

**STANFORD/ADELINE REDEVELOPMENT PLAN**

(California A-29-1)

Adopted April 10, 1973

As Amended December 14, 2007

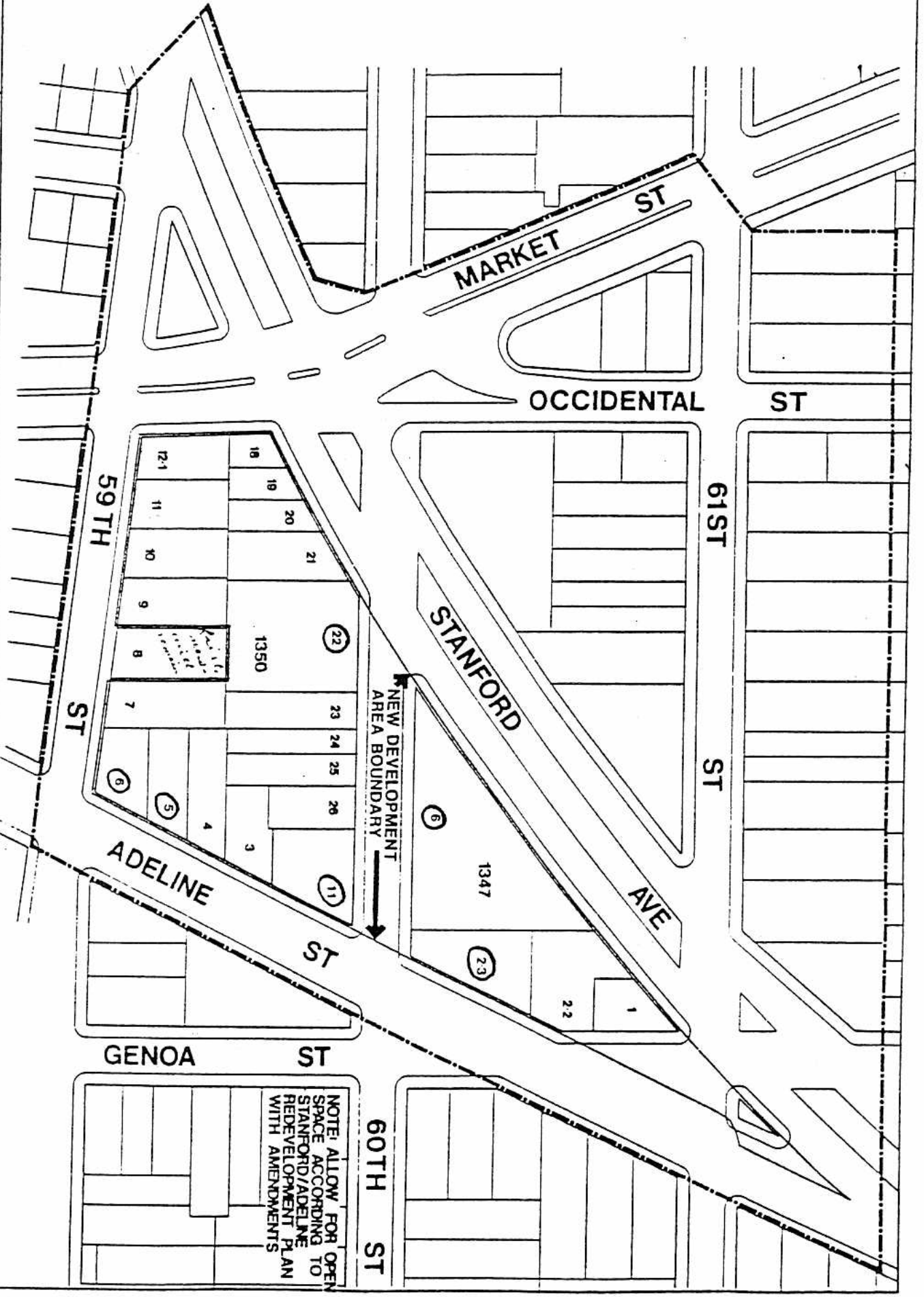
Redevelopment Agency of the City of Oakland



OAKLAND REDEVELOPMENT AGENCY  
**STANFORD/ADELINE PROJECT**

AGENT: C. W. JEN

NEW DEVELOPMENT AREA  
 MAP



NOTE: ALLOW FOR OPEN SPACE ACCORDING TO STANFORD/ADELINE REDEVELOPMENT PLAN WITH AMENDMENTS

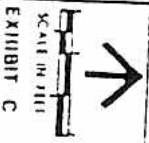


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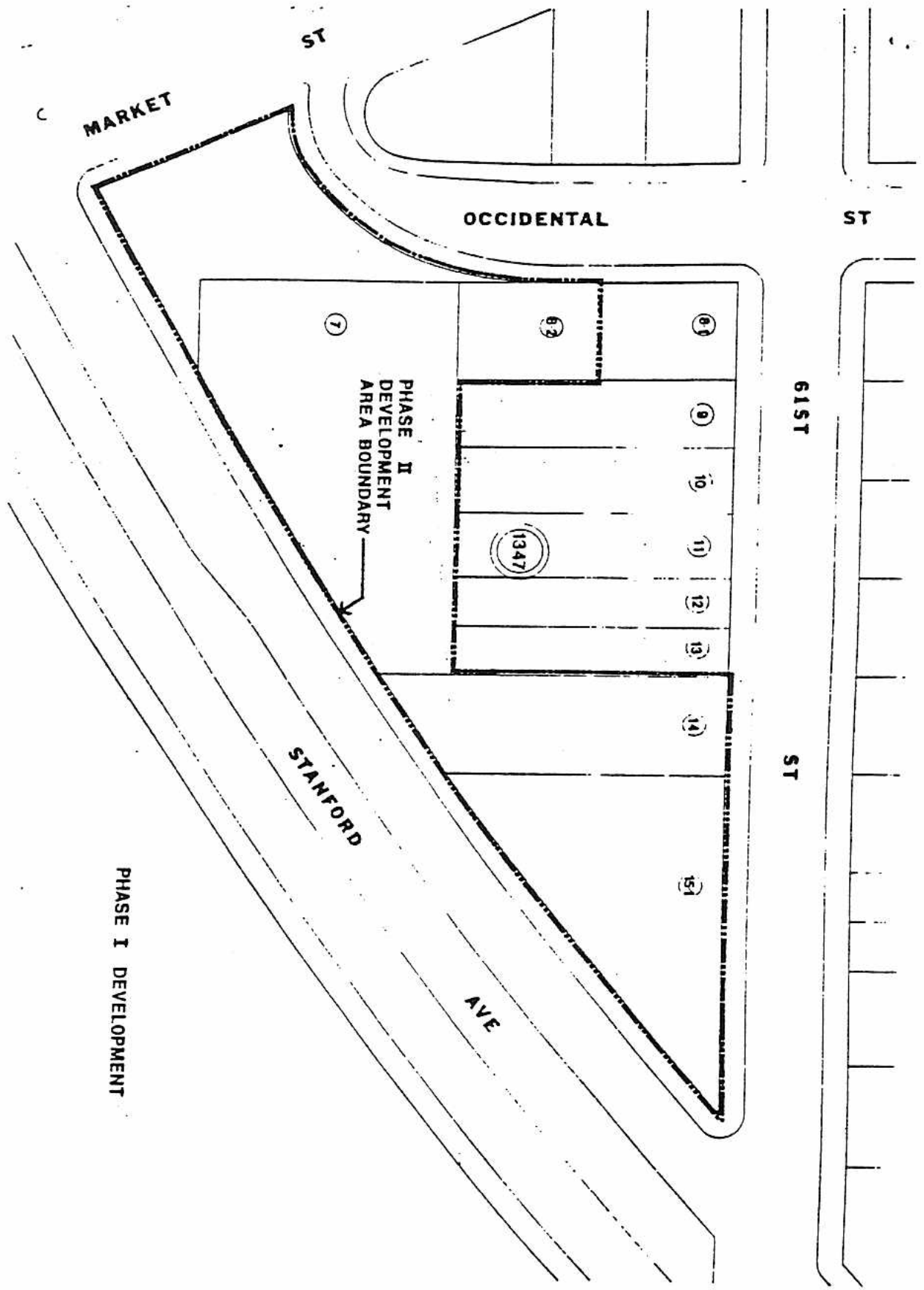


OAKLAND  
 REDEVELOPMENT AGENCY  
**STANFORD/ADELINE PROJECT**

PHASE II  
 DEVELOPMENT AREA  
 MAP



SCALE IN FEET  
 EXHIBIT C



# STANFORD/ADELINE PLAN

## TABLE OF CONTENTS

<u>Code No.</u>	<u>Section No.</u>	<u>Title</u>
ND 401 A		DESCRIPTION OF STANFORD/ADELINE PROJECT AREA
	Section 1000	Project Origins Project Boundaries
ND 401 B		STATEMENT OF DEVELOPMENT OBJECTIVES
	Section 2000	Plan Objectives
	2001	Project Renewal Activities
ND 401 C		GENERAL LAND USE PLAN
	Section 3000	Plan Map
	3001	Other Codes
	3002	Description of Predominant Land Uses
	3003	Permitted Uses
	3004	Permitted Signs
	3005	Conditionally Permitted Uses and Signs
	3006	Additional Uses and Signs on Certain Parcels
	3007	Residential Densities
	3008	Additional Density in Certain Cases
	3009	Maximum Height
	3010	Off-Street Parking
	3011	Off-Street Loading
	3012	Required Yards
	3013	Minimum Usable Open Space
	3014	Landscaping and Screening
	3015	Design Review
	3020	Criteria for Secondary Uses
	3021	Internal Circulation Requirements
	3022	Public Improvements and Facilities
	3023	Dwelling Unit Count
ND 401 D		RENEWAL TECHNIQUES TO ACHIEVE PLAN
	Section 4000	Acquisition for New Development
	4001	Rehabilitation
	4002	Owner Participation

TABLE OF CONTENTS (cont.)

