

Case File Number: PLN15048, T1500023, ER15001

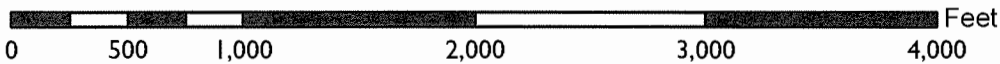
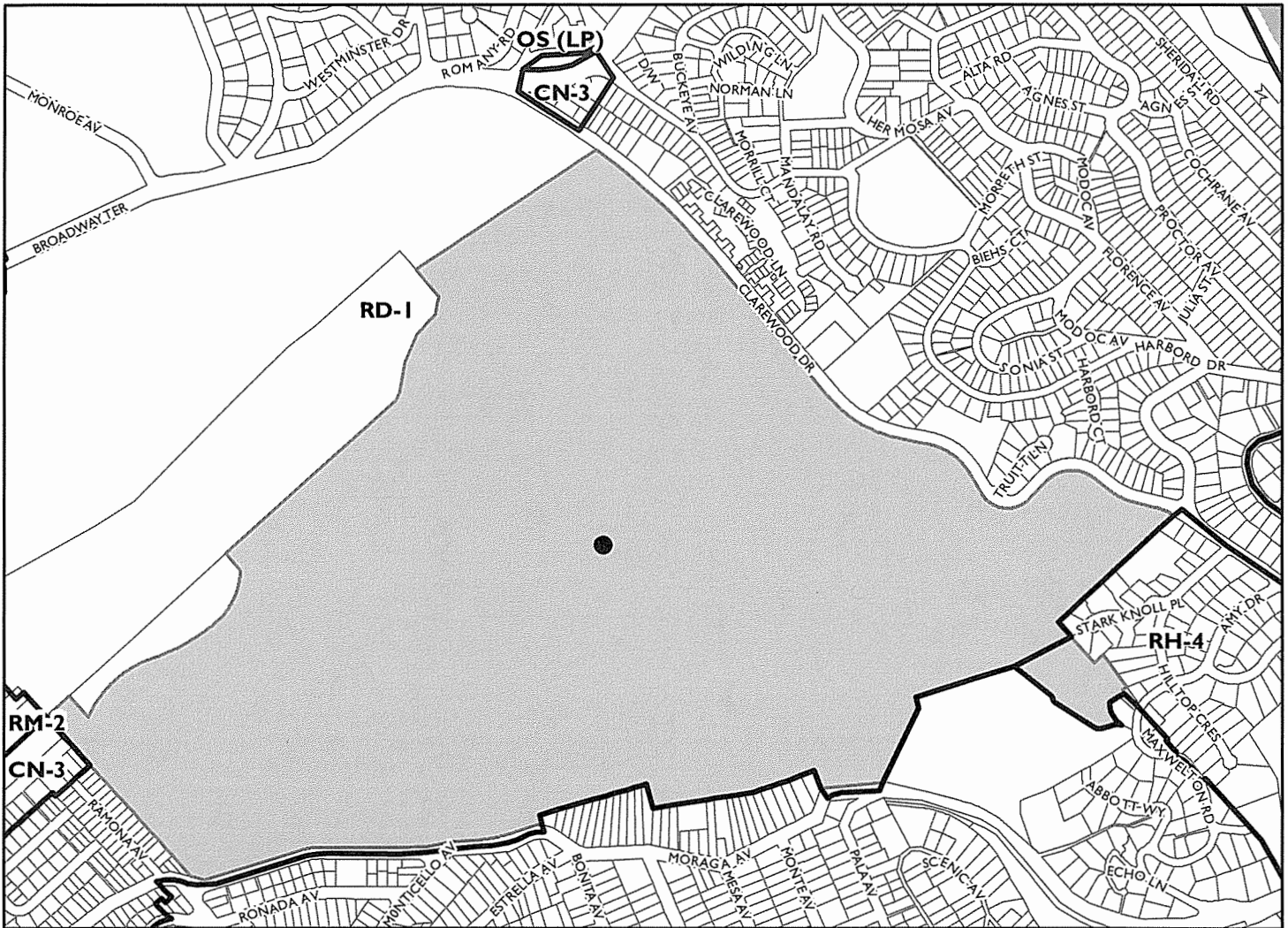
May 25, 2016

Location:	Mountain View Cemetery (Piedmont Avenue, near Pleasant Valley); 5000 Piedmont Avenue; APN: 048A700200302
Proposal:	Expand cemetery development in currently undeveloped portions of existing cemetery to accommodate future additional burial sites.
Applicant:	Mountain View Cemetery Association, Jeff Lindeman, (510) 658-2588.
Owner:	Mountain View Cemetery Association
Planning Permits Required:	Major Conditional Use Permit, Design Review, Tree Removal Permit, Creek Permit, compliance with CEQA.
General Plan:	Urban Park and Open Space
Zoning:	RD-1: Residential Low Density
Environmental Determination:	EIR
Historic Status:	“A1+” rating and API, OCHS
Service Delivery District:	2
City Council District:	1 -- Kalb
Action to be Taken:	Conduct preliminary design review
Finality of Decision:	NA
For further information:	Contact case planner Catherine Payne at 510-238-6168 or by e-mail at cpayne@oaklandnet.com

SUMMARY

The purpose of this report is to provide early design review analysis of and input into the design of expanded cemetery development at Mountain View Cemetery. The proposed project includes developing currently undeveloped portions of the Cemetery site for the addition of future burial sites. The proposed project includes three separate but interconnected plots on the Mountain View Cemetery property. Developing the three parcels would include extensive grading and tree removal, extension of existing roadways through the three plots and improvements such as landscape walls and stairs, an amphitheater for gatherings, crypts and columbarium niches, and planting of new trees. The purpose of this report is to introduce the major components of the proposed project and seek early DRC comment and direction.

CITY OF OAKLAND PLANNING COMMISSION



Case File: PLN15048
Applicant: Jeff Lindeman
Address: 5000 Piedmont Avenue (Mountain View Cemetery)
Zone: RD-1

PROJECT SITE AND SURROUNDING AREA

Mountain View Cemetery occupies a site of approximately 226 acres located primarily within the City of Oakland (with a small portion in Piedmont), surrounded by the Claremont Country Club and St. Mary Cemetery to the north, the City of Piedmont to the south, and Oakland residential neighborhoods to the east and west. The southeastern portion of the Cemetery also abuts the Piedmont Corporation yard and the adjacent Coaches Field/Kennelly Skate Park public recreation area. The Chapel of the Chimes is located just outside the Cemetery's entrance at the end of Piedmont Avenue.

PROJECT BACKGROUND

Mountain View Cemetery History

Mountain View Cemetery was initially established in 1863 and the first and main portion of the cemetery was designed by renowned landscape architect Frederick Law Olmsted in 1864. The cemetery is an Area of Primary Importance (API) assessed by the Oakland Cultural Heritage Survey (OCHS) as having an A1+ rating, the highest possible historic rating, based on the first design and development area and associated cemetery uses on Piedmont Avenue (monument sales, florists and other supporting uses). Major additions to the cemetery occurred throughout the early twentieth century. Of particular note, the defining Olmsted design of the original portion of the cemetery (axial in arrangement but with a serpentine, sinuous layout), and the Julia Morgan-designed original Chapel of the Chimes significantly contribute to the cemetery's eligibility for the National Register of Historic Places.

Current Mountain View Cemetery Condition

The Mountain View property currently encompasses 226 acres, although only approximately 160 acres are developed with cemetery uses. The historic portion of the cemetery (known as the Olmsted Master Plan Area) encompasses approximately fifty percent of the property (or approximately 115 acres), and more recent burial areas occupy approximately twenty percent of the property (or approximately 45 acres).

Proposed Project

The purpose of the proposed project, according to the Applicant, is to accommodate future burial sites within the existing undeveloped portions of the property. The proposed project would provide for approximately 6,000 crypts and columbarium niches to allow Mountain View Cemetery to operate into the foreseeable future. The proposed project would expand the developed portion of Mountain View Cemetery by 7.5 acres (a less than five percent expansion of developed area).

PROJECT DESCRIPTION

Mountain View Cemetery seeks development of portions of the less developed upper one-third of the cemetery to accommodate projected future need for additional burial sites. The proposed project includes development plans for three separate but interrelated development plots on the Cemetery property, all of which are entirely within the City of Oakland and the cemetery property. Each of the new development sites will be connected to the others by extensions of existing on-site roadways. The intent of the project is to develop new burial lots that are moderately flat, but which provide a gentle pitch to the west, offering panoramic views of the San Francisco Bay and skyline. The development plans for each of the three new burial plots proposed as part of this project are described in more detail below:

- Plot 82: Plot 82 is the northernmost area in this proposal. This approximately 3-acre site would host approximately 2,800 burial sites, including crypts and columbaria. The proposed design includes:
 - Relocation of an existing roadway to loop around the edges of the plot;
 - Removal of approximately 115,000 cubic yards (cy) of soil and rock: This extensive cut will provide fill for other portions of the project. The grading will recontour the steep grade of the site to create a gently sloped area appropriate to burial sites;
 - Removal of up to 65 protected trees; Planting of at least 65 replacement trees, in addition to the provision of additional ornamental accent trees;
 - Provision of burial and landscape features, including:
 - New pathway connecting to the previously developed portions of the cemetery;
 - Open lawn for burial sites; and
 - Retaining wall (to include niches for burial), landscape stairs, and outdoor amphitheater for gatherings.
- Plot 98: Plot 98 is located southeast and up-hill of Plot 82 (described above), connected by the existing ridgeline road. This site is higher in elevation than Plot 82. Plot 98 is approximately two acres and would include up to 2,000 new burial sites. The proposed design includes:
 - Design improvements to the existing roadway;
 - Recontouring of the site by filling with 52,000 cy soils material from Plot 82 to create a five- to ten-foot higher, gently contoured area with views to the San Francisco Bay;
 - Removal of up to 40 protected trees; Planting of at least 40 replacement trees, in addition to the provision of additional ornamental accent trees;
 - Provision of burial and landscape features, including:
 - New pathway around the perimeter of the site;
 - Moderately sloped lawn area for burial sites;
 - Retaining walls; and
 - Niche areas to shield burial areas from an existing water tank adjacent to the site.
- Panhandle: The Panhandle is the southeastern-most of the three plots included in this proposal, and is adjacent to Plot 98. The approximately 2.5-acre plot would include up to

1,500 new interment sites. The plot is located in both Oakland and Piedmont; however, development would only occur in Oakland. The proposed design includes:

- Design improvements to the existing roadway;
- Recontouring to raise the grade of the lower portion of the site up to 20 feet higher in elevation than the existing grade. Approximately 48,000 cy fill would come from Plot 82.
- Removal of potentially up to 61 protected trees; Planting of at least 61 replacement trees, in addition to the provision of additional ornamental accent trees;
- Provision of burial and landscape features, although not entirely designed, including:
 - Improvements to the existing pathways onsite; and
 - Burial site area.

GENERAL PLAN ANALYSIS

The entire Mountain View Cemetery is located in the Urban Park and Open Space (UPOS) General Plan Land Use Designation. The intent of the UPOS is “to identify, enhance, and maintain land for parks and open space. Its purpose is to maintain an urban park, schoolyard, and garden system which provides open space for outdoor recreation, psychological and physical well-being, and relief from the urban environment.” (Land Use and Transportation Element of the General Plan—LUTE, p. 158). The desired character of the UPOS is “urban parks, schoolyards, cemeteries, and other active outdoor recreation spaces” (LUTE, p. 158). In terms of the applicable intensity and density of development in the UPOS, “policies call for ‘no net loss’ of open space” (LUTE, p. 158). The cemetery, and expansion of burial use within the existing cemetery, is entirely consistent with the desired use and intensity specified in the General Plan.

Applicable objectives of the Open Space, Conservation, and Recreation Element of the General Plan (OSCAR), include:

- Objective OS-2: To maintain an urban park, schoolyard, and garden system which provides open space for outdoor recreation, psychological and physical well-being, and relief from the urban environment.
 - Policy OS-3.3: Retain golf courses and cemeteries as open space areas: “...There are five cemeteries in Oakland, including three which adjoin each other in the North Hills, and two others in Central East Oakland. In addition to their role as an open space resource, the cemeteries are an important cultural, spiritual, and historic resource for the city.” (OSCAR, p. 2-26)

The proposed project is an expansion of burial uses (and associated grading and landscaping) in an existing cemetery site. The proposed project is consistent with the specific policies of the General Plan regarding the cemetery use, development and maintenance.

ZONING ANALYSIS

Mountain View Cemetery is located entirely within the RD-1: Residential Low Density Zoning District of the Oakland Planning Code (RD-1). Under the Oakland Planning Code (OMC, Title 17), cemeteries are classified as an “Extensive Impact Civic” land use activity and require a Conditional Use Permit (CUP) in the RD-1 zoning district. As such, any expansion of the cemetery use on-site requires a CUP, as well. The proposed expansion is an unenclosed facility outside of any required setbacks and complies with the zoning regulations in terms of development standards.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

The City is currently preparing an Environmental Impact Report (EIR). The EIR will be available for public review and will be considered by the Landmarks Preservation Advisory Committee and the Planning Commission.

DESIGN AND RELATED ISSUES

Mountain View Cemetery is a major land use and institution in Oakland, and a prominent neighbor to many neighborhoods and two municipalities in the area, Oakland and Piedmont. The cemetery is a significant, privately owned open space in Oakland, a rich historic resource, and place of great personal meaning for community members. A project to expand the use will be of great interest to many community members and organizations. The proposed project is an expansion of an existing use within the existing site. The project would alter approximately eight acres of currently undeveloped site area for burial uses. The applicant is early in the design process and brings a conceptual design to the DRC for early review and input to guide the future design of the improvements. Staff guides the DRC to consider the following:

- Relationship to Historic Resource: The proposed project is located on the same site as and near (but not immediately adjacent to) the historic, Olmsted Master Plan Area. There are developed portions of the cemetery between the Olmsted Master Plan Area and the proposed project.
 - How does the proposed project relate to the historic, Olmsted Master Plan Area of the cemetery?
 - Do the project siting and/or design conflict with the Olmsted Master Plan Area of the cemetery?
 - Does the proposed project complement the Olmsted Master Plan Area of the cemetery? Pay adequate reference to the original design without mimicking it?
- Recontouring: The project includes significant grading that would recontour the three plots included in the project site. The recontouring would not in and of itself block views to the East Bay hills or of the San Francisco Bay because the grading would occur below

a steep incline and not exceed elevations outside of the site. However, the grading would involve changes to the landscape that would be perceivable from outside of the site.

- Does the DRC agree with staff analysis that the proposed grading would not affect views across the cemetery?
 - Would the recontouring negatively or positively affect the aesthetics of the cemetery and surrounding area?
 - Would the recontouring result in artificial-appearing plateaus, like quarry cuts?
 - Would the recontoured sites affect neighbor's views or quality of life?
 - The proposed grading would recontour areas of the cemetery that were previously disturbed: Plot 82 includes unengineered fill (including trash and spoils from other parts of the cemetery); The Panhandle is a vacant, paved parking lot. Would the recontouring affect the history or meaning of the existing site contours?
- Tree Removal: Trees: The proposed project would result in removal of as many as 192 on-site trees due to grading activities, including up to 166 "protected" trees, many of which are California Live Oak (*Quercus agrifolia*). In addition, there are 120 trees within 30 feet of the proposed grading areas that are potentially at risk due to construction activities, and would require tree protection measures to ensure that they are maintained in good health. These are trees that have been found to be healthy enough to merit preservation. The project also includes planting of 328 new trees (including one-to-one replacement trees, as well as decorative trees). The planting design includes trees appropriate to the formal, manicured appearance of other burial areas and roadways throughout the cemetery, as well as more naturalistic plantings of native trees along sloped areas surrounding the burial areas.
 - Are there trees proposed for removal that are of particular interest and/or concern for the community and DRC?
 - Landscape Scheme: The landscape design creates three gently sloped, manicured lawn areas with pathways and tree plantings along the northeastern perimeter of the burial areas. Although there are three areas to be improved, they are all adjacent to one another and are designed to function as a series of interconnected spaces, similar to the original cemetery design. At this time, the applicant has provided conceptual plans that indicate the locations of features but do not yet include schematic information, such as wall heights, stair details, or specific materials. The purpose of this submittal is to solicit input from the public and DRC regarding how the conceptual plan should be developed into schematic design.
 - Progression from Existing Portion of Cemetery to Project: The project relies on existing roads and pathways to provide connections between the previously developed portion of the cemetery and the project, and between the three plots that comprise the project site.
 - Would the proposed project have a seamless connection to the existing, developed portions of the cemetery?
 - Would the proposed project function like connected rooms or would each plot be isolated within the cemetery site?

