

City of Oakland
Landmarks Preservation Advisory Board

REPORT

Case File Number: DV06464-R01

April 9, 2018

Location:	510-514 7 th Street (also listed under 707 Washington Street)
Parcel Number:	001 -0203-020-00
Proposal:	New construction on vacant parcel in Old Oakland for a 5-story mixed use project with 24 residential units, ground floor retail space, ground floor parking, and rooftop open space
Owner:	Steven Ho
Applicant:	Derek Chau
Planning Permits Required:	Major Regular Design Review
General Plan:	Central Business District
Zoning:	CBD-P Central Business District Pedestrian Retail Commercial Zone, S-7 Preservation Combining Zone, S-17 Downtown Residential Open Space Combining Zone
Environmental Determination:	Exempt per CEQA Guidelines Categorical Exemption Section 15332 – Infill Development Projects, and Section 15183, Projects Consistent with a Community Plan, General Plan, or Zoning
Historic Status:	Vacant Lot located in Old Oakland (API), S-7 district
City Council District:	3
Action to be Taken:	Informational presentation on status update to the Landmarks Board of previously approved project
For Further Information:	Contact case planner Caesar Quitevis at (510) 238-6343 or CQuitevis@oaklandnet.com

SUMMARY

The purpose of this report is to provide information to the Landmarks Preservation Advisory Board as to the status of the project at 7th and Washington Streets, previously approved incorporating and addressing comments provided by the Landmarks Board in the October 16, 2006 Staff Report. A full copy of the staff report is provided for reference and the Landmarks Board’s convenience. The applicant is also submitting the latest plans and elevations with a sample board of the proposed exterior material finishes.

Subsequent to filing a reinstatement of a building permit application (#B1400950 reinstated 12/12/17), the applicant submitted revisions which changed and/or clarified the scope of work including the following:

1. Eliminate the below ground basement parking level including 13 parking spaces, and apply for parking reduction available to project in transit accessible areas;
2. Maintain 9 ground level parking spaces;
3. Eliminate the ceramic tile finish at the ground level building face and instead propose grout-rubbed concrete finish;
4. Propose glass fiber reinforced plaster cornice and horizontal trim details;
5. Raise the ground level floor-to- floor height from 15'-0" to 17'-3", but maintain the original approved overall building height of 54'-8";
6. Refine vertical proportion of bay windows with the floor to floor height adjustments;
7. Refine ground floor storefront proportions with the increase of ground floor height; and
8. Refine color selection of upper level metal siding located below the cornice line.

The proposed building is substantially consistent with the original approval, with refinement to the selection of proposed exterior material finishes. The overall project has been approved, and with the proposed revised building composition, overall proportions, and selection of final exterior material finishes, staff is requesting the Board comment on and/or make recommendations.

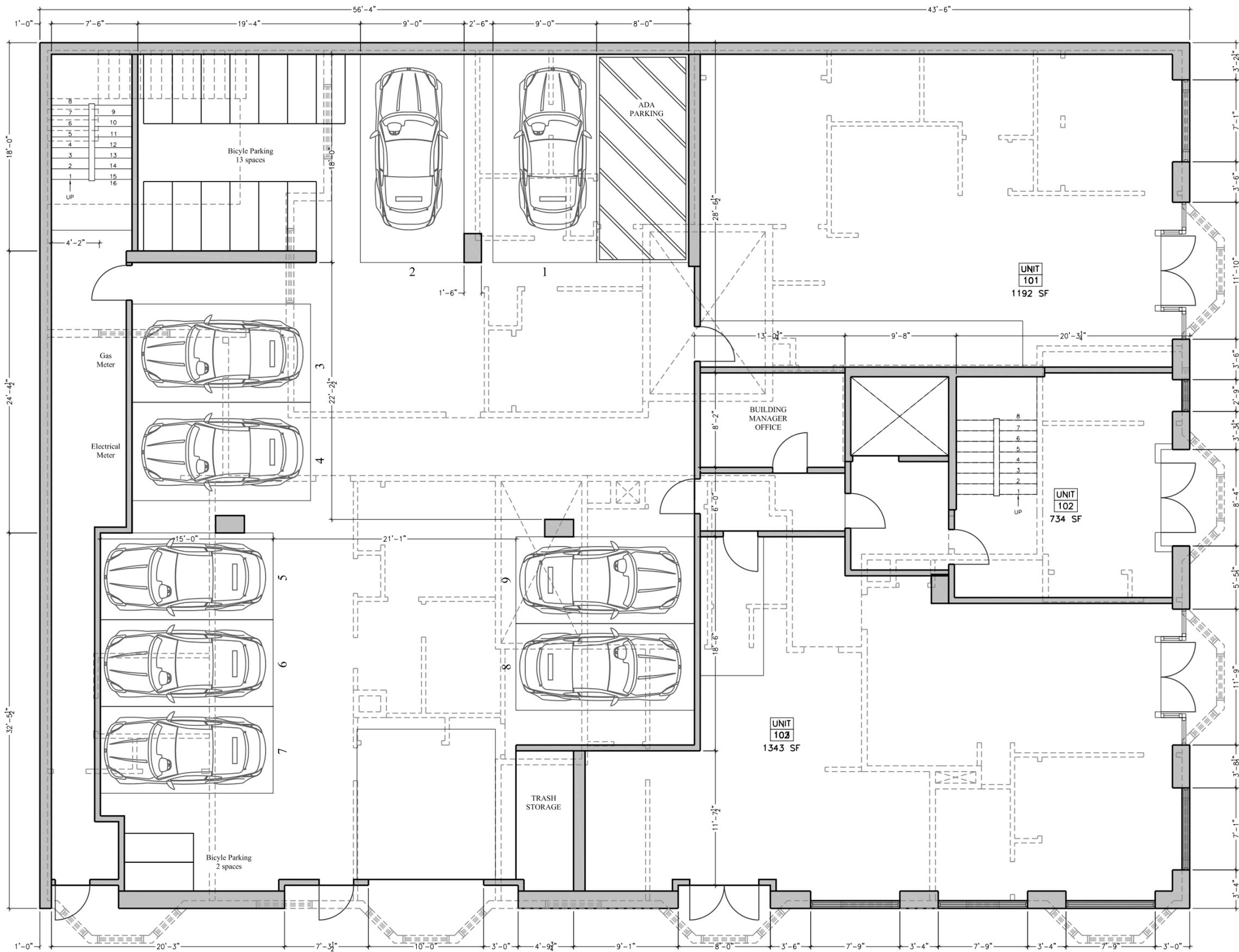
Prepared by:



Caesar Quitevis
Planner II – Bureau of Planning

Attachments:

- A. Project color plans and elevations dated 3/30/18
- B. October 16, 2006 Landmarks Board Staff Report including subcommittee meeting comments



DESIGNED BY:
ALPINE CONSTRUCTION & ENGINEERING
 2952 FLORIDA STREET
 OAKLAND, CA 94602
 (510) 531-3818



DEREK CHAU

REVISION		
NO.	DATE	COMMENT
0.1	2018.01.30	PROGRESS REVIEW
0.2	2018.02.13	PROGRESS REVIEW
0.3	2018.03.30	PROGRESS REVIEW
0.4	2018.04.02	LANDMARK ADVISORY BOARD REVIEW

**707 WASHINGTON STREET
 OAKLAND, CALIFORNIA**

PROJECT:
 SCALE: AS NOTED
 DRAWN BY: DEREK CHAU

SHEET TITLE:
GROUND LEVEL

SHEET:
A-3.1
 SHEET OF

2 GROUND LEVEL FLOOR PLAN - 2018.01.15



DEREK CHAU

REVISION		
NO.	DATE	COMMENT
0.1	2018.01.30	PROGRESS REVIEW
0.2	2018.02.13	PROGRESS REVIEW
0.3	2018.03.30	PROGRESS REVIEW
0.4	2018.04.02	LANDMARK ADVISORY BOARD REVIEW

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**707 WASHINGTON STREET
 OAKLAND, CALIFORNIA**

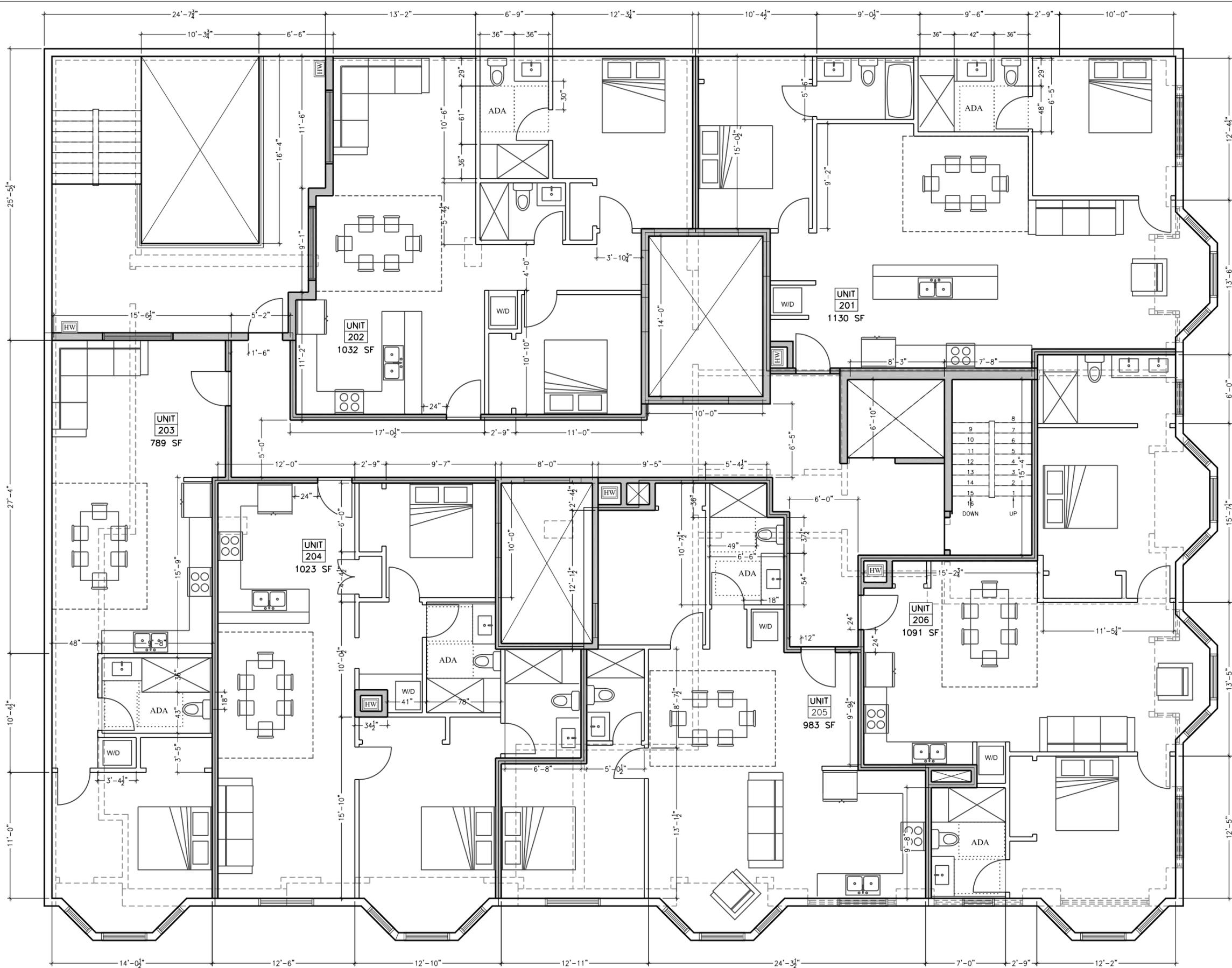
PROJECT:
 SCALE: AS NOTED
 DRAWN BY: DEREK CHAU
 SHEET TITLE

**FLOOR 3 TO
 FLOOR 5
 PLANS**

SHEET

A-3.2

SHEET OF



3 3RD LEVEL- 5TH LEVEL PLAN - 2018.01.15



DEREK CHAU

REVISION		
NO.	DATE	COMMENT
0.1	2018.01.30	PROGRESS REVIEW
0.2	2018.02.13	PROGRESS REVIEW
0.3	2018.03.30	PROGRESS REVIEW
0.4	2018.04.02	LANDMARK ADVISORY BOARD REVIEW

**707 WASHINGTON STREET
 OAKLAND, CALIFORNIA**

PROJECT

SCALE: AS NOTED

DRAWN BY: DEREK CHAU

SHEET TITLE

WEST
 ELEVATION

SHEET

A-4.1

SHEET OF



2 WEST ELEVATION - 2018.02.12

SCALE: 1/4" = 1'-0"



