

Project Title:	1800 San Pablo Avenue
Location:	1800 San Pablo Avenue (see map on reverse)
Assessor's Parcel Numbers:	008-0642-018
Proposal:	Redevelopment of a surface parking lot with a project including approximately 120,000 square feet of commercial space, 100 multi-family residential units, and 309 parking spaces
Applicant:	Sunfield Development
Contact Person/Phone Number:	Peter Lezak/510-452-5555
Owner:	City of Oakland Redevelopment Agency
Planning Permits Required:	Major Conditional Use Permit, Design Review
General Plan:	Central Business District
Applicable Zoning:	Central Business District Mixed Commercial Zone (CBD-X)
Environmental Determination:	A Supplemental Environmental Impact Report (EIR) will be prepared. A revised Notice of Preparation of an EIR was published on October 18, 2011. The public comment period on the Notice of Preparation ends on November 17, 2011.
Historic Status:	N/A
Service Delivery District:	Metro Downtown
City Council District:	3
Date Filed:	July 13, 2011
Status:	Pending
Action to be Taken:	Comments on the scope of the Supplemental EIR. No decisions will be made on the project at this hearing.
Staff Recommendation:	Take public testimony concerning the scope of the Supplemental EIR and provide direction to staff.
For Further Information:	Contact the case planner, Lynn Warner , at (510) 238-6983 or by e-mail at lwarnar@oaklandnet.com .

SUMMARY

The applicant proposes to redevelop the surface parking lot bounded by San Pablo Avenue, 18th and 19th Streets with a project including approximately 120,000 square feet of commercial space, 100 multi-family residential units, and 309 parking spaces.

The project is subject to the environmental review requirements of the California Environmental Quality Act (CEQA). A Supplemental Environmental Impact Report (EIR) will be prepared that analyzes the potential environmental impacts of the project. A revised Notice of Preparation (NOP) of a Draft Supplemental EIR to include residential uses in the project description was published on October 18, 2011. The public comment period on the NOP ends on November 17, 2011.

The purpose of today's hearing is to hear comments from the public and the Planning Commission concerning the scope of the forthcoming Draft Supplemental EIR. Comments should be limited to the scope of the environmental analysis and not the merits of the project. There will be opportunities to comment on the merits of the project at future hearings. No action will be taken on the project at today's hearing. The decision on the project will occur at a future hearing.

PROPERTY DESCRIPTION

The project site is approximately 1.02 acres in size and is occupied by a 70-stall surface parking lot. The site is bounded by 19th Street to the north, 18th Street to the south, a multi-family residential building to the east, and San Pablo Avenue to the west.

PROJECT DESCRIPTION

The project involves the redevelopment of the site with a project including approximately 120,000 square feet of commercial space, 100 multi-family residential units, and 309 parking spaces. Proposed commercial uses include a variety of restaurant, health club, entertainment, and automotive fee parking activities. The building would be up to seven stories above grade (with four floors of residential uses and three floors of commercial uses) over three floors of underground parking, and would have a maximum height of 140 feet. The entrance to the parking garage and the loading area would be located on 18th Street. The project drawings are attached to this report (see Attachment A).

GENERAL PLAN DESIGNATION

The site is designated Central Business District in the Oakland General Plan. The General Plan states that "The Central Business District (CBD) classification is intended to encourage, support, and enhance the downtown area as a high density mixed use urban center of regional importance and a primary hub for business, communications, office, government, high technology, retail, entertainment, and transportation in Northern California." The General Plan also states that "the CBD classification includes a mix of large-scale offices, commercial, urban (high-rise) residential, institutional, open space, cultural, educational, arts, entertainment, service, community facilities, and visitor uses." (Land Use and Transportation Element, p. 155). The proposed project uses are consistent with the General Plan classification for the site. The maximum floor area ratio (FAR) for the CBD classification is 20 and the proposed project FAR of 4.9 is well within the allowable General Plan intensity.

ZONING CLASSIFICATION

The zoning classification for the project site is CBD-X Central Business District Mixed Commercial Zone. The proposed commercial uses are allowed under the CBD-X zoning classification for the site, although automotive fee parking activities require a Conditional Use Permit. The maximum FAR for this zoning classification is 20 and the proposed project FAR of 4.9 is well within the allowable zoning intensity.

ENVIRONMENTAL DETERMINATION

The project is subject to the environmental review requirements of CEQA. Pursuant to CEQA, a Draft Supplemental EIR will be prepared that analyzes the potential environmental impacts of the project. As provided for in CEQA Statutes §21093 and CEQA Guidelines §15152 and §15385, the 1800 San Pablo Avenue Project Draft Supplemental EIR will tier off the analysis included in the certified Uptown Mixed-Use Project EIR (January 2004, SCH. No. 200052070) and the Proposed Amendments to the Central District Urban Renewal Plan EIR (June 2011, SCH. No. 2010102024). The previously certified EIRs are available for review or distribution to interested parties at no charge at the Community and Economic Development Agency, Planning Division, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612, Monday through Friday, 8:30 a.m. to 5:00 p.m., and on the City's website at the "Completed Environmental Review" page (paste this link into your browser): <http://www2.oaklandnet.com/Government/o/CEDA/o/PlanningZoning/s/Application/DOWD009158>

The project site was included in the Uptown Mixed-Use Project although a different proposal was analyzed for the site that entailed construction of a 19-story building with 270 residential condominiums. The project site was also included in the programmatic analysis of the Proposed Amendments to the Central District Urban Renewal Plan, although the project analyzed was only for 110,000 square feet of commercial space and 301 parking spaces.

