

III. PROJECT DESCRIPTION

This chapter describes the 39th and Adeline Mixed-Use Project (project), proposed by the Murakami/Nelson Architectural Corporation (applicant). A description of the proposed project's objectives and background is provided, in addition to a discussion of the intended uses of the EIR, and required project approvals and entitlements.

The project examined in this EIR is the redevelopment of a 1.12-acre site located along Adeline Street between Yerba Buena Avenue and 39th Street, consisting of five parcels. The site straddles the City of Oakland/City of Emeryville border, with the western three-quarters of the site located in the City of Emeryville.

The proposed project would result in the demolition of the existing structure on the project site and the development of four three-story (plus mezzanine) buildings. Implementation of the proposed project would result in the following uses:

- *Residential.* The proposed project includes 101 residential rental units in the four distinct buildings. The units would include 41 studios (each approximately 500 square feet), 36 one-bedroom units (each approximately 680 square feet), 9 two-bedroom units (each approximately 785 square feet), 5 three-bedroom units (each approximately 1,197 square feet), 4 live/work units¹ (each approximately 700 square feet), and 6 work/live units (each approximately 700 square feet). The work/live units would be located exclusively within Oakland's portion of the project site.
- *Retail.* The project proposes 1,000 square feet of retail space to be located at the corner of Adeline Street and 39th Street. Based on the current project plan, the proposed space would include a café with patio and outdoor seating.
- *Parking, Circulation, and Access.* Pedestrian access to the site would occur via a main entrance on Adeline Street, a doorway into the proposed retail space at the corner of Adeline Street and 39th Street, and stairs and gates at the locations of the inter-building pedestrian crossings. Existing sidewalks along the Yerba Buena Avenue, 39th Street, and Adeline Street frontages of the project site would remain as part of the project. Vehicle access to the underground parking structure would occur via a 20-foot-wide driveway at 39th Street that would connect to the sub-grade parking garage. Entry into the driveway and garage would be regulated by a painted steel grille-style door.

The project includes plans for 119 8-foot by 17-foot residential parking spaces, including 11 designated guest parking spaces. All on-site parking would be located in the sub-grade parking garage. The garage would also contain bicycle parking, motorcycle spaces, stairs to the upper floors, and utility and trash rooms. Since the total number of parking spots does not meet the parking requirements of the City of Emeryville, a parking variance would be required. As part of

¹ All work/live units would be located in the City of Oakland and considered a commercial use.

the project, the applicant is also proposing to stripe 13 street parking spaces along 39th Street, Yerba Buena Avenue, and Adeline Street.

- *Open Space.* Open space would be provided by private balconies and patios connected to select residential units. In addition, an interior, centrally-located, courtyard, and an outdoor patio adjacent to the retail space would be provided. The interior courtyard, and all other outdoor space, would comprise approximately 18,067 square feet of the site.

A. PROJECT SITE

The following discussion describes the geographic context of the project site and provides a brief overview of existing land uses within and around the site.

