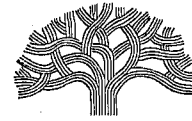


CITY OF OAKLAND
Community & Economic
Development Agency
Project Delivery Division



Memorandum

To: Jeffrey Taylor, Interim Chair
Parks and Recreation Advisory Commission

From: David Lau, Manager

Date: June 18, 2008

Re: Minor Conditional Use Permits for Restrooms at Sobrante, Hardy and Cesar Chavez Parks

SUMMARY

Staff recommends Park and Recreation Advisory Commission (PRAC) endorse applications for minor conditional use permits for restrooms at Sobrante, Hardy and Cesar Chavez Parks. In accordance with City of Oakland Open Space Zoning Regulations (Oakland Municipal Code 17.11.060), a minor conditional use permit is required for improvements including new restrooms.

BACKGROUND

Sobrante Park is located on Oakland Unified School District property at 470 Paseo Drive in the Elmhurst district of Oakland, adjacent to the Sobrante Park Elementary School to the north and James Madison Middle School to the west. The park has been under a joint use agreement with OUSD and enjoyed by the community for decades. Because the field is used extensively, a restroom is much needed to accommodate spectators. The proposed capital improvements will enhance and augment the recreational opportunities in the park and it will continue to serve the needs of community. Funding for the project is provided by Redevelopment Agency funds to be allocated next fiscal year July 1, 2008. Current funding for design is provided through Pay Go funds from Council District Seven.

Hardy Park is comprised of Caltrans, Alameda County Flood Control and City of Oakland properties at 491 Hardy Street in the North Oakland district, adjacent to Highway 24. Within the park are two tot lots, a dog park, basketball courts, and open green space. The community requests a permanent restroom to replace the temporary one currently on site. General funds were allocated to the project in the FY07-09 budget and will pay for both design and construction.

Cesar Chavez Park is located at Foothill Boulevard between 38th Avenue and Bridge Avenue in the Fruitvale District of Oakland. Within the park are a tot lot, basketball court, stage, and open

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green space. In order for more programs to be offered at this park, a restroom is required. Currently, funding for design is provided by Pay Go funds from Council District Five. Funds will need to be sought to implement construction.

KEY ISSUES

The scope to install a restroom is similar at each park and consists of improving walkways, connecting to utilities for the restrooms, and making minor adjustments to existing irrigation to conform to the new layout.

In prior years, Sobrante Park had a restroom and the intent is to replace this structure in the same location. The lease agreement with OUSD has expired and a new negotiation is currently underway.

Hardy Park lease agreements with both Caltrans and County Flood Control have expired. Due to increased lease fees and limited time periods of these leases, and because all utilities required are readily accessible within City right-of-way, the restroom will be located within the City property limit that contributes to this park.

To the back side of Cesar Chavez Park rests Cesar Chavez Creek. Because of the distance from proposed restroom location to the creek, an initial consultation with Zoning on Creek Determination presented no concerns with the project.

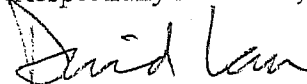
FISCAL IMPACT

Because each park will receive a new restroom, increased operations and maintenance (O&M) cost is expected. Public Works Agency Parks and Building Maintenance (PWA) has indicated additional maintenance funding is not available for new improvements and service level will be dependent on existing resources. Office of Parks and Recreation will work with PWA to determine additional funding sources to address maintenance requirements.

RECOMMENDATION

Staff recommends the Park and Recreation Advisory Commission endorse the applications for minor conditional use permits for the addition of restroom structures at Sobrante Park, Hardy Park, and Cesar Chavez Park.

