

San
Leandro
Tech
Campus
Residential

Proposed Modification to Planned
Development PLN2013-00045 dated
February 20, 2014

4-26-2017 Resubmittal



PLN16-0067
EXHIBIT A
June 15, 2017

PROJECT TEAM

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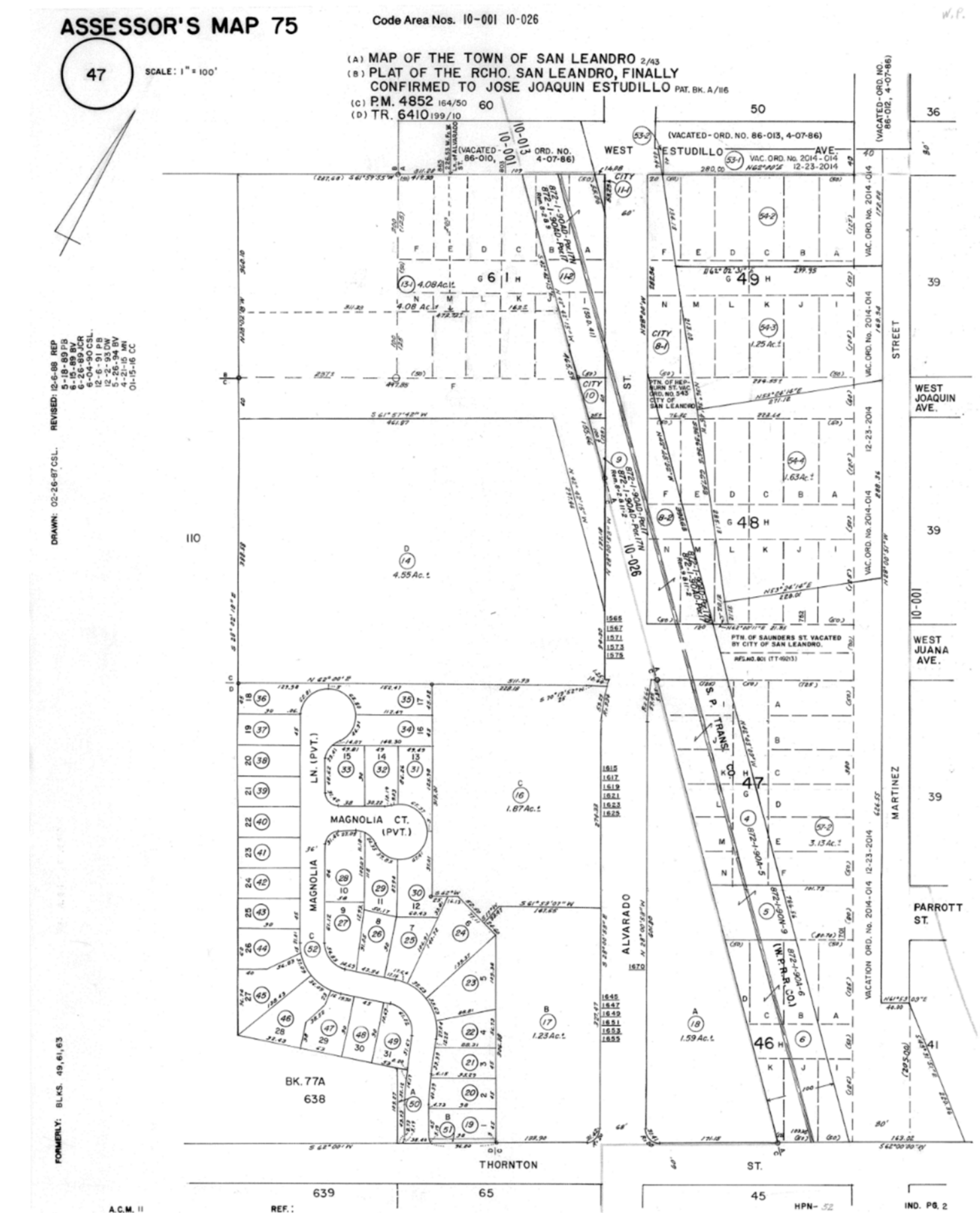
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ASSESSOR'S PARCEL MAP

For Assessment Use Only



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Project Description:

San Leandro Tech Campus Residential building is a 7 story, 197-unit apartment community located adjacent to the San Leandro Bart station and anchoring the south end of the SLTC master plan.

The sites unique location isolated between a Bart and railroad track creates an opportunity for the building to do something different. There is not a need to fit in to an urban context or scale like most building, rather it needs to be a ambitious design that like the campus itself serves as a vision for the future of San Leandro. The façade facing the tracks work as grand gesture layering the space into the courtyards and building breaks and creating a larger scale not typically seen in residential building.

Lobby leasing is located on Parrot street and a commercial space is located on Thornton street/ the new greenway along the front of the building. In addition to the 2 courtyards the building also has multiple amenities including a roof deck with bay and hill views, clubroom, fitness, bike storage and a dog wash.

Project Address: Parrot Street and Thornton Street,
San Leandro, CA

Zoning: PS (S) – Public and Semi-Public

Site Area: 136,547 SF (3.13acres)

Max Height: 85'

Proposed Height: 84'-6"

