

October, 30, 2013

1.	<b>Location:</b>	The Broadway Valdez District Specific Plan Area ("Plan Area") is located at the north edge of Oakland's Central Business District. The Plan Area, which includes land along both sides of Broadway, extends 0.8 miles from Grand Avenue to I-580. The Plan Area includes approximately 95.5 acres, including 35.1 acres in public right-of-way and 60.4 acres of developable land.
	<b>Proposal:</b>	Conduct a public hearing and solicit /provide comments on the Draft Environmental Impact Report (DEIR) for the Draft Broadway Valdez District Specific Plan, the Draft Specific Plan, and the associated General Plan and Planning Code amendments (text and map changes), along with Design Guidelines (Related Documents).
	<b>Applicant:</b>	City of Oakland
	<b>Case File Number:</b>	ZS12046, ER120005, GP13268, ZT13269, RZ13270
	<b>General Plan:</b>	Central Business District, Community Commercial, Neighborhood Center Commercial, Urban Residential, Mixed Housing Type Residential, Institutional
	<b>Zoning:</b>	CBD-P, CBD-C, CC-2, CC-2/D-BR, CN-2/D-BR, RU-3/D-BR, RU-4/D-BR, RM-3/D-BR, RM-4/D-BR
	<b>Environmental Determination:</b>	An Environmental Impact Report (EIR) is being prepared for the Broadway Valdez District Specific Plan. The 45-day public review period on the Draft EIR began with its publication on September 20, 2013, and ends on <b>November 12, 2013</b> ( <i>comment period extended by the Planning Commission at their Oct. 16, 2013 public meeting from November 4th to November 12<sup>th</sup></i> ).
	<b>Historic Status:</b>	The Plan Area includes cultural/historic resources that include CEQA Historic Resources and may be eligible for, or are on an historical resource list (including the California Register of Historic Resources, the National Register of Historical Resources, and/or the Local Register); as well as several cultural/historic resources designated by the City of Oakland as Areas of Primary Importance (API); Areas of Secondary Importance (ASI); properties individually rated A, B, C, or D; and Landmark properties.
	<b>Service Delivery District:</b>	2
	<b>City Council District:</b>	3
	<b>Status:</b>	The DEIR was released on September 20, 2013, and the public comment period on the DEIR, Specific Plan and Related Documents now ends on November 12, 2013. The October 30 <sup>th</sup> meeting is a continuation of the Public Hearing from October 16, 2013.
	<b>Action to be Taken:</b>	Receive public and Planning Commission comments on the DEIR and Related Documents. No decisions will be made on the project at this hearing.
	<b>Finality of Decision:</b>	N/A
	<b>For Further Information:</b>	Contact project planner Laura Kaminski at 510-238-6809 or lkaminski@oaklandnet.com Project website: <a href="http://www.oaklandnet.com/bvdsp">www.oaklandnet.com/bvdsp</a>

**SUMMARY**

This public hearing is a continuation of the October 16<sup>th</sup>, 2013 Planning Commission meeting. The following is a supplemental staff report to the previous and still valid Staff Report from the October 16, 2013 Planning Commission meeting (See **Exhibit 1**). A PowerPoint presentation that will be presented at the October 30<sup>th</sup> Planning Commission meeting is also attached with some clarifying information to help answer questions that the Commissioners brought up at their October 16<sup>th</sup> meeting (see **Exhibit 2**).

The City of Oakland's Department of Planning and Building has prepared a Draft Environmental Impact Report (DEIR) on the Draft Broadway Valdez District Specific Plan ("Draft Specific Plan") that evaluates the environmental impacts of the Plan Area development over the next 25 years. The Plan Area encompasses approximately 95.5 acres on either side of Broadway, and is generally bound by Interstate-580 to the north, Grand Avenue to the south, Webster Street and Valley Street to the west, and Harrison Street, Bay Place, 27<sup>th</sup> Street, Richmond Avenue, and Brook Street to the east.

The purpose of this continued public hearing is to solicit comments from the Planning Commission and the public on the Draft Environmental Impact Report (DEIR) for the Draft Broadway Valdez District Specific Plan, the Draft Specific Plan and the associated General Plan amendments, Planning Code amendments (text and map changes), and new Design Guidelines (Related Documents).

