Oakland City Planning Commission STAFF REPORT

Case File Number CMDV10-096/PMW10-007 **July 21, 2010**

Location:	**2545, 2551, 2575-79 San Pablo Avenue; 814 Mead Avenue; & 817-819 Milton Street (See map on reverse)**
Assessors Parcel Numbers:	003-0013-001-00; 003-0007-003-00; 003-0007-001-00; 003-0007-004-00; & 003-0007-024-00
Proposal:	To establish a social services campus involving residential care, transitional housing and service-enriched housing involving five adjacent properties. The project will involve remodeling of an existing vacant building (The Asasha Hotel), incorporating an adjacent vacant lot, adding a new accessory structure to the site, and relocating some residents from existing non-conforming residential care facility at 2551 San Pablo Avenue to the new site; and conversion of two existing single family residential units into service-enriched housing.
Owner:	East Bay Community Recovery Project
Applicant:	Adam Deromedi – Affordable Housing Associates
Planning Permits Required:	Major Conditional Use Permit for Residential Care, Transitional Housing, and Service-Enriched Activities; Regular Design Review for additions and alterations to existing building; Minor Variance to allow a new stair/elevator wing to have a zero setback where 10 feet minimum is required; Parcel Map Waiver to merge two lots.
General Plan:	Urban Residential and Mixed Housing Type Residential
Zoning:	C-30 District Thoroughfare Commercial Zone, S-4 Design Review Combining Zone; and R-50 Medium Density Residential Zone
Environmental Determination:	Exempt, Section 15332, State CEQA Guidelines: Infill development Section 15183, State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
Historic Status:	Potentially Designated Historic Properties: 2545 San Pablo Ave. - Survey Rating C2+ 2551 San Pablo Ave. - Survey Rating Cb-2+ 814 Mead Ave. - Survey Rating C2+
Service Delivery District:	I
City Council District:	3
Status:	Pending
Action to be Taken:	Decision on application based on staff report
Staff Recommendation:	Approval subject to conditions
Finality of Decision:	Appealable to City Council within 10 days
For Further Information:	Contact case planner Maurice Brenyah-Addow at **(510) 238-6342 or** by email at **mbrenyah**@oaklandnet.com.

SUMMARY

The proposed project is to allow an existing residential care establishment operated by the East Bay Community Recovery Project (EBCRP) at 2551 and 2575/9 San Pablo Avenue to create a social services campus by expanding its services to three adjacent properties located at 2545 San Pablo Avenue (Asasha Hotel), 814 Mead Avenue, and 819 Milton Street. The project will involve rehabilitation of an existing vacant and dilapidated Potential Designated Historic Property (PDHP) at 2545 San Pablo Avenue (Asasha Hotel) to serve as transitional housing for low-income pregnant and parenting women with special needs and their children. The two other buildings, 814 Mead Avenue and 819 Milton Street are existing single family residential buildings that will also serve as residential care or service-enriched housing facilities for clients with other specialized needs.

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CITY OF OAKLAND PLANNING COMMISSION

Case File: CMDV10-096/PMW10-007
Applicant: East Bay Community Recovery Project
Address: 2545, 2552, 2575-79 San Pablo Avenue; 814 Mead Avenue; & 817-19 Milton Street
Zone: C-30/S-4 & R-50

At the moment, the East Bay Community Recovery Project (EBCRP) operates its activities at 2551 San Pablo Avenue which is believed to have been established in 1997 before a conditional use permits was required for such activities. Project Pride is a division of EBCRP and under this program, EBCRP currently provides services including accommodation, counseling, and treatment for both onsite and offsite clients. Project Pride provides housing for extremely low income pregnant and parenting women and their children (clients may also have a history of substance abuse, mental health problems, criminal justice involvement, trauma and abuse, homelessness, and/or chronic medical conditions). Project Pride provides stable, safe, and affordable housing with extensive supportive services to address the needs of its residents. The EBCRP uses an adjacent property at 2575-79 San Pablo Avenue as administrative offices as well as an out-patient mental health and education services facility.

The proposed application for a conditional use permit is intended to cover both the existing residential care (transitional housing/service-enriched housing) activities and the proposed expansion. Staff believes that the proposed expansion will provide needed social services to people with special needs in the community and therefore recommend approval of the Major Conditional Use Permit (CUP) and Design Review for the proposed project, subject to the attached conditions.

PROPERTY DESCRIPTION

2551 San Pablo Avenue is located on the northwest corner of San Pablo Avenue and Mead Street. 2551 San Pablo Avenue is leased but not owned by the applicant, EBCRP. It is a 12,632 square-foot lot with an approximately 33,000 square-foot three-story building built in the early 1900's. Adjacent to, and north of this building, is a parking lot owned and operated by the applicant for staff parking. EBCRP also owns the building immediately to the north of the parking lot at 2575-2579 San Pablo Avenue. This building houses EBCRP's administrative functions and some outpatient services. To the west of 2551 and 2575-79 San Pablo Avenue are two single-family homes at 817 Milton Street and 814 Mead Street also owned by the applicant. 2545 San Pablo Avenue is located on the southwest corner of San Pablo Avenue and Mead Street and consists of a vacant three-story single-room occupancy hotel and an adjacent vacant lot. To the south is a partially occupied vacant three story brick building used as residential units. Further south along San Pablo is a mixture of multi-family structures and ground-floor commercial uses. To the west down Mead Street are predominantly large single family dwellings many of which are in disrepair and boarded up. To the east across San Pablo Avenue are various commercial uses including a laundromat, take-out eatery, and non-profit services.

PDHP Status

The project involves three buildings that are listed as Potential Designated Historic Properties (PDHPs) with ratings of C2+, C2+ and Cb-2+ respectively on the Oakland Cultural Heritage Survey. None of these buildings is considered a local historic resource, nor an historic resource for purposes of CEQA.

In October of 2009, the State of California Office of Historic Preservation reviewed the proposed rehabilitation of the Asasha Hotel building and concurred with the City of Oakland that the proposed work will not negatively impact a historic resource (See attachment C).

PROJECT DESCRIPTION

The proposed application is to allow the same mix of residential care, transitional housing, and service enriched permanent housing activities and ancillary services including treatment for on-site and off-site clients and residents as existing at 2551 San Pablo Avenue to expand to the three adjacent properties.

2551 SAN PABLO AVENUE:
The building at 2551 San Pablo Avenue is master leased by EBCRP. It currently houses the Project Pride residential care program on the ground floor as well as a variety of services and residential units for other programs including transitional housing, and service enriched permanent housing activities and ancillary services including treatment for on-site and off-site clients and residents. Per the zoning letter dated April 17, 2000 the property has operated as a non-conforming residential care facility since 1997 (see attachment B). After EBCRP relocates Project Pride to 2545 San Pablo Avenue, EBCRP will continue to lease and operate 2551 San Pablo Avenue per the guidelines of the new conditional use permit.

2545 SAN PABLO AVENUE:
The site currently has a vacant approximately 8,700 square foot single-room occupancy hotel (the Asasha Hotel) that is currently in a poor condition. The applicant also owns an adjacent 5,000 square foot vacant lot to the south of the building. The applicant plans to rehabilitate the Asasha Hotel building to preserve its architectural character and provide a sustainable permanent home for Project Pride. This effort will greatly enhance a blighted corner in the neighborhood. There are currently 26 rooms within the Asasha with no additional units planned. After the rehabilitation, the property will feature the following amenities: fully equipped commercial kitchen (with energy efficient appliances), dining room that is designed to foster family interaction during meals, on-site laundry, on-site cooperative childcare space for residents, recreational open space, computers, and supportive service offices. The project is located within 1/4 to 1/2 of a mile from a number of recreational facilities, grocery small markets, financial institutions, educational programs for youth and adults, religious institutions and social services.

The rehabilitation to be undertaken on the interior is significant including but not limited to the following: structural improvements (repairs to existing damaged wood areas and proposed minor structural improvement to lateral instability at the ground floor), fire alarm and emergency exit life safety improvements to meet current code, major electrical and mechanical systems repairs and upgrades to meet current code, new common area bathing and cooking facilities, replacement of ground floor storefronts, general unit renovations (including window replacement and window blinds), installation of security cameras and sensors, roof replacement, and replacement of existing "add-on" rear structure with new stair case to replace existing stair.

817 – 819 MILTON STREET and 814 MEAD AVENUE
These are two adjacent existing single family buildings that are proposed to be used for Residential Care and/or Service-Enriched Housing for residents. EBCRP proposes to rehabilitate the properties and make upgrades to the HVAC and plumbing systems. The exteriors will be painted otherwise there will be no exterior changes.

EBCRP Background
East Bay Community Recovery Project (EBCRP) was formed in 1989 as a nonprofit community-based organization to provide integrated social services for underserved individuals. EBCRP's mission is "to support the well being of the community by providing substance abuse, mental health and other health-related services. We respect and encourage the strengths of individuals and families, and their ability to make healthier choices."

Since 1989, EBCRP's focus has been providing substance abuse treatment for difficult to serve populations, including adults with co-occurring substance abuse and mental health disorders who also experience frequent or long-term health crises or homelessness. EBCRP is experienced in the management of prevention and treatment programs for adults with such complex needs. EBCRP has been meeting its mission through the provision of outpatient treatment, residential care, transitional and permanent housing.

EBCRP's outpatient treatment division serves 1,200 unduplicated clients in Oakland and Hayward annually. The outpatient division has been licensed to provide substance abuse treatment and relapse prevention services to persons with co-occurring disorders, primarily mental illness, and persons with HIV and HCV infection, for 20 years.

EBCRP has been operating its Project Pride residential care program in west Oakland since 1994. The tenants at Project Pride are pregnant and parenting women with up to one or two of their children. All the women have substance abuse issues. The majority of them also have other disabilities including a variety of mental health issues, criminal justice involvement, domestic violence, and chronic medical conditions (e.g. HIV/ AIDS, Hepatitis C). Services to residents include substance abuse and mental health counseling, case management, on-site benefits assistance (e.g. MediCal, food stamps), vocational assessment and training, easy access to GED class and on site tutoring, parenting classes and childcare.

EBCRP's Forensic Assertive Community Treatment (FACT) program is a Full Service Partnership with the Alameda County Behavioral Health Care Services. FACT provides intensive wraparound services, which include housing services and placement to individuals who are deemed high utilizers of the behavioral health and criminal justice systems. FACT also provides transitional and service enriched permanent housing to its clients and tenants.

EBCRP has over 20 years experience working with individuals and families who have issues of homelessness, chemical dependency and mental and physical illness during which we have gained an acute understanding of the need for housing with strong support services. For the past 15 years EBCRP has been providing these services on the 2500 block of San Pablo Avenue in west Oakland. EBCRP is active in the community and has excellent relationships with its neighbors and the broader community.

GENERAL PLAN ANALYSIS

The General Plan designation of the properties that constitute the campus are Urban Residential and Mixed Housing Type Residential. The Urban Residential classification is intended to create, maintain, and enhance areas of the City that are appropriate for multi-unit structures in locations with good access to transportation and other services. The Mixed Housing Type Residential is intended to create, maintain, and enhance residential areas typically located near the City's major arterials and characterized by a mix of single family homes, townhouses, small multi-unit buildings, and neighborhood businesses where appropriate. The proposed Residential Care (Transitional Housing/Service-enriched Housing) establishment activities are consistent with the characteristics of the surrounding neighborhood. The area has easy access to public transportation and a variety of civic, recreational and commercial services. The project is consistent with the following policies of the General Plan:

Policy 2.6 – Seniors and other Special Needs: - *Assist and promote the development of housing with appropriate supportive services for seniors and other persons with special needs.*

The Housing Element of the General Plan states that supportive housing for individuals with mental illness are among the most urgent needs reported by organizations serving persons with disabilities.

Policy N3.5 Encouraging Housing Development: The city should actively encourage development of housing. The rehabilitated building will provide housing for the Project Pride target families. The other two single family buildings will also provide housing for the program participants.

Policy N3.8 Required High Quality Design: The proposed project will restore the respective PDHP buildings to the extent practical and will incorporate quality materials and incorporates design elements to reflect the pattern of the surrounding development.

ZONING ANALYSIS

The three of the facilities that will constitute the proposed campus site (2545, 2551, and 2575/9 San Pablo Avenue), are zoned C-30, District Thoroughfare Commercial Zone, and S-4 Design Review Combining Zone while the two adjacent single family facilities fronting on Mead Avenue and Milton Street are zoned R-50, Medium Density Residential Zone.

Based on the information provided by the applicant, the proposed use mix fall within the following zoning use classifications.

17.10.220 Health Care Civic Activities.
Health Care Civic Activities include all activities which primarily provide medical care and supervision other than those defined elsewhere in the Zoning Regulations. Examples of activities in this classification include but are not limited to the following:
A. Health clinics;
B. Hospitals;
C. Skilled nursing, extended care, residential care (including facilities licensed for six or fewer residents), and assisted living facilities, all of which provide medical care on site;
D. Nonresidential centers providing psychological or family counseling and mental hygiene services to individuals or groups;
E. Support services which include regular individualized case management for both on-site and offsite residents in conjunction with Service-Enriched Permanent Housing and Transitional Housing Residential Activities;
F. Facilities which provide inpatient and/or outpatient medical and/or psychological treatment for mental illness, substance and alcohol abuse and addiction;
G. State licensed "Adult Day Care Facilities" and "Adult Day Support Centers".

17.10.112 Residential Care Residential Activities.
Residential Care Residential Activities include all residential care facilities that require a state license or are state licensed for seven or more residents which provide twenty-four (24) hour primarily nonmedical care and supervision. Occupancy of living accommodations by six or fewer disabled persons, elderly persons, or persons in need of support services for chemical dependency recovery; or a family foster care home; or occupancy of any facilities supervised by or under contract with the State Department of Corrections, are excluded. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040. State licensed residential care facilities for six or fewer residents shall be treated as Permanent Residential Activities except with regard to the three hundred (300) foot separation requirement in Section 17.102.212(B).

17.10.114 Service-Enriched Permanent Housing Residential Activities.
Service-Enriched Permanent Housing Residential Activities include permanent housing in which residents are tenants who live independently and have access to various voluntary support services, such as, health, mental health, education and employment/training services. These services may be provided

on-site and/or off-site. If support services are also offered on-site and off-site residents, the support services component will be classified and regulated as Community Education and/or Health Care Civic Activities. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

17.10.116 Transitional Housing Residential Activities.
Transitional Housing Residential Activities include all types of "transitional housing programs" as defined by the state of California, which are designed to assist persons in obtaining skills necessary for independent living in permanent housing and which have all of the following components:
A. Support services programs that include regular individualized case management services and may include alcohol and drug abuse counseling, self-improvement education, employment and training assistance services, and independent living skills development.
B. Use of a living unit by a resident in a structured living environment, which use is conditioned upon compliance with the transitional housing program rules and regulations.
C. A rule or regulation which specifies an occupancy period of not less than thirty (30) days, but not more than twenty-four (24) months.
If support services are also offered on-site to off-site residents, the support services component will be classified and regulated as Community Education and/or Health Care Civic Activities. This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.

Pursuant to Section 17.143.020A2, a Major Conditional Use Permit is required for Residential Care Residential, Service Enriched Housing Residential, and Transitional Housing Residential activities. Health Care Civic and Community Education are out-rightly permitted in the C-30 zone. Regular Design Review is required for the proposed rehabilitation work involving restoration of the historic qualities of the Asasha Hotel building as well as some minor additions and alterations. A Minor Variance is required to allow a zero rear yard setback for the new stair and elevator wing. A Parcel Map Waiver Map (PMW) is required to merge the Asasha Hotel site and the adjacent 5000 square-foot vacant lot into one.

ENVIRONMENTAL DETERMINATION

The project has been found to be categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) under Section 15332 of the CEQA Guidelines (Class 32, "In-fill Development Projects") because the project consists of in-fill development within an urbanized area where there is no potential for the project to cause any significant environmental impacts. On a separate and independent basis, the project is also exempt under CEQA Guidelines Section 15183, projects consistent with a community plan, general plan or zoning

KEY ISSUES AND IMPACTS

Program and Services
The applicant proposes to create a campus by expanding the existing Residential Care (Transitional Housing and Service-Enriched Housing) uses located at 2551 San Pablo Avenue onto three adjacent properties (2545 San Pablo Avenue, 814 Mead Avenue, and 817 Milton Street) with the Conditional Use Permit encompassing the entire campus. The project applicant has provided the following (*italicized*) description of the proposed operations for consideration.

Campus uses for East Bay Community Recovery Project

2575-79 San Pablo Avenue:

Proposed land use designation: Health Care Civic and Community Education

No residential activity occurs at this building. The primary activities at this building are to provide mental health and education services to clients both non-resident and resident at adjacent campus locations. This location also provides administrative offices for the non-profit organization.

Activities: mental health care services, case management, and education

1 *Outpatient mental health services for clients include licensed counseling for mental illness, chemical dependency, and substance abuse. The program is licensed to provide substance abuse treatment and prevention to persons with co-occurring disorders, primarily mental illness, and persons with HIV and HCV infection.*
2 *Case management services include on-site benefits assistance (e.g. Medical, food stamps), service coordination and referrals, health management, and vocational assessment;*
3 *Educational services include classes and workshops in living skills, self-improvement, employment and training, and independent living skills.*

Office uses

1 *Program staff*
2 *Program administration*
3 *Accounting and human resources*
4 *Office management*
5 *Facilities management*

Based on the description of the proposed uses staff is in agreement that the proposed uses for this particular facility falls within the Health Care Civic and Community Education use classifications.

2551 San Pablo Avenue and 2545 San Pablo Avenue

Proposed land use designation:

Primary use: Residential Care and/or Transitional Housing Residential Activities

Support Services: Health Care Civic & Community Education

The primary activities at these facilities are Residential Care and/or Transitional Housing residential activities. These buildings also provide space for health care civic and community education services as described above.

Primary activities at these sites is residential & residential care support services

1 *Residential activities;*
2 *24-hour care and supervision;*
3 *Licensed to provide substance abuse treatment and re-lapse prevention services to residents with co-occurring disorders, primarily mental illness, and persons with HIV and HCV infection, and some clients cared for under contract with department of corrections.*
4 *Resident mental health services include licensed counseling and support services for mental health disorders, chemical dependencies, and substance abuse prevention and treatment;*
5 *Resident case management services include on-site benefits assistance (e.g. Medical, food stamps), service coordination and referrals, health management, and vocational assessment;*

6 *Resident educational services include classes and workshops in basic life skills, employment training, independent living skills, GED classes and tutoring, and parenting classes;*
7 *Transitional housing and*
8 *Support uses for staff such as office, meeting, and counseling space for social workers, counselors, and overnight supervisory staff.*

Adjunct activities for non-residents: mental health care, case management, and education

1 *Outpatient mental health services for clients include licensed counseling and support services for mental illness, chemical dependency, and substance abuse. The outpatient service program is licensed to provide substance abuse treatment and prevention to persons with co-occurring disorders, primarily mental illness, and persons with HIV and HCV infection.*
2 *Other services for non-residents include case management, benefits assistance (e.g. Medical, food stamps), and health management.*
3 *Educational services for non-residents include classes and workshops in living skills, self-improvement, employment and training, and independent living skills.*

817-819 Milton Street and 814 Mead Avenue

Proposed land use designation: Residential Care and/or Service-Enriched housing
814 Mead Avenue
This is a single-family home. It will have ***three occupants****. No staff will have an office on site. Residents will access services at one of the other locations on the EBCRP Campus (2575-79 San Pablo Avenue, 2551 San Pablo Avenue, or 2545 San Pablo Avenue.)*
817 Milton Street
This is a single-family home. It will have ***four occupants****. No staff will have an office on site. Residents will access services at one of the other locations on the EBCRP Campus (2575-79 San Pablo Avenue, 2551 San Pablo Avenue, or 2545 San Pablo Avenue.)*

In order to provide an appropriate transition to the adjacent residential neighborhood, Condition of Approval #31 has been added to restrict the two single family facilities at 814 Mead Avenue and 817-819 Milton Street to only Residential Care and Service Enriched Housing uses.

The three hundred (300) foot separation requirement

Section 17.102.212(B) imposes a restriction on over-concentration of Residential Care, Service-Enriched Permanent Housing, Transitional Housing, and Emergency Shelter Residential Activities and require that they not be located closer than three hundred (300) feet from any other such Activity or Facility.

The proposed project essentially involves an expansion from two existing structures to three additional for a total of five, the "campus" concept allows all five structures under the same umbrella (and CUP approved) to be seen as a single establishment. This campus is not within 300 feet of another such activity.

Traffic and Parking

Section 17.102.212 (A) requires that if located in a residential zone, the operation of buses and vans to transport residents to and from off-site activities does not generate vehicular traffic substantially greater than that normally generated by Residential Activities in the surrounding area and the on-street parking

demand generated by the facility due to visitors is not substantially greater than that normally generated by the surrounding Residential Activities.

Dowling Associates, Inc, a transportation engineering consultant, has evaluated the potential impacts of the proposed campus on traffic in the vicinity and concluded that the proposed project will not would not result in traffic conditions that are significantly different from current conditions (See Attachment D). The facilities located along San Pablo Avenue are located in a commercial zone, while the two single family facilities on Mead and Milton are located in a residential zone. The project leases a parking lot that provides 44 off-street parking spaces. Based on the proposed use categories, the following are the required parking spaces:

Map	Address	Staff	Residents	Rooming Units	Required Parking
A	2575-79 San Pablo Avenue	20 during business hours	0	0	5
B	2551 San Pablo Avenue	32 during business hours 2 overnight	29	41	Res. Care Scenario 11 Trans. Hsg. Scenario 21
C	2545 San Pablo Avenue	9 during business hours 1 overnight	20 women 20 young children	26	Res. Care Scenario 3 Trans. Hsg. Scenario 10
D	817-819 Milton Street	0	4	4	2
E	814 Mead Avenue	0	3	4	2
	Facility Vehicles				4
				Total	Res. Care Scenario 27 Trans. Hsg. Scenario 44

Using the worst case scenario of parking requirements, the project would require a minimum of 44 off-street parking spaces. The 44 spaces that currently exist should therefore adequately serve the parking needs of the staff and tenants of the facilities and their visitors.

CONCLUSION

The proposal will rehabilitate the existing PDHP that is currently in disrepair and provide a variety of essential social services to the community while meeting many goals of the General Plan and the applicable zoning requirements. The proposed campus environment provides a cohesively-managed facility that provides necessary services while bringing all structures and activities under one set of conditions. Staff recommends approval of the proposal subject to the attached findings and conditions.

RECOMMENDATIONS:

1. Affirm staff's environmental determination.
2. Approve the Major Conditional Use Permit, Minor Variance, Regular Design Review, and Parcel Map Waiver Map application subject to the attached findings and conditions.