A revised Notice of Preparation (NOP) for the Draft Supplemental EIR was published on October 18, 2011 (see Attachment B). The public comment period on the NOP ends on November 17, 2011. Following the public comment period, the Draft Supplemental EIR will be prepared and then reviewed by the Planning Commission at a future hearing.

The purpose of today's hearing is to solicit comments from the Planning Commission, Responsible Agencies (i.e., other public agencies that have a role in approving or carrying out the project), and the public on what types of information and analysis should be considered in the Draft Supplemental EIR. Comments about the environmental issues that should be considered, the types of information that should be included, types of mitigation measures to eliminate, reduce, or off-set environmental impacts and the range of alternatives to the project that should be assessed are the subject of this scoping session. Comments should be limited to the scope of the environmental analysis. There will be opportunities to comment on the merits of the project at future hearings.

KEY ENVIRONMENTAL ISSUES AND IMPACTS

Below is a summary of the key environmental issues and impacts related to the project. Note that the list below only contains the anticipated key items related to the environmental effects of the project. Key issues and impacts related to other topics, such as architecture, design, and the merits of the project, will be identified and discussed at future hearings. As stated above, as is provided for in CEQA, the 1800 San Pablo Avenue Project Draft Supplemental EIR may tier off the analysis included in the certified Uptown Mixed-Use Project EIR and/or the Proposed Amendments to the Central District Urban Renewal Plan EIR for some or all of the following topics: Aesthetics; Agriculture and Forestry Resources; Air Quality; Biological Resources; Cultural Resources; Geology/Soils; Greenhouse Gas Emissions; Hazards and Hazardous Materials; Hydrology/Water Quality; Land Use/Planning; Mineral Resources; Noise; Population/Housing; Public Services; Recreation; Transportation and Traffic; and Utilities/Service Systems. A Focused EIR for the Uptown Mixed-Use Project EIR was certified in 2004, and an EIR for the Proposed Amendments to the Central District Urban Renewal Plan was certified in 2011, and the Draft Supplemental EIR for the proposed project will update the analyses as needed for each topic to determine the changes in impacts. The primary changes in potential impacts of the project are anticipated to be in the following topic areas:

Aesthetics

The Draft Supplemental EIR will include a comparison of the changes to the visual character and quality of the site and its surroundings.

Air Quality and Greenhouse Gas Emissions

The Draft Supplemental EIR will update the analysis of the air quality and greenhouse gas impacts of the project including exposure to sensitive receptors, traffic generated from the commercial uses, and emissions generated by construction equipment.

Land Use/Planning

The Draft Supplemental EIR will update the analysis of the land use and planning impacts of the project including consistency with relevant land use policies and regulations.

Noise

The Draft Supplemental EIR will update the analysis of the noise impacts of the project generated by increased vehicle traffic and construction activities.


Transportation and Traffic

The Draft Supplemental EIR will include a detailed analysis of the existing transportation system serving the project site and the anticipated effects of the project on the transportation system, as well as the project's anticipated cumulative contribution to future traffic conditions. On- and off-site vehicle, transit, bicycle, and pedestrian circulation and safety will also be analyzed. In addition, consistency of the proposed project design with applicable plans and policies will be analyzed.

CONCLUSION

Staff requests that the Planning Commission take public testimony on the scope of the Draft Supplemental EIR and provide direction to staff on the environmental analysis. The purpose of this meeting is to discuss the scope of the environmental analysis. There will be opportunities to comment on the merits of the project at future hearings.

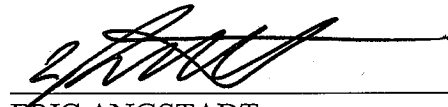
Prepared by:



Lynn Warner
Planner III

Approved for forwarding to the City Planning Commission by:

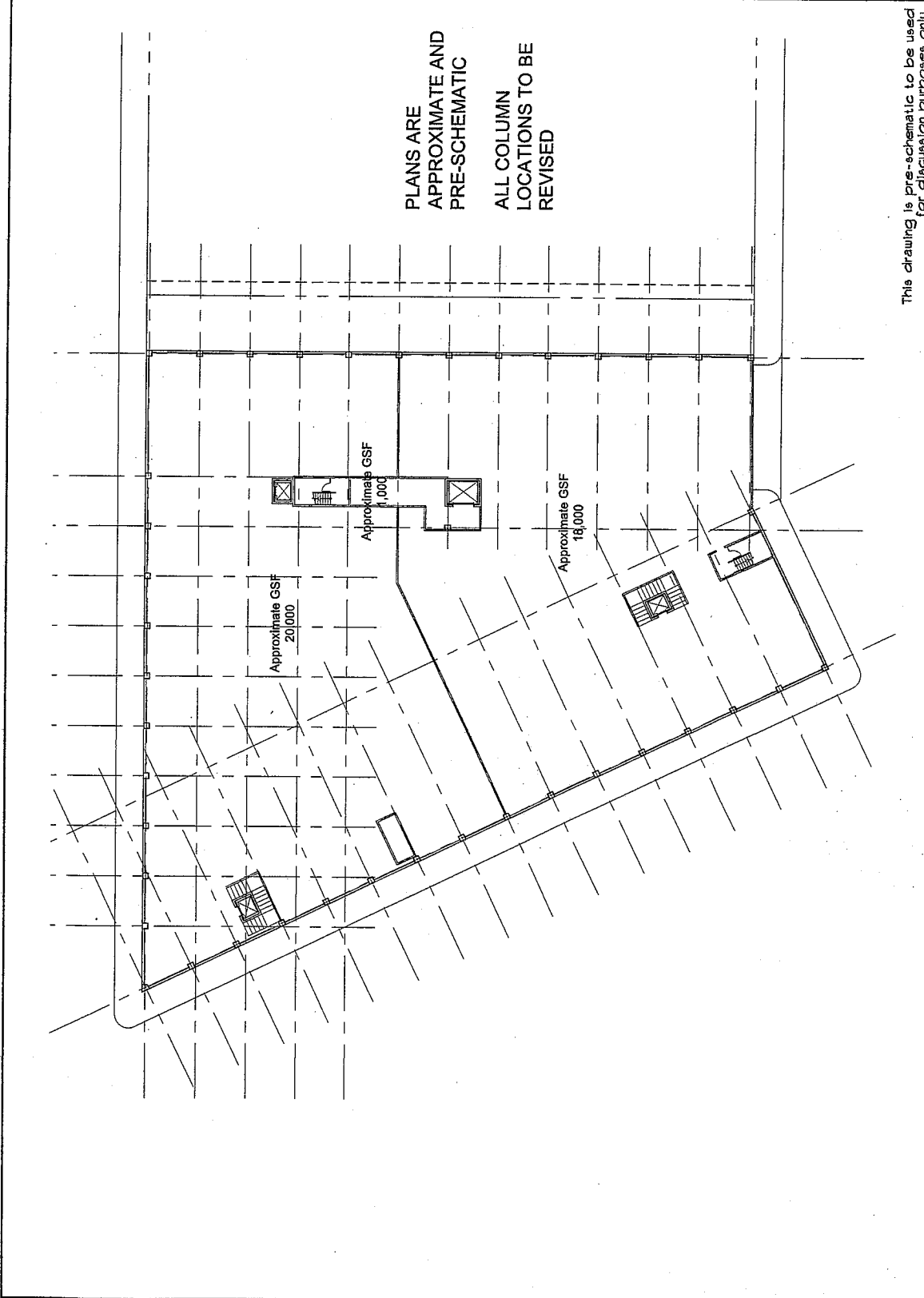


SCOTT MILLER
ZONING MANAGER

ERIC ANGSTADT
DEPUTY DIRECTOR, CEDA

ATTACHMENTS:

- A. Project Plans
- B. Revised Notice of Preparation



PLANS ARE
APPROXIMATE AND
PRE-SCHEMATIC

ALL COLUMN
LOCATIONS TO BE
REVISED

This drawing is pre-schematic to be used
for discussion purposes only.

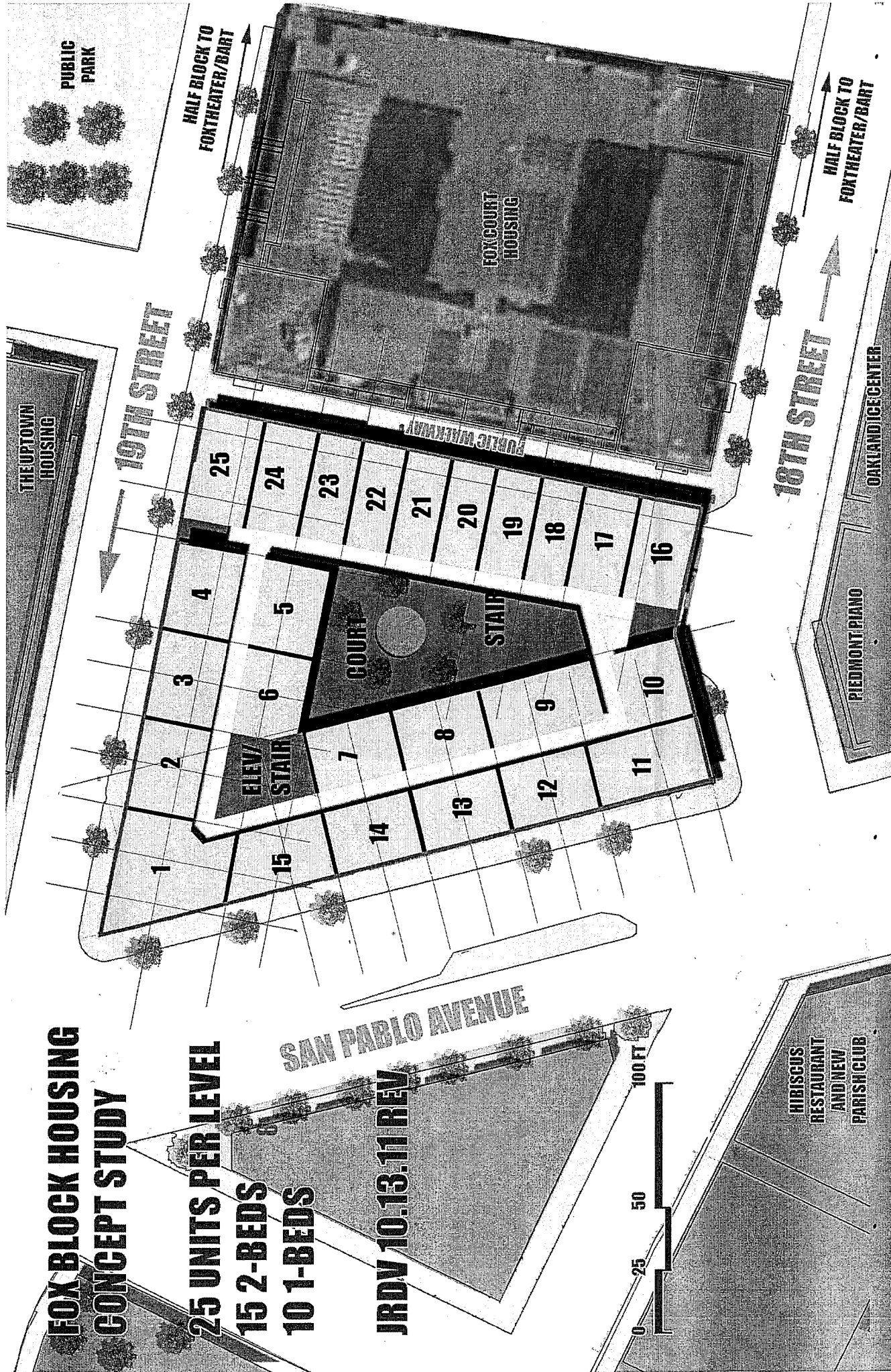
UPTOWN RETAIL AND PARKING FACILITY - FOX BLOCK Block Between 19th, 18th and San Pablo Oakland, CA		PROJECT NO. 18-01 SHEET NO. 22 DATE 08/11/18 DRAWN BY J. J. JONES CHECKED BY J. J. JONES TITLE 2nd level NUMBER A2
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NOTED AT SCALE OF 1/8" = 1'-0" BY ARCHITECT

