

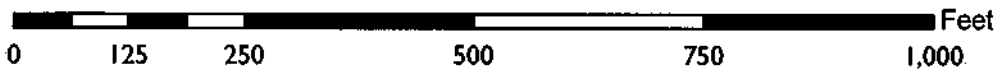
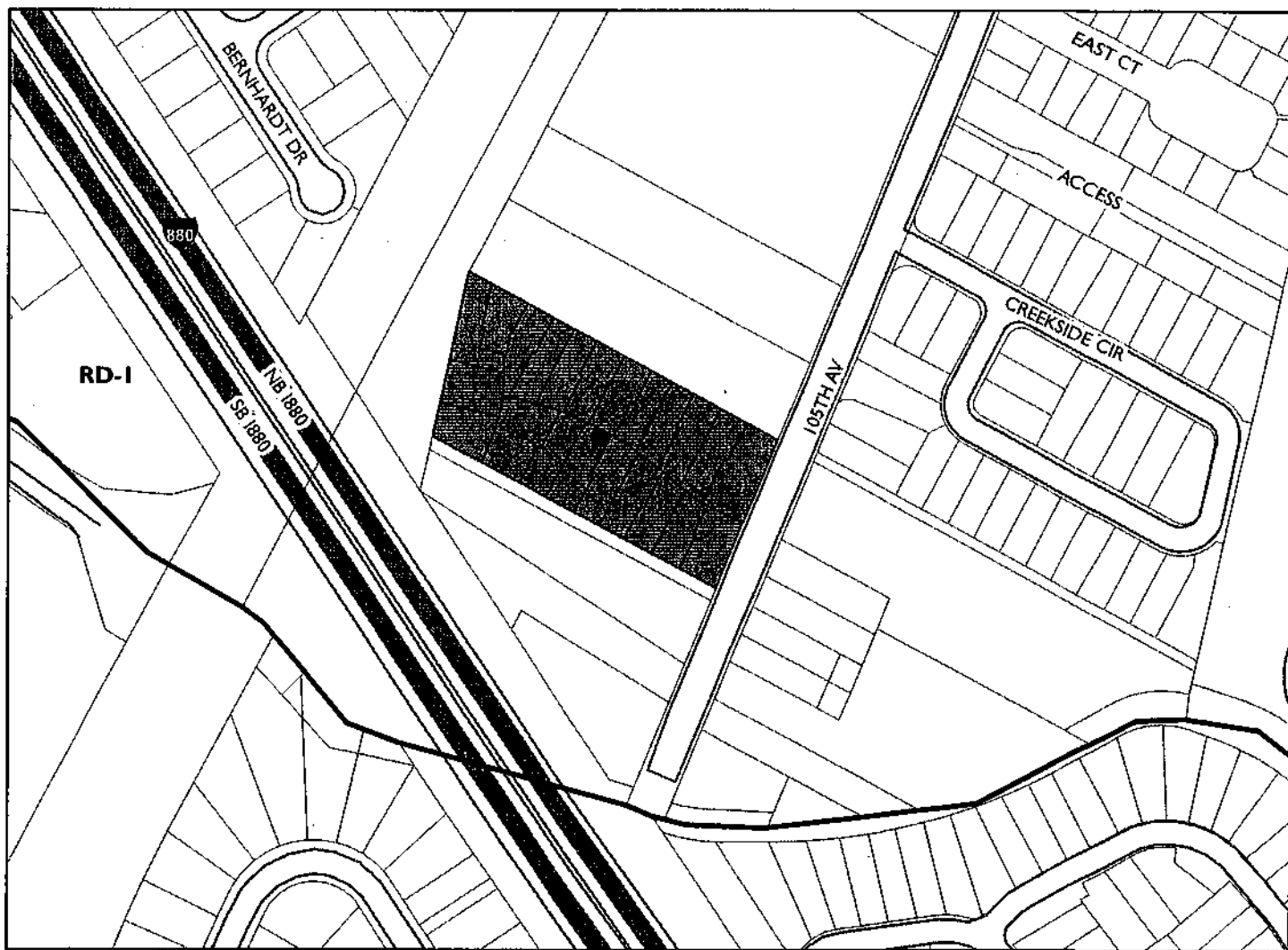
<b>Location:</b>	<b>319 – 105<sup>th</sup> Avenue (APN's: 045-5370-043, -044, -045, -046, -047, -048, -049, -050, -051, -052, -053, -054, -055, -056, -057, -058, -059, -060, -061, -062, -063, -064.)</b> <b>See map on reverse</b>
<b>Proposal:</b>	To operate a Limited Agricultural and Plant Nursery business at a site with an existing Limited Agricultural activity.
<b>Applicant:</b>	Planting Justice, Jim Moore
<b>Owner:</b>	Planting Justice
<b>Planning Permits Required:</b>	Major Conditional Use Permit for a Limited Agricultural Activity with greater than one acre of land and a Plant Nursery Agricultural Activity in the RD-1 Zone. Regular Design Review for new nonresidential building facilities.
<b>General Plan:</b>	Detached Unit Residential
<b>Zoning:</b>	RD-1 Detached Unit Residential
<b>Environmental Determination:</b>	Exempt, Section 15332 of the State CEQA Guidelines: In-fill development projects; Section 15303: new construction of small structures; Section 15183: projects consistent with a community plan, general plan, or zoning.
<b>Historic Status:</b>	Vacant lot in the 105th Ave Mixed 2 Area of Secondary Importance (ASI)
<b>City Council District:</b>	7
<b>Date Filed:</b>	3/24/16 (Revised plans submitted 1/24/17)
<b>Staff Recommendation:</b>	Approve
<b>Finality of Decision:</b>	Appealable to the City Council
<b>For Further Information:</b>	Contact case planner Michael Bradley, Planner III at 510-238-6935 or <a href="mailto:mbradley@oaklandca.gov">mbradley@oaklandca.gov</a>

**SUMMARY**

The applicant, Planting Justice, currently has a Limited Agricultural Activity at the subject site occupying less than one acre of land. The proposal is to expand the existing Limited Agricultural activity to occupy the entire site, which is 86,240 square feet (1.979 acres) and to add a Plant Nursery activity to the site. Limited Agricultural and Plant Nursery activities on sites greater than one acre require a Major Conditional Use Permit. The site is in the RD-1 Detached Unit Residential Zone, where design Review is required for the construction of new non-residential buildings.

Staff recommends approval of the project due to its benefit to the community and limited impacts on the surrounding neighborhood.

# CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN16082  
Applicant: Planting Justice, Jim Moore  
Address: 319 – 105th Avenue  
Zone: RD-1  
APNs: 045-5370-043, -044, -045, -046, -047, -048, -049, -050,  
-051, -052, -053, -054, -055, -056, -057, -058, -059, -060,  
-061, -062, -063, -064.

## **PROPERTY DESCRIPTION**

### Project Site

The project site is located at 319-105<sup>th</sup> Avenue (the northwest side of 105<sup>th</sup> Avenue) near the 105<sup>th</sup> Avenue cul-de-sac where the street meets the 880 Freeway. The project site contains 22 parcels identified as Alameda County Assessor's Parcel Numbers (APNs) 045-5370-043, -044, -045, -046, -047, -048, -049, -050, -051, -052, -053, -054, -055, -056, -057, -058, -059, -060, -061, -062, -063, -064, encompassing a total area of 1.979 acres (approximately 86,240 square feet). The adjacent sites consist of a large vacant lot to the north, a residential parcel to the south and a Southern Pacific Railroad line to the rear. The site was initially subdivided into 22 parcels for an affordable housing development project under permits CMDV03125 and TTM7502, and has yet to be constructed. The project approvals have expired. Currently Planting Justice has a smaller scale Limited Agricultural activity on the site that is utilizing less than one acre of the land.

### Neighborhood Characteristics

The proposal is in the Sobrante Park neighborhood of Oakland with neighborhood characteristics that primarily include single family dwellings to high density residential buildings that are one to two stories, with some commercial and industrial uses in the area. The site is approximately three parcels away from the historic Neishi Brothers Plant Nursery, which was located at 359-105<sup>th</sup> Avenue until the business closed. The neighborhood is the historic site of several nursery businesses. The 105<sup>th</sup> Avenue public right-of-way width is approximate 50 feet wide and the roadway width is approximately 40 feet wide.

## **PROJECT DESCRIPTION**

The proposed project would expand the existing Limited Agricultural activity to occupy the entire site, which is 1.979 acres (86,240 square feet), and to add a Plant Nursery.

The proposal includes a parking lot area of six spaces to accommodate employees and patrons of the business; a converted shipping container for retail sales; four metal framed and plastic covered greenhouses; nursery benches; a bare root wholesale area; a 5,000 peach rootstocks area; a shade bench cutting seeds holding area; and two potting shipping containers for storage and other purposes. Water efficient irrigation systems would be installed with sump pumps on site to maintain the water usage.

All proposed structures are temporary. The proposed greenhouses and converted shipping containers would be placed completely on individual parcels and not cross any property lines. The nursery planting benches are less than six feet in height and do not require building permits. The proposed parking area is entirely on one parcel and located at the front of the site.

The business would continue to have ten employees and operate Monday through Saturday from 8:30 AM to 4:30 PM. According to the applicant, six of the ten employees live within 300 feet of the nursery and eight out of the ten employees in the Sobrante Park neighborhood. The employment of local residents is part of the business plan of the operation.

The existing and proposed facility is primarily for production and online sales. A small percentage of sales is at local farmer's markets. A UPS truck comes to the facility once a day and deliveries are made to three farmers markets once or twice per week. As conditioned, no deliveries would be permitted on Sundays or between the hours of 5 PM and 8 AM daily.

## **GENERAL PLAN ANALYSIS**

The Land Use and Transportation Element (LUTE) of the General Plan designates the site as Detached Unit Residential.

The Detached Unit Residential classification is intended to create, maintain, and enhance residential areas primarily characterized by detached, single-unit structures. This site can accommodate the expansion of an existing Limited Agricultural activity and Plant Nursery, and the project meets the following LUTE goals and policies:

**Policy N1.5: Designing Commercial Development.** Commercial development should be designed in a manner that is sensitive to surrounding residential uses.

**Policy N5.1 Environmental Justice.** The City is committed to the identification of issues related to the consequences of development on racial, ethnic, and disadvantaged socio-economic groups. The City will encourage active participation of all its communities, and will make efforts to inform and involve groups concerned about environmental justice and representatives of communities most impacted by environmental hazards in the early stages of the planning and development process through notification and two-way communication.

**Policy N9.2 Supporting Neighborhood Improvement.** The City should be supportive of efforts of local neighborhood organizations in improving their neighborhoods, by providing information, guidance, and assistance where feasible.

**Policy N10.1 Identifying Neighborhood "Activity Centers".** Neighborhood Activity Centers should become identifiable commercial, activity and communication centers for the surrounding neighborhood. The physical design of the neighborhood activity centers should support social interaction and attract persons to the area. Some of the attributes that many facilitate this interaction include plazas, pocket parks, outdoor seating on public and private property, ample sidewalk width, street amenities such as trash cans and benches, and attractive landscaping.

A Limited Agricultural and Plant Nursery serving the local community and providing employment as well as a gathering space for residents meets the intent of the Detached Unit Residential classification and several of the goals for Oakland's neighborhoods.

## **ZONING ANALYSIS**

The Zoning Designation for the project site is Detached Unit Residential 1 (RD-1). The intent of the RD-1 Zone is to create, maintain, and enhance areas with detached, single unit structures. A limited number of commercial uses are permitted or conditionally permitted in existing Nonresidential Facilities.

The required planning permit approvals include:

- Regular Design Review to construct a new building facility. (17.15.020); and
- A CUP to establish a Plant Nursery activity in the RD-1 Zone. (17.15.030 Table 17.15.01). The CUP is major because the project site exceeds one acre. (17.15.030 Table 17.15.01.(L6) and 17.134.020.A.1.a),

## **ENVIRONMENTAL DETERMINATION**

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

## KEY ISSUES AND IMPACTS

Staff supports the project because it will have minimal impacts on the neighborhood. As described in the "Project Description" section of this report, the great majority of the sales are at off-site locations and most of the employees live within a block of the site, so there will be minimal traffic or parking impacts. The proposed six-space parking lot will be of sufficient size to accommodate employees and deliveries. Proposed bike parking will further reduce car trips. Further, the proposal will employ local residents and provide fresh food options to the community. The project meets all zoning requirements and has a successful site plan.

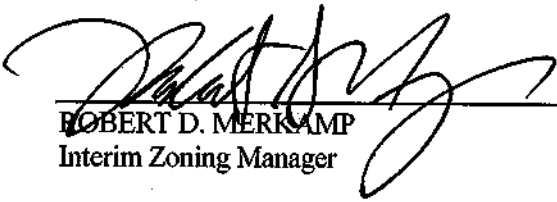
## RECOMMENDATIONS:

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


Prepared by:

  
MICHAEL BRADLEY  
Planner III

Reviewed by:

  
ROBERT D. MERKAMP  
Interim Zoning Manager

Approved for forwarding to the  
City Planning Commission:

  
Ed Manasse, Interim Deputy Director  
Bureau of Planning

## ATTACHMENTS:

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

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**ATTACHMENT A: FINDINGS**

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

**17.136.050B DESIGN REVIEW FOR NON-RESIDENTIAL FACILITIES AND SIGNS:**

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

The site is in the Sobrante Park neighborhood, which includes single family dwellings to high density residential buildings that are one to two stories, with some commercial and industrial uses in the area with remnants of historic plant nurseries.

The proposed construction is appropriate for a nursery facility. All proposed structures are temporary and include metal framed, plastic covered greenhouses; converted shipping containers; and nursery planting benches. Additionally, new decorative transparent metal fencing is proposed at the front of the site to enhance the appearance from 105<sup>th</sup> Avenue. The proposal also includes a parking lot area of six spaces to accommodate employees, deliveries, and patrons of the business; a converted shipping container for retail sales; four metal framed and plastic covered greenhouses; nursery benches; a bare root wholesale area; a 5,000 peach rootstocks area; a shade bench cutting seeds holding area; and two potting shipping containers for storage and other purposes. Water efficient irrigation systems will be installed with sump pumps on site to maintain the water usage.

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

The proposal will enhance desirable neighborhood characteristics by developing the remaining vacant area of the site with controlled plantings and new perimeter fencing. All proposed structures are temporary and have a height no greater than 15 feet, thus should have minimal impact on the adjacent properties or overall neighborhood. As such, the project's design harmonizes with and will enhance investment in the area.

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

See the "General Plan Analysis" section, above.

**17.134.050 GENERAL CONDITIONAL 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 site is in the Sobrante Park neighborhood, which includes single family dwellings to high density residential buildings which are one to two stories, with some commercial and industrial uses in the area with remnants of historic plant nurseries. The proposal will enhance desirable neighborhood characteristics by developing the remaining vacant area of the site with controlled plantings, new perimeter fencing and structures appropriate for a nursery use.

The project will have minimal impacts on the neighborhood. The great majority of the sales are at off-site locations and most of the employees live within a block of the site, so there will be minimal traffic or parking impacts. The proposed six-space parking lot will be of sufficient size to accommodate employees and deliveries. Proposed bike parking will further reduce car trips.

- 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 nursery benches and greenhouses, retail kiosk, and nursery benches provide functional areas to grow nursery products. Parking is conveniently located at the front of the property and near the retail kiosk. The appearance of the facilities is appropriate for a nursery operation.

- 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 surrounding area by adding a desirable use to a vacant portion of the site and on-site improvements to enhance the public safety, security and appearance of the area.

- D. That the proposal conforms to all applicable design review criteria set forth in the DESIGN REVIEW PROCEDURE of Chapter 17.136 of the Oakland Planning Code.**

See Design Review Findings, above.

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

See the "General Plan Analysis" section, above.

**ATTACHMENT B: CONDITIONS OF APPROVAL**

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

**1. Approved Use**

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, staff report and the approved plans dated **January 24, 2017** as amended by the following conditions of approval and mitigation measures, if applicable (“Conditions of Approval” or “Conditions”).

**2. Effective Date, Expiration, Extensions and Extinguishment**

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

**3. Compliance with Other Requirements**

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

**4. Minor and Major Changes**

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

**5. Compliance with Conditions of Approval**

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



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

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

**6. Signed Copy of the Approval/Conditions**

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

**7. Blight/Nuisances**

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

**8. Indemnification**

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

**9. Severability**

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

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

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

**11. Public Improvements**

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

**12. Regulatory Permits and Authorizations from Other Agencies**

Requirement: The project applicant shall obtain all necessary regulatory permits and authorizations from applicable resource/regulatory agencies including, but not limited to, the Regional Water Quality Control Board, Bay Area Air Quality Management District, Bay Conservation and Development Commission, California Department of Fish and Wildlife, U. S. Fish and Wildlife Service, and Army Corps of Engineers and shall comply with all requirements and conditions of the permits/authorizations. The project applicant shall submit evidence of the approved permits/authorizations to the City, along with evidence demonstrating compliance with any regulatory permit/authorization conditions of approval.

When Required: Prior to activity requiring permit/authorization from regulatory agency

Initial Approval: Approval by applicable regulatory agency with jurisdiction; evidence of approval submitted to Bureau of Planning

Monitoring/Inspection: Applicable regulatory agency with jurisdiction

**13. Graffiti Control**

Requirement:

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

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

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

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**14. 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

**15. 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

**16. 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

**17. 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

**18. 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](http://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

**19. 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

**SPECIFIC CONDITIONS**

**20. Landscaping and Irrigation**

*Ongoing.*

All landscaping areas and related irrigation shown on the approved plans shall be permanently maintained in neat and safe conditions, and all plants shall be maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with all applicable landscaping requirements. All paving or other impervious surfaces shall occur only on approved areas. A full landscape and irrigation plan with the building permit shall be submitted.

