

**RECORDING REQUESTED BY:**

City of San Leandro  
Planning Services Division  
835 East 14th Street  
San Leandro, California 94577

**WHEN RECORDED MAIL TO:**

Leticia I. Miguel, City Clerk  
City of San Leandro  
835 East 14th Street  
San Leandro, California 94577

**THIS SPACE FOR RECORDER'S USE ONLY**

*(No fee pursuant to Government Code Section 27383)*

**AGREEMENT TO CONDITIONS**

**PLN21-0035**

**3081-3089 Teagarden Street (APN 077-1201-027-15)**

**Davis Street Community Center (Applicant)**

**DS Real Property Investor, LLC & OBH Partners Limited Et al. (Property Owner)**

THIS AGREEMENT is entered into by and between the CITY OF SAN LEANDRO, a municipal corporation, hereinafter referred to as "City," Davis Street Community Center, hereinafter referred to as "Applicant," and DS Real Property Investor, LLC & OBH Partners Limited Et al., hereinafter referred to as "Property Owner".

Applicant applied for and received an approval for a Nonresidential Condominium Conversion of PLN21-0035, approved on February 4, 2022, to subdivide an industrial building and property into two parcels and one common interest parcel. Zoning District: IG, General Industrial; Alameda County Assessor's Parcel Number 077-1201-027-15.

**NOW, THEREFORE**, pursuant to the applicable provisions of the Zoning Code, it is mutually agreed as follows:

1. Applicant and Property Owner agrees to comply with the Conditions of Approval adopted by the City of San Leandro Zoning Enforcement Official, more specifically described in the list of Conditions of Approval, attached hereto, and as described in the exhibits on file in the Community Development Department, all of which are incorporated herein by this reference.
2. This agreement shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors, and assigns.
3. City is authorized to record this agreement and any amendments thereto with the Alameda County Recorder, California. All amendments hereto must be in writing and signed by the appropriate authorities of the City and Property Owner. The Applicant and Property Owner will be charged the costs of recordation and agrees to pay same. Conditions run with the land and are binding to future owners of the property.

4. Applicant and Property Owner have read and fully understand all of the foregoing terms and conditions, and hereby agree that all said terms and conditions are as approved by the City of San Leandro Zoning Enforcement Official in accordance with law, and hereby agrees to comply with all of said terms and conditions.

**IN WITNESS WHEREOF**, duly executed by the parties as of the day and year below written.

This **ZONING PERMIT FOR A NONRESIDENTIAL CONDOMINIUM CONVERSION** must be exercised within **TWO YEARS** or it expires.

(Attach Acknowledgment(s))

[Signatures on following page]

**Davis Street Community Center (Applicant)**

  
Rose Padilla Johnson, CEO 3.2.22  
Date

**DS Real Property Investor, LLC & OBH Partners Limited Et al. (Property Owner)**

\_\_\_\_\_  
Robert S. Enea, Manager Date

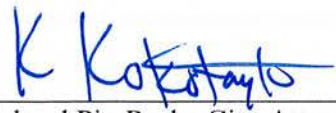
Receipt of Executed Approval: I hereby certify that I am the Zoning Enforcement Official of the City of San Leandro and in that capacity did receive this copy of **PLN21-0035** Agreement to Conditions fully executed by all parties thereto, and that the effective date of this zoning approval granted herein is **February 4, 2022**.

CITY OF SAN LEANDRO, a municipal corporation

Attest:   
Leticia I. Miguel, City Clerk

  
Tom Liao, Zoning Enforcement Official

Approved as to Form:

  
Richard Pio Roda, City Attorney

**Davis Street Community Center (Applicant)**

\_\_\_\_\_  
Rose Padilla Johnson, CEO

\_\_\_\_\_  
Date

**DS Real Property Investor, LLC & OBH Partners Limited Et al. (Property Owner)**

 3/4/22  
Robert S. Enea, Manager

\_\_\_\_\_  
Date

Receipt of Executed Approval: I hereby certify that I am the Zoning Enforcement Official of the City of San Leandro and in that capacity did receive this copy of **PLN21-0035** Agreement to Conditions fully executed by all parties thereto, and that the effective date of this zoning approval granted herein is **February 4, 2022**.

CITY OF SAN LEANDRO, a municipal corporation

Attest: \_\_\_\_\_  
Leticia I. Miguel, City Clerk

\_\_\_\_\_  
Tom Liao, Zoning Enforcement Official

Approved as to Form:

\_\_\_\_\_  
Richard Pio Roda, City Attorney

[Additional Property Owner Signatures]

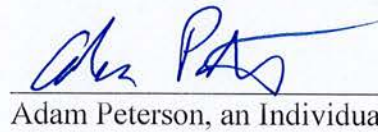
**Inflection Point Assets, LLC (Property Owner)**

  
\_\_\_\_\_  
Nico Enea, Manager

**Jamie Besaw, an Individual (Property Owner)**

  
\_\_\_\_\_  
Jamie Besaw, an Individual

**Adam Peterson, an Individual (Property Owner)**

  
\_\_\_\_\_  
Adam Peterson, an Individual

[See Separate Notary Acknowledgements]



## CONDITIONS OF APPROVAL

PLN21-0035

3081-3089 Teagarden Street (APN 077-1201-027-15)

Davis Street Community Center (Applicant)

DS Real Property Investor, LLC & OBH Partners Limited Et al. (Property Owner)

### I. COMPLIANCE WITH APPROVED PLANS

- A. The Applicant and Property Owner shall comply with Exhibits A through I, dated approved February 4, 2022. (Exhibits are on file in the City of San Leandro Community Development Department, 835 East 14th Street, San Leandro, California, 94577).