Prepared by:

Maurice Brenyah-Addow
Planner III

Approved by:

Scott Miller
Zoning Manager

Approved for forwarding to the
City Planning Commission:

Scott Miller, for
Eric Angstadt, Deputy Director
Community and Economic Development Agency

ATTACHMENTS:

- **A.** Project Plans
- **B.** April 17, 2000 Letter from Zoning Administrator
- **C.** October 6, 2009 Letter from Office of Historic Preservation
- **D.** Traffic Statement
- **E.** Additional Project Information
- **F.** Program Handbook
- **G.** Parking Contract

FINDINGS FOR APPROVAL

This proposal meets the required findings under Sections 17.134.050 (General Conditional Use Permit Criteria), Conditional Use Permit for proposals clearly in conformance with General Plan, Section 17.136.050A (Residential Design Review Criteria) and 17.148.050 (Minor Variance Criteria) of the Oakland Planning Code. The proposal also meets the required findings under Section 3.5 of the Historic Preservation Element of the General Plan. Required findings are shown below in **bold** type; explanations as to why these findings can be made are in normal type.

Section 17.134.050 – GENERAL CONDITIONAL USE PERMIT CRITERIA:

A. That the location, size, design, and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development.

The proposed Residential Care, Transitional Housing, and Service-Enriched Housing services campus will provide a variety of essential social services and residential accommodations to the community. These services include substance abuse and mental health counseling, case management, on-site benefits assistance, vocational assessment and training, easy access to GED class and on site tutoring, parenting classes and childcare. For the past 15 years EBCRP has been providing these services on the 2500 block of San Pablo Avenue in west Oakland. EBCRP is active in the community and has excellent relationships with its neighbors and the broader community.

As part of this project, EBCRP will rehabilitate an existing PDHP at 2545 San Pablo Avenue that is currently in disrepair and greatly improve the neighborhood appearance. Before EBCRP purchased the property, it was often covered with graffiti, broken into by squatters and had its vacant lot covered in debris. The planned renovation to the exterior of the building includes a new entrance, storefront windows along San Pablo, improved fenestration at ground level along Mead Street, and the removal of a decaying addition to the rear of the building. Many of the changes are designed to improve the architectural integrity of the building. The building will meet current life safety and seismic code requirements and plans are incorporated to include an elevator to improve ADA accessibility. In addition, the new building will have improved security with the inclusion of security cameras and better connections with the street and surrounding properties.

A significant traffic impact is not expected. There will be no additional residents or staff on-site. Residents at EBCRP rarely own automobiles. Currently, no residents in the Project Pride Program to be relocated into 2545 San Pablo own automobiles. Staff and visitor parking will remain the same and is available at the adjacent lot owned by EBCRP immediately to the north of 2551 San Pablo as well as across the street at a lot on a long-term lease to EBCRP.

B. That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant.

The campus concept will enable EBCRP to offer a more comprehensive set of services that include additional housing with strong support services for residents. The EBCRP Campus is located along the San Pablo commercial corridor in West Oakland. The street is a mixed-use thoroughfare with residential side streets and is approximately 1/2 mile to downtown Oakland. The site is located on

multiple bus lines. Four bus routes run within .25 miles of the project site and AC Transit stops for the routes 72, 72M, and 802 are located within a block. Three routes directly connect to a BART station. This centralized location has access to shopping facilities, public transportation, medical facilities, schools, parks, and City services within 1/4 to 1/2 mile.

The rehabilitation of the Asasha Hotel at 2545 San Pablo will restore much of the building's architectural character and create improved connections to the neighborhood and street.

The rehabilitations of 817 Milton Street and 814 Mead Street will improve the character of the housing stock for the entire street on each property's respective block.

C. That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region.

For the past 15 years EBCRP has been providing these services on the 2500 block of San Pablo Avenue in West Oakland. EBCRP is active in the community and has excellent relationships with its neighbors and the broader community. The expansion and relocation of the existing approved non-conforming use will allow EBCRP to rehabilitate 2545 San Pablo - a building that has been vacant for approximately 10 years and frequently used by squatters and drug dealers. The rehabilitation of the exterior of the building and the adjacent lot, which will include a community garden, will create better connections to the surrounding homes and a welcoming environment for residents. The proposed development will greatly enhance the neighborhood.

The rehabilitation of 817 Milton Street and 814 Mead Avenue will be able to accommodate a greater use of the sites and create better connections with the surrounding homes and a welcoming environment for residents. The proposed development will greatly enhance the neighborhood.

D. That the proposal conforms to all applicable design review criteria set forth in the design review procedure at Section 17.136.050.

The proposal meets this finding (see responses below to criteria for Section 17.136.050A).

E. That the proposal conforms in all significant respects with the Oakland Comprehensive Plan and with any other applicable plan or development control map which has been adopted by the City Council.

The General Plan designation of the site is Urban Residential. The Urban Residential classification is intended to create, maintain, and enhance areas of the City that are appropriate for multi-unit structures in locations with good access to transportation and other services. The project meets numerous Neighborhood Objectives and Policies included in the General Plan including the following:

Objective N3: Encourage the construction, conservation, and enhancement of housing resources in order to meet the current and future needs of the Oakland community.

- Policy N3.1 Facilitating Housing Construction
- Policy N3.2 Encouraging Infill Development
- Policy N3.5 Encouraging Housing Development
- Policy N3.8 Required High-Quality Design
- Policy N3.9 Orienting Residential Development
- Policy N8.2 Making Compatible Interfaces Between Densities

Objective N8: Direct urban density and mixed use housing development to locate near transit or commercial corridors, transit stations, the Downtown, waterfront, underutilized properties where residential uses do not presently exist but may be appropriate, areas where this type of development already exists and is compatible with desired neighborhood character, and other suitable locations.

The proposed reconstruction also meets housing needs specified in the City of Oakland's 2005-2010 Consolidated Plan including:

- Increasing and maintaining the supply of affordable supportive housing for low-income and special needs populations;
- Creating a suitable living environment through neighborhood revitalization and improvements in public facilities and services;
- Utilizing sustainable and green building materials and construction methods wherever reasonably possible.

Section 17.136.050 RESIDENTIAL DESIGN REVIEW

1. **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:**

   None of the properties on the EBCRP Campus will experience a change in building façade or envelope, though three properties will receive exterior finish enhancements (paint).

   The Asasha Hotel located at 2545 San Pablo will be undergoing a substantial interior renovation as well as restoring the exterior siding and windows. The renovation will be sensitive to the architectural qualities of the building in order to retain and assist in restoring its prominence in the neighborhood. Renovation of the street front windows and storefront will be in keeping with the original building and neighborhood character.

2. **The proposed design will protect, preserve or enhance desirable neighborhood characteristics.**

   The proposed design will enhance desirable characteristics of the neighborhood by improving and restoring the architectural character to an existing building, providing an active street frontage and provide a rehabilitated exterior space.

3. **The proposed design will be sensitive to the topography and landscape.**

   EBCRP intends to landscape the lot to the south of 2545 which has been empty for a number of years and often used as a dumping ground. As part of the landscape plan EBCRP will install a play area for residents and construct a garden that will be available for planting and providing vegetables to the broader Oakland community. The existing topography is essentially flat and will remain so.

4. **If situated on a hill, the design and massing of the proposed building relates to the grade of the hill.**

   Not applicable. The Campus is essentially flat.

5. **The proposed design conforms in all significant respects with the Oakland General Plan and with the applicable district plan or development control map adopted by the City Council.**

The project meets numerous Neighborhood Objectives and Policies included in the General Plan.

SECTION 17.148.050 – MINOR VARIANCE CRITERIA

1. **That strict compliance with the specified regulation would result in practical difficulty or unnecessary hardship inconsistent with the purposes of the zoning regulations, due to unique physical or topographic circumstances or conditions of design; or, as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution improving livability, operational efficiency, or appearance.**

   Strict compliance with the rear yard setback would result in an unnecessary hardship in that it would deny replacement and upgrading of the exit stair for the building which is necessary for life safety. The existing building has an interior stairway that is adjacent to the property line and is located in the rear yard setback. The proposed design replaces the existing unsafe stairway with a new code complying exit stair, and also adds an elevator. This improves exit safety, circulation, as well as provides handicap accessibility to the upper floors. The new stair and elevator wing requires additional space because a new code complying exit stair requires more room for stair treads and risers and an area of refuge, while the new elevator provides handicap accessibility to upper floors.

2. **That strict compliance with the regulations would deprive the applicant of privileges enjoyed by owners of similarly zoned property; or, as an alternative in the case of a minor variance, that such strict compliance would preclude an effective design solution fulfilling the basic intent of the applicable regulation.**

   Strict compliance with the rear yard setback would deny the applicant the ability to improve an unsafe condition in an historic building and as such would deprive the applicant of this privilege which is enjoyed by owners of similarly zoned property. The building is located on a corner lot in a commercial district and the historic development pattern when the building was built did not employ rear yard setbacks.

3. **That the variance, if granted, will not adversely affect the character, livability, or appropriate development of abutting properties or the surrounding area, and will not be detrimental to the public welfare or contrary to adopted plans or development policy.**

   The rear-yard setback variance will not adversely affect the character, livability, or appropriate development of abutting properties or the surrounding area and will not be detrimental to the public welfare because it does not change the existing condition in any substantive way and instead it improves the safety and accessibility of an existing building. The proposed rear-yard variance is required in order to bring an existing portion of the building that is in poor condition and is a safety hazard up to current code for exiting and accessibility. The new rear addition will be a benefit to the neighborhood architectural character and building safety.

4. **That the variance will not constitute a grant of special privilege inconsistent with limitations imposed on similarly zoned properties or inconsistent with the purposes of the zoning regulations.**

This variance will not constitute a grant of special privilege and is not inconsistent with the purposes of the Zoning regulations as it allows the applicant to upgrade the building's accessibility and allow for the safe habitation of the building's future occupants.

5. **That the elements of the proposal requiring the variance (e.g., elements such as buildings, walls, fences, driveways, garages and carports, etc.) conform to the regular design review criteria set forth in the design review procedure at Section 17.136.050.**

   The proposed new elevator and stair tower conforms to the regular design review criteria.

6. **For proposals involving one or two residential dwelling units on a lot: That, if the variance would relax a regulation governing maximum height, minimum yards, maximum lot coverage or building length along side lot lines, the proposal also conforms with at least one of the following criteria:**

   a. **The proposal when viewed in its entirety will not adversely impact abutting residences to the side, rear, or directly across the street with respect to solar access, view blockage and privacy to a degree greater than that which would be possible if the residence were built according to the applicable regulation and, for height variances, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height; or**

      N/A

   b. **Over sixty (60) percent of the lots in the immediate vicinity are already developed and the proposal does not exceed the corresponding as-built condition on these lots and, for height variances, the proposal provides detailing, articulation or other design treatments that mitigate any bulk created by the additional height. The immediate context shall consist of the five closest lots on each side of the project site plus the ten closest lots on the opposite side of the street (see illustration I-4b); however, the Director of City Planning may make an alternative determination of immediate context based on specific site conditions. Such determination shall be in writing and included as part of any decision on any variance.**

      N/A

SECTION 17.102.212 Special Regulations Applying to Residential Care, Service-Enriched Permanent Housing, Transitional Housing, and Emergency Shelter Residential Activities.

A. Additional Use Permit Criteria:

1) **That staffing of the facility is in compliance with any State Licensing Agency requirements:** Project Pride is licensed by the California State Department of Alcohol and Drug Programs and is in compliance with all requirements.

2) **That if located in a residential zone, the operating of buses and vans to transport residents to and from off-site activities:**

The site is located within the C-30 Commercial Thoroughfare and R-50 Medium Density Residential zones. However, EBCRP's experience has been that residents predominantly use public transportation to access off-site activities. Four bus routes run within .25 miles of the project site and AC Transit stops for the 72, 72M, and 802 lines are located within a block. Three of the routes connect directly to a BART station. This centralized location has access to shopping facilities, public transportation, medical facilities, schools, parks, and City services within 1/4 to 1/2 mile. Four facility vans and private transportation are on occasion provided to residents to access appointments and will use the designated loading area on San Pablo Avenue.

3) **That if located in a residential zone, the on-street parking demand generated by the facility due to visitors is not substantially greater than that normally generated by the surrounding Residential Activities:**

Visitors are not expected to generate substantial increased demand for on-street parking. There is not expected to be an increase in staff or vehicle usage through approval of this use permit and the current number of spaces has proven more than sufficient over time. EBCRP currently has 14 spaces on property that is owns adjacent to 2551 San Pablo it also rents 30 spaces from the parking lot across the street. The fourteen spaces owned by EBCRP and located next to 2551 San Pablo can accommodate the maximum number of Project Pride staff on-site during business hours s as well as the suggested visitor's spaces. Visitors will have access to two (2) off-street parking spaces. This number of reserved spaces is expected to be sufficient based on experience with the program over the past 15 years.

4) **That if located in a residential zone, arrangements for delivery of goods are made within the hours that are compatible with and will not adversely affect the livability of the surrounding properties:**

Since Project Pride has been in continuous operation at the Campus for more than 16 years the delivery and trash/recycling pick up schedules have been negotiated with vendors to ensure minimal disruption to neighbors and will not significantly change.

5) **That the facility's program does not generate noise at levels that will adversely affect the livability of the surrounding properties:**

Residents will continue to be required to adhere to house rules that prohibit excessive noise and outline the consequences, including eviction, for violating housing rules and lease provisions. EBCRP has significant property management experience gained through the more than 16 years of providing residential care to their residents on its West Oakland properties. The more permanent nature of the residential activity as compared to a rooming hotel will drastically reduce the number of

different occupants moving and possibly crime in the area. EBCRP's consistent presence in the community has facilitated good relationships with surrounding neighbors. Please see the attached support letters the project and organization has received.

B. Restriction on Over-concentration of Resident Care, Service-Enriched Permanent Housing, Transitional Housing, and Emergency Shelter Residential Activities. No Residential Care, Service-Enriched Permanent Housing, Transitional Housing, or Emergency Shelter Residential Activity shall be located closer than three hundred (300) feet from any other such Activity or Facility.

Staff believes that although the proposed project essentially involves an expansion from two existing facilities to three additional for a total of five, the campus concept can enable all five facilities under the same umbrella to be seen as a single establishment and therefore exempt the proposed expansion from the 300-foot separation requirement.

Policy 3.5 of the Historic Preservation Element of the General Plan

For additions and alteration to Heritage Properties or Potential Designated Historic Properties requiring discretionary City permits, the City will make a finding that : (1) the design matches or is compatible with, but not necessarily identical to, the property's existing or historical design; or (2) the proposed design comprehensively modifies and is at least equal in quality to the existing design and compatible with the character of the neighborhood; or (3) the existing design is undistinguished and does not warrant retention and the proposed design is compatible with the character of the neighborhood.

The proposed project rehabilitates the Asasha Hotel and maintains the desirable architectural elements of the building to the extent possible. The ground floor alterations and stair tower addition are minor in nature and actually improves the building visually and functionally. Therefore staff concludes that the project meets the finding that:
(1) "the design matches or is compatible with, but not necessarily identical to, the property's existing or historical design".

ENVIRONMENTAL DETERMINATION

The project has been found to be categorically exempt from the environmental review requirements of the California Environmental Quality Act (CEQA) under Section 15332 of the CEQA Guidelines (Class 32, "In-fill Development Projects") because the project consists of in-fill development within an urbanized area where there is no potential for the project to cause any significant environmental impacts. On a separate and independent basis, the project is also exempt under CEQA Guidelines Section 15183, projects consistent with a community plan, general plan or zoning. Below are the findings required for projects found exempt under Section 15332 and the reasons the proposed project meets these findings:

(a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.

Finding: The project is consistent with the general plan designation, all applicable general plan policies, and the applicable zoning regulations as described above under the "General Plan Analysis" and "Zoning Analysis" sections of this report.

(b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.

Finding: The project is located within the city limits of the city of Oakland in an urbanized area along an arterial. The combined lot areas of all the properties involved is less than 5 acres in size.

(c) The project site has no value as habitat for endangered, rare, or threatened species.

Finding: The project is located within a substantially urbanized area. The site has no value as habitat for endangered, rare, or threatened species.

(d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.

Finding: The project would not result in any significant effects relating to traffic, noise, air quality, or water quality. Implementation of the City's standard conditions of approval, which includes, but is not limited to, specific measures for noise, air-quality, stormwater pollution management and construction-related impacts, would reduce potential negative impacts to less than significant levels.

(e) The site can be adequately served by all required utilities and public services.

Finding: The project site is conveniently accessible to all required utilities (e.g., water, power, sanitary sewer facilities, and storm drain facilities) and all required public services (e.g., police and fire services). The residents of the programs will not have vehicles. The available off-street parking spaces will be sufficient to accommodate staff and delivery vehicles so that there is no significant traffic impacts.

As a separate and independent basis, the project also satisfies CEQA Guidelines Section 15183 as the project is consistent with the general plan and zoning. Specifically, as a separate and independent basis from the other CEQA findings, pursuant to CEQA section 21083.3 and Guidelines section 15183, staff recommends that the Planning Commission find: (a) the project is consistent with Land Use and Transportation Element (LUTE) of the General Plan, for which an EIR was certified in March 1998; (b) feasible mitigation measures identified in the LUTE EIR were adopted and have been, or will be, undertaken; (c) the EIR evaluated impacts peculiar to the project and/or project site, as well as off-site and cumulative impacts; (d) uniformly applied development policies and/or standards (hereafter called "Standard Conditions of Approval") have previously been adopted and found to, that when applied to future projects, substantially mitigate impacts, and to the extent that no such findings were previously made, staff recommends that the City Planning Commission find and determine that the Standard Conditions of Approval substantially reduce environmental impacts; and (e) no substantial new information exists to show that the Standard Conditions of Approval will not substantially mitigate the project and cumulative impacts.

16.24.020 – PARCEL MAP - WAIVER OF REQUIREMENT (Pursuant also to California Government Code §66412(d) (Subdivision Map Act- Chapter 1, Article 1)

In the case of a lot line adjustment between four or fewer existing adjoining parcels, where the land taken from one parcel is added to an adjoining parcel, and where a greater number of parcels than originally existed is not thereby created, the Advisory Agency shall limit its review and approval to a determination of whether or not the parcels resulting from the lot line adjustment will conform to:

A. The local general plan (Oakland General Plan);

The proposal to adjust lot lines between two existing lots by merging them into one conforms in all significant respects to the Urban Residential General Plan classification.

B. Any applicable coastal plan;

The subject site is not located within a coastal plan.

C. Zoning and Building Ordinances.

The proposed lot-line adjustment will allow the existing vacant site to be developed as part of the adjacent property. The Planning Department is not aware of any Building Ordinance violations that will result from the lot line adjustment.

CONDITIONS OF APPROVAL

STANDARD CONDITIONS:

1. **Approved Use**
   Ongoing
   a) The project shall be constructed and operated in accordance with the authorized use as described in the application materials, staff report, and the plans dated **April 19, 2010**, 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 the approved plans, will require a separate application and approval. Any deviation from the approved drawings, Conditions of Approval or use shall required prior written approval from the Director of City Planning or designee.

   b) This action by the **City Planning Commission** ("this Approval") includes the approvals set forth below. This Approval includes:
   Major Conditional Use Permit for Residential Care, Transitional Housing, Service-Enriched Housing Activities; Regular Design Review for additions and alterations to existing building; Minor Variance to allow a new stair/elevator wing to have a zero setback where 10 feet minimum is required; and Parcel Map Waiver to merge two lots.

2. **Effective Date, Expiration, Extensions and Extinguishment**
   Ongoing
   Unless a different termination date is prescribed, this Approval shall expire **two years** from the approval date, unless within such period all necessary permits for construction or alteration have been issued, or the authorized activities have commenced in the case of a permit not involving construction or alteration. Upon written request and payment of appropriate fees submitted no later than the expiration date of this permit, the Director of City Planning or designee may grant a one-year extension of this date, with additional extensions subject to approval by the approving body. Expiration of any necessary building permit for this project may invalidate this Approval if the said extension period has also expired.

3. **Scope of This Approval; Major and Minor Changes**
   Ongoing
   The project is approved pursuant to the **Planning Code** only. Minor changes to approved plans may be approved administratively by the Director of City Planning or designee. Major changes to the approved plans shall be reviewed by the Director of City Planning or designee to determine whether such changes require submittal and approval of a revision to the approved project by the approving body or a new, completely independent permit.

4. **Conformance with other Requirements**
   Prior to issuance of a demolition, grading, P-job, or other construction related permit
   a) The project applicant shall comply with all other applicable federal, state, regional and/or local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City's Building Services Division, the City's Fire Marshal, and the City's Public Works Agency. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition of Approval 3.

   b) The applicant shall submit approved building plans for project-specific needs related to fire protection to the Fire Services Division for review and approval, including, but not limited to

automatic extinguishing systems, water supply improvements and hydrants, fire department access, and vegetation management for preventing fires and soil erosion.

5. **Conformance to Approved Plans; Modification of Conditions or Revocation**
   Ongoing
   a) Site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within 60-90 days of approval, unless an earlier date is specified elsewhere.

   b) The City of Oakland reserves the right at any time during construction to require certification by a licensed professional that the as-built project conforms to all applicable zoning requirements, including but not limited to approved maximum heights and minimum setbacks. Failure to construct the project in accordance with approved plans may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension or other corrective action.

   c) Violation of any term, **Conditions** or project description relating to the Approvals is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approvals or alter these **Conditions** if it is found that there is violation of any of the **Conditions** or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions. The project applicant shall be responsible for paying fees in accordance with the City's Master Fee Schedule for inspections conducted by the City or a City-designated third-party to investigate alleged violations of the Conditions of Approval.

6. **Signed Copy of the Conditions**
   With submittal of a demolition, grading, and building permit
   A copy of the approval letter and **Conditions** shall be signed by the property owner, notarized, and submitted with each set of permit plans to the appropriate City agency for this project.

7. **Indemnification**
   Ongoing
   a) To the maximum extent permitted by law, the applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the City of Oakland Redevelopment Agency, the Oakland City Planning Commission and its respective agents, officers, and employees (hereafter collectively called City) from any liability, damages, claim, judgment, loss (direct or indirect)action, causes of action, or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City to attack, set aside, void or annul, (1) an approval by the City relating to a development-related application or subdivision or (2) implementation of an approved development-related project. The City may elect, in its sole discretion, to participate in the defense of said Action and the applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.

   b) Within ten (10) calendar days of the filing of any Action as specified in subsection A above, the applicant shall execute a Letter Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Letter of Agreement shall survive termination, extinguishment or invalidation of the approval. Failure to timely execute the Letter Agreement does not relieve the applicant of any of the obligations contained in this condition or other requirements or conditions of approval that may be imposed by the City.

8. **Compliance with Conditions of Approval**
   Ongoing
   The project applicant shall be responsible for compliance with the recommendations in any submitted and approved technical report and all the Conditions of Approval set forth below at its sole cost and expense, and subject to review and approval of the City of Oakland.

