

## **Item 1 - Information Report, LPAB, May 9, 2016**

### **5000 Piedmont Avenue. Mountain View Cemetery** **Planning File:REV130001. Design Modifications to the Water Pavilion.**

#### Development Summary to Date-

- On July, 2012 and under Planning application VMD12-072, the Planning Commission reviewed and approved a two-story 10,930 square foot building “Water Pavilion” to be used as a funeral home, chapel, mortuary services and offices.
- On March 20, 2013, and under Planning application REV130001, the Planning Commission approved the applicant’s proposal to replace the approved two-story building to a 7,315 square foot one-story building to be used also a funeral home, chapel and offices, but excluded mortuary services. At that time, the applicant indicated that due to high construction cost, the two-story building was not feasible.
- On June 30, 2014, the project applicant filed a building permit B1400844 for the construction of the approved one-story funeral home. During the review of the construction plans submittal, Planning and Building staff provided comments to the applicant to include on a new revised set of construction plans. Since then, the applicant or project architect did not respond or submit revised plans to the City, and the building permit had expired.

Currently, the project applicant and staff are in the process of renewing the expired Planning and Building Permits. The applicant will be submitting additional information and plans during the first week of May (attached) to determine the extent of changes to the approved project.

An oral report will be presented at the May 9 Landmarks Board meeting, seeking comments on the project proposal and/or process.

For further information regarding this project contact the case Planner, **Mike Rivera** at (510) **238-6417** or by email: [mrivera@oaklandnet.com](mailto:mrivera@oaklandnet.com)

**Project Name: Water Pavilion - Resubmittal**

Introduction: The Water Pavilion is a new chapel and reception center intended to host funerary and event services. The broad intent for the building is to function as a pavilion to provide a gathering place that reflects is light and airy and encourages gatherings at a non-denominational memorial setting.

Background: A Conditional Use Permit was approved in 2013 for The Water Pavilion and its nearby arrangement studios called the Bungalows. Those permits expired. Since 2013 the Cemetery has made changes to the plan and the Cemetery is submitting the modified plan for review.

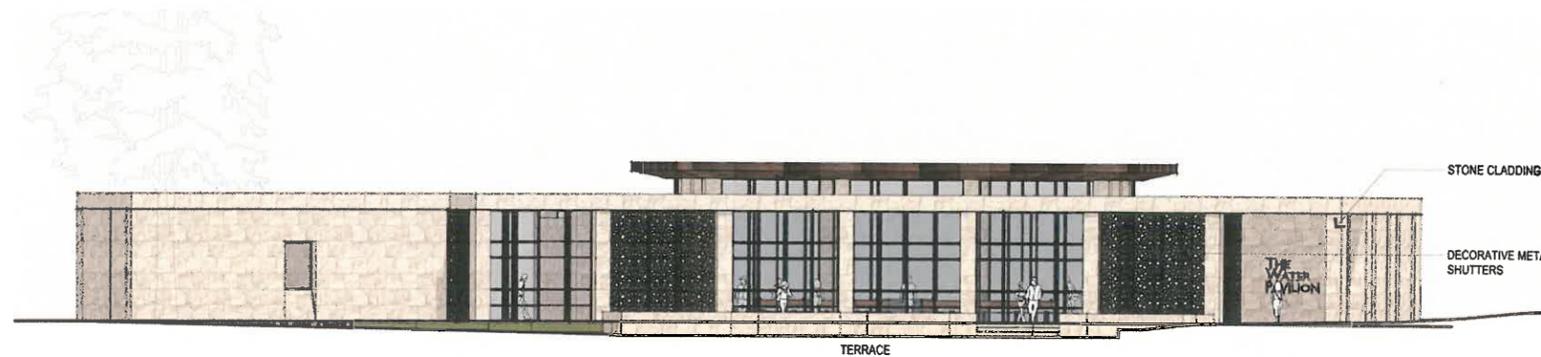
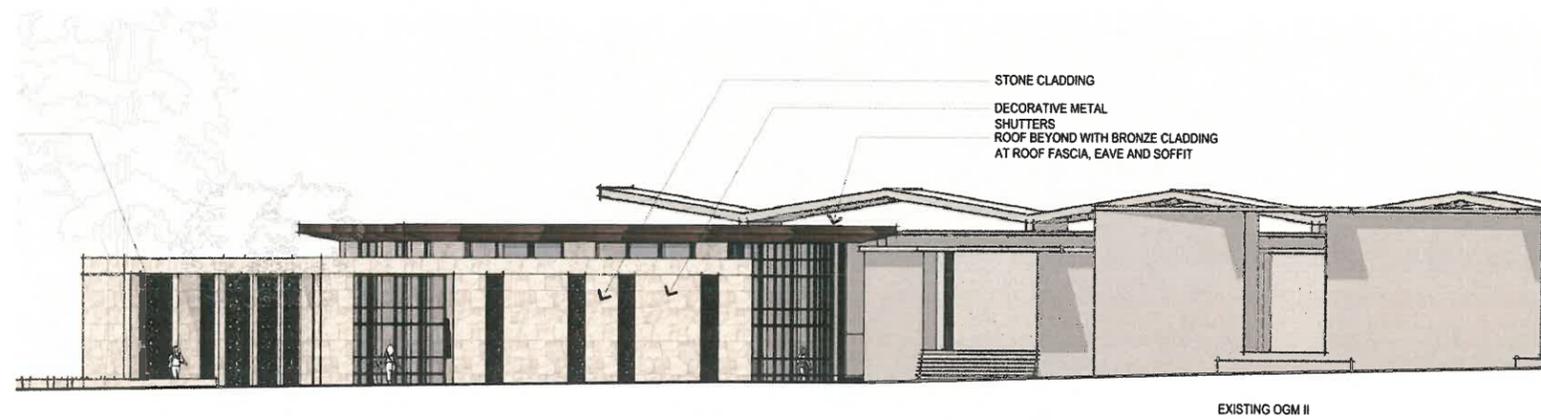
Not changing: Plan elements that are not changing or are changing in a minor way include site or location, footprint, floor plan, use and building mass.

