	5'-0"	7'-6"	Yes	No	
310	CASE	SCC 2848	2'-4"	4'-0"	3'-6"	7'-6"	No	Yes	
311	CASE	SCC 2848	2'-4"	4'-0"	3'-6"	7'-6"	No	Yes	
312	FIXD	SCPOA 3628	3'-0"	2'-4"	5'-2"	7'-6"	Yes	No	
313	AWNG	SCA 3628	3'-0"	2'-4"	5'-2"	7'-6"	Yes	No	
314	CASE	SCC 2848	2'-4"	4'-0"	3'-6"	7'-6"	No	Yes	

DRAWINGS PREPARED BY

RENDERLENS

936 37TH ST.
OAKLAND CA
94608
510.529.1732

Owner:
MODERN PARTNERS, LLC.
2625 Alcatraz Avenue
#425 Berkeley CA

Project Address:
581 EL DORADO AVENUE, OAKLAND, CALIFORNIA 94611

No. Description Date

No.	Description	Date
1	DESIGN REVIEW	7-25-2017

EL DORADO

FLOOR PLANS (REAR UNIT 3)

A202



Keynote Legend

Key Value	Keynote Text
1	HORZ. WOOD SIDING
2	ACRYLIC COATED STUCCO
3	HORZ. WOOD SIDING
4	DECK ON GRADE
5	WOOD SCREEN
6	ASPHALT ROLLED ROOF, W/ R-30 BATT INSULATION ,SHINGLES TO BE (MINIMUM CLASS 'A') TO BE INSTALLED OVER 2 LAYERS OF #15 ROOFING FELT.
7	ASPHALT SHINGLE ROOF, W/ R-30 BATT INSULATION ,SHINGLES TO BE (MINIMUM CLASS 'A') TO BE INSTALLED OVER 2 LAYERS OF #15 ROOFING FELT.
8	TRASH CAN STORAGE AREA, ENCLOSED W/ WOOD FENCE
9	MONOLITHIC CONC. STAIRS, STAIRS SHALL BE A MIN. 3' WIDE W/ MAX. RISE OF 7-3/4" & TREADS SHALL BE MIN. 10-1/2" W/ 1" NOSING
10	(N) 6'W x 2'D x 3'H WOOD BOX FOR (N) PG&E GAS METERS

DRAWINGS
PREPARED BY:

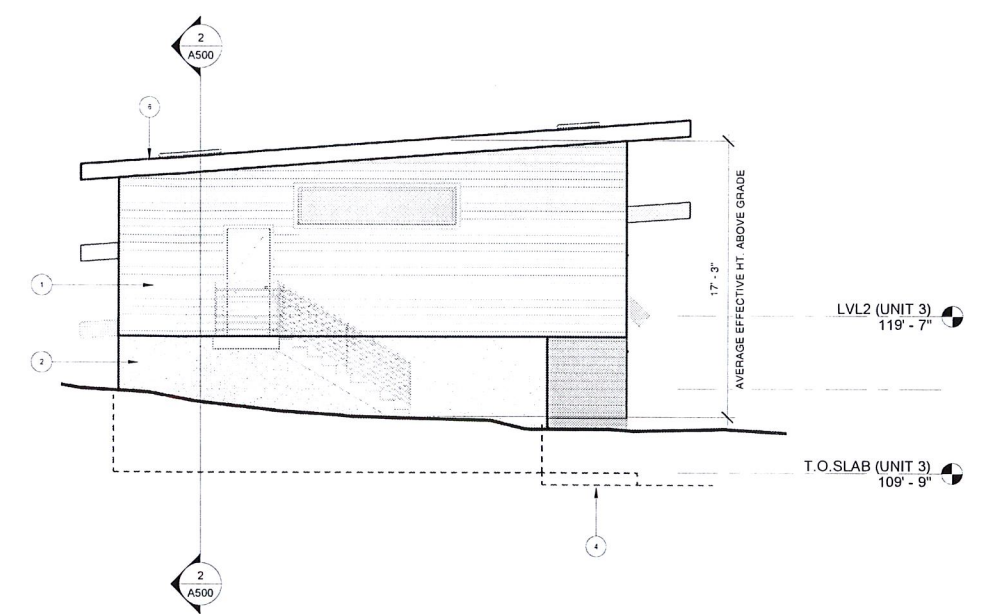
RENDERLENS

936 37TH ST.
OAKLAND CA
94608
510.529.1732

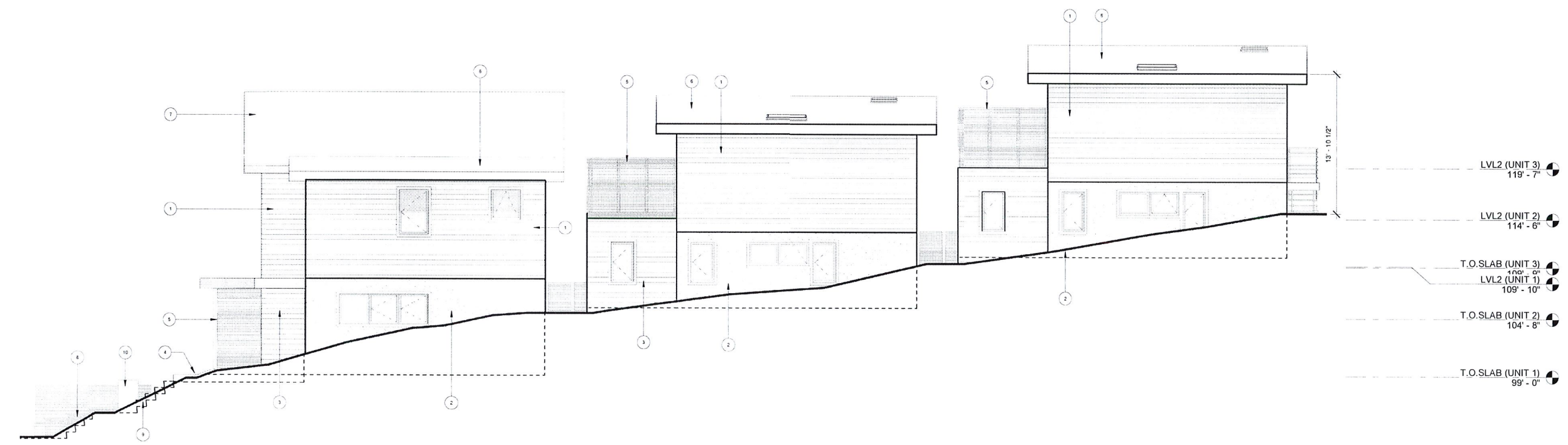
Owner:
MODERN PARTNERS, LLC.
2625 Alcatraz Avenue
#425 Berkeley CA

Project Address:
581 EL DORADO AVENUE, OAKLAND, CALIFORNIA 94611

No.	Description	Date
1	DESIGN REVIEW	7-25-2017
2	REVISIONS 1	8-13-2017



2 SITE ELEVATION REAR (NORTH)
3/16" = 1'-0"



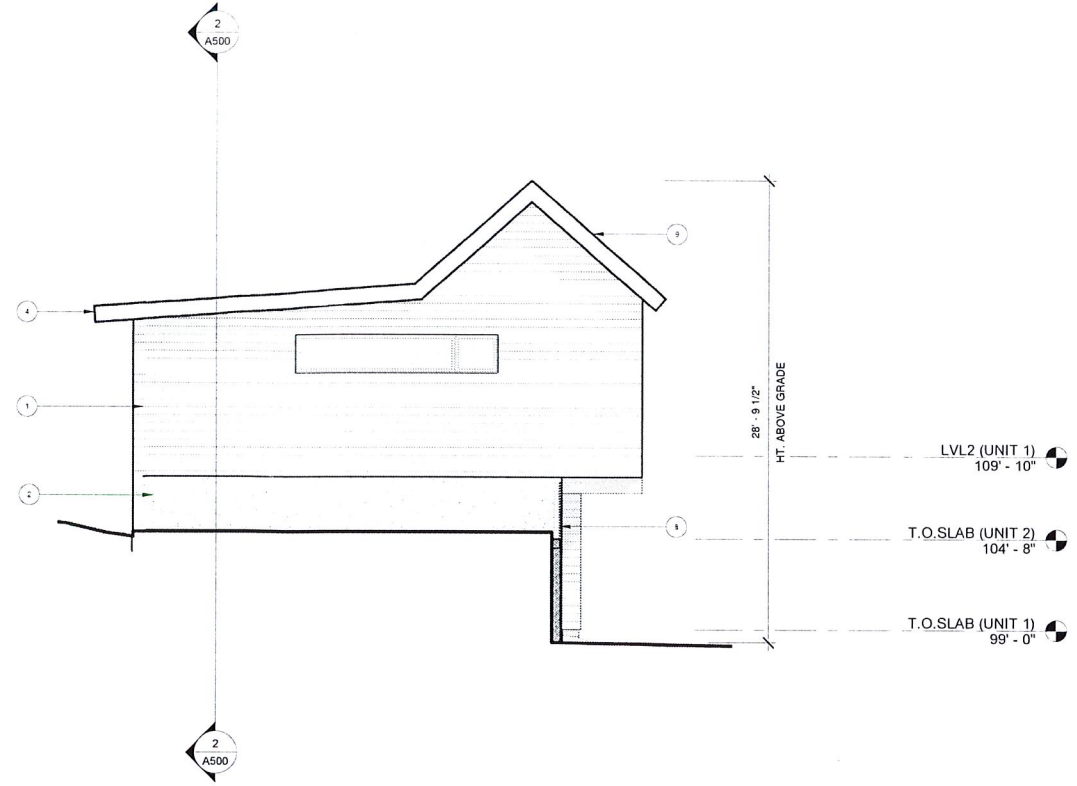
1 SITE ELEVATION RIGHT (EAST)
3/16" = 1'-0"

