



250 FRANK H. OGAWA PLAZA, SUITE 3315 • OAKLAND, CALIFORNIA 94612-2032

Community and Economic Development Agency
Economic Development DivisionFAX (510) 238-2226
TDD (510) 839-6451**NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT
19th STREET RESIDENTIAL CONDOMINIUMS PROJECT**

The Oakland Community and Economic Development Agency, Planning and Zoning Division, is preparing a Draft Environmental Impact Report (EIR) for the project identified below, and is requesting comments on the scope and content of the EIR. The EIR will address the potential physical and environmental effects for each of the environmental topics outlined in the California Environmental Quality Act (CEQA). According to CEQA Section 15060(d), staff has determined that an EIR is clearly required and we will not prepare an Initial Study for the project.

The City of Oakland is the Lead Agency for the project and is the public agency with the greatest responsibility for either 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. Responsible Agencies will need to use the EIR that is prepared when considering approvals related to the project. When the Draft EIR is published, it will be sent to all Responsible Agencies and to others who respond to this Notice of Preparation (NOP) or who otherwise indicate that they would like to receive a copy.

Please send any response you may have within 30 days from the date you receive this notice and before December 10, 2007. Response to this NOP and any additional questions or comments should be directed in writing to: Heather Klein, Planner III, City of Oakland, Community and Economic Development Agency, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612; 510-238-3659 (phone); 510-238-6538 (fax); hklein@oaklandnet.com. Comments on the NOP must be received at the above mailing or email address **on or before December 10, 2007**. Please reference case number ER06-0009 in all correspondence. In addition, comments may be provided at the EIR Scoping Meeting to be held before the City Planning Commission. 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 in light of the EIR's purpose to provide useful and accurate information about such factors.

**EIR PUBLIC SCOPING HEARING – The City Of Oakland
Planning Commission will conduct a public scoping session on
Wednesday, November 28, 2007
6:00 p.m.
City Hall, 1 Frank H. Ogawa Plaza
Hearing Room 1 or Council Chambers**

PROJECT TITLE: 19th Street Residential Condominiums Project

PROJECT LOCATION: The project site is located in Central Oakland, within the block that is bound by 19th Street, Harrison Street, 20th Street, Lakeside Drive and Jackson Street, as shown in Figures 1 and 2. The site is north of 19th Street and south of the 12-story residential structure (Lakeside Drive Apartments) and a 2-story garage structure at 244 Lakeside Drive. Snow Park is located west of the project site and the 8-story Regillus apartment building is located east of the site.

EXISTING CONDITIONS: The approximately 31,830 square-foot site (APN 8-634-3) currently contains a private, formal landscaped garden, several mature redwood trees and garden elements associated with the historic August Shilling Estate. The northern and central portions of the site contain a manicured lawn surrounded by a semi-circular walkway that forms the boundary between the lawn and formal garden areas to the east, south and west. The garden areas slope upwards away from the lawn. The garden areas include mature trees, shrubs and flowers as well foot paths and benches. There are two small green houses (totaling approximately 1,000 square feet) on the southwestern portion of the site and a paved entrance providing restricted access from 19th Street. A chain link fence surrounds the site and is intermittently covered with vines and bushes. This garden is a Designated Historic Property (DHP) and is rated A1+, of the "highest importance" by the Oakland Cultural Heritage Survey (OCHS). The garden an anchor and primary contributor to the 244 Lakeside Drive Building Group, an Area of Primary Importance (API).

The project site is not located on the current version of the Cortese List.

PROJECT SPONSOR: ian birchall + associates

PROJECT DESCRIPTION: The proposed 19th Street Residential Condominium project would include the construction of a 42-story residential tower with approximately 370 residential units (including a mix of one- and two-bedroom units). Project parking, approximately 357 spaces, would be provided in five levels of subsurface parking. The residential tower would have an overall contemporary appearance with a distinctive split pyramidal roof-form, with louvered sloped planes and twin spires, as shown in Figures 3a and 3b.

Common open space areas (20,322 square feet) would be provided to the north, south and west of the proposed building and would include an entry plaza with landscape plantings, a stone patio with elements relocated from the existing garden, a 40th floor viewing area, and a roof terrace. Private terraces and balconies with almost every unit would provide a total of 14,618 square-feet of private open space.

REQUESTED APPROVALS: Actions/approvals by the City that may be necessary for this project include without limitation: Minor variances; design review; major conditional use permit; major interim conditional use permit; minor conditional use permit, tentative parcel map; tree preservation/removal permit; demolition permit; grading permit; building permits; and, encroachment permits.