- Layout: The site plan for the proposed project would create three meadow-like lawn areas oriented to take advantage of views of the San Francisco Bay. These spaces would be surrounded by more naturalistic vegetation, including trees to the southeast, and interconnected pathways around each plot.
 - Would the layout result in a design that is both complementary to the existing site and to the previously developed areas of the cemetery, including the Olmsted Master Plan Area?
- Retaining Walls and Amphitheater: The project includes an extensive set of mausoleum wall, amphitheater and pathway improvements that would have a significant presence in Plot 82 (the northwestern most project area):
 - The mausoleum wall would be over 600 feet long and up to twelve feet tall, with a safety railing (42 inches tall, minimum) above. This is a large feature in the landscape. Does the DRC have concerns, comments or suggestions regarding the length, height or design of this wall?
 - The proposed amphitheater would provide relief for the mausoleum wall discussed above. Is the amphitheater an appropriate size to host services without overwhelming the space? Does the DRC have concerns or comments regarding the scale, design details or materials for this feature?
 - The proposed plans include exterior stairs connecting the lower and upper levels of Plot 82 across the mausoleum wall. The stairs will be prominent features. Does the DRC have concerns or comments about the scale, design details or materials for the stairs?
- Lawn Areas: Mountain View cemetery includes a number of different designs for burial areas: constructed columbaria; open, woodland burial settings and some expansive, open lawn areas. The proposed project includes expansive, meadow-like lawn areas with views of San Francisco Bay for burial sites. Does the DRC find this to be consistent with and complementary to the existing cemetery design and layout?
- Borders: The proposed project includes three burial lawn areas, each of which is defined by distinct borders. The borders include grade changes, tree plantings, roadways, pathways and wall features. Does the DRC have concerns or comments about the borders of each plot?

CONCLUSION

Staff requests the DRC to conduct preliminary design review of the proposal. Specifically, staff requests the DRC to respond to the questions raised in the "Design and Related Issues" section of this report and to review the required findings (Attachment B to this report) to determine if there are any questions or concerns prior to development of schematic plans.

Prepared by:



CATHERINE PAYNE
Planner IV

Approved for forwarding to the
Design Review Committee:



Robert D. Merkamp
Development Planning Manager

Attachments:

- A. Proposed Project Plans, dated May 4, 2016
- B. Findings: 17.136.050 Regular design review criteria

**ATTACHMENT A:
PROPOSED PROJECT PLANS, DATED May 4, 2016**



DESIGN REVIEW COMMITTEE MEETING

CITY OF OAKLAND

MOUNTAIN VIEW CEMETERY
NEW PLOT 82, 98, & PANHANDLE
OAKLAND, CA

MAY 04, 2010

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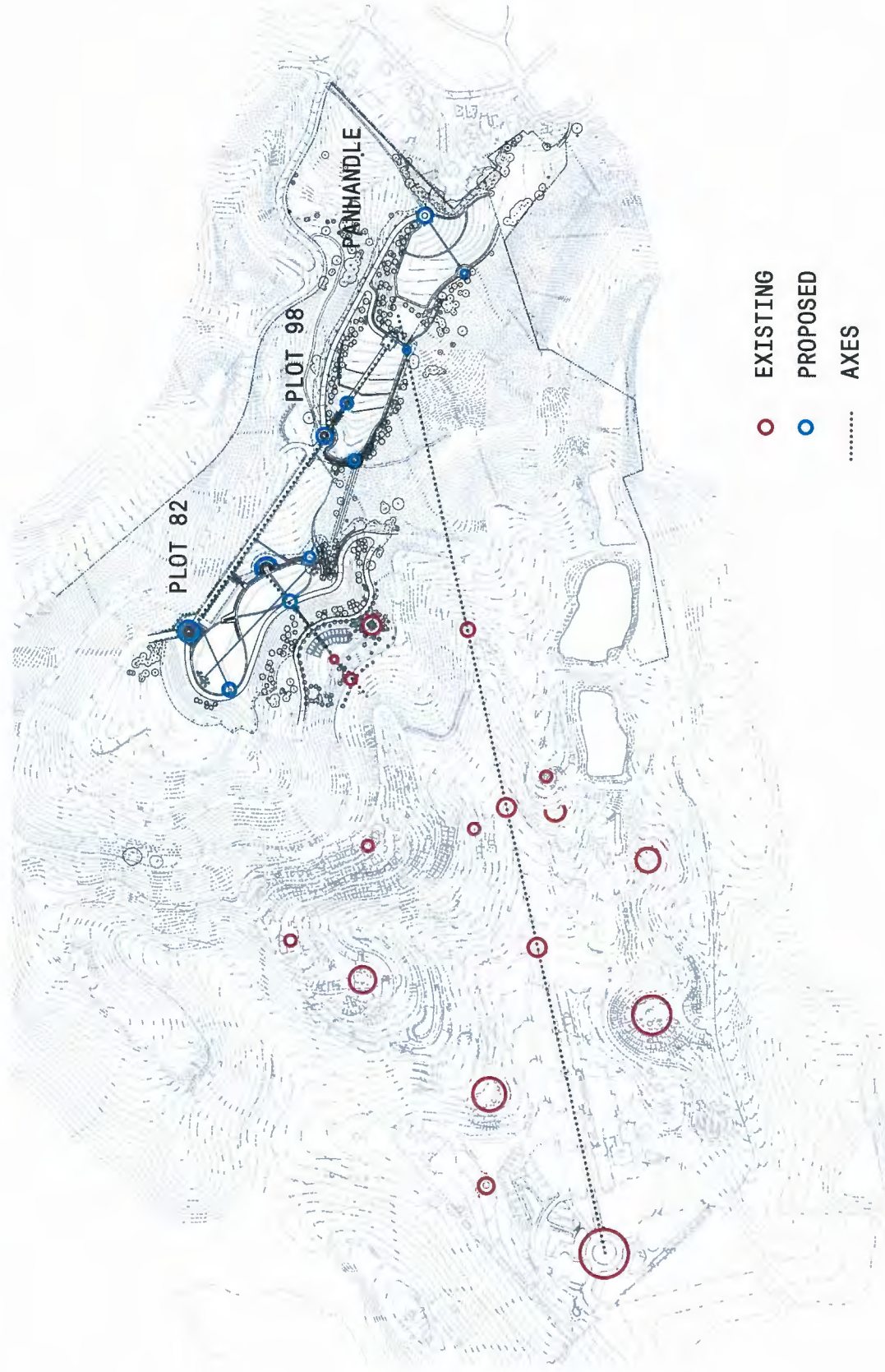
OBJECTIVES

- *CREATE additional local community burial space (another 15-20 years)
- *INFILL areas previously leapfrogged, rather than expanding outward
- *CONVERT steep, unstable land to permanently improved cemetery lands
- *MEET local needs for view site burials with upright monuments
- *RESPECT the cemetery's historic design and its context
- *DESIGN the project to fit the site and budget
- *CONTINUE to build the endowment care fund, essential to long-term cemetery service, events, and maintenance
- *FUND improvements to historic areas, new tree planting, and community events
- *PLAN and design such that rough grading for all three sites occurs at one time and all soil remains on site (none trucked off site)



CEMETERY BOUNDARY

MOUNTAIN VIEW CEMETERY May 2016



- EXISTING
- PROPOSED
- AXES

ENHANCING AND EXPANDING ALIGNMENTS AND NODES

MOUNTAIN VIEW CEMETERY May 2016



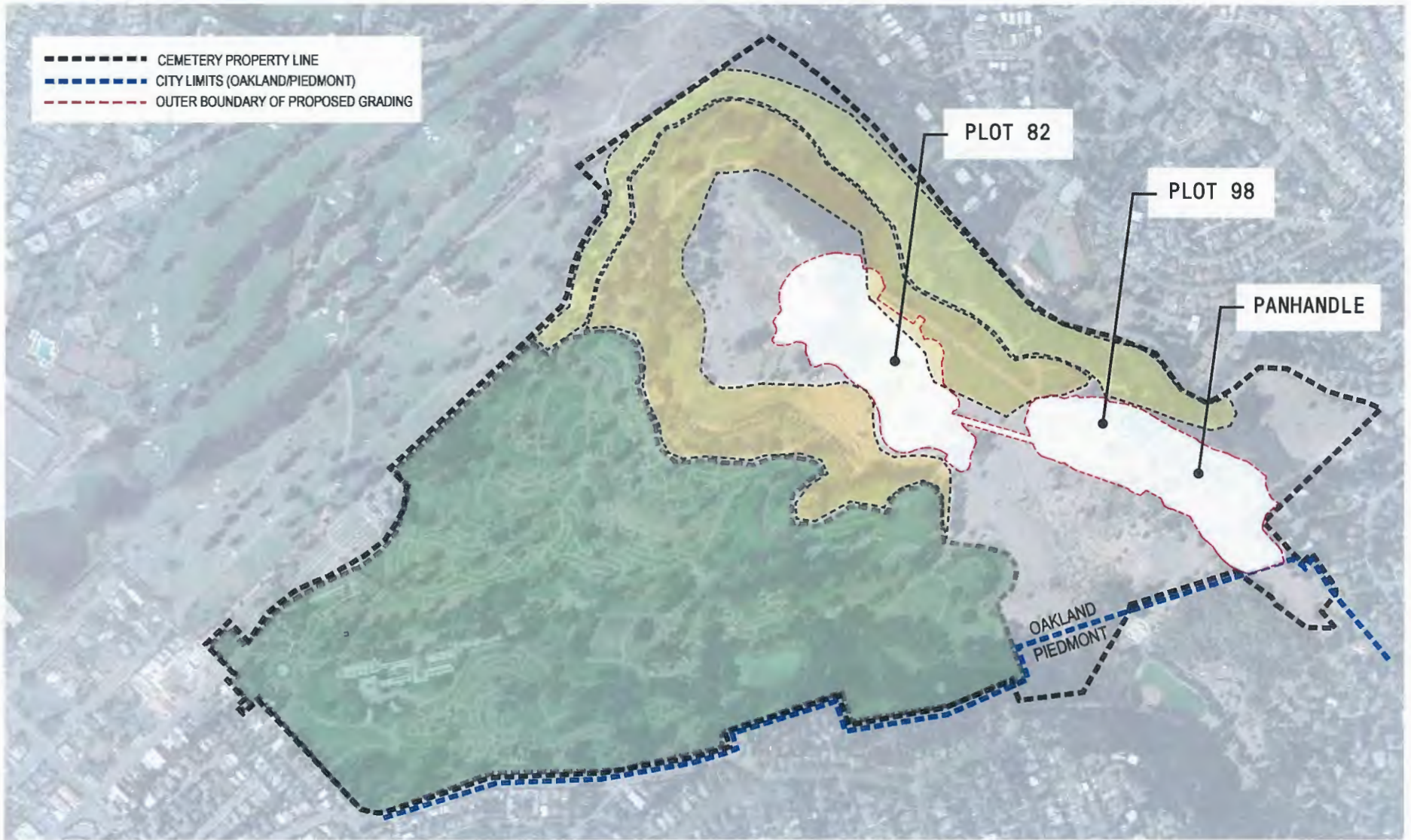


EXISTING DEVELOPED AREAS

MOUNTAIN VIEW CEMETERY May 2016



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PROPOSED PROJECT LOCATION

MOUNTAIN VIEW CEMETERY May 2016



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EXISTING AND PROPOSED PLOT DIAGRAM

MOUNTAIN VIEW CEMETERY May 2016





A: LOOKING UPHILL AND NORTHEAST TO PLOT 77 AND PLOT 82



EXISTING SITE CONDITIONS

MOUNTAIN VIEW CEMETERY May 2016



SLOPE DOWN TO PLOT 81 (GOLDEN LOTUS MOUNTAIN) LOOKING NORTHWEST



EXISTING PLOT 77 AND HILL 500 BEYOND, LOOKING NORTHWEST



LOOKING UPHILL AND NORTHEAST TO PLOT 82



PLOT 77, ROAD UP TO PLOT 98 BEYOND, LOOKING SOUTHEAST

EXISTING SITE CONDITIONS, PLOT 82

MOUNTAIN VIEW CEMETERY May 2016



B: PLOT 98 LOOKING SOUTHWEST IN SPRING



EXISTING CONDITIONS

MOUNTAIN VIEW CEMETERY May 2016



HAUL ROAD LOOKING SOUTH



LOOKING NORTHWEST FROM THE EDGE OF PLOT 98



LOOKING NORTHWEST TOWARDS HILL 500



AT EXISTING GATE, LOOKING SOUTHEAST

EXISTING SITE CONDITIONS, PLOT 98

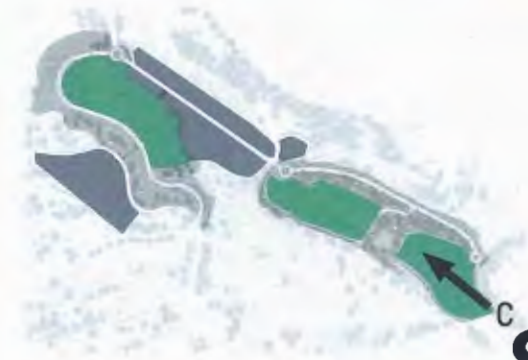
MOUNTAIN VIEW CEMETERY May 2016



C: PANHANDLE LOOKING FROM STARK KNOWLES PLACE (OUTSIDE CEMETERY) WEST

EXISTING CONDITIONS

MOUNTAIN VIEW CEMETERY May 2016



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LOOKING NORTHEAST, CEMETERY BOUNDARY ON RIGHT



LOOKING NORTH TO UPPER ROCKRIDGE



LOOKING FROM CLAREWOOD TO PANHANDLE SITE EAST RIDGE



LOOKING EAST TOWARDS STARK KNOWLES PLACE FROM OLD PARKING LOT

EXISTING SITE CONDITIONS, PANHANDLE

MOUNTAIN VIEW CEMETERY May 2016



EXISTING PLOT 77

PLOT 82

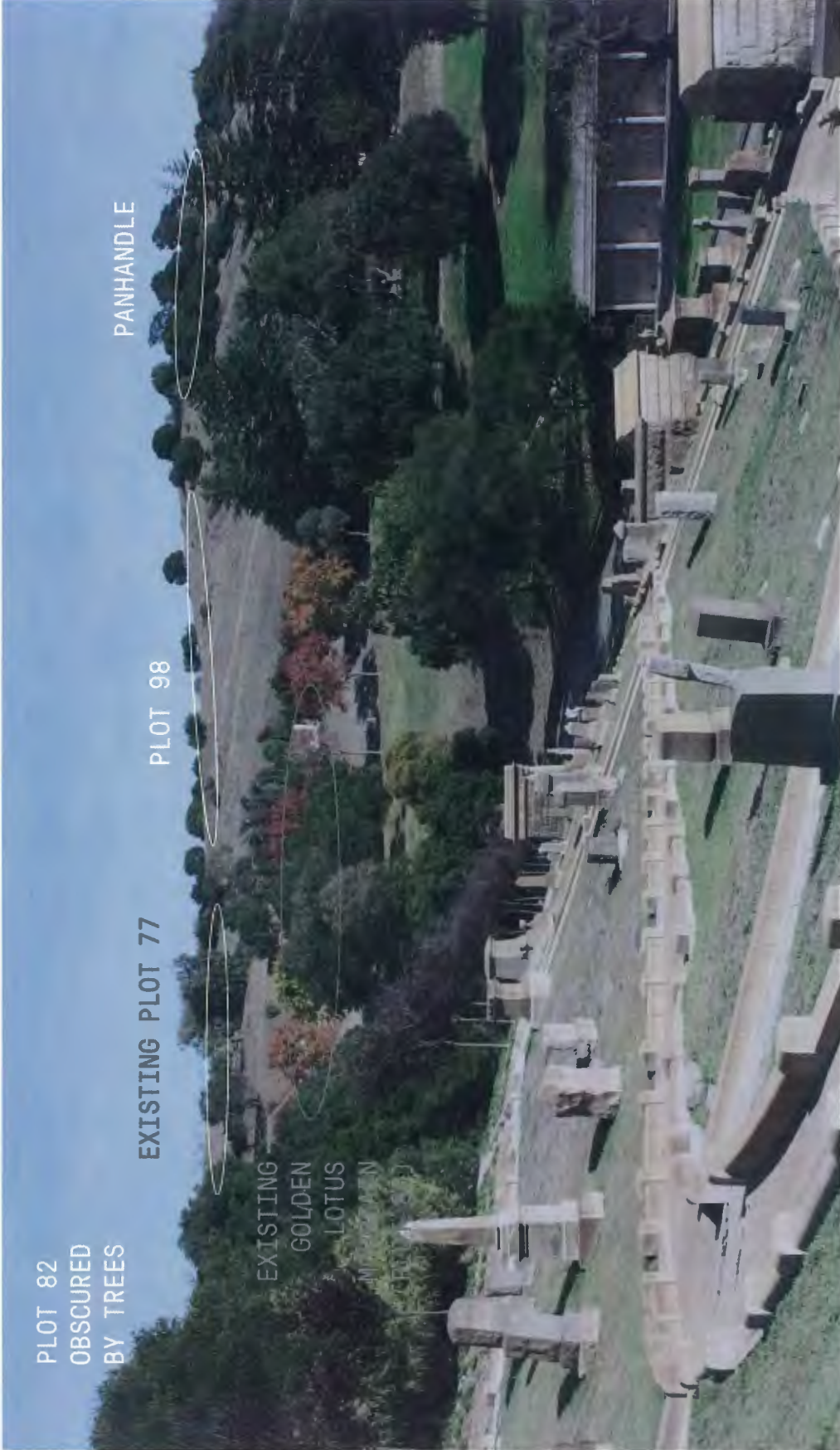
EXISTING
GOLDEN
LOTUS
MOUNTAIN
(PLOT 80)