<u>Code No.</u>	<u>Section No.</u>	<u>Title</u>
	Section 4003	Property Rehabilitation Standards
	4004	Temporary Project Improvements and Facilities
	4005	Preferential Return of Businesses
	4006	Lease or Sale of Property
	4007	Acquisition of Public Land
ND 401 E		LAND DISPOSITION SUPPLEMENT
	Section 5000	Land Disposition Supplement
	5001	Development Controls
	5002	Circulation Requirements
	5003	Redeveloper's Obligations
	5004	Low and Moderate Income Housing
	5005	Urban Design Objectives
	5006	Duration of Controls
	5007	Affirmative Action
	5008	Maintenance
ND 401 F		OTHER PROVISIONS
	Section 6000	Duration of Plan
	6001	Stanford/Adeline Project Area Committee
	6002	Design Review
	6003	Prevention of Discrimination
	6004	Underground Utility Lines
	6005	Cost of Project and Method of Financing
	6006	Tax Increment Provision
	6007	Severability
	6008	Relocation
ND 401 G		PLAN AMENDMENT AND VARIANCE PROCEDURES
	Section 7000	Plan Amendment Procedure
	7001	Variances
		USE AND SIGN DEFINITIONS
	Section 8000	Civic Use Definitions
	8001	Commercial Use Definitions
	8002	Sign Definitions
		PLAN MAP
		Exhibit I

TABLE OF CONTENTS (cont.)

<u>Code No.</u>	<u>Section No.</u>	<u>Title</u>
		NEIGHBORHOOD IMPACT ELEMENT
	Section 9000	Categories of Environmental Impacts
		MINIMUM PROPERTY STANDARDS FOR REHABILITATION OF EXISTING BUILDINGS IN THE STANFORD/ADELINE PROJECT

DESCRIPTION OF STANFORD/ADELINE PROJECT AREA

**SECTION 1000 PROJECT ORIGINS.** In response to community initiatives for Neighborhood Development Program (NDP) renewal in North Oakland, the City Council took action in April, 1972 to designate the Stanford/Adeline Survey Area and include this area in Oakland's 1972-1973 NDP Application. This Plan is the result of a joint planning effort of the Stanford/Adeline Project Area Committee (PAC), City Departments, and the Redevelopment Agency for the Stanford/Adeline Project.

As the northern gateway to the City of Oakland, the Stanford/Adeline urban renewal area is a small but significant area for both the North Oakland community and the entire City. Because of land use conflicts, confusing street patterns, and generally deteriorating conditions of structures, the area does not function well as either a residential or a commercial area for the people now living or working there. For the motorist arriving from the north, the area presents a poor image of the City of Oakland. Recent improvements within the City of Berkeley just to the north tend to emphasize the contrast between the renewal area and the adjoining area in Berkeley.

Through the removal of deteriorated structures, the elimination of land use conflicts and realignment of the circulation system, the Stanford/Adeline Project enables Oakland to create additional housing resources, provide needed park and open space, and begin revitalization in North Oakland. This effort will be carried out through the incremental approach to urban renewal made possible by the NDP.

**SECTION 1001 PROJECT BOUNDARIES.** The boundaries of the Stanford/Adeline Project are as follows:

COMMENCING at the point of intersection of the southern line of 61st Street with the southwestern line of Market Street; thence southeasterly along said southwestern line of Market Street to the northwestern line of Stanford Avenue; thence southwesterly along said northwestern line of Stanford Avenue to the western line of Assessor's Parcel No. 15-1343-8, as said parcel is shown on the Alameda County Assessment Roll of March 1, 1971; thence southeasterly to the point of intersection of the southeastern line of Stanford Avenue with the southern line of 59th Street; thence easterly along said southern line of 59th Street to the southeastern line of Adeline Street; thence northeasterly along said southeastern line of Adeline Street to the Oakland-Berkeley City Limits Line; thence westerly along said City Limits Line to the western line of Assessor's Parcel No. 16-1436-3-1, as said parcel is shown on the Alameda County Assessment Roll of March 1, 1971; thence southerly along last said western line to the northern line of 61st Street; thence southwesterly to the point of commencement.

STATEMENT OF DEVELOPMENT OBJECTIVES

SECTION 2000 PLAN OBJECTIVES. The objectives of the Stanford/Adeline Redevelopment Plan include the following:

- (a) New Housing: To provide new housing with an emphasis on homeownership in row house and low density design.
- (b) Residential Rehabilitation: To assist rehabilitation of existing homes which are economically feasible of rehabilitation and suitably located in relation to areas cleared for new housing construction.
- (c) Open Space: To create a park and recreation area within the Project Area.
- (d) Circulation: To eliminate existing traffic circulation problems by realigning major thoroughfares and to provide proper design and landscaping for a modernized street system.
- (e) Urban Design: To ensure that the Project Area and its circulation system achieve the highest possible level of design in terms of appearance, form, scale, and architectural value.
- (f) Blight Elimination: To eliminate blight and blighting influences in the Project Area through clearance of deteriorated structures to create new development areas, and through rehabilitation of existing residences and certain nonresidential structures properly located and economically feasible of rehabilitation.

SECTION 2001 PROJECT RENEWAL ACTIVITIES. Completion of the Stanford/Adeline Project in accordance with the Plan will involve such renewal activities as:

- (a) New Development Activities: On land acquired and cleared by the Agency, residential and residential-related new development activities will be undertaken on a phased basis.
- (b) Project Improvements: Project improvements will be undertaken to assist the creation of new development areas, to effect realignments of the circulation system, to provide park and open space, and such other improvements as are necessary to achieve the objectives of the Plan.
- (c) Residential Rehabilitation: Technical, financial (as available), and other assistance will be made available to assist residential rehabilitation within the Project Area.



GENERAL LAND USE PLAN

SECTION 3000 PLAN MAP. The Stanford/Adeline Plan Map showing the predominant land uses and major circulation routes within the Project Area is attached as Exhibit I and is a part of this Plan.

SECTION 3001 OTHER CODES. The Municipal Code and other Codes and Ordinances of the City of Oakland now in force or hereafter enacted shall apply in the Project Area and shall supplement the provisions and requirements of this Plan; provided that to the extent that such Codes and Ordinances are, or may hereafter be, less restrictive than the express provisions of this Plan, the provisions of this Plan shall govern.

SECTION 3002 DESCRIPTION OF PREDOMINANT LAND USES. The Stanford/Adeline Plan Map (Exhibit 1) indicates the predominant land use for the Project Area. Section 3003 through Section 3023 set forth the limitations on the type, size, bulk, height, and nature of buildings to be constructed or rehabilitated within the Project Area (see Sections 8000-8002 for use and sign definitions).

SECTION 3003 PERMITTED USES. The following uses are permitted (see definitions in Section 8000):

- (a) Residential Uses
- (b) Essential Service Uses
- (c) Limited Child-Care Uses

SECTION 3004 PERMITTED SIGNS. The following signs, as defined in Section 8002, are permitted:

- (a) Residential Signs
- (b) Special Signs
- (c) Development Signs
- (d) Realty Signs
- (e) Civic Signs

SECTION 3005 CONDITIONALLY PERMITTED USES AND SIGNS. Because they sometimes have adverse impacts on nearby residential living and because they might, if of inappropriate scale, seriously reduce the amount of land available for housing, the following uses and signs (see definitions in Sections 8000-8002) are permitted only after Agency review and approval, pursuant to Section 3020, and subject to such reasonable conditions as the Agency may establish to ensure compatibility with residential living:

- (a) Nursing Home Uses
- (b) Community Assembly Uses
- (c) Community Education Uses
- (d) Non-Assembly Cultural Uses
- (e) Civic Administrative Uses
- (f) Health Care Uses
- (g) Utility and Vehicular Uses
- (h) Plant Nursery Uses and Business Signs related thereto
- (i) Off-street parking, and Business Signs related thereto, serving other uses which uses are located on the parcels referred to in Section 3006 or in nearby areas.

**SECTION 3006 ADDITIONAL USES AND SIGNS ON CERTAIN PARCELS.** In addition to the uses and signs allowed by Sections 3003, 3004, and 3005, additional uses and signs are allowed on the parcels specified below (see also definitions in Sections 8001-8002):

- (a) On the triangular parcel of land west of Market Street between Stanford Avenue and 59th Street, legal uses existing on the date of approval of this Plan may continue in operation. However, in the event that the facilities are substantially altered or rehabilitated, a new structure is built on the property, or the property becomes vacant for more than 60 days, only the following uses may be permitted and only after Agency approval is obtained:
  1. Food Sales and Service Uses
  2. Convenience Sales and Service Uses
  3. Medical Service Uses
  4. General Retail Sales Uses
  5. General Personal Service Uses, except Pool Halls
  6. Consultative and Financial Service Uses
  7. Consumer Laundry and Repair Service Uses
  8. Commercial Administrative Uses
  9. Business and Communication Service Uses
  10. Research Service Uses

11. Business Signs relating to the above uses

(b) On the corner parcel of Market Street and Occidental Street, legal uses existing on the date of approval of this Plan may continue in operation. However, in the event that the facilities are substantially altered or rehabilitated, a new structure is built on the property, or the property becomes vacant for more than 60 days, only the following uses may be permitted and only after Agency approval is obtained:

1. Medical Service Uses
2. Consultative and Financial Service Uses
3. Commercial Administrative Uses
4. Business and Communication Service Uses
5. Research Service Uses
6. Business Signs relating to the above uses

(c) A park and recreation space of approximately two acres serving the Project Area and surrounding neighborhood will be developed in the Project.