Respectfully submitted,



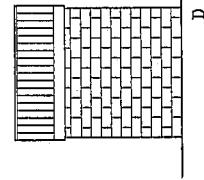
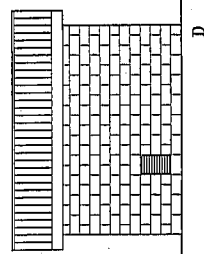
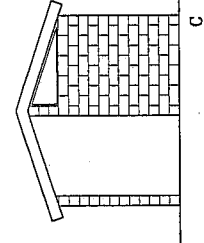
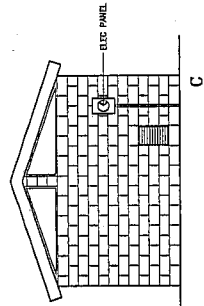
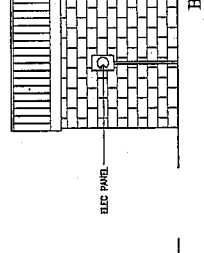
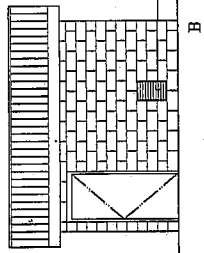
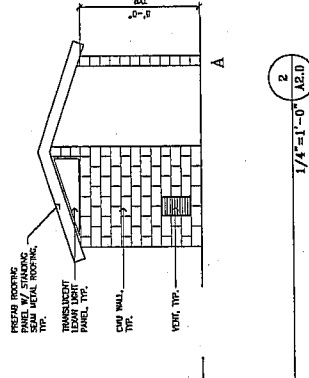
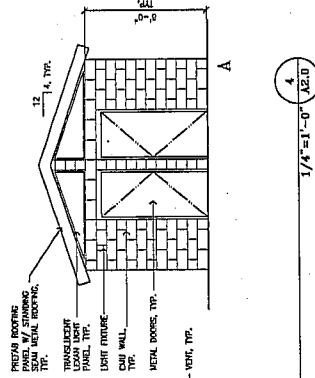
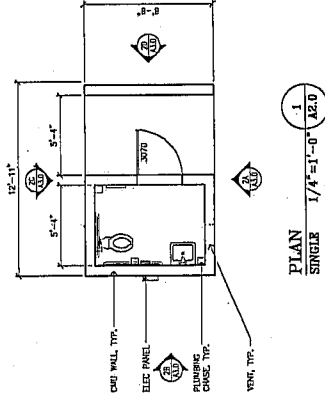
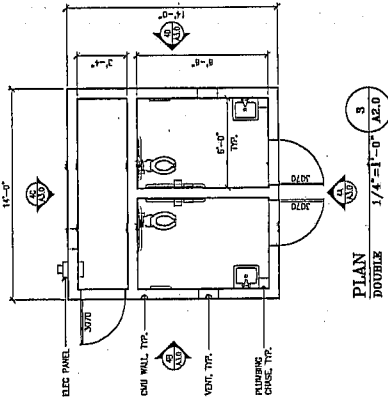
David Lau