PLOT 98

PANHANDLE
OBSCURED
BY TREES

EXISTING CONDITIONS VIEW WITH PROPOSED PLOTS

MOUNTAIN VIEW CEMETERY May 2016



PLOT 82
OBSCURED
BY TREES

EXISTING PLOT 77

PLOT 98

PANHANDLE

EXISTING
GOLDEN
LOTUS
MOUNTAIN

EXISTING CONDITIONS VIEW 3A WITH PROPOSED PLOTS

MOUNTAIN VIEW CEMETERY May 2016



EXISTING CONDITIONS VIEW 4B WITH PROPOSED PLOTS

MOUNTAIN VIEW CEMETERY May 2016



PLOT 82, 98, AND PANHANDLE ILLUSTRATIVE PLAN

MOUNTAIN VIEW CEMETERY May 2016





- ① PLANTING
- ② CYPRESS PLANTING
- ③ NORTH ARRIVAL
- ④ LOOP PATHWAY
- ⑤ WATER FEATURE
- ⑥ UPPER WALK
- ⑦ LOWER WALK AND CRYPT ACCESS
- ⑧ STAIR FROM ROAD TO UPPER WALK
- ⑨ ACCESSIBLE WALK WITH NICHE WALL
- ⑩ AMPHITHEATER
- ⑪ STAIR TO LOWER WALK, NICHE WALL
- ⑫ REDWOOD GROVE
- ⑬ GATHERING AREA WITH FOCAL POINT
- ⑭ DROP-OFF
- ⑮ STAIR TO PLOT 80
- ⑯ MINOR PATH
- ⑰ DROP-OFF WITH WATER FEATURE
- ⑱ NODE WITH SEATING
- ⑲ SLOPE REPAIR AND PLANTING

PLOT 82 ILLUSTRATIVE PLAN

MOUNTAIN VIEW CEMETERY May 2016



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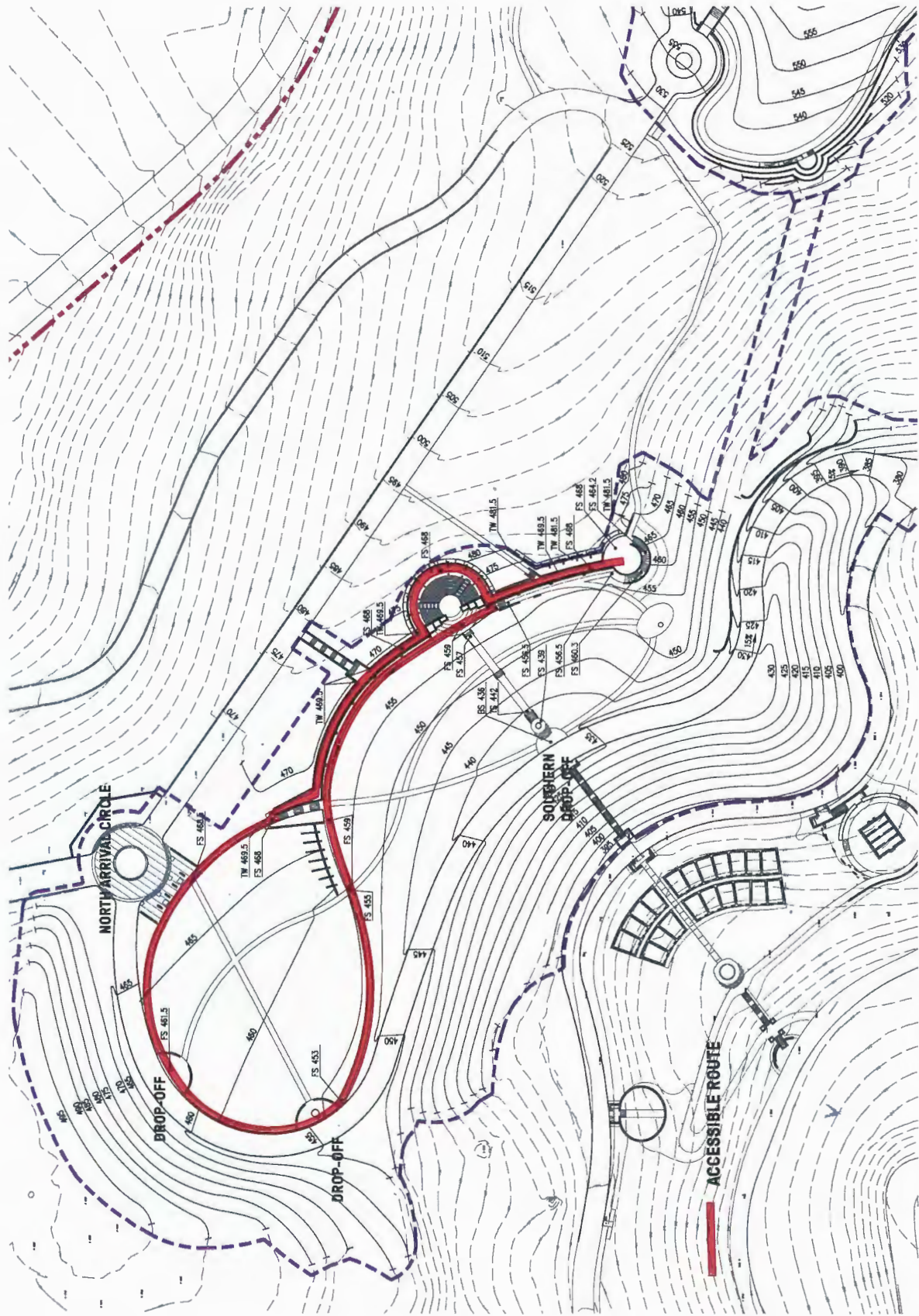
- ① CYPRESS PLANTING
- ② EXISTING FIRE ROAD
- ③ STAIR WITH FLOWERING TREES
- ④ RETAINING WALL ALONG WALK
- ⑤ ACCESSIBLE OVERLOOK WITH RAMP
- ⑥ STEPPED RETAINING WALLS
- ⑦ WALK WITH 30" H RETAINING WALL, TYP.
- ⑧ RETAINING WALL WITH 4' H RAIL
- ⑨ OVERLOOK ALIGNED WITH HISTORICAL AXIS
- ⑩ ROAD TERMINUS
- ⑪ ARRIVAL AREA
- ⑫ POTENTIAL WATER FEATURE AT NICHES
- ⑬ WALK AND RETAINING WALL
- ⑭ VEHICULAR TERMINUS WITH NICHE WALL
- ⑮ VIEW AREA
- ⑯ GRAVEL PATH CONNECTION
- ⑰ OVERLOOK WITH EXISTING MATURE TREE
- ⑱ PLANTED SLOPE
- ⑲ SLOPE REPAIR AND PLANTING

PLOT 98 AND PANHANDLE ILLUSTRATIVE PLAN

MOUNTAIN VIEW CEMETERY May 2016

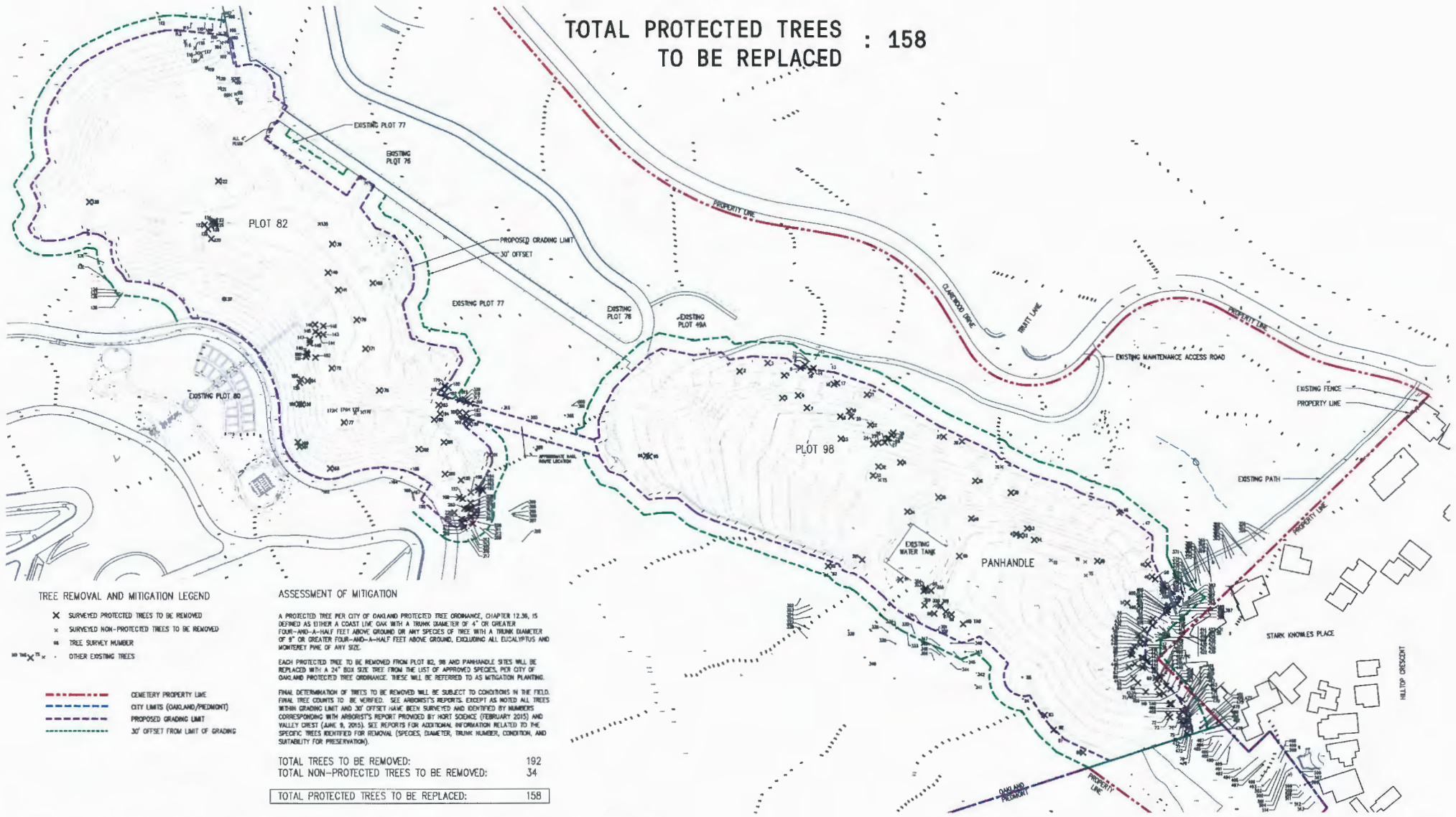


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Plot 82, ADA Path of Travel
 Mountain View Cemetery May 2016

**TOTAL PROTECTED TREES
TO BE REPLACED : 158**



TREE REMOVAL AND MITIGATION LEGEND

- ✕ SURVEYED PROTECTED TREES TO BE REMOVED
 - ✕ SURVEYED NON-PROTECTED TREES TO BE REMOVED
 - 118 TREE SURVEY NUMBER
 - OTHER EXISTING TREES
-
- CEMETERY PROPERTY LINE
 - CITY LIMITS (OAKLAND/PREDMONT)
 - PROPOSED GRADING LIMIT
 - 30' OFFSET FROM LIMIT OF GRADING

ASSESSMENT OF MITIGATION

A PROTECTED TREE PER CITY OF OAKLAND PROTECTED TREE ORDINANCE, CHAPTER 12.36, IS DEFINED AS EITHER A COAST LINE OAK WITH A TRUNK DIAMETER OF 4" OR GREATER FOUR-AND-A-HALF FEET ABOVE GROUND OR ANY SPECIES OF TREE WITH A TRUNK DIAMETER OF 8" OR GREATER FOUR-AND-A-HALF FEET ABOVE GROUND, EXCLUDING ALL EUCALYPTUS AND MONTEREY PINE OF ANY SIZE.

