

September 15, 2021 – DRAFT

**5616-5622-26 MLK Jr. Way, Oakland
Historic Resource Evaluation**

Introduction

The following historical resource documentation and evaluation has been prepared at the property owners' request and for their planning information and use, including for planning consultation with the City of Oakland.

To preface, this effort addresses potential historical resources based on general rather than detailed history. The historic context and historical subject – herein simplistically identified as the Civil Rights Era of the 1960s and the Black Panther Party – have deep and complex histories that are far outside the reach or capability of this historic resource evaluation and its author.

Research efforts included City of Oakland permit and planning records; historic Oakland phone directories, U.S. census records, maps and newspapers; site visits to survey and record the property and its setting; conversations with individuals knowledgeable about the subject property, its uses and activities; and reference to numerous online sites and databases with historical backgrounds in the subjects, including the State of CA's historic resource database, as well as several relevant publications and books (note: complete list of resources and references not included with Draft).

Setting (figs.1-3,6)

The subject site (parcel 18-1 of block 1210) is a portion of original lots 224-225 of block G of the 1904 Map of the Bowles and Fitzgerald Tract, which lot was further subdivided in the mid-20th century to create the current parcel.

Located one lot in from the northwest corner of Aileen St. and MLK Jr. Way (formerly, until 1982, Grove Street), the subject site houses two buildings on an 80 ft. wide by approx. 80 ft. deep parcel. Both buildings stand directly at the edge of sidewalk and front to the west on MLK Jr. Way.

Grove Street/MLK Jr. Way has long been an arterial corridor, with trolley then train rails in the median, creating the wide extant swath of road-and-rail-way. From 1966 to 1972, the elevated BART rails were erected along Oakland's stretch of Grove Street (before undergrounding in Berkeley). Contextually, that disruptive construction project was ongoing in this neighborhood and in the historical period herein addressed.

Evaluation Summary

Per the following evaluation, while there is a definite basis for a finding of historic significance under the applicable California Register of Historical Resources (CR) evaluation criteria – specifically as a site and location directly associated with the founding of the Black Panther Party For Self Defense (BPP) in the year 1967 – for an overall finding of significance, a significant quality and/or characteristic needs to be present in order to convey a message of significance in the present. It is the conclusion of this effort that the existing property and its buildings do not convey the identified historical significance.

Yet with the important exception of the commemorative wall that displays a portion of the history of the BPP and that connects this site and location to the identified historic events and persons.

In order to recognize the historical and cultural significance of this location and setting, along with its associated historic events and persons, the commemorative wall does so and, without which, the specific history would not be expressed. While, technically, the recent age of the actual

commemorative display (c2000) would prohibit its historical recognition, it must also be acknowledged that the specific events and persons associated with this site occurred just over fifty years ago, so commemoration requisitely lagged. That those events and persons have not been forbidden or forgotten is a consequence of their salient commemoration and which deserves recognition as well as furtherance as a specific location and setting directly and individually associated with the origins of the BPP.

Summary History

Based on currently available records:

- The 5622-5626 building dates to 1947, when it was constructed diagonally across MLK Jr. Way (at 5523-5527 Grove St.). The original building, with two stores and four apartments, was moved (presumably intact) to its current site in 1966 and completed for occupancy in December of that year.
- Across the parking lot, the second small commercial building at 5616 MLK Jr. Way stands in the parcel's southwest corner. The 5616 building dates to 1922, when it was constructed for use as a barber shop.

The following lists identifiable property owners and occupants (note: no detailed deed research has at this juncture been undertaken):

Owners

c1922-c1946	Frank Ziegler (1855-1946)
1947-1965	?
c1966-1967	James L. Wood, M.D. (1909-1967)
1967-c1975	Maxine E. Wood (1905-1983)
c1975-c1978	Mary Williams
c1979-c1983	James P. Lewis
c1983-1999	Marian H. Foreman
1999-present	Kim McClure

Occupants

5622-5626 MLK Jr. Way

1967	"Under construction" (5624)
1969	"No return" (5622); "Vacant" (5624); Gilda Lindsey, Barbara Williams, Barbara Woods (5626)
c1973-c1975	Thrift store
c1980	TV sales/repair (?)
c1983-c1995	Marian's Oak Pit (restaurant)/Marian H. Foreman
1995-present	It's All Good Bakery/Tevar Perry

5616 MLK Jr. Way

1923-1941	Barber shop/Frank Ziegler
1941-1956	Real estate/O. L. Eaton
1967	"Vacant"
1957-1965	?
1969	"Vacant"
1970-1994	?
1995	P&P Enterprises bookstore/Avie G. Pegues and Ernestine Pittman
2014	Terrill's Barbershop/Terrill Orme Sr.
2016-present	Kinyozi Kuts/Gary W. Williams

re: 5622-5626 MLK Jr. Way

The persons directly associated with the origins and early history of the existing 5622-5626 building were Dr. James L. Wood and Maxine E. Wood. Per permit records, the former was responsible for

the building's relocation to and redevelopment at its current location. Upon his passing in 1967, his wife Maxine took over responsibility for the building and its site and to which she remained associated until c1975.

In the Woods' period of ownership, there is scant identification of the tenants/users within the first floor commercial spaces, of which there were, until 1973, two (5622 and 5624). Nonetheless, pivotally, definitive historical records identify the first tenant/user of the 5622 commercial space as the BPP, an organization founded in this North Oakland neighborhood by Huey P. Newton (1942-1989) and Bobby Seale (1936-).

While there is a direct association per a definitive, 1967 photograph of Newton and Seale standing on the sidewalk in front of the BPP storefront at then 5622 Grove St. (fig.5), the specific beginning and end of that association has not been ascertained. Per building records, the building was completed for occupancy in December 1966 so the BPP's occupancy is estimated to begin in January 1967. The cited historic photograph was published in the *San Francisco Chronicle* on April 30, 1967. In 1966 and 1967, there are no directory listings for the BPP or for an organization to which they were allied, the North Oakland Neighborhood Anti-Poverty Center, which in various accounts is identified as the location of the BPP's founding. In the 1967 reverse directory (which provided listings by street address, though are only selectively available for the late 1960s), there is no listing at 5622 Grove while the adjacent commercial space at 5624 was listed as "under construction." Currently available online editions of the initial *BPP Community News Service* (1967, Vol.1, Nos.3, 4 & 6 @freedomarchive.org) do not identify their MLK location. Further, in 1968, the Oakland directory first listed the BPP at 4421 Grove St., understood to have been the BPP's second offices (and which location was infamously recorded in a drive-by shooting by Oakland police in August of 1968).

While specific research questions also remain open, the BPP, founded in late 1966, was directly associated with 5622 Grove St., the organization's first office and meeting space, in the year 1967.

5622-5626 building permit records (from microfiche via records request with City):

<i>Date</i>	<i>Work</i>	<i>Owner/contractor</i>
Apr.1966	Move building	Dr. James L. Wood/Power House Movers
Apr.1973	Remove wall to combine 2 stores	Maxine E. Wood/--
Jan.1974	Sign – "Caesar's Thrift Palace" (expired?)	Maxine E. Wood/--
Sep.1973	Interior alterations	James Patrick Lewis (?)/--
Feb.1981	Plumbing	James Patrick Lewis/--
Nov.1983	New restaurant – "Marian's Oak Pit"	James P. Lewis
Jan.1985	Sign permit	Marian Hallie Foreman

5622-5626 zoning permits:

<i>Date</i>	<i>Business</i>	<i>Owner</i>
Feb.2014	It's All Good Bakery, Inc.	Tevar Perry

re: 5616 MLK Jr. Way

The 5616 building dates to 1922, when it was first associated with, and presumably developed by, Frank Ziegler, a barber whose barber shop occupied the building from 1923 to 1941. For the subsequent 15 years, the building served as a real estate office for O. L. Eaton. Throughout this period, the 5616 building stood alone on this site (along with, per the 1951 Sanborn map [fig.4], a small building directly behind 5616). In the 1922-1956 period, it is presumed that Ziegler then Eaton were the subject property owners.

5616 building permit records:

None provided under records request. However, previous building evaluation record indicates original 1922 permit.