**21. Fencing and Fence Maintenance**

*Ongoing.*

Fencing shall be placed entirely around the perimeter of the site with transparent fencing at the 105<sup>th</sup> Avenue street front. The front fencing along 105<sup>th</sup> Avenue shall be setback a minimum of 18" from the edge of the sidewalk and have planting in front of the fence. Additionally, vegetation shall be on the inside of the fence for screening of the parking area. The applicant shall permanently maintain all fencing or barriers visible from any property line in neat and safe conditions, and, whenever necessary, replaced with new materials or finish to ensure continued compliance with all City requirements.

**22. Hours of Operation.**

*Ongoing.*

The business will operate Monday through Saturday from 8:30 AM to 4:30 PM. No deliveries will be permitted on Sundays and between the hours of 5 PM and 8 AM daily.

**23. Decking and Pathways**

*Ongoing.*

The applicant shall execute the plans as the rendering presents with a transitional decking material around the retail kiosk and from the parking lot area. The project applicant will clearly show this condition of approval on all site plans and clearly label the intended materials for Bureau of Planning review and approval.

**24. Structures in Relation to Property Lines.**

*Ongoing.*

No facility deemed a structure by the Bureau of Building shall cross any property line.

**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

# ATTACHMENT



**PLANTING JUSTICE**  
www.plantingjustice.org

3463 San Pablo Ave.  
Oakland, CA 94608  
(510) 290-4049

Project Description: 319 105th Avenue, Oakland CA 94608

Planting Justice (PJ) acquired Rolling River Nursery in October 2015, and acquired a 2 acre empty lot in the Sobrante Park neighborhood of East Oakland in April 2017. PJ is dedicated to using this land to serve multiple important functions: 1) to operate Rolling River Nursery mail-order business model and continue its certified organic operations, propagating tens of thousands of organic fruit and nut trees each year, for sale to customers across the United States who purchase their trees online at [www.rollingrivernursery.com](http://www.rollingrivernursery.com); 2) to continue to steward and add to a globally significant plant collection of more than 1,100 varieties of fruit and nut trees, the most biodiverse collection of certified organic fruit trees in North America, and to make these heirloom varieties of nutrient-dense tree crops available to our urban, low-income communities in Oakland through Planting Justice's Education Program and Transform Your Yard Program; 3) to create living-wage, family-sustaining jobs for people with barriers to employment within walking distance of the project in Sobrante Park, including formerly incarcerated people, recent immigrants, long-term unemployed people, and disadvantaged youth; 4) to utilize the nursery to grow and distribute food-producing plants to East Oakland residents who systematically lack access to fresh, affordable and organic produce; and 5) to utilize the nursery for education and mentorship programs for Sobrante Park residents and high-school youth, in culinary arts, nutrition, health and wellness, urban agriculture and nature-connection curriculum, to help combat the diet-related health inequalities experienced by our local community. In this realm, we are collaborating deeply with multiple teachers and programs at Madison Park Academy High School in Sobrante Park: teachers walk their classes to the nursery for educational programs, and the nursery serves as a site for paid internships for Madison Park students that help them earn money, learn new skills, access culturally relative mentorship, and decompress from the stress and anxiety of their lives.

The nursery is a production and mail-order nursery. 99% of our sales are made to customers who never step foot on the property, 95% are on-line sales for national shipping and 4% are farmers market sales. We have a UPS truck that comes once/day to pick up a few dozen boxes of trees, which we ship to customers in 48 states. 1-2x/week, our farmers market manager picks up plants for the 3 markets that we sell at. So all that is to say, we are not a retail destination nursery where local customers come to park/make purchases.

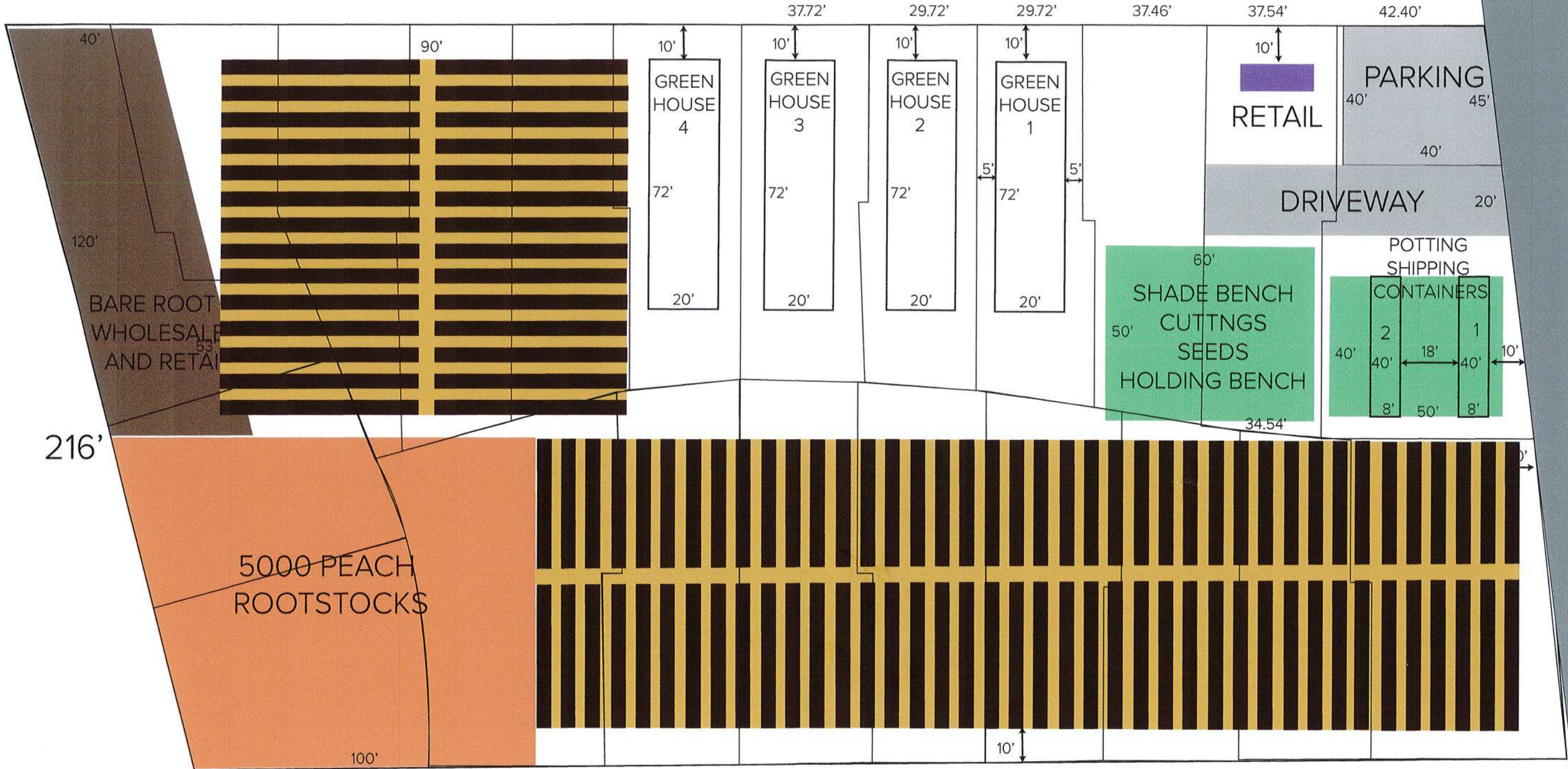
Employees: a primary mission of the production nursery is to create living-wage jobs for immediate neighbors, Sobrante Park residents. 6 of our 10 staff live within 300 feet of the nursery on our very block and walk to work, and 8 of 10 nursery staff live in Sobrante Park itself. So, given that most of our staff don't drive to work and most of our sales are to customers who never step foot on site, we do not anticipate utilizing all of those 6 parking spaces in the parking lot we'd like to build. Please let me know if there is any additional information we can provide!

All my best,

Gavin Raders  
Executive Director, Planting Justice  
510-290-4049; [gavin@plantingjustice.org](mailto:gavin@plantingjustice.org)

430'

NURSERY BENCHES



PLANTING JUSTICE PERENNIALS  
 319 105th AVE  
 OAKLAND, CA



1121 64TH ST  
 OAKLAND, CA 94608  
 (510) 730-1456  
 tty@plantingjustice.org

(28) 45' x 4' benches (northern)  
 (80) 35' x 4' benches (southern)  
 4060 linear feet of benches

395'



A1

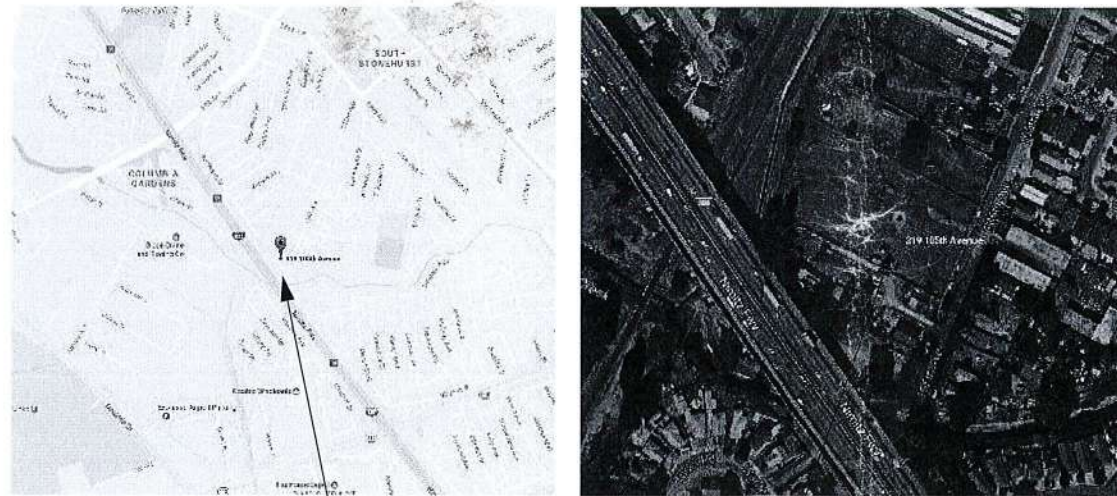


# PLANTING JUSTICE

## 319 105TH AVEUE OAKLAND, CA 94603



### PROJECT LOCATION



PROJECT LOCATION



### PROJECT DESCRIPTION

-EXTENSIVE AGRICULTURAL.

### ZONING

- RD-1 , DETACHED UNIT RESIDENTIAL.

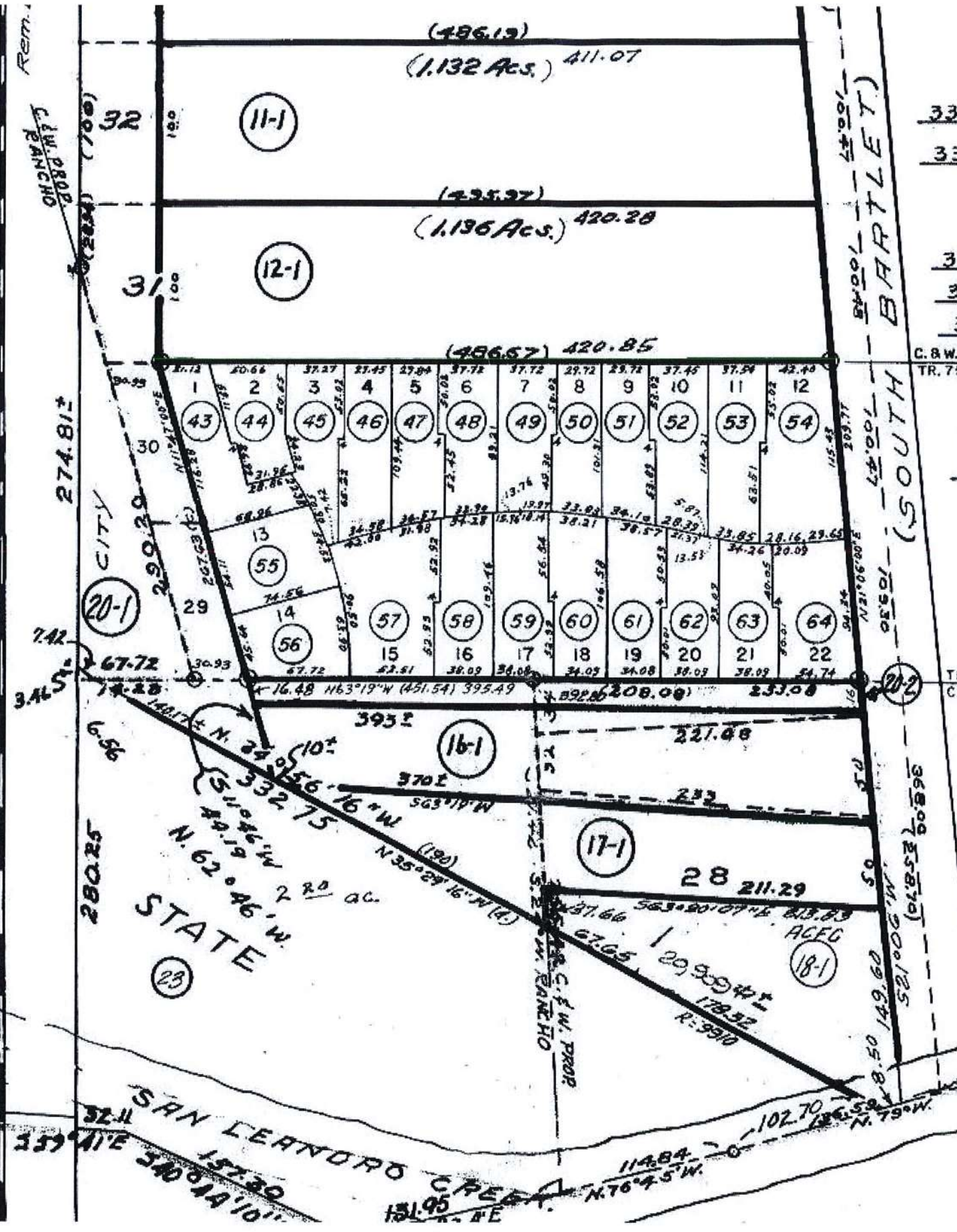
### SHEET LIST

#### DRAWING LIST

SHEET NUMBER	SHEET NAME
P0	COVER SHEET
P1	ASSESOR'S PARCEL MAP
P2	SITE PHOTOS
P3	SITE PLAN
P4	EBMUD SITE PLAN
P5	SURVEY
P6	REFERENCE IMAGES

FARRELLY.

872-1-

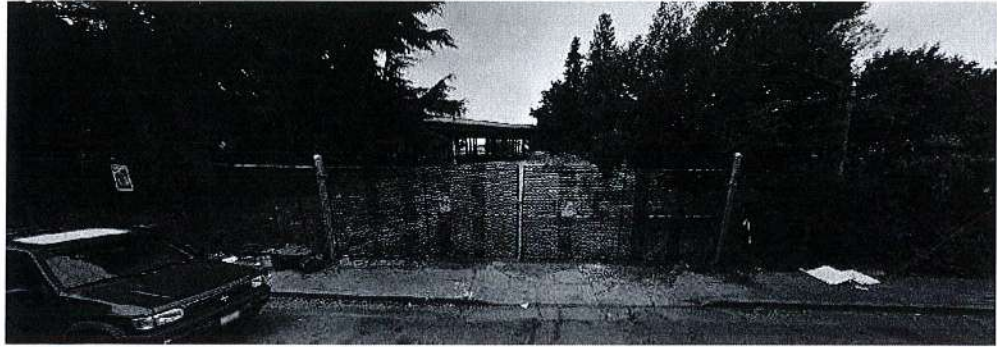


- 337
- 335
- 331 B
- 331 A
- 331
- C. & W. PROP. TR. 7502
- 323
- 319
- 313
- TR. 7502 C. & W. PROP.
- 311
- 309 1/2
- 309
- 305

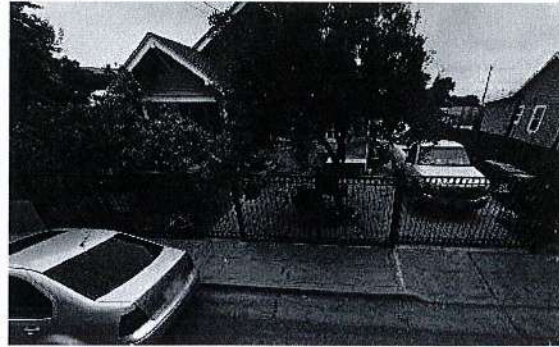
17-001  
10-001

SAN LEONARDO CREEK  
157.30  
540 44' 10"