DEREK CHAU

REVISION		
NO.	DATE	COMMENT
0.1	2018.01.30	PROGRESS REVIEW
0.2	2018.02.13	PROGRESS REVIEW
0.3	2018.03.30	PROGRESS REVIEW
0.4	2018.04.02	LANDMARK ADVISORY BOARD REVIEW

**707 WASHINGTON STREET
 OAKLAND, CALIFORNIA**

PROJECT

SCALE: AS NOTED

DRAWN BY: DEREK CHAU

SHEET TITLE

**SOUTH
 ELEVATION**

SHEET

A-4.2

SHEET OF



1 SOUTH ELEVATION - 2018.02.12

SCALE: 1/4" = 1'-0"

Landmarks Preservation Advisory Board**STAFF REPORT**

October 16, 2006

2.	Location: 510-514 7 th Street (APN 001-0203-020-00)
	Proposal: Landmarks Design Review of new construction of a five-story, mixed-use project including 24 residential units, ground floor retail space, parking at and below grade, and roof-top open space.
	Applicant: Stephen Antonaros
Contact Person/Phone Number:	(415)864-2261
	Owner: Mary Tom
	Case File Number: DV06-464
Planning Permits Required:	Major Design Review by the Planning Commission per Zoning code Section 17.136.060 (Projects that involve 25,000 square feet of floor area and located in the C-52 zone), minor variances for height and rear yard setback.
	General Plan: Central Business District
	Zoning: C-52 – Old Oakland Commercial Zone; S-7 – Preservation Combining Zone; S-8 – Urban Street Combining Zone; S-17 – Downtown Residential Open pace Combining Zone.
Environmental Determination:	To be determined
Historic Status:	Vacant Lot in the Victorian Row, City of Oakland Historic District (R76-28 – 4/13/76)
Service Delivery District:	Downtown Metro
City Council District:	3 – Nancy Nadel
For Further Information:	Contact Joann Pavlinec (510) 238-6344, jpavlinec@oaklandnet.com

SUMMARY

This project is before the Landmarks Preservation Advisory Board (LPAB, Board) for Continued design review of proposed new construction of a five-story, mixed-use (residential and commercial) building at the northeast corner of Washington and 7th Streets, including 24 residential units on level two through five and two ground level commercial spaces with ground level and below grade parking. The project requires design review (per Zoning Regulations, Sections 17.60.030, 17.136.040, 17.84.030, 17.86.030 and 17.99.070) and since it is in an S-7 Historic District, the Victorian Row District, the proposal has been forwarded to the LPAB for design review (per Zoning Regulations, Section 17.136.040). Please see the September 11, 2006 staff report (Attachment C) for background information.

LPAB Review – September 11, 2006 – Board Comments

The LPAB reviewed the project at its September 11, 2006 meeting. Board concerns included:

- Reflectivity of the titanium oxide material proposed as the exterior material at the upper level of the building – the Board stated that because it was not copper, but a copper imitation, which would not patina, it was too flashy for the historic district.
- The number of colors and various sizes of tiles on the base of the building need to be simplified. However, the Board supported the quality of the tile samples and the overall color direction of the tile.
- The Board felt that the street level elevation along Washington was too busy and included too many elements – projecting hanging metal signs, canvas marquees,

ATTACHMENT B

- residential entry canopy, and metal storefront awnings.
- Several Board members commented on the proportions of the Bay windows, and suggested that they be modified to be more vertically than horizontally oriented, to be more consistent with the proportions of the historic district. It was also suggested that the building bays be finished in a different material than the adjacent horizontal siding so that they read more like separate, vertical building elements.
- Chair Armstrong suggested that the applicant work with an LPAB sub-committee. Boardmembers Peterson and Tavernier volunteered to be on the sub-committee.

LPAB Sub-committee meeting, September 26, 2006

The LPAB sub-committee (Peterson, Tavernier – not present) met with the applicant on September 26, 2006. The applicant had made the following modifications:

- In the process of exploring alternative materials for the upper building level exterior (terne metal, zinc and copper were suggested);
- Reduced the number of tile colors;
- Eliminated the proposed canvas marquees;
- Changed the proportions of the bay windows to be more vertical; modified the upper window frame color to almond (close to a limestone color); the trim around the bay windows will be limestone; still using Blomberg windows; storefront window frame color will be green. Boardmember Peterson brought photos (See Attachment A) of the White Building at 327 15th Street, a City of Oakland Landmark, to illustrate window proportions typical to those originally proposed. Boardmember Peterson felt the proportions would work in this location and that the Board may still wish to consider the originally proposed proportions for the bay windows.

New Submittal – LPAB Meeting October 16, 2006

The modifications on the enclosed drawings include the following:

- Bronze finished stainless metal siding for the upper building level exterior. This is a flat finish. A sample will be presented at the meeting.
- Reduction of the number of tile colors (reduced the plum color).
- Elimination of the proposed canvas marquees and metal storefront awnings along the first floor.
- Modified the bay window proportions to be more vertically oriented.

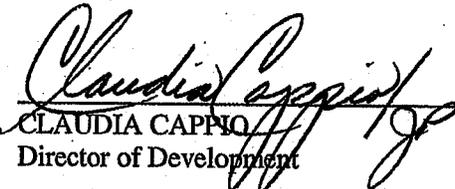
Staff's only further comment on the design is the corner bay storefront along Washington, where there is a combination of glazing and tile in the recessed storefront area. Staff has recommended that this be modified to match the corner bay along 7th Street, where there is a base tile bulkhead, with a storefront display window and transom above. The applicant is checking with his structural engineer regarding lateral bracing to determine if this could be modified or relocated.

Please see pages 5 through 9 of the attached September 11, 2006 LPAB staff report (Attachment C) to review the design and environmental criteria.

RECOMMENDATIONS:

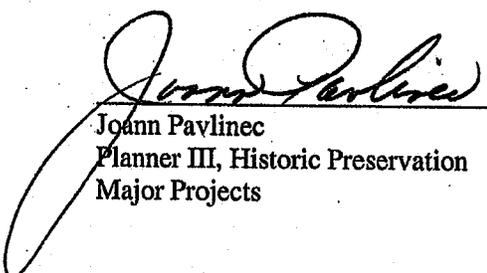
1. Receive any testimony from the applicant and interested citizens;
2. Discuss design issues of concern and develop a recommendation on these and any other issues raised by the Board;
3. Find that the proposal meets the design review criteria, subject to the Conditions of Approval, and forward a recommendation to the Planning Commission; and
4. Find that the proposed project would not materially alter in an adverse manner those physical characteristics that convey the historic district's significance and that justify its eligibility for inclusion in the California Register of Historical Resources.

Respectfully submitted:



CLAUDIA CAPPIO
Director of Development

Prepared by:

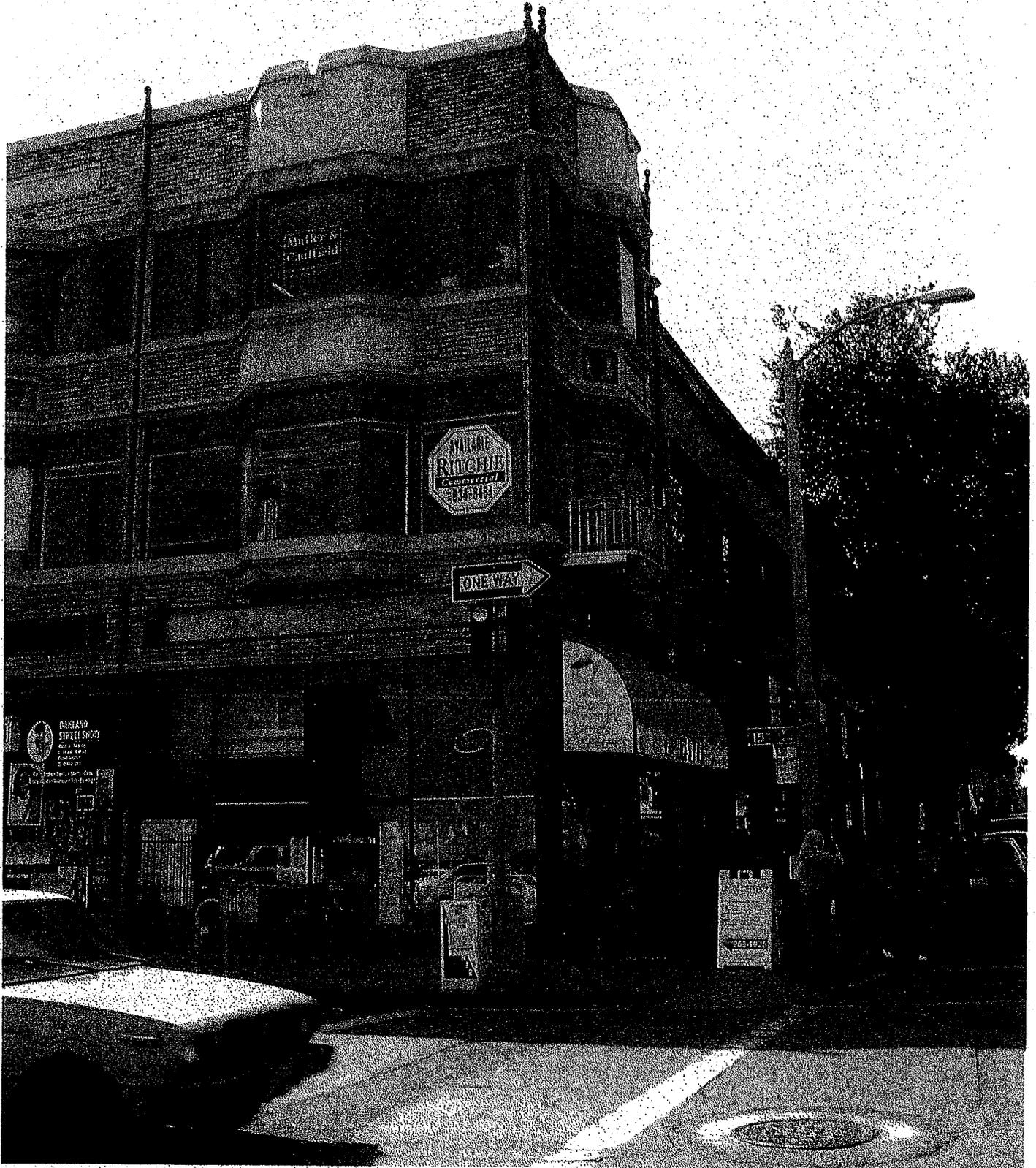


Joann Pavlinec
Planner III, Historic Preservation
Major Projects

ATTACHMENTS:

- A) White Building at 327 15th Street
- B) Plans and Elevations
- C) Previous LPAB Staff Report