SECTION 3007 RESIDENTIAL DENSITIES. Except as otherwise provided in Section 3008, residential uses shall be subject to the following density limitations:

- (a) On a lot having an area less than 5,000 square feet, only one dwelling unit is permitted; except that where more than one unit exists on such a lot on the date of approval of this Plan, said units are a permitted density for rehabilitation, but not for new development.
- (b) On lots of 5,000 square feet or more in area, dwelling units are permitted in the maximum ratio of one dwelling unit for each 2,500 square feet of lot area, and not to exceed an overall density of 15 dwelling units per acre.

SECTION 3008 ADDITIONAL DENSITY IN CERTAIN CASES.

- (a) The number of living units permitted by Section 3007 may, upon special approval by the Agency, be increased by not to exceed 75 percent in any residential facility which is limited in occupancy to single individuals over the age of 60 or to married couples in which at least one of the spouses is over 60 years of age.
- (b) On the parcels referred to in Section 3006 (a) and (b), the number of living units permitted by Section 3007 may, upon special approval by the Agency, be increased so that these properties may enjoy the same rights of property development allowed by applicable City Codes.

SECTION 3009 MAXIMUM HEIGHT. The maximum height of buildings and other facilities shall be two stories and not to exceed 35 feet.

SECTION 3010 OFF-STREET PARKING. Off-street parking in the indicated amounts shall be provided by the following uses, except that the Agency may approve reduction or waiver of the parking requirement for a rehabilitated facility, where provision of the full amount of required off-street parking would be impracticable or would impose undue hardship, or so that a property in the Project Area may enjoy the same rights of property development allowed in comparable areas by applicable City Codes. These requirements do not apply retroactively to existing uses that have not yet been rehabilitated.

- (a) Residential Uses: One and one-half spaces for each dwelling unit.
- (b) Nursing Home Uses: One space.
- (c) Limited Child-Care Uses and Essential Service Uses: No spaces required.
- (d) All Other Uses: A number of spaces to be prescribed by the Redevelopment Agency

SECTION 3011 OFF-STREET LOADING. The following amounts of off-street loading shall be provided for uses newly developed on a lot (see Section 8000 for various use definitions):

<u>Uses and Total Floor Area of Facilities Occupied</u>	<u>Requirement</u>
(a) <u>Residential Uses</u> :	
Less than 50,000 square feet	No berths required.
50,000-149,999 square feet	One berth.
150,000-299,999 square feet	Two berths.
Each additional 300,000 square feet or fraction of one-half or more thereof	One additional berth.
(b) <u>Essential Service Uses, Limited Child-Care Uses, Nursing Home Uses, and Plant Nursery Uses (any size)</u> :	No berths required.
(c) <u>All Other Uses</u> :	A number of berths necessary, in the judgment of the Agency, to ensure appropriate development of the use and to avoid any adverse impact on street circulation or adjacent properties.

SECTION 3012 REQUIRED YARDS. Except in the case of new developments for row housing, or where the Agency approves a lesser yard requirement so that properties in the Project

Area may enjoy the same rights of property development allowed in comparable areas by applicable City Codes, the following minimum yards are required:

- (a) A 20 foot minimum front yard depth.
- (b) A side yard width on each side of the lot equaling 10 percent of the lot width, but not less than three feet nor required to exceed 15 feet.
- (c) A rear yard depth not less than 15 feet.

SECTION 3013 MINIMUM USABLE OPEN SPACE. The following minimum amounts of group usable open space are required for residential facilities, except that the Agency may approve a substitution of private usable open space for group space at a ratio meeting the objectives of this Plan, and except that the Agency may reduce these requirements so that properties in the Project Area may enjoy the same rights of property development allowed in comparable areas by applicable City Codes:

- (a) No specific amount of open space is required for existing residences having only one dwelling unit on the lot.
- (b) Residences constructed or rehabilitated after the date of approval of this Plan containing two or more dwelling units on the lot shall provide 300 square feet of group usable open space per dwelling unit.
- (c) New residential developments on land made available by the Redevelopment Agency shall provide 300 square feet of usable open space per dwelling unit.

SECTION 3014 LANDSCAPING AND SCREENING. The following landscaping and screening requirements shall apply, except that the Agency may modify these requirements so that properties in the Project Area may enjoy the same rights of property development allowed in comparable areas by applicable City Codes:

- (a) All open parking areas on lots containing three or more parking spaces, and all open off-street loading areas and storage of boats, trailers, building materials, appliances, and similar materials on any lot shall be screened from all abutting lots by a solid fence or wall, of lumber or masonry, not less than five and one-half feet high.
- (b) All open storage of boats, trailers, building materials, appliances, and similar materials on any lot shall be screened from all abutting public rights-of-way by a solid fence or wall, of lumber or masonry, not less than five and one-half feet high. All open parking areas on lots containing three or more parking spaces, and all open off-street loading areas on any lot, shall be screened from all abutting public rights-of-way by a solid or grille fence or wall, of lumber or masonry, not less than three and one-half feet high; provided that said height shall be reduced to three feet where required by other City Codes to prevent vision obscurement at intersections. Landscaping to a depth of at least five feet shall be provided and maintained between all screening required by this subsection and the public right-of-way, unless special Agency approval is granted.

- (c) All landscaping and screening required by this section shall be developed and maintained in accordance with a plan approved by the Agency.

SECTION 3015 DESIGN REVIEW. Design review shall be required as prescribed in Section 6002.

SECTION 3020 CRITERIA FOR SECONDARY USES. Secondary uses are the uses and signs conditionally permitted by this Plan. Such uses and signs shall be permitted only if the Agency determines that:

- (a) The use will not attract excessive traffic inconsistent with the objectives of the Plan.
- (b) That the size, design, and operational and visual characteristics of the use are such that it will not impair the residential quality of the Project Area.

The Agency may establish such conditions of approval as it deems necessary to safeguard the Project Area and neighborhood from undesirable effects and to achieve the purposes of this Plan.

SECTION 3021 INTERNAL CIRCULATION REQUIREMENTS. All streets within the Project Area except Market Street and Stanford Avenue are elements of the internal circulation of the Project Area.

- (a) The design of improvements to the internal circulation system, including such matters as signing and traffic lights as well as number of moving lanes and parking, shall seek to the maximum feasible extent to prevent major volumes of through traffic from flowing along the internal circulation system and instead shall seek to divert such traffic onto Market Street and/or Stanford Avenue.
- (b) If at some later date the diversion of southbound traffic via Stanford Avenue onto Market Street begins to overload the capacity of Market Street, provision for left turn movement from Stanford Avenue onto Adeline Street may be undertaken without further amendment of this Plan.
- (c) Improvements, landscaping, and street furniture on the internal circulation system shall have a style and operating characteristics appropriate to residential neighborhoods.
- (d) Modification of the internal circulation system (such as closure of King Street at Stanford Avenue and/or closure of Occidental Street at Market Street) may be accomplished without further amendment of this Plan upon a determination by the Agency that such modification is appropriate and is approved by the City of Oakland.

SECTION 3022 PUBLIC IMPROVEMENTS AND FACILITIES. To the maximum feasible extent the major and minor circulation system shall be provided with landscaping.

SECTION 3023 DWELLING UNIT COUNT. There are approximately 70 dwelling units within the Stanford/Adeline Project Area and it is anticipated that upon completion of the Project, including new development and rehabilitation, there will be approximately 100 dwelling units in the total Project Area of about 17 acres.

RENEWAL TECHNIQUES TO ACHIEVE PLAN

SECTION 4000 ACQUISITION FOR NEW DEVELOPMENT. The Redevelopment Agency may purchase, lease, obtain options upon, acquire by gift, grant, bequest, devise, eminent domain, or otherwise any real or personal property, any interest in property, and any improvements thereon, within the Project Area whenever such action is necessary in order:

- (a) To assemble a disposition parcel of adequate size, shape, and location for redevelopment and the achievement of Plan objectives; or
- (b) To provide land for public improvements of facilities; or
- (c) To promote historical or architectural preservation; or
- (d) To remove a substandard condition inconsistent with this Plan which cannot otherwise be removed through rehabilitation; or
- (e) To remove a blighting influence on surrounding properties which prevents achievement of the objectives of this Plan; or
- (f) To otherwise execute this Plan in conformity with the Community Redevelopment Law of California.

No eminent domain proceedings to acquire property within the Stanford/Adeline Redevelopment Project Area shall be commenced beyond December 16, 1998. [See Ordinance No. 10820 C.M.S., 12.16.1986; CRL section 33333.4]

SECTION 4001 REHABILITATION. The Redevelopment Agency will permit and encourage the rehabilitation of structures economically feasible of rehabilitation in the following situations:

- (a) Owner Participation Rehabilitation: The Redevelopment Agency will permit and encourage existing owners to rehabilitate their properties:
  - 1. Where the use contemplated in the rehabilitated structure is permitted by the Plan; and
  - 2. Where the number of structures that are economically feasible of rehabilitation within the immediate area of the structure in question is sufficient to anticipate that a viable, sound development will result; and
  - 3. Where incompatible land uses within the immediate area of the structure in question can be eliminated through spot clearance or through change in the type of occupancy, or where the adverse effects of the existing incompatible land use can be eliminated; and
  - 4. Where the property in question is not needed for public improvements, or to create a new development area necessary to achieve the purpose of this Plan.

