



FEB 28 2013

# CITY OF OAKLAND

Environmental Health

Department of Planning, Building and Neighborhood Preservation  
250 Frank H. Ogawa Plaza, Suite 2114, Oakland, California, 94612

## NOTICE OF PREPARATION (NOP) OF A DRAFT SUPPLEMENTAL ENVIRONMENTAL IMPACT REPORT (DSEIR) FOR BROADWAY/WEST GRAND 2013 MODIFIED PROJECT (23<sup>RD</sup>/BROADWAY)

The City of Oakland Department of Planning, Building and Neighborhood Preservation, Planning and Zoning Division, is preparing a Draft Supplemental Environmental Impact Report (SEIR) for the Broadway West Grand 2013 Modified Project (2013 Modified Project) as described and shown below, and is requesting comments on the scope and content of the SEIR. The SEIR will address the potential physical environmental effects for each of the environmental topics outlined in the California Environmental Quality Act (CEQA). An Initial Study has not been prepared.

The City of Oakland is the Lead Agency for the 2013 Modified Project and is the public agency with the greatest responsibility for approving the 2013 Modified 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 2013 Modified Project. When the Draft SEIR 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: Catherine Payne, Planner III, City of Oakland, Department of Building and Neighborhood Preservation, Planning and Zoning Division, 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612; 510.238.6168 (phone); 510.238.4730 (fax); or emailed to [cpayne@oaklandnet.com](mailto:cpayne@oaklandnet.com). **Comments on the NOP must be received at the above addresses by 5:00 p.m., March 27, 2013.** Please reference case number ER030022 in all correspondence. In addition, comments may be provided at the SEIR 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 SEIR's purpose to provide useful and accurate information about such factors.

**PUBLIC HEARING:** The City of Oakland Planning Commission will conduct a public scoping hearing on the Draft SEIR for the proposed project **on March 20, 2013, at 6:00 p.m.** in Hearing Room #1, City Hall, 1 Frank H. Ogawa Plaza

**PROJECT TITLE:** Broadway West Grand 2013 Modified Project

**PROJECT LOCATION:** Block bounded by Broadway to the east, 23<sup>rd</sup> Street to the south, Valley Street to the west, and 24<sup>th</sup> Street to the north (see Figure 1).

**PROJECT SPONSOR:** Signature Development Group/Jamie Choy

**EXISTING CONDITIONS:** The approximately 3.5-acre site is Parcel B of the approved “Broadway-West Grand” project, and is located on the block bounded by 23rd Street, Valley Street, 24th Street, and Broadway at the southern end of Broadway Auto Row. The project site is comprised of auto-related commercial uses, surface vehicle lots, and a few older warehouse buildings; and is surrounded by a mix of commercial and residential uses. One property on the site, 2345 Broadway, is identified on the California Environmental Protection Agency’s list of hazardous waste sites (Cortese List).

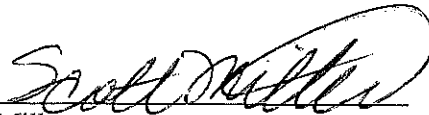
**PROJECT DESCRIPTION:** The proposed project is a modification to the Broadway – West Grand Mixed-Use Project (Original Project), originally approved by the City Planning Commission in 2004 and evaluated in the 2004 Environmental Impact Report (2004 EIR). Previous revisions include the following: The First Modified Project (2006) revised the design of Parcel B and included a small increase in residential uses on the site; and the Second Modified Project (2008) changed the design of the site and included demolition of a historic façade.

The project sponsor now proposes to further revise the development plan for Parcel B to reduce the number of residential units and associated open space, increase the commercial floor area, reduce the number of parking spaces, reduce the project heights. Pursuant to building permits issued under the existing PUD, the project sponsor is renovating several existing buildings along Broadway that were previously approved for demolition and this renovation is included in the impact analysis in order to conservatively analyze the revised PUD for the site (the “2013 Modified Project”).