Manager

Project Delivery Division

Design and Construction Services Department

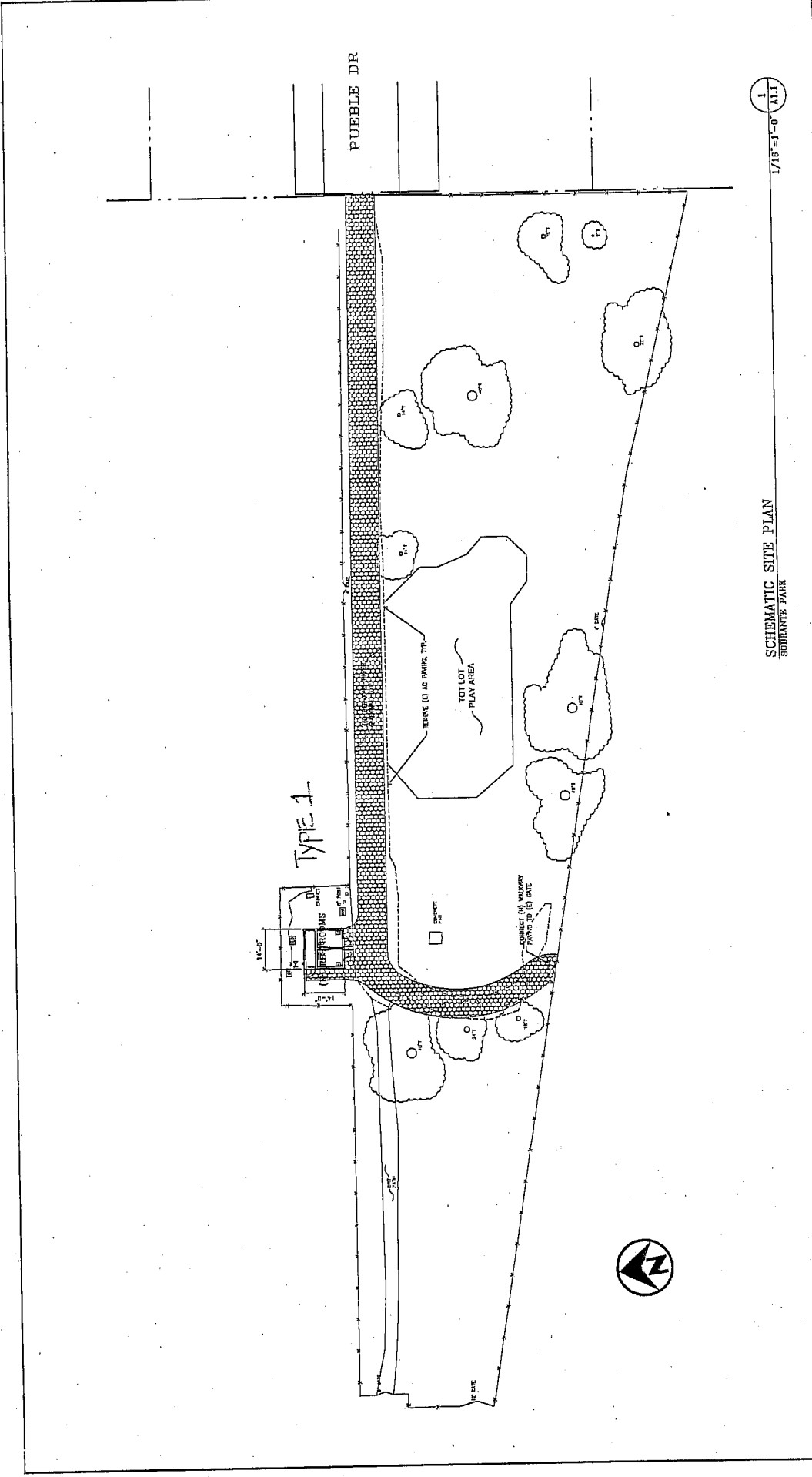
Attachments: Schematic design drawing plans and elevations for Sobrante, Hardy, and Cesar Chavez Parks