9. **Severability**
   Ongoing
   Approval of the project would not have been granted but for the applicability and validity of each and every one of the specified conditions, and if one or more of such conditions is found to be invalid by a court of competent jurisdiction this Approval would not have been granted without requiring other valid conditions consistent with achieving the same purpose and intent of such Approval.

10. **Job Site Plans**
    Ongoing throughout demolition, grading, and/or construction
    At least one (1) copy of the stamped approved plans, along with the Approval Letter and Conditions of Approval, shall be available for review at the job site at all times.

11. **Special Inspector/Inspections, Independent Technical Review, Project Coordination and Management**
    Prior to issuance of a demolition, grading, and/or construction permit
    The project applicant may be required to pay for on-call third-party special inspector(s)/inspections as needed during the times of extensive or specialized plancheck review or construction. The project applicant may also be required to cover the full costs of independent technical review and other types of peer review, monitoring and inspection, including without limitation, third party plan check fees, including inspections of violations of Conditions of Approval. The project applicant shall establish a deposit with the Building Services Division, as directed by the Building Official, Director of City Planning or designee.

12. **Landscape Requirements for Street Frontages.**
    Prior to issuance of a final inspection of the building permit
    On streets with sidewalks where the distance from the face of the curb to the outer edge of the sidewalk is at least six and one-half (6 ½) feet and does not interfere with access requirements, a minimum of one **(1) twenty-four (24) inch box tree shall be provided for every twenty-five (25) feet of street frontage**, unless a smaller size is recommended by the City arborist. The trees to be provided shall include species acceptable to the Tree Services Division.

13. **Landscape Maintenance.**
    Ongoing
    All required planting shall be permanently maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with applicable landscaping requirements. All required irrigation systems shall be permanently maintained in good condition and, whenever necessary, repaired or replaced.

14. **Improvements in the Public Right-of-Way**
    Approved prior to the issuance of a P-job or building permit
    a) The project applicant shall submit Public Improvement Plans to Building Services Division for adjacent public rights-of-way (ROW) showing all proposed improvements and compliance with the conditions 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 and 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. Encroachment permits shall be obtained as necessary for any applicable improvements- located within the public ROW.

b) Review and confirmation of the street trees by the City's Tree Services Division is required as part of this condition.

c) The Planning and Zoning Division and the Public Works Agency will review and approve designs and specifications for the improvements. Improvements shall be completed prior to the issuance of the final building permit.

d) The Fire Services Division will review and approve fire crew and apparatus access, water supply availability and distribution to current codes and standards.

15. Improvements in the Public Right-of Way (Specific)
Approved prior to the issuance of a grading or building permit
Final building and public improvement plans submitted to the Building Services Division shall include the following components:

a) Remove and replace any existing driveway that will not be used for access to the property with new concrete sidewalk, curb and gutter.
b) Reconstruct drainage facility to current City standard as required.
c) Provide separation between sanitary sewer and water lines to comply with current City of Oakland and Alameda Health Department standards.
d) Construct wheelchair ramps that comply with Americans with Disability Act requirements and current City Standards along frontage as required.
e) Remove and replace deficient concrete sidewalk, curb and gutter within property frontage.
f) Provide adequate fire department access and water supply, including, but not limited to currently adopted fire codes and standards.

16. Payment for Public Improvements
Prior to issuance of a final inspection of the building permit.
The project applicant shall pay for and install public improvements made necessary by the project including damage caused by construction activity.

17. Compliance Matrix
Prior to issuance of a demolition, grading, or building permit
The project applicant shall submit to the Planning and Zoning Division and the Building Services Division a **Conditions of Approval** compliance matrix that lists each condition of approval, the City agency or division responsible for review, and how/when the project applicant has met or intends to meet the conditions. The applicant will sign the Conditions of Approval attached to the approval letter and submit that with the compliance matrix for review and approval. The compliance matrix shall be organized per step in the plancheck/construction process unless another format is acceptable to the Planning and Zoning Division and the Building Services Division. The project applicant shall update the compliance matrix and provide it with each item submittal.

18. Dust Control
Prior to issuance of a demolition, grading or building permit
During construction, the project applicant shall require the construction contractor to implement the following measures required as part of Bay Area Air Quality Management District's (BAAQMD) basic and enhanced dust control procedures required for construction sites. These include:

a) Water all active construction areas at least twice daily. Watering should be sufficient to prevent airborne dust from leaving the site. Increased watering frequency may be necessary whenever wind speeds exceed 15 miles per hour. Reclaimed water should be used whenever possible.
b) Cover all trucks hauling soil, sand, and other loose materials or require all trucks to maintain at least two feet of freeboard (i.e., the minimum required space between the top of the load and the top of the trailer).
c) Pave, apply water three times daily, or apply (non-toxic) soil stabilizers on all unpaved access roads, parking areas and staging areas at construction sites.
d) Sweep daily (with water sweepers using reclaimed water if possible) all paved access roads, parking areas and staging areas at construction sites.
e) Sweep streets (with water sweepers using reclaimed water if possible) at the end of each day if visible soil material is carried onto adjacent paved roads.
f) Limit the amount of the disturbed area at any one time, where feasible.
g) Suspend excavation and grading activity when winds (instantaneous gusts) exceed 25 mph.
h) Pave all roadways, driveways, sidewalks, etc. as soon as feasible. In addition, building pads should be laid as soon as possible after grading unless seeding or soil binders are used.
i) Replant vegetation in disturbed areas as quickly as feasible.
j) Enclose, cover, water twice daily or apply (non-toxic) soil stabilizers to exposed stockpiles (dirt, sand, etc.).
k) Limit traffic speeds on unpaved roads to 15 miles per hour.
l) Clean off the tires or tracks of all trucks and equipment leaving any unpaved construction areas.

19. <u>Construction Emissions</u>

Prior to issuance of a demolition, grading or building permit

To minimize construction equipment emissions during construction, the project applicant shall require the construction contractor to:

a) Demonstrate compliance with Bay Area Air Quality Management District (BAAQMD) Regulation 2, Rule 1 (General Requirements) for all portable construction equipment subject to that rule. BAAQMD Regulation 2, Rule 1 provides the issuance of authorities to construct and permits to operate certain types of portable equipment used for construction purposes (e.g., gasoline or diesel-powered engines used in conjunction with power generation, pumps, compressors, and cranes) unless such equipment complies with all applicable requirements of the "CAPCOA" Portable Equipment Registration Rule" or with all applicable requirements of the Statewide Portable Equipment Registration Program. This exemption is provided in BAAQMD Rule 2-1-105.

b) Perform low- NOx tune-ups on all diesel-powered construction equipment greater than 50 horsepower (no more than 30 days prior to the start of use of that equipment). Periodic tune-ups (every 90 days) shall be performed for such equipment used continuously during the construction period.

20. <u>Days/Hours of Construction Operation</u>

Ongoing throughout demolition, grading, and/or construction

The project applicant shall require construction contractors to limit standard construction activities as follows:

a) Construction activities are limited to between 7:00 AM and 7:00 PM Monday through Friday, except that pile driving and/or other extreme noise generating activities greater than 90 dBA shall be limited to between 8:00 a.m. and 4:00 p.m. Monday through Friday.

b) Any construction activity proposed to occur outside of the standard hours of 7:00 am to 7:00 pm Monday through Friday for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case by case basis, with criteria including the proximity of residential uses and a consideration of resident's preferences for whether the activity is acceptable if the overall duration of construction is shortened and such construction activities shall only be allowed with the prior written authorization of the Building Services Division.

c) Construction activity shall not occur on Saturdays, with the following possible exceptions:

i. Prior to the building being enclosed, requests for Saturday construction for special activities (such as concrete pouring which may require more continuous amounts of time), shall be evaluated on a case by case basis, with criteria including the proximity of residential uses and a consideration of resident's preferences for whether the activity is acceptable if the overall duration of construction is shortened. Such construction activities shall only be allowed on Saturdays with the prior written authorization of the Building Services Division.

ii. After the building is enclosed, requests for Saturday construction activities shall only be allowed on Saturdays with the prior written authorization of the Building Services Division, and only then within the interior of the building with the doors and windows closed.

d) No extreme noise generating activities (greater than 90 dBA) shall be allowed on Saturdays, with no exceptions.

e) No construction activity shall take place on Sundays or Federal holidays.

f) Construction activities include but are not limited to: truck idling, moving equipment (including trucks, elevators, etc) or materials, deliveries, and construction meetings held on-site in a non-enclosed area.

g) Applicant shall use temporary power poles instead of generators where feasible.

21. <u>Noise Control</u>

Ongoing throughout demolition, grading, and/or construction

To reduce noise impacts due to construction, the project applicant shall require construction contractors to implement a site-specific noise reduction program, subject to the Planning and Zoning Division and the Building Services Division review and approval, which includes the following measures:

a) Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds, wherever feasible).

b) <u>Except as provided herein,</u> Impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, <u>if such jackets are commercially available</u> and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever <u>such procedures are available and consistent with construction procedures</u>.

c) Stationary noise sources shall be located as far from adjacent receptors as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or <u>use</u> other measures <u>as determined by the City to provide equivalent noise reduction</u>.

d) The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.

22. Noise Complaint Procedures

Ongoing throughout demolition, grading, and/or construction

Prior to the issuance of each building permit, along with the submission of construction documents, the project applicant shall submit to the Building Services Division a list of measures to respond to and track complaints pertaining to construction noise. These measures shall include:

a) A procedure and phone numbers for notifying the Building Services Division staff and Oakland Police Department; (during regular construction hours and off-hours);

b) A sign posted on-site pertaining with permitted construction days and hours and complaint procedures and who to notify in the event of a problem. The sign shall also include a listing of both the City and construction contractor's telephone numbers (during regular construction hours and off-hours);

c) The designation of an on-site construction complaint and enforcement manager for the project;

d) Notification of neighbors and occupants within 300 feet of the project construction area at least 30 days in advance of extreme noise generating activities about the estimated duration of the activity; and

e) A preconstruction meeting shall be held with the job inspectors and the general contractor/on-site project manager to confirm that noise measures and practices (including construction hours, neighborhood notification, posted signs, etc.) are completed.

23. Operational Noise-General

Ongoing.

Noise levels from the activity, property, or any mechanical equipment on site shall comply with the performance standards of Section 17.120 of the Oakland Planning Code and Section 8.18 of the Oakland Municipal Code. If noise levels exceed these standards, the activity causing the noise shall be abated until appropriate noise reduction measures have been installed and compliance verified by the Planning and Zoning Division and Building Services.

24. Construction Traffic and Parking

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

The project applicant and construction contractor shall meet with appropriate City of Oakland agencies to determine traffic management strategies to reduce, to the maximum extent feasible, traffic congestion and the effects of parking demand by construction workers during construction of this project and other nearby projects that could be simultaneously under construction. The project applicant shall develop a construction management plan for review and approval by the Planning and Zoning Division, the Building Services Division, and the Transportation Services Division. The plan shall include at least the following items and requirements:

a) A set of comprehensive traffic control measures, including scheduling of major truck trips and deliveries to avoid peak traffic hours, detour signs if required, lane closure procedures, signs, cones for drivers, and designated construction access routes.

b) Notification procedures for adjacent property owners and public safety personnel regarding when major deliveries, detours, and lane closures will occur.

c) Location of construction staging areas for materials, equipment, and vehicles at an approved location.

d) A process for responding to, and tracking, complaints pertaining to construction activity, including identification of an onsite complaint manager. The manager shall determine the cause

of the complaints and shall take prompt action to correct the problem. Planning and Zoning shall be informed who the Manager is prior to the issuance of the first permit issued by Building Services.

e) Provision for accommodation of pedestrian flow.

25. Erosion and Sedimentation Control

Ongoing throughout demolition grading, and/or construction activities

The project applicant shall implement Best Management Practices (BMPs) to reduce erosion, sedimentation, and water quality impacts during construction to the maximum extent practicable. Plans demonstrating the Best Management Practices shall be submitted for review and approval by the Planning and Zoning Division and the Building Services Division. At a minimum, the project applicant shall provide filter materials deemed acceptable to the City at nearby catch basins to prevent any debris and dirt from flowing into the City's storm drain system and creeks.

26. Hazards Best Management Practices

Prior to commencement of demolition, grading, or construction

The project applicant and construction contractor shall ensure that construction of Best Management Practices (BMPs) are implemented as part of construction to minimize the potential negative effects to groundwater and soils. These shall include the following:

a) Follow manufacture's recommendations on use, storage, and disposal of chemical products used in construction;
b) Avoid overtopping construction equipment fuel gas tanks;
c) During routine maintenance of construction equipment, properly contain and remove grease and oils;
d) Properly dispose of discarded containers of fuels and other chemicals.
e) Ensure that construction would not have a significant impact on the environment or pose a substantial health risk to construction workers and the occupants of the proposed development. Soil sampling and chemical analyses of samples shall be performed to determine the extent of potential contamination beneath all UST's, elevator shafts, clarifiers, and subsurface hydraulic lifts when on-site demolition, or construction activities would potentially affect a particular development or building.
f) If soil, groundwater or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notification of regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.

27. Waste Reduction and Recycling

The project applicant will submit a Construction & Demolition Waste Reduction and Recycling Plan (WRRP) and an Operational Diversion Plan (ODP) for review and approval by the Public Works Agency.

Prior to issuance of demolition, grading, or building permit

Chapter 15.34 of the Oakland Municipal Code outlines requirements for reducing waste and optimizing construction and demolition (C&D) recycling. Affected projects include all new construction, renovations/alterations/modifications with construction values of $50,000 or more (except R-3), and all demolition (including soft demo).The WRRP must specify the methods by

which the development will divert C&D debris waste generated by the proposed project from landfill disposal in accordance with current City requirements. Current standards, FAQs, and forms are available at **www.oaklandpw.com/Page39.aspx** or in the Green Building Resource Center. After approval of the plan, the project applicant shall implement the plan.

Ongoing

The ODP will identify how the project complies with the Recycling Space Allocation Ordinance, (Chapter 17.118 of the Oakland Municipal Code), including capacity calculations, and specify the methods by which the development will meet the current diversion of solid waste generated by operation of the proposed project from landfill disposal in accordance with current City requirements. The proposed program shall be in implemented and maintained for the duration of the proposed activity or facility. Changes to the plan may be re-submitted to the Environmental Services Division of the Public Works Agency for review and approval. Any incentive programs shall remain fully operational as long as residents and businesses exist at the project site.

28. Lighting Plan

Prior to the issuance of an electrical or building permit

The proposed lighting fixtures shall be adequately shielded to a point below the light bulb and reflector and that prevent unnecessary glare onto adjacent properties. Plans shall be submitted to the Planning and Zoning Division and the Electrical Services Division of the Public Works Agency for review and approval. All lighting shall be architecturally integrated into the site.

PROJECT SPECIFIC CONDITIONS:

29. Landscape Plan

Prior to issuance of a building permit or commencement of activity

A final landscape plan shall be submitted for review by the Planning and Zoning Division, which shall include additional street trees along Mead Avenue and Milton Street and other landscaping features to enhance the entire campus. The plans shall include irrigation methods, and drought and fire-tolerant species.

30. Licensing

Ongoing

The relevant facilities at the campus shall comply with the Community Care Licensing Division of the State of California, Health and Human Services Agency, Department of Social Services, and shall obtain and maintain a license from the Community Care Licensing Division.

31. Approved Activity

Ongoing

This approval provides for Residential Care and Transitional Housing within the **2545 and 2551 San Pablo Avenue** facilities only. Any changes in the program that shall qualify the program as any other Activity shall require approval of all necessary zoning approvals for the specific activity to occur on the site. The two single family facilities at **814 Mead Avenue and 817-819 Milton Street** are restricted to only Residential Care and/or Service-Enriched Housing uses.

32. Program Staffing

Ongoing

All program staff shall comply with any State Licensing Agency requirements with regards to number and qualification of staff, training, and any other State Licensing Agency requirements.

33. **Contact Information**
Prior to commencement of activity
The owner and operator shall post on all the properties at the campus, signs that shall be clearly visible from the street facing property lines, indicating the name and 24 hour contact telephone number of the staff responsible for receiving and responding to all written and verbal complaints received by the facility.

34. **Program Requirements**
Ongoing
All program requirements including, but not limited to the "tenant rules" shall be incorporated into these conditions of approval and recorded along with these conditions with the Alameda County Recorder. The "tenant rules" shall be posted in exterior common areas and other strategic locations around the site not visible from the public right of way.

35. **Outdoor Smoking Areas**
Ongoing
All outdoor smoking areas shall be located such that they are not visible to or situated to allow smoke to drift toward or be detectable by persons on the adjacent properties. A portable ashtray, if used, shall remain outside in a location near the entrance and common areas during all times. The ashtray and litter receptacle shall be emptied as often as needed to prevent overflowing. Any designated smoking area shall be located at least fifteen (15) feet away from a property line.

36. **Residential Facility Noise**
Ongoing
The times between 10PM and 7AM shall be designated as "quiet hours". During these hours, noise generated by the proposed project shall not exceed the Maximum Allowable Receiving Noise Level Standards, as specified in Section 17.120.050A of the Oakland Planning Code and Section 8318 of the Oakland Municipal Code. These regulations shall be included in any resident orientation programs or regulations for the residents of the proposed facility, and shall be posted prominently within the facility.

37. **Compliance Review**
Six Months after the commencement of activity
The Planning and Zoning Division shall review the activity for compliance with these conditions of approval. If it is determined that evidence exists indicating that the activity is not in compliance with these conditions of approval or is causing significant adverse offsite impacts, the Planning and Zoning official, pursuant to Section 17.152 of the Oakland Planning Code, may recommend modification of the conditions or pursue revocation of the use permit.

38. **Lighting Plan**
Prior to the issuance of an electrical or building permit
The plans shall be revised to incorporate a comprehensive lighting plan for the entire campus. Proposed lighting fixtures shall be adequately shielded to a point below the light bulb and reflector and that prevent unnecessary glare onto adjacent properties. Plans shall be submitted to the Planning and Zoning Division and the Electrical Services Division of the Public Works Agency for review and approval. All lighting shall be architecturally integrated into the site.

39. **Asbestos Removal in Structures**
Prior to issuance of a building permit
If asbestos-containing materials (ACM) are found to be present in building materials to be demolished and disposed, the project applicant shall submit specifications signed by a certified

asbestos consultant for the removal, encapsulation, or enclosure of the identified ACM in accordance with all applicable laws and regulations, including but not necessarily limited to: California Code of Regulations, Title 8; Business and Professions Code; Division 3; California Health & Safety Code 25915-25919.7; and Bay Area Air Quality Management District, Regulation 11, Rule 2, as may be amended.

40. Pick-up and Drop-off zone
Prior to issuance of a certificate of occupancy
Subject to the review and final approval of Traffic Engineering Division, the applicant shall submit plans showing a designated pick-up and drop-off zone at a convenient location within the campus for review and approval.

41. Parcel Map Waiver
Prior to issuance of a certificate of occupancy
That a written legal description of the reconfigured parcels be recorded at the Alameda County Offices as part of the deed.

42. Security
Prior to issuance of a certificate of occupancy
The applicant shall submit a comprehensive security plan for the entire campus for review and approval by the Planning Department.

43. Loitering
Ongoing
The applicant shall install anti-loitering signs at conspicuous locations around the campus to discourage loitering at all times.

44. Parking
Prior to issuance of a certificate of occupancy
The Project shall maintain the 44 off-street parking spaces that currently serve the campus by renewing the leased parking spaces when the leased term ends. In the event the applicant is unable to renew the leased parking, the applicant shall identify and submit a replacement parking within a 300-foot radius of the campus to staff for review and approval.