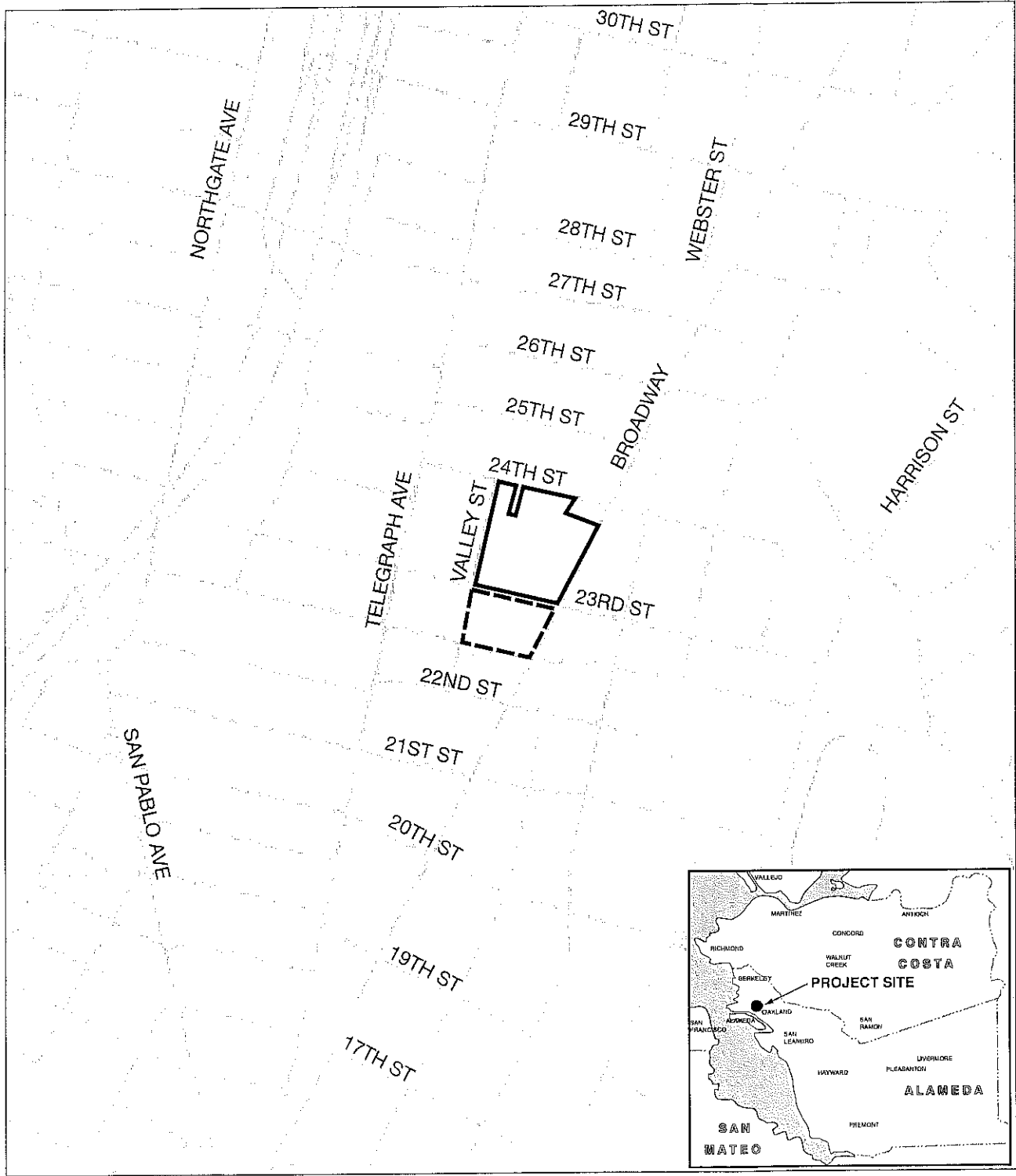
The 2013 Modified Project would demolish two existing buildings (both previously approved for demolition). Two new residential buildings containing up to 97 residential units would be constructed on Parcel B, and an additional eight units would be developed by converting an existing vacant commercial building. Approximately 79,300 square feet of commercial space would be included in a combination of renovated and newly constructed space in six existing buildings along Broadway and in a new building located in the interior of Parcel B. The 2013 Modified Project would include 193 surface parking spaces and two interior parking lanes.

**PROBABLE ENVIRONMENTAL EFFECTS:** The City is seeking feedback on the potential impacts of the 2013 Modified Project that should be studied in the SEIR. 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 Broadway-West Grand Mixed-Use Project EIR certified in December 2004 as well as Addenda #1 (2006) and #2 (2008). Because the 2013 Modified Project may have new significant environmental effects on Transportation and Circulation, Air Quality and Greenhouse Gas Emissions/Global Climate Change, these environmental topics will be addressed with additional detailed analysis in the SEIR.