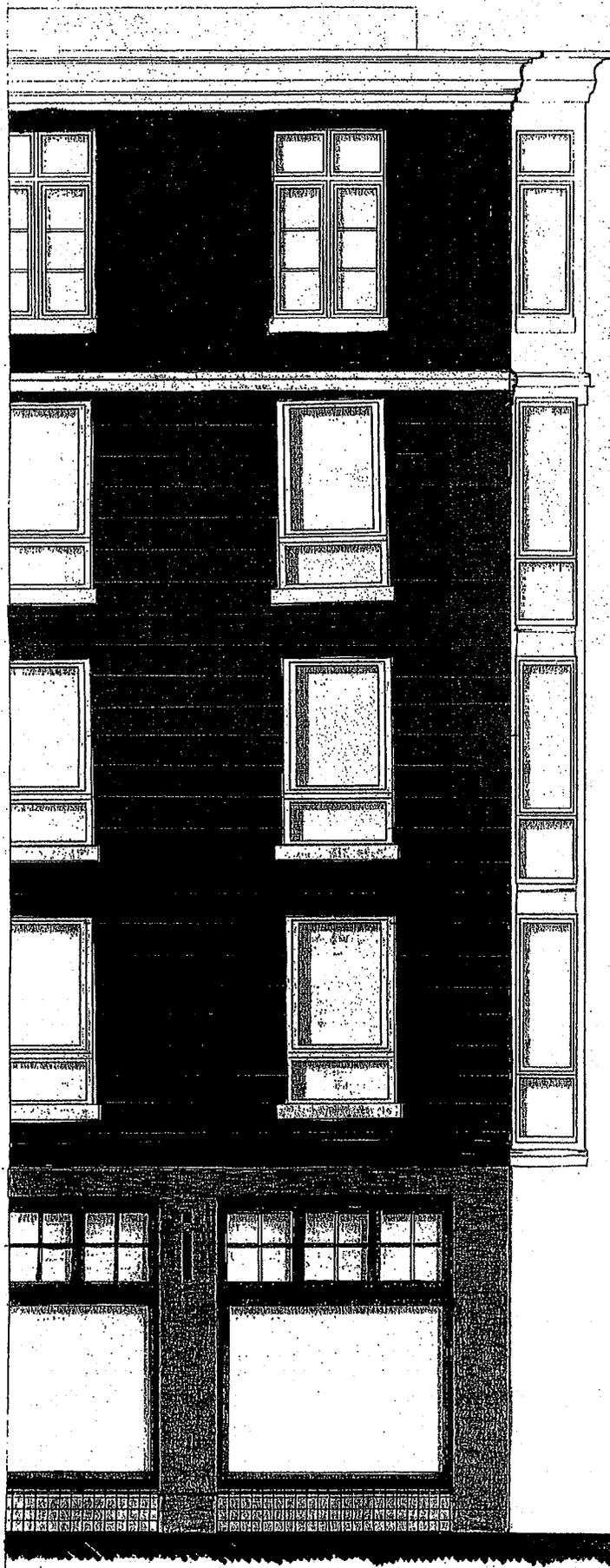
ATTACHMENT A

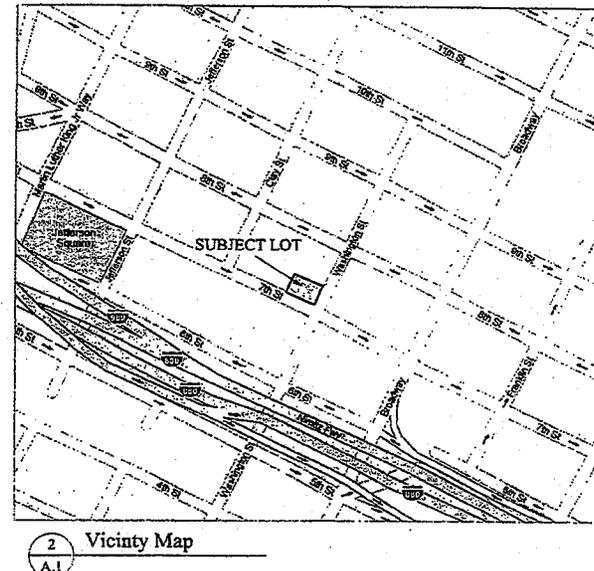
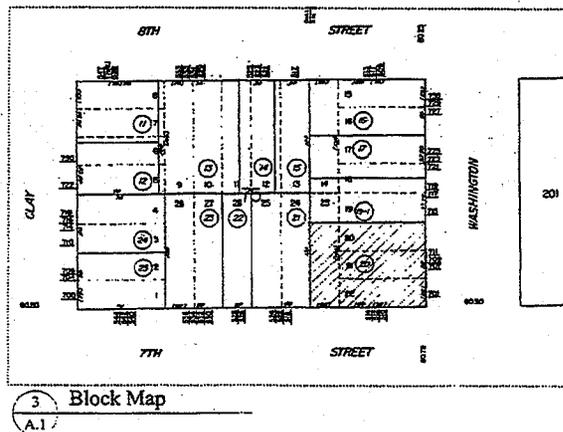
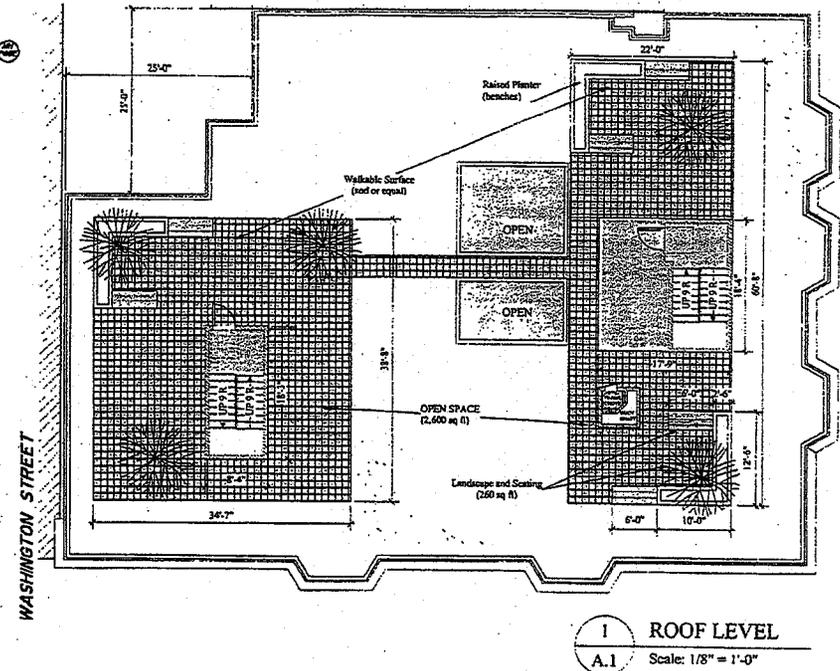
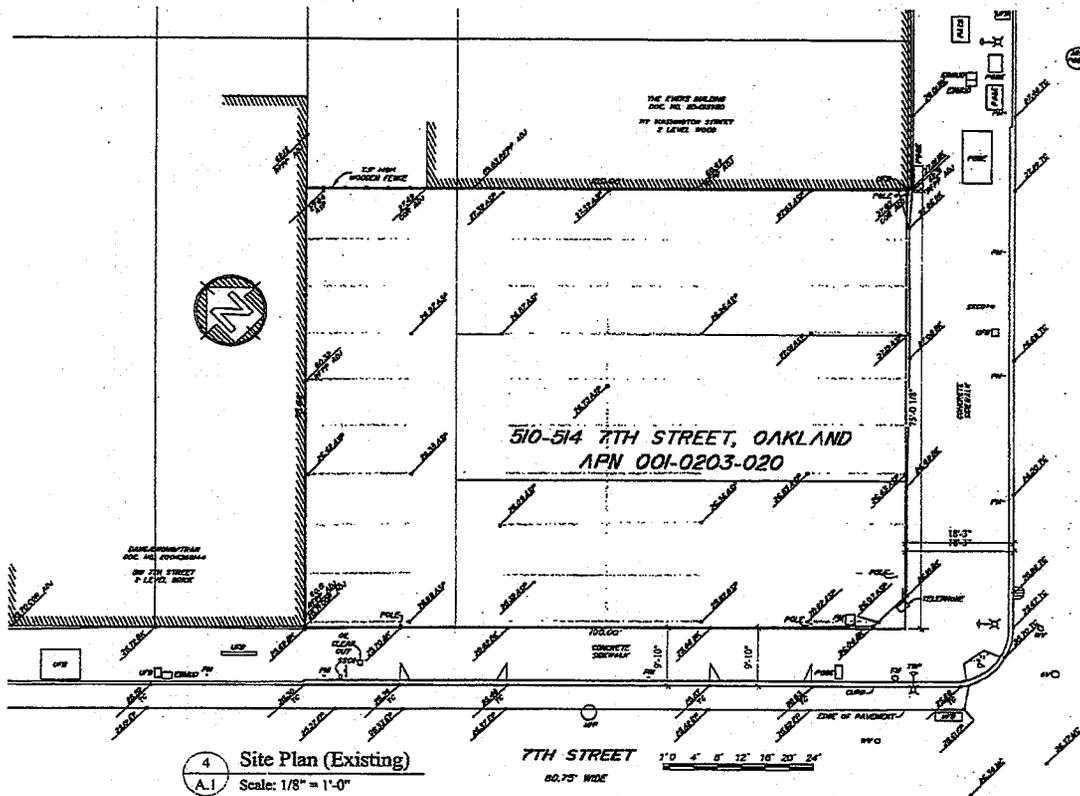




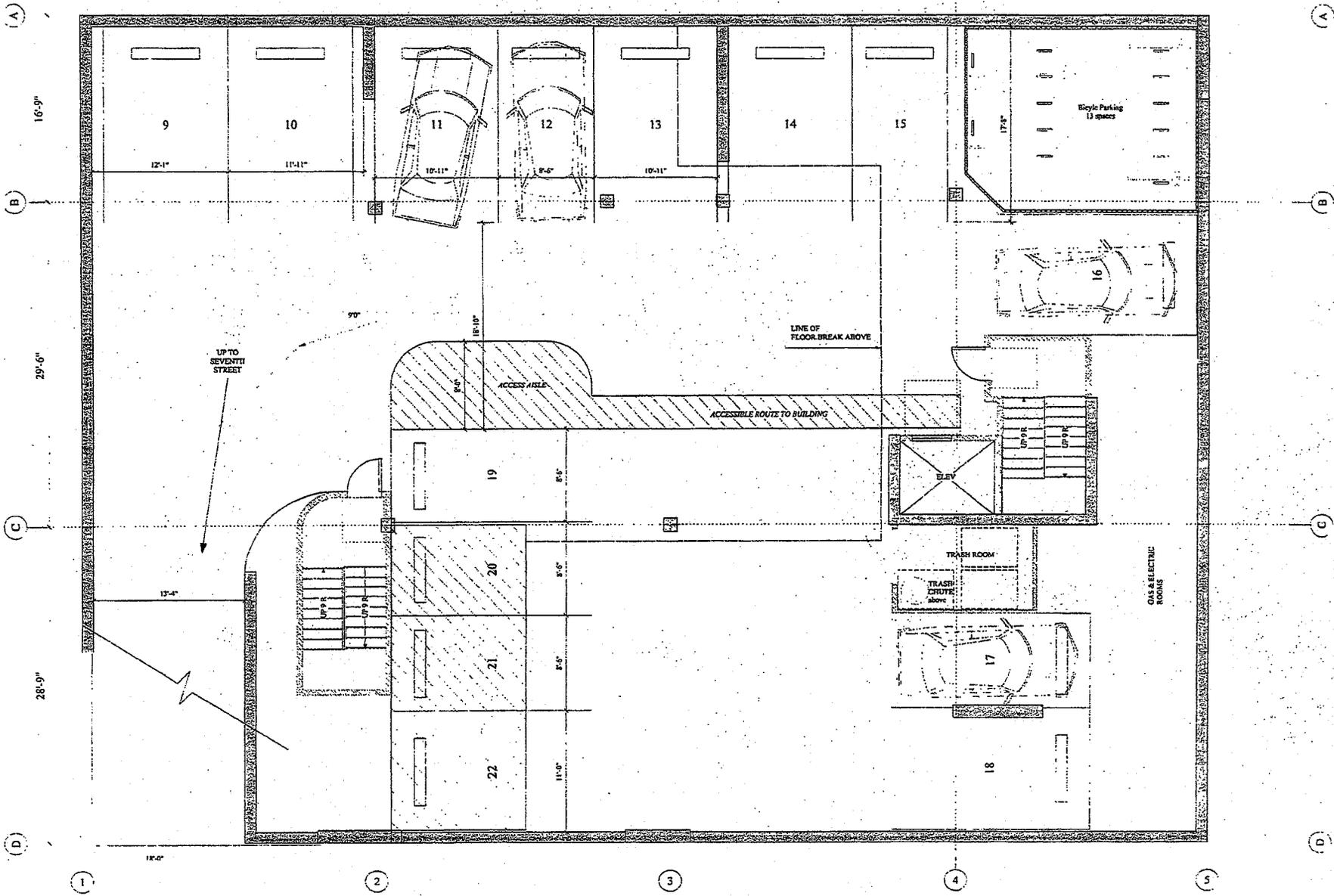


ATTACHMENT B





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 OCT 10 2006
 City of Oakland
 Planning & Zoning Division



