



CITY OF OAKLAND

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

NOTICE OF PLANNING COMMISSION PUBLIC HEARING
AND
SPECIAL CONCURRENT MEETING OF THE OAKLAND
REDEVELOPMENT AGENCY/CITY COUNCIL
INFORMATIONAL WORKSHOP

OAK TO NINTH MIXED USE DEVELOPMENT

Notice is hereby given that on **Wednesday, March 15, 2006, 6:30 p.m.**, in the City Council Chambers, One Frank Ogawa Plaza, the Oakland City Planning Commission will hold a public hearing to consider (1) certification of the Final Environmental Impact Report; (2) approval of the Vesting Tentative Tract Map No. 7621; the Preliminary Development Plan; the Oak to Ninth Design Guidelines; and the Conditional Use Permit for activities proposed in the Open Space-Region Serving Park zone (contingent upon General Plan Amendment and Rezoning approvals); (3) recommending to the City Council approval of amendments to the Estuary Policy Plan text and land use map; adoption of the Planned Waterfront Zoning District-4 zoning district, amendments to the zoning maps; approval of a Tree Removal Permit; and approval of the Development Agreement; and (4) adoption of a report and recommendations to the Redevelopment Agency and the City Council on adoption of the proposed amendments to the Central City East Redevelopment Plan and the Central District Urban Renewal Plan for an approximately 64.2 acre site bounded by Embarcadero Road, Fallon Street, Tenth Avenue, and the Estuary.

Notice is hereby given that on **Tuesday, March 28, 2006, 6:30 p.m.**, in the City Council Chambers, One Frank Ogawa Plaza, the Oakland Redevelopment Agency/City Council will hold an Informational Workshop on the proposed Oak to Ninth Mixed Use Development Project. The purpose of the informational workshop is to consider the recommendations of the Planning Commission, Landmarks Preservation Advisory Board, Parks and Recreation Advisory Commission, and to discuss major policy issues relating to the proposed project. No action will be taken at the workshop.

Project Description: The 64.2 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 the Jack London Aquatic Center. The project also proposes to demolish a portion of the Ninth Avenue Terminal wharf structure. 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 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 64.2 acre site; a conditional use permit for the activities proposed in the OS-RSP zone; a tree removal permit to remove all the trees on the site; a creek protection permit; and a 20-year Development Agreement.

An Environmental Impact Report has been prepared for the project and the final document was published on February 1, 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, Conditional Use Permit, Tree Removal Permit, Creek Protection Permit, 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, Conditional Use Permit, Tree Removal Permit, Creek Protection Permit, 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 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, Suite 3315, Oakland, CA 94612.

CLAUDIA CAPPIO
Development Director