(b) Agency Acquisition for Rehabilitation: The Redevelopment Agency may acquire properties meeting the conditions of subsection (a) above in order:

1. To resell the property to a new owner for rehabilitation where the existing owner is unwilling and/or unable to rehabilitate; or
2. To carry out rehabilitation of the property for sale in sound condition to a new owner where the existing owner is unwilling and/or unable to rehabilitate.

#### SECTION 4002 OWNER PARTICIPATION.

- (a) Determination: Whenever the Agency makes the determination that owner participation is consistent with the standards and objectives of the Plan, and meets the requirements of Section 4001 in the case of rehabilitation, owners may participate in the rehabilitation and/or redevelopment of their property provided such owners agree to participate in accordance with all provisions of the Plan. Properties of owners who fail to participate shall be subject to regular or concentrated code enforcement by the City of Oakland or to acquisition including, if necessary, eminent domain proceedings by the Agency where funds are available and acquisition is appropriate to the objectives of this Plan as determined in the discretion of the Agency.
- (b) Participation: The Owner Participation Agreement shall detail the actions and/or improvements required to bring the property into conformity with the Plan and Rehabilitation Standards. The agreement shall obligate the participant to fulfill the conditions of the agreement within a reasonable period of time specified by the Agency. In order to implement rehabilitation through Owner Participation Agreements, the Agency shall provide advisory services to property owners, including general guidance on types of improvements, design of structures, and financing; the Agency shall provide coordinative service as between developments on adjacent properties in order to ensure achievement of the objectives of the Plan.
- (c) Enforcement: Failure on the part of the owner to perform under the terms of an executed Owner Participation Agreement will cause the Agency to seek any and all remedies available under law and equity for the purpose of achieving participation of all owners and the resulting improvement of the entire Project Area.
- (d) Disposition: Any property acquired by the Agency because of failure of the owner to enter into a participation agreement, or to comply with an executed agreement, may at the discretion of the Agency be disposed of in any of the following ways:
1. Rehabilitated by the Agency and resold;
  2. Sold, provided the purchaser agrees to rehabilitate the property in accordance with the Land Use Plan and the Rehabilitation Standards;
  3. Cleared of all structures, and the land resold.
  4. Any combination of the above.



SECTION 4003 PROPERTY REHABILITATION STANDARDS. The minimum property rehabilitation standards for existing structures are contained in the document, “Minimum Property Standards for Rehabilitation of Existing Buildings in the Stanford/Adeline Project”, which document is incorporated in this Plan by reference.

SECTION 4004 TEMPORARY PROJECT IMPROVEMENTS AND FACILITIES. To ensure better use of renewal resources, the Redevelopment Agency may provide temporary project improvements and facilities and permit the interim use of Agency-owned property or publicly-held property for any purpose consistent with the objectives of this Plan.

SECTION 4005 PREFERENTIAL RETURN OF BUSINESSES. The Agency shall extend reasonable preference to persons who are engaged in business in the Project Area to reenter in business within the redeveloped area if they otherwise meet the requirements prescribed by this Plan. The Agency shall further adopt and make available rules to implement the operation of this subsection in connection with the Plan.

SECTION 4006 LEASE OR SALE OF PROPERTY. The Agency may lease or sell all real property acquired by it in any project area, except property conveyed by it to the community.

SECTION 4007 ACQUISITION OF PUBLIC LAND. The Agency may acquire or otherwise obtain pursuant to Section 4000 public land needed to achieve the objectives of this Plan.

MINIMUM PROPERTY STANDARDS FOR REHABILITATION OF EXISTING  
BUILDINGS IN THE STANFORD/ADELINE PROJECT

LAND DISPOSITION SUPPLEMENT

SECTION 5000 LAND DISPOSITION SUPPLEMENT. The provisions of Section 5000 through Section 5007 constitute the Land Disposition Supplement to the Stanford/Adeline Plan and shall apply to all parcels acquired by the Agency through the renewal process which become available for sale or lease. In any agreement to dispose of Agency property, the Redevelopment Agency may attach such other conditions as it deems reasonable and necessary in addition to the provisions of this Land Disposition Supplement.

SECTION 5001 DEVELOPMENT CONTROLS. In the sale or lease of Agency property, the provisions of this Plan constitute the basic development controls (see also Section 3001).

SECTION 5002 CIRCULATION REQUIREMENT. The design of the portion of the internal circulation system serving the new development area created through Agency property acquisition and clearance shall be developed in cooperation with the selected redeveloper(s) to ensure a sound and viable residential development.

SECTION 5003 REDEVELOPER'S OBLIGATIONS.

- (a) Purchasers of land from the Agency within the Project Area shall be required to develop such land in accordance with the provisions of this Plan. The Redevelopment Agency of the City of Oakland shall have the right to withhold transfer of title to the acquirer, user, or developer of land in order to ensure fulfillment of said requirement. No building, sign, or structure shall be constructed upon any part of such land unless architectural plans and specifications, showing the nature of such construction, parking, loading, landscaping, the location and orientation of structure(s) on the building site and, when requested, the grading plans for the building site to be build upon, shall have been submitted to, reviewed and approved in writing by the Agency. The Agency shall have the right to refuse to approve any such plans or specifications when in the opinion of the Agency such plans or specifications do not conform with the conditions and objectives of the Plan.
- (b) Acquirers, users, and developers of land within the Project Area must commence the erection of any building, prosecute diligently the work thereon and complete it within such reasonable period of time as is agreed upon with the Agency.
- (c) No acquirer, user, owner participant, or developer shall resell, lease, sublease, or otherwise dispose of land in the Project Area until the construction, as approved by the Agency, has been completed, except with the prior written consent of the Agency.

SECTION 5004 LOW AND MODERATE INCOME HOUSING. New development on land made available through lease or sale by the Agency shall be required to provide at least 20 percent low and/or moderate income housing, subject to the requirements of Federal law.

SECTION 5005 URBAN DESIGN OBJECTIVES. Parcels acquired by the Agency through the renewal process that become available for sale or lease shall be developed in accordance with the following urban design objectives as applicable:

- (a) The design, scale, and placement of new structures in the new development area should create a handsome residential development that complements and revitalizes the surrounding neighborhood.
- (b) The design of the new development area should serve to make it an integral part of the Project Area so that it may encourage additional development or rehabilitation on adjacent properties.
- (c) The design of the new development area should be innovative and consideration should be given to reflecting the life styles of the people living in the area.
- (d) The public open space created within the Project Area through the renewal process should be designed and operated to benefit and upgrade the Project Area and the North Oakland neighborhood and to create a suitable gateway into the City from the north.

SECTION 5006 DURATION OF CONTROLS. The provisions of this Land Disposition Supplement shall remain in full force and effect for the same period as specified in Section 6000 with respect to the duration of the Plan, except as may otherwise be provided in the Agency's contract for sale or lease of a specific parcel.

SECTION 5007 AFFIRMATIVE ACTION. The Equal Opportunity Program of the Redevelopment Agency of the City of Oakland as amended from time to time is hereby included in the Stanford/Adeline Land Disposition Supplement. The Agency shall give full consideration to recommendations which the Project Area Committee may submit from time to time regarding possible improvements to the current Equal Opportunity Program. In construction activities associated with rehabilitation and new development, every effort shall be made to encourage employment from the Project Area and surrounding North Oakland neighborhood.

SECTION 5008 MAINTENANCE. The purchaser of any Agency realty for itself, successors, and assigns shall agree (and the deed of conveyance shall so provide) that the purchaser will maintain any and all improvements to the land, including landscaping and other beautification, in a manner that will assure the continued value of the property in itself as a part of the Stanford/Adeline Project Area. The above agreement shall constitute a covenant running with the land, and any continuing violation thereof shall be grounds for the reverting of title to the Agency.

OTHER PROVISIONS

**SECTION 6000 DURATION OF PLAN.** The provisions of the Stanford/Adeline Plan shall be filed as restrictive covenants running with Project Land, and shall be made part of each contract for new development or for owner participation agreement.

The commencement date of the Plan and the covenants thereof shall be the date of approval of the Plan by the Oakland City Council; the Plan and covenants shall remain in full force and effect for a period of 40 years after the commencement date. After said 40 year period, the covenants shall continue in effect until change or released by 50 percent of the property owners of the land within the Project Area; or, alternatively, after said 40 year period the covenants shall continue in effect until the Oakland City Council, by resolution and after a public hearing, shall have terminated the force and effect of said covenants.

The provisions of this Redevelopment Plan shall be effective, and the provisions of other documents formulated pursuant to this Redevelopment Plan may be made effective, until April 10, 2016, except that the nondiscrimination and nonsegregation provisions shall run in perpetuity. After this time limit on the duration and effectiveness of the Redevelopment Plan, the Agency shall have no authority to act pursuant to this Redevelopment Plan except to pay previously incurred indebtedness and to enforce existing covenants or contracts, except as may otherwise be provided by Section 33333.6 of the Community Redevelopment Law. [See Ordinance 12645; 12.21.2004;

Nothing in this section shall be interpreted to exclude or release property in the Project Area at any time from the operation of building codes, housing codes, planning codes and zoning regulations, or other controls – to the extent to which they are more restrictive – that are presently in force or may be enacted by the Oakland City Council.

Invalidation of any one of the covenants by judgment or court order shall in no wise affect any of the other provisions, which shall remain in full force and effect as provided by this section.

