

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

Community and Economic Development Agency
Planning & Zoning Division

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**2935 TELEGRAPH AVENUE (COURTHOUSE CONDOMINIUMS)
COMBINED NOTICE OF RELEASE AND AVAILABILITY OF THE
DRAFT ENVIRONMENTAL IMPACT REPORT
AND NOTICE OF PUBLIC HEARINGS**

TO: All Interested Parties

SUBJECT: Notice of Availability of the Draft Environmental Impact Report
For the 2935 Telegraph Avenue (Courthouse Condominiums) Project

REVIEW PERIOD: March 19, 2007 – May 3, 2007

CASE No.: ER06-0012 (State Clearinghouse No. 2006102053)

PROJECT SPONSOR: Trammell Crow Residential

PROJECT LOCATION: Oakland – 2935 Telegraph Avenue between 29th and 30th Streets Eastern two thirds of the block bounded by 30th Street, Telegraph Avenue, 29th Street and the I-980 Freeway.

PROJECT DESCRIPTION: The project would demolish the existing fitness club and surface parking lot on the site and construct approximately 142 residential units, about 2,900 square feet of ground floor retail, and on-site parking for approximately 204 automobiles, in a five story building (four stories of residential construction above a two-level parking garage; one level of parking would be below ground and one at ground level, accessed by an internal ramp). The maximum height of the building would be approximately 50 feet, measured to the top of the roof. The development would be about 276,000 square feet in size. The ground floor would contain two retail spaces, a residential lobby, an HOA room and a Community room along the Telegraph Avenue elevation. Two access points to the parking garage would be located along 29th and 30th Streets. The remainder of the ground floor elevations along 29th and 30th Streets would contain a total of seven one bedroom flats and three studios that would be accessible directly from the 29th and 30th Street frontages. The dwelling units on the second through fifth floors would consist of a mix of studios (16 percent) one bedroom flats (35 percent) and two bedroom flats (45 percent) totaling approximately 137,300 square feet of residential space. The residential lobby off Telegraph Avenue would provide elevator access to a series of internal hallways to access the residential units. A total of nine landscaped courtyards would be on the podium (second) level, totaling approximately 18,450 square feet of common open space. Two of the courtyards would face the rear (western) elevation of the building. Over 6,000 square feet of open space would also be provided in the form of balconies for a total of about 24,530 square feet of project open space Landscaping provided by the project would include approximately 20 deciduous trees and shrubbery to be planted within the project site courtyards, as well as approximately 20 new street trees to be planted along Telegraph Avenue, 29th Street, and 30th Street.

ENVIRONMENTAL REVIEW: A Notice of Preparation was issued for the project on October 6, 2006, and a public scoping meeting was held on November 1, 2006. A Draft Environmental Impact Report (DEIR) was then prepared under the requirements of the California Environmental Quality Act (CEQA), pursuant to Public Resources Code Section 21000 *et. seq.* The DEIR analyzed potentially significant unavoidable environmental impacts in the following environmental categories: Historic Resources.

Copies of the DEIR are available for review or distribution to interested parties at no charge at City of Oakland, Community and Economic Development Agency, Planning Division, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612, Monday through Friday, 8:30 a.m. to 5:00 p.m., and for review at the Oakland Public Library, Social Science and Documents, 125 14th Street, Oakland, CA 94612. The DEIR may also be viewed at the following website:

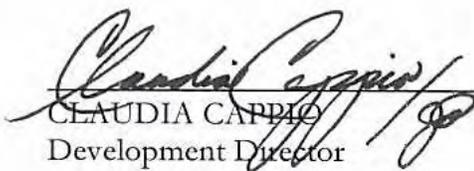
<http://www.oaklandnet.com/government/ccda/revised/planningzoning/MajorProjectsSection/environmentaldocuments.html>

PUBLIC HEARINGS

Wednesday, April 18, 2007, 6:00 p.m.	Meeting of the City Planning Commission, Hearing Room 1, City Hall, One Frank H. Ogawa Plaza
Monday, April 9, 2007, 6:00 p.m.	Meeting of the Landmarks Preservation Advisory Board, Hearing Room 1, City Hall, One Frank H. Ogawa Plaza

The City of Oakland, as lead agency, is hereby releasing this Draft EIR, finding it to be accurate and complete and ready for public review. Members of the public are welcome to attend these hearings and to provide comments focusing on the sufficiency of the DEIR in discussing possible impacts to the environment as a result of the Project and ways those impacts may be avoided or minimized through mitigation measures. All comments received will be considered by the City prior to finalizing the EIR and to taking any further action pertaining to the Project.

Comments must be received **no later than 4:00 p.m. on Tuesday, May 3, 2007**, and should be sent to the attention of Joann Pavlinec, Project Planner, City of Oakland, Community and Economic Development Agency, Planning Division, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, California 94612. If you challenge the environmental document or other potential 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 Community and Economic Development Agency on or prior to **May 3, 2007**. For further information, please contact Joann Pavlinec at (510) 238-6344 or at jpavlinec@oaklandnet.com.


