

RECEIVED

10:55 am, Sep 24, 2007

Alameda County
Environmental Health

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

June 27, 2007

Indena Adesanya
IPA Planning Solutions, Inc.
1425 Clay Street, Suite 100
Oakland, CA 94612Re: **CMD07-057 Major CUP Residential in M-20 Zone / Large Scale Development**
Location: **10550 International Blvd.** APN: 047-5509-041-001 thru. 010 and 047-5519-005

Dear Indena:

Your project has been reviewed by the interdepartmental development group (D-Tract), and the following comments require your attention.

Design Issues

- The current design of the town homes is unacceptable. Despite the staggering of the units, the 105th façade still reads as flat and institutional. Instead of having entries that open into the ground level garage, consider incorporating second level porches (clad in some material other than stucco) along the 105th Ave frontage. There also needs to be more distinction of the rear entryway along the internal drive. It is also questionable as to the appropriateness of the glass façade proposed for the internal façade of the town homes.
- The site plan needs revisions. The allocation and position of the group open space is insufficient. Consider incorporating rooftop gardens on each of the condominium buildings. Due to the fact that the internal roadway is longer than 600 feet in length, at least one (preferably two) additional access road(s) is required. The location of the middle parking could be used as the secondary access. The required site plan revisions may yield fewer town homes, which may lend itself to a completely different (phase I) site configuration.

- Please submit a cross section of the streets and a phase I street improvement plan which includes the removal of the existing rail tracks, and proposes new sidewalks, street trees and lighting along the 105th Avenue frontage.

Environmental Issues

- Due to the fact that provided Environmental Screen document has identified several significant issues. Please provide a phase II Environmental Site Assessment (ESA) outlining a specific plan to address all identified hazards. All relevant studies should review the impacts of both phase I and phase II (at which time there will be residents living on site in phase I) of the proposed development.
- The proposed project is subject to C.3 storm water control regulations and sewer and storm water mitigation fees. The revised site and landscaping plan should include storm water filtration and drainage mechanisms. Using site design measures, such as pervious pavers, to reduce the impervious surfaces on your site, can reduce the size of storm water treatment measures that you will need to install and/or any associated mitigation fees.

Should you have any questions regarding the continued processing of this application, you may contact me at (510) 238-2074 or tboyce@oaklandnet.com.

Sincerely,



Tanya Boyce, Planner III
COMMUNITY AND ECONOMIC DEVELOPMENT AGENCY
PLANNING & ZONING DEPARTMENT

Gibbs, Alan

From: IPA Planning Solutions [ipa@facmania.com]
Sent: Tuesday, July 10, 2007 3:23 PM
To: 'Gibbs, Alan'
Subject: RE: Batarse



IPA PLANNING SOLUTIONS, INC.

July 10, 2007

Phase I is the townhomes and 4 condo buildings in back
Phase II is the four story (w/subgrade parking) mixed use building along the
International frontage.

Best regards,



Ineda Adesanya
Chief Executive Officer

Pulling It All Together and Making It Happen!

1425 CLAY STREET SUITE 100 OAKLAND, CA 94612
TELEPHONE (510) 839-4550 FACSIMILE (510) 839-4545 EMAIL ipa@facmania.com

-----Original Message-----

From: Gibbs, Alan [mailto:Alan.Gibbs@lfr.com]
Sent: Tuesday, July 10, 2007 2:17 PM
To: 'Ineda Adesanya'
Subject: RE: Batarse

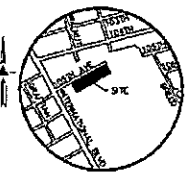
got your fax; what are the phase I and II components they mention? LFR
also does the storm water water filtration and drainage plans if you need
our services for this.

-----Original Message-----

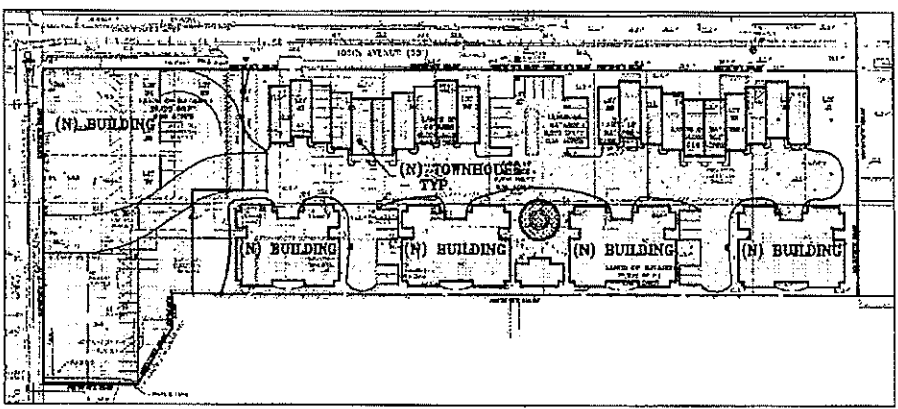
From: Ineda Adesanya [mailto:ipa@facmania.com]