5616 zoning permits:

<i>Date</i>	<i>Business</i>	<i>Owner</i>
Aug.1995	P&P Enterprises bookstore	Avie G. Pegues and Ernestine Pittman
Oct.2014	Terrill's Barbershop	Terrill Orme Sr.
May.2016	Kinyozi Kuts	Gary W. Williams

Summary Descriptions

Site (figs.6-9)

The mixed commercial and residential building at 5622-5626 MLK Jr. Way is situated in the northern half of the lot with a narrow (5 ft.) setback at its north side, an approx. 25 ft. deep yard behind (to the east), with a paved parking lot at its south side. Across the parking lot, the second small commercial building at 5616 MLK Jr. Way stands in the parcel's southwest corner.

At the front property line, the two building corners are connected by a metal fence with swinging vehicular and pedestrian gates. Across the rear and returning at the lot's northeast side are tall wood fences atop concrete block walls that separate the subject parcel and its eastward residential neighbor. To the north, directly alongside 5622-5626, stands an adjoining two-story building. And the sides of the two buildings to the south – one two-stories, the other at the rear four-stories, with a narrow separation between – form a wall across the south side of the subject lot.

5622-5626 MLK Jr. Way (figs.6,10-13)

The 5622-5626 building is two-story mixed use, residential over commercial. It has a rectangular plan (approx. 40 ft. wide x 55 ft. deep) with a centrally notched, overhanging second floor at the south side and a second story light well towards the rear at its north side. The existing building houses a commercial shop at the first floor (5622-5624) with four dwelling units above (5626 A-D). Originally two stores, per permit records, the commercial floor was converted to a single space in 1973, though the two storefronts remain (5622 at left, 5624 right), each with a central door with transom and flanked by large fixed windows, all aluminum framed. A metal framed canvas awning spans the storefronts. To the left of the 5624 storefront is the single entry door to the apartments, with a transom above.

The building exterior walls are stucco clad. Windows are aluminum, hung or casement units in pairs and singles, all at the upper story except at rear. The building's roof is flat with a sloped roof edge and shallow overhang across the front. Otherwise, the roof edges atop the side and rear walls have simple metal flashing. The building exterior is basic and without ornamental features, materials or elements.

As noted, the south side of the building has an overhanging story, front and rear, with a small roof capping the first floor within the central, lightwell-like notch (most likely a vestige of the building's former lot). The several windows at this side are located at the upper story within the light well. Otherwise, there is a metal-gated flush door at the back (southeast) corner of the first floor.

At the building's rear, there is a central doorway at the second floor with a covered wooden landing and an open wood stairway that descends the southern half of the rear wall to grade. At the first floor, there is a small window below the upper landing and, to the north, another small window adjacent, plus a doorway and pair of windows at the corner. Above, a small window flanks each side of the doorway with a larger paired window at each end of this upper wall.

Like the south side, the north side of the 5622-5626 building is a two-story blank stucco exterior wall, yet with a single upper window approximately centered and an upper light well to the rear, the walls and probable windows of which are not visible from the exterior.

Based on limited photographic evidence as well as a current survey of existing conditions, the stucco appears to be original to 1966. All windows and doors appear to be non-original replacements.

5616 MLK Jr. Way (figs.6,14-15)

The 5616 building is one-story, wood framed and wood sided with, at the front, a recessed entry at left (north), one large store window (presently boarded up), wood sash transoms spanning the windows and door, and a stepped parapet in the style of a false front. Front exterior wall is stucco with wood trim framing doors and windows and enframing the façade. North side and rear walls are wood horizontal board-sided while the south wall abuts the adjacent building. At the rear is a single doorway with a metal gate at the right (north) alongside two windows with exterior metal grilles. Roof is low-sloped towards the north side, where it drains to a gutter at the top of wall and into a central downspout on the north side wall.

Associated Persons

5622-5626 MLK Jr. Way

As noted above, the person directly associated with the origins of the existing 5622-5626 building was Dr. James L. Wood.

James L. Wood was a medical doctor who, in 1966-1967, had an office at 5502 Grove St., at the northeast corner of 55th and Grove. In 1966-1967, Dr. James and Maxine Wood also resided in the neighborhood, at the apartment building at 747 54th St., one-half block east of the intersection of Grove and 54th streets, and which remained the address of Maxine Wood for the duration of her period of ownership of the subject property.

The first tenant/user of the 5622 commercial space was the BPP, an organization founded in this North Oakland neighborhood by Huey P. Newton (1942-1989) and Bobby Seale (1936-). The importance of both Newton and Seale are exemplified by extensive biographies (and which the current author does not attempt to encapsulate in a few short paragraphs).

5616 MLK Jr. Way

The 5616 building was originally associated with Frank Ziegler, a barber whose shop occupied the building from 1923 to 1941. For the subsequent 15 years, the building served as a real estate office for O.L. Eaton.

No evidence has been located to identify the users of the 5616 building in the late 1950s through the 1980s. Reverse directories listed 5616 Grove St. as vacant in 1967 and, again, in 1969. Thus, there were no associated persons or uses in the 1960s, when the property was associated with the persons and events of the BPP.

Architects, Builders, etc.

The 5622-5626 building was constructed in 1947 on a site located on the opposite side of Grove St., between 55th and 56th streets. No further research has been undertaken for that property, so there is at present no identified original owner, designer/architect and builder.

Moved to its present site in 1966, the moving contractor was identified in a permit record as Power House Moving of Piedmont. Beyond which, there is no identification of the builder who altered the building for occupancy at its then new location.

Based on the 1999 historical record for the 5616 building (see below), which listed a 1922 building permit, the building was designed by architect Sidney B. Newsom and built by Mervin P. Rose (see attached DPR forms for 5616 MLK for brief biographical notes re: architect Newsom).

Evaluation

Historic Context

The broad cultural and historical context most applicable to the subject site and location is the Civil

Rights Era of the 1960s, which gestated from decades of discrimination and segregation, led to the passing of the Civil Rights Act of 1964, culminated with broad civil unrest in the mid-to-late 1960s, out of which the BPP emerged in California as an American institution dedicated to the defense and freedom of Black Americans.

Previous Evaluations

In 1999, both buildings were recorded by the City of Oakland Cultural Heritage Survey (see attached), while neither building is included in the State's Building Environment Resource Database (BERD).

In the 1999 OCHS record, 5622-5626 MLK Jr. Way was not assigned a local historic resource rating based on the understanding that the building dated to 1966-67 thus, at the time, was less than 50 years of age. The accompanying photograph of the 5622-5626 building front depicted the existing building except that its second story windows have since been replaced, as has the 5626 entry door, a projecting sign at the second story has been removed, and the awning has been added. At the time of that record, the building owner was identified as Marian H. Foreman and, as it is today, the business was It's All Good Bakery.

In 1999, 5616 MLK Jr. Way was assigned a local historic resource code of Dc3, which identified the building as a "minor example" (D) with the potential to be elevated to "secondary importance" (C), if restored. Per the City's CEQA thresholds, neither C or D ratings assign eligibility for the National or California Registers so are not identified historic resources for planning purposes under CEQA.

Additionally, per the OCHS, both buildings were assigned a "3" rating, which indicated they were not within any potential historic district.

California Register Evaluation

As this historic resource evaluation effort is for environmental planning purposes specific to the application of the California Environmental Quality Act (CEQA), the following evaluates the subject resources based on the CR criteria for evaluation, and with additional reference to the evaluation criteria under the National Register of Historic Places (NR), which the CR criteria parallel and are directly based upon.

CR Criteria 1-2: Events and Persons

In its historic context, the founding of the BPP was a significant cultural and historical event.

The BPP arose in a period of collective unrest in urban areas of the United States, Oakland included. In 1966, the BPP began to organize in North Oakland in order to form a means of political expression, representation and defense for Black Americans. The BPP, which existed from 1966-c1980, arose out of a contagion of discrimination and violence against Blacks and thus organized to express the need for a change in American politics and justice. The BPP's importance is not only historical as their causes resonate in the present.

The 5622 MLK Jr. Way building has a direct yet conversely brief and coincidental association to historic events and persons. As a tenant, the BPP occupied 5622 Grove for approximately a year. They were not founded in this building. Yet, this address was evidently the organization's first bona-fide office and meeting room.

As the first identified office and meeting space of the BPP in 1967, the subject site is directly associated with an event of historical importance, the founding of the BPP. While there were numerous persons who directly contributed to the BPP, the two founders – Newton and Seale – are of individual importance and, in 1967, were directly associated with the subject site.

