

Detterman, Mark, Env. Health

From: Patrick Ellwood [patrick@ellwoodcommercial.com]
Sent: Monday, June 08, 2015 12:29 PM
To: Detterman, Mark, Env. Health; PDKing0000@aol.com
Cc: bhoward@howardtours.net; dave@bblandlaw.com; Roe, Dilan, Env. Health
Subject: RE: RO 391–500 Grand Ave, Oakland – Request for mixed land use development OK
Attachments: 2015-01-21_500 Grand_Drawing Set_reduced.pdf

Mark: Here are the plans. I don't want to waste the three weeks that I am gone. Paul can act as our representative if that is OK with you.

As far as where we are in the redevelopment stage, we have a formal application on file with the City. They cannot proceed any further without a "plan" from ACH as to how the current environmental status will be mitigated vis a vis the proposed plan. As you can see from the attached plans, the first/ground floor of the project covers the entire site and is all parking and commercial use. The residential starts on the second floor. We need to move this through ACH necessary to proceed with the City. Time is of the essence.

Can we please move forward with Paul as the project representative? I will be available by e-mail.

Regards,
Patrick Ellwood
Ellwood Commercial Real Estate
510-238-9111 tel
510-238-9131 fax
patrick@ellwoodcommercial.com
DRE License #00471233

From: Detterman, Mark, Env. Health [mailto:Mark.Detterman@acgov.org]
Sent: Monday, June 08, 2015 10:53 AM
To: 'PDKing0000@aol.com'
Cc: patrick@ellwoodcommercial.com; bhoward@howardtours.net; dave@bblandlaw.com; Roe, Dilan, Env. Health
Subject: RE: RO 391–500 Grand Ave, Oakland – Request for mixed land use development OK

Hi all,
Paul King and I spoke a bit ago and it appears that Alameda County Environmental Health (ACEH) should open a new case number in order to review and evaluate of the affect of residual contamination on the proposed land use change from commercial to mixed use at the subject site. I've already sent an email to Jerry Wickham who will open a new case and will likely send a request for funds letter later this week (he is out today). We should hold a kick-off meeting in order to identify the quickest or best way to that proposed change. This week is not available for a meeting, and since Mr. Ellwood will be out of town for the three weeks starting Friday, let's set up the kick-off meeting for early July. Part of the meeting will be to determine where the site is in the redevelopment stage. If there are preliminary or city approved plans, please send them electronically, or bring them to the meeting, and please let us know in which category they are. Should you have questions, please let me know.

Mark Detterman
Senior Hazardous Materials Specialist, PG, CEG
Alameda County Environmental Health
1131 Harbor Bay Parkway

Alameda, CA 94502
Direct: 510.567.6876
Fax: 510.337.9335
Email: mark.detterman@acgov.org

PDF copies of case files can be downloaded at:

<http://www.acgov.org/aceh/lop/ust.htm>

From: PDKing0000@aol.com [<mailto:PDKing0000@aol.com>]
Sent: Sunday, June 07, 2015 12:27 PM
To: Detterman, Mark, Env. Health
Cc: patrick@ellwoodcommercial.com; bhoward@howardtours.net; dave@bblandlaw.com; Roe, Dilan, Env. Health; pdking0000@aol.com
Subject: RO 391–500 Grand Ave, Oakland – Request for mixed land use development OK

Hi Mark,

I am writing to determine the steps necessary to obtain authorization from your department to develop the subject site for mixed commercial and residential land use.

Plans for site development have already been submitted to the City of Oakland, and the City of Oakland will presently not move the plans any further forward until we obtain written authorization from Alameda County Health Care Services for the proposed land development.

The planned development of the subject site consists of commercial spaces along Grand Avenue on the ground floor, with parking behind the commercial spaces. Above the commercial spaces along Grand Avenue will be residential spaces. In addition, behind the commercial spaces will be residential spaces located above the parking spaces with pedestal-type construction.

Residual contamination that resulted in commercial case closure for the site was located beneath the sidewalk adjacent to Grand Avenue where excavation was not performed because of the presence of utilities, and on the eastern portion of the property where excavation was not performed because of the proximity of a retaining wall. Section V. (Additional Comments, Data, Etc.) of the Case Closure Summary identifies residual areas of concern for site development (see attached pdf copy of the Case Closure Summary).

The planned site development includes placement of a vapor barrier beneath the commercial spaces, as necessary, and removal of the existing retaining wall and excavation to the eastern property boundary.

The Remedial Action Completion Certificate for the subject site dated 9/21/11 that accompanies a case closure summary dated 3/3/11 identifies the following Site Management Requirements:

“Case Closure for this fuel leak site is granted for the commercial land use only. If a change in land use to any residential or other conservative land use scenario occurs at this site, ACEH must be notified as required by Government Code Section 65850.2.2. ACEH will re-evaluate the case upon receipt of approved development/construction plans.

Excavation or construction activities in areas of residual contamination require planning and implementation of appropriate health and safety procedures by the responsible party prior to and during excavation and construction activities.

This site is to be entered into the City of Oakland Permit Tracking System due to the residual contamination on site.”

Patrick Ellwood of Ellwood Commercial Real Estate is the representative for the property owner, and the point of contact for the County for site development. I am working with Patrick to address the residual environmental issues for development of the site.

Patrick will be leaving town at the end of Friday 6/12/15 for 3 weeks, and would like to provide you with a check prior to his departure to begin the process for County review for site development. Please let me know what next steps are necessary to provide you a check prior to Patrick’s departure at the end of the week and to begin the County review process. Please respond to all parties identified on this e-mail (Mr. Patrick Ellwood, point of contact for site development; Mr. Bradford Howard, the property owner; and Mr. David Bowie, counsel to Mr. Ellwood) with your response.

Please let me know if you have any questions or need additional information. Thank you!

Paul

Paul H. King
Professional Geologist

P&D Environmental, Inc.
55 Santa Clara Avenue, Suite 240
Oakland, CA 94610

(510) 658-6916 telephone
(510) 834-0152 facsimile
(510) 387-6834 cellular
Paul.King@pdenviro.com

500 GRAND AVE.

PLANNING INFO

Parcel #s: 010-0780-015-08
010-0780-015-07

Zoning: CN-2S-12

Height Limit: 45ft

Lot Area: 14,308 SF

Max. Res. Density: (1) Unit / 450 SF of Lot Area = (31) Units

Proposed Uses: Multi-Family Residential
Ground Floor Retail

Unit Count: (21) 1-Bedroom Units = (63) Habitable Rooms
(19) 2-Bedroom Units = (76) Habitable Rooms
(1) Studio Unit = (2) Habitable Rooms
(41) Total Units, (141) Habitable Rooms

Total Floor Area: 55,053 SF

Low Income Units: 10% of Total = (4) Units

Parking Required: (1) Space per (3) Habitable Rooms
@ (141) Habitable Rooms = (47) Required Spaces

Parking Provided: (47) Spaces

SHEET LIST

A0.0 Cover Sheet
SS1.0 Existing Site Survey
SS2.0 Parcel Map
L1.1 1st Floor Landscape Plan
L1.2 2nd Floor Landscape Plan
A0.1 Site Photos / Photos of Adjacent Properties
A0.2 Site Photos / Photos of Adjacent Properties
A0.3 Site Photos / Photos of Adjacent Properties
A0.4 Site Photos / Photos of Adjacent Properties
A0.5 Site Photos / Photos of Adjacent Properties
A1.1 Existing / Demolition Site Plan
A1.2 Site Plan
A1.3 Preliminary Post-Construction Stormwater Management Plan
A2.1 1st Floor Plan
A2.2 2nd Floor Plan
A2.3 Typical Floor Plan (3rd, 4th, 5th)

SHEET LIST

A2.6 6th Floor Plan
A3.1 South Elevation (Grand Ave.)
A3.2 West Elevation (Euclid Ave.)
A3.3 North Elevation (Burk St.)
A3.4 East Elevation
A3.5 North-South Section At Courtyard
A3.6 North-South Section
A3.7 East-West Section
A3.8 Perspective view
A3.9 Perspective view
A3.10 Perspective view
A4.1 Unit Plans
A4.2 Unit Plans
A4.3 Unit Plans
A4.4 Unit Plans
A4.5 Unit Plans

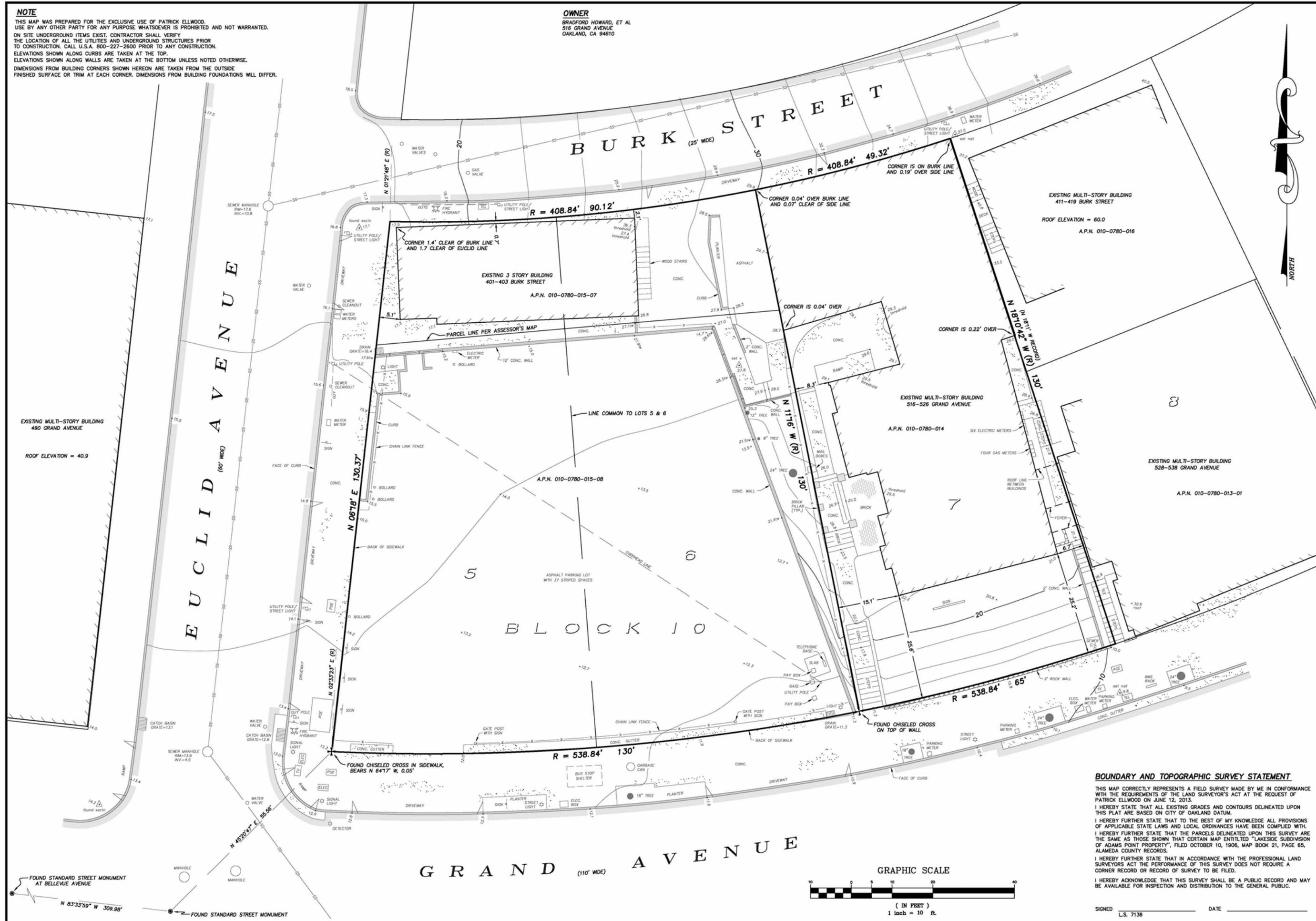


PROJECT SUMMARY

Forty-one residential units on upper floors over ground floor retail along Grand Ave. Residential parking is tucked into the hill behind the retail space. Building height ranges from 77'-0" at the corner of Euclid and Grand avenues to 43'-6" at the northeast corner of the site along Burk Street.

