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**COMBINED NOTICE OF AVAILABILITY/ RELEASE OF  
RESPONSE TO COMMENTS/FINAL ENVIRONMENTAL IMPACT REPORT (FINAL EIR)  
AND  
NOTICE OF PUBLIC HEARINGS FOR OAKLAND LANDMARKS PRESERVATION ADVISORY  
BOARD, PLANNING COMMISSION, AND CITY COUNCIL CONSIDERATION ON  
CERTIFICATION OF THE EIR FOR, AND APPROVAL OF, THE  
DOWNTOWN OAKLAND SPECIFIC PLAN**

**CASE NO:** ER 18-020 (CEQA State Clearinghouse Number 2019012008)

**PROJECT SPONSOR:** City of Oakland

**PROJECT LOCATION:** The Downtown Oakland Specific Plan (the “DOSPP” or “Plan”) encompasses approximately 930 acres in Downtown Oakland, generally bound by 27th Street to the north; Brush and Market Streets to the west; and the Jack London estuary waterfront and Embarcadero West to the south. The eastern boundary of the Plan extends from the north to Grand Avenue between Broadway and Telegraph Avenue south of Grand Avenue to Lake Merritt and Channel excluding the Lake Merritt Station Area Plan Area east of Franklin Street, north on the street and South of 13th street. The Plan Area’s location is shown in Figure 1, and the Plan Area Boundary is shown in Figure 2.

**PROJECT DESCRIPTION:** The Plan will provide a roadmap for how the Plan area develops over the next 20 to 25 years through policy guidance on land use, transportation, housing, economic development, public spaces, cultural arts, and social equity. The Plan aims to ensure that Downtown Oakland remains a place of continuing growth and revitalization, as well as a valuable resource for the larger Oakland community through increased employment, housing, arts, and cultural opportunities. Supporting existing residents by growing existing businesses and the creative economy are important to creating a plan that serves both current and future residents.

The Plan builds on extensive community feedback to meet the following goals:

1. Create opportunities for economic growth for all Oaklanders.
2. Ensure sufficient housing is built and retained to meet the varied needs of current and future residents.
3. Make Downtown Oakland’s streets comfortable, safe, and inviting, as well as improve connections to the city as a whole so that everyone has efficient and reliable access to downtown’s jobs and services.
4. Encourage diverse voices and forms of expression to flourish.
5. Provide vibrant public spaces and a healthy environment that improve the quality of life downtown today and for generations to come.
6. Develop Downtown Oakland in a way that meets community needs and preserves Oakland’s unique character.

The components of the Plan include:

- The distribution, location, and extent of the uses of land, including open space, within the area covered by the Plan;
- The proposed distribution location, and extent of the uses of major components of public and private transportation, sewage, water, drainage, solid waste disposal, energy, and other essential facilities proposed to be located within the area covered by the Plan and needed to support the land uses described in the Plan;
- Standards and criteria by which development will proceed, and standards for the conservation, development, and utilization of natural resources, where applicable; and
- A program of implementation measures, including regulations, public works projects, and financing measures necessary to carry out the proposed improvements.

For more information on the Plan, please visit the project website at: <https://www.oaklandca.gov/topics/downtown-oakland-specific-plan>

**ENVIRONMENTAL REVIEW UNDER CEQA:** A Draft Environmental Impact Report (“Draft EIR”) was prepared for the DOSP Project and released for public review on August 30, 2019. The Draft EIR was properly circulated, and the public was encouraged to provide comments during the Draft EIR's 45-day public review period. The public comment period for the Draft EIR began on August 30, 2019 and was scheduled to end on Tuesday October 15, 2019. Ultimately the comment period was extended to November 8, 2019 (from the required 45 days to 70 days) at the direction of the Planning Commission in response to requests of members of the public and the Landmarks Preservation Advisory Board (“LPAB”). Four public hearings were held regarding the adequacy of the Draft EIR during the 70-day public comment period: the LPAB on September 23 and October 14, 2019 and the Planning Commission on October 2 and November 6, 2019.