EL DORADO
ELEVATIONS

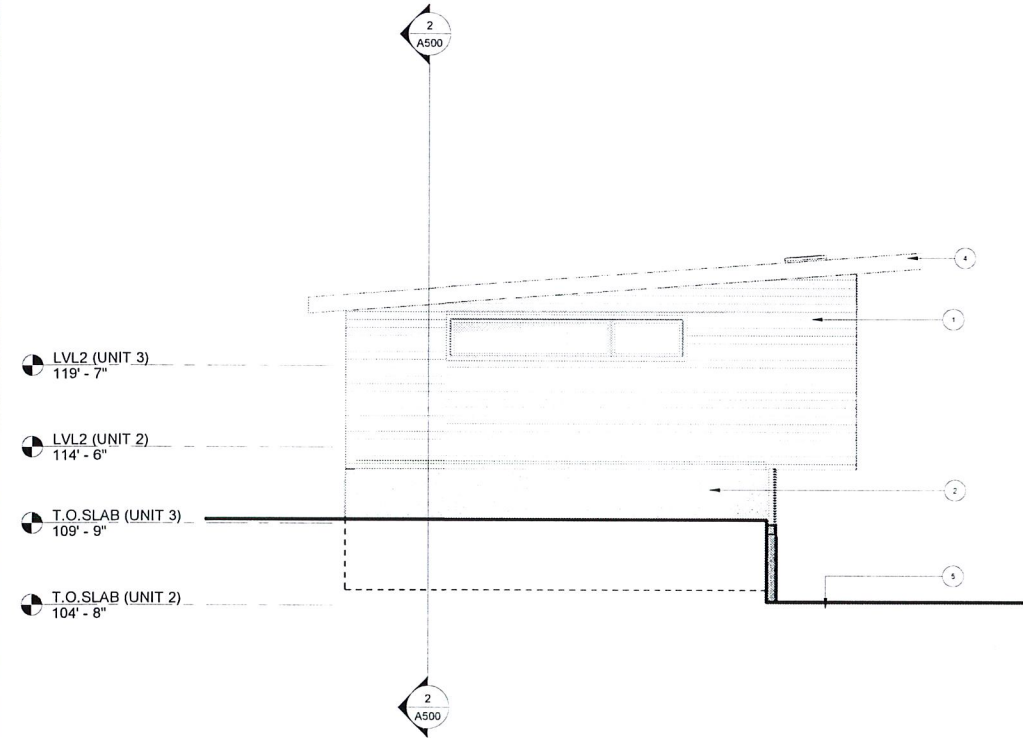
A301

Key Value	Keynote Text
1	VERT. WOOD SIDING
2	ACRYLIC COATED STUCCO
3	HORZ. WOOD SIDING
4	ASPHALT ROLLED ROOF, W/ R-30 BATT INSULATION ,SHINGLES TO BE (MINIMUM CLASS 'A') TO BE INSTALLED OVER 2 LAYERS OF #15 ROOFING FELT.
5	DECK ON GRADE
6	WOOD SCREEN
7	TEMPERED GLASS RAIL W/ WOOD TOP RAIL, 42" MIN. HT. ABOVE DECK SURFACE
8	WOOD SLAT GUARDRAIL, 42" MIN. HT. ABOVE DECK SURFACE
9	ASPHALT SHINGLE ROOF, W/ R-30 BATT INSULATION ,SHINGLES TO BE (MINIMUM CLASS 'A') TO BE INSTALLED OVER 2 LAYERS OF #15 ROOFING FELT.
10	CONC. RETAINING WALL
11	DRIVEWAY & PARKING
12	MONOLITHIC CONC. STAIRS, STAIRS SHALL BE A MIN. 3' WIDE W/ MAX. RISE OF 7-3/4" & TREADS SHALL BE MIN. 10-1/2" W/ 1" NOSING