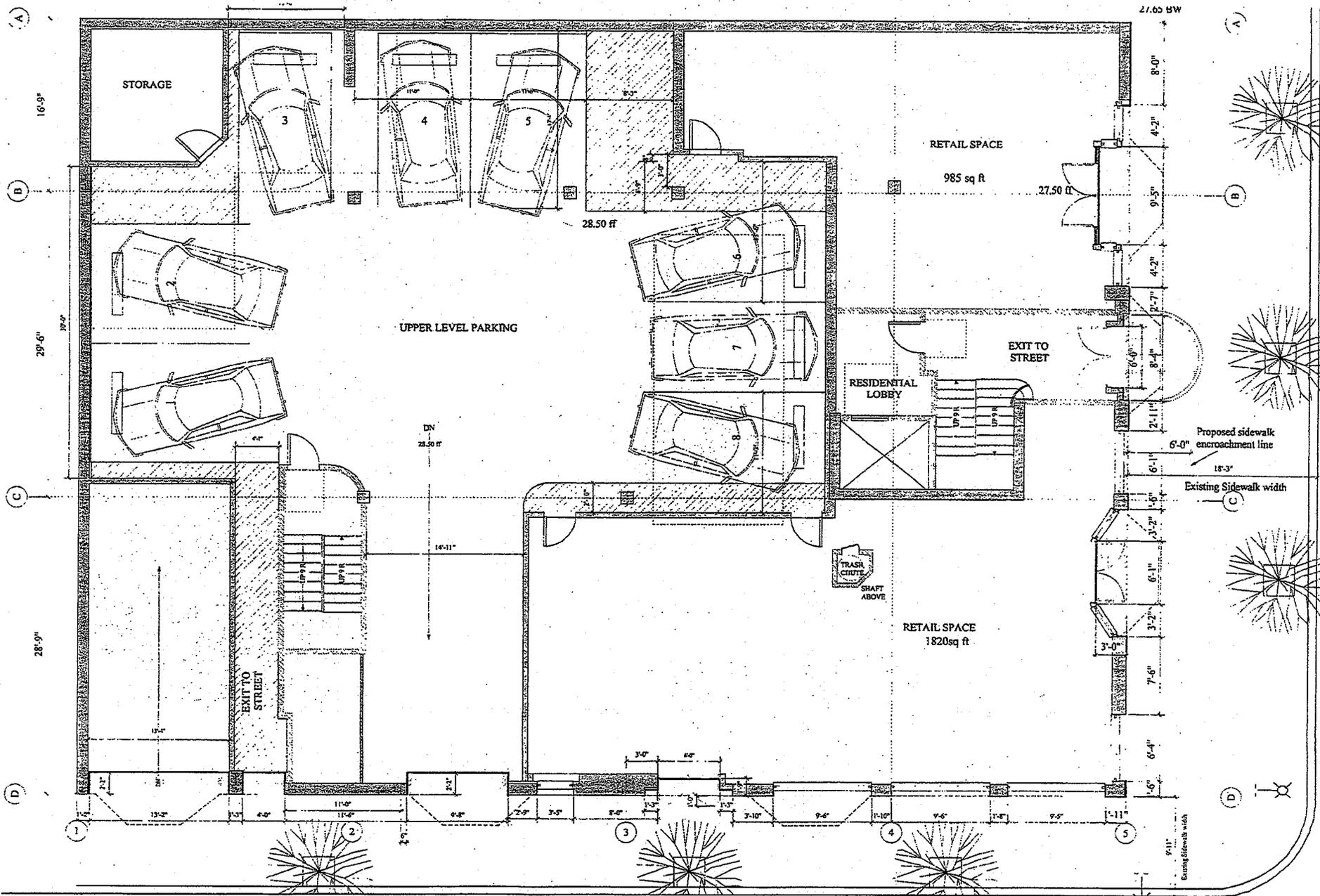
STEPHEN ANTONAROS

514 SEVENTH STREET

REV

Sheet

1 BASEMENT PARKING PLAN
 A4 Scale: 1/4" = 1'-0"



GROUND LEVEL - STREET PLAN
Scale: 1/4" = 1'-0"

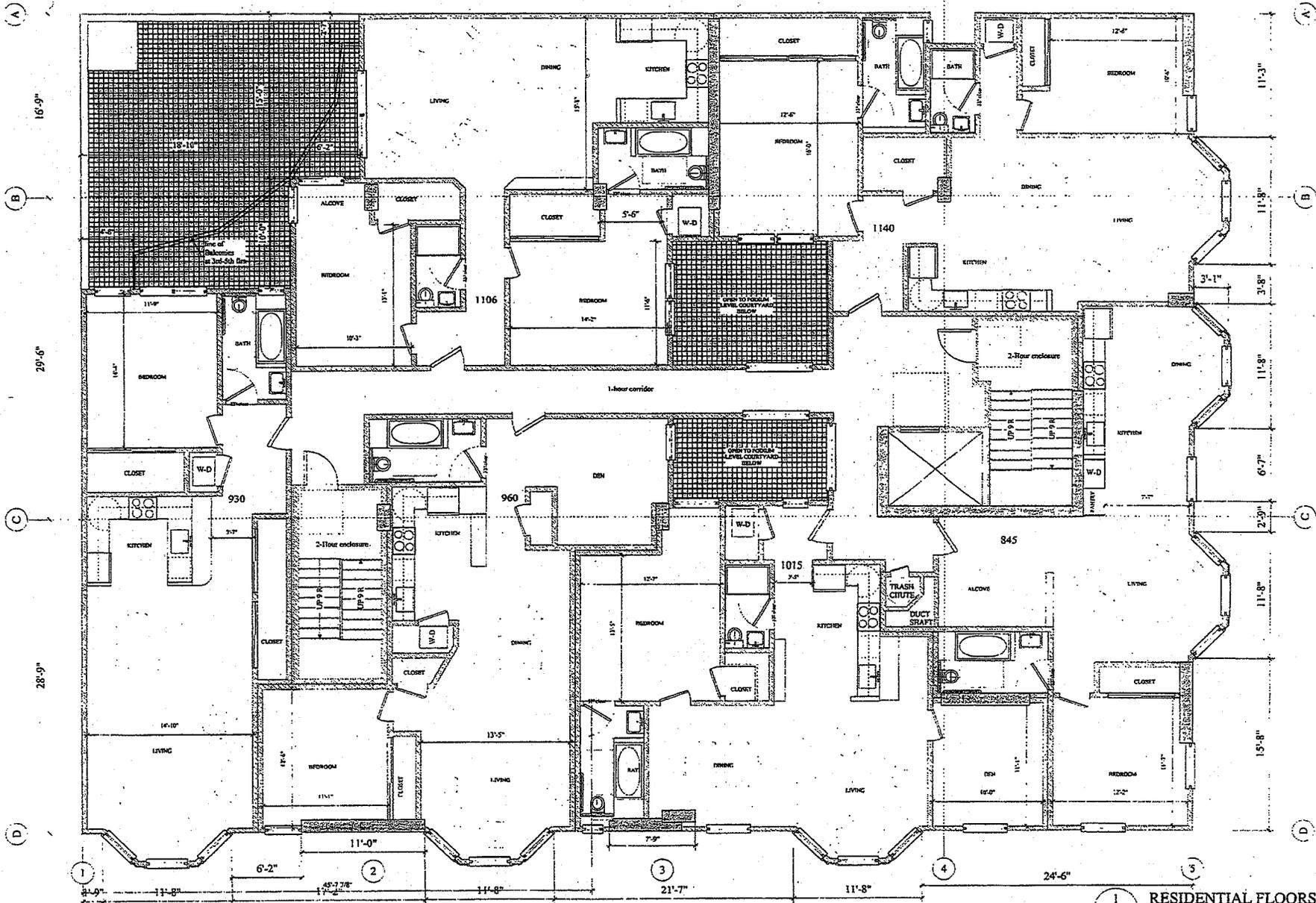
1
A3

STEPHEN ANTONAROS

514 SEVENTH STREET

Sheet

A



STEPHEN ANTONAROS

514 SEVENTH STREET

1 RESIDENTIAL FLOORS (2nd thru 5th)
 A2 Scale: 1/4" = 1'-0"

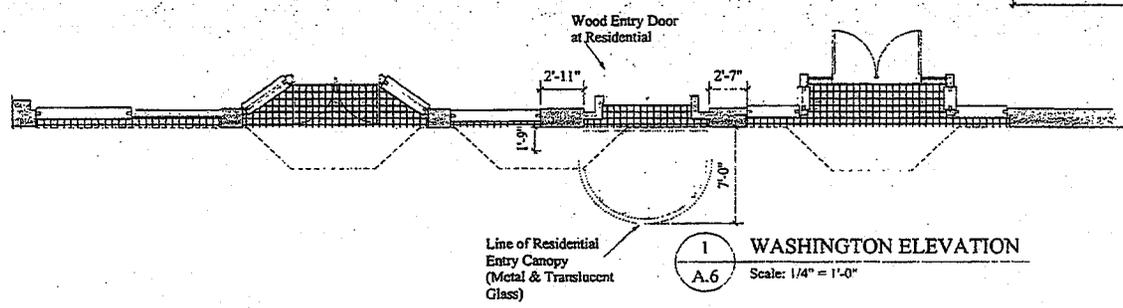
Sheet

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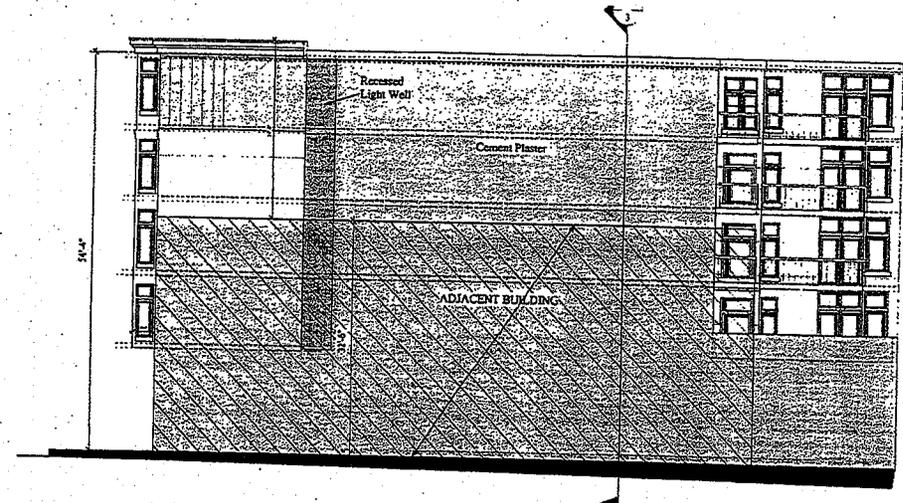
1 SEVENTH STREET ELEVATION
 A.5 Scale: 1/4" = 1'-0"



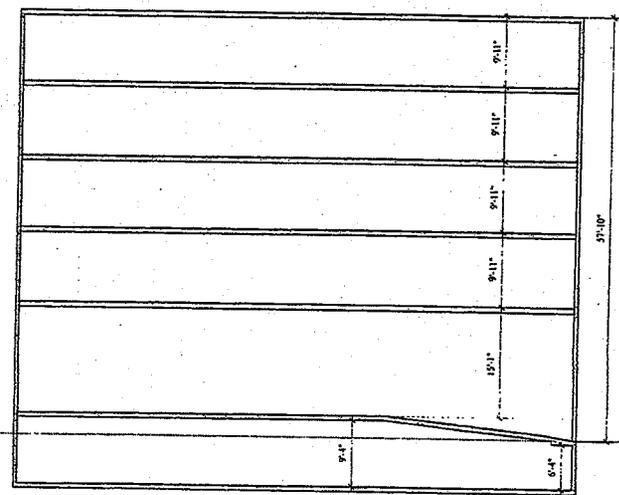
1 WASHINGTON ELEVATION
 A.6 Scale: 1/4" = 1'-0"

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 Scale
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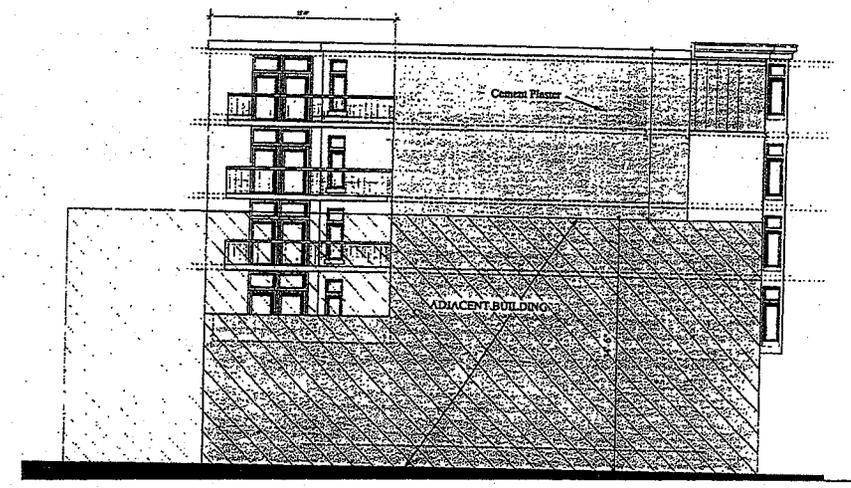
Sb



1 Side Elevation
Scale: 1/8" = 1'-0"



Building Section 3
Scale: 1/8" = 1'-0"



Side Elevation 2
Scale: 1/8" = 1'-0"

2.	Location: 510-514 7 th Street
	Proposal: Landmarks Design Review of new construction of a five-story, mixed-use project including 24 residential units, ground floor retail space, parking at and below grade, and roof-top open space.
	Applicant: Stephen Antonaros
Contact Person/Phone Number:	(415)864-2261
	Owner: Mary Tom
Planning Permits Required:	Major Design Review by the Planning Commission per Zoning code Section 17.136.060 (Projects that involve 25,000 square feet of floor area and located in the C-52 zone), minor variances for height and rear yard setback.
	General Plan: Central Business District
	Zoning: C-52 – Old Oakland Commercial Zone; S-7 – Preservation Combining Zone; S-8 – Urban Street Combining Zone; S-17 – Downtown Residential Open space Combining Zone.
Environmental Determination:	Exempt per California Environmental Quality Act Categorical Exemption 15332 – In-fill Development Projects;
	Historic Status: Vacant Lot in the Victorian Row, City of Oakland Historic District (R76-28 – 4/13/76)
	Service Delivery District: Downtown Metro
	City Council District: 1 – Nancy Nadel
	For Further Information: Contact Joann Pavlinec (510) 238-6344, jpavlinec@oaklandnet.com

SUMMARY

This project is before the Landmarks Preservation Advisory Board (LPAB, Board) for design review of proposed new construction of a five-story, mixed-use (residential and commercial) building at the northeast corner of Washington and 7th Streets, including 24 residential units on level two through five and two ground level commercial spaces with ground level and below grade parking. The project requires design review (per Zoning Regulations, Sections 17.60.030, 17.136.040, 17.84.030, 17.86.030 and 17.99.070) and since it is in an S-7 Historic District, the Victorian Row District, the proposal has been forwarded to the LPAB for design review (per Zoning Regulations, Section 17.136.040).