7/10/2007

TENTATIVE MAP - TRACT 7889 150 RESIDENTIAL CONDOMINIUMS & 8 COMMERCIAL CONDOMINIUMS INTERNATIONAL BLVD. & 105TH AVE. OAKLAND, CALIFORNIA



VICINITY MAP
NO SCALE



KEY MAP
SCALE 1"=30'

ABBREVIATIONS

AB	ADVERTISE MARK	MAN	MANHOLE
AC	ADJACENT ENGINEER	MK	MANHOLE
AD	AREA DRAIN	MR	MANHOLE
AD	ADJUSTMENT OF CURVE	NR	MANHOLE
AD	ADJUSTMENT OF DISTANCE	NR	MANHOLE
AD	ADJUSTMENT OF CURVE	NR	MANHOLE
AD	ADJUSTMENT OF DISTANCE	NR	MANHOLE
AD	ADJUSTMENT OF CURVE	NR	MANHOLE
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AD	ADJUSTMENT OF CURVE	NR	MANHOLE
AD	ADJUSTMENT OF DISTANCE	NR	MANHOLE

LEGEND

PROPOSED	DESCRIPTION
	BOUNDARY
	PROPERTY LINE
	MASONRY RETAINING WALL
	RETAINING WALL
	LANDSCAPE WALL
	SUBGRAN LINE
	TORNIANE
	STORM DRAIN LINE
	SANITARY SEWER LINE
	WATER LINE
	GAS LINE
	PRESSURE LINE
	JOINT TRENCH
	CONCRETE VALLEY CUTTER
	GRADE FLOW DIRECTION
	CATCH BASIN
	JUNCTION BOX
	AREA DRAIN
	CURB INLET
	STORM DRAIN MANHOLE
	FRS HIGHWAY
	SANITARY SEWER MANHOLE
	STREET SIGN
	SPOT ELEVATION
	FLOW DIRECTION
	DEMOLISH/REMOVE
	BENCHMARK
	CONTOURS

SITE BENCHMARK
SURVEY CONTROL
NET 349.508, 117.5804
ELEV= 56.4 (SEALED)

EASEMENTS
A CURRENT TITLE REPORT FOR THE SUBJECT
PROPERTY HAS NOT BEEN OBTAINED BY LEA &
BRAZE ENGINEERING, INC. EASEMENTS OF RECORD
MAY EXIST THAT ARE NOT SHOWN ON THIS MAP.

EASEMENTS
** NO EASEMENTS OF RECORD PER
THIS REPORT PROVIDED BY
PLASTER THE COMPANY
DRAWING NO. 104848-001 DATED
SEPTEMBER 1, 2001

ESTIMATED EARTHWORK QUANTITIES:

TOTAL CUT	25,288 C.Y.
TOTAL FILL	3,540 C.Y.
EXPORT	21,748 C.Y.


CONTRACTOR TO VERIFY QUANTITIES.

OWNER'S INFORMATION
CLIENT: HENRY BATHURST
10500 INTERNATIONAL BLVD.
OAKLAND, CA 94633
APN: 047-3308-001-01 THROUGH 10
047-3308-001
047-3318-002-01

REFERENCES
THIS TENTATIVE MAP PLAN IS SUPPLEMENTAL TO:
1) ENGINEERING SURVEY BY LEA & BRAZE ENGINEERING, INC. DATED 12/18/09.
2) "TOPOGRAPHIC SURVEY" INTERNATIONAL BLVD & 105TH AVENUE OAKLAND, CA DATED 12/18/09 BY JONAS JOHNSON.
3) SITE PLAN BY CAROLINA ENGINEERS, INC. DATED: "BATURSE ARMS" INTERNATIONAL BLVD. & 105TH AVE. OAKLAND, CA. DATED 7-12-09. DRAWING NO. 104848-001.

SHEET INDEX

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C-3	CONCEPTUAL GRADING AND DRAINAGE PLAN (1/2 SITE)
C-4	CONCEPTUAL GRADING AND DRAINAGE PLAN (1/2 SITE)
ER-1	EROSION CONTROL PLAN
ER-2	EROSION CONTROL DETAILS