1. Location

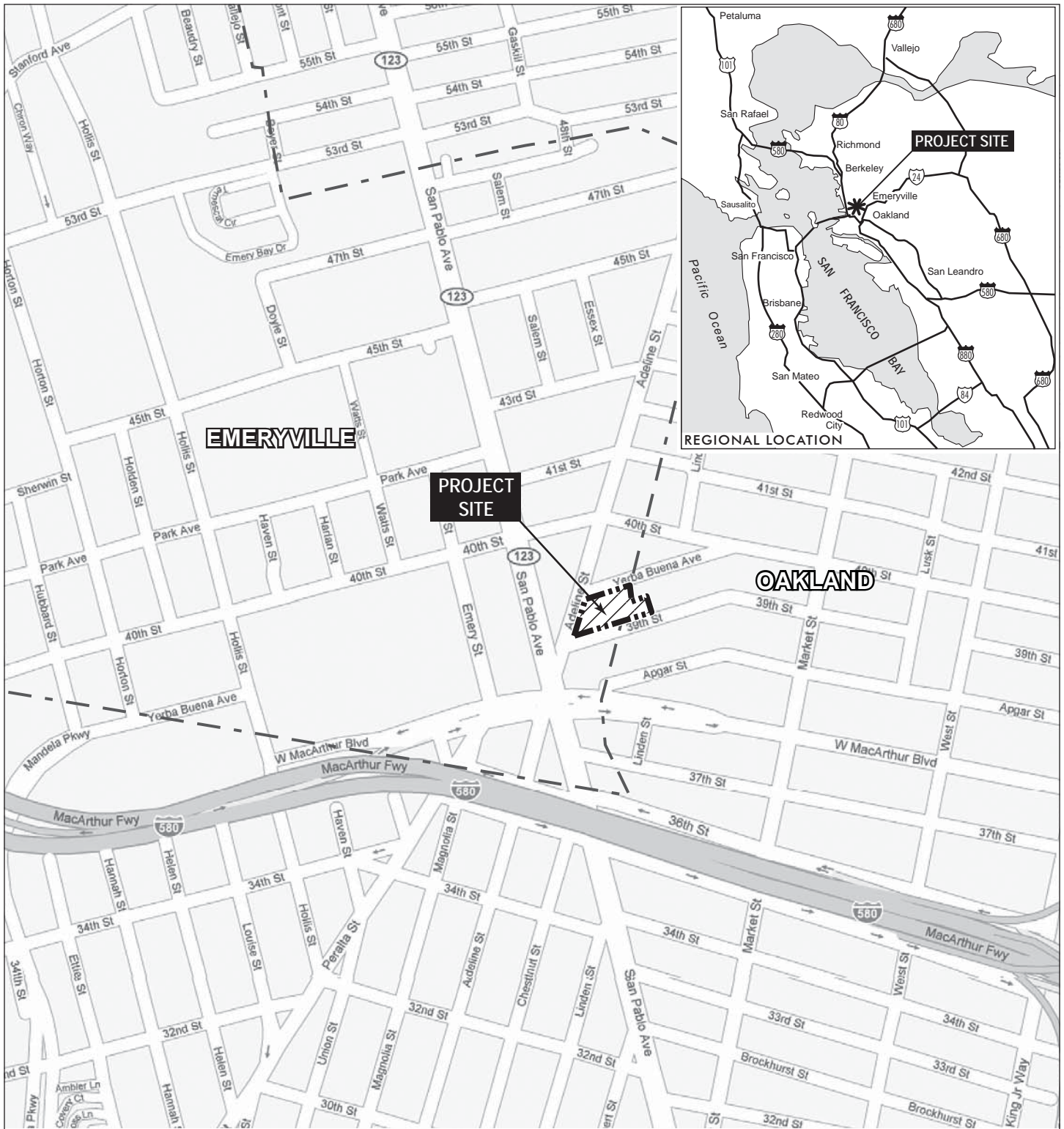
The approximately 1.12-acre project site is located at 39th Street and Adeline Street, and straddles the border between the City of Oakland and the City of Emeryville in Alameda County. The neighborhood surrounding the project site has undergone a substantial amount of redevelopment activity in recent years, including the construction of several multi-story residential and mixed-use projects. The area in the vicinity of the project site contains a mixture of land uses, including condominiums, retail and light industrial uses, and single-family homes. The site is bordered by Yerba Buena Avenue and multi-family residential and offices uses to the north; industrial and single-family residential uses to the east; 39th Street and miscellaneous industrial uses to the south; and Adeline Street and mixed uses to the west. Figures III-1 and III-2 show the project site in relation to the greater Bay Area and surrounding land uses, respectively. The project site is designated for Commercial and Mixed Housing Type Residential Uses in the City of Emeryville and City of Oakland General Plans, respectively. The Emeryville portion of the site is zoned for General Commercial (C-G) uses; the Oakland portion of the site is zoned Housing and Business Mix (HBX-2).

Regional vehicular access to the project site occurs via Interstate 580, San Pablo Avenue, West MacArthur Boulevard, and Adeline Street. The project site is located approximately two blocks away from 40th Street, which has a number of Emery-Go-Round buses running along it. These buses provide access to the Hollis Amtrack station and BART station. In addition, San Pablo Avenue is a major transit corridor to the East Bay.