**FOX BLOCK HOUSING
CONCEPT STUDY**

**25 UNITS PER LEVEL
15 2-BEDS
10 1-BEDS**

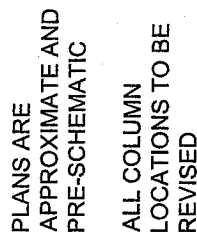
JRDV 10.13.11 REV



130'-7"

±106 SPACES/LEVEL
*NEED ADA PARKING AS
WELL AS STAIR/ELEVATOR
CORES & MECHANICAL
VENTILATION SHAFTS

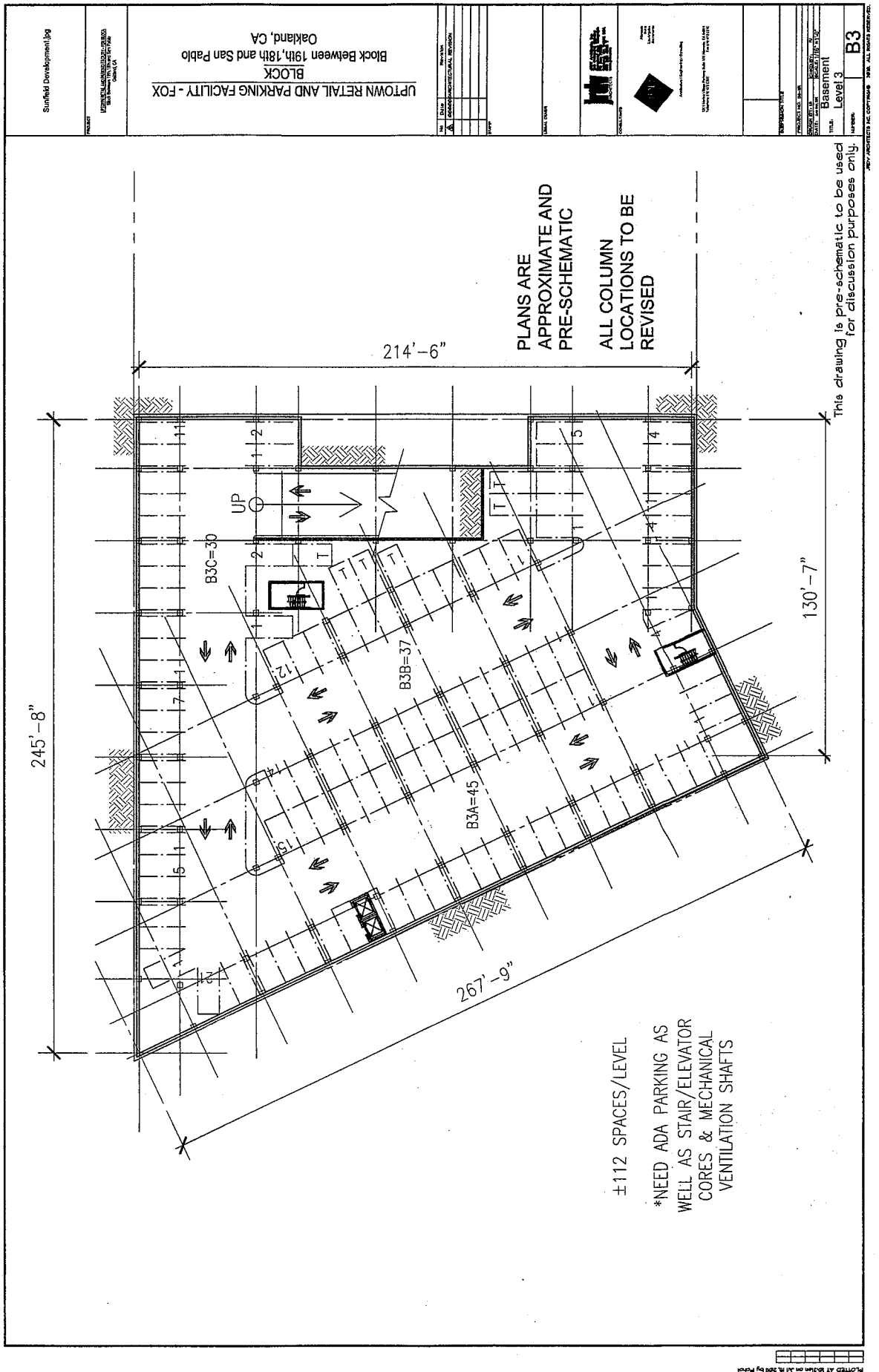
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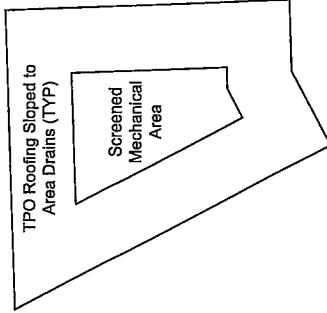