Exhibit A – Cover Sheet (Sheet A001)  
Exhibit B – Existing Floor Plan (Sheet A002)  
Exhibit C – Exterior Elevations (Sheet A003)  
Exhibit D – Architectural Details (Sheet A004)  
Exhibit E – Coversheet & Site Plan (Sheet 1 of 5)  
Exhibit F – Parking Plan (Sheet 2 of 5)  
Exhibit G – Roof Plan (Sheet 3 of 5)  
Exhibit H – Photo Exhibit (Sheet 4 of 5)  
Exhibit I – Photo Exhibit (Sheet 5 of 5)

- B. The Applicant and/or Property Owner shall be responsible for assuring that any successor in interest who assumes responsibility for this zoning approval is informed of its terms and conditions.
- C. This Zoning Permit permits the Nonresidential Condominium Conversion of an industrial building and property into two parcels and one common interest parcel at 3081-3089 Teagarden Street, also known as Alameda County Assessor's Parcel Number 077-1201-027-15.
- D. Construction of the project shall remain in substantial compliance with the approved exhibits and plans. Any change to the project design or materials shall be subject to the review and approval of the Zoning Enforcement Official.
- E. The Conditions of Approval for Conditional Use Permit PLN17-0012 shall remain in effect, except as hereinafter modified.
- F. Signage on the property shall be consistent with the regulations of Chapter 4.12 – Signs.
- G. The CC&Rs shall contain provisions to confer shared parking and access easements within the parking lot and common areas.

- H. Prior to the issuance of the revised Certificate of Occupancy, separate utility meters shall be installed for landscaping and common areas in addition to those if required by utility providers and Building Codes.

## **II. REQUIRED REPORTS**

- A. Prior to parcel map recordation, the Applicant and/or Property Owner shall submit a property evaluation report detailing the structural conditions, useful life and any apparent deferred maintenance on the property which may include, but is not limited to, foundations, electricity, plumbing, utilities, walls, ceilings, windows, frames, fire protection, building exterior, building interior, disabled access, roofing, HVAC, and drainage facilities. Such report shall also describe the condition of refuse disposal facilities and exterior lighting. Said reports shall be reviewed and approved by the Zoning Enforcement Official. Required improvements shall be completed with approved Building Permits prior to issuance of revised Certificates of Occupancy for the two condo units. Existing tenants and uses on the Property may remain and continue in operation under the existing occupancy permits until such time as the revised Certificates of Occupancy are issued.

## **III. ALAMEDA COUNTY FIRE DEPARTMENT REQUIREMENTS**

- A. A Deferred Submittal is required for modification to the fire Sprinkler System.
- B. A Deferred Submittal is required for modification to the Fire Alarm System.
- C. The party wall shall extend to the underside of the roof.
- D. All penetrations in the party wall shall be by a listed method.

## **IV. BUILDING & SAFETY SERVICES DIVISION REQUIREMENTS**

- A. Building permit submittal shall provide separation wall construction details.
- B. Building permit submittal shall explain how utilities will be separated.
- C. Building permit submittal shall specify the occupancy type for each new parcel.
- D. Title 24 is required for MEP modifications.
- E. The project shall provide separate van and standard accessible parking space with signage and striping for each new parcel.
- F. The project shall provide accessible path of travel to each new parcel from public right-of-way.
- G. The project shall ensure that each new parcel entrance shall be accessible.
- H. The project shall provide accessible clearances for all accessible spaces.

- I. All submittals shall include required mechanical, electrical, and plumbing plans. No deferred MEP's.
- J. All revision clouds and delta's added during Planning approval must be removed prior to submitting to Building for permit.

**V. GENERAL CONDITIONS**

- A. Prior to recording of the parcel map, Applicant shall submit an updated draft of the Covenants, Conditions, and Restrictions (CCRs) for the review and approval of the Community Development Department. Said CCRs shall include provision for the maintenance of the building exterior, landscape areas, and provision of trash and recycling service and enclosures thereof.
- B. All structures shall be structurally sound and well maintained at all times; any damage to the structures shall be promptly repaired.
- C. Any graffiti on the property shall be promptly removed.
- D. Construction activity shall not commence prior to 7:00 a.m. and shall cease by 7:00 p.m. Monday through Friday, and construction activity shall not commence prior to 8:00 a.m. and shall cease by 7:00 p.m. on Sunday and Saturday. No such construction is permitted on Federal holidays. As provided in the City of San Leandro's Noise Ordinance (ORDINANCE NO. 2003-005), "construction" shall mean any site preparation, assembly, erection, substantial repair, alteration, demolition or similar action, for or on any private property, public or private right-of-way, streets, structures, utilities, facilities, or other similar property. Construction activities carried on in violation of this Article may be enforced as provided in Section 4-11-1130, and may also be enforced by issuance of a stop work order and/or revocation of any or all permits issued for such construction activity.
- E. The approvals granted by the City as a result of this application, as well as the Conditions of Approval, shall be recorded in the office of the County Recorder of Alameda County.
- F. No application for amendment of the application or Conditions of Approval may be accepted or submitted for processing by the City unless (i) there is full compliance with all terms of the application and Conditions of Approval; or (ii) the Community Development Director waives compliance with the terms of the application and Conditions of Approval pending application for the amendment.
- G. This approval shall lapse on **Friday, February 3, 2024**. Any required construction shall commence within two (2) years following Zoning Enforcement Official approval of this Zoning Permit for a Nonresidential Condominium Conversion and shall be substantially completed two years after commencement of construction.