2. Site Characteristics and Current Site Conditions

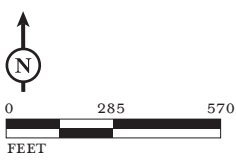
The project site includes legal parcels (APNs: 012-953-027, 012-953-031, 012-953-032, 012-953-033, and 012-953-034). The project site contains one brick manufacturing building that was constructed between 1917 and 1924 and was originally occupied by a Standard Beverages, Ltd. bottling plant. Though it is essentially one building, it was constructed in three parts. The main part of the building, located at the corner of Adeline and 39th, extends halfway up Adeline and is mostly one-story, though it rises to two stories at the corner of Adeline and 39th. The 39th Street façade extends six bays in length. This portion of the building mirrors the main building's façade, though it is simpler than the main building and may have been built separately.² The roofline is also more steeply

² Preservation Architecture, 2006. "3900 Adeline Street: Existing Building Evaluation." November 6.



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FIGURE III-1



- EMERYVILLE/OAKLAND BORDER
- PROJECT SITE

39th and Adeline Mixed-Use Project EIR
 Project Vicinity and
 Regional Location

pitched than the roof on the main building. In addition, there is a small extension of the building at the north end of Adeline Street, which also has a simplified version of the main building's façade and was also most likely constructed after the main building.³ The portion of the site adjacent to Yerba Buena street is a fenced rear area providing parking and service areas to the building.

The building is a good example of a light industrial masonry building. The brick façades are largely intact though there is noticeable instability, and the original windows and doors have mostly been altered or replaced. In addition, the low-sloping roofs and clay tile rear elevations appear weathered and worn.

The City of Oakland's Cultural Heritage Survey rated the property as "C3", meaning that it is an property of "Secondary Importance" and is a "superior or visually important example." According to the City of Oakland General Plan, Historic Preservation Element, "C" rated buildings are not historic resources for environmental review purposes, unless they fall within an Area of Primary Importance. The project site vicinity is not considered a historic district of primary or secondary importance.⁴ However, the building is considered a historic resource pursuant to CEQA because its Status Code on a Department of Parks and Recreation Form 523 is "5S," meaning that it is not eligible for listing on the National Register of Historic Places, but is of local interest. The City of Emeryville has classified the building as "significant" pursuant to Emeryville Municipal Code Ordinance 06-013 because it is more than 50 years old and has met a minimum of five building feature requirements.⁵ In Emeryville, the proposed demolition of a significant structure and plans for replacement development must be evaluated and approved by City Council. However, the City of Emeryville does not consider the building *historically* significant.

B. PROJECT OBJECTIVES

The project applicant's main objective is to develop a mixed-use project on the project site consisting of approximately 1,000 square feet of retail space and 101 residential units. Other project objectives are as follows:

- Redevelop an underutilized site to create a vibrant mixed-use development.
- Increase the supply of housing in the City of Emeryville and City of Oakland.
- Create development that enhances the visual character of the neighborhood.
- Develop the site in a way that is economically feasible.

