



CITY OF OAKLAND

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COMBINED NOTICE OF AVAILABILITY (NOA) AND RELEASE OF A RESPONSE TO COMMENTS/FINAL ENVIRONMENTAL IMPACT REPORT (FINAL EIR); NOTICE OF PUBLIC HEARINGS FOR OAKLAND LANDMARKS PRESERVATION ADVISORY BOARD AND PLANNING COMMISSION RECOMMENDATION TO CITY COUNCIL ON THE CERTIFICATION OF THE EIR FOR THE CALIFORNIA COLLEGE OF THE ARTS (CCA) OAKLAND CAMPUS REDEVELOPMENT PROJECT

PROJECT TITLE: California College of the Arts (CCA) Oakland Campus Redevelopment Project
PROJECT LOCATION: Approximately 3.95-acre lot at 5200 Broadway within the City of Oakland
PROJECT SPONSOR: Arts Campus Holdings, LLC
LEAD AGENCY City of Oakland
CASE NO.: Case File No. PLN20141, ER19003

PROJECT LOCATION: The project site is approximately 172,270 square feet (3.95 acres) and comprised of one square-shaped parcel at 5200 Broadway (Assessor's Parcel Number [APN] 14-1243-1-1).¹ It has an Institutional General Plan land use designation and a split zoning designation, with the western portion of the parcel in the Neighborhood Commercial – Zone 1 (CN-1) and the remaining eastern portion of the parcel in the Mixed Housing Type Residential – Zone 4 (RM-4). The project site is generally bounded by Broadway to the west, Clifton Street to the north, a multi-unit residential property to the east, and the Rockridge Shopping Center to the south. The project site is currently developed and occupied by the CCA Oakland campus, which includes an arts college with instructional buildings, art production studios, and student housing (totaling approximately 100,641 square feet).

The campus includes 12 educational-use structures (Macky Hall, Carriage House, Barclay Simpson Sculpture Studio, Irwin Student Center, Raleigh and Claire Shaklee Building, B Building, Oliver and Ralls Building, Noni Eccles Treadwell Ceramic Art Center, Martinez Hall Annex, Martinez Hall, Founders Hall, and Facilities Building). The campus buildings are between 1 and 3 stories in height (22 to 64 feet), and range in date of construction from circa 1880 to 1992.

¹ The Notice of Preparation described the project site as including two parcels including 5276 Broadway on other side of Clifton, which was subsequently removed from this project. In 2021, the City of Oakland purchased the property utilizing the state HOMEKEY program and undertook renovations of the units and common spaces. The property is now operated by SAHA as permanent affordable housing for seniors.

The project site currently has approximately 87,779 square feet (2.01 acres) of open space with internal pedestrian circulation weaving throughout the project site.

The project site is located on relatively steep gradients ranging from approximately 20 feet on the western portion to 55 feet at the eastern portion. The southernmost border of the project site has a very steep grade change rising from south to north. The project site is not located on a hazardous waste and substances site list, compiled pursuant to Government Code Section 65962.5.

PROJECT DESCRIPTION: The project proposes to redevelop the CCA Oakland campus with up to 510 residential units in two residential buildings up to 10 stories in height. The project would also include approximately 16,945 square feet of office space; a 1,408-square-foot commercial retail; 1.46 acres (63,727 square feet) of privately-owned public open space (POPOS), including 11,884 square feet of space that may be used for group assembly space; 268 structured and ground level parking spaces (there are 41 existing spaces for a net increase of 227 new spaces); and 510 bicycle parking spaces. Some of the retail and group assembly space may be utilized for personal instruction and improvement services. Macky Hall and the Broadway Wall and Stairs are proposed to be preserved with Macky Hall also planned for renovations. The Carriage House would be relocated on-site and renovated. The remaining ten buildings would be demolished. Construction activities for the project could begin in Fall 2024 and last an estimated 28 months, with occupancy beginning in early 2027.

ENVIRONMENTAL REVIEW:

A Draft Environmental Impact Report (“Draft EIR”) was prepared for the CCA Oakland Campus Redevelopment Project and released for public review on January 12, 2024. The Draft EIR was properly circulated, and the public was encouraged to provide comments during the Draft EIR's 45-day public review period. The public comment period for the Draft EIR began on January 12, 2024 and ended on February 26, 2024.

All comments received on the Draft EIR have been compiled and responded to, along with minor changes and clarifications to the Draft EIR, in the Response to Comment /Final EIR (“Final EIR”). Preparation of the Final EIR has been overseen by the City's Environmental Review Officer, and the conclusions and recommendations of the document represent the independent conclusions and recommendations of the City. Together, the Draft EIR and the Responses to Comment Document comprise the Final EIR for this CCA Oakland Campus Redevelopment Project.

This notice is being sent to Responsible Agencies and other interested parties, including persons who responded to the NOP. The Final EIR will be uploaded to the State Clearinghouse CEQAnet portal (<https://ceqanet.opr.ca.gov/>). Starting on September 20, 2024, the Final EIR and its appendices may be viewed or downloaded from the City of Oakland’s website:

<https://www.oaklandca.gov/resources/current-environmental-review-ceqa-eir-documents-2011->

present. Copies of the Final EIR are available for review at the Permit Center by appointment by contacting Rebecca Lind at rlind@oaklandca.gov. Copies will be available for review at public hearings and are available for purchase at the Planning Bureau of the Planning and Building Department, 250 Frank H. Ogawa Plaza, Suite 2214, Oakland, CA 94612, Monday through Thursday, 9:00 a.m. to 4:00 p.m.

PUBLIC HEARINGS

The **City of Oakland Landmarks Preservation Advisory Board** will hold a public hearing to hear public testimony and consider a recommendation to the Planning Commission regarding the CCA Oakland Campus Redevelopment Project on certification of the EIR and project entitlements. This hearing will occur on **October 7, 2024, at 6:00 p.m.** in the Council Chambers, City Hall, 1 Frank H. Ogawa Plaza, Oakland, CA 94612. You may access information the prepared for the Landmarks Preservation Advisory Board Meeting one week prior to the meeting at the following website: <https://www.oaklandca.gov/boards-commissions/landmarks-preservation-advisory-board/meetings>

The **City of Oakland Planning Commission** will conduct a public hearing for the CCA Oakland Campus Redevelopment Project to consider a recommendation to the City Council on certification of the EIR and project entitlements on **October 16, 2024 at 3:00 p.m.** in the Council Chambers, City Hall, 1 Frank H. Ogawa Plaza, Oakland, CA 94612. You may access the meeting information one week prior to the meeting at the following website: <https://www.oaklandca.gov/boards-commissions/planning-commission>

Upon receiving a recommendation by the Planning Commission, the Oakland City Council will consider certification of the EIR at a future hearing date. Any such hearing will be separately noticed.

Interested parties may speak on the item at the public hearings described above. Any written correspondence should be submitted electronically via e-mail to Rebecca Lind at rlind@oaklandca.gov. Correspondence may also be directed in writing to: Rebecca Lind, Planner IV, City of Oakland Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 2214, Oakland, CA 94612. Please reference Case File Number **PLN20141, ER19003** in all correspondence.


Edwards Manasse (Sep 11, 2024 13:59 PDT)

September 20, 2024
Case File Number: PLN20141, ER19003

Ed Manasse, Bureau of Planning
Environmental Review Officer