

CALIFORNIA COLLEGE OF THE ARTS OAKLAND CAMPUS REDEVELOPMENT PROJECT

Response to Comments Document

State Clearinghouse No. 2019070044



Prepared for:
City of Oakland

September 2024

URBAN
PLANNING
PARTNERS
INC.

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Prepared for the City of Oakland

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September 2024

The logo for Urban Planning Partners Inc. is located in the bottom right corner. It consists of an orange square with the text "URBAN PLANNING PARTNERS INC." in white, uppercase, sans-serif font, arranged in four lines.

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I. INTRODUCTION

A. PURPOSE OF THE RESPONSES TO COMMENTS DOCUMENT

This Response to Comments (RTC) document has been prepared to document responses to comments received on the Draft Environmental Impact Report (Draft EIR) prepared for the proposed California College of the Arts Oakland Campus Redevelopment Project (CCA Oakland Campus Redevelopment Project or project) (State Clearinghouse #2019070044). The Draft EIR identifies the likely environmental consequences associated with the implementation of the proposed project and recommends mitigation measures to reduce potentially significant impacts. This RTC document includes: a short description of the environmental review process, the comments received on the Draft EIR and responses to those comments, and text revisions to the Draft EIR in response to the comments received and/or to amplify or clarify material in the Draft EIR.

This RTC document, together with the Draft EIR, constitutes the Final EIR for the proposed project.

B. ENVIRONMENTAL REVIEW PROCESS

According to CEQA, lead agencies are required to consult with public agencies having jurisdiction over a proposed project and to provide the general public with an opportunity to comment on the Draft EIR. The City of Oakland (City) circulated a Notice of Preparation (NOP) that briefly described the proposed project and the environmental topics that would be evaluated in the Draft EIR. The NOP was published and submitted to the State Clearinghouse on June 21, 2019. The public comment period for the scope of the EIR lasted from June 21, 2019 to August 23, 2019. The NOP was sent to the State Clearinghouse, responsible and trustee agencies, organizations, and interested individuals with properties within 300 feet.

Project scoping sessions were held before the Landmarks Preservation Advisory Board (LPAB) on August 12, 2019 and before the Planning Commission on August 21, 2019. The NOP and comment letters are included in Appendix A of the Draft EIR. Comments received by the City on the NOP at the public scoping sessions were considered during the preparation of the EIR.

The Draft EIR was published on January 12, 2024 and distributed to applicable local and State agencies. A Notice of Availability of the Draft EIR (NOA) was mailed to all individuals

previously requesting to be notified of the Draft EIR, in addition to those agencies and individuals who received a copy of the NOP.

The 45-day public comment period for the Draft EIR from January 12, 2024 to February 26, 2024 and then extended to March 12, 2024. Public hearings were held for the Draft EIR on February 7, 2024 before the Planning Commission, and on February 5, 2024 before the LPAB. Comments presented at these hearings and responses are provided in *Chapter IV, Comments and Responses*, of this document.

C. PROJECT REVISIONS

Since the publication of the Draft EIR, the project applicant has revised the project evaluated. The revisions are primarily in response to City comments received from the Design Review Board (DRB) that resulted in reductions to density and height reducing the total unit count from 510 to 448 units. Other project refinements may occur in response to the Planning Commission's review, community comments, as well as project applicant-initiated changes. This is not uncommon; in fact, in almost every case a project continues to evolve and be refined to be responsive to all the various inputs received throughout the project planning application review and approval process. Revisions may be made in response to the EIR findings; code changes; further review and consideration of the project by the LPAB, the DRB, the Planning Commission, and the City Council; community input and/or other miscellaneous factors. Such a process supports the community and City, as well as the CEQA process, making a positive impact on the project.

There also has been some shift in the mix of unit types and sizes, which is not critical to the CEQA analysis as the population is projected using an average number of people per household.

The project revisions outlined above would not change the findings of the Draft or require recirculation pursuant to CEQA Guidelines Section 15088.5 which requires recirculation of an EIR when "significant new information" is added to the EIR after publication of the Draft EIR but before certification. The net decrease in the total residential units by 72 would incrementally reduce CEQA impacts associated with increased population, overall development, and construction activity. The proposed modification reduces the project size by approximately 9 percent. Given the small incremental change, none of the impact findings of the Draft EIR would be impacted. and co. and in no case would it result in the need to revise the analysis as the analysis considers more development and the focus of CEQA is on adverse impacts. As a result, change would not substantially change the findings of the Draft EIR and that they do not trigger recirculation of the Draft EIR.

D. DOCUMENT ORGANIZATION

This RTC document consists of the following chapters:

Chapter I: Introduction. This chapter discusses the purpose and organization of this RTC document and the Final EIR and summarizes the environmental review process for the project.

Chapter II: List of Commenting Agencies, Organizations, and Individuals. This chapter contains a list of agencies, organizations, and persons who submitted written comments or spoke at the public hearing on the Draft EIR during the public review period.

Chapter III: Master Responses. This chapter presents “Master Responses” to address the topics raised most often by the public in the comments received on the Draft EIR.

Chapter IV: Comments and Responses This chapter contains reproductions of all comment letters received on the Draft EIR as well as a summary of the comments provided at the public hearing. A written response for each CEQA-related comment received during the public review period is provided. Each response is keyed to the preceding comment.

Chapter IV: Text Revisions. Corrections to the Draft EIR necessary in light of the comments received and responses provided, or necessary to amplify or clarify material in the Draft EIR, are contained in this chapter. Text with double underline represents language that has been added to the Draft EIR; text with ~~strikeout~~ has been deleted from the Draft EIR. Revisions to figures are also provided, where appropriate.

II. LIST OF COMMENTING AGENCIES, ORGANIZATIONS, AND INDIVIDUALS

This chapter presents a list of letters and comments received during the public review period of the Draft EIR and describes the organization of the letters and comments that are included in *Chapter IV, Comments and Responses*, of this document.

A. ORGANIZATION OF COMMENT LETTERS AND RESPONSES

During the 45-day comment period, the City received written comments from 2 agencies, 154 individuals, and 2 organizations. The City also received verbal comments from two public meetings: the Landmarks Preservation and Advisory Board Meeting on February 5, 2024 and the Planning Commission meeting on February 7, 2024. This RTC document includes a reproduction of each written comment letter (or email) in its entirety received on the Draft EIR and a summary of comments made at the public hearings before the LPAB and Planning Commission. Written responses to each comment are provided. Written comments received during the public review period on the Draft EIR are provided in their entirety.

The comment letters are numbered consecutively following the A, B, C and D designations. The comments that only address the project merits and not the adequacy of the Draft EIR have been grouped together given the volume of such comments and that a written response is not necessary. The letters are annotated in the margin according to the following code:

- State, Local and Regional Agencies: A#
- Individuals/Organizations Re:
 - Environmental Analysis within the Draft EIR: B#
 - Merits or Design of the project: C#
- Public Hearings: D#

The following agencies and individuals provided written or verbal comments.

State, Local, and Regional Agencies

A1	Colin Dentel-Post, Alameda County Transportation Commission	February 26, 2024
A2	David J. Rehnstrom, East Bay Municipal Utility District	February 14, 2024

Individuals/Organizations Commenting on the Environmental Analysis within the Draft EIR

B1	Daniel Levy, Oakland Heritage Alliance	February 2, 2024
B2	Neil Heyden	February 4, 2024
B3	Heidi Marchesotti	February 5, 2024
B4	Kathleen Rogers	February 5, 2024
B5	Larry Mayers	January 31, 2024
B6	Daniel Levy, Oakland Heritage Alliance	February 6, 2024
B7	Craig Rice	February 7, 2024
B8	Stuart Flashman	February 8, 2024
B9	Robert Brokl	February 14, 2024
B10	Arthur Levy	February 21, 2024
B11	Sue Tierney	February 23, 2024
B12	Larry Mayers	February 29, 2024
B13	Marianna Butler	March 1, 2024
B14	Carl Davidson	March 1, 2024
B15	DeAnna Dzamba	March 1, 2024
B16	John Hanavan	March 1, 2024
B17	Lisa Haage	March 1, 2024
B18	Pamela Grove	March 1, 2024
B19	Della Peretti	March 1, 2024
B20	Aaron Smith	March 1, 2024
B21	Ben Stiegler	March 1, 2024
B22	Carole Wells-Desin	March 1, 2024
B23	June Goodwin	March 2, 2024
B24	Nancy Morton	March 2, 2024
B25	Eileen Riach	March 2, 2024
B26	Mary Alice Tennant	March 2, 2024
B27	Robert Brokl, Alfred Croft	March 5, 2024
B28	Dr. Melinda Luisa de Jesus	March 5, 2024
B29	Leslie Kadison	March 5, 2024
B30	Sue Tierney	March 6, 2024
B31	Stuart Flashman	March 7, 2024
B32	Larry Mayers	March 8, 2024
B33	Amelia S. Marshall	March 8, 2024
B34	Maren Fox	March 8, 2024

B35	Laurie Slama	March 11, 2024
B36	Mitchell Schwarzer	March 11, 2024
B37	Barbara Morrisette	March 11, 2024
B38	Robin Slovak	March 12, 2024
B39	Pierluigi Serraino	March 12, 2024
B40	Joshua Roebuck	March 12 ,2024
B41	Kirk Peterson	March 12, 2024
B42	Kirk Peterson	March 12, 2024
B43	Daniel Levy, Oakland Heritage Alliance	March 12, 2024
B44	Larry Mayers	March 12, 2024
B45	H. Jeffrey Lawrence, MD	March 12, 2024
B46	Ibi Winterman	Undated
B47	Steve Cook	March 12, 2024
B48	Margaret Dollbaum	March 11, 2024
B49	Tom Anthony	January 30, 2024
B50	Jonathan Evans	February 1, 2024
B51	Jonathan Evans	February 1, 2024
B52	Valerie Johnson	January 17, 2024
B53	Eli Kaplan	January 31, 2024
B54	Libby Nachman	February 1, 2024
B55	Ken Presant	January 23, 2024
B56	Ken Presant	January 23, 2024
B57	Jennifer C. McElrath	undated
B58	Diane Scarritt	February 5, 2024
B59	Clive Scullion	February 5, 2024
B60	William Littmann	March 11, 2024
B61	Lily Williams	February 1, 2024
B62	Ivar Diehl and Siobhan Harlakenden	March 13, 2024
B63	Julie Von Bergen	March 14, 2024
B64	Pat McFadden	undated
B65	Elin Christopherson	January 14, 2024

Individuals/Organizations Commenting Only on the Merits or Design of the Project

C1	Chris Paciorek	February 3, 2024
C2	Karina Mudd	February 3, 2024
C3	James Mahady	February 3, 2024

C4	Andrew Wills	February 4, 2024
C5	Sophia Young	February 5, 2024
C6	Peter Wasserman	February 5, 2024
C7	Raymon Sutedjo-The	February 5, 2024
C8	Joanna Salem	February 5, 2024
C9	Seth Mazow	February 5, 2024
C10	Matthew Levy	February 5, 2024
C11	Adriana Lobovits	February 5, 2024
C12	Oskar Cross	February 5, 2024
C13	Unsigned Email Address	February 5, 2024
C14	Paul Glassner	February 5, 2024
C15	Maria Giudice	February 5, 2024
C16	Heather Hood	February 5, 2024
C17	Galen Jackson	February 5, 2024
C18	Star Lightner	February 5, 2024
C19	Michele Rabkin	February 5, 2024
C20	Julianna Phillips	February 5, 2024
C21	Anagha Sreenivasan	February 1, 2024
C22	Gary Barg	February 5, 2024
C23	Christopher Batson	February 5, 2024
C24	Lowen Baumgarten	February 5, 2024
C25	Stephanie Beechem	February 5, 2024
C26	Rachel Berger	February 5, 2024
C27	Loren Taylor	January 30, 2024
C28	Jack Cunha	February 5, 2024
C29	C Whitaker	February 6, 2024
C30	Catherine Roseman	February 6, 2024
C31	Daniel Keller	February 6, 2024
C32	Sabin Ray	February 6, 2024
C33	Art May	February 7, 2024
C34	Randall O'Connor	February 7, 2024
C35	William Porterfield	February 7, 2024
C36	Liat Zavodivker	February 7, 2024
C37	Colin Dentel-Post	February 7, 2024
C38	Jay Buteyn	February 7, 2024

C39	Sonja Trauss	February 7, 2024
C40	Michelle Levinson	February 7, 2024
C41	Jon Kaufman	February 8, 2024
C42	Gokce Sencan	February 8, 2024
C43	Sumona Majumdar	March 2, 2024
C44	Noel Perry	March 5, 2024
C45	Sarah Chess	March 5, 2024
C46	C Diane Christensen	March 5, 2024
C47	Susan Cummins	March 5, 2024
C48	Abby Schnair	March 5, 2024
C49	Simon Blattner	March 5, 2024
C50	Sabrina Buell	March 5, 2024
C51	Joyce Linker	March 5, 2024
C52	Sophia Kinell	March 5, 2024
C53	Jennifer Stewart	March 5, 2024
C54	Sarah Elasser	March 5, 2024
C55	Shaelyn Hanes	March 5, 2024
C56	Mary Zlot	March 5, 2024
C57	Peter Sutton	March 11, 2024
C58	Tracy Tanner	March 11, 2024
C59	Veronica Torres	March 11, 2024
C60	Dustin Smith	March 11, 2024
C61	Noki Seekao	March 11, 2024
C62	Lawrence Powell	March 11, 2024
C63	Abraham Leal	March 11, 2024
C64	Maxwell Leung	March 11, 2024
C65	Alex Taylor	February 1, 2024
C66	Julia Cooper	March 11, 2024
C67	Craig Good	March 11, 2024
C68	Dani Hawkins	March 11, 2024
C69	David Meckel	March 12, 2024
C70	Patrick Emmert	February 2, 2024
C71	Kevin Zelaya	January 27, 2024
C72	Bryan Alcorn	January 27, 2024
C73	Sarah Bell	February 2, 2024

C74	Bret Peterson	February 1, 2024
C75	Pam Brown	January 22, 2024
C76	Tammy Rae Carland	February 2, 2024
C77	Oskar Cross	February 2, 2024
C78	Nick Danoff	February 1, 2024
C79	Maxwell Davis	January 27, 2024
C80	Stephen Doherty	February 1, 2024
C81	Brent Faville	February 1, 2024
C82	Jonathan Fleming	February 1, 2024
C83	Lin Griffith	February 1, 2024
C84	Norma Guzman	January 28, 2024
C85	Beata Haar	February 3, 2024
C86	Deepak Jagannath	February 1, 2024
C87	Logan Kelley	January 30, 2024
C88	Paul Koehler	February 1, 2024
C89	Amanda Le	January 28, 2024
C90	Emma Ling	February 2, 2024
C91	Marty Manley	January 31, 2024
C92	Rowyn McDonald	January 27, 2024
C93	Leah McGlauchlin	February 1, 2024
C94	David Mendelsohn	February 2, 2024
C95	David Miller	January 27, 2024
C96	David Miller	February 2, 2024
C97	Audrey Momoh	February 1, 2024
C98	Robert Morris	February 3, 2024
C99	William Porterfield	February 1, 2024
C100	Courtney Chung	March 13, 2024
C101	Sunny Smith	March 13, 2024

D. Planning Commission and Public Hearings

Planning Commission Hearing	February 7, 2024
LPAB Draft EIR	February 5, 2024

III. MASTER RESPONSES

This chapter of the California College of the Arts (CCA) Oakland Campus Redevelopment Project Final EIR contains Master Responses to the comments that were most frequently raised in the written and verbal comments received by the City on the Draft EIR. These topics include:

1. Concerns about the design or merits of the project;
2. Concerns about evacuation and emergency access;
3. Concerns about fire hazards in the surrounding area;
4. Adequacy of the alternatives related to historic impacts evaluated within the Draft EIR or additional alternatives suggestions that should be evaluated;
5. Suggested alternative mitigation measures;
6. Concerns about the height of the proposed new buildings;
7. Concerns about tree removal and replacement; and
8. Visual impacts of the proposed project.

Note, comments that are more specific and were not repeated frequently are addressed in specific responses to the letter and its individual comments, such as specific concerns related to a particular mitigation or impact.

Each of the Master Responses that follow addresses these concerns and comments. These concerns are addressed in the context of how this information was presented in the Draft EIR, whether the information presented in the Draft EIR adequately addresses the topic, and whether these comments may raise new information that may require additional analysis, recirculation and further public disclosure. These Master Responses address whether the comments raise the potential for new significant impacts of the project not adequately analyzed in the Draft EIR, or whether these comments raise the potential for a substantial increase in the severity of an environmental impact as analyzed in the Draft EIR. These Master Responses also address the potential need for further mitigation measures to reduce impacts to a less-than-significant level. Finally, these Master Responses consider whether feasible alternatives or mitigation measures are identified that are substantially different from those presented in the Draft EIR, and that would clearly lessen the environmental impacts of the project, or if the Draft EIR was so fundamentally inadequate and conclusory that meaningful public review and comment was precluded. As described below, no additional information or analysis was presented

that identified new or more significant impacts, or which would require the need for re-circulation of the Draft EIR.

MASTER RESPONSE 1: PROJECT DESIGN AND MERITS

Public Comments. Several commenters expressed opposition to the general design and merits of the proposed project. These included comments about building and landscape design and desired modifications, unit type, height, zoning, PUD, density, affordability and mix of the residential units and other aspects of the design of the project. The City decision makers will consider affordability of the project during merits review. These comments also included questions whether the design of the project is “contextually sensitive,” a topic which is not evaluated within CEQA documents.

Analysis. This EIR has been prepared pursuant to the California Environmental Quality Act (CEQA) and the City of Oakland CEQA guidelines, standards and thresholds. Its purpose is to assist City decision-makers in their determinations on the project and will be considered by City decision-makers in their review of the project. The City’s CEQA thresholds are intended to help clarify and standardize the City’s CEQA analysis and the environmental review process, and the City has relied on these established CEQA thresholds (as amended over time to reflect changes in CEQA Guidelines) for all projects in the City since at least 2002. These thresholds include objective quantifiable and measurable threshold levels, or qualitatively defined standards, that define whether an impact of a project does or does not exceed a significant impact as defined under CEQA. Because these CEQA thresholds are standardized for all projects in all locations of the City, they may or may not reflect the perceptions or opinions of interested members of the public. This does not mean that the perceptions and opinions of the public relative to the proposed project are not relevant or important in the City’s decision-making process. City decision-makers can consider all relevant information when considering the merits of the project.

It is clear from the numerous comments submitted to the City on the Draft EIR that many of the neighbors and others find the prospect of changes to the neighborhood, irrespective of applicable CEQA thresholds, to be unacceptable, and are opposed to the project. These comments expressed opinions related to the design and merits of the project, and do not address the environmental analysis within the Draft EIR. Although not a CEQA requirement, the comments submitted that address the design and merits of the project will be considered by the City decision-makers during deliberation of the project, which is anticipated to be Fall of 2024.

In consideration of the relative merits of the project, City decision-makers will need to consider the relevant City of Oakland criteria for Planned Unit Developments per Section 17.140.080 of the Oakland Planning Code, including:

- whether the location, design, size and proposed uses of the project are consistent with the Oakland General Plan or other applicable plans;
- whether the project's location, design and size are such that the project can be well integrated with its surroundings, and in the case of a departure in character from surrounding uses, that the location and design will adequately reduce the impact of the development;
- whether the project's location, design, size and uses are such that traffic generated by the development can be accommodated safely and without substantially adding congestion on major streets, and will avoid traversing other local streets;
- whether the project's location, design, size and uses can be accommodated and adequately served by existing public facilities and services;
- whether the project will result in an attractive, healthful, efficient and stable environment; and
- whether the project will be well integrated into its setting, will not require excessive earth moving or destroy desirable natural features, will not be visually obtrusive, will harmonize with surrounding areas and facilities, will not substantially harm major views for surrounding residents, and will provide sufficient buffering in the form of spatial separation, vegetation, topographic features or other devices.

Determination on each of these considerations will be subject to the discretion of City decision-makers, who must take into account all of the relevant information pertaining to these issues, including the perceptions and opinions of the project's neighbors and the public.

Conclusion: No additional information or analysis was presented for the Project Design and Merits that identified new or more significant impacts, or which would require the need for re-circulation of the Draft EIR.

MASTER RESPONSE 2: EVACUATION AND EMERGENCY ACCESS

Public Comments. Several commenters expressed concerns about evacuation and access to the site in the event of an emergency. These included questions about dimensional standards, adequacy of the number of access points, and ability of emergency services to access the project site.

Analysis. As discussed in the Draft EIR Section VG, Hazards and Hazardous Materials, 3.a, Significance Criteria, implementation of the project would result in a significant hazard and hazardous materials impact on the environment if it would:

5. Result in less than two emergency access routes for streets exceeding 600 feet in length unless otherwise determined to be acceptable by the Fire Chief, or his/her designee, in specific instances due to climatic, geographic, topographic, or other conditions.

8. Fundamentally impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan.

Emergency Evacuation Plan/Access Routes

Per Section VG.3.b.(3), Emergency Response and Evacuation (Criteria 5 and 8), of the Draft EIR, the project will not impair or interfere with the emergency access routes identified in the Safety Element of the City of Oakland General Plan.

Figure SAF-13a of the Safety Element of the City of Oakland General Plan 13 identifies Broadway and 51st Street/Paradise Valley Avenue as primary local routes as part of the City's emergency assessment in the vicinity of the project site. Construction of the project could require temporary closure of portions of streets adjacent to the project site, including Broadway for construction activities such as utility connections and driveway construction. Traffic control requirements imposed by the City for the permitting of temporary closure of streets areas would ensure that appropriate emergency access is maintained at all times during construction activities. (Excerpt from page 406 of the Draft EIR.)

Further Table SAF-6 summarizes the main roadways that would be congested or over-capacity and the primary local routes serving the project are not identified as overcapacity.

Emergency Access to the Site

The site has direct access for emergency vehicles from two streets, Broadway and Clifton Street, which both border the site. In the event Clifton Street is not accessible from Broadway there is also an emergency access to Clifton Street via the Claremont Country Club's emergency vehicle access gate to the east at the terminus of Clifton Street.

From Clifton Street, emergency vehicles may enter and serve the project via the internal fire apparatus road with hammerhead turnaround that will meet the requirements of the City of Oakland. Thus, three points are provided for emergency vehicle access to the site thus adequate emergency access is provided. Additionally, the project will not impair or interfere with the emergency access routes identified in the Safety Element of the City of Oakland General Plan.

Standard Conditions of Approval and Fire Service

The Draft EIR incorporated two standard conditions of approval which the project is required to satisfy to further ensure evacuation and emergency access services:

SCA-SERV-1: Compliance with Other Requirements (#3)

Requirement: The project applicant shall comply with all other applicable federal, state, regional, and local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City's Bureau of Buildings, Fire Marshal, Department of Transportation, and Public Works Department. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition #4.

SCA-SERV-3: Fire Safety Phasing Plan (#50)

Requirement: The project applicant shall comply with all other applicable federal, state, regional, and local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City's Bureau of Buildings, Fire Marshal, Department of Transportation, and Public Works Department. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition #4.

When Required: Prior to approval of construction-related permit

Initial Approval: Oakland Fire Department

Monitoring/Inspection: Bureau of Building

As described in the Draft EIR (page 561), the Oakland Fire Department (OFD) provides fire suppression, prevention, life safety, and hazardous material response and containment services for the City of Oakland. Staffing levels for the OFD include 25 fire stations, 6 divisions, 510 sworn staff, and 141 civilian staff. The two closest fire stations to the project site are Oakland Fire Station #8 at 463 51st Street, approximately 0.55 miles to the west, and Oakland Fire Station #19 at 5776 Miles Avenue, approximately 0.61 miles to the north. Oakland Fire Station #8 has an engine company assigned and a truck company, while Station #19 has an engine company assigned and an air van. Citywide, OFD aims to respond within 7 minutes of notification of an emergency and 8 minutes and 30 seconds for a medical emergency. Per 2016-2018 call data, these goals were met 100 percent of the time. The 3-year average response time for responding to 5200 Broadway, where the CCA campus is located, was 5 minutes and 13 seconds. Per OFD, these response times are considered acceptable. Significant adverse impacts related to emergency vehicle response times were not identified.

The project will be required to satisfy the requirements of the California Fire Code and the City of Oakland's Fire Code. Prior to the issuance of building permits, the project's final plans will need to be reviewed and approved by the City's Fire Marshal. As noted in SCA-SERV-1: Compliance with Other Requirements (#3) – the project will undergo further review outside of the environmental process and additional requirements may be added by the City's Bureau of Buildings, Fire Marshal, Department of Transportation, and/or Public Works Department. However, significant adverse impacts related to emergency vehicle access were not identified within the Draft EIR, and no additional analysis or information was presented during the public review period identifying any new environmental impacts.

Wildfire Evacuation

There are currently no published city, state, or federal guidelines on the appropriate methodology or threshold for preparing a wildfire evacuation assessment for CEQA documents. However, some recent guidance provided by the State of California Office of the California Attorney General (AG) helps frame key considerations on when such an analysis may be necessary. On October 10, 2022, the State Attorney General's office published *Best Practices for Analyzing and Mitigating Wildfire Impacts of Development Projects Under the California Environmental Quality Act* in response to recent CEQA court decisions whereby EIRs were deemed to be inadequate due to the lack of a sufficient analysis around a project's effect on the ability of the local community to evacuate due to a wildfire or similar disaster. The AG Guidance provides "suggestions for how best to comply with CEQA when analyzing and mitigating a proposed project's impacts on wildfire ignition risk, emergency access, and evacuation." <https://oag.ca.gov/system/files/attachments/press-docs/Wildfire%20guidance%20final%20%283%29.pdf>.

The AG's guidance and CEQA Guidelines require an analysis of "any significant environmental effects the project might cause or risk exacerbating by bringing development and people into the area affected," including by locating development in wildfire risk areas. The guidance further indicates that lead agencies should consider evacuation assessments for projects located *in or near* state responsibility areas or lands classified as very high fire hazard severity zones that would:

- Substantially impair an adopted emergency response plan or emergency evacuation plan;
- Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire;
- Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may

exacerbate fire risk or that may result in temporary or ongoing impacts to the environment; or

- or Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes.

To assess whether or not the project is located in or near an area classified as a very high fire hazard severity zone, the following resources were reviewed;

- State Responsibility Area (SRA) maps – last updated in 2023, effective April 1, 2024: <https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones/fire-hazard-severity-zones-maps-2022>.
- CalFire’s Local Responsibility Area (LRA) maps – last updated in 2011: <https://osfm.fire.ca.gov/what-we-do/community-wildfire-preparedness-and-mitigation/fire-hazard-severity-zones/fire-hazard-severity-zones-maps>.

The proposed project site is located approximately 1.4 miles from the nearest area classified as a very high fire hazard zone. Given the project site’s location in an urbanized area with a built-out street network providing access to multiple routes of ingress and egress, a detailed assessment of the project’s potential effects on evacuation times was not found to be necessary. The proposed project would not result in a significant impact related to evacuation or emergency access.

Conclusion: No additional information or analysis was presented for Evacuation and Emergency Access that identified new or more significant impacts, or which would require the need for re-circulation of the Draft EIR.

MASTER RESPONSE 3: WILDFIRE HAZARDS

Public Comments. Several commenters expressed concerns about wildfire hazards at the project site. These included statements of personal experience with the 1991 Tunnel Fire. Many of the comments also raised associated concerns related to emergency vehicle access in the event of a fire; please see Master Response 2: Evacuation and Emergency Access for a discussion related to emergency vehicle access.

Analysis. As stated on page 599 of the Draft EIR, the project is not located close to a very high fire hazard severity zone, as it is located 1.4 miles away. Several comments discussed wildfires in other locations; however, these examples are not about properties located far from a very high fire hazard severity zone (such as the proposed project) causing or exacerbating a wildfire event. Instead, the examples provided demonstrate how existing conditions in wildland areas could pose a risk of spreading wildfire into urban communities during very strong wind events. The location of the project is urban in

nature and fire does not tend to proliferate across 1.4 miles in this urbanized setting. The purpose of CEQA is not to evaluate the adverse effects existing wildland fire conditions could have on a future project, but to evaluate the wildfire impacts a project might cause or risk exacerbating by bringing development and people into an area that may be affected by wildfire.

The project is located 1.4 miles southwest of the very high fire hazard severity zone in the Oakland Hills and approximately 0.5 miles from the perimeter of the 1991 Tunnel Fire. In addition, there is a very large area to the east and northeast of the project that is occupied by a golf course, cemeteries, and small lake, and these land uses/features can provide fuel breaks that can slow or stop the spread of fire from the hills to the east and northeast towards the more urbanized areas surrounding the project site. Therefore, the project is not bringing development and people into an area known to be affected by wildfire. In the potential event that a future wildfire spreads from the Oakland Hills to the project site, the project would not pose a significant risk of exacerbating the wildfire hazard because it would include appropriate fire suppression systems (e.g., hydrants and sprinkler systems), fire resistant building design, and adequate access for emergency fire response as required by the City and California Fire Code. By replacing older buildings with structures that meet current City and California Fire Code requirements and removing some of the existing trees and vegetation, the project would improve the existing site conditions as they relate to potential wildfire hazards.

The City of Oakland's Safety Element (Oakland 2045, Oakland Safety Element, Adopted September 26, 2023, Resolution #:89907 C.M.S.) describes several goals and actions to minimize the risk of wildfire hazards. While the site is not located in a very high fire hazard severity zone, the element describes some actions that may be relevant to the proposed project. Those include:

- **SAF-A.8.** – Adopt and amend as needed updated versions of the California building and fire codes (including Fire Safe Regulations) and local housing code so that optimal fire-protection standards are used in new development and renovation projects. Projects in Very High Fire Hazard Severity zones and the Wildland Urban Interface are required to include higher fire-rated construction.
- **SAF-A.9.** – Continue to review development proposals to ensure that they incorporate required and appropriate fire-mitigation measures, including adequate provisions for occupant evacuation, and access by fire-fighting personnel and equipment.
- **SAF-A.11** – Continue to conduct periodic fire-safety inspections of commercial, multi-family, and institutional buildings. Prioritize inspections among areas at high risk and high vulnerability, including lower-income households, areas with greater percentages of mobility-impaired residents, families with small children, and older adults.

- **SAF-A.35** – Maintain adequate capacity along evacuation routes as shown in SAF-13a, e.g., by limiting street parking where capacity may be needed.
- **SAF-A.37** – Maintain a higher level of tree and vegetation maintenance along evacuation routes (including public and private roads) and remove flammable trees and others that could fall and block access adjacent to these routes.
- **SAF-A.49** – Consider roadway improvements for better emergency access as part of the LUTE and identify any possible tradeoffs for everyday street safety.

Note that Broadway is listed as an evacuation route within the Safety Element and thus Actions SAF-A.35 and SAF-A.37 are applicable to any proposed modifications along the projects Broadway frontage.

To further clarify why implementation of the project would have a less-than-significant impact related to wildfires by complying with City and California Fire Code requirements, the text on page 599 of the Draft EIR has been revised as followings:

The City of Oakland has drafted a Vegetation Management Plan that evaluates the specific wildfire hazard factors in the City's very high fire hazard severity zone and establishes a framework for managing vegetative fuel loads on City-owned properties and along roadways, such that wildfire hazard is reduced and negative environmental effects resulting from vegetation management activities are avoided or minimized. The project is located approximately one mile from the nearest area (North Oakland Regional Sports Center) subject to the requirements of the Vegetation Management Plan and is in a highly urbanized area. Areas subject to the very high fire hazard severity zone are typically in the Oakland Hills close to a large amount of vegetation. The project site is not close to these areas, because it is about 1.4 miles southwest of the nearest very high fire hazard severity zone. The period for the highest risk of fire in the Oakland Hills starts in September as the fog recedes earlier in the day and vegetation begins to dry out from regular, dry, offshore winds, and ends in November with the onset of winter rainfall, cooler temperatures, and higher relative humidity. Furthermore, the project would replace older buildings with structures that meet the current requirements from the City and California Fire Code (as required by SCA-SERV-1) and would require preparation of a Construction Management Plan and Fire Safety Phasing Plan (as required by SCA-SERV-2 and SCA-SERV-3) which would reduce the risk of causing or spreading fire, including requirements for fire suppression systems (e.g., hydrants and sprinkler systems), fire resistant building design, and access for emergency fire response.

Impacts associated with implementation of the project would be less than significant related to wildfires given the distance of the project site from the City's very high fire

hazards severity zone and compliance with City and California Fire Code requirements to reduce the risk of causing or spreading fire.

Conclusion: No additional information or analysis was presented for Wildfire Hazards that identified new or more significant impacts, or which would require the need for re-circulation of the Draft EIR.

MASTER RESPONSE 4: ADEQUACY OF HISTORIC AND ALTERNATIVES ANALYSES

Public Comments. Several commenters express the desire for additional alternatives or mitigations measures related to the project's impacts related to historic resources. In many instances, the suggested alternative included a variation of an alternative already evaluated within the Draft EIR (Chapter VII, Alternatives Analysis) or requested retention of specific existing buildings.

Analysis. As described on page 601 of the Draft EIR, the CEQA Guidelines require the analysis of a range of reasonable alternatives to the proposed CCA Oakland Campus Redevelopment Project ("project"), or to the location of the project, which would feasibly attain most of the project's basic objectives and avoid or substantially lessen any of the significant effects of the project. The range of alternatives required in an EIR is governed by a "rule of reason" that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. An EIR need not consider every conceivable alternative to a project. Rather, it must consider a reasonable range of potentially feasible alternatives that will foster informed decision-making and public participation. The number and variety of project alternatives identified and considered in the Final EIR meets the test of "reasonable" analysis and provides the City decision-makers with important information from which to make an informed decision.

Alternatives Summary. Chapter VII, Alternatives Analysis, analyzes five alternatives to the project to meet the CEQA requirements for analysis of a reasonable range of project alternatives. As the most severe impacts that would result from the project are related to historic resources and construction noise, the alternatives chosen to be further analyzed in the Draft EIR were those that best addressed and mitigated the historic resources and noise impacts identified. All five alternatives propose a reduction in residential units compared to the project evaluated within the Draft EIR.

The five project alternatives analyzed in the Draft EIR are as follows:

- **No Project/Reuse Alternative** which assumes that the project would not be developed. Structures on the existing site would remain in their current state; however, the 17 existing dormitory units in Irwin Student Center would be refurbished as affordable housing.

- **General Plan Amendment (No Rezoning) Alternative** which assumes the existing RM-4 and CN-1 zoning would remain but a General Plan Amendment would reclassify the project site's General Plan Land Use designation from Institutional to Community Commercial and allow the site to be developed with up to 95 units (including 17 units retained/restored from Irwin Dormitory). Nine out of the 12 buildings would be preserved.
- **Historic Preservation Alternative** which assumes up to 306 residential units, 57,000 square feet of office and 236 parking spaces. Five out of the 12 buildings would be preserved.
- **Historic Preservation with Tower Alternative** which assumes up to 446 residential units, 57,000 square feet of office, and 291 parking spaces. Five out of the 12 buildings would be preserved.
- **Small Housing Campus Alternative** which assumes up to 97 residential units, 77,000 square feet of office, and 55 parking spaces. Nine of the 12 buildings would be preserved.

Several comments included a request for additional alternatives analysis that included retaining all the Campus Era buildings. Such an alternative would not meet the project objectives, including but not limited to:

- Redevelop a site previously utilized as college campus (educational use) into a mixed-use development with residential and commercial uses.
- Locate dense residential development on a large site approximately ½-mile from BART and adjacent to existing community and neighborhood commercial uses to reduce dependency on motorized transportation.
- Further the City's achievement of the General Plan's Housing Element goals and of the Association of Bay Area Governments' Regional Housing Needs Allocation for the City of Oakland and meet the City's minimum residential density and major residential use requirements.
- Increase affordable housing units in the Rockridge neighborhood by providing affordable housing units on-site.
- Design a project that varies dwelling sizes and types, to accommodate a range of potential residents.
- Construct enough residential units and non-residential space to make the redevelopment of the site economically feasible, produce a reasonable return on investment for the project that is sufficient to attract investment capital and construction financing, and generate sufficient revenue to meet the project objectives.

It was also found to be infeasible to repurpose all of the existing buildings, which is the No Project/Reuse Alternative. As discussed in Section VII of the Draft EIR, Alternatives, all alternatives studied include preserving additional Campus Era buildings, and thus studied the reuse of those buildings. As discussed in the Draft EIR, the only alternative that provides the required number of housing units for the project site and meets the project objectives is the Historic Preservation with Tower alternative.

While several commenters identified specific alternative project configurations that they felt must be analyzed with the Draft EIR, the alternative analysis included in the Draft EIR included several variations of what was requested; retention of existing campus structures in potential alternatives. As shown in Table VII-2 of the Draft EIR (page 603), several of the alternatives analyzed within the Draft EIR included retaining several “campus era” structures, as many as nine in the General Plan Amendment (No Rezoning) Alternative. As summarized in Table VII-3 of the Draft EIR (page 607), the proposed alternatives evaluated in the Draft EIR would result in a reduction in impacts when compared to the proposed project. The alternatives presented in the Draft EIR represent a reasonable range of potentially feasible alternatives which have fostered informed decision-making and public participation; additional alternatives analysis is not required.

Many of the comments acknowledge the EIR’s significant and unavoidable impact findings related to the loss of historically significant resources and the associated impacts on the API and the commenters do not disagree with that finding but they would like to see a project that retains more buildings. Please see Master Response 1: Project Design and Merits for a response to such comments.

Conclusion. No additional information or analysis was presented for Alternatives that identified new or more significant impacts, or which would require the need for re-circulation of the Draft EIR.

MASTER RESPONSE 5: ADDITIONAL MITIGATION MEASURES SUBMITTED BY UPPER BROADWAY ADVOCATES

Public Comments. Several commenters expressed support of the additional mitigation measures suggested by the Upper Broadway Advocates (UBA). While UBA did not submit a written letter on the Draft EIR, below is a summary of the measures supported by the UBA submitted by Laurie Slama. As described below, most of the measures are not mitigation measures that would reduce environmental impacts, but are requests related to changes to the project design. A discussion describing why these mitigation measures are not considered further is provided below.

Analysis. Under CEQA a mitigation measure is needed when an effect of the project on the environment will result in a significant impact based on established CEQA significance thresholds. The intent of identified mitigation measures is to reduce a potentially

significant impact to a less-than-significant level. In some cases the feasible mitigation measures will only minimize an impact but not to a less-than-significant level. In such cases, the impact would be considered mitigated to the extent feasible and remain significant and unavoidable.

Independent of CEQA, the City may impose conditions of approval on a proposed project based on the project's merits and impacts that are not addressed by CEQA. The City has also established Conditions of Approvals, which sometimes will reduce a potential CEQA impact and other times specifically address project merits or City department conditions of approval that are not applicable to CEQA. The following provides a brief discussion of the requested/supported measures relevant to the CEQA analysis.

UBA SUGGESTED MEASURE #1. Affordability: Allocate 20% of the units to moderate- and low-income residents and include a number of 3-bedroom units.

This suggestion pertains to the design and socioeconomics of the project (suggested unit type) and does not address the adequacy of environmental analysis within the Draft EIR. Such effects are not considered as part of a CEQA analysis as they relate to the merits of a project such as whether someone wants the project, does not like the project, thinks it should be more affordable, or has a preference for a different project. As a result there are no applicable significance thresholds. Please see Master Response 1: Project Design and Merits, for a discussion of comments pertaining to the design and affordability of the project.

UBA SUGGESTED MEASURE #2. Pedestrian Safety: A Transportation Demand Management plan should be provided and made subject to community input and review.

As discussed in the Draft EIR, the proposed project would be required to implement SCA-TRANS-4: Transportation and Parking Demand Management (#83), which requires preparation of a Transportation and Parking Demand Management (TDM) Plan. The TDM Plan is reviewed and considered for approval as part of the overall entitlements for the project. Public review of the TDM plan occurs during the project merits hearings.

UBA SUGGESTED MEASURE #3. Traffic and Parking:

- *Consider an alternative mitigation approach that uses Roundabouts.*
- *Multi-Intersection Redesign (from 51st Street through Broadway Terrace).*
- *Require more parking spaces for project residents.*
- *Implement permit parking on nearby streets and exclude project residents from eligibility for those permits.*

The Draft EIR considered the project's transportation related impacts based on the City's adopted CEQA significance thresholds including increase in vehicle miles; consistency with the City's policies, plans, and programs; and inducing automobile travel by increasing physical roadway capacity or by adding new roadways and did not find any significant transportation impacts. As such, additional transportation mitigation measures (such as installation of roundabouts or multi-intersection redesign) were not identified or necessary given the project would not result in any transportation impacts requiring mitigation.

In general parking, or lack thereof, is not considered to be a significant adverse impact under CEQA. Traffic congestion or measures of vehicular delay are not significant environmental impacts under CEQA and therefore, cannot be used as a significance criterion in CEQA documents, according to State CEQA Guidelines Section 15064.3. In addition, parking is not a significance criterion in the City of Oakland Transportation Impact Review Guidelines. Furthermore, CEQA Section 21099(d) states that parking impacts of a residential, mixed-use residential, or employment center project on an infill site located within a transit priority area shall not be considered significant impacts on the environment.

The transportation measures suggested by the UBA (listed above), are not necessary to reduce any potential transportation impact to a less-than-significant level as the analysis did not identify any significant transportation impacts. As such, these measures are considered suggestions and may be considered by the City independent of the CEQA review and in the context of the project design and merits. Please see Master Response 1: Project Design and Merits, for a discussion of comments pertaining to the design of the project.

UBA SUGGESTED MEASURE #4. Zoning: Apply zoning that is more appropriate for this location and doesn't destroy any sense of transition between a traditional residential neighborhood and a larger commercial environment.

This suggestion directs the City to "...apply zoning that is more appropriate for this location...", but does not identify a suggested zoning designation. Furthermore, it doesn't identify which environmental impacts would be reduced by a change in proposed zoning designation. This comment relates to the design and merits of the proposed project and not the environmental analysis within the Draft EIR; please see Master Response 1: Project Design and Merits, for additional discussion.

UBA SUGGESTED MEASURE #5. Visual Simulations and Conclusions: The DEIR should use more accurate and honest visual simulations that accurately depict the actual visual impact of the project.

Please see Master Response 8: Visual Simulations, for a discussion of visual simulations.

UBA SUGGESTED MEASURE #6: Neighborhood Impact: Installation of a roundabout (traffic circle) instead of a barrier median should be seriously studied.

As described above the Draft EIR found that the project would not result in any significant CEQA transportation impacts. As a result, a roundabout is not necessary to reduce any potential transportation impact to a less-than-significant level. This comment relates to the design and merits of the proposed project and not the environmental analysis within the Draft EIR; please see Master Response 1: Project Design and Merits, for additional discussion.

UBA SUGGESTED MEASURE #7: Fire Safety: The Oakland Fire Department should perform a comprehensive safety review before city planning approves the project, to ensure that the size of the development is appropriate for the available emergency access routes.

Please see Master Response 2: Evacuation and Emergency Access, for a discussion of access to the site.

UBA SUGGESTED MEASURE #8: Historic Preservation and Cultural Resources:

- *Alternative approaches for Historic Preservation should be studied in greater depth*
- *Preserve the facades of several Campus Era buildings by integrating them into the proposed new buildings*
- *Preserve and incorporate more of the artwork currently installed on the site*

UBA's requests for the project to be modified based on the findings of the historic analyses are noted and may be considered by the City during its review of the project's merits. Please see Master Response 4: Adequacy of Historic and Alternatives Analyses, for a discussion of alternatives analysis.

Further, while retention of historic façades on the exterior of otherwise new buildings may be an attractive option for preservation of neighborhood character and streetscapes, it is generally not considered an advisable historic preservation approach. Retaining only the façade of a building creates a false sense of historical development and still results in loss of most of a historic building. As such, it is typically not consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* and would not mitigate the impact to the API of the proposed project.

The artwork proposed for preservation on-site are those elements which were identified as contributors to the California Register-eligible historic district and which are not integral to the buildings proposed to be demolished (such as the mural on Martinez Hall). Preservation of additional artwork on-site which has not been identified as contributing to the district would not mitigate the impact of the project on historical resources.

UBA SUGGESTED MEASURE #9: Trees/Open Space:

- *Require replacement trees to meet City standards.*
- *Further study of the API impact of the destruction of Eucalyptus Row.*
- *Increase the amount of open space such that the overall reduction does not exceed 20%.*

Please see Master Response 7: Tree Removal and Adequacy of Replacement for a discussion of trees. The project will be required to provide replacement trees to meet the City's requirements.

The Draft EIR and its supporting technical documents analyze the impact on historical resources of the removal of the Eucalyptus Row. Further study would be unlikely to result in a different finding. In brief, the Eucalyptus Row was not included in either the original Landmark designation or the National Register nomination but was identified as a contributor to the Treadwell Estate Historic District and as a character-defining feature of Macky Hall in the 2019 HRE. As noted on page 246 of the DEIR, the project would result in a significant impact to historic resources related to the removal of landscape features associated with the Treadwell Estate Landmark and that these impacts can be mitigated to less-than-significant through documentation of the features according to Historic American Landscape Survey (HALS) standards.

Related to the more general topic of open space, the Draft EIR did not find any significant open space impact. The suggestion to increase open space relates to the design and merits of the proposed project; please see Master Response 1: Project Design and Merits. Additionally, the project applicant agreed to add new trees to line a primary pedestrian pathway between Broadway and Macky Hall outside of the view corridor and independent of the Draft EIR findings. This requirement is addressed in the design guidelines Guideline 3.3.7.

Conclusion. No additional information or analysis was presented for Measures submitted by Upper Broadway Advocates that identified new or more significant impacts, or which would require the need for re-circulation of the Draft EIR.

MASTER RESPONSE 6: BUILDING HEIGHT AND STYLE

Public Comments. Several commenters expressed concerns about proposed height of the project, style of the structures, building scale, consistency with zoning, as well as concerns that the project does not adhere to "neighborhood context."

Analysis. The Draft EIR provides analysis of the project's consistency with key elements of the site's zoning and the City of Oakland Planning Code beginning on page 160. The

project proposes to rezone the site from CN-1 (95 feet maximum height) along Broadway and RM-4 (35 feet maximum height) for the rear two-thirds of the property to CC-2 (maximum height 95 feet) for the entire site. The shift to CC-2 is consistent with current CC-2 zoning along Broadway south of the site and the adjacent Safeway shopping center. The proposed rezoning and increase in the maximum height to 95 feet for the rear two-thirds of the site is evaluated throughout the Draft EIR and outside of historic resources, no impacts associated with the project height, scale and style.

The Draft EIR provides a detailed analysis of the project's potential impacts related to aesthetics and visual resources beginning on page 528 and no significant impacts were found. The City's thresholds for assessing whether change associated with a project would be significant in the context of aesthetics are relatively high and focus on change that would "substantially degrade the visual character of quality of the area" and no such impacts were identified.

A summary of the relevant EIR findings in the context of the comments related to building height and other aesthetic comments is provided below. As described in the Draft EIR (pages 552-553), construction of the project would result in two buildings up to 10 stories in height (up to 95 feet) that step up the site east of Broadway. The proposed buildings would be up to 26 feet taller than the existing buildings on-site, which range from 1 to 3 stories (22 to 64 feet). The proposed buildings would also be taller than the surrounding single-family residential and commercial buildings in the project vicinity, which range in height from 1 to 2 stories. The project buildings' height and scale would contribute to the eclectic character of the area that includes a mix of new and older buildings that vary significantly in height throughout the Rockridge neighborhood as well as other areas near BART stations and outside of Downtown. Additionally, the overall scale would also be consistent with the new multi-family buildings anticipated along the Broadway corridor by new zoning standards allowing heights from 65 feet to 95 feet and by existing buildings in the vicinity which typically range from 4 to 7 stories in height, including the following buildings:

- Merrill Gardens at Rockridge at 5238 Coronado Avenue (directly adjacent to the southwest).
- Baxter on Broadway at 4901 Broadway (approximately 525 feet to the southwest).
- The Heritage of Claremont Condominiums at 5370 Belgrave Place (approximately 750 feet to the northeast) (see photo 27).
- The Terrace at 5319 Broadway Terrace (approximately 775 feet to the northeast).

In addition to the differences in height, there is also a difference in architectural styles between the proposed development, existing structures at the project site, and structures in the surrounding area. The project's contemporary design would contrast with many of

the buildings constructed between 1910 and 1970 in the project vicinity, which feature architectural styles representative of their construction date. However, the juxtaposition of historic and modern buildings can subjectively contribute to an interesting urban fabric and provide evidence of the way that cities continually grow and change.

Moreover, this juxtaposition is consistent with the architectural character of the area. While many of the buildings in the area were constructed in the early twentieth century, the area has recently seen an increase in newer developments, particularly along the Broadway corridor to the south, where several multi-family apartments (e.g., Merrill Gardens at Rockridge and Baxter on Broadway) have been constructed. In addition, the Broadway corridor stretching from the project site towards Downtown Oakland is also seeing a growth in multi-family developments, most of which are being developed in a contemporary style similar to the project. This development would extend that trend to the north into areas that are of a smaller-scale, residential and commercial development pattern.

Conclusion. No additional information or analysis was presented for Building Height and Scale that identified new or more significant impacts, or which would require the need for re-circulation of the Draft EIR.

MASTER RESPONSE 7: TREE REMOVAL AND ADEQUACY OF REPLACEMENT

Public Comments. Several commenters had questions regarding tree removal and tree replacement, including a concern that the replacement trees do not meet City standards, and concerns about trees and cultural resources.

Analysis. As described in the Draft EIR (page 487), the project site currently contains 109 surveyed trees and 81 are considered protected by the City of Oakland Tree Protection Ordinance standards. In 2018, prior to publication of the Notice of Preparation for this Draft EIR, a tree survey was conducted to determine the health and status of the trees at the project site. During this survey, it was determined that the two Giant Sequoia (*Sequoiadendron giganteum*) trees were in significant decline and in poor health. As a result, after the Notice of Preparation, the current landowner obtained the necessary City of Oakland Tree Removal Permits to remove these two trees. In addition, several other dead trees have been removed under separate permits since the release of the Notice of Preparation (14 total). After removal of these two trees, the project site now contains 99 trees.

Tree Removal and Replacement. Under the project, 38 trees would be preserved; 15 on-site and 23 within 10 feet of the property line within the public right-of-way on Broadway and on adjacent properties to the south and east. The 15 on-site trees to be preserved include 10 redwoods, 1 magnolia, 1 bunya bunya, 1 deodar cedar, 1 canary island palm, and 1 coast live oak tree located in the existing sculpture garden area. Construction of the

project would entail removal of the remaining 75 trees on-site subject to Tree Protection Ordinance Criteria. As described in the Draft EIR project description (page 136) a total of 75 new trees are proposed to replace the 75 trees that would be removed, resulting in a total of 113 on-site and off-site trees. The trees include on-site trees and those within 10 feet of the property line and within an adjacent public street ROW or adjacent properties to the south and east. Thus, the project would comply with all City requirements regarding tree replacement. An overview of the landscaping and open space amenities is shown in Figure III-25 of the Draft EIR.

Landscape Features and Cultural Resources. As described in the Draft EIR, the proposed landscaping between Macky Hall and the Broadway Wall and Stairs would include a glade and sculpture garden traversed by pedestrian paths, and existing mature trees at the south side of the vegetated slope overlooking the Broadway Wall and Stairs. This would allow the Treadwell Estate Landmark's extant contributors, which include Treadwell Hall, the Carriage House, the view corridor, and the staircase and wall within the view corridor to continue to exist in a park-like setting at the southwest portion of the site. While removal of some landscape features would result in the loss of existing elements of the property related to its early use, the retained buildings, view corridor, and the Broadway Wall and Stairs which are included within the designated Treadwell Estate Landmark would remain. The removal of the Eucalyptus Row and Carnegie Bricks, identified as Impact HIST-1c, was identified in the Draft EIR as a potentially significant impact that can be mitigated to less-than-significant through Mitigation Measure HIST-1c, which requires the Project Sponsor to prepare documentation of the features according to Historic American Landscape Survey (HALS) standards.

Documentation of the Treadwell Estate Landmark's historic landscape features prior to removal of any features by project activities would provide a lasting record of these landscape elements and their existing configuration. While documentation alone is typically not considered sufficient to mitigate significant impacts to historical resources, this approach would be adequate for the removed landscape features at the Treadwell Estate Landmark because the site features central to its designation at the local and national levels would remain intact and visible through implementation of the proposed project.

Mitigation Measures. The Project Sponsor would be required to implement Mitigation Measure HIST-1c, which requires the Project Sponsor to retain a professional who meets the Secretary of the Interior's Professional Qualifications Standards for History or Architectural History to prepare written and photographic documentation of the Treadwell Estate landscape features, Eucalyptus Row, Carnegie Bricks, and Sequoia Trees, prior to the issuance of any demolition, grading, or construction permits for the site. Implementation of Mitigation Measure HIST-1c would reduce the effect of Impact HIST-1c on the historic resource to less than significant.

Deed Restrictions for Tree Maintenance. A commenter's suggestion regarding deed restriction related to tree maintenance is noted. The City may consider this as a project condition independent of the CEQA analysis.

Applicable SCAs. The Project Sponsor would be required to implement SCA-BIO-3: Tree Permit (#33), which requires the Project Sponsor to obtain and abide by the conditions of a Tree Permit pursuant to the City's Tree Protection Ordinance; provide adequate protection during the construction period for any trees which are to remain standing, plus any recommendations of an arborist; replacement plantings (often 1:1 replacements) or in-lieu fees for tree removals. Compliance with this SCA would ensure that the impact to protected trees is reduced to the maximum extent feasible and would meet City standards. The proposed project would not result in a significant impact related to tree removal.

Conclusion. No additional information or analysis was presented for Landscaping or Tree Removal and Adequacy of Replacement that identified new or more significant impacts, or which would require the need for re-circulation of the Draft EIR.

MASTER RESPONSE 8: VISUAL IMPACTS

Public Comments. Several comments were received regarding the visual impacts of the project, as well as the visual simulations prepared for the project. These comments raised issues that include view changes, blocking of light and view, a general discussion of "neighborhood context," and objections to the visual simulations included in the Draft EIR.

Analysis. To evaluate the potential visual impact of a project, the City's CEQA thresholds are used to help clarify and standardize the City's CEQA analysis and the environmental review process, and the City has relied on these established CEQA thresholds (as amended over time to reflect changes in CEQA Guidelines) for all projects in the City since at least 2002. These thresholds include objective quantifiable and measurable threshold levels, or qualitatively defined standards, that define whether an impact of a project does or does not exceed a significant impact as defined under CEQA. For the visual impacts, the following criteria were used:

Implementation of the project would result in a significant impact related to aesthetics and shade and shadow if it would result in any of the following:

9. Have a substantial adverse effect on a public scenic vista.
10. Substantially damage scenic resources, including but not limited to trees, rock outcroppings, and historic buildings within a state or locally designated scenic highway.

11. Substantially degrade the existing visual character or quality of the site and its surroundings.
12. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area.
13. Introduce landscape that would now or in the future cast substantial shadows on existing solar collectors (in conflict with California Public Resource Code Sections 25980-25986).
14. Require an exception (variance) to the policies and regulations in the General Plan, Planning Code, or Uniform Building Code, and the exception causes a fundamental conflict with policies and regulations in the General Plan, Planning Code, and Uniform Building Code addressing the provision of adequate light related to appropriate uses.

The Draft EIR did not find any significant impacts related to aesthetics, shade, or shadow based on the significance criteria detailed above.

Shade and Shadow Impacts. An analysis of aesthetics and shade impacts is included in Section V.L, Aesthetics and Shade and Shadow, of the Draft EIR. As described in the Draft EIR, while the project would generate net new shadow in the area, none of the new shading would affect solar collectors. However, the project would cast net new shadow for a few hours in the morning during the summer solstice and in the afternoon during the winter solstice in the public plaza space in front of Building B. The project would also cast new shadows on a portion of Macky Lawn POPOS area and historic view corridor in the morning during the spring and fall equinoxes. The project would also cast shadow in the morning throughout the year on Macky Hall, the relocated Carriage House, and other historic houses identified above. However, the public open space is only impacted for a few hours during certain seasons and the affected historic buildings do not contain features that contribute and/or justify their designation as an historic resource that would be materially altered by the presence of additional net new shadow cast by the project. Therefore, the project would have a less-than-significant impact related to shade and shadow and no mitigation measures are required.

Visual Simulations. The visual simulations in the Draft EIR (pages 529 to 541) show before and after views of the massing of the proposed project taken at various public viewpoints. These 12 visual simulations show representative views of the project both adjacent to the project site, and how the project would be viewed from a distance. These visual simulations are not meant to capture every potential view of the project site and are meant to be representative in nature. Please note that the visual simulations are intended to show the massing of the proposed project, not specific exterior architectural details. These simulations were created based on photos taken of the project site from the selected view points and models of the proposed project. Several commenters stated that the photo simulations do not accurately represent the proposed buildings, but do not

provide additional information of how they are inaccurate. As noted above, these simulations are not intended to represent detailed architectural designs; no additional response is required.

Conclusion. No additional information or analysis was presented for visual Impacts that identified new or more significant impacts, or which would require the need for re-circulation of the Draft EIR or project-specific mitigation measures.

MASTER RESPONSE 9: USE OF ADJACENT SAFEWAY REDEVELOPMENT PROJECT SITE

Comment Summary. Several comments state that the parcel adjacent to the project site (also known as the Safeway Redevelopment Project site) would be a more appropriate site for the proposed project.

Analysis. As noted in the alternatives analysis of the Draft EIR, in considering the range of alternatives to be analyzed in an EIR, the CEQA Guidelines state that an alternative site/location should be considered when feasible alternative locations are available and the “significant effects of the project would be avoided or substantially lessened by putting the project in another location.” Although relocation of the project to the undeveloped portion of the Safeway site that is immediately adjacent to the project site could eliminate the significant and unavoidable impacts related to historic resources, neither CCA or the project developer or the City has control of that site.

As noted in the Draft EIR, Safeway Redevelopment Project (Phase 2 anticipated) involves the redevelopment of the existing Rockridge Shopping Center located at the corner of Broadway and Pleasant Valley Avenue, directly south of the proposed project site. This project includes approximately 330,942 square feet of commercial space. As of the publication of this document, Phase 1 of the project has been completed and Phase 2 construction has yet to begin and the entitlements for Phase 2 have since lapsed. However, to be conservative the Phase 2 development program was conservatively assumed in this project’s cumulative analysis. It is also noted that the site is included as a Housing Opportunity Site in the Housing Element and is included in the S-14 Zoning Overlay and as a result it was considered for Residential Development in the City’s Phase 1 General Plan and Zoning Update EIR.

This EIR does not consider development of the site as residential for the project as it is not being proposed by the project applicant and the City has to analyze the project proposed by the applicant for the site they own/represent. Note that no other developable sites are available in Rockridge and one of the purposes of this project is to provide additional housing in the Rockridge neighborhood, which the City must do to Affirmatively Further Fair Housing.

Conclusion. No additional information or analysis was presented for the Safeway Redevelopment Project that identified new or more significant impacts, or which would require the need for re-circulation of the Draft EIR.

IV. COMMENTS AND RESPONSES

Written responses to all comments on the Draft EIR are provided in this section. Letters received on the Draft EIR are provided in their entirety. Each letter is immediately followed by a response keyed to specific comments on the environmental analysis. During the comment period, no comments were received providing evidence of new or more significant environmental impacts requiring revisions to the finding of the Draft EIR or recirculation of the Draft EIR.

A. STATE, LOCAL, AND REGIONAL AGENCIES



1111 Broadway, Suite 800, Oakland, CA 94607 • 510.208.7400 • www.AlamedaCTC.org

A1

February 26, 2024

Rebecca Lind, Planner IV
City of Oakland Bureau of Planning
250 Frank H. Okawa Plaza, Suite 2214
Oakland, CA 94612

SUBJECT: California College of the Arts (CCA) Oakland Campus Redevelopment Project Draft
Environmental Impact Report (DEIR)

Dear Rebecca,

Thank you for the opportunity to comment on the Draft Environmental Impact Report (DEIR) for the California College of the Arts Oakland Campus Redevelopment Project. The project is located at 5200 Broadway on an approximately 172,270 square-foot (3.95 acres) site. The project is bounded by Broadway to the west, Clifton Street to the north, a multifamily apartment to the east, and the Rockridge Shopping Center access road to the south.

1

The project sponsor proposes to redevelop the former CCA Oakland campus site with a mixed-use development with up to 510 residential units in two residential buildings up to 10 stories in height; approximately 16,945 square feet of office space; 1,408 square feet of commercial retail; 1.46 acres (63,727 square feet) of privately-owned public open space, including 11,884 square feet of space that could be used for group assembly space; 268 structured and ground-level parking spaces; and 510 bicycle parking spaces. Of the existing structures on site, Macky Hall, the Broadway wall and stairs, and the Carriage House would be preserved. The remaining ten buildings would be demolished.

In addition to the physical improvements, the proposed project includes amendments to the site's General Plan, Zoning designation, and Development Standards. The Oakland General Plan would be amended to modify the site's land use designation from Institutional to Community Commercial. The site would be rezoned from Mixed Housing Residential-Zone 4 (RM-4) and Neighborhood Commercial-Zone 1 to uniform Community Commercial-Zone 2. The site's Development Standards would be changed from a 35-foot Height Area to a 95-foot Height Area for the RM-4 portion of the site.

Since the proposed project would appear to generate more than 100 new PM-peak trips, it is subject to Alameda County Transportation Commission (Alameda CTC) review under the Land Use Analysis Program (LUAP) of the Alameda County Congestion Management Program (CMP). Therefore, Alameda CTC respectfully submits the following comments:

2

Congestion Management Program (CMP) Review

While SB743 changed the metric used to evaluate the effects of a proposed land use project on the transportation network, the County Congestion Management Program (CMP) legislation still requires project sponsors to evaluate the effects of the project on the CMP network of roads outside of CEQA. Alameda CTC appreciates that this DEIR evaluated the project impacts on the Metropolitan Transportation System (MTS) roadways near the project as stated on page 25 of Appendix C: CCA Oakland Campus Project – Non CEQA Elements.

3

Rebecca Lind,
February 26, 2024
Page 2

A1 cont.

Use of Countywide Travel Demand Model

Alameda CTC appreciates that the VMT analysis used the latest version of the Alameda CTC Travel Demand Model, released in 2019 as stated on page 298 of this DEIR.

4

Transportation Demand Management Program

The project sits in an area considered to be transit rich as defined by Plan Bay Area. In addition, as stated on page 302, since the project would generate more than 50 new peak-hour trips, the City of Oakland Standard Conditions of Approval (SCA) requires implementation of a Transportation and Parking Demand Management Plan with a vehicle trip reduction goal of at least 20 percent.

5

Bike and Pedestrian Plans

There are several [Countywide Bikeways Network](#) corridors in the vicinity of the project, including Telegraph Ave, Pleasant Valley Ave, Grand Ave, and 51st Street, although none are directly adjacent to the site. The Alameda CTC Commission has adopted a policy requiring bike infrastructure that is on the Countywide Bikeways Network and funded by Alameda CTC discretionary sources to meet an All Ages and Abilities (AAA) standard.

6

Alameda CTC is pleased to learn that implementation of the required TDM Plan would help to achieve some of the goals of the Oakland Land Use and Transportation Element (LUTE), Pedestrian Master Plan, Bicycle Master Plan, Public Transit and Alternative Mode Policy, and Complete Streets Policy by implementing new sidewalks, curb extensions, pedestrian scale lighting, improved pavement markings, and pedestrian crossing improvements at the intersection of Broadway/College Avenue. The project would not conflict with adopted plans, ordinances, or policies that address the safety and performance of the circulation system, as stated on page 303 of the DEIR.

Metropolitan Transportation System (MTS)

The project is adjacent to Broadway, a High-Quality Transit Corridor, and the Rockridge BART station is located 0.5 miles north of the project site. According to the City of Oakland SCA, the project would be required to provide improvements to existing bus stops located along the project frontage, which include construction of bus boarding islands and installation of a bus shelter.

7

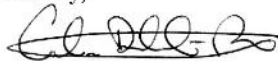
Cumulative Transportation Impacts

According to analysis completed in this Draft EIR, the project is not expected to result in significant cumulative transportation impacts. The project is located in an area with low VMT for residential use and it is adjacent to high-quality transit corridor. Current plans call for the implementation of Enhanced Bus Service and Rapid Bus Service by the year 2040.

8

Thank you for the opportunity to comment on this DEIR. Please contact me at (510) 208-7400 or Aleida Andrino-Chavez at (510) 208-7480 if you have any questions.

Sincerely,



Colin Dentel-Post
Principal Planner

cc: Aleida Andrino-Chavez, Associate Transportation Planner

LETTER A1

Alameda County Transportation Commission

Colin Dentel Post, Principal Planner

February 26, 2024

- Response A1-1.** This introductory comments provides a summary of the proposed project and does not address the adequacy of the information or analysis within the Draft EIR; no further response is necessary.
- Response A1-2.** Please see Responses to Comments A1-3 through A1-8, which respond to comments included within this letter.
- Response A1-3.** Comment noted. As described in Appendix C of the Draft EIR, results of the 2020 analysis indicate that the proposed project would not degrade identified freeway or roadway segments to unacceptable levels, nor do any of the roadway segments operate below a LOS E. In 2040, the addition of project trips would not degrade roadway segments to unacceptable levels.
- Response A1-4.** The commenter's appreciation that the VMT analysis used the latest version of the Alameda CTC Travel Demand Model is noted.
- Response A1-5.** As noted in the comment, the project would be required to implement a Transportation and Parking Demand Management Plan. As described in SCA-TRANS-4: Transportation and Parking Demand Management (#83), one of the goals of the TDM plan is for projects generating 100 or more net new a.m. or p.m. peak hour vehicle trips to achieve a vehicle trip reduction of 20 percent. Projects that generate 100 or more net new morning or evening peak hour vehicle trips are required to submit an annual compliance report for the first five years following completion of the project. The annual report shall document the status and effectiveness of the TDM program, including the actual vehicle trip reduction achieved by the project during operation.
- Response A1-6.** As described in the Draft EIR, the project provides bikeways and pedestrian walkways, as well as bicycle parking, and is consistent with the Bike and Pedestrian Plans and will not prevent the Plans from being implemented. The project site would offer both publicly accessible bicycle parking for the public, as well as privately secured bike parking within each of the buildings for residents.

Response A1-7.

As described in Appendix C of the Draft EIR, the following TDM Strategies are required under the Transportation Impact Review Guidelines (City of Oakland, 2017):

- Improvements to the existing bus stop located along the project frontage at the intersection of Broadway/College Avenue, including:
 - Construction of a bus boarding island with a concrete bus pad to allow buses to stop and board passengers without ever leaving the travel lane. The existing bicycle lane would be relocated behind the boarding island.
 - Installation of a bus shelter to include benches, trash receptacles, and real-time transit information.

Response A1-8.

This comment summarizes findings within the Draft EIR and does not raise questions regarding the information or analysis within the Draft EIR; no additional response is required.

A2



February 14, 2024

Rebecca Lind, Planner IV
City of Oakland Bureau of Planning
250 Frank H. Ogawa, Suite 2214
Oakland, CA 94612

Re: Notice of Availability of a Draft Environmental Impact Report – California College of the Arts Oakland Campus Redevelopment Project (Case File No. PLN20141, ER19003), Oakland

Dear Ms. Lind:

East Bay Municipal Utility District (EBMUD) appreciates the opportunity to comment on the Draft Environmental Impact Report (EIR) for the California College of the Arts Oakland Campus Redevelopment Project located at 5200 Broadway in the City of Oakland (City). EBMUD commented on the Notice of Preparation of a Draft EIR for the project on August 2, 2019. EBMUD's original comments (see enclosure) still apply regarding water service, wastewater planning, and water conservation. EBMUD has the following additional comments.

1

GENERAL

On page 566 of the Draft EIR, the first full paragraph, under Water Distribution Systems, under Public Services, Utilities, and Recreation, incorrectly states that EBMUD's Central Pressure Zone will serve the proposed development. As stated in EBMUD's original comment on the Notice of Preparation, EBMUD's Aqueduct Pressure Zone, with a service elevation range between 100 and 200 feet, will serve the proposed development.

2

WATER SERVICE

EBMUD received a request on December 4, 2019 for a water agency consultation concerning the Water Supply Assessment (WSA) for the project. The WSA request was approved on January 14, 2020 and sent to the City.

3

A2
cont

Rebecca Lind, Planner IV
February 14, 2024
Page 2

If you have any questions concerning this response, please contact Timothy R. McGowan, Senior Civil Engineer, Major Facilities Planning Section at (510) 287-1981.

Sincerely,



David J. Rehnstrom
Manager of Water Distribution Planning

DJR:AT:kn
wdpd24_016.doc

Enclosure: EBMUD's August 2, 2019 comment letter

A2
cont.



August 2, 2019

Rebecca Lind, Planner III
City of Oakland, Bureau of Planning
250 Frank H. Ogawa, Suite 3315
Oakland, CA 94612

Re: Notice of Preparation of a Draft Environmental Impact Report–
California College of the Arts and Clifton Hall Redevelopment Project (ER19003),
Oakland

Dear Ms. Lind:

East Bay Municipal Utility District (EBMUD) appreciates the opportunity to comment on the Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the California College of the Arts Redevelopment Project located at 5200 Broadway (APN 14-1243-11) and 5276 Broadway (APN 14-1246-2) in the City of Oakland (City). EBMUD has the following comments.

WATER SERVICE

Pursuant to Section 15155 of the California Environmental Quality Act Guidelines and Sections 10910-10915 of the California Water Code, the proposed project meets the threshold requirement for a Water Supply Assessment (WSA), because the entire scope of the project includes at least 500 dwelling units. Please submit a written request to EBMUD to prepare a WSA. EBMUD requires the project sponsor to provide future water demand data and estimates for the project site for the analysis of the WSA. Please be aware that the WSA can take up to 90 days to complete from the day on which the request is received.

4

Effective January 1, 2018, water service for new multi-unit structures shall be individually metered or sub-metered in compliance with State Senate Bill 7 (SB-7). SB-7 encourages conservation of water in multi-family residential and mixed-use multi-family and commercial buildings through metering infrastructure for each dwelling unit, including appropriate water billing safeguards for both tenants and landlords. EBMUD water services shall be conditioned for all development projects that are subject to SB-7 requirements and will be released only after the project sponsor has satisfied all requirements and provided evidence of conformance with SB-7.

5

EBMUD's Aqueduct Pressure Zone, with a service elevation range between 100 and 200 feet, will serve the proposed development. When the development plans are finalized, the project sponsor should contact EBMUD's New Business Office and request a water service estimate to determine costs and conditions for providing water service to the

6

Rebecca Lind, Planner III
August 2, 2019
Page 2

proposed project. Engineering and installation of water services require substantial lead time, which should be provided for in the project sponsor's development schedule.

WASTEWATER SERVICE

EBMUD's Main Wastewater Treatment Plant (MWWTP) and interceptor system are anticipated to have adequate dry weather capacity to accommodate the proposed wastewater flows from this project and to treat such flows provided that the wastewater generated by the project meets the requirements of the EBMUD Wastewater Control Ordinance. However, wet weather flows are a concern. The East Bay regional wastewater collection system experiences exceptionally high peak flows during storms due to excessive infiltration and inflow (I/I) that enters the system through cracks and misconnections in both public and private sewer lines. EBMUD has historically operated three Wet Weather Facilities (WWFs) to provide primary treatment and disinfection for peak wet weather flows that exceed the treatment capacity of the MWWTP. Due to reinterpretation of applicable law, EBMUD's National Pollutant Discharge Elimination System (NPDES) permit now prohibits discharges from EBMUD's WWFs. Additionally, the seven wastewater collection system agencies that discharge to the EBMUD wastewater interceptor system ("Satellite Agencies") hold NPDES permits that prohibit them from causing or contributing to WWF discharges. These NPDES permits have removed the regulatory coverage the East Bay wastewater agencies once relied upon to manage peak wet weather flows.

A federal consent decree, negotiated among EBMUD, the Satellite Agencies, the Environmental Protection Agency (EPA), the State Water Resources Control Board (SWRCB), and the Regional Water Quality Control Board (RWQCB), requires EBMUD and the Satellite Agencies to eliminate WWF discharges by 2036. To meet this requirement, actions will need to be taken over time to reduce I/I in the system. The consent decree requires EBMUD to continue implementation of its Regional Private Sewer Lateral Ordinance (www.eastbaypsl.com), construct various improvements to its interceptor system, and identify key areas of inflow and rapid infiltration over a 22-year period. Over the same time period, the consent decree requires the Satellite Agencies to perform I/I reduction work including sewer main rehabilitation and elimination of inflow sources. EBMUD and the Satellite Agencies must jointly demonstrate at specified intervals that this work has resulted in a sufficient, pre-determined level of reduction in WWF discharges. If sufficient I/I reductions are not achieved, additional investment into the region's wastewater infrastructure would be required, which may result in significant financial implications for East Bay residents.

To ensure that the proposed project contributes to these legally required I/I reductions, the lead agency should require the project applicant to comply with EBMUD's Regional Private Sewer Lateral Ordinance. Additionally, it would be prudent for the lead agency to require the following mitigation measures for the proposed project: (1) replace or rehabilitate any existing sanitary sewer collection systems, including sewer lateral lines to ensure that such systems and lines are free from defects or, alternatively, disconnected

A2
cont.

6
cont.

7

Rebecca Lind, Planner III
August 2, 2019
Page 3

A2
cont.

from the sanitary sewer system, and (2) ensure any new wastewater collection systems, including sewer lateral lines, for the project are constructed to prevent I/I to the maximum extent feasible while meeting all requirements contained in the Regional Private Sewer Lateral Ordinance and applicable municipal codes or Satellite Agency ordinances.

7
cont.

WATER CONSERVATION

The proposed project presents an opportunity to incorporate water conservation measures. EBMUD requests that the City include in its conditions of approval a requirement that the project sponsor comply with Assembly Bill 325, "Model Water Efficient Landscape Ordinance," (Division 2, Title 23, California Code of Regulations, Chapter 2.7, Sections 490 through 495). The project sponsor should be aware that Section 31 of EBMUD's Water Service Regulations requires that water service shall not be furnished for new or expanded service unless all the applicable water-efficiency measures described in the regulation are installed at the project sponsor's expense.

8

If you have any questions concerning this response, please contact Timothy R. McGowan, Senior Civil Engineer, Major Facilities Planning Section at (510) 287-1981.

Sincerely,



David J. Rehnstrom
Manager of Water Distribution Planning

DJR:VDC:sjp
sb19_126.doc

LETTER A2

East Bay Municipal Utility District

David J. Rehnstrom, Manager of Water Distribution Planning

February 14, 2024

Response A2-1. The Notice of Preparation (NOP) comment letter has been enumerated and is included in this Response to Comment Document as part of Letter A2. Please see Responses to Comments A2-4 through A2-6.

Response A2-2. The following revisions are made to the Draft EIR; please note that that these revisions do not identify new or more significant impacts, and do not change the findings of the Draft EIR.

Page 566 of the Draft EIR is revised as follows:

From the water treatment plants, water is distributed throughout EBMUD's service area, which is divided into 125 pressure zones ranging in elevation from sea level to 1,450 feet. Approximately 50 percent of treated water is distributed to customers purely by gravity. The EBMUD water distribution network includes 4,200 miles of pipe, 131 pumping plants, and 167 water distribution reservoirs (tanks storing treated drinking water), generating a total capacity of 748 million gallons.¹⁵ The project site is located within EBMUD's ~~Central Pressure Zone, which provides water service to customers within an elevation range of 0-100 feet~~ Aqueduct Pressure Zone, with a service elevation range between 100 and 200 feet. Water pressure is generally adequate throughout the city, but pressure may be reduced in some locations with older water mains if they are not sized based on current standards or have lost capacity due to deterioration. EBMUD owns and operates distribution pipelines under all of the streets within the vicinity of the project area. Typically, required pipeline relocations and extensions, in addition to other water distribution infrastructure improvements, are made at the expense of the Project Sponsor in consultation with EBMUD's business office.

Response A2-3. The Water Supply Assessment (WSA) was used for the analysis within the Draft EIR and is included as Appendix I of the Draft EIR.

- Response A2-4.** A WSA was prepared for the proposed project and is included as Appendix I of the Draft EIR.
- Response A2-5.** The proposed project will be required to adhere to all applicable conservation requirements, including the provision of SB-7. This comment relates to the design of the proposed project and does not address the analysis within the Draft EIR; no additional response is required.
- Response A2-6.** Please see Response to Comment A2-2.
- Response A2-7.** The proposed project would be required to comply with EBMUD's Regional Private Sewer Lateral Ordinance. This comment does not address the analysis within the Draft EIR; no additional response is required.
- Response A2-8.** As described in the Draft EIR, the proposed project would be subject to the City's Water Efficient Landscape Ordinance (#95) [SCA-SERV-11]. As part of this SCA, the project applicant would be required to comply with California's Water Efficient Landscape Ordinance.

B. INDIVIDUALS AND ORGANIZATIONS COMMENTING ON THE ENVIRONMENTAL ANALYSIS WITHIN THE DRAFT EIR

This section includes letters from individuals and organizations that have provided comments on the environmental analysis within the Draft EIR.

B1



February 2, 2024

(By electronic transmission)

Landmarks Preservation Advisory Board
Oakland Planning Commission
Rebecca Lind
City of Oakland
Bureau of Planning/Zoning Division
250 Frank H. Ogawa Plaza, 2nd Floor
Oakland, California 94612

Subject: PLN20141, ER19003 - - 5200 Broadway

Dear Members of the Landmarks Preservation Advisory Board, Oakland Planning Commissioners and Ms. Lind:

Thank you for the opportunity to provide these preliminary comments on the DEIR for 5200 Broadway, the California College of the Arts (CCA) campus site, an Area of Primary Importance with landmark buildings and National-Register-eligible and contributing buildings.

1

Oakland Heritage Alliance has met with the development team on several occasions. The applicant has provided some updated information which is not reflected in this long-running DEIR. The below comments will be followed with our final comments after we complete our study of the DEIR.

Our initial responses can be summarized as follows.

The proposed project would transform one of Oakland's oldest and most historic remaining and intact educational campuses, and the site of one of California's longest-standing and most distinguished colleges of the arts. Oakland Heritage Alliance urges the Board and the Commission to require a project modification to promote meaningful retention of CCA's century-long presence, history, and contributions to the arts.

2

The developer proposes to build a new mixed-use project, including up to 510 residential units in two residential buildings up to 10 stories in height, on the site of 100-year old CCA campus. The developer would demolish all but two the 12 buildings on the site; those two predate the 70-year CCA "period of significance" (1922-1992). All 10 of the college-era buildings would be demolished.

The Historic Resources Evaluation prepared by Page & Turnbull makes the following findings most significant to the Board's and Commission's deliberations:

3

B1 cont.

- The CCA campus as a whole is significant as a historic district eligible for the California Register of Historical Resources.
- The college buildings represent a physical embodiment of the school's commitment to contemporary themes in architecture and design, as classrooms and studios were housed in buildings that went beyond utilitarian institutional needs.
- The CCA campus is an Area of Primary Importance (API) identified by the Oakland Cultural Heritage Survey (OCHS), with all 12 of the extant structures considered contributing buildings, and is eligible for the National Register of Historic Places.
- Four buildings, including two of the 10 college-era structures proposed for demolition, are recommended individually eligible for listing on the California Register of Historical Resources.

3 cont.

In light of these findings, Oakland Heritage Alliance requests that the Board and Commission at a minimum require a project modification to retain a greater representative presence of the historic college campus:

1. The Historic Preservation Alternative should be studied in greater depth and with subvariants. Adaptively reuse college-era buildings. To achieve greater residential density and better feasibility than shown in this alternative, prepare an additional or variant preservation alternative for Planning Commission and City Council consideration. The developer's response to demolishing all structures from the college period is installing an exhibit in the former Treadwell Estate carriage house and submitting documentation. However, the carriage house long predates college use of the site. Place such an exhibit in a college-era building. Not reflected in the out-of-date DEIR project description is the developer's more recent proposal to build an "amenities" structure. This presents an obvious opportunity for adaptive reuse. Study an adaptive reuse which could house residential, live/work, commercial, or art studios as well as the developers' proposed amenities uses.

4

2. Mitigations lean too heavily on documentation. However valuable such documentation, it is no substitute for intact structures from the college's century of intensive use of the site. Documentation is an adjunct and very useful, but it is not adequate for mitigating the destruction of an API and 10 of its 12 buildings, all ten from the college period.

5

3. Facade improvement program contribution insufficient. We appreciate the mitigation suggestion of contributing to the city's facade improvement program but it is not adequate to the scale of the proposed loss of cultural resources and local history.

6

4. Reuse can add value, significance, and a sense of history to the project.

Other efforts in Oakland (see attachment) have worked out well, such as

- recent relocation and restoration of the Club Knoll at the Oak Knoll development;
- preservation of about 11% of the 1000-foot-long Ninth Ave. Terminal at Brooklyn Basin, along with trusses and partial walls used in the landscape design;
- front section of the former cable car barn which now houses Whole Foods on Bay Place;

7

B1 cont.

- about half the historic Ky Ebright Boathouse, moved a short distance and incorporated into the T. Gary Rogers Rowing Center, home of the UC Berkeley rowing team.

7 cont.

5. Design is not better than or equal to what is being replaced. Although the developer has shown us somewhat more decorated and elaborated renderings, and we appreciate the proposed lowering by one floor of the very wide Building B to improve context for Macky Hall (Treadwell Mansion), this project does not yet meet the criteria requiring design better than what it is proposed for demolition. Again, retaining college-era buildings would help tie this project to the 100-year use of the site as a college of the arts.

8

6. Historic landscape: is the landscape plan adequate? The project's full or partial removal of landscape features has the potential to affect the integrity of the Treadwell Estate Landmark. The extent of this impact should be more closely considered, particularly in conjunction with a modification to promote retention of college-era buildings. In addition, a main characteristic of this site has long been its tree canopy. We cannot tell from the proposal so far whether enough trees are being preserved, whether they are the correct varieties, and whether new trees will be large enough to present a green enough landscape along with the major new construction.

9

The intrusive visual impact of Building B as a backdrop to the Hale-Treadwell House could be mitigated by providing trees along Building B's west elevation with ultimate heights equal to at least 80% of the building height and preferably more. For this strategy to be effective, there should be a deed restriction that mandates the trees to be maintained in perpetuity to promote natural growth form and attain an ultimate height equal to at least 80% of the building height.

7. Is the design contextually sensitive? The Historic Preservation Element of the Oakland General Plan and the Demolition Ordinance require sensitivity to local surroundings. While the developer has made changes (though not reflected in the DEIR) to surface materials and ornamentation, we question whether the forms are contextually compatible with the neighborhood. In particular, the massive Building B appears too wide (perhaps presenting an opportunity to break it up by incorporating a historic structure), and the building top along Broadway requires much greater refinement, perhaps further setback or other treatment to soften the relationship to the street. The Board and Commission must react to the DEIR, not the developer's later renderings.

10

In the DEIR renderings, Building A's two Broadway elevation end bays are too close to the Broadway wall, creating a visual conflict with the wall and compromising the visibility for the view corridor toward the Hale-Treadwell House when viewed from Broadway north of the corridor. The end bays should be set back to the same setback line as the rest of the building. The floor area contained in the end bays could be redistributed to the interior courtyard. The trellis over the gate is especially intrusive, and should be deleted or at least set back.

8. Increasing the Scope of Environmental Review. Lastly, we again point to the large adjacent blighted empty lot at Broadway and Pleasant Valley as a logical place to build dense housing. The Planning Commission should consider potential development of the Broadway-Pleasant Valley parcel in conjunction with the CCA site in order to more accurately assess traffic, public

11

B1 cont.

service, and other environmental impacts and avoid the piecemealing of environmental review of residential development on and in the vicinity of the CCA campus site.

11 cont.

Sincerely,



Daniel Levy
President

cc: William Gilchrist, Ed Manasse, Robert Merkamp, Catherine Payne, Neil Gray, Heather Klein, Pete Vollmann and Betty Marvin, Bureau of Planning/Zoning

Attachments:

All of these projects represent adaptive reuse of all or parts of historic structures. They help retain a sense of place and history in their various contemporary uses.

12

<https://www.eastbaytimes.com/2021/09/17/with-move-of-historic-clubhouse-oak-knoll-development-reaches-another-milestone/>



4

B1 cont.

Part of the historic Ky Ebright boathouse was moved when the building came down to make way for a Signature Properties development on Glascock. About half of the old structure was preserved, and reused as part of the new T. Gary Rogers rowing facility.

<https://robertselectric.com/client-showcase/cs-commercial-electrical/t-gary-rogers-rowing-center-uc-berkeley/>



12 cont.

B1 cont.

About 11% of Ninth Ave. Terminal was preserved in place. This historic break-bulk maritime shipping building was originally 1000 feet long. Now the headhouse is adaptively reused, some of the old trusses and wall remnants retained as part of the landscape design.

12 cont.



The large back portion of this former cable car barn (later a car dealership) was replaced, and the front section retained and restored.



LETTER B1

Oakland Heritage Alliance

Daniel Levy, President

February 2, 2024

- Response B1-1.** This comment is introductory in nature and does not address the information or analysis within the Draft EIR; no additional response is required. Please see Chapter 1: Introduction of this Response to Comments Document for information about the project, and Letters B6 and B43 for additional letters provided by Oakland Heritage Alliance.
- Response B1-2.** This comment provides a summary of project components and requests modification to the project; it does not address information or analysis within the Draft EIR. Please see Master Response 1: Project Design and Merits.
- Response B1-3.** This comment provides a summary of information included within the Draft EIR; this comment does not address information or analysis within the Draft EIR. Please see Master Response 1: Project Design and Merits.
- Response B1- 4.** The comment includes a request to retain a greater representative presence of the historic college campus and for additional alternatives analysis that includes preserving and adaptively reusing existing buildings on the project site. The alternatives analyzed retention of more existing structures on the project site than is currently included within the proposed project design.

As described on page 601 of the Draft EIR, the CEQA Guidelines require the analysis of a range of reasonable alternatives to the proposed California College of the Arts (CCA) Oakland Campus Redevelopment Project (“project”), or to the location of the project, which would feasibly attain most of the project’s basic objectives and avoid or substantially lessen any of the significant effects of the project. The range of alternatives required in an EIR is governed by a “rule of reason” that requires the EIR to set forth only those alternatives necessary to permit a reasoned choice. An EIR need not consider every conceivable alternative to a project. Rather, it must consider a reasonable range of potentially feasible alternatives that will foster informed decision-making and public participation. Also

see Master Response 4: Adequacy of Historic and Alternatives Analyses.

The comments related to the proposals related to an exhibit in the Carriage House and the amenities structure in the most recent project plans will be considered as part of the project merits as the City considers approval of the final project design. Also see Master Response 1: Project Design and Merits.

Response B1-5. The commenter's opinion regarding documentation as a mitigation measure is noted. As is described in the Draft EIR, even with implementation of the mitigation measures which include documentation, demolition of 10 of the 12 contributing buildings and alteration of six contributing landscape features in the CCAC API would adversely impact the district such that it would no longer be able to convey its significance, resulting in a substantial adverse change to the historical resource; this would be a significant and unavoidable impact, as described in the Draft EIR. Documentation is a mitigation measure that is almost always required prior to historically significant resources are demolished; however, it is well established that such a mitigation measure will not reduce the impact to a less-than-significant level consistent with the findings of this EIR.

Response B1-6. The commenter's thoughts related to Mitigation Measure HIST-2d, which requires the project sponsor to contribute to the City's Facade Improvement Program, not being adequate to the scale of loss of cultural resources and local history is noted. All mitigation measures mitigate cultural and historic resources impacts to the greatest extent feasible. As described in the Draft EIR, even with all the measures included in Mitigation Measure 2a-2d and Mitigation Measure 3, , the project would still result in significant unavoidable cultural and historic resource impacts. Specific to Mitigation Measure HIST-2 please see pages 253-256 of the Draft EIR for a discussion of the calculation of the façade improvement contributions and specifically how the City's methodology has been revised to address the scope of the impact.

Response B1-7. This comment identifies other projects within the City of Oakland involving the reuse of historic structures but does not address the adequacy of information or analysis within the Draft EIR. Please see Master Response 4: Adequacy of Historic and Alternatives Analyses.

- Response B1-8.** The comment is related to the project design and merits of the project and does not address the adequacy of the information or analysis within the Draft EIR. An analysis of the final design is subject to CEQA. The revisions to the proposed project are discussed in Chapter 1, Introduction, Section C, Project Revisions, of this Response to Comments document. As identified therein, the project revisions do not constitute significant new information requiring recirculation pursuant to CEQA Guidelines Section 15088.5. A determination on the replacement design as “better than or equal to” the existing will be made during the entitlements process. This process is described further in Master Response 1: Project Design and Merits.
- Response B1-9.** Please see Master Response 7: Tree Removal and Adequacy of Replacement. As noted within the Draft EIR, the proposed project would not result in a significant visual impact. As such, suggestions for additional trees and the landscape plan relate to the project design; please see Master Response 1: Project Design and Merits. Additionally, it is noted that in the final plans the height of Building B has been reduced to specifically address the comment of the massing behind Macky Hall such that the height of the trees on the west side of Macky Hall no longer are needed to provide the reduction requested.
- The commenter’s suggestion regarding deed restriction related to tree maintenance is noted but relates to the design and merits of the proposed project and does not address the analysis within the Draft EIR.
- Response B1-10.** Please see Master Response 1: Project Design and Merits and Master Response 6: Building Height and Style. It should be noted that the final design of the project would be subject to review under the demolition permit. In addition, as commenter notes, the project design has been revised since the publication of the Draft EIR. These revisions are discussed in Chapter 1, Introduction, Section C, Project Revisions, of this Final EIR document. As noted therein, the project revisions do not constitute significant new information pursuant to CEQA Guidelines Section 15088.5. The changes to the project thus far were reviewed in public hearings and will be further reviewed and refined in additional public hearings as described in Chapter 1.C, Project Revisions.

Other comments related to the siting of the new buildings are noted. The project will improve views to Macky Hall via the restoration of the Macky Lawn and by restoring the Treadwell Estate view corridor. These improvements will improve view to and through the site from Broadway as well as views within the campus.

Response B1-11. Please see Master Response 9: Use of Adjacent Safeway Redevelopment Project Site.

Response B1-12. This comment shows images of adaptive reuse of other historic structures but does not raise questions regarding the information or analysis within the Draft EIR. See Response to Comment B1-7.

B2

5200 Broadway (PLN20141, ER19003)

Neil Heyden <neil.heyden@gmail.com>

Sun 2/4/2024 6:42 PM

To:rlind@oaklandca.gov <rlind@oaklandca.gov>

You don't often get email from neil.heyden@gmail.com. [Learn why this is important](#)

Dear Members of the Landmarks Preservation Advisory Board, Oakland Planning Commissioners, and Ms. Lind:

Having reviewed the latest submitted materials on this project, I appreciate your considering my comments:

- I am greatly disappointed there has been no significant changes in the efforts to preserve any of the college-era historically eligible buildings from what was proposed several years ago. Not only are there architecturally significant structures and features being overlooked (and therefor disposed of) there would be no remaining sense of what the college meant to this space and the people apart of it. Please encourage additional consideration be given to adaptive reuse, including full structures in-situ and sensitive relocation. | 1
- Mitigation with documentation is one step to remembering, but preserved physical structures would be notice to be seen and appreciated every day. | 2
- From residence to college this space has been many things to many people. A more comprehensive, past and forward looking environmental review ought to deliver an historic landscape design that invites the neighborhood in to learn what was and can be. | 3

Thank you for considering my comments and encouraging the project developers to stretch further to make this new use include the past. | 4

Neil Heyden

OHA Member

LETTER B2
Neil Heyden
February 4, 2024

Response B2-1. This comment addresses the design of the proposed project, or suggested changes to the project design, and does not address the information or analysis within the Draft EIR. Please see Master Response 1: Project Design and Merits and Master Response 4: Adequacy of Historic and Alternatives Analyses. Please also see Response to Comment B1-7.

Response B2-2. As the commenter notes, documentation of existing structures on the site has been included in cultural and historic resource mitigation measures. The commenter's preference for preserved physical structures is noted. Please see Chapter VII, Alternatives Analysis, for a discussion of alternatives to the proposed project that considered retention and reuse of existing project site structures. Please also see Master Response 4: Adequacy of Historic and Alternatives Analyses.

Response B2-3. This comment includes reference to "a more comprehensive, past and forward-looking environmental review...". An analysis of cultural and historic impacts, including the existing landscape on the project site, is included in Section V.B, Cultural and Historic Resources, of the Draft EIR. Additionally, the Draft EIR analyzed several alternatives involving reuse of the existing buildings on the project site. Please refer to Section VII, Alternatives, of the Draft EIR for a discussion of alternatives involving reuse of the existing buildings on the project site as well as Master Response 4: Adequacy of Historic and Alternatives Analyses, and Master Response 1: Project Design and Merits. The commenter does not identify deficiencies within the Draft EIR environmental analysis, so a more comprehensive response to the comment cannot be provided.

Response B2-4. This is a closing paragraph and does not relate to the adequacy of the Draft EIR.

B3

CCA Project.

Heidi Marchesotti <heidi.marchesotti@corcoranicon.com>

Mon 2/5/2024 10:41 AM

To: rlind@oaklandca.gov <rlind@oaklandca.gov>

You don't often get email from heidi.marchesotti@corcoranicon.com. [Learn why this is important](#)

I am opposed to a 9 story building at this site. It is a terrible idea, will block light and views of neighboring properties and does not fit within the architectural context of the neighborhood.

Heidi Marchesotti, Partner

Corcoran Icon Properties

(510) 387-7865

www.HomesByHeidi.com

Typed with thumbs on iPhone

LETTER B3
Heidi Marchesotti
February 5, 2024

Response B3-1. The commenter's opposition to the height of the structure is noted. Please see Master Response 6: Building Height and Style and Master Response 8: Visual Impacts.

B4

Fwd: PLN20141, ER19003--5200 Broadway

Kathy Rogers <krogers988@gmail.com>

Mon 2/5/2024 11:45 AM

To:rlind@oaklandca.gov <rlind@oaklandca.gov>

You don't often get email from krogers988@gmail.com. [Learn why this is important](#)

----- Forwarded message -----
From: **Kathy Rogers** <krogers988@gmail.com>
Date: Mon, Feb 5, 2024 at 11:44 AM
Subject: PLN20141, ER19003--5200 Broadway
To: <rlind@oakland.gov>

Dear Members of the Landmarks Preservation Advisory Board, Oakland Planning Commissioners and Ms. Lind.

I would like to comment on the DEIR for 5200 Broadway.

The proposed project would drastically alter one of Oakland's oldest and most historic remaining and intact educational campuses. I make the following points.

The DEIR is inadequate and insufficient.

Demolishing the 10 college-era buildings destroys an API and much of the college's 10-year history.

The facade improvement program contribution is not enough.

Reuse can add value, significance and a sense of history and is environmentally superior.

The proposed design is not better or equal to what is being replaced.

The proposed landscape plans are inadequate and may not replace many of the historic trees.

The design should be more contextually sensitive.

The City should study the proposal in conjunction with the blighted vacant lot at Pleasant Valley and Broadway.

Thank you for your consideration,
Kathleen Rogers
Oakland Resident

LETTER B4

Kathleen Rogers
February 5, 2024

Response B4-1. This comment notes the change that would occur on the project site with implementation of the proposed project. This comment does not address the analysis within the Draft EIR. The comment also cites the historic nature of the project site. Refer to Response B4-3 below.

Response B4-2. This comment states that the Draft EIR is “inadequate and insufficient.” The commenter does not identify specific instances of inadequate analysis within this comment, so no additional response can be provided.

Response B4-3. The Draft EIR identifies three significant and unavoidable cultural and historic impacts associated with development of the proposed project. As described in Section V.B, Cultural and Historic Resources, even with implementation of the identified mitigation measures, the project would adversely impact the API in such that it would no longer be able to convey its significance, resulting in a substantial adverse change to a historical resource.

Implementation of Mitigation Measures HIST-1 a, HIST-1 b, and HIST-1 c would require documentation to be prepared by a consultant meeting the Secretary of the Interior’s Professional Qualifications Standards for History or Architectural History and to be reviewed and approved by the Director of the Planning & Building Department. Application of SCA-HIST-1 : Archaeological and Paleontological Resources – Discovery During Construction (#36), SCA-HIST-2: Human Remains – Discovery During Construction (#38), would reduce the Project’s potential impacts to the aforementioned resources to a less-than-significant level. Implementation of Mitigation Measures HIST-2a, HIST-2b, HIST-2c, and HIST-2d would reduce the level of impact to historical resources as a result of the project but the impact would still be significant and unavoidable. Mitigation Measure HIST-2a would require the Project Sponsor to retain a professional to prepare written and photographic documentation of the California Register- and National Register-eligible CCA API. Mitigation Measure HIST-2b would require the

Project Sponsor to prepare a permanent exhibit/display of the history of the CCA, including but not limited to historic and current condition photographs, interpretive text, drawings, and interactive media. Mitigation Measure HIST-2c requires the Project Sponsor to establish a permanent outdoor art installation at the project site to reinforce the history of the site as a location for arts education and practice. Mitigation Measure HIST-2d requires the Project Sponsor to contribute to the City's Façade Improvement Program. In addition to these mitigation measures, SCA-HIST-3: Property Relocation (#39) Requirement, shall be implemented to provide the opportunity for relocation of contributing buildings in the CCAC API.

- Response B4-4.** As described in the Draft EIR, and as noted in this comment, even with the contribution to the City's Façade Improvement Project, the project would still result in significant unavoidable cultural and historic resource impacts.
- Response B4-5.** This comment relates to the design or merits of the proposed project and does not address the environmental analysis; please see Master Response 1: Project Design and Merits. See also Response to Comment B2-3.
- Response B4-6.** Please see Master Response 7: Tree Removal and Adequacy of Replacement.
- Response B4-7.** Please see Master Response 1: Project Design and Merits and Master Response 6: Building Height and Style.
- Response B4-8.** Please see Master Response 9: Use of Adjacent Safeway Redevelopment Project Site.

B5

From: Larry Mayers <mayersarch@gmail.com>
Sent: Wednesday, January 31, 2024 11:19 AM
To: Lind, Rebecca <RLind@oaklandca.gov>
Subject: Fwd: 5200, 5276 Broadway--California College of Arts Project: Comments on the Scope of the EIR; File NO. ER19003

You don't often get email from mayersarch@gmail.com. [Learn why this is important](#)

Dear Ms. Lind:

In reviewing the EIR for the California College of Arts project, I do not see where my Scoping comments to you (sent via email on 10/18/2019) was included in Appendix A. (As proof of my sending that letter, this email is a forward of that original email, with the attachment). As a licensed architect, with extensive experience in affordable multifamily housing, my comments were extensive--and substantive, including noting potential violations of not only the Oakland Planning Code, but the California Building and Fire Codes as well.

Were my comments included, but inadvertently left out of the EIR package. I am only partially through my review, but as of yet, I don't see where any of my comments and suggestions for what should have been included in the EIR scope have been studied adequately--if addressed at all.

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B5 cont.

As a citizen and business owner in Oakland, paying both property and business taxes, I request an explanation. Thank you.

Larry Mayers

----- Forwarded message -----

From: **Larry Mayers** <mayersarch@gmail.com>

Date: Fri, Oct 18, 2019 at 3:02 PM

Subject: 5200, 5276 Broadway--California College of Arts Project: Comments on the Scope of the EIR;

File NO. ER19003

To: <rlind@oaklandca.gov>

Dear Ms. Lind:

Please see the attached. Thank you.

Larry Mayers

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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cont.

B5 cont.

October 17, 2019

Rebecca Lind
Case Planner
rlind@oaklandca.gov

Re: 5200, 5276 Broadway--California College of Arts Project: Comments on the Scope of the EIR; File NO. ER19003

Dear Ms. Lind:

Please accept the following issues as topics to be reviewed in the EIR for the above project.

- A. Major Upzoning:** The project is dependent on an major upzoning that in part, leaps several degrees of zoning and misuses the stated intent of the proposed zoning:
1. Degrees: While the neighboring shopping center is currently zoned CC-2, and a portion of the site is currently zoned CN-1, which is a reasonable step down from CC-2, the bulk of the site is zoned RM-3, which is several steps down from CC-2 in terms of intensity of development.
 2. Misuse of zoning intent: From the Oakland Planning Code (17.35.01):
 - Intent: "The provisions of this Chapter shall be known as the CC Community Commercial Zones Regulations. The intent of the Community Commercial (CC) Zones is to **create, maintain and enhance areas suitable for a wide variety of commercial and institutional operations** along the City's major corridors and in shopping districts or centers."
 - "CC-2 Community Commercial - 2 Zone. The CC-2 Zone is intended to create, maintain, and enhance areas **with a wide range of commercial businesses with direct frontage and access along the City's corridors and commercial areas**"
 - And note that even if the site is zoned CC, a Conditional Use Permit (CUP) is required for residential use.

The City engaged in a comprehensive—and expensive—rezoning process just a few years ago. Community engagement was city-wide and thorough. The project landowner and developer now want to significantly spot upzone and ask for additional variances (see Item G below). And they want to do that without commensurate community benefits, particularly the provision of a proportional amount of affordable housing. The impact city-wide for setting such a precedent is significant, as one opportunity after another for securing community benefits—including more affordable housing—is lost.

Also, why wouldn't neighboring landowners request similar upzones? The owner of the apartment complex to the east, despite the project's significant impact on the residents of that project, is not opposed to the proposed project because he envisions being able to eventually being able to match the density on his site in the future. And significant community benefits touted by the Developer, such as the views west towards Mt. Tamalpais from the park, as well as those from the "Viewing Platform" south of the relocated Carriage House could disappear if neighboring properties (especially the CC-2 Rockridge Shopping Center site, are developed at higher densities.

But perhaps even more importantly, the precedent set by privately-owned land being significantly spot upzoned beyond what was agreed to during that process diminishes the citizenry's faith in the political process and foments mistrust of government. The results of such mistrust can have significant impacts, as can be plainly seen at the national level.

Study impact of the precedent of approving this type of spot upzoning without commensurate community benefits city wide.

- B. Life Safety: Because of the topography of the site, access and egress for both emergency vehicles and residents is restricted.**

The cliff on the south side of the site, and the limited access from the existing apartment complex to the east of this site means that emergency vehicles will access the site primarily from Broadway, Clifton, and (although the documents do not call it out or configure it properly) what will certainly have to be a combination pedestrian walkway/fire lane running west of Buildings B and C. That fire lane is highly problematic. The fire lane is approximately 450' long, three

B5 cont.

times longer than that allowed per the California Fire Code (CFC) 503.2.5 without an approved turnaround. Since a circular turnaround is impossible, a so-called “hammerhead” turnaround would have to be configured (the current site plan on Sheet A1.11 does not show such a proper configuration). However, hammerheads are problematic, in that only one vehicle can use it at a time. Because of the size of this project, in an emergency, multiple vehicles could be in the fire lane, with hoses and other apparatus crowding the area, all of this restricting the ability of personnel to effectively do their job, increasing the life safety hazard.

Another section of the CFC (503.1.1) requires vehicular access to within 150’ of all portions of the building(s). Clearly, this cannot be the case for the proposed project. There is an exception to this rule that allows the local Fire Officials to modify the 150’ rule. But that places the onus—and thus liability—on Oakland if it is increased.

Additionally, to even access or egress from the fire lane, there is another approximately 280’ of Clifton to Broadway, where emergency vehicles would then have to navigate through often-stopped traffic. The multiple traffic lights established short distances from each other along Broadway as part of the work of the Rockridge Shopping Center are experiencing increasingly worse service levels since the completion of Phase I. What happens when that site is finally built out, in addition to the proposed project?

Also, at the same time emergency vehicles are arriving, hundreds of residents will be fleeing, using the same fire lane. Also to be noted is CFC 503.2, which among other things requires “...such right-of-way shall be unobstructed and maintained only as access to the public street.” Street furniture and other obstructions within the required minimum 20’ of width is not allowed.

Finally, what happens when there is another emergency in the neighborhood when emergency vehicles are held up on the CCA site, be it through the long dead-end and hammerhead or traffic? Response times will be significantly reduced. This has a significant—and potentially fatal—impact.

The impact to both the proposed project and the surrounding neighborhood of the lack of proper emergency vehicle access and egress, resident egress from the site, and potential liabilities to the City of Oakland must be studied thoroughly.

- C. Impact on Traffic:** The traffic changes that have occurred because of the expansion of the Rockridge Shopping, and attendant changes to Traffic Lights, traffic, and pedestrian safety are becoming more apparent every day—and this is before Phase II of the shopping center comes on line (or whatever is eventually built on that site).
- Service levels at several of the existing and new traffic lights are already frequently at Level E or even F.
 - The City has been completely unresponsive to neighborhood complaints, including addressing the non-approved traffic barrier installed by Merrill Gardens.
 - Garbage pick-up at Merrill Gardens is an issue. How will that be provided at the far larger CCA project? It is likely that garbage pick-up at Buildings B, C, and D could impact emergency access (see Item B above).
 - All of this affects the Life Safety issue (see Item B above).
 - See also the Summary below for more on this issue.

The cumulative impact of new road demand caused by the proposed project, combined with those from the adjacent newly constructed, approved, or planned developments must be studied.

- D. Impact on Transportation Infrastructure:** The proponent is touting the project’s proximity to transit, including BART. But the BART station is just outside a ¼ mile radius of the site.
- Numerous transit studies show marked fall-off in transit use at more than ¼. Furthermore, recent studies indicate increases in VMTs are significantly attributed to non-peak hour trips—the kind of trips typically made by auto. While I am not as strongly in favor of maintaining the code-required 1:1 parking (Planning Code 17.116.060) as others, I note that this does bring some validity to their argument about parking and traffic. (Reference: https://www.ppic.org/content/pubs/report/R_211JKR.pdf) for example.
 - I use BART. At peak hour, inbound trains are already at “crush load”.
 - I bike to BART. The bike racks are frequently full. The project is providing 554 bike parking spaces. That is great. But if even a fraction of those are ridden to BART, there won’t be any bike parking for them.

B5 cont.

The impact on transportation infrastructure, including alternate methods in which alternate methods provided by the Developer as part of a community benefits package commensurate with the degree of increased density allowed, should be studied. This could include support of transit upgrades in perpetuity.

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cont.

E. Lack of accessibility:

One of the community benefits the Developers are proposing is the “art walk” along Clifton. But Clifton has a slope of approximate 8%—already near the maximum allowed by the California Building Code for a “ramp”. But a ramp requires a 5’ landing every 30” of rise. In short, this public amenity would not be accessible, potentially opening the City to liability via an ADA lawsuit. This could have a significant impact on the City’s finances.

Although the public park is also a proposed community benefit. While there is an apparent complying ramp from Broadway up to the park, this is a very long way for a person with mobility issues to navigate. Consideration should be given to a prominent public elevator to this level.

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Also, neighborhood centers in hilly areas are always on the flats between hills (in hilly San Francisco, think Union Street, Polk Street, Ocean Avenue, 24th Street, etc.). In Oakland, we have Montclair Village, Piedmont Avenue, College Avenue, etc.

The impact of lack of, or difficult accessibility and mitigations thereof, or alternative solutions to, must be studied.

F. Impact on Neighborhood Retail: The proponent is offering as a community benefit subsidized storefronts along Clifton for arts-related activities and businesses. This could have an impact on College Avenue retail, which already has a high vacancy rate, needs to be studied. Admittedly, the causes of the problems that neighborhood retail is experiencing goes way beyond Oakland, but this project does not help—and only makes it worse. A better move would be to have townhouses along Clifton, and use the revenue from that to subsidize storefronts on College.

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The impact on College Avenue retail, which already has a high vacancy rate, needs to be studied, along with alternatives.

G. Impact of Violations of Height and Setback Regulations, and related Impact to adjacent RM Zone: As discussed, the project is dependent on upzoning to CC-2. Yet, even with that upzoning, the project would require significant variances beyond that:

1. Height: Table 17.35.04 of the Planning Code shows a maximum Height Area of 160’. Yet the project is calling for as much as 189’ from the base of the building at Building E. Per the note on Sheet A0.02, that height is “calculated independently by averaging the spot elevation of proposed grade at the four points 5’ away from each building corner”. This may violate the Planning Code method of measuring height from street level for upslope lots, but from my knowledge of the code, the CC section doesn’t directly address this, probably because CC zones are rarely on a hilly site. This should be confirmed.
2. Number of Stories: Table 17.35.04 of the Planning Code shows a maximum of “15 stories not including underground construction”. Yet the project is calling for a 19 story building from the high point of the grade, but it sits on at least two stories of podium that is above Clifton.
3. Setbacks: Even the CC-2 zoning requires a min 15’ setback from an adjacent RM-zone, which is the case along the east property line (from Table 17.35.03, note 8. “When a rear lot line is adjacent to an RH, RD, or RM Zone, the required rear setback for both Residential and Nonresidential Facilities is ten (10) feet if the lot depth is one hundred (100) feet or less and fifteen (15) feet if the lot depth is more than one hundred (100) feet.”). This assumes that Broadway is the front of the property. The current plan shows less than that. But if Clifton is considered the “front”, that setback is reduced to as little as 5’. However, this distance is further increased by one or more of the following provisions of the Planning Code:
 - 17.108.010: This section prescribes height restrictions on lots abutting property in an RH, RD, or RM Zone, including “all Commercial” zones, and requires additional setbacks per foot of increased wall height above 30’. Such setbacks would render the massing of Buildings B and C in violation.
 - 17.108.080: This section prescribes minimum side yards opposite living room windows, and requires similar setbacks based on wall height to 17.108.010. Again, this renders the massing of Buildings B and C in violation.

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B5 cont.

- Both these conditions have significant impact on shade and shadowing of the RM-3 zoned property

The implications of additional variances on this site, plus the implications of setting a precedent for such variances on top of such upzoning city-wide must be studied.

H. Affordability/Displacement issues: For the amount of density increase being asked for, the project is woefully short of supplying affordable housing, and is not supplying any family housing. I am a member of the affordable housing community (my architecture firm only works on affordable housing), and am an active member of East Bay Housing Organizations (EBHO). While I can't speak officially for EBHO, I can state the following:

By my analysis of the Planning Code, the existing zoning would allow about 233 units. With the application of the full density bonus for affordable housing as mandated by state law, that number could be increased to a max of about 314 units, but that would require that 5% of all units be "very low income", or 10% be "low income". It is further doubtful that these units could be restricted to artists. It is also a question of whether or not the 35 proposed units even qualify as new units, as they are replacing 55 dorm-style units. The Developer will probably argue that these dorm units were to house CCA students, so that demand goes away. But that argument is patently false. It is more likely that CCA students will not be able to find accommodations in San Francisco, and, like thousands of others there, will be looking to Oakland for housing. The affordable housing community is very concerned about displacement, and opposed to upzoning without commensurate community benefits, including significant numbers of affordable—and affordable family—units.

A thorough study to determine the appropriate balance between zoning, height, and density increases versus the number of new net affordable housing units must be made as part of the EIR. Such a study would look at the ratio of concessions allowed versus the number of affordable units and depth of affordability. This study should also include looking at what has proven to be a workable balance in adjacent communities, as well as looking into the provision of family units (3BR or larger).

Summary: This project has been in the works for about two years now, and the developer has, despite a series of "outreach" attempts, been very unresponsive to community input. The list of "things that we heard" as presented by the Developer at the Scoping Session was essentially unchanged from their original project goals, and does not fairly represent community input (I have been to three of the presentations). Furthermore, they side-stepped any question about re-zoning until relatively recently. They have repeatedly claimed that the number of units they are proposing is needed to pay for the "community benefits" they are offering. Yet, those benefits are suspect. The "Art Walk" is not accessible as noted, the access to the property is something the community already has (though the site is woefully poorly maintained, and they are required to preserve the National Register buildings anyway). But the truth was accidentally blurted out by one of their consultants at an earlier meeting that I attended: In responding to a question from the audience about why so many units were needed, the consultant replied that was what was needed to justify the price for the land that CCA is asking for to pay for their expansion in San Francisco. So the project is dependent on the City essentially awarding air rights that belong to the public to a private owner, without commensurate community benefits. Within two blocks of the proposed project, there is clear evidence of what happens with upzoning without commensurate community benefits, including the inclusion of affordable housing: Merrill Gardens (assisted living) and The Baxter (126 units, and even now about 10% vacant due to the high cost of rent). That's more than 250 units total, and not a single unit of affordable housing. The proposed project is offering less than 6% affordable, and that is to a select group of people who can be characterized as *choosing* to be poor (I know, I spent my 20's in that situation). That is unacceptable.

Moreover, the intensity of development requires significant, very expensive excavating in rock and off-haul of spoils, as well as very expensive Type I and even more expensive Type I High Rise construction. (See "Alternative to be Studied" below). Combined with the unwarranted asking price for the land, this project will require very high rents to justify. That's not the type of housing Oakland needs, nor I point out, what a lot of the speakers at the Scoping Session who were supportive of the project are expecting. But I believe there is a viable, alternative compromise solution for a great project, paid for essentially by a combination of construction cost reduction and CCA accepting a reasonable amount for their land. (Indeed, without the upzoning, the land is worth what a developer is willing to pay for a site zoned for about 233 units without affordable density bonus).

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Alternative to be Studied:

Extend the current partial CN-1 across the site should certainly be considered as an alternative, if only because it represents a reasonable increase in density to accommodate more affordable units. Consideration can be made for additional height of a story or two relative to the amount of affordable housing provided. This alternative would reduce over-all development costs in the following ways:

- The resultant Type V-A or Type III-A buildings (over Type I podiums as needed) should substantially reduce construction costs, and reduce the significant impacts caused by the issues A-H noted above.
- Smaller affordable units for each unit size (for example, the proposed project has 700 gsf 1 BR units, while an affordable 1B would be about 600 gsf) would further reduce construction cost.
- This alternative, with less units and therefore less parking, would require less excavation. (As is, the proposed project is estimating a staggering 9,000 cubic yards of cut (and 13,300 cubic yards of cut in "Alt 5" which is not clarified). This is equivalent to about 640 (950 for "Alt 5") standard dump truck loads (at 14 cubic yards per load). Much of this is in rock. This is a very significant impact on the environment, including diesel fuel use and pollution, wear-and-tear on city streets (such trucks, when full, will weigh more than 20 tons each for rock fill. If that exceeds municipal weight limits, then the number of trips would have to be increased, with corresponding increase in cost), where the spoils will go, and noise of jack-hammering/excavating the rock, which is likely to go on for weeks, if not months given the difficulties of excavating in rock. It is also of course, very expensive. The proposed alternative that I am suggesting would greatly reduce the amount of cut needed, saving additional construction costs that could be applied towards more affordable units.
- With less over-all units, amounts of landscaped podium area would further decrease, again, reducing project costs.
- Less need for the proposed parking lifts.
- The project as proposed of course has the one high-rise component, but it may be that other buildings will be required to be constructed as high rises, due to some floor levels being more than 75' above *"the lowest level of fire department vehicle access"* per the California Building Code (CBC) 403.1. This would seem to apply for example, to Building D at Broadway.

11
cont.

In closing, I found the EIR for the Rockridge Shopping Center to be deficient in a number of ways, but mostly because it concluded many relevant objections did not "meet the Project Objectives". Those objectives were to allow what the developer was asking for: A 315,000 sf shopping center. The goal of the EIR should be to determine if the developer's proposal meets over-all community objectives and not just be a method to justify what the developer is asking for. But it is also important to realize that the Developer is not who is driving this proposal—it is CCA, the land owner.

12

Across the street, the benefits of upzoning the Merrill Gardens and Baxter sites accrued to the long-time blight-causing (decrepit, vacant buildings, billboards) out-of-City landowners. The benefits of the proposed project accrue to CCA, which is abandoning Oakland, has failed to maintain its properties (including rented properties across Broadway which they promised during the planning phase of the dorm building they would always "curate" the storefront windows, which they almost never did). It is the responsibility of the citizens and government of Oakland to find the best solution to this unique site. I believe such a project exists somewhere between what is currently zoned, and what is proposed.

13

Thank you for the opportunity to comment.

Larry Mayers

Coronado Avenue
Oakland, CA

LETTER B5

Larry Mayers

January 31, 2024

Response B5-1. The commenter's scoping letter was inadvertently omitted from Appendix A of the Draft EIR and given this, responses to the comments are provided here. This scoping letter does not raise any new environmental issues that are not evaluated within the Draft EIR, and inadvertent omission of the letter does not raise any topics that require recirculation of the Draft EIR. The scoping letter has been included in this Response to Comments Document; please see Responses to Comments B5-2 through B5-13 below.

Response B5-2. This comment relates to components of the proposed project, including the rezoning of the project, and not environmental analysis within the Draft EIR. This comment has been addressed through many design changes since the comment was issued. The project meets the affordable housing requirements.

Response B5-3. Please see Master Response 2: Evacuation and Emergency Access.

Response B5-4. An analysis of traffic impacts is included in Section V.C, Traffic and Transportation, of the Draft EIR. As required under SB 743, the Governor's Office of Planning and Research (OPR) developed potential metrics to measure transportation impacts that may include, but are not limited to, VMT, VMT per capita, automobile trip generation rates, or automobile trips generated. The new metric replaces the use of delay and level of service (LOS) as the metric to analyze transportation impacts under CEQA.

Please see Master Response 2: Evacuation and Emergency Access.

Several points within this comment relate to trash collection and installation of a traffic barrier associated with Merrill Gardens; these comments are unrelated to the environmental analysis of this proposed project. With respect to solid waste collection at the project site, please refer to Section V.M, Public Services, Utilities, and Recreation, of the Draft EIR, which indicates that solid waste collection for the city is provided by Waste Management of Alameda County.

Response B5-5. This comment includes references to transit studies, the commenter's experience with biking and taking BART, and a description of bike parking included in the proposed project. An analysis of the anticipated transportation demand (including cumulative demand), and potential impact on transportation infrastructure, is included in Section V.C, Traffic and Transportation, of the Draft EIR. With implementation of the identified SCAs, the project would not result in transportation-related impacts. A discussion of transit and the Transportation and Parking Demand Management Plan associated with the proposed project is included in Section V.C, Traffic and Transportation, of the Draft EIR. It should be noted, contrary to the comment, that the parking ratio is no longer 1:1. The City's minimum standard is now 0.50 spaces per market rate residential unit and no parking is required for affordable units. See page 301 of the Draft EIR for further information. Note that this comment makes assumptions about BART use and ridership that site dates from 2019 which is no longer relevant.

Response B5-6. All ramps and sidewalks proposed as part of the project would be required to meet applicable ADA requirements. As shown in Figure III-25 within the Project Description of the Draft EIR, a new accessible entrance and walkway are incorporated into the site design; installation of a public elevator is not proposed at this location. Please see Master Response 1: Project Design and Merits.

Response B5-7. The Draft EIR analyzes potential environmental issues associated with implementation of the proposed project. The California Environmental Quality Act (CEQA) does not require a discussion of fiscal impacts, so a discussion of impacts to retail within the project vicinity is not included in the Draft EIR.

Response B5-8. This comment address aspects of the project design. It should be noted that the site design has changed significantly since the commenter provided this scoping letter in 2019. Information regarding the currently proposed project is included in Chapter III, Project Description, of the Draft EIR.

A shadow analysis is included in Section V.L, Aesthetics and Shade and Shadow. As described in that section, the proposed would not result in a significant shade or shadow impact.

- Response B5-9.** This comment addresses components of the proposed project, including the housing types and the inclusion of affordable housing and to the extent the comment raises affordable housing, the comment does not address environmental analysis within the Draft EIR; please see Master Response 1: Project Design and Merits.
- Response B5-10.** This comment does not address the environmental analysis of the proposed project; no additional response is required.
- Response B5-11.** Please see Master Response 4: Adequacy of Historic and Alternatives Analyses.
- Response B5-12.** This comment addresses the Rockridge Shopping Center EIR, and not the proposed project. Project objectives identified for the project are listed on page 112 of the Draft EIR. As noted in CEQA Guidelines Section 15124, objectives should be included in a project description as "... a clearly written statement of objectives will help the lead agency develop a reasonable range of alternatives to evaluate in the EIR and will aid the decision makers in preparing findings or a statement of overriding considerations, if necessary. The statement of objectives should include the underlying purpose of the project and may discuss the project benefits."
- Response B5-13.** This comment does not address the environmental analysis of the proposed project; no additional response is required.

B6



February 6, 2024

(By electronic transmission)

City of Oakland Planning Commission
Rebecca Lind, Catherine Payne
Subject: PLN20141, ER19003 CCA Campus DEIR

Dear Chairperson Fearn and Commissioners,

Oakland Heritage Alliance has sent you preliminary comments on the DEIR but we are currently preparing a more detailed review.

We will attend the hearing on Feb. 7 but we urge that the public hearing be continued. This huge DEIR requires careful reading. Since the comment period has been extended, we request that the Commission agendaize further public comment at your March 6 meeting.

Thank you so much,

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel Levy". The signature is fluid and cursive.

Daniel Levy, President

1

LETTER B6

Daniel Levy, President, Oakland Heritage Alliance

February 6, 2024

Response B6-1. The 45-day public comment period for the Draft EIR began on January 12, 2024 and was expected to end on February 26, 2024. The public comment period was then extended to March 12, 2024. Public hearings were held for the Draft EIR on February 7, 2024 before the Planning Commission, and on February 5, 2024 before the Landmarks Preservation Advisory Board. Additional public hearings are not required.

B7

From: Craig Rice <craigr@seradesign.com>
Sent: Wednesday, February 7, 2024 10:53 AM
To: mayersbrewer@gmail.com; 'Lind, Rebecca'; alexrandolph.oak@gmail.com; aolenci@gmail.com; BombaOPC@gmail.com; cmatheny@opcmialocal300.org; jahrensopec@gmail.com; jfearnopoc@gmail.com; jrenkopc@gmail.com; mariakatopc@gmail.com; nataliesandovalopc@gmail.com; SShiraziOPC@gmail.com; vsugrueopc@gmail.com
Cc: Craig Rice
Subject: RE: PC Continuation Request 02 07 2024.pdf

You don't often get email from craigr@seradesign.com. [Learn why this is important](#)

Rebecca,

Since the request is directed to the Planning Commission is there any action needed by the Landmarks Preservation Advisory Board?

Craig Rice
c: 415.350.5844
[seradesign.com](mailto:craigr@seradesign.com)

From: mayersbrewer@gmail.com <mayersbrewer@gmail.com>
Sent: Wednesday, February 7, 2024 10:36 AM
To: 'Lind, Rebecca' <RLind@oaklandca.gov>; alexrandolph.oak@gmail.com; aolenci@gmail.com; BombaOPC@gmail.com; cmatheny@opcmialocal300.org; Craig Rice <craigr@seradesign.com>; jahrensopec@gmail.com; jfearnopoc@gmail.com; jrenkopc@gmail.com; mariakatopc@gmail.com; nataliesandovalopc@gmail.com; SShiraziOPC@gmail.com; vsugrueopc@gmail.com
Subject: PC Continuation Request 02 07 2024.pdf

You don't often get email from mayersbrewer@gmail.com. [Learn why this is important](#)

[EXTERNAL EMAIL]

See attached request from Upper Broadway Advocates. Thank you.

DISCLAIMER:

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LETTER B7
Craig Rice
February 7, 2024

Response B7-1. This comment is a procedural question and does not relate to the adequacy of the Draft EIR, therefore, no further response is necessary. The Landmarks Preservation Advisory Board will make a recommendation to the Planning Commission as an advisory board.

B8

From: Stuart Flashman <stu@stufash.com>
Sent: Thursday, February 8, 2024 11:06 AM
To: Lind, Rebecca
Subject: Materials from my testimony at yesterday's PC hearing
Attachments: CCA area map with Tunnel Fire.pdf; FEMA report - p 43.pdf; FEMA report p 60.pdf; FEMA Report p 66.pdf; Diablo Wind modeling gif excerpts.pdf

Follow Up Flag: Flag for follow up
Flag Status: Flagged

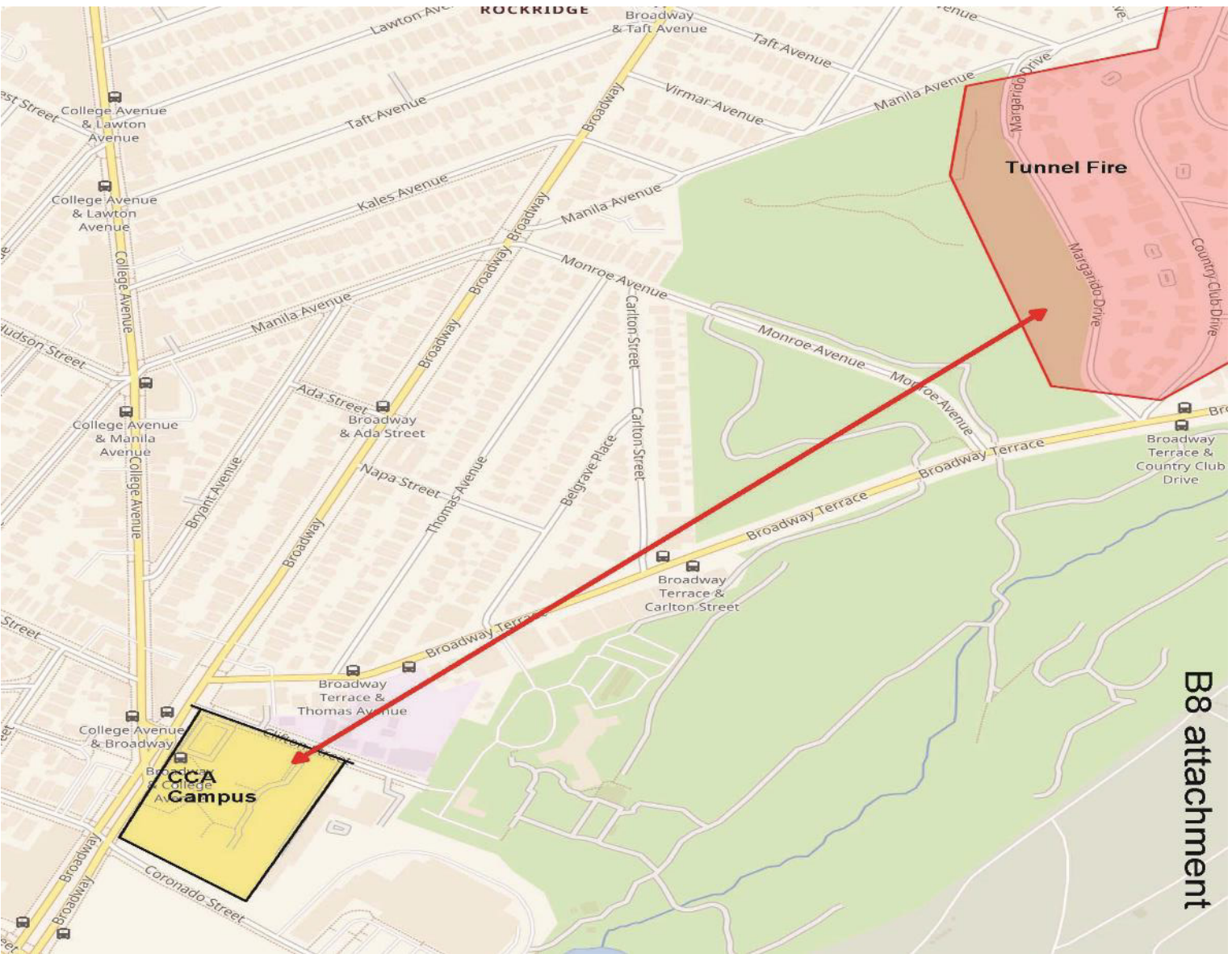
Dear Ms. Lind,

Attached are copies of the materials I had intended to show the Commissioners at yesterday's hearing, if an overhead projector had been available for my use. Please distribute to the Commissioners. I intend to submit a more detailed comment letter on the DEIR, which will explain these materials far better than I could in two minutes.

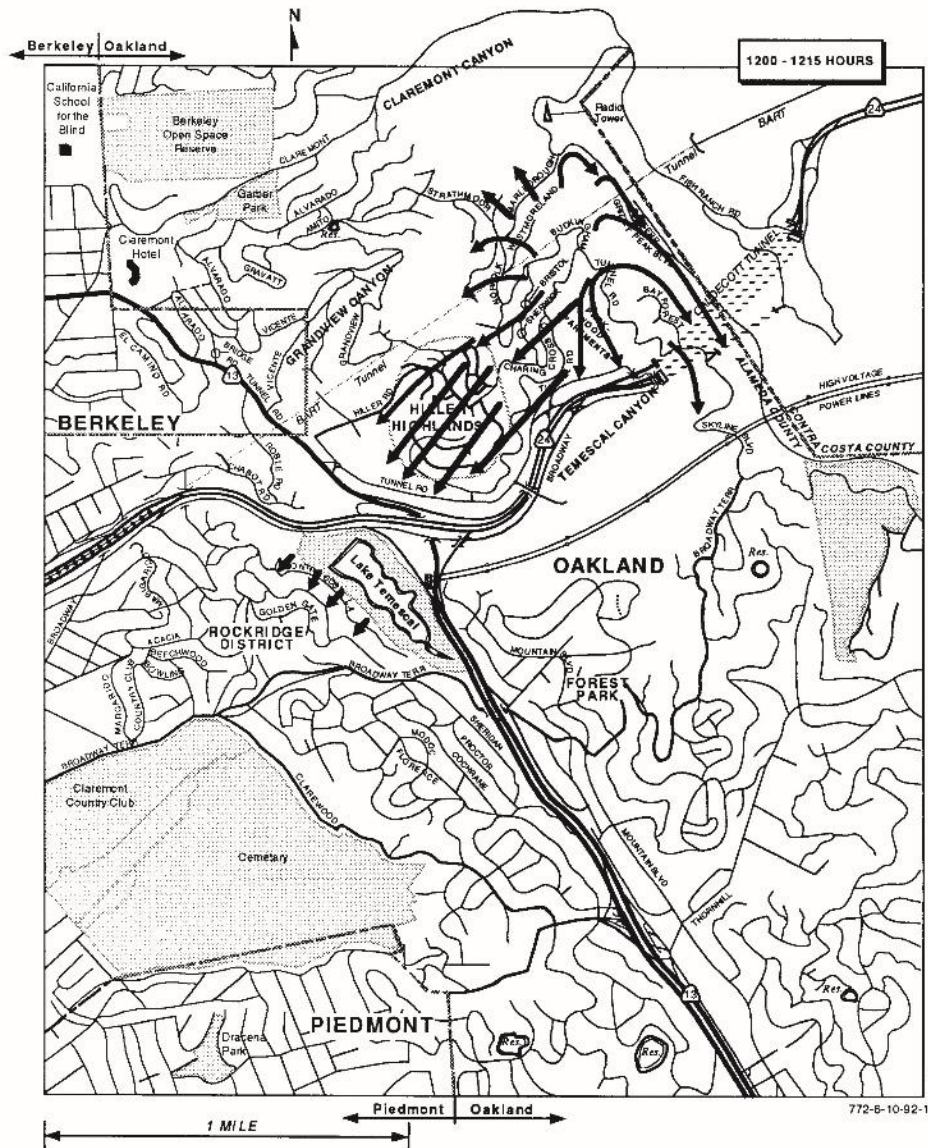
1



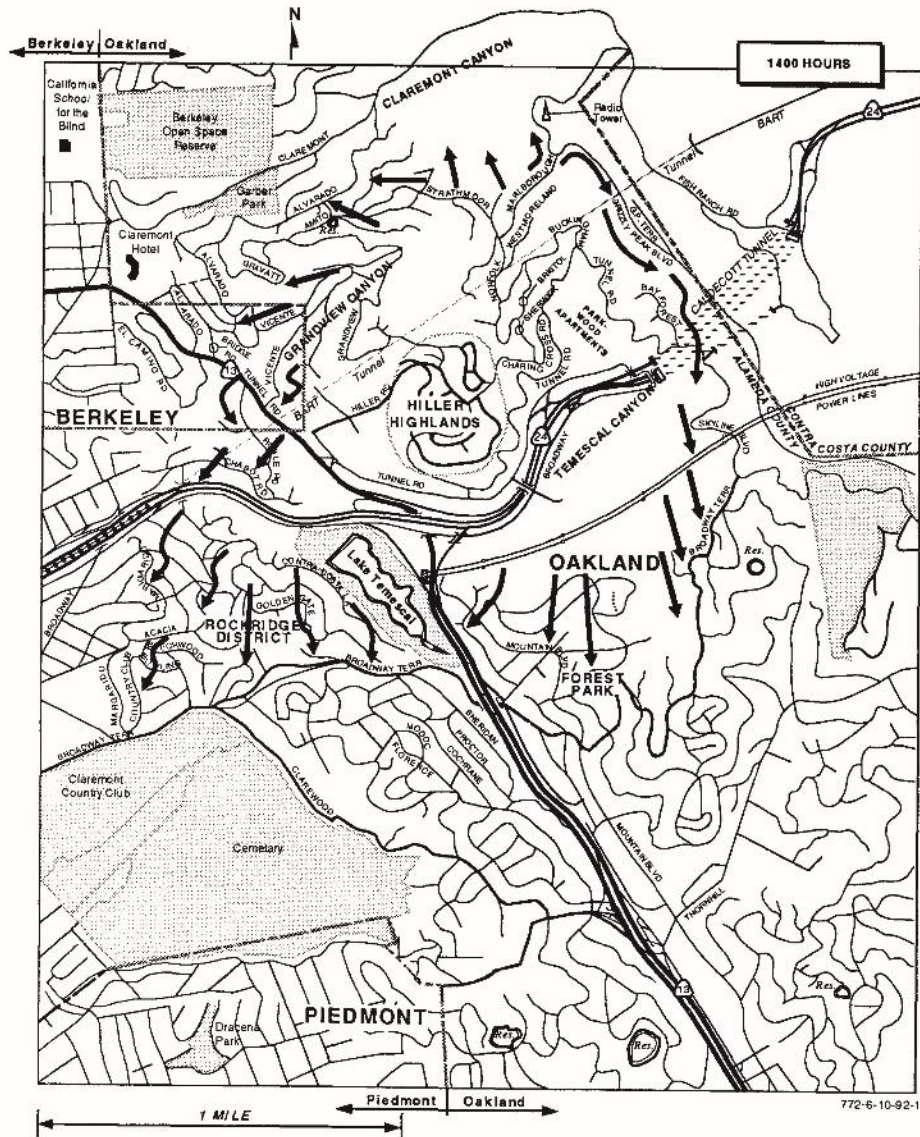
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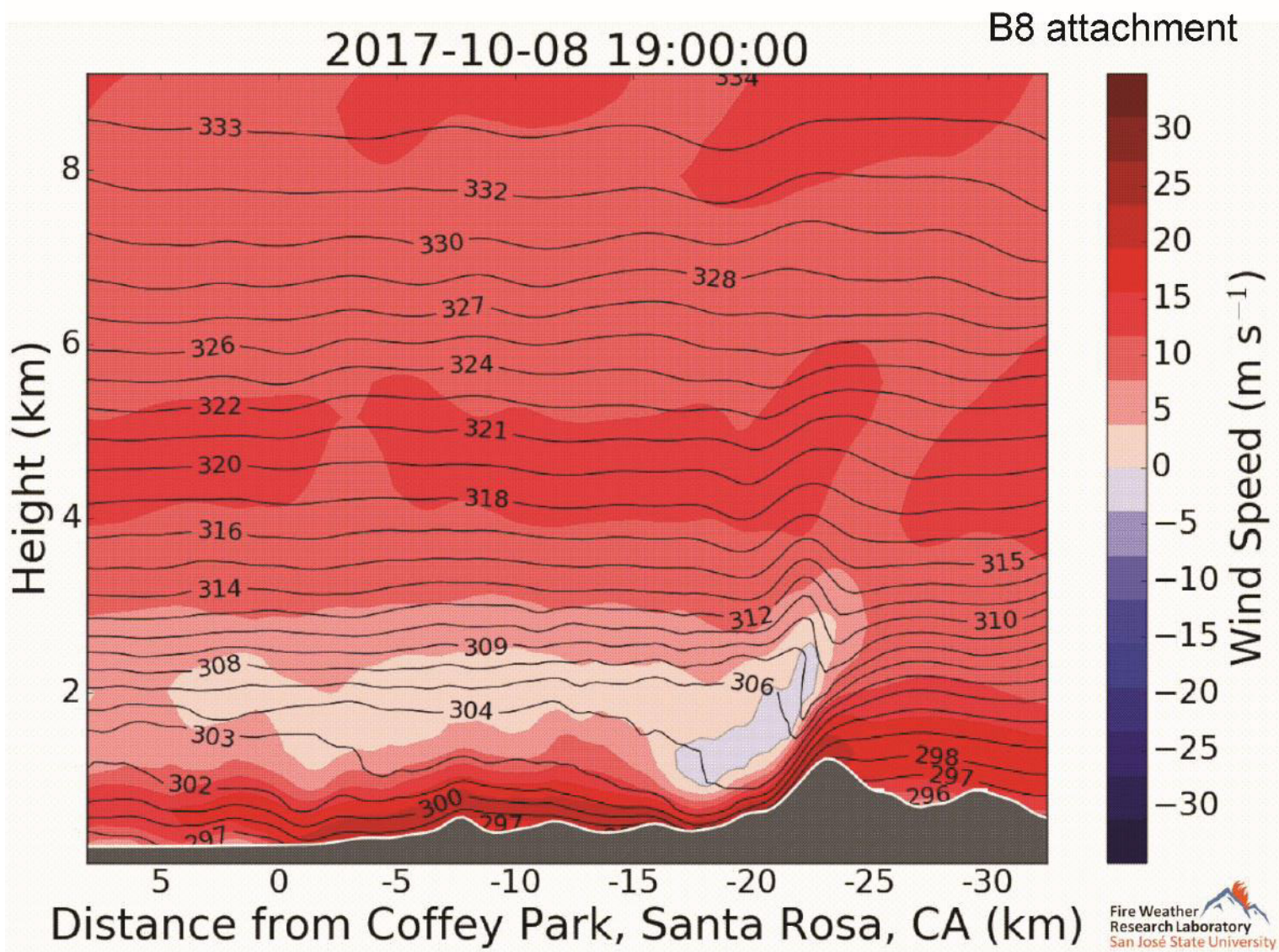


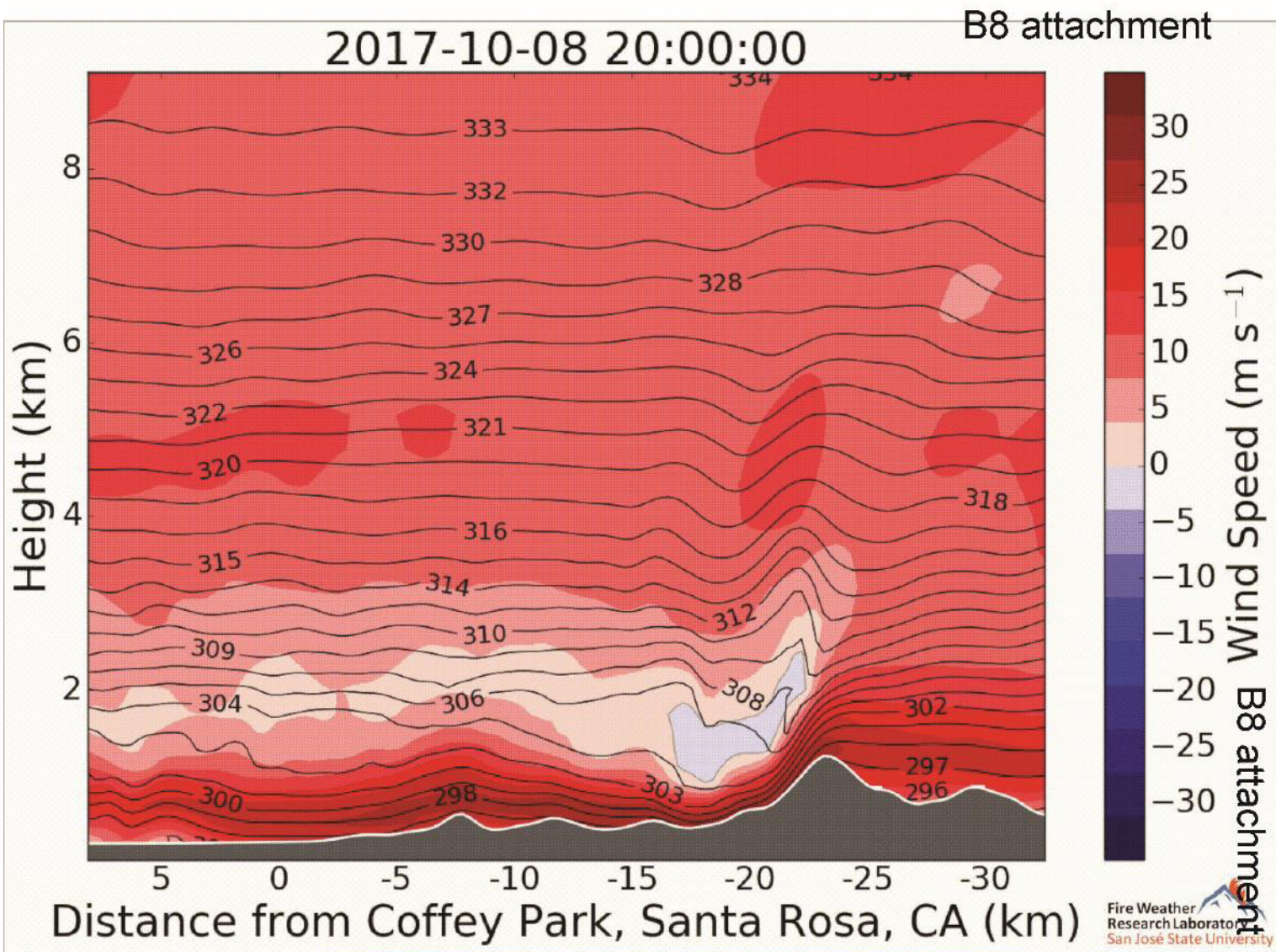
B8 attachment

