



CITY OF OAKLAND

Community and Economic Development Agency, Planning & Zoning Division
250 Frank H. Ogawa Plaza, Suite 3315, Oakland, California, 94612-2032

NOTICE OF PUBLIC HEARING OF THE JOINT CITY COUNCIL/REDEVELOPMENT AGENCY ON THE OAK TO NINTH MIXED USE DEVELOPMENT PROJECT

Notice is hereby given that on **Tuesday, June 20, 2006, 7:00 p.m.**, in the City Council Chambers, One Frank Ogawa Plaza, the Oakland City Council/Redevelopment Agency will hold a joint public hearing to consider (1) adoption of the Resolution denying the appeal, approving the General Findings for project approval, and sustaining the Planning Commission's actions taken on March 15, 2006; (2) certification of the Environmental Impact Report for the Project, adoption of the CEQA findings; and approval of the Mitigation Monitoring Reporting Program; (3) adoption of the Resolution approving the *Estuary Policy Plan* text and land use map amendments; (4) approval of the Resolutions and Ordinances approving amendments to the Central City East Redevelopment Plan and the Central District Urban Renewal Plan land use maps; (5) adoption of the Ordinances adopting the Planned Waterfront Zoning District-4 and amending the zoning map for the Oak to Ninth Avenue Mixed Use Development Project Site; (6) adoption of the Resolution approving the Vesting Tentative Tract Map and Conditions of Approval; (7) adoption of the Resolution approving the Preliminary Development Plan, including a conditional use approval for certain uses in the open space areas, and the Oak to Ninth Mixed Use Project Design Guidelines; (8) adoption of the Resolution and Ordinance approving the development agreement for an approximately 64 acre site bounded by Embarcadero Road, Fallon Street, Tenth Avenue, and the Estuary

Project Description: The 64 acre site would be redeveloped with up to 3,100 residential units, 200,000 square feet of ground-floor commercial space, a minimum of 3,950 parking spaces, 29.9 acres of parks and public open space, two renovated marinas (total 170 boat slips), and a wetlands restoration area. The existing buildings on the site will be demolished with the exception of a portion of the Ninth Avenue Terminal building and wharf and the Jack London Aquatic Center. All trees on the site are proposed for removal. The project does not include approximately six acres of privately-held property along and east of 5th Avenue that contain a mix of commercial and industrial uses, as well as a small community of work/live facilities.

The project area is owned by the Port of Oakland and is proposed to be sold to Oakland Harbor Partners (Signature Properties & Reynolds and Brown) upon approval of the project. The Project Sponsor is requesting an amendment to the *Estuary Policy Plan* to allow residential uses in this location and at a higher density than proposed in the *Estuary Policy Plan*; an amendment to the *Estuary Policy Plan* land use classification from Planned Waterfront Development-1 to a new designation, Planned Waterfront Development-4 and Parks; an amendment to the Central City East Redevelopment Plan to change the land use designation to Planned Waterfront Development-4 and Parks; an amendment to the Central District Urban Renewal Plan to change

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the land use designation to Planned Waterfront Development-4 and Parks; adoption of a new zoning district, the "Planned Waterfront Zoning District-4" which sets forth allowable uses and development standards for the proposed project; to rezone the site from M-40 to PWD-4 and Open Space-Region Serving Park (OS-RSP); approval of the proposed Oak to Ninth Mixed Use Development Design Guidelines; approval of a vesting tentative subdivision map which subdivides the site into 13 developable parcels (approximately 34 acres) and parks and open space (approximately 30 acres); approval of a Preliminary Development Plan for the entire 64 acre site; and a 20-year Development Agreement.

Environmental Review: An Environmental Impact Report (EIR) has been prepared for the project and the final document was published on February 1, 2006. The City published an Addendum to the Final EIR on June 9, 2006.

All interested parties are welcome to attend and present comments on the proposed *Estuary Policy Plan* Amendments, Redevelopment Plan Amendments, Rezoning Amendments, Vesting Tentative Subdivision Map, Preliminary Development Plan, Design Guidelines, and the proposed Development Agreement. If you challenge the proposed *Estuary Policy Plan* Amendments, Redevelopment Plan Amendments, Rezoning Amendments, Vesting Tentative Subdivision Map, Preliminary Development Plan, Design Guidelines, and the proposed Development Agreement in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the Community and Economic Development Agency, Planning and Zoning Division, prior to the public hearing.

For further information, contact project planner **Margaret Stanzione** at (510) 238-4932 or mstanzione@oaklandnet.com. Written comments may be addressed to the Community and Economic Development Agency, Planning and Zoning Division, Suite 3315, Oakland, California 94612.

CLAUDIA CAPPIO
Development Director

Date: June 6, 2006