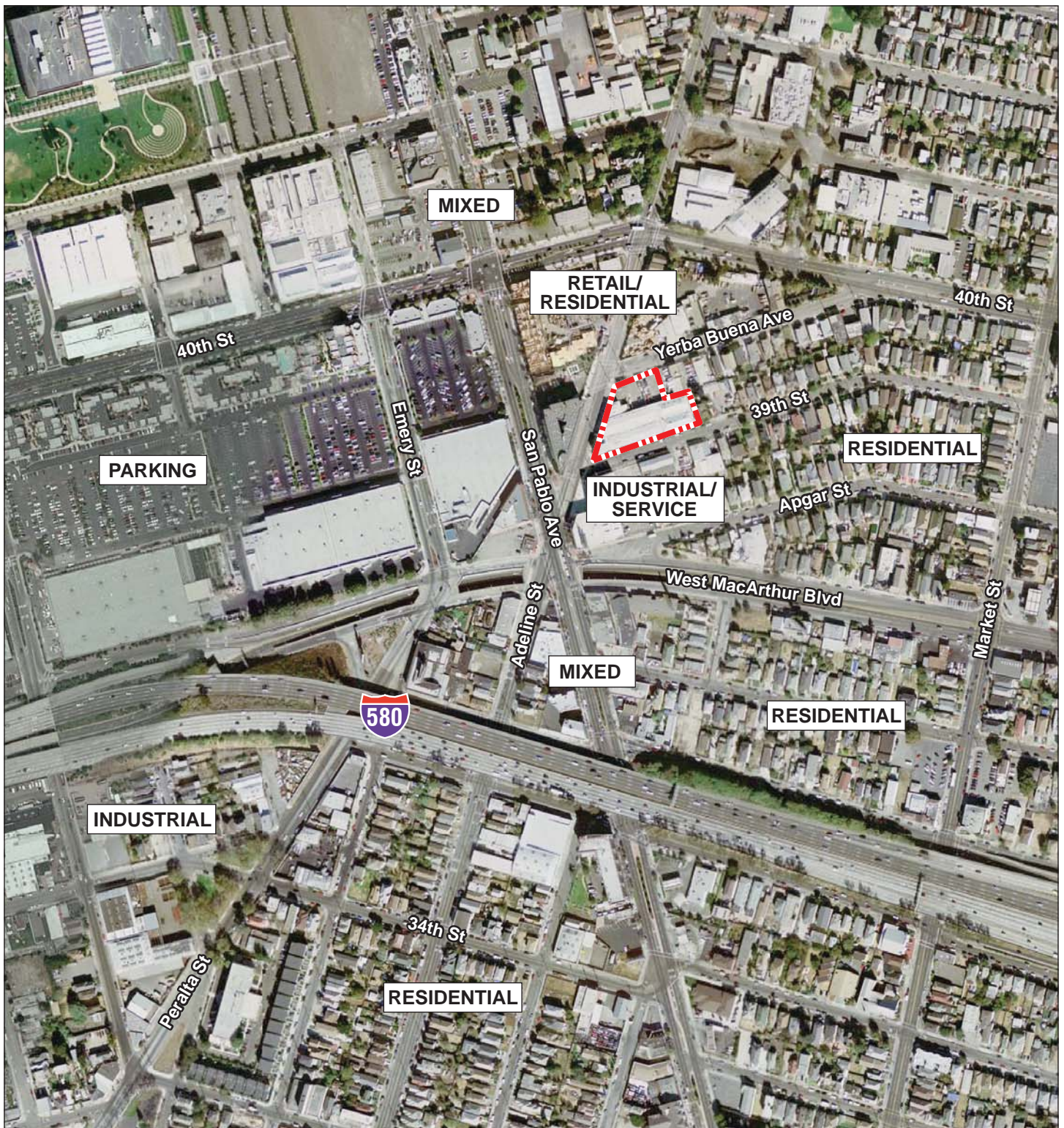
C. PROPOSED PROJECT

This EIR considers the environmental effects of the 39th and Adeline Mixed-Use Project. The following discussion provides a detailed description of the components of the project.

³ Ibid.

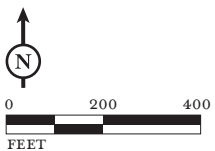
⁴ Ibid.

⁵ Emeryville, City of, 2006. Municipal Code, Title 9, Planning and Zoning, Article 67 "Demolition of Significant Structures." September.



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FIGURE III-2



 PROJECT SITE

39th and Adeline Mixed-Use Project EIR
Land Uses Around the Project Site

SOURCE: GOOGLE EARTH, 2007.

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The 39th and Adeline Mixed-Use Project would require the demolition of the structure currently on the project site, the construction four new buildings, an underground parking structure, and a courtyard. The new buildings would be three stories (plus mezzanine) above-grade. All buildings would be a maximum of 50 feet high.

The buildings would be designed with modern/industrial motifs typical of loft-style redevelopment projects in Emeryville and other cities in the Bay Area. The architecture would be characterized by metal elements, flat to sloping rooflines, and multi-portioned windows. Figure III-3 shows the proposed first and second floor plans for the proposed project, and Figure III-4 provides elevation views.

a. Residential. The proposed project would result in the development of 101 rental residential units in the four distinct buildings. Approximately 76 percent of the units would be studio or one-bedroom units. The residential units would include 41 studios (500 square feet), 36 one-bedroom units (680 square feet), 14 two- and three-bedroom units (785 square feet and 1,197 square feet, respectively), four live/work units (700 square feet), and six work/live units (700 square feet). Residential units would be located in the first, second and third above-grade floors, and mezzanine of the four structures, which would be connected by pedestrian bridges and corridors. The first floor of the buildings would contain all four live/work units, nine studios, eleven one-bedrooms, one two-bedroom unit, and two three bedroom units. In addition, the courtyard, multipurpose room, and building management space would also be located on the first floor. The second floor of the building would contain 4 work/live units, 16 studios, 14 one-bedroom units, and one two-bedroom unit. The third floor and the mezzanine levels would contain 16 studios, 11 one-bedroom units, seven two-bedroom units, and three two-story three bedroom units, in which the mezzanine would only contain the second levels of the two story units (10 lofts). The City of Emeryville requires that 20 percent of units be priced at affordable levels. It is assumed that 20 of the units would be within the City of Oakland (17 studio/one-bedroom units, two two-bedroom units, and one three-bedroom unit) and 81 of the units would be within the City of Emeryville (70 studio/one-bedroom units, seven two-bedroom units, and 4 three-bedroom units).