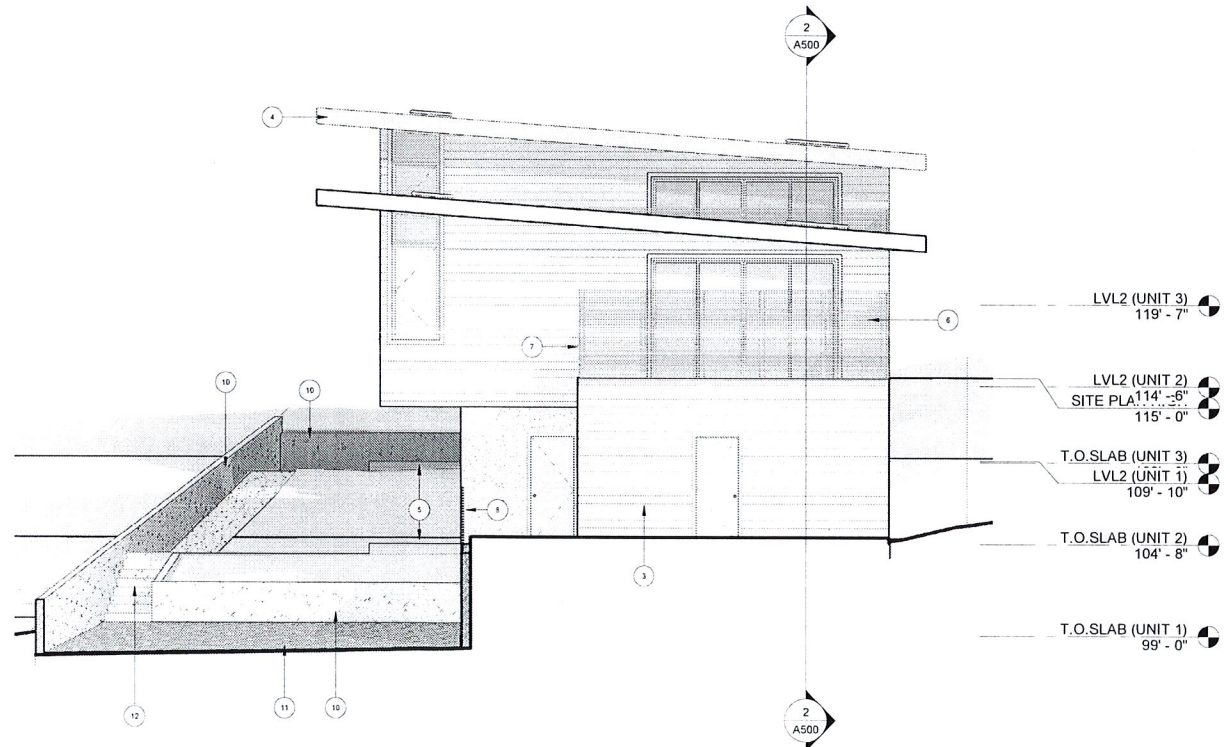
Keynote Legend



2 NORTH ELEVATION (REAR UNIT 1)
3/16" = 1'-0"



3 SOUTH ELEVATION REAR UNIT 2
3/16" = 1'-0"



1 SOUTH ELEVATION FRONT UNIT 2
3/16" = 1'-0"

DRAWINGS
PREPARED BY:

RENDERLENS

936 37TH ST.
OAKLAND CA
94608
510.529.1732

Owner:
MODERN PARTNERS, LLC.
2625 Alcatraz Avenue
#425 Berkeley CA

Project Address:
581 EL DORADO AVENUE, OAKLAND, CALIFORNIA 94611

No.	Description	Date
1	DESIGN REVIEW	7-25-2017
2	REVISIONS 1	8-13-2017

EL DORADO
ELEVATIONS

A302

Keynote Legend

Key Value	Keynote Text
1	ASPHALT ROLLED ROOF, W/ R-30 BATT INSULATION, SHINGLES TO BE (MINIMUM CLASS 'A') TO BE INSTALLED OVER 2 LAYERS OF #15 ROOFING FELT.
2	WOOD SCREEN
3	DECK ON GRADE
4	DRIVEWAY & PARKING
5	STAIRS SHALL BE A MIN. 3' WIDE W/ MAX. RISE OF 7-3/4" & TREADS SHALL BE MIN. 10-1/2" W/ 1" NOSING

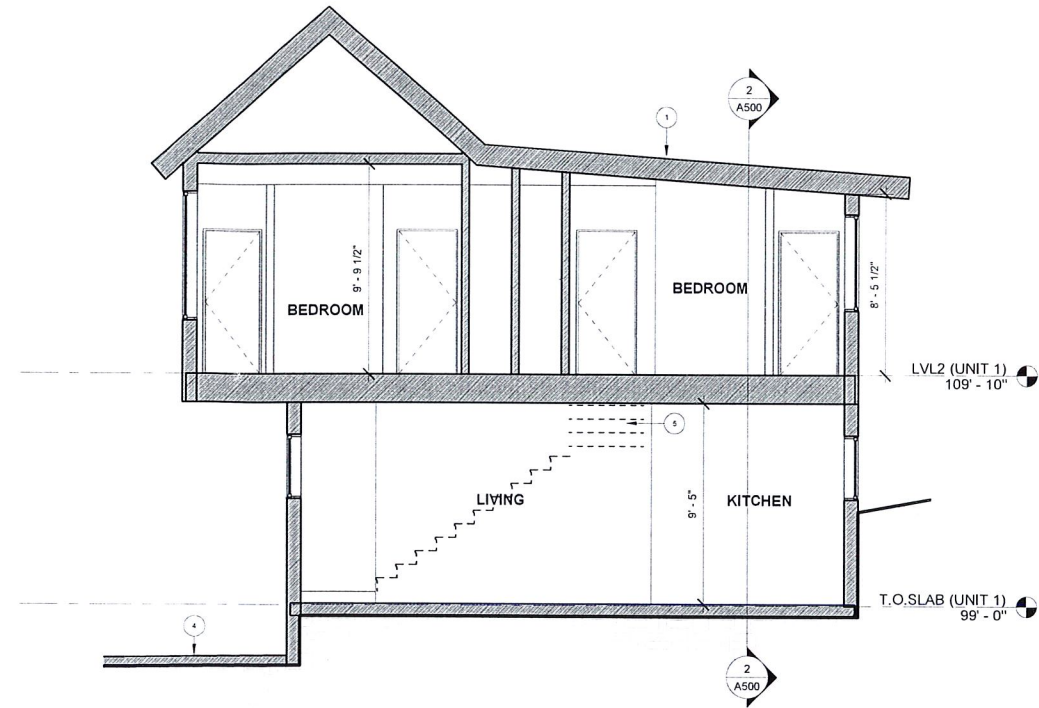
DRAWINGS PREPARED BY:

RENDERLENS

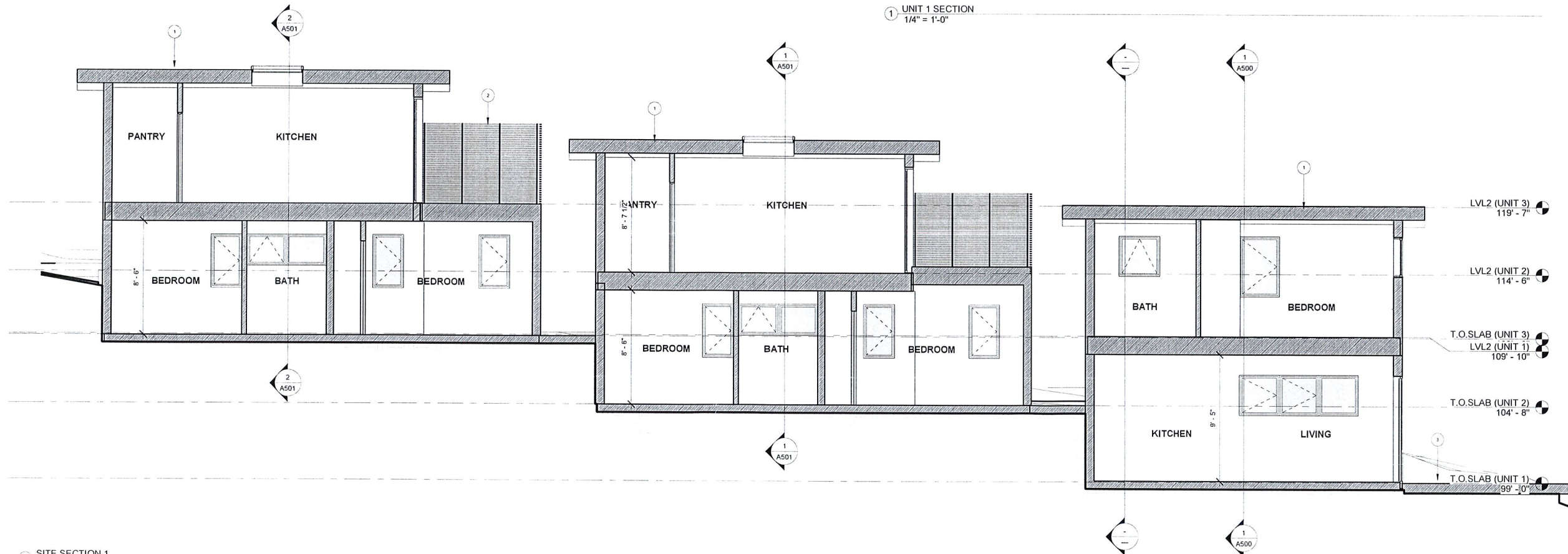
936 37TH ST.
OAKLAND CA
94608
510.529.1732

Owner:
MODERN PARTNERS, LLC.
2625 Alcatraz Avenue
#425 Berkeley CA

Project Address:
581 EL DORADO AVENUE, OAKLAND, CALIFORNIA 94611



1 UNIT 1 SECTION
1/4" = 1'-0"



2 SITE SECTION 1
1/4" = 1'-0"



No.	Description	Date
1	DESIGN REVIEW	7-25-2017

EL DORADO
SECTIONS

A500

D:\Dropbox\3161 max net\ELDORADO\Project Folder\BIM\ELDC_V09.rvt 7/25/2017 1:22:32 PM

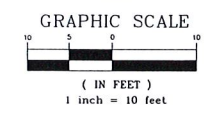


EL DORADO
COLOR RENDERING
MODERN PARTNERS, LLC. 2625 Alcatraz Avenue
#425 Berkeley CA