# California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Contra Costa

S.S.

On March 4, 2022 before me, Juan Vera, Notary Public

Name of Notary Public, Title

personally appeared Robert S. Enea

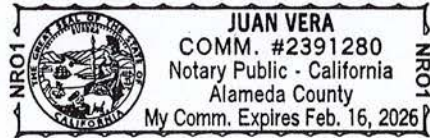
Name of Signer (1)

Nico Enea

Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.



WITNESS my hand and official seal.

[Signature]  
Signature of Notary Public

Seal

## OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.

## Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Agreement to Conditions PLN21-0035 containing 11 pages, and dated 3/4/22

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_ Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of the person(s) family(ies) Signer is Representing

## Additional Information

### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification
- credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

### Other

- Additional Signer
- Signer(s) Thumbprints(s)

\_\_\_\_\_



# California All-Purpose Certificate of Acknowledgment

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Contra Costa

S.S.

On March 4, 2022 before me, Juan Vera, Notary Public

Name of Notary Public, Title

personally appeared Adam Peterson

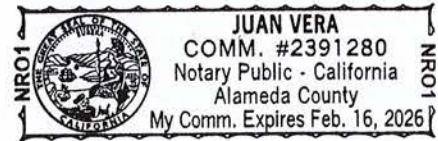
Name of Signer (1)

Name of Signer (2)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is subscribed to the within instrument and acknowledged to me that he she/they executed the same in his/her/their authorized capacity(ies), and that by his her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



[Signature]  
Signature of Notary Public

Seal

## OPTIONAL INFORMATION

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- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_ Title(s)

- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) Entity(ies) Signer is Representing

## Additional Information

### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification
- credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

### Other

- Additional Signer
- Signer(s) Thumbprints(s)

\_\_\_\_\_



# California All-Purpose Certificate of Acknowledgment

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State of California }  
 County of Alameda } S.S.

On March 2, 2022 before me, Juan Vera, Notary Public  
Name of Notary Public, Title  
 personally appeared Rose Padilla Johnson  
Name of Signer (1)

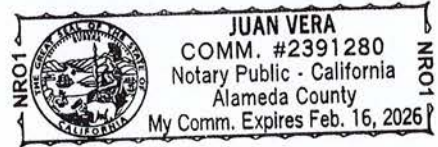
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/hers/their authorized capacity(ies), and that by his/hers/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

*[Handwritten Signature]*

Signature of Notary Public



Seal

### OPTIONAL INFORMATION

*Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this acknowledgment to an unauthorized document and may prove useful to persons relying on the attached document.*

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of Agreement to Conditions, PLN 21-0035 containing 6 pages, and dated 3/2/22

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_  
Title(s)
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_  
Name(s) of Person(s) Entity(ies) Signer is Representing

### Additional Information

#### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification     credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

#### Other

- Additional Signer     Signer(s) Thumbprints(s)

\_\_\_\_\_

## ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Contra Costa


On March 04, 2022 before me, Sandra Sanchez, Notary Public  
(insert name and title of the officer)

personally appeared Jamie Besaw,  
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature



(Seal)





# California All-Purpose Certificate of Acknowledgment

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State of California

County of Alameda

s.s.

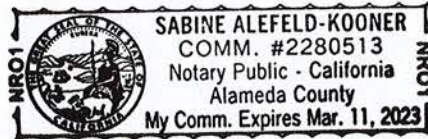
On 3/7/2022 before me, Sabine Alefeld-Kooner, Notary Public

personally appeared Tom Liao

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



## OPTIONAL INFORMATION

### Description of Attached Document

The preceding Certificate of Acknowledgment is attached to a document titled/for the purpose of \_\_\_\_\_

containing \_\_\_\_\_ pages, and dated \_\_\_\_\_.

The signer(s) capacity or authority is/are as:

- Individual(s)
- Attorney-in-fact
- Corporate Officer(s) \_\_\_\_\_
  
- Guardian/Conservator
- Partner - Limited/General
- Trustee(s)
- Other: \_\_\_\_\_

representing: \_\_\_\_\_

### Additional Information

#### Method of Signer Identification

Proved to me on the basis of satisfactory evidence:

- form(s) of identification     credible witness(es)

Notarial event is detailed in notary journal on:

Page # \_\_\_\_\_ Entry # \_\_\_\_\_

Notary contact: \_\_\_\_\_

#### Other

- Additional Signer     Signer(s) Thumbprints(s)

\_\_\_\_\_



**3081 TEAGARDEN ST.  
SAN LEANDRO, CALIFORNIA  
PLANNING RE-SUBMITTAL (PLN21-0035)  
DECEMBER 17, 2021**



**PROJECT DIRECTORY**

OWNER

**DAVIS STREET COMMUNITY CENTER**  
ATTN: ROSE PADILLA JOHNSON  
3081 TEAGARDEN STREET  
SAN LEANDRO, CA 94577  
PHONE: (510) 347-4620

ARCHITECT

**LANCE CRANNELL, AIA**  
SDG ARCHITECTS, INC.  
3361 WALNUT BLVD. SUITE 120  
BRENTWOOD, CA 94513  
PHONE: (925) 634-7000

CIVIL ENGINEER

**LEE ROSENBLATT, P.E.**  
CBG CIVIL ENGINEERS  
2633 CAMINO RAMON, SUITE 350  
SAN RAMON, CA 94583  
PHONE: (925) 866-0322 x242