This Plan is in conformity with the General Plan for the City.

**SECTION 6001 STANFORD/ADELINE PROJECT AREA COMMITTEE.** It is the intent of this section to recognize a Stanford/Adeline Project Area Committee (PAC) as the citizen participation structure with which the Agency and the City Departments will work in carrying out the Stanford/Adeline Plan. The Redevelopment Agency or its successors shall have responsibility for ensuring that the membership and organizational structure of the Stanford/Adeline PAC is representative of, and represents and reflects the needs and aspirations of, the residents, businesses, and institutions within the Stanford/Adeline Project Area. The Redevelopment Agency may take such steps as it deems necessary to ensure that the PAC remains suitable representative and, if necessary, may call for reorganization of PAC membership and/or structure in order to maintain that representativeness. The Redevelopment Agency or its successors may provide such funds as it deems necessary to assist the operations of the PAC and such assistance is hereby recognized as a project expenditure pursuant to Section 33388 of the California Community Redevelopment Law.

**SECTION 6002 DESIGN REVIEW.** In enacting this Plan the Oakland City Council recognizes that the conservation of properties in a neighborhood is critically influenced by the individual actions of each property owner; that property owners and business and residential tenants should participate in decisions about maintenance and design review; that sound property maintenance and good design in new developments is essential to the health, welfare, and safety of all citizens of Oakland; that failure to maintain the sound conditions leads to wide-spread property deterioration; and that special safeguards against decay and deterioration and special efforts to promote good design are warranted in recognition of the funds that will be expended by local and federal agencies and individual property owners in bringing the Stanford/Adeline Project Area to a structurally sound and well-designed condition.

The Agency shall have design review authority within the Project Area; namely, no rebuilding, remodeling, or improvements for which a City building permit is required shall be undertaken unless approval of plans for such development has first been obtained from the Agency. In exercising this authority, the Agency shall take into account short-term and long-term economic conditions and the ability of property owners and tenants to afford the appropriate level of design in the Project Area. In exercising this design review authority, the Agency shall work with a Stanford/Adeline Project Area Committee (PAC) to ensure good design in new developments and to promote sound property maintenance.

**SECTION 6003 PREVENTION OF DISCRIMINATION.** There shall be no discrimination because of race, color, religion, national origin, or ancestry in the undertaking of this Project.

- (a) The redeveloper shall comply with all state and local laws, in effect from time to time, prohibiting discrimination or segregation by reason of race, religion, color, national origin in the sale, lease, or occupancy of the property. Pursuant to the California Health and Safety Code (Sections 33337 and 33435-33436), contracts entered into by the Agency relating to the sale, transfer, or leasing of the land, or any interest therein acquired by the Agency within any redevelopment or urban renewal area or project, the provisions of said section in substantially the form set forth therein shall be included in such contracts, and such contracts shall further provide that the provisions of such section shall be binding upon and shall obligate the contracting party or parties and any subcontracting party or parties and all other transferees under the instrument.
- (b) All deeds, leases, or contracts for the sale, lease, sublease, or other transfer of any land in the Project Area shall contain the following non-discrimination clauses as prescribed by California Health and Safety Code, Section 33436:

In deeds, the following language shall appear:

“The grantee herein covenants by and for himself, his heirs, executors, administrators and assigns, and all persons claiming under or through him, that there shall be no discrimination against, or segregation of, any person or group of persons on account of race, color, creed, national origin, or ancestry in the sale, lease, sublease, transfer, use occupancy, tenure, or enjoyment of the premises herein conveyed, nor shall the grantee himself or any person claiming under or through him, establish or permit any such practice or practices of discrimination

or segregation with reference to the selection, location, number, use, or occupancy of tenants, lessees, subtenants, sublessees, or vendees in the premises herein conveyed. The foregoing covenants shall run with the land.”

In leases, the following language shall appear:

“The lessee herein covenants by and for himself, his heirs, executors, administrators and assigns, and all persons claiming under or through him, and this lease is made and accepted upon and subject to the following conditions:

That there shall be no discrimination against or segregation of any person or group of persons, on account of race, color, creed, national origin, or ancestry in the leasing, subleasing, transferring, use, occupancy, tenure, or enjoyment of the premises herein leased, nor shall the lessee himself, or any person claiming under or through him, establish or permit any such practice or practices of discrimination or segregation with reference to the selection, location, number, use, occupancy, of tenants, sublessees, subtenants, or vendees in the premises herein leased.”

- (c) The covenants with respect to Prevention of Discrimination shall remain in effect in perpetuity.

**SECTION 6004 UNDERGROUND UTILITY LINES.** Subject to appropriate action of the Oakland City Council upon recommendation of the Electrical Superintendent, undergrounding of all existing aerial utility lines in the Project Area will be accomplished during the renewal period.

**SECTION 6005 COST OF PROJECT AND METHOD OF FINANCING.** The estimated cost to complete the Stanford/Adeline Redevelopment Project is Two Million Five Hundred Thousand Dollars (\$2,500,000). Said cost will be borne over a period of years and by at least the following possible sources:

- (a) **Federal Financing:** The Stanford/Adeline Redevelopment area qualifies for Neighborhood Development Program (NDP) grants pursuant to Title I of the Housing and Urban Development Act of 1968. Under said program, grants are made on an annual basis according to estimates of costs anticipated for the ensuing year after credit has been given for anticipated proceeds for that year.

In addition, there may become available under future federal programs similar grants or allocations for the Project; as their federal programs evolve, the Agency and/or the City of Oakland will seek appropriate funding.

- (b) **Tax Increment Bonds:** In addition to federal funding, there exists the availability of revenue for project expenditures through the Agency’s sale of tax increment bonds. Said sales may occur from time to time if and as the need arises.
- (c) **Agency Loans:** Pursuant to the California Health and Safety Code, the Agency is authorized to borrow funds for project expenditures which may be, but do not necessarily have to be secured by the tax increment bonds aforesaid. Loan obligations so incurred shall not be a debt of the City of Oakland, the State of California, or any

other political subdivision. Said obligations may be payable from funds or property of the Agency, and may include money from the sale of land, federal capital grant funds, and funds received from the pledges of tax increments.

- (d) Private Participation: The Agency will actively encourage private investment in the Stanford/Adeline Project Area.

The number of dollars of the taxes referred to in Health and Safety Code Section 33670 which may be divided and allocated to the Redevelopment Agency of the City of Oakland pursuant to the Stanford/Adeline Redevelopment Plan shall not exceed One Million, Six Hundred and Twenty-Five Thousand Dollars (\$1,625,000.00). [See Ordinance No. 10820 C.M.S., 12.16.1986; CRL section 33333.4]

The Agency shall not establish or incur loans, advances or indebtedness to finance in whole or in part the Project beyond January 1, 2004.

The Agency shall not pay indebtedness or receive property taxes pursuant to Section 33670 from the Project Area after April 10, 2026, except as may otherwise be provided by Section 33333.6 of the Community Redevelopment Law.

**SECTION 6006 TAX INCREMENT PROVISION.** All taxes levied upon taxable property within the Project each year by or for the benefit of the State of California, County of Alameda, City of Oakland, and any district or other public corporation (hereinafter sometimes called "taxing agencies") after the effective date of the ordinance approving the Plan, shall be divided as provided in Article 6, Chapter 6, Part I (the Community Redevelopment Law) of the Health and Safety Code of the State of California and Section 19 of Article XIII of the Constitution of the State of California as follows:

- (a) That portion of the taxes which would be produced by the rate upon which the tax is levied each year by or for each of said taxing agencies upon the total sum of the assessed value of the taxable property in the Project as shown upon assessment roll used in connection with the taxation of such property by such taxing agency, last equalized prior to the effective date of such ordinance, shall be allocated to and when collected shall be paid into the funds of the respective taxing agencies as taxes by or for said taxing agencies on all other property are paid (for the purpose of allocating taxes levied by or for any taxing agency or agencies which did not include the territory in the Project on the effective date of such ordinance but to which such territory has been annexed or otherwise included after such effective date, the assessment roll of the County last equalized on the effective date of said ordinance shall be used in determining the assessed valuation of the taxable property in the Project on said effective date), and
- (b) That portion of said levied taxes each year in excess of such amount shall be allocated to and when collected shall be paid into a special fund of the Agency to pay the principal of and interest on loans, moneys advanced to, or indebtedness (whether funded, refunded, assumed, or otherwise) incurred by the Agency to finance or refinance, in whole or in part, the Project. Unless and until the total assessed valuation of the taxable property in the Project exceeds the total value of the taxable property in the Project as shown by the last equalized assessment roll referred to in paragraph (a) of Section 6006, all of the taxes levied and collected upon the taxable



property in the Project shall be paid into the funds of the respective taxing agencies. When said loans, advances, and indebtedness, if any, and interest thereon, have been paid, all moneys thereafter received from taxes upon the taxable property in the Project shall be paid into the funds of the respective taxing agencies as taxes on all other properties are paid. In the proceedings for the advance of moneys or making of loans or the incurring of any indebtedness (whether funded, refunded, assumed, or otherwise) by the Agency to finance or refinance, in whole or in part, this Project, the portion of taxes mentioned in this paragraph (b) of this section may be irrevocably pledged for the payment of the principal of and interest on such loans, advances, or indebtedness.

SECTION 6007 SEVERABILITY. If any provision of this Plan is found invalid, it shall be considered deleted from this Plan and shall not invalidate the remaining provisions of this Plan.