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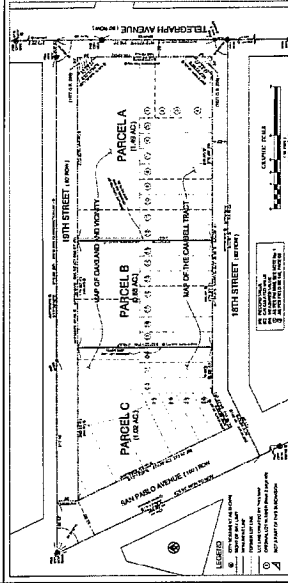
±106 SPACES/LEVEL

*NEED ADA PARKING AS WELL AS STAIR/ELEVATOR CORES & MECHANICAL VENTILATION SHAFTS





ROOF PLAN
SCALE 1"=20'



PARCEL MAP



SITE PLAN
SCALE 1"=30'

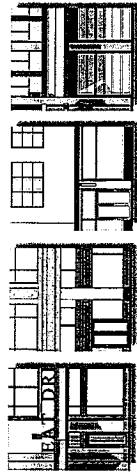
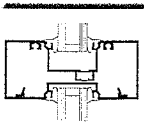
This drawing is pre-schematic to be used for discussion purposes only.

Materials & Color Board

1. Windows and Doors

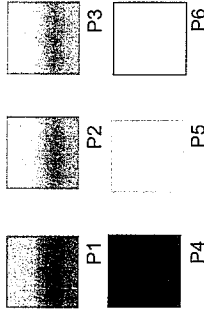
Kawneer Trifab VersaGlaze 450
Storefront System
- 4 1/2" x 1 3/4" Mullions

C.H.I. - overhead doors



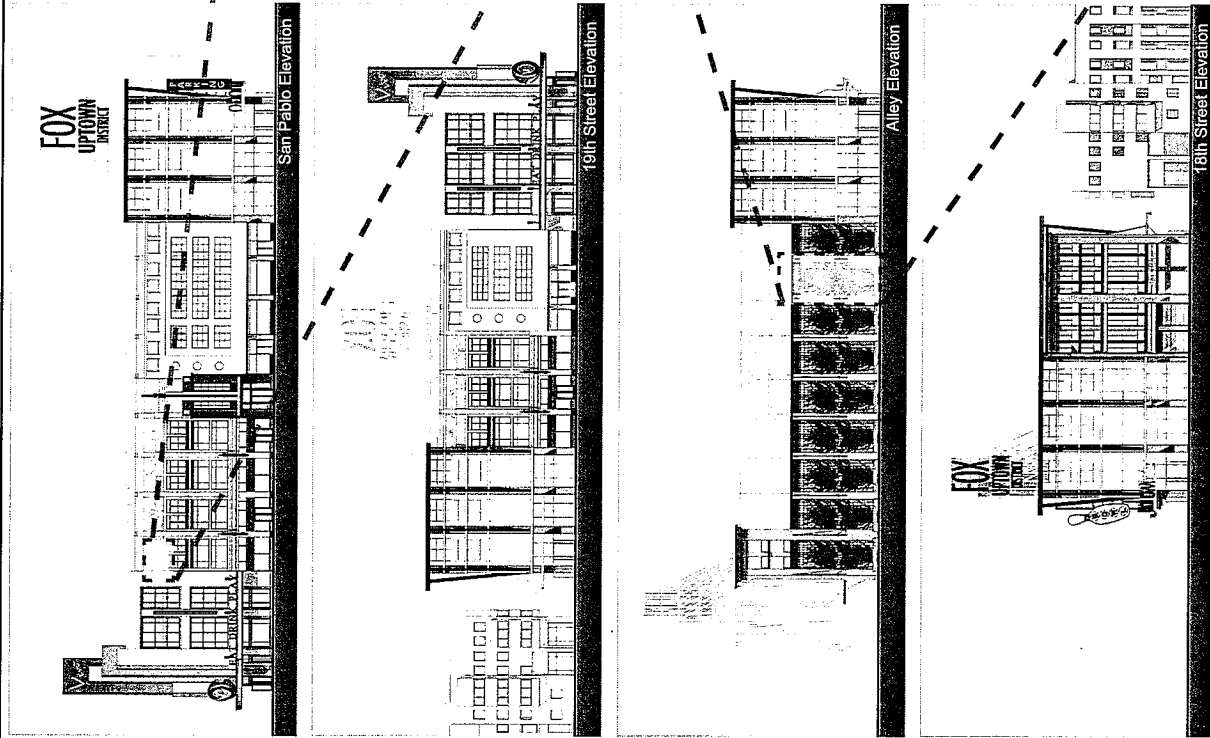
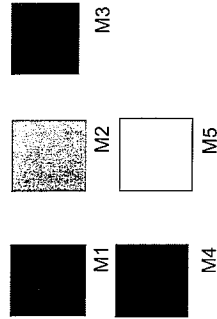
2. Plaster Finish