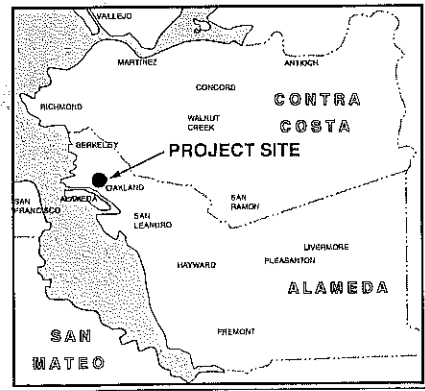
February 25, 2013

  
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Scott Miller  
Interim Planning & Zoning Director  
Department of Planning, Building and  
Neighborhood Preservation  
Environmental Review Officer

Attachments: Figure 1: Project Location  
Figure 2: Site Plan  
Figure 3: Summary Table of Project Modifications Since 2006

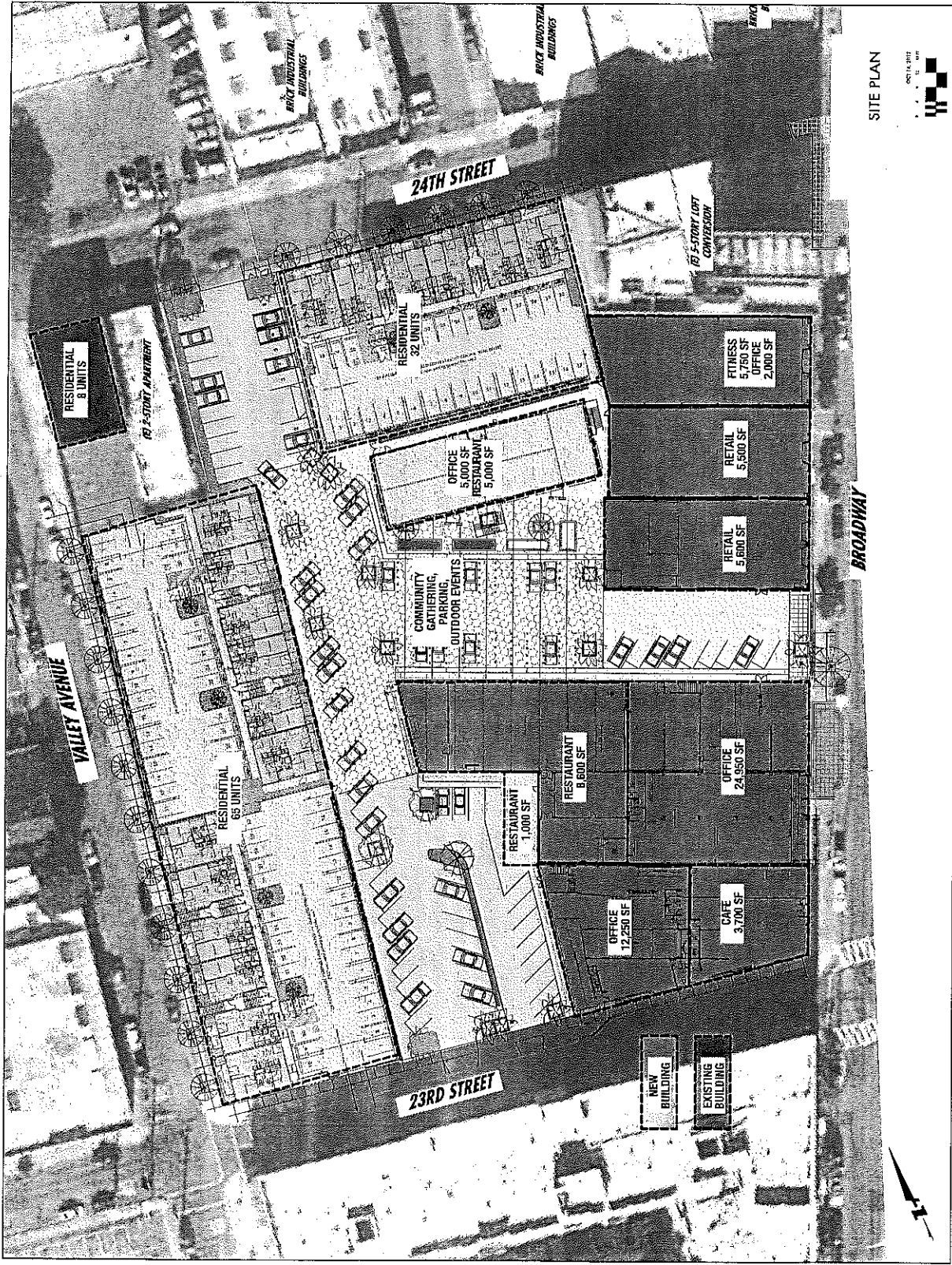


- 2013 Modified Project Site Parcel B
- - - Original Project Parcel A



SOURCE: City of Oakland

Broadway & West Grand , 120313  
**Figure 1**  
 Project Location



SOURCE: Signature Development Group

Broadway & West Grand . 120313  
**Figure 2**  
 2013 Modified Project Site Plan  
 [Reviewer, please provide an updated site plan]

