

DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA • SUITE 3315 • OAKLAND, CALIFORNIA 94612

Planning and Building Department  
Bureau of Planning

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**COMBINED NOTICE OF RELEASE AND AVAILABILITY OF THE  
DRAFT ENVIRONMENTAL IMPACT REPORT AND  
NOTICE OF PUBLIC HEARINGS ON THE JACK LONDON SQUARE 4TH & MADISON  
PROJECT**

**PROJECT TITLE:** Jack London Square 4<sup>th</sup> & Madison Project  
**CASE NO.** ER15-005  
**PROJECT SPONSOR:** CP V JLS, LLC  
**PROJECT LOCATION:** 180 4th Street and 431 Madison Street (APN#s 001-0161-001, 001-0161-002, and 001-0161-007-07)

**DESCRIPTION OF PROJECT:**

The project proposes a multi-family residential development that incorporates amenity and ground-floor retail space. Specifically, the proposed project seeks to develop 330 multi-family residential units in two seven-story buildings on an approximately 2-acre site covering 1.5 city blocks. The unit mix for the project would consist of approximately 21 studio, 185 one-bedroom, and 120 two-bedroom apartments. Approximately 365 parking spaces would be provided. Resident-serving amenities and private and shared open space are proposed for each building. Additionally, 3,000 square feet of ground-floor retail space is currently proposed for the buildings, fronting on 4<sup>th</sup> Street.

The site is bounded by Jackson Street to the west, 5<sup>th</sup> Street to the north, Madison Street to the east, and 3<sup>rd</sup> Street to the south. The General Plan land use classification for the project site, as established by the City's *Estuary Policy Plan* adopted June 1999, is Mixed Use District (MUD). The zoning designation for the project site is Community Shopping Commercial Zone (C-45). Required discretionary permits for the project include a conditional use permit, design review, and grading and encroachment permits.

The project site consists of one full city block and one half-block. Project implementation would require demolition of the existing warehouse building currently occupying the full block at 180 4<sup>th</sup> Street. This portion of the project site is located within the Oakland Waterfront Warehouse District, a historic district listed in the National Register of Historic Places, and the existing warehouse building is a contributing resource to the District. The project site is not included on any list compiled pursuant to Government Code Section 65962.5 (the "Cortese list").

The environmental review process is consistent with CEQA and local requirements, as further detailed below.

**ENVIRONMENTAL REVIEW:** A Draft Environmental Impact Report (DEIR) was prepared for the project under the requirements of the California Environmental Quality Act (CEQA), pursuant to Public Resources Code Section 21000 *et. seq.* The DEIR analyzes potentially significant environmental impacts in the following environmental categories: Land Use, Air Quality, Historic Resources, Greenhouse Gas Emissions, Noise, and Transportation. The Draft EIR identifies significant and unavoidable environmental impacts related to Historic Resources. Copies of the DEIR are available for review or distribution to interested parties at no charge at the Department of Planning and Building, Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612, Monday through Friday, 8:30 a.m. to 5:00 p.m. The

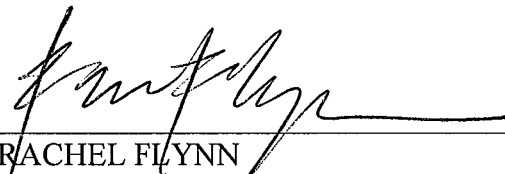
Draft EIR may also be reviewed at the following website: <http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157.htm>

**PUBLIC HEARINGS:** The City Planning Commission will conduct a public scoping hearing on the Draft EIR for the project on Wednesday, September 16, 2015, at 6:00 p.m. in Sgt. Mark Dunakin Hearing Room 1, City Hall, 1 Frank H. Ogawa Plaza, Oakland, CA 94612.

The Landmarks Preservation Advisory Board will conduct a public scoping hearing on the Draft EIR for the project on Monday, September 14, 2015, at 6:00 p.m. in Sgt. Mark Dunakin Hearing Room 1, City Hall, 1 Frank H. Ogawa Plaza, Oakland, CA 94612.

The City of Oakland is hereby releasing this Draft EIR, finding it to be accurate and complete and ready for public review. Members of the public are invited to comment on the EIR and the project. There is no fee for commenting, and all comments received will be considered by the City prior to finalizing the EIR and making a decision on the project. Comments on the Draft EIR should focus on the sufficiency of the EIR in discussing possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the project in light of the EIR's purpose to provide useful and accurate information about such factors. Comments may be made at the public hearing described above or in writing. Please address all written comments to Peterson Vollmann, Planner III, City of Oakland, Department of Planning and Building, Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612; (510) 238-6167(phone); (510) 238-4730(fax) or by e-mail at [pvollmann@oaklandnet.com](mailto:pvollmann@oaklandnet.com). Comments should be received no later than 4:00 p.m. on September 25, 2015. Please reference case number ER15-005 in all correspondence. If you challenge the environmental document or project in court, you may be limited to raising only those issues raised at the Planning Commission public hearing described above, or in written correspondence received by the Department of Planning and Building on or prior to 4:00 p.m. on September 25, 2015. After all comments are received, a Final EIR will be prepared and the Planning Commission will consider certification of the Final EIR and render a decision/make a recommendation on the project at a later meeting date to be scheduled. For further information, please contact Peterson Vollmann, Planner III at (510) 238-6167 or at [pvollmann@oaklandnet.com](mailto:pvollmann@oaklandnet.com).

August 11, 2015  
File Number: ER15-005

  
RACHEL FLYNN  
Planning and Building Department  
Environmental Review Officer