PROBABLE ENVIRONMENTAL EFFECTS: It is anticipated that the proposed project may have the following environmental effects: land use and planning impacts, traffic and circulation impacts, noise impacts, air quality impacts, hydrology impacts, geology and soils impacts, biological resource impacts, hazards impacts, utility and service system impacts, public services impacts, recreation impacts, aesthetic impacts, cultural resource impacts, and cumulative impacts. It is anticipated that the project will not result in significant impacts related to agricultural resources, mineral resource, and population and housing. However, to ensure a comprehensive analysis of all the project's potential environmental effects is provided, these environmental factors will be analyzed in the EIR.

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 that may be capable of reducing or avoiding potential environmental effects.

November 9, 2007
File Number ER06-0009



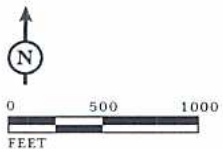
Claudia Cappio
Development Director
Environmental Review Officer

Attachments: Figure 1: Project Location and Regional Vicinity Map; Figure 2: Project Site Map; Figures 3a and 3b: Elevations



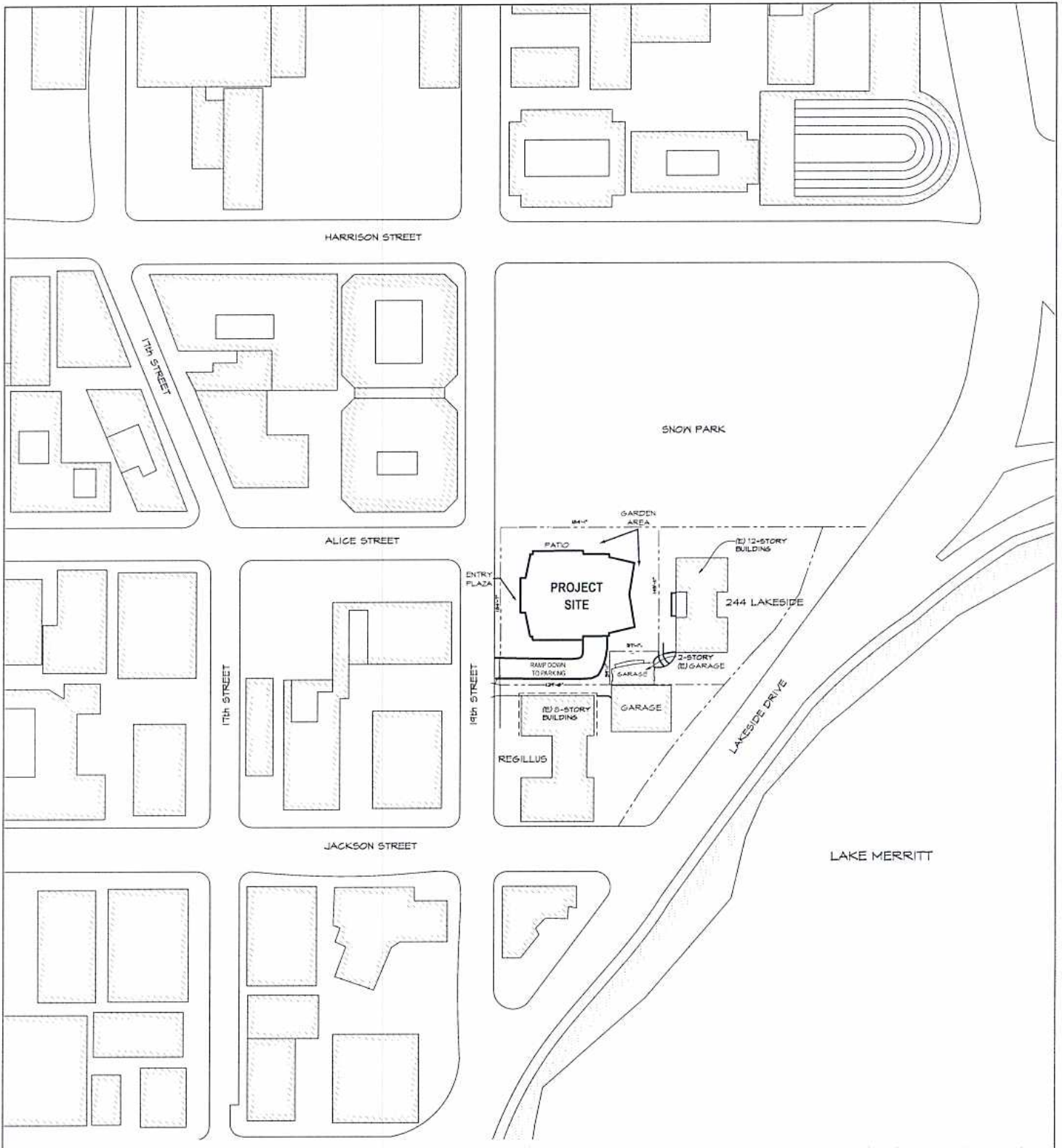
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FIGURE 1