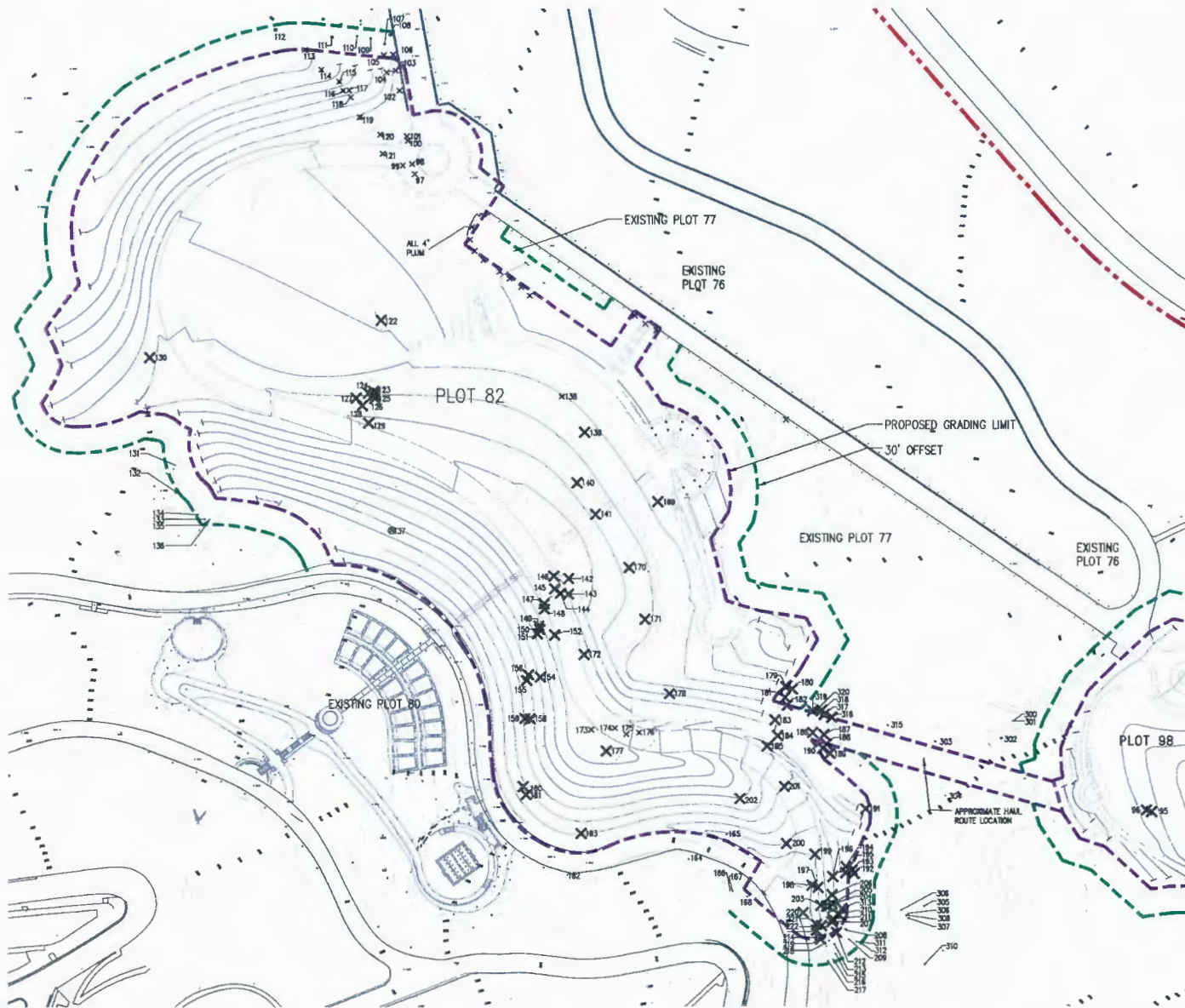
EACH PROTECTED TREE TO BE REMOVED FROM PLOT 82, 98 AND PANHANDLE SITES WILL BE REPLACED WITH A 24" BOX SIZE TREE FROM THE LIST OF APPROVED SPECIES, PER CITY OF OAKLAND PROTECTED TREE ORDINANCE. THESE WILL BE REFERRED TO AS MITIGATION PLANTING.

FINAL DETERMINATION OF TREES TO BE REMOVED WILL BE SUBJECT TO CONDITIONS IN THE FIELD. FINAL TREE COUNTS TO BE MONITORED. SEE ARBORIST'S REPORTS. EXCEPT AS NOTED ALL TREES WITHIN GRADING LIMIT AND 30' OFFSET HAVE BEEN SURVEYED AND IDENTIFIED BY NUMBERS CORRESPONDING WITH ARBORIST'S REPORT PROVIDED BY HORT SCIENCE (FEBRUARY 2015) AND VALLEY CREST (JUNE 8, 2015). SEE REPORTS FOR ADDITIONAL INFORMATION RELATED TO THE SPECIFIC TREES IDENTIFIED FOR REMOVAL (SPECIES, DIAMETER, TRUNK NUMBER, CONDITION, AND SUITABILITY FOR PRESERVATION).

TOTAL TREES TO BE REMOVED:	192
TOTAL NON-PROTECTED TREES TO BE REMOVED:	34
TOTAL PROTECTED TREES TO BE REPLACED:	158

PLOT 82, 98, AND PANHANDLE TREE IMPACT AND REMOVAL PLAN

MOUNTAIN VIEW CEMETERY May 2016



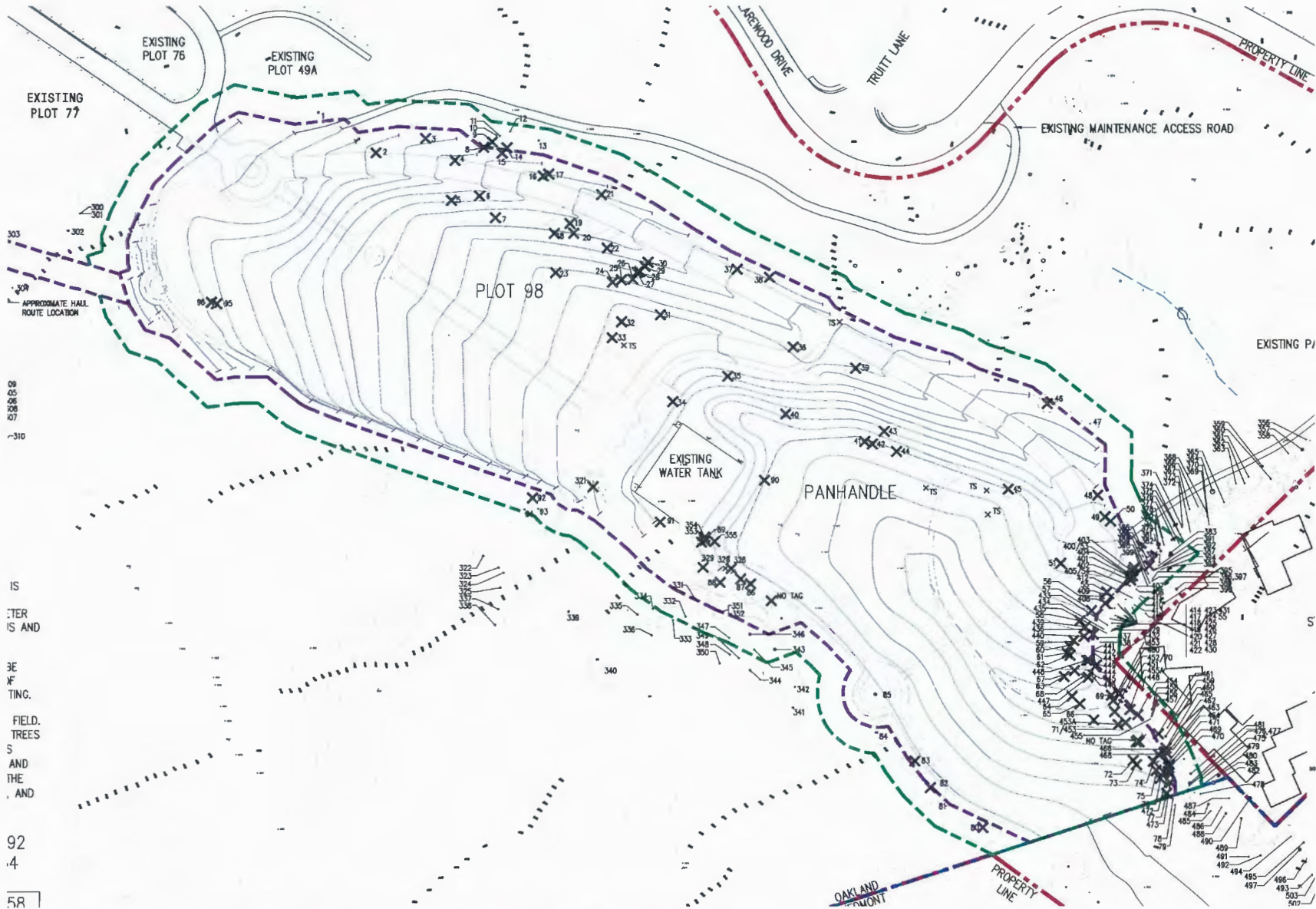
- TREE REMOVAL AND MITIGATION LEGEND**
- ✕ SURVEYED PROTECTED TREES TO BE REMOVED
 - x SURVEYED NON-PROTECTED TREES TO BE REMOVED
 - TREE SURVEY NUMBER
 - 144 ✕ 144 OTHER EXISTING TREES
-
- CEMETERY PROPERTY LINE
 - - - CITY LIMITS (OAKLAND/PIEDMONT)
 - - - PROPOSED GRADING LIMIT
 - - - 30' OFFSET FROM LIMIT OF GRADING

PLOT 82, TREE IMPACT AND REMOVAL ENLARGEMENT

MOUNTAIN VIEW CEMETERY May 2016



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- TREE REMOVAL AND MITIGATION LEGEND**
- X SURVEYED PROTECTED TREES TO BE REMOVED
 - x SURVEYED NON-PROTECTED TREES TO BE REMOVED
 - TREE SURVEY NUMBER
 - OTHER EXISTING TREES
-
- CEMETERY PROPERTY LINE
 - CITY LIMITS (OAKLAND/PIEDMONT)
 - PROPOSED GRADING LIMIT
 - 30' OFFSET FROM LIMIT OF GRADING

PLOT 98 AND PANHANDLE TREE IMPACT AND REMOVAL ENLARGEMENT

MOUNTAIN VIEW CEMETERY May 2016



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TREE PLANTING KEY

158 TREES

REPLACEMENT PLANTING *		
12,36,060 (8)	QUERCUS AGRIFOLIA	COAST LIVE OAK
APPROVED REPLACEMENT PLANTING	SEBOKIA	COAST REDWOOD
	SEMPERPARVENS	MAHOGNE
	ARALIUS MENZESII	CALIFORNIA BAY LAUREL
	UMBELLIFERA CALIFORNICA	

64 TREES

ADDITIONAL PLANTING		
CANOPY	QUERCUS ENDELMANNI	MESA OAK
	QUERCUS TOMENTELLA	ISLAND OAK
	QUERCUS WISLIZENI	INTERIOR LIVE OAK
	QUERCUS BEOGORA	DEODAR CEDAR
	QUERCUS DECUURRENS	INGERSIDE CEDAR
	QUERCUS ATLANTICA	ATLAS CEDAR
	QUERCUS DOUGLASSI	BLUE OAK
	QUERCUS GARRYANA	OREGON WHITE OAK
	QUERCUS KELLOGGI	CALIFORNIA BLACK OAK
	QUERCUS LOBATA	VALLEY OAK
	QUERCUS CHRYSOLEPIS	CANYON LIVE OAK

106 TREES

ACCENT		
	CUPRESSUS	MEDITERRANEAN CYPRESS
	SCOPULOPHYTES	GRAPE MYRTLE
	LAGERSTROEMIA INDICA	CHICKSAW PLUM
	FRAXINUS ANGUSTIFOLIA	CHERRY PLUM
	PRUNUS CERASIFERA	FLOWERING CHERRY
	PRUNUS SEROTINATA 'HOWARD MOHR'	MANZANITA

SUBSI MASSING AND GROUND COVER	ARCISTARTYLLOS	MANZANITA
	ARCISTARTYLLOS 'LIVE-OAKS'	COYOTEBUSH
	BACCHARIS 'STARR'	BLUE GRAMA GRASS
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BUSH ANEMONE
	CALIFORNICA CALIFORNICA	CALIFORNIA WILD LILAC
	CELANOTHUS 'BLUE JEANS'	CALIFORNIA WILD LILAC
	CELANOTHUS 'DARK STAFF'	CALIFORNIA WILD LILAC
	CELANOTHUS 'GISELUS LOUIS EDWARDS'	ROCKROSE
	OSTIS LAURIFOLIUS	HOPSEED BUSH
	DODONAEA VISCOSEA	CALIFORNIA FESCUE
	FESTUCA CALIFORNICA 'HORSE MOUNTAIN GREEN'	COFFEEBERRY
	FRAXINUS CALIFORNICA	TOYON
	HETEROMELES AMBROSIOLA	DEER GRASS
	WURTEMBERGERIA RIGENS	LEATHER OAK
	QUERCUS DURATA	SORBUS OAK
	QUERCUS BERBERIDIFOLIA	BLUE ELDERBERRY
	SAMBUCUS MEXICANA	

- 328 TREES TOTAL
- LAWN
 - HYDROSEED AREA (NATIVE GRASS AND WILDFLOWERS)
 - EXISTING TREES TO REMAIN
 - * Alternative replacement species may include native species from canopy list.

PLOT 82, 98, AND PANHANDLE PRELIMINARY PLANTING PLAN

MOUNTAIN VIEW CEMETERY May 2016



swa



TREE PLANTING KEY

REPLACEMENT PLANTING *		
OAK 12.36.000 (B) APPROVED REPLACEMENT PLANTING	ASCULUS CALIFORNICA	CALIFORNIA BUCKEYE
	QUERCUS AGRIIFOLIA	COAST LINE OAK
	QUERCUS BICOLOR	COAST REDWOOD
	QUERCUS SEMPERVIRENS	TRIDENDRUM OAK
	ARBUTUS MENZIESII	MAHOGANY
	UMBELLIFERA CALIFORNICA	CALIFORNIA BAY LAUREL

ADDITIONAL PLANTING		
CANOPY	QUERCUS ENGELMANNI	MESA OAK
	QUERCUS TOMENTELLA	ISLAND OAK
	QUERCUS WISLIZENI	INTERIOR LIVE OAK
	QUERCUS BICOLOR	"TRIDENDRUM OAK"
	CALOCORONIS DECORUM	WILSON'S CEDAR
	QUERCUS ATLANTICA	ATLAS CEDAR
	QUERCUS DOUGLASSII	BLUE OAK
	QUERCUS GARRYANA	OREGON WHITE OAK
	QUERCUS KELLOGGII	CALIFORNIA BLACK OAK
	QUERCUS LOBATA	VALLEY OAK
	QUERCUS CHRYSOLEPIS	CANYON LIVE OAK
	QUERCUS	
ACCENT	CUPRESSUS	MEDITERRANEAN CYPRESS
	SCALPIFORMIS	
	LARIX PRINCEPS	GRAPE MYRTLE
	INDICA	
	PRUNUS ANGSTROFIIA	CHICKSAW PLUM
	PRUNUS CERASIFERA	CHERRY PLUM
	PRUNUS SEROTINA	FLOWERING CHERRY
	YAMAGATA	
	PRUNUS	
	ARCTOSTAPHYLOS	MANZANITA
	OWENSII	
	SHRUB MASSING AND GROUND COVER	BACCHARIS STAMINATA
BOUTELOUXIA GRACILIS		BLUE GRAMA GRASS
BLONDE ANGIOTONIA		
CHRYSEALATA		BUSH ANEMONE
CALIFORNICA		
CELANOTHUS BLUE JEANS		CALIFORNIA WILD LICAC
CELANOTHUS DARK STAR		CALIFORNIA WILD LICAC
CELANOTHUS GRACILIS		CALIFORNIA WILD LICAC
LOUIS EDWARDS		
CESTUS LAURIFOLIUS		MOORGRASS
TODDIA YUCOSIA		WOPSEED BUSH
FESTUCA CALIFORNICA HORSE MOUNTAIN GREEN		CALIFORNIA FESCUE
FRAXINUS CALIFORNICA	COFFEEBERRY	
HEBERMELES ARBUTIFOLIA	TOYON	
MAHLEBERGIA RIGENS	DEER GRASS	
QUERCUS DURATA	LEATHER OAK	
QUERCUS BERBERIDIFOLIA	SORBY OAK	
SAMBUCUS MEXICANA	BLUE ELDERBERRY	

LAWN
 HYDROSED AREA
 (NATIVE GRASS AND WILDFLOWERS)

DISTING TREES TO REMAIN
 * Alternative replacement species may include native species from canopy list.