**SHEET INDEX:**

ARCHITECTURAL DRAWINGS

A001 COVER SHEET  
A002 FLOOR PLAN  
A003 EXTERIOR ELEVATIONS  
A004 ARCHITECTURAL DETAILS

CIVIL DRAWINGS

1 OF 4 COVER SHEET & SITE PLAN  
2 OF 4 PARKING PLAN  
3 OF 4 FLOOR PLAN  
4 OF 4 ROOF PLAN

**PLN21-0035  
Exhibit A**

**PROJECT DATA SUMMARY**

ADDRESS: 3081 TEAGARDEN ST  
SAN LEANDRO, CA 94577

ZONING: IG - INDUSTRIAL GENERAL

**DEVELOPMENT DATA**

PROJECT AREA : 21,488 S.F.  
TYPE OF CONSTRUCTION: V-B  
PROPOSED USE: CLINIC AND RETAIL  
OCCUPANCY GROUPS: B, M  
PARKING SUMMARY : SEE CIVIL PLAN  
BUILDING HEIGHT : 21'-6"  
SPRINKLERS : YES

**PROJECT DESCRIPTION**

CONDOMINIUM CONVERSION OF AN EXISTING  
NON-RESIDENTIAL BUILDING AT 3081-3089 TEAGARDEN  
ST. SAN LEANDRO, CA. TO TWO UNITS ( UNIT 1 & UNIT 2 )  
(APN: 077.1201.027.15)

900.462 3081 Teagarden St.  
San Leandro, CA  
December 17, 2021

**Davis Street Community Center**

3081 Teagarden St., San Leandro CA 94577  
510.347.4620

COVER SHEET  
A001

SDG Architects, Inc.  
3361 Walnut Blvd. Suite 120  
Brentwood, CA 94513  
925.634.7000 | sdgarchitectsinc.com



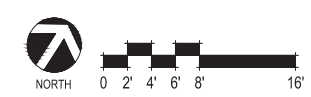




**NOTES :**  
 ① UTILITIES AS REQUIRED BY CODE SHALL BE COMMON TO THE TWO UNITS.

**PLN21-0035**  
**Exhibit B**

PROJECT SQUARE FOOTAGES	
PROJECT AREA	
CONDOMINIUM UNIT 1	7,704 SQ. FT.
CONDOMINIUM UNIT 2	13,784 SQ. FT.
TOTAL FOOTPRINT AREA	21,488 SQ. FT.



900.462 3081 Teagarden St.  
 San Leandro, CA  
 December 17, 2021

**Davis Street Community Center**  
 3081 Teagarden St., San Leandro CA 94577  
 510.347.4620

**EXISTING FLOOR PLAN**  
**A002**

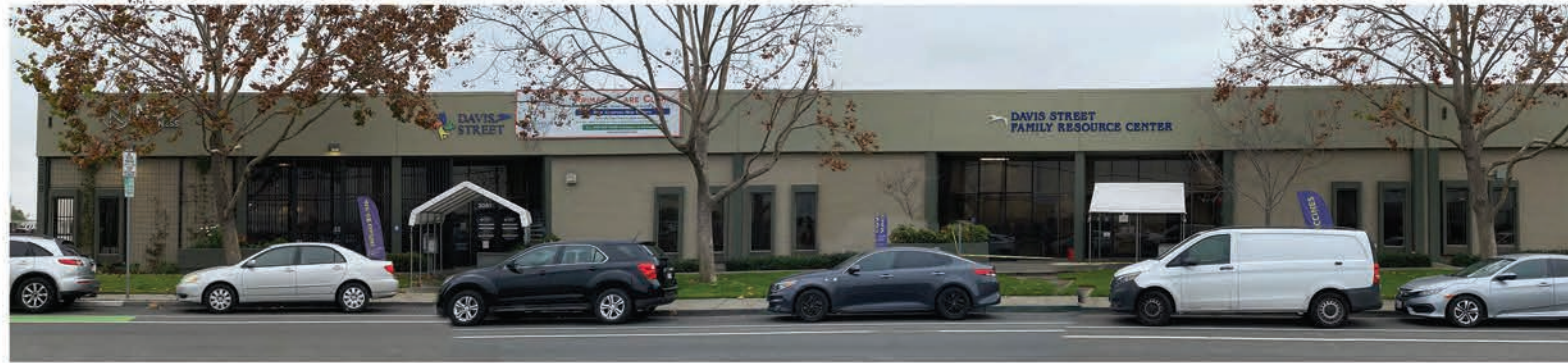
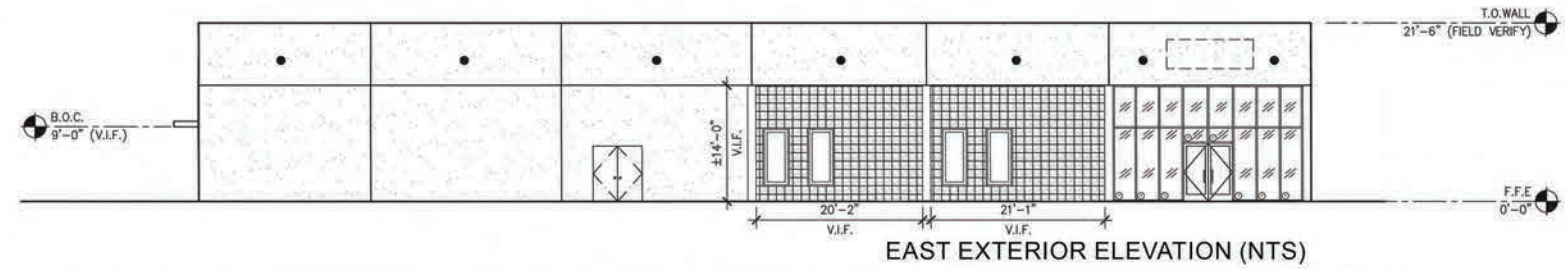
**SDG Architects, Inc.**  
 3361 Walnut Blvd, Suite 120  
 Brentwood, CA 94513  
 925.634.7000 | sdgarchitectsinc.com