NOTE
 THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF PATRICK ELLWOOD.
 USE BY ANY OTHER PARTY FOR ANY PURPOSE WHATSOEVER IS PROHIBITED AND NOT WARRANTED.
 ON SITE UNDERGROUND ITEMS EXIST, CONTRACTOR SHALL VERIFY
 THE LOCATION OF ALL THE UTILITIES AND UNDERGROUND STRUCTURES PRIOR
 TO CONSTRUCTION. CALL U.S.A. 800-227-2600 PRIOR TO ANY CONSTRUCTION.
 ELEVATIONS SHOWN ALONG CURBS ARE TAKEN AT THE TOP.
 ELEVATIONS SHOWN ALONG WALLS ARE TAKEN AT THE BOTTOM UNLESS NOTED OTHERWISE.
 DIMENSIONS FROM BUILDING CORNERS SHOWN HEREON ARE TAKEN FROM THE OUTSIDE
 FINISHED SURFACE OR TRIM AT EACH CORNER. DIMENSIONS FROM BUILDING FOUNDATIONS WILL DIFFER.

OWNER
 BRADFORD HOWARD, ET AL
 516 GRAND AVENUE
 OAKLAND, CA 94610



REVISIONS

JOB: 13011
 SCALE: 1"=10'
 ENGINEER: D.V.
 DATE: 6/12/13



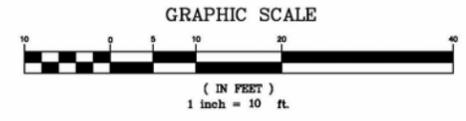
BOUNDARY & TOPOGRAPHIC SURVEY
 FOR ELLWOOD COMMERCIAL REAL ESTATE
 LOTS 5, 6 & 7 - BLOCK 10
 "LAKESIDE SUBD. OF ADAMS POINT PROPERTY" - (21 M 65)
 OAKLAND - ALAMEDA COUNTY - CALIFORNIA

LAND SURVEYOR
 3527 MT. DIABLO BLVD., #308
 LAFAYETTE, CALIFORNIA
 925-947-0501



SHEET 1
 OF 1 SHEETS

BOUNDARY AND TOPOGRAPHIC SURVEY STATEMENT
 THIS MAP CORRECTLY REPRESENTS A FIELD SURVEY MADE BY ME IN CONFORMANCE WITH THE REQUIREMENTS OF THE LAND SURVEYOR'S ACT AT THE REQUEST OF PATRICK ELLWOOD ON JUNE 12, 2013.
 I HEREBY STATE THAT ALL EXISTING GRADES AND CONTOURS DELINEATED UPON THIS PLAN ARE BASED ON CITY OF OAKLAND DATUM.
 I HEREBY FURTHER STATE THAT TO THE BEST OF MY KNOWLEDGE ALL PROVISIONS OF APPLICABLE STATE LAWS AND LOCAL ORDINANCES HAVE BEEN COMPLIED WITH.
 I HEREBY FURTHER STATE THAT THE PARCELS DELINEATED UPON THIS SURVEY ARE THE SAME AS THOSE SHOWN THAT CERTAIN MAP ENTITLED "LAKESIDE SUBDIVISION OF ADAMS POINT PROPERTY", FILED OCTOBER 10, 1906, MAP BOOK 21, PAGE 65, ALAMEDA COUNTY RECORDS.
 I HEREBY FURTHER STATE THAT IN ACCORDANCE WITH THE PROFESSIONAL LAND SURVEYORS ACT THE PERFORMANCE OF THIS SURVEY DOES NOT REQUIRE A CORNER RECORD OR RECORD OF SURVEY TO BE FILED.
 I HEREBY ACKNOWLEDGE THAT THIS SURVEY SHALL BE A PUBLIC RECORD AND MAY BE AVAILABLE FOR INSPECTION AND DISTRIBUTION TO THE GENERAL PUBLIC.



SIGNED _____ DATE _____
 S. 7136

ASSESSOR'S MAP 10

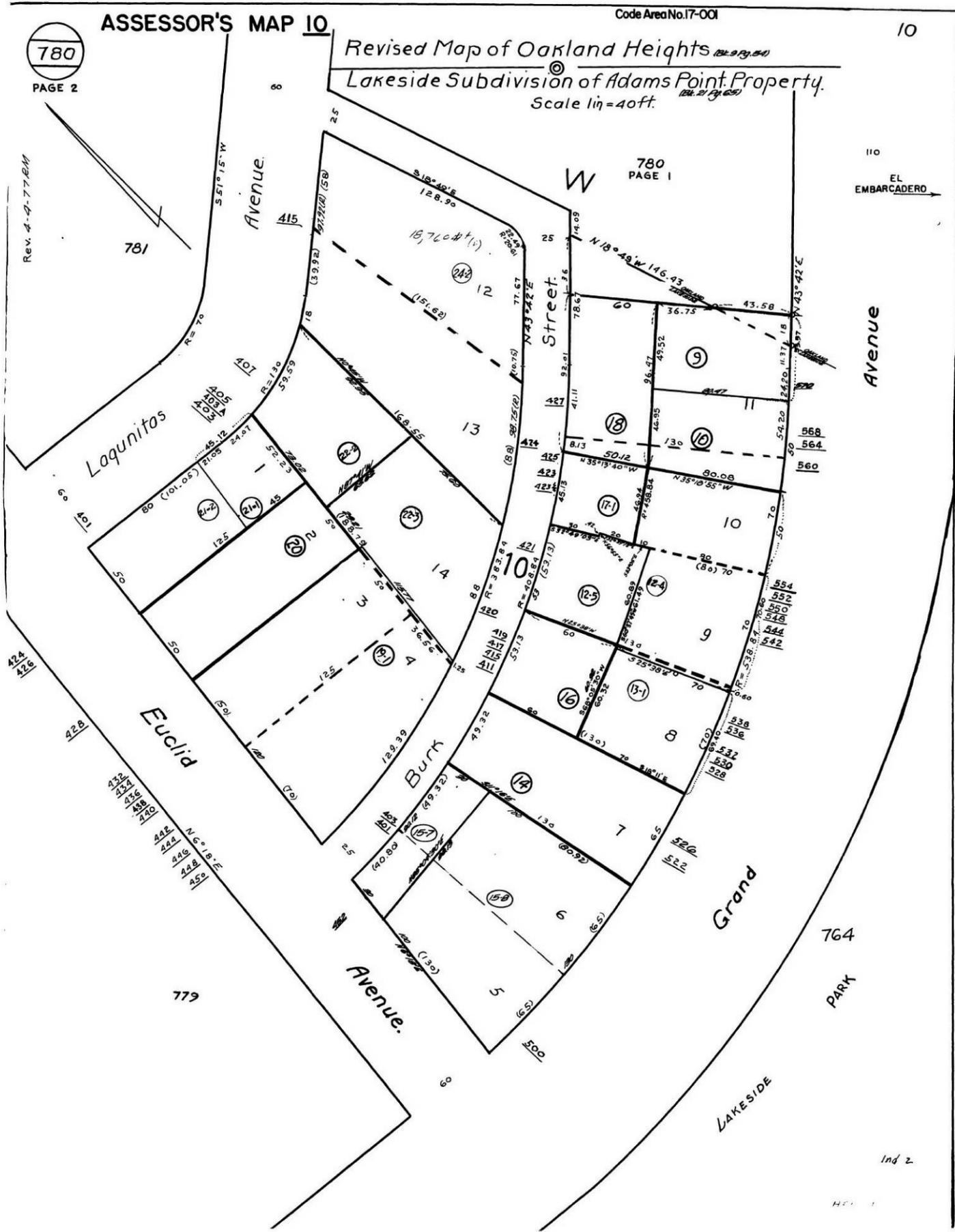
Code Area No. 17-001

10

780
PAGE 2

Revised Map of Oakland Heights
Lakeside Subdivision of Adams Point Property.
Scale 1 in = 40 ft.

Rev. 4-9-77EM



780
PAGE 1

EL
EMBARCADERO

Ind 2

SS2.0



Oregon Grape, Mahonia Aquifolium

2'-6" High Concrete Wall @ Planter

(N) Oregon Grape, Drip Irrigated, Typical of (9)

EUCLID AVE.

(E) Driveway To Be Removed 18' - 0"

(N) Driveway

2'-6" High Concrete Wall @ Planter

(N) Oregon Grape, Drip Irrigated, Typical of (5)

(N) Residential Entry

Location of (N) Below Grade Storm Water Filtration System

(N) London Plane Street Tree, Typical of (5) Along Euclid Ave.

(E) Driveway To Be Removed

Permeable Concrete Pavers @ Cafe Seating & Residential Entry

(N) London Plane Street Tree, Typical of (4) Along Grand Ave.

BURK ST. (E) Driveway To Be Removed

(3) Existing Trees To Be Removed

522 Grand Ave. (E) Concrete Entry Stair

(E) London Plane Tree

(E) Driveway To Be Removed

(E) London Plane Tree

GRAND AVE.



1st Floor Landscape Plan

1" = 20'-0"
01/21/2015

500 GRAND AVE. | OAKLAND, CA



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920 Grayson Street | Berkeley, CA 94710
KMA PROJECT NO. 1403



Western Sword Fern, Polystichum Munitum



Coast Silk Tassel, Garrya Elliptica



Pacific Wax Myrtle, Myrica Californica



Yerba Buena, Satureja Douglasii

Pacific Wax Myrtle, Drip Irrigated,
Typical of (8) @ North Garden

Sword Fern, Drip Irrigated,
Typical of (22) @ North Garden

Yerba Buena, Drip Irrigated,
Typical of (22) @ North Garden

Property Line



Pacific Wax Myrtle, Drip
Irrigated, Typical of (2)

Concrete Pavers

Pacific Wax Myrtle, Drip
Irrigated, Typical of (5)

Coast Silk Tassel, Drip Irrigated,
Typical of (7) @ Courtyard

Sword Fern, Drip Irrigated,
Typical of (14)

2'-6" High Concrete Wall @
Planter, Typical



2nd Floor Landscape Plan

1" = 20'-0"
01/21/2015

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KMA PROJECT NO. 1403



426 Euclid Ave. (Looking South on Lagunitas Ave.)



426 Euclid Ave. (Looking East on Euclid Ave.)



428 Euclid Ave. (Looking East on Euclid Ave.)



450 Euclid Ave. Part 2 (Looking East on Euclid Ave.)



450 Euclid Ave. Part 1 (Looking East on Euclid Ave.)



Project Site - 403 Burk St. (Looking East on Euclid Ave.)