Eden TWP.  
B 9 9 1/2 15



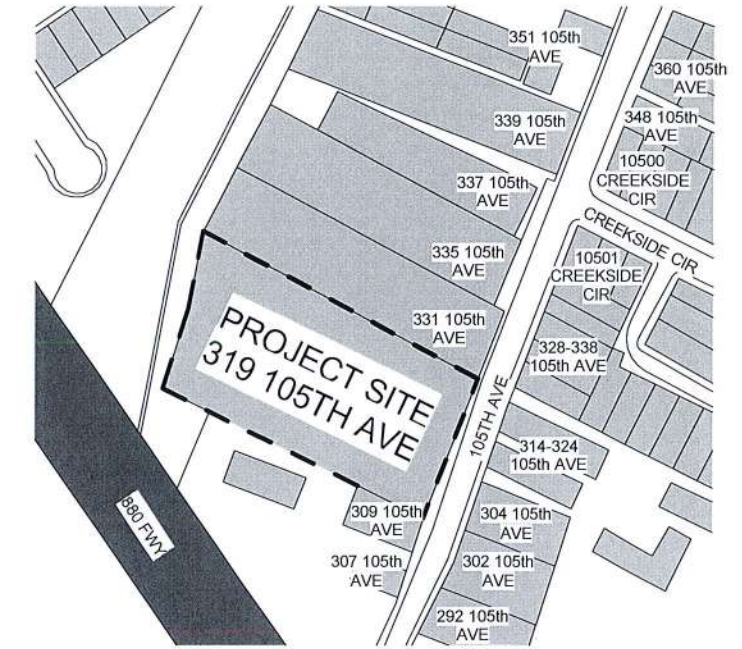
305 105th AVE - RESTRICTED LOT



307 105th AVE - RESIDENCE



309 105th AVE - RESIDENCE



319 105th AVE  
ZONE: RD-1, DETACHED UNIT RESIDENTIAL



314-324 105th AVE - MULTY-FAMILY HOUSING



302 105th AVE - RESIDENCE



292 105th AVE - RESIDENCE



105TH AVE AND CREEKSIDE CIR



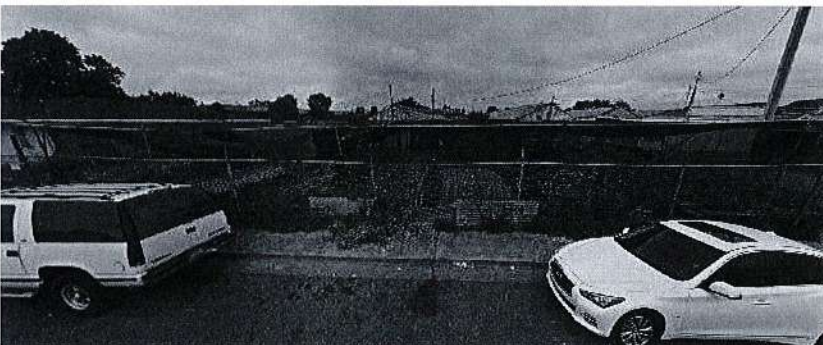
336,338 105th AVE - RESIDENCE



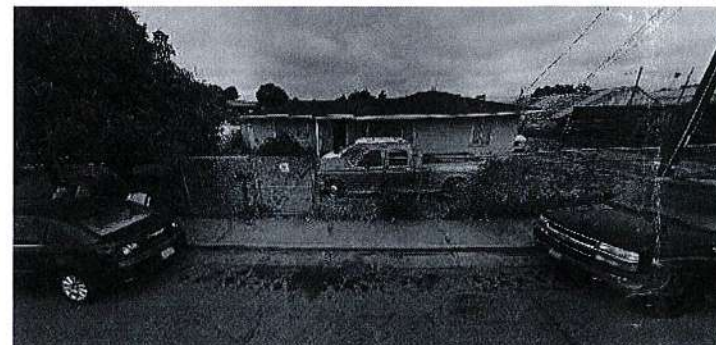
330 105th AVE - RESIDENCE



328 105th AVE - RESIDENCE



359 105TH AVE - PLANT NURSERY



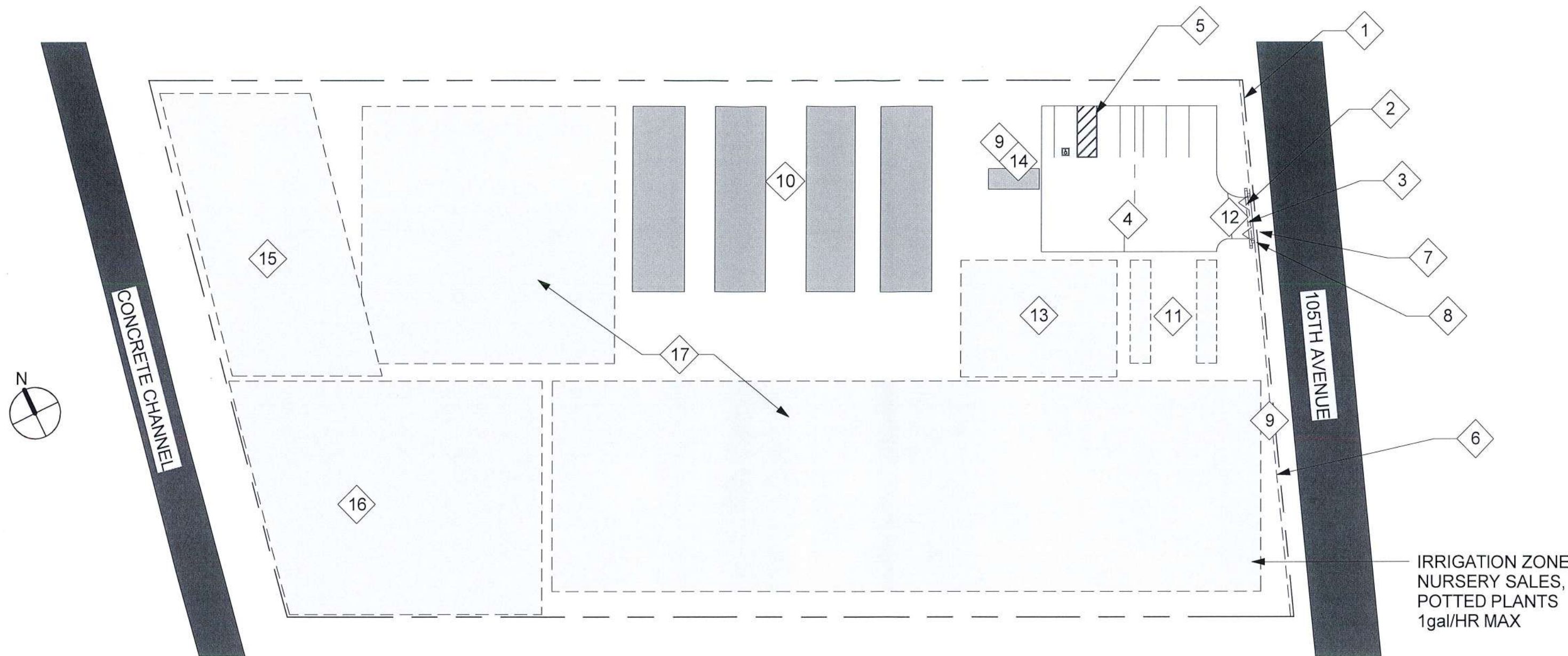
341 105TH AVE - RESIDENCE



337 105TH AVE - RESIDENCE

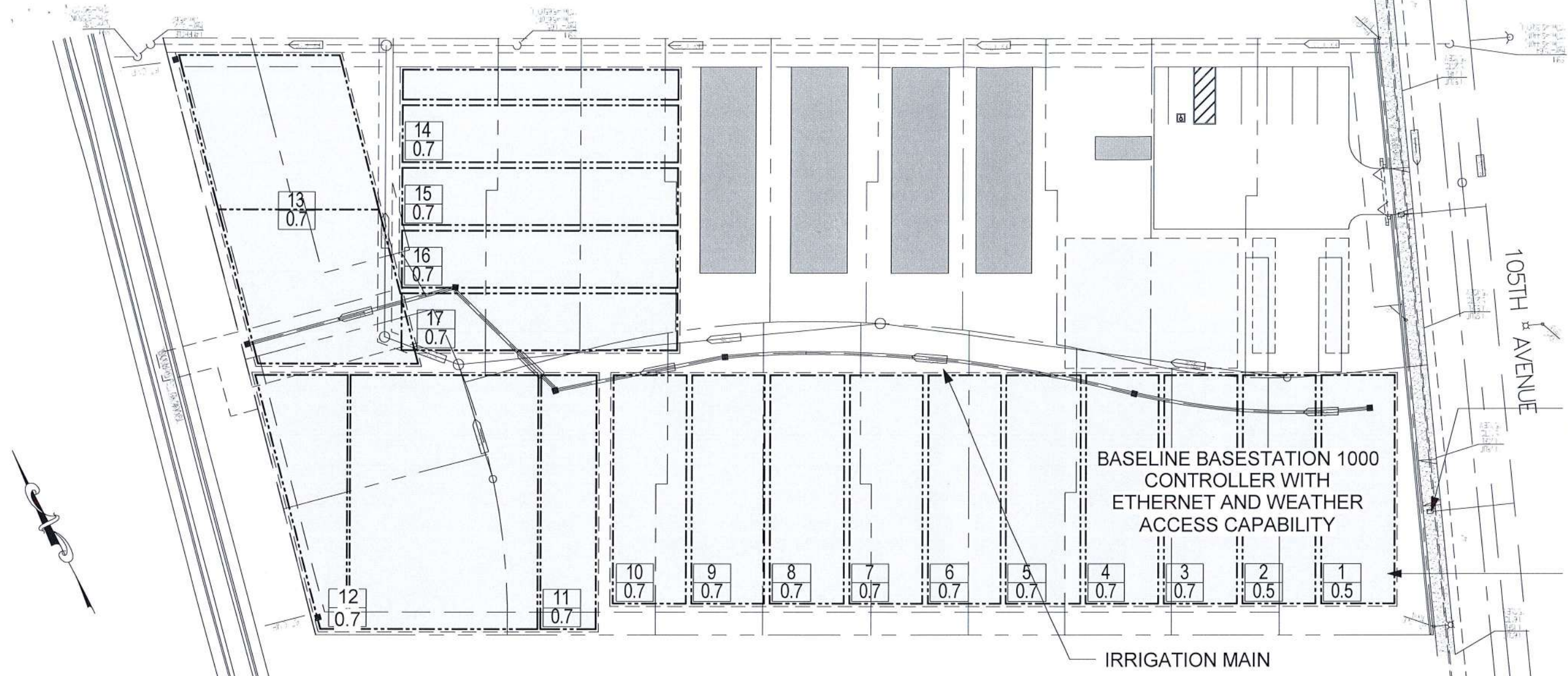


335 105TH AVE - VACANT LOT



## KEY NOTES

- |   |                                |   |  |                    |
|---|--------------------------------|---|--|--------------------|
| 1 PROPERTY LINE                         | 5 ACCESIBLE PARKING STALL      | 9 PORTABLE REATIAL KIOSK                | 13 SHADE BENCH CUTTING SEEDS HOLDING BENCH   | 17 NURSERY BENCHES |
| 2 NEW DECORATIVE ROLLING VEHICULAR GATE | 6 (N) DECORATIVE FENCING<br>6' | 10 PREFABRICATED GREENHOUSE, TYP        | 14 RETAIL                                    |                    |
| 3 (E) DRIVEWAY                          | 7 GATEWAY FEATURE              | 11 PROPOSED (FUTURE) CONTAINER LOCATION | 15 BARE ROOT WHOLESALE AND <del>RETAIL</del> |                    |
| 4 (E) PARKING AREA                      | 8 PLANTING JUSTICE SIGN        | 12 (N) DRIVEWAY                         | 16 5000 PEACH ROOTSTOCKS                     |                    |



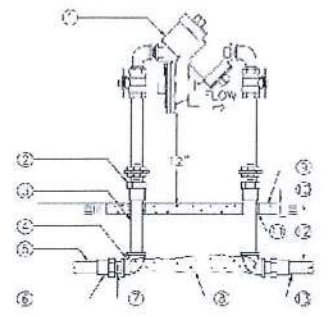
5/8" WATER METER FOR IRRIGATION. MAXIMUM DEMAND: 14 GPM AT 40 PSI STATIC PRESSURE AT METER LOCATION.

IRRIGATION ZONE NURSERY SALES, POTTED PLANTS

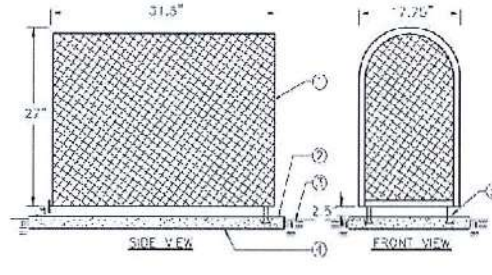
BASELINE BASESTATION 1000 CONTROLLER WITH ETHERNET AND WEATHER ACCESS CAPABILITY

IRRIGATION MAIN

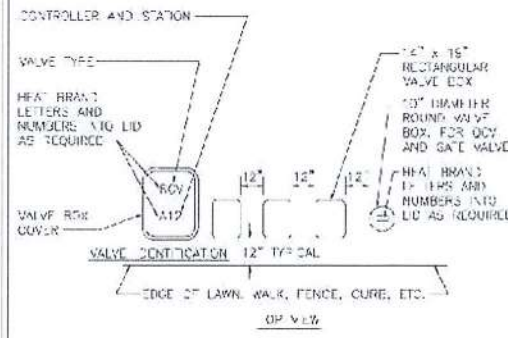
- 90 FS.  
 1. INSTALL A FREEZE PREVENTATIVE BLANKET AROUND BACKFLOW ASSEMBLY. BLANKET SHALL BE GREEN AND MANUFACTURED BY SPONGECK.  
 2. DO NOT SOLDER CORNER FITTINGS WHILE THREADED. AIG BACKFLOW ASSEMBLY. DAMAGE MAY OCCUR.  
 3. NIPPLES AND FITTINGS TO BE SAME IP" SIZE AS BACKFLOW ASSEMBLY.



1. REDUCED PRESSURE BACKFLOW ASSEMBLY  
 SCALE: NONE  
 DET: RFR-1
2. BACKFLOW PREVENTER ENCLOSURE  
 SCALE: NONE  
 DET: RFR-2

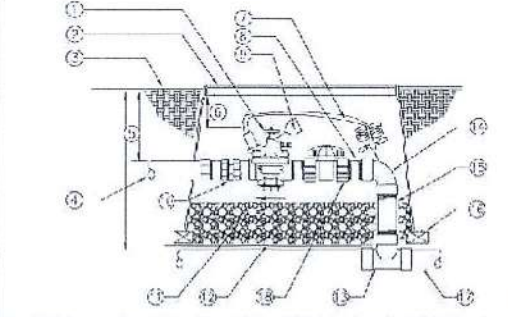


1. STAINLESS STEEL ENCLOSURE  
 2. SET PAD 1/2" ABOVE FINISH GRADE  
 3. FINISH GRADE  
 4. AT THICK GLASS 1" CONCRETE PAD FOR ENCLOSURE SUPPORT TO EXTEND 6" BEYOND PAD SIDES ON ALL SIDES. CONCRETE TO HAVE VESIJU BROOM FINISH.  
 5. MOUNTING BRACKETS (STANDARD WITH ENCLOSURE) TO BE SET INTO CONCRETE PAD. PROVIDE LOCKING TAB TO ACCEPT PAD LOCK PER MANUFACTURER'S INSTRUCTION.



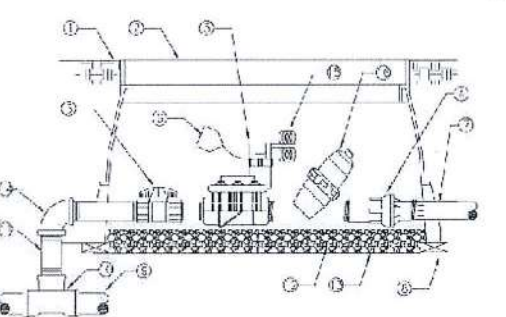
- INSTRUCTIONS:  
 1. CENTER VALVE BOX OVER REMOTE CONTROL VALVE TO FACILITATE SERVICING VALVE.  
 2. SET BOXES 1" ABOVE FINISH GRADE OR MULD. COVER IS GRADING COVER/SHRUB AREA AND FLUSH WITH FINISH GRADE IN TURF AREA.  
 3. SET VALVE AND VALVE BOX ASSEMBLY IN GROUND COVER/SHRUB AREA. WHERE POSSIBLE, INSTALL IN LAWN ONLY IF GROUND COVER DOES NOT EXIST ADJACENT TO LAWN.  
 4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF LAWN, WALK, FENCE, CURB, ETC.  
 5. AVOID HEAVY COMPACTING AROUND VALVE BOXES TO PREVENT COLLAPSE AND DEFORMATION OF VALVE BOX SIDES.  
 6. INSTALL EXTENSION BY VALVE BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.