The subject site is therefore directly associated with historic events and historic persons so meets *CR criteria 1 and 2.*

CR Criterion 3: Design/Construction

Within its historical and cultural context, the 5622-5626 building's design and construction are without historical importance.

The site and location are part of the early history of the BPP. The building they were in is not. The adjoining, 5616 MLK Jr. Way building was all the more coincidental. Overall, the existing 5616-5626 MLK Jr. Way site is neutral, with two buildings that do not materially represent the history that occurred thereon.

Consequently, in the identified historical context, the design and construction of 5616-5626 MLK Jr. Way have no potential historical significance, so the subject resources do not meet *CR criterion 3*.

CR Criterion 4: Information Potential

Relative to potential historic architectural resources, beyond the information already in hand, including the contents of this and associated reports and records, the subject property and buildings have not yielded and, at this juncture, do not appear to have any potential to yield information of any historical importance, so the 5616-5626 MLK Jr. Way site does not meet *CR criterion 4*. (Pre-history is not a part of this historical evaluation.)

In conclusion, the 5616-5626 site and the 5622 portion of the building have direct associations to events and persons of identifiable historic importance, thus meet two CR criterion 1 and 2. Conversely, in the historical context, the 5616 building does not meet any CR criteria.

Integrity Considerations

In addition to meeting one of more of the CR criteria, thereby establishing a basis for a finding of historic significance, under the NR and CR, the subject resource must also convey its identified significance in the present.

In this case, two CR criterion are met, as the 5616-5626 site and 5622 portion of the building have direct associations to persons and events of identifiable historic importance. The question is, then, are those identified bases for significance present in the existing property and its building?

Under the NR evaluation criteria, this question is addressed by the following consideration of interrelated aspects of historic "integrity," specifically: *location and setting; association and feeling; design, materials and workmanship*.

Location and Setting

Aspects of historic integrity that are intact are the subject site's *location and setting*, the former a basic given – as the subject site and building remain where they stood in 1967; the latter a relatively important aspect of this site, set as it is in its North Oakland neighborhood, where the significant event and persons associated with the BPP germinated in the Civil Rights Era.

Association and Feeling

The site's *association and feeling* are only intact in so much as they are a consequence of the extant and ongoing commemorative display, without which the historic association to and feeling for the historic context and the BPP would be non-existent, as the site and building do not convey any feeling or association to the BPP. As such aspects of integrity rely on the extant commemorative display, historical *association and feeling* are not intact.

Design, Materials and Workmanship

Otherwise, the 5622-5626 building does not convey any significance. All physical aspects of integrity – the site and building *design, materials and workmanship* – are without historical integrity, as the building does not physically convey any relationship to significant events or persons.

Overall, despite identifiable significance specific to the founding and founders of the BPP in the year 1967, neither the subject site nor its building convey this significance. Therefore, under the CR and NR, the 5616-5626 MLK Jr. Way site and 5622-5626 building lack potential historic significance.

Commemorative Consideration

Alternatively, again utilizing the NR evaluation criteria, a further and directly applicable consideration is the site's commemorative character, as primarily commemorative properties may be found to have potential significance in their own right (NR Criteria Consideration F).

In this case, 5616-5626 MLK Jr. Way is a commemorative site – a memorial to the origins of the BPP in its North Oakland neighborhood.

The site's significance is tied to the location and setting, including the public way and, specifically, to the ongoing commemorative display that has resuscitated and conveys the association of this site to historic cultural events and institutions, along with those individuals that were direct participants.

The commemorative criteria specifically applies to a commemorative design which, in this case, is the BPP commemorative display and which is impermanent and lean. However, such characteristics are directly a part of the cultural history in which financial and material resources have always been impermanent and lean – as exemplified by the commemorative display itself, which is applicably xeroxed, much as the records of the BPP were newsprinted and mimeographed. And while the BPP commemorative display is recent (c2000-present), the associated historic events and persons occurred just over fifty years ago, so the broad recognition of those historic events and persons of the BPP are necessarily all the more recent.

Conclusion

The extant commemoration that conveys the historical events and persons associated with the 5616-5626 MLK Jr. Way location and setting provides the basis for a finding of historic significance under the Commemorative Properties Criteria Consideration of the NR and CR. In turn, potential significance is embodied in the historic location and setting along with the ongoing commemorative display.

Signed:



Mark Hulbert
Preservation Architect &
Historic Resources Consultant

attached: Figs.1-15 (pp.8-16); 1999 DPR Forms (3pp.); NR Criterion Consideration F.



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MIXED USE DEVELOPMENT
 5622 MLK JR WAY
 OAKLAND, CA 94609

TITLE SHEET

SCHEMATIC DESIGN

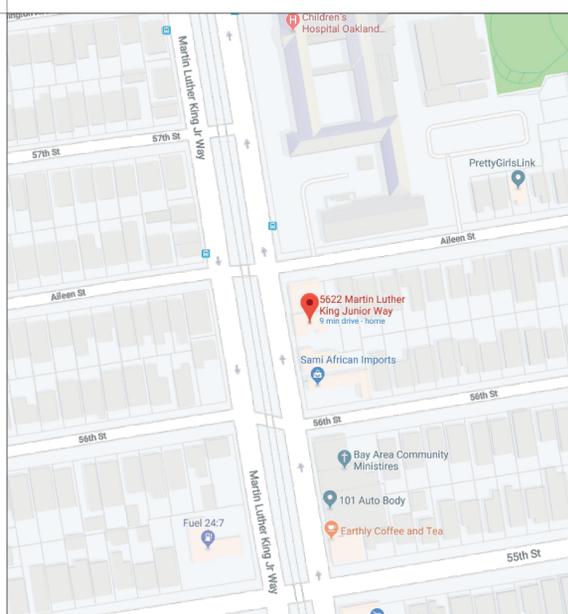
DATE 2/16/21

TO.1

SYMBOLS

HEIGHT		DETAIL	
SECTION		GRIDLINE	
EXTERIOR ELEVATION		DEMOLITION NOTE	
INTERIOR ELEVATION		IMPROVEMENT NOTE	
ROOM TAG		FINISH NOTE	
WALL TAG		DOOR TAG	
WINDOW TAG			

VICINITY MAP



PROJECT TEAM

CLIENT
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MIXED USE DEVELOPMENT

5622 MLK JR. WAY
 OAKLAND, CA 94609

DESCRIPTION OF WORK

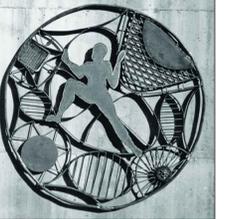
NEW 5-STORY MIXED-USE BUILDING WITH 20 RESIDENTIAL UNITS TOTAL OVER PARKING & COMMERCIAL

PROJECT INFORMATION

APN: 014 121001801
 ZONING: CN-3
 LOT SIZE: 6,387 SF
 CONSTRUCTION TYPE: 1 FIRST FLOOR / V 2ND-5TH FLOOR
 OCCUPANCY: R - 2 / B / M / S - 2
 TOTAL STORIES: 5
 TOTAL HEIGHT: 56'- 0" (58' - 0" AT ELEVATOR OVER-RUN)
 SEE A0.1 FOR FULL CODE ANALYSIS

SHEET INDEX

SHEET NUMBER	SHEET NAME	PLANNING
T0.1	TITLE SHEET	•
T0.2	AERIAL RENDERING	•
T0.3	GREEN POINT CHECKLIST	•
I	SURVEY SHEET	•
A0.1	SITE PLAN & CODE ANALYSIS	•
A1.1	FIRST FLOOR PLAN	•
A1.2	SECOND FLOOR PLAN	•
A1.3	THIRD FLOOR PLAN	•
A1.4	FOURTH FLOOR PLAN	•
A1.5	FIFTH FLOOR PLAN	•
A2.0	EXTERIOR ELEVATIONS	•
A3.0	SECTION	•



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**MIXED USE
DEVELOPMENT**
5622 MLK JR WAY
OAKLAND, CA 94609

AERIAL
RENDERING

SCHEMATIC DESIGN
DATE 2/16/21

TO.2

SURVEYOR'S NOTE:

- DATE OF SURVEY: FEBRUARY, 2019
- UTILITIES FOUND ARE BASED UPON SURFACE EVIDENT FINDINGS. RECORDS OF UTILITIES WERE NOT UTILIZED FOR THIS SURVEY
- TREES SHOWN ARE THOSE OF SIZE SIGNIFICANCE. THE SITE CONTAINS OTHER TREES UNDER 6" AND ARE NOT SHOWN FOR MAP CLARITY. TREE CLASSIFICATIONS ARE TO THE BEST KNOWLEDGE OF THE SURVEYOR. AN ARBORIST MUST SPECIFY ACTUAL TREE TYPE. TREE TRUNK LOCATIONS ARE APPROXIMATE. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. CONSULT AN ARBORIST FOR DETAILS.
- PHYSICAL ITEMS SHOWN ON THIS SURVEY ARE LIMITED TO THOSE SURFACE ITEMS VISIBLE AS OF THE DATE OF THIS SURVEY AND FROM AVAILABLE RECORD DATA. SUBSURFACE OBJECTS, IF ANY, MAY NOT BE SHOWN. SAID SUBSURFACE OBJECTS MAY INCLUDE, BUT ARE NOT LIMITED TO, UNDERGROUND UTILITY LINES, UTILITY VAULTS, CONCRETE FOOTINGS, SLABS, SHORING, STRUCTURAL PILES, PIPING, UNDERGROUND TANKS, AND ANY OTHER SUBSURFACE STRUCTURES NOT REVEALED BY A SURFACE INSPECTION.
- DIMENSIONS SHOWN HEREON ARE GROUND DISTANCES IN FEET AND DECIMALS THEREOF.
- PROPERTY CORNERS WERE NOT SET IN CONJUNCTION WITH THIS SURVEY
- ASSESSOR'S PARCEL NUMBER: 014-1210-018-01
- TREE TRUNK LOCATIONS ARE APPROXIMATE. TREES THAT CROSS A PROPERTY LINE AT GROUND LEVEL SHOULD BE CONSIDERED TO BE JOINTLY OWNED BY THE RESPECTIVE PROPERTY OWNERS. CONSULT AN ARBORIST FOR DETAILS.
- DIMENSIONS FROM HOUSE TO PROPERTY LINE ARE MEASURED FROM THE BUILDING FACE OF THE STRUCTURE PERPENDICULAR TO THE PROPERTY LINES

BENCHMARK

VERTICAL ELEVATIONS ARE BASED UPON A CITY OF OAKLAND BENCHMARK (6SE15) BEING THE PIN MONUMENT LOCATED AT THE INTERSECTION OF AILEEN AND GENOA STREETS -- ELEVATION TAKEN AS 72.01'

BASIS OF BEARINGS

BASIS OF BEARINGS ARE THE FOUND CITY OF OAKLAND STREET MONUMENTS MARKING THE MONUMENT LINE OF AILEEN STREET AS SHOWN ON THE PARCEL MAP FILED IN BOOK 326 OF MAPS AT PAGE 78, ALAMEDA COUNTY RECORDERS OFFICE. THE BOUNDARY FOR THE HEREIN TOPOGRAPHIC MAP IS DELINEATED ON AND ARE TIED OUT ON THIS TOPOGRAPHIC SURVEY.

SURVEYORS STATEMENT:

THIS MAP CORRECTLY REPRESENTS A TOPOGRAPHIC SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR ACT ON JANUARY, 2019

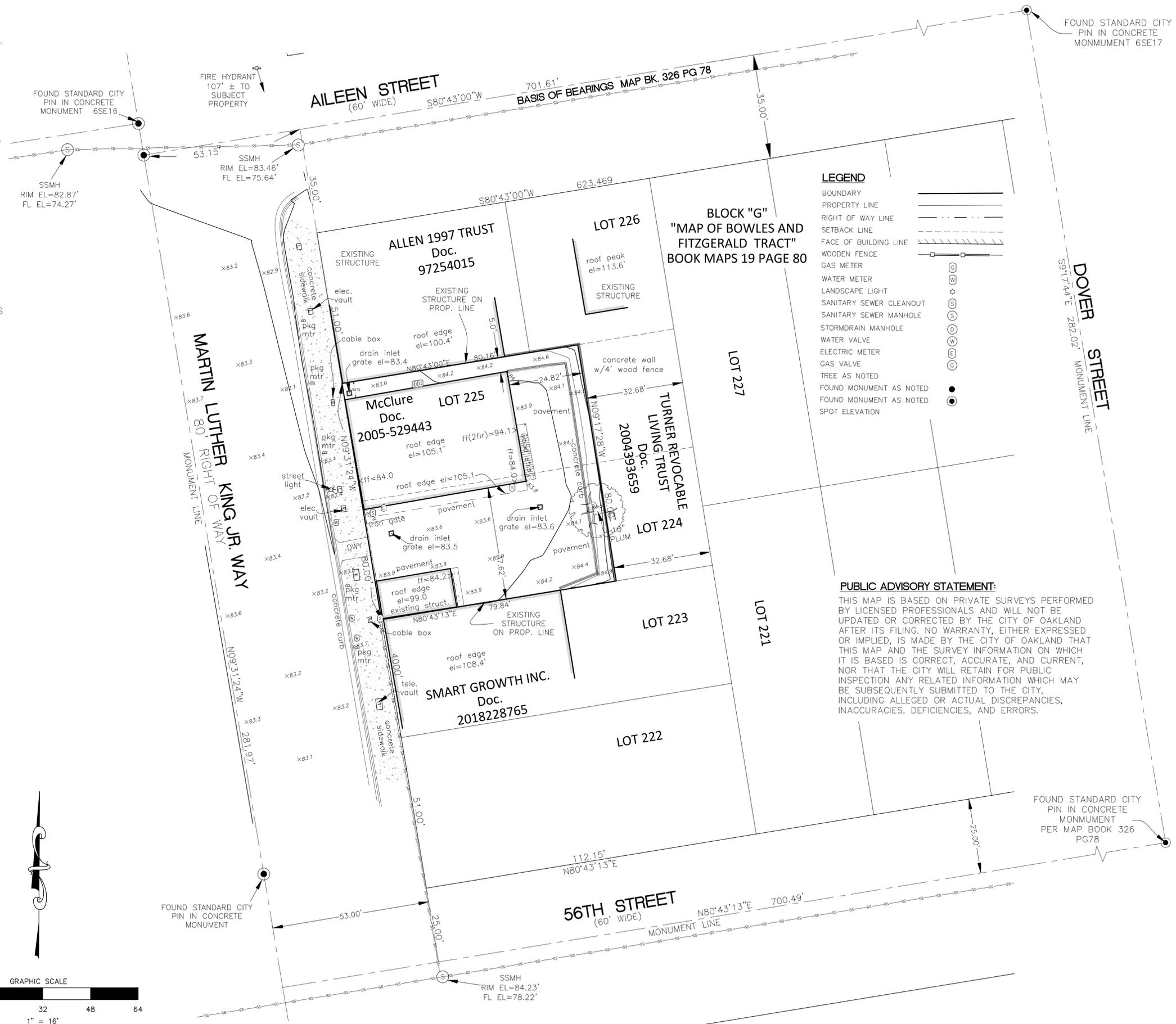
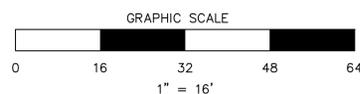
I HEREBY STATE THAT THE EXISTING GRADES AND CONTOURS AS SHOWN ON THE MAP ARE BASED UPON THE CITY OF OAKLAND VERTICAL DATUM

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



BRIAN L. STOCKINGER
PLS 6995
EXPIRES 9-30-19

MARCH 13, 2019



LEGEND

- BOUNDARY
- PROPERTY LINE
- RIGHT OF WAY LINE
- SETBACK LINE
- FACE OF BUILDING LINE
- WOODEN FENCE
- GAS METER
- WATER METER
- LANDSCAPE LIGHT
- SANITARY SEWER CLEANOUT
- SANITARY SEWER MANHOLE
- STORMDRAIN MANHOLE
- WATER VALVE
- ELECTRIC METER
- GAS VALVE
- TREE AS NOTED
- FOUND MONUMENT AS NOTED
- FOUND MONUMENT AS NOTED
- SPOT ELEVATION

PUBLIC ADVISORY STATEMENT:

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BLS Surveying & Mapping

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TOPOGRAPHICAL/BOUNDARY SURVEY