Changing: Complexity, constructibility, cost and inspiration are motivating the Cemetery toward modifying elements such as the following:

- \* Code requires additional of a mechanical, electrical and plumbing plenum
- \* Inspiration combined with mechanical requirements modifies the chapel ceiling from a flat plaster ceiling to a series of barrel vaults
- \* Cost, weight, engineering and risk of vandalism are causing a re-evaluation of bronze doors
- \* In addition to the preceding, computer modeling shows a need to lighten fenestration for pond side doors and changes in energy code require another look at glazing for the south-west loggia facade
- \* Stone cladding cost inflation requires looking toward reducing the weight and mass of stone cladding
- \* A seating area centered around a gas fire place and water falls are added to the front garden, along with enhancing the shape of the garden, to encourage guests to explore and linger in the garden.

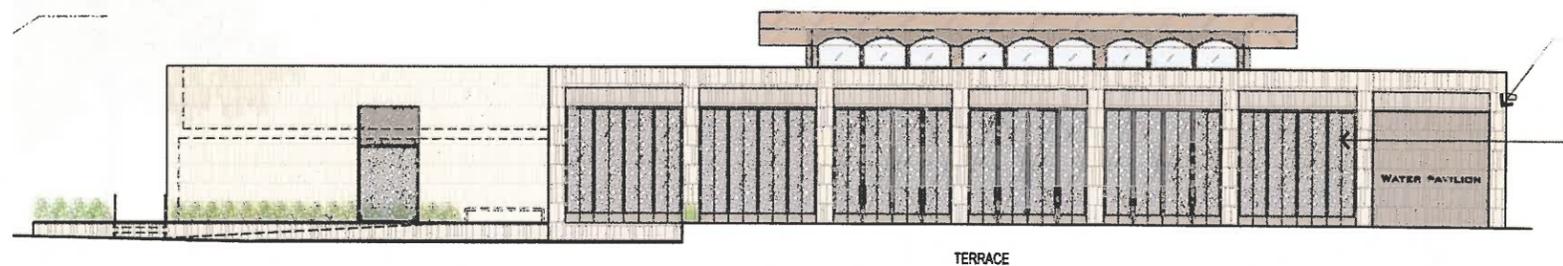
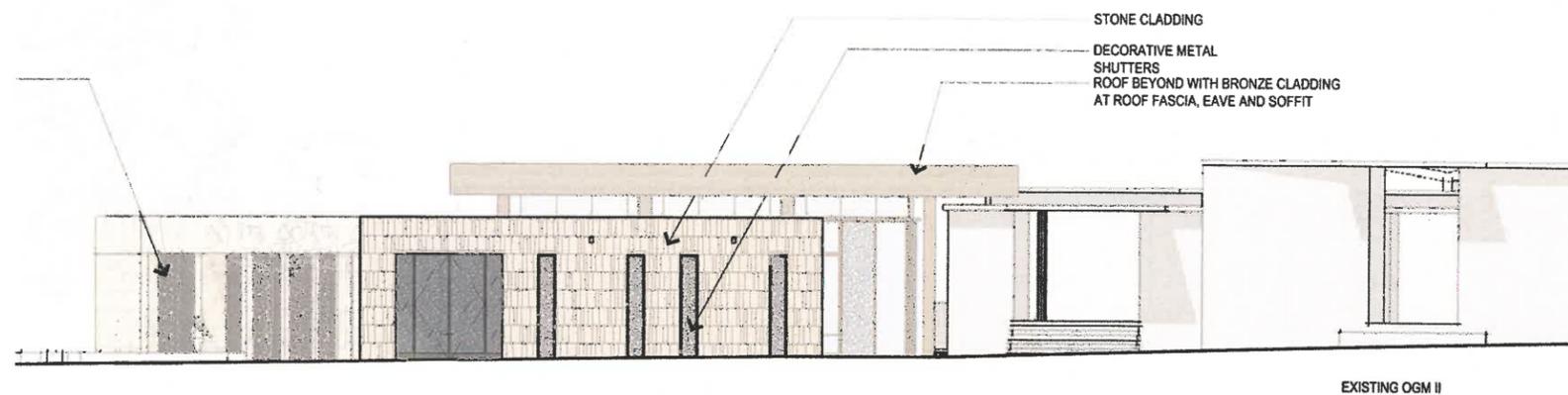
**Bungalows - Resubmittal**

While not shown in this package for purposes of being concise, the Bungalow project too has not significantly changed from a macro perspective. Since the original CUP concluded that the Bungalow materials, such as stone and metal, should match those of The Water Pavilion, the Bungalows too are resubmitted along with the Water Pavilion and their resolutin likely follows the Water Pavilion.

