

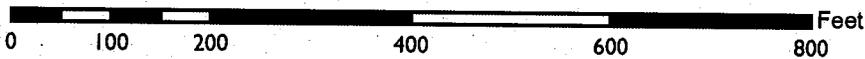
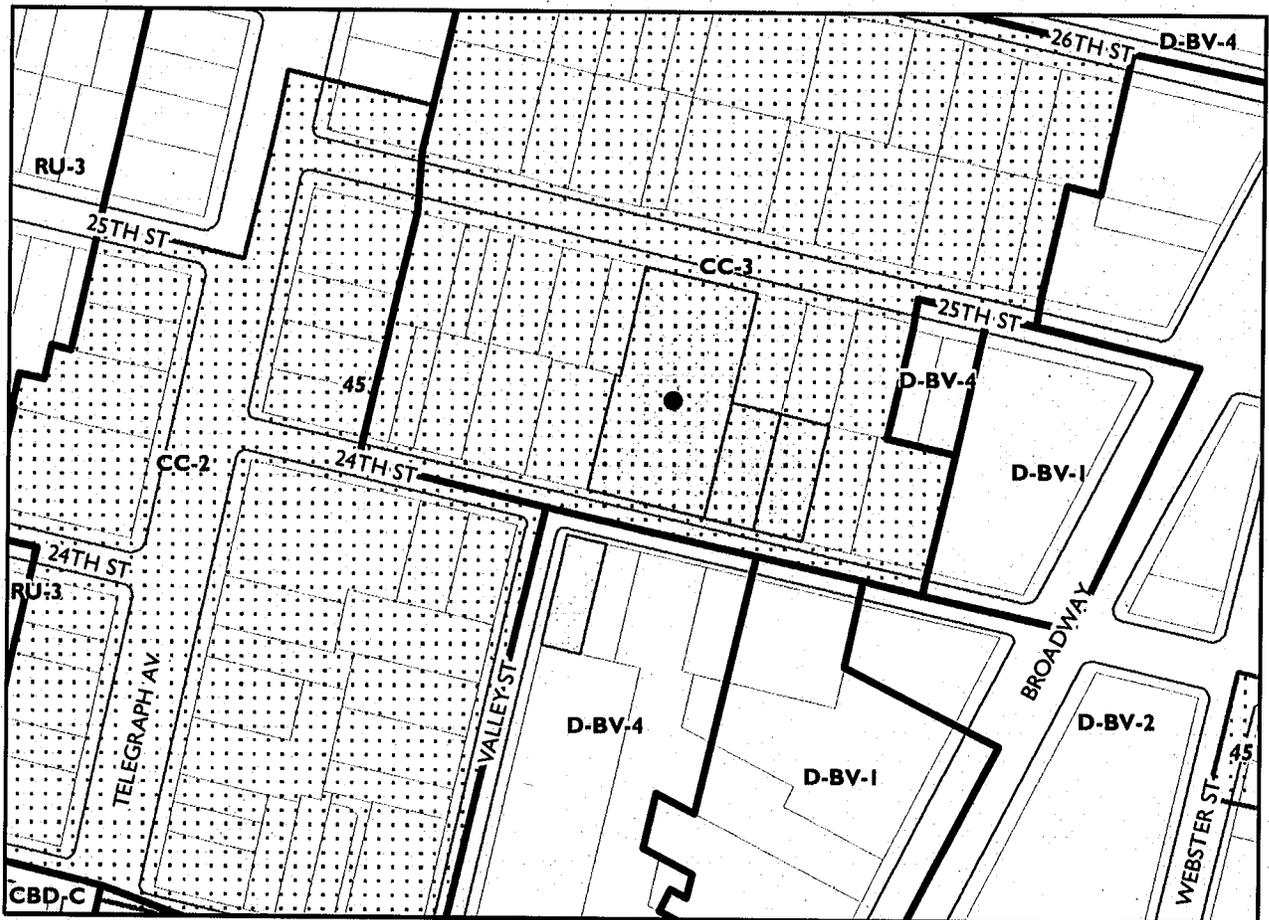
Location:	460 24th St. - 465 25th St. and 2354 Valley St.
Assessor's Parcel Number(s):	008-0674-033-1, 008-0674-006,008-0674-007, 008-0739-008
Proposal:	Scoping session for environmental review of an office and retail proposal on two sites. Site 1: Developing a 99,788-square foot mixed-use office and retail building on a site partially in the 25 th Street District API. The project would provide an interior midblock retail paseo connecting 24 th and 25 th Streets. Site 2: Developing a 640-square foot portion of the lot at 2354 Valley St. with artist and craft stalls.
Applicant:	Signature Development Group
Contact Person/Phone Number:	Elisse Douglass 510-251-9269
Case File Number:	PLN19096, PLN19096-ER01
Planning Permits Required	Site 1: Design Review, Demolition Permit, Variance, Tentative Parcel Map Site 2: Design Review
General Plan:	Community Commercial
Zoning:	Site 1:CC-3. Site 2: D-BV-4
Environmental Determination:	Staff has determined that an Environmental Impact Report (EIR) will be prepared for this project. A NOP to prepare the EIR was published on January 17, 2020. The comment period for the NOP ends on February 20, 2020.
Historic Status:	Site 1: Garage District API, PDHP OCHS rating Cb1+, C1+ Site 2: 2356-98 Valley St. ASI PDHP D2+
City Council District:	3
Action to be Taken:	Receive public and Planning Commission comments about what information and analysis should be included in the EIR.
For Further Information:	Contact Case Planner Rebecca Lind at (510) 238-3472 or by email at rlind@oaklandca.gov .

SUMMARY

Signature Development Group has filed a request for environmental review of 99,080 sq. ft. of development on two sites near 24th, 25th and Valley Streets. Site 1 is proposed as 1) a modification/partial demolition of five existing buildings within the API, three of which are rated C1+ and 2) construction of a new six story office building outside of the API. Site 2 is proposed as development of a 1,324-sq. ft. portion of a 4,520-sq. ft. parcel with 640 sq. ft. of artist and craft stalls and amenities. This portion of the lot is now used for parking.

In compliance with the California Environmental Quality Act (CEQA), staff has determined that project impacts may be significant and an Environmental Impact Report (EIR) will be prepared. The City will be the lead agency pursuant to CEQA. As such, the City has the responsibility to prepare an EIR for the project. The EIR Notice of Preparation (NOP) was published on January 17, 2020. This scoping session is being held to solicit public and Planning Commission comments on what information and analysis should be included in the EIR. Specifically, comments should focus on discussing possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the project considering the EIR's purpose to provide useful and accurate information about such factors. In addition to the oral and written comments received at the scoping meeting, written comments will be accepted until February 20, 2020 at 4 PM. Written comments may be submitted by mail to Rebecca Lind, Planner III, City of Oakland Bureau of Planning, 250 Frank H Ogawa Plaza, Suite 2114, Oakland, CA 94612 or by e-mail to rlind@oakland.ca.gov.

CITY OF OAKLAND PLANNING COMMISSION



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 to create an open air public paseo connecting 24th and 25th Streets. Approximately 980 square feet of dining area/ courtyard would be in the paseo.

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. 132 parking spaces are proposed within the building.

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.

SITE DESCRIPTION

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. It is flat, and currently used for a parking lot, and 4 existing garage buildings. 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 portion of the site proposed for development is currently a parking lot serving the multi-family building on the lot. The site fronts Valley Street, south of 24th Street, and is bound by residential lofts to the north (on the same lot), residential uses and a parking tower to the east, and residential uses to the south and west

GENERAL PLAN

Site 1 is **Community Commercial Land Use Designation** and is in the **Downtown Specific Plan**
Site 2 is **Community Commercial Land Use Designation** and is in **Broadway Valdez Specific Plan**

ZONING

Site 1: Commercial Corridor 3 (CC-3)

Site 2: Broadway-Valdez -4 (D-BV-4)

LANDMARKS PRESERVATION BOARD RECOMMENDATIONS

The Landmarks Preservation Board met February 10th and made the following recommendations.

- Closely study cumulative impacts on the 25th Street Garage District API taking into account past, present and future development proposals
- Consider that the depth of the garage buildings in the district is a character defining element of the API, and this should be considered in analysis of impacts
- Look at potential impacts with regard to compatibility of proposed exterior materials of the proposal to that of the existing building in the API
- Alternatives should include looking at preserving more of the existing API buildings through looking at reducing parking to allow for the retention of more of the buildings by reducing the

square footage of the parking garage – also look into the issue raised about the viability of retaining interior tile walls.

ENVIRONMENTAL REVIEW PROCESS

The EIR Notice of Preparation (NOP) was published on February 17, 2020. This scoping session is being held to solicit public and Planning Commission comments on what information and analysis should be included in the EIR. Specifically, comments should focus on discussing possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the project considering the EIR's purpose to provide useful and accurate information about such factors. Comments related to policy considerations and the merits of the project will be the subject of future, duly noticed public meetings.

The public comment period closes February 29, 2020. The schedule for the Draft EIR(DEIR) will be determined after completion of scoping. Once the DEIR is published, staff will continue to work with the project sponsor to refine their project, respond to the information and analysis contained in the DEIR, and move ahead toward the final consideration of the project once the Final EIR (FEIR) is completed. As with previous projects, and as permitted by CEQA (Section 15004), the EIR process and project review, to the maximum extent feasible, should be coordinated and run concurrently. The environmental impact report will address potential environmental impacts associated with construction and operation of the project including construction of the proposed project and obtainment of all necessary zoning, grading and building permits, and any other discretionary actions required by the City of Oakland and other governmental agencies.

It is anticipated that the project may have significant environmental impacts related to the following environmental topic areas, which will be evaluated in the DEIR: aesthetics, hazards and hazardous materials, historic resources, air quality, greenhouse gas emissions, land use, noise, and transportation.

The project is not anticipated to have significant environmental impacts related to agricultural and forestry resources, biological resources, archeological and tribal 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.

A brief discussion of these topics and documentation as to why impacts related to these topics will not be significant will be provided in the DEIR. The level and analysis and discussion for these topics is anticipated to be what would typically be included in an Initial Study. The City's Standard Conditions of Approval will be referenced where applicable. The DEIR will also examine a reasonable range of alternatives to the project, including the CEQA-mandated No Project alternative, and other potential alternatives that may can reduce or avoiding potential environmental effects.

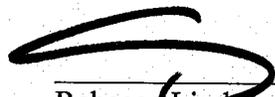
PROPOSED HISTORIC RESOURCE ANALYSIS

As a local designated API, the 25th Street Garage District is a CEQA resource. Consequently, the scope of work will include peer review of an Historic Resource Evaluation prepared by the applicant, and evaluation of any historic-age buildings that could be impacted by the project. Character defining features of the 25th St Street Garage District API will also be identified.

RECOMMENDATIONS:

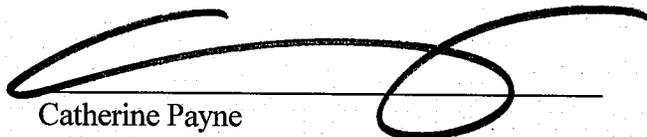
Staff requests the public and the Planning Commission to provide comments on what types of information and analysis, including alternatives, should be considered in the EIR.

Prepared by:

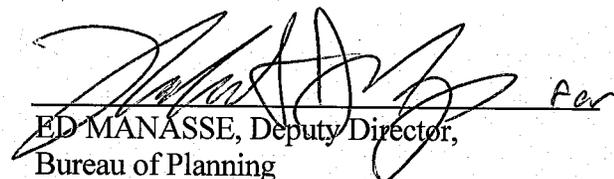

Rebecca Lind
Planner III

For

Reviewed by:


Catherine Payne
Acting Development Planning Manager

Approved for forwarding to the
City Planning Commission:


ED MANASSE, Deputy Director,
Bureau of Planning



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.

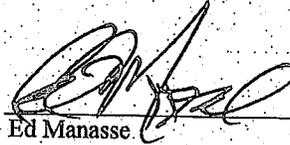
Environmental factors that are expected to have no impact or a less-than-significant impact will be discussed in the EIR, and are expected to include: agricultural and forestry resources, biological resources, archeological and tribal

City of Oakland
Notice of Preparation of a Draft Environmental Impact Report for the 460 24th Street Project
1/17/2020

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

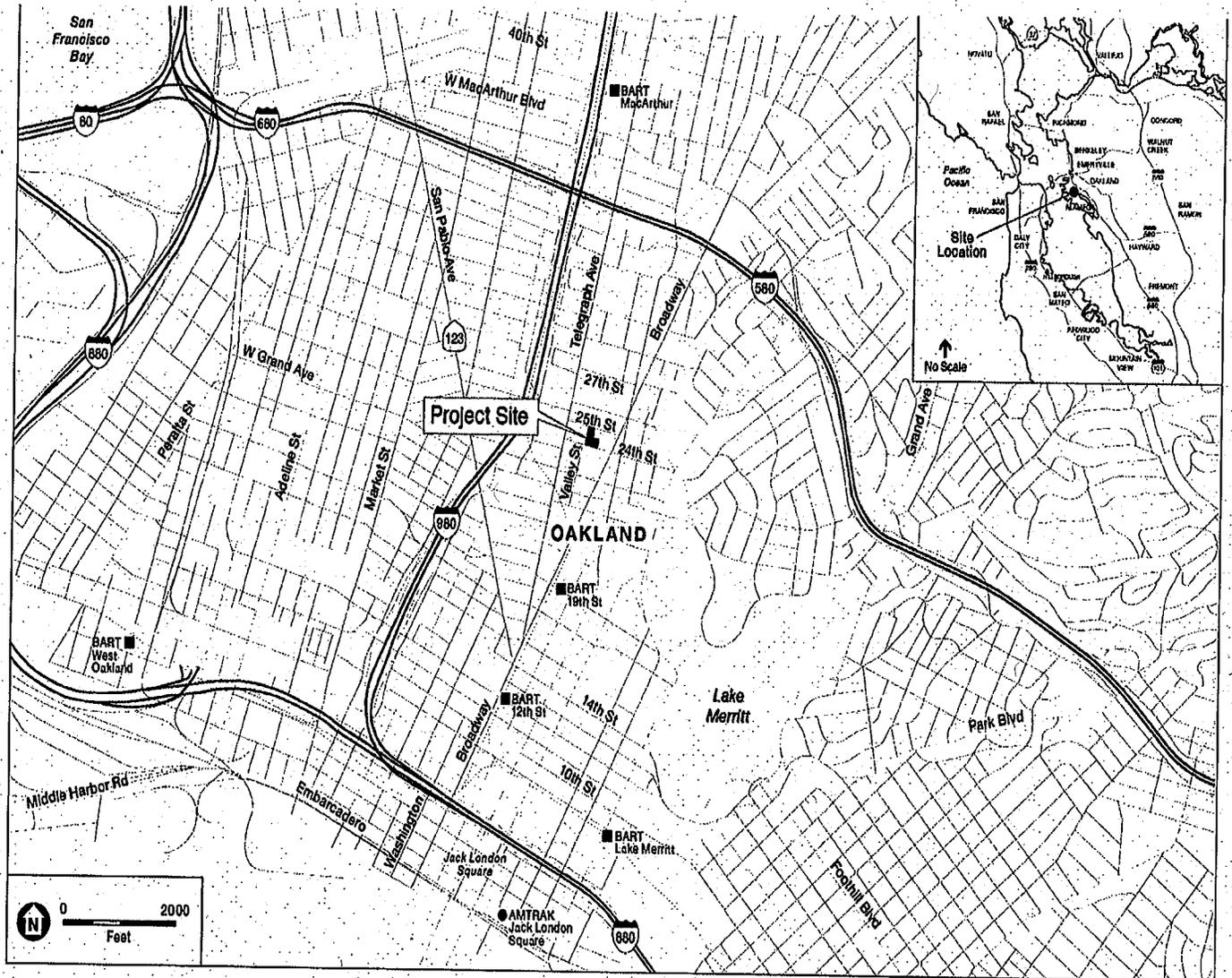


Ed Manasse
Deputy Director and Environmental Review Officer
Planning and Building Department