b. Retail Uses. The proposed project would contain 1,000 square feet of ground-level retail space located at the corner of Adeline Street and 39th Street. The proposed retail space would contain a café with a patio and outdoor seating.

c. Outdoor Space. Proposed outdoor space includes an interior courtyard surrounded by all four buildings. The courtyard, along with all other landscaped space on the site, would comprise approximately 18,067 square feet. The courtyard would be located on the ground floor, above the parking garage, and would contain decorative paving, planters, a lawn, garden sculpture, and a central water feature. The courtyard and outdoor pedestrian corridors would be planted with a variety of trees, shrubs, groundcover, perennials, grasses, and vines.

In addition, an outdoor patio would be located adjacent to the retail space at the corner of Adeline Street and 39th Street. The patio would be surrounded by a 30-inch high buffer wall, and would feature interlocking pavers and a water feature. Also, street trees would be planted along Yerba Buena Avenue, 39th Street, and Adeline Street frontages of the project site.

d. Architecture and Materials. The project consists of four distinct buildings arranged around a courtyard. The building with the largest footprint would bend around the corner of Adeline Street and 39th Street and would contain the proposed café and patio area. The buildings would be designed in the modern industrial style of many loft-style redevelopment projects throughout the Bay Area. The buildings would have flat to sloping rooflines, metal elements, and pedestrian level features, such as doorways and windows. Portions of the building would be set back, and would feature corrugated steel siding, aluminum frame windows, and recessed balconies with painted steel railings. The facade of the retail space would include large windows and pigmented concrete columns. All four buildings would be connected via painted steel bridges with hardwood decking.

In addition, doorways would be positioned along the northern, southern, and western perimeters of the project site. Also, a concrete wall would be built along the eastern boundary of the project site. All buildings would have a maximum height of 50 feet.

e. Site Access, Circulation, and Parking. Pedestrian access to the site would occur via a main entrance on Adeline Street with a doorway into the proposed retail space, and stairs and gates at the locations of the inter-building pedestrian crossings. Existing sidewalks along the Yerba Buena Avenue, 39th Street, and Adeline Street Frontages of the project site would remain as part of the project.

Vehicle access (both into and out of the site) would occur via a 20-foot-wide driveway at 39th Street, which would connect to the sub-grade parking garage. Entry into the driveway and parking garage would be regulated by a steel garage door. In addition, the project would include 119 parking stalls, including 11 designated guest parking spaces. However, according to the Emeryville Planning Code, 134 parking spots would be required for the project. As such, the project applicant would need to obtain a parking variance that would allow 108 residential and 11 guest parking spaces.

All of the parking on the site would be accommodated within a sub-grade parking garage. In addition, 12 bicycle storage lockers and 6 motorcycle parking spaces would be available inside the parking garage, along with utility and trash rooms. In addition, the applicant is proposing to stripe 13 parking spots along Yerba Buena Avenue, 39th Street, and Adeline Street, adding to the existing 15 spots (for a total of 28 on-street parking spaces).

f. Entitlements. Following is a discussion of the entitlements that would be requested as part of implementation of the proposed project.

(1) Conditional Use Permit (Emeryville). The project site is currently zoned for General Commercial (C-G) uses by the City of Emeryville. Under this zone, residential uses are not permitted without a conditional use permit.

(2) Parking Variance (Emeryville). The project site is located in Emeryville Zone C-G, which requires 1 parking space for every studio and one-bedroom apartment, 1.5 spaces for every two- and three-bedroom apartment and live/work or work/live unit, and 0.25 guest spaces per unit (excluding live/work or work/live units).⁶ As such, the Emeryville Municipal Code would require the project to include a total of 136 parking stalls, including 113 resident and 23 visitor stalls.