SECTION 6008 RELOCATION. A Relocation Plan for the Stanford/Adeline Project has been formulated and demonstrates that relocation resources are assured.

PLAN AMENDMENT AND VARIANCE PROCEDURES

SECTION 7000 PLAN AMENDMENT PROCEDURE. This Plan may be amended from time to time pursuant to Section 33450 et. seq. of the California Health and Safety Code as amended.

SECTION 7001 VARIANCES. Where unnecessary hardships, practical difficulties, or consequences inconsistent with the general purposes of this Plan result from the literal interpretation and enforcement of the restrictions and limitations imposed by this Plan, the Redevelopment Agency may grant adjustments or variances under such conditions and safeguards as it may determine, consistent with the general purpose and intent of this Plan; provided that in no instance shall any adjustments or variances be granted that would change or alter the range of land uses permitted or other basic requirements of the Urban Renewal Plan.

This section does not, however, authorize the Agency to grant variances of other changes from the Zoning Regulations or other applicable Oakland Municipal Codes and Ordinances.

## USE AND SIGN DEFINITIONS

SECTION 8000 CIVIC USE DEFINITIONS. In addition to some conventional terms for classifying land uses, the Plan utilizes the following definitions of civic uses. Each one includes those accessory activities, such as off-street parking, which are customarily associated with, and are appropriate, incidental, and subordinate, to said use.

- (a) Essential Service Uses include the maintenance and operation of electric, gas, and telephone distribution lines and poles, and water, storm drainage, and sewer lines, with incidental appurtenances thereto, but excluding electric transmission lines; parks and botanical gardens, but excluding playgrounds, playing fields, bandstands, auditoriums, and similar assembly areas; private streets; public polling places, and freeways, rapid transit routes, streets, alleys, and paths, but excluding uses on, under, or over such ways which uses are not customarily appurtenant thereto.
- (b) Limited Child-Care Uses include the provision of daycare service for three or fewer children.
- (c) Nursing Home Uses include the activities typically performed by rest homes, homes for the aged, nursing homes, and convalescent hospitals with six or fewer patients.
- (d) Community Assembly Uses include the activities typically performed by or at churches, temples, and synagogues; food service and other concessions located within public parks; public, parochial, and private non-profit clubs, lodges, meeting halls, and recreation centers; public and parochial playgrounds and playing fields; and temporary non-profit festivals.
- (e) Community Education Uses include the activities typically performed by orphanages; foster homes and family care homes for more than six persons placed by an authorized agency; public, parochial, and private day-care centers for four or more children; public, parochial, and private nursery schools and kindergartens; and public, parochial, and private elementary, junior high, and senior high schools.
- (f) Non-Assembly Cultural Uses include the activities typically performed by public, parochial, and private non-profit museums, art galleries, libraries, and observatories.
- (g) Civic Administrative Uses include the activities typically performed by public, parochial, and public utility administrative offices.
- (h) Health Care Uses include the activities typically performed by health clinics; hospitals; nursing homes, convalescent hospitals, rest homes, and homes for the aged with seven or more patients, or with mental, drug addict, or alcohol addict cases; and centers for observation or rehabilitation, with full-time supervision or care.
- (i) Utility and Vehicular Uses include the maintenance and operation of communications equipment installation and exchanges; electrical substations; emergency hospitals operated by a public agency; gas substations; neighborhood newscarryer distribution centers; police stations and fire stations; post offices, but excluding major mail-processing centers; and publicly operated off-street parking garages available to the general public either without charge or on a fee basis.

SECTION 8001 COMMERCIAL USE DEFINITIONS. In addition to some conventional terms for classifying land uses, the Plan utilized the following commercial use definitions. Each one includes those accessory activities, such as off-street parking, which are customarily associated with, and are appropriate, incidental, and subordinate to, said use.

- (a) Food Sales and Service Uses include the retail sale, from the premises, of food or beverages for home consumption, as well as the retail sale of prepared food or beverages for on-premises consumption.
- (b) Convenience Sales and Service Uses include the retail sale, from the premises, of drugs and other frequently needed small personal convenience items such as toiletries, tobacco, and magazines, as well as the provision of personal convenience services which are typically needed frequently or recurrently, such as barber and beauty care, and include shoe shining, self-service laundromats, and laundry or dry cleaning pick-up stations.
- (c) Medical Service Uses include the provision of therapeutic, preventive, or corrective personal treatment services by physicians, dentists, and other practitioners, as well as the provision of medical testing and analysis services.
- (d) General Retail Sales Uses include the retail sale or rental from the premises, primarily for personal or household use, of goods consisting primarily of items other than those described in subsections (a) and (b); but exclude the sale or rental of motor vehicles, other than parts and accessories, and the sale of building materials, other than paint, fixtures, and hardware.
- (e) General Personal Service Uses include the provision to individuals of informational, instructional amusement, and similar services of a non-professional nature which are not typically needed frequently; but exclude the provision of transient lodging services, the provision of services to assembled groups of spectators or participants, and the provision of services described in paragraph (f).
- (f) Consultative and Financial Service Uses include the provision of financial, insurance, and real estate brokerage services, as well as the provision of advice, designs, information, or consultation of a professional nature, other than the services described in paragraphs (c), (i), and (j).
- (g) Consumer Laundry and Repair Service Uses include the cleaning and repair of personal apparel and household appliances, furniture, and similar items.
- (h) Commercial Administrative Uses include the executive, management, administrative, and clerical activities of private, profit-oriented firms other than public utility firms.
- (i) Business and Communication Service Uses include the provision, primarily to firms rather than to households, of services of a clerical, goods brokerage, communication, or minor processing nature, including multicopy and blueprinting services.
- (j) Research Service Uses include research of an industrial or scientific nature, other than medical testing and analysis and routine product testing, which is offered as a service

or which is conducted by and for a private profit-oriented firm, other than a public utility firm.

- (k) Plant Nursery Uses include the cultivation for sale of horticultural specialties such as flowers, shrubs, and trees intended for ornamental or landscaping purposes.

#### SECTION 8002 SIGN DEFINITIONS.

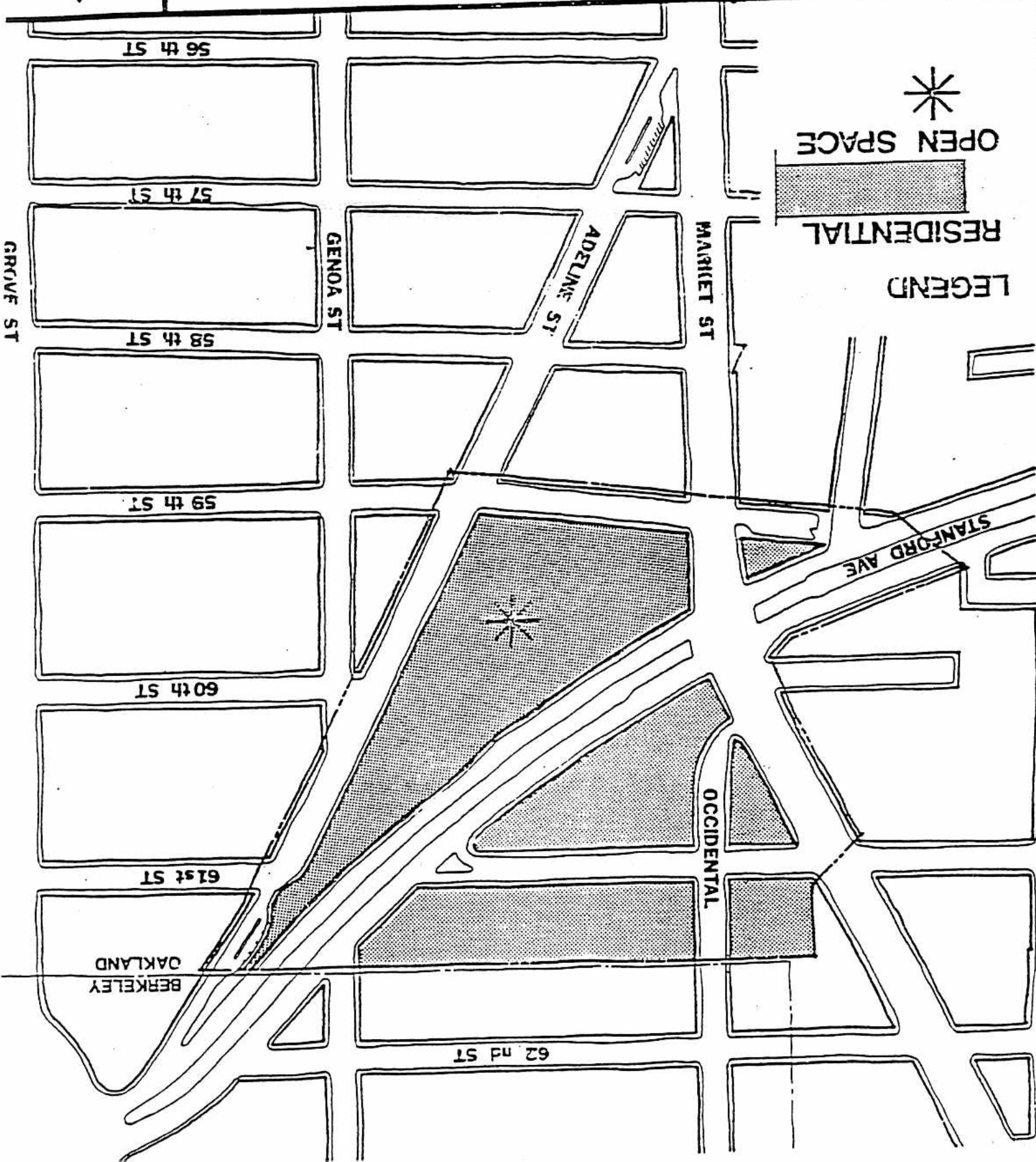
- (a) Residential Signs are signs which give notice of the name or address of residential facilities on the same lot or the name or occupation of a resident thereof, or the condition of use of a parking area or other private facility serving a residential use.
- (b) Special Signs are signs which serve a temporary or other special function of an emergency, patriotic, religious, or community nature, including official notices and warning signs posted by a governmental agency; the flag of any nation, state, international organization, or other governmental agency; memorial plaques, historical tablets, and other commemorative symbols; temporary displays of a patriotic or religious nature; temporary non-structural posters for civic or political campaigns; and non-illuminated, non-verbal religious symbols.
- (c) Development Signs are temporary signs which announce the anticipated sale, lease, rental, or character of facilities being constructed or altered, or of facilities or lots in a real estate subdivision development, or which identify persons or firms engaged in the promotion, design, construction, or alteration thereof.
- (d) Realty Signs are temporary signs which pertain to the sale, lease, rental, or display of existing lots or buildings or other facilities.
- (e) Civic Signs are signs, other than Special Signs, which give notice of the name or services, or other function or operation, of a Civic Use on the same lot, or the address or conditions of use of a parking area or other facility serving such use.
- (f) Business Signs are any of the following:
  - 1. A sign directing attention to, or otherwise pertaining to, a commodity, service, business, or profession which is sold, produced, conducted, or offered as one of the major functions of a Commercial Use on the same lot.
  - 2. A sign, or portion thereof, directing attention to, or otherwise pertaining to a commodity or service which is sold, produced, or offered by a Commercial Use on the same lot but which does not constitute a major function thereof, whenever:
    - a. Such sign is located behind a display window; or
    - b. Such sign has a display surface not greater than 12 square feet on any one face; or