Project Site - 500 Grand Ave. (Looking East on Euclid Ave.)



View of Lake Merritt from Project Site (Looking South on Grand Ave.)

Site Photos / Photos of Adjacent Properties

01/21/2015

500 GRAND AVE. | OAKLAND, CA

A0.1

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KMA PROJECT NO. 1403



490 Grand Ave. (Looking West on Euclid Ave.)



490 Grand Ave. (Looking West on Euclid Ave.)



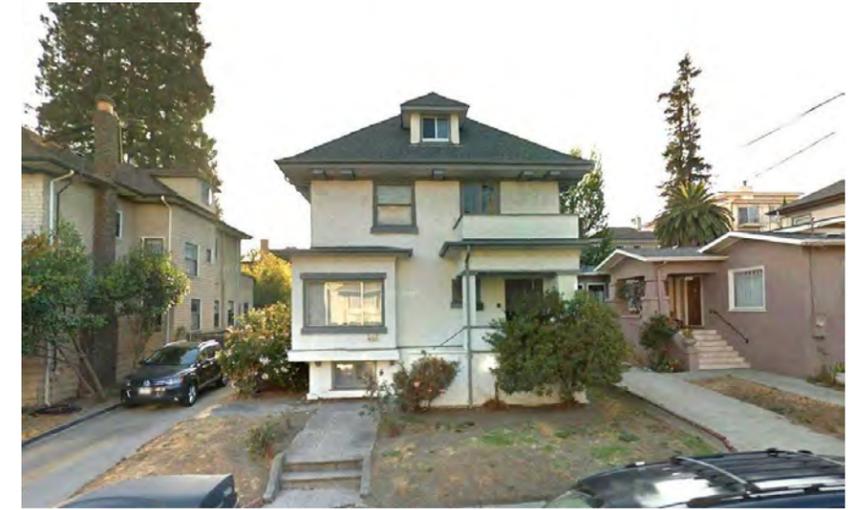
435 Euclid Ave. (Looking West on Euclid Ave.)



429 Euclid Ave. (Looking West on Euclid Ave.)



427 Euclid Ave. (Looking North West on Euclid Ave.)



425 Euclid Ave. (Looking West on Euclid Ave.)

Site Photos / Photos of Adjacent Properties

01/21/2015

500 GRAND AVE. | OAKLAND, CA

A0.2 

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920 Grayson Street | Berkeley, CA 94710
KMA PROJECT NO. 1403



490 Grand Ave. (Looking North on Grand Ave.)



490 Grand Ave. (Looking North on Grand Ave.)



Project Site - 500 Grand Ave. (Looking North on Grand Ave.)



522 Grand Avenue (Looking North on Grand Ave.)



530 Grand Ave. (Looking North on Grand Ave.)



542 Grand Ave. (Looking North on Grand Ave.)



566 Grand Ave. (Looking North on Grand Ave.)



570 Grand Ave. (Looking North on Grand Ave.)



578 Grand Ave. (Looking North on Grand Ave.)

Site Photos / Photos of Adjacent Properties

01/21/2015

500 GRAND AVE. | OAKLAND, CA

A0.3

KAVA MASSIH ARCHITECTS

920 Grayson Street | Berkeley, CA 94710

KMA PROJECT NO. 1403



587 Grand Ave. (Looking South on Burk St.)



427 Burk St. (Looking South East on Burk St.)



423 Burk St. (Looking South East on Burk St.)



421 Burk St. (Looking South East on Burk St.)



415 Burk St. (Looking South East on Burk St.)



522 Grand Ave. (Looking South on Burk St.)



Project Site - 403 Burk St. (Looking South on Burk St.)

Site Photos / Photos of Adjacent Properties

01/21/2015

500 GRAND AVE. | OAKLAND, CA



KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
KMA PROJECT NO. 1403



450 Euclid Ave. Part 2 (Looking North on Burk St.)



450 Euclid Ave. Part 1 (Looking North on Burk St.)



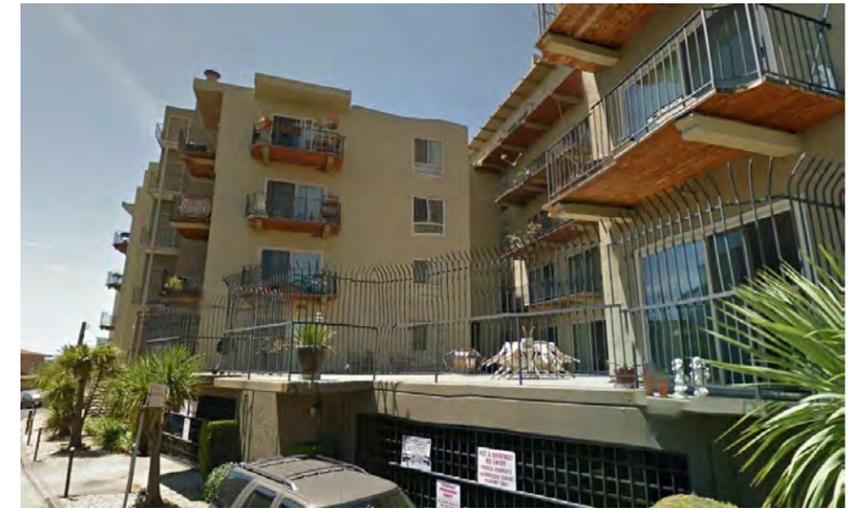
420 Burk St. (Looking North East on Burk St.)



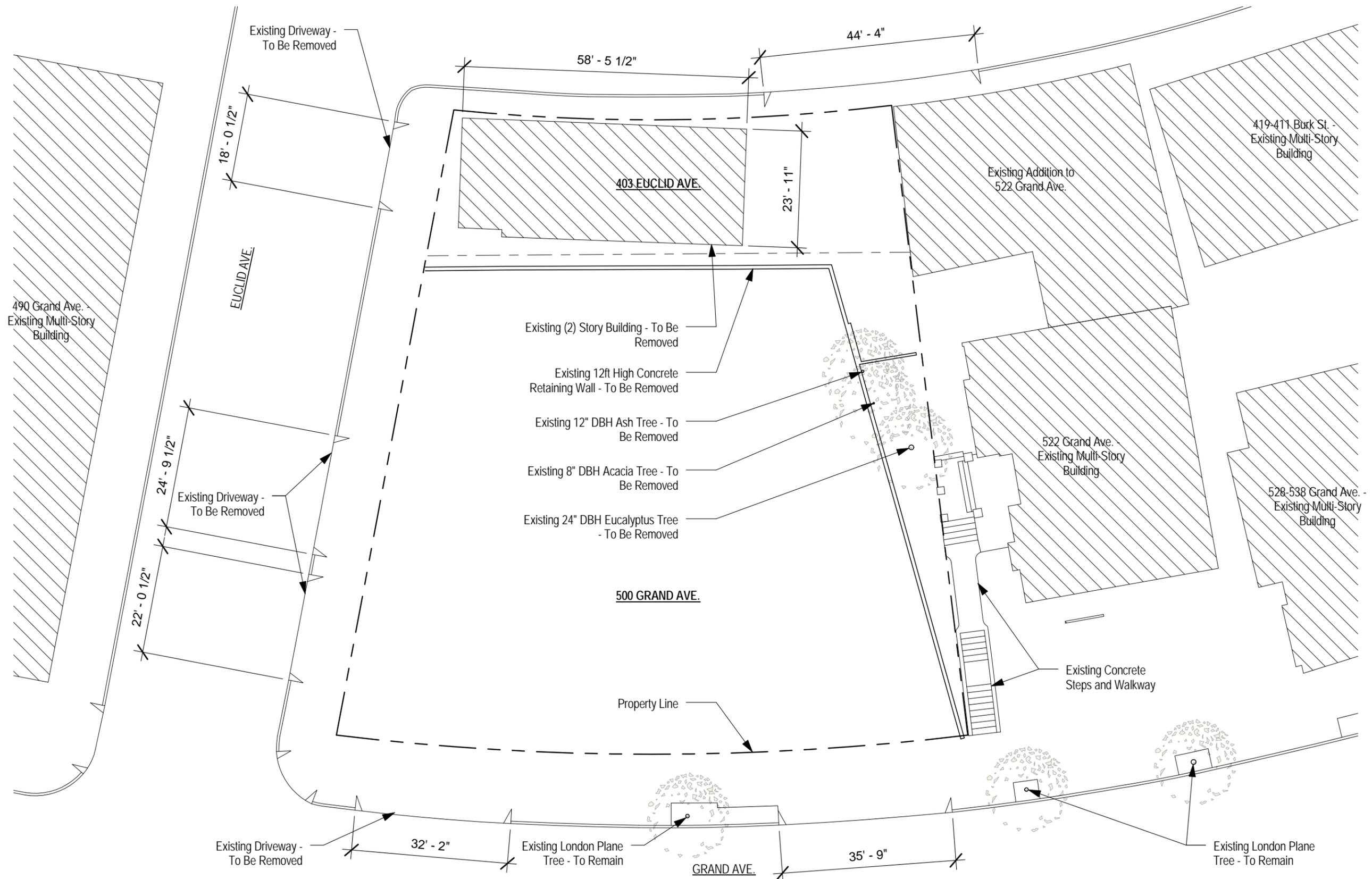
420 Burk St. (Looking North West on Burk St.)