In addition to design review, the project requires minor variances for height and rear yard setbacks (per Zoning Regulations Sections 17.60.150 and 17.60.160). The Planning Commission will hold a public hearing because the proposal involves more than twenty-five thousand square feet of floor area and is located in the C-52 zone (per Zoning Regulations, Section 17.136.060). LPAB comments on the design will be forwarded to the Planning Commission. Staff is recommending design review approval, with conditions.

PROJECT DESCRIPTION

The proposal is for new construction of a five-story (+/-57'-6") building, including 24 residential units on levels two through five, over two commercial ground level units, with parking spaces at grade and one level below grade. Please note that the Street Elevations, Sheets A.5 and A.6,

represent the most current façade design details. The cover sheet of Attachment A is included for review of the overall building character and design.

Overall, the building footprint follows the property lines, in order to provide continuity to the street wall and define the street space along both Washington and 7th Streets. The building design divides the street facades into a base, middle and top. The building massing includes two centrally located light wells which provide interior rooms with operable windows, a small light well along the eastern façade, and a building rear and side recess at the innermost corner of the parcel to provide light and air to the units facing this area. These light wells and the interior corner recess area begin at the podium level.

The base includes two commercial spaces with enframed recessed storefronts, two commercial recessed entries on Washington, a recessed residential lobby entry along Washington, and two recessed garage entries along 7th Street. The entry to the upper floor residential units incorporates ceramic and mosaic tiles on the entry floor area, and is differentiated from the two retail spaces to each side by an arched recessed opening with wood-framed entry doors and a metal and glass rounded entry canopy. Entry to each of the two retail spaces along Washington is defined by a recessed entry area, incorporating ceramic and mosaic tiles on the entry floor area, and a rectangular metal canopy. The commercial spaces along both Washington and 7th Streets are further articulated by a canvas awning that projects from the building face by 1'-9". The two garage entries are located along 7th Street at the northernmost termination of the façade – one entry for the ground level garage and one for the below grade parking area. Garage entry (uplift) doors follow the pattern and proportions of the storefronts, including transom windows.

Above the building first floor base, the massing is broken by projecting bays which define the living/dining areas of units, and also by the change in materials between the building's middle, HardiBoard, and uppermost level, copper metal. Finally, the 5th level facade is further differentiated by different window divisions in the non-bay wall windows, than those windows directly below in the middle area of the building.

The exterior street façade finish materials include tile at the base, 'HardiBoard' on the building middle, and vertically oriented metal siding (copper or copper finish) on the 5th level. The tile layout includes metallic copper tiles, located in the tan rectangular tile areas, in order to provide interest to these larger wall areas and to tie the base to the upper level copper. Horizontal bands are composed of glass fiber reinforced plaster, except between the base and middle where a 6" copper band is proposed. The windows are metal-framed, fixed and casement.

Proposed signage is a metal hanging sign, one for each business along Washington Street, located within the blank wall areas and one located along 7th Street between the first two bays.

Open space is located on the roof, at the podium level at the innermost corner (drawings will be modified to include access to this space), and on balconies at this innermost corner. Although the balconies are not shown on the elevations (Sheet A.7), they are composed of a concrete base with metal rails (elevations including the balconies will be presented at the meeting). The proposed roof layout provides two major areas, further divided into smaller areas by the stair and elevator enclosures. This space break-up provides for some privacy for individual users, and for possible shelter from sun/wind depending on daily conditions (landscape plan of roof open space will be presented at the meeting).

HISTORIC SUMMARY

The site is located in the Victorian Row, Oakland Designated Preservation District.

The District comprises most of the six square blocks bounded by Broadway, 7th, 10th and Clay Streets; both sides of Washington, 8th and 9th Streets are included. The buildings are rectangular commercial blocks, one to four stories high, occupying their entire lots at the street frontage, and in various historic architectural styles. The District is bounded on the north, south and east by large modern high-rise buildings and on the west one and two-story buildings, with scattered new mid-rise development in last couple of years. The district is clearly defined by the differences between its small scale and its very tall neighbors.

The Old Oakland District is the surviving downtown commercial center of the 1870's and 1880's, with additions made in the early decades of the 20th century when the commercial heart had moved farther north but auxiliary commercial functions still attracted investment money. The District was preserved by neglect, and then surrounded by large scale development, including the convention center, hotels, arena, and police and court facilities.

9th Street, between Broadway and Washington Street - "Victorian Row" - represents an unbroken succession of Victorian structures fronting both sides of the street. These structures comprise one of the most distinguished compositions of late Victorian commercial architecture in the western United States. Other portions of the six block area are not as intensely developed with architecturally and historically significant structures as Victorian Row.

PROPERTY DESCRIPTION

The proposal site, a corner lot with frontage on both Washington and 7th Streets, is a flat lot of 7,500 square feet, currently used as a surface parking lot (36 parking spaces). As mentioned above, the Historic District is also defined by its scale, as it has more recently been surrounded by larger scale development, including the convention center, hotels, arena, and police and court facilities.

GENERAL PLAN ANALYSIS

The General Plan Designation for the project site is Central Business District (CBD). The intent of the CBD designation is to "encourage, support, and enhance the downtown area as a high density mixed use urban center of regional importance and a primary hub for business, communications, office, government, high technology, retail, entertainment, and transportation in northern California."

The Central Business District Maximum Floor Area Ratio for nonresidential area is 20; the proposed first story contains nonresidential space and is well below this standard. The Central Business District would allow 86 residential units; the project proposes 24. The proposed project is consistent with the General Plan designation of Central Business District in that it is a mixed-use development that will support and enhance the downtown area and the Old Oakland Historic District by providing residential and commercial uses where a vacant lot exists.

In addition the following General Plan policies are supported by this proposal:

Policy D1.1 Defining Characteristics of Downtown.

The characteristics that make downtown Oakland unique, including its strong core area; proximity to destinations such as the Jack London waterfront, Lake Merritt, historic areas, cultural, arts, and entertainment activities; and housing stock, should be enhanced and used to strengthen the downtown as a local and regional asset.

Policy D1.2 Identify Distinct Districts

The downtown should be viewed as the compilation of a series of distinct districts, including but not limited to City Center, Chinatown, Old Oakland, the Broadway Corridor, Gateway, Kaiser Center, Gold Coast the Channel Park area south of Lake Merritt, and the Jack London Waterfront. A distinct identity for these downtown districts should be supported and enhanced.

Policy D1.4 Planning for Old Oakland

Old Oakland should be respected and promoted as a significant historic resource and character-defining element, with Washington Street as its core. Residential development in Old Oakland should be of mixed housing type, with ground-floor retail where feasible.

Policy D6.1 Developing Vacant Lots

Construction on vacant land or to replace surface parking lots should be encouraged throughout the downtown, where possible.

Policy D10.6 Creating Infill Housing

Infill housing that respects surrounding development and the streetscape should be encouraged in the downtown to strengthen or create distinct districts.

Policy D13.2 Providing Parking

An adequate quantity of car, bicycle, and truck parking, which has been designed to enhance the pedestrian environment, should be provided to encourage housing development and the economic vitality of commercial, office, entertainment, and mixed use areas.

ZONING ANALYSIS

The site is zoned C-52 - Old Oakland Commercial Zone, S-7 - Preservation Combining Zone, S-8 – Urban Street Combining Zone, and S-17 - Downtown Residential Open Space Combining District.

The intent of the C-52 - Old Oakland Commercial zoning is to preserve and enhance an area of historically or architecturally valuable structures of moderate scale for office, retail, and other appropriate uses along streets oriented to pedestrian movement, and is appropriate to the older commercial section south of the core of the central district.

The intent of the S-7 - Preservation Combining zoning is to preserve and enhance the cultural, educational, aesthetic, environmental, and economic value of structures, other physical facilities, sites and areas of special importance due to historical association, basic architectural merit, the embodiment of a style or special type of construction or other special character, interest, or value, and is typically appropriate to selected older locations in the city.

The intent of the S-8 – Urban Street Combining zoning is to create, preserve, and enhance compact, attractive, and clearly defined street and plaza spaces and to assure ground-level continuity of retail and consumer service uses along key shopping frontages and is typically

appropriate to major pedestrian shopping streets in the central district.

The intent of the S-17 - Downtown Residential Open Space Combining Zone is to provide open space standards for residential development that are appropriate to the unique density, urban character and historic character of the Central Business District.

Zoning Compliance Table

Criteria	Requirement	Proposed	Complies
Yard - Front	0 feet	0 feet	X
Yard - Side	0 feet	0 feet	X
Yard - Rear	15 feet for res. Facilities	0 feet	Variance Required
Height	50 feet max.	+/- 57'-6"	Variance Required
Open Space	75 sf/unit = 1800 sf	+/- 2537.5 sq. ft.	X
Parking	Multifamily and Commercial - no spaces required	22 parking spaces	Provides parking - parking not required
Density	Res. R-80 – 1 du/300 sf of lot area 7500/300 = 25 units plus 10% for a corner lot = 27 units	24 units	X

R-80 Density

Maximum Residential density (Zoning Regulations, Section 17.60.140) states that residential uses shall be subject to the same maximum density as is set forth in Section 17.30.140 for the R-80 zone. Per Section 17.30.140 of the R-80 zoning, one regular dwelling unit is permitted for each three hundred (300) square feet of lot area. The total lot area, 7,500 sq. ft. would allow 25 units, with a 10% increase on corner lots for a total of 27 units allowed; 24 units are proposed. Therefore, the proposal complies with the R-80 density requirements.

S-17 Open Space

Per Section 17.99.050 of the S-17 zoning regulations, usable open space shall be provided for such facilities at a rate of seventy-five square feet per standard unit. 24 units would require a total of 1,800 square feet; a total of +/- 2,537.5 square feet is proposed. Therefore, the proposal complies with the S-17 Open Space requirements.

Design Review

The C-52 Zone requires Design Review for residential projects with three or more units on a lot, pursuant to the design review procedure in Chapter 17.136 - Design Review Procedure. The Design Review Procedure in Chapter 17.136 (Zoning Regulations, Section 17.136.040) requires

that whenever an application is for regular design review in the S-7 zone, the Director of City Planning shall refer the proposal to the Landmarks Preservation Advisory Board for its recommendations. Therefore, this project has been referred to the LPAB for design review.

Design Review Criteria

Chapter 17.60.030 of the C-52 Old Oakland zoning designation requires design review for residential projects with three or more units on a lot, pursuant to the design review procedure in Chapter 17.136. Under Section 17.136.070, design review approval may be granted only if the proposal conforms to all of the following criteria, as well as to any and all other applicable design review criteria:

A. For Residential Facilities:

1. That the proposed design will create a building or set of buildings that are well related to the surrounding area in their setting, scale, bulk, height, materials and textures;
2. That the proposed design will protect, preserve, or enhance desirable neighborhood characteristics;
3. That the proposed design will be sensitive to the topography and landscape;
4. That if situated on a hill, the design and massing of the proposed building relates to the grade of the hill;
5. That the proposed design conforms in all significant respects with the Oakland Comprehensive Plan and with any applicable district plan or development control map which has been adopted by the City Council.

Per Section 17.84.040 of the S-7 Preservation Combining Zone regulations, design review approval for construction, establishment, alteration or painted of a facility may be granted only upon determination he the proposal conforms to the general design review criteria set forth in the design review procedure in Chapter 17.136 and to both of the following additional design review criteria:

- A) That 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, color, materials, texture, lighting, detailing and ornamentation, 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.
- B) That the proposed development will not substantially impair the visual, architectural, or historic value of the total setting or character of the surrounding area or of neighboring facilities. Consideration shall be given to integration with, and subordination to, the desired overall character of such area or grouping of facilities. All design elements or effects specified in subsection A of this section shall be so considered.