3. VALVE BOX INSTALLATION  
 SCALE: NONE  
 DET: VALV-B1



1. REMOVE CONTROL VALVE WITH FLOW CONTROL AND MANUAL BLEED (PRESSURE REGULATOR WHEN SET DOWN ON PLANE)  
 2. RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. ONE VALVE PER BOX - NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL TOP DIMENSION: 11 3/4" X 17" (12" DEEP)  
 3. FINISH GRADE  
 4. PVC LATERAL LINE  
 5. 1/2" DIA. 1/2" DIA. UNION BALL VALVE  
 6. VALVE CONTROL WIRE - PROVIDE 3/4\"/>

4. REMOTE CONTROL VALVE  
 SCALE: NONE  
 DET: RCV-UR-2V

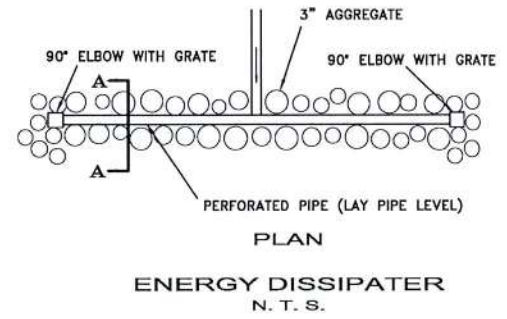
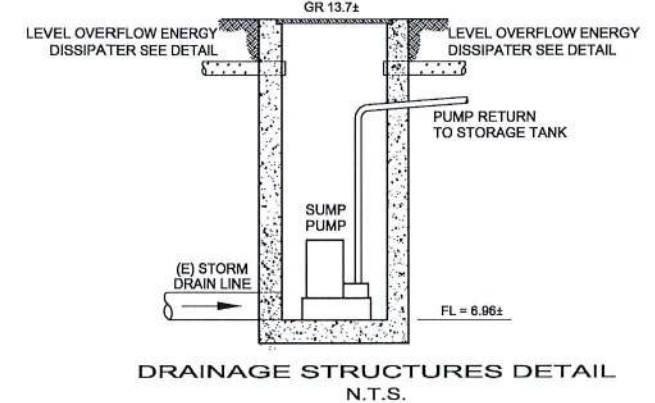
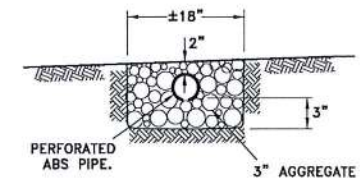
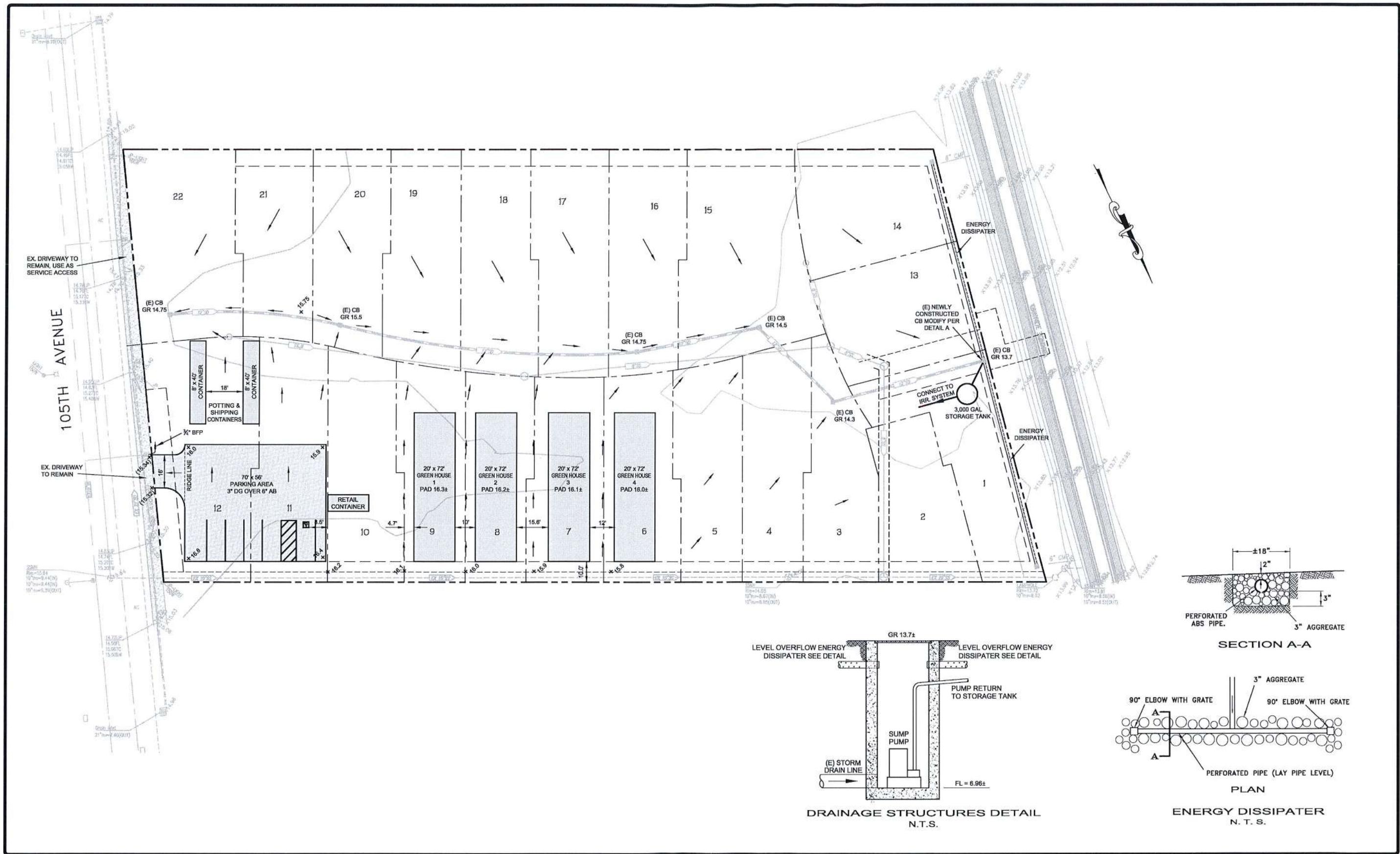


1. FINISH GRADE  
 2. RECTANGULAR PLASTIC VALVE BOX WITH BOLT DOWN LID. ONE VALVE PER BOX - NO EXCEPTIONS. INSTALL BOX AS SHOWN IN BOX INSTALLATION DETAIL TOP DIMENSION: 11 3/4" X 17" (12" DEEP)  
 3. PVC UNION BALL VALVE  
 4. VALVE CONTROL WIRE (CONTROLLER AND STATION NUMBER)  
 5. PVC LATERAL LINE  
 6. PVC MAIN LINE  
 7. PVC LATERAL LINE  
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5. REMOTE CONTROL VALVE (DRIF ZONE)  
 SCALE: NONE  
 DET: RCV-F1

Valve Zones	Zone Type	MAX # of Emitters	Emitter GPH	Zone GPM
1	Potted Plan: Drip	60	0.5	0.5
2	Potted Plan: Drip	60	0.5	0.5
3	Potted Plan: Drip	40	1	0.7
4	Potted Plan: Drip	40	1	0.7
5	Potted Plan: Drip	40	1	0.7
6	Potted Plan: Drip	40	1	0.7
7	Potted Plan: Drip	40	1	0.7
8	Potted Plan: Drip	40	1	0.7
9	Potted Plan: Drip	40	1	0.7
10	Potted Plan: Drip	40	1	0.7
11	Potted Plan: Drip	40	1	0.7
12	Bare Root Drip	45	1	0.8
13	Bare Root Drip	45	1	0.8
14	Potted Plan: Drip	40	1	0.7
15	Potted Plan: Drip	40	1	0.7
16	Potted Plan: Drip	40	1	0.7
17	Potted Plan: Drip	40	1	0.7
Total Potential GPM				11.2

**Notes**  
 Pressure compensating (PC) emitters deliver a precise amount of water regardless of pressure changes within an operating range of 10 - 40 PSI. Turbulent flow, pressure compensating emitters with 1/4" self-piercing barb are color coded based on flow desired. Available in .5, 1 and 2 GPH. The PC emitter flush mode allows for debris to be purged at startup.



NO.	DATE	BY	REVISIONS

SCALE	1"=20'
DATE	01/23/2017
ENGINEER	H. N.
JOB NO.	11029



IZZAT S. NASHASHIBI R.C.E. 29528

PLANTING JUSTICE PERENNIALS  
 INTERIM SITE AND DRAINAGE PLAN  
 319 105th AVENUE  
 OAKLAND CALIFORNIA

**HUMANN COMPANY INC.**  
 ENGINEERING - SURVEYING  
 1021 BROWN AVE. LAFAYETTE, CA 94549  
 PH (925)283-5000 FAX (925)283-3078

SHEET	C01
OF 1 SHEETS	
JOB NO.	11029





KIOSK CONCEPT



GREENHOUSE BENCHES

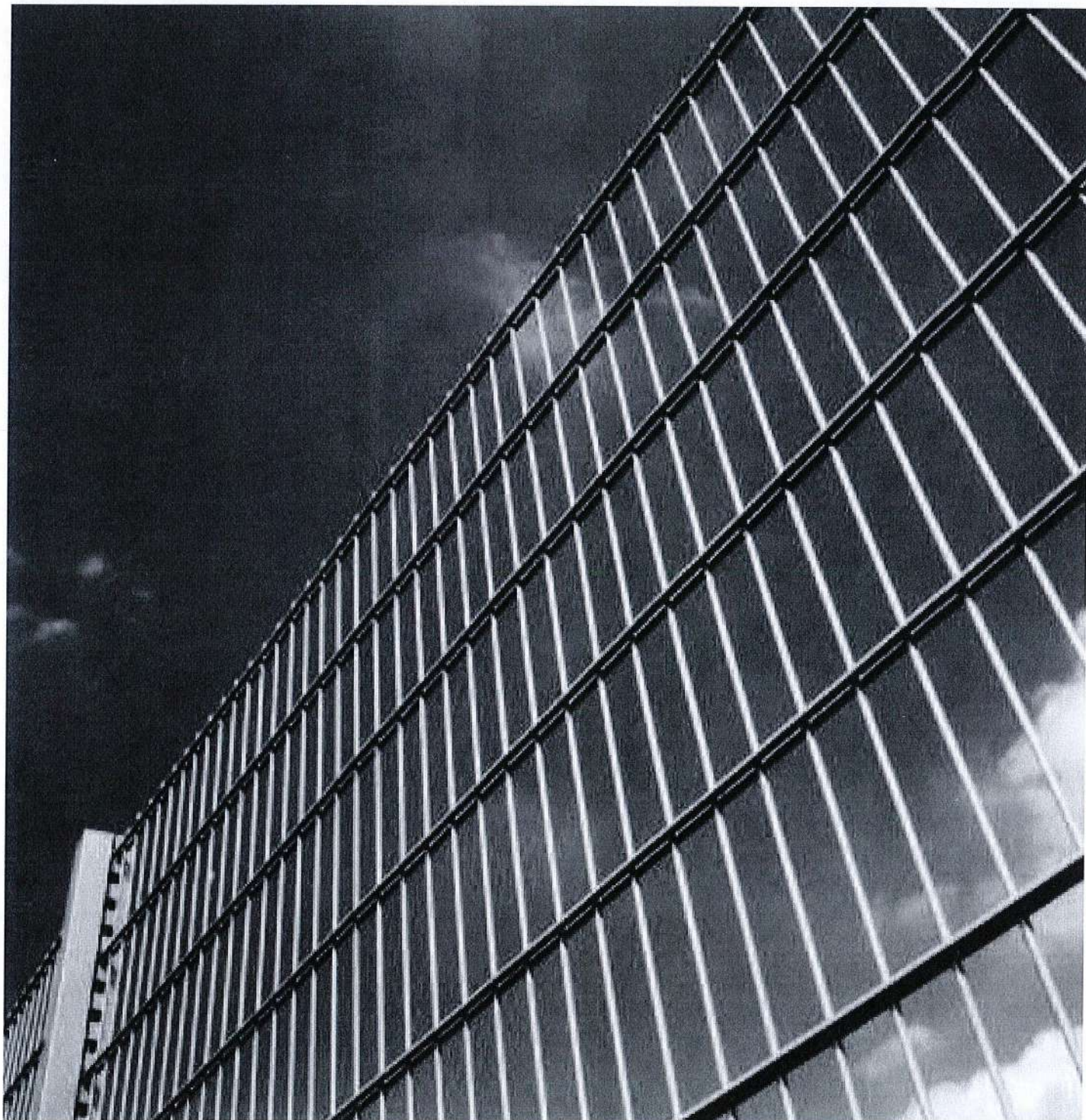


GREENHOUSE STRUCTURES



32 31 16/AME  
BuyLine 1673

# WELDED WIRE SECURITY FENCES



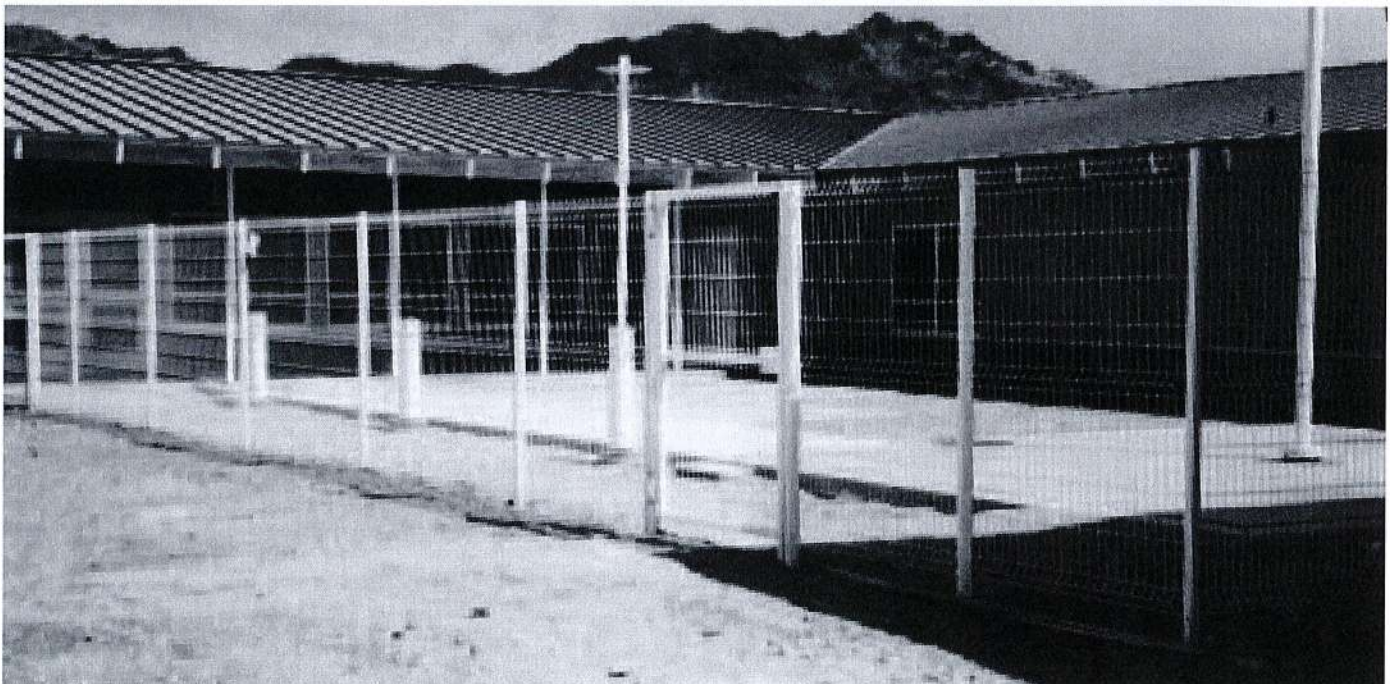
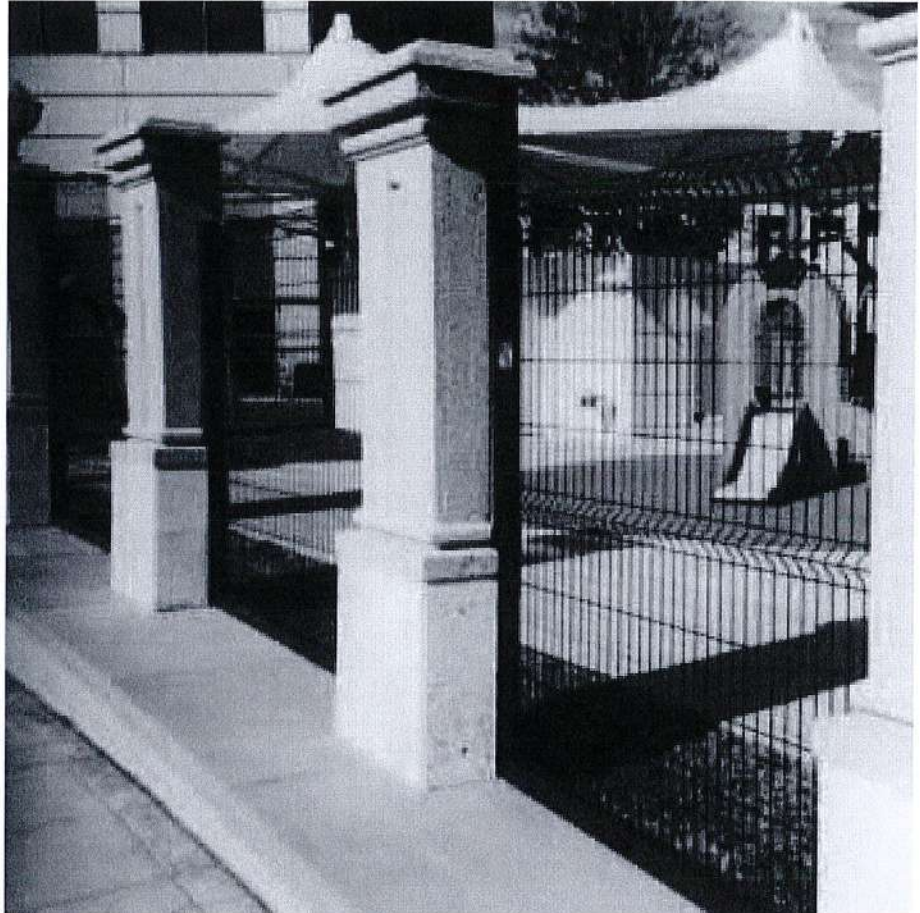
**A new generation of Security Fences**





## WELDED WIRE

Ametco's Welded Wire Security Fences offer fencing systems, which take into account today's increased need for security. In this brochure, you will find mechanically sturdy and durable products that also meet all visual criteria. Depending on the requirements imposed by the object to be protected and on your individual demands, you may choose from a multitude of fence types at Ametco. During preliminary consideration, it is important to correctly assess the level of your security needs. By means of a classification according to categories **basic – medium – high**, which you will find throughout this brochure. Ametco's standard systems are characterized by the use of environmentally friendly materials. For all products, Ametco uses galvanization and powder coating for up-to-date corrosion protection. A wide range of 15 standard colors is available to harmonize with any environment.