Max Stories: 7

Stories: 7

Construction Type: Type IIIA over 2 levels of Type IA
Podium

No of Units: 197 Units

	Unit Area	Level 2	Level 3	Level 4	Level 5	Level 6	Level 7	Total	%	Total Area
Studio										
S1	558	2	2	2	2	2	2	12	6.1%	6,696
S1.1	538	1	0	0	0	0	0	1	0.5%	538
S1.2	549	0	1	1	1	1	1	5	2.5%	2,745
S1.3	472	1	1	1	1	1	1	6	3.0%	2,832
S1.4	532	1	1	2	2	2	2	10	5.1%	5,320
S2	534	1	1	1	1	1	1	6	3.0%	3,204
S3	500	1	0	0	0	0	0	1	0.5%	500
S4	697	1	0	0	0	0	0	1	0.5%	697
Total Units	536	8	6	7	7	7	7	42	21.3%	
Total Area		4,389	3,203	3,735	3,735	3,735	3,735			22,532
One Bed										
A1	652	0	1	1	1	1	1	5	2.5%	3,260
A2	687	1	1	1	1	1	1	6	3.0%	4,122
A2.1	714	1	1	1	1	1	1	6	3.0%	4,284
A3	757	1	1	1	1	1	1	6	3.0%	4,542
A4	667	1	1	2	2	2	2	10	5.1%	6,670
A5	696	0	0	1	1	1	1	4	2.0%	2,784
A5.1	711	1	1	1	1	1	1	6	3.0%	4,266
A6	711	1	1	1	1	1	1	6	3.0%	4,266
A7	732	2	2	2	2	2	2	12	6.1%	8,784
A7.1	710	2	2	2	2	2	2	12	6.1%	8,520
A7.2	785	6	7	7	7	7	7	41	20.8%	32,185
Total	734	16	18	20	20	20	20	114	57.9%	
Total Area		11,841	13,278	14,641	14,641	14,641	14,641			83,683
2 Bedroom										
B1	1,124	1	1	1	1	1	1	6	3.0%	6,744
B2	1,054	2	2	2	2	2	2	12	6.1%	12,648
B3	1,186	1	1	1	1	1	1	6	3.0%	7,116
B4	1,165	1	1	1	1	1	1	6	3.0%	6,990
B5	1,274	1	1	0	0	1	1	4	2.0%	5,096
B5.1	1,337	0	0	1	1	0	0	2	1.0%	2,674
B6	1,226	1	1	1	1	1	0	5	2.5%	6,130
Total	1,156	7	7	7	7	7	6	41	20.8%	
Total Area		8,083	8,083	8,146	8,146	8,083	6,857			47,398
Total		31	31	34	34	34	33	197		153,613
Area Per Level		24,313	24,564	26,522	26,522	26,459	25,233			
Parking										
		In Building	In Adjacent Garage		Total	Required				
ADA		2		1	3	Residential				197
ADA Van		1		0	1	Office				26
Standard		4		87	91					
Compact		0		56	56					
Puzzle Lift (Quad)		76		0	76					
Total		83		144	227					223
						(See sheet A-4.1-2)				
Site (SF)	136,547									

Non GFA			
Bike Parking	1,173	Media Filter	161
E Gen.	531	MPOE	333
ELEC	302	Parking	13,838
Fan Room	298	Trash	579
Fire Pump	551		
Gas Meter	115		
Total Non GFA	17,881		

GFA			
Level 1		Level 4	
Circulation	1,024	Residential	26,522
Commercial	13,024	Circulation	4,027
Leasing	821	Service	455
Lobby	1,659	Total	31,004
Mail	736		
Meeting	436	Level 5	
Pet Spa	182	Residential	26,522
Secondary Lobby	800	Circulation	4,027
Total	18,682	Service	455
		Total	31,004