LEGEND
 PROJECT AREA

19th Street Residential Condominiums
 Project Location and
 Regional Vicinity Map



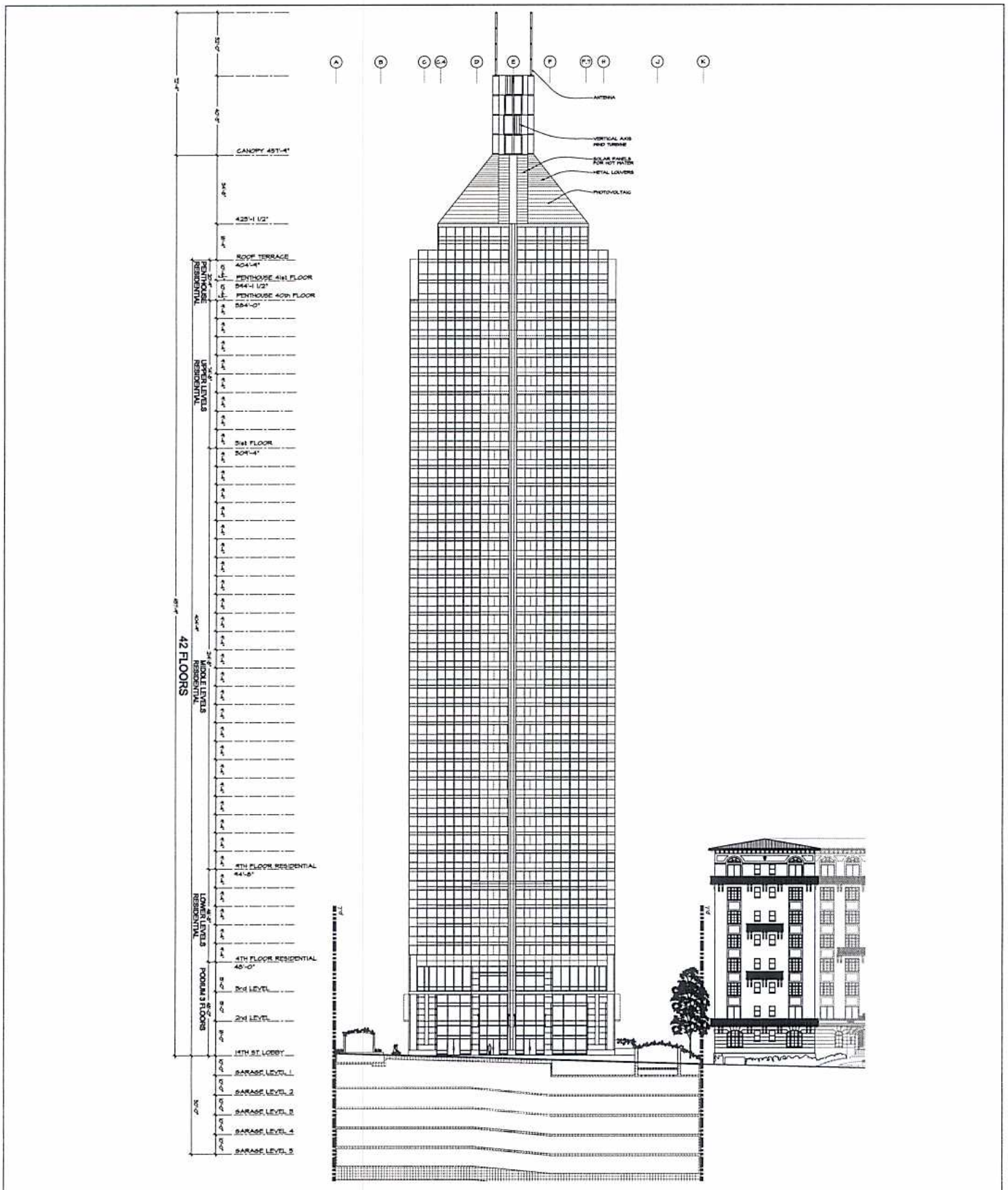
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FIGURE 2