The City is both the applicant and lead agency for the project, represented by the Department of Planning and Building. Under the California Environmental Quality Act (CEQA), a lead agency may proceed directly with EIR preparation, without an Initial Study, if it is clear that an EIR will be required. As the City has made such a determination for this project, no Initial Study has been prepared.

A Notice of Availability (NOA) of a Draft EIR was published on September 20, 2013. The public comment period on the Draft EIR was extended by the Planning Commission at their Oct. 16, 2013 public meeting from November 4<sup>th</sup> to November 12<sup>th</sup>, 2013.

The DEIR analyzes potentially significant environmental impacts in all environmental categories/topics. The Draft EIR identifies significant unavoidable environmental impacts related to: Aesthetics, Shadow and Wind; Air Quality; Cultural Resources; Greenhouse Gases and Climate Change; Noise; and Transportation and Circulation.

**PUBLICATION AND DISTRIBUTION OF THE DRAFT EIR**

The Draft EIR and Draft Specific Plan were made available for initial public review on September 20, 2013. The Notice of Availability (NOA) for the Draft EIR was mailed to property owners within the Plan Area and within 300 feet of the Plan Area, distributed to State and local planning agencies, and an email was sent to interested parties. The NOA was also posted in the office of the County Clerk, and notice of the public hearings and the availability of the NOA was published in the Oakland Tribune on September 20, 2013. Copies of the Draft EIR and Draft Specific Plan were also previously distributed to City officials, including the Planning Commission and Landmarks Preservation Advisory Board and is available for review or distribution to interested parties at no charge at the Department of Planning and Building, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612. Additional copies are available for review at the Oakland Public Library, Social Science and Documents, 125 14th Street, Oakland CA 94612. The Draft EIR may also be reviewed at the City's "Current Environmental Review Documents" webpage: <http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157> and the Draft Specific Plan may be reviewed on the project website: [www.oaklandnet.com/bvdsp](http://www.oaklandnet.com/bvdsp).

**CONCLUSION**

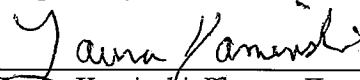
The Draft Broadway Valdez District Specific Plan and related documents was recently presented at a Public Workshop on October 3rd, 2013, and was also presented at the Landmark Preservation Advisory Board on October 14th, 2013 and the Planning Commission on October 16th, 2013. The Planning Commission is being asked to provide additional comments and take additional public testimony on the Draft Environmental Impact Report (DEIR) for the Draft Broadway Valdez District Specific Plan, the Draft Specific Plan and the associated General Plan and Planning Code amendments (text and map changes), along with Design Guidelines (Related Documents). Comments on the Draft EIR should focus on whether the Draft EIR is sufficient in discussing possible impacts to the physical environment, ways in which potential adverse effects may be avoided or minimized through mitigation measures, and alternatives to the Draft Specific Plan in light of the DEIR's purpose to provide useful and accurate information about such factors.

Comments received at this Planning Commission meeting will help further shape the preparation of the Final Environmental Impact Report (FEIR) for the Broadway Valdez District Specific Plan, the Specific Plan and the associated General Plan and Planning Code amendments (text and map changes), along with Design Guidelines (Related Documents). Once final documents are prepared, the formal adoption process will commence beginning with the Landmarks Preservation Advisory Board, followed by the Planning Commission and continuing onto the Community and Economic Development (CED) Committee of the City Council. The full City Council will consider final adoption.

**RECOMMENDATIONS**

1. Take public testimony on the Draft Environmental Impact Report (DEIR) for the Draft Broadway Valdez District Specific Plan, and provide Planning Commission comments on the Draft EIR.
2. Provide any additional comments on the Draft Specific Plan and the associated General Plan and Planning Code amendments (text and map changes), along with Design Guidelines.
3. Close the public hearing with respect to receipt of oral comments - written comments on the above will be accepted until 4:00 pm on Tuesday, November 12, 2013.

Prepared by:

  
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Reviewed by:

  
Ed Manasse, Strategic Planning Manager

Approved for forwarding to the  
Planning Commission:

  
SCOTT MILLER  
Zoning Manager

**Attachments:**

- 1) October 13, 2013 Planning Commission Staff Report
- 2) PowerPoint Presentation for the October 30, 2013 Planning Commission