5622 MARTIN LUTHER KING JR. WAY

ALAMEDA COUNTY

DATE	BY	CHK	AS SHOWN	DATE	BY	CHK	REVISIONS

OAKLAND

SHEET NO. **1**

JOB NO. 5622 MLKJ WAY
CAD FILE: 5622 MLKJ.DWG

DENSITY CALCULATION

LOT SIZE: 6,387 SF
 ZONE CN-3= (1) DWELLING/450 SF = (14) ALLOWED BY CODE

6,387 SF / 450 SF = 14.19 UNITS ALLOWED BY CODE
 DENSITY BONUS ALLOWS A ROUND UP TO (15) UNITS.
 32.5% INCREASE ALLOWED FOR INCLUSION OF 10% VERY LOW INCOME UNITS
 15 x 0.325 = 19.875 UNITS = (20) ALLOWABLE UNITS W/ DENSITY BONUS
 UNIT MIX: (19) 2-BR, (1) 1-BR

PARKING CALCULATION

ZONE= CN-3 COMMERCIAL
 (20) UNITS x.5/DWELLING W/ TRANSIT REDUCTION, CAR SHARE
 = (10) REQUIRED (COMMERCIAL < 3000SF SO NO ADDITIONAL SPACES REQUIRED)

BICYCLE PARKING

(20) UNITS x .25 /UNIT = (5) REQUIRED; (5) PROVIDED ; (2) SHORT TERM SPACES PROVIDED ON STREET

HEIGHT

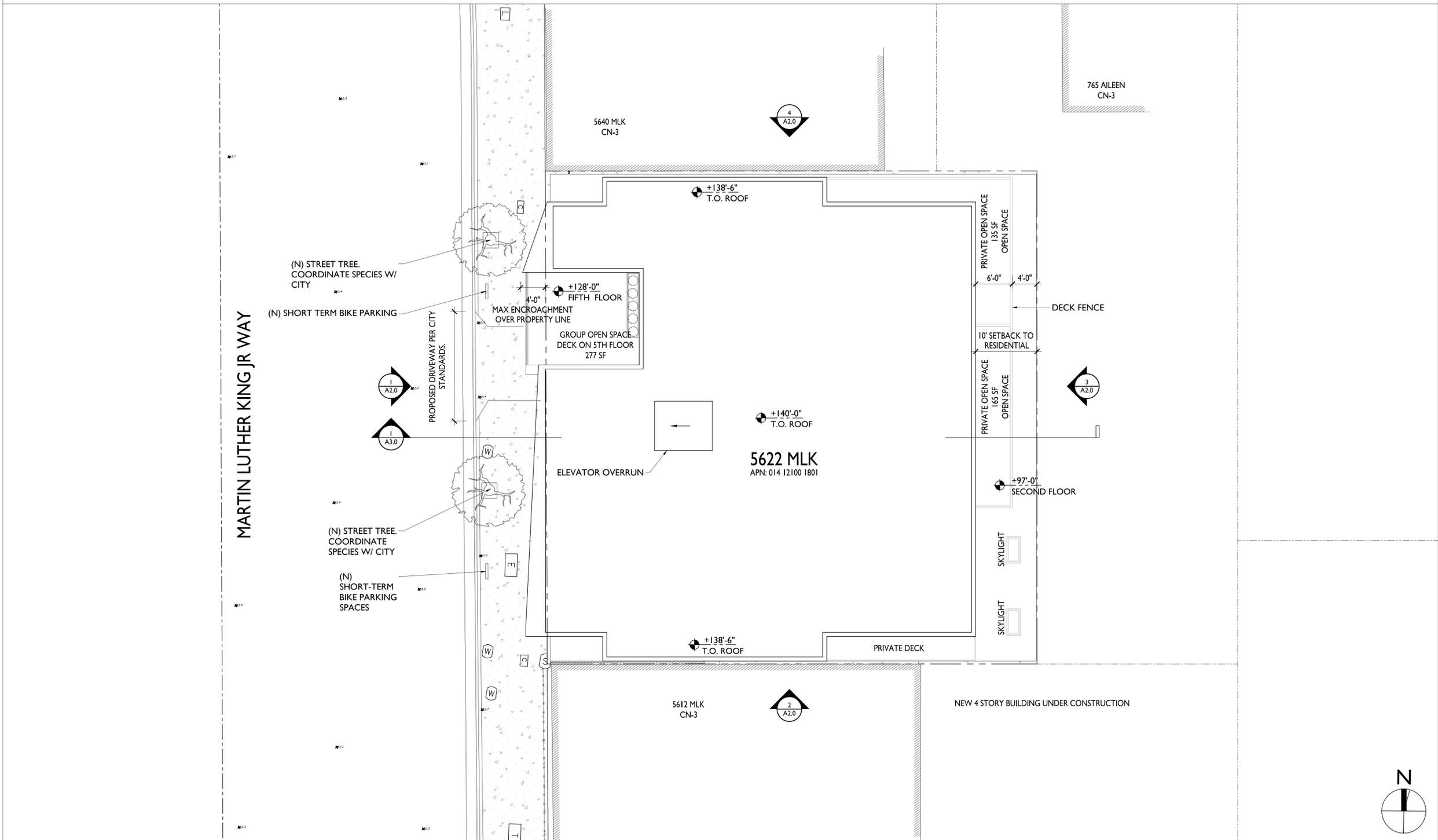
MAX HEIGHT ALLOWED: 45'-0", 4 STORIES
 PROPOSED HEIGHT: 56'-0", 5 STORIES
WAIVER REQUESTED FOR ADDITIONAL STORY

OPEN SPACE

GROUP OPEN SPACE WHEN PRIVATE OPEN SPACE IS SUBSTITUTED::
 30SF/DWELLING REQ'D= 600 SF REQUIRED
 277 SF PROVIDED
 PRIVATE OPEN SPACE:
 150SF/DWELLING REQ'D= 3,000SF REQUIRED
 300 SF PROVIDED, (COUNTS AS 600 SF TOWARDS TOTAL USABLE OPEN SPACE)

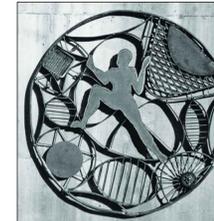
TOTAL USABLE OPEN SPACE REQUIRED = 600 + 3,000 = 3,600 SF
 TOTAL USABLE OPEN SPACE PROVIDED = 277 + 600 = 877 SF

WAIVER REQUESTED FOR OPEN SPACE



ROOF & SITE PLAN

SCALE: 1/8"=1'-0"



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ROOF & SITE PLAN & CODE ANALYSIS