⁶ Emeryville, City of, 2004. *Municipal Code, Title 9, Planning and Zoning.*



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LEGEND

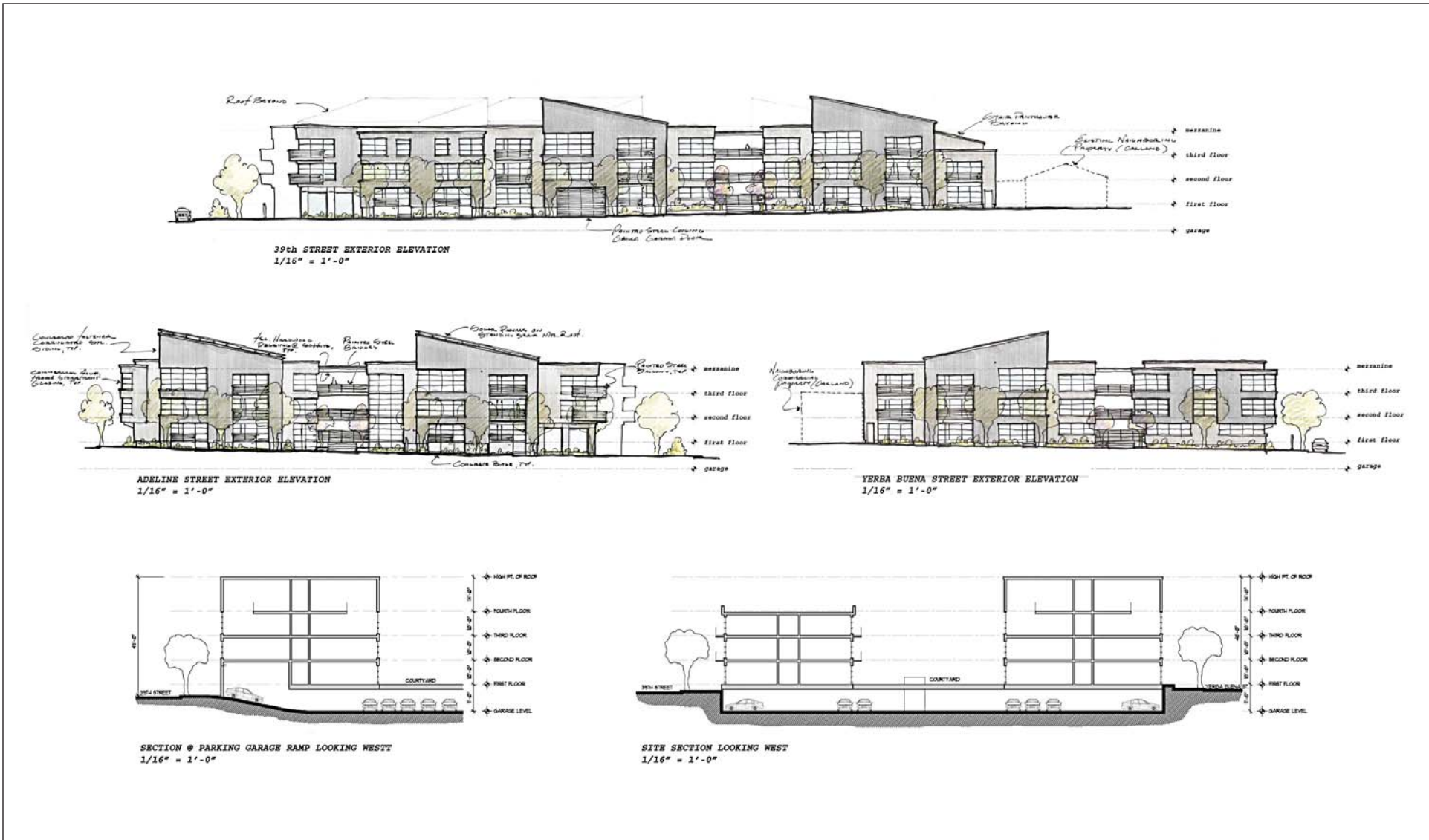
- COMMON AREA
- STUDIO
- ONE BEDROOM
- MULTI-BEDROOM UNIT
- LIVE WORK UNIT

FIGURE III-3

39th and Adeline Mixed-Use Project EIR
Floor Plans

SOURCE: MURAKAMI NELSON, 2007

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FIGURE III-4

39th and Adeline Mixed-Use Project EIR Elevations

NOT TO SCALE

The proposed project would only include a total of 119 spaces (including 108 resident spaces and 11 visitor spaces), and would not meet the requirements of the Municipal Code. Consequently, a parking variance would need to be obtained from the City of Emeryville.