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



460 24th Street

PROJECT SITE
01/03/20



PROJECT TEAM

OWNER:
SIGNATURE DEVELOPMENT GROUP
2335 BROADWAY STE. 200
OAKLAND, CA 94612
CONTACT: ELISSE DOUGLASS
(267) 294-7025
EDOUGLASS@SIGNATUREDEVELOPMENT.COM

ARCHITECT:
FLYNN ARCHITECTURE
2335 BROADWAY, SUITE 101
OAKLAND, CA 94612
CONTACT: TERI FLYNN
(510) 356-0050
TFLYNN@FLYNNARCHITECTURE.COM

CIVIL:
dk CONSULTING INC.
1931 SAN MIGUEL DRIVE, SUITE 100
WALNUT CREEK, CA 94596
CONTACT: SCOTT HARTSTEIN
(925) 932-6868
SHARTSTEIN@DKCONSULTINGINC.COM

LANDSCAPE ARCHITECT:
JETT LANDSCAPE ARCHITECTURE & DESIGN
2 THEATER SQUARE, SUITE 218
ORINDA, CA
CONTACT: JULIA DIENER
(925) 254-5422
JULIAD@JETT.LAND

GREEN BUILDING:
CPG CONSULTANTS
2007 BUCHANAN STREET #1
SAN FRANCISCO, CA
CONTACT: PAUL CORREA
(650) 269-3470
PCORREA@CPG-CONSULTANTS.COM

PROJECT INFORMATION

APN: 008-0674-033-1, 008-0674-006 & -007
ADDRESS: 460 24th STREET
SITE AREA: 39,923 SF
ZONING: CC-3 COMMUNITY COMMERCIAL
FAR: 39,923 x 2.5 = 99,808 SQ.FT.
HT. LIMIT: 45/4-STORY
SETBACKS: NONE REQUIRED
CONST. TYPE: IIIA SPRINKLERED
OCCUPANCY: B/M
STORIES: 6, 85' max ht.

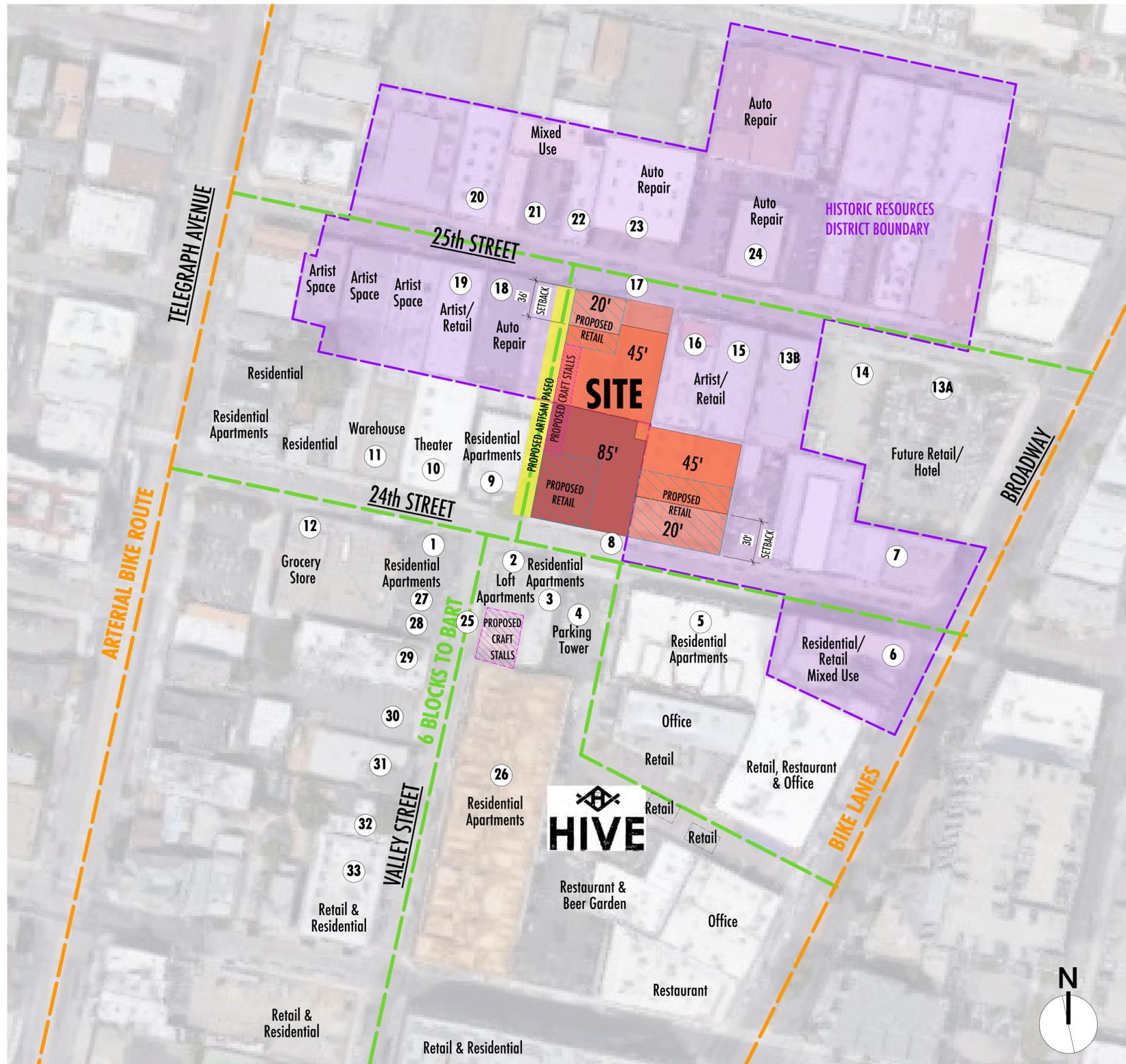
SHEET INDEX

A0.0	COVER SHEET
A0.1	PROJECT INFORMATION
A1.1	SITE CONTEXT: MAP
A1.2	SITE CONTEXT: PHOTOS
A1.3	SITE CONTEXT: PHOTOS
A1.4	SITE CONTEXT: PHOTOS
A1.5	SITE CONTEXT: HEIGHTS
A1.6	SITE CONTEXT: HEIGHTS
A1.7	SITE CONTEXT: PLAN
A2.0	EXISTING & DEMO PLAN
A2.1	FIRST FLOOR
A2.2	SECOND FLOOR PLAN
A2.3	THIRD FLOOR PLAN
A2.4	FOURTH FLOOR PLAN
A2.5	FIFTH FLOOR PLAN
A2.6	SIXTH FLOOR PLAN
A2.7	ROOF PLAN
A3.1	PERSPECTIVE VIEWS
A3.2	PERSPECTIVE VIEWS
A3.3	PERSPECTIVE VIEWS
A3.4	EXTERIOR ELEVATION - SOUTH
A3.5	EXTERIOR ELEVATION - NORTH
A3.6	EXTERIOR ELEVATION - WEST
A3.7	EXTERIOR ELEVATION - EAST
A4.1	2354 VALLEY: PROJECT INFORMATION & PERSPECTIVES
A4.2	2354 VALLEY: PLANS & ELEVATIONS
A5.1	MATERIALS & COLORS
A5.2	MATERIALS & COLORS
A5.3	MATERIALS & COLORS
L1	PRELIMINARY LANDSCAPE PLAN
C1.0	COVER SHEET
C1.1	GENERAL NOTES
C2.0	DETAILS
C2.1	DETAILS
C3.0	TOPOGRAPHIC SURVEY
C4.0	DEMOLITION PLAN
C5.0	SITE PLAN
C6.0	MASS GRADING PLAN
C6.1	FINE GRADING PLAN
C7.0	UTILITY PLAN
C8.0	EROSION CONTROL PLAN
C8.1	EROSION CONTROL NOTES & DETAILS
C9.0	C.3 EXHIBIT

PROJECT DATA

FLOOR	USE	FLOOR AREA (SQ.FT.)*	REQ'D CAR PARKING (STALLS/SQ.FT.)	REQ'D CAR PARKING (STALLS)	REQ'D LONG-TERM BIKE PARKING (STALLS/SQ.FT.)	REQ'D LONG-TERM BIKE PARKING (STALLS)	REQ'D SHORT-TERM BIKE PARKING (STALLS/SQ.FT.)	REQ'D SHORT-TERM BIKE PARKING (STALLS)	REQ'D RECYCLING SPACE (CU.FT./SQ.FT.)	REQ'D RECYCLING SPACE (CU.FT.)
1	COMMERCIAL & UTILITY RMS.	13,688								
2	OFFICE	26,100								
3	OFFICE	26,100								
4	OFFICE	11,300								
5	OFFICE	11,300								
6	OFFICE	11,300								
	TOTAL SQ. FT.	99,788								
	FIRST FLOOR (COMM.):	11,980	1/600	20	1/12,000 (2 MIN.)	2	1/2,000 (2 MIN.)	6	2/1,000	24
	MEZZANINE (COMM.):	0	1/1000	0						
	2ND - 6TH FLOORS (OFFICE):	86,100	1/1000	86	1/10,000 (2 MIN.)	9	1/15,000	6	2/1,000	172
	TOTAL:	98,080	TOTAL REQUIRED:	106	TOTAL REQUIRED:	11	TOTAL REQUIRED:	12	TOTAL REQUIRED:	196
			TOTAL PROVIDED:	132	TOTAL PROVIDED:	11	TOTAL PROVIDED:	12	TOTAL PROVIDED:	216 (8 CU.YD.)

*FLOOR AREA EXCLUDES CAR/BIKE PARKING, ELEVATOR, STAIRS & BALCONIES
NOTE: SEE A4.1 FOR ADDITIONAL PROJECT INFORMATION & PROJECT DATA



PROPOSED HEIGHT



ALLOWED HEIGHT

LEGEND	
	HISTORIC RESOURCES DISTRICT BOUNDARY
	PROPOSED 20' HEIGHT
	PROPOSED 45' HEIGHT
	PROPOSED 85' HEIGHT
	PROPOSED ARTISAN PASEO (OPEN TO ABOVE)
	ARTIST/CRAFT PRODUCTION & RETAIL
	PROPOSED GROUND FLOOR RETAIL
	PEDESTRIAN-ORIENTED CIRCULATION
	BIKE LANES
	NEIGHBORING BUILDINGS - SEE SHEETS A1.2, A1.3 & A1.4