Lahabra 'Santa Barbara' Finish (smooth)



3. Metal Canopies, Facia, Copings

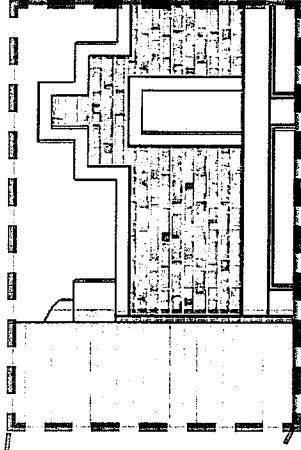
Painted steel or pre-finished sheet metal



3. Brick Veneer

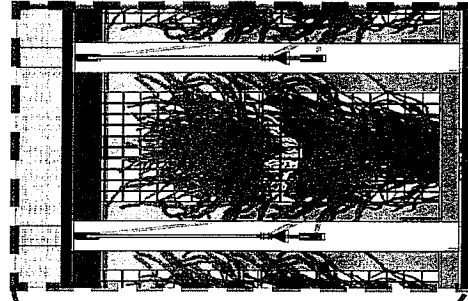
Acme Brick

Clark Pacific - precast concrete accents



5. Vine Trellis

Vertical landscaping features



This drawing is pre-schematic to be used for discussion purposes only.

FOX UPTOWN PROJECT

FOX UPTOWN PROJECT
BLOCK BETWEEN 18TH, 19TH AND SAN PABLO
OAKLAND, CA

UPTOWN RETAIL AND PARKING FACILITY - FOX
BLOCK
Block Between 18th, 19th and San Pablo
Oakland, CA

