

NOTICE OF PREPARATION (NOP)

TO: Affected Agencies, Including Emeryville and Oakland Planning Commissions and City Councils (via Certified Mail)
Property Owners within 500 Feet of the Affected Property (via US Mail)
Interested Organizations and Persons (via US Mail)

FROM: City of Emeryville and City of Oakland

SUBJECT: **Notice of Preparation of a Draft Environmental Impact Report**

LEAD AGENCIES: City of Emeryville
1333 Park Avenue
Emeryville, CA 94608-3517
(510) 596-3785
Contact: Miroo Desai
mdesai@ci.emeryville.ca.us

CONSULTANT: LSA Associates, Inc
2215 Fifth Street
Berkeley, CA 94710
(510) 540-7331
Contact: Adam Weinstein
adam.weinstein@lsa-assoc.com

City of Oakland
Community and Economic Development Agency
250 Frank H. Ogawa Plaza
Oakland, CA 94612
Contact: Catherine Payne
cpayne@oaklandnet.com

Notice is hereby given that the City of Emeryville and the City of Oakland will be the Lead Agencies for the project described below. The site is located within the City of Emeryville and the City of Oakland. Based on a preliminary review of the project's environmental issues, the Lead Agencies have determined that an Environmental Impact Report (EIR) is the appropriate environmental documentation for the project. We are requesting comments on the scope and content of this EIR. The City of Emeryville and the City of Oakland will use the EIR prepared for this project when considering approval of the project. A description of the project, its location, and the probable environmental effects are provided in the attached materials. The scoping period for this project will extend from September 6, 2007 to October 5, 2007. Please provide comments on the scope of this EIR to **Miroo Desai, Senior Planner**, by **Friday, October 5, 2007**, at the address shown above.

Further notice is hereby given that, pursuant to Section 15082 of the CEQA Guidelines, Public Scoping Sessions will be held to accept comments from Responsible Agencies and the public about the scope of the EIR. The Public Scoping Session in the City of Emeryville will be held on **Thursday, September 27, 2007, at 7 p.m., in the City Council Chambers at 1333 Park Avenue**. The Public Scoping Session in the City of Oakland will be held on **Wednesday, October 3, 2007, at 6 p.m., in Hearing Room One, Oakland City Hall, 1 Frank H. Ogawa Plaza**.

Project Title: 39th and Adeline Mixed-Use Project

Project Applicant: Murakami/Nelson Architectural Corporation

Project Location: The approximately 1.12-acre (48,820-square-foot) project site is located along Adeline Street between Yerba Buena Avenue and 39th Street, and consists of five parcels (APNs: 012-953-027, 012-953-031, 012-953-032, 012-953-033, and 012-953-034). The site straddles the City of Oakland/City of Emeryville border; the western three-quarters of the site are located in the City of Emeryville; the eastern quarter of the site is located in Oakland. Figures 1 and 2 depict the location of the project site and land uses in the vicinity of the site.

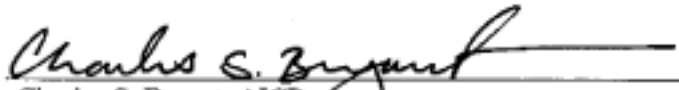
Project Description: Implementation of the proposed project would result in the demolition of the existing structure on the project site and development of four three-story + mezzanine buildings. In total, the buildings would

contain 101 residential units (including studios, one-bedroom units, two-bedroom units, three-bedroom units, and live/work and work/live spaces), 1,000 square feet of retail space located at the corner of Adeline Street and 39th Street, and 119 parking spaces (including 114 parking spaces for residential uses and five guest parking spaces). All parking would be located below grade. In addition, the project would also include a multi-purpose room and landscaped courtyard. Figure 3 shows the project site plan; Figure 4 includes representative building elevations and sections.

The major components of the project and areas of environmental concern anticipated to be analyzed in the EIR are described more fully in the attachments to this NOP. The applicant is requesting a demolition permit, building permit, conditional use permit, parking variance, design review, and major design review.

DATE: August 30, 2007

SIGNATURE:



Charles S. Bryant, AICP
Director of Planning & Building
City of Emeryville

- Attachments:** Project Description and Probable Environmental Effects
Figure 1 – Regional Location
Figure 2 – Land Uses Around the Project Site
Figure 3 – Site Plan
Figure 4 – Representative Building Elevations and Sections

39th and ADELINE MIXED-USE PROJECT DESCRIPTION

A brief description of the proposed project is provided below.

Proposed Project.

Implementation of the proposed project would result in the demolition of the existing structure on the project site and development of four three-story + mezzanine buildings. The existing structure that would be demolished is a brick manufacturing building constructed between 1925 and 1930 that was originally occupied by Standard Beverages, Ltd. The building is considered a Potentially Designated Historic Property (PDHP) by the City of Oakland, but is not classified as being on Oakland's Local Register of Historic Resources.

In total, the buildings would contain 101 residential units, 1,000 square feet of retail space located at the corner of Adeline Street and 39th Street, and 119 parking spaces (in a below-grade garage). In addition, the project would also include a multi-purpose room and landscaped courtyard. 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 pedestrian gates along Yerba Buena Avenue and 39th Street. Vehicle access (both entry and exit) would occur via a driveway at 39th Street.

Residential Component. Implementation of the proposed project would result in the development of 101 rental residential units in four distinct buildings. Approximately 77 percent of the units would be studio or one-bedroom units. The remaining units would be two-bedroom units, three-bedroom units, and live/work or work/live units.

Retail Component. The project would include 1,000 square feet of ground-level retail space, located at the corner of Adeline Street and 39th Street. Based on the current project application (dated July 11, 2007), the proposed retail space would be a café, with a patio and outdoor seating.

Architecture and Design. The project, which was designed by Murakami/Nelson of Oakland, 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 at its point (i.e., the intersection of Adeline Street and 39th Street). 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; horizontal, multi-partitioned windows; and pedestrian-level doorways and windows. Portions of the building facades would be set-back, and would feature corrugated steel siding, aluminum frame windows, and recessed balconies with painted steel railings. The façade 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. A concrete wall would be built along the eastern boundary of the project site. Doorways would be positioned along the north, south, and west perimeters of the project site. The buildings would be a maximum of 50 feet high.

Circulation and Parking. 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/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 egress and ingress) 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 painted steel grille-style garage door.

The project includes 119 8-foot by 17-foot parking spaces, including five designated guest parking spaces. All parking would be located in a sub-grade parking garage. Bicycle parking would be provided within the garage, near Adeline Street. The parking garage would also contain six motorcycle parking spaces, stairs to upper floors, and utility/trash rooms. The number of proposed parking spaces would not meet the parking requirements of the City of Emeryville; therefore, a parking variance would be required. As part of the project, the project applicant is also proposing to add 13 street parking spaces along Yerba Buena Avenue, 39th Street, and Adeline Street.

Landscaping and Open Space. Open space on the site would be provided by balconies and private patios (provided in select residential units), an interior courtyard, and an outdoor patio adjacent to the retail space. The landscape architect for the project is The Guzzardo Partnership of San Francisco. The interior courtyard and other outdoor space would comprise approximately 18,067 square feet. The courtyard, which would be built on the ground floor above the parking garage, would contain decorative paving, planters, a lawn, planters, garden sculpture, and a central water feature. The entire project site is currently covered with impervious surfaces. Based on the conceptual storm drain filtering plan prepared for the project, impervious surfaces would be reduced to approximately 63 percent of the site after implementation of the proposed project.

Construction and Site Development. Implementation of the project would require the demolition of the existing structure on the site and the removal of all debris. In addition, 11,590 cubic yards of soil would be removed from the site.

Requested Approvals. The project would require approval of the following:

- Building Permit (Emeryville)
- Demolition Permit (Emeryville)
- Conditional Use Permit (Emeryville)
- Parking Variance (Emeryville)
- Design Review (Emeryville and Oakland)
- Major Conditional Use Permit (Oakland)
- Minor Variance (Oakland)

POTENTIAL ENVIRONMENTAL EFFECTS

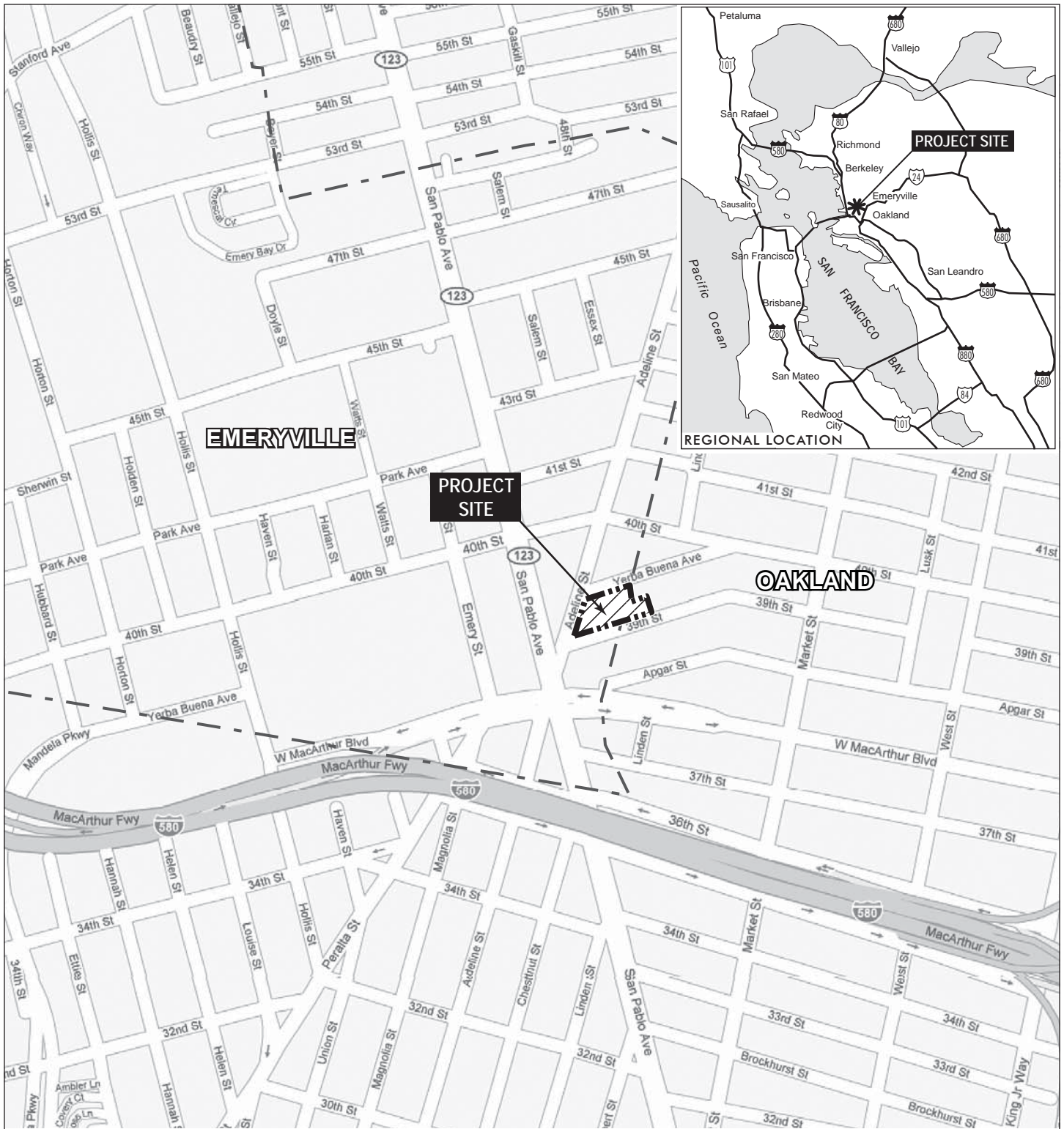
The EIR for this project is anticipated to examine thoroughly the following environmental topics:

- Land Use and Planning Policy
- Transportation, Circulation and Parking
- Cultural and Paleontological Resources

The level of analysis for these subject areas may be refined or additional subject areas may be analyzed based on responses to this NOP and/or refinements to the project that may occur subsequent to the publication of this NOP.

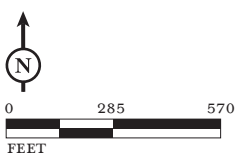
ENVIRONMENTAL EFFECTS NOT LIKELY TO REQUIRE FURTHER ANALYSIS

It is anticipated that the following potential environmental effects of the proposed project would be less than significant or have no impact and will not be further studied in the EIR: aesthetics, agricultural resources, air quality, biological resources, geology and soils, hazards and hazardous materials, hydrology and water quality, mineral resources, noise, population and housing, public services and utilities, and recreation.



LSA

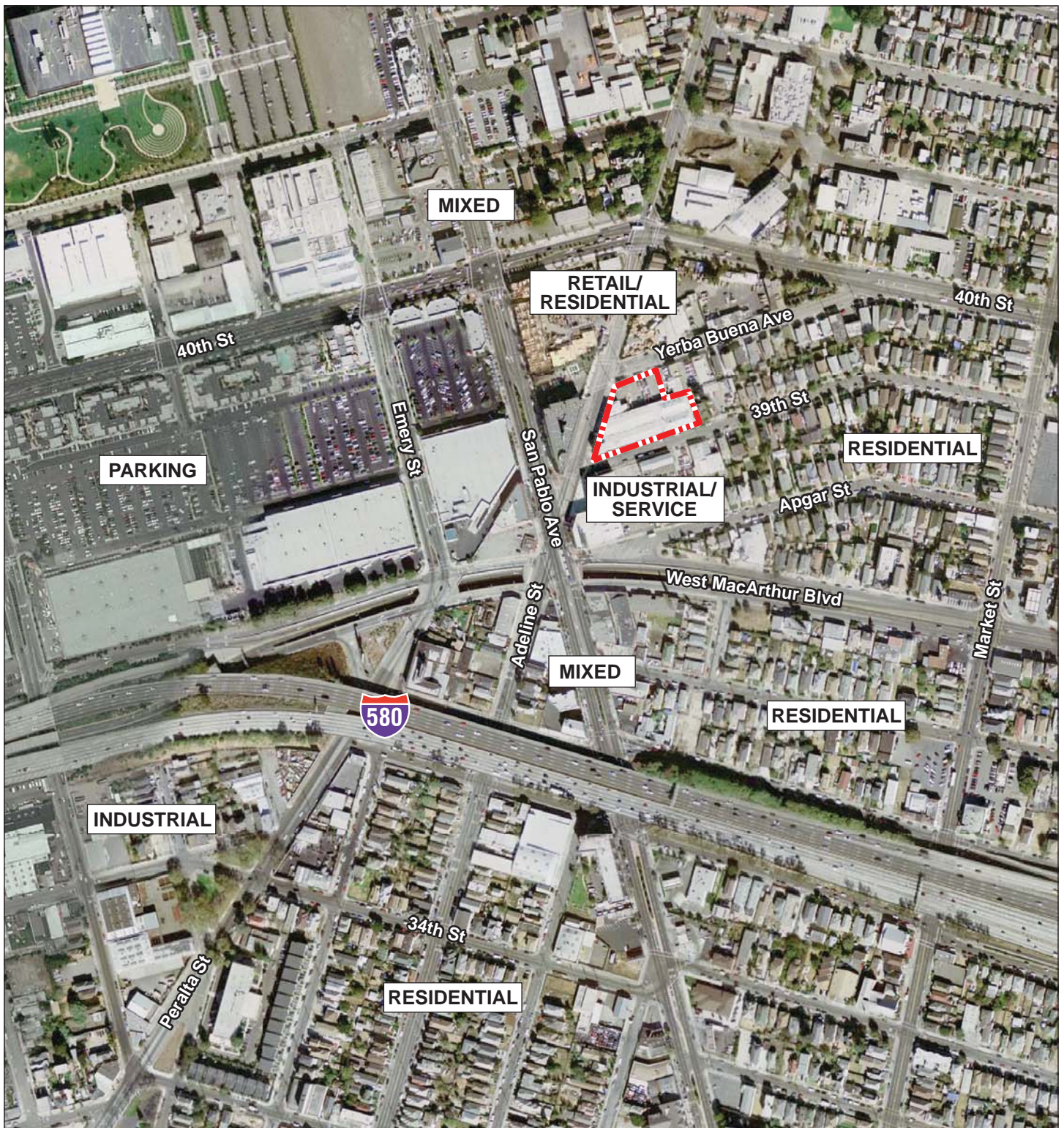
FIGURE 1



- EMERYVILLE/OAKLAND BORDER
- PROJECT SITE

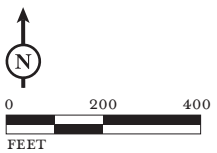
*39th and Adeline Mixed-Use Project
Project Vicinity and
Regional Location*

SOURCE: GOOGLE MAPS, 2007.



LSA

FIGURE 2



 PROJECT SITE

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

SOURCE: GOOGLE EARTH, 2007.

I:\CEM0702 39th-Adeline\figures\NOP\Fig_2.ai (5/31/07)

