

476 34th Street, Oakland, CA. 94609

POSSIBLE REDEVELOPMENT SITE IN PILL HILL

FOR SALE



Presented By

Jane Brown

&

Juanita Timmons



OPTIMUM REALTY

NEIGHBORHOOD AERIAL

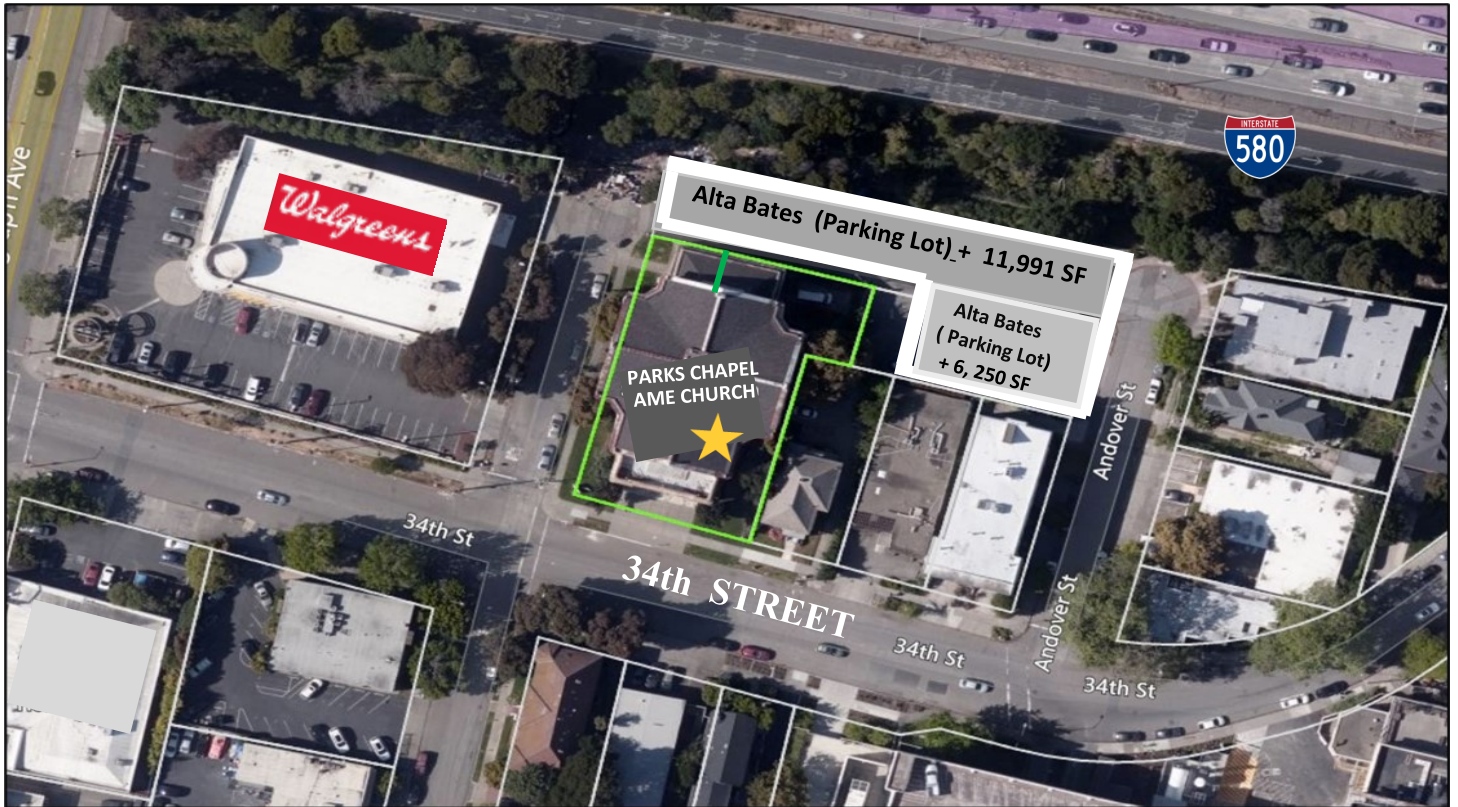


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SALES PRICE

NonDisclosed



Property Details

Year Built: 1916

Property Type: Religious Institution

Parcel Number: 009-0735-017

Lot size 0.41 Acres (17,992 SF)

Building Size: 21,341

Construction: Two-story steel frame painted brick and terra cotta

Parking: Street Parking

Utilities: Electric, Gas, Water, and Sewer

Elevator: Yes

Seismic: See attached seismic map

Zoning S-1 Medical Center / Commercial Zone

Maximum far: 6:40 max far with CUP and Corner Lot

Maximum Height: Subject to environment Review

Historical Significance: City of Oakland, landmark; Front Façade must be preserved

Air Development Right transfer: Buyer to confirm with City of Oakland

Jane Brown 415 559-3451
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DRE License 01077123
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NEIGHBORHOOD AERIAL

Property Summary



Park Chapel is a historic, two story structure with a spacious sanctuary seating for 850. The Structure has offices, classrooms, a conference room, and an elevator for ADA access to both floors. The lower level has a large fellowship hall with a kitchen.

There are restrooms in the lobby, fellowship hall ,and behind the pulpit of the church, all may not be ADA compliant. This is an (As-Is-sale) with some deferred maintenance.

The church is in Oakland Pill Hill Neighborhood where there is demand for medical office space or other development possibilities. The property is approximately 0.7 miles away from MacArthur Bart station and is conveniently located near I-580 and HWY 24.

The Property is zoned as S-1 designated for Medical Service. Across the street is Sutter / Alta Bates Hospital, in close vicinity is Kaiser Permanente, Hill Medical Group, and John Muir Medical Group.

Development Potential: Medical Services, Supportive Housing, Transitional Housing, Limited Child Care, Community Assembly, Community Education and Multifamily Dwelling.

This Property is on the landmark listing and requires that the Front Façade of building must be preserved.



Park Chapel Photos



Entrance



Lobby



Stairs to Sanctuary



Sanctuary



Conference Room



Elevator



Fellowship Hall



Kitchen

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Parks Chapel A.M.E. Church

Address: 476 34th Street

Ordinance Date: Ord. 10034 February 24, 1981

Zoning Case No: LM 80-511

Landmark Designation

The Subject Property is not a designated National Registered Historic Place but is included on the City of Oakland’s Landmarks Preservation Advisory Board’s list as a Landmark. Properties in this category have been approved for demolition as part of new development in the past, assuming no significant community resistance to demolishing this structure. Due to past precedent (See Franklin St Case Study) and verbal consultation with the City of Oakland Planning Department we expect, at minimum, the front façade of the building will have to be maintained with any new development.

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COMPARABLE SOLD TRANSACTIONS

Property Address	Date of Sale	Sale Price	Price PSF	Buyer	Proposed Use	Bldg Size	Lot Size	Notes
2124 Brush St. Oakland, CA. 94612 Uptown	7/8/2020	\$ 4,850,000	\$ 255	Oakbrook Partners	Developer Of 65 units	N/A	.44AC 19,023 sq ft	Zoning: C-51-CB Service commercial Raw Commercial ^Land
1431 Franklin St Oakland, CA. 94512 Downtown Oakland	11/14/2019	\$ 6,000,000	\$286	Tidewater Capital	Apartment Units	N/A	.48 AC 20,974 sq ft	Zoning" CBD-P Asphalt paved lot Used as a parking lot
1701 Franklin St. Oakland, CA. 94612 Downtown Oakland	7/11/2019	\$ 3,995,000	\$400	Resurrection Oakland Church	Religious Facility	10,000 sq ft	.23 AC 10,019 sq ft	Zoning: CBD—C Non-Grms length Transaction, Renovation 2017-specialty property
605—57th St. Oakland, CA. 94612 Oakland—North	5/29/2019	\$ 902,000	\$ 250	Keyur Shah	Religious Facility	3,605 sq ft	.1 AC 4,284	Zoning: RM-4 No Parking Specialty property
370—29th St. Oakland, CA.94609 Oakland—Norht	12/30/2019	\$ 1,007,236	\$ 504			2000 sq ft	.8 AC 34,843	Zoning: Commercial Specialty Parking Garage building
424—28th St. Oakland, CA. 94609 Oakland—North	6/28/2019	\$ 3,400,000	\$ 339	Three Steps Properties Three LLC	Apartment Units	N/A	.23 AC 10,019 sq ft	Zoning: CC-2



COMPARABLE PROPERTIES LISTED FOR SALE

PROPERTY ADDRESS	SIZE (SF)	ASKING PRICE	TIME ON MARKET	LEASED	NOTES
675—37th St. Oakland, CA.94609 Oakland—North	15,000 sq ft	\$ 2,365,000	721 days	Yes M—M	Zoning: RM—2 Industrial warehouse
169—14th St Oakland, CA. 94612 Downtown	.34 14,8100 sq ft Lot size	\$ 7,750,00	563 days	To be leased by Seller for 2 yrs. After close	Zoning: D—LM—2 Current Use-Day Care Proposed use—multi- family Apartment units one block from Lake Merritt
3884 Marten Luther King, Jr. Way Oakland, CA. 94609 Oakland—North	.28 AC 12,280 sq ft	\$ 2, 650,000	168 days	N/A	Vacant Land
1439—1443 Al- ice St. & 1434 Harrison St. Oakland, CA. 94612 Downtown—City Center	.91 AC Total Land 15,096 sq ft building	Not Disclosed	1106 days	No Info	Specialty Property & land Zoning: Office & Work- place housing No Parking
2044 Franklin St. Oakland, CA. 94612 Uptown	.59 AC 25,700 sq ft	Not Disclosed	252		Financial Building



Appraisal Valuation and Inspection
This Property was appraised in 2019 for
\$ 6,723,000



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9/25/2017

Parks Chapel AME Church
476 34th St.
Oakland, CA
Attention: Gordon Zagar

RE: Parks Chapel AME Church, Rejuvenation Project
476 34th St., Oakland, CA

Dear Gordon Zagar,

We are pleased to submit for your review and consideration our budget to make the necessary repairs and upgrades to the church as specified during the job walk. Please review our itemized breakdown, and clarifications for the scope of work included in this ROM proposal.

TOTAL AMOUNT OF BASE PROPOSAL \$945,692

TOTAL AMOUNT Nine Hundred Forty Five Thousand Six Hundred Ninety Two Dollars and No Cents (\$945,692.00)

CLARIFICATIONS:

- All work to be performed on Regular hours.
- Full time supervision is included in our proposal.
- Lobby Area Scope of Work Includes: Remove the (e) restroom fixtures, partitions, and finishes. Remove the (e) padded carpet & carpet pad. Remove the existing ceiling tile. Furnish and install new restroom fixtures, floor tile, plumbing fixtures, and tops. Furnish and install new carpet. Furnish and install new ceiling tiles. Paint Throughout.
- Reception Area Scope of Work Includes: Demolish the (e) VCT, ceiling tiles, restroom fixtures & finishes and class room walls. Furnish and install new light fixtures, ceiling tiles, VCT floor vocering, restroom floor tile, restroom fixtures, and restroom partitions. Paint Throughout.
- Kitchen Area Scope of Work: Demolish the (e) VCT, ceiling tile, and millwork in this area. Furnish and install new cabinets, countertops, floor covering, and ceiling tile in this area. Paint throughout.
- Ampitheatre Scope of Work: Remove the (e) carpet & carpet pad. Remove the (e) ceiling tile. Remove restroom fixtures, floor covering, and plumbing fixtures. Install new restroom finishes, floor covering, and plumbing fixtures. Install new ceiling tile, and carpet. Paint Throughout.
- Provide Misc. Repairs as needed per job walk specifications.
- Misc. Ceiling patch in specified offices.
- Repair the (e) roof.
- Repair misc. damaged window panels.



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- All changes in scope (whether by unforeseen condition, plan check comment, owner request or design clarification) along with resulting costs must be approved prior to the extra work taking place. A written change request with associated cost and schedule impact will be issued immediately upon notice of such a change.
- Builders risk insurance by the Client including the deductible.
- This proposal is a part of the contract. It shall supersede the contract and general conditions.
- Proposal is based on 30 day payment terms.
- MAI to indemnify for damages due to breach of contract or negligent performance only.

EXCLUSIONS:

- Permit Fees.
- Security and Data.
- Fencing
- Hazmat Handling and Abatement, Latent, Unforeseen and Subsurface conditions.
- Liquidated/Consequential Damages Greater Than \$100/Day or Greater Than One Percent (1%) of the Contract.
- Insurance Requirements Greater Than MAI's Existing Coverage.
- Indemnification of Owner's Agents, Customers and Design Professionals.

Provided this meets with your approval, please have the proper authorized representative(s) sign below and return to MAI (does not include alternate(s) if applicable).
Signing of this letter authorizes us to proceed based on the cost of:

Nine Hundred Forty Five Thousand Six Hundred Ninety Two Dollars and No Cents (\$945,692.00)

Sincerely,

MAI Construction, Inc

AUTHORIZED & APPROVED

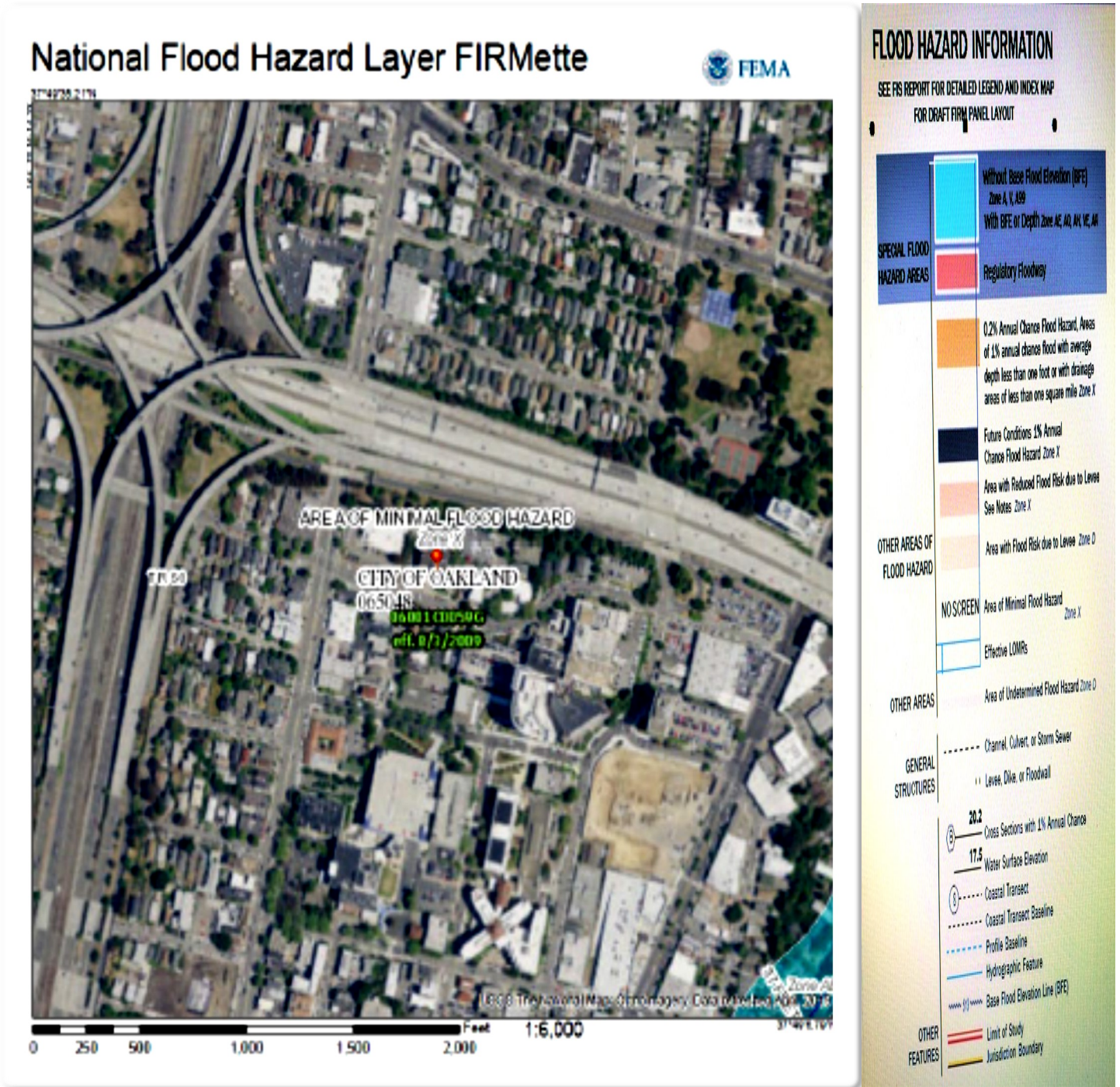
Dimitri Batalha
Project Manager

Name Date

Name Date

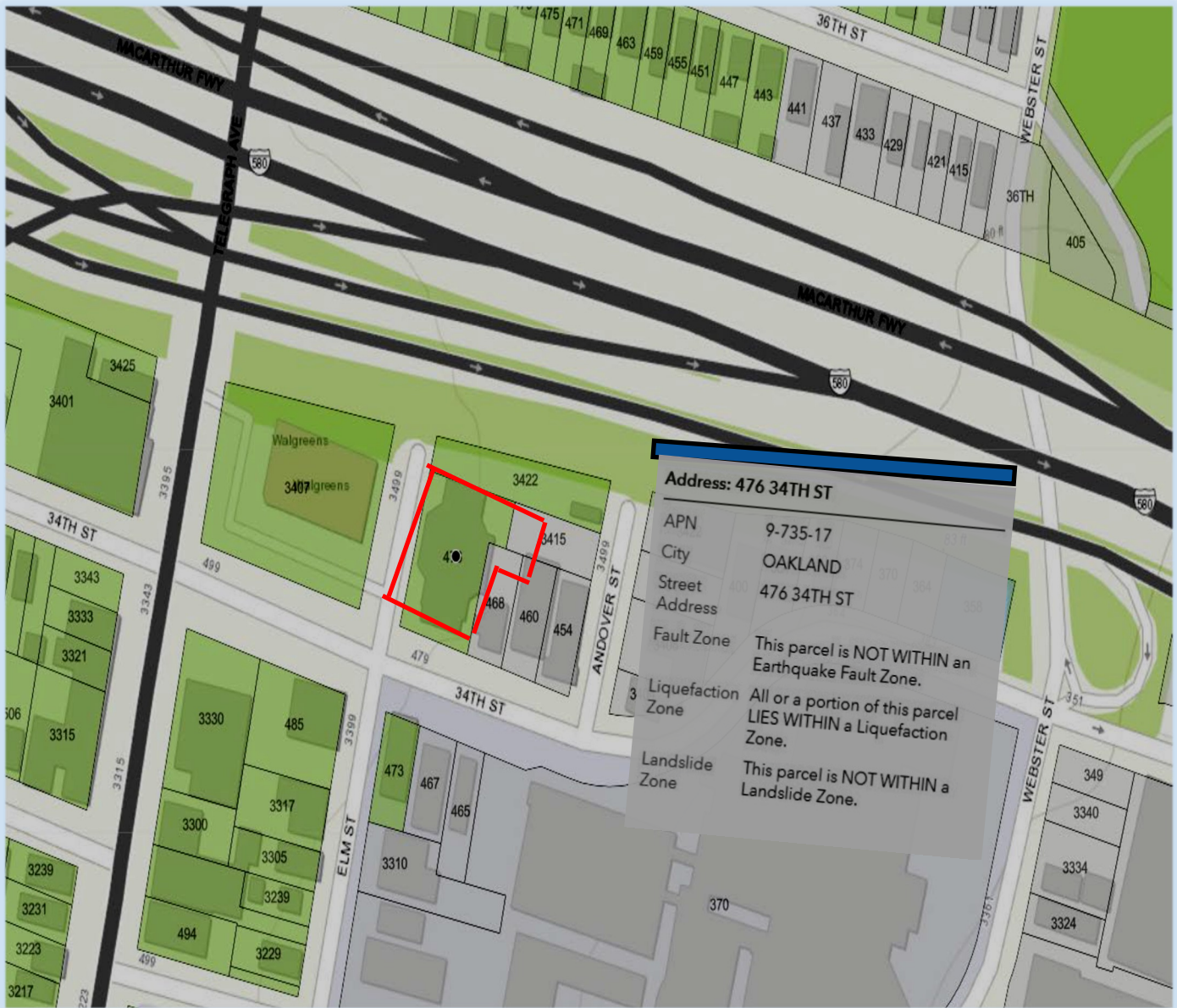
FLOOD MAP

ZONE X— AREA OF MINIMUM FLOOD HAZARD



Source: California Department of Conservation

EARTHQUAKE MAP



Source: California Department of Conservation

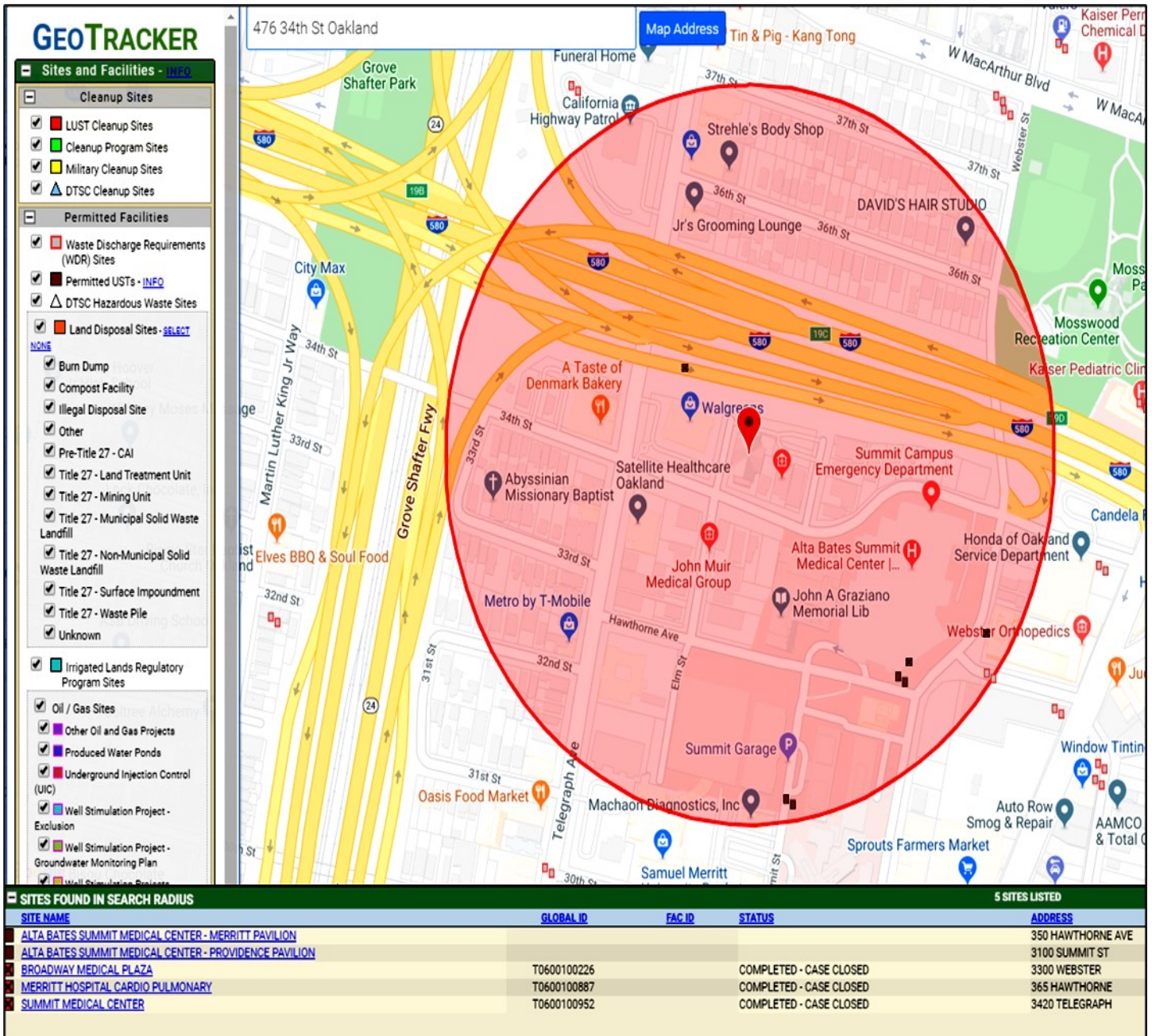
FINDINGS

Fault Zone: The parcel is **NOT WITHIN** an Earthquake Fault Zone.

Liquefaction Zone: All or a portion of this parcel **LIES WITHIN** a Liquefaction Zone. **Landslide**

Zone: This parcel is **NOT WITHIN** a Landslide Zone.

HAZARD MAP



ZONING MAP



S1 – MEDICAL CENTER COMMERCIAL

17.74.010 - Title, purpose, and applicability.

The provisions of this Chapter shall be known as the S-1 Medical Center Zone Regulations. The Medical Center (S-1) Zone is intended to create, preserve, and enhance areas devoted primarily to medical facilities and auxiliary uses, and is typically appropriate to compact areas around large hospitals. These regulations shall apply in the S-1 Zone.

(Ord. No. 13357, § 3(Exh. A), 2-16-2016; prior planning code § 6100)

17.74.020 - Required design review process.

Except for projects that are exempt from design review as set forth in Section 17.136.025, no Building Facility, Designated Historic Property, Potentially Designated Historic Property, Telecommunications Facility, Sign, or other associated structure shall be constructed, established, or altered in exterior appearance, unless plans for the proposal have been approved pursuant to the design review procedure in Chapter 17.136, and when applicable, the Telecommunications regulations in Chapter 17.128, or the Sign regulations in Chapter 17.104.

(Ord. No. 13270, § 3(Exh. A), 11-18-2014; Ord. No. 13028, § 2(Exh. A), 7-20-2010; Ord. No. 12999, § 4(Exh. A), 3-16-2010; Ord. 12776 § 3, Exh. A (part), 2006; Ord. 12606 Att. A (part), 2004; Ord. 11904 § 5.63 (part), 1996; prior planning code § 6102)

17.74.030 - Permitted activities.

The following activities, as described in the use classifications in Chapter 17.10, are permitted:

A. Residential Activities:

Permanent
Residential Care occupying a One-Family Dwelling Residential Facility
Supportive Housing
Transitional Housing
Semi-Transient
Emergency Shelter (Emergency Shelters are permitted by-right within those portions of the Martin Luther King Jr. Way corridor and Webster Street area described in Section 17.103.015(A)(1)(3) respectively and subject to the development standards in Section 17.103.015(B); permitted upon the granting of a Conditional Use Permit elsewhere in the zone.)

B. Civic Activities:

Essential Service (Community Gardens are permitted outright if they do not include the cultivation of animals, animal products, and/or livestock production, except for bee keeping involving no more than three (3) hives. The cultivation of animals, animal products and/or livestock production, except for bee keeping involving no more than three (3) hives, is only permitted upon the granting of a Conditional Use Permit - see Chapter 17.134 for the CUP procedure)

Limited Child-Care
Community Assembly
Recreational Assembly
Community Education
Nonassembly Cultural
Health Care

C. Commercial Activities:

Medical Service

D. Agricultural and Extractive Activities:

Limited Agriculture, permitted outright if the activity occupies less than one (1) acre of land area and any sales area is less than one thousand (1,000) square feet; conditionally permitted if the activity is larger in either land or sales area (see Chapter 17.134 for the CUP procedure)

(Ord. No. 13357, § 3(Exh. A), 2-16-2016; Ord. No. 13270, § 3(Exh. A), 11-18-2014; Ord. No. 13248, § 3(Exh. A), 7-15-2014; Ord. No. 12999, § 4(Exh. A), 3-16-2010; Ord. No. 12939, § 4(Exh. A), 6-16-2009; Ord. 12138 § 5 (part), 1999; Ord. 11904 § 5.75, 1996; prior planning code § 6103)

17.74.040 - Conditionally permitted activities.

The following activities, as described in the use classifications in Chapter 17.10, may be permitted upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134:

A. Residential Activities:

Residential Care, except when occupying a One-Family Dwelling Residential Facility
Emergency Shelter

B. Civic Activities:

Administrative
Utility and Vehicular
Community Education
Special Health Care Civic Activities (see Section 17.103.020)

C. Commercial Activities:

- General Food Sales
- Full-service restaurant
- Limited Service Restaurant and Cafe
- Fast Food Restaurant
- Convenience Market
- Alcoholic Beverage Sales
- Consumer Service (see Section 17.102.170 for special regulations relating to massage services and Section 17.102.450 for special regulations related to laundromats)
- Consultative and Financial Service
- Group Assembly
- Personal Instruction and Improvement Services
- Administrative
- Business, Communication, and Media Service
- Broadcasting and Recording Service
- Research Service
- Automotive Fee Parking (see Section 17.103.055 for Automotive Fee Parking on a lot containing a principal activity in a principal facility)
- Animal Care
- Animal Boarding

D. Agricultural and Extractive Activities:

- Extensive Agriculture (see Section 17.74.075)

E. Off-street parking serving activities other than those listed above or in Section 17.74.030, subject to the conditions set forth in Section 17.116.075.

F. Activities that are listed neither as permitted nor conditionally permitted, but are permitted or conditionally permitted on nearby lots in an adjacent zone, subject to the conditions set forth in Section 17.102.110.

(Ord. No. 13393, § 2(Exh. A), 10-4-2016; Ord. No. 13357, § 3(Exh. A), 2-16-2016; Ord. No. 13270, § 3(Exh. A), 11-18-2014; Ord. No. 13172, § 3(Exh. A), 7-2-2013; Ord. No. 13064, § 2(Exh. A), 3-15-2011; Ord. No. 12939, § 4(Exh. A), 6-16-2009; Ord. 12450 § 13, 2002; Ord. 12138 § 5 (part), 1999; prior planning code § 6104)

17.74.050 - Permitted facilities.

The following facilities, as described in the use classifications in Chapter 17.10, are permitted:

A. Residential Facilities:

- One-Family Dwelling
- One-Family Dwelling with Secondary Unit, subject to the provisions specified in Section 17.103.080
- Two-Family Dwelling
- Multifamily Dwelling
- Rooming House

B. Nonresidential Facilities:

- Enclosed
- Open, accommodating Civic Activities, Limited Agriculture, seasonal sales, or special events only

C. Signs:

Residential
Special
Development
Realty
Civic
Business

D. Telecommunications:

Micro Telecommunications, except when a Major Conditional Use Permit is required by Section 17.128.025
Mini Telecommunications, except when a Major Conditional Use Permit is required by Section 17.128.025

(Ord. No. 13357, § 3(Exh. A), 2-16-2016; Ord. No. 13270, § 3(Exh. A), 11-18-2014; Ord. No. 13172, § 3(Exh. A), 7-2-2013; Ord. No. 13060, § 2(Exh. A), 3-1-2011; Ord. No. 12999, § 4(Exh. A), 3-16-2010; Ord. 11904 § 5.79, 1996; prior planning code § 6105)

17.74.060 - Conditionally permitted facilities.

The following facilities, as described in the use classifications in Chapter 17.10, may be permitted upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134:

A. Nonresidential Facilities:

Open, accommodating activities other than Civic Activities, Limited Agriculture, seasonal sales, or special events

B. Telecommunications:

Macro Telecommunications
Monopole Telecommunications

(Ord. No. 13357, § 3(Exh. A), 2-16-2016; Ord. No. 13270, § 3(Exh. A), 11-18-2014; Ord. No. 12999, § 4(Exh. A), 3-16-2010; Ord. 11904 § 5.83, 1996; prior planning code § 6106)

17.74.070 - Special regulations applying to certain Commercial Activities.

All conditionally permitted Commercial Activities other than Automotive Fee Parking shall, except for accessory off-street parking and loading and maintenance of accessory landscaping and screening, be conducted entirely within enclosed buildings which are primarily occupied by permitted activities. See also Section 17.103.030.

(Ord. No. 13172, § 3(Exh. A), 7-2-2013; Ord. No. 13064, § 2(Exh. A), 3-15-2011; prior planning code § 6108)

17.74.075 - Special regulations applying to Extensive Agriculture.

Extensive Agriculture is only permitted upon the granting of a Conditional Use Permit (see Chapter 17.134 for the CUP procedure). In addition to the criteria contained in Section 17.134.050, this activity must meet the following use permit criteria:

A. The proposal will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood in terms of noise, water and pesticide runoff, farming equipment operation, hours of operation, odor, security, and vehicular traffic.

(Ord. No. 13270, § 3(Exh. A), 11-18-2014)

Editor's note— Prior to the reenactment of Section 17.74.075 by Ord. No. 13270, § 3(Exh. A), adopted November 18, 2014, Ord. No. 13060, § 2(Exh. A), adopted March 1, 2011, repealed the former Section 17.74.075 in its entirety, which pertained to restrictions on telecommunications facilities and derived from Ord. No. 12999, § 4(Exh. A), adopted March 16, 2010.

17.74.080 - Special regulations applying to the conversion of a dwelling unit to a Nonresidential Activity.

See Section 17.102.230.

(Ord. No. 13509, § 2(Exh. A), 12-4-2018; Ord. No. 13357, § 3(Exh. A), 2-16-2016; prior planning code § 6109)

17.74.090 - Use permit criteria for Commercial Activities.

A conditional use permit for any conditionally permitted Commercial Activity may be granted only upon determination that the proposal conforms to the general use permit criteria set forth in the conditional use permit procedure in Chapter 17.134 and to both of the following additional use permit criteria:

- A. That the proposed activity is intended primarily to serve the medical center area in which it is located or the patients, practitioners, or employees of the center;
- B. That the proposed activity will not create or aggravate traffic congestion or interfere with the movement of traffic generated by permitted activities.

See also Section 17.103.030.

(Ord. No. 13172, § 3(Exh. A), 7-2-2013; Ord. No. 13064, § 2(Exh. A), 3-15-2011; prior planning code § 6111)

17.74.100 - Limitations on Signs.

All Signs shall be subject to the applicable limitations set forth in Section 17.104.030.

(Prior planning code § 6113)

17.74.110 - Minimum lot area, width, and frontage.

Every lot shall have a minimum lot area of four thousand (4,000) square feet and a minimum lot width mean of twenty-five (25) feet, except as a lesser area or width is allowed by Section 17.106.010. Every lot shall have a minimum frontage of twenty-five (25) feet upon a street, except as this requirement is modified by Section 17.106.020.

(Ord. No. 13357, § 3(Exh. A), 2-16-2016; prior planning code § 6114)

17.74.120 - Maximum residential density.

The maximum density of Residential Facilities shall be as set forth below, subject to the provisions of Section 17.106.030 with respect to maximum density on lots containing both Residential and Nonresidential Facilities. Also applicable are the provisions of Section 17.102.270 with respect to additional kitchens for a dwelling unit, and the provisions of Section 17.102.300 with respect to dwelling units with five (5) or more bedrooms. No Residential Facility shall be permitted to have both an additional kitchen as provided for in Section 17.102.270.B and a Secondary Unit.

A. Permitted Density. One regular dwelling unit is permitted for each three hundred (300) square feet of lot area, provided that one extra such unit is permitted if a remainder of two hundred (200) square feet or more is obtained after division of the lot area by three hundred (300) square feet. One efficiency dwelling unit is permitted for each two hundred (200) square feet of lot area, provided that one extra such unit is permitted if a remainder of one hundred fifty (150) square feet or more is obtained after division of the lot area by two hundred (200) square feet. One rooming unit is permitted for each one hundred fifty (150) square feet of lot area, provided that one extra such unit is permitted if a remainder of one hundred (100) square feet or more is obtained after division of the lot area by one hundred fifty (150) square feet. For a combination of different types of living units, the total required lot area shall be the sum of the above requirements for each. The number of living units permitted heretofore may be exceeded by ten percent (10%) on any corner lot, and may also be exceeded by ten percent (10%) on any lot which faces or abuts a public park at least as wide as the lot. A One-Family Dwelling or a One-Family Dwelling with Secondary Unit is permitted on any lot which qualifies under Section 17.106.010 as an existing buildable parcel and that contains no other dwelling units.

B. Conditionally Permitted Density. The number of living units permitted by Subsection A. of this Section may be increased by not to exceed fifty percent (50%) upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134, in each of the following situations:

1. In the case of a Residential Facility with more than four (4) stories containing living units, subject to the provisions of Section 17.106.040;
2. Upon the acquisition of development rights from nearby lots, subject to the provisions of Section 17.106.050.

The number of living units may also be increased, as prescribed in Section 17.106.060, in certain special housing.

(Ord. No. 13357, § 3(Exh. A), 2-16-2016; Ord. No. 13172, § 3(Exh. A), 7-2-2013; Ord. No. 13064, § 2(Exh. A), 3-15-2011; Ord. 12776 § 3, Exh. A (part), 2006: prior planning code § 6115)



17.74.130 - Maximum Floor-Area Ratio.

The maximum Floor-Area Ratio of any facility shall be as follows, subject to the provisions of Section 17.106.030 with respect to maximum Floor-Area Ratio on lots containing both Residential and Nonresidential Facilities:

A. Permitted Floor-Area Ratio (FAR). The maximum permitted FAR is 4.00, except that this ratio may be exceeded by ten percent (10%) on any corner lot and may also be exceeded by ten percent (10%) on any lot which faces or abuts a public park at least as wide as the lot.

B. Conditionally Permitted Floor-Area Ratio (FAR). The FAR permitted by Subsection A. of this Section may be increased by not to exceed fifty percent (50%) upon the granting of a conditional use permit pursuant to the conditional use permit procedure in Chapter 17.134, in each of the following situations:

1. In the case of a Residential Facility with more than four (4) stories containing living units, subject to the provisions of Section 17.106.040;
2. For any facility, upon the acquisition of development rights from nearby lots, subject to the provisions of Section 17.106.050.

(Ord. No. 13357, § 3(Exh. A), 2-16-2016; Ord. No. 13064, § 2(Exh. A), 3-15-2011; prior planning code § 6117)

17.74.140 - Maximum height.

Except as provided in Chapter 17.128, no general maximum height is prescribed, except that the height of facilities shall be limited, as prescribed in Section 17.108.010, on lots lying along a boundary of any of certain other zones. But see Section 17.74.100 for maximum height of Signs, and Section 17.108.130 for maximum height of facilities within minimum yards and courts.

(Ord. 11904 § 5.87, 1996; prior planning code § 6119)

17.74.150 - Minimum yards and courts.

The following minimum yards and courts shall be provided unobstructed except for the accessory structures or the other facilities allowed therein by Section 17.108.130:

- A. Front Yard. The minimum front yard depth on every lot shall be ten (10) feet.
- B. Side Yard—Street Side of Corner Lot. The minimum side yard width on the street side of every corner lot shall be ten (10) feet.
- C. Side Yard—Interior Lot Line. No side yard is generally required along an interior side lot line except as follows:
 1. A side yard shall be provided, when and as prescribed in Section 17.108.080, for Residential Facilities.
 2. A side yard shall be provided, as prescribed in Section 17.108.090, along an interior side lot line lying along a boundary of any of certain other zones.
- D. Rear Yard. The minimum rear yard depth on every lot shall be ten (10) feet.
- E. Courts. On each lot containing a Residential Facility, courts shall be provided when and as required by Section 17.108.120.

(Ord. No. 13357, § 3(Exh. A), 2-16-2016; Ord. No. 13172, § 3(Exh. A), 7-2-2013; Ord. No. 13064, § 2(Exh. A), 3-15-2011; prior planning code § 6120)

17.74.160 - Minimum usable open space.

On each lot containing Residential Facilities with a total of two or more living units, group usable open space shall be provided for such facilities in the minimum amount of one hundred fifty (150) square feet per regular dwelling unit plus one hundred (100) square feet per efficiency dwelling unit plus seventy-five (75) square feet per rooming unit. Private usable open space may be substituted for such group space in the ratio prescribed in Section 17.126.020. All required space shall conform to the standards for required usable open space in Chapter 17.126.

(Ord. No. 13064, § 2(Exh. A), 3-15-2011; prior planning code § 6121)

17.74.170 - Buffering.

All uses shall be subject to the applicable requirements of the buffering regulations in Chapter 17.110 with respect to screening or location of parking, loading, and storage areas; control of artificial illumination; and other matters specified therein.

(Prior planning code § 6122)

17.74.180 - Special regulations for Mini-Lot and Planned Unit Developments.

A. Mini-Lot Developments. In Mini-Lot Developments, certain of the regulations otherwise applying to individual lots in the S-1 Zone may be waived or modified when and as prescribed in Chapter 17.142.

B. Planned Unit Developments. Large integrated developments shall be subject to the Planned Unit Development regulations in Chapter 17.142 if they exceed the sizes specified therein. In developments which are approved pursuant to said regulations, certain uses may be permitted in addition to those otherwise allowed in the S-1 Zone, and certain of the other regulations applying in said zone may be waived or modified. The normally required design review process may also be waived for developments at the time of initial granting of a Planned Unit Development (PUD) permit. Unless otherwise specified in the PUD permit, any future changes within the Planned Unit Development shall be subject to applicable design review regulations.

(Ord. No. 13357, § 3(Exh. A), 2-16-2016; Ord. No. 13172, § 3(Exh. A), 7-2-2013; Ord. 12872 § 4 (part), 2008; prior planning code § 6123)

17.74.190 - Other zoning provisions.

A. Parking and Loading. Off-street parking and loading shall be provided as prescribed in the off-street parking and loading requirements in Chapter 17.116.

B. Bicycle Parking. Bicycle parking shall be provided as prescribed in the bicycle parking regulations in Chapter 17.117.

C. Home Occupations. Home occupations shall be subject to the applicable provisions of the home occupation regulations in Chapter 17.112.

D. Nonconforming Uses. Nonconforming uses and changes therein shall be subject to the nonconforming use regulations in Chapter 17.114.

E. General Provisions. The general exceptions and other regulations set forth in Chapter 17.102 shall apply in the S-1 Zone.

F. Recycling Space Allocation Requirements. The regulations set forth in Chapter 17.118 shall apply in S-1 Zone.

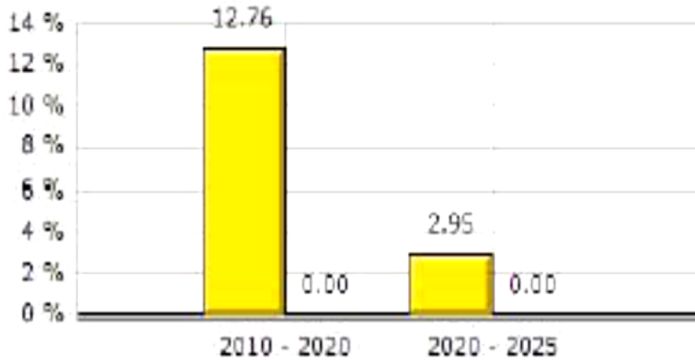
(Ord. No. 13357, § 3(Exh. A), 2-16-2016; Ord. 12884 § 2 (part), 2008; Ord. 11807 § 5 (part), 1995; prior planning code § 6124)



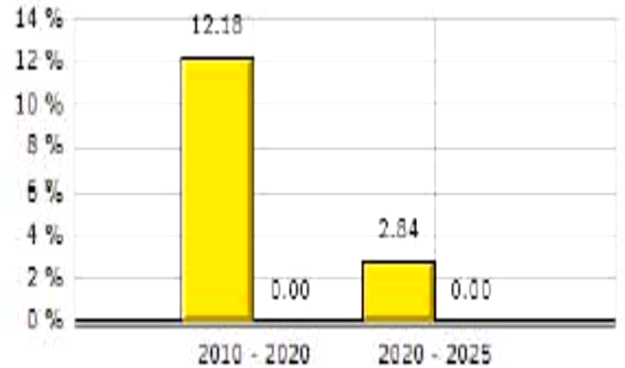
Type: Specialty / Religious Facility
 County: Alameda



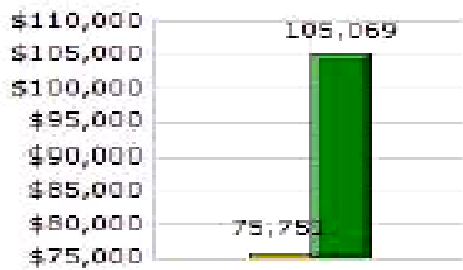
Population Growth



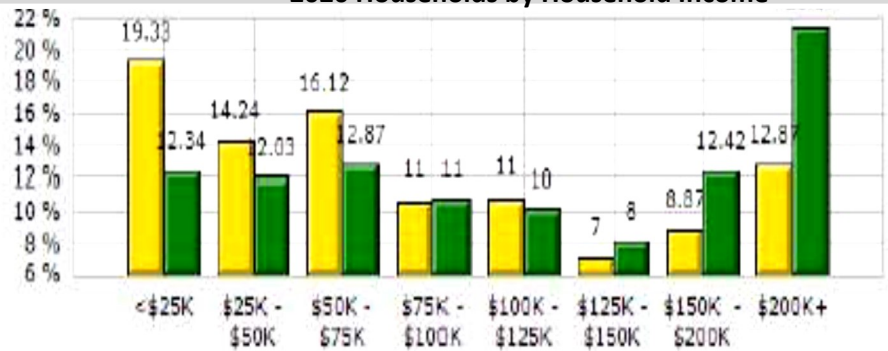
Household Growth



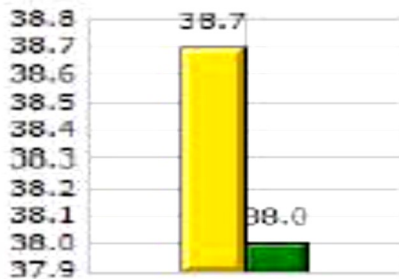
2020 Med Household Inc



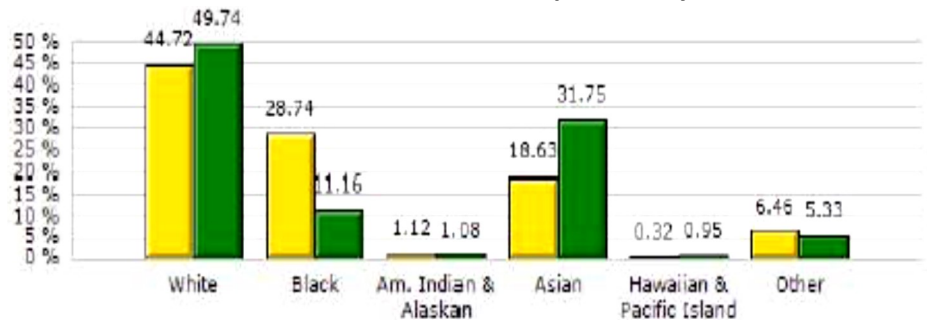
2020 Households by Household Income



2020 Median Age



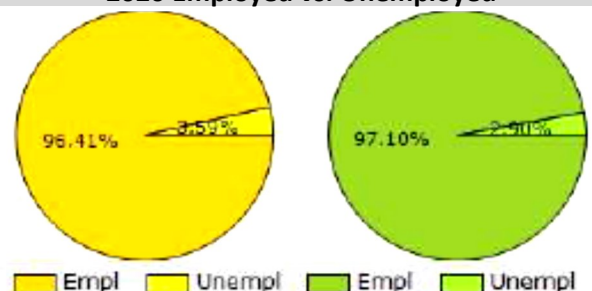
2020 Population by Race



2020 Renter vs. Owner



2020 Employed vs. Unemployed





Type: **Specialty/ Religious Facility**
 County: **Alameda**

	1 Mile		County	
Population Growth				
Growth 2010 - 2020	12.76%		0.00%	
Growth 2020 - 2025	2.95%		0.00%	
Empl	31,510	96.41%	890,324	97.10%
Unempl	1,175	3.59%	26,587	2.90%
2020 Population by Race				
White	54,550		1,681,573	
Black	24,550	44.72%	836,336	49.74%
Am. Indian & Alaskan	15,395	28.74%	187,583	11.16%
Asian	613	1.12%	18,133	1.08%
Hawaiian & Pacific Island	10,164	18.63%	533,916	31.75%
Other	174	0.32%	16,011	0.95%
	3,525	6.46%	89,594	5.33%
Household Growth				
Growth 2010 - 2020	12.18%		0.00%	
Growth 2020 - 2025	2.84%		0.00%	
Renter Occupied	21,539	78.36%	283,003	46.67%
Owner Occupied	5,949	21.64%	323,445	53.33%
2020 Households by Household Income				
Income <\$25K	27,487		606,448	
Income \$25K - \$50K	5,312			
Income \$50K - \$75K	3,913	19.33%	74,839	12.34%
Income \$75K - \$100K	4,431	14.24%	72,969	12.03%
Income \$100K - \$125K	2,913	16.12%	78,052	12.87%
Income \$125K - \$150K	2,977	10.60%	64,924	10.71%
Income \$150K - \$200K	1,965	7.15%	49,385	8.14%
Income \$200K+	2,439	8.87%	75,334	12.42%
	3,537	12.87%	129,594	21.37%
2020 Med Household Inc				
	\$75,751		\$105,069	
2020 Median Age				
	38.70		38.00	



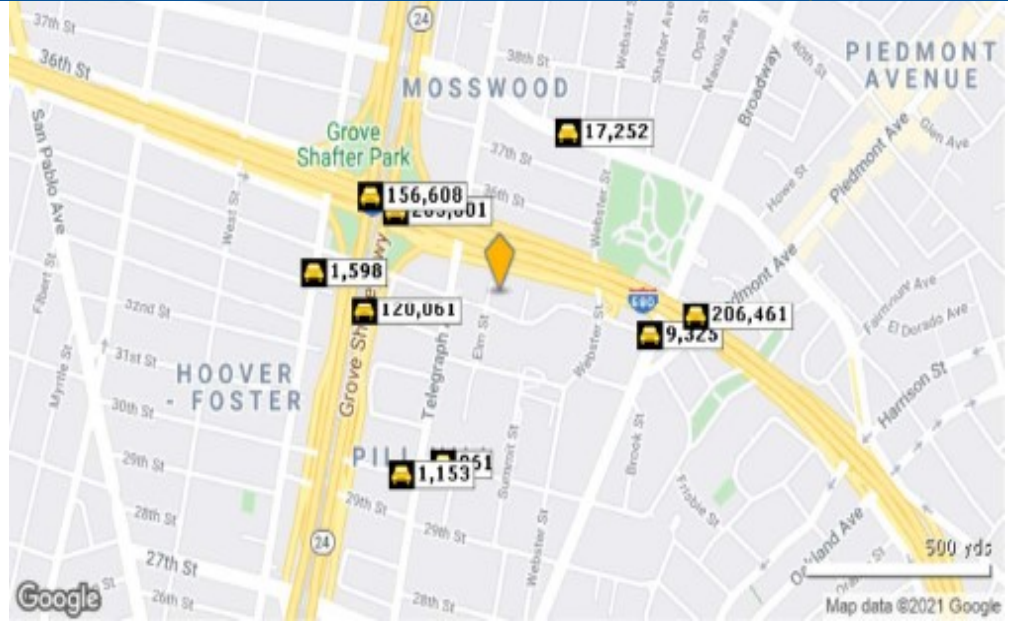
Building Type: **Specialty**
 Class: —
 RBS: **21,242 S F**
 Typical Floor: **10,620 S F**

Total Available: **0 SF**
 % Leased: **100%**
 Rent / SF/Yr: —



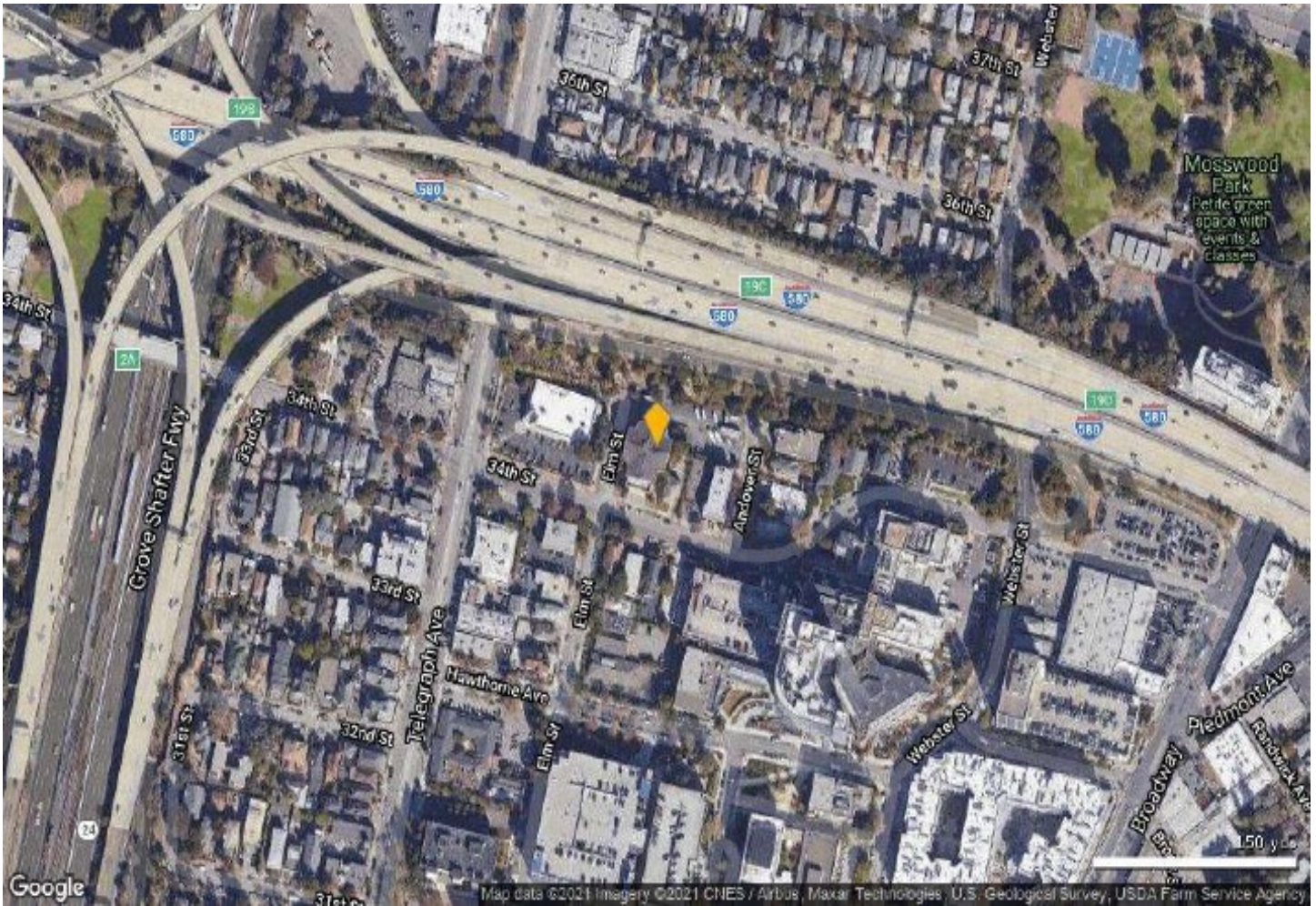
Radius	1 Mile		3 Mile		5 Mile	
Population						
2025 Projection	56,159		279,264		530,780	
2020 Estimate	54,550		272,235		518,713	
2010 Census	48,378		247,092		478,343	
Growth 2020 - 2025	2.95%		2.58%		2.33%	
Growth 2010 - 2020	12.95%		10.18%		8.44%	
2020 Population by Hispanic Origin	6,750		2,165		83,570	
2020 Population	54,550		272,235		518,713	
White	24,396	44.72%	126,735	46.55%	261,346	50.38%
Black	15,679	28.74%	52,364	19.23%	76,511	14.75%
Am. Indian & Alaskan	613	1.12%	2,437	0.90%	5,707	1.10%
Asian	10,164	18.63%	74,246	27.27%	43,474	27.66%
Hawaiian & Pacific Island	174	0.32%	760	0.28%	2,015	0.39%
Other	3,525	6.46%	15,693	5.76%	29,661	5.72%
U.S. Armed Forces	40		634		1,145	
Household						
2025 Projection	28,269		125,182		220,875	
2020 Estimate	27,488		122,177		216,047	
2010 Census	24,504		111,608		200,088	
Growth 2020 - 2025	2.84%		2.46%		2.23%	
Growth 2010 - 2020	12.18%		9.47%		7.98%	
Owner Occupied	5,949	21.64%	41,277	33.78%	83,492	8.65%
Renter Occupied	21,539	78.36%	80,900	66.22%	132,555	61.35%
2020 Households by HH Income						
Income: <\$25,000	5,312	9.33%	23,138	8.94%	37,799	17.50%
Income: \$25,000 - \$50,000	3,913	14.24%	15,774	12.91%	28,813	13.34%
Income: \$50,000 - \$75,000	4,431	6.12%	16,755	13.71%	29,766	13.78%
Income: \$75,000 - \$100,000	2,913	10.60%	11,361	9.30%	20,975	9.71%
Income: \$100,000 - \$125,000	2,977	10.83%	10,881	8.91%	19,093	8.84%
Income: \$125,000 - \$150,000	1,965	7.15%	8,212	6.72%	15,104	6.99%
Income: \$150,000 - \$200,000	2,439	8.87%	12,483	10.22%	22,121	10.24%
Income: \$200,000+	3,537	12.87%	23,573	19.29%	42,378	19.61%
2020 Avg Household Income	\$ 104,843		\$ 120,930		\$ 122,663	
2020 Med Household Income	\$ 75,751		\$ 86,930		\$ 88,881	

Building Type: **Specialty**
 Class:
 Typical Floor: **10,620 SF**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF /Yr: **—**



Street	Cross Street	Cross Str Dist.	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 MacArthur Freeway		0.00	2020	203,601	MPSI	.20
2 I- 980	34th ST	0.06 N	2020	120,061	MSPI	.21
3 Grove Shafter Freeway		0.00	2020	156,608	MPSI	.24
4 30th St	McClure St	0.01 E	2018	861	MPSI	.24
5 Macarthur Blvd	Ruby St	0.02 E	2018	17,252	MPSI	.24
6 Broadway	34th St	0.00 BW	2018	9,325	MPSI	.25
7 30th St	Telegraph Ave	0.02 E	2018	1,153	MPSI	.28
8 Martin Luther King Jr, Way	33rd St	0.02 S	2018	1,598	MPSI	.29
9 I-580	Piedmont	0.01 SE	2017	201,000	AADT	.32
10 I- 580	Piedmont	0.01 SE	2020	206,461	MPSI	.32

Aerial / Map Report



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3/1/2021



Building Type: **Specialty**
 Class: —
 RBS: **21,242 S F**
 Typical Floor: **10,620 S F**

Total Available: **0 SF**
 % Leased: **100%**
 Rent / SF/Yr: —



Business Employment by Type	# of Businesses	# Employees	# EMP/Bus
Total Businesses	4,754	39,432	8
Retail & Wholesale Trade	399	3,495	9
Hospitality & Food Service	271	2,932	11
Real Estate, Renting, Leasing	158	777	5
Finance & Insurance	144	2,120	15
Information	73	864	12
Scientific & Technology Service	415	2,812	7
Management of Companies	9	51	6
Health Care & Social Assistance	2,450	15,728	6
Educational Services	75	1,445	19
Public Administration & Sales	18	3,956	220
Arts, Entertainment, Recreation	54	245	5
Utilities & Waste Management	80	753	9
Construction	123	911	7
Manufacturing	60	536	9
Agriculture, Mining, Fishing	3	9	3
Other Services	422	2,798	7

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