Per Section 17.86.110 of the S-8 Urban Street Combining Zone regulations, the following Design Review criteria are required:

- A. That the proposal will be compatible with an atmosphere of quality and refined architectural taste appropriate to a highly urban commercial center;
- B. That the design of ground-level facilities will be interesting to pedestrians and will preserve, and where possible enhance, the basic continuity of key

- shopping frontages;
- C. That the building façade and other walls will be considered and treated as a whole, and in relationship to adjoining buildings;
 - D. That all signs will be harmonious with the architectural design of the building and adjacent buildings, and will not cover or distract from desirable architectural features.

VariANCES Required

Height: Per the C-52 Zoning, Section 17.60.150 Maximum Height, the maximum height allowed is 50 feet; the proposal is for a building height of 57.5 feet.

Rear Yard Setback: Per the C-52 Zoning, Section 17.60.160 Minimum yards and courts, a rear yard with a minimum depth of fifteen (15) feet shall be provided for all Residential Facilities; the proposed rear yard setback is zero feet.

ENVIRONMENTAL DETERMINATION

The environmental determination for this proposal is an Infill Exemption, CEQA Guidelines Section 15332. Exceptions to Categorical exemptions include historic resources.

Section 15300.2 Exceptions to Categorical Exemptions - Historic Resources

The proposed site is located in an S-7 Historic District. Therefore the proposal meets the definition of an historic resource under the California Environmental Quality Act (CEQA), as defined in Section 15064.5 of the CEQA Guidelines. Section 15300.2(f) states that "a categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource."

With respect to Cultural and Historic Resources, a project would have a significant impact on the environment if it would cause a substantial adverse change in the significance of a historical resource. Specifically, a substantial adverse change includes physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be "materially impaired." The significance of an historical resource is "materially impaired" when a project demolishes or materially alters, in an adverse manner, those physical characteristics of the resource that convey its historical significance and that justify its inclusion on an historical resource list.

Upon review of this proposal in relation to the criteria of significance for determining impacts to historical resources, along with CEQA Guidelines Section 15064.5, the LPAB must find that the proposed project would not materially alter in an adverse manner those physical characteristics that convey the historic district's significance and that justify its eligibility for inclusion in the California Register of Historical Resources.

DESIGN CRITERIA COMPLIANCE

S-7 Preservation Combining Zone Design Criteria

The S-7 Preservation Combining Zone Design Criteria requires that the design, form, scale, color, materials, texture, lighting, detailing and ornamentation, landscaping, signs, and any other relevant design element or effect will not substantially impair the visual, architectural, or historic value of the

affected site or facility.

Staff calls attention to the location of this proposal within the Old Oakland Historic District, which should be taken into consideration in evaluating the design. Old Oakland is associated with the unbroken succession of architecturally distinguished Victorian structures along 9th Street built in the late 1800's.

Form:

The proposed building form is a five-story rectangular building, built to the property edges. The street facades strongly hold the street edge, continuously for the height of the building. The building form includes projecting bays along Washington and 7th Streets. These are design characteristics typical of Old Oakland buildings.

The first floor is a tall first floor commercial space (15'). Proposed enframed recessed storefronts and entries are clearly defined and articulated, including canopies, awnings, transom windows, a high percentage of transparency, and projecting signage. These elements are all present and typical to Old Oakland storefronts

The building is defined by a classical three part composition, base, shaft and capital at the fifth floor. The Old Oakland historic buildings typically have a two-part composition but are terminated at the roof with tall, heavy, well-defined and detailed cornices. The change in materials and windows at the fifth floor acts as the capital or cornice of the proposed building.

Scale:

The overall scale of the building is appropriate for its corner site. Although somewhat larger than its adjacent neighbors (See Sheets A.6 and A.7), a two-story height change is not an abrupt change as many of the adjacencies within the Historic District have height differences of two levels. Also, as a corner site, this location can take on some additional height.

Color:

The applicant will present a materials and color board at the meeting.

Materials:

The major exterior building materials correspond to the building divisions, with the base - the area most subject to wear - of tile, the middle of HardiBoard, and the cornice of copper or copper finished metal. Along Washington Street, several contributing historic buildings are finished with wood plank exterior siding, and the HardiBoard on the proposed building middle is consistent with these buildings. Along 7th Street, on this block, the buildings are brick. Staff finds that the proposed 5th level metal, with the dimensional division corresponding to wood board dimensions, an appropriate material at this upper level. Staff is requesting that the Board discuss the use of tile on the base of the building as this is not typical in the Old Oakland Historic District.

Texture:

The texture of the tile, HardiBoard, upper copper metal, in addition to the differing scales and vertical versus horizontal orientation of the material all contribute to the street façade texture. The irregular rhythm of the projecting bays, and walls in between create visual interest and texture to the

street facades. Old Oakland buildings are rich in texture and therefore the proposed texture is consistent with the Historic District. The windows are proportionally tall and correspond to the shapes and proportions of Old Oakland windows.

Lighting and landscaping: Street trees, subject to selection, planting and tree grates/surround by the City's Tree Division, are proposed. The applicant is required to submit a roof landscaping plan illustrating at least ten percent of the usable open space area to include landscaping enhancements as well as user amenities.

S-8 Urban Street Combining Zone Design Criteria

The S-8 criteria address architectural quality, ground level pedestrian enhancing features, relationship of the facades to adjoining buildings, and signage.

Staff finds that the proposal uses quality materials, with special attention to durability at the base by the use of tile. The tile patterns also incorporate patterns and materials (metal copper tiles) that tie the base to the upper copper level of the building. The ground level provides pedestrian interest by layering the building base façade with recessed storefronts, building and garage entries, incorporating tile patterning and varying size tiles, including tile and mosaics on the entry floor of all entrances, a high percentage of transparency into the commercial spaces, varying entry canopies, and differentiating the residential entry from commercial entries. The design relates well to adjoining buildings along Washington with respect to the exterior finish for the majority of the proposed building, HardiBoard, and with respect to scale and massing and texture, as discussed above. Projecting signs, typical to Old Oakland, are proposed.

Residential Facilities Design Criteria

The applicable residential facilities design criteria address the relationship of the proposal to the surrounding area's setting, scale, bulk, height, materials and textures and the proposed design will protect, preserve, or enhance desirable neighborhood characteristics.

The proposed building design incorporates many of the character defining features of Old Oakland in a historicist design. Typical to Old Oakland buildings, the massing holds the street façade edge, while providing articulation to each façade that breaks down the mass, yet remains simple and repetitive. The proposal includes a tall first floor commercial space with high transparency and layered storefronts, projecting bays, and a fenestration that is irregularly repetitive and simple and includes proportionally tall narrow windows, all character defining features of Old Oakland. Based on this, the proposal will enhance the Old Oakland Historic District by providing a compatible project.

KEY ISSUES AND IMPACTS

Design Issues for Board Discussion and Direction

Staff has minor issues for the Board to address. Staff recommends that the Board discuss and give staff and the applicant direction on the following:

- Height location of the residential entry canopy: Staff recommends that the canopy be located at the top of the doors, with the address numbers free standing above the canopy.
- Use of tile: A full tile base is not typical to Old Oakland, with the exception of the building at the southwest corner of Washington and 8th Streets, which is not a

- contributor to the Historic District.
- Color and Materials Board: Review and make recommendations on color, tile quality, etc.
- Projecting bays along 7th Street: Although currently there are not any projecting bays along 7th Street, there is historic precedence for projecting bays along this corridor (see attached rendering from the Historic Resources Inventory.) Also, the projecting bays are integral to the design concept, and strengthen and define this edge of the Historic District as part of the Old Oakland District.

Variances Required

Height: One of the main character defining features of the Old Oakland Historic District is a tall commercial ground floor, proportionally greater than the upper level divisions. In order to accommodate a tall ground floor height that is consistent with the Old Oakland Historic District, the design proposed a 15' first level height, with upper floor heights of nine feet. Staff also finds that the proposed overall building height provides a strong corner presence. Based on the above, staff believes the findings can be made for this variance.

Rear Yard Setback: The front of the property is along Washington Street, with the rear yard parallel to the Washington Street frontage. Providing the required 15' rear setback would create a 15' gap along 7th Street, and would not be consistent with the Old Oakland land development patterns. It would also not be consistent with general downtown urban development, where buildings are built to the street property line in order to provide continuity to the street edge, define the street space and create a first level that enhances the pedestrian experience. Corner lots in the Old Oakland Historic District have been similarly developed, with no rear yard setbacks. Based on the above, staff believes the findings can be made for this variance.

SUMMARY RECOMMENDATION

The building design incorporates many of the character defining features of the Old Oakland Historic District, with a historicist approach, yet does not create a false sense of historical development. The design references features from the historic buildings of Old Oakland. However, it does not duplicate the exact form, materials, style or detailing of the historic buildings in Old Oakland. It is clearly differentiated from the historic buildings by the use of a tile base, fifth level copper metal exterior finish, metal framed casement windows, and metal storefront systems. However, the overall character of the building is compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the Historic District.

Staff finds that the variances are warranted due to the specific design features of Old Oakland's architectural proportions for taller first floor commercial heights and continued urban street frontage where a setback would require a gap.

Staff finds that overall the proposal is in compliance with the design criteria, subject to the conditions of approval, and Board direction on key issues outlined. Staff finds that the proposed development will not substantially impair the visual, architectural, or historic value of the total setting or character of the surrounding area or of neighboring facilities, and that the findings can be made.

The proposal will enhance the Old Oakland Historic District by providing a compatible project, including both commercial and residential units, at a location where a surface parking lot exists.

Staff recommends approval of the proposal, subject to the Conditions of Approval, and direction on the Key Issues outlined in this report and any other issues raised by the Board.

RECOMMENDATIONS:

1. Receive any testimony from the applicant and interested citizens;
2. Discuss design issues of concern and develop a recommendation on these and any other issues raised by the Board;
3. Find that the proposal meets the design review criteria, subject to the Conditions of Approval, and forward a recommendation to the Planning Commission; and
4. Find that the proposed project would not materially alter in an adverse manner those physical characteristics that convey the historic district's significance and that justify its eligibility for inclusion in the California Register of Historical Resources.

Respectfully submitted:



CLAUDIA CAPPIO
Director of Development

Prepared by:



Joann Pavlinec
Planner III, Historic Preservation
Major Projects

ATTACHMENTS:

- A) Plans and Elevations

HISTORIC RESOURCES INVENTORY

CP

rural address: Old Oakland



874

866

NEWLAND HOUSE S. P. R. R. SEVENTH ST.

WASHINGTON ST.—EAST SIDE—FROM SEVENTH TO EIGHTH ST.

874. A. J. CARBY,
Cigars and Tobacco. Agent for the Conqueror
Cigar.

866. FISCHER'S BAKERY,
Chas. Fischer, Proprietor. Confectionery and
Coffee Parlor. Telephone 411. Bldg.

THE OAK, Wines, Liquors and Cigars.

NEWLAND HOUSE,
487 1/2 St. M. Prudenberg, Proprietor.
Telephone 107.

PROJECT SITE
↙



SEVENTH ST.

853

855

865

871

EIGHTH ST.

WASHINGTON ST.—WEST SIDE—FROM SEVENTH TO EIGHTH ST.

853. FOGARTY'S, Boots and Shoes.
Successor to Co-operative Boot and Shoe Co.

855. CLARENDON HOUSE,
Mrs. Mary Hayes, Prop. Furnished Rooms at
Reasonable Rates.

871. HENRY EVERS, Tel. 44
Undertaker.

871. THE PALACE SHAVING SA-
LOON, Henry Meigs Prop. Wash Hair
Cutting; Hot, Cold and Sea Salt Baths.

HISTORIC RESOURCES INVENTORY

CP

General address: Old Oakland



St. 484 482 470 464 BROADWAY

SEVENTH ST.—NORTH SIDE—FROM BROADWAY TO WASHINGTON ST.

The Illustrated Directory of Oakland; August 1896; p. 44, 43 & 42



455 457 477 WASHINGTON ST.

EIGHTH ST.—SOUTH SIDE—FROM BROADWAY TO WASHINGTON ST.



ON ST. 464 465 464 460-462 458 452 BROADWAY

EIGHTH ST.—NORTH SIDE—FROM WASHINGTON TO BROADWAY.

CONDITIONS OF APPROVAL

STANDARD CONDITIONS:

1. Approved Use.

a. Ongoing.

The project shall be constructed and operated in accordance with the authorized use as described in this staff report and the plans dated _____ and submitted on _____ and as amended by the following conditions. Any additional uses or facilities other than those approved with this permit, as described in the project description and approved plans, will require a separate application and approval

2. Effective Date, Expiration, and Extensions

a. Ongoing.

This permit shall become effective upon satisfactory compliance with these conditions. This permit shall expire on _____, unless actual construction or alteration, or actual commencement of the authorized activities in the case of a permit not involving construction or alteration, has begun under necessary permits by this date. Upon written request and payment of appropriate fees submitted no later than the expiration date, the Zoning Administrator may grant a one-year extension of this date, with additional extensions subject to approval by the City Planning Commission.