- c. Such advertising is incidental to a sign pertaining to a major function and does not occupy more than one-half of the area of display surface thereof.
- 3. A sign giving notice of the address or conditions of use of a parking area or other facility serving a Commercial Use.

PLAN MAP

EXHIBIT I

DATE APRIL '73



## NEIGHBORHOOD IMPACT ELEMENT

**SECTION 9000 CATEGORIES OF ENVIRONMENTAL IMPACTS.** The Stanford/Adeline Redevelopment Plan will create the following environmental impacts. Because of the incremental nature of development activities under this Plan, the environmental impacts listed below will be gradual over a period of years. This section has been prepared pursuant to state law and is a supplement to the full Environmental Impact Report (EIR) of and for the Project Area which has been submitted with this Plan.

- (a) Relocation: New development will occur primarily on land vacated by commercial and industrial uses; consequently the extent of residential relocation will be minimal. Most existing residences will undergo rehabilitation where desirable, depending on the availability of private and public funds. Current law provides procedures and compensation to firms and those few individuals which must be relocated. This relocation has a beneficial impact for industries and commercial activities, since their location for business purposes is enhanced by moving to an area of compatible similar uses.
- (b) Traffic Circulation: Traffic volumes will not increase significantly; patterns of flow will change substantially, however, Adeline Street will no longer receive southbound traffic from Stanford Avenue; instead, southbound traffic will be diverted via Stanford Avenue and Market Street. Adeline Street will therefore become a primary residential street, with Stanford Avenue and Market Street performing an enlarged function as major thoroughfares. In addition, minor streets adjacent to existing commercial and industrial properties will become more completely residential in character, as truck loading movements are no longer necessary due to relocation of these firms.
- (c) Environmental Quality: Impacts on environmental quality are significant, since incompatible land uses will be removed in order to preserve and enhance the predominantly singled-family residential character of the immediate and surrounding neighborhood. New development will include clustered, low-density housing as well as a new open space area oriented for use by the entire neighborhood. These activities will exert beneficial impacts on environmental quality.
- (d) Effect on School Population and Quality of Education: Since this Plan does not require significant increases in residential density, any low-density development on land made available by the relocation of commercial and industrial firms will not result in a significantly larger school population. Current trends in enrollment in the City of Oakland indicate a potential excess capacity rather than overcrowding in the school system.
- (e) Availability of Community Facilities and Services: The predominant impact will be created by the provision of an open space area oriented not only to adjacent residential properties but to the North Oakland community. Because this recreational and open space resource will be a new element in this larger community, impacts will occur due to the changed patterns of use which will be encouraged. In general, these are expected to be beneficial.



- (f) Property Assessments and Taxes: With improvement in environmental quality, including open space, residential rehabilitation, and new development, land values will probably tend to rise. The extent of any change is difficult to predict. Property tax assessments will of course continue to reflect trends in market values. It is not expected, however, that these influences will cause an increase in the actual tax rate. Such an increase would occur independently as a result of general City tax policy.

MINIMUM PROPERTY STANDARDS FOR REHABILITATION OF EXISTING  
BUILDINGS IN THE STANFORD/ADELINE PROJECT

## I. GENERAL STANDARDS

- A. Properties must comply with local laws, codes, nuances and deed restrictions.
- B. The property at the completion of rehabilitation be safe and sound in all physical respects and be furnished and altered to bring the property to a desirable marketable condition which will continue during the life of the mortgage. The extent to which existing work may be used or new work required must be determined in each instance as may be necessary to meet the desired objectives. In this regard, characteristics of living unit arrangement, design, finish, equipment, and other building features shall be judged on the basis of suitability for the rehabilitated property and appeal to the determined market segment. The acceptability of individual properties or projects will be determined by the FHA on the basis of the needs and merits of each project or case as presented.

## II. SPECIFIC STANDARDS

### A. Site and Landscaping Requirements

1. Yards: Properties shall provide the front yard, side yard, and rear yards areas required by the provisions of the Stanford/Adeline Plan. The Agency may reduce or waive one or more of these requirements where it determines that the need for natural light, ventilation, and open space may be satisfied through a lesser requirement.
2. Access to Property: Walking distance from main entrances of buildings to a street or driveway shall not exceed 100 feet.
3. Fences and Gates: All wood fences which have missing or broken pickets or boards, or which lean shall have missing or damaged parts replaced and be trued upright, damaged, or decayed wood posts replaced, with suitable materials of appropriate design. All sagging gates shall be braced true, and those dragging on the ground shall be rehung to clear and all missing necessary hardware replaced. Protect all wood fencing and gates from deterioration with paint or other acceptable finish.
4. Landscaping: Remove all overgrown shrubs and planting. Prune and trim remaining specimens. Clean up and remove all debris and trash from the premises.
5. Off-Street Parking: Properties shall provide the amount of off-street parking required by the provisions of the Stanford/Adeline Plan. The Agency may reduce or waive the off-street parking requirement where it determines that the objectives of the Plan may be met with a lesser requirement.

### B. Interior Requirements

1. Room Size: Each living unit shall have a bathroom and at least two habitable rooms, one of which shall be a bedroom except that in two family dwellings, one unit may be an efficiency type living unit. A limited percentage of living units in a dwelling of 3 or more units may be efficiency type living units

provided the objectives of space requirements for living, cooking, eating, and sleeping are met.

The least dimension of any habitable room except a kitchen, shall be 7 feet.

Generally Acceptable Room Sizes in Existing Buildings

First Bedroom	100	square feet
Each additional bedroom	90	square feet
Living room only	120	square feet
Living-dining room (combination)	150	square feet
Kitchen only	50	sq. ft. of superficial floor area
Kitchen-breakfast nook (combination)	90	90 sq. ft. of superficial floor area
Kitchen-dining room (combination)	140	sq. ft of superficial floor area
Efficiency unit, including space for living, cooking, eating, and sleeping.	240	sq. ft. of superficial floor area
Bathroom-sufficient for comfortable use of water closet, lavatory and bathtub or shower providing at least 90° door swing into the bathroom.		

2. Ceiling Height: Minimum ceiling height shall be 8 feet. (Refer to attachment.) In rooms with sloping ceilings, the required ceiling height (8 feet) will be provided for at least one-half of the required room area. Ceiling heights less than 5 feet shall not be included in computing the required room area. Where there are furred or occasional structural beams in the ceiling, the distance between the bottom of the beams and the finished floor shall be not less than 7 feet 6 inches.

3. Basement Space: No basement shall be used as a habitable room unless it complies with all requirements stated herein and of the Oakland Housing Code.

4. Window Area: Required light and ventilation for habitable rooms and bathrooms shall be provided as follows:

The window area of all habitable rooms shall be 1/8 of the floor area of the room or 12 square feet, whichever is greater. (Refer to attachment.) One-half of the required window area in all habitable rooms shall be openable.

The total window area in any bathroom or water closet compartment shall not be less than three (3) square feet of fully openable area. (Refer to attachment.)

In lieu of any required window in a water closet compartment or bathroom, a fan exhaust system of ventilation may be provided. The system shall be made

operable from the light switch and shall be designed and operated so as to produce a complete change of air in not more than five (5) minutes.

5. Stairways: Every required stair shall be at least 36 inches wide. Every structure containing two or more units above the first floor having an occupancy load of more than 10 persons, or 2000 sq. ft. of floor area, shall have not less than two exits from that portion housing such occupancy, and shall have not less than one stairway 44 inches wide, except when compliance with this requirement creates a hardship and adequate means of egress is provided. Each stair shall provide safety of ascent and descent, so designed, arranged and installed as to afford adequate headroom.
6. Cabinets and Closets: Each bedroom shall have at least one closet 6 square feet in area and 6 feet in height reasonably accessible to the bedroom it serves.