PLOT 82 PRELIMINARY PLANTING PLAN ENLARGEMENT

MOUNTAIN VIEW CEMETERY May 2016





TREE PLANTING KEY

REPLACEMENT PLANTING *		
12.36.060 (B) APPROVED REPLACEMENT PLANTING	ASCULUS CALIFORNICA	CALIFORNIA BUCKEYE
	QUERCUS AGRIFOLIA	COAST LIVE OAK
	QUERCUS BICOLOR	COAST REDWOOD
	QUERCUS SEMPERVIRENS	MADRONE
	ARBUTUS MENZIESII	CALIFORNIA BAY LAUREL
	UMBELLIFERA CALIFORNICA	

ADDITIONAL PLANTING		
CANOPY	QUERCUS ENGELMANNI	MESA OAK
	QUERCUS TOBIELLA	ISLAND OAK
	QUERCUS WISLIZENI	INTERIOR LIVE OAK
	QUERCUS BICOLOR	RED OAK CEDAR
	CALOCEDRUS DECURRENS	INCENSE CEDAR
	QUERCUS ATLANTICA	ATLAS CEDAR
	QUERCUS DOUGLASSII	BLUE OAK
	QUERCUS GARRIANA	DREDDON WHITE OAK
	QUERCUS KELLOGGI	CALIFORNIA BLACK OAK
	QUERCUS LOBATA	VALLEY OAK
QUERCUS CHRYSOLEPS	CANYON LIVE OAK	

ACCENT	CUPRESSUS SEMPERVIRENS	MEDITERRANEAN CYPRESS
	LADURISTROGMA INDICA	GRAPE WYRTLE
	PRUNUS ANGSTIFOLIA	CHOCOLATE PLUM
	PRUNUS CERASIFERA	CHERRY PLUM
	PRUNUS SERRULATA	FLOWERING CHERRY
	YONKAZAN	MANZANITA

SHRUB MASSING AND GROUND COVER	ARCTOSTAPHYLOS UVA-URSI	MANZANITA
	BACCHARIS STAMNI	COYOTE BUSH
	BOUTELOUA GRACILIS	BLUE GRAMA GRASS
	CARPENTERIA CALIFORNICA	BUSH ANEMONE
	CELANOTHUS 'BLUE JEANS'	CALIFORNIA WILD LILAC
	CELANOTHUS 'DARK STAY'	CALIFORNIA WILD LILAC
	CELANOTHUS 'GREY CELS'	CALIFORNIA WILD LILAC
	CRISTUS LAGRIPIDUS	ROCKROSE
	DODONAEA VISCOSA	HORSEEE BUSH
	FESTUCA CALIFORNICA	CALIFORNIA FESCUE
	FRANZOSER CALIFORNICA	COFFEEBERRY
	HETEROMELES ARDOLIFOLIA	TOYON
	MIRICAPHERA RICENS	DEER GRASS
	QUERCUS DURATA	LEATHER OAK
	QUERCUS BERNARDINELLA	'SOBRI' OAK
SAMBUCUS MEXICANA	BLUE ELDONBERRY	

- LAWN
- HYDROSEED AREA (NATIVE GRASS AND WILDFLOWERS)

EXISTING TREES TO REMAIN
 * Alternative replacement species may include native species from canopy list.



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PLOT 92 AND PANHANDLE PRELIMINARY PLANTING PLAN ENLARGEMENT

MOUNTAIN VIEW CEMETERY May 2016



AESCULUS CALIFORNICA



QUERCUS CHRYSOLEPIS



QUERCUS GARRYANA



CUPRESSUS SEMPERVIRENS



CALOCEDRUS DECURRENS



QUERCUS AGRIFOLIA



QUERCUS LOBATA



PRUNUS SERRULATA 'KWANZAN'

PLOT 82, 98, AND PANHANDLE PRELIMINARY PLANTING PALETTE

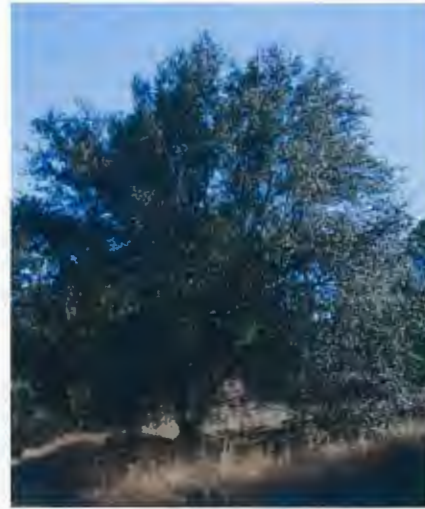
MOUNTAIN VIEW CEMETERY May 2016



QUERCUS ENGELMANII



QUERCUS TOMENTELLA



QUERCUS WISLIZENII



SEQUOIA SEMPERVIRENS



CEDRUS DEODORA



CEDRUS ATLANTICA



PRUNUS ANGUSTIFOLIA



LAGERSTROEMIA INDICA

PLOT 82, 98, AND PANHANDLE PRELIMINARY PLANTING PALETTE

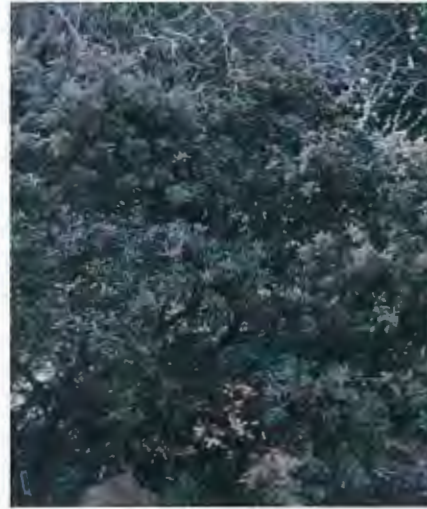
MOUNTAIN VIEW CEMETERY May 2016



ARCTOSTAPHYLOS DENSIFLORA
'HOWARD MCMINN'



DODONAEA VISCOCA



QUERCUS DURATA



MUHLENBERGIA RIGENS



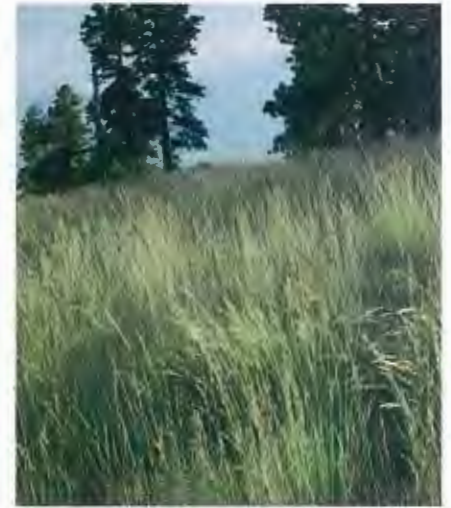
CARPENTERIA CALIFORNICA



FRANGULA CALIFORNICA



SAMBUCUS MEXICANA



FESTUCA IDAHOENSIS

PLOT 82, 98, AND PANHANDLE PRELIMINARY PLANTING PALETTE

MOUNTAIN VIEW CEMETERY May 2016



STABILIZED GRAVEL



GRAVEL AND PRECAST CONCRETE



TEXTURED STONE PAVERS



PAVER IN LAWN



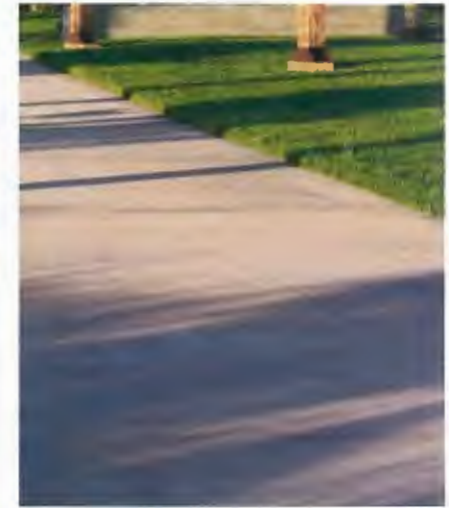
DECOMPOSED GRANITE



GROUNDCOVER AND PAVERS



SMOOTH STONE PAVERS



INTEGRAL COLOR CONCRETE

PLOT 82, 98, AND PANHANDLE PAVING MATERIAL EXAMPLES

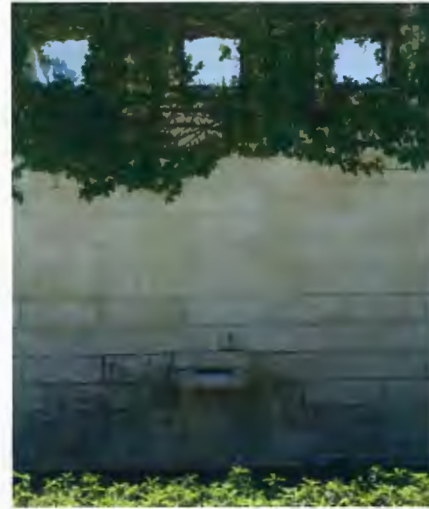
MOUNTAIN VIEW CEMETERY May 2016



CONCRETE



CONCRETE WITH CHEEK WALL



SMOOTH CUT STONE



SEMI-IRREGULAR FITTED STONE



FITTED STONE
STEPS



STONE AND GRASS



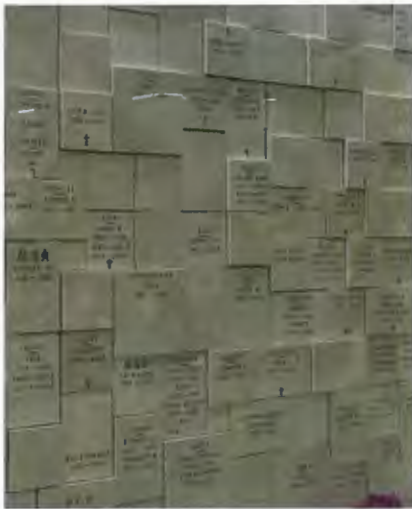
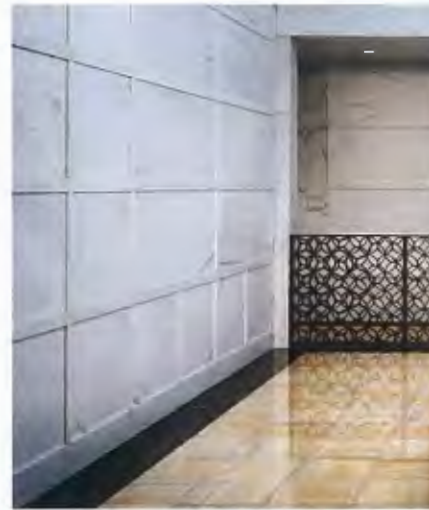
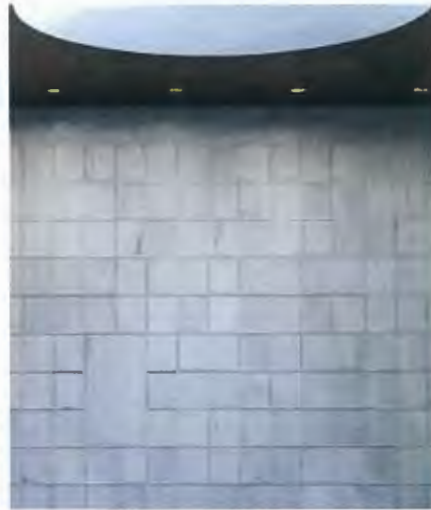
LIGHTLY TEXTURED STONE
WALLS



NATURAL FIT STONE

PLOT 82, 98, AND PANHANDLE STEP AND WALL MATERIAL EXAMPLES

MOUNTAIN VIEW CEMETERY May 2016



NICHES

CRYPTS

PLOT 82, 98, AND PANHANDLE NICHE AND CRYPT WALL EXAMPLES

MOUNTAIN VIEW CEMETERY May 2016



SEATING

RAILING

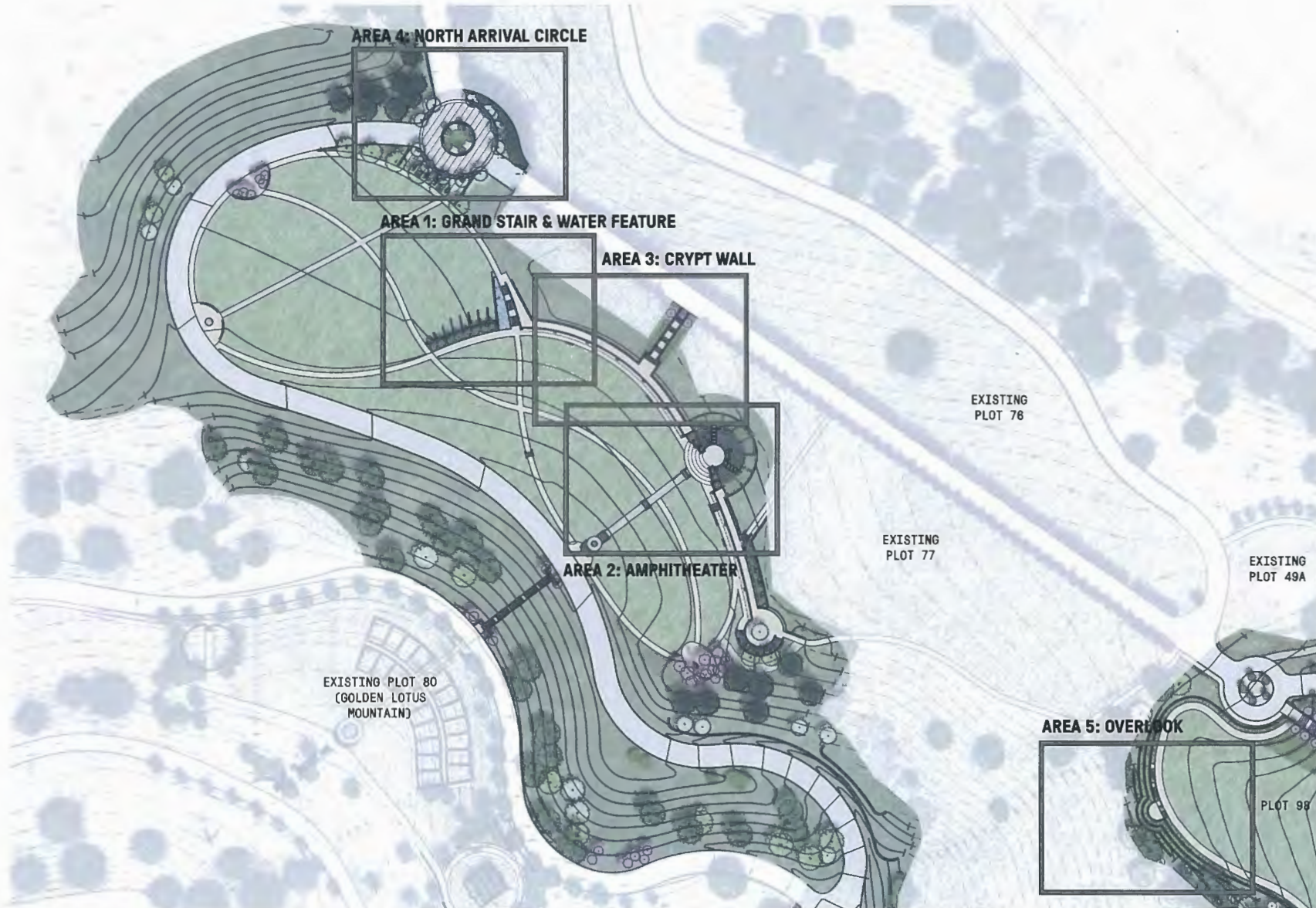
PLANTER

PLOT 82, 98, AND PANHANDLE SITE FURNISHING EXAMPLES

MOUNTAIN VIEW CEMETERY May 2016



PLOT 82, 98, AND PANHANDLE WATER FEATURE EXAMPLES
MOUNTAIN VIEW CEMETERY May 2016



PLAN ENLARGMENTS KEY

MOUNTAIN VIEW CEMETERY May 2016



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SECTIONS KEY

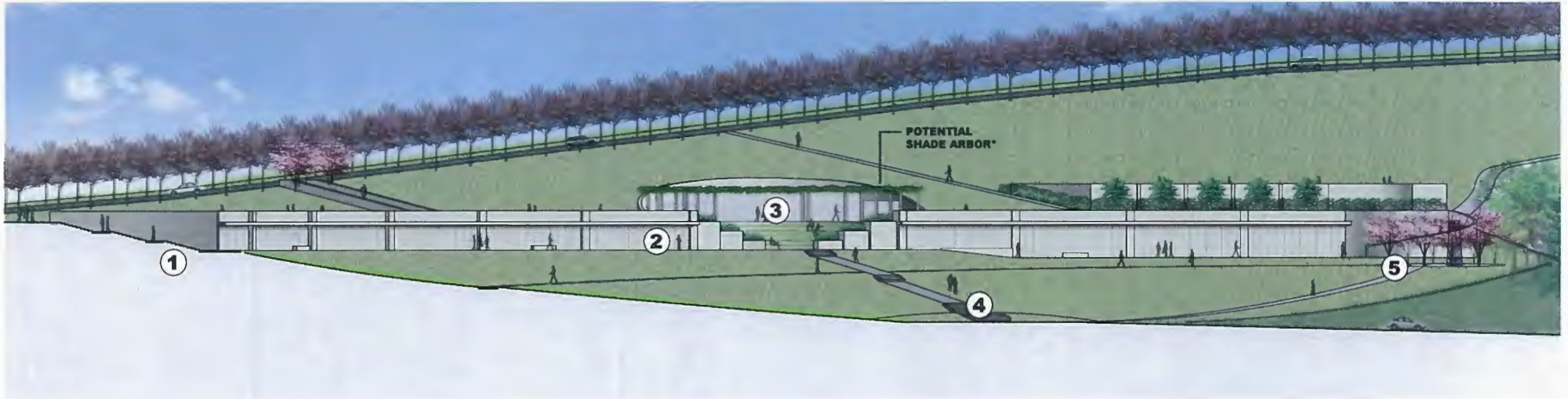
MOUNTAIN VIEW CEMETERY May 2016



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[37]