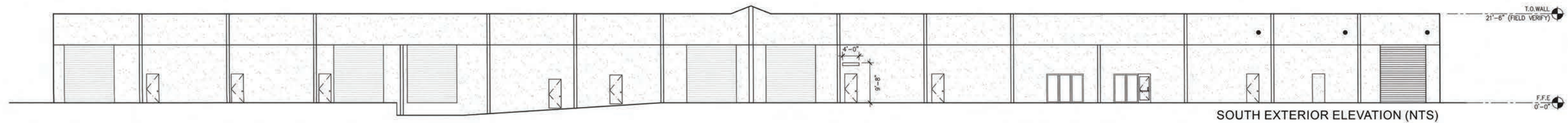




TRASH ENCLOSURE (NTS)



PLN21-0035  
Exhibit C



900.462 3081 Teagarden St.  
San Leandro, CA  
December 17, 2021

Davis Street Community Center

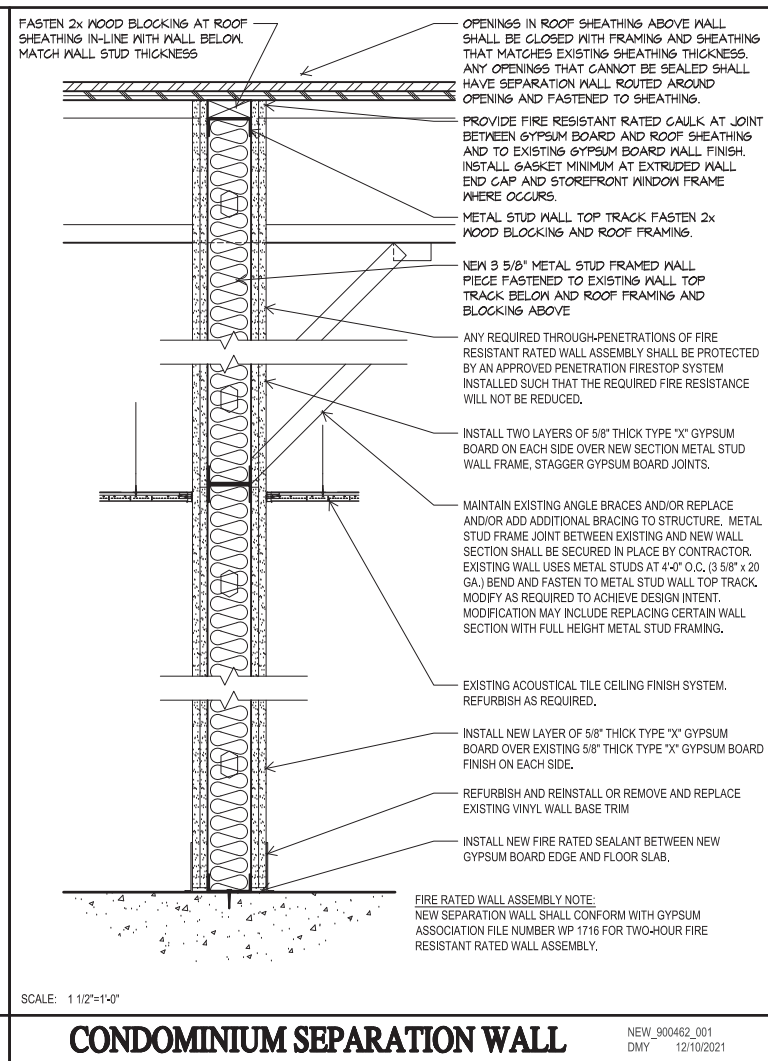
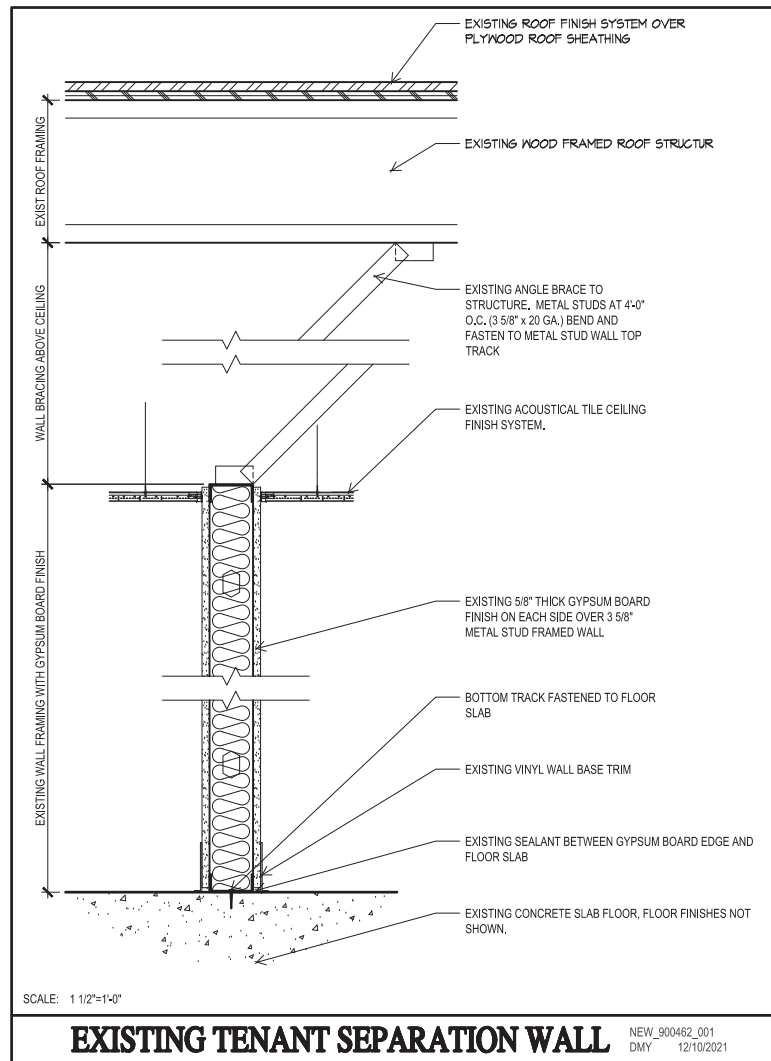
3081 Teagarden St., San Leandro CA 94577  
510.347.4620