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

EAST BAY COMMUNITY RECOVERY PROJECT CAMPUS PLAN

2545, 2551, 2579 SAN PABLO AVENUE, 814 MEAD STREET, & 817 MILTON STREET OAKLAND, CA

CAMPUS VICINITY MAP

CAMPUS PARCEL DATA

Map	Address	APN	Ownership Status	Lot SF	Building SF	Parking	Current and Proposed Use
A	2575-79 San Pablo Avenue	003-0007-001, 002	Owned	14,400	8,800	on-site 4,800 sf parking lot	Residential care activities, including counseling and other services for on-site and off-site clients, and administrative accessory space
B	2551 San Pablo Avenue	003-0007-003	master-leased	12,632	33,000	off-site	Residential care activities, including residential treatment, transitional and service enriched permanent housing, counseling and other services for on-site and off-site clients and residents
C	2545 San Pablo Avenue	003-0013-001, 002	owned	8,000	9,500	off-site	Currently vacant. Proposed residential care activities include residential treatment, transitional and service enriched permanent housing
D	817-819 Milton Street	003-0007-024	owned	2,400	1,323	none	Residential care activities including service enriched permanent housing, and ancillary services for on-site and off-site clients and residents
E	814 Mead Avenue	003-0007-004	owned	3,000	1,226	none	Residential care activities including service enriched permanent housing, and ancillary services for on-site and off-site

NOTES

Total 40,432 sf

SHEET INDEX

T0.0 TITLE SHEET

A1.00 CAMPUS PLAN
A1.01 EXISTING CAMPUS PHOTOGRAPHS
A1.02 EXISTING CONTEXT PHOTOGRAPHS
A1.03 EXISTING CONTEXT PHOTOGRAPHS
A1.04 EXISTING SITE PLAN- 2545 SAN PABLO AVENUE
A1.05 EXISTING BUILDING PHOTOGRAPHS- 2545 SAN PABLO AVENUE
A1.06 PROPOSED SITE PLAN- 2545 SAN PABLO AVENUE

L1.00 PROPOSED LANDSCAPE PLAN- 2545 SAN PABLO AVENUE

A2.00 EXISTING FIRST AND SECOND FLOOR PLANS- 2545 SAN PABLO AVENUE
A2.01 EXISTING THIRD AND ROOF PLANS- 2545 SAN PABLO AVENUE
A2.02 PROPOSED FIRST AND SECOND FLOOR PLANS- 2545 SAN PABLO AVENUE
A2.03 PROPOSED THIRD AND ROOF PLANS- 2545 SAN PABLO AVENUE

A3.01 EXISTING ELEVATIONS- 2545 SAN PABLO AVENUE
A3.02 PROPOSED ELEVATIONS- 2545 SAN PABLO AVENUE

SYMBOLS

GRID LINE INDICATION

ROOM IDENTIFICATION
- ROOM NAME
- ROOM NUMBER
- ROOM AREA (SQUARE FEET)

INTERIOR ELEVATION KEY
- ELEVATION NUMBER
- ELEVATION SHEET
- ELEVATION ORIENTATION

SECTION KEY
- SECTION NUMBER
- SECTION SHEET

DETAIL KEY
- DETAIL NUMBER
- DETAIL SHEET

EXTERIOR ELEVATION KEY
- ELEVATION NUMBER
- ELEVATION SHEET

DOOR NUMBER
REFER TO DOOR SCHEDULE
- ASTERISK INDICATES PANIC HARDWARE

WINDOW NUMBER
REFER TO WINDOW SCHEDULE
- ASTERISK INDICATES EMERGENCY RESCUE WINDOW

WALL TYPE
REFER TO WALL TYPE SHEET

CABINET TYPE
REFER TO CABINET SCHEDULE

WORK POINT
(OR CONTROL OR DATUM POINT)

MATCHLINE

SHEET KEYNOTE

PROJECT KEYNOTE
- PREFIX DESIGNATES SPECIFICATION DIVISION

PROJECT TEAM

APPLICANT/DEVELOPER:
AFFORDABLE HOUSING ASSOCIATES
1250 ADDISON STREET, SUITE G
BERKELEY, CA 94702
(510) 649-8500

OWNER:
EBCRP
2551 SAN PABLO AVENUE
OAKLAND, CA 94612
(510) 446-1166/(510) 446-7191

ARCHITECT:
GELFAND PARTNERS ARCHITECTS
165 10TH STREET STE. 100
SAN FRANCISCO CA 94103
(415) 346-4040 / 346-4103 (FAX)

STRUCTURAL ENGINEER:
STRUCTURAL DESIGN ENGINEERS
100 MONTGOMERY STREET, SUITE 1410
SAN FRANCISCO, CA 94104
(415) 781-1505

MECHANICAL ENGINEER:
EDESIGNC, INC.
780 MARKET STREET, SUITE 336
SAN FRANCISCO, CA 94102
(415) 963-4323

ELECTRICAL ENGINEER:
EDESIGNC, INC.
780 MARKET STREET, SUITE 336
SAN FRANCISCO, CA 94102
(415) 963-4323

PLUMBING ENGINEER:
EDESIGNC, INC.
780 MARKET STREET, SUITE 336
SAN FRANCISCO, CA 94102
(415) 963-4323

ELEVATOR CONSULTANT:
TBD

ABBREVIATIONS

&	AND	H.	HIGH (DIM)
∠	ANGLE	HDWD.	HARDWOOD
@	AT	HGT.	HEIGHT
℄	CENTERLINE	H.M.	HOLLOW METAL
ø	DIAMETER OR ROUND	HOL.	HOLLOW
#	POUND OR NUMBER	HOR.	HORIZONTAL
¢	PENNY	H.P.	HIGH POINT
(E)	EXISTING	HT.	HEIGHT
(N)	NEW	I.D.	INSIDE DIAMETER (DIM)
ABV.	ABOVE	IN.	INCH
ACCS.	ACCESS OR ACCESSIBLE	INCR.	INCREASE
A.C.T.	ACOUSTICAL CEILING TILE	JST.	JOIST
A.D.	AREA DRAIN	JT.	JOINT
ADDN.	ADDITION	L.	LONG (DIM)
ADJ.	ADJUST, ADJUSTABLE	LIN.	LINEAR
A.F.F.	ABOVE FINISH FLOOR	LT.	LIGHT
AGGR.	AGGREGATE	LTG.	LIGHTING
	ALUMINUM	MAT.	MATERIAL
	ALTERNATE	MAX.	MAXIMUM
	ACCESS PANEL	M.B.	MACHINE BOLT
APPD.	APPROVED	MECH.	MECHANICAL
APPROX.	APPROXIMATE	MEMB.	MEMBRANE
ARCH.	ARCHITECTURAL	MFR.	MANUFACTURER
ASPH.	ASPHALT	MIN.	MINIMUM
	BOARD	MIR.	MIRRORED
BLDG.	BUILDING	MISC.	MISCELLANEOUS
	BLOCK, BLOCKING	M.S.	MACHINE SCREW
	BENCH MARK	MTD.	MOUNTED
	BOTTOM	MTL.	METAL
	CATCH BASIN	(N)	NEW
	CEMENT	N.	NORTH
	CERAMIC TILE	NEG.	NEGATIVE
	CHANNEL	N.I.C.	NOT IN CONTRACT
	CAST IRON	NO.	NUMBER
	CONTROL JOINT	N.T.S.	NOT TO SCALE
	CHAIN LINK	O.A.	OVERALL
	CEILING	O.C.	ON CENTER
	CLEAR	O.D.	OUTSIDE DIAMETER
C.M.S.	COUNTERSUNK MACHINE SCREW	O.F.C.I.	OWNER FURNISHED CONTRACTOR INSTALLED
	COLUMN	O.F.D.	OVERFLOW DRAIN
CONC.	CONCRETE	O.F.C.	OVERFLOW SCUPPER
CONN.	CONNECTION	O.H.S.	OVAL HEAD SCREW
CONT.	CONTINUOUS	OPNG.	OPENING
CONTR.	CONTRACTOR	O.H.	OVERHEAD
	CENTER	PERF.	PERFORATED
CTSK.	COUNTERSINK, (SUNK)	PERP.	PERPENDICULAR
	DEEP	PL.	PLATE
	DOUBLE	P.L.	PROPERTY LINE
	DETAIL	PLY.	PLYWOOD
	DIAMETER	PR.	PAIR
	DIAGONAL	PRCST.	PRECAST
	DIMENSION	PREFAB.	PREFABRICATE(D)
	DOWN	PROP.	PROPERTY
	DOWNSPOUT	P.T.D.F.	
	DRAWING	R.C.P.	REFLECTED CEILING PLAN
	EXISTING	R.D.	ROOF DRAIN
	EAST	REF.	REFERENCE
	EACH	REINF.	REINFORCED
	EXPANSION BOLT	REQD.	REQUIRED
	EXPANSION JOINT	RET.	RETURN
	ELEVATION	RWD.	REDWOOD
ELEC.	ELECTRICAL	S.	SOUTH
ENCL.	ENCLOSURE	S.C.D.	SEE CIVIL DRAWINGS
	EQUAL	SCHED.	SCHEDULE; SCHEDULED
	EACH WAY	S.E.D.	SEE ELECTRICAL DWGS.
	EXCAVATE (ED)	SECT.	SECTION
	EXHAUST	SHT.	SHEET
	EXPOSED	SHTG.	SHEATHING
	EXPANSION	SIM.	SIMILAR
	EXTERIOR	SL.	SLOPE
	FABRICATE	S.L.D.	SEE LANDSCAPE DWGS.
F.C.O.	FLOOR CLEAN OUT	S.M.D.	SEE MECHANICAL DWGS.
	FLOOR DRAIN	S.O.G.	SLAB ON GRADE
	FOUNDATION	S.P.D.	SEE PLUMBING DWGS.
F.H.S.	FLAT HEAD SCREW	SPEC.	SPECIFICATIONS
	FINISH (ED)	S.S.D.	SEE STRUCTURAL DWGS.
	FURNISHED AND INSTALLED BY OWNER	S.STL.	STAINLESS STEEL
	FORMED JOINT	STD.	STANDARD
FLASH.	FLASHING	STL.	STEEL
FLEX.	FLEXIBLE	STRUCT.	STRUCTURAL
	FLOOR	SUSP.	SUSPEND; SUSPENDED
FLUOR.	FLUORESCENT	T&G	TONGUE AND GROOVE
F.O.C.	FACE OF CONCRETE	THK.	THICK
F.O.F.	FACE OF FINISH	THRU.	THROUGH
F.O.S.	FACE OF STUD	TOP.	TOPPING
	FEET, FOOT	T.P.	TOP OF PAVEMENT
	FOOTING	TYP.	TYPICAL
	GAUGE	UNFIN.	UNFINISHED
	GALLON	U.O.N.	UNLESS OTHERWISE NOTED
GALV.	GALVANIZED	VAR.	VARIES; VARIABLE
	GENERAL	VERT.	VERTICAL
	GLASS	V.G.	VERTICAL GRAIN
	GROUND	W	WEST
	GRADE	W.	WIDE (DIMENSION)
G.S.M.	GALVANIZED SHEET METAL	W/	WITH
GYP. BD.	GYPSUM WALLBOARD	W/O	WITHOUT
		WD.	WOOD
		W.F.	WIDE FLANGE (STEEL)
		W.O.	WHERE OCCURS

PROPOSED PROJECT AT 2545 SAN PABLO AVENUE

EXISTING BUILDING

SCOPE OF WORK

SCOPE OF WORK INVOLVES BUT IS NOT LIMITED TO: REHABILITATING WHILE MAINTAINING THE HISTORICAL CHARACTER OF THE EXISTING BUILDING FACADES. REHABILITATING THE CORNER GROUND FLOOR STOREFRONT, RENOVATING PORTIONS OF THE BUILDING TO INCLUDE 20 ROOMING UNITS, A COMMUNAL DINING AREA, GROUP MEETING ROOMS, OFFICES, AND A COMMUNITY KITCHEN.
THE SCOPE OF WORK ALSO INCLUDES PROVIDING A NEW FIRE LIFE SAFETY SYSTEM: PROVIDING NEW COMPLYING STAIRWELLS, A NEW ACCESSIBLE ELEVATOR, AND A NEW FIRE SPRINKLER AND FIRE ALARM SYSTEM. THE WORK ALSO INCLUDES STRUCTURAL IMPROVEMENTS.
THE ADJOINING LOT WILL INCLUDE A NEW ACCESSORY BUILDING PORTABLE TO FUNCTION AS A MULTI-PURPOSE ROOM FOR THE RESIDENTS. THE LOT WILL INCLUDE NEW OUTDOOR SEATING, A PLAYGROUND AREA, NEW LANDSCAPING AND A COMMUNITY GARDEN.

APPLICABLE CODES

- UNIFORM FEDERAL ACCESSIBILITY STANDARDS, LATEST VERSION
- CALIFORNIA STATE APPLICABLE CODES (INCLUDING ALL CURRENT UPDATES):
- 2007 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.
- 2007 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.
- 2007 ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.;
- 2007 MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.;
- 2007 PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.;
- 2007 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R.;
- 2007 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.
- 2007 TITLE 19, C.C.R., PUBLIC SAFETY, STATE FIRE MARSHAL REGULATIONS.
- 2007 CBC, 2007 CFC, & 2002 NFPA 72 INSTALLATION OF FIRE ALARM SYSTEM.
- 2007 CBC, SECTION 1011.6, INSTALLATION OF LOW-LEVEL EXITING SIGNS.
- 2007 CBC, CHAPTER 30, ELEVATOR CAB SIZE.
- 2009 OAKLAND PLANNING CODE

ZONING INFORMATION

GENERAL PLAN DESIGNATION:	URBAN RESIDENTIAL
ZONING DISTRICT:	C-30 DISTRICT THOROUGHFARE COMMERCIAL ZONE AND S-4 DESIGN REVIEW COMBINING ZONE
APN:	003-013-001 003-013-002
LOT:	82 63, 64

BUILDING AREA

GROUND LEVEL
EXISTING: 3,048SF
PROPOSED: 3,098SF

LEVEL 2
EXISTING: 3,083SF
PROPOSED: 3,229SF

LEVEL 3
EXISTING: 3,083SF
PROPOSED: 3,229SF

PROJECT DATA

OCCUPANCY TYPE: R4

LOT AREA: 8,000SF

EXISTING BUILDING AREA: 9,214SF

NEW BUILDING AREA: 9,557SF

EXISTING CONSTRUCTION TYPE: V

NEW CONSTRUCTION TYPE: V

ACCESSIBILITY

UFAS ACCESSIBLE ROOMING UNITS:
20 X 5% = 1 ACCESSIBLE ROOMING UNIT REQUIRED

TITLE-24 ADAPTABLE UNITS:
19 UNITS- ALL OTHER UNITS NOT LISTED ABOVE

ATTACHMENT A

Archit
Ge
A R
Consul

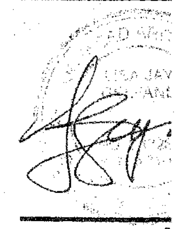
CIVIL ENGR
Company
Address1
Address2
Phone Number

STRUCTURAL:
STRUCTURAL DESIGN ENGINEERS
100 MONTGOMERY STREET
SUITE 1410
SAN FRANCISCO, CA 94104
(415) 781-1505

MECHANICAL / PLUMBING:
EDESIGNC, INC.
780 MARKET STREET, SUITE 336
SAN FRANCISCO, CA 94102
(415) 963-4323

EDESIGN
780 MAR
SAN FRA
(415) 963

LANDSC
Company
Address1
Address2
Phone N

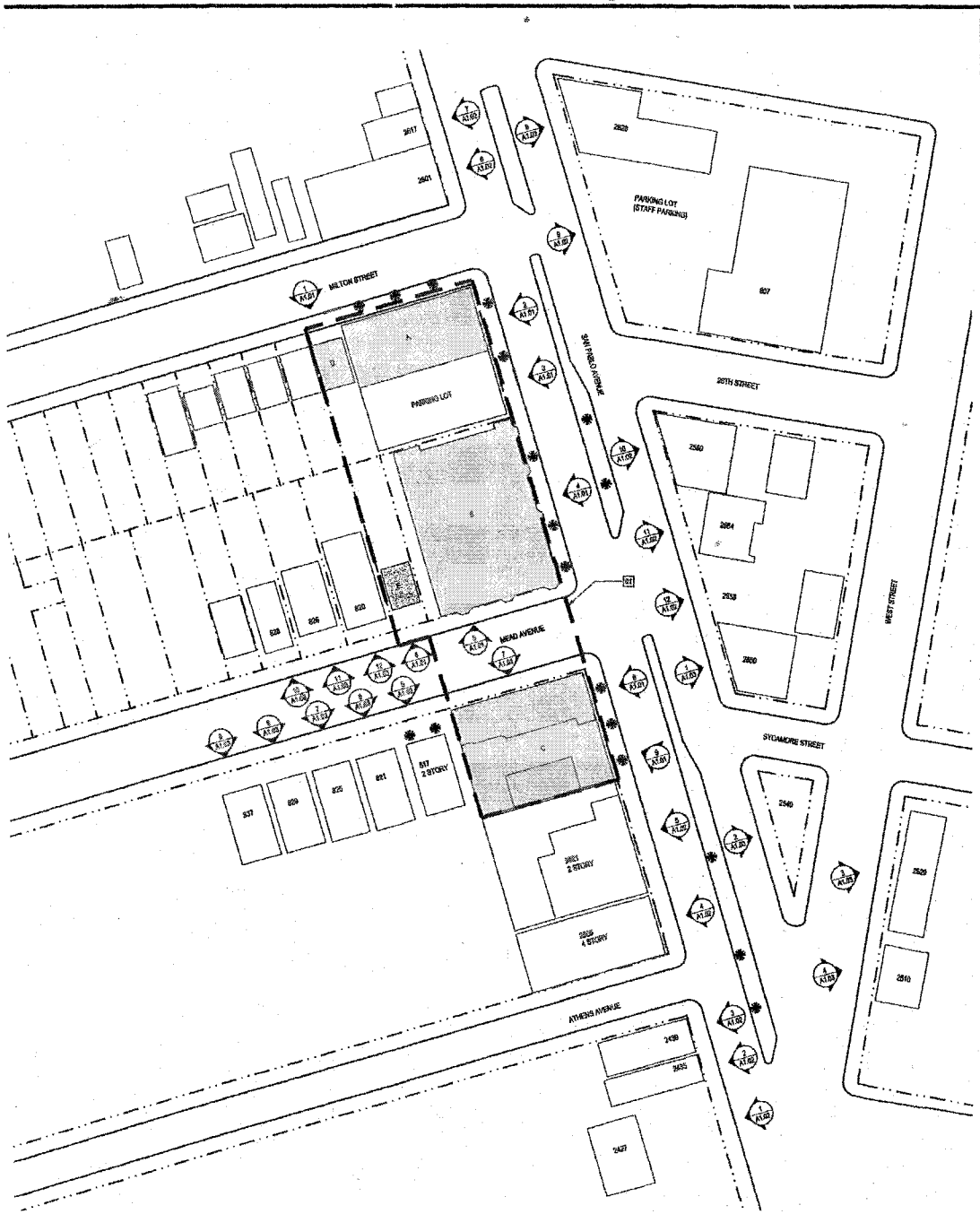


Issue/ Submission
Existing Conditions
Planning Submittal

EAST BAY COMM
RECOVERY PR
CAMPU
2545, 2551, 2575-79 San P
814 Mead Ave, & 817-819
Oa

TITLE

ATTACHMENT A



Step	Address	APN	Ownership Status	Lot SF	Building SF	Parking	Current and Proposed Use
A	2575-79 San Pablo Avenue	003-0067-001, 002	owned	14,400	9,500	on-site 4,000 sf parking lot	Residential care activities, including residential treatment, including counseling and other services for on-site and off-site clients, and administrative ancillary space
B	2551 San Pablo Avenue	003-0067-003	master leased	12,632	33,000	off-site	Residential care activities, including residential treatment, transitional and service enriched permanent housing, counseling and other services for on-site and off-site clients and residents
C	2545 San Pablo Avenue	003-0013-001, 002	owned	6,000	9,500	off-site	Currently vacant. Proposed residential care activities include residential treatment, transitional and service enriched permanent housing
D	817-819 Milton Street	003-0067-024	owned	2,400	1,392	none	Residential care activities including services enriched permanent housing, and ancillary services for on-site and off-site clients and residents
E	814 Mead Avenue	003-0067-004	owned	3,000	1,726	none	Residential care activities including service enriched permanent housing, and ancillary services for on-site and off-site

GENERAL NOTES:

DRAWING NOTES:

01 CAMPUS BOUNDARY

ADDRESSES:

A. 2575-79 SAN PABLO AVENUE- EXISTING, NON-CONFORMING
B. 2551 SAN PABLO AVENUE- EXISTING, NON-CONFORMING
C. 2545 SAN PABLO AVENUE- PROPOSED
D. 817-819 MILTON STREET- EXISTING, NON-CONFORMING
E. 814 MEAD AVENUE- EXISTING, NON-CONFORMING

1 EAST BAY COMMUNITY RECOVERY PROJECT CAMPUS PLAN- RESIDENTIAL CARE FACILITY

SCALE: 1" = 40'-0"

Architect
Gelfand Pa
ARCHITE
165 Tenth Str
San Francisc
Tel. 4
Fax 4
www. gelfanc

Consultant

CIVIL ENGINEERING:

Company
Address1
Address2
Phone Number

STRUCTURAL:

STRUCTURAL DESIGN ENGINEERS
159 MONTGOMERY STREET
SUITE 1410
SAN FRANCISCO, CA 94104
(415) 781-1665

MECHANICAL/ PLUMBING:

SDESIGNS, INC.
780 MARKET STREET, SUITE 350
SAN FRANCISCO, CA 94102
(415) 982-4525

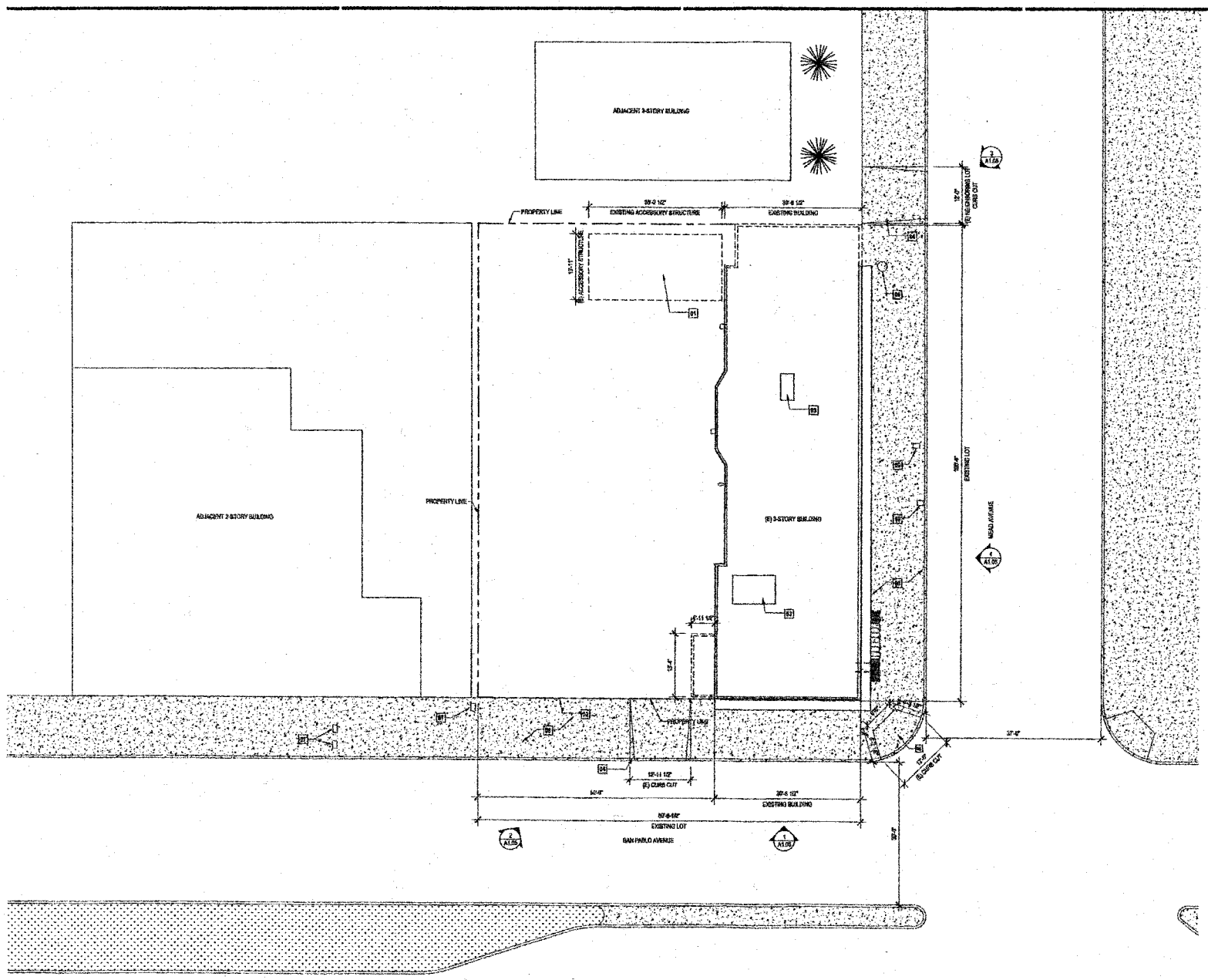
LICENSED ARCH
LISA JAY
GELFAND
REN 6-31-11
STATE OF CALIF

Issue/ Submission
Existing Conditions
Planning Submittal

EAST BAY COMM
RECOVERY PR
CAMPU
2545, 2551, 2575-79 San P
814 Mead Ave, & 817-819
Oa

EBCRP CA
SITE

A1.



