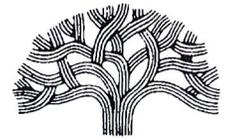


# CITY OF OAKLAND



250 FRANK H. OGAWA PLAZA, SUITE 2114 • OAKLAND, CALIFORNIA 94612-2032

Bureau of Planning  
Planning & Zoning Division

(510) 238-3941  
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**UPDATED**  
**COMBINED NOTICE OF AVAILABILITY AND RELEASE OF A  
RESPONSE TO COMMENTS/ FINAL ENVIRONMENTAL IMPACT REPORT (Final EIR)  
AND NOTICE OF PUBLIC HEARINGS ON CERTIFICATION OF THE EIR (AND, AS SEPARATE AND  
INDEPENDENT BASES, RELIANCE ON CEQA GUIDELINES SECTIONS 15183 AND 15183.3) AND  
CONSIDERATION OF APPROVAL OF THE 4<sup>TH</sup> & MADISON JACK LONDON DISTRICT PROJECT**

**TO:** All Interested Parties

**PROJECT NAME:** Jack London District 4<sup>th</sup> & Madison Project

**PROJECT LOCATION:** 180 4<sup>th</sup> Street and 431 Madison Street, Oakland, CA

**PROJECT SPONSOR:** CP V JLS, LLC

**CASE FILE NO:** ER15-005 & PLN15-172, State Clearinghouse # 2015042051

**PROJECT LOCATION:** The project site is located at 180 4<sup>th</sup> Street and 431 Madison Street and encompasses 1.5 city blocks in the Jack London District. It 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 Assessor's Parcel Numbers (APNs) for the project site are 001-0161-001; -002; and -007-07.

**PROJECT DESCRIPTION:** The project proposes to demolish an existing warehouse building and surface parking lot to construct two buildings consisting of five levels of wood frame construction (potentially with an additional mezzanine) over two levels of concrete. The project would include approximately 330 residential apartment units, up to 8,000 square feet of ground-floor commercial space and 335 parking spaces. The primary component of the project is the development of approximately 330 multi-family residential units. The unit mix would consist of approximately 15 studio, 190 one-bedroom, 116 two-bedroom, and 9 three-bedroom apartments. Resident-serving amenities and private and shared open space are proposed for each building.

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 Major Conditional Use Permit, Regular Design Review, and Tentative Parcel Map.

**ENVIRONMENTAL REVIEW:** The preparation of the RTC/ Final EIR has been overseen by the City's Environmental Review Officer and the conclusions and recommendations in the document represent the independent conclusions and recommendations of the City. Copies of the Responses to Comments/ Final EIR will be available for review or distribution to interested parties at no charge at the City of Oakland 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 Responses to Comments/ Final EIR may also be reviewed at the following website: [http://www2.oaklandnet.com/Government/o/PBN/OurServices/ Application/DOWD009157](http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157).

## **PUBLIC HEARINGS ON FEIR:**

### **UPDATED HEARING DATE**

The Oakland City Planning Commission will conduct a public hearing on **March 16, 2016, at 6:00 p.m.** in Hearing Room 1, City Hall, 1 Frank H. Ogawa Plaza to consider certification of the Final EIR and project approvals.

Copies of the DEIR were available for review at the City of Oakland Bureau of Planning, Planning and Zoning Division, 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, California and at the Oakland Public Library, Social Science and Documents, 125 14<sup>th</sup> Street, Oakland, and on the City's website at: <http://www2.oaklandnet.com/Government/o/PBN/OurServices/Application/DOWD009157>. Copies of the DEIR were also distributed to interested parties.

The public were encouraged to provide comments during the public comment period from August 11, 2015, through September 25, 2015. Public Hearings were held on September 14, 2015, at the Meeting of the Landmarks Preservation Advisory Board, and September 16, 2015, at the Meeting of the City Planning Commission. Comments were made at the public hearings as well as received in writing. All comments that were received have been addressed in the Responses to Comments and Final EIR document.

If you challenge the environmental document or other actions pertaining to the Project in court, you may be limited to raising only those issues raised at the public hearings described above or in written correspondence received by the Bureau of Planning on or prior to **March 16, 2016**.

For further information, please contact **Pete Vollmann** at (510) 238-6167 or [pvollmann@oaklandnet.com](mailto:pvollmann@oaklandnet.com).



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DARIN RANELETTI  
Deputy Director, Bureau of Planning  
Environmental Review Officer

Date of Notice: **February 25, 2016**  
File Number ER15-005