# FIESTA DESIGN

## Requirement profile:



The welded wire fence, **Fiesta Design** is suitable for applications that have strong needs for security. Possible applications include airports, schools, power plants, hospitals and anywhere that security with visibility are primary objectives.

## Features:

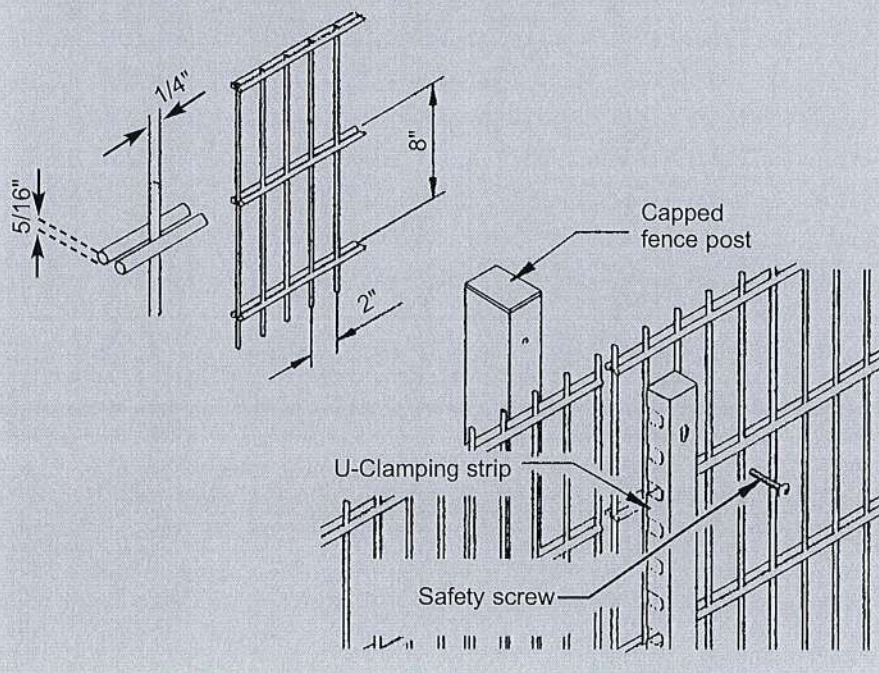
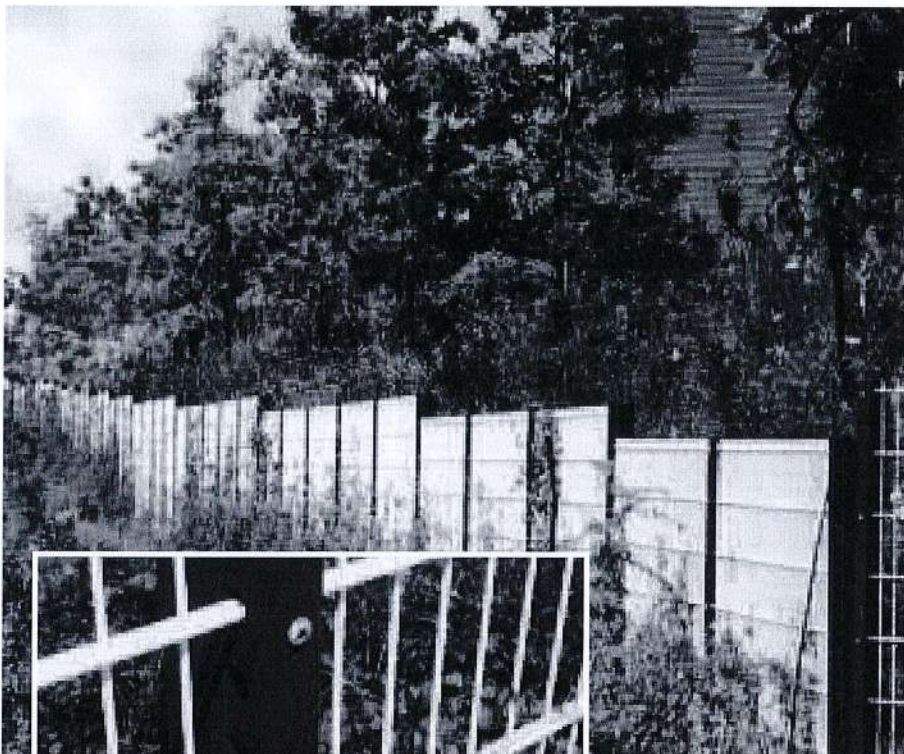
Its durability and resistance characterize the easy-to-install **Fiesta Design**. This particular sturdiness is due to the choice of the best materials and the use of modern fastening systems with special U-shaped clamping strips. Thus, the **Fiesta Design** is the type most often sold in this product segment and should be given first priority, if very strong needs for security must be satisfied.

## In short:

This model ensures optimum perimeter protection. Due to its high quality of construction, it will meet the increased need for security in every respect.

## Technical data:

2" x 8" mesh with 1/4" vertical wire and two 5/16" horizontal wires. Panel width of 98<sup>13</sup>/<sub>16</sub>" and heights of 4, 6, and 8 feet—2" square tube posts on 99<sup>1</sup>/<sub>4</sub>".





# GUARDIAN DESIGN

## Requirement profile:



The welded wire fence, **Guardian Design** is similar in design to **Fiesta Design**. The mesh is the same but the attachment to the post is different. The **Guardian Design** mounts to the post with K-fasteners (synthetic fasteners).

## Features:

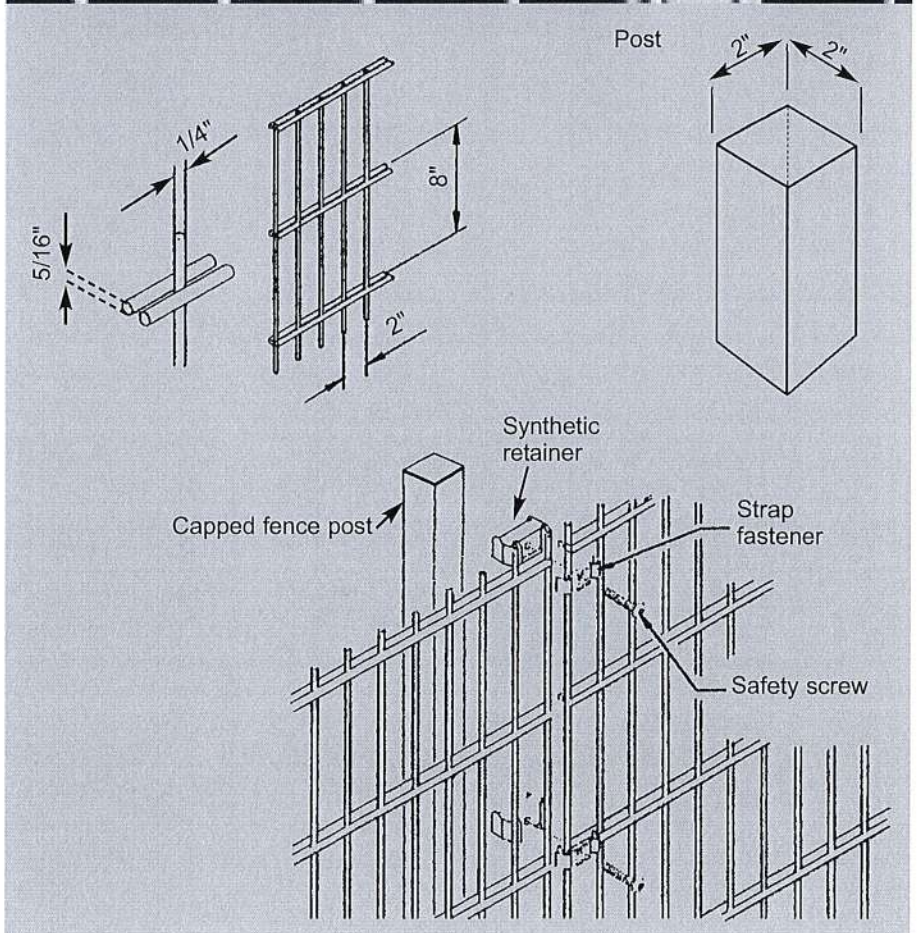
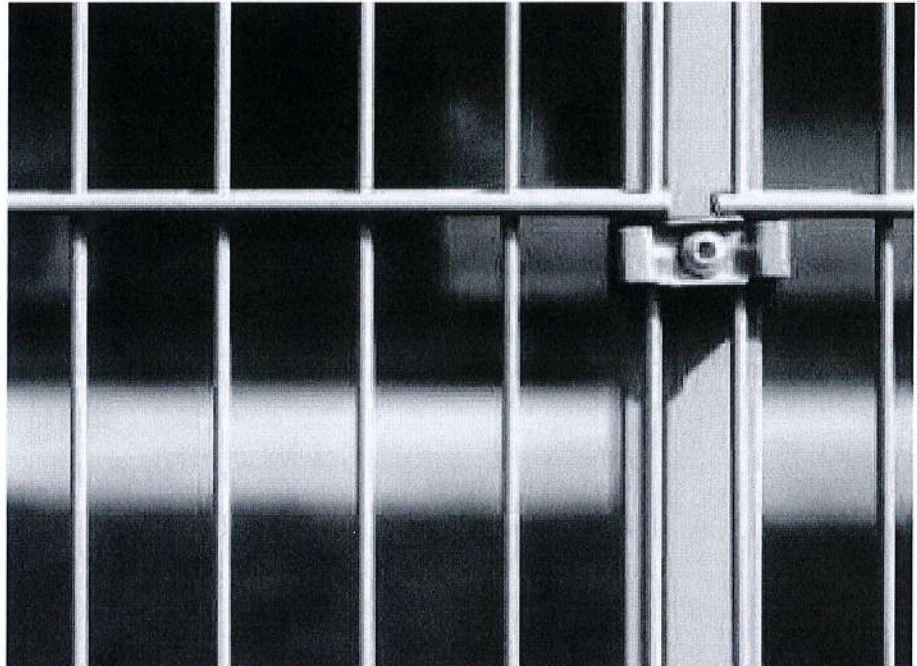
Easy to install is only one of the features of Ametco's **Guardian Design**. The posts are constructed from computer-optimized profiles (2" x 2") and delivered with aluminum-zinc coating. Aluminum zinc is a metal coating with 2-3 times higher degree of protection than comparable hot galvanized versions. As with all designs using Ametco's posts, fastening is achieved by means of K-fasteners, clamping brackets and safety screws.

## In short:

The **Guardian Design** ensures excellent perimeter protection.

## Technical data:

2" x 8" mesh with 1/4" vertical wire and two 5/16" horizontal wires. Panel width of 98 13/16" and heights of 4, 6, and 8 feet, special 2" square tube post with K-fasteners on 99 1/4" post centers.





# PARK DESIGN

## Requirement profile:

SECURITY NEED		
BASIC	MEDIUM	HIGH
✓	✓	

The welded wire fence, **Park Design** is similar in design to **Fiesta Design** and **Guardian Design** with the same mesh only lighter wire diameter. The post and attachment is the same as **Guardian Design** which mounts to the post with K-fasteners.

## Features:

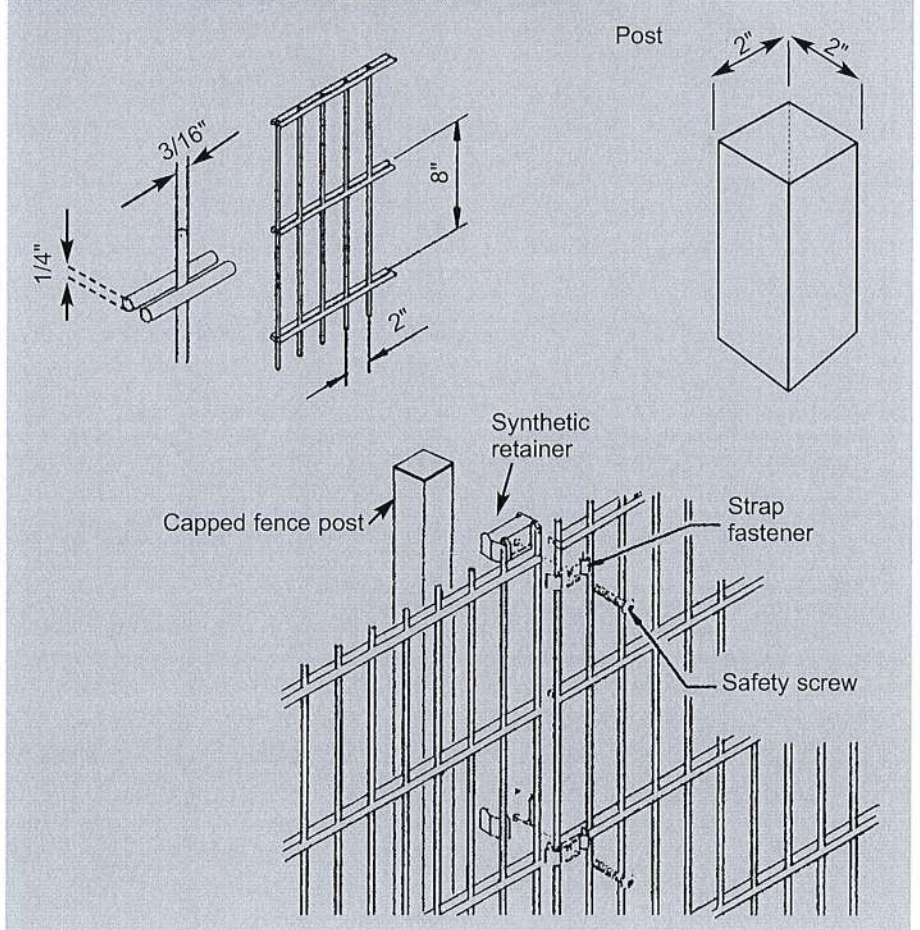
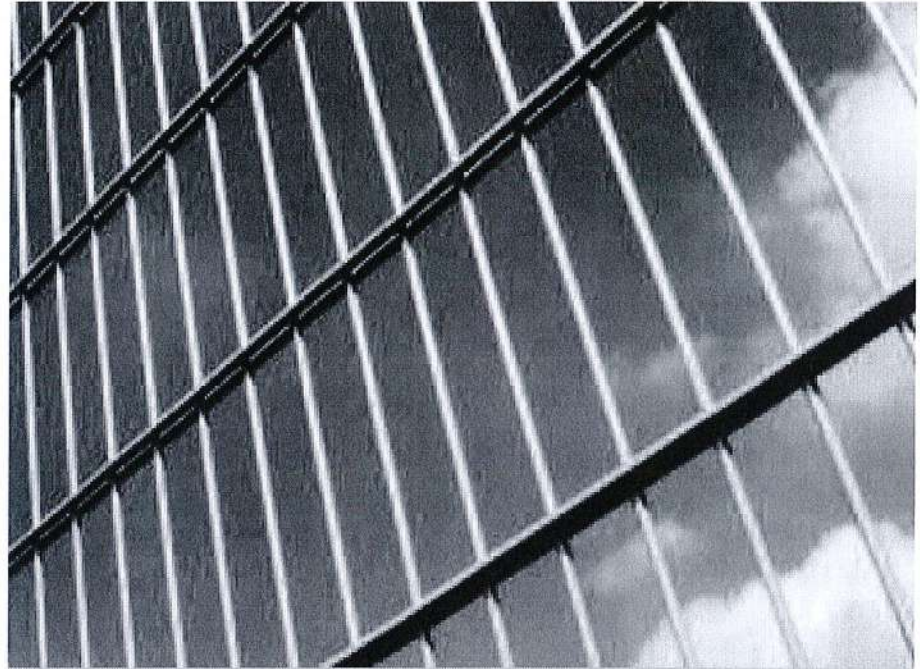
The **Park Design** is the most economical of the Ametco Welded Wire fencing line and still provides security for your perimeter fencing requirements. Manufactured with Ametco's high tensile wire that is weld than hot dip galvanized before powder coating. This system provides the **Park Design** with the best corrosion protection in the industry.

## In short:

The **Park Design** offers economical perimeter protection.

## Technical data:

2" x 8" mesh with  $\frac{3}{16}$ " vertical wire and two  $\frac{1}{4}$ " horizontal wires. Panel width  $98\frac{13}{16}$ " and heights of 4, 6 and 8 feet, special 2" square tube post with K-fasteners on  $99\frac{1}{4}$ " post centers.





# AMOPANEL DESIGN

## Requirement profile:



This fence type offers a well-balanced price-performance ratio. Of all welded wire fence designs, **Amopanel Design** is the most economical. However, the need for security should not be very high. It is, though, an attractive perimeter fence.