AREA 1: SECTION AT GRAND STAIR



*Subject to Cost and Feasibility

① GRAND STAIR



② CRYPT WALL



③ AMPHITHEATER & NICHE WALL



④ DROP-OFF



⑤ CHERRY GROVE



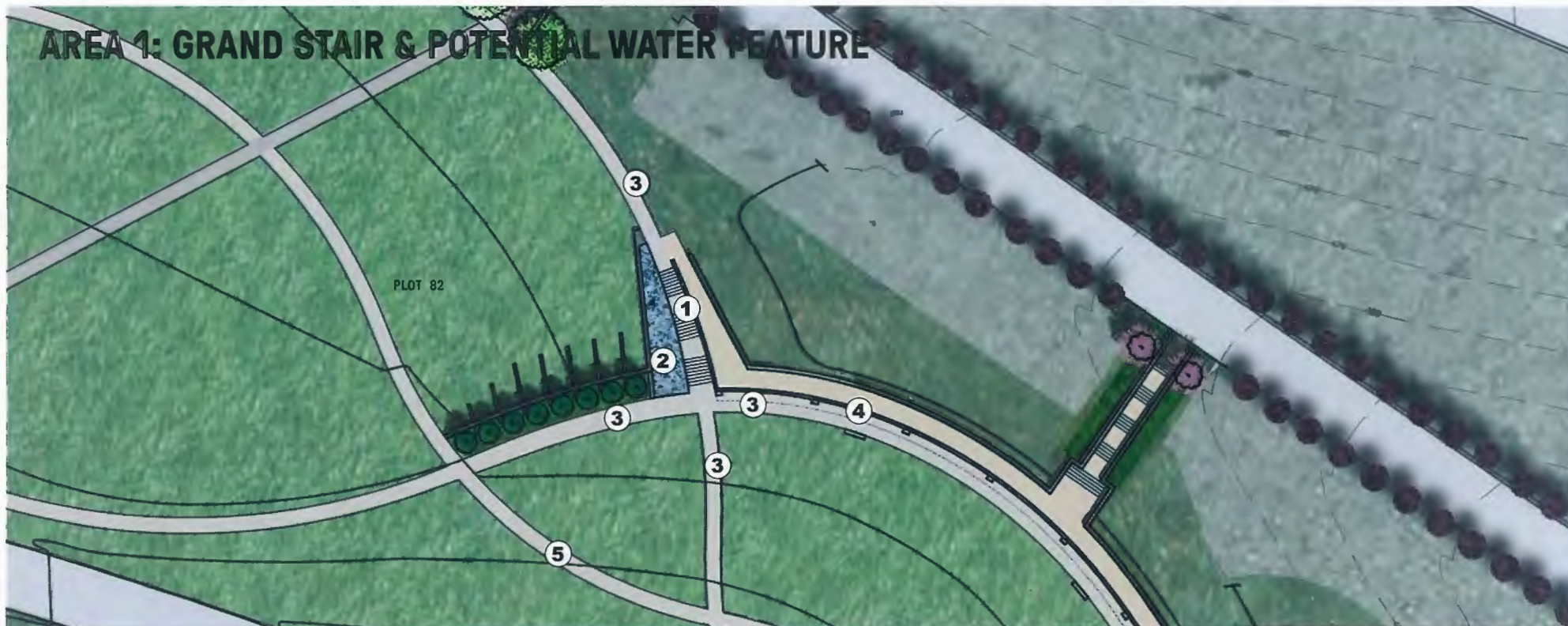
PLOT 82 SECTION

MOUNTAIN VIEW CEMETERY May 2016

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[38]

AREA 1: GRAND STAIR & POTENTIAL WATER FEATURE



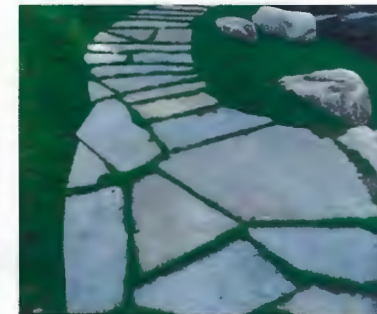
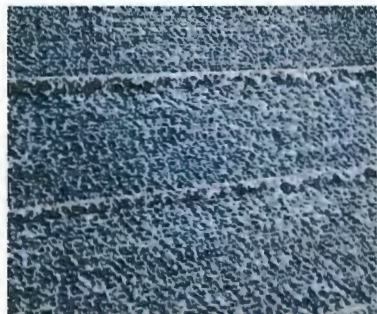
① STONE CLAD STAIR

② POTENTIAL WATER FEATURE*

③ STABILIZED CRUSHED GRAVEL

④ CRYPT WALL

⑤ PAVERS IN LAWN



*Subject to Cost and Feasibility

PLOT 82 MATERIAL EXAMPLES

MOUNTAIN VIEW CEMETERY May 2016

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[39]

AREA 1: GRAND STAIR & POTENTIAL WATER FEATURE



VIEW, PLOT 82, WATER FEATURE

MOUNTAIN VIEW CEMETERY May 2016

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[40]

AREA 1: GRAND STAIR & WATER FEATURE



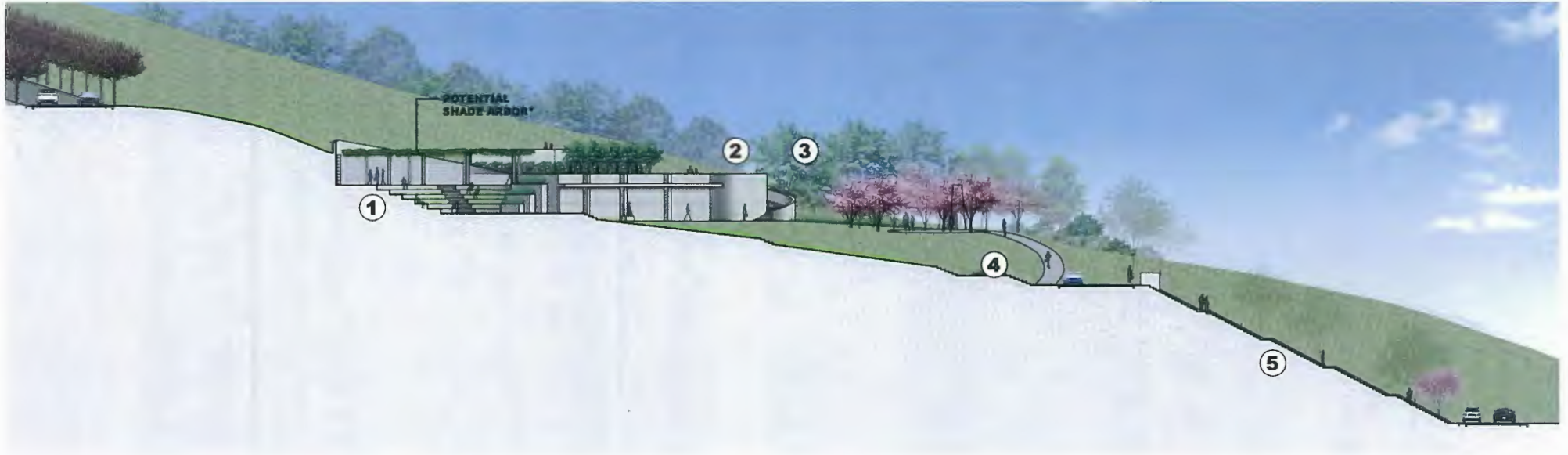
VIEW, PLOT 82, WATER FEATURE

MOUNTAIN VIEW CEMETERY May 2016

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[41]

AREA 2: SECTION AT AMPHITHEATER



*Subject to Cost and Feasibility

① AMPHITHEATER



② STAIR TRANSITION



③ FOCAL POINT



④ LOOP PATH



⑤ STAIR

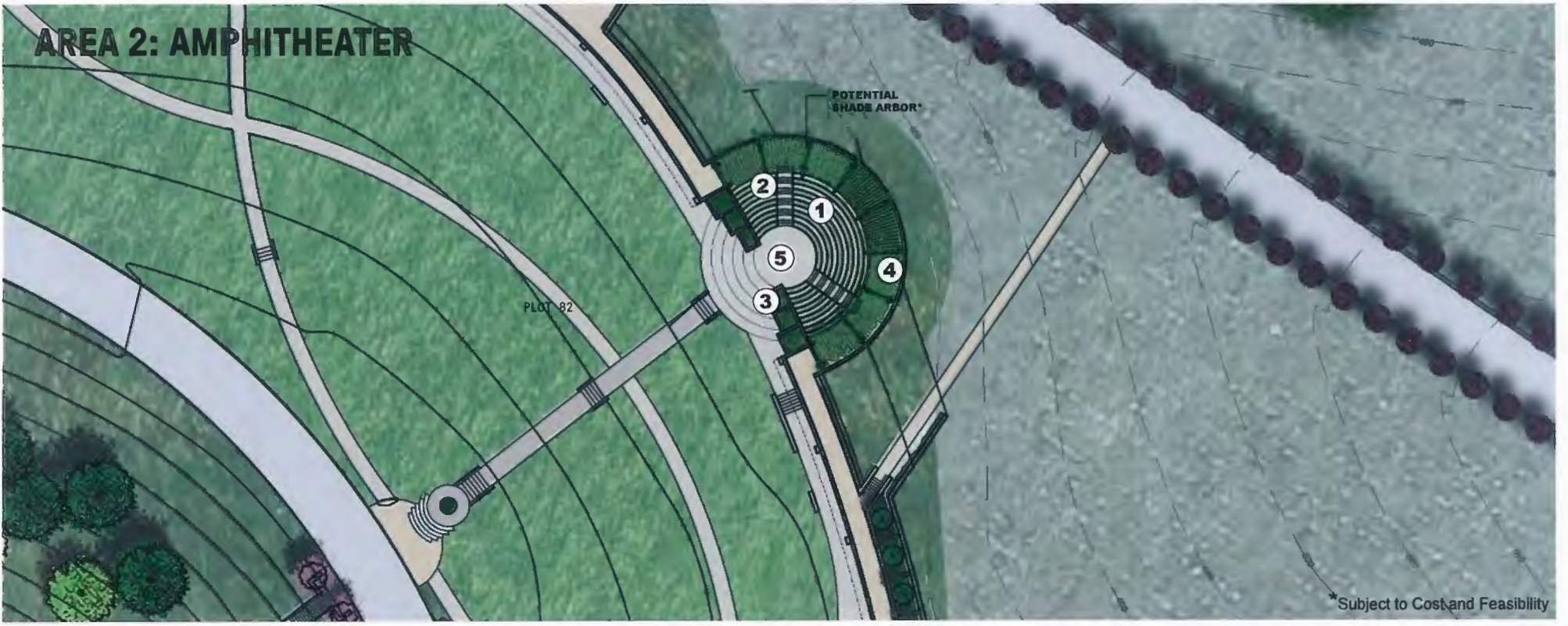


PLOT 82 SECTION

MOUNTAIN VIEW CEMETERY May 2016

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[42]