1 471 24th STREET



2 2354 VALLEY STREET



3 461 24th STREET



4 451 24th STREET



5 421 24th STREET

SITE



6 2355 BROADWAY



7 2401 BROADWAY



8 SITE, FROM 24th STREET



9 466 24th STREET



10 474 24th STREET



11 480 24th STREET



12 471-499 24th STREET



13A BROADWAY & 25TH STREET

13B 437 25TH STREET



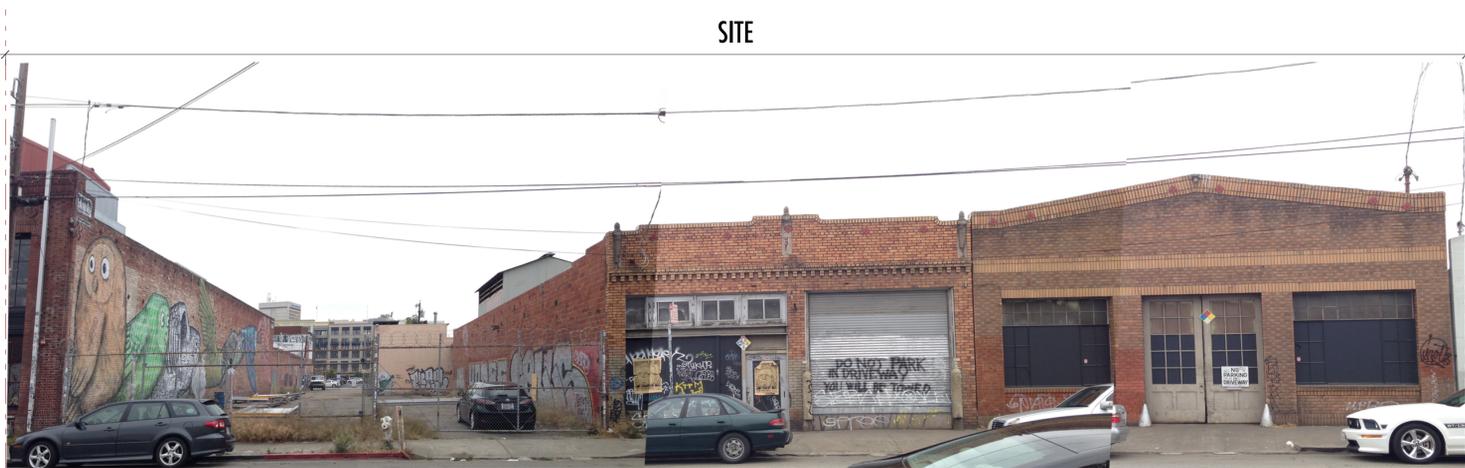
14 427 25th STREET



15 443 25th STREET



16 447 25th STREET



SITE

17 SITE, FROM 25th STREET



18 469 25th STREET



19 471-475 25th STREET



20 482 25th STREET



21 478 25th STREET



22 468-470 25th STREET



23 456 25th STREET



24 448 25th STREET

SITE



25 SITE: PARKING LOT OF 2354 VALLEY STREET



26 2350 VALLEY STREET



27 2363-2365 VALLEY STREET



28 2355-2357 VALLEY STREET



29 471-475 25th STREET



30 2333 VALLEY STREET



31 2363-2365 VALLEY STREET



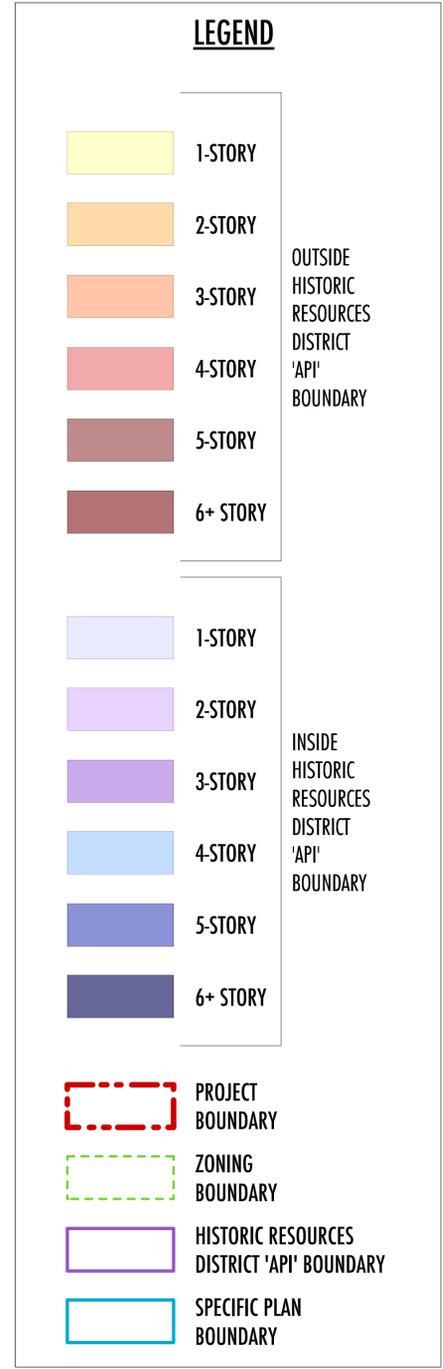
32 2325 VALLEY STREET



33 2323 VALLEY STREET



EXISTING

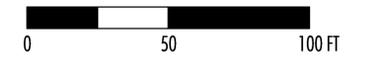
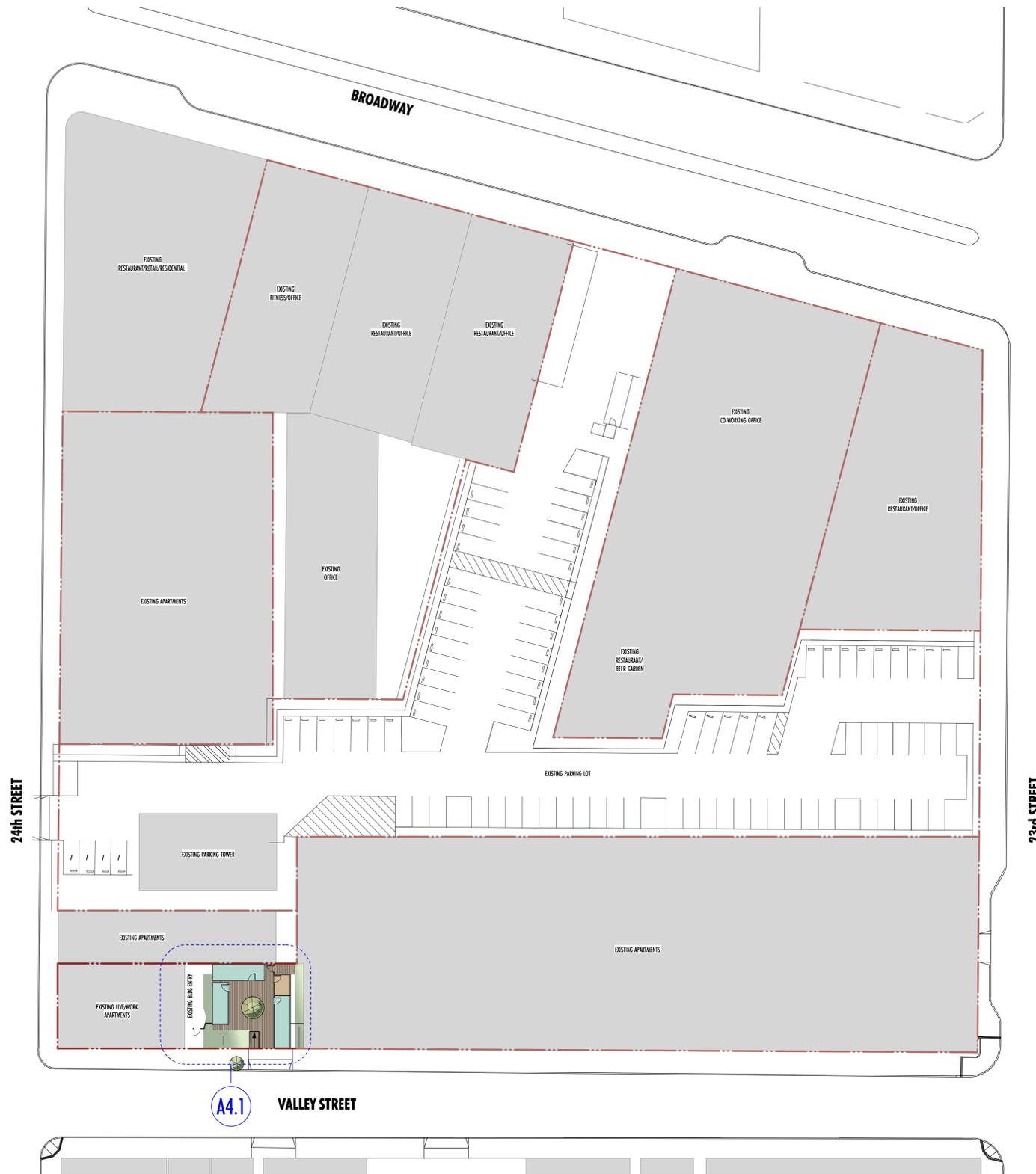
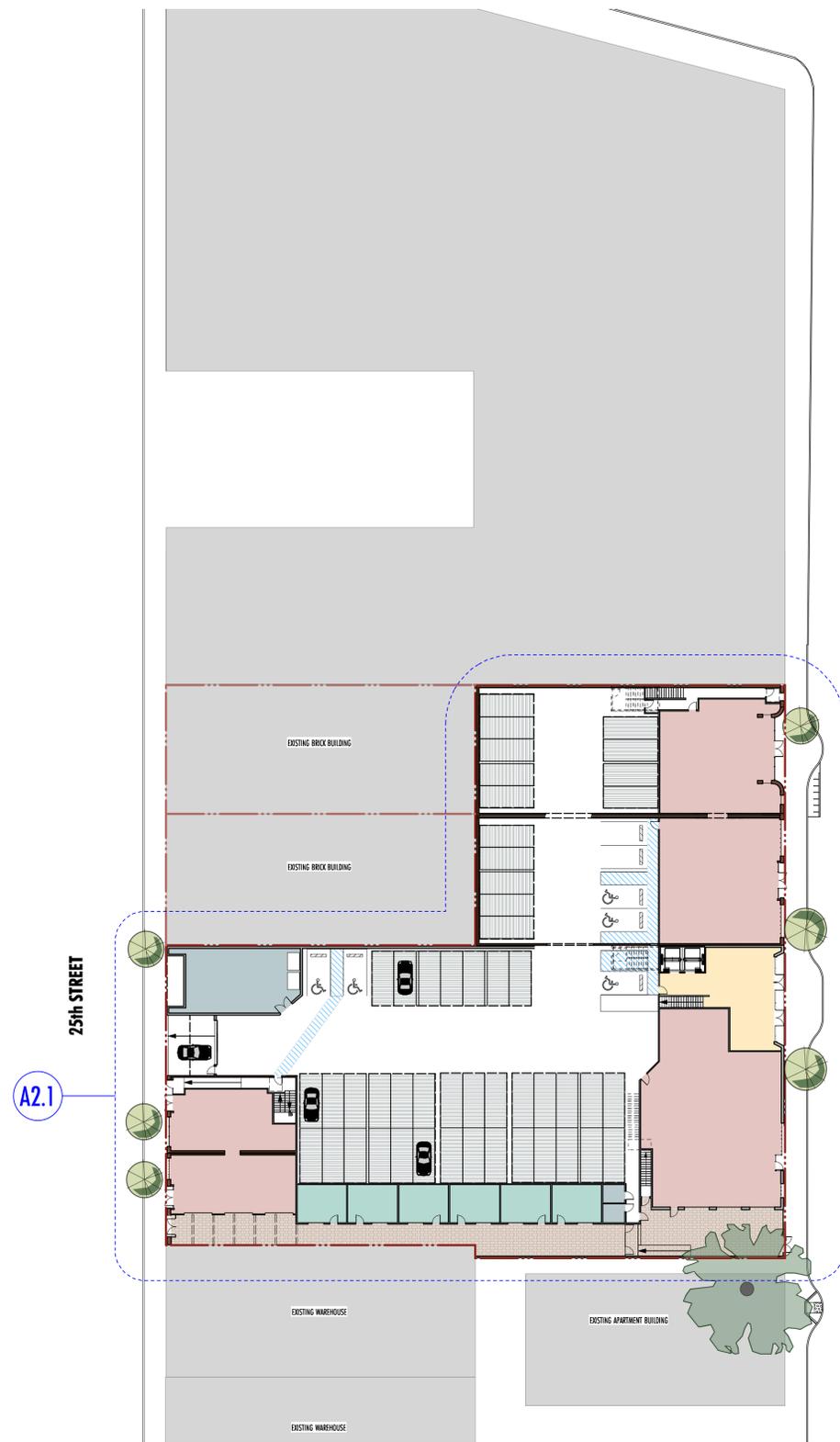




LEGEND

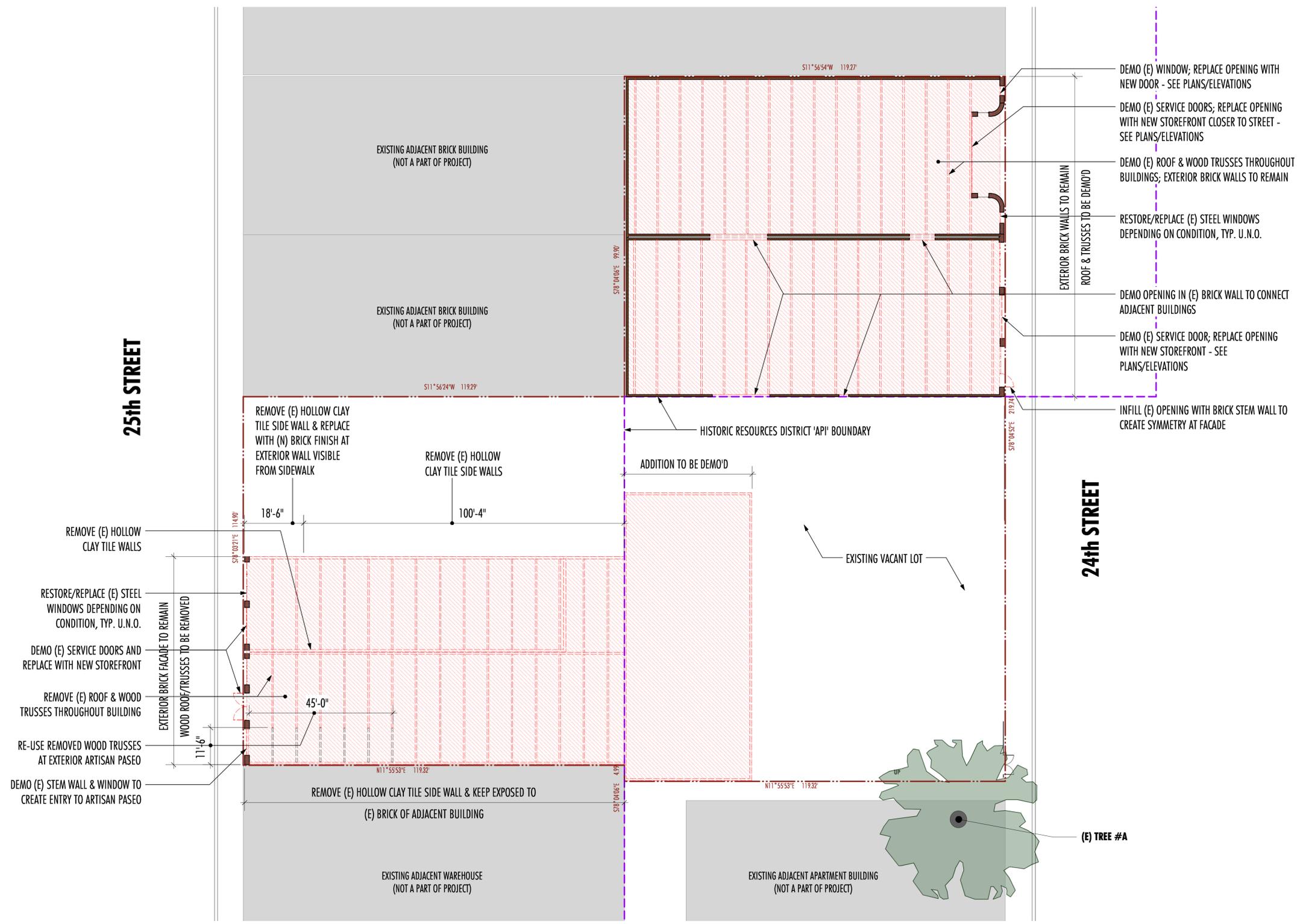
	1-STORY	OUTSIDE HISTORIC RESOURCES DISTRICT 'API' BOUNDARY
	2-STORY	
	3-STORY	
	4-STORY	
	5-STORY	
	6+ STORY	
	1-STORY	INSIDE HISTORIC RESOURCES DISTRICT 'API' BOUNDARY
	2-STORY	
	3-STORY	
	4-STORY	
	5-STORY	
	6+ STORY	
	PROJECT BOUNDARY	
	ZONING BOUNDARY	
	HISTORIC RESOURCES DISTRICT 'API' BOUNDARY	
	SPECIFIC PLAN BOUNDARY	