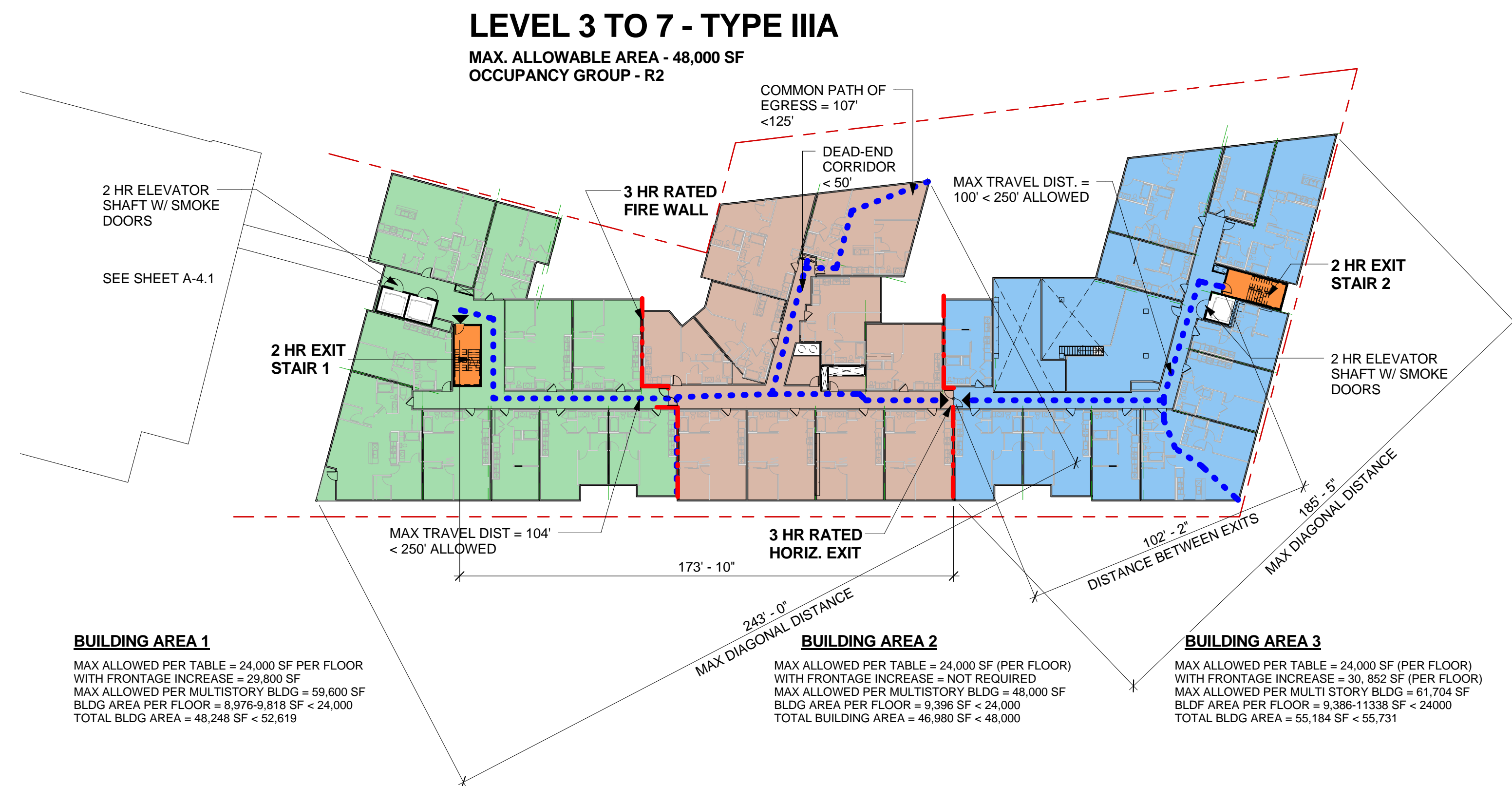
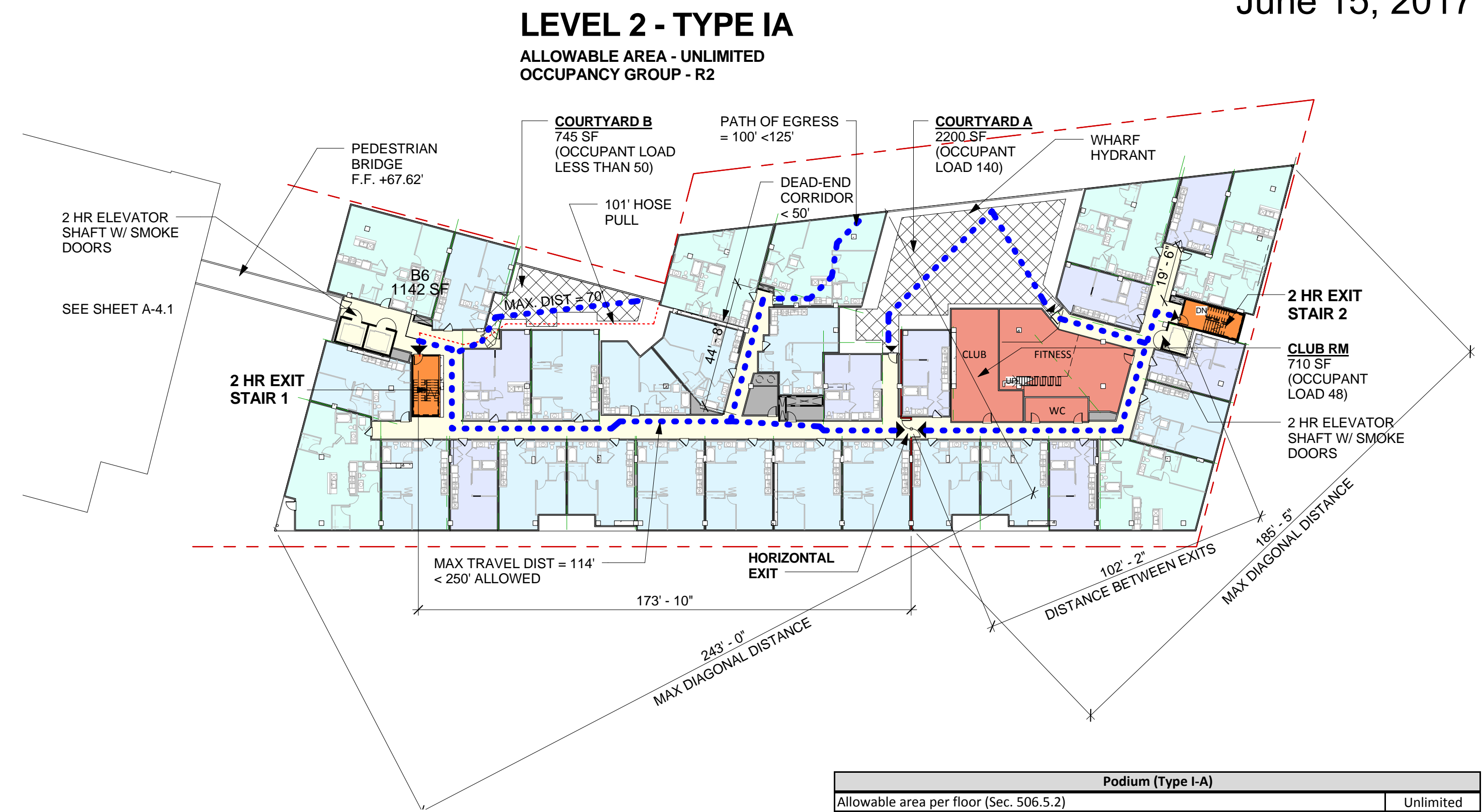
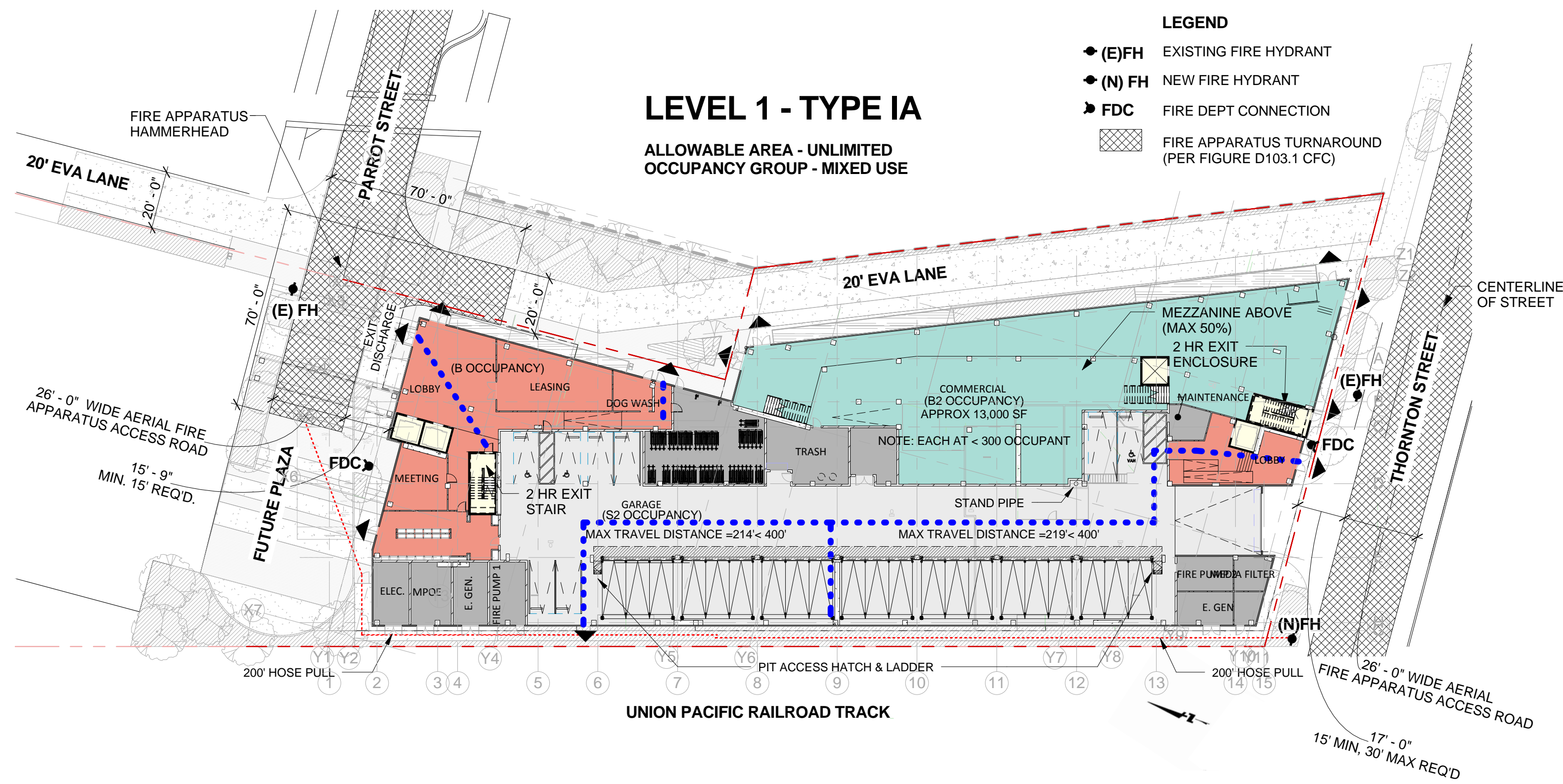
Level 2		Level 6	
Residential	24,313	Residential	26,459
Circulation	4,407	Circulation	4,016
Amenity	2,191	Service	500
Service	458	Total	30,737
Total	31,369		

Level 3		Level 7	
Residential	24,564	Residential	25,233
Circulation	3,971	Circulation	4,069
Amenity	872	Amenity	339
Service	458	Service	455
Total	29,865	Total	30,096

Total GFA	202,757
Total Building	220,638

Bike Parking	100	Open Space	
		Courtyards	4,186
Loading Space	1	Roof Deck	842
		Balconies	253
		Total	5,281
FAR	1.48	DUA	62.85

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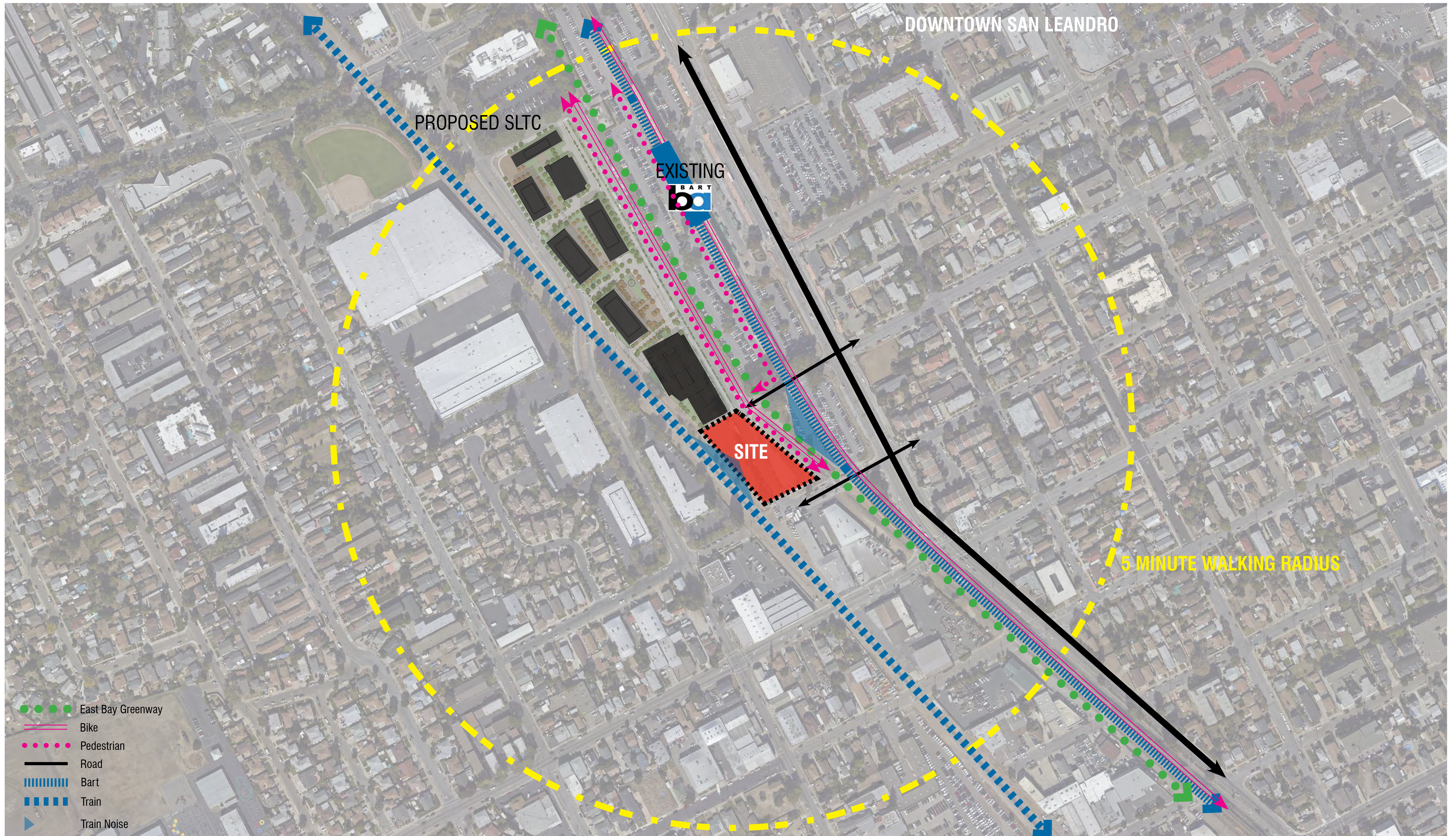
Type of Construction	Type I-A / Type III-A		
Fire Sprinkler System	NFPA-13 Throughout		
Fire Rating of Walls & Floors (CBC Table 601 & 602)	Fire Rating of Building Below Podium (Type I-A)		
	Exterior bearing Wall		3HR
	Exterior Non-Bearing Wall		
	North Side - >30 ft		Not Required
	East Side - >30ft		Not Required
	South Side - >30 ft		Not Required
	West Side - >30 ft		Not Required
	Interior Bearing Walls		3 HR
	Columns Supporting Podium		3 HR
	Floors		2 HR
Roof (Courtyard Floor)		1-1/2HR	
Fire Rating Based on Fire Separation Distance @ Ext. Walls (CBC Table 602)	Location	Fire Separation Distance	Amount of Opening Allowed
	North Side	>30 ft	Unlimited
	East Side	>30 ft	Unlimited
	South Side	>30ft	Unlimited
Fire Rating of Building Above Podium (Type III-A)	Fire Rating of Walls & Floors (CBC Table 601)		
	Exterior bearing Wall		2HR
	Exterior Non-Bearing Wall		
	North Side - >30 ft		Not Required
	East Side - >30 ft		Not Required
	South Side - >30 ft		Not Required
	West Side - >30 ft		Not Required
	Interior Bearing Walls		1 HR
	Fire Separation Walls (Compartments) - CBC Table 706.4		3 HR
	Floors		1 HR
Roof		1HR	
Fire Rating Based on Fire Separation Distance @ Ext. Walls (CBC Table 602)	Location	Fire Separation Distance	Amount of Opening Allowed
	North Side	>30 ft	Unlimited
	East Side	>30 ft	Unlimited
	South Side	>30ft	Unlimited
Exterior Opening Protection (CBC Table 705.8)	Location	Fire Separation Distance	Amount of Opening Allowed
	North Side	>30 ft	Unlimited
	East Side	>30 ft	Unlimited
	South Side	>30ft	Unlimited
West Side	>30ft	Unlimited	

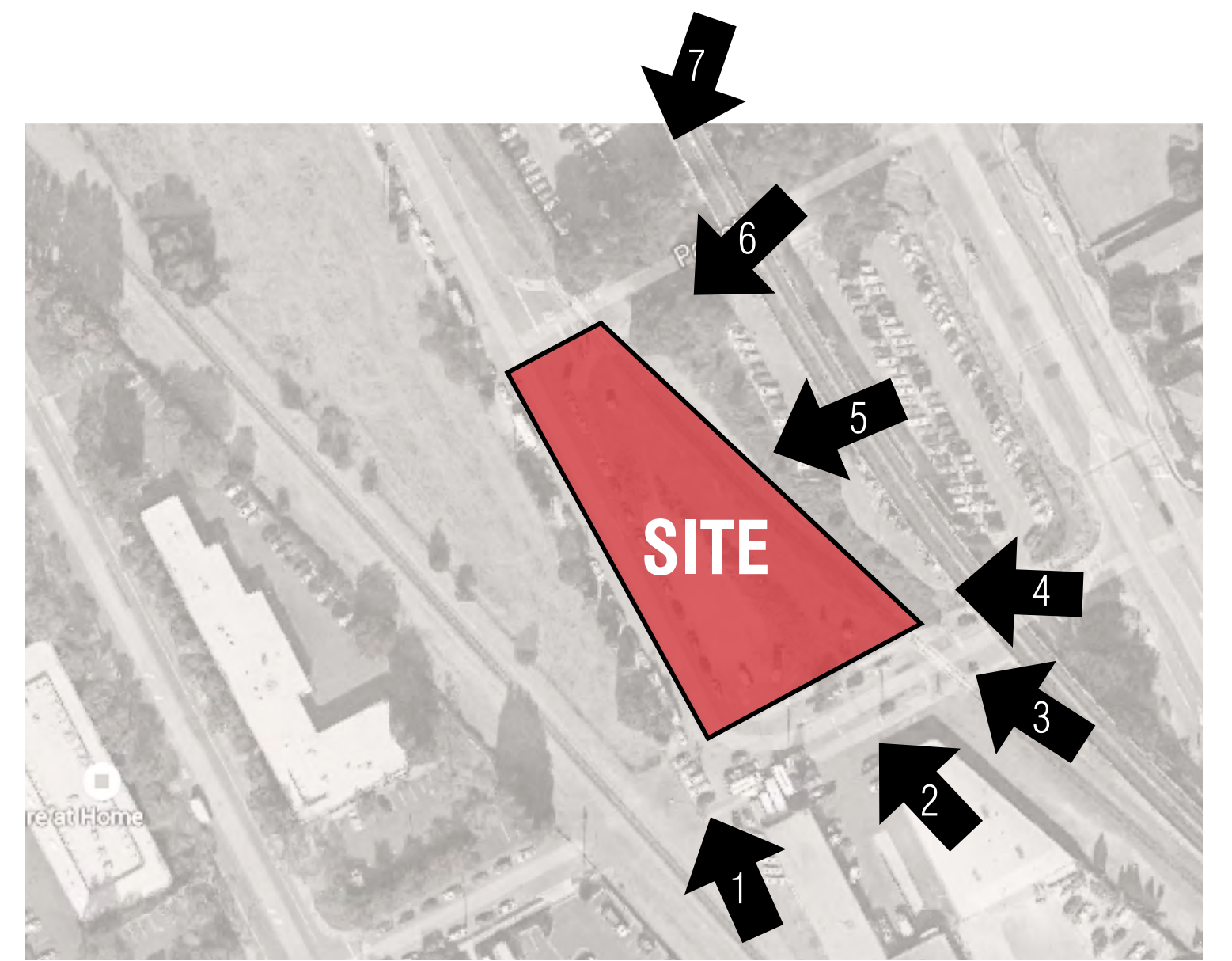
Podium (Type I-A)	
Allowable area per floor (Sec. 506.5.2)	Unlimited
Allowable area entire building	Unlimited
Proposed area entire building	68,804

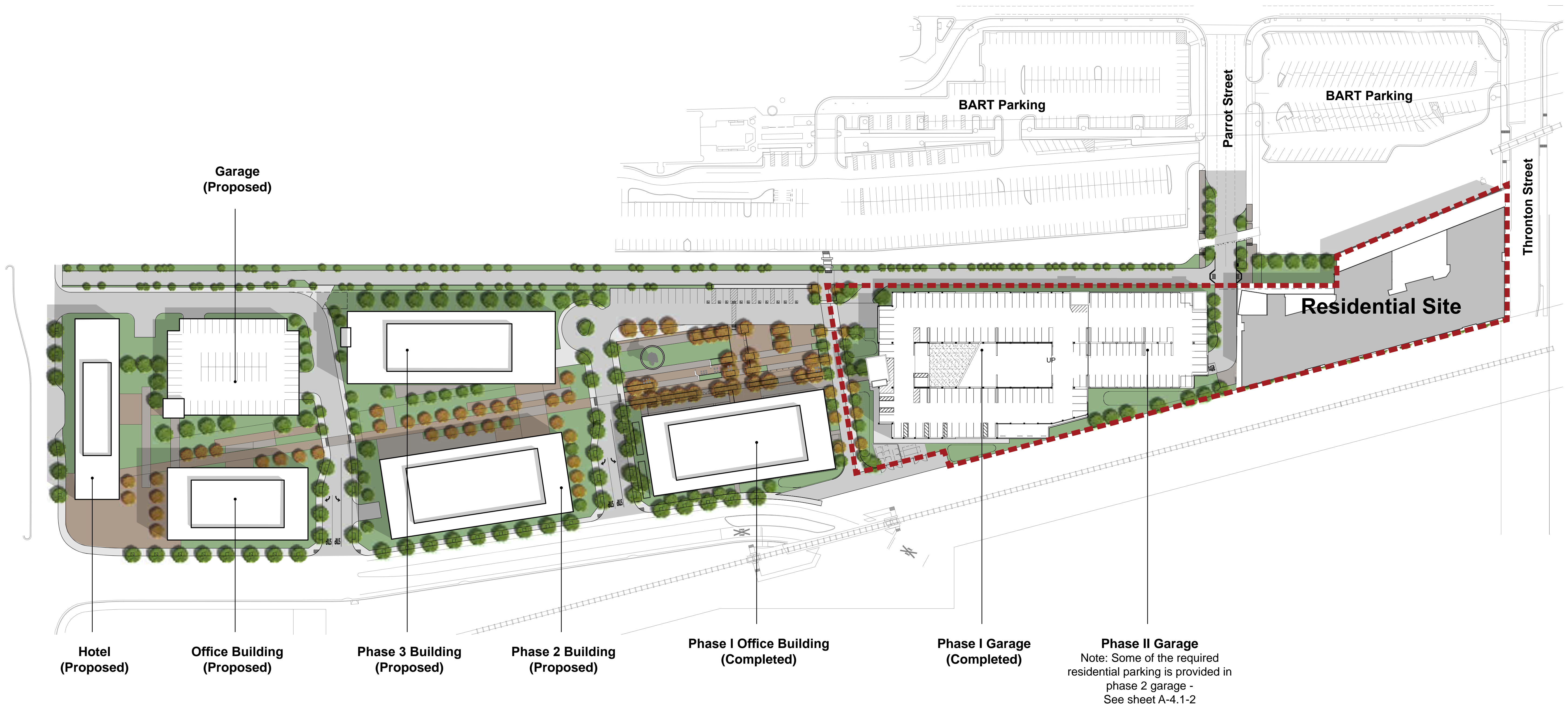
BUILDING AREA 1 (Type III-A, Single Occupancy R-2)	
Frontage increase (sec. 506)	If = (F/P-.25) x W/30 If = (179/444-.25) x 23/30 = 25 Aa = At + (NS * If) x Sa Aa = (24,000 + 2818) x 2 = 30852 x 2 = 61,704
Allowable area per floor (Value SM with height increase Per table Sec. 506.2)	24,000
Proposed area per Floor	Level 3: 9,818 Level 4: 9,818 Level 5: 9,818 Level 6: 9,818 Level 7: 8,976
Allowable area for Multistory building Aa = At + (NS * If) x Sa	52,619
Proposed area entire building	48,248

BUILDING AREA 2 (Type III-A, Single Occupancy R-2)	
Frontage increase (sec. 506)	If = (F/P-.25) x W/30 Not Used Aa = At + (NS * If) x Sa Aa = 24,000 + 0 x 2 = 48,000
Allowable area per floor (Value SM with height increase Per table Sec. 506.2)	24,000
Proposed area per Floor	Level 3: 9,396 Level 4: 9,396 Level 5: 9,396 Level 6: 9,396 Level 7: 9,396
Allowable area for Multistory building Aa = At + (NS * If) x Sa	48,000
Proposed area entire building	46,980

BUILDING AREA 3 (Type III-A, Single Occupancy R-2)	
Frontage increase (sec. 506)	If = (F/P-.25) x W/30 If = (207/484-.25) x 30/30 = 29 Aa = At + (NS * If) x Sa Aa = (24,000 + 6852) x 2 = 30852 x 2 = 61,704
Allowable area per floor (Value SM with height increase Per table Sec. 506.2)	24,000
Allowable area per floor with FRONTAGE INCREASE	27,866
Proposed area per Floor	Level 3: 9,386 Level 4: 11,786 Level 5: 11,337 Level 6: 11,337 Level 7: 11,338
Allowable area for Multistory building Aa = At + (NS * If) x Sa	55,731
Proposed area entire building	55,184











SLTC RESIDENTIAL
SAN LEANDRO, CA



WESTLAKE URBAN
TCA # 2015-077

Proposed Modification to Planned Development
PLN2013-00045 dated February 20, 2014
FIRST SUBMITTAL DATE: OCTOBER 24, 2016
REVISED SUBMITTAL DATE: APRIL 26, 2017

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EXHIBIT I
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RENDERING
LOOKING NORTH EAST

G-5.1



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SAN LEANDRO, CA



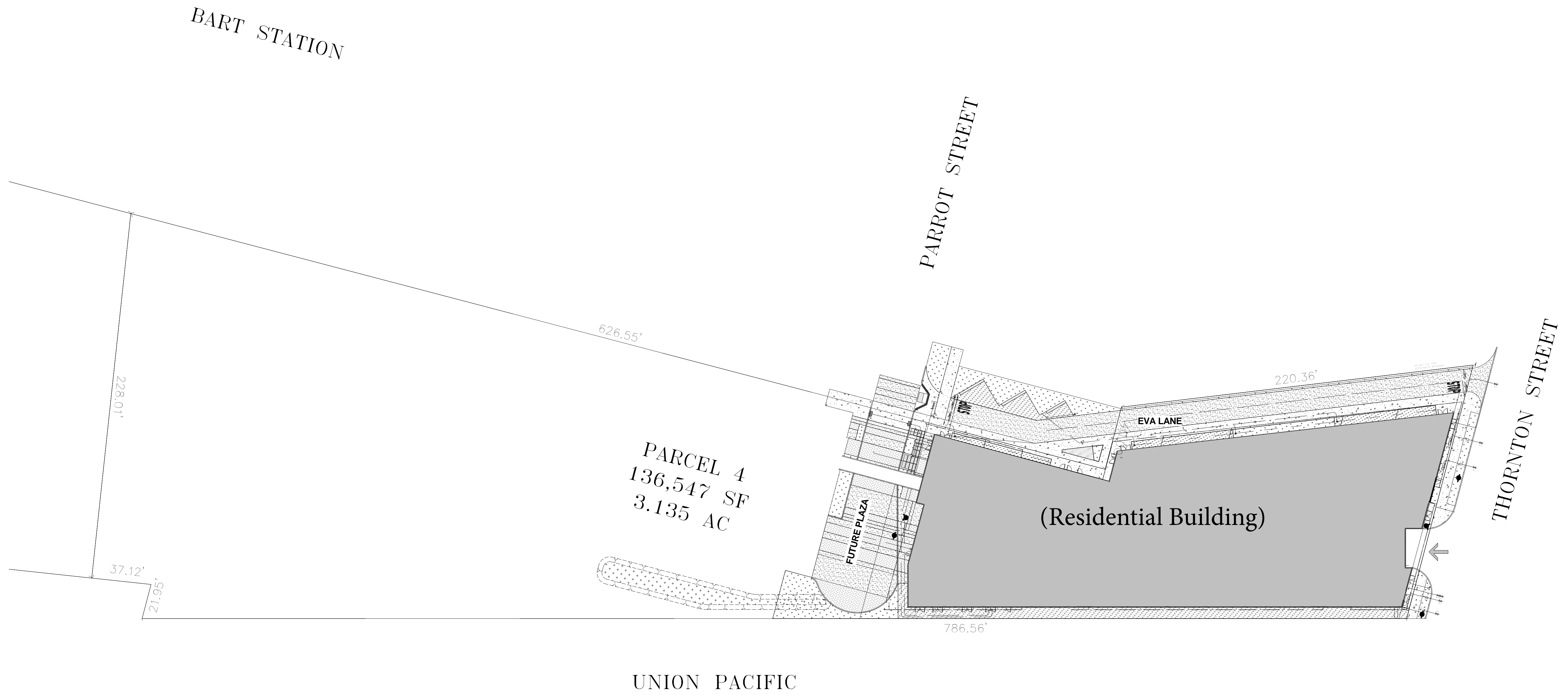
**WESTLAKE
URBAN**
TCA # 2015-077

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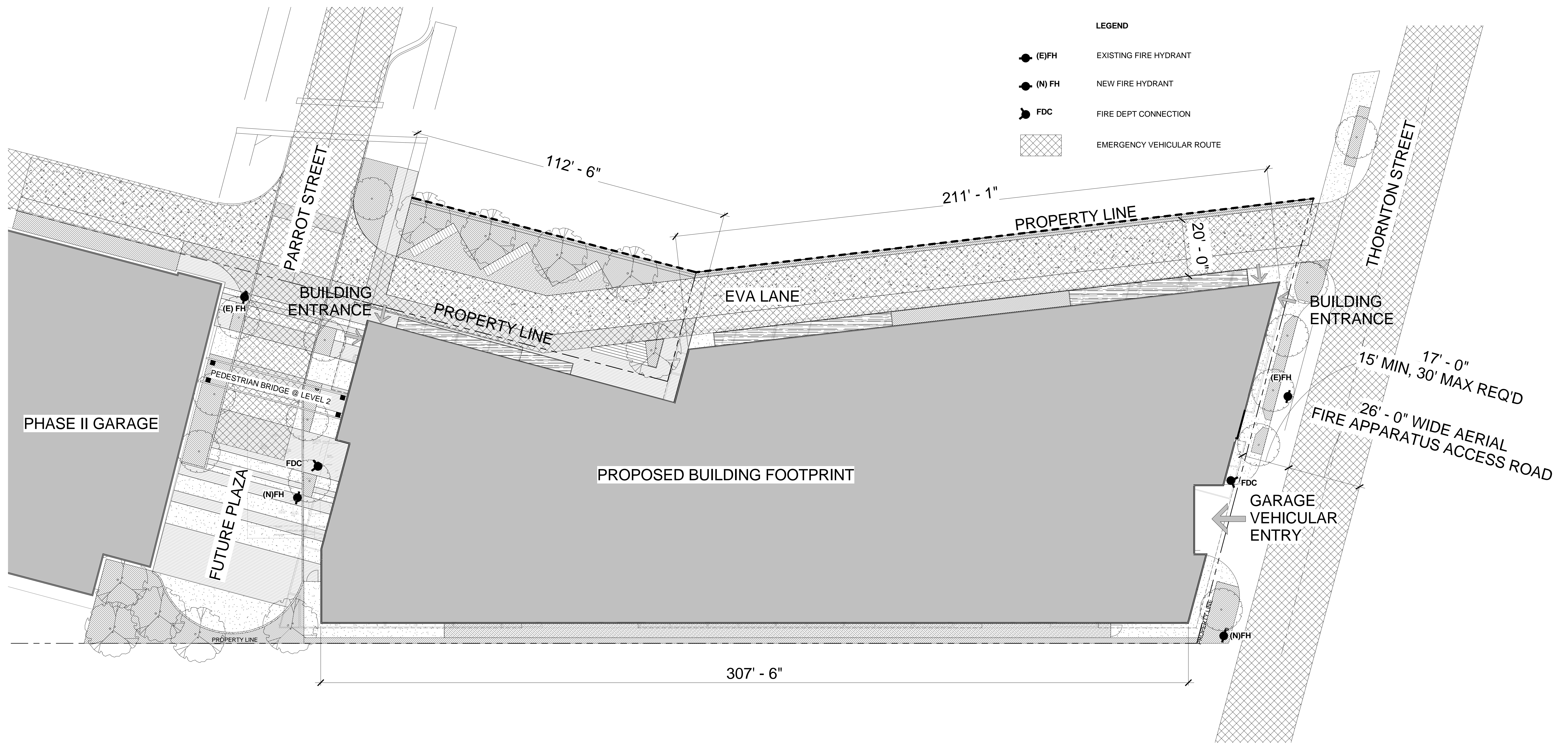
**PLN16-0067
EXHIBIT J
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RENDERING
LOOKING SOUTH WEST

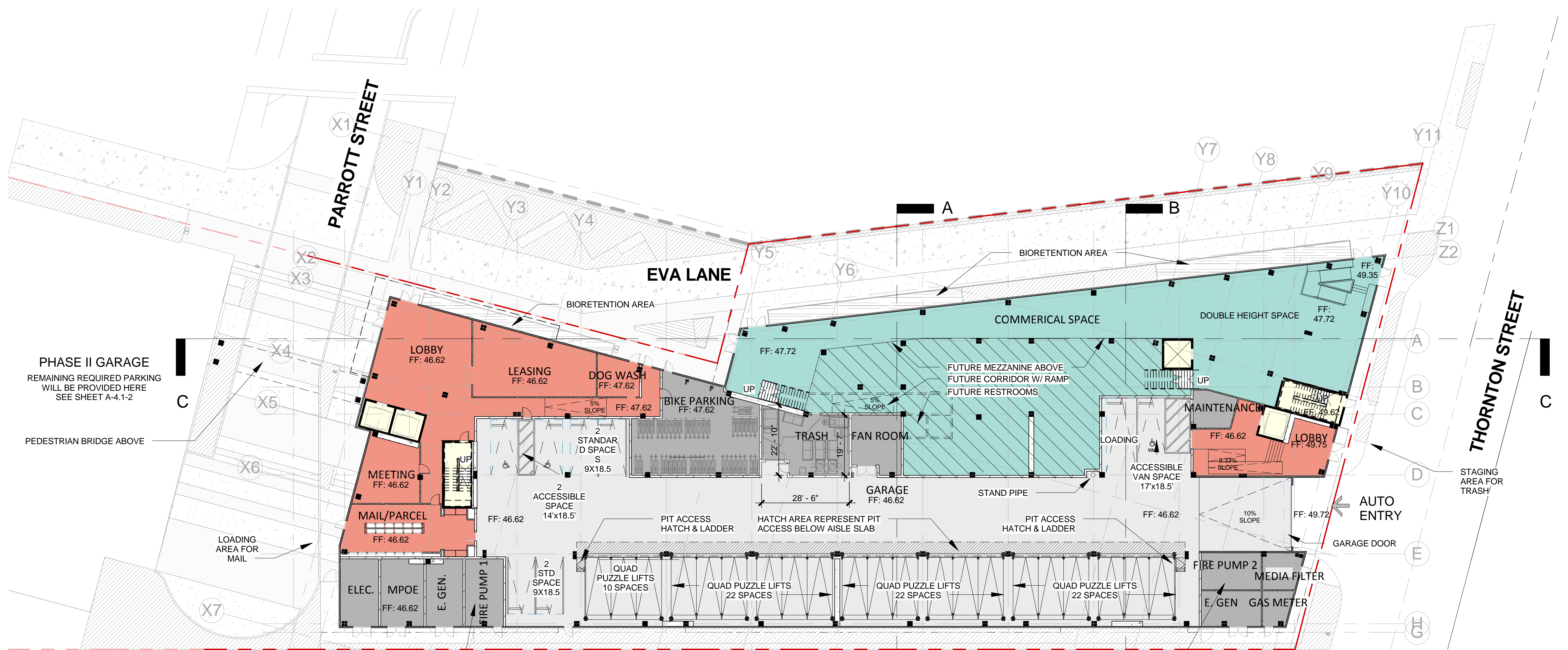
G-5.2



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PLN16-0067
 EXHIBIT L
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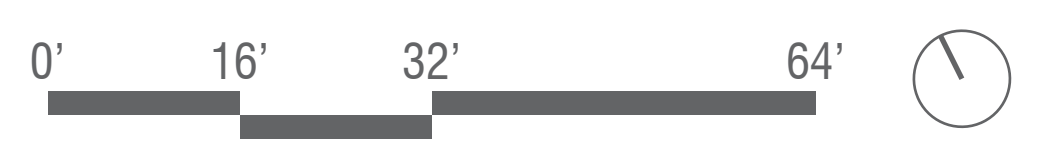


- Amenity
- Studio
- One Bedroom
- Two Bedroom
- Community Space
- Circulation
- Service
- Garage

GRADE PLANE = $\frac{49.48+49.33+46.60+46.60}{4} = 48.00$

LOWEST POINT OF FIRE ACCESS = 46.62

- NOTES:
1. KNOX BOXES WILL BE PROVIDED AS REQUIRED BY FIRE DEPART. LOCATIONS TO BE FINALIZED PRIOR TO BUILDING PERMIT APPROVAL
 2. PUZZLE LIFTS SHALL HAVE FIRE SPRINKLER DESIGN AS FOLLOWS:
 - a. Overhead uprights required near the garage ceiling.
 - b. Sidewalls to be positioned at the front and back of each stall on each level.
 - c. Design density of .20 gpm/1500 s.f. , with overhead sprinklers and all sidewall sprinklers flowing simultaneously within that area.





The Club will be a lounge like space where residents can gather for private events. Typically include a kitchen/bar, televisions, seating, games and work stations.

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- Amenity
- Studio
- One Bedroom
- Two Bedroom
- Community Space
- Circulation
- Service
- Garage

PLN16-0067
EXHIBIT O
June 15, 2017



- Amenity
- Studio
- One Bedroom
- Two Bedroom
- Community Space
- Circulation
- Service
- Garage

PLN16-0067
 EXHIBIT P
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