① GRASS AND CONCRETE

② STAIR

③ CONCRETE PLANTERS

④ NICHE WALL

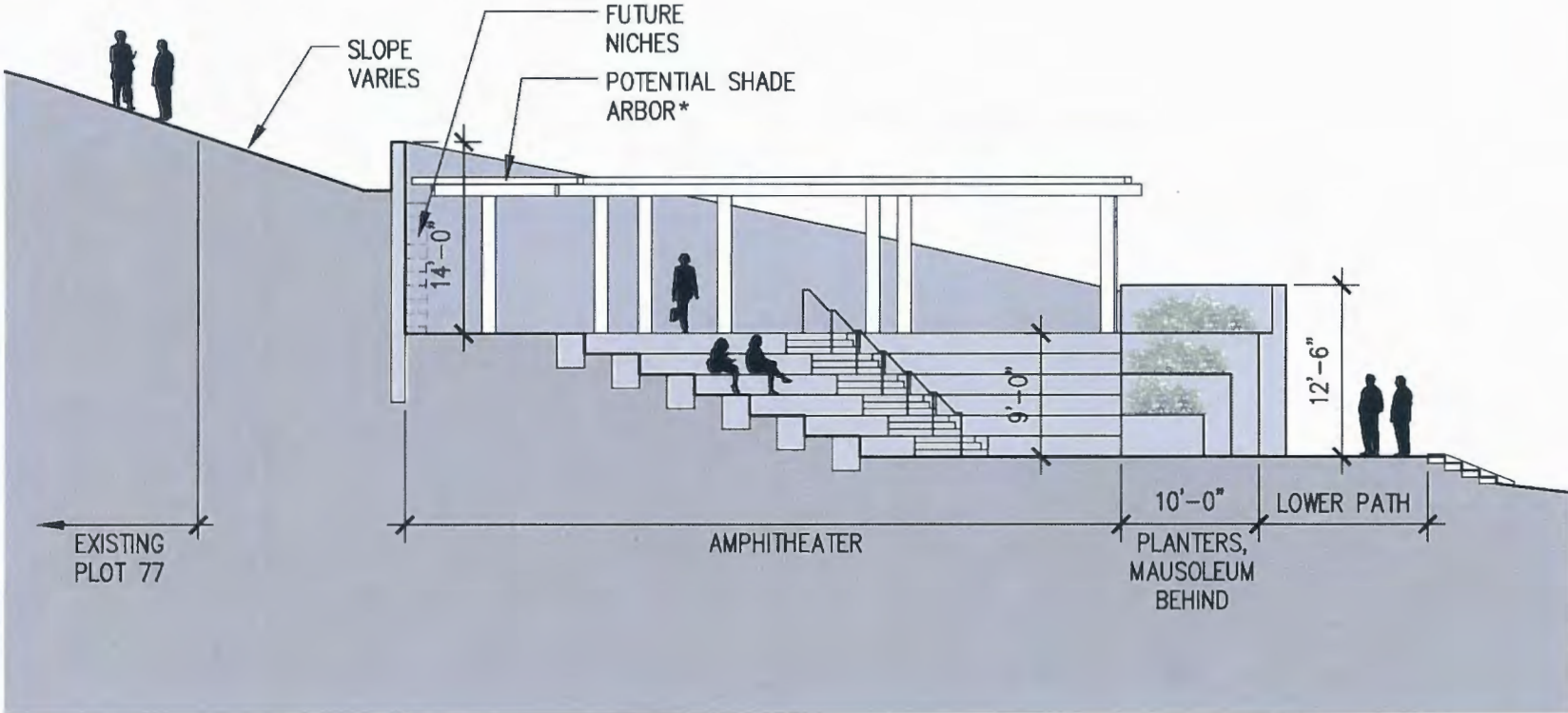
⑤ SPECIAL PAVING



PLOT 82 MATERIAL EXAMPLES

MOUNTAIN VIEW CEMETERY May 2016

AREA 2: AMPHITHEATER



*Subject to Cost and Feasibility

PLOT 82 AMPHITHEATER SECTION

MOUNTAIN VIEW CEMETERY May 2016

AREA 2: AMPHITHEATER



*Subject to Cost and Feasibility

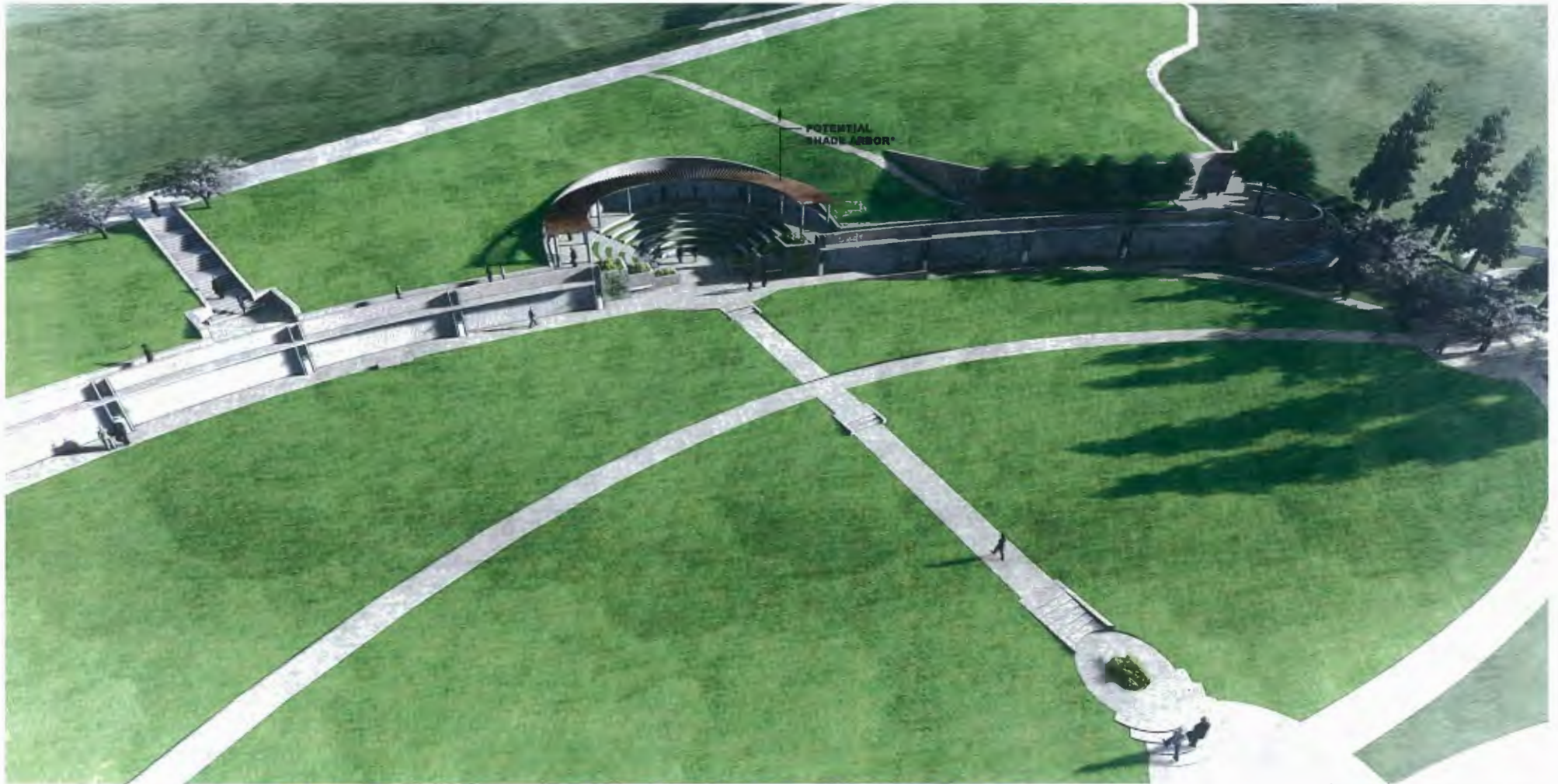
VIEW, PLOT 82, AMPHITHEATER

MOUNTAIN VIEW CEMETERY May 2016

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[45]

AREA 2: AMPHITHEATER & SOUTH DROP OFF



*Subject to Cost and Feasibility

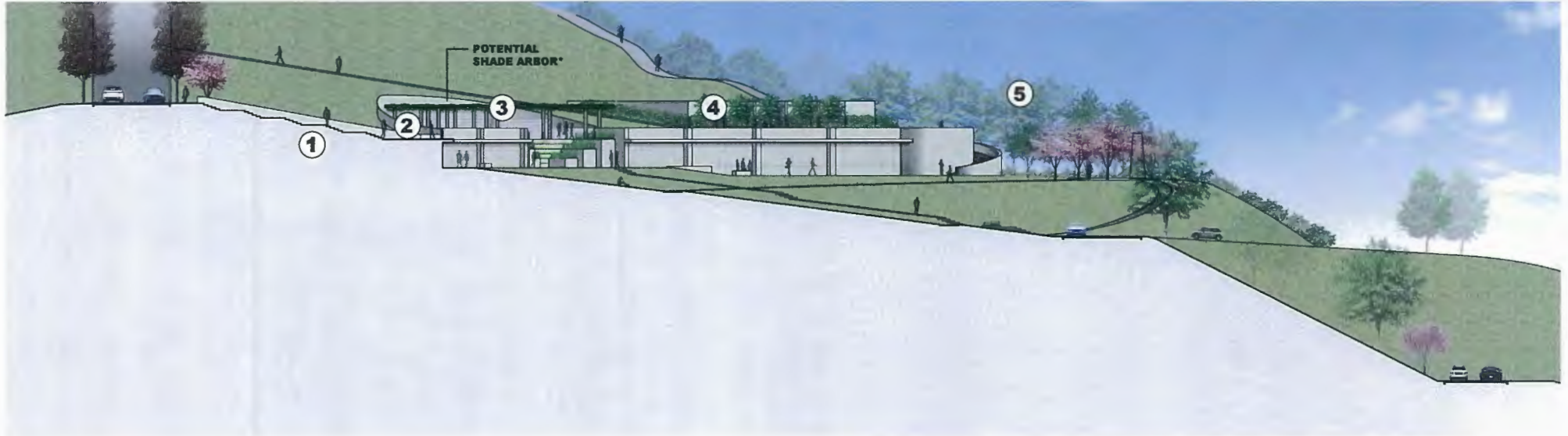
VIEW, PLOT 82, AMPHITHEATER

MOUNTAIN VIEW CEMETERY May 2016

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[46]

AREA 3: SECTION AT CRYPT WALL



*Subject to Cost and Feasibility

① STAIR



② UPPER WALK



③ CRYPT WALL



④ RETAINING WALL



⑤ REDWOOD GROVE

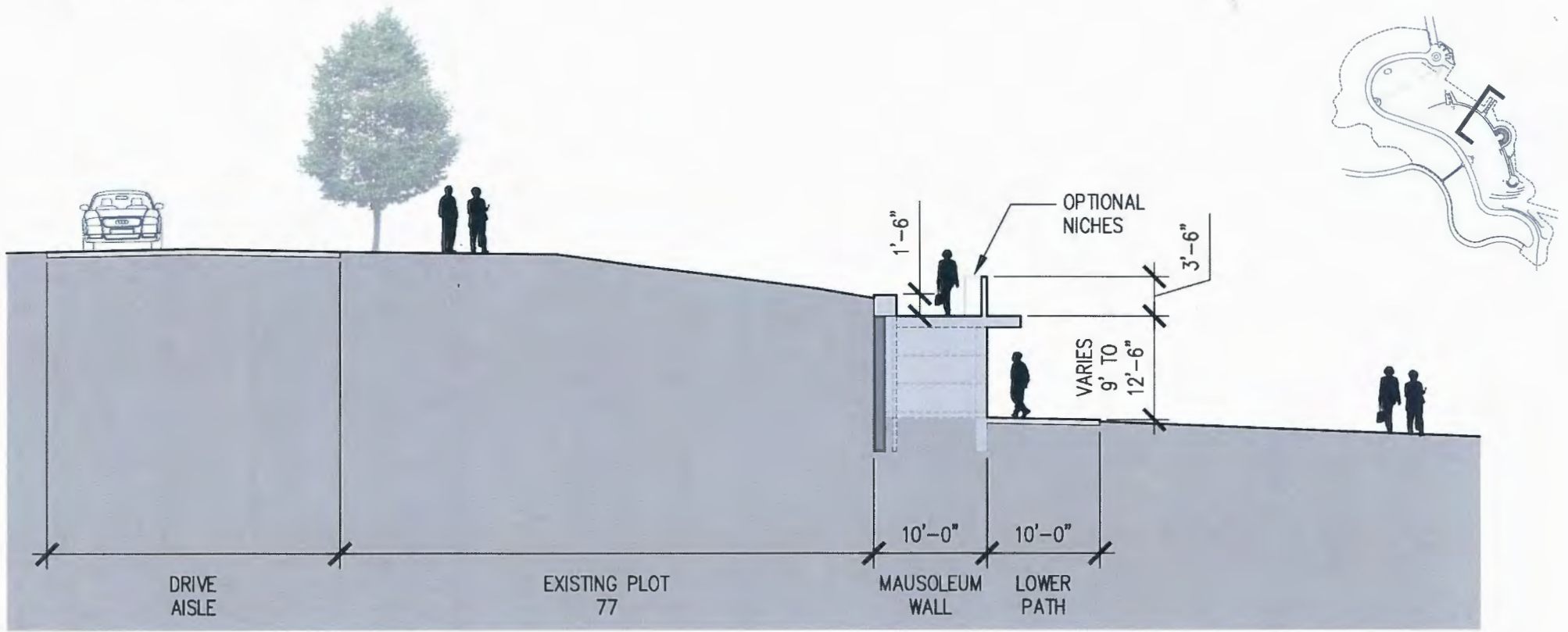


PLOT 82 SECTION

MOUNTAIN VIEW CEMETERY May 2016

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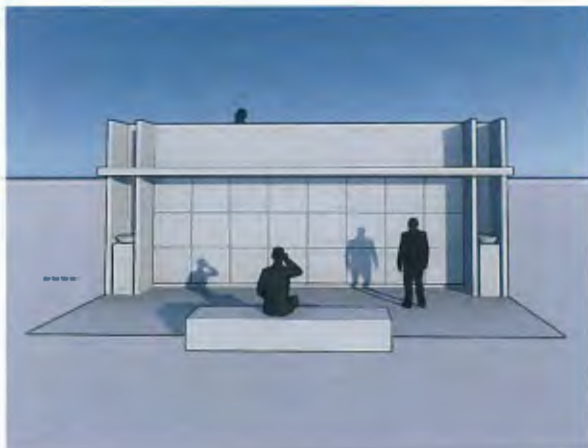
AREA 3: CRYPT WALL