EXTERIOR ELEVATIONS TYPE 1
SINGLE

EXTERIOR ELEVATIONS TYPE 2
SINGLE

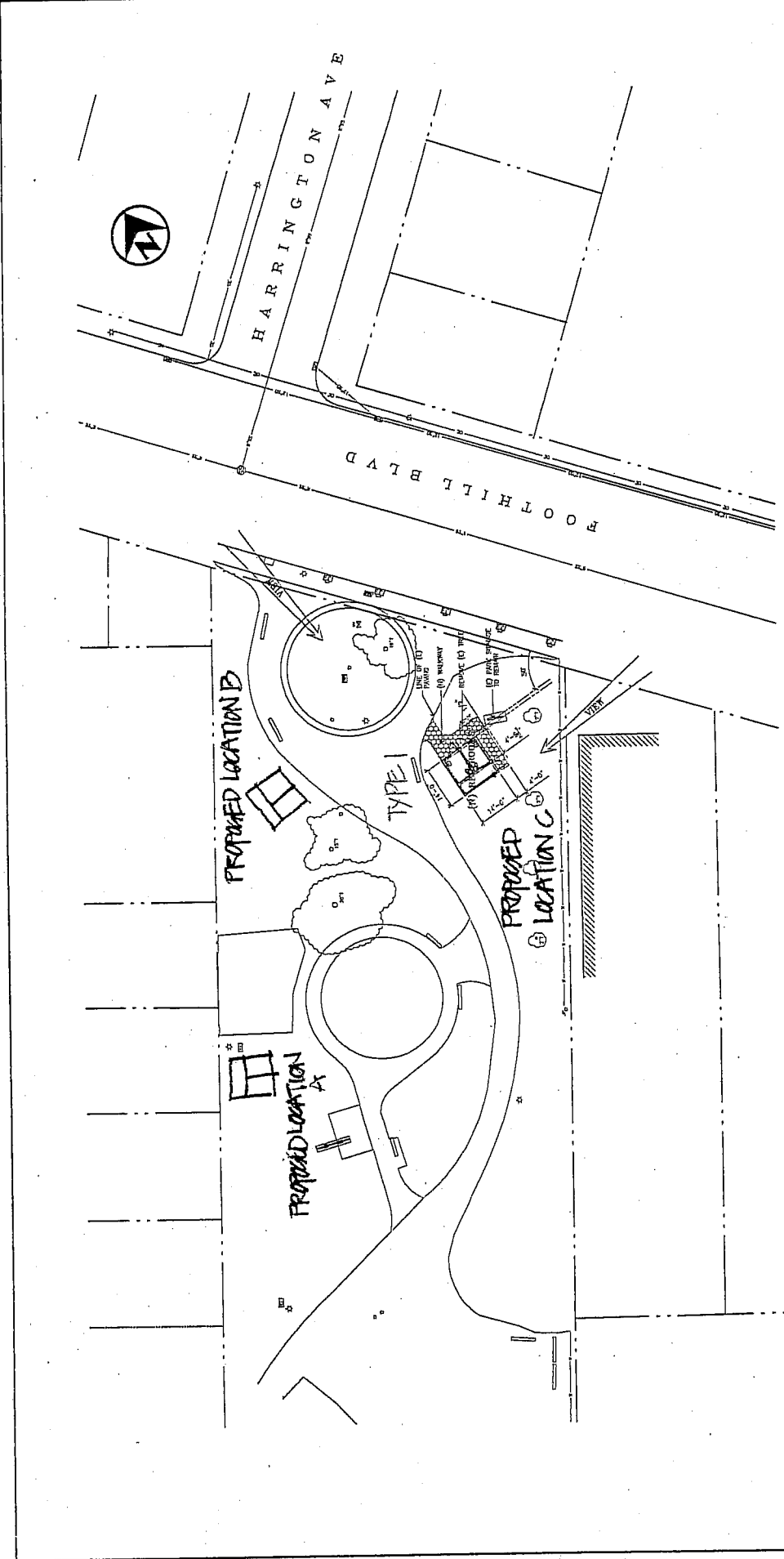
BYRENS ASSOCIATES ARCHITECTURE • PLANNING 381 17TH STREET OAKLAND, CA 94612 (510)452-3224 Info@byrens.com		CITY OF OAKLAND OAKLAND PUBLIC WORKS AGENCY 250 FIMMIL OAKWAY, SUITE 200, OAKLAND, CA 94612 PROJECT NO. 201102.CESR100.L10		CHECKED BY: [] DK DESIGNED BY: [] DK DRAWN BY: [] DK		RESTROOM DESIGN FOR SOBRIANTE PARK, HARDY PARK AND CESAR CHAVEZ PARK FLOOR PLANS AND ELEVATIONS SINGLE AND MULTIPLE STALL UNITS		SCALE: AS NOTED VERT. 1/4" = 1'-0" DATE: 4/25/08 SHEET NO. A2.0 OF 06
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1
 1/16" = 1'-0" A1.1

SCHEMATIC SITE PLAN
 SOBRAMANTE PARK

SCALE: AS SHOWN DATE: 4/25/08 SHEET NO. A1.1 OF 1		RESTROOM DESIGN FOR SOBRAMANTE PARK, HARDY PARK AND CESAR CHAVEZ PARK SCHEMATIC SITE PLAN SOBRAMANTE PARK	
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CITY OF OAKLAND OAKLAND PUBLIC WORKS AGENCY 250 THURMAN COWLEY AVENUE, SUITE 200, OAKLAND, CA 94612 PROJECT NO. 2007045.002.010.010		BYRENS ASSOCIATES ARCHITECTURE • PLANNING 381 17TH STREET OAKLAND, CA 94612 (510)482-3224 info@byrencia.com	



1
1/16" = 1'-0"
A1.3

SCHEMATIC SITE PLAN
CESAR CHAVEZ PARK

SCALE: AS NOTED
H.P.A.
V.E.T.
DATE: 4/25/08
SHEET NO.
A1.3

RESTROOM DESIGN FOR
SOBRANTE PARK, HARDY PARK AND
CESAR CHAVEZ PARK
SCHEMATIC SITE PLAN
CESAR CHAVEZ PARK

No.	DATE	BY	REFERENCE

CHECKED BY	DK
DESIGNED BY	DK
DRAWN BY	DK

CITY OF OAKLAND
OAKLAND PUBLIC WORKS AGENCY
250 MARKET OAKLAND, CA 94612
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PROJECT NO. 081112Z, C329110, TR0.



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