**TABLE 1  
COMPARISON OF ORIGINAL PROJECT (2004), FIRST MODIFIED PROJECT (2006),  
SECOND MODIFIED PROJECT (2008), AND 2013 MODIFIED PROJECT**

	Original Project (2004) (2004 EIR)		First Modified Project (2006) (Addendum #1)		Second Modified Project (2008) (Addendum #2)		2013 Modified Project (SEIR)		2013 Project Change from Approved Project (2008)	2013 Project Change from Original Project (2004)
	Parcel A <sup>1</sup>	Parcel B	Total	Parcel B	Total	Parcel B	Total	Parcel B	Total	Total/Prcl. B <sup>2</sup>
Residential (units) <sup>3</sup>	132	343	475	351	483	351	483	105	237	-238
Commercial (square feet) <sup>4</sup>	21,300	27,700	49,000	27,700	49,000	27,700	49,000	79,300	87,100	38,100
Parking (spaces) <sup>5</sup>	200	475	675	489	685	486	682	193	388	-287
Number of Buildings Demolished <sup>6,7</sup>	3	10	13	10	13	10	13	2	5	-8
Number of Existing Buildings Retained <sup>7</sup>	0	2 façades	2 façades	2 façades	2 façades	1 façade	1 façade	7	7	+8
New Buildings	1	1	2	4	5	4	5	3	4	+2
Maximum Height (stories)	7	6	6	4	16	4	16	3	6 (Parcel A)	-3
Maximum Height (feet)	84 feet	78 feet	78 feet	195 feet	195 feet	195 feet	195 feet	38	84 (Parcel A)	-40 feet
Valley St. Height (stories)	7	6	6	4	7 (Parcel A)	4	7 (Parcel A)	3	7 (Parcel A)	-3
Valley St. Height (feet)	84 feet	78 feet	84 feet	47	84 feet (Parcel A)	47	84 feet (Parcel A)	38	84 (Parcel A)	-40 feet

n/a – Not available.

- No change was proposed in the development program for Parcel A in either the First or Second Modified Projects. Therefore, the remainder of this table indicates changes to Parcel B and the overall project.
- Change in number of residential units, commercial square feet, number of parking spaces, open space, and buildings demolished and retained given for both Total Project (Parcel B changes are the same); changes in height given only for Parcel B, because there has been no change in the building envelope of Parcel A since the 2004 EIR.
- Sixteen apartments in "Casa Blanca Apartments" at 461 24th Street (assumed in EIR transportation analysis to remain on Parcel B) were deducted from the First and Second Modified Projects, since those units would be demolished under those concepts. These units would remain under the 2013 Modified Project.
- Under the Original, First, and Second Modified Projects, 9,000 square feet of retail space in retail store at 2301 Broadway was assumed to remain; net new due to project was 40,000 square feet of retail. Under the 2013 Modified Project, new commercial space on Parcel B would include approximately 44,200 sq. ft. office space; 11,100 sq. ft. retail space; 14,600 sq. ft. restaurant space and 3,700 sq. ft. café space; and 5,700 sq. ft. fitness center space. These totals exclude existing space to be removed—11,400 sq. ft. auto repair space, 3,100 sq. ft. office space, and 40,700 sq. ft. storage space. These totals also exclude basement storage.
- As constructed, Parcel A includes 196 parking spaces, consistent with the Original Project approval by the Planning Commission in 2004. Parcel B was approved in 2004 with 474 parking spaces. Thus, the Original Project, as approved, would include 670 parking spaces. However, because the Original Project EIR analyzed 675 spaces, that figure is used for comparison with the Modified and New Modified Projects.
- Demolition includes buildings for which façades would be retained.
- "Casa Blanca" residential building at 461 24th Street assumed to be demolished as part of Original and First and Second Modified Projects; this parcel is not part of the 2012 project site and the building would not be affected by the 2013 Modified Project.

SOURCE: Signature Development Group