3. Scope of This Approval; Major and Minor Changes

a. Ongoing.

The project is approved pursuant to the Planning Code only and shall comply with all other applicable codes, requirements, regulations, and guidelines imposed by other affected departments, including but not limited to the Building Services Division and the Fire Marshal. Minor changes to approved plans may be approved administratively by the Zoning Administrator; major changes shall be subject to review and approval by the City Planning Commission.

4. Modification of Conditions or Revocation

a. Ongoing.

The City Planning Commission reserves the right, after notice and public hearing, to alter Conditions of Approval or revoke this conditional use permit if it is found that the approved use or facility is violating any of the Conditions of Approval, any applicable codes, requirements, regulation, guideline or causing a public nuisance.

5. Recording of Conditions of Approval

a. Prior to issuance of building permit or commencement of activity.

The applicant shall execute and record with the Alameda County Recorder's Office a copy of these conditions of approval on a form approved by the Zoning Administrator. Proof of recordation shall be provided to the Zoning Administrator.

6. Reproduction of Conditions on Building Plans

a. Prior to issuance of building permit.

These conditions of approval shall be reproduced on page one of any plans submitted for a building permit for this project.

7. Indemnification

a. Ongoing.

The applicant shall defend, indemnify, and hold harmless the City of Oakland, its agents, officers, and employees from any claim, action, or proceeding (including legal costs and attorney's fees) against the City of Oakland, its agents, officers or employees to attack, set aside, void or annul, an approval by the City of Oakland, the Office of Planning and Zoning Division, Planning Commission, or City Council relating to this project. The City shall promptly notify the applicant of any claim, action or proceeding and the City shall cooperate fully in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding.

8. Waste Reduction and Recycling

a. Prior to issuance of a building or demolition permit

The applicant may be required to complete and submit a "Waste Reduction and Recycling Plan," and a plan to divert 50 percent of the solid waste generated by the operation of the project, to the Public Works Agency for review and approval, pursuant to City of Oakland Ordinance No. 12253. Contact the City of Oakland Environmental services Division of Public Works at (510) 238-7283 for information.

9. Recycling Space Allocation Requirements

a. Prior to issuance of building permit

The design, location and maintenance of recycling collection and storage areas must substantially comply with the provision of the Oakland City Planning Commission "Guidelines for the Development and Evaluation of Recycling Collection and Storage Areas", Policy 100-28. A minimum of two cubic feet of storage and collection area shall be provided for each dwelling unit and for each 1,000 square feet of commercial space.

PROJECT SPECIFIC CONDITIONS

10. Character Defining Features of the Design

a. Prior to issuance of a building permit

The design is approved as shown on the drawings dated _____, including the exterior finishes, window recesses, tile design, (in concept, details to be submitted and reviewed for approval by Historic Preservation staff). Any changes to these design features, the color and material board and other changes to the project shall be reviewed by the Development Director, and referred to the Landmarks Preservation Advisory Board, as necessary.

11. Exterior Details

a. Prior to issuance of building permit

The applicant shall submit for review and approval of the Planning and Zoning Division-Historic Preservation staff, plans that show the details and material sample of the proposed GFRP horizontal bands, awning design, canopies design details, catalogue cut of window manufacturer including details, garage door details/catalogue cuts, and signage details.

12. Signage

a. Prior to issuance of a sign permit

The applicant shall submit an application for all proposed signage, including sign types, materials, lighting, sizes to scale, colors, and locations for review and approval by staff.

13. Landscape and Irrigation Plan

a. Prior to issuance of building permit

The applicant shall submit for review and approval by the Planning and Zoning Division, a detailed landscape and irrigation plan prepared by a licensed landscape architect or other qualified person. This includes the roof open space area. Such plan shall show all landscaping on the site maintained by an automatic irrigation system or other comparable system. The landscaping plan shall include lighting, surface finishes, a detailed planting schedule showing location, sizes, quantities, and specific common and botanical names of plant species. Fire and drought-resistant species are encouraged.

14. Landscaping Maintenance

a. Ongoing

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

15. Meter Shielding

a. Prior to issuance of building permit

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

16. Bicycle Parking

a. Prior to issuance of building permit

The applicant shall submit for review and approval of the Planning and Zoning Division, plans that show bicycle storage and parking facilities to accommodate long-term bicycle parking spaces (14 spaces) and short-term bicycle parking spaces (4 spaces) consistent with the City of Oakland Bicycle Master Plan (July 1999). The plans shall show the design and location of bicycle racks within the secure bicycle storage areas for long-term parking. The applicant shall pay for the cost and installation of any bicycle racks in the public right of way for short-term parking.

17. Trash and Recyclables Enclosure

a. Prior to issuance of building permit

The applicant shall submit for review and approval by the Planning and Zoning Division plans showing all trash and recyclables collection areas on the site. The location of the proposed collection areas shall be shown on the building permit plan set. This collection area enclosure shall be screened from the street and adjacent properties. No trash shall be stored outside the designated trash collection area.

18. Street Trees

a. Prior to issuance of building permit.

The applicant shall provide street trees with review and approval of species, size at time of planting, and placement in the right-of-way, type of grate and staking, subject to

review and approval by the Tree Division and Building Services. Tree grates shall be designed so that there is a continuous clear path on the sidewalk a minimum of five feet. Trees shall be located to provide a line of sight to the driveways.

19. Encroachment Permit

a. Prior to issuance of any building permit.

The applicant shall obtain any encroachment permits, privately constructed public improvements, waiver of damages or other approvals required by the Building Services Division, prior to grading permit and building permit issuance location of any permanent or temporary elements located in the public right of way.

20. Construction Hours for Minor Projects.

a. During all construction activities.

Construction shall only take place between 7:30AM and 6:00PM, on Monday through Friday; 9:00AM to 5:00PM on Saturdays. No construction shall occur on Sundays or Federal holidays.

21. Construction Staging and Phasing Plan

a. Prior to issuance of demolition, grading or building permit.

The applicant shall submit a Construction Staging and Phasing Plan for review and approval by the Building Services Division. The following information as well as any additional detailed information or conditions required by the Building Services Division shall be included in the plan and be consistent with all related conditions attached to this project:

- 1) Identification of construction staging areas.
- 2) Designation of main access routes to the site for construction equipment and materials, including truck routes that will be used for delivery or hauling away of materials.
- 3) Designation of construction worker parking areas and designation of specific on-street parking areas, if required.
- 4) Description of how construction equipment and materials will be protected against vandalism and theft.
- 5) Designation that no construction vehicles, materials, and other related equipment shall block the road or pedestrian access-ways to ensure vehicular and pedestrian access to neighboring homes or businesses.

22. Site Maintenance

a. During all construction activities.

The applicant shall ensure that debris and garbage is collected and removed from the site daily.

23.. Approved Plans on Site

a. During all construction activities.

At least one (1) copy of the approved above referenced plans that include the Approval Letter and Conditions of Approval for this project, shall be available for review at the job site at all times.

24. Best Management Practices

a. During all construction activities.

All work shall apply the “Best Management Practices” (BMPs) for the construction industry, including BMPs for dust, erosion and sedimentation abatement per Section 15.04 of the Oakland Municipal Code, as well as all specific construction-related conditions of approval attached to this project.

25. Dust Control Measures

a. During all construction activities.

Dust control measures shall be instituted and maintained during construction to minimize air quality impacts. The measures shall include:

- 1) Watering all active construction areas as necessary to control dust;
- 2) Covering stockpiles of debris, soils or other material if blown by the wind;
- 3) Sweeping adjacent public rights of way and streets daily if visible soil material or debris is carried onto these areas.
- 4) Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard;
- 5) Hydroseed or apply non-toxic soil stabilizers to inactive construction areas;
- 6) Enclose, cover, water twice daily or apply non-toxic soil binders to exposed stockpiles (dirt, sand, etc.);
- 7) Install sandbags or other erosion control measures to prevent silt runoff onto public roadways; and
- 8) Replant vegetation in disturbed areas as quickly as possible.

26. Cultural Resources found during Site Work and Construction

a. Prior to issuance of any grading permits and throughout construction.

In accordance with the California Environmental Quality Act (CEQA) Section 15064.5, if the applicant discover any previously unidentified cultural resources during any onsite or offsite construction phase of the proposed project, the project applicant is required to cease work in the immediate area until such time as a qualified archaeologist and the City of Oakland can assess the significance of the find and make mitigation recommendations, if warranted. To achieve this goal, the contractor shall instruct the construction personnel on the project as to the potential for discovery of archeological, pre-historic, historic cultural, or human remains. The contractor shall ensure that all construction personnel understands the need for proper and timely reporting of such finds, and the consequences of any failure to report them. Any recommendations of the qualified archeologist shall be implemented prior to resumption of work in the affected area.

27. Lighting Plan

a. Prior to issuance of building permit.

The applicant shall submit a lighting plan for review and approval by the Planning and

Zoning Division, with referral to other City departments as appropriate. The plan shall include the design and location of all lighting fixtures or standards. The plan shall indicate lighting fixtures that are adequately shielded to a point below the light bulb and reflector and that prevent unnecessary glare onto adjacent properties. All lighting shall be architecturally integrated into the site.

28. Construction-Related Noise Control

a. *During all construction activities.*

The applicant shall ensure that all construction equipment shall utilize the best available noise control techniques (improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds) in order to minimize construction noise impacts. All stationary noise sources, to the greatest extent practical, shall be located as far away as possible from sensitive receptors, (i.e., residential uses). All noise-generating construction activities shall conform to the Construction Management Plan or all construction-related conditions attached to this project.

29. Parking and Driveway Design

a. *Prior to issuance of building permit.*

All parking and driveways shall be designed according to all City codes and be approved by the Building Services Division. The parking design shall be reviewed by City Traffic Engineer for parking maneuverability.

30. Public Improvements Plan

a. *Prior to issuance of a building permit.*

The applicant shall submit Public Improvement Plans for adjacent public rights-of-way showing all proposed improvements and compliance with conditions of approval and City requirements, including but not limited to curbs, gutters, sewer laterals, storm drains, street trees, paving details, locations of transformers and other above-ground utility structures, the design, specifications locations of facilities required by the East Bay Municipal Utility District (EBMUD), street lighting, on-street parking and accessibility improvements compliant with applicable standards, and any other improvements or requirements for the project as provided for in this approval. Two new wheel chair ramps shall be provided at the corner. New sewer calculations shall be provided. Encroachment permits shall be obtained as necessary for any applicable improvements. The Planning and Zoning Division, Building Services Division and the Public Works Agency will review and approve designs and specifications for the improvements. Improvements shall be completed prior to issuance of certificate of occupancy.

31. Tentative Parcel Map/Parcel Map

a. *Prior to issuance of building permit*

An application for a Tentative parcel Map and applicable fees shall be submitted for review and approval by the Planning and Zoning Division and any other relevant City departments to establish a condominium map on the project site, pursuant to the Subdivision Map Act and the Oakland Subdivision regulations.

b. *Within two years of the date of approval of the Tentative Parcel Map*

A Parcel Map shall be filed with the City Engineer within two (2) years from the date of approval of the Tentative Parcel Map, or within such additional time as may be granted by the Advisory Agency. Failure to file a Parcel Map within these time limits shall nullify the previous approval or conditional approval of the Tentative Parcel Map.

32. Window and Storefront System

a. Prior to sign off of the building permit

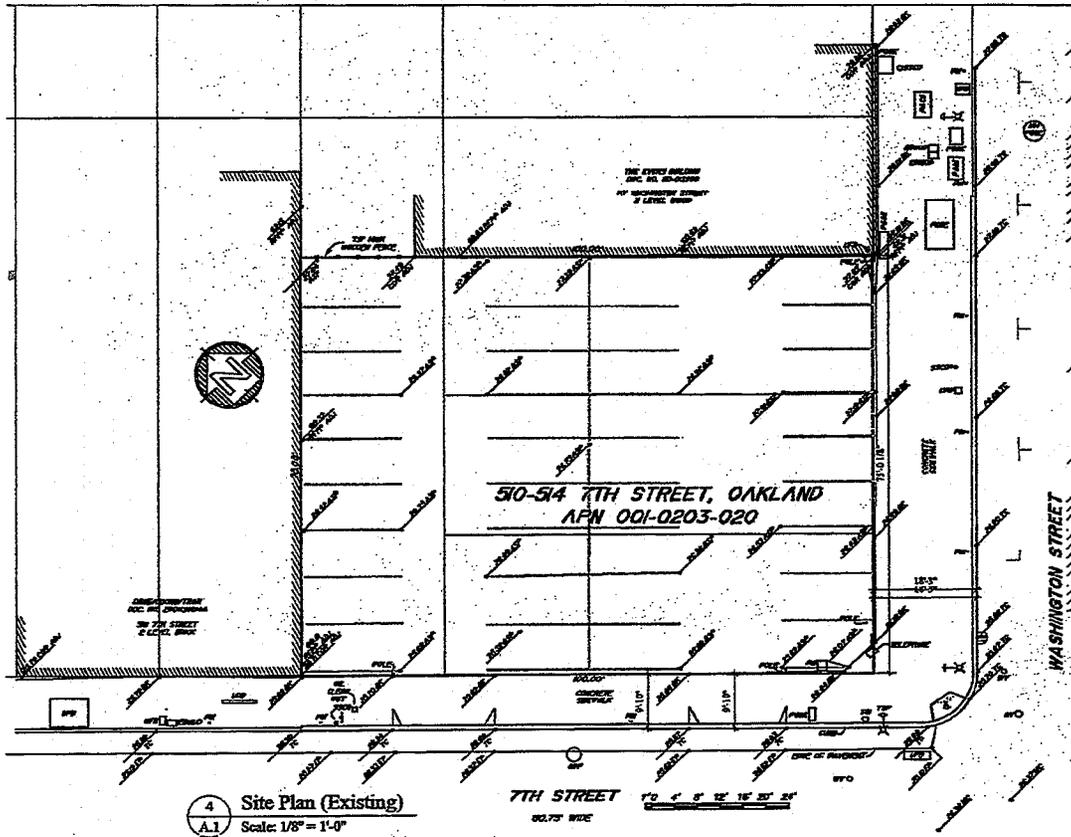
The applicant shall submit catalogue cuts of the selected window manufacturer (Blomberg or equal) and the storefront system to the Development Director for review and approval.