CLAUDIA CAPPIO
Development Director

Date of Notice: March 19, 2007 (Comment Period March 20 – May 3)

Form A: Notice of Completion

Mail to: State Clearinghouse, 1400 Tenth Street, Sacramento, CA 95814 916/445-0613

SCH# 2006102053

Project Title: 2935 Telegraph Avenue (file #: ER06-0012)

Lead Agency: City of Oakland, Community and Economic Development Agency, Planning Division Contact Person: Joann Pavlinec

Street Address: 250 Frank H. Ogawa Plaza, Suite 3315 Phone: (510) 238-6344

City: Oakland Zip Code: 94612 County: San Francisco County

Project Location

County: Alameda City/Nearest Community: Oakland

Cross Streets: 29th and 30th Streets Zip Code: 94612 Total Acres: 1.4

Assessor's Parcel No. 009-069800100
009-069800201
009-069800202
009-069800203
009-069803000

Within 2 Miles: State Hwy #: I-980 Waterways: SF Bay, Oakland Estuary
Airports: None Railways: none Schools: Oakland Emiliano Zapata Street Academy.

Document Type

CEQA: NOP Supplemental/Subsequent Early Cons EIR (Prior SCH No.) Other Draft EIR
NEPA: NOI EA Draft EIS FONSI
Other: Joint Document Final Document Other

Local Action Type

General Plan Update Specific Plan Rezone Annexion
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, Parcel Map, Tract Map, etc.) Other

Development Type

Residential: Units 142 Acres _____
 Office: Sq. ft. _____ Acres _____ Employees _____
 Commercial: Sq. ft. 2,900 Acres _____ Employees 8
 Industrial: Sq. ft. _____ Acres _____ Employees _____
 Educational: _____
 Recreational: _____
 Water Facilities: Type _____ MGD _____
 Transportation: Type _____
 Mining: Mineral _____
 Power: Type _____ Watts _____
 Waste Treatment: Type _____
 Hazardous Waste: Type _____
 Other _____

Funding (approx.) Federal \$ _____ State \$ _____ Total \$ _____

Project Issues Discussed in Document

Aesthetic/Visual Flood Plain/Flooding Schools/Universities Water Quality
 Agricultural Land Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Air Quality Geologic/Seismic Sewer Capacity Wetland/Riparian
 Archaeological/Historical Minerals Soil Erosion/Compaction/Grading Wildlife
 Coastal Zone Noise Solid Waste Growth Inducing
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Land Use
 Economic/Jobs Public Services/Facilities Traffic/Circulation Cumulative Effects
 Fiscal Recreation/Parks Vegetation Other

Note: All other topics were discussed in the Initial Study, as applicable to San Francisco projects, and were found to be less than significant with implementation of standard mitigation measures (Appendix A of EIR)

Present Land Use/Zoning/General Plan Designation

C-40 Community Thoroughfare Zone / R-80 High Rise Apartment Zone

Project Description

The project would demolish the existing fitness club and surface parking lot on the site and construct approximately 142 residential units, about 2,900 square feet of ground floor retail, and on-site parking for approximately 204 automobiles, in a five story building (four stories of residential construction above a two-level parking garage; one level of parking would be below ground and one at ground level, accessed by an internal ramp). The maximum height of the building would be approximately 50 feet, measured to the top of the roof. The development would be about 276,000 square feet in size. The ground floor would contain two retail spaces, a residential lobby, an HOA room and a Community room along the Telegraph Avenue elevation. Two access points to the parking garage would be located along 29th and 30th Streets. The remainder of the ground floor elevations along 29th and 30th Streets would contain a total of seven one bedroom flats and three studios that would be accessible directly from the 29th and 30th Street frontages. The dwelling units on the second through fifth floors would consist of a mix of studios (16 percent) one bedroom flats (35 percent) and two bedroom flats (45 percent) totaling approximately 137,300 square feet of residential space. The residential lobby off Telegraph Avenue would provide elevator access to a series of internal hallways to access the residential units. A total of nine landscaped courtyards would be on the podium (second) level, totaling approximately 18,450 square feet of common open space. Two of the courtyards would face the rear (western) elevation of the building. Over 6,000 square feet of open space would also be provided in the form of balconies for a total of about 24,530 square feet of project open space Landscaping provided by the project would include approximately 20 deciduous trees and shrubbery to be planted within the project site courtyards, as well as approximately 20 new street trees to be planted along Telegraph Avenue, 29th Street, and 30th Street.

Suggested Distribution

Office of Historic Preservation

Public Review Period (for Draft EIR)

Starting Date: March 20, 2007

Ending Date: May 3, 2007

Signature:



Date:

March 20, 2007

Lead Agency:

City of Oakland
Community & Economic Development Agency – Planning
250 Frank Ogawa Plaza, Suite 3315
Oakland, CA 94612
Contact: Joann Pavlinec
Phone: (510) 238-6344
jpavlinec@oaklandnet.com

Project Applicant:

Trammell Crow Residential
1810 Gateway Drive; Suite 240
San Mateo, California 94404