PROPOSED



25th STREET

24th STREET



- DEMO (E) WINDOW; REPLACE OPENING WITH NEW DOOR - SEE PLANS/ELEVATIONS
- DEMO (E) SERVICE DOORS; REPLACE OPENING WITH NEW STOREFRONT CLOSER TO STREET - SEE PLANS/ELEVATIONS
- DEMO (E) ROOF & WOOD TRUSSES THROUGHOUT BUILDINGS; EXTERIOR BRICK WALLS TO REMAIN
- RESTORE/REPLACE (E) STEEL WINDOWS DEPENDING ON CONDITION, TYP. U.N.O.
- DEMO OPENING IN (E) BRICK WALL TO CONNECT ADJACENT BUILDINGS
- DEMO (E) SERVICE DOOR; REPLACE OPENING WITH NEW STOREFRONT - SEE PLANS/ELEVATIONS
- INFILL (E) OPENING WITH BRICK STEM WALL TO CREATE SYMMETRY AT FACADE

- REMOVE (E) HOLLOW CLAY TILE WALLS
- RESTORE/REPLACE (E) STEEL WINDOWS DEPENDING ON CONDITION, TYP. U.N.O.
- DEMO (E) SERVICE DOORS AND REPLACE WITH NEW STOREFRONT
- REMOVE (E) ROOF & WOOD TRUSSES THROUGHOUT BUILDING
- RE-USE REMOVED WOOD TRUSSES AT EXTERIOR ARTISAN PASEO
- DEMO (E) STEM WALL & WINDOW TO CREATE ENTRY TO ARTISAN PASEO



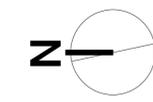
460 24th Street

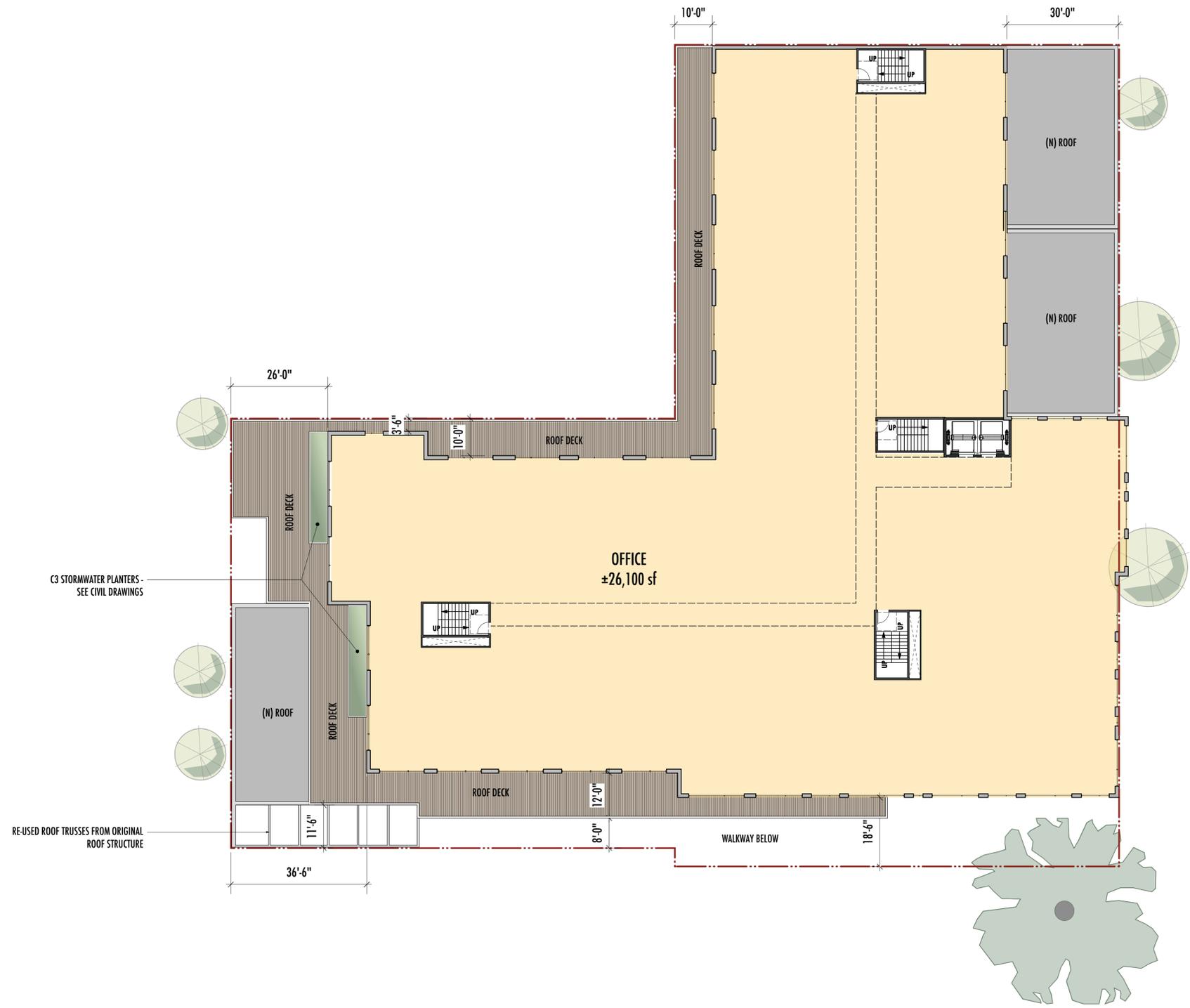
EXISTING & DEMO PLAN
11/18/19

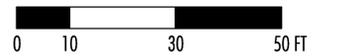
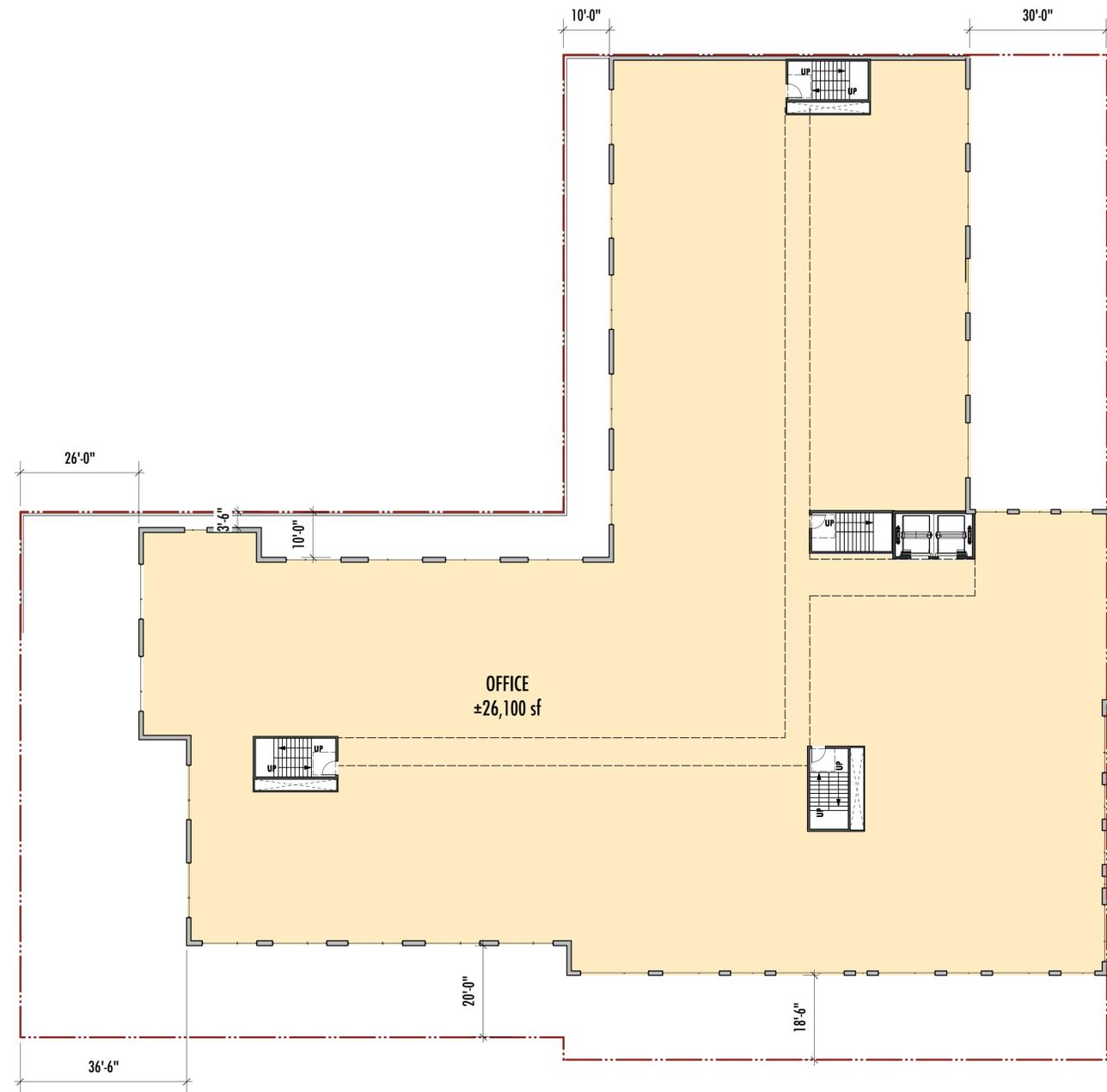
A2.0