DATE: 10/10/10
REVISION: 1
DRAWN: J. HARRIS
CHECKED: J. HARRIS
APPROVED: J. HARRIS

DATE: 10/10/10

FOX UPTOWN PROJECT
BLOCK BETWEEN 18TH, 19TH AND SAN PABLO
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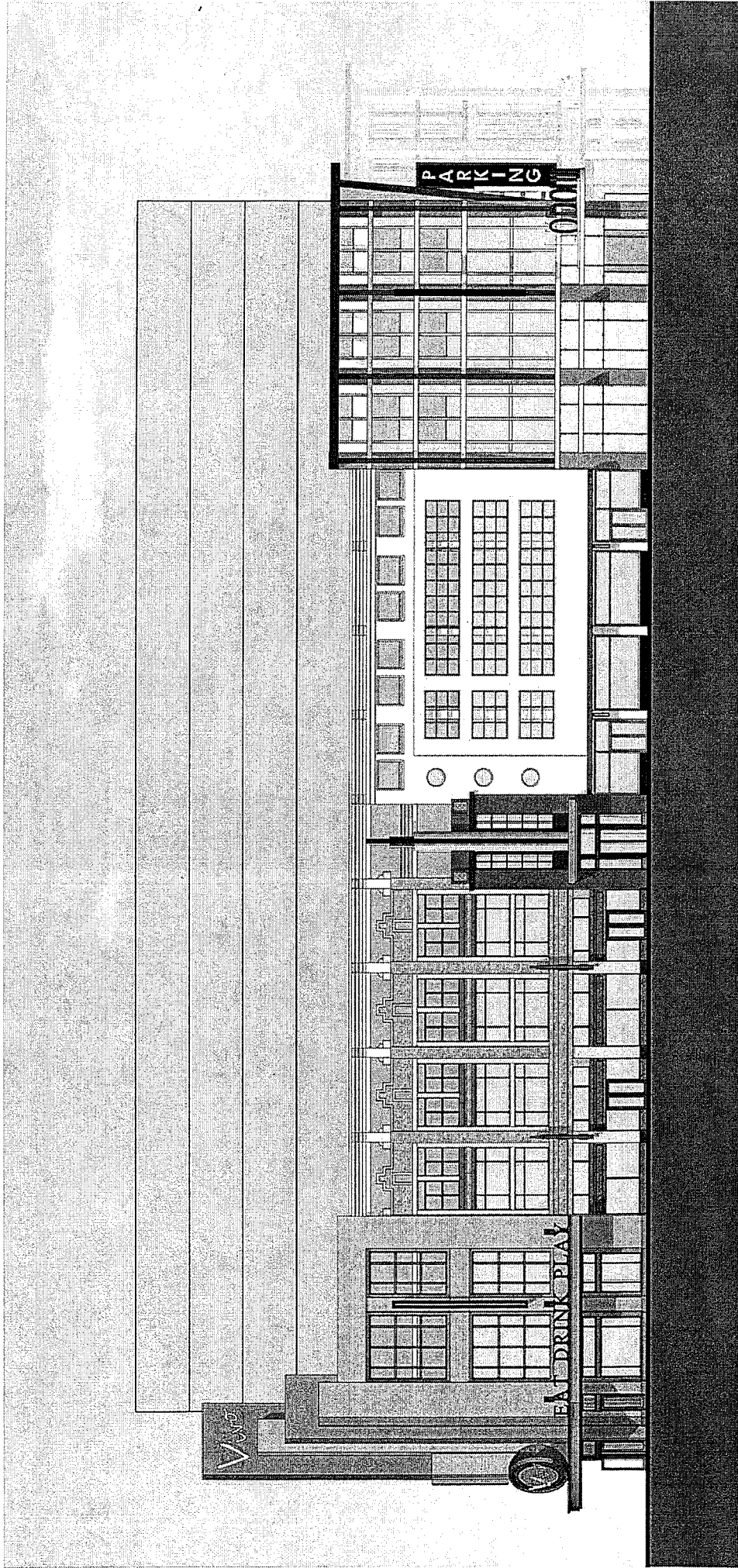
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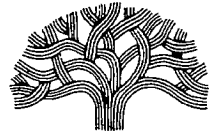
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250 FRANK H. OGAWA PLAZA, SUITE 3315 • OAKLAND, CALIFORNIA 94612-2032

Community and Economic Development Agency
Planning & Zoning Division(510) 238-3941
FAX 510) 238-6538
TDD (510) 839-6451

**REVISED NOTICE OF PREPARATION (NOP) OF A
DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (EIR)
1800 SAN PABLO AVENUE PROJECT**

The Oakland Community and Economic Development Agency, Planning and Zoning Division, is preparing a supplement to the Uptown Mixed Use Project EIR (certified in 2004) and/or the Proposed Amendments to the Central District Urban Renewal Plan EIR (certified in 2011). The Supplemental EIR will evaluate changes to the Uptown Mixed Use Project and/or the Proposed Amendments to the Central District Urban Renewal Plan (as applicable), and surrounding conditions, associated with the construction of the 1800 San Pablo Avenue Project (Project), as identified below. The Supplemental EIR will address the potential environmental effects for each of the environmental topics outlined in the California Environmental Quality Act (CEQA). This NOP is a revised version of one published on October 7, 2011. The project description has been revised to include residential uses in addition to commercial uses and parking.

The City of Oakland is the Lead Agency for the Project and is the public agency with the greatest responsibility for approving the Project or carrying it out. This notice is being sent to Responsible Agencies and other interested parties. Responsible Agencies are those public agencies, besides the City of Oakland, that also have a role in approving or carrying out the Project. When the Draft Supplemental EIR is published, it will be sent to all Responsible Agencies and to others who respond to this NOP or who otherwise indicate that they would like to receive a copy. Responses to this NOP and any questions or comments should be directed in writing to: Lynn Warner, Planner III, City of Oakland, Community and Economic Development Agency, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612; 510-238-6983 (phone); 510-238-6538 (fax); or e-mailed to lwarnar@oaklandnet.com. Comments on the NOP must be received at the above mailing or e-mail address **by 5:00 p.m. on November 17, 2011**. Please reference case number ER110014 in all correspondence. In addition, comments may be provided at the EIR Scoping Meeting to be held before the City Planning Commission.

EIR SCOPING MEETING – CITY PLANNING COMMISSION
November 2, 2011
6:00 p.m.
City Hall, 1 Frank H. Ogawa Plaza
Hearing Room 1

PROJECT TITLE: 1800 San Pablo Avenue Project (also known as the Fox Block Project)

PROJECT LOCATION: The Project site is located at 1800 San Pablo Avenue in the Uptown District of the City of Oakland. The approximately 1.02-acre site consists of APN 008-0642-018.

PROJECT SPONSOR: City of Oakland Redevelopment Agency and Sunfield Development

EXISTING CONDITIONS: The Project site consists of a surface parking lot containing 70 fee parking spaces. The site is surrounded by 19th Street (with residential uses beyond) to the north; residential uses to the east; 18th Street (with retail uses beyond) to the south; and San Pablo Avenue (with commercial uses beyond) to the west.


PROJECT DESCRIPTION: The Project would involve the construction of a seven-story (above grade) structure containing residential and commercial uses and a parking garage. The building would be a maximum of 140 feet in

height and would contain approximately 120,000 square feet of commercial space and up to 100 residential units. Up to 309 parking spaces would be constructed on three floors below grade.