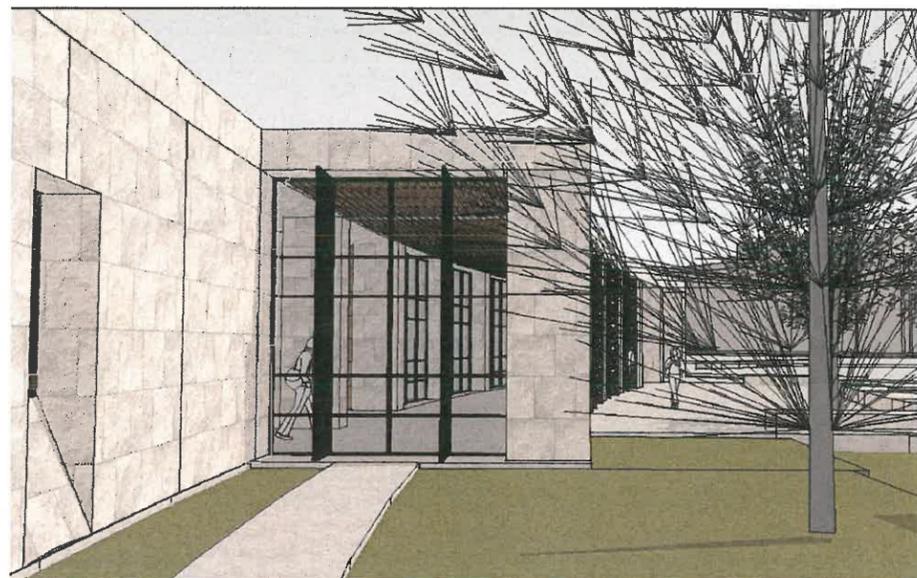


2013

2016

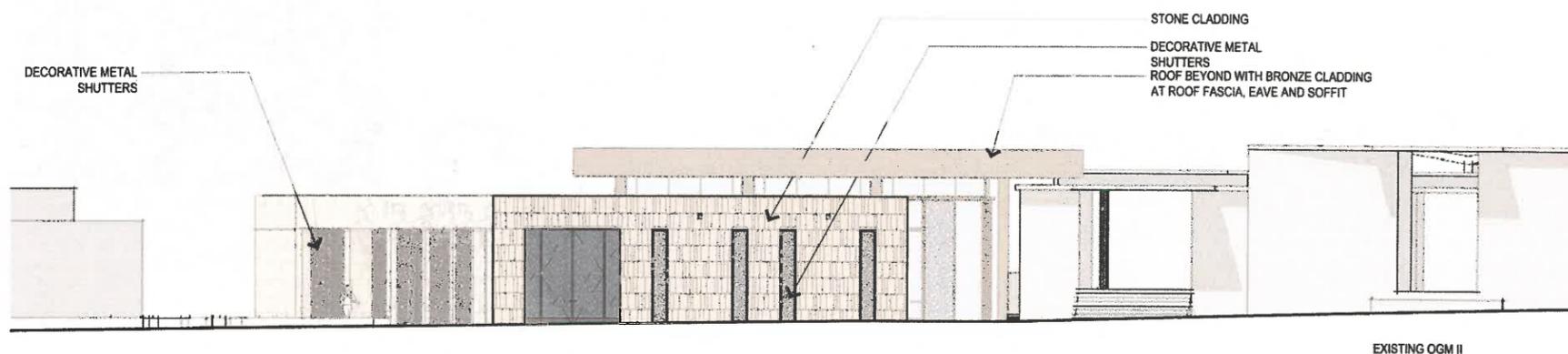


2013



- Key elements:
- \* 16" to 24" stone module
  - \* Cleft stone, mechanically affixed
  - \* Palate mitigating existing Chapel and outside garden mausoleum

2016



2 PROPOSED SOUTH-EAST ELEVATION  
 3/64"=1'-0" @ 11X17    3/32"=1'-0" @ 24X36

- Key changes:
- \* Significant inflation between original budget preparation and actual commercial stone quotes requires value engineering
  - \* Options include a) reducing the size module of stone and randomizing the pattern to reduce cost yet maintain visual interest, or b) cladding with a high quality stucco