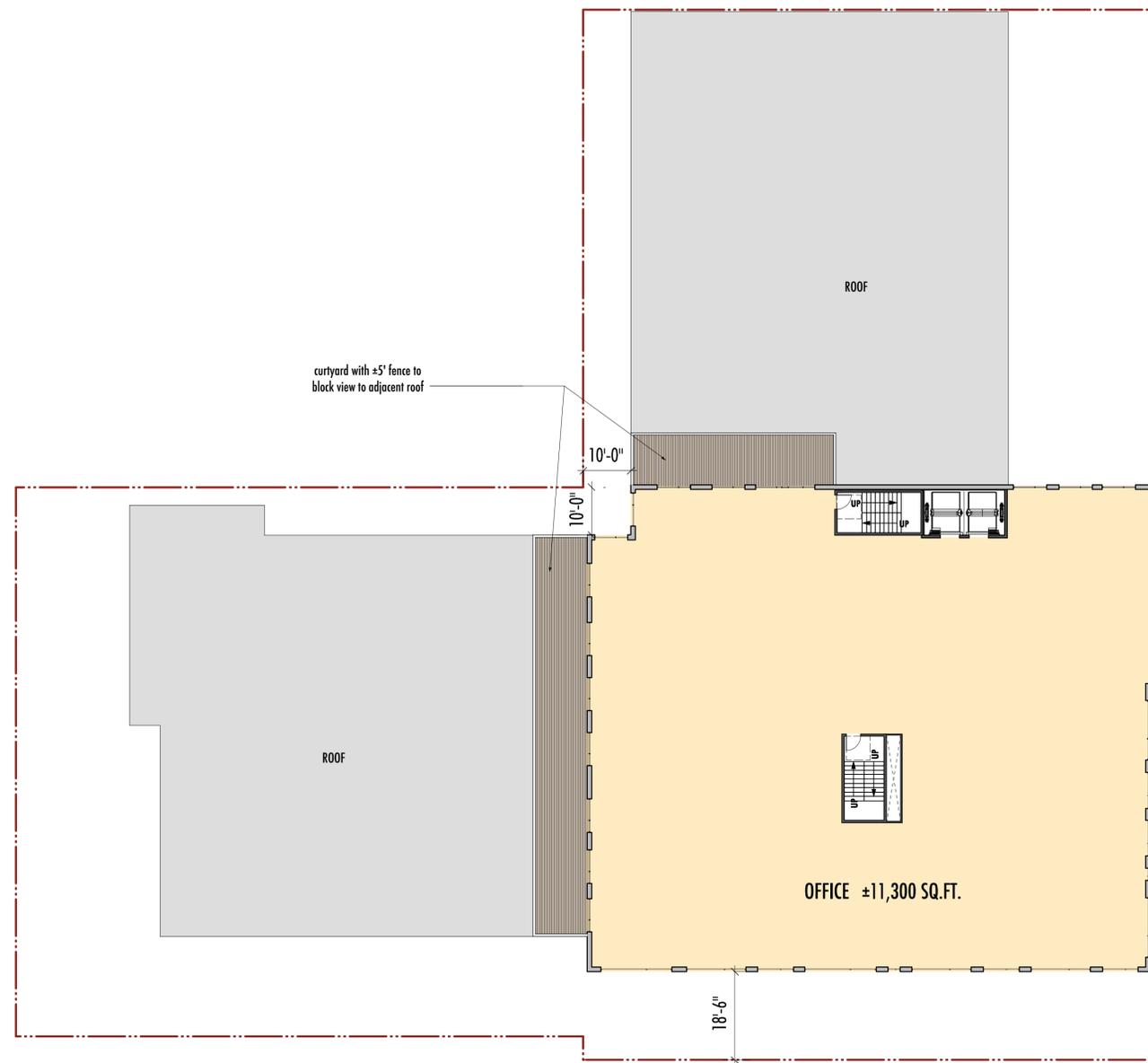
25th STREET

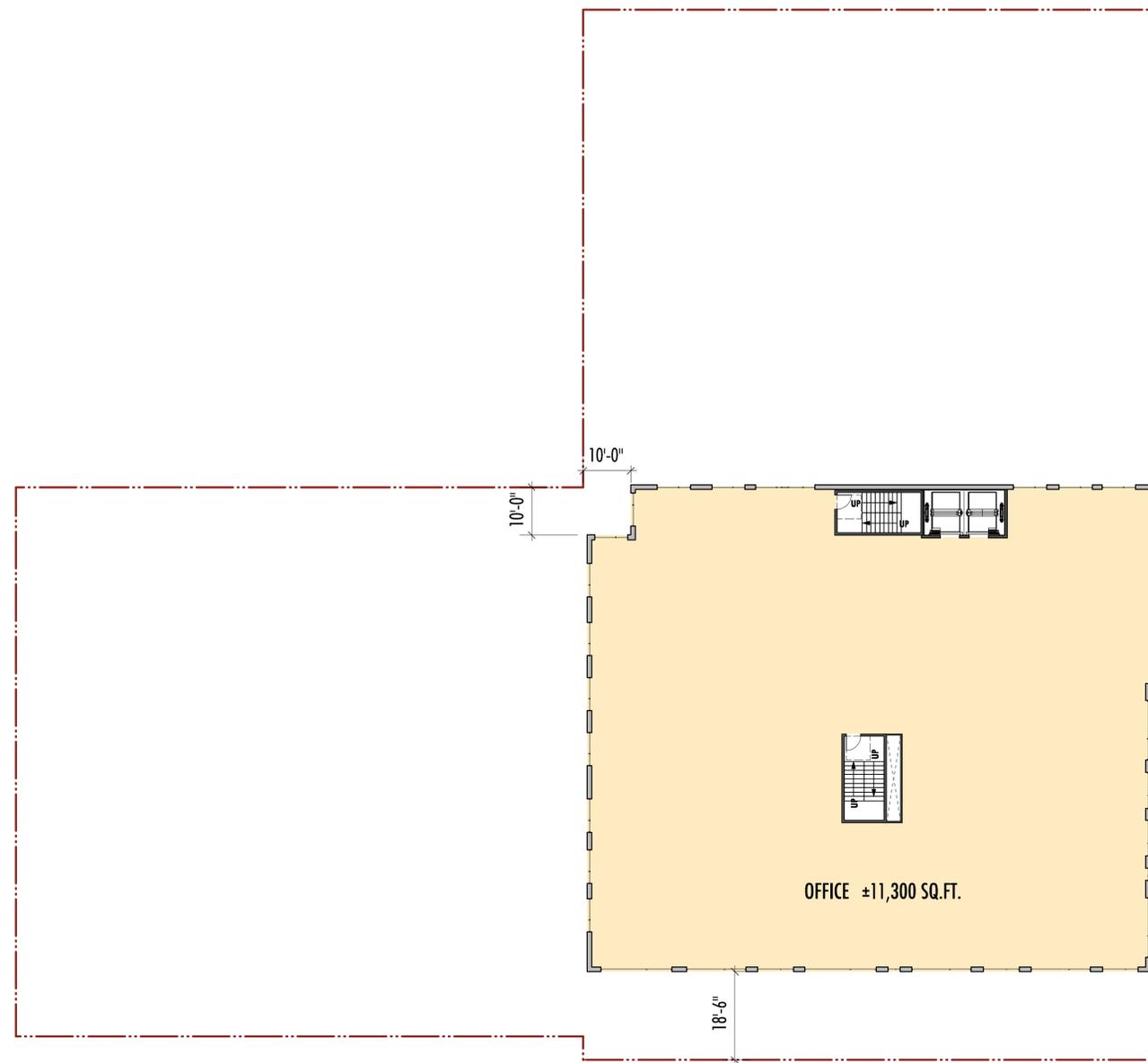
24th STREET

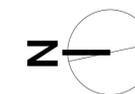
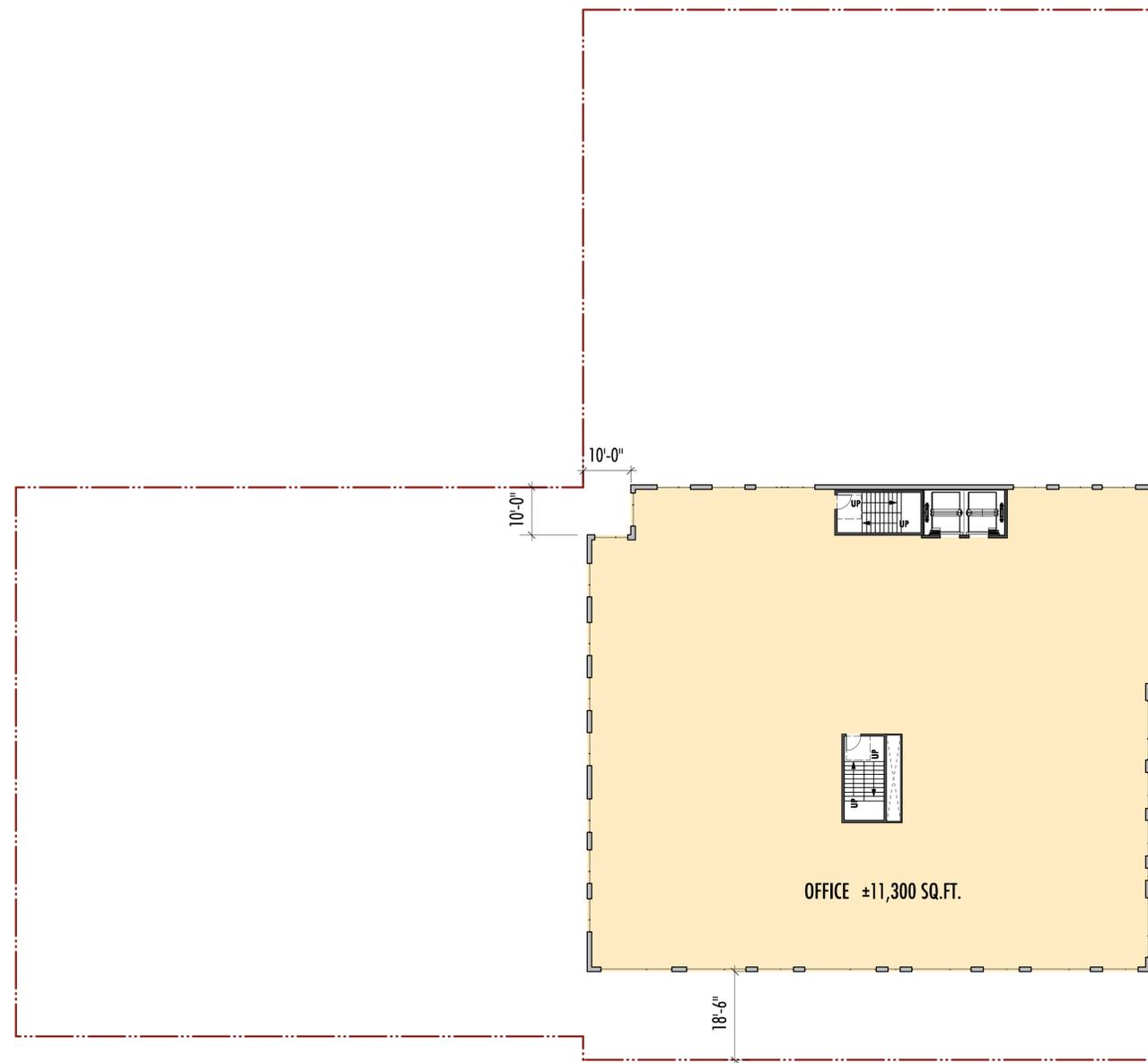


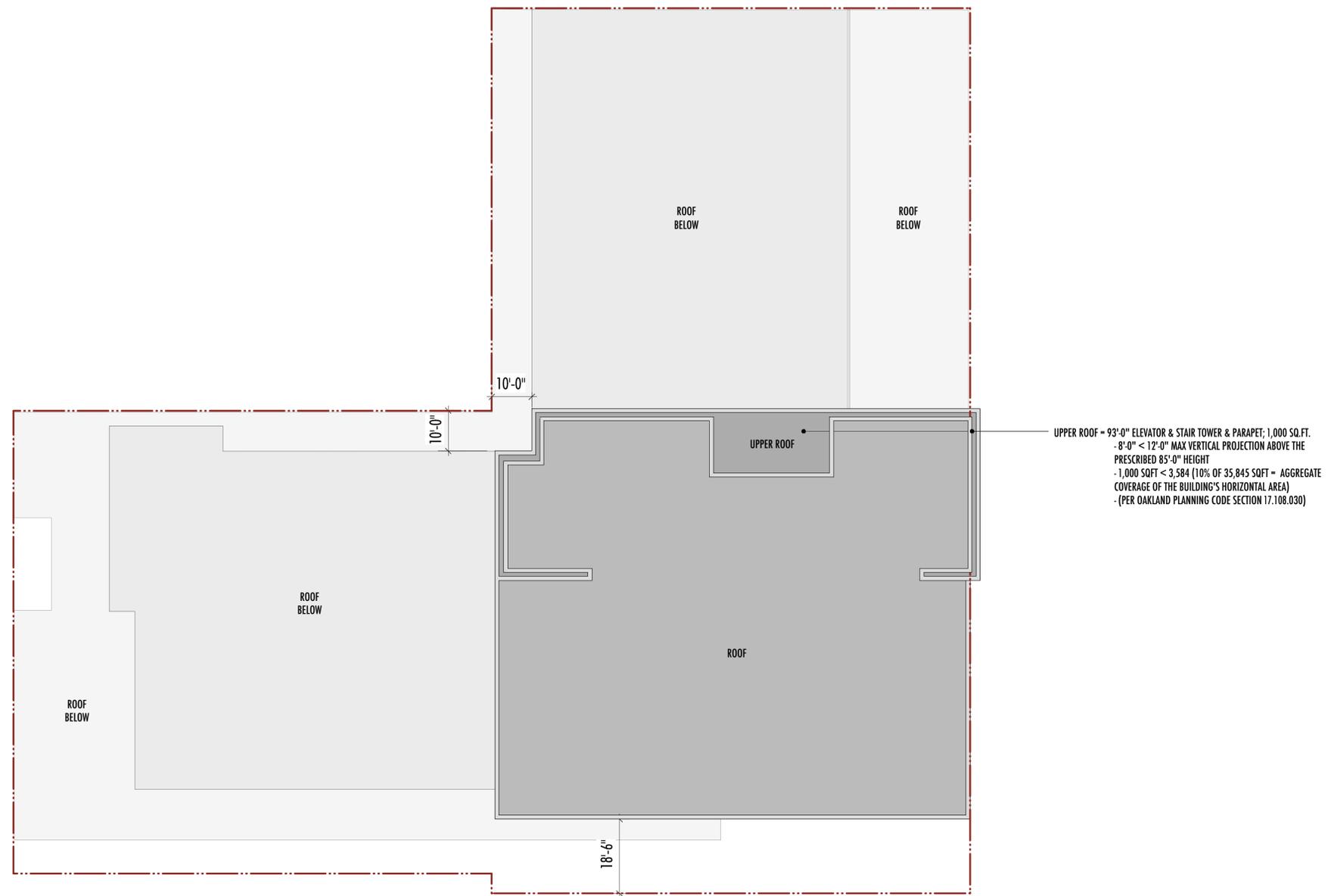














CORNER OF VALLEY & 24TH STREET
LOOKING TOWARDS ARTISAN PASEO



24TH STREET
LOOKING TOWARDS BROADWAY



25TH STREET
LOOKING TOWARDS BROADWAY



25TH STREET
WALKING DOWN THE STREET



25TH STREET
FROM ACROSS THE STREET



24TH STREET
ARTISAN PASEO ENTRANCE



24TH STREET
LOBBY ENTRANCE



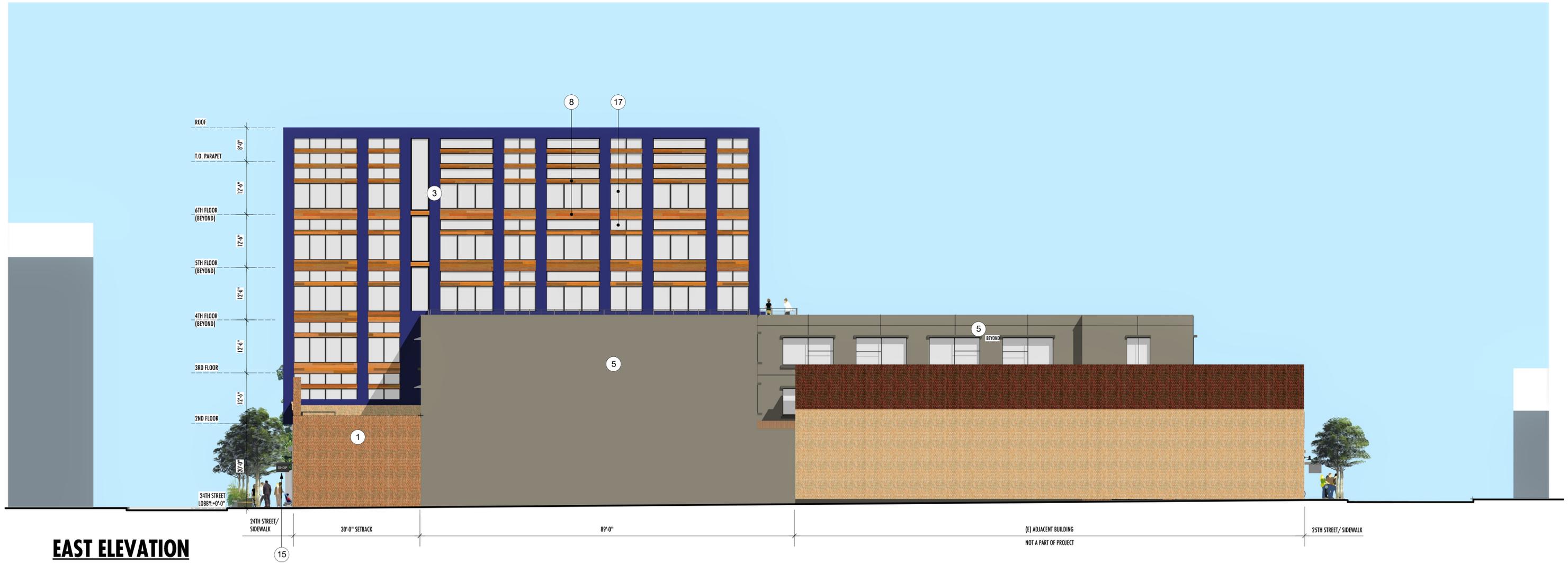
SOUTH ELEVATION
24TH STREET



NORTH ELEVATION
25TH STREET



WEST ELEVATION
ARTISAN PASEO





VALLEY STREET
CRAFT STALLS & COURTYARD

PROJECT INFORMATION

APN: 008-0739-008
 ADDRESS: 2354 VALLEY STREET
 SITE AREA: 4,520 SF
 ZONING: D-BV-4
 FAR: $4,520 \times 4.5 = 20,340$ SQ.FT.
 $5,570 + 576 = 6,146 < 20,340$
 HT. LIMIT: 85/8-STORY
 SETBACKS: NONE REQUIRED

EXISTING APARTMENTS

CONST. TYPE: VB, SPRINKLERED
 OCCUPANCY: R-2
 STORIES: 3
 FLOOR AREA: 5,570 SQ.FT.

PROPOSED CRAFT STALLS & COURTYARD

CONST. TYPE: VB, NON-SPRINKLERED
 OCCUPANCY: M
 STORIES: 1
 FLOOR AREA: 576 SQ.FT.