SCHEMATIC DESIGN
 DATE 2/16/21

A0.1

MARTIN LUTHER KING JR WAY



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FIRST FLOOR PLAN

SCHEMATIC DESIGN
DATE 2/16/21

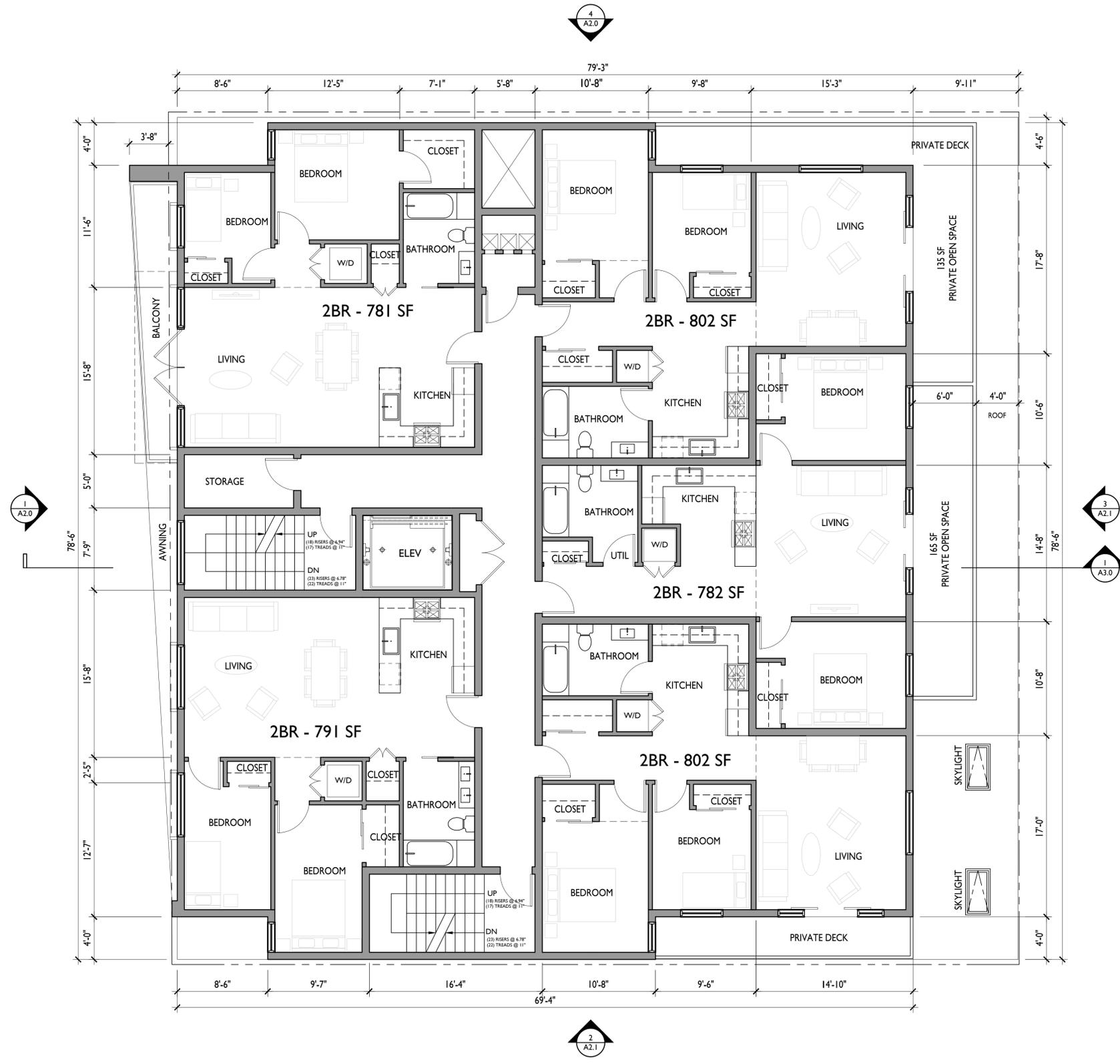
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FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"



SECOND FLOOR PLAN



SCALE: 3/16"=1'-0"



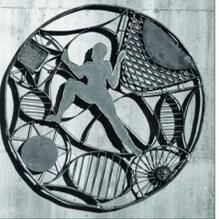
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SECOND FLOOR PLAN

SCHEMATIC DESIGN
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A1.2



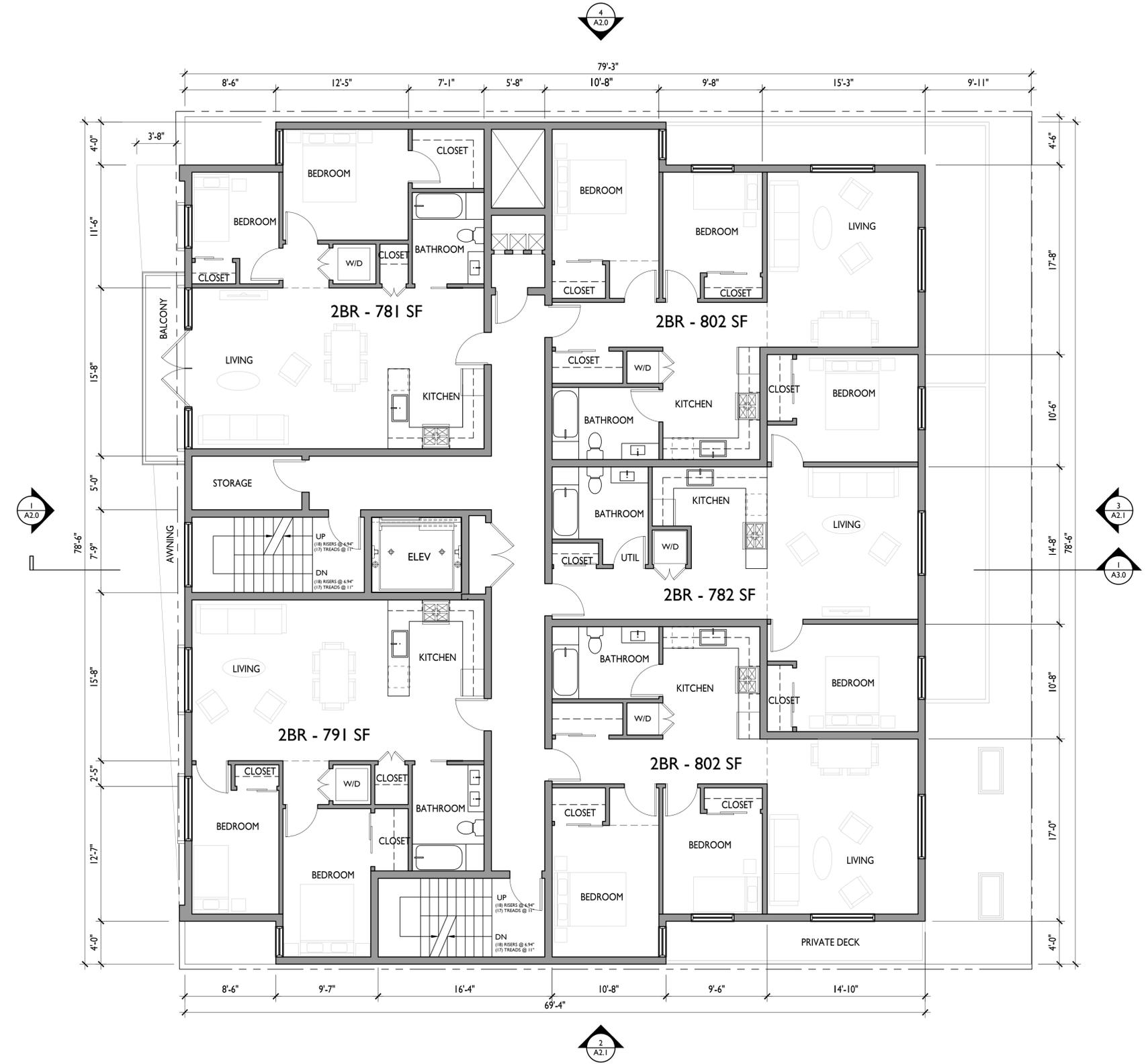
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THIRD FLOOR PLAN

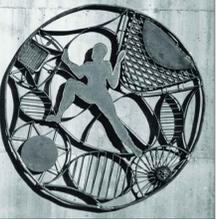
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A1.3



THIRD FLOOR PLAN

SCALE: 3/16"=1'-0"



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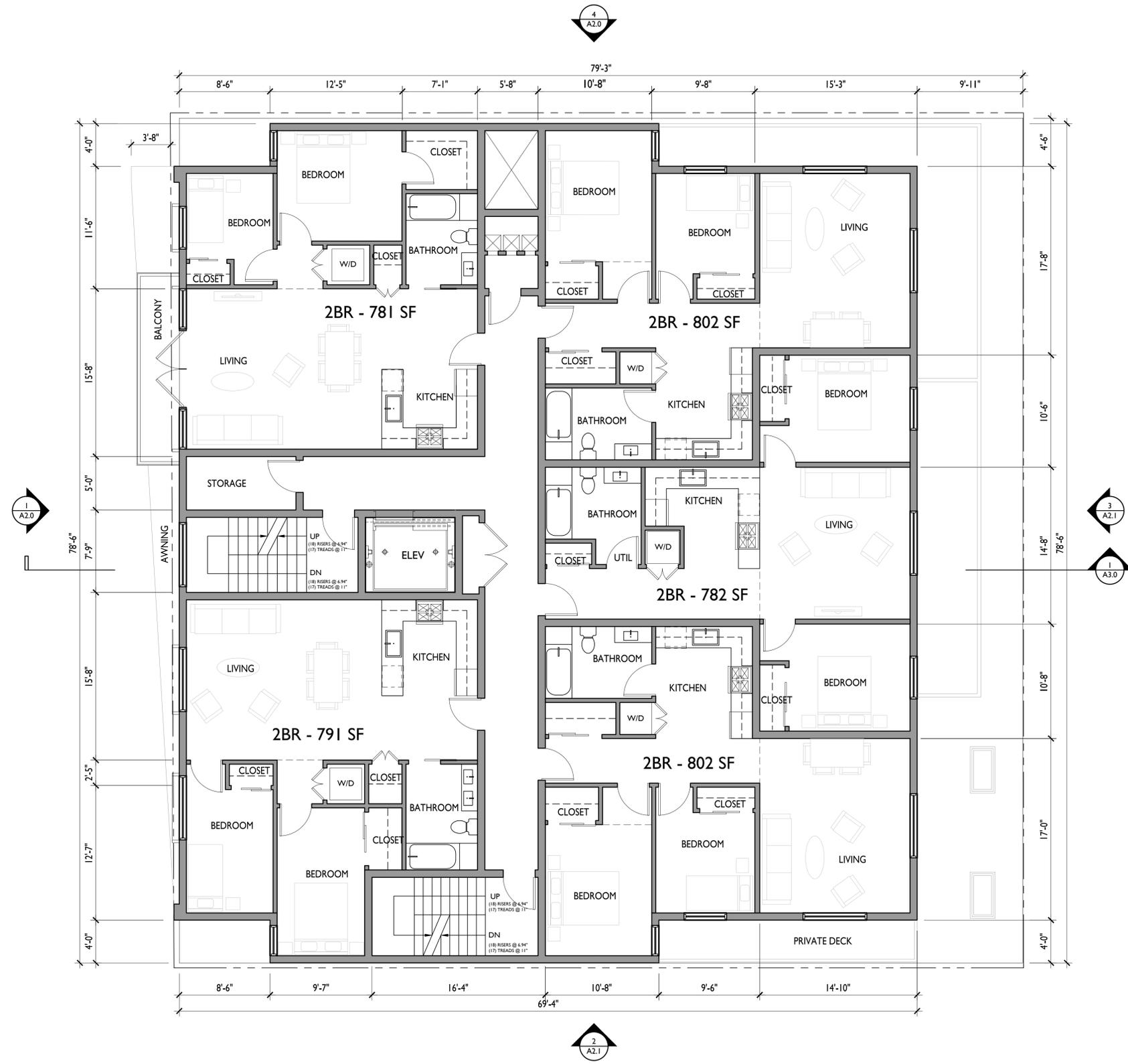
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FOURTH FLOOR PLAN