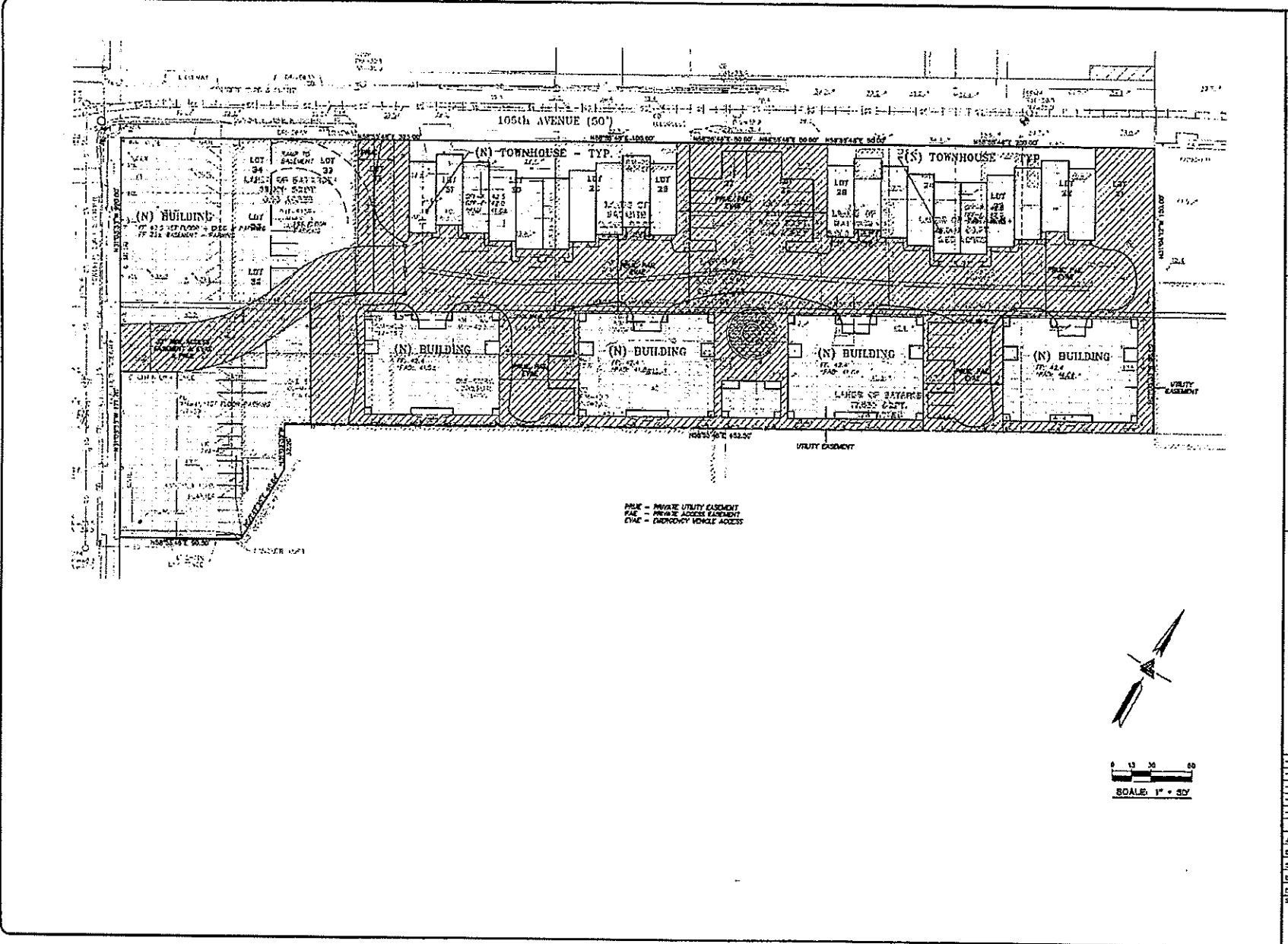
LEA & BRAZE ENGINEERING, INC.
Civil, Mechanical, Land Surveyors
3600 INTERNATIONAL AVENUE, SUITE 200
OAKLAND, CALIFORNIA 94612
PH: (916) 286-8100 FAX: (916) 286-8101
WWW.L&BE.COM

BATURSE ARMS
INTERNATIONAL BLVD. & 105TH AVE.
OAKLAND, CALIFORNIA
PROJECT: 2008-001-01-01 THROUGH 10
APN: 047-3308-001-01
047-3318-002-01
PLASTER COUNTY

TITLE SHEET

REVISED	BY
FOR NO.	2008011
DATE	1-13-09
SCALE	1"=50'
DESIGN BY:	WJ
DRAWN BY:	JAW
CHECKED BY:	
PROJECT NO.	

C-1
OF 4 SHEETS



LEA & BRAZE ENGINEERING, INC.
 CIVIL ENGINEERING & LAND SURVEYING
 2145 INTERNATIONAL BLVD., SUITE 207
 OAKLAND, CALIFORNIA 94612
 (916) 434-1100
 FAX (916) 434-1108

BATAVASE ARMS
INTERNATIONAL BLVD. & 105TH AVE.
OAKLAND, CALIFORNIA
 ALAMEDA COUNTY

LOT LAYOUT

NO.	DATE	BY	REVISIONS

JOB NO. 206221
 DATE 1-13-07
 SCALE 1"=30'
 DRAWN BY JLB
 CHECKED BY JLB
 SHEET NO.