Each living unit having more than two bedrooms shall provide a coat closet readily accessible to the living room, and of the same size as required for bedroom closets unless compliance with this requirement creates a hardship.

None of the minimum clothes closet space shall be located within the kitchen.

Minimum areas and dimensions of kitchen storage space shall be as follows.

- a. Total shelving in wall and base cabinets – 30 square feet.
- b. Drawer area – 5 square feet.
- c. Usable storage shelving in cooking range or under sink may be counted in the total shelving needed.

In addition to the above, provide general storage space of 150 cu. ft. plus 50 cu. ft. per bedroom, except when compliance with this requirement creates a hardship, and adequate general storage space has been provided.

7. Kitchens: Each living unit shall have a specific kitchen space, which contains a sink with counter work space and having hot and cold running water and adequate space for installing cooking and refrigeration equipment, and for the storage of cooking utensils.
8. Interior Access: Provide adequate access to attic space and crawl space.
9. Unacceptable Conditions:
  - a. A bathroom containing a water closet or water compartment opening directly into a food preparation or storage center.
  - b. Buildings in which adequate ventilation has not been provided for attic and basementless spaces to prevent conditions conducive to decay, dampness, and deterioration of the structure.

C. Appliance Requirements

1. Domestic Water Heating and Storage: Where hot water is supplied from a central system the storage capacity shall be provided in quantities equivalent to the table below:

Number Living Units Served	Storage Capacity in Gallons	Heating Capacity Gal. per hr. 100 °F. Rise
1	20	20
2	30	30
3	40	35
4	50	40
5	60	45
6	70	50
7	80	55
8	90	65
9	100	70
10	110	80
11	120	95

2. Heating: The heating facility (ies) installed shall be properly vented and capable of providing inside temperatures of 70°F at a level 3 feet above the floor in all bathrooms and habitable rooms, except kitchens, when the outside temperatures extend downward to and including 35°F. Lower inside temperature may be permitted in laundry rooms, service porches or similar work areas when compliance with this requirement creates a hardship.
3. Plumbing: Replace all broken, concealed fouling surfaces, cracked, chipped or severely worn bathroom fixtures or kitchen sink or fittings. All fixtures shall be connected to the public sewage system and water supply and to adequate waste and hot and cold water supply lines, except that the water closet shall be connected to the cold water line only.

All soil, waste, vent, and water supply lines which show evidence of leakage or severe corrosion or which are so plugged with rust or mineral deposits as to materially reduce their capacity, shall be replaced or restored to a condition which will provide safe and adequate service for the plumbing fixtures to which they are connected.

Install domestic water heating and storage equipment as necessary to provide each living unit with an adequate supply of hot water.

D. Construction Requirements

1. General: All structural components of the dwelling shall be in sound condition and considered serviceable for the expected useful life of the rehabilitated building. Sagging of floors, fireplaces, partitions or stairs, and bulging of exterior walls shall be restored as near as practical to an acceptable level or plumb position and supported or braced so as to prevent a reoccurrence of these conditions. Individual structural members in a seriously deteriorated condition shall be replaced. Loose jointing of structural members shall be restored to original rigidity.

Foundations shall be properly constructed of masonry, concrete or approved piles and capable of supporting required loads. The distance between wood framing members or siding and adjacent earth shall be 6 inches unless adequate other means of protection from corrosion, decay, infestation or other harmful effects is provided by approved methods such as, but not limited to, the following:

- a. A concrete curb separating the adjacent ground level from all untreated wood.
- b. Ranking an appropriately located mortar joint and inserting a metal shield properly overlapped and caulked.
- c. Application of cement pargeting thick enough to provide a relatively smooth surface then application of one coat bituminous dampproofing as adhesive for one layer of asphalt saturated felt lapped and finally application of second coat bituminous dampproofing.

Crawl space grade shall be a minimum of 18 inches below wood floor joists and 12 inches below girders.

2. Roofs: The roof covering shall be of an acceptable type and properly flashed. All roofs, including their valleys and flashings, shall be renewed or repaired to the extent necessary to protect the building against leakage and rodents.

3. Exterior Walls:

- a. Wood siding materials and trim that are broken, split or damaged so as to permit the entrance of weather, or that show signs of decay shall be replaced. Where required, all existing exterior wood surfaces shall be suitably prepared for painting by scraping, burning and/or sanding and shall receive at least one coat of prepared exterior house paint over suitable primer. New wood siding materials shall be protected by appropriate finishes. All exterior walls shall be finished in a manner sufficient to prevent the entrance of moisture and weather, and provide satisfactory durability, economy of maintenance, and an attractive appearance.

- b. Composition sidings, including mineral surfaced fibre board, mineral surfaced asphaltic siding, cement asbestos types, etc., which show deterioration, damage or joint failure so as to permit the entrance of weather or adversely affect the appearance of the dwelling shall be replaced by or covered with new suitable siding materials.
4. Gutters, Cornices, and Exterior Details: Gutters, downspouts, eaves, rafter ends, fascias, soffits and cornices, moldings, trim, etc., showing evidence of leakage, rust, decay, or deterioration shall be replaced with new materials suitably protected with paint. Repairs shall be accomplished by necessary changes of existing design or with appropriate new design within reasonable limits to prevent recurrence of deterioration. Conduct downspout drainage to acceptable outfalls.
5. Chimneys and Vents: Chimneys and vents shall be structurally safe, durable, smoke tight and capable of withstanding the action of flue gases.
6. Interior Walls and Ceilings: Shall be capable of supporting the required load; rodent-proof; in good repair. All interior wall and ceiling surfaces and interior woodwork shall be clean, smooth, free of objectionable cracks and imperfections and acceptably finished in a first class workmanlike manner for the materials used. All loose and broken plaster shall be soundly patched and repaired. Where deterioration is so extensive that patching is impractical, the entire wall or ceiling area shall be replastered or covered with acceptable drywall materials. Plaster held in place by wallpaper or plaster loosened by broken keying will be considered deteriorated to the point of replacement.

Plaster patching shall be done without objectionable joints between old and new work. Where drywall systems are used to cover old surfaces, adjustment at window and door trim shall be accomplished by suitable moldings or taping. Install finish waterproof wall material 4 feet above tub top when there is a shower over tub, above floor in shower stalls, 6 inches above tub top for tub without shower.

All walls and ceilings shall be acceptably painted or receive other suitable decorative treatment over properly prepared surfaces.

7. Finish Floors: Shall be rodent-proof, of acceptable material, smooth, even and tightly laid. Bathroom, toilet compartment and kitchen floors shall be provided with acceptable, impervious to water, resilient floor covering materials over proper underlayments.

Wood floors in all other areas of the living unit which show excessive wear, shrinkage, cupping or other similar damage shall be replaced or covered with acceptable floor materials properly installed, except that in said areas, sound wood floors showing excessive wear and discoloration shall be resanded and refinished.



8. Windows and Doors: Each window, exterior door, and basement hatchway shall be reasonably weather-tight, water-tight, rodent-proof, and in sound working condition and in good repair. Windows and exterior doors and their frames which show signs of decay, deterioration, excessive warping, racking or misalignment shall be replaced or repaired to an acceptable operable condition and adequately protected with paint and flashings against further deterioration. All broken or cracked glass shall be replaced. Interior doors, jambs, and interior trim which show excessive deterioration, abuse and patching shall be replaced. Existing and new interior millwork shall be painted or receive other protective finish over properly prepared surfaces. Replace all broken or missing hardware.

9. Electrical: All habitable rooms and other appropriate spaces in each dwelling shall be provided with electric service by a system of wiring and equipment to safely supply electrical energy for proper illumination, and for the appropriate location and use of appliances or other equipment.

Existing wiring and electrical equipment to remain shall be determined to be in good and serviceable condition, and installed so as not to be a potential source of electrical hazard, or ignition of combustible materials. Replacement of existing wiring and equipment shall be made where these conditions are not fulfilled.

Where existing electrical facilities are considered inadequate, they shall be increased or replaced in accordance with the Electrical Code of the City of Oakland.

New Electrical Work: The provisions of Section 1007, Chapter X, of the MPS for One and Two Living Units, Section 1700 of the MPS for Three or More Living Units, and appropriate provisions of the National Electrical Code shall be used as a guide for design layout and installation of electrical work in new construction. Not less than two general lighting circuits (15 amp.) and one appliance circuit (20 amp.) shall be provided for each living unit. Heavy duty equipment shall have individual branch circuits, as required to comply with the National Electrical Code.

10. Porches, Walks, and Steps: Remove all sagging, unsound worn or deteriorated porches and steps and replace or rebuild with suitable materials adequately protected against wear, weather, and decay. Walks shall be repaired to provide safe use and to prevent further deterioration.

11. Unacceptable Conditions:

- a. Dwellings showing evidence of continuing settlement, deterioration, dampness, leakage, decay, termites, or other conditions impairing the safety or sanitation of the dwelling.

- b. Buildings constructed on wood mud sills resting directly on the ground.
- c. Wood siding, floors and/or door casings or door sills in contact with ground or outside paving.
- d. Dirt floors in garages.

## ATTACHMENT

### Conditions under which Housing Code Variances may be permitted

The following minimum requirements may be permitted provided such variances are approved by the Housing Advisory Appeals Board of the City of Oakland in accordance with the Codes of the City of Oakland:

1. Ceiling height of 7' 6".
2. Window area of 10% of the floor area of a habitable room.
3. Amount of openable window area, 1½ sq. ft.