TENTATIVE PARCEL MAP NO. 10737

(3) THREE NEW CONDOMINIUM UNITS

CITY OF OAKLAND
COUNTY OF ALAMEDA
STATE OF CALIFORNIA



LEGEND

- LOT BOUNDARY
- RIGHT-OF-WAY
- ADJACENT PROPERTY LINE
- EX EASEMENT LINE
- EX WOOD FENCE
- NEW WATER LINE
- NEW SEWER LINE
- NEW BUILDING
- EX CONCRETE
- EX PAVEMENT
- NEW PAVERS
- NEW CONCRETE
- POWER POLE
- DIRECTION OF DRAINAGE FLOW
- EX. TREE

OWNER/APPLICANT

MODERN PARTNERS LLC
2625 ALCATRAZ AVE #425
BERKELEY, CA

CIVIL ENGINEER

APEX CIVIL ENGINEERING & LAND SURVEYING
817 ARNOLD DRIVE, SUITE 50
MARTINEZ, CA 94553
(925) 476-8499

GENERAL

ASSESSORS PARCEL NO(S): 12-932-10
PROJECT ADDRESS: 581 EL DORADO AVE
OAKLAND, CA
TOTAL GROSS AREA: 7,844 SF
EXISTING USE: SINGLE FAMILY
EXISTING ZONING: R-2
PROPOSED USE: 3-CONDOMINIUMS
NUMBER OF UNITS: 3 CONDOMINIUM UNITS
LOT COVERAGE: 35%
FEMA FLOOD DESIGNATION: ZONE "X"

FACILITIES

WATER: EBMUD
SEWER: CITY OF OAKLAND
STORM DRAIN: CITY OF OAKLAND
GAS & ELECTRIC: PACIFIC GAS & ELECTRIC
TELEPHONE: AT&T
CABLE: COMCAST
FIRE PROTECTION: ALAMEDA COUNTY

NOTES

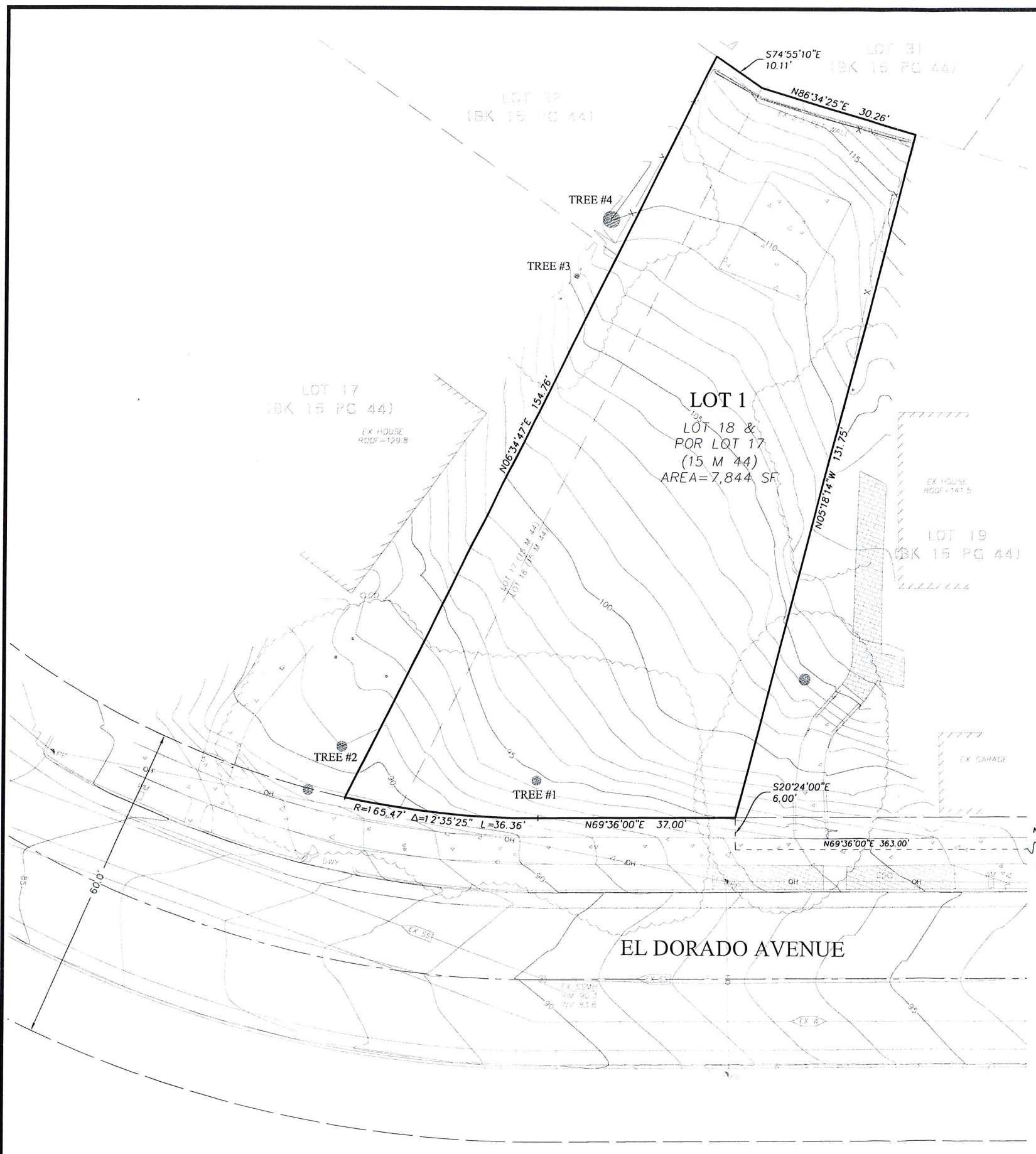
NO PUBLIC AREAS ARE PROPOSED.
NO NEW STREET NAMES ARE PROPOSED.
THE LOCATION OF ALL EXISTING UTILITIES SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE VARIOUS UTILITIES AND EXERCISE EXTREME CAUTION IN AREAS OF BURIED UTILITIES DURING CONSTRUCTION.
DATE OF TOPOGRAPHIC SURVEY WAS AUGUST 2016