415 Lagunitas Ave. (Looking North East on Burk St.)



415 Lagunitas Ave. (Looking North West on Burk St.)



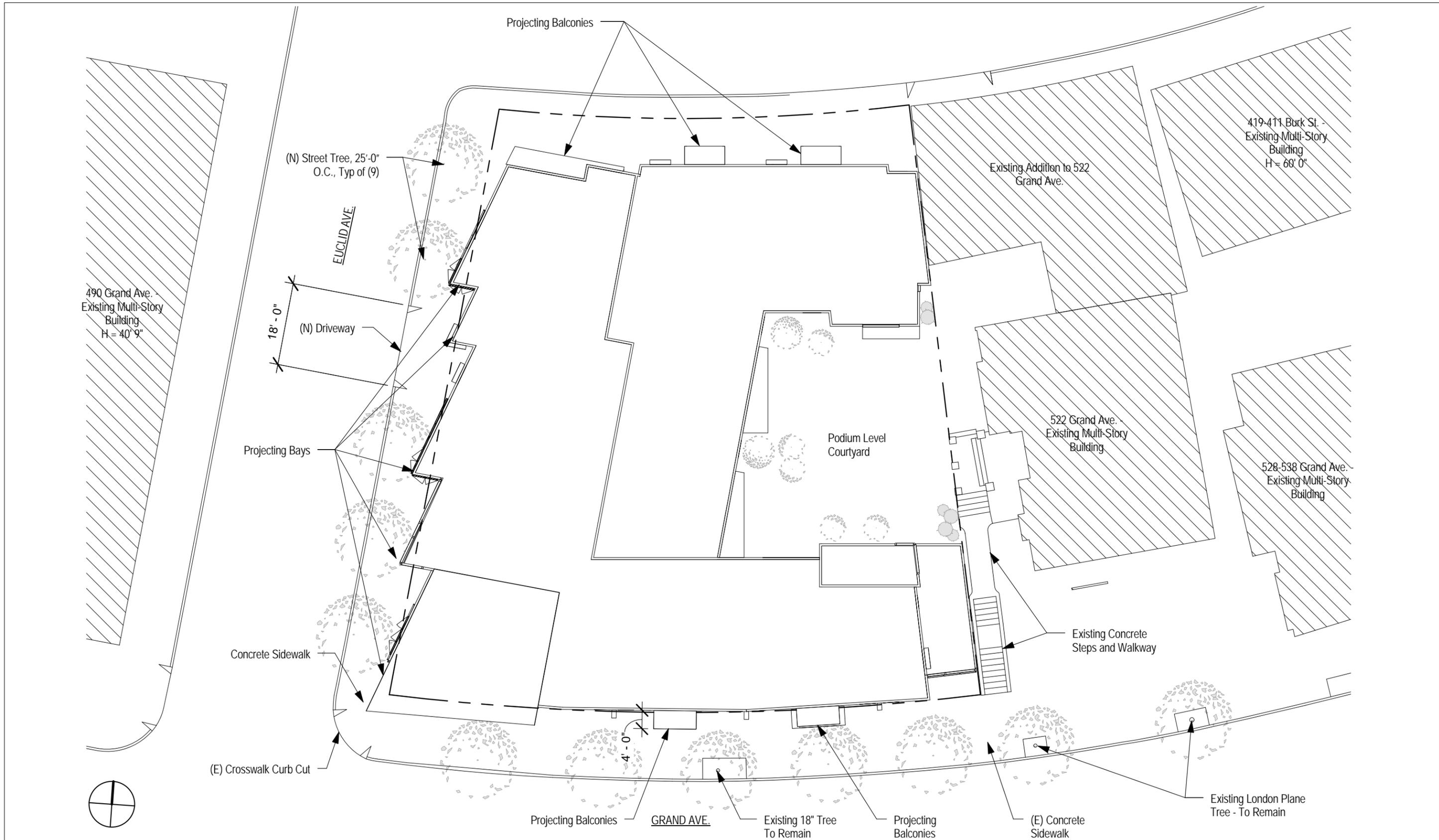
Existing / Demolition Site Plan

1" = 20'-0"
01/21/2015

500 GRAND AVE. | OAKLAND, CA



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920 Grayson Street | Berkeley, CA 94710
KMA PROJECT NO. 1403



Site Plan

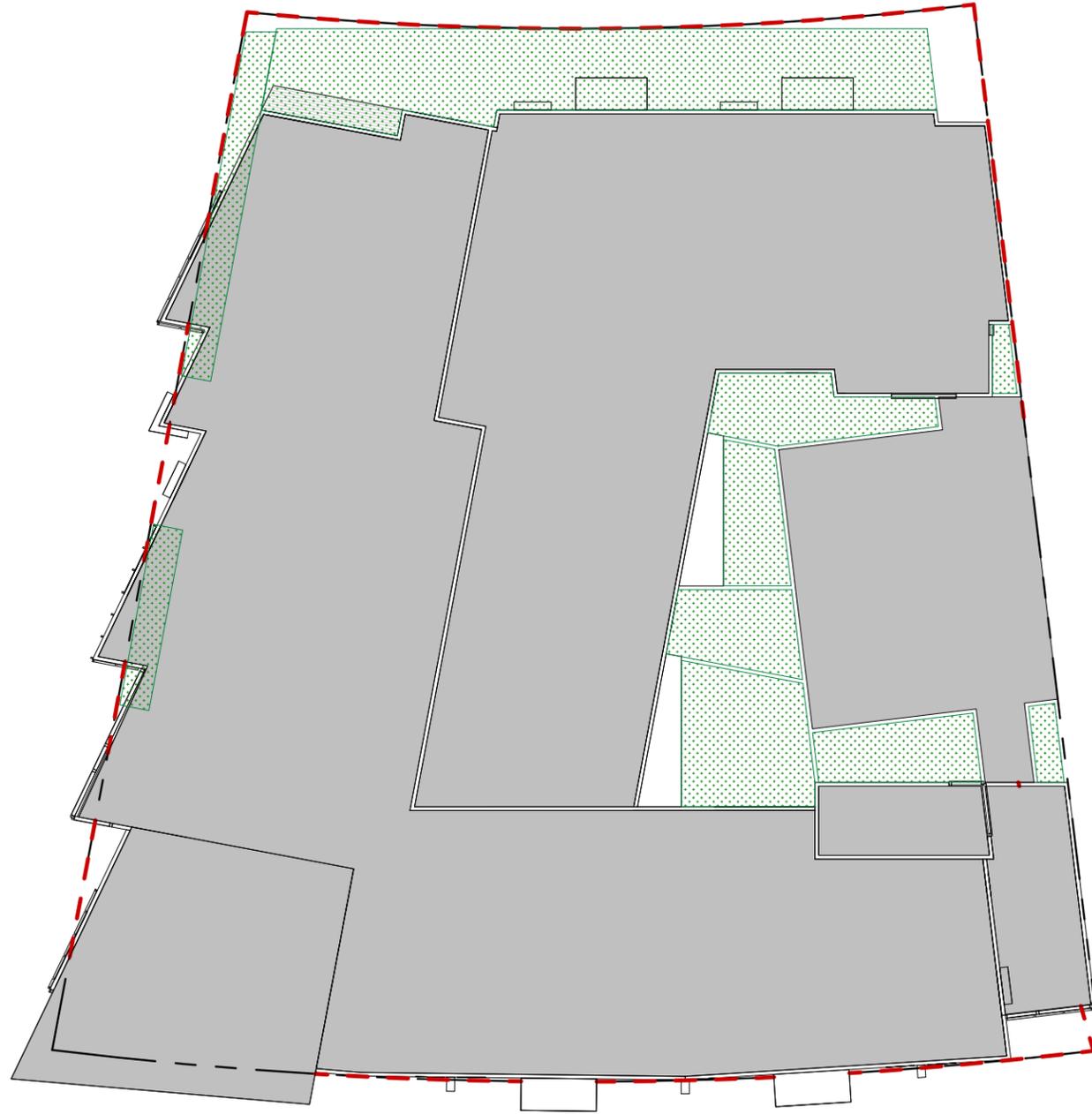
1" = 20'-0"
01/21/2015

500 GRAND AVE. | OAKLAND, CA



KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
KMA PROJECT NO. 1403

-  Existing impervious surface = 13,767 SF
-  Roof Area = 10,207 SF
-  Planter Area = 2,029 SF



Parking Schedule

Accessible Spaces 2
 Lift Spaces 45
 Total: 47



1st Floor Plan

1/16" = 1'-0"
 01/21/2015

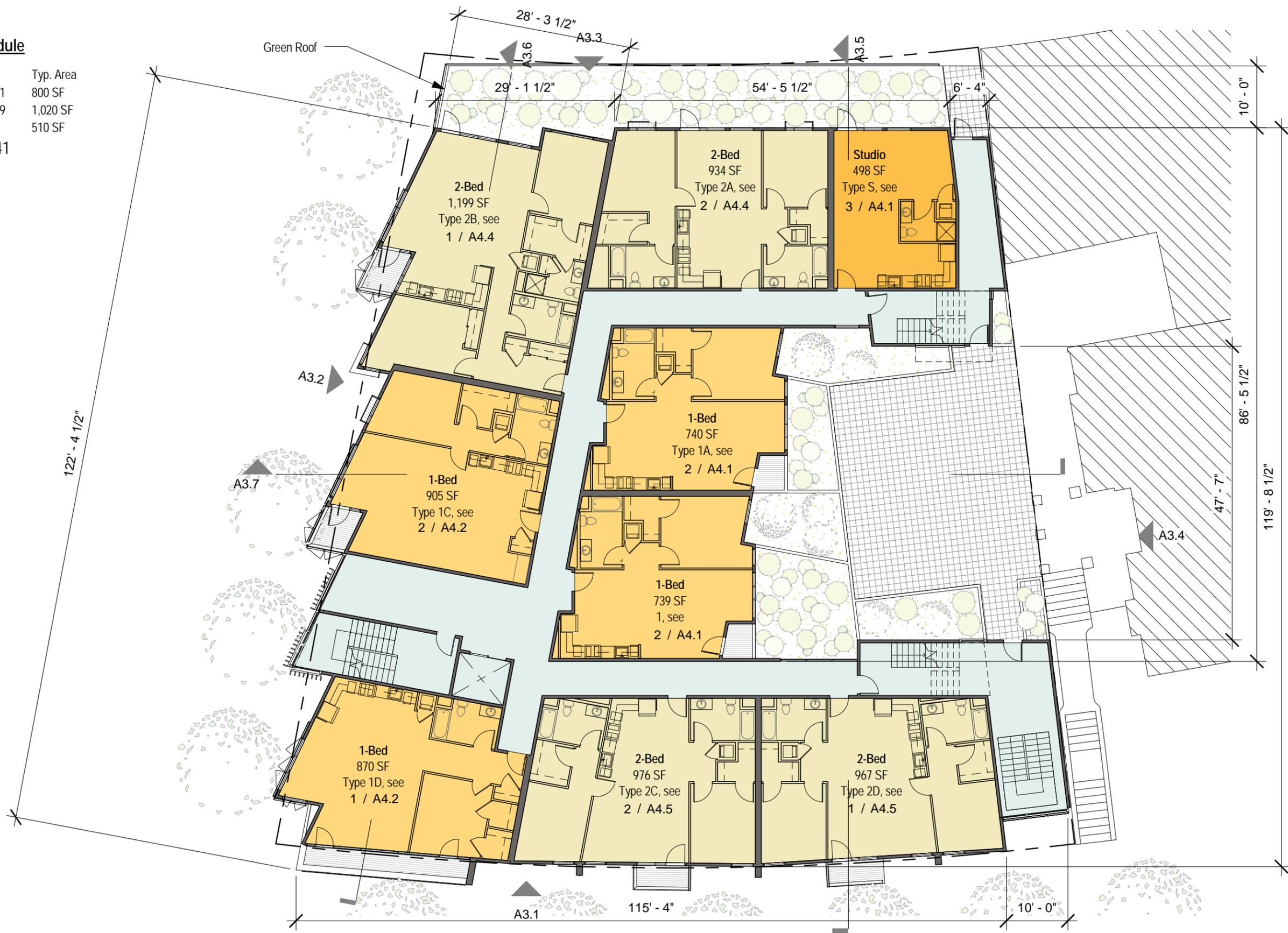
500 GRAND AVE. | OAKLAND, CA



KAVA MASSIH ARCHITECTS
 920 Grayson Street | Berkeley, CA 94710
 KMA PROJECT NO. 1403

Unit Schedule

Unit Type	#	Typ. Area
1-Bed	21	800 SF
2-Bed	19	1,020 SF
Studio	1	510 SF
Total	41	



2nd Floor Plan

As indicated
01/21/2015

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920 Grayson Street | Berkeley, CA 94710
KMA PROJECT NO. 1403



Typical Floor Plan (3rd, 4th, 5th)

1/16" = 1'-0"
01/21/2015

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920 Grayson Street | Berkeley, CA 94710
KMA PROJECT NO. 1403



6th Floor Plan

1/16" = 1'-0"
01/21/2015

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920 Grayson Street | Berkeley, CA 94710
KMA PROJECT NO. 1403



South Elevation (Grand Ave.)