19th Street Residential Condominiums
Project Site Map

SOURCE: IAN BURCHALL & ASSOCIATES, INC., 2007.
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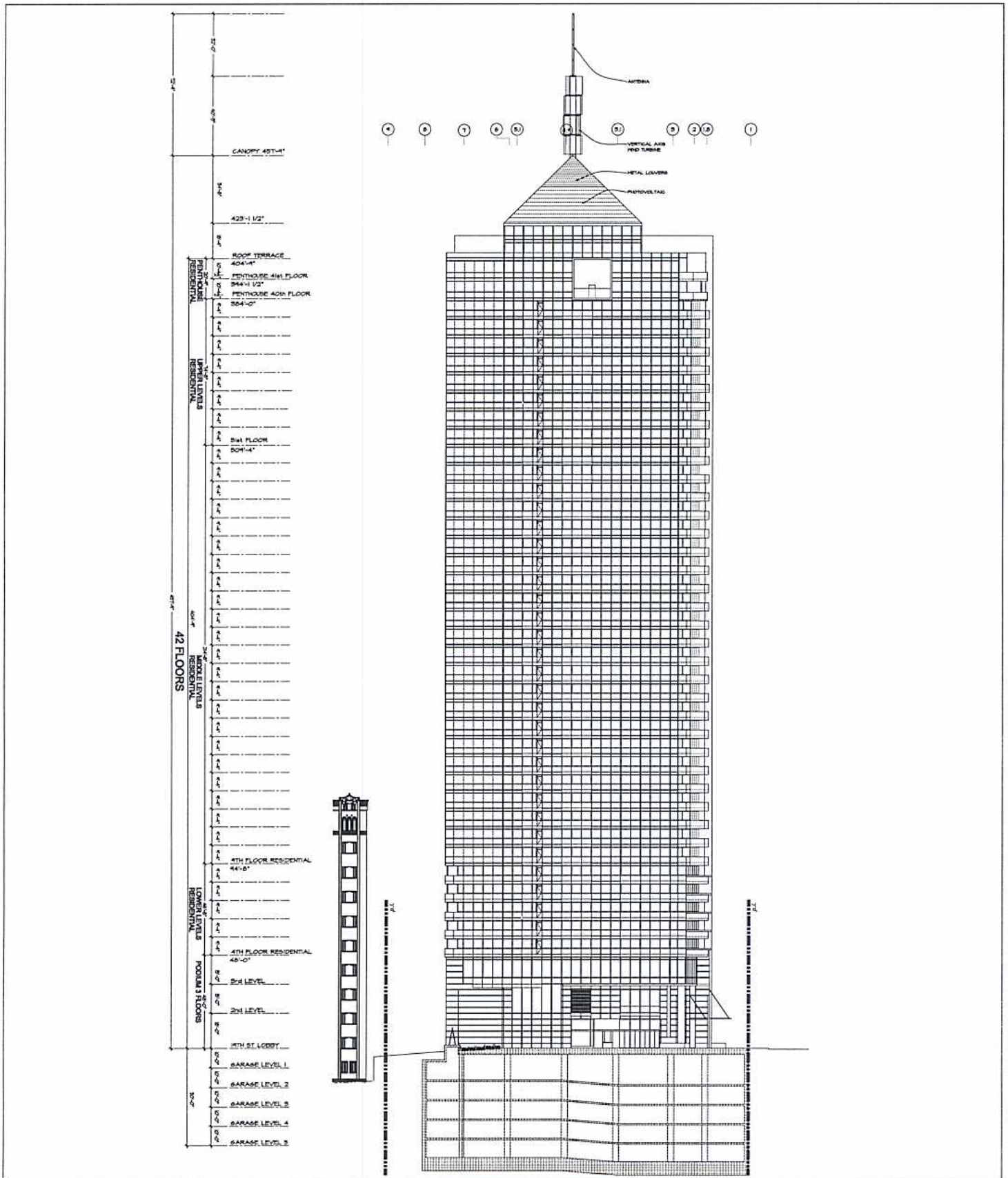
FIGURE 3a

NOT TO SCALE

19th Street Residential Condominiums
Building Elevation - South (Front)

SOURCE: IB+A ARCHITECTURE, OCTOBER 29, 2007

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FIGURE 3b

NOT TO SCALE

19th Street Residential Condominiums
 Building Elevation - West
 (From Snow Park)

SOURCE: IB+A ARCHITECTURE, OCTOBER 29, 2007

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