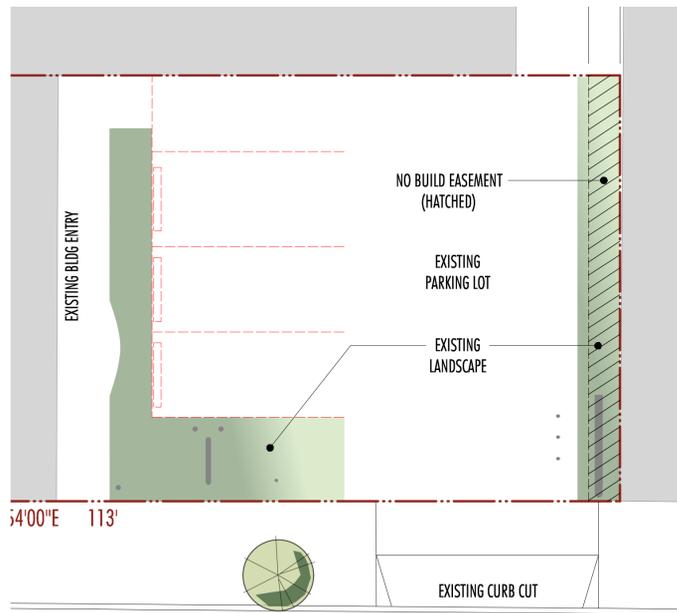


VALLEY STREET
CRAFT STALLS & COURTYARD WITH 460 24TH STREET PROJECT BEYOND

PROJECT DATA

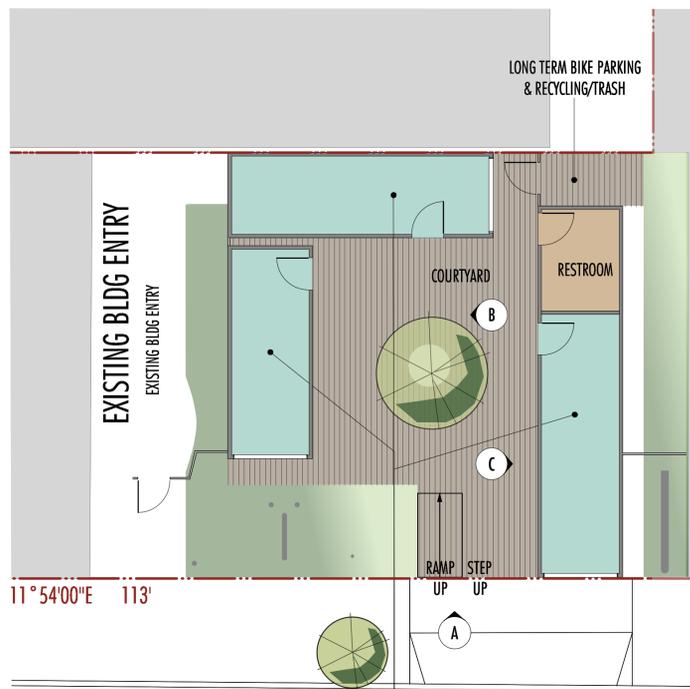
FLOOR	USE	FLOOR AREA (SQ.FT.)	REQ'D LONG-TERM BIKE PARKING (STALLS/SQ.FT.)	REQ'D LONG-TERM BIKE PARKING (STALLS)	REQ'D SHORT-TERM BIKE PARKING (STALLS/SQ.FT.)	REQ'D SHORT-TERM BIKE PARKING (STALLS)	REQ'D RECYCLING SPACE (CU.FT./SQ.FT.)	REQ'D RECYCLING SPACE (CU.FT.)
1	COMMERCIAL	576	1/8,000 (2 MIN.)	2	1/3,000 (2 MIN.)	2	2/1,000	2
	TOTAL SQ. FT.	576	TOTAL REQUIRED:	2	TOTAL REQUIRED:	2	TOTAL REQUIRED:	2
			TOTAL PROVIDED:	2*	TOTAL PROVIDED:	2*	TOTAL PROVIDED:	2

* BICYCLE PARKING PROVIDED AT 460 24TH STREET BIKE CORRAL & INDOOR BIKE RACKS.
 NOTE: TRASH & PARKING REQUIREMENTS FOR EXISTING APARTMENTS HAVE ALREADY BEEN MET AS PART OF THE HIVE DEVELOPMENT AGREEMENT.



NOTE: (3) EXISTING UNCOVERED PARKING STALLS FOR RESIDENTIAL APARTMENTS WILL NOW BE LOCATED IN THE HIVE COMMERCIAL PARKING LOT.

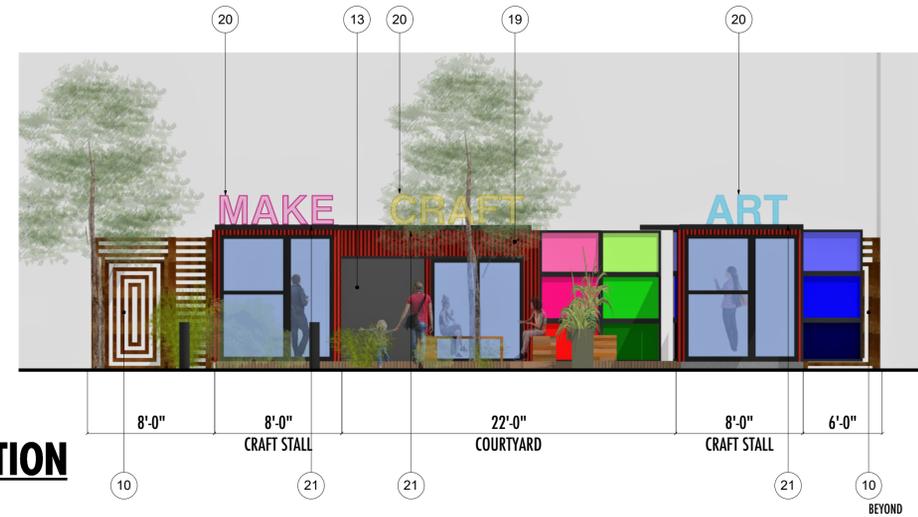
EXISTING/DEMO FLOOR PLAN



3 CRAFT STALLS:
± 560 SF TOTAL



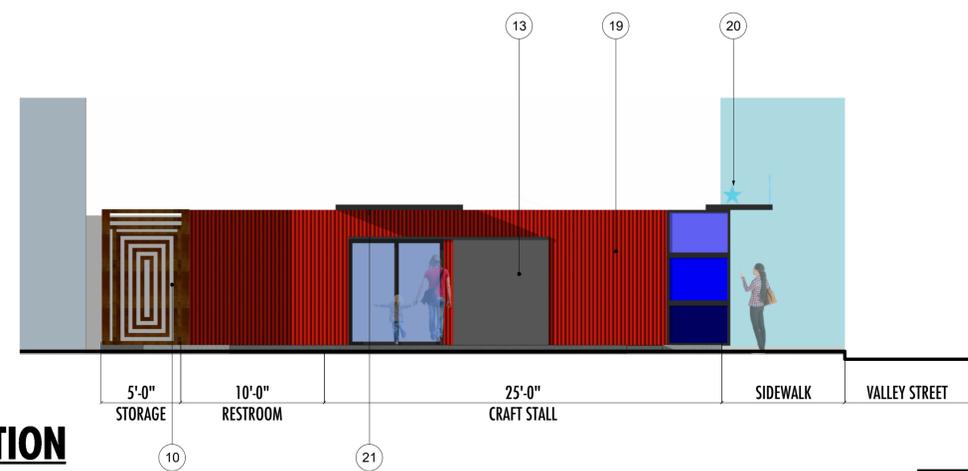
FLOOR PLAN



**A WEST ELEVATION
VALLEY STREET**

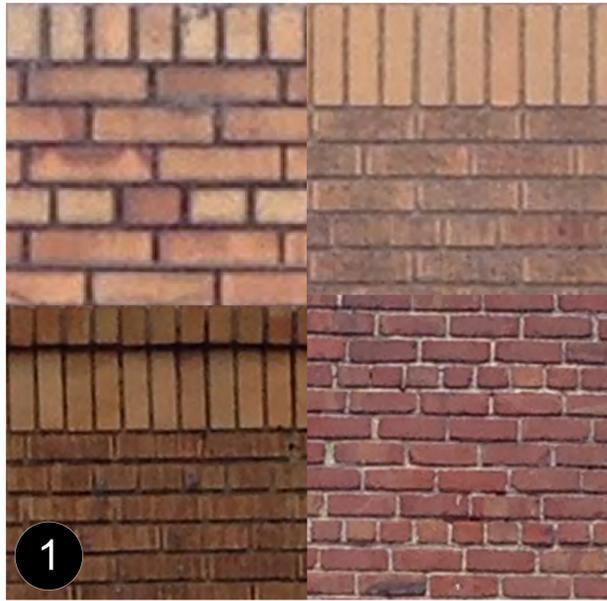


**B SOUTH ELEVATION
INTERIOR COURTYARD**



**C NORTH ELEVATION
INTERIOR COURTYARD**

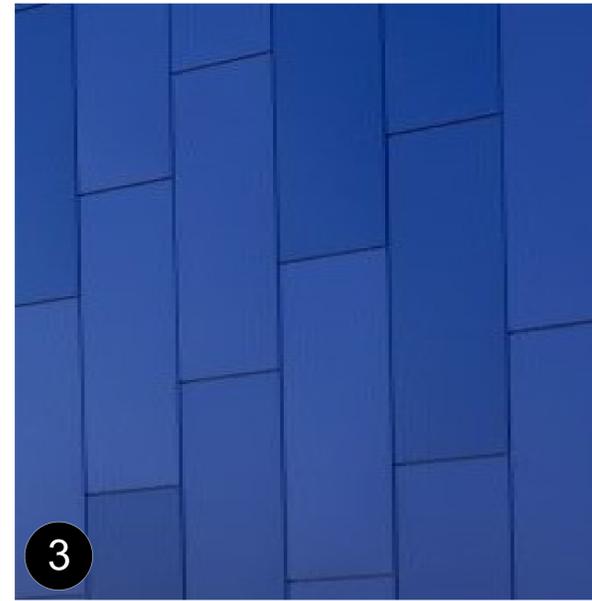




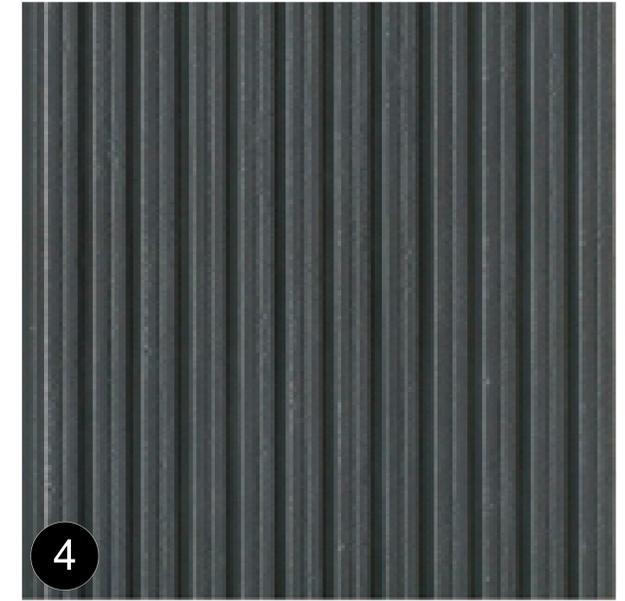
1 EXISTING HISTORIC BRICK FACADE, VARIES



2 CONCRETE



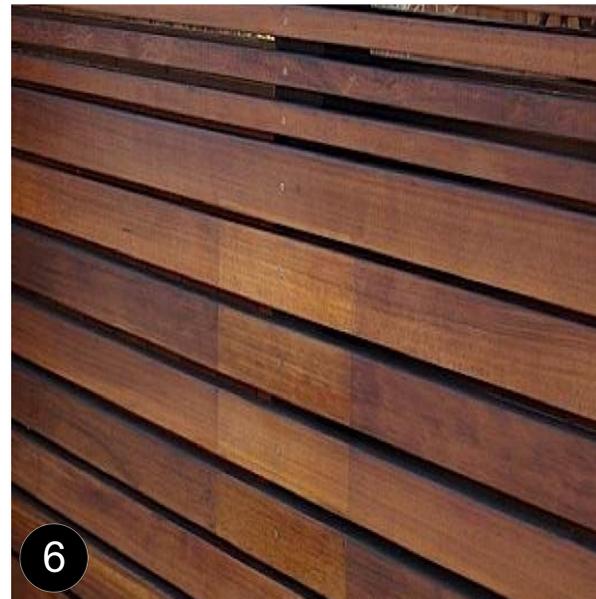
3 METAL PANELS



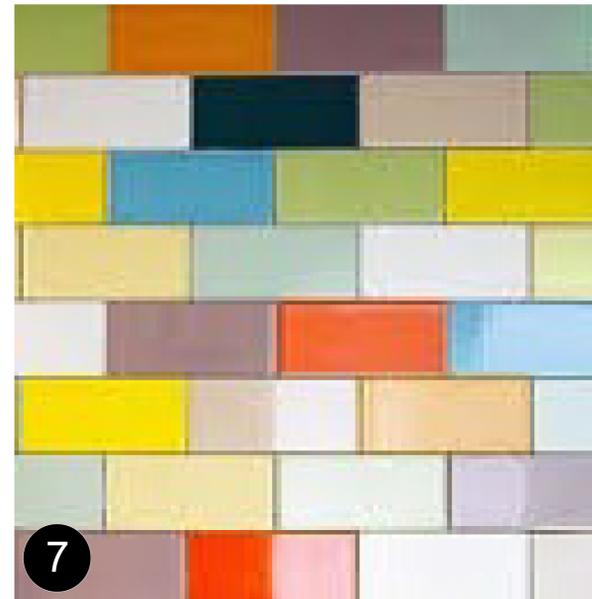
4 FIBER CEMENT VERTICAL CORRUGATED SIDING - CERA CLAD "CHARCOAL"



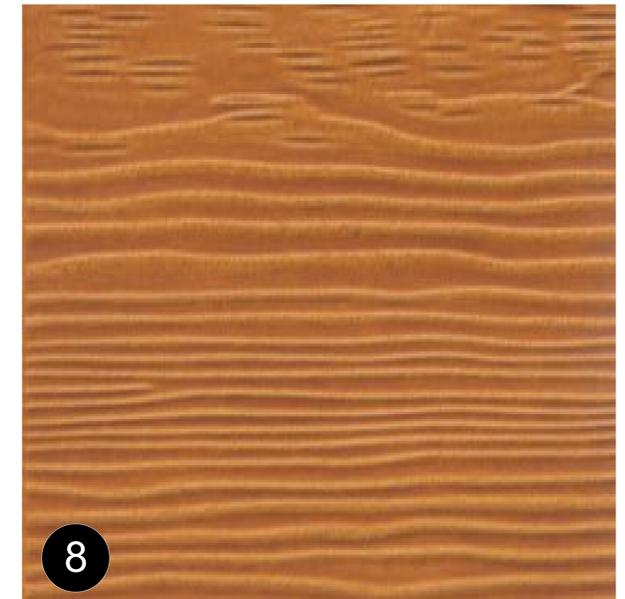
5 PAINTED CEMENT PLASTER, SMOOTH FINISH:
BM #1547 "DRAGON'S BREATH" &
BM #964 "WHITE SAND"