SCHEMATIC DESIGN

DATE 2/16/21

A1.4



FOURTH FLOOR PLAN

SCALE: 3/16"=1'-0"





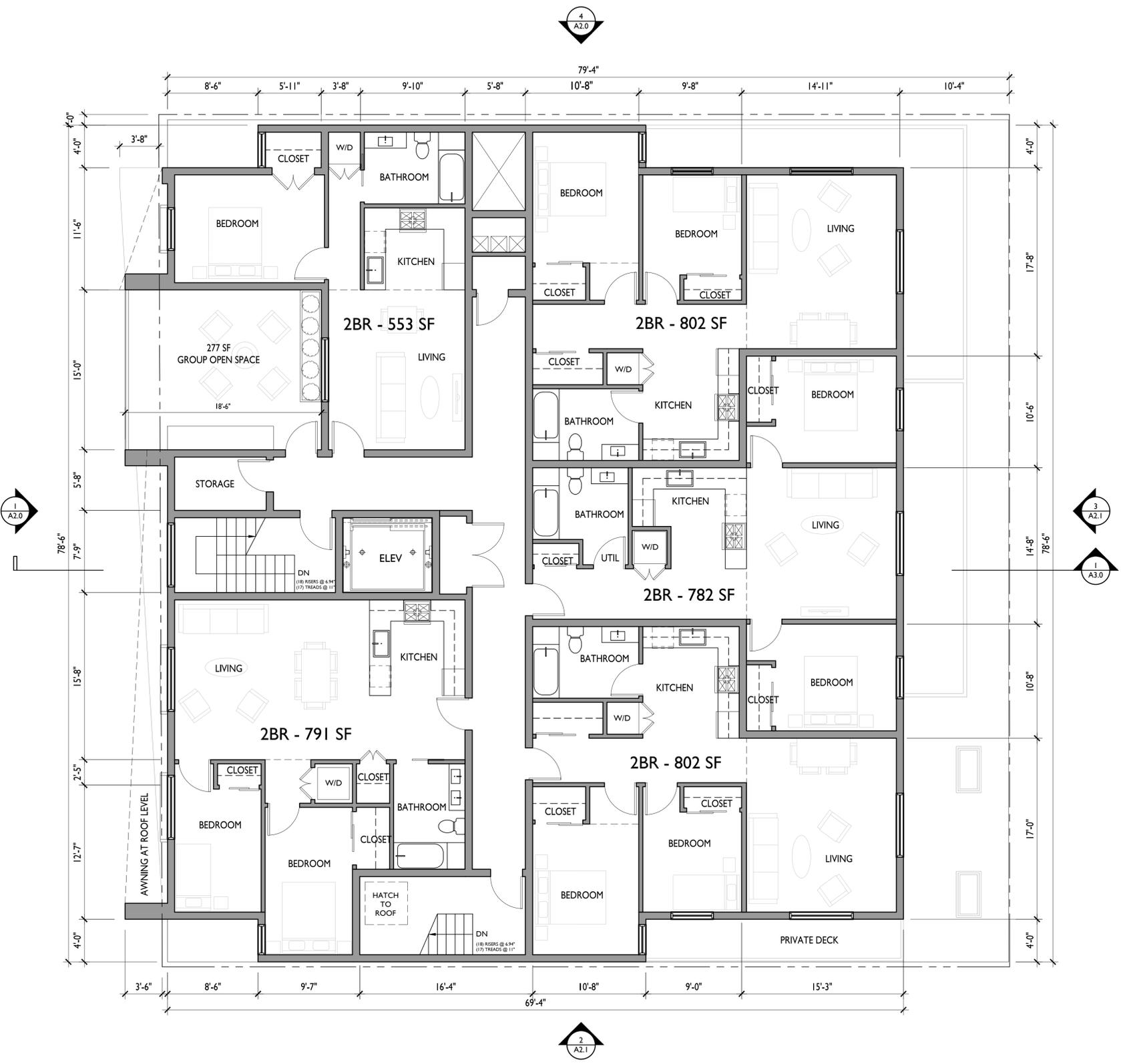
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FIFTH
 FLOOR PLAN

SCHEMATIC DESIGN
 DATE 2/16/21

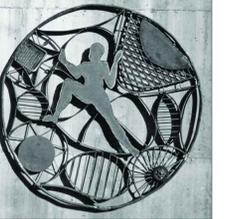
A1.5



FIFTH FLOOR PLAN

SCALE: 3/16"=1'-0"





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NORTH ELEVATION

SCALE: 1/8"=1'-0"

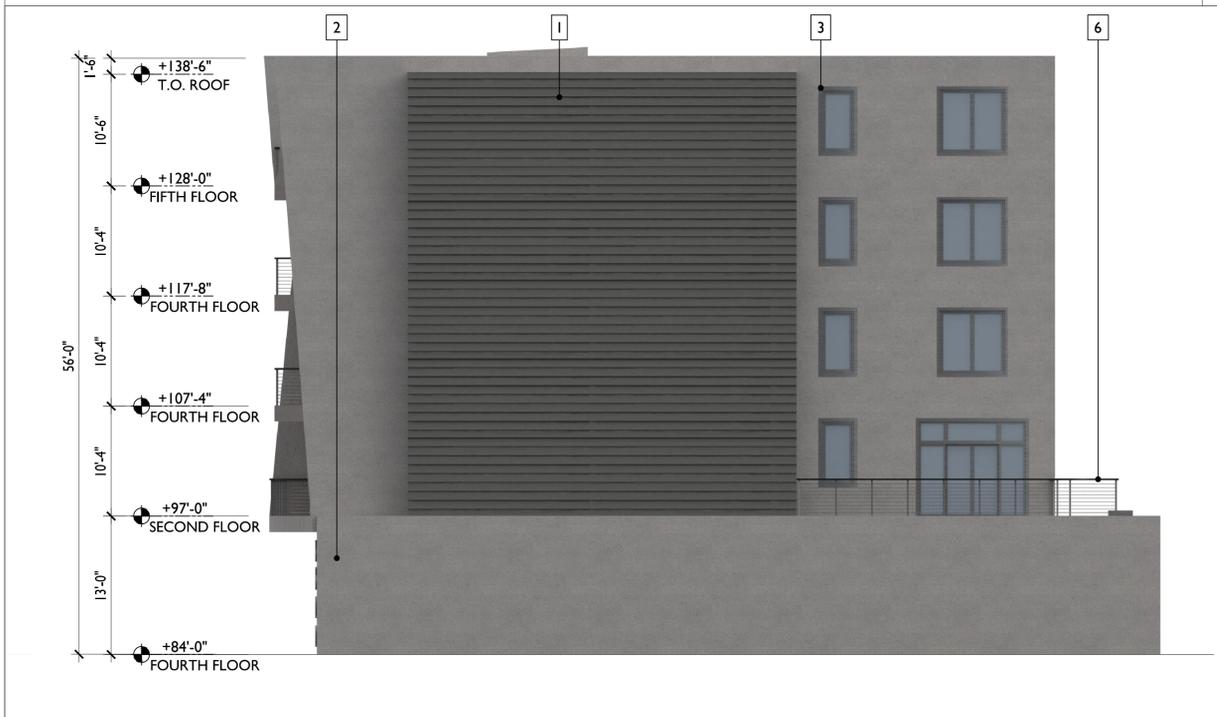
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EAST ELEVATION