33. Rooftop user amenities

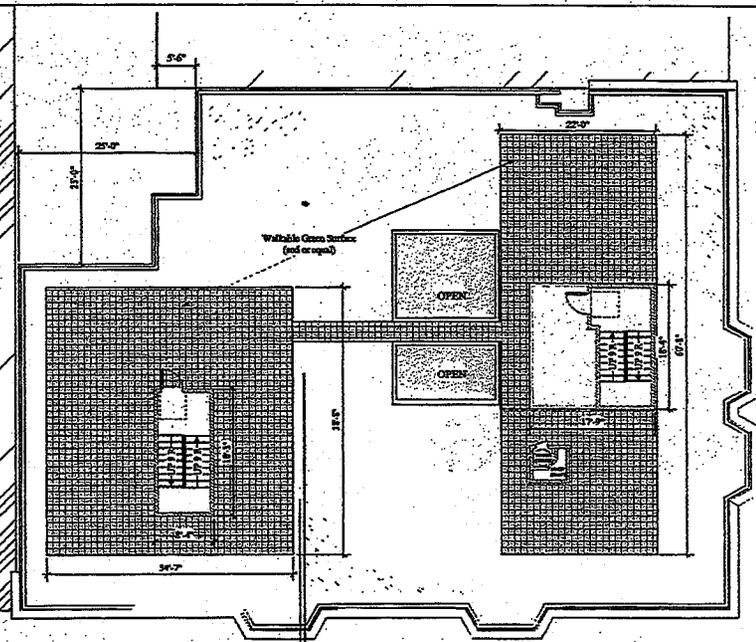
a. Prior to sign off of the building permit

The applicant shall submit catalogue cuts/designs of proposed rooftop user amenities to the Development Director for review and approval. The landscape and user amenities plan shall be submitted with the building permit set of drawings.

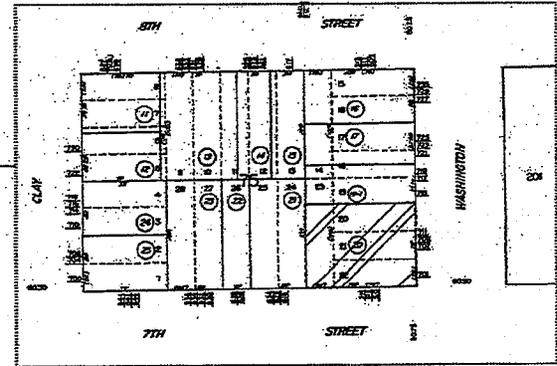
APPROVED BY: City Planning Commission: _____ (date) _____ (vote)



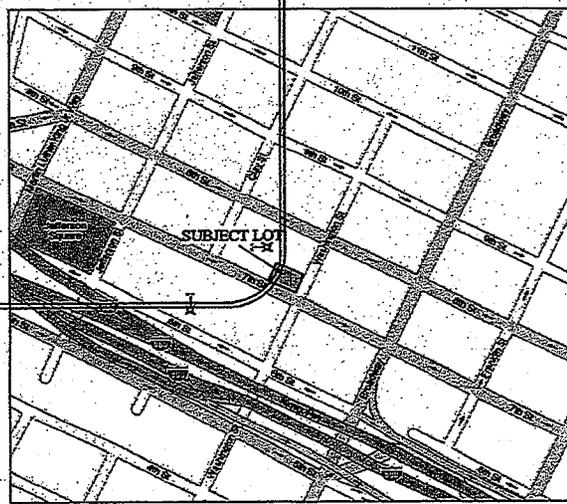
4 Site Plan (Existing)
A.1 Scale: 1/8" = 1'-0"



1 ROOF LEVEL
A.1 Scale: 1/8" = 1'-0"



3 Block Map
A.1



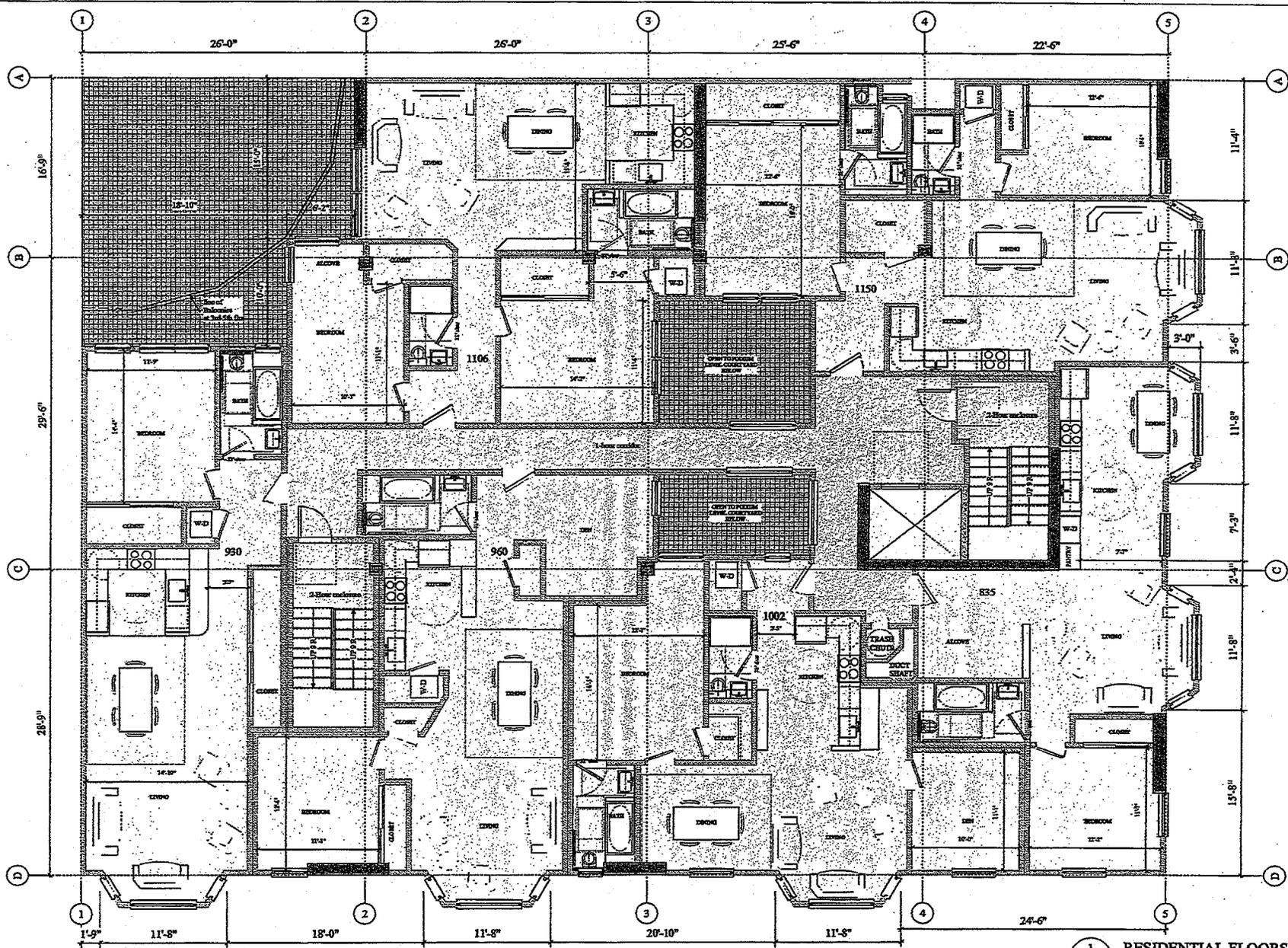
2 Vicinity Map
A.1

514 SEVENTH STREET
 24 NEW RESIDENTIAL UNITS & COMMERCIAL
 OAKLAND, CA
 for Mary Tom 272-4901 APN 001-0203-020

STEPHEN ANTONAROS
 ARCHITECT
 2161 Market Street #524
 San Francisco, CA 94114
 (415) 864-2261
 (415) 864-2336 fax

Date:	09/04/2006
Scale:	AS NOTED
REV.	DATE

Sheet
A.1



1 RESIDENTIAL FLOORS (2nd thru 5th)
 A2 Scale: 1/4" = 1'-0"

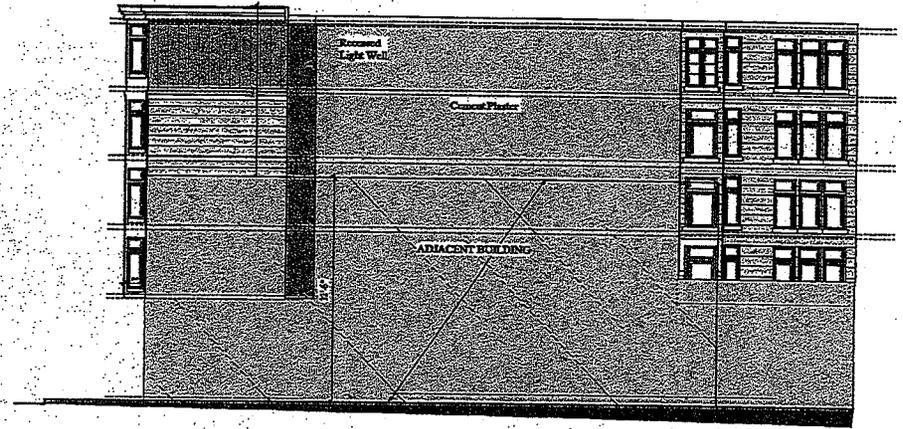
514 SEVENTH STREET
 24 NEW RESIDENTIAL UNITS & COMMERCIAL
 OAKLAND, CA
 for Mary Tom 272-4901
 APN 001-0203-020

STEPHEN ANTONAROS
 ARCHITECT
 2261 Market Street #824
 San Francisco, CA 94114
 (415) 864-2261
 (415) 864-2336 fax

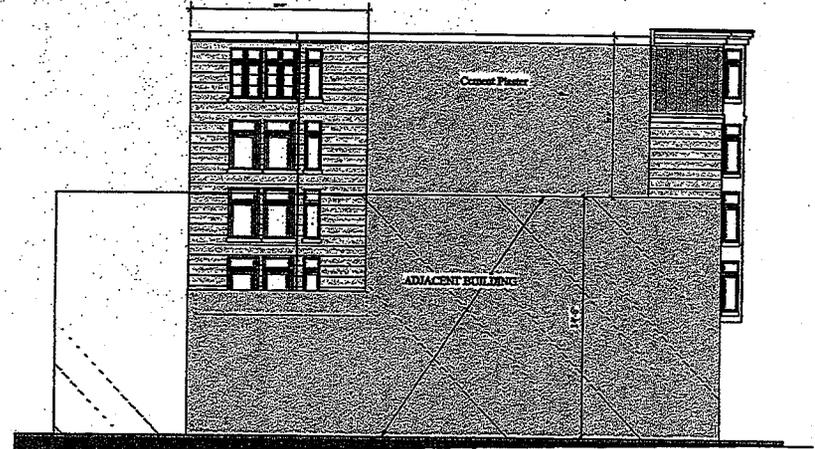
REV.	DATE

Date: 09/04/2006
 Scale: AS NOTED

Sheet
 A.4



1 Side Elevation
A.7 Scale: 1/8" = 1'-0"



Side Elevation 2
Scale: 1/8" = 1'-0" A.7



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A.7