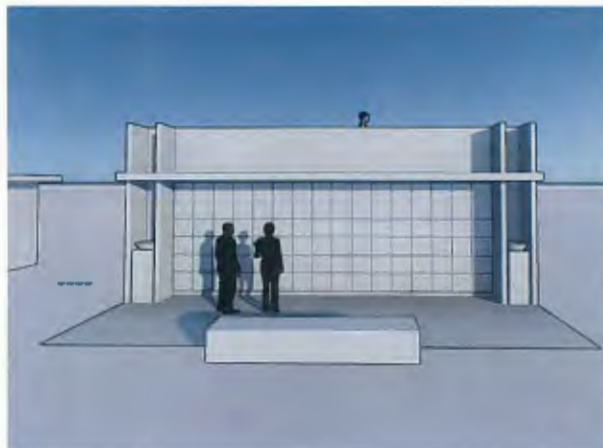
PLOT 82 CRYPT WALL SECTION

MOUNTAIN VIEW CEMETERY May 2016

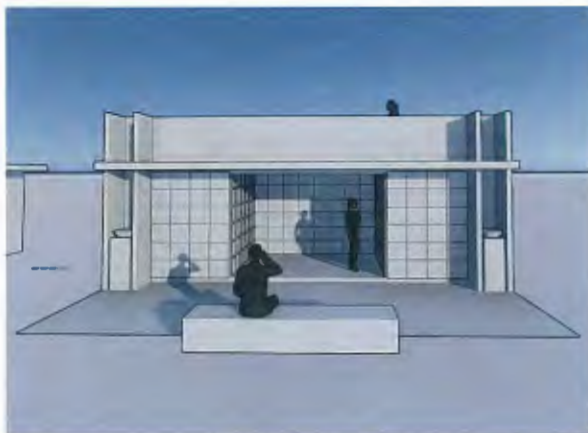
AREA 3: CRYPT WALL



CRYPTS, FRONT FACE



NICHES, FRONT FACE

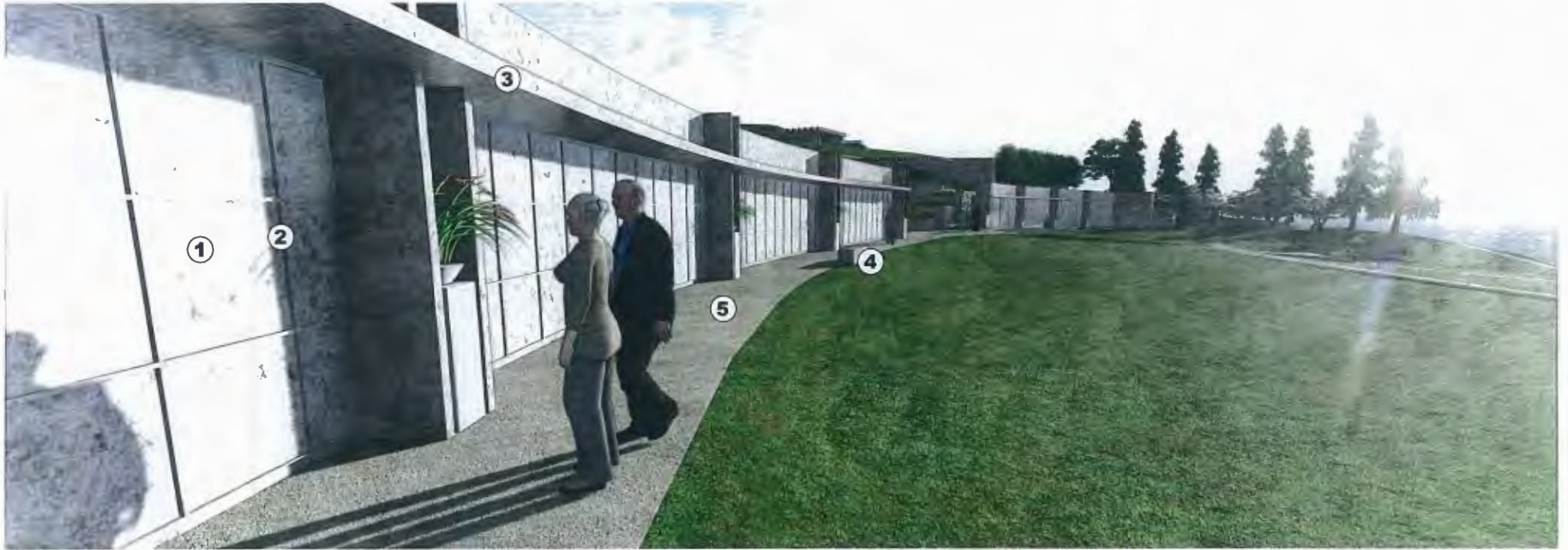


NICHES WITH SMALL ALCOVE



NICHES WITH LARGE ALCOVE

AREA 3: CRYPT WALL



① STONE

② STONE

③ CONCRETE

④ STONE

⑤ STABILIZED GRUSHED GRAVEL

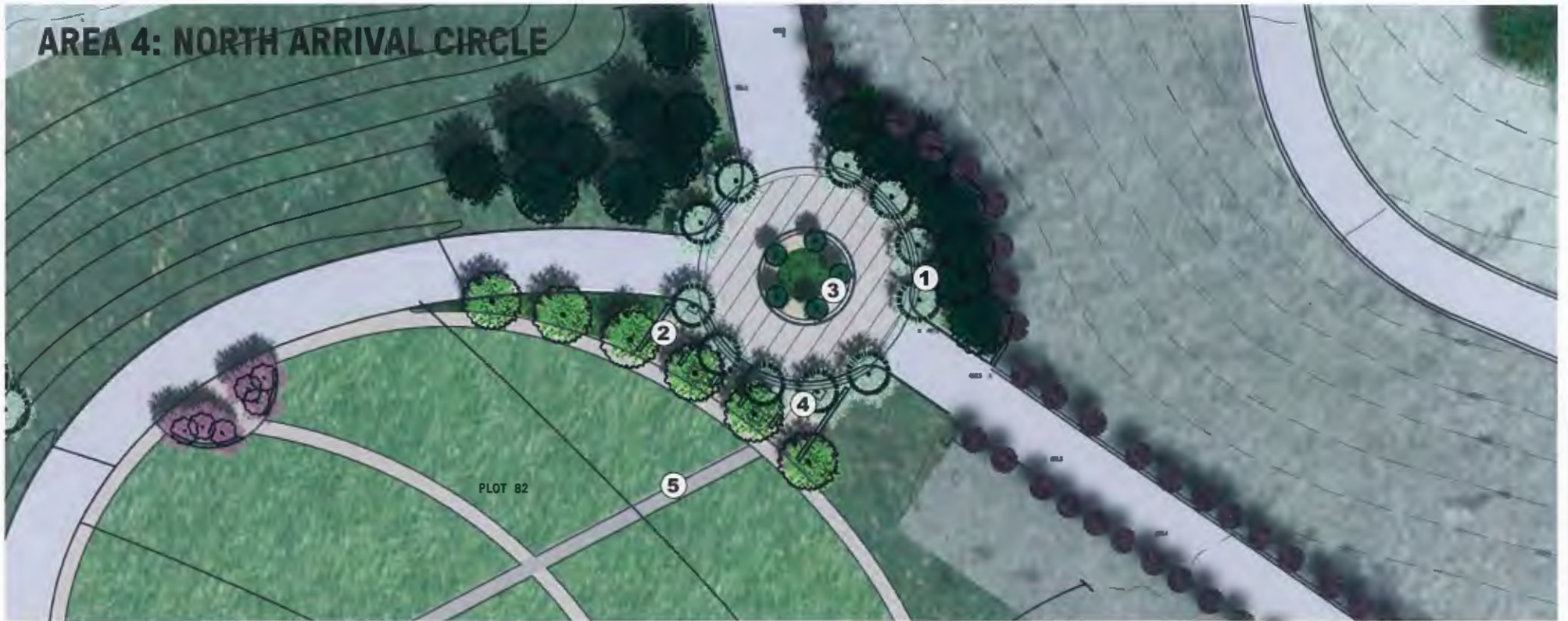


PLOT 82 MATERIAL EXAMPLES

MOUNTAIN VIEW CEMETERY May 2016

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[50]



① PLANTING

② SEATING

③ DECOMPOSED GRANITE

④ SPECIAL PAVING

⑤ STABILIZED CRUSHED GRAVEL



PLOT 82 MATERIAL EXAMPLES

MOUNTAIN VIEW CEMETERY May 2016

AREA 4: NORTH ARRIVAL CIRCLE



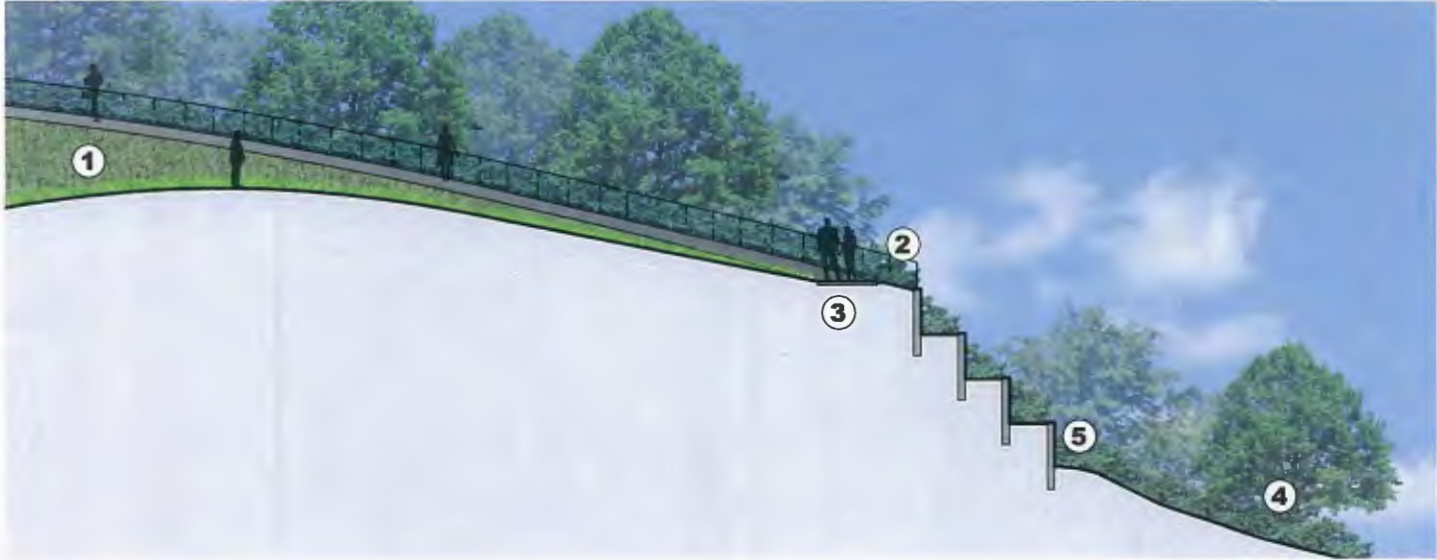
VIEW, PLOT 82, NORTH ARRIVAL CIRCLE

MOUNTAIN VIEW CEMETERY May 2016

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[52]

AREA 5: OVERLOOK



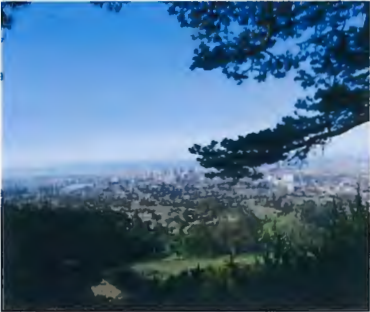
① PLOTS



PLOT 98 SECTION

MOUNTAIN VIEW CEMETERY May 2016

② VIEWPOINT



③ EDGE PATH



④ RESTORATION PLANTING



⑤ RETAINING WALLS



AREA 5: OVERLOOK



① STABILIZED CRUSHED GRAVEL

② SEATING

③ STONE RETAINING WALL

④ ADA ACCESSIBLE RAMP

⑤ PLANTING



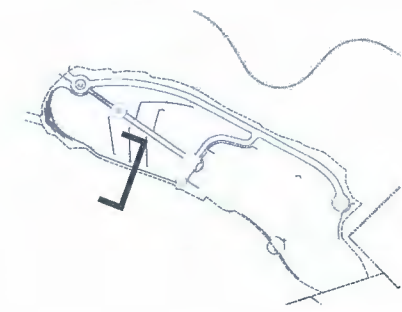
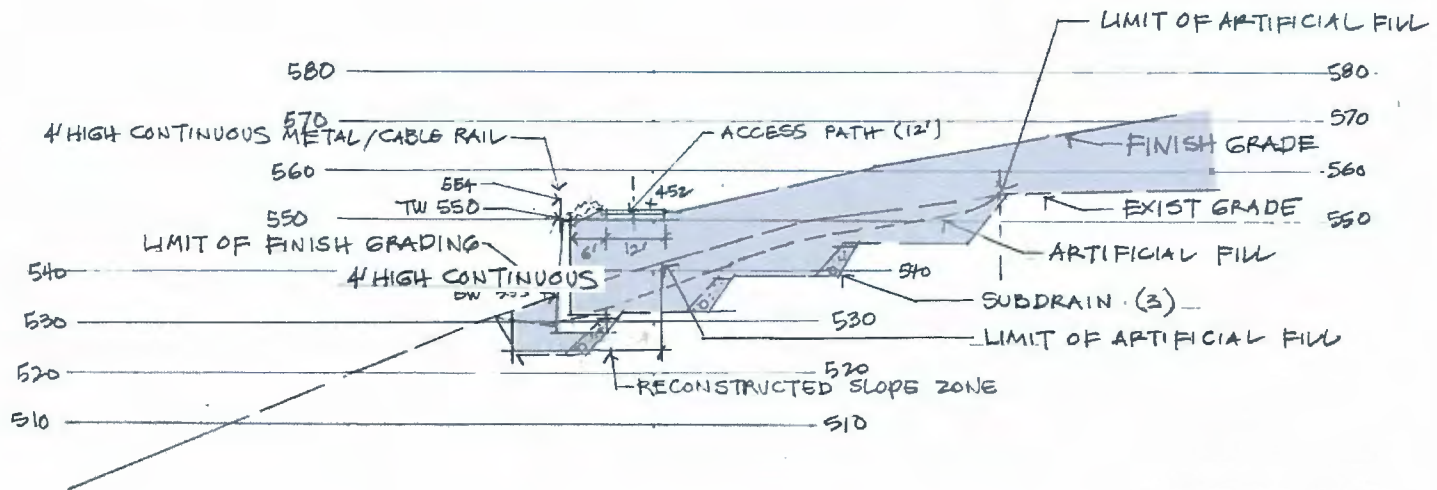
PLOT 98 MATERIAL EXAMPLES

MOUNTAIN VIEW CEMETERY May 2016

AREA 5: OVERLOOK



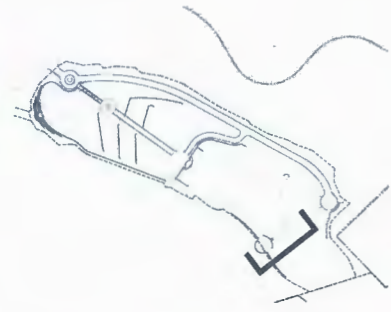
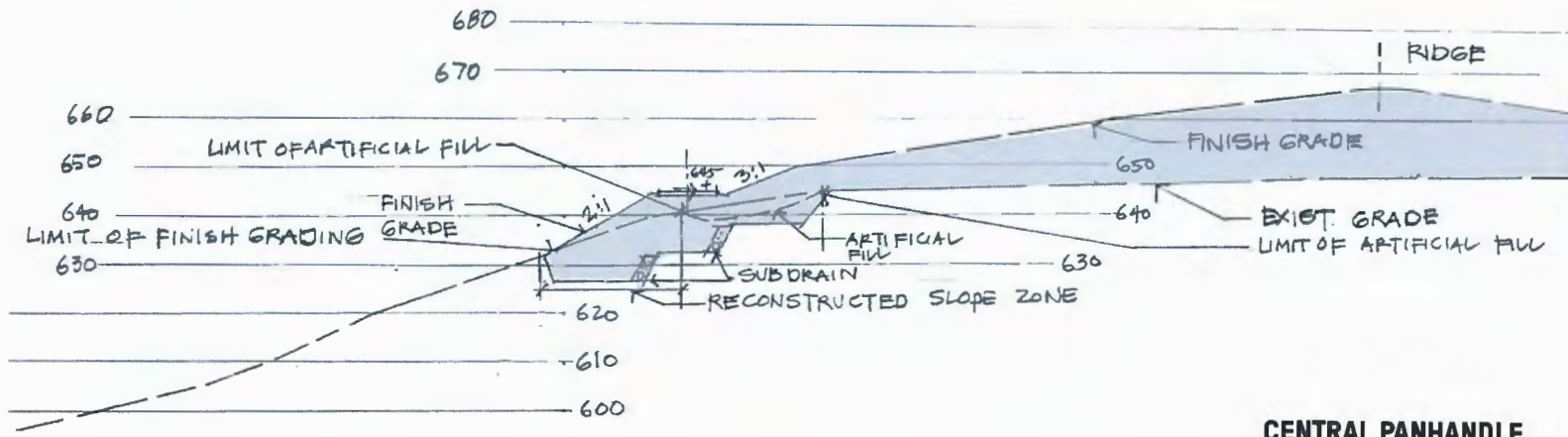
VIEW, PLOT 98, OVERLOOK
MOUNTAIN VIEW CEMETERY May 2016



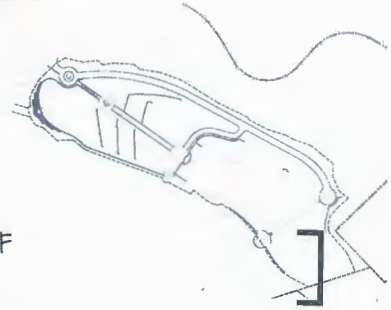
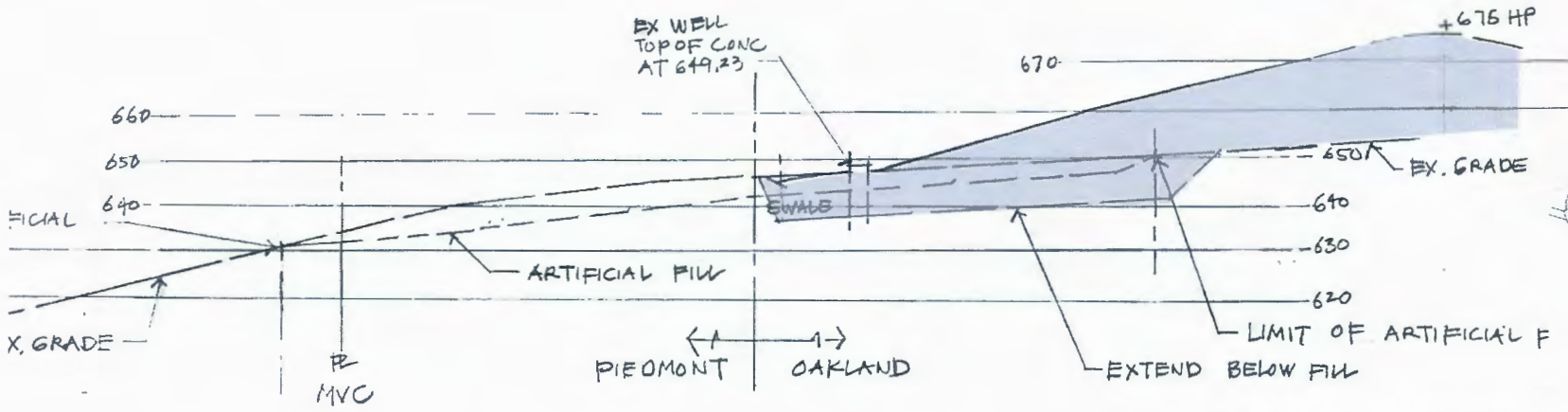
CENTRAL PLOT 98

TYPICAL GRADING SECTIONS, PLOT 98

MOUNTAIN VIEW CEMETERY May 2016



CENTRAL PANHANDLE



SOUTHEASTERN PANHANDLE

TYPICAL GRADING SECTIONS, PANHANDLE

MOUNTAIN VIEW CEMETERY May 2016

**ATTACHMENT B:
Required City of Oakland Planning Code Findings**

17.136.050 Regular design review criteria.

Regular design review approval may be granted only if the proposal conforms to all of the following general design review criteria, as well as to any and all other applicable design review criteria:

B. For Nonresidential 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;
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;
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.

C. For Local Register Properties that are not Landmarks or located in the S-7 or S-20 Zone:

1. That for additions or alterations, the proposal will not substantially impair the visual, architectural, or historic value of the affected site or facility. Consideration shall be given to design, form, scale, materials, texture, lighting, landscaping, Signs, and any other relevant design element or effect, and, where applicable, the relation of the above to the original design of the affected facility.

D. For Potential Designated Historic Properties that are not Local Register Properties: That for additions or alterations,

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

E. For Retaining Walls:

1. That the retaining wall is consistent with the overall building and site design and respects the natural landscape and topography of the site and surrounding areas;
2. That the retaining wall is responsive to human scale, avoiding large, blank, uninterrupted or undesigned vertical surfaces;
3. That the retaining wall respects the natural topography, avoiding obvious scars on the land;

4. 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.

(Ord. No. 13172, § 3(Exh. A), 7-2-2013; Ord. No. 13090, § 4(Exh. A), 10-4-2011; Ord. 12776 § 3, Exh. A (part), 2006; Ord. 12376 § 3 (part), 2001; Ord. 11816 § 2 (part), 1995; prior planning code § 9306)