BASIS OF BEARINGS

BEARINGS ARE BASED ON THE MONUMENT LINE SHOWN ON THE MAP OF TRACT 4265 (115 M 47) TAKEN AS NORTH 69°36'00" EAST BETWEEN FOUND BRASS DISCS

BENCHMARK

ELEVATIONS ARE BASED ON CITY OF OAKLAND BM 2309 CUT SQUARE ON EL DORADO AVENUE NEAR CONCRETE PATH ELEV.=102.78



817 Arnold Drive Ste. 50
Martinez, CA 94553
Ph: (925) 476-8499
www.apexce.net



NO.	REVISIONS	BY	APP	DATE

ABBREVIATIONS

- AD - AREA DRAIN
- CONC - CONCRETE
- EUA - EXCLUSIVE USE AREA
- EX - EXISTING
- FF - FINISH FLOOR
- FG - FINISH GRADE
- GS - GARAGE SLAB
- HP - HIGH POINT
- LF - LINEAR FEET
- L - PROPERTY LINE
- R/W - RIGHT OF WAY
- SD - STORM DRAIN
- SDWK - SIDEWALK
- SF - SQUARE FEET
- TYP - TYPICAL

TENTATIVE
PARCEL MAP NO 10737

SHEET
1 OF 1

DATE
8-23-17

PROJ#16095

Attachment E



581 El Dorado Avenue looking north



581 El Dorado Avenue looking south

Planning application for 581 El Dorado Ave
July 2017



581 El Dorado Avenue looking east

Planning application for 581 El Dorado Ave
July 2017



581 El Dorado Avenue looking west

Planning application for 581 El Dorado Ave
July 2017



553 El Dorado Avenue

Planning application for 581 El Dorado Ave
July 2017

ATTACHMENT F

Madani, Jason

From: Christopher Kintner <kintner@gmail.com>
Sent: Tuesday, August 22, 2017 8:31 AM
To: Madani, Jason
Subject: Re: 581 El Dorado Ave

Good morning Jason,

Thanks you for your response. To be clear: Somebody (who??) made a policy decision to prevent a structure similar to 626 El Dorado, which is on a slightly smaller lot, from being built.

626 el dorado isn't the most beautiful building but it packs in 15 more units then the proposal for 581 el dorado. That's housing for significantly more and seems reasonable to me especially given Oakland's housing affordability crisis.

If the policy change in 2013 didn't reduce the density when did The City of Oakland decide that allowing more 626 el dorados wasn't appropriate for this block?

Thanks!
Chris

On Aug 21, 2017, at 10:09 AM, Madani, Jason <JMadani@oaklandnet.com> wrote:

Hi Chris, The zoning of this parcel was changed in 2013 from R-40 to RM-2, which is the same type of density. The RM-2 Mixed Housing Type Residential Zone permits one unit for every 2,500 square feet of site area, so a maximum of three (3) units are possible for the 7,668 square-foot subject site. . The proposed three detached two-story residential condo are sited up the slope of the lot and responds to the gentle slope terrain (16%) with distinct building volumes that step up with hillside. The project is a market rate development (not a low income housing) and cannot use state density bonus. The apartment complex located across street is a non- conforming building. The applicant has revised his project several times to comply with RM-2 zone and our design review criteria. Please let me know if you have any more question. Jason

Jason Madani, Planner II | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114 | Oakland, CA 94612 | Phone: (510) 238-4790 | Fax: (510) 238-4730 | Email: jmadani@oaklandnet.com | Website: www.oaklandnet.com/planning

From: Christopher Kintner [<mailto:kintner@gmail.com>]
Sent: Saturday, August 19, 2017 12:21 PM
To: Madani, Jason <JMadani@oaklandnet.com>
Subject: 581 El Dorado Ave

Hey Jason,

I'm curious about the proposed project at 581 El Dorado Ave. I see this lot is zoned for RM-2

which is travesty since this an empty lot on a block with dense apartment buildings. I happen to live in the 590 El Dorado and I would love to see a similar scale building at this lot rather than 3 condos.