All comments received on the Draft EIR have been compiled and responded to, along with minor changes and clarifications to the Draft EIR, in the Response to Comment /Final EIR (“Final EIR”). Preparation of the Final EIR has been overseen by the City's Environmental Review Officer, and the conclusions and recommendations of the document represent the independent conclusions and recommendations of the City. Together, the Draft EIR and the Responses to Comment Document comprise the Final EIR for this DOSP Project. Copies of the EIR are available for distribution to interested parties at no charge at the Planning Bureau of the Planning and Building Department, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612, Monday through Friday, 8:30 a.m. to 5:00 p.m. The EIR is available for viewing online at: <https://www.oaklandca.gov/topics/downtown-oakland-specific-plan>.

This notice is being sent to Agencies who commented on the Draft EIR and other interested parties, including persons who commented on the Draft EIR will be uploaded to the State Clearinghouse CEQAnet portal (<https://ceqanet.opr.ca.gov/>). Starting on May 1, 2024, the Response to Comments/Final EIR and its appendices may be viewed or downloaded from the City of Oakland's website: <https://www.oaklandca.gov/topics/plan-publications>

**PUBLIC HEARINGS:**

The **Oakland Landmarks Preservation Advisory Board** will hold a public hearing to hear public testimony and consider a recommendation to the Planning Commission regarding the DOSP Project's effects on historic and cultural resources. This hearing will occur on **Monday, May 6, 2024**, at 6:00 p.m. in the Council Chambers, City Hall, 1 Frank H. Ogawa Plaza, Oakland, CA 94612. You may access information the prepared for the Landmarks Preservation Advisory Board Meeting one week prior to the meeting at the following website: <https://www.oaklandca.gov/meeting/may-6-2024-landmarks-preservation-advisory-board-meeting>

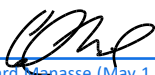
The **Oakland Planning Commission** will hold a public hearing to hear public testimony on the Plan **only** on **May 15, 2024** and will consider a final recommendation on certification of the EIR, the General Plan and Zoning Amendments, and approval of the Plan on **Wednesday, June 5, 2024**, with both hearings starting at 3:00 p.m. in Council Chambers, City Hall, One Frank H. Ogawa Plaza, Oakland, CA 94612. You may access information prepared for the Planning Commission meeting five (5) days prior to the meeting at the following website: <https://www.oaklandca.gov/boards-commissions/planning-commission>

The **Community and Economic Development (“CED”) Committee of the City Council** will hold a public hearing to hear public testimony on **June 25, 2024** and will consider a final recommendation on certification of the EIR, General Plan and Zoning Amendments, and approval of the Plan, starting at 1:30 p.m. in Council Chambers, City Hall, One Frank H. Ogawa Plaza, Oakland, CA 94612. You may access information prepared for the CED Committee meeting ten (10) days prior to the meeting at the following website: <https://oakland.legistar.com/Calendar.aspx>.

The **City Council** will hold a public hearing to hear public testimony on **July 2, 2024**, where they will consider a final recommendation on certification of the EIR, approval of the General Plan and Zoning Amendments, and approval of the Plan, starting at 1:30 p.m. in Council Chambers, City Hall, One Frank H. Ogawa Plaza, Oakland, CA 94612. You may access information prepared for the CED Committee meeting ten (10) days prior to the meeting at the following website: <https://oakland.legistar.com/Calendar.aspx>.

Interested parties may speak on the item at the public hearings described above. Any written correspondence should be submitted electronically via e-mail to Joanna Winter at [plandowntownoakland@oaklandca.gov](mailto:plandowntownoakland@oaklandca.gov). Correspondence may also be directed in writing to: Joanna Winter, Planner III, City of Oakland Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 2214, Oakland, CA 94612. Please reference Case File Number PLN18532-ER01 in all correspondence. For further information, please contact Joanna Winter, Planner III at (510) 238-2166 or at [plandowntownoakland@oaklandca.gov](mailto:plandowntownoakland@oaklandca.gov).