## Features:

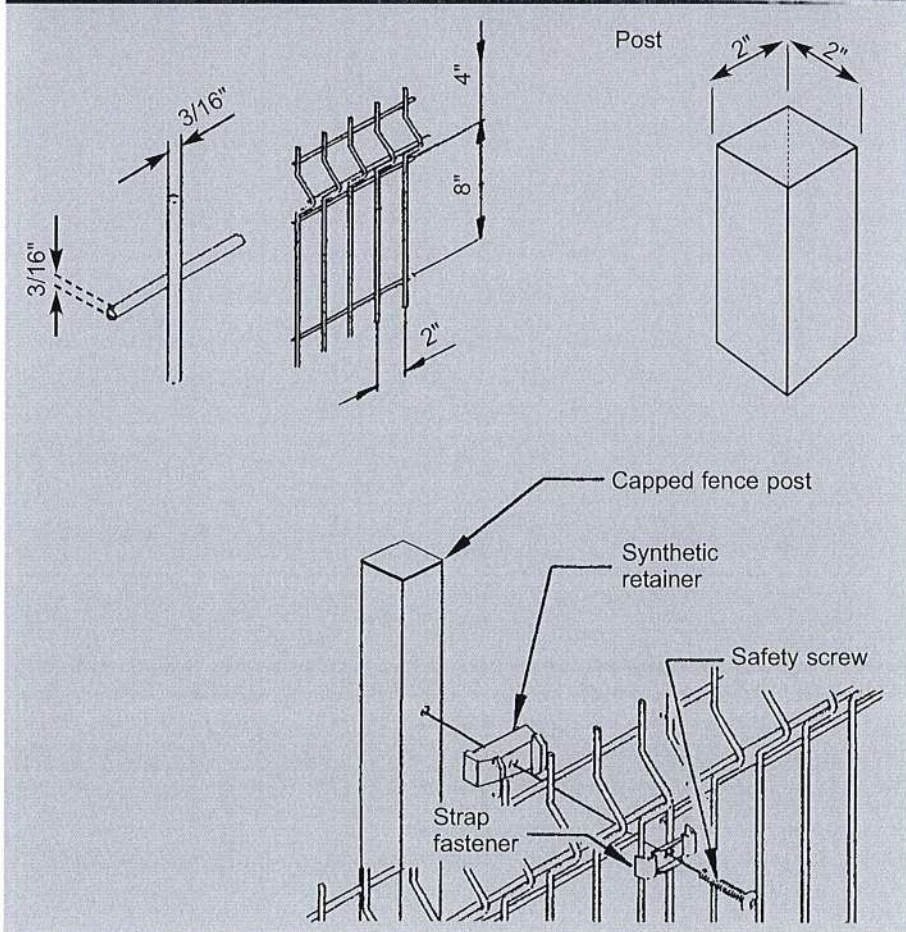
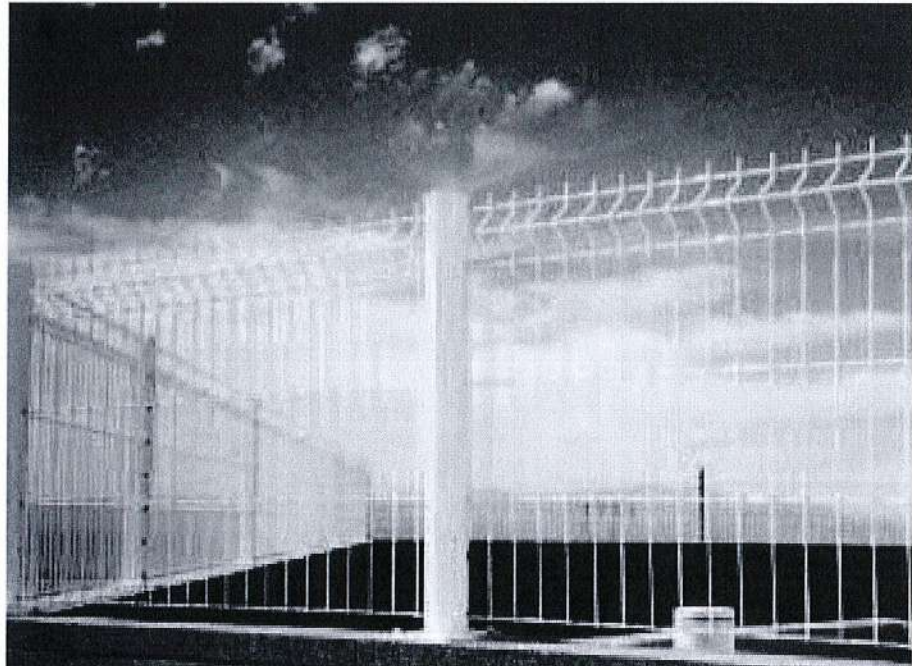
**Amopanel Design** provides a high degree of stability due to the folds used for strengthening. This feature also makes **Amopanel Design** visually more attractive.

## In short:

Convincing arguments for **Amopanel Design** are its favorable cost-benefit ratio and its very attractive, inconspicuous visual design.

## Technical data:

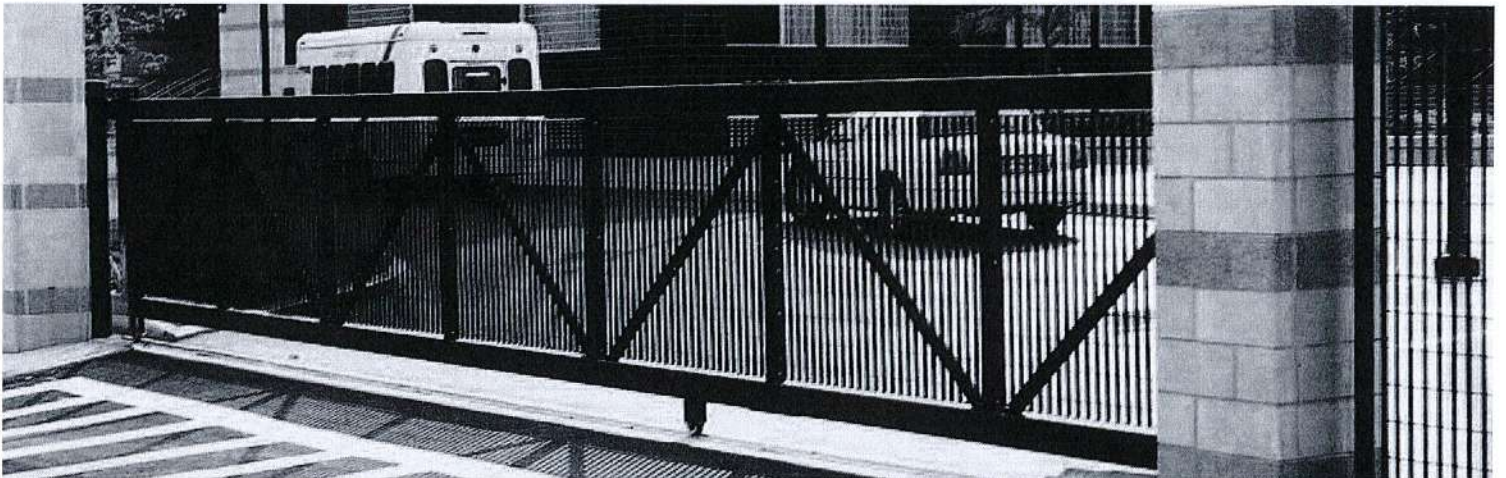
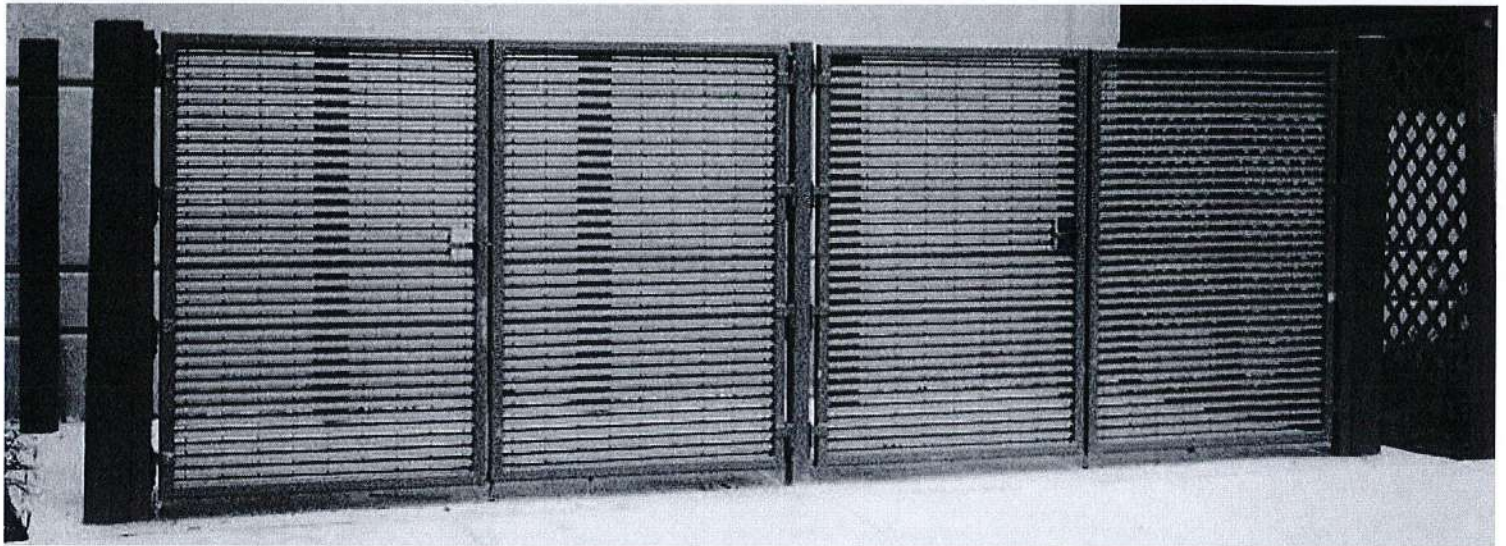
2" x 8" mesh with  $\frac{3}{16}$ " vertical and horizontal wire—1 to 3 V-shaped stabilizing folds. Panel width  $98\frac{13}{16}$ ", heights 48", 55", 78" and 95" and special 2" square tube posts with K-fasteners on  $99\frac{1}{4}$ " centers.





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# GATE SYSTEMS



American Fence Association

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for Master Spec • CAD Drawings • Photo Gallery



# GATE SYSTEMS

The Ametco Gate System is an exclusive system, an alternative approach to gate design, the concept of which is both functional and decorative and ideally suited to harmonize with any environment. This gate system has been created through advanced techniques by Ametco, a company whose dynamic approach and flair in metal fabrication have now conceived this unique system which has revolutionized the traditional gate image and extended the range of applications throughout the private and industrial building industries.

Ametco's gate system is a tube design frame, which can be furnished as swing gates, v-wheel roller gates, aluminum track cantilever gates or the newest design aluminum or steel monorail cantilever gates. The monorail design mounts on a large footer with adjustable carriages imbedded on the footer so the weight of the gate is on the ground and not suspended on posts as the conventional aluminum track cantilever gate does. In many situations this allows a shorter overall length of the gate frame. Carriage wheels up to 5-1/2" diameter allow the monorail system to run smoother than the conventional cantilever gate.

Ametco gates are protected by an extremely effective coating system, giving long life with a touch of elegance. The steel gate frames and infill panels are controlled hot dip galvanized and then coated with thermohardening powders, which gives Ametco gates protection from the elements as well as increasing its sturdiness and eliminating maintenance. The aluminum and stainless infills are coated with the same thermohardening powders as the steel, but where hot dip galvanizing may leave some drips and rough surface areas, the aluminum and stainless is a much smoother surface.

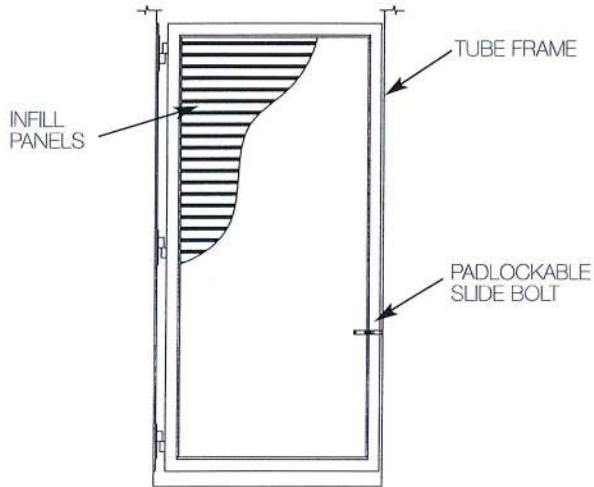
The color gives an extra touch of appeal to the gate, harmonizing with its surroundings. Once you have selected the color from the wide range of choices available, it will endure exposure without crazing or fading.



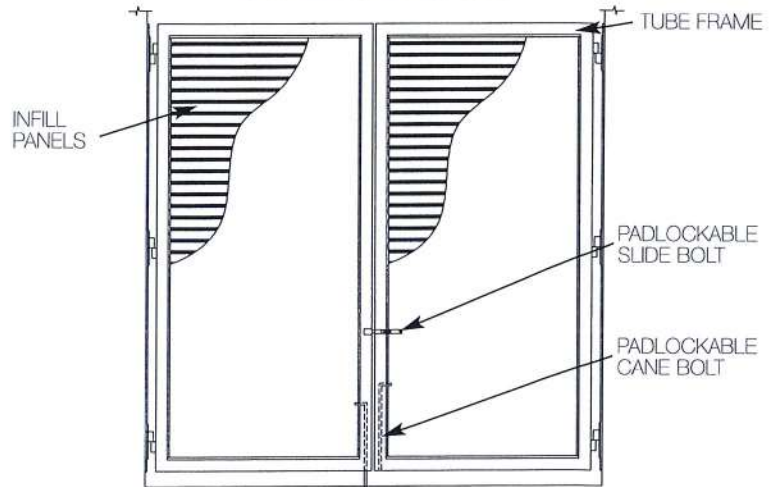


# STEEL & ALUMINUM SWING GATES

## SINGLE SWING GATE

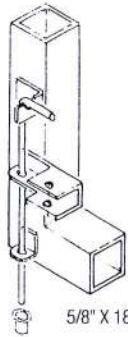


## DOUBLE SWING GATE



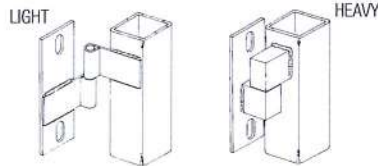
## SWING GATE HARDWARE

### PADLOCKABLE CANE BOLT



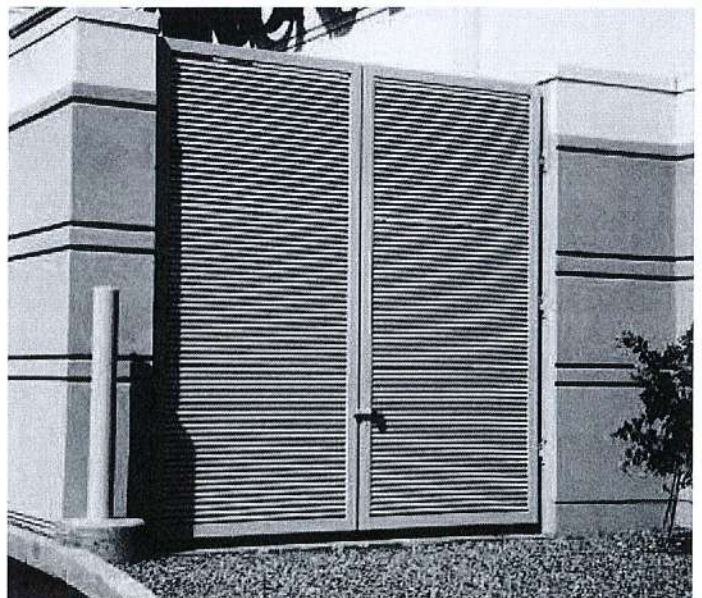
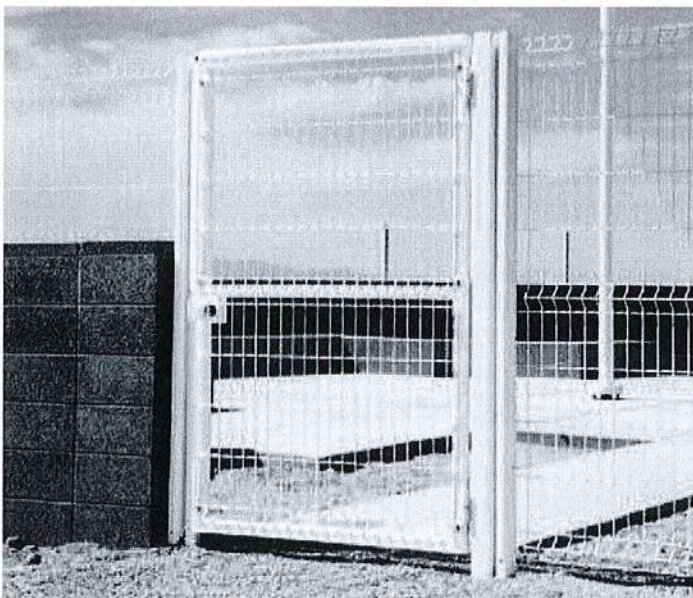
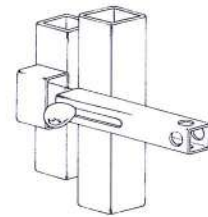
### HINGE