1 EXISTING SITE PLAN- 2545 SAN PABLO AVENUE

SCALE: 1" = 10'-0"

GENERAL NOTES:

DRAWING NOTES:

01 (E) ACCESSORY STRUCTURE TO BE DEMOLISHED
02 (E) FENCE TO BE DEMOLISHED
03 (E) SKYLIGHTS TO REMAIN
04 (E) DRIVEWAY TO REMAIN
05 (E) CURB CUT TO REMAIN
06 (E) GAS VALVE TO REMAIN
07 (E) UTILITY BOX TO REMAIN
08 (E) CONCRETE SIDEWALK
09 (E) WATER BOX TO REMAIN

LEGEND:

GRASS
CONCRETE
FENCE
PROPERTY LINE

Architect
Gelfand Par
ARCHITE
165 Tenth Str
San Francisco
Tel. 41
Fax 41
www. gelfand

Consultant

CIVIL ENGINEERING:
Company
Address1
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Phone Number

STRUCTURAL:
STRUCTURAL DESIGN ENGINEERS
100 MONTGOMERY STREET
SUITE 1410
SAN FRANCISCO, CA 94104
(415) 781-1585

MECHANICAL/ PLUMBING:
EDESIGNC, INC.
760 MARKET STREET, SUITE 336
SAN FRANCISCO, CA 94102
(415) 263-4305

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(415) 96
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GELFAND
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Issue/ Submission
Existing Conditions
Planning Submittal

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814 Mead Ave, & 817-819
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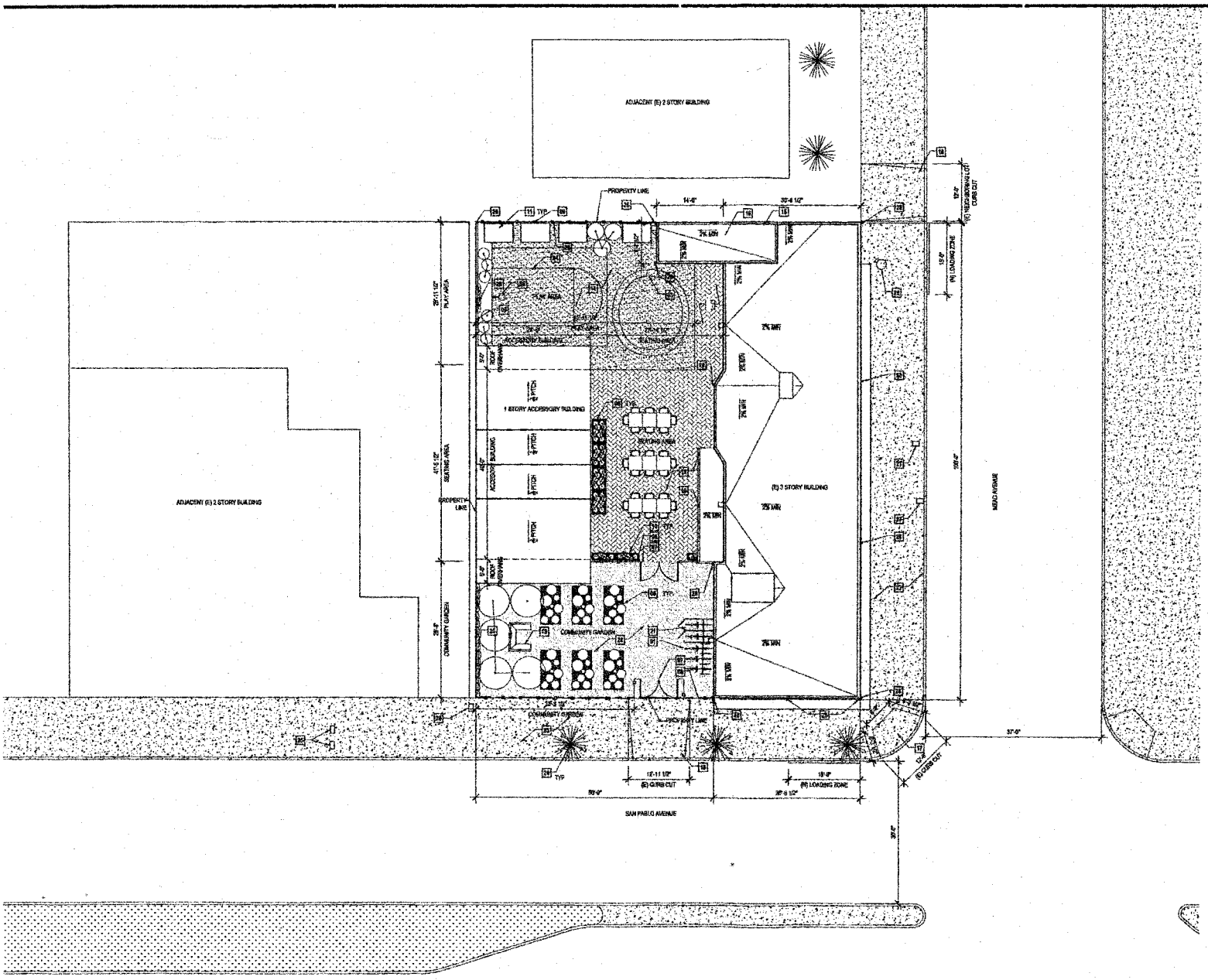

1 PROPOSED SITE PLAN- 2545 SAN PABLO AVENUE

SCALE: 1" = 10'-0"

GENERAL NOTES:

1. FOR LANDSCAPE INFORMATION, SEE SHEET L1.00

DRAWING NOTES:

01 BICYCLE RACK
02 CONCRETE
03 TRICYCLE LANE STRIPING
04 BASKETBALL STRIPING
05 BASKETBALL HOOP
06 5'-0" X 5'-0" WOOD PLANTER BOXES
07 8'-0" WIDE GATE AT WELDED WIRE FENCE
08 8'-0" TALL WELDED WIRE FENCE
09 8'-0" TALL WOOD FENCE
10 1'-0" X 5'-0" WOOD PLANTER BOXES
11 4' X 6' WOOD STORAGE SHEDS
12 PERVIOUS PAVERS
13 WOOD BENCH
14 ASPHALT
15 (N) ELEVATOR PENTHOUSE
16 (N) STAIR ADDITION
17 (E) CONCRETE CURB CUT
18 (E) CONCRETE DRIVEWAY
19 (N) ROOF OVERHANG
20 8'-0" TALL WOOD FENCE WITH VINES
21 BICYCLE LOCKER
22 DECOMPOSED GRANITE
23 (E) CONCRETE SIDEWALK
24 (N) TREE ON (E) SIDEWALK
25 (E) UTILITY BOX TO REMAIN
26 (E) GAS VALVE TO REMAIN
27 (E) WATER BOX TO REMAIN
28 EXTERIOR LIGHTING- DOWNLIGHT

LEGEND:

PERVIOUS PAVERS
ASPHALT
DECOMPOSED GRANITE
GRASS
CONCRETE
FENCE
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Architect
Gelfand Par
ARCHITE
165 Tenth Stre
San Francisco
Tel. 41
Fax 41
www. gelfand

Consultant

CIVIL ENGINEERING:
Company
Address1
Address2
Phone Number

STRUCTURAL:

STRUCTURAL DESIGN ENGINEERS
100 MONTGOMERY STREET
SUITE 1410
SAN FRANCISCO, CA 94104
(415) 781-1503

MECHANICAL/PLUMBING:

EDESIGNS, INC.
760 MARKET STREET, SUITE 336
SAN FRANCISCO, CA 94102
(415) 955-4363

ELECTR
EDESIG
760 MAR
SAN FR
(415) 95

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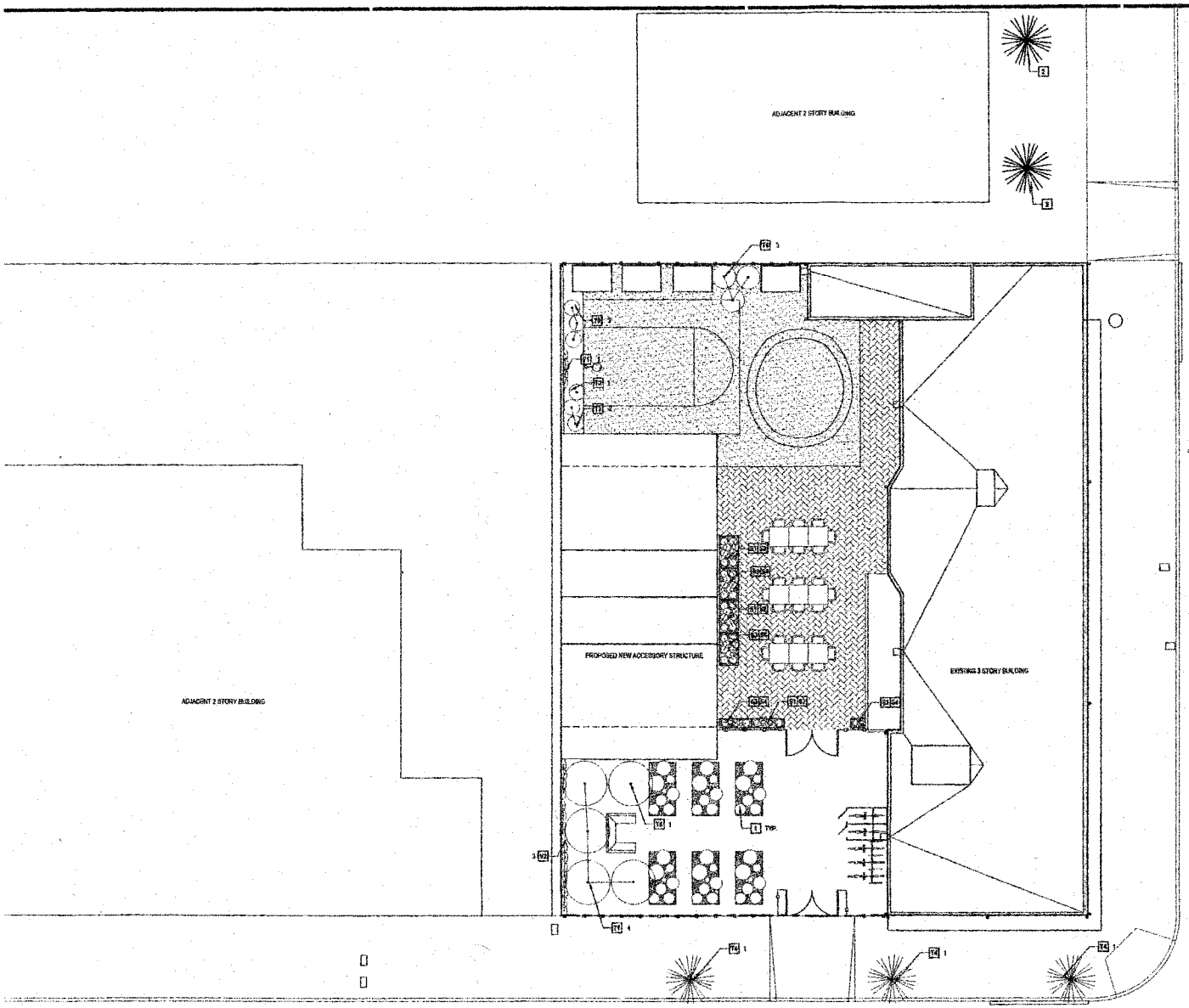

1 PROPOSED LANDSCAPE PLAN- 2545 SAN PABLO AVENUE

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

GENERAL NOTES:

1. DRIP IRRIGATION SYSTEM TO BE INSTALLED FOR NEW PLANTING AREAS

DRAWING NOTES:

S1 PLANTER BOX AND PLANTS SUPPLIED BY COMMUNITY GROUP

S3 (E) TREE TO REMAIN

PLANTING LEGEND:

SHRUBS:

S1 BOTANICAL NAME: DIETES BICOLOR
COMMON NAME: FORTNIGHT LILY
SIZE: 5 GALLON

S2 BOTANICAL NAME: LANTANA CONFETTI
SIZE: 5 GALLON

S3 BOTANICAL NAME: SOLLYA HETEROPHYLLA
COMMON NAME: AUSTRALIAN BLUEBELL CREEPER
SIZE: 5 GALLON

S4 BOTANICAL NAME: PHORMIUM TENAX TOM THUMB
COMMON NAME: FLAX
SIZE: 5 GALLON

TREES:

T1 BOTANICAL NAME: LIMON BURSKA
SIZE: 24" BOX

T2 BOTANICAL NAME: CUPRESSUS SEMPERVIRENS
COMMON NAME: ITALIAN CYPRESS
SIZE: 15 GALLON

T3 BOTANICAL NAME: LEPTOSPERMUM SCOPARIUM
COMMON NAME: NEW ZEALAND TEA TREE
SIZE: 15 GALLON

T4 BOTANICAL NAME: COTINUS COGGYGRIA
COMMON NAME: SMOKE TREE
SIZE: 15 GALLON

T5 BOTANICAL NAME: FREMONTODENDRON CALIFORNICUM
COMMON NAME: FLANNEL BUSH
SIZE: 15 GALLON

T6 BOTANICAL NAME: ORANGE VALENCIA
SIZE: 24" BOX

VINES:

V1 BOTANICAL NAME: JASMINUM POLIANTHUM
COMMON NAME: JASMINE
SIZE: 5 GALLON

V2 BOTANICAL NAME: PANDOREA RICASOLIANA
COMMON NAME: BLOOD RED TRUMPET VINE
SIZE: 5 GALLON

LEGEND:

PERVIOUS PAVERS

ASPHALT

DECOMPOSED GRANITE

GRASS

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Architect
Gelfand Par
ARCHITE
165 Tenth Stre
San Francisco
Tel. 41
Fax 41
www. gelland

Consultant

CIVIL ENGINEERING:
Company
Address1
Address2
Phone Number

STRUCTURAL:
STRUCTURAL DESIGN ENGINEERS
100 MONTGOMERY STREET
SUITE 1410
SAN FRANCISCO, CA 94104
(415) 781-1506

MECHANICAL/PLUMBING:
ENERGING, INC.
760 MARKET STREET, SUITE 335
SAN FRANCISCO, CA 94102
(415) 983-4363

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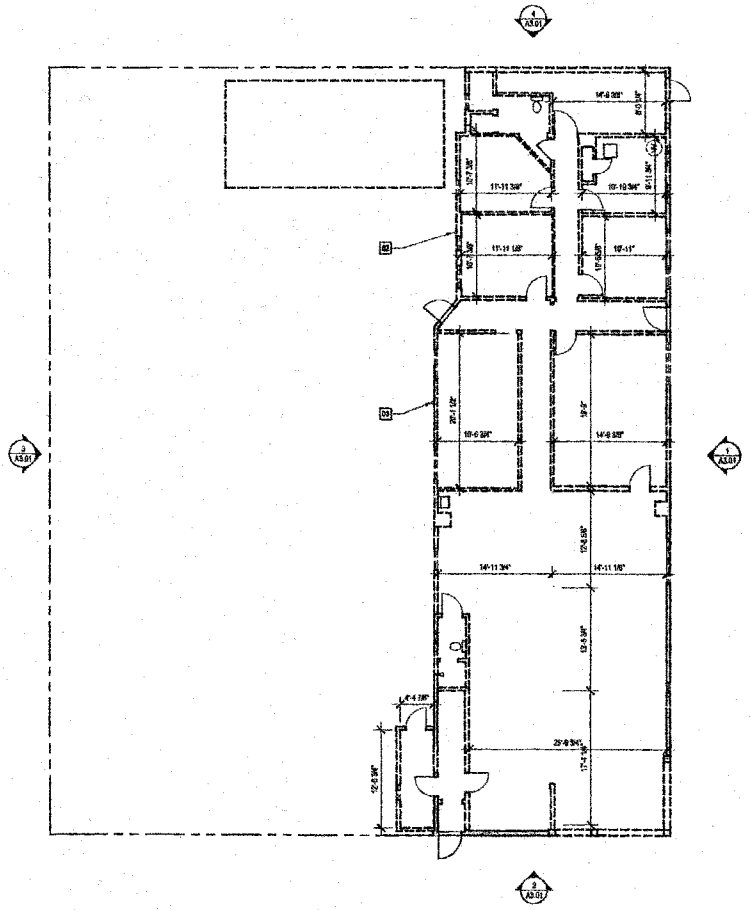
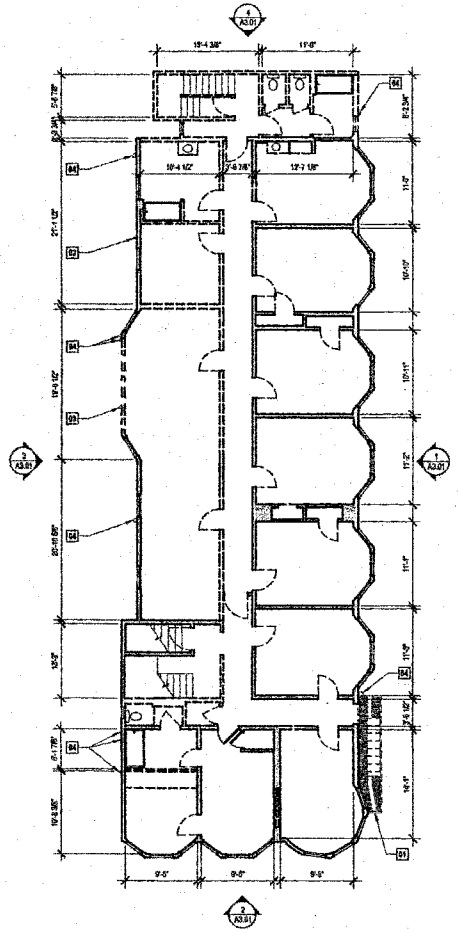


1 EXISTING FIRST FLOOR PLAN- 2545 SAN PABLO AVENUE

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



2 EXISTING SECOND FLOOR PLAN- 2545 SAN PABLO AVENUE

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

GENERAL NOTES:

1. ALL (E) HVAC EQUIPMENT TO BE DEMOLISHED
2. ALL (E) PLUMBING FIXTURES TO BE DEMOLISHED

DRAWING NOTES:

01 (E) FIRE ESCAPE TO BE DEMOLISHED

02 (E) SCUPPER AND DOWNSPOUT TO REMAIN

03 (E) SCUPPER AND DOWNSPOUT TO BE DEMOLISHED

04 (E) FLUE TO BE DEMOLISHED

LEGEND:

(E) WALL TO REMAIN

(E) WALL TO BE DEMOLISHED

(E) FENCE TO BE DEMOLISHED

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Architect

Gelfand Par

ARCHITE

165 Tenth Stre

San Francisco

Tel. 41

Fax 41

www. gelfand

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CIVIL ENGINEERING:

Company

Address1

Address2

Phone Number

STRUCTURAL:

STRUCTURAL DESIGN ENGINEERS

100 MONTGOMERY STREET

SUITE 1410

SAN FRANCISCO, CA 94104

(415) 781-1505

MECHANICAL/PLUMBING:

EDERNINC, INC.

760 MARKET STREET, SUITE 936

SAN FRANCISCO, CA 94102

(415) 989-6003

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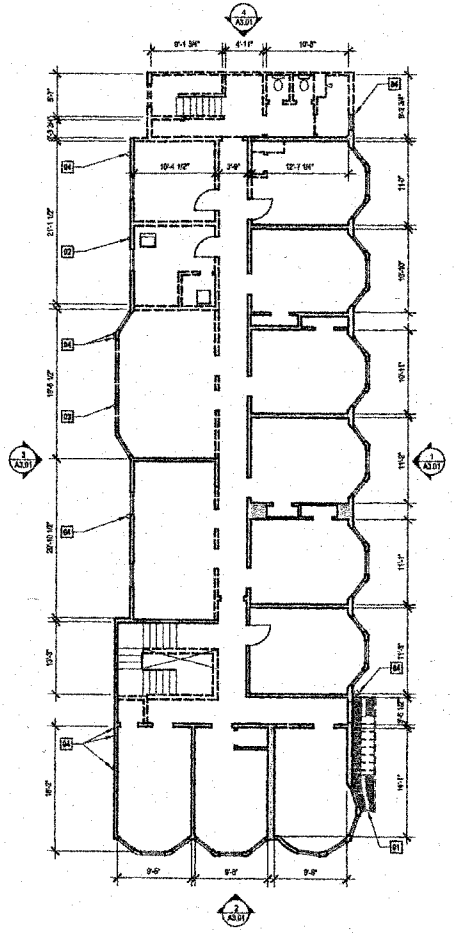
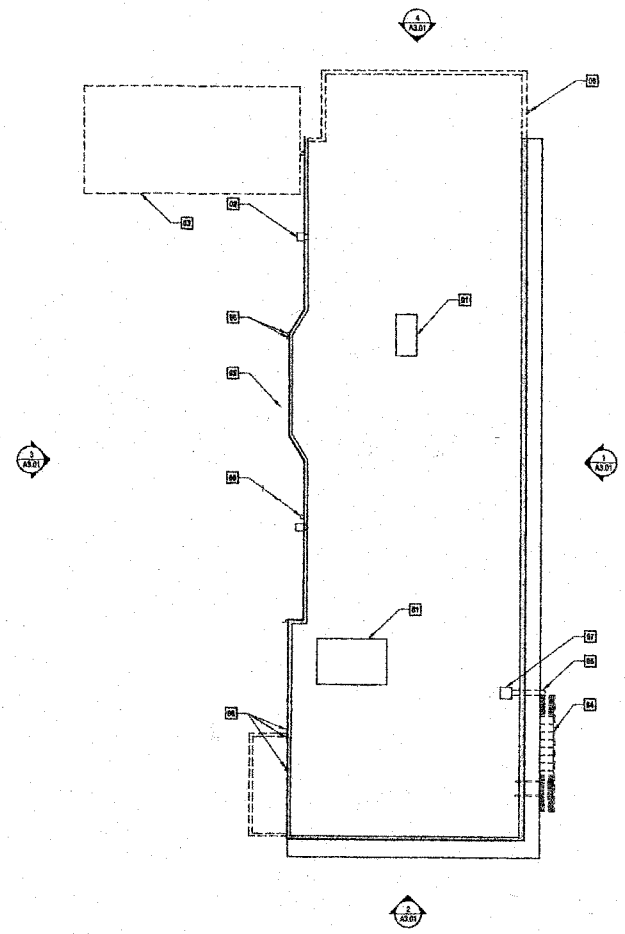


1 EXISTING THIRD FLOOR PLAN- 2545 SAN PABLO AVENUE

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



2 EXISTING ROOF FLOOR PLAN- 2545 SAN PABLO AVENUE

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

GENERAL NOTES:

1. ALL (E) HVAC EQUIPMENT TO BE DEMOLISHED
2. ALL (E) PLUMBING FIXTURES TO BE DEMOLISHED

DRAWING NOTES:

- 01 (E) SKYLIGHT TO REMAIN
- 02 (E) SCUPPER AND DOWNSPOUT TO REMAIN
- 03 (E) ACCESSORY STRUCTURE TO BE DEMOLISHED
- 04 (E) FIRE ESCAPE TO BE DEMOLISHED
- 05 (E) SCUPPER AND DOWNSPOUT TO BE DEMOLISHED
- 06 (E) FLUE TO BE DEMOLISHED
- 07 (E) ROOFTOP EQUIPMENT TO BE DEMOLISHED

LEGEND:

- (E) WALL TO REMAIN
- (E) WALL TO BE DEMOLISHED
- (E) FENCE TO BE DEMOLISHED
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Architect

Gelfand Pa

ARCHITE

165 Tenth Str
San Francisc
Tel. 4
Fax 4
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Consultant

CIVIL ENGINEERING:

Company
Address1
Address2
Phone Number

STRUCTURAL:

STRUCTURAL DESIGN ENGINEERS
100 MONTGOMERY STREET
SUITE 1410
SAN FRANCISCO, CA 94104
(415) 781-1555

MECHANICAL/PLUMBING:

EDESIGNC, INC.
760 MARKET STREET, SUITE 933
SAN FRANCISCO, CA 94102
(415) 543-4303

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LISA JAY
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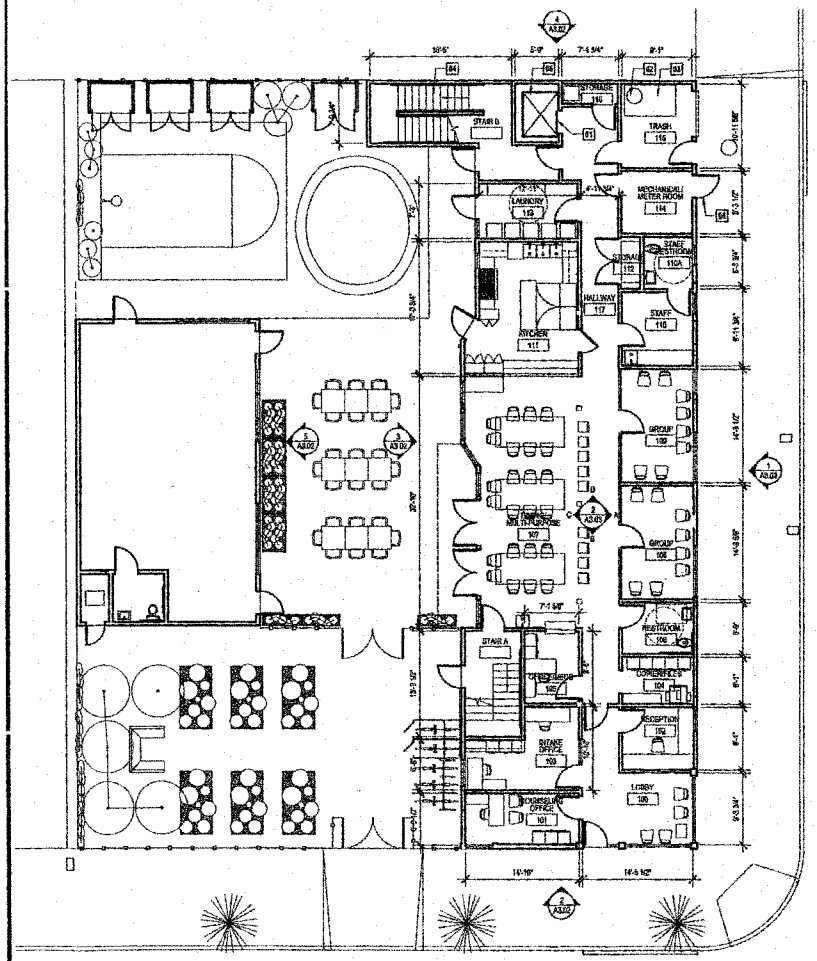
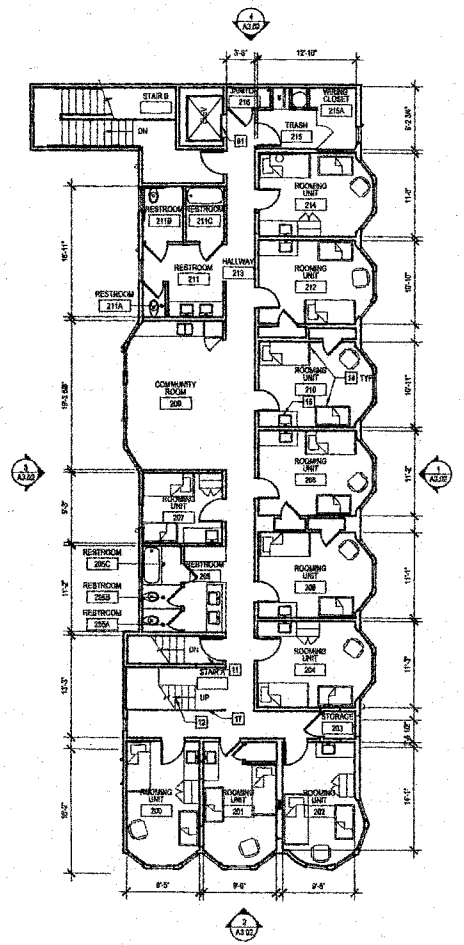


1 PROPOSED FIRST FLOOR PLAN- 2545 SAN PABLO AVENUE

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



2 PROPOSED SECOND FLOOR PLAN- 2545 SAN PABLO AVENUE

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

GENERAL NOTES:

DRAWING NOTES:

01 (N) FIRE ROLL DOWN DOOR @ ELEVATOR

02 TRASH CHUTE

03 TRASH DUMPSTER, N.I.C.

04 (N) CODE COMPLIANT STAIR FROM GROUND FLOOR TO ROOF ACCESS

05 (N) ELEVATOR (TRAVELS GROUND FLOOR TO THIRD FLOOR)

06 (N) ACCESS TO ELECTRICAL & GAS METERS

LEGEND:

(E) WALL TO REMAIN

(N) WALL

(N) FENCE

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Gelfand Pa

ARCHIT

165 Tenth S
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Tel.
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CIVIL ENGINEERING:

Company
Address1
Address2
Phone Number

STRUCTURAL:

STRUCTURAL DESIGN ENGINEERS
596 MONTGOMERY STREET
SUITE 1410
SAN FRANCISCO, CA 94104
(415) 781-1805

MECHANICAL/ PLUMBING:

EDESIGNO, INC.
760 MARKET STREET, SUITE 535
SAN FRANCISCO, CA 94102
(415) 983-4303

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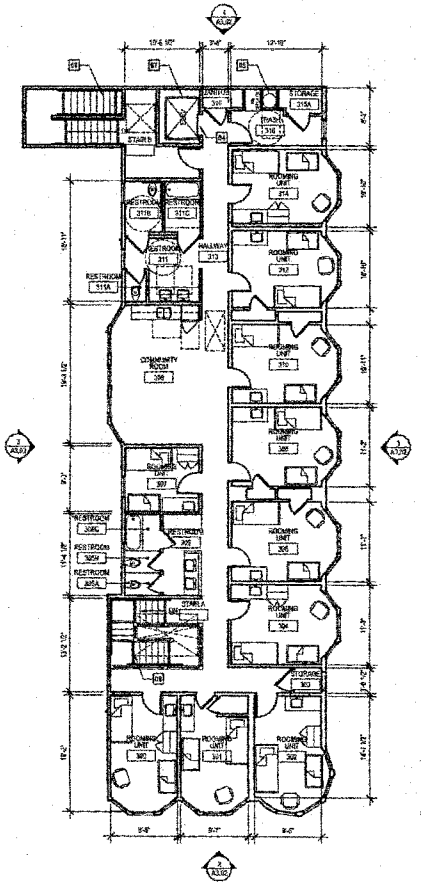
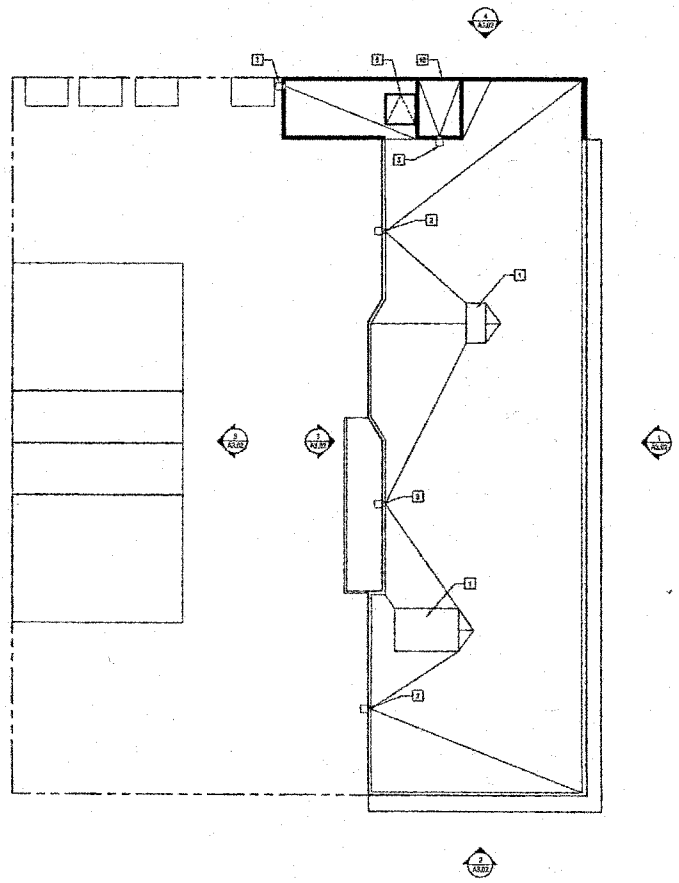


1 PROPOSED THIRD FLOOR PLAN- 2545 SAN PABLO AVENUE



2 PROPOSED ROOF PLAN- 2545 SAN PABLO AVENUE

GENERAL NOTES:

DRAWING NOTES:

01 (E) SKYLIGHT TO REMAIN
02 (E) SCUPPER AND DOWNSPOUT TO REMAIN
03 (N) SCUPPER AND DOWNSPOUT
04 (N) FIRE ROLL DOWN DOOR @ ELEVATOR
05 TRASH CHUTE
06 (N) CODE COMPLIANT STAIR FROM GROUND FLOOR TO THIRD FLOOR
07 (N) ELEVATOR FROM GROUND FLOOR TO THIRD FLOOR
08 (E) STAIR FROM SECOND TO THIRD FLOOR
09 (N) ROOF HATCH FOR ROOF ACCESS
10 (N) ELEVATOR OVERRUN

LEGEND:

(E) WALL TO REMAIN
(N) WALL
(N) FENCE
PROPERTY LINE

Architect
Gelfand Partners
ARCHITECTS
165 Tenth Street, Suite 100
San Francisco, CA 94103
Tel. 415. 346 . 4040
Fax 415. 346 . 4103
www. gelfand-partners.com

Consultant | Architect

Consultants

CIVIL ENGINEERING:
Company
Address 1
Address 2
Phone Number

STRUCTURAL:
STRUCTURAL DESIGN ENGINEERS
130 MONTGOMERY STREET
SUITE 1410
SAN FRANCISCO, CA 94104
(415) 781-1505

MECHANICAL/PLUMBING:
EDESIGNC, INC.
750 MARKET STREET, SUITE 310
SAN FRANCISCO, CA 94102
(415) 983-4305

ELECTRICAL:
EDESIGNC, INC.
750 MARKET STREET, SUITE 310
SAN FRANCISCO, CA 94102
(415) 983-4305

LANDSCAPE DESIGN:
Company
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Key Plan

Drawing Record

Issue/ Submission	Date
Existing Conditions	01/25/10
Planning Submittal	04/12/10
Planning Submittal Revisions	07/01/10

Project
EAST BAY COMMUNITY RECOVERY PROJECT CAMPUS PLAN
2545, 2551, 2575-79 San Pablo Ave, 814 Mead Ave, & 817-819 Milton St
Oakland, CA
(GPA PROJECT #09-31)

Sheet
PROPOSED THIRD AND ROOF FLOOR PLANS
A2.03

PLOT DATE:

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GENERAL NOTES:

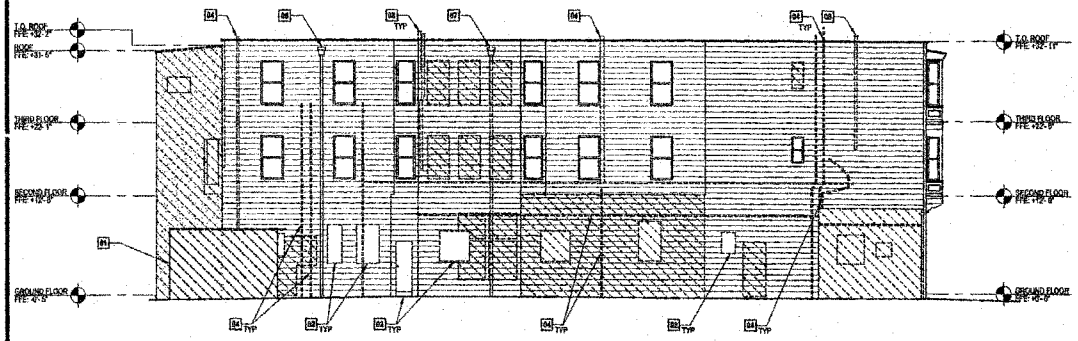
1. EXISTING SIDING TO BE DEMOLISHED AND REPLACED AS NEEDED- MATCH EXISTING SIDING CONDITIONS
2. ALL EXISTING WINDOW FRAMES TO REMAIN.
3. ALL EXISTING WINDOW SASHES TO BE DEMOLISHED AND REPLACED.

KEY NOTES:

- 01 (E) ACCESSORY STRUCTURE TO BE DEMOLISHED
- 02 (E) OPENING TO BE DEMOLISHED & FILLED
- 03 (E) FENCE TO BE DEMOLISHED
- 04 (E) PIPE TO BE DEMOLISHED
- 05 (E) FIRE ESCAPE TO BE DEMOLISHED
- 06 (E) SCUPPER AND DOWNSPOUT TO REMAIN
- 07 (E) SCUPPER AND DOWNSPOUT TO BE DEMOLISHED
- 08 (E) FLUE TO BE DEMOLISHED
- 09 (E) GAS METER TO BE DEMOLISHED
- 10 (E) LADDER TO BE DEMOLISHED

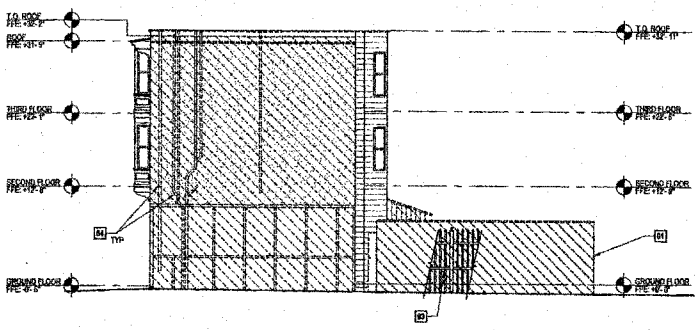
LEGEND:

- (E) WALL OR PORTION OF WALL TO BE DEMOLISHED
- (E) WOOD SIDING
- (E) CONCRETE WALL
- (E) DOOR OR WINDOW TO BE REMOVED



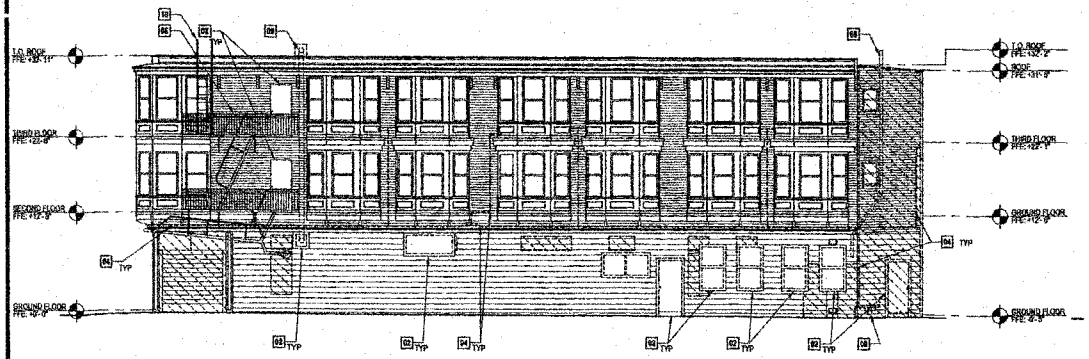
3 EXISTING SOUTH ELEVATION- 2545 SAN PABLO AVENUE

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



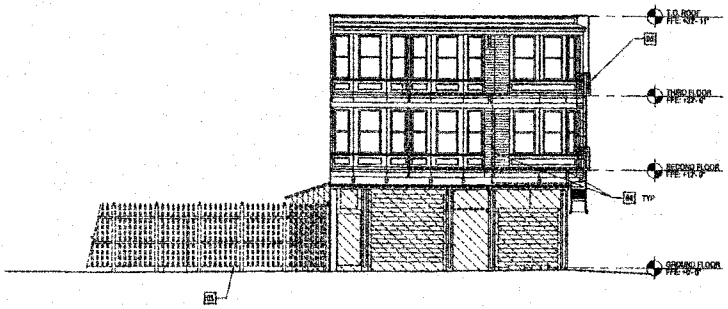
4 EXISTING WEST ELEVATION- SAN PABLO AVENUE

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



1 PROPOSED NORTH ELEVATION- 2545 SAN PABLO AVENUE

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



2 PROPOSED EAST ELEVATION-2545 SAN PABLO AVENUE

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

Architect
Gelfand Pa
ARCHIT
165 Tenth
San Franci
Tel.
Fax
www. gelfa

Consultant

CIVIL ENGINEERING:
Company
Address1
Address2
Phone Number

STRUCTURAL:
STRUCTURAL DESIGN ENGINEERS
100 MONTGOMERY STREET
SUITE 1410
SAN FRANCISCO, CA 94104
(415) 781-1539

MECHANICAL/ PLUMBING:
EDESIGNS, INC.
760 MARKET STREET, SUITE 330
SAN FRANCISCO, CA 94102
(415) 905-4903

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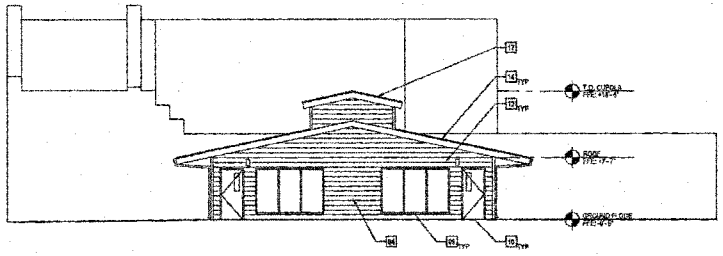


5 PROPOSED NORTH ELEVATION- PORTABLE- 2545 SAN PABLO AVENUE

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

GENERAL NOTES:

1. ALL NEW RAINWA TO MATCH EXISTING WOOD CONSTRUNE
2. ALL EXISTING WINDOWS FRAMES TO REMAIN PAINTED
3. ALL NEW WINDOW SASHES TO MATCH EXISTING WINDOWS
4. ALL EXISTING AND NEW SIDING TO BE PAINTED

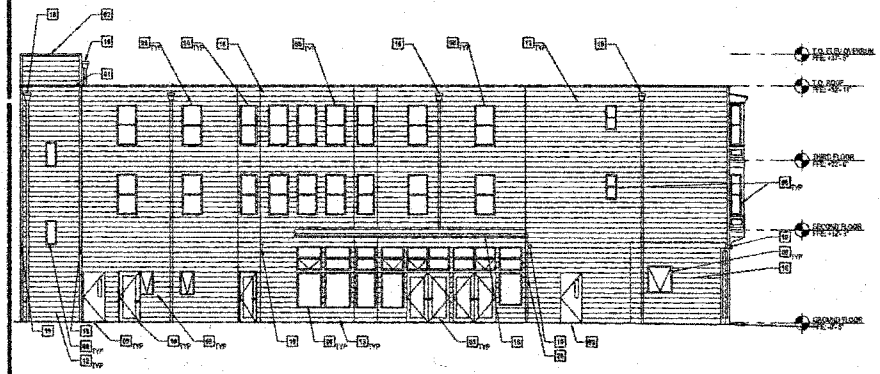
KEY NOTES:

01 (N) STAIR ASCRTION TO EXISTING BUILDING
02 (N) ELEVATOR OVERRUN & MACHINE ROOM
03 (N) STOREFRONT SYSTEM- LAMINATED GLASS W/ MONUMENTAL NAILLOW SYSTEM
04 ACCESSORY STRUCTURE
05 (N) STEEL ROLLCOAT DOOR
06 (N) WELDED WIRE FENCE
07 (N) WOOD FENCE
08 (N) ALUMINUM FRAMED WINDOW
09 (N) STEEL DOOR
10 (N) ALUMINUM FRAMED DOOR
11 4" SIDING, PTD.
12 4 1/2" SIDING, PTD.
13 SOLID PANEL
14 CORRUGATED METAL ROOF
15 WOOD FRAMING & 6 1/2" SIDING
16 (N) SUN SHADE
17 CUPOLA
18 (N) SCUPPER AND DOWNSPOUT
19 (N) EXTERIOR SITE LIGHTING- DOWNLIGHT
20 (N) DOWNSPOUT

LEGEND:

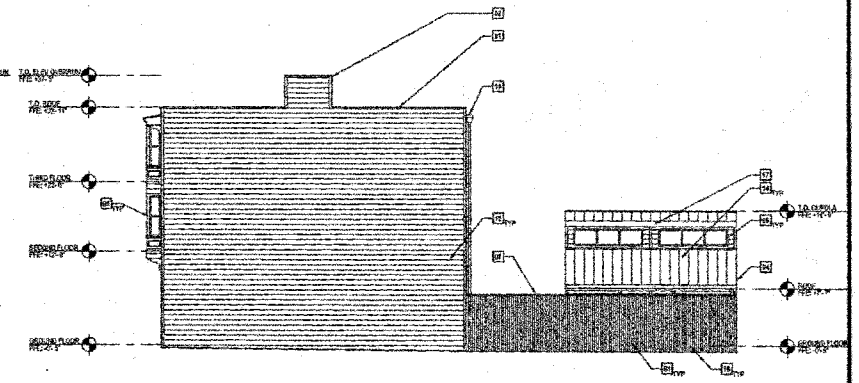
WOOD SIDING

(N) WALL FRAMING AND WOOD SIDING



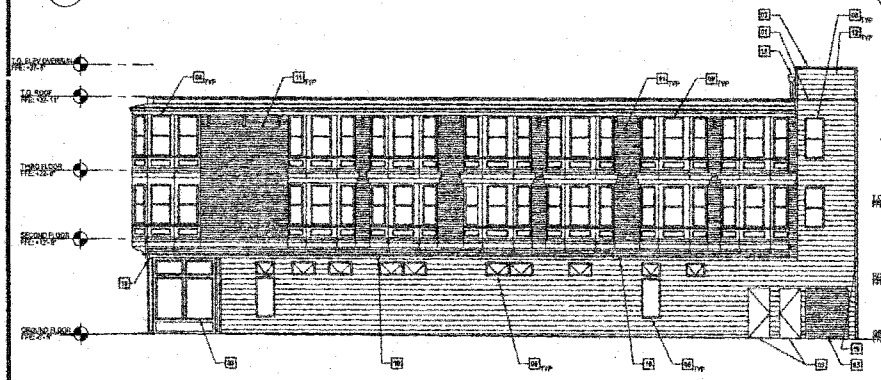
3 PROPOSED SOUTH ELEVATION- 2545 SAN PABLO AVENUE