EXTERIOR ELEVATIONS  
A003

SDG Architects, Inc.  
3361 Walnut Blvd. Suite 120  
Brentwood, CA 94513  
925.634.7000 | sdgarchitectsinc.com







**CODE ANALYSIS**

PROJECT:  
CONDOMINIUM CONVERSION OF BUILDING CONTAINING TWO TENANTS

CBC CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATIONS:

OCCUPANCY CLASSIFICATIONS: MIXED OCCUPANCIES  
- OCCUPANCIES: B (CLINIC), M (RETAIL), S-1 (WAREHOUSE)  
(1-STORY BUILDING)

CBC CHAPTER 5 - BUILDING HEIGHTS & AREAS:  
(GROUP M OCCUPANCY USED AS MOST RESTRICTIVE)

ALLOWABLE TABULAR BUILDING HEIGHT (CBC TABLE 504.3 & 504.4):  
- 2 STORIES, 60' ABOVE GRADE PLANE

ALLOWABLE TABULAR BUILDING AREA (CBC TABLE 506.2):  
- 36,000 SQUARE FEET FOR 1 STORY BUILDING

ACTUAL BUILDING HEIGHT:  
1 STORY, 21'-6" ABOVE GRADE PLANE

ACTUAL BUILDING AREA:  
CONDOMINIUM UNIT 1 7,704 SF (M, S-1)  
CONDOMINIUM UNIT 2 13,784 SF (B, S-1)  
TOTAL 21,488 SF

OCCUPANCY CLASSIFICATIONS: MIXED OCCUPANCIES  
- NO REQUIRED SEPARATION OF THESE TWO OCCUPANCIES BASED ON CBC TABLE 508.4

CBC CHAPTER 6 - TYPE OF CONSTRUCTION:  
TYPE V-B (NON-SEPARATED USE BUILDING)

THERE IS NO PROPOSED PROPERTY LINE. ONLY CONDOMINIUM CONVERSION OF EACH TENANT SPACE. SUBJECT TO FIRE AUTHORITY REVIEW, THIS WOULD APPEAR TO INDICATE EACH CONDOMINIUM AS A SEPARATE FIRE AREA WITHIN THE BUILDING. THE WALL SEPARATING FIRE AREAS IN A BUILDING IS A FIRE BARRIER.