(3) Height Variance (Emeryville). Because the project site is in a 30-foot height district, and the proposed buildings would have a maximum height of 50 feet, a height variance would need to be obtained from the City of Emeryville.

(4) Major Conditional Use Permit (Oakland). The project site is currently zoned as Housing and Business Mix (HBX-2) by the City of Oakland. The purpose of this zone is to establish standards that allow residential and business activities to co-exist in a compatible manner and to provide a transition between industrial areas and residential neighborhoods.⁷ Under this zoning designation, the maximum residential density is 46.8 units per acre; however, the project would result in density of 91.7 units per acre. As such, the project applicant would need to get a conditional use permit from the City of Oakland.

(5) Minor Variance (Oakland). Possible minor variances, depending on final project design, may be required for open space, parking, and other development standards issues.

(6) Demolition and Building Permits (Emeryville). Emeryville would function as the lead agency for issuance of the demolition and building permits because most of the project site is located within Emeryville's jurisdiction.

(7) Design Review (Emeryville and Oakland). Both Emeryville and Oakland would review the project's design characteristics.

g. Utilities. The following discussion describes utilities that are proposed as part of the project.

(1) Stormwater Management. Minor drain inlets are proposed to collect surface runoff and prevent ponding. These inlets would connect to existing municipal storm drain lines.

(2) Sanitary Sewer Service. A 6-inch wastewater line is proposed to connect the project to the existing wastewater lines.

(3) Electric, Gas, Telephone and Cable Service. AT&T and Pacific Gas and Electric would provide telecommunications and energy services to the site. The project would connect to existing utility lines in the vicinity of the project site. In addition, the applicant is exploring the use of solar water heating as well as a utility connected photovoltaic electricity generating system (solar panels).

h. Demolition and Construction Phasing. Implementation of the proposed project would require the demolition of the existing building within the project site and the removal of debris. In addition, 11,590 cubic yards of soil would be removed from the site. The erosion control plan prepared for the project indicates that a silt fence or straw rolls would be placed around the perimeter of site slopes (resulting from excavation), and a sedimentation basin would be placed at each drain inlet to filter potentially polluted storm water.

⁷ Oakland, City of, 2007. Oakland Municipal Code, Title 17, Planning, Chapter 17.65 "HBX Housing and Business Mix Commercial Zone Regulations." April.

D. USE OF THIS EIR

It is anticipated that this EIR will provide environmental review for all discretionary approvals necessary for the proposed project. As described above, a number of permits and approvals would be required before the development of this project could proceed. A list of the required permits and approvals that may be required by the City of Emeryville and City of Oakland and other agencies is provided in Table III-1.

Table III-1: Required Permits and Approvals

Lead Agency	Permit/Approval
City of Emeryville	<ul style="list-style-type: none"> • Building Permit • Demolition Permit • Conditional Use Permit • Parking Variance • Design Review • Height Variance
City of Oakland	<ul style="list-style-type: none"> • Design Review • Major Conditional Use Permit • Minor Variance
Responsible Agencies	
East Bay Area Municipal Utility District (EBMUD)	<ul style="list-style-type: none"> • Approval of water line, water hookups and review of water needs; approval of wastewater hookups; sewer permit.
San Francisco Bay Regional Water Quality Control Board	<ul style="list-style-type: none"> • General construction permit.
Other Agencies and Service Providers	
AT&T	<ul style="list-style-type: none"> • Approval of communication line improvements and connection permits.
Pacific Gas & Electric (PG&E)	<ul style="list-style-type: none"> • Approval of electric/natural gas improvements and connection permits.
California Department of Toxic Substances Control (DTSC)	<ul style="list-style-type: none"> • Approval and oversight of hazardous material remediation, if required
Bay Area Air Quality Management District (BAAQMD)	<ul style="list-style-type: none"> • Permitting of asbestos and lead abatement activities.

Source: LSA Associates, Inc., 2006.