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



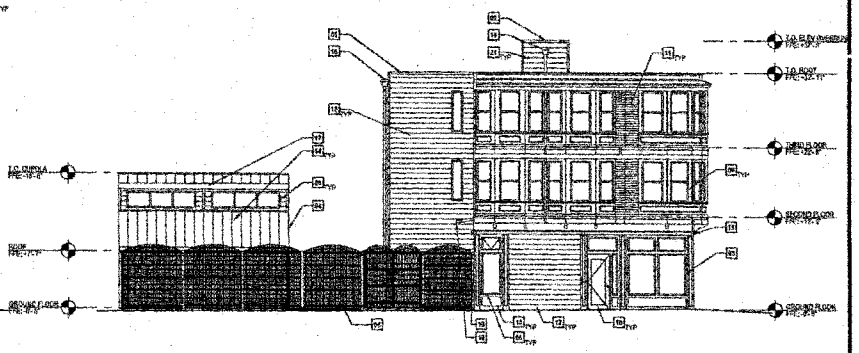
4 PROPOSED WEST ELEVATION- 2545 SAN PABLO AVENUE

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



1 PROPOSED NORTH ELEVATION- 2545 SAN PABLO AVENUE

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



2 PROPOSED EAST ELEVATION- 2545 SAN PABLO AVENUE

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

Architect

Gelfand Partners

ARCHITECTS

165 Tenth Street, Suite 100
San Francisco, CA 94103
Tel. 415. 346 . 4040
Fax 415. 346 . 4103
www. gelfand-partners.com

Consultant | Architect

Consultants

CIVIL ENGINEERING:
Company
Address1
Address2
Phone Number

ELECTRICAL:
EDESIGNS, INC.
700 MARKET STREET, SUITE 330
SAN FRANCISCO, CA 94102
(415) 543-4303

STRUCTURAL:
STRUCTURAL DESIGN ENGINEERS
100 MONTGOMERY STREET
SUITE 1410
SAN FRANCISCO, CA 94104
(415) 781-1956

LANDSCAPE DESIGN:
Company
Address1
Address2
Phone Number

MECHANICAL/ PLUMBING:
EDESIGNS, INC.
700 MARKET STREET, SUITE 330
SAN FRANCISCO, CA 94102
(415) 543-4303

Key Plan

Drawing Record

Issue/ Submission	Date
Existing Conditions	01/05/10
Planning Submittal	04/12/10
Planning Submittal Revisions	07/01/10

Project

EAST BAY COMMUNITY RECOVERY PROJECT CAMPUS PLAN

2545, 2551, 2575-79 San Pablo Ave, 814 Mead Ave, & 817-819 Milton St Oakland, CA

EBFA PROJECT #03-31

Sheet

PROPOSED EXTERIOR ELEVATIONS 2545 SAN PABLO AVE

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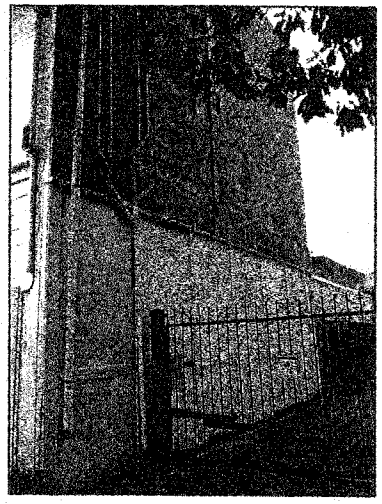
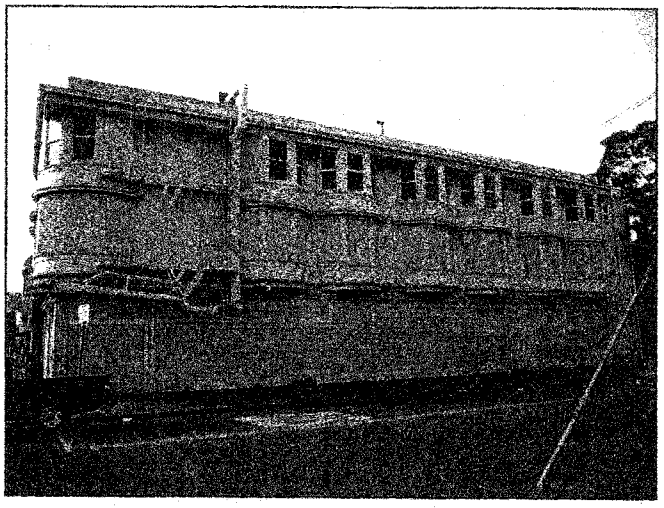
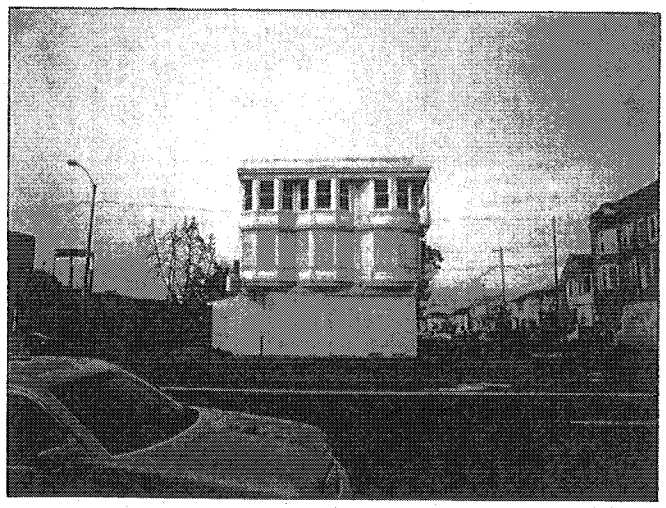
Sequence ___ of ___



3 REAR VIEW- FACING ADJACENT LOT
SCALE: NTS



4 SIDE VIEW- FACING MEAD AVENUE
SCALE: NTS



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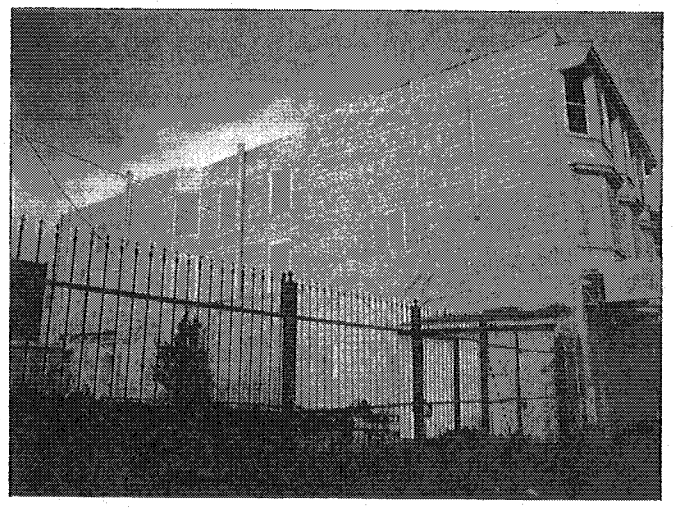

2 SIDE VIEW- FACING ADJACENT LOT
SCALE: NTS

Architect
Gelfand Pa
A R C H I T I
165 Tenth S
San Francis
Tel.
Fax
www. gelfa

Consultant

CIVIL ENGINEERING:
Company
Address1
Address2
Phone Number

STRUCTURAL:
STRUCTURAL DESIGN ENGINEERS
100 MONTGOMERY STREET
SUITE 1410
SAN FRANCISCO, CA 94104
(415) 781-1500

MECHANICAL / PLUMBING:
EDEBERG, INC.
760 MARKET STREET, SUITE 338
SAN FRANCISCO, CA 94102
(415) 989-4328

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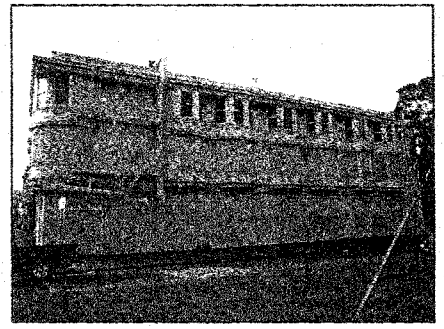

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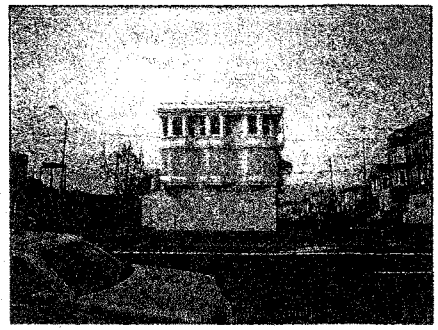

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9 2545 SAN PABLO AVENUE
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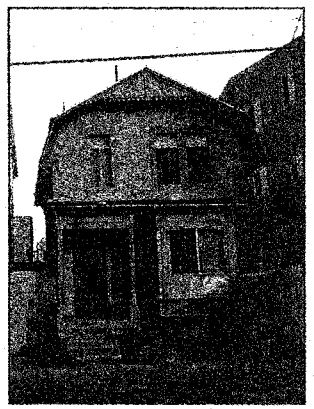
4 2551 SAN PABLO AVENUE
SCALE: NTS

5 2551 SAN PABLO- FACING MEAD AVENUE
SCALE: NTS



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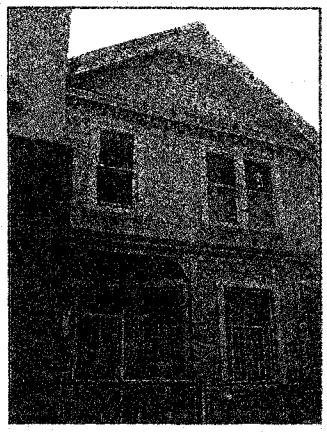

1 817- 819 MILTON STREET
SCALE: NTS

2 2579 SAN PABLO AVENUE
SCALE: NTS

3 2575 SAN PABLO AVENUE
SCALE: NTS

Architect
Gelfand Pa
ARCHITE
165 Tenth St
San Francisc
Tel. 4
Fax 4
www. gelfan

Consultant

CIVIL ENGINEERING:
Company
Address1
Address2
Phone Number

STRUCTURAL:
STRUCTURAL DESIGN ENGINEERS
102 MONTGOMERY STREET
SUITE 1410
SAN FRANCISCO, CA 94104
(415) 781-1505

MECHANICAL/ PLUMBING:
EDESIGNC, INC.
768 MARKET STREET, SUITE 206
SAN FRANCISCO, CA 94102
(415) 563-4303

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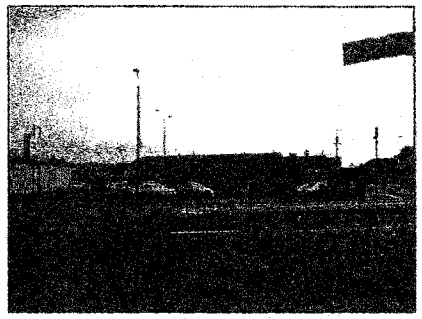

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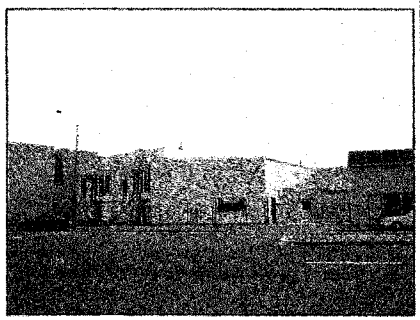

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5 2521 SAN PABLO AVENUE
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6 2601 SAN PABLO AVENUE
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7 2617 SAN PABLO AVENUE
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8 2628 SAN PABLO AVENUE
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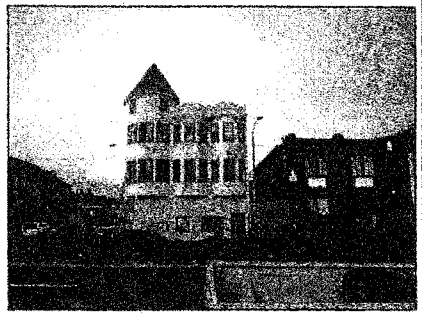

4 2505 SAN PABLO AVENUE
SCALE: NTS

Architect
Gelfand Pa
ARCHITE
165 Tenth St
San Francisc
Tel. 4
Fax 4
www. gelfan

Consultant

CIVIL ENGINEERING:
Company
Address1
Address2
Phone Number

STRUCTURAL:

STRUCTURAL DESIGN ENGINEERS
100 MONTGOMERY STREET
SUITE 1410
SAN FRANCISCO, CA 94104
(415) 781-1908

MECHANICAL / PLUMBING:

EDESIGNS, INC.
700 MARKET STREET, SUITE 330
SAN FRANCISCO, CA 94102
(415) 983-1503

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9 837 MEAD AVENUE
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10 828 MEAD AVENUE
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11 826 MEAD AVENUE
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12 820 MEAD AVENUE
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5 817 MEAD AVENUE
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6 821 MEAD AVENUE
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7 825 MEAD AVENUE
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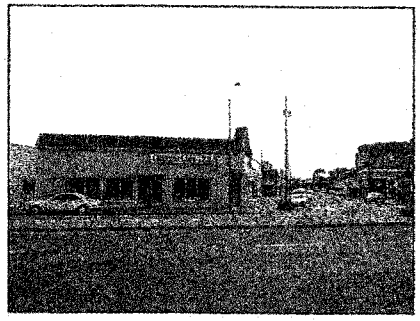

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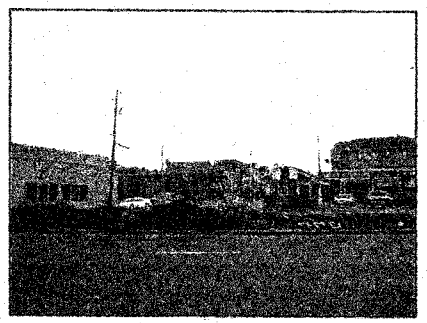

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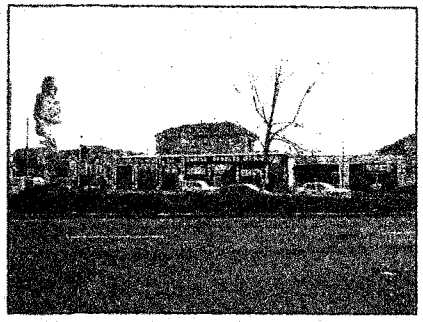

3 2520 WEST STREET
SCALE: NTS

4 2510 WEST STREET
SCALE: NTS

Architect
Gelfand Pa
ARCHITI
165 Tenth S
San Francis
Tel.
Fax
www. gelfa

Consultant

CIVIL ENGINEERING:
Company
Address1
Address2
Phone Number

STRUCTURAL:
STRUCTURAL DESIGN ENGINEERS
100 MONTGOMERY STREET
SUITE 1410
SAN FRANCISCO, CA 94104
(415) 781-1506

MECHANICAL/ PLUMBING:
EDESIGNS, INC.
760 MARKET STREET, SUITE 500
SAN FRANCISCO, CA 94102
(415) 543-4305

Issue/ Submission
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Planning Submittal

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814 Mead Ave, & 817-8

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CITY OF OAKLAND

250 FRANK H. OGAWA PLAZA, SUITE 2114 · OAKLAND, CALIFORNIA 94612-2031

Community and Economic Development Agency
Planning & Zoning Services Division

(510) 238-3911
FAX (510) 238-4730
TDD (510) 839-6451

April 17, 2000

Bruce Jack
East Bay Community Recovery Project
2551 San Pablo Avenue
Oakland, CA 94612

Dear Mr. Jack:

This is in response to your request for a zoning determination letter for the Project Pride/Community Prisoner Mother Program located at 2551 San Pablo. It is my understanding that this facility has been licensed by the State Department of Alcohol and Drug Programs since 1997. This activity is considered a legal non conforming use and may remain in operation indefinitely under existing City laws. A breaks in continuous operation of over one year will require a conditional use permit in order to resume operation. No CEQA documentation is required by the City since no discretionary permits are needed.

Please contact me at (510) 238-6285 if you have any questions or if I can be of further assistance.

Sincerely,

Willie Yee

WILLIE YEE
Zoning Administrator

FMC EBCRP.WY

ATTACHMENT B

STATE OF CALIFORNIA – THE RESOURCES AGENCY

ARNOLD SCHWARZENEGGER, *Governor*

OFFICE OF HISTORIC PRESERVATION
DEPARTMENT OF PARKS AND RECREATION
P.O. BOX 942896
SACRAMENTO, CA 94296-0001
(916) 653-6624 Fax: (916) 653-9824
calshpo@ohp.parks.ca.gov
www.ohp.parks.ca.gov

October 6, 2009

REPLY TO: HUD090909F

Ms. Elois Thornton, Planner IV
City of Oakland
Community & Economic Development (CEDA)
250 Frank H. Ogawa Plaza, Suite 3315
Oakland, CA 94612-2032

Dear Ms. Thornton:

RE: REHABILITATION PROJECT, 2545 SAN PABLO AVE, OAKLAND, CA

Thank you for forwarding the above referenced undertaking to my office for review and comment pursuant to Section 106 of the National Historic Preservation Act and its implementing regulations found at 36 CFR Part 800. Effective January 11, 2001 new Section 106 regulations were adopted by the Advisory Council on Historic Preservation. The regulations and advisory material can be found at www.achp.gov.

Pursuant to 36 CFR §800.4(d) I do not object to your determination that no historic properties will be affected by the undertaking. However, your agency may have additional Section 106 responsibilities under certain circumstances set forth at 36 CFR Part 800. For example, in the event that cultural or historical resources are discovered during implementation of the undertaking your agency is required to consult further pursuant to §800.13(b).

Your consideration of historic properties in the project planning process is appreciated. If you have questions please contact Shannon Lauchner, Historian I, with the Local Government Unit at (916)653-5649 or by email at slauchner@parks.ca.gov.

Sincerely,

Lucinda Woodward for

Milford Wayne Donaldson, FAIA
State Historic Preservation Officer

ATTACHMENT C

Dowling Associates, Inc.
Transportation Engineering • Planning • Research • Education

July 14, 2010

Mr. Adam Deromedi
Affordable Housing Associates
1250 Addison St., Suite G
Berkeley, CA 94702
Phone: 510.649.8500 x25
e-mail: aderomedi@ahainc.org

Subject EBCRP Campus – Project Pride Relocation P10031

Dear Mr. Deromedi:

I have prepared this letter to describe the potential transportation effects associated with the Conditional Use Permit for the proposed East Bay Recovery Project (EBCRP) Campus. Specifically, this letter focuses on the proposed relocation of the Project Pride facilities services from 2551 San Pablo Avenue to 2545 San Pablo Avenue.

According to the CUP application and site plan you have provided to us the project consists of the establishment of a campus plan for the buildings located at 2551 San Pablo Avenue, 2545 San Pablo Avenue, 814 Mead Avenue, 817 Milton Street, and 2575-79 San Pablo Avenue. The Project Pride facilities and services will also be relocated from 2551 San Pablo Avenue to 2545 San Pablo Avenue. Parking for the campus is provided in two surface parking lots.

This analysis covers the increased vehicle trip generation associated with the increased employees and the potential effects of this increase on vehicle and pedestrian trips to the Campus and on parking and loading.

Trip Generation

The number of trips generated by the relocation would be affected by the total number of beds provided by Project Pride and the other existing programs at 2551 San Pablo Avenue as well as the staffing needed to support the programs at each site. Table 1 summarizes these changes, based on the information in the CUP application. The Project Pride relocation from the ground floor of 2551 San Pablo Avenue into 2545 San Pablo Avenue would result in the following:

- No net change in the number of beds from the existing 40 beds for Project Pride and 40 beds for other programs.
- A change in total staffing from 38 current employees (13 staff for Project Pride and 25 staff for other programs) to 42 staff (10 staff for Project Pride and 32 staff for other programs) planned after the relocation. This represents a net change of 4 employees.

ATTACHMENT D

Table 1. Project Description

	Existing			Planned		
	Project Pride	Other Program	Total	Project Pride	Other Program	Total
2551 San Pablo						
beds	40	40	80	0	40	40
staff	13	25	38	0	32	32
2545 San Pablo						
beds	0	0	0	40	0	40
staff	0	0	0	10	0	10

Since the existing beds in the residential care programs at 2551 San Pablo Avenue are fully occupied at this time and there is no net increase in the number of beds, the trip generation for residents is not anticipated to change with the relocation.

Assuming that the employees will continue to drive to work and that new employees will follow a similar pattern, the 4 new employees for the program at 2551 San Pablo Avenue represent an increase of 10 vehicle trips to and from the campus on a daily basis. This assumes each staff person arrives and departs and one of those new staff would leave once and return once each day.

There will be only minor increases in trip generation at the other locations as part of the campus plan. The residents that will be residing at 814 Mead Avenue and 817 Milton Street will be accessing all of their services available through EBCRP on the proposed campus and have historically not owned vehicles creating a minimal increase in trips. Consequently there may be a potential for a decrease in trips to the campus as the residents will no longer be traveling to the campus for appointments. There is no change to the use or number of staff at 2577-2579 San Pablo Avenue.

This incremental addition of vehicle trips to the surrounding roadway system is within normal daily fluctuations in traffic volumes on San Pablo Avenue and would not be considered to result in a significant change to existing traffic operations in the study area.

Parking

Parking for the proposed campus is provided on two surface lots. A 14-space lot owned by EBCRP is adjacent to 2551 San Pablo Avenue, while 30 spaces are located across San Pablo Avenue and are reserved for EBCRP use under an Agreement with Olivet Institutional Missionary Baptist Church. A total of 44 parking spaces are available for EBCRP staff. The current residents of Project Pride typically do not own cars. None of the current FACT transitional or permanent housing residents own cars.

With the proposed relocation of Project Pride, parking for 4 additional employees could be accommodated within the existing parking lots. There would be sufficient parking to accommodate the increased demand. If Project Pride staff are currently not authorized to

park in the church lot and only have 2 spaces in the EBCRP lot allocated, but park on the street, the reduction in staff for Project Pride from 13 to 10 employees would reduce the impacts to on-street parking in the surrounding area.