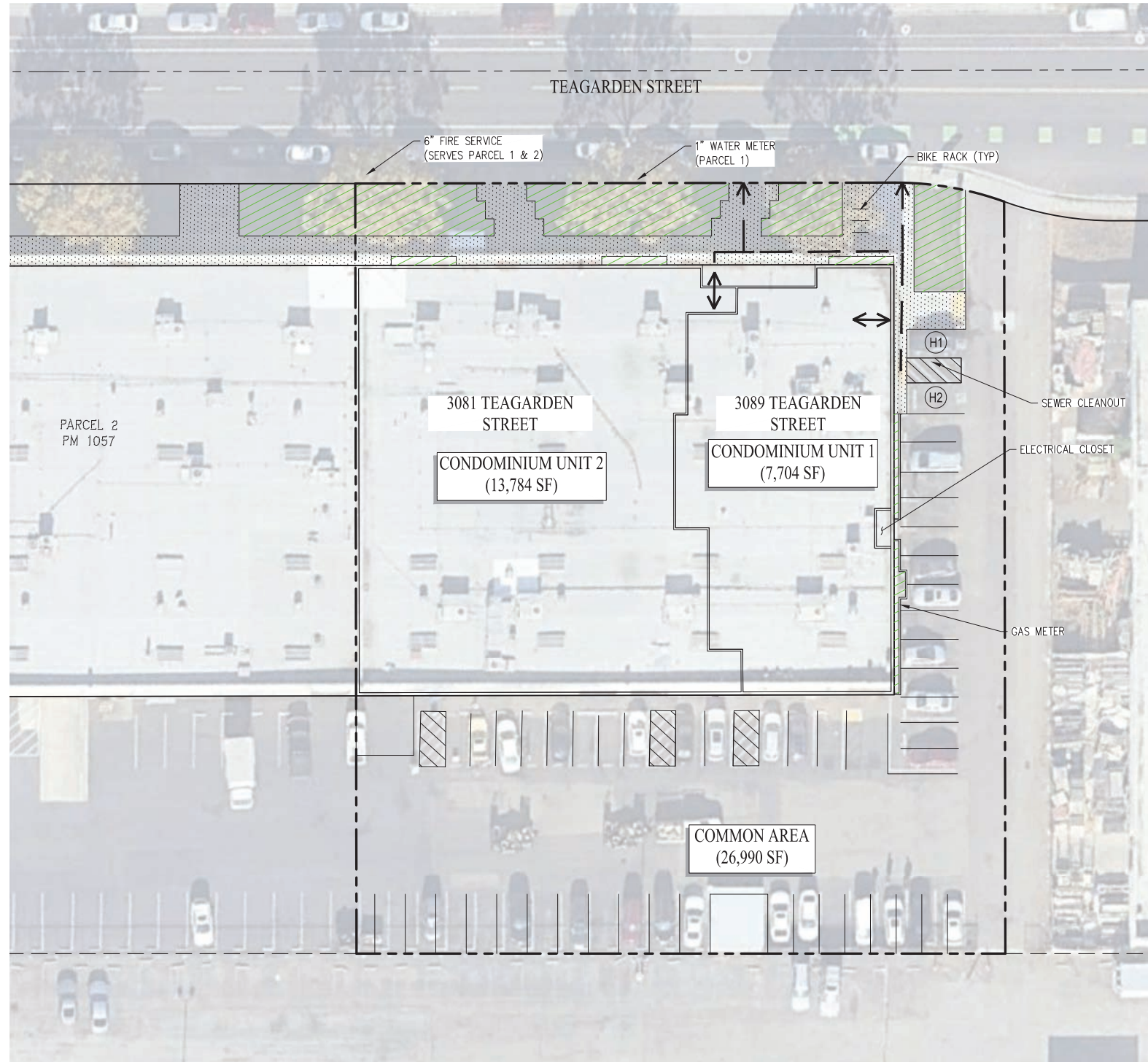
CBC SECTION 707 FIRE BARRIERS:  
- CBC SECTION 707.3.10 - THE EXISTING WALL SEPARATING THESE TWO SPACES WOULD NEED TO BE UPGRADED TO A FIRE BARRIER  
- CBC TABLE 707.3.10 - THE FIRE RESISTANCE RATING FOR THIS WALL SHALL BE 2-HOURS  
- CBC SECTION 707.5 - FIRE BARRIERS SHALL EXTEND FROM THE TOP OF THE FOUNDATION SLAB BELOW TO THE UNDERSIDE OF THE ROOF SHEATHING ABOVE AND SHALL BE SECURELY ATTACHED THERETO.

CBC SECTION 714 PENETRATIONS:  
- BOTH MEMBRANE AND THROUGH PENETRATIONS OF FIRE BARRIER WALL SHALL CONFORM WITH APPLICABLE PARTS OF THIS SECTION

CBC SECTION 715 FIRE-RESISTANT JOINT SYSTEMS:  
- FIRE BARRIER WALL SHALL CONFORM WITH APPLICABLE PARTS OF THIS SECTION

ADDITIONAL CODE ANALYSIS SHALL BE PERFORMED DURING THE DEVELOPMENT OF THE CONSTRUCTION DOCUMENTS FOR THIS PROJECT. THIS WILL BE BASED ON REVIEW BY FIRE AUTHORITY AND BUILDING AUTHORITY FOR CONFORMANCE WITH APPLICABLE CODES AND ORDINANCES.

PLN21-0035  
Exhibit D



**APPLICATION FOR CONDOMINIUM CONVERSION (2 UNITS)**

1. ZONING APPLICATION
2. PARCEL MAP
3. CONDOMINIUM PLANS
4. CC&RS

**LEGEND**

- ACCESSIBLE BUILDING ENTRANCE
- ACCESSIBLE PATH OF TRAVEL
- HARDSCAPE
- LANDSCAPE
- ACCESSIBLE PARKING SPOT

SHEET INDEX	
NO.	DESCRIPTION
1	COVER SHEET & SITE PLAN
2	PARKING PLAN
3	ROOF PLAN
4	PHOTO LIBRARY
5	PHOTO LIBRARY

**PLN21-0035**  
**Exhibit E**

**COVER SHEET & SITE PLAN**  
**3081 & 3089 TEAGARDEN STREET**  
**CONDOMINIUM CONVERSION PLAN**

CITY OF SAN LEANDRO ALAMEDA COUNTY CALIFORNIA

SCALE: 1" = 20' DATE: DECEMBER 2021



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SHEET NO.  
**1**  
OF 5 SHEETS





**LEGEND**

- ① PARKING SPOT
- Ⓜ ACCESSIBLE PARKING SPOT
- C COMPACT STALL

**PARKING ALLOCATION**

1. PARKING SPOTS 1-10 RESERVED FOR CONDOMINIUM UNIT 1
2. PARKING SPOTS 18-25, 39, AND 40 RESERVED FOR CONDOMINIUM UNIT 2

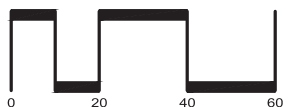
**NOTES:**

1. THE MINIMUM PARKING STALL DIMENSIONS ARE 18.5' DEPTH AND 9' WIDTH (8' FOR COMPACT SPACES).
2. PARKING SPOT H2 IS A VAN ACCESSIBLE PARKING SPACE.