Do you know any of the history of this zoning? Why was this lot downzoned? If we can't add density in areas like this we will never solve our housing crisis.

I'm going to ask my neighbors to submit comments to the planning commission so any details you can give me about this project would be greatly appreciated.

Thanks

Chris

590 El Dorado Ave #309

East Bay For Everyone, Member

Madani, Jason

From: John Woods <johndeniswoods@gmail.com>
Sent: Monday, August 21, 2017 5:02 PM
To: Madani, Jason
Subject: Case PLN17283, TPM10737

Hi Jason,

I am seeking more information on the project proposed at **581 El Dorado Avenue**. Are there any plans or diagrams of the project you could share with me?

Also, could you please help me understand how long after approval work typically begins on these projects and, in this case, how long construction is planned to go on for?

Thank you,
John

August 24, 2017

To Whom It May Concern,

I am writing in support of the proposed 3 unit housing to be built on 581 El Dorado Ave in Oakland. After speaking with David Rucker, I think this type of building is most congruent with our neighborhood. The style, layout, and neighborhood effect is one that I agree with.

I would like to voice my opposition about building more units such as a multilevel apartment/condo complex. This would negatively impact our neighborhood in many ways. Parking would be even more difficult than it is now. Our tree lined street would be filled in with yet another high rise building.

In conclusion, David Rucker's proposal would be a valuable addition to our neighborhood and I wish to see it passed. Thank you very much

Ted Chen



590 El Dorado Ave

August 26, 2017

To: City of Oakland

Re: Proposed residential building at 581 El Dorado Ave, Oakland 94611, parcel 012-0932-010- __ : owner/builder David Rucker

To Whom It May Concern,

We have owned and lived at 640 Fairmount Ave. since the end of 1991 and very much approve of the building plans to place 3 detached residential units at 581 El Dorado. Part of our back yard is adjacent to and overlooks the site in question. Having met David Rucker in person and studied the plans at length we very much appreciate his efforts to keep the roofs on the back 2 units flat / low so as to minimize shadows and view obscuration. We like the plans submitted. They seem to us to have been made with consideration to the 581 neighbors, also fitting in favorably with our neighborhood community's aesthetics, spacing, history, etc., and keeping the single-family and small multi-unit residences integral and most prevalent. We have serious parking

challenges in our block already with a few large complexes built during the 1960's and 70's.

We are grateful for the Oakland code that limits that lot to only 3 residences and we think David Rucker has done well to optimize aesthetics with size of buildings and the lot space, maximizing privacy. We would have objected to larger, denser building which would have been inappropriate for many obvious reasons.


Jason Hassard and Nancy Lovejoy
owners of 640 Fairmount Avenue

8/28/2017

To whom it may concern:

I am the owner of 570 El Dorado ave, Oakland, Ca 94611. Our property is across the street from the lot owned by David Rucker and he asked me to give my opinion on his project to the Commission. I have seen the plans of the proposed development of 3 units and am in favor of it. I think that the size and design will be a nice addition to the neighborhood. Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to be 'Irina Itsekson', with a long horizontal stroke extending to the right.

Irina Itsekson
Broker BRE # 01969505
(510) 502-3454

Madani, Jason

From: Judy Bowman <judithsbowman@gmail.com>
Sent: Saturday, August 26, 2017 7:04 PM
To: Madani, Jason
Subject: 581 El Dorado Avenue, 94611

Jason, it was nice to see you at the street-side meeting on Tuesday 8/22/2017 that new owner David Rucker convened, right in front of the empty lot at 581 El Dorado Avenue, to let neighbors know what would be going on. My duplex is at 636-638 Fairmount Avenue, and I will share a fence with the new development -- it's practically in my back yard!

I was really pleased that you made time to attend and answer questions. I had no idea that developers got so much help and information from Oakland Case Planners like you.

I'm positive about the plans I've seen, and here's why:

- It's great to see the space developed, for 3 separate houses with no shared walls, after the lot sat empty (growing weeds) for all the 20 years I've been here.
- The attention to detail and environmental issues in the planning, including permeable paving, solar-ready status, and use of drought friendly decks instead of lawns, is impressive.
- Efforts to make the buildings "fit" the neighborhood (window placement, shadow studies, and echos of features in nearby buildings) show a real concern for folks who live nearby.
- In addition, the new owner's efforts to keep the neighborhood informed of his plans and of the city's careful review and modification of the design makes me feel that the actual construction will go well.

I'm not sure I can attend the 9/6/2017 Planning Commission meeting (I work in Concord that day) but feel free to use this letter to represent my response to the project.

Judy Bowman
Owner, 636-638 Fairmount Avenue duplex