FEMALE HINGE HALF IS SHOP WELDED TO GATE FRAME  
MALE HINGE HALF IS FIELD BOLTED TO POST



LIGHT GATE—STAINLESS STEEL LEAF HINGE  
MEDIUM AND HEAVY GATES—STEEL HINGE WITH STAINLESS PIN & CHROME BALL BEARING

### PADLOCKABLE SLIDE BOLT

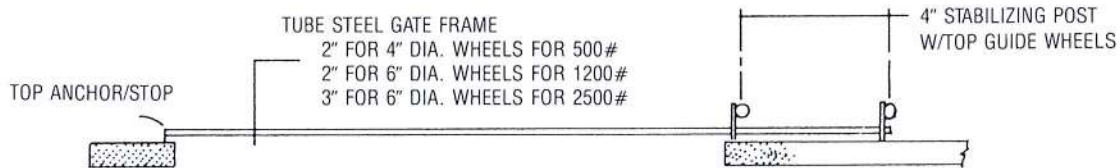




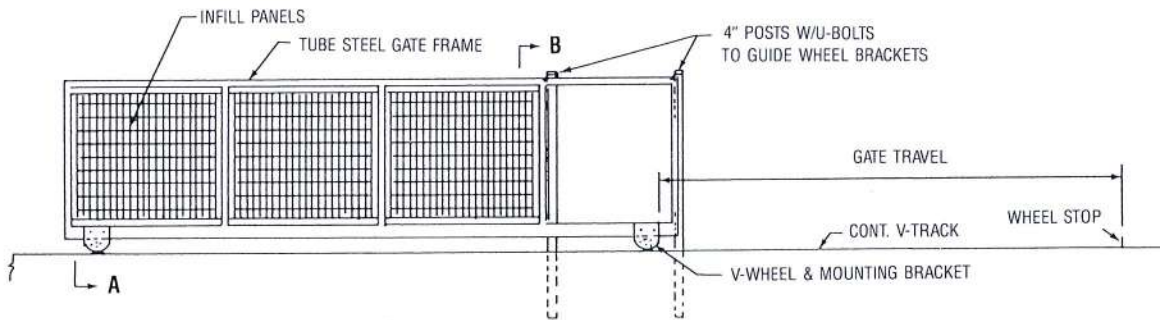


# STEEL & ALUMINUM V-WHEEL ROLLER GATE

## V-WHEEL ROLLER GATE TOP VIEW

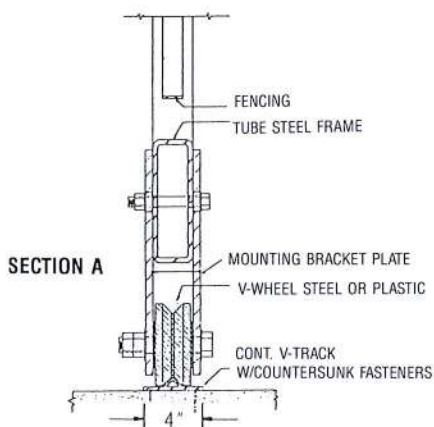


## ELEVATION VIEW

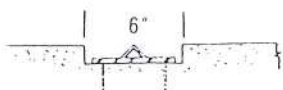


## V-WHEEL ROLLER GATE HARDWARE

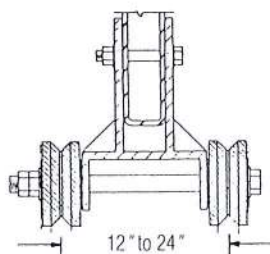
### V-WHEEL ROLLER GATE – ELEVATION



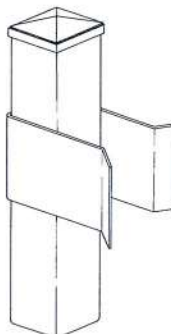
### RECESSED TRACK OPTION



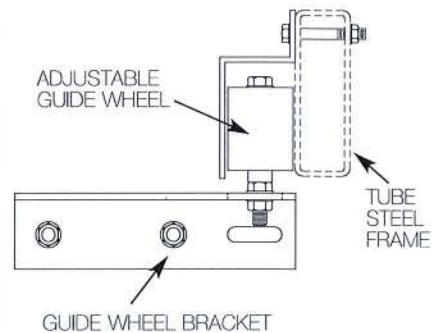
### DUAL WHEEL OPTION



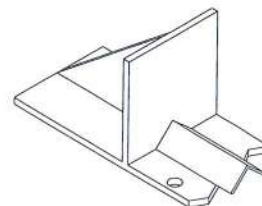
### CLOSE GATE POST WITH GUIDE



### GUIDE WHEEL



### WHEEL STOP

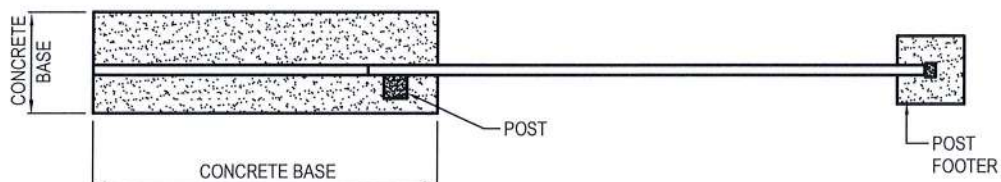




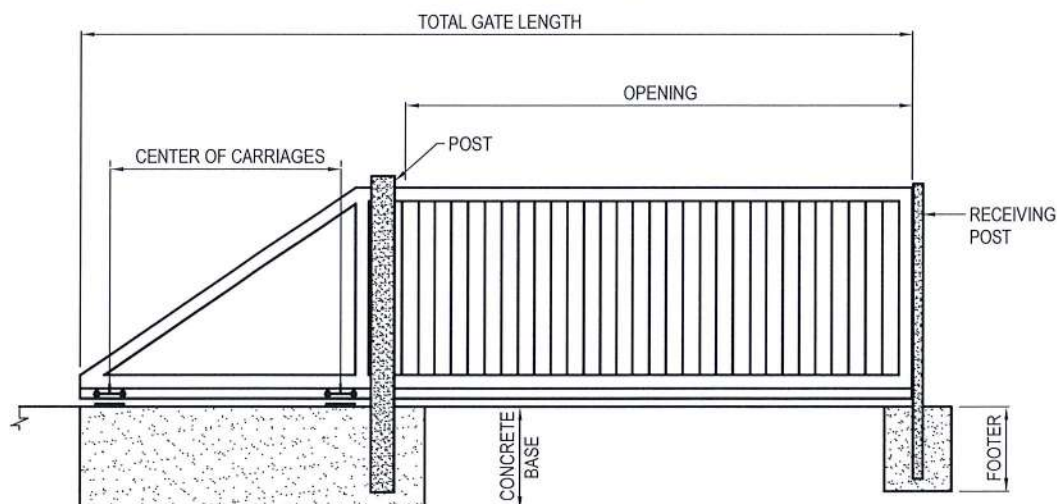
# ALUMINUM CANTILEVER GATE

## CANTILEVER GATE

TOP VIEW



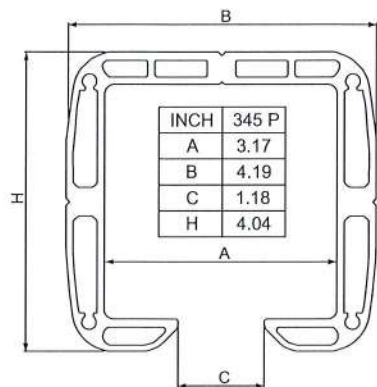
ELEVATION VIEW



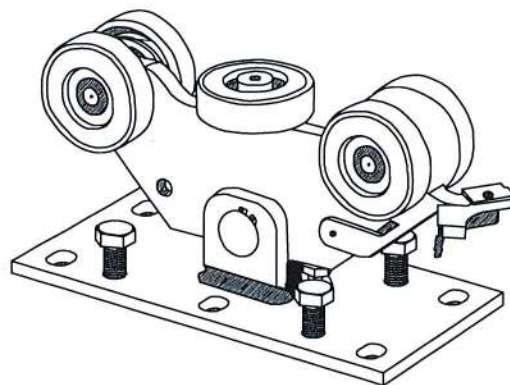
## CANTILEVER GATE HARDWARE

### ALUMINUM MONORAIL TRACK

To be used for Aluminum for gates up to 30 ft. and under 500 lbs.



### CARRIAGE WITH NYLON WHEELS

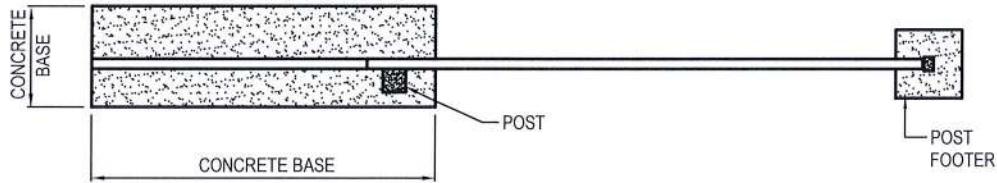




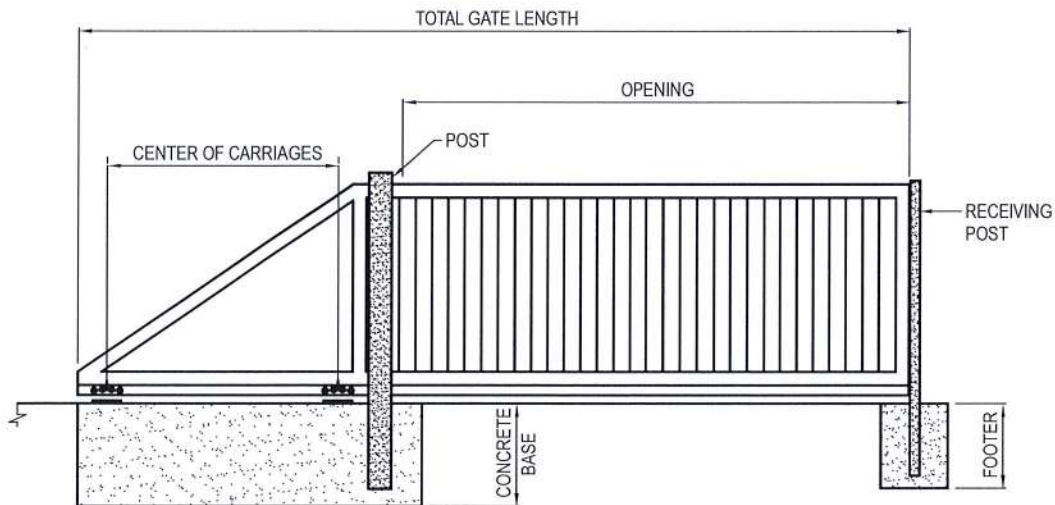
# STEEL CANTILEVER GATE

## CANTILEVER GATE

TOP VIEW



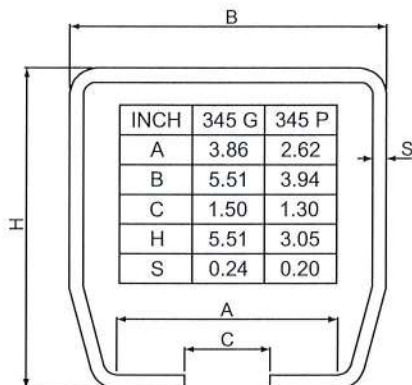
ELEVATION VIEW



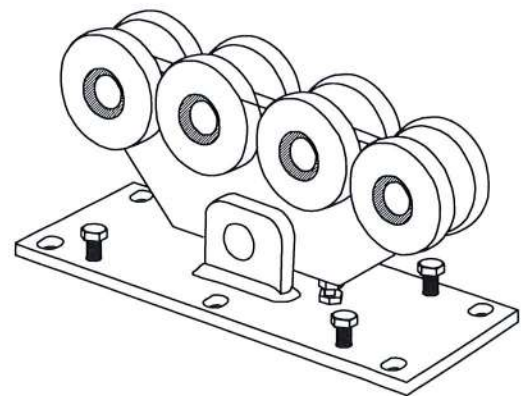
## CANTILEVER GATE HARDWARE

### STEEL MONORAIL TRACK

To be used for gates up to 60 ft. and under 3500 lbs.



### CARRIAGE WITH STEEL WHEELS

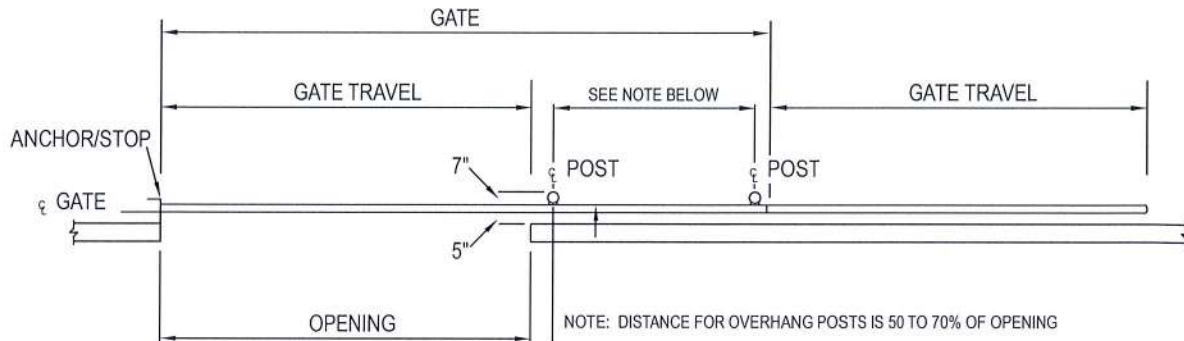




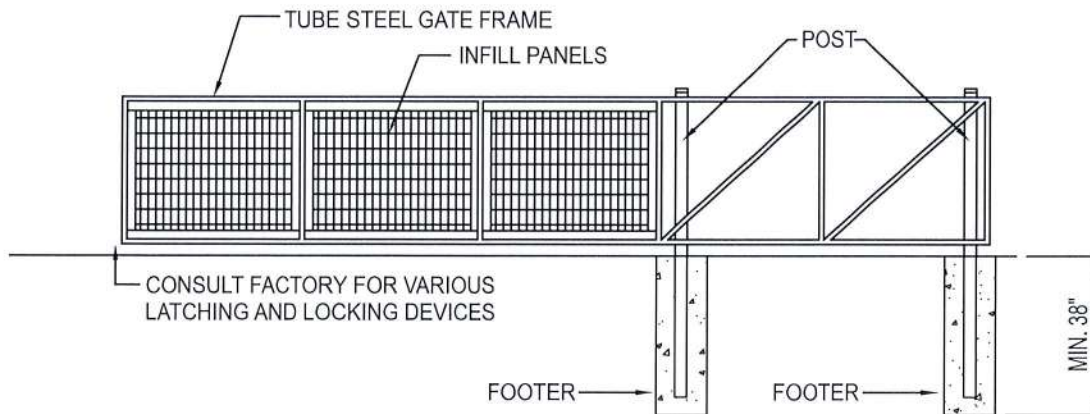
# STEEL & ALUMINUM CANTILEVER GATES

## CANTILEVER GATE

TOP VIEW



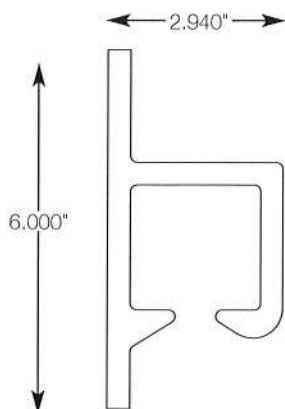
ELEVATION VIEW



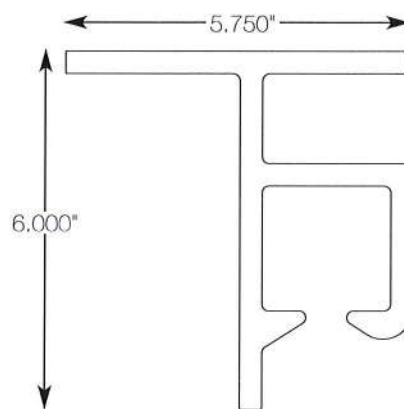
## CANTILEVER GATE HARDWARE

### ALUMINUM TRACK

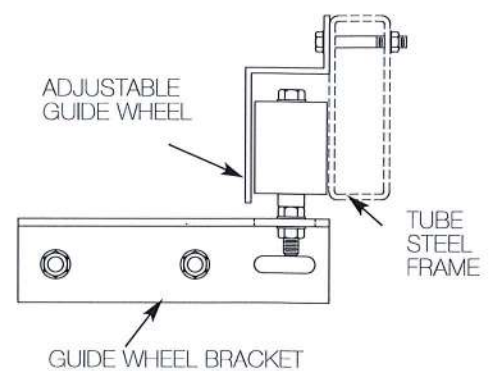
Top mounted track for gates up to 20 ft. and under 1000 lbs.