May 1, 2024  
File Number: ER18-020

  
[Edward Manasse \(May 1, 2024 14:41 PDT\)](#)  
EDWARD MANASSE  
City of Oakland  
Environmental Review Officer

Attachments:  
Figure 1: Project Location and Vicinity Map  
Figure 2: Plan Area



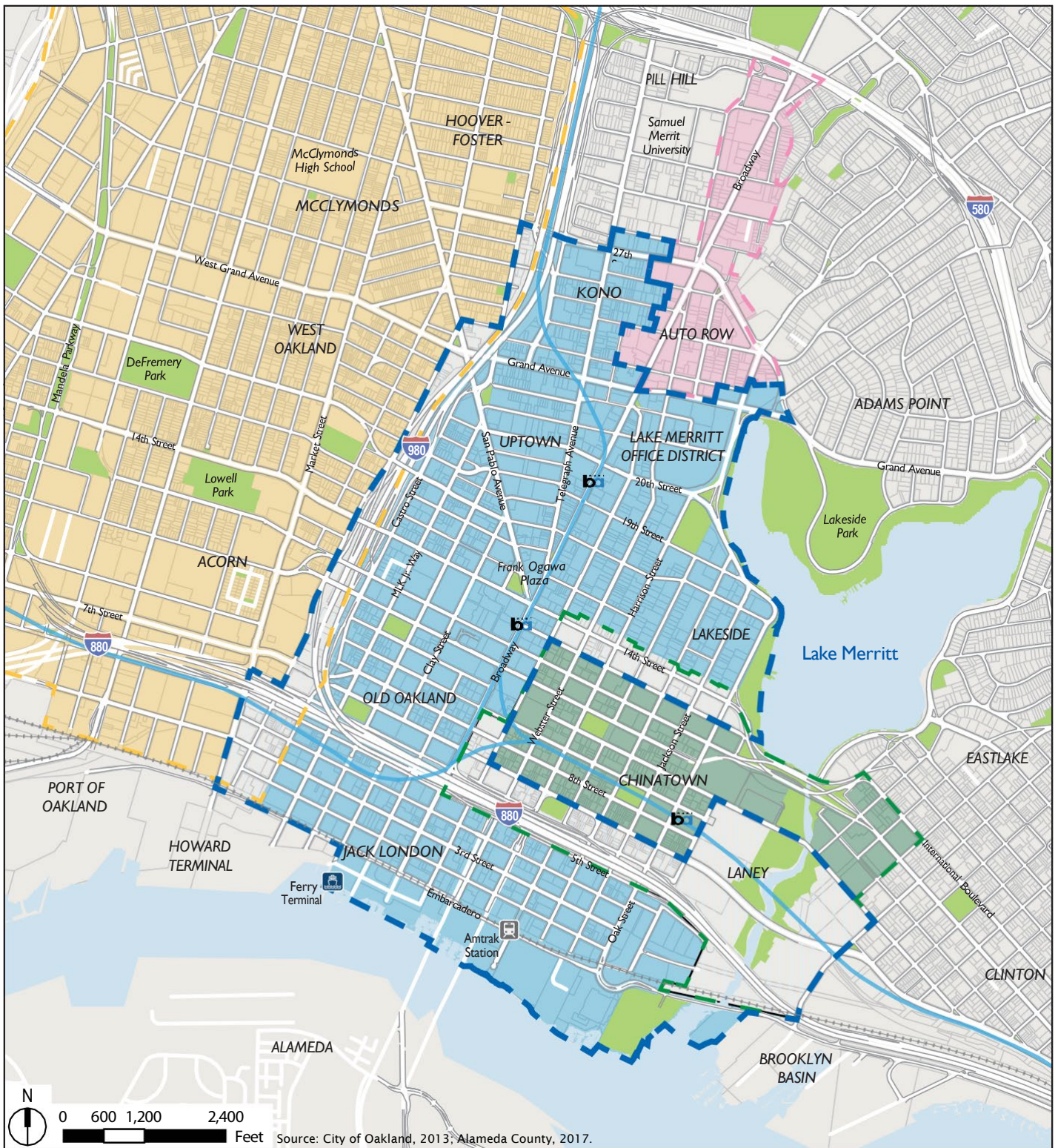


- Legend**
- Downtown Plan Boundary
  - Parks
  - BART Station
  - BART Line
  - Railroad

**Downtown Oakland Specific Plan EIR**

Figure III-1  
Project Location and Vicinity Map





Legend

- BART Station
- BART Line
- Railroad
- Parks
- Downtown Oakland Specific Plan Area
- Lake Merritt Station Area Plan
- West Oakland Specific Plan Area
- Broadway-Valdez Specific Plan Area
- Areas of overlap between Downtown Oakland Specific Plan and other Oakland specific plans

**Downtown Oakland Specific Plan EIR**

Figure III-2  
Plan Area and Adjacent Plan Areas