  - \* A smaller stone module solves a potential problem with larger pieces of flat stone making an unintended faceted look to the curvilinear building and a smaller module fixes that problem
  - \* A high quality stucco could yield the textural appeal of the original plan and solve the visual problem of a faceted facade
  - \* If a smaller stone module is adopted, stone tiles at doorways will be mechanically affixed for safety and will allow for selected use of larger pieces of stone





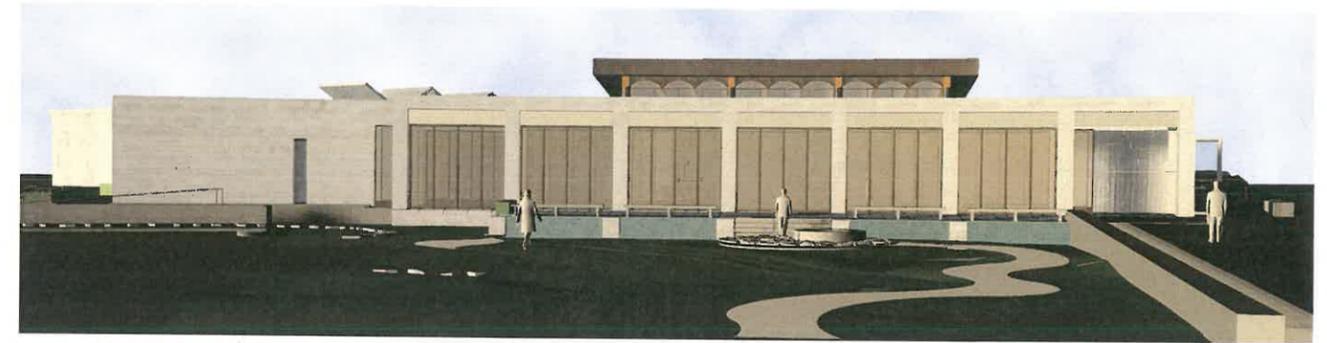
**Funeral Home at Mountain View Cemetery**