### ALUMINUM T-TRACK



### GUIDE WHEEL





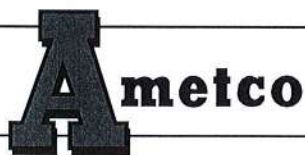
# SECURITY GATES

## AMETCO FENCING INFILLS

Ametco offers a wide range of fence designs for infill panels on our swing gates, v-wheel gates and cantilever gates. In steel fencing Ametco offers 8 open mesh electro-forged infill designs, 4 welded wire infill designs, and 2 fixed louver infill designs. All steel fencing is hot dip galvanized then polyester powder coated. Ametco offers 4 fixed louver designs in aluminum and 2 fixed louver designs in stainless steel. Both the aluminum and stainless steel designs are polyester powder coated after fabrication. For details on all 18 Ametco fence designs please visit our web site @ [www.ametco.com](http://www.ametco.com)



Visit our Web Site [www.ametco.com](http://www.ametco.com)  
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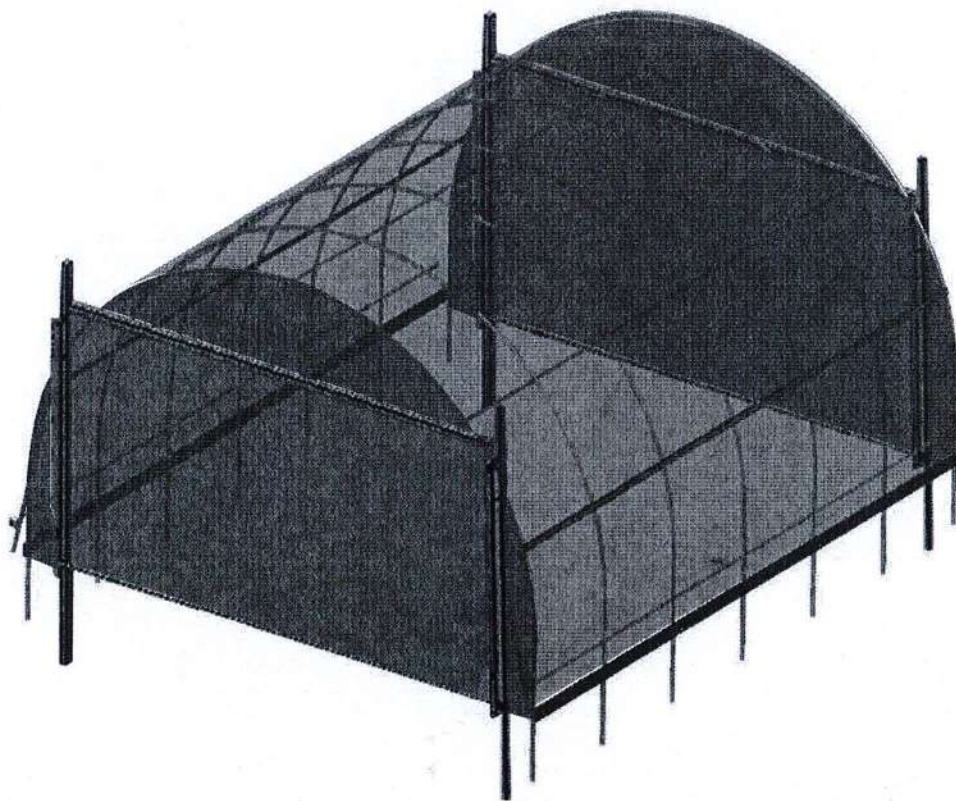


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E-Mail [ametco@ametco.com](mailto:ametco@ametco.com)



**GrowSpan™  
Round Premium High Tunnels  
(CR and FR Models)**



*Photo may show a different but similar model.*

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STK#	DIMENSIONS
PB01670R4	20' W x 12' H x 24' L
PB01675R4	20' W x 12' H x 36' L
PB01680R4	20' W x 12' H x 48' L
PB01685R4	20' W x 12' H x 72' L
PB01690R4	20' W x 12' H x 96' L



### YOU MUST READ THIS DOCUMENT BEFORE YOU BEGIN TO ASSEMBLE THE SHELTER.

Thank you for purchasing this GrowSpan™ high tunnel. When properly assembled and maintained, this product will provide years of reliable service. These instructions include helpful hints and important information needed to safely assemble and properly maintain the high tunnel. Please read these instructions **before** you begin.

If you have any questions during the assembly, contact Customer Service for assistance.

### SAFETY PRECAUTIONS

- Wear eye protection.
- Wear head protection.
- Wear gloves when handling metal tubes.
- Use a portable GFCI (Ground Fault Circuit Interrupter) when working with power tools and cords.
- Do not climb on the high tunnel or framing during or after construction.
- Do not occupy the high tunnel during high winds, tornadoes, or hurricanes.
- Provide adequate ventilation if the structure is enclosed.
- Do not store hazardous materials in the high tunnel.
- Provide proper ingress and egress to prevent entrapment.

### ANCHORING INSTRUCTIONS

Prior to assembling this high tunnel, please read the **MUST READ** document included with the shipment.

**⚠ WARNING:** The anchor assembly is an integral part of the high tunnel construction. Improper anchoring may cause high tunnel instability and failure of the structure. Failing to anchor the high tunnel properly *will void the manufacturer's warranty* and may cause serious injury and damage.

### LOCATION

Choosing the proper location is an important step before you begin to assemble the structure.

The following suggestions and precautions will help you determine whether your selected location is the best location.

- Never erect the structure under power lines.
- Identify whether underground cables and pipes are present *before* preparing the site or anchoring the structure.
- Location should be away from structures that could cause snow to drift on or around the building.
- Do not position the high tunnel where large loads such as snow and ice, large tree branches, or other overhead obstacles could fall.

### SITE

After choosing a location, proper preparation of the site is essential. Follow the information below.

- *A level site is required.* The site must be level to properly and safely erect and anchor the structure.
- For sites that are not concrete or gravel, placing wood blocks or other suitable supports under each rafter leg helps prevent the pipes from sinking or working into the site.
- **Drainage:** Water draining off the structure and from areas surrounding the site should drain away from the site to prevent damage to the site, the structure, and contents of the structure.

**⚠ WARNING:** The individuals assembling this structure are responsible for designing and furnishing all temporary bracing, shoring and support needed during the assembly process. For safety reasons, those who are not familiar with recognized construction methods and techniques must seek the help of a qualified contractor.

### ASSEMBLY PROCEDURE

Following the instructions as presented will help ensure the proper assembly of your high tunnel. Failing to follow these steps may result in an improperly assembled and anchored high tunnel and will void all warranty and protection the owner is entitled.

The steps outlining the assembly process are as follows:

1. Verify that all parts are included in the shipment. Notify Customer Service for questions or concerns.
2. Read these instructions, the Must Read document, and all additional documentation included with the shipment **before** you begin assembling the high tunnel.
3. Gather the tools, bracing, ladders (and lifts), and assistance needed to assemble the high tunnel.
4. Check the weather **before** you install the roof cover and any panels (if equipped). Do not install covers or panels on a windy or stormy day.
5. Re-evaluate the location and site based on the information and precautions presented in the documentation included with the shipment.
6. Prepare the site (if applicable).
7. Assemble the frame components in the order they are presented in these instructions.
8. Assemble the frame including the struts (if equipped).
9. Consult the MUST READ document and properly anchor the assembled frame.
10. Install, tighten, and secure the end panel and main cover (if equipped). This applies to fabric covers that stretch over the frame assembly. Your shelter may include roof panels or side panels or both.
11. Read the Care and Maintenance information at the end of these instructions.
12. Complete and return all warranty information as instructed.

### LIST OF WORDS AND PHRASES

Before you begin, it is important to become familiar with the words and phrases used in this instruction manual.

These words and phrases are common to most GrowSpan™ shelters and identify the different parts of the shelter. (Some are used in this document. Others may not apply to this particular shelter.) These terms describe the shipped parts and can also be found on the materials list/spec sheets included with the shipment. To aid in the assembly, read through the following definitions before you begin to assemble your shelter.

- **Conduit:** An assembly of pipes used to secure the main cover and end panels (if equipped). Purlins and some strut assemblies also consist of connected pipes to form a conduit. Each pipe joint of a conduit assembly is secured with a self-tapping Tek screw.
- **Coupler or Fitting:** A part of the frame assembly where legs, purlins and rafter pipes are inserted and secured. In most instances, 3-way and 4-way couplers are used. In some larger applications, couplers are used to secure the joints of the different rafter sections during the assembly of the rafters. Some shelters do not use couplers.
- **Foot or Rafter Foot:** The part attached to and found at the base of the rafter or leg of the shelter. Depending on the shelter, the foot is an optional purchase. Some shelters do not offer an optional foot. Some use 1-way connectors.
- **Must Read Document:** This document includes building and shelter anchoring instructions, steps for end wall reinforcement, safety precautions, and notices and warnings. The Must Read document is sent with all shelters and buildings. If you did not receive a Must Read document, contact Customer Service to request one.
- **On-Center:** Term used to describe a measurement taken from the vertical center of the rafter or frame member to the vertical center of another.
- **Purlin:** The pipe assembly that runs perpendicular to the rafters or framework that supports the main cover. Purlins are found on the sides and roof areas of the assembled frame, are evenly spaced, and typically run from the front to the back of the shelter.
- **Plain or Straight Pipe:** A term used to describe a pipe that has the same diameter or width throughout its entire length.
- **Strut:** A strut is usually a length of pipe with two flattened ends and is used for diagonal bracing of the shelter frame. A strut is typically secured to the frame work by special brackets and bolts.
- **Swaged End or Swaged Pipe:** The term "swaged" refers to the tapered end of the pipe or tube. Swaged ends of a pipe can be inserted into couplers and the straight ends of other pipes.
- **Tek Screw:** A self-tapping fastener used to secure pipe joints and to fasten brackets to rafters.



## GROWSPAN™ ROUND PREMIUM HIGH TUNNELS

### SHELTER ACCESSORIES AND CONSTRUCTION SUGGESTIONS

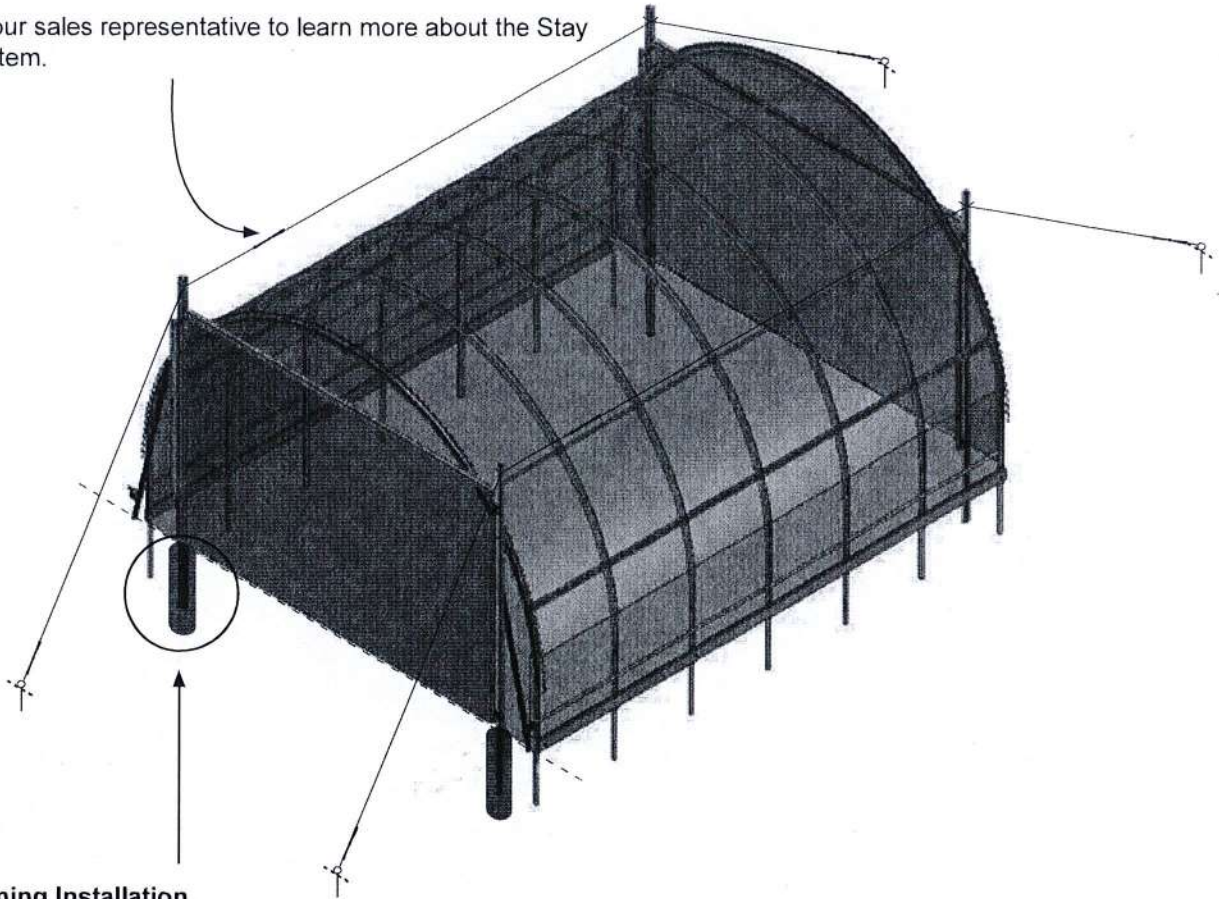
The diagram below describes accessories available for your building and suggests ways to improve the stability of the customer-supplied end framing. Contact your sales representative to purchase or to learn more about accessories.

#### Stay Cable System

The Stay Cable System provides additional support to the building frame and customer-supplied end framing. When properly installed, stay cables help stabilize the main frame and end wall frame, especially in areas where strong winds are common.

Stay Cable Systems are shipped complete with cable, turnbuckles, and all the necessary clamps to secure the cable to the building, end frame, and ground anchors.

Contact your sales representative to learn more about the Stay Cable System.



#### End Framing Installation

In areas where loose or sandy soil conditions are found or where deep frost is common, setting the customer-supplied end frame posts in concrete is recommended. This helps prevent shifting and provides an additional level of stability in extreme climates and during adverse weather-related conditions.

Always consult local and regional building codes and follow construction practices common to the area when setting the customer-supplied end frame posts.

*End frame materials and concrete are supplied by the customer. A treated 4" x 4" post is recommended for each jamb and header. In areas where quality 4" x 4" posts are not available, place two 2" x 6" boards of the required length together and secure these using exterior fasteners to create a single 2-ply post. Off-set and reinforce any joints when short pieces of lumber are used to construct the same post. DO NOT ALIGN JOINTS!*

### REQUIRED TOOLS

The following list identifies the main tools needed to assemble the shelter. Additional tools and supports may be needed depending on the structure, location, and application.

- Tape measure or measuring device
- Fine point marker to mark the location on tubing.
- Variable speed drill and impact driver (cordless with extra batteries works best)
- Wrench, ratchet and socket (recommended)
- Scissors
- Ropes long enough to reach over the frame.
- Hammers and gloves
- Metal file
- Duct tape (supplied by customer)
- Box cutter or utility knife
- Ladders, work platforms, and other machinery for lifting designed to work safely at the height of the frame

### UNPACK AND IDENTIFY PARTS

The following steps will ensure that you have all the necessary parts before you begin to assemble the shelter frame.

1. Unpack the contents of the shipment and place where you can easily inventory the parts. Refer to the Bill of Materials/Spec Sheets.
2. Verify that all parts listed on the Bill of Materials/Spec Sheets are present. If anything is missing or you have questions, consult the Pictorial Parts Guide and all diagrams for clarification, or contact Customer Service.

**NOTE:** At this time, you do not need to open the plastic bags containing smaller parts such as fasteners or washers (if equipped).

### SPECIAL NOTE: Baseboards for Frame

These instructions describe installing a baseboard (recommended) at ground level along each side of the frame. The baseboard runs from the front to the back of the frame.

This baseboard is *not included* with the shipment and must be supplied by the customer. Treated or recycled plastic lumber works well for a baseboard.

The baseboard, when installed properly, helps prevent the ground posts from sinking into the ground when anchored. Depending on the building, it also provides a surface to attach struts or other building components.

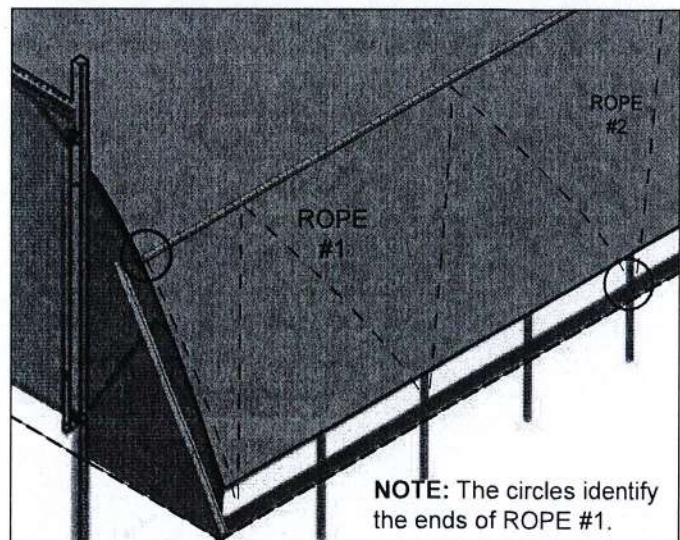
Consult these instructions, or contact Customer Service for additional information regarding baseboards.

**ATTENTION:** These instructions describe the installation of a baseboard and ribbon board. *The materials for these items are supplied by the customer.* However, fasteners are included to attach the customer-supplied baseboard and ribbon board to the frame if the customer decides to install these items.

### ANTI-BILLOW ROPE INSTALLATION

TO PREVENT DAMAGE AND POSSIBLE INJURY, INSTALL THE ANTI-BILLOW ROPES IN SHORT LENGTHS ALONG EACH SIDE OF THE FRAME.

DO NOT INSTALL AS A SINGLE LENGTH TIED AT EACH END OF THE BUILDING. DOING SO WILL RESULT IN A LOOSE SIDE PANEL IF THE SINGLE ROPE BREAKS DURING STRONG WINDS.



**NOTE:** The circles identify the ends of ROPE #1.



CITY OF OAKLAND
BUREAU OF PLANNING

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Phone: 510-238-3911 Fax: 510-238-4730

PLANNING COMMISSION PUBLIC NOTICE

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

Your comments and questions, if any, should be directed to the Bureau of Planning, 250 Frank H. Ogawa Plaza, 2nd Floor, Oakland, California 94612-2031 at or prior to the public hearing to be held on September 26, 2018, at Oakland City Hall, Council Chambers, 1 Frank H. Ogawa Plaza, Oakland, California 94612. The public hearing will start at 6:00 p.m.

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

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

POSTING DATE: September 7, 2018

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