1/16" = 1'-0"
01/21/2015

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920 Grayson Street | Berkeley, CA 94710

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West Elevation (Euclid Ave.)

1/16" = 1'-0"
01/21/2015

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KMA PROJECT NO. 1403



North Elevation (Burk St.)

1/16" = 1'-0"
01/21/2015

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A3.3

KAVA MASSIH ARCHITECTS

920 Grayson Street | Berkeley, CA 94710

KMA PROJECT NO. 1403



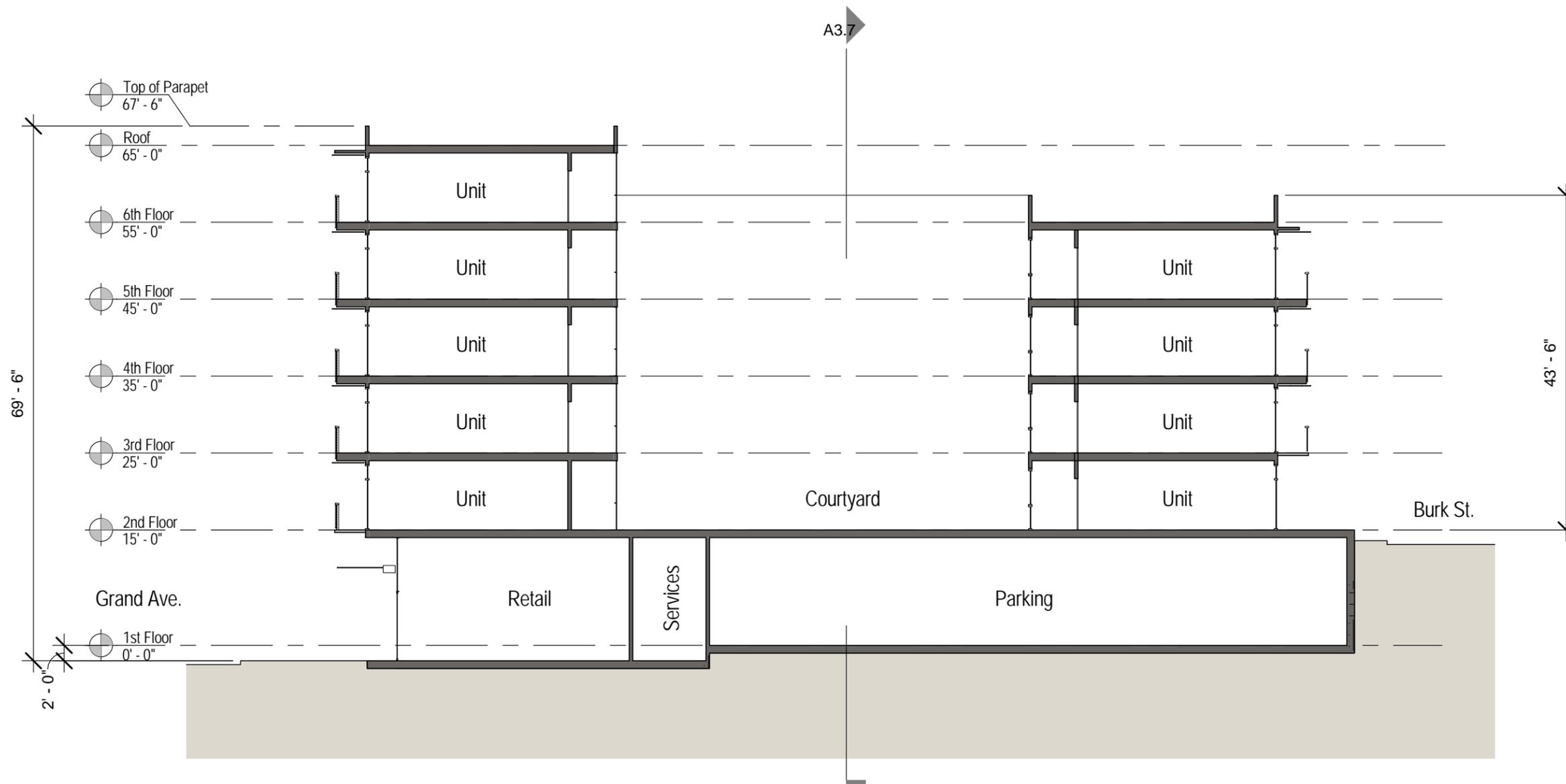
East Elevation

1/16" = 1'-0"
01/21/2015

500 GRAND AVE. | OAKLAND, CA



KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
KMA PROJECT NO. 1403



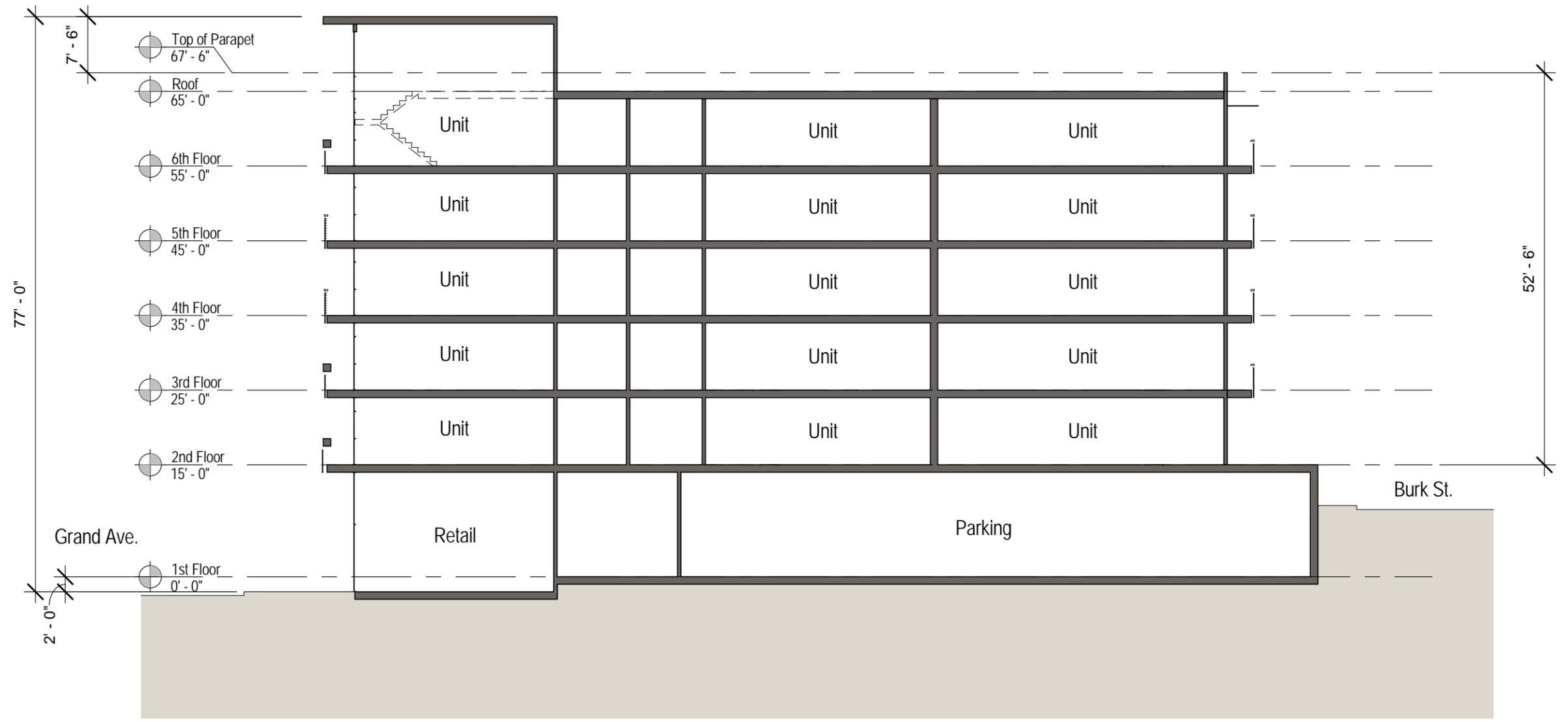
North-South Section At Courtyard

1/16" = 1'-0"
01/21/2015

500 GRAND AVE. | OAKLAND, CA

A3.5

KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
KMA PROJECT NO. 1403



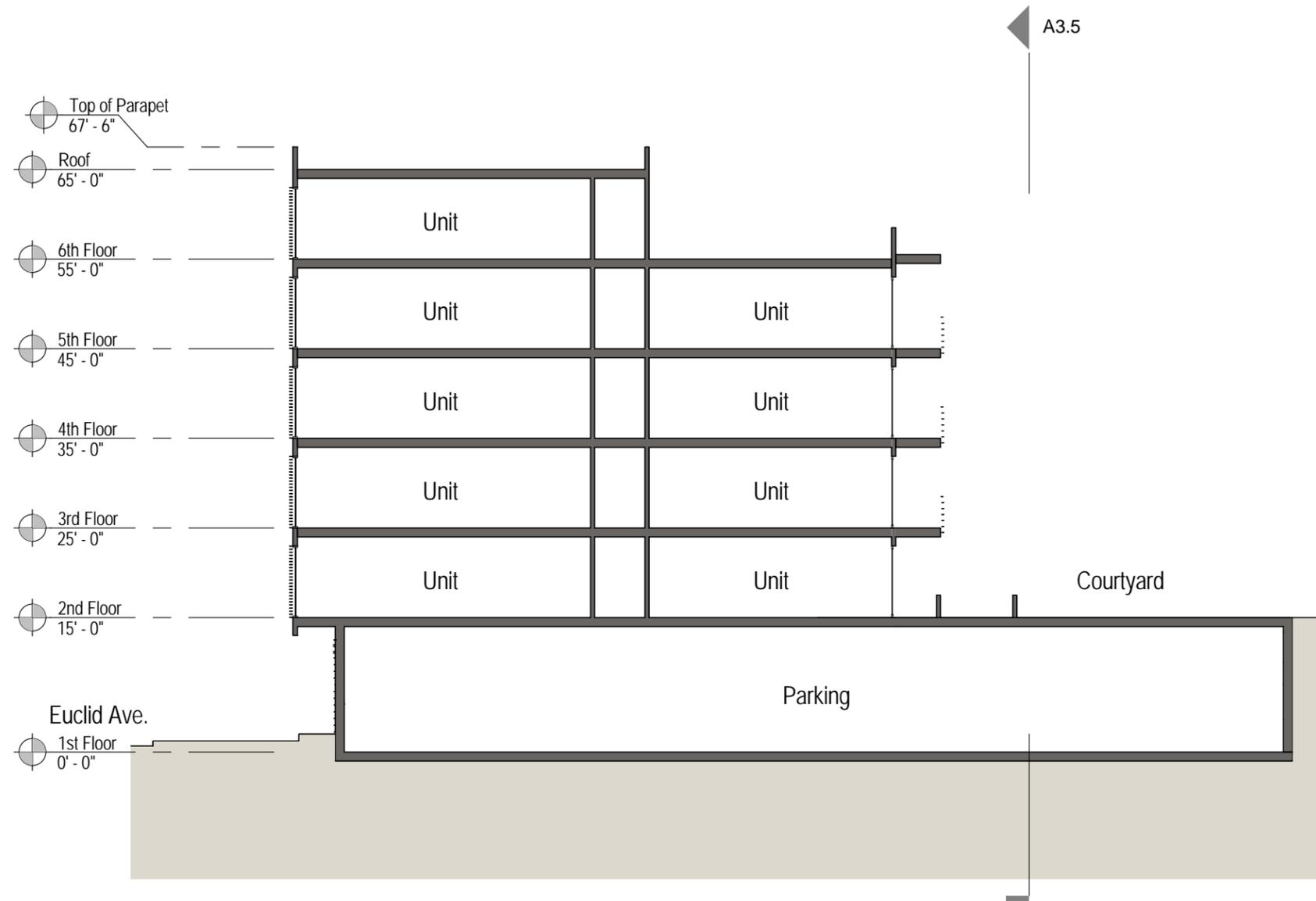
North-South Section

1/16" = 1'-0"
01/21/2015

500 GRAND AVE. | OAKLAND, CA

A3.6

KAVA MASSIH ARCHITECTS
920 Grayson Street | Berkeley, CA 94710
KMA PROJECT NO. 1403