6 WOOD SLAT AT LOBBY ENTRANCE



7 CERAMIC TILE - COLORFUL GRADIENT PATTERN

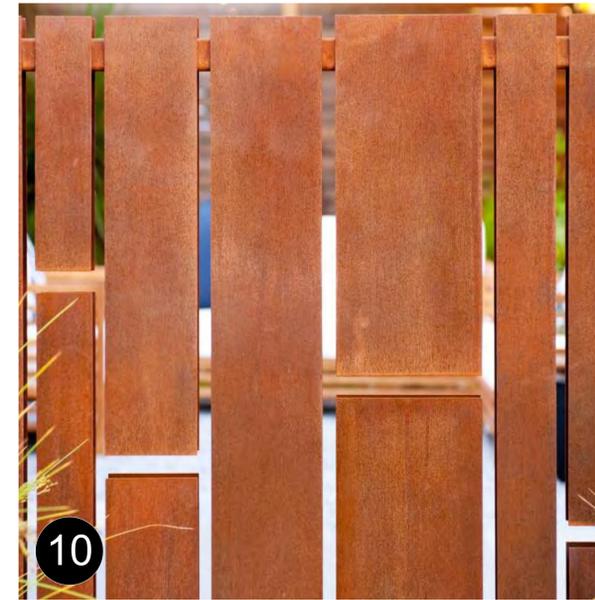


8 FIBER CEMENT PANELS - ALLURE "CEDAR"



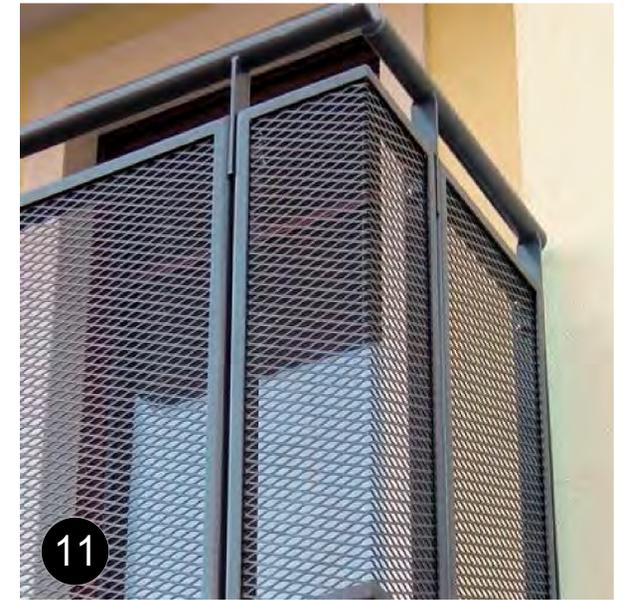
9

ARTIST-DESIGNED PAINTED MURAL



10

ARTIST-DESIGNED RUSTED METAL GATE



11

BLACK METAL PATIO RAILINGS



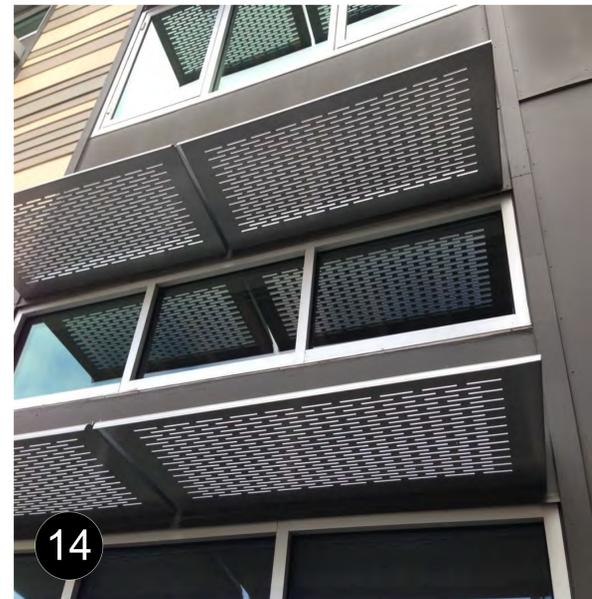
12

BLACK METAL FRAME W/ METAL MESH OVERHEAD GARAGE DOOR (SIMILAR)



13

SLIDING METAL DOOR



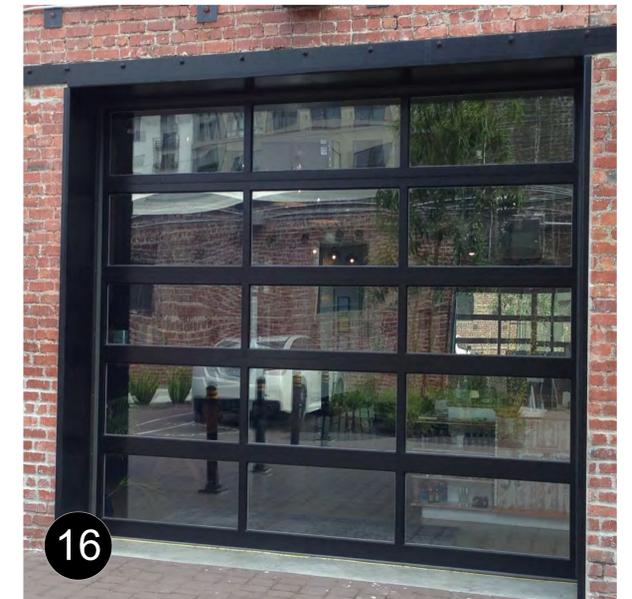
14

METAL AWNINGS



15

BLADE SIGN - WOOD & METAL



16

BLACK ALUMINUM & CLEAR GLASS OVERHEAD GARAGE DOOR



17

BLACK ALUMINUM WINDOWS & STOREFRONT -
GLAZING TO MEET T24 REQUIREMENTS



18

EXTERIOR LIGHTING -
KICHLER "1-LIGHT SEASIDE"
& "HARVEST RIDGE"



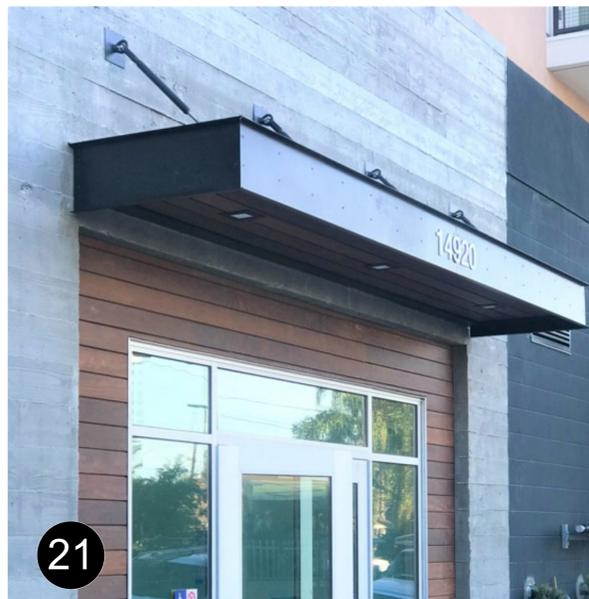
19

RED STEEL SHIPPING CONTAINER



20

TRANSPARENT ACRYLIC LETTERS; LED-ILLUMINATED



21

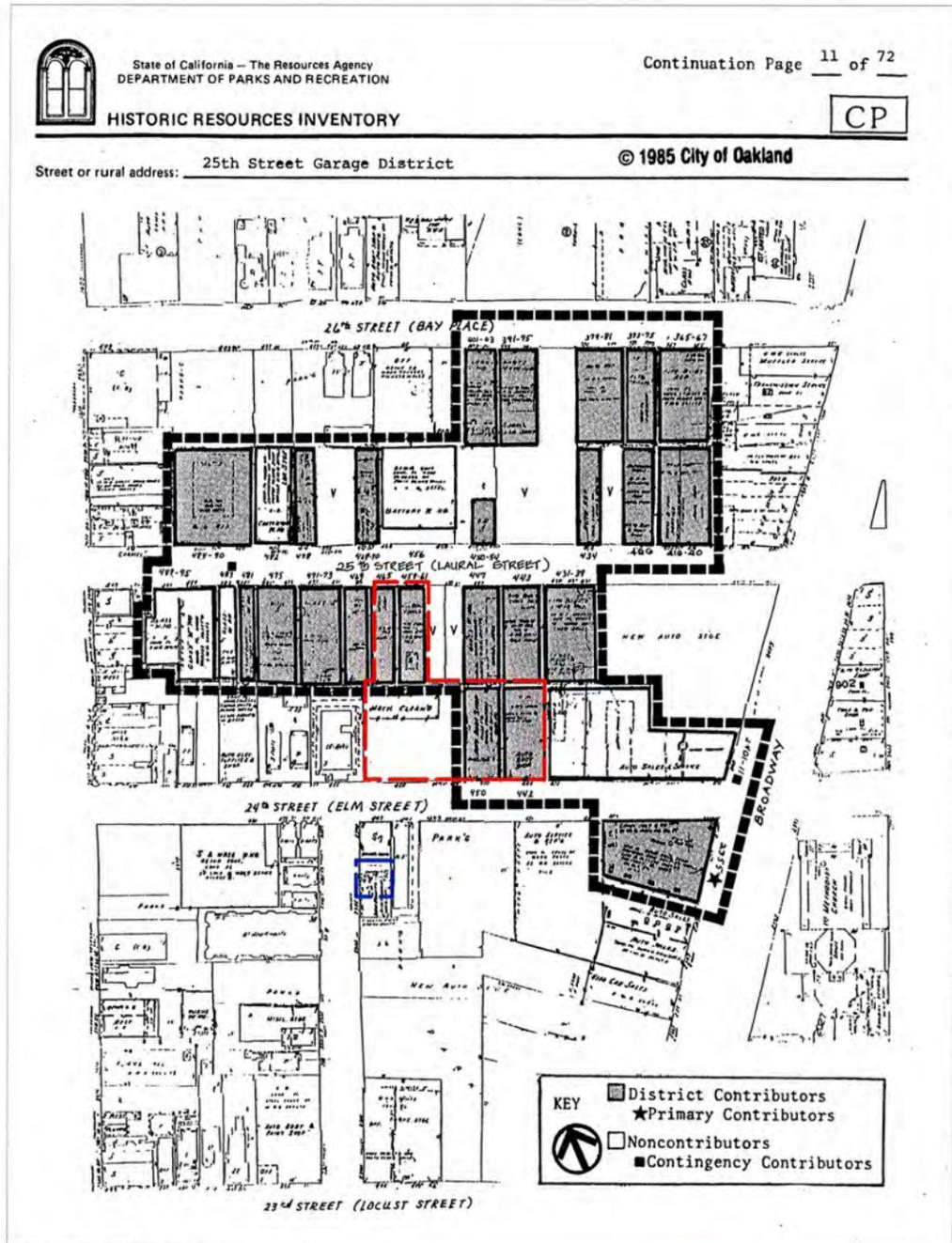
BLACK METAL CANOPY WITH
RECESSED LIGHTING



22

CMU WALL WITH VEGETATION

AREA OF PRIMARY IMPORTANCE BOUNDARY CLARIFICATION



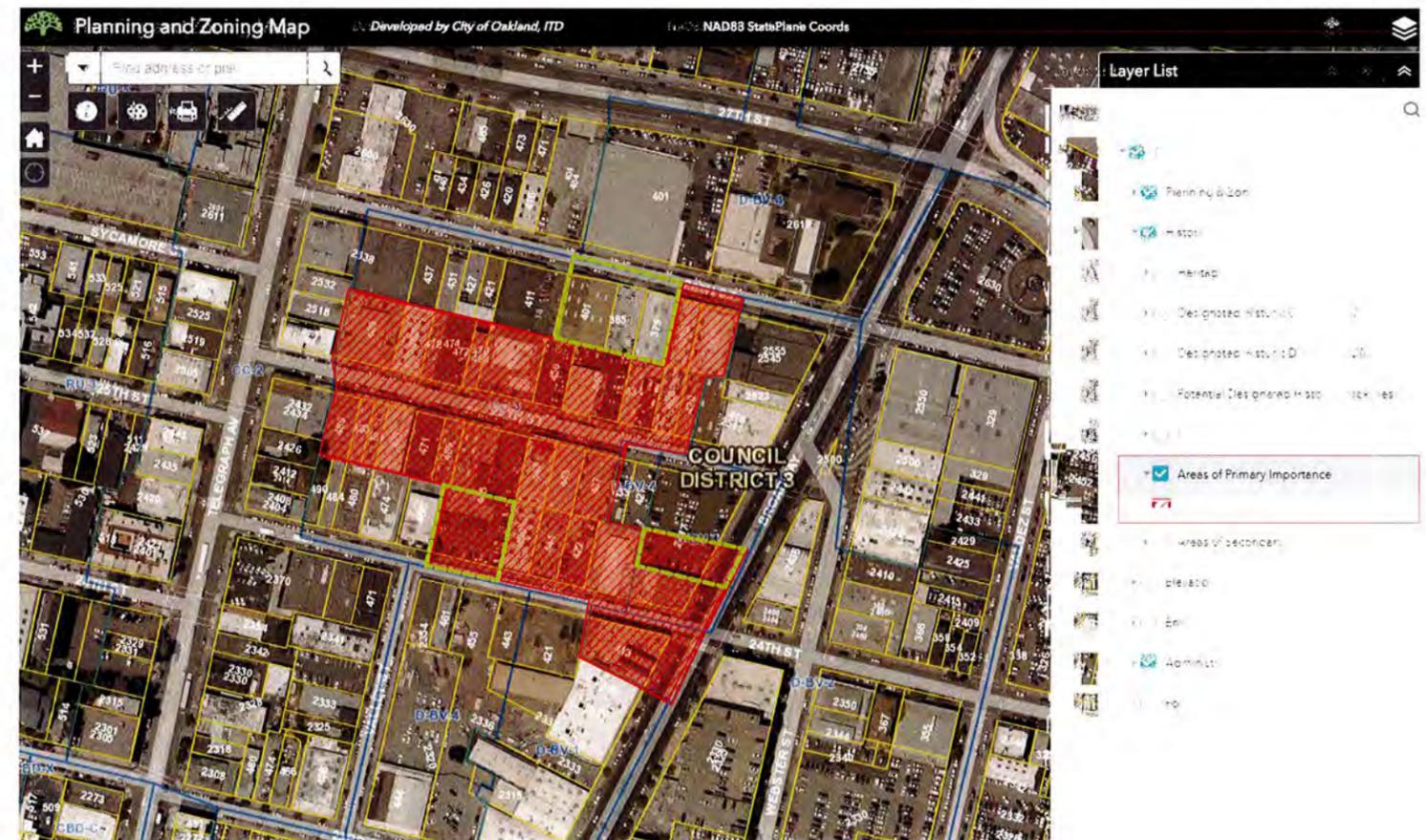
CORRECT BOUNDARY
FROM STATE OF CALIFORNIA "HISTORIC RESOURCES INVENTORY"