None of the other buildings on the campus are expected to have an increase in parking demand.

Pedestrian Access

The proposed campus would have the most effect on the pedestrian access across and along San Pablo Avenue in the immediate campus area. With the relocation of 10 Project Pride employees, the employees would walk along San Pablo Avenue and cross Mead Avenue to access the new facility at 2545 San Pablo Avenue. In addition, the new employees for the 2551 San Pablo program would need to cross San Pablo Avenue if they park in the church lot. From the church parking lot, the closest marked crosswalks are located at 27th Street, which is a signalized intersection, and at Mead Avenue, which is uncontrolled. However, this small increase in pedestrian activity along San Pablo Avenue would not be significantly different from current conditions. The residents in the 814 Mead Avenue and 817 Milton Street houses can access the EBCRP service buildings without leaving the campus properties.

Deliveries and Loading

The proposed campus and relocation would affect the location of deliveries to Project Pride. Current deliveries vary from daily deliveries from the Food Bank to weekly deliveries of supplies from Ar-mark to monthly deliveries from Costco. The relocation of Project Pride could result in a shift of some of these deliveries from 2551 San Pablo to 2545 San Pablo resulting in an additional stop, but most likely would result in Project Pride staff carrying deliveries from 2551 San Pablo to the new building. The relocation is not expected to result in a significant change to current delivery activities. There are no commercial deliveries anticipated for 814 Mead Avenue and 817 Milton Street residences and will be no change to existing deliveries occurring at 2557-2579 San Pablo.

Please give me a call at 510-839-1742 (ext 101) if you have any questions.

Sincerely,
Dowling Associates

(sent via email)

Alice Chen, AICP
Principal

Additional Project Information

I. Activities and Users

1. Proposed hours and days of operation:

EBCRP's regular business hours are 9:00 AM – 5:00 PM, Monday through Friday. Deliveries are accepted during business hours. EBCRP staff will be on site daily with a night manager after business hours and overnight at 2545 San Pablo and 2551 San Pablo. Project Pride and FACT transitional housing visitors must check-in with EBCRP staff and are allowed during business hours and specified hours on the weekend.

2. If proposed activity is occasional, how often will the proposed activity occur?

N/A

3. Is the proposed activity temporary or permanent?

These will be permanent activities.

4. Number of individuals involved with the events or operations (employees, clients, residents, spectators, students, teachers, animals, etc.):
This question is answered for each structure on the Campus, after Project Pride is relocated from the ground floor of 2551 and into 2545 San Pablo Avenue.

Map	Address	Staff	Residents	Outpatient Clients	Rooming Units
A	2575-79 San Pablo Avenue	20 during business hours	0	15-20	0
B	2551 San Pablo Avenue	32 during business hours 2 overnight	29	20-25	41
C	2545 San Pablo Avenue	9 during business hours 1 overnight	20 women 20 young children	0	26
D	817-819 Milton Street	0	4	0	4
E	814 Mead Avenue	0	3	0	4

5. Will there be other activities on-site? If yes, describe (ex. catering from a restaurant). Specifically, if the proposal involves Residential Care (or related use), Medical Care, Child Care or Education, describe all services to be provided on-site (for example, tutoring, regular visits by physicians).

The services offered at 2575-2579 San Pablo, 2551 San Pablo, 817 Milton and 814 Mead will continue to include residential care activities including housing, community mental health and

ATTACHMENT E

substance abuse counseling services, administrative space, as well as other complementary services such as tutoring and job training.

Project Pride at its new location at 2545 San Pablo, will continue to provide extensive supportive services for pregnant and parenting women with substance abuse, mental health disabilities and other special needs. Project Pride will be staffed 24 hours per day with experienced counselors and child enrichment workers. Services include individual and group counseling, groups with a specific focus (e.g., trauma related, domestic violence, anger management, women's recovery, and parenting classes), alcohol/other drug education, relapse prevention, and case management. Project Pride will also provide on-site employment readiness training and placement, educational services and tutoring assistance, childcare, transportation services, financial literacy courses and computer training.

6. Is the proposed activity part of a master plan or part of a program with multiple sites? If yes, describe.

Yes. This Conditional Use Permit application extends over seven adjacent parcels that comprise the entire EBCRP Campus.

7. Is the activity for profit or not for profit?

Not for profit.

8. Previous use on the project site, and date of closure, if known.

2551 San Pablo Avenue and 814 Mead Avenue have been in use by EBCRP for residential care, services, transitional and permanent housing since 1994. EBCRP purchased 2575-79 San Pablo Avenue, 817 Milton Street and 814 Mead Avenue in 2002.

2545 San Pablo was previously used was as a rooming hotel. The time period it has been unoccupied is unknown although believed to have been approximately 10 years. 2545 San Pablo Avenue was added to the EBCRP campus in 2009.

II. Physical Characteristics

A – 2577-2579 San Pablo Avenue is a two story stucco structure. It is not going to undergo any changes.

B – 2551 San Pablo is a four-story structure. It is not undergoing any changes.

C – 2545 San Pablo is an existing three story vacant SRO hotel. It is located on the corner of San Pablo Ave. and Mead St. and covers virtually the entire lot. It has wood siding and is in a severe state of disrepair. This structure will undergo extensive interior rehabilitation and exterior rehabilitation to restore some of its historical character and create handicap accessible upper floors.

D – 817 Milton Street is a two story single-family structure. It is not going to undergo any exterior changes to the structure.

E – 814 Mead Avenue is a two story single-family structure. It is not going to undergo any exterior changes to the structure, though the front porch will be rehabilitated (it is currently in need of repair).

III. Parking and Circulation

12. Anticipated number of vehicle or pedestrian trips to the site per day:

There would be no net change of vehicle or pedestrian trips to the Campus as a result of this CUP application. The expansion to 2545 San Pablo is the relocation of Project Pride from the ground floor of 2551 San Pablo to 2545 San Pablo.

2545 San Pablo Avenue

- 5 residents on average per day leave the program for various appointments, going to school, walking, on foot
- 2 interns per day park in the lot and remain on-site 8 hours/day, 3 times a week
- 9 staff arrive and stay on-site in the daytime (8am-4pm)
- 4 staff arrive and stay on-site evening/overnight

2551 San Pablo Avenue

- 25 staff work in the daytime (8am-4/5pm)
- 5 of the 25 staff leave once and return once each day, by car
- 29 residents leave twice and return twice each day, on foot

814 Mead Avenue/817 Milton Street

- 7 residents leave twice and return twice each day, on foot (14 total trips per day)

2577 San Pablo Avenue

- 20 staff work in the daytime (8am-4/5pm)
- 4 interns arrive and remain on site 8 hours/day, 3 times a week
- 3 evening staff arrive and remain on-site, 4 days a week
- 4 staff leave once and return once each day during the work day

13. Number of parking spaces on the site or on another site but reserved for the proposed operation *(indicated also on site plan)*:

EBCRP currently has access to 44 total spaces. 14 parking spaces are located on a lot they own adjacent to 2551 San Pablo. The 30 remaining spaces are located across the street and are reserved under an Agreement with the owner Olivet Institutional Missionary Baptist Church.

14. If reserved parking is proposed off-site, describe location of parking and distance from the proposed activity and attach copy of off-site parking agreement.

14 parking spaces are reserved in the parking lot owned by EBCRP adjacent to the site. In addition, EBCRP has a long-term agreement for 30 spaces with Olivet Institutional Missionary Baptist Church who is the owner of the parking lot across San Pablo Avenue. Together, these lots provide sufficient parking spaces for the entire EBCRP staff (see attached Contract and Agreement).

The residents of Project Pride typically do not own cars. During the last 10 years of operation there has only been one resident who possessed an automobile. Currently, no residents own automobiles. None of the FACT transitional or permanent housing residents own cars.

15. Describe the primary mode of travel (e.g., auto, transit, bike, and walking) the majority of users are likely to use get to the site.

The vast majority of EBCRP residents travel to the site on public transportation. The project staff will utilize the adjacent parking that EBCRP has under lease; therefore no additional demand for on-street parking is anticipated.

IV. Operations

16. Projected volumes of sound in decibels and any soundproofing or noise mitigation measures proposed.

During rehabilitation of 2545 San Pablo Avenue, projected sound levels and soundproofing measures will be consistent with the typical rehabilitation of residential buildings. Once in operation, EBCRP requests that all residents respect appropriate noise levels. Staff is on-site 24 hours per day and is able to enforce noise control if a problem were to arise.

17. Provisions for site maintenance or safety (trash cleanup, landscaping maintenance, call boxes, security personnel, caretakers, etc.)

The on-going maintenance program shall include the following:

1. Scheduled preventive maintenance and repair of installed equipment in accordance with manufacture's recommendations and the requirements of equipment operating manuals. Skilled maintenance personnel and/or contractors will perform this work.
2. Routine repairs to kitchen appliances, electrical, plumbing and heating equipment. This work will be performed by on-site or skilled maintenance personnel and/or contractors.
3. Annual apartment inspections shall be conducted to regularly and consistently ascertain the condition of each unit. Maintenance problems discovered during these inspections shall be handled according to work order procedures.
4. Regular inspection and maintenance of common areas and equipment. Common areas such as hallways, community room, laundry room, etc. shall be swept and/or vacuumed daily and kept free from trash.
5. Garbage removal and recycling will be scheduled on a regular basis. Trash areas will be swept and cleaned daily.
6. Contracted extermination services will provide a high level of sanitation and cleanliness.
7. Prompt response to tenant maintenance and repair requests. Work orders will be issued to track responsiveness and completeness of work performed.

Resident security is an essential part of maintaining a safe and stable community. The following measures will be adopted to create a secure atmosphere among residents:

1. Secure standard bolt locks
2. Use of adequate and safe lighting
3. Encourage use of crime prevention techniques
4. Prompt response to tenant concerns regarding building and safety
5. Strict control over common areas and apartment keys

18. Types of materials used in the operation and any waste products created or emitted.

Waste created will be typical of a residential development and include food waste, recyclables (i.e. paper, plastic, etc) and non-recyclable items. There will be a designated recycling and waste management area.

The Project Pride program at 2545 San Pablo will provide extensive supportive services for pregnant and parenting women with substance abuse, mental health disabilities and other special needs, and their children. The facility will be staffed 24 hours per day with experienced substance abuse and mental health counselors and child enrichment workers. Services include individual and group counseling, groups with a specific focus (e.g., trauma related, domestic violence, anger management, women's recovery, and parenting classes), alcohol/other drug education, relapse prevention, and case management. Project Pride will also provide on-site employment readiness training and placement, educational services and tutoring assistance, childcare, transportation services, financial literacy courses and computer training.

Below are tables that represent the net change of beds, staff and parking spaces due to the proposed plan to relocate Project Pride from the ground floor of 2551 San Pablo Avenue to 2545 San Pablo Avenue.

	Existing Project Pride RT Beds	Existing Other Program RT Beds	Planned Project Pride Beds	Planned Other Program Beds	Net Change
2551 San Pablo Avenue	40*	40	0	40	-40
2545 San Pablo Avenue	0	0	40*	0	40
TOTAL BEDS	**Existing**	**80**	**Planned**	**80**	**0**

*20 of the Project Pride beds are used by the resident's young child.

	Current Project Pride Staff	Current Other Staff	Planned Project Pride Staff	Planned Other Staff	Net Change
2551 San Pablo Avenue	13	25	0	32	-6
2545 San Pablo Avenue	0	0	10	0	10
TOTAL STAFF	**Current**	**38**	**Planned**	**42**	**4**

	Current Parking		Planned Parking		Net Change
EBCRP Lot	14		14		0
Rented Lot	30		30		0
TOTAL PARKING	**Current**	**44**	**Planned**	**44**	**0**

PROJECT PRIDE

East Bay Community Recovery Project

Client/Tenant Handbook

ATTACHMENT F

EAST BAY COMMUNITY RECOVERY PROJECT

Project Pride

Project Pride offers treatment services to mothers and their children in a safe, respectful residential environment that is sensitive to the cultural and ethnic diversity of our clients and staff. We provide substance abuse treatment, teach parenting skills, reinforce attachment and prepare women to reconnect in healthy ways with their families and communities.

This is a draft document. EBCRP, Project Pride, is in the process of re-writing the Resident Manual. EBCRP is committed to providing the best service for its clients in conjunction with EHAPCD rules and regulations.

2551 San Pablo Ave.
Oakland, CA 94612
(510) 446-7150

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Addenda

Signed Acknowledgment

Alameda County Behavioral Health Care Services: *Notice of Privacy Practices*

Section 1

Program Description

Project Pride is a transitional housing program with supportive services, providing residential alcohol and drug treatment for women with children. We offer extensive and gender-responsive clinical services, aimed at treating both the individual and the larger family system.

Women's Services

At Project Pride, each mother participates in individual and group counseling as determined by a treatment plan designed to meet her specific recovery and parenting needs. Mothers also receive education and training to improve their communication, leadership, and vocational skills.

Specialized groups and services offered include:

- Addiction Education & Relapse Prevention
- Narcotics Anonymous
- Mental Illness Education and Treatment
- Life Skills Training
- HIV/AIDS Education, Prevention, and Treatment
- Smoking Cessation
- Domestic Violence, PTSD, and Abuse Support Groups
- Extended Family Program
- Parenting Education and Support

Children's Services

At Project Pride, each child receives professional childcare and ongoing developmental assessments. Through an on-site collaboration with Children's Hospital, Project Pride is able to provide a full range of child mental health services. Children participate in mother/child interactive outings and play therapy.

Project Pride collaborates with outside caregivers, including Alameda County Children's and Family Services, to facilitate and support the reunification of mother and child.

Program Eligibility

To be eligible for Project Pride a woman must have a substance abuse problem and must be pregnant or parenting one child, age 6 or under. Unfortunately, at this time Project Pride cannot admit women on active state parole. Women who are on county probation are eligible.

Program Rules

1. Project Pride is a non-smoking program.
2. Residents are expected to be drug and alcohol free.
3. Residents are to be actively working toward their recovery and parenting treatment goals.
4. Residents must cooperate with mandatory and random drug testing.
5. Residents are not to have sexual relationships with other residents.
6. Residents are not to engage in violent behavior or to make any threat of violence.

Cause for Discharge

A continuous failure to abide by house and program rules may result in discharge.

Furthermore, because Project Pride is a mother/child program, if you lose custody of your child you will be given referrals to an appropriate program and discharged.

Section 2

Payment Provisions

All residents of Project Pride are expected to contribute toward monthly rent and food expenses.

Women at Project Pride through the California Department of Corrections and Rehabilitation are exempt from making payments to Project Pride as the State covers their expenses. However, their children are not covered by the State and money must be contributed to meet the children's expenses.

Rent:

- 30% of income – **RENT**

  (10% of this 30% will be saved for use in obtaining housing upon exit)

Upon discharge from Project Pride, payments for the month of discharge shall be refunded to the resident as follows:

- **Rent** will be pro-rated based upon the total number of days in the month and the number of days of residency.

- **Food stamps**: In accordance with Alameda County Social Service Agency form 63-47, if the resident leaves *prior* to the 16th day of the month, ½ of the monthly food stamp benefits will be refunded to the resident. If the resident leaves *on or after* the 16th of the month, the resident does not receive any food stamp benefit refund.

Section 3

Personal Rights

All residents of Project Pride have personal rights which include, but are not limited to:

The right to confidentiality.

Any information about a resident and their child/children will be kept strictly confidential and that no information about a resident and their child/children will be released to any other agencies or individuals without the resident's expressed authorization and consent. *(As provided for in Title 42, Subchapter A, Part 2, Sections 2.1 through 2.67-1, Code of Federal Regulations.)*

The confidentiality of alcohol and drug abuse client records maintained by this program is protected by federal law and regulations. Generally the program may not disclose to a person outside the program that a client attends the program, or disclose any information identifying that client as an alcohol or drug abuser, *unless:*

- The client consents in writing;
- The disclosure is allowed by a court order;
- The disclosure is made to medical personnel in a medical emergency, or to qualified personnel for an audit or program evaluation;
- The client commits, or threatens to commit a crime either at the program or against any persons who works for the program;
- There is a suspicion of child abuse or neglect which, under State law, must be reported to appropriate authorities.

Please see the attached Alameda County of Behavioral Health Care Services "Notice of Privacy Practices" for further information on confidentiality policies in health care programs.

To be accorded dignity in personal relationships with staff and other persons.

You have the right not to be subjected to corporal or unusual punishment, humiliation, withholding of monetary allowances, or punitive interference connected with the daily functions of living such as eating and sleeping and to be free from verbal, emotional, physical abuse and/or inappropriate sexual behavior.

To be accorded safe, healthful and comfortable accommodations to meet her/his needs.

To be free from discrimination.

Project Pride provides equal treatment and services without regard to race, ethnicity, gender, sexual orientation, religion, nation of origin or ancestry, or ability to pay.

To practice the religion of her/his choice.

Residents have the right to be free to attend religious services or activities of her/his choice and to have visits from a spiritual advisor, provided that these services or activities do not conflict with facility program requirements. Participation in religious services will be voluntary only.

To have access to her file and her child/children's file(s).

You have the right to inspect and copy your file, though you may not have the right to inspect some mental health information. In order to exercise this right, the following applies:

- You must submit your request in writing.
- We may deny your request in certain circumstances. If you are denied access to your file, you may request that the denial by reviewed as provided for by law.

Section 4

Complaints

If you believe your rights have been violated, you may file a complaint with the facility or with the California Department of Alcohol and Drug Programs.

Department of Alcohol and Drug Programs
Licensing and Certification Branch
1700 K Street
Sacramento, CA 95814-4037

Attention: Complaint Coordinator
(phone) 916-322-2911
(fax) 916-323-0659
(TDD) 916-445-1942

Acknowledgement

I acknowledge that I have received and reviewed all components of the Project Pride Supportive Housing Handbook.

Section 1: Program Description _____ *(please initial)*

Section 2: Payment Provisions _____

Section 3: Personal Rights _____

Section 4: Complaint Procedure _____

Addendum: BHCS Notice of Privacy Practices _____

I, the undersigned, as a prospective resident at Project Pride, have reviewed and understood the entire Handbook, Sections 1-4. My initials next to each section heading above indicate that all sections have been clearly explained to me and that I am in agreement with these policies and procedures.

_____ _____

Resident Signature Date

_____ _____

Staff Signature Date

Attach Alameda County Behavioral Health Care Services

Notice of Privacy Practices *document here.*

B. Residential Care, Service-Enriched Permanent, Transitional Housing and Emergency Shelter Residential Activities. Except as otherwise provided in Section 17.44.200, Chapter 17.94, Sections 17.102.300, 17.116.020, 17.116.030, and 17.116.110, and subject to the calculation rules set forth in Section 17.116.050, the following amounts of off-street parking are required for all Residential Care, Service-Enriched Permanent, Transitional Housing, and Emergency Shelter Residential Activities when located in any zone and occupying the specified facilities and/or having the specified number of employees and/or facility vehicles, and shall be developed and maintained pursuant to the provisions of Article IV of this chapter.

Residential Activity	Requirement
Residential Care.	One space for each three employees on site during the shift that has maximum staffing, and one space for each facility vehicle. Where more than three spaces are required for a single housekeeping unit, additional spaces beyond three may be provided in tandem.
Service-Enriched Permanent Housing.	Two spaces for each three dwelling units and one space for each three rooming units, plus one space for each three employees on site during the shift that has maximum staffing, plus one space for each facility vehicle.
Transitional Housing.	One space for each three dwelling units and one space for each four rooming units, plus one space for each three employees on site during the shift that has maximum staffing, plus one space for each facility vehicle.
Emergency Shelter.	One space for each three employees on site during the shift that has maximum staffing, plus one space for each facility vehicle.

(Ord. 12272 § 4 (part), 2000; Ord. 12199 § 8 (part), 2000; Ord. 12138 § 4 (part), 1999; Ord. 11892 § 12, 1996: prior planning code § 7511)

livet Institutional Missionary Baptist Church
807 – 27th Street – Oakland, California 94618
Bishop Gordon A. Humphrey Jr., Pastor
Lady Diane L. Humphrey, Membership Connection
Telephone: 510-452-4201

Parking Contract and Agreement

On this the 4th day of December ,2006 ,

Olivet Institutional Missionary Baptist Church enters into agreement with said agency,

East Bay Community Recovery Program of Oakland, California.

Effective December 4, 2006, said agency EastBay Community Recovery Program shall agree and pay $ $450.00 by the first day of each month. This agreement shall entitle said agency access to the San Pablo Street Parking stalls which shall be limited to a maximum of 30 car stalls at this time.

If additional parking stalls are needed, said agency shall formally request and agree upon the number of additional parking stalls and cost giving OIMBC three days advance notice. An initial non-refundable deposit of $ 50.00 shall be paid to Olivet Institutional Missionary Baptist church to secure the parking lot gate key which shall be accessible by said agency's responsible contact person.

The responsible contact person and attendees shall enter, park and exit on the San Pablo Street side of the parking lot between the hours of 7:00am and 6:00pm, Monday – Friday. Said agency shall be notified of unusual events and/or special needs (conferences, funerals, etc) which may require use of the total parking lot by OIMBC. Agency shall pay same amount agreed upon and stated above.

Please Lock Your Car! Do Not Leave Valuables In Your Car!

Stipulations of Contract – Please Read

1. Parking hangtags are the property of Olivet Institutional Missionary Baptist Church and must be surrendered upon separation or termination of the parking contract
2. Parking privileges may be revoked if any of the above information is proven to be falsified.
3. It is the responsibility of the agency to provide updated information concerning its responsible contact person or persons.

(Continued on next page)

MR 12/27/06
Initial and Date

ATTACHMENT G

livet Institutional Missionary Baptist Church

807 – 27th Street – Oakland, California 94618
Bishop Gordon A. Humphrey Jr., Pastor
Lady Diane L. Humphrey, Membership Connection
Telephone: 510-452-4201

Limitation of Liability – Please Read

Olivet Institutional Missionary Baptist Church and its agents are not liable for any loss, fire, theft, vandalism, or burglary of any vehicle or its contents. Any person or persons parking on any Olivet – Oakland, Richmond, or Stockton parking facility do so at their own risk acknowledging the possibility of any of these events.

This parking agreement provides the holder only the opportunity to park in a space and no bailment is created. The holder must abide by all stipulations set forth in the Olivet Oakland facility parking policy. This is the entire contract. No renter can modify it and it is non-transferable.

Your signature below acknowledges your acceptance of the regulations set forth in the Olivet Intuitional Missionary Baptist Church Parking Policy and the Stipulations listed in this agreement.

Signature: Martha Rae Date: 12/27/06

Representative: _____ Date: _____

Administrative Use Only

Hang Tag # _____ Effective Start Date: 12/04/06