Project Title: Downtown Oakland Specific Plan

Lead Agency: City of Oakland
Mailing Address: 250 Frank H. Ogawa, Suite 3310
City: Oakland
Zip: 94612
County: Alameda

Project Location: County: Alameda
City/Nearest Community: Downtown

Longitude/Latitude (degrees, minutes, and seconds): 

Assessor’s Parcel No.: 11/8/2019
Note: Extended Review Per Lead

Document Type:
- CEQA: [ ] NOP
- [ ] Early Cons
- [ ] Nrg Dec
- [ ] Mit Neg Dec
- [ ] Draft EIR
- [ ] Supplement/Subsequent EIR
- NEPA: [ ] NOI
- [ ] Final Document
- [ ] Other:

Local Action Type:
- [ ] General Plan Update
- [ ] General Plan Amendment
- [ ] General Plan Element
- [ ] Community Plan
- [ ] Specific Plan
- [ ] Planned Unit Development
- [ ] Site Plan
- Rezone
- [ ] Prezone
- [ ] Use Permit
- [ ] Coastal Permit
- [ ] Other:

Development Type:
- [ ] Residential: Units: 29,100 Acres: 44,000
- [ ] Office: Sq. ft.: 2,800 Acres: 1
- [ ] Commercial: Sq. ft.: 20,000 Acres: 3
- [ ] Industrial: Sq. ft.: 265,000 Acres: 3
- [ ] Recreational: Acres: 10 Employees: 3
- [ ] Water Facilities: Type: MGD

Project Issues Discussed in Document:
- [ ] Aesthetic/Visual
- [ ] Agricultural Land
- [ ] Air Quality
- [ ] Archeological/Historical
- [ ] Biological Resources
- [ ] Coastal Zone
- [ ] Drainage/ Absorption
- [ ] Economic/ Jobs
- [ ] Fiscal
- [ ] Flood Plain/Flooding
- [ ] Forest Land/Fire Hazard
- [ ] Geologic/Seismic
- [ ] Noise
- [ ] Population/Housing Balance
- [ ] Recreation/Parks
- [ ] Schools/Universities
- [ ] Septic Systems
- [ ] Sewer Capacity
- [ ] Soil Erosion/Compaction/Grading
- [ ] Solid Waste
- [ ] Traffic/Circulation
- [ ] Transportation/Peake/Bus transit/Improvements, street connections
- [ ] Mining: Mineral
- [ ] Power: Type
- [ ] Water Quality
- [ ] Water Supply/Groundwater
- [ ] Wetland/Riparian
- [ ] Growth Inducement
- [ ] Land Use
- [ ] Cumulative Effects
- [ ] Other: Energy/

Present Land Use/Zoning/General Plan Designation:
See Attached:

Project Description: (please use a separate page if necessary)
The Downtown Oakland Specific Plan will provide a roadmap for how the downtown area develops over the next 20 years through policy guidance on land use, transportation, housing, economic development, public spaces, cultural arts, and social equity. The Plan aims to ensure that Downtown remains a place of continuing growth and revitalization, as well as a valuable resource for the larger Oakland community through increased employment, housing, arts, and cultural opportunities. Supporting existing residents by growing existing businesses and the creative economy are important to creating a plan that serves both current and future residents.

State Clearinghouse Contact:

State Review Began: 11/8/2019
SCH COMPLIANCE: 11/8/2019

Note: Extended Review Per Lead

Please note State Clearinghouse Number (SCH#) on all Comments
SCH# 2019012008

Project Sent to the following State Agencies

Cal EPA:
- ARB: Transportation Projects
- ARB: Major Industrial/Energy Resources, Recycle & Recovery
- SWRCB: Div. of Drinking Water
- SWRCB: Div. Drinking Wtr #
- SWRCB: Wtr Quality
- SWRCB: Wtr Rights
- Yth/Adlt Corrections

Independent Comm
- Delta Protection Comm
- Delta Stewardship Council
- Energy Commission
- NAHC
- Public Utilities Comm
- San Francisco Bay Restoration
- State Lands Comm
- Tahoe RgI Plan Agency
- Conservancy
- Other:

AQMD/APCD #2
Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X". If you have already sent your document to the agency please denote that with an "S".

<table>
<thead>
<tr>
<th>Agency Name</th>
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<tbody>
<tr>
<td>Air Resources Board</td>
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<td>Boating &amp; Waterways, Department of</td>
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<td>California Highway Patrol</td>
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<td>Caltrans District # 4</td>
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<td>Caltrans Division of Aeronautics</td>
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<td>Central Valley Flood Protection Board</td>
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<td>Native American Heritage Commission</td>
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Office of Historic Preservation
Office of Public School Construction
Parks & Recreation, Department of
Pesticide Regulation, Department of
Public Utilities Commission
Regional WQCB # 2
Resources Agency
Resources Recycling and Recovery, Department of
S.F. Bay Conservation & Development Comm.
San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
San Joaquin River Conservancy
Santa Monica Mtns. Conservancy
State Lands Commission
SWRCB: Clean Water Grants
SWRCB: Water Quality
SWRCB: Water Rights
Tahoe Regional Planning Agency
Toxic Substances Control, Department of
Water Resources, Department of
Other:
Other:

Local Public Review Period (to be filled in by lead agency)
Starting Date: August 30, 2019
Ending Date: October 15, 2019

Lead Agency (Complete if applicable):
Consulting Firm: Urban Planning Partners
Address: 388 17th Street, Suite 230
City/State/Zip: Oakland, CA 94612
Contact: Lynette Dias
Phone: (510) 251-8210

Applicant: City of Oakland Department of Planning and Building
Address: 250 Frank H. Ogawa Plaza
City/State/Zip: Oakland, CA 94612
Phone: (510) 238-3362

Signature of Lead Agency Representative: [Signature]
Date: 8/27/19


Revised 2010
PROJECT TITLE: Downtown Oakland Specific Plan

PROJECT DESCRIPTION: The Downtown Oakland Specific Plan encompasses approximately 930 acres in Downtown Oakland, generally bound by 27th Street to the north; Brush and Market Street to the west; and the Jack London estuary waterfront and Embarcadero West to the south. The eastern boundary extends from the north to Grand Avenue between Broadway and Telegraph Avenue south of Grand Avenue to Lake Merritt, the Lake Merritt Channel and 5th Avenue, excluding the Lake Merritt Station Area Plan Area east of Franklin Street, north on the street and South of 13th street. The Specific Plan is intended to provide a road map for development of this area over the next 20 years through policy guidance on land use, transportation, housing, economic development, public spaces, cultural arts, and social equity.

The components of the Specific Plan include:

- The distribution, location, and extent of the uses of land, including open space, within the area covered by the plan;
- The proposed distribution location, and extent of the uses of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the plan and need to support the land uses described in the plan;
- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable; and
- A program of implementation measures, including regulations, public works projects, and financing measures necessary to carry out the proposed improvements.

The Specific Plan does not propose specific private developments, but for the purposes of environmental review establishes the Plan Development Program, which represents reasonably foreseeable development expected to occur in the Plan Area over a 20-year planning period.

SIGNIFICANT OR POTENTIAL SIGNIFICANT EFFECTS AND PROPOSED MITIGATION MEASURES:

- TRANS-1 requires the City to address multi-modal impacts on proposed low-stress bike facilities and bus-only lanes.
- TRANS-2 requires the City to complete a diagnostic study to implement multi-modal safety improvements at railroad crossings. Impact TRANS-2 remains significant and unavoidable.
- TRANS-3 has no feasible SCA or mitigation measure beyond TDM measures that is available. Impact TRANS-3 remains significant and unavoidable.
- Cumulative Mitigation Measure TRANS-1 implements Mitigation Measure TRANS-2 (above). Cumulative Impact TRANS-1 remains significant and unavoidable.
- Cumulative Mitigation Measure TRANS-2 has no feasible SCA or mitigation measure beyond TDM measures that is available. Cumulative Impact TRANS-2 remains significant and unavoidable.
- AIR-1 requires projects that exceed screening criteria to study emissions and identify reduction measures if needed. Impact AIR-1 will remain conservatively significant with mitigation.
- GHG-1 requires projects to demonstrate compliance with Qualified GHG Reduction Plan (if available) or GHG efficiency threshold (as applicable pre-2030 or 2030-2050).
- CULT-1 requires the City to implement as many of these measures as feasible:
o CULT-1A: reinstate/promote the City Downtown Façade Improvement Program, revise the City Transfer of Development Rights Ordinance, adopt an Adaptive Reuse Ordinance, and formulate an oral history program;

o CULT-1B: expand outreach and implementation of the California Historical Building Code for qualifying projects;

o CULT-1C: further Planning Code protections for single room occupancy (SRO) hotels with additional façade protections;

o CULT-1D: require tailored design guidelines for architectural compatibility as part of Plan Policy LU-2.4 that revises the City’s Demolition Findings Requirement;

o CULT-1E: incorporate measures as implementation policies or guidelines in the Plan including raising the Mills Act tax loss limits, providing City support for a State Historic Tax Credit, updating the Oakland Heritage Survey, requiring a full historic resources evaluation for a redevelopment or expansion of Laney College Campus, and preparing/implementing an interpretive sign program in Webster Green; and

o CULT-1F: consider measures independent of the Specific Plan including promoting graffiti abatement, improving vacant building security, maintain a list of vacant parcels to assist with building relocation, and considering an amendment to the Downtown Oakland National Register Historic District.

Impacts CULT-1, CULT-2, and Cumulative Impact CULT-1 remain significant and unavoidable.

- AES-1 requires the City to adopt a new SCA or Specific Plan policy that requires project sponsors to complete a shadow analysis and reduce impacts to the extent feasible. Impact AES-1 remains conservatively significant and unavoidable.

- AES-2 requires buildings 100 feet or taller to conduct a wind study and reduce wind impacts if necessary. Impact AES-2 remains conservatively significant and unavoidable.

- Cumulative Mitigation Measure AES-1 implements Mitigation Measures AES-1 and AES-2 (above). Cumulative Impact AES-1 remains conservatively significant and unavoidable.

- PUB-1 requires the City to update the Capital Improvements Impact Fees and/or implement a dedicated impact fee specific to parks and recreation as well as a privately-owned public spaces program.

- Cumulative Mitigation Measure PUB-1 implements Mitigation Measure PUB-1.

- UTL-1 requires the City to adopt or revise SCA(s) that require new development under the Specific Plan to determine the adequacy of existing storm drainage infrastructure, analyze the project watershed for post-construction impacts, and implement mitigation measures for any identified adverse impacts.

- Cumulative Mitigation Measure UTL-1 implements Mitigation Measure UTL-1.