— = SITE 1
— = SITE 2

"25TH STREET GARAGE DISTRICT" AREA OF PRIMARY IMPORTANCE CHARACTERISTICS*

- 1-STORY BRICK TRUSS-ROOFED GARAGES BUILT BETWEEN 1920-1929 AND LARGELY INTACT
- ORIGINAL SERVICE OR INDUSTRIAL USES
- 50' WIDE LOTS
- NO SETBACKS AT GROUND LEVEL
- HOLLOW CLAY TILE SIDE WALLS (NOT STRUCTURALLY FEASIBLE TO SALVAGE)
- RHYTHM OF STEPPED AND PEAKED PARAPETS ALONG 25TH STREET
- LARGE MULTI-PANE METAL SASH WINDOWS

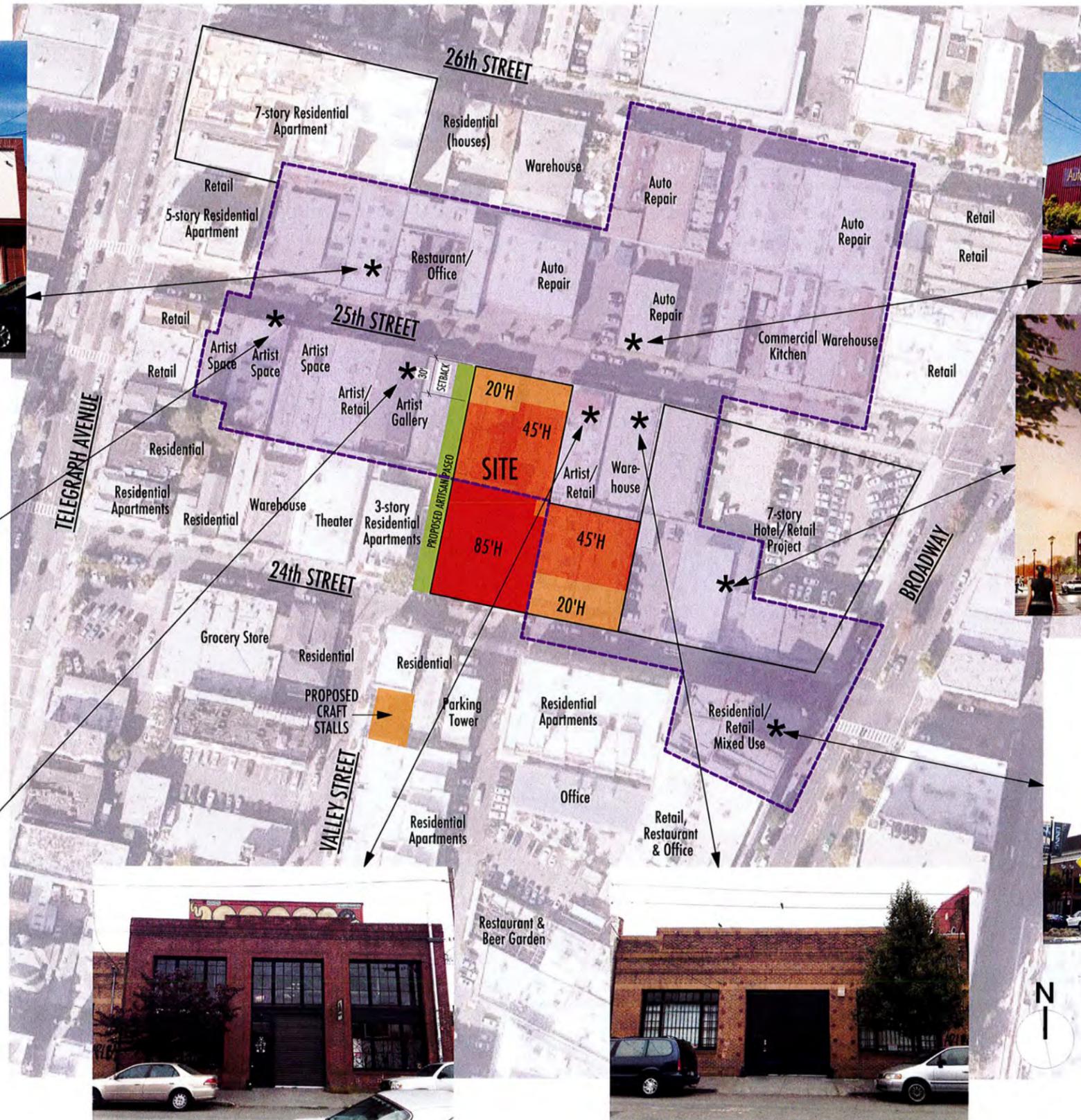
*FROM THE JUNE 30, 1985 HISTORIC RESOURCES INVENTORY OF THE 25TH STREET GARAGE DISTRICT, THE OAKLAND CULTURAL HERITAGE SURVEY



INCORRECT BOUNDARY
FROM CITY OF OAKLAND ONLINE GIS PLANNING & ZONING MAP

— = ERRORS

EXISTING BUILDINGS WITHIN THE HISTORIC 25TH STREET GARAGE DISTRICT



SIGNATURE DEVELOPMENT GROUP



460 24th Street

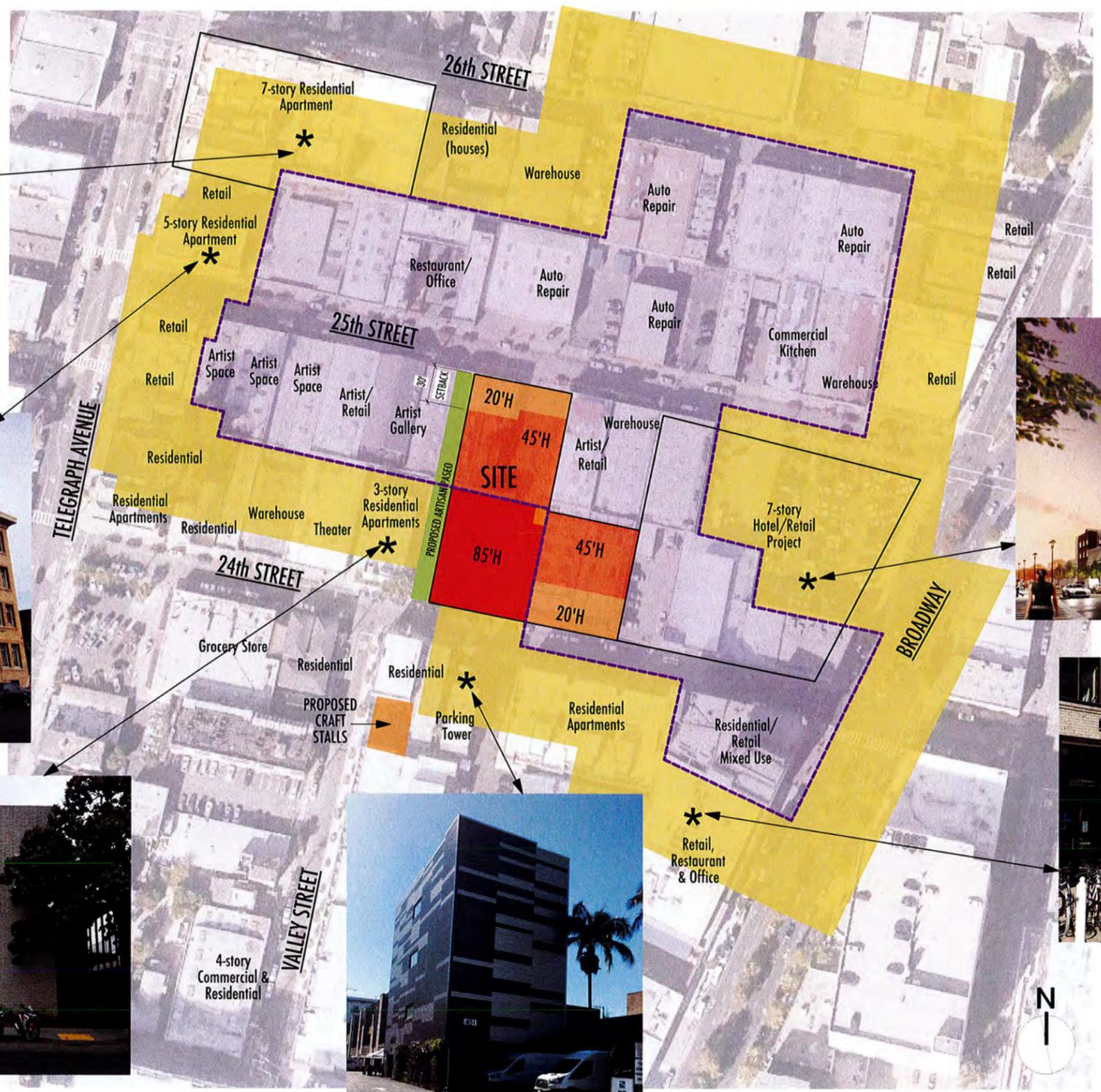
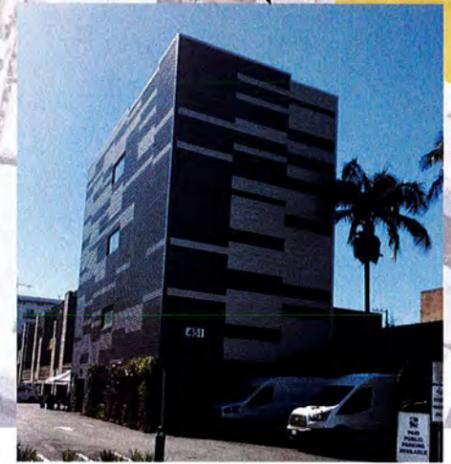
LANDMARKS PRESENTATION
02/10/20

1A

= AREA WITHIN THE DISTRICT

EXISTING BUILDINGS AT THE EDGE OF THE HISTORIC 25TH STREET GARAGE DISTRICT

- CHARACTERISTICS:**
- 2, 3, 5 & 7 STORIES
 - MIX OF RESIDENTIAL & COMMERCIAL USES
 - MIX OF MODERN, MID-CENTURY, EARLY 20TH CENTURY DESIGN EXAMPLES



- AREA WITHIN THE DISTRICT
- AREA AT THE EDGE OF THE DISTRICT

SIGNATURE DEVELOPMENT GROUP



460 24th Street

LANDMARKS PRESENTATION
02/10/20

1B

VIEW FROM CORNER OF 25TH STREET & TELEGRAPH



EXISTING



PROPOSED

- 30' SETBACK AT UPPER STORIES SO ONLY VISIBLE FROM SIDEWALK AT CERTAIN ANGLES
- MUTED COLORS & MATERIALS TO NOT OVERPOWER THE BRICK
- TRADITIONAL FORM/MASS

SIGNATURE
DEVELOPMENT
GROUP



460 24th Street



LANDMARKS PRESENTATION
02/10/20

2A

VIEW WALKING DOWN 25TH STREET TO BROADWAY



EXISTING



PROPOSED

- 30' SETBACK AT NEW CONSTRUCTION ABOVE HISTORIC RESOURCE
- ARTISAN PASEO OPENING



SIGNATURE
DEVELOPMENT
GROUP

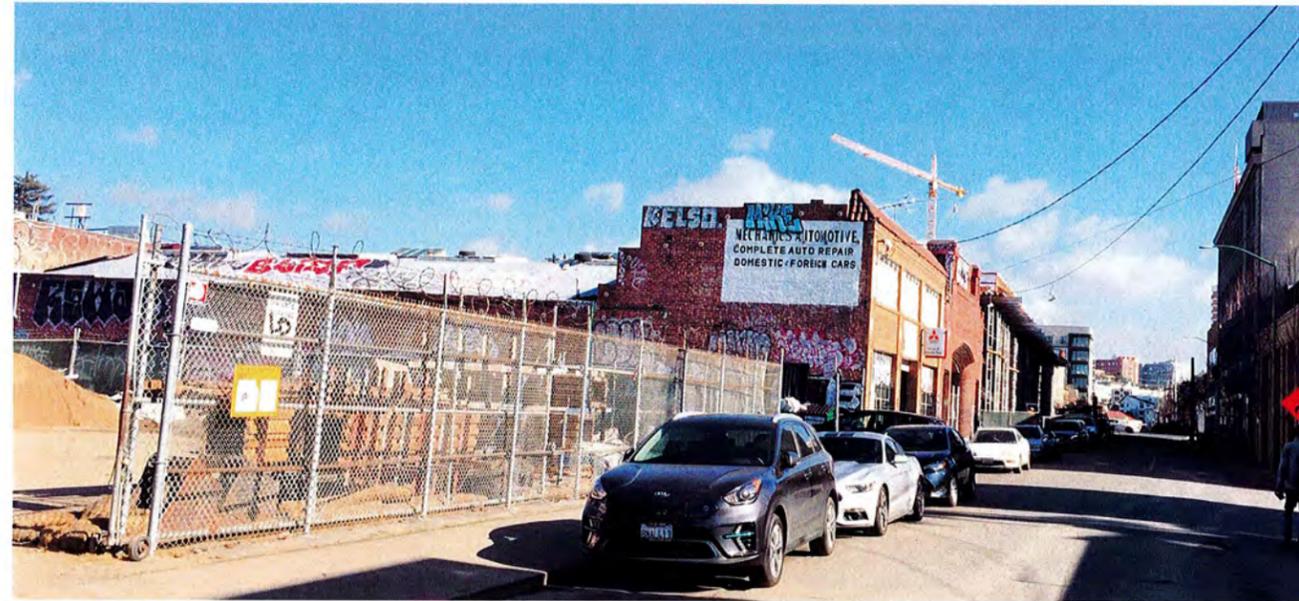
FLYNN
ARCHITECTURE

460 24th Street

LANDMARKS PRESENTATION
02/10/20

2B

VIEW FROM CORNER OF 24TH STREET & VALLEY



EXISTING



PROPOSED

-30' SETBACK ABOVE EXISTING HISTORIC RESOURCE
-VERTICALITY & MODERN AESTHETIC AT DISTRICT EDGE



SIGNATURE
DEVELOPMENT
GROUP



460 24th Street

VIEW WALKING DOWN 24TH STREET TO BROADWAY

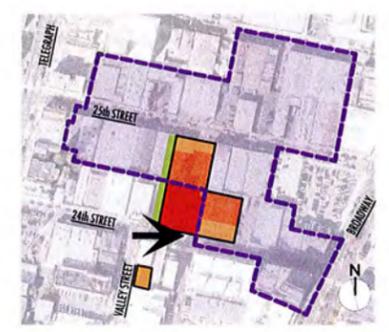


EXISTING



PROPOSED

30' SETBACK ABOVE EXISTING HISTORIC RESOURCE



SIGNATURE
DEVELOPMENT
GROUP



460 24th Street