5000 Piedmont Avenue  
Oakland, CA

- 02.09.2012 PRE-APP PACKAGE
- 05.25.2012 LANDMARKS BOARD
- 05.29.2012 ZONING SUBMITTAL
- 06.27.2012 ZONING REVISION
- 02.18.2013 ZONING MODIFICATIONS

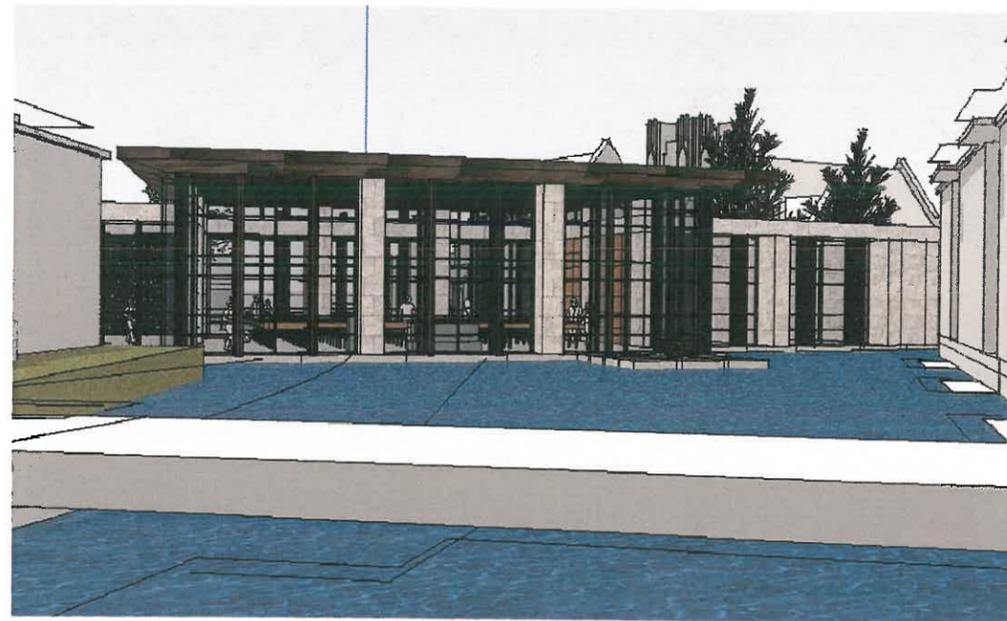
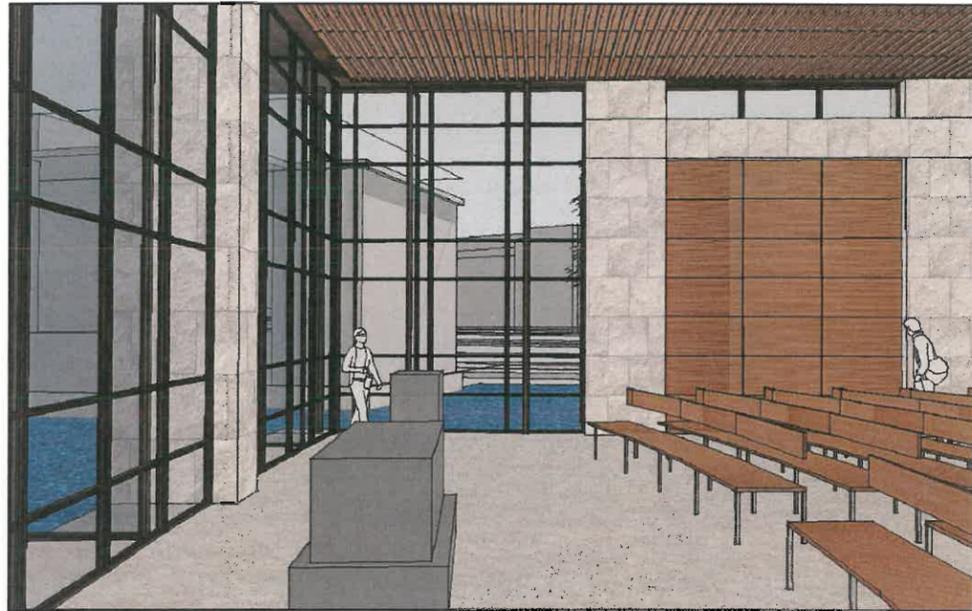
Image cropped by MVCA for comparative presentation. May 3, 2016. Not for permit.