SCALE: 1/8"=1'-0"

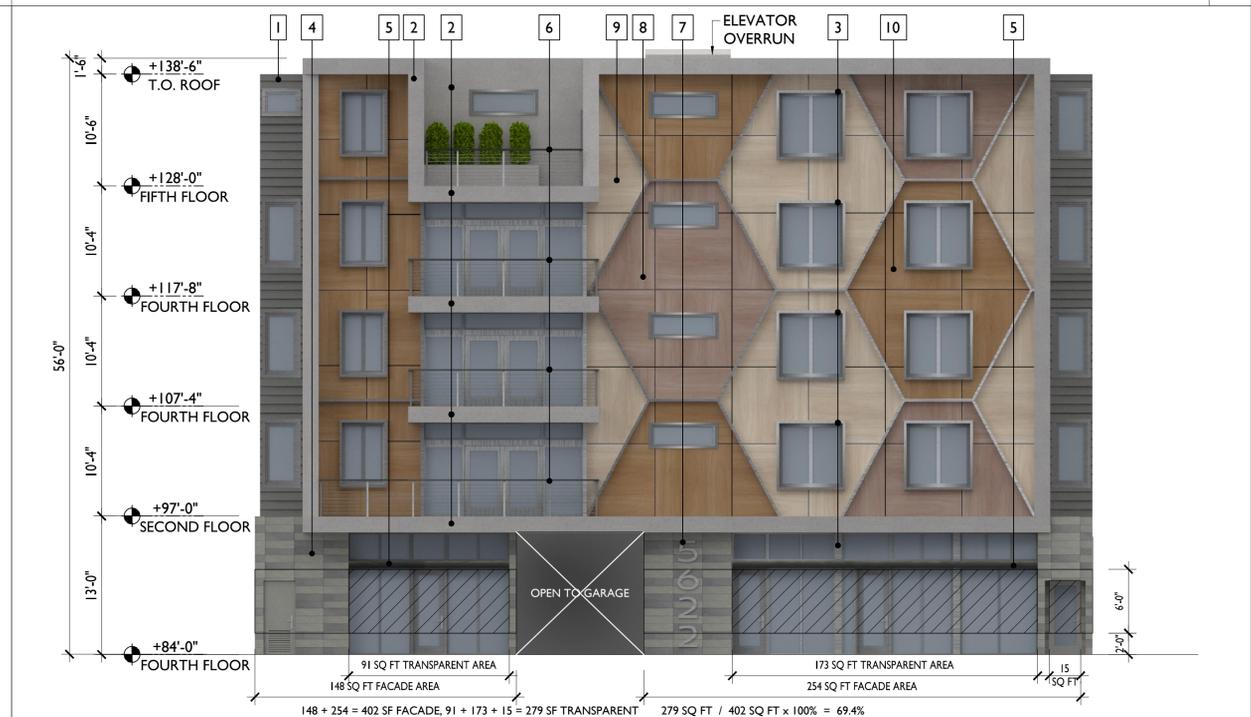
3



SOUTH ELEVATION

SCALE: 1/8"=1'-0"

2



WEST ELEVATION

SCALE: 1/8"=1'-0"

1

MATERIAL LEGEND

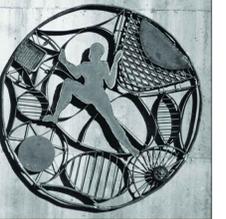
- 1** GREY GREEN CEMENTITIOUS HORIZONTAL SIDING
- 2** MEDIUM GREY INTEGRAL COLOR CEMENT PLASTER
- 3** CLEAR ANODIZED ALUMINUM DOORS & WINDOWS
- 4** TILE (OFF-WHITE, LIGHT GREY & GREY-GREEN)
- 5** GREY GREEN KYNAL COATED ALUMINUM AWNING
- 6** GUARD RAIL: STAINLESS STEEL POSTS AND CABLES
- 7** HALO LIT CLEAR ANODIZED ALUMINUM NUMBERS
- 8** LIGHT RED BROWN PARKLEX PANEL
- 9** LIGHT BROWN PARKLEX PANEL
- 10** MEDIUM BROWN PARKLEX PANEL

EXTERIOR ELEVATIONS

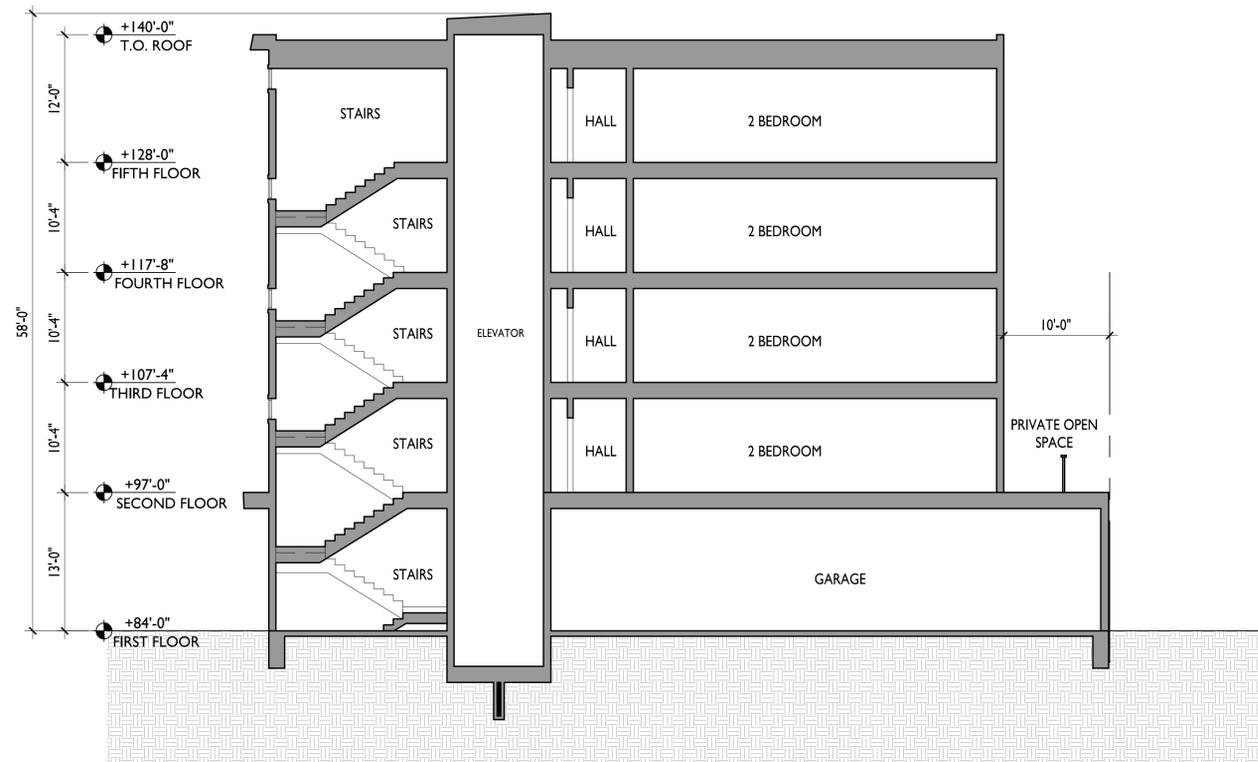
SCHEMATIC DESIGN
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A2.0

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OAKLAND, CA

SECTION

SCHEMATIC DESIGN

DATE 10/21/19



SECTION

SCALE: 1/8"=1'-0" |