PLN21-0035  
Exhibit F

**PARKING PLAN  
3081 & 3089 TEAGARDEN STREET  
CONDOMINIUM CONVERSION PLAN**

CITY OF SAN LEANDRO ALAMEDA COUNTY CALIFORNIA  
SCALE: 1" = 20' DATE: DECEMBER 2021



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SHEET NO.  
**2**  
OF 5 SHEETS





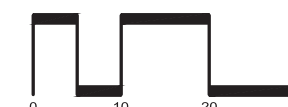
ROOFTOP ITEM INDEX		
ITEM NO	DESCRIPTION	SERVICE UNIT
1	OLD AC/FURNACE PAD	N/A
2	OLD AC/FURNACE PAD	N/A
3	AC/FURNACE	3081
4	OLD AC/FURNACE PAD	N/A
5	OLD AC/FURNACE PAD	N/A
6	VENT/EXHAUST	3081
7	VENT/EXHAUST	3081
8	VENT/EXHAUST	3081
9	VENT/EXHAUST	3081
10	VENT/EXHAUST	3081
11	VENT/EXHAUST	3081
12	VENT - TYPE B GAS VENT	3081
13	SKYLIGHT	3081
14	VENT/EXHAUST	3081
15	SKYLIGHT	3081
16	ROOF ACCESS PORT	3081
17	TRANE AC/FURNACE	3081
18	BRYANT AC/FURNACE	3081
19	BRYANT AC/FURNACE (SMALL) KITCHEN	3081
20	BRYANT AC/FURNACE (SMALL) BOD ROOM	3081
21	SKYLIGHT	3081
22	VENT/EXHAUST	3081
23	SKYLIGHT	3081
24	YORK AC/FURNACE	3081
25	SKYLIGHT	3081
26	VENT	3081
27	TRANE AC/FURNACE	3081
28	TRANE AC/FURNACE	3081
29	YORK AC/FURNACE	3081
30	VENT TUB - CONNECTS MULTIPLE LINES	3081
31	VENT/EXHAUST	3081

32	TRANE AC/FURNACE	3081
33	SATELLITE DISH	3089
34	TRANE AC/FURNACE	3089
35	VENT	3089
36	VENT TUBE	3089
37	SKYLIGHT	3089
38	SKYLIGHT	3089
39	VENT/EXHAUST	3089
40	SKYLIGHT	3089
41	VENT/EXHAUST	3089
42	TRANE AC/FURNACE	3089
43	SKYLIGHT	3089
44	SKYLIGHT	3089
45	VENT/EXHAUST	3089
46	AC/FURNACE	3089
47	VENT/EXHAUST	3089
48	FAN	3089
49	SKYLIGHT	3089
50	SKYLIGHT	3089
51	VENT/EXHAUST	3089
52	SKYLIGHT	3089
53	SKYLIGHT	3089
54	SKYLIGHT	3089
55	VENT/EXHAUST	3089
56	AC/FURNACE	3089
57	AC/FURNACE	3089
58	SKYLIGHT	3089
59	SKYLIGHT	3089
60	VENT/EXHAUST	3089
61	AC/FURNACE	3089
62	VENT/EXHAUST	3089
63	VENT/EXHAUST	3089
64	VENT TUBE	3089
65	SATELLITE DISH - CROSSLINK	3089
66	AC/FURNACE	3089

PLN21-0035  
Exhibit G

ROOF PLAN  
3081 & 3089 TEAGARDEN STREET  
CONDOMINIUM CONVERSION PLAN

CITY OF SAN LEANDRO ALAMEDA COUNTY CALIFORNIA  
SCALE: 1" = 10' DATE: DECEMBER 2021



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SHEET NO.  
**3**  
OF 5 SHEETS





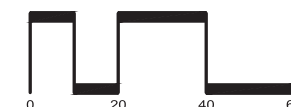
**LEGEND**

① → PHOTO VIEW (SEE SHEET 5)

**PLN21-0035**  
**Exhibit H**

**PHOTO EXHIBIT**  
**3081 & 3089 TEAGARDEN STREET**  
**CONDOMINIUM CONVERSION PLAN**

CITY OF SAN LEANDRO ALAMEDA COUNTY CALIFORNIA  
SCALE: 1" = 20' DATE: DECEMBER 2021



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SHEET NO.  
**4**  
OF 5 SHEETS





① ENTRANCE TO 3081 TEAGARDEN STREET



② ENTRANCE TO 3081 TEAGARDEN STREET



③ ENTRANCE TO 3081 TEAGARDEN STREET



④ ENTRANCE TO 3089 TEAGARDEN STREET



⑤ ENTRANCE TO 3089 TEAGARDEN STREET



⑥ ENTRANCE TO 3089 TEAGARDEN STREET



⑦ ELECTRIC CLOSET



⑧ GAS METER



⑨ CORNER OF 3089 TEAGARDEN STREET



⑩ CORNER OF 3089 TEAGARDEN STREET



⑪ REAR ENTRANCE OF 3081 TEAGARDEN STREET



⑫ REAR ENTRANCE OF 3081 TEAGARDEN STREET



⑬ REAR ENTRANCE OF 3081 TEAGARDEN STREET



⑭ REAR ENTRANCE OF 3089 TEAGARDEN STREET

# PLN21-0035 Exhibit I

## PHOTO EXHIBIT 3081 & 3089 TEAGARDEN STREET CONDOMINIUM CONVERSION PLAN

CITY OF SAN LEANDRO ALAMEDA COUNTY CALIFORNIA  
DATE: DECEMBER 2021



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SHEET NO.  
**5**  
OF 5 SHEETS