- Key elements:**
- \* Oval garden lawn
  - \* Shrubs and Trees



- New Elements:**
- \* Gas fire seating area as focal point, accessible
  - \* Curvilinear shape for sculpture or ornamental trees
  - \* Water fall to garden theme to north east pond theme
  - \* Garden as its own destination

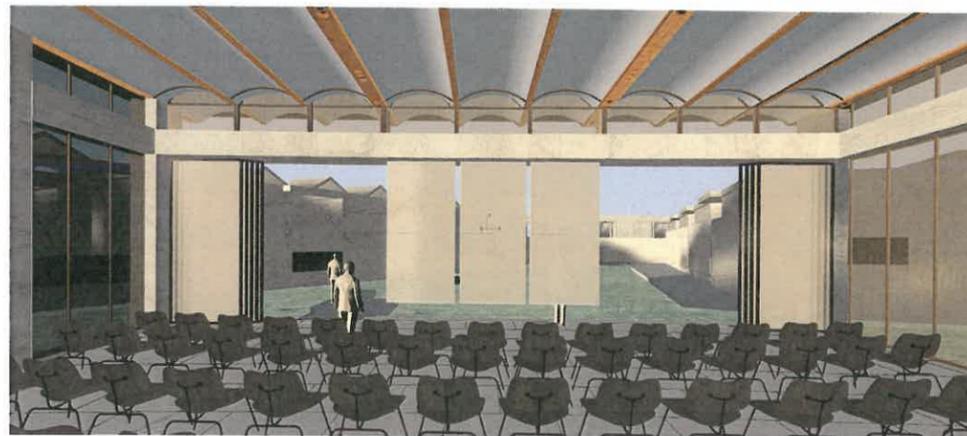
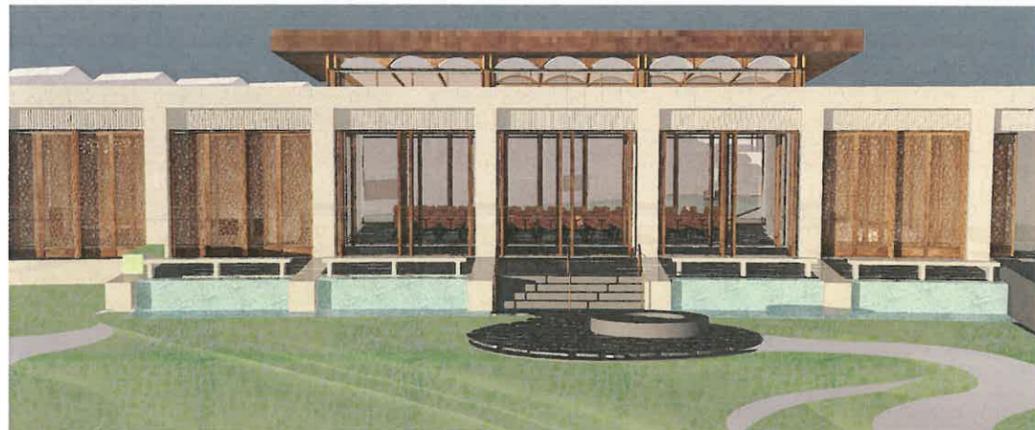
2013



Elements:

- \* Decorative metal screens for visual interest
- \* Screens intended to be operable

2016



Key changes:

- \* The 2016 plan reviews door and window operation for closer code compliance
- \* Energy code at 2016 will require evaluating whether the southwest decorative metal screens need to be replaced with something, such as wood shutters, that will provide more shade. The complexity resides with making the screens operable to maintain views.
- \* Multiple suppliers declined to manufacture screens citing weight, maintenance and safety
- \* Curtains or shades are proposed for the pond side to maximize the potential indoor/outdoor guest experience
- \* Curtains or shades, when door(s) are open will add a feeling of movement from a breeze
- \* Decoupling metal screens from windows or doors at the pond side enables a cinematic pond perspective
- \* In light of cost and metals theft the modified plan gives consideration to lighter non-precious metals while yet retains the intended bronze look



- Key element:
- \* 2' deep roof to ceiling layer
  - \* Chapel roof lifted above
  - \* No air-conditioning

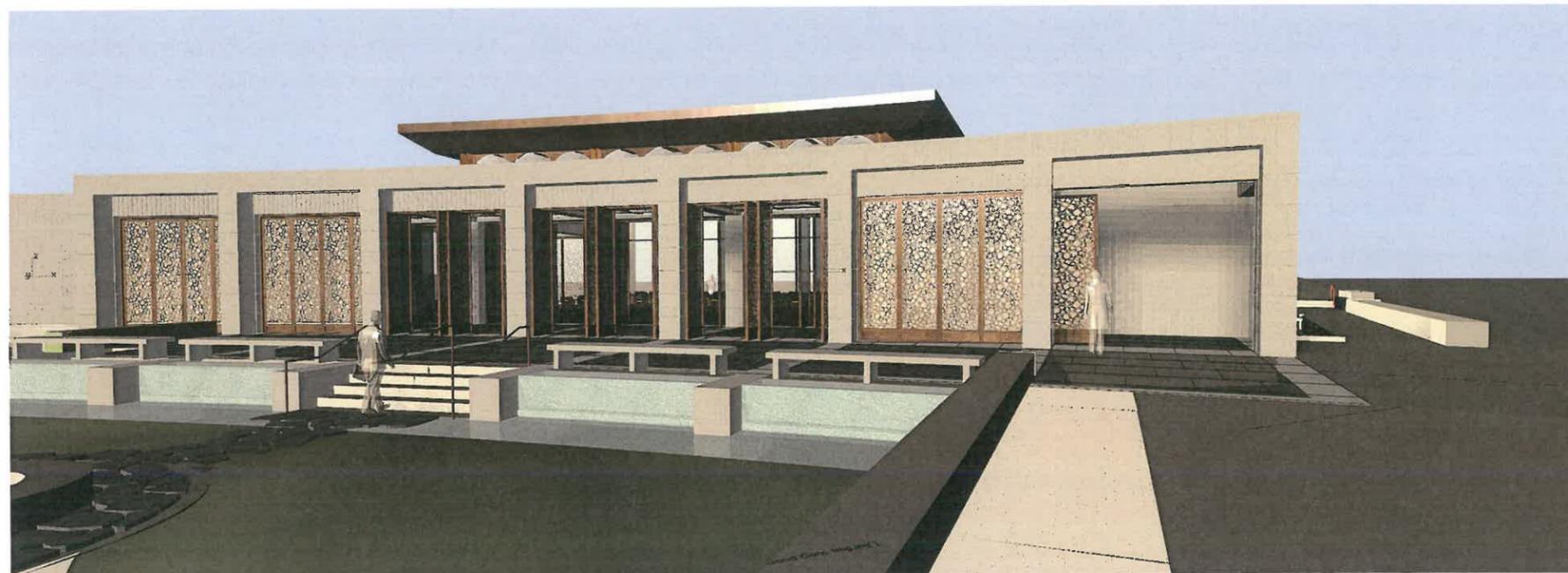
2013



**PROPOSED SOUTH-WEST ELEVATION**

3/64"=1'-0" @ 11X17    3/32"=1'-0" @ 24X36

2016



- Key changes:
- \* Addition of a 2' deep mechanical, electrical, plumbing and fire plenum to meet applicable ventilation and other codes
  - \* Addition of barrel vaults to the chapel ceiling for aesthetic purposes of form and lightness, but also to provide space and channels for ventilation and air-conditioning (barre vaults also add visual interest both day and evening)
  - \* Adds air-conditioning in response to computer modeling suggesting air-conditioning is required to maintain a reasonable level of temperature and humidity