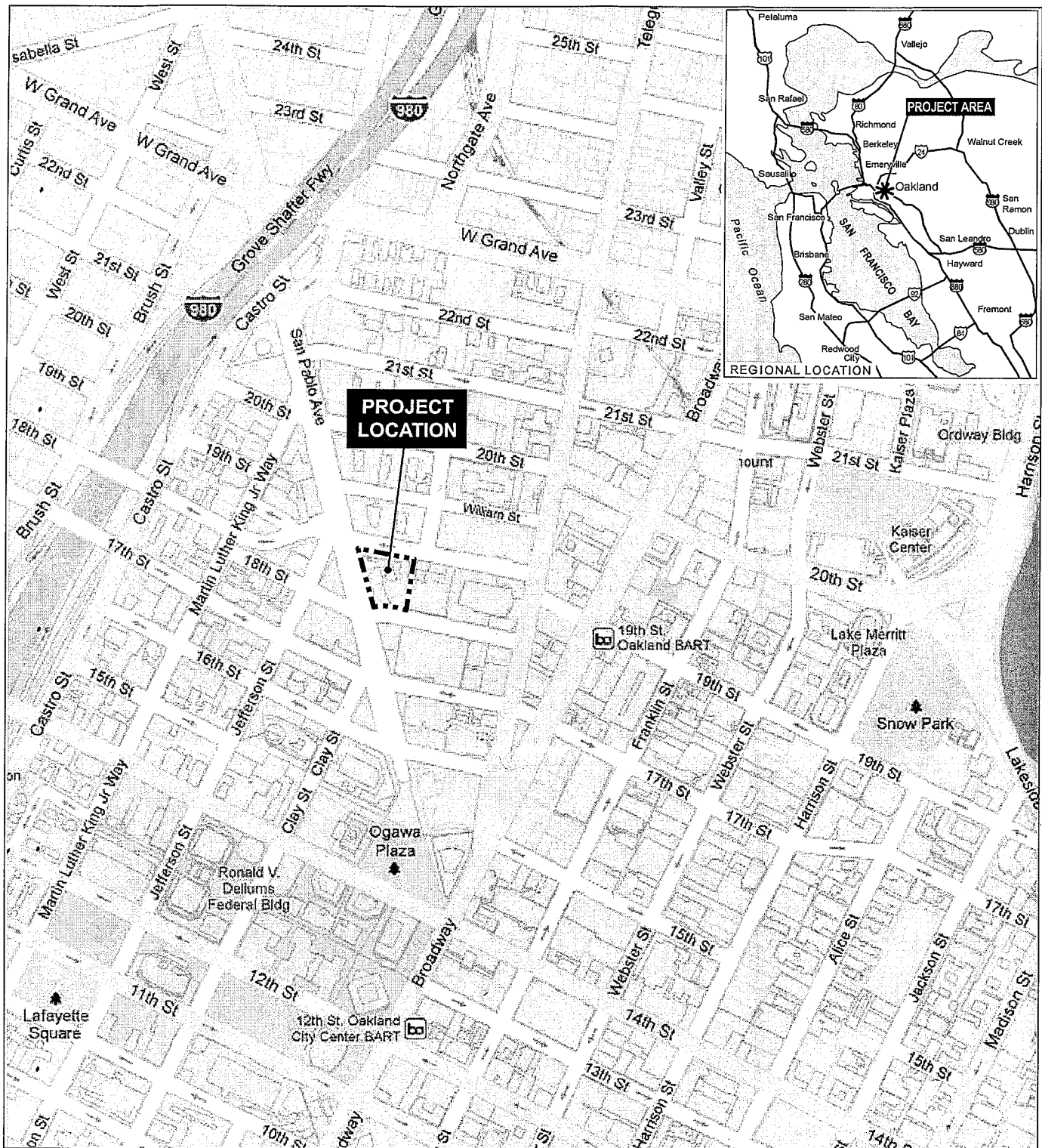
The Uptown Mixed Use Project EIR assumed construction of a 19-story building containing 270 condominiums and 270 parking spaces on the site. The Proposed Amendments to the Central District Urban Renewal Plan EIR assumed construction of a project containing 110,000 square feet of retail/entertainment space and 301 parking spaces on the site.

PROBABLE ENVIRONMENTAL EFFECTS: Per Section 15163 (Supplement to an EIR) of the *CEQA Guidelines*, the Draft Supplemental EIR will "contain only the information necessary to make the previous EIR adequate for the project as revised." Therefore, many of the topical analyses are expected to be brief and to reference the more detailed evaluation in the Uptown Mixed Use Project EIR and the Proposed Amendments to the Central District Urban Renewal Plan EIR.

October 18, 2011
File Number ER110014

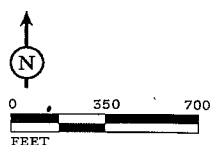

Eric Angstadt,
Deputy Director
Planning and Zoning
Environmental Review Officer


Attachments: Figure 1 - Project Location Map



LSA

FIGURE 1



 Project Site

1800 San Pablo Avenue Project Supplemental EIR
Project Location and Regional Vicinity

SOURCES: GOOGLE MAPS; LSA ASSOCIATES, INC., 2011.

I:\AEM102 Fox Block 1800 San Pablo Ave\figures\Fig_1.ai (9/26/11)