East-West Section

1/16" = 1'-0"
01/21/2015

500 GRAND AVE. | OAKLAND, CA



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920 Grayson Street | Berkeley, CA 94710
KMA PROJECT NO. 1403



Perspective view

01/21/2015

500 GRAND AVE. | OAKLAND, CA

A3.8 
KAVA MASSIH ARCHITECTS

KMA PROJECT NO. 1403



Perspective view

01/21/2015

500 GRAND AVE. | OAKLAND, CA

A3.9

KAVA MASSIH ARCHITECTS

904 Grayson Street, Berkeley, CA 94702

KMA PROJECT NO. 1403



Perspective view

01/21/2015

500 GRAND AVE. | OAKLAND, CA

A3.10  

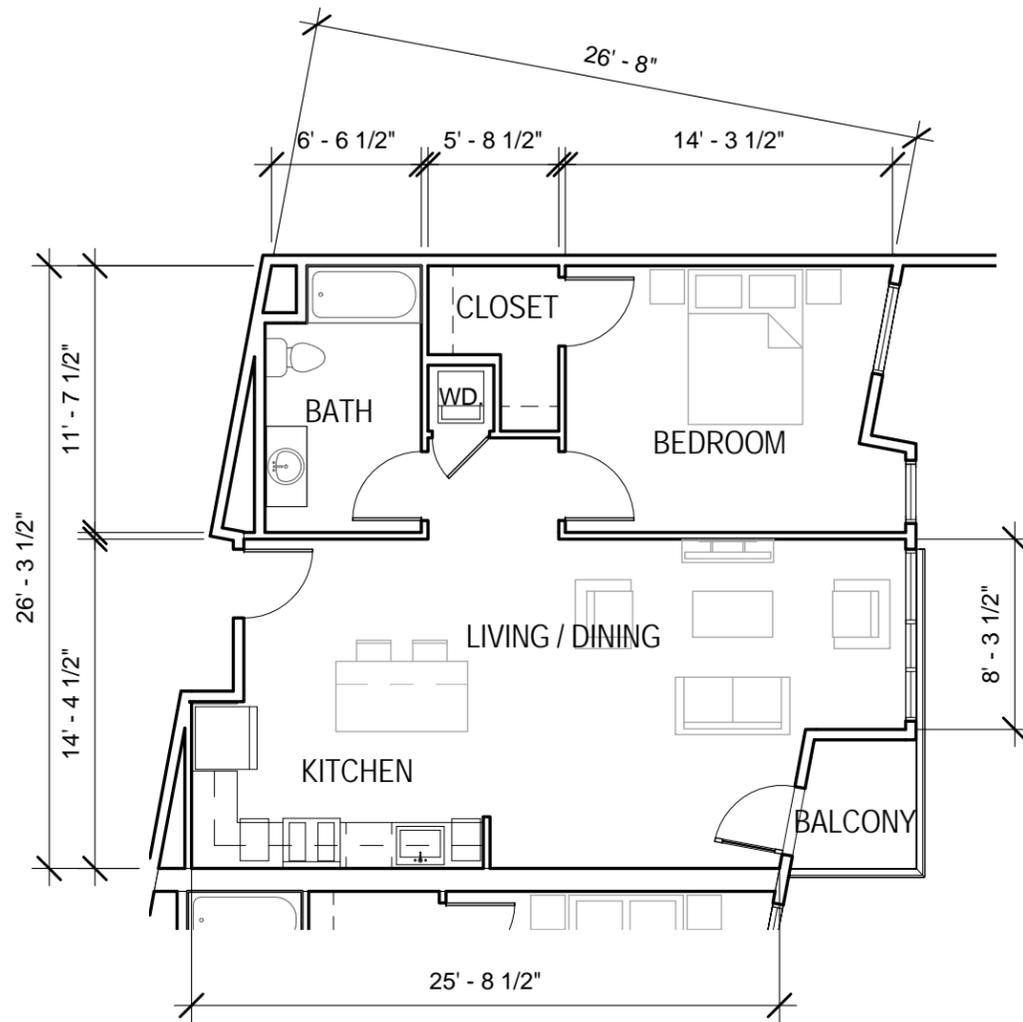
KAVA MASSIH ARCHITECTS

100 Canyon Street | Berkeley, CA 94704

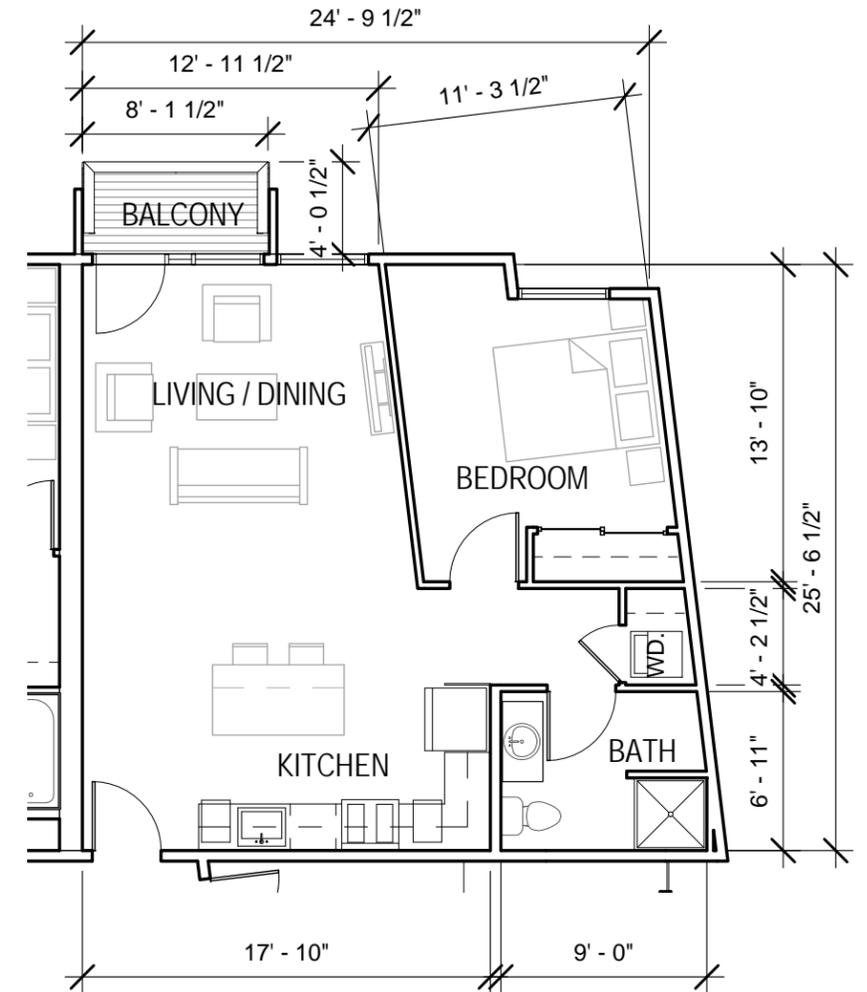
KMA PROJECT NO. 1403



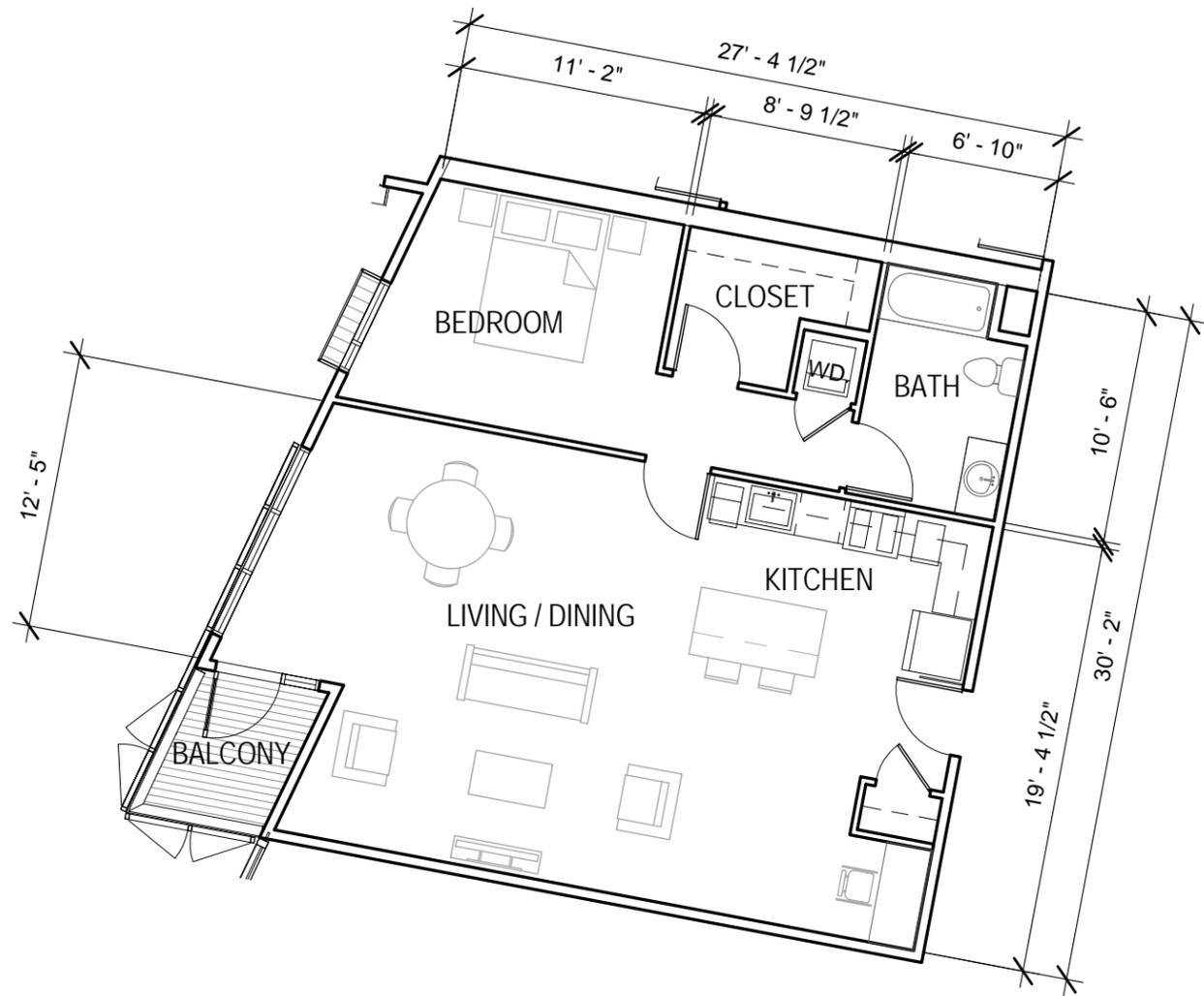
Unit S Floor Plan 3
 1/8" = 1'-0"
 510 SF, TYP. of (1)



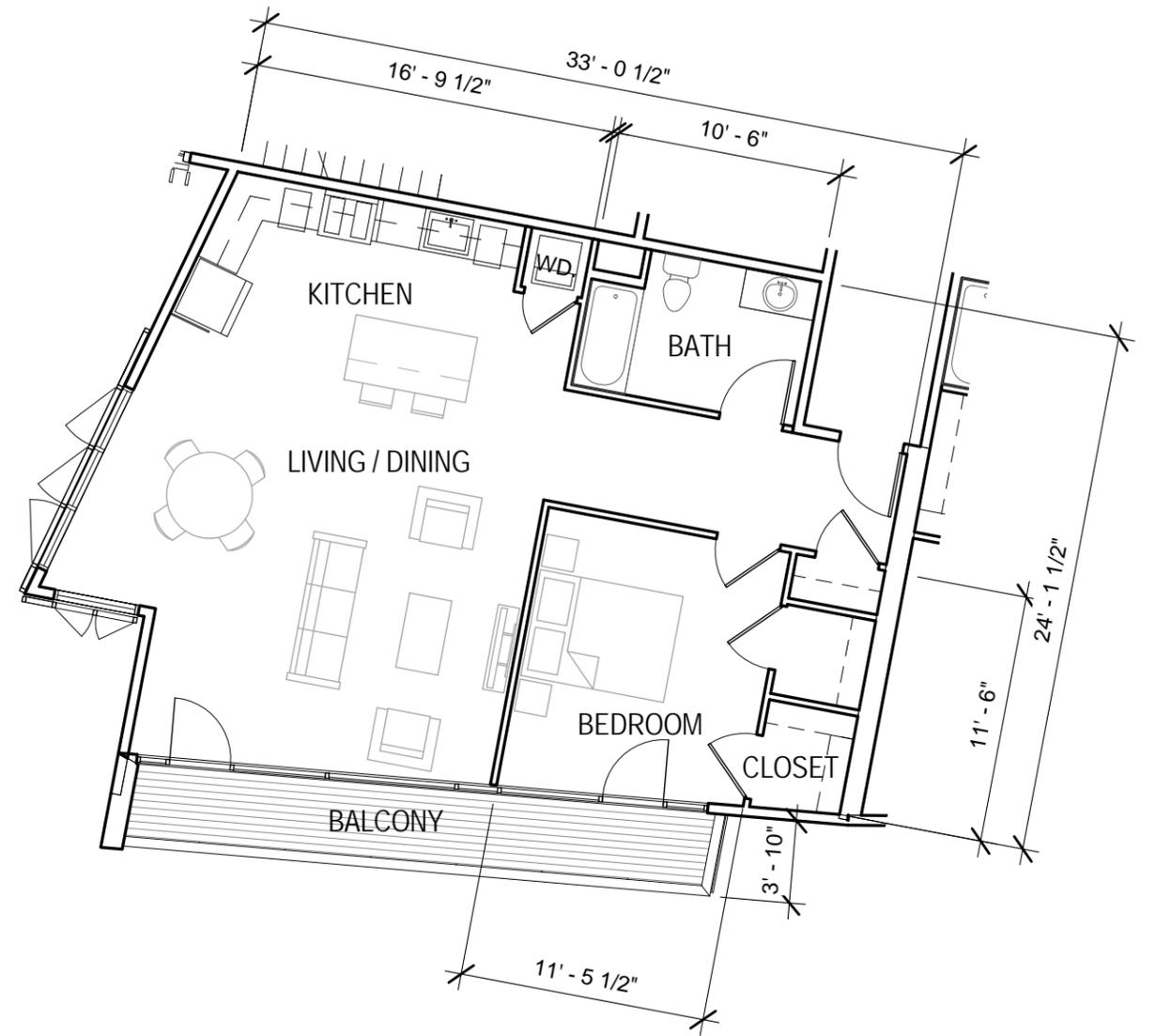
Unit 1A Floor Plan 2
 1/8" = 1'-0"
 725 SF, TYP. of (8)



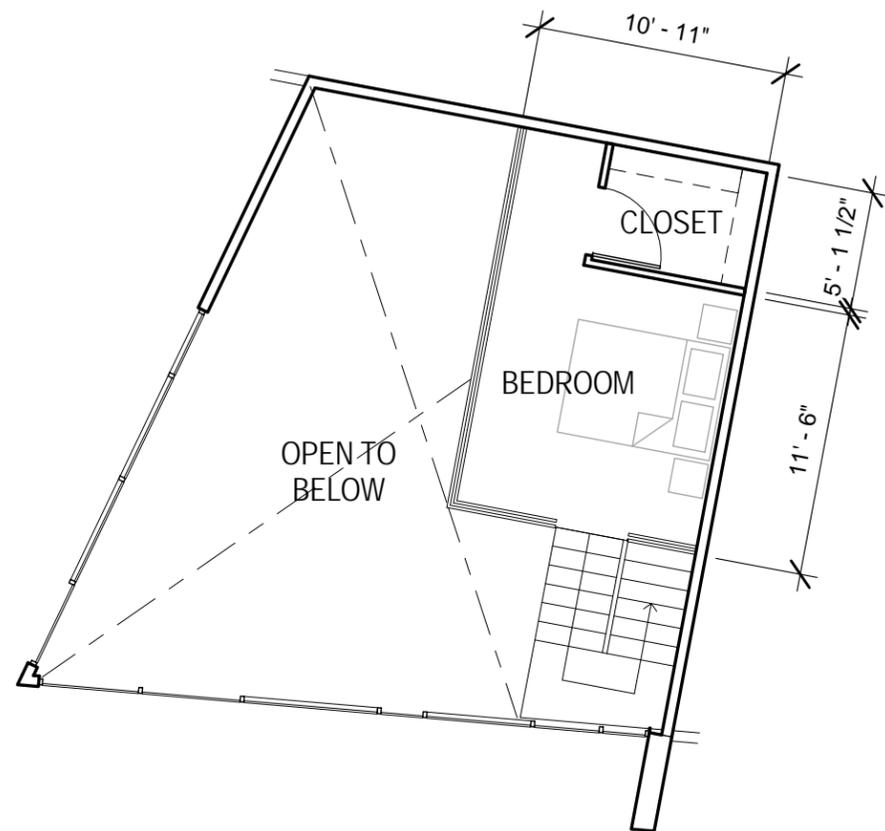
Unit 1B Floor Plan 1
 1/8" = 1'-0"
 654 SF, TYP. of (3)



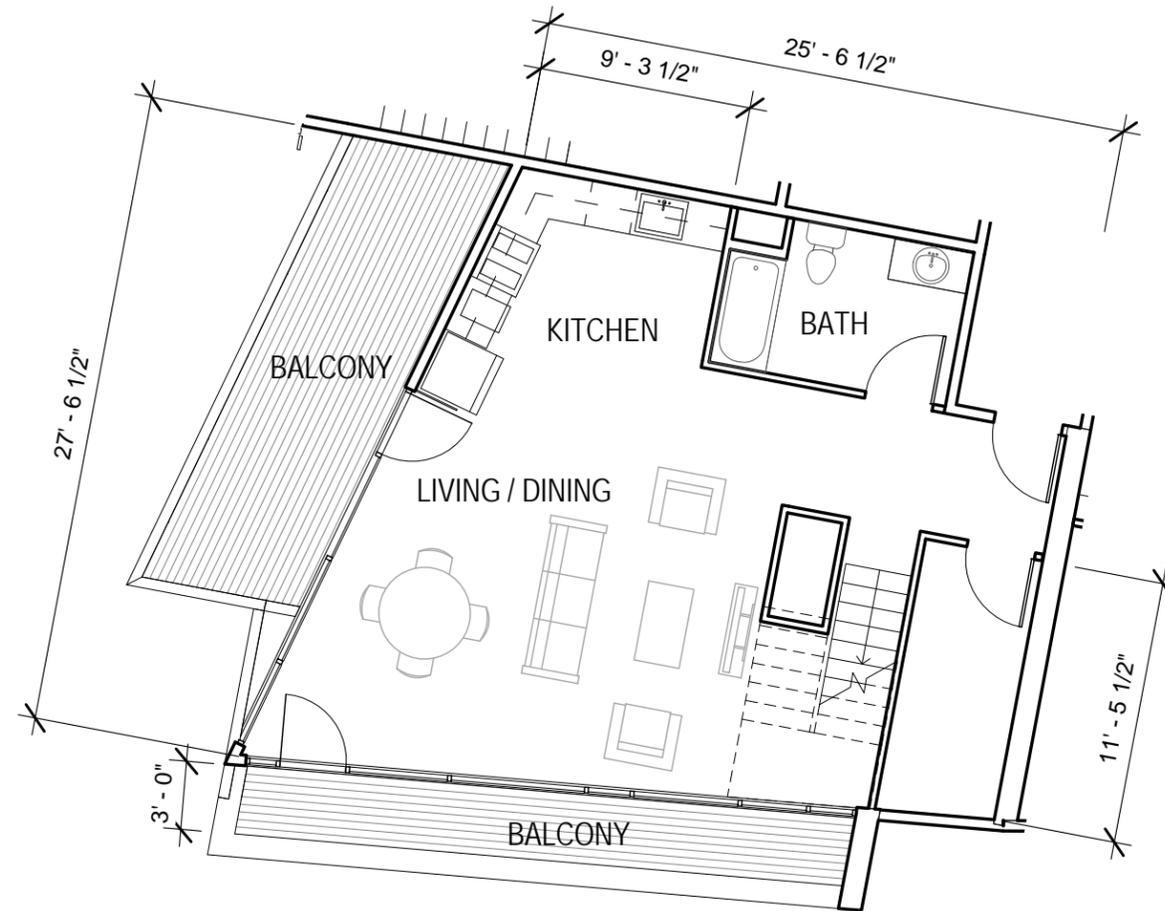
Unit 1C Floor Plan ②
 1/8" = 1'-0"
 909 SF, TYP. of (5)



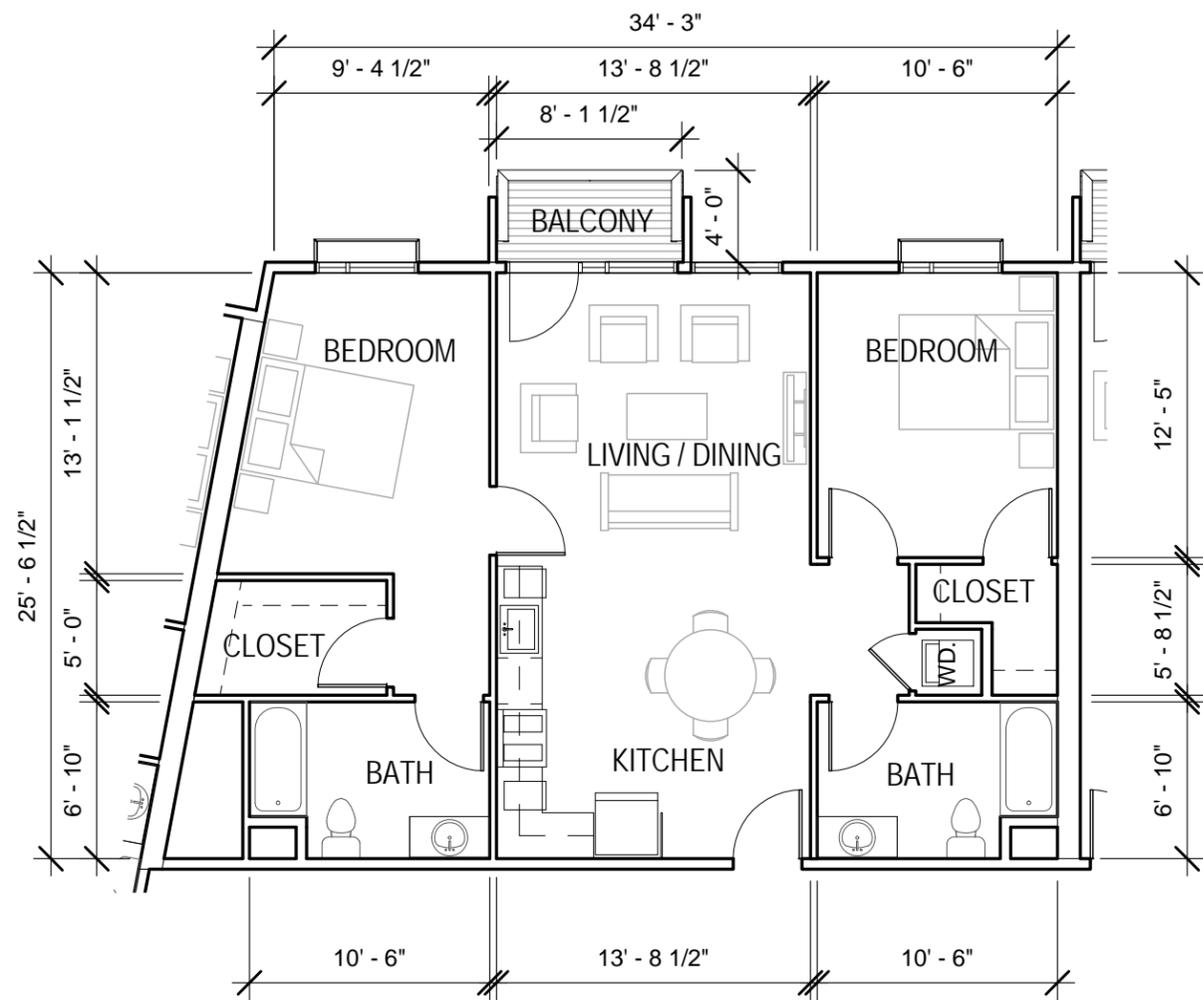
Unit 1D Floor Plan ①
 1/8" = 1'-0"
 864 SF, TYP. of (4)



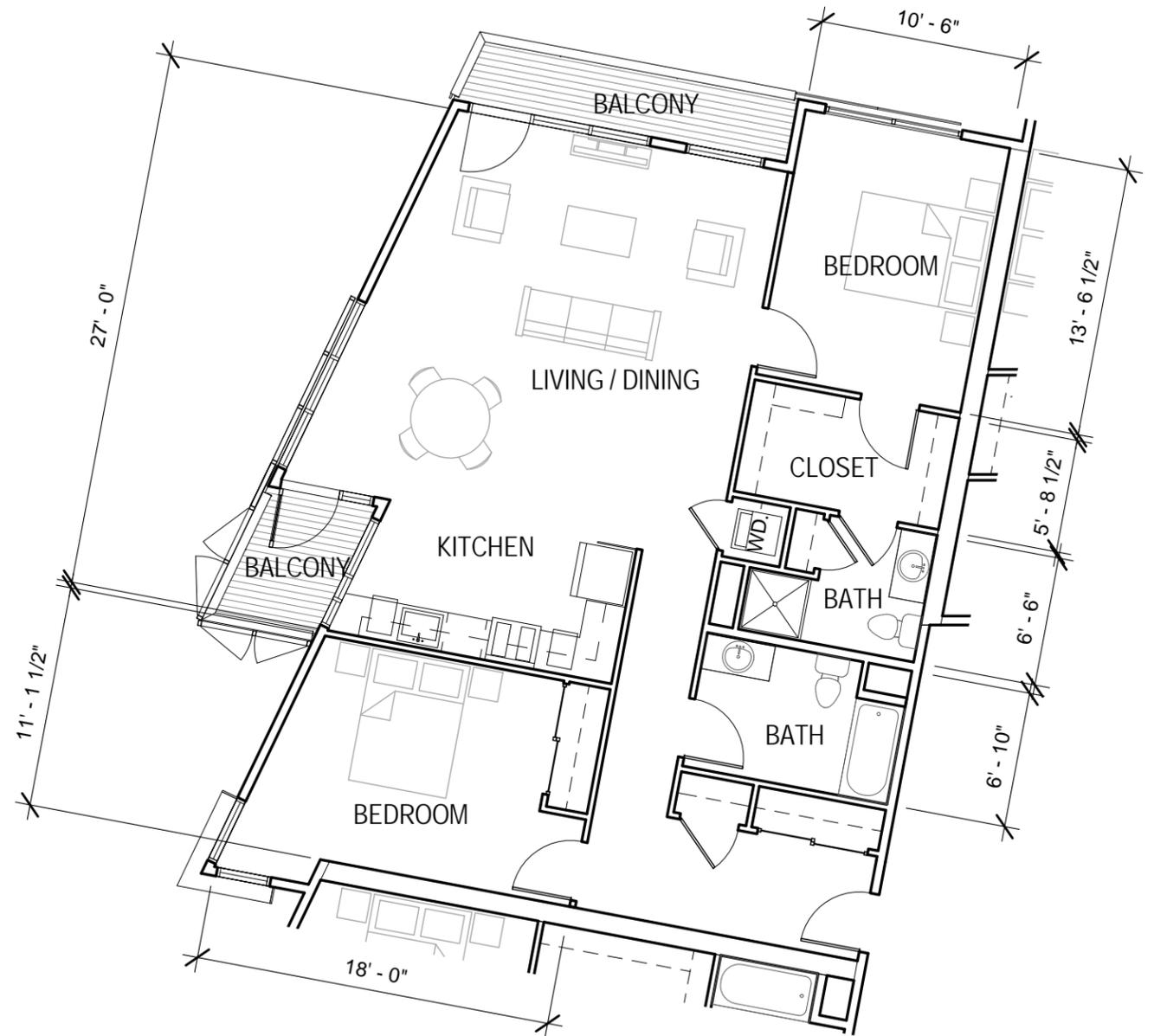
Unit 1E, Upper Floor Plan 2
1/8" = 1'-0"



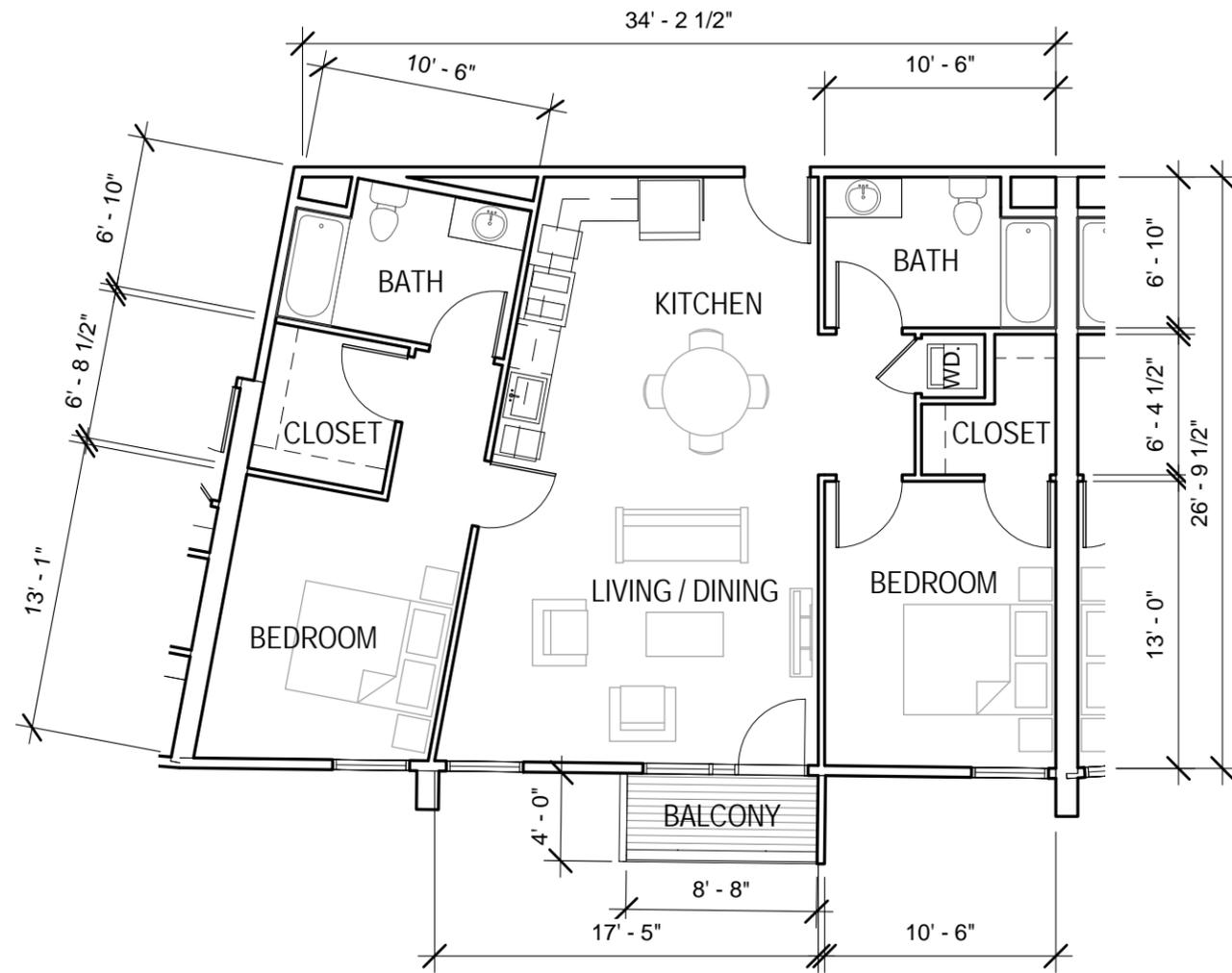
Unit 1E, Lower Floor Plan 1
1/8" = 1'-0"
890 SF Total, TYP. of (1)



Unit 2A Floor Plan 2
 1/8" = 1'-0"
 930 SF, TYP. of (4)



Unit 2B Floor Plan 1
 1/8" = 1'-0"
 1,197 SF, TYP. of (5)



Unit 2C Floor Plan ②
 1/8" = 1'-0"
 977 SF, TYP. of (5)



Unit 2D Floor Plan ①
 1/8" = 1'-0"
 967 SF, TYP. of (5)