



CITY OF OAKLAND

Bureau of Planning

250 Frank H. Ogawa Plaza, Suite 3315, Oakland, California, 94612-2032

NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE 460 24TH STREET PROJECT

The City of Oakland's Bureau of Planning is preparing an Environmental Impact Report ("EIR") for the 460 24th Street Project ("Project"). The City is requesting comments on the scope and content of the EIR. A description of the Project and its location, together with a summary of the probable environmental effects that will be addressed in the EIR are included herein.

The EIR for the Project is being prepared in compliance with the California Environmental Quality Act (CEQA) (California Public Resources Code §§21000 et. seq.) and the State CEQA Guidelines (Guidelines) (California Code of Regulations, Title 14, Division 6, Chapter 3, §§15000 et. seq.). The City of Oakland is the Lead Agency for the project and is the public agency with the greatest responsibility for considering approval of the Project and/or carrying it out. Pursuant to Guidelines §15082(a), upon deciding to prepare an EIR, the City as lead agency must issue a Notice of Preparation (NOP) to inform the Governor's Office of Planning and Research, trustee and responsible agencies, and the public of that decision.

The purpose of the NOP is to provide information describing the Project and its potential environmental effects to those who may wish to comment regarding the scope and content of the information to be included in the EIR. This notice is being sent to responsible or trustee agencies and other interested parties. Responsible and trustee agencies are those public agencies, besides the City of Oakland, that may also have a role in considering approval and/or carrying out the Project. The City encourages responsible and trustee agencies and the Office of Planning and Research to provide this information to the City, so that the City can ensure that the Draft EIR meets the needs of those agencies. Once the Draft EIR is published, it will be sent to all responsible or trustee agencies and to others who respond to this NOP or who otherwise indicate that they would like to receive a copy. The Draft EIR will also be available for review at the City of Oakland at the address identified below.

SUBMITTING COMMENTS IN RESPONSE TO THIS NOP: Comments that address the scope of the Draft EIR may be directed in writing to:

Rebecca Lind, Planner III
City of Oakland Bureau of Planning
250 Frank H. Ogawa Plaza, Suite 2114
Oakland, CA 94612
Phone: (510)238-3472
Fax: (510) 238-4730
E-mail: RLind@oaklandca.gov

Written comments on the NOP must be received via the above mailing or e-mail address or fax by 5:00 p.m. on **February 20, 2020**. Please reference Case File Number **PLN19096-ER01** in all correspondence. Comments and suggestions as to the appropriate scope of analysis in the EIR are invited from all interested parties and will be

received at the EIR Scoping Meetings to be held before the City Planning Commission and City Landmarks Preservation Advisory Board, as noticed below.

Commenters should focus comments on potential impacts of the Project on the physical environment. Commenters are encouraged to identify ways that potential adverse effects resulting from the Project might be minimized and to identify reasonable alternatives and mitigation measures to the Project.

EIR SCOPING MEETINGS:

The **City of Oakland Landmarks Preservation Advisory Board** will conduct a public scoping meeting on the historic and cultural resource aspects of the Project on **Monday, February 10, 2020 at 6:00 p.m.** in the Council Chambers, **Oakland City Hall, 1 Frank H. Ogawa Plaza, Oakland, CA.**

The **City of Oakland Planning Commission** will conduct a public scoping meeting on the EIR for the 460 24th Street Project on **Wednesday, February 19, 2020 at 6:00 p.m.** in the Council Chambers in **Oakland City Hall, 1 Frank H. Ogawa Plaza, Oakland, CA.**

PROJECT TITLE: 460 24th Street Project (Case File No. **PLN19096 -ER01**)

PROJECT LOCATION: The project, for the purpose of environmental analysis, is comprised of 2 non-contiguous sites.

Site 1 (24th and 25th Street Site): is approximately 0.92-acres located at 460 24th Street and 465 25th Street, northeast of Uptown Oakland and northwest of Lake Merritt (See **Figure 2, Site Boundary**). The L-shaped project site consists of three contiguous parcels (Assessor's Parcel Numbers [APNs] 008-0674-033-1, 008-0674-006 and -007). Site 1 is generally bound by 25th Street to the north, retail and light industrial buildings to the east, 24th Street to the south, and a construction site for a future hotel/residential mixed-use development to the west.

Site 2 (Valley Street Site): is an approximately 1,324 square foot portion of a 4,520 square foot parcel near the corner of 24th and Valley Streets (APN 008-073-900-008). The site fronts Valley Street, south of 24th Street, and is bound by residential lofts to the north, (created on the affected parcel), residential uses and a parking tower to the east, and residential uses to the south and west (see **Figure 2, Site Boundary**).

PROJECT SPONSOR: Signature Development Group

EXISTING CONDITIONS:

Site 1 (24th and 25th Street Site) is predominantly flat and currently occupied by a surface parking lot, four former garage buildings, and an auto service and parts center. Site 1 is paved, with no existing vegetation. Site 1 has frontages on 24th and 25th Streets, and a total of seven existing curb cuts: four along 24th Street, and three along 25th Street. Approximately 64 percent (25,624 square feet) of the site is located within the 25th Street Garage District, which is identified as a historic district (Areas of Primary Importance [API]). The project site is located in

the Community Commercial (CC-3) zone and is also included in the yet-to-be-adopted Downtown Oakland Specific Plan (DOSP).

Site 2 (Valley Street Site) is currently a surface parking lot with three parking stalls and landscaping serving the 8 unit live/work residential facility located on the remainder of the parcel. Site 2 has one curb cut located on Valley Street. Site 2 has a General Plan land use designation of Central Business District (CBD) and is located in the Broadway Valdez District Specific Plan (BVDSP) Area, and specifically Sub-district 1 of the Valdez Triangle Subarea, within the Broadway Valdez District Mixed Use - 4 Commercial Zone (D-BV-4) zone. One-hundred percent of Site 2 is located in an Area of Secondary Importance (ASI).

PROJECT DESCRIPTION:

Site 1: The Project would demolish one existing building and portions of four other existing buildings on the site. The Project would construct a mixed-use office and retail building, integrating portions of existing building frontages of the two buildings fronting 24th Street and the building fronting 25th Street both of which are within the 25th Street Garage District API. An approximately 11.5-foot section of the western portion of the building fronting along 25th Street would be demolished in order to create an open air public paseo connecting 24th and 25th Streets. The Project would concentrate the allowable floor area ratio (FAR) on the site above the vacant surface parking lot, which is outside of the boundary of the historic API, seeking a variance to increase height on that portion of the Project site. Approximately 11,980 square feet of retail space would be located on the first floor, and 86,100 square feet of office space would be spread between the second through sixth floors.

Parking for the office and retail uses would be located on the project site in a garage on the first floor, containing single parking stalls, puzzle parking, and tandem puzzle parking systems, for a total of 132 parking stalls. A public paseo lined with artist and craft stalls as well as public art would extend from 25th Street along the western edge of the project site, connecting to an approximately 980 square foot dining courtyard adjacent to retail space fronting 24th Street, creating a pedestrian connection between 24th and 25th Streets.

The Project would provide a range of building heights from 20 feet tall along the street frontages integrating existing facades, to 45 feet tall mostly in the interior of the site, and 85 feet within the southwest corner of the project site.

Site 2: The Project would add 640 square feet of proposed artist and craft stalls, including restroom, located mostly in refurbished shipping containers on the lot. A raised wood/Trex platform would be built around the containers.

The three existing parking stalls would be re-located offsite on the commercial parking area for the HIVE. Site 2 provides additional community serving artist and craft retail space intended to activate the pedestrian corridor along Valley Street through the public paseo on Site 1.

PROBABLE ENVIRONMENTAL EFFECTS AND PROPOSED SCOPE OF THE EIR: Probable environmental effects to be addressed and evaluated in the EIR include: aesthetics, hazards and hazardous materials, historic resources, air quality, greenhouse gas emissions, land use, noise, and transportation.

Environmental factors that are expected to have no impact or a less-than-significant impact will be discussed in the EIR, and are expected to include: agricultural and forestry resources, biological resources, archeological and tribal

City of Oakland

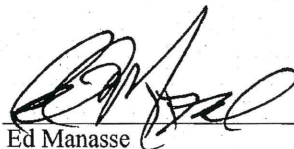
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cultural resources, paleontological resources, geology and soils, hydrology and water quality, mineral resources, population and housing, recreation, public services, utilities and service systems, and energy.

The Draft EIR will also examine a reasonable range of alternatives to the Project, including the CEQA-mandated No Project Alternative, and other potential alternatives capable of reducing or avoiding potential significant environmental effects.

January 17, 2020

Case File Number: **PLN19096-ER01**



Ed Manasse

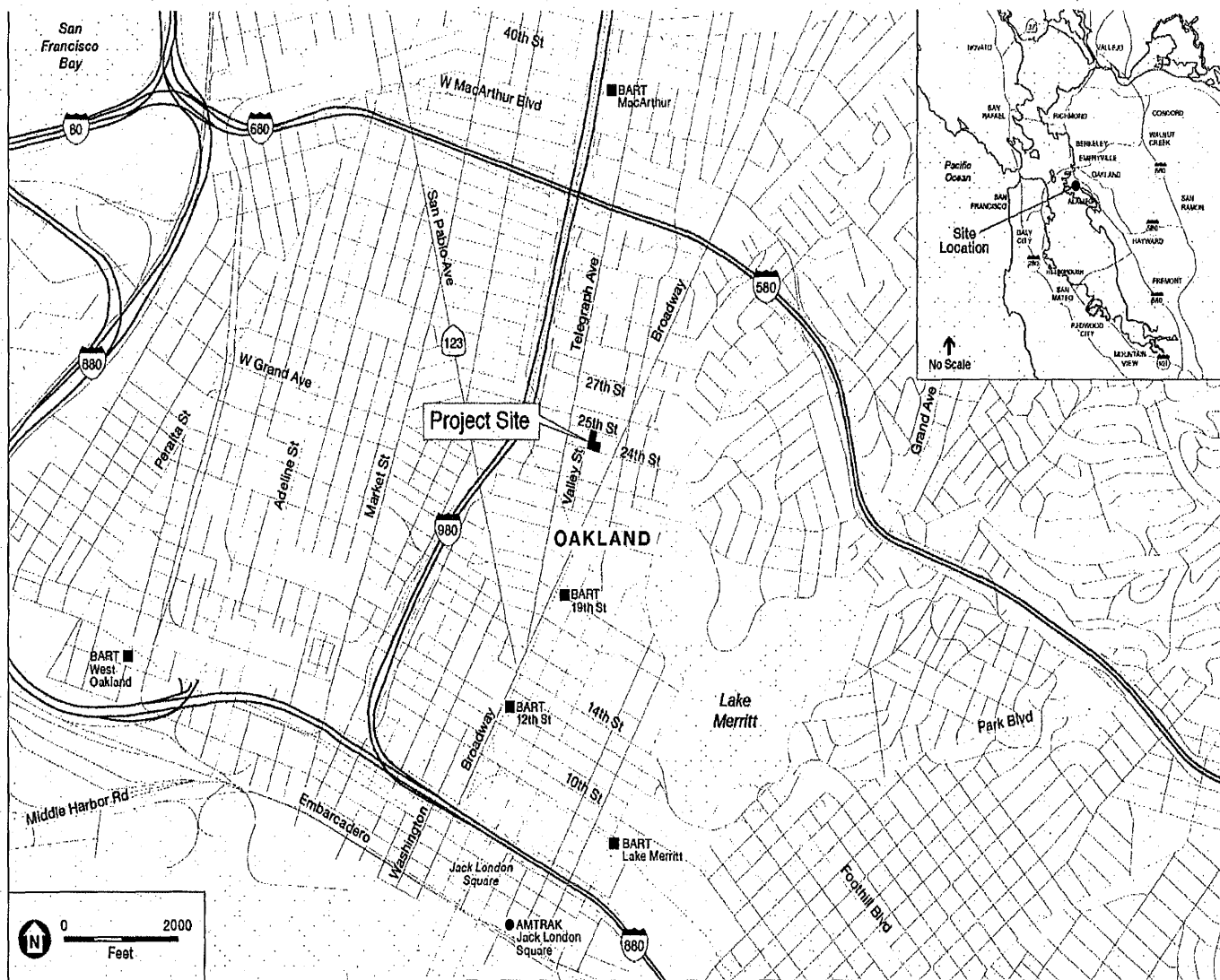
Deputy Director and Environmental Review Officer
Planning and Building Department

Attachments:

Figure 1, Project Location Map

Figure 2, Site Boundary

Figure 1, Site Location Map



SOURCE: ESA, 2018

460 24th Street Project

Figure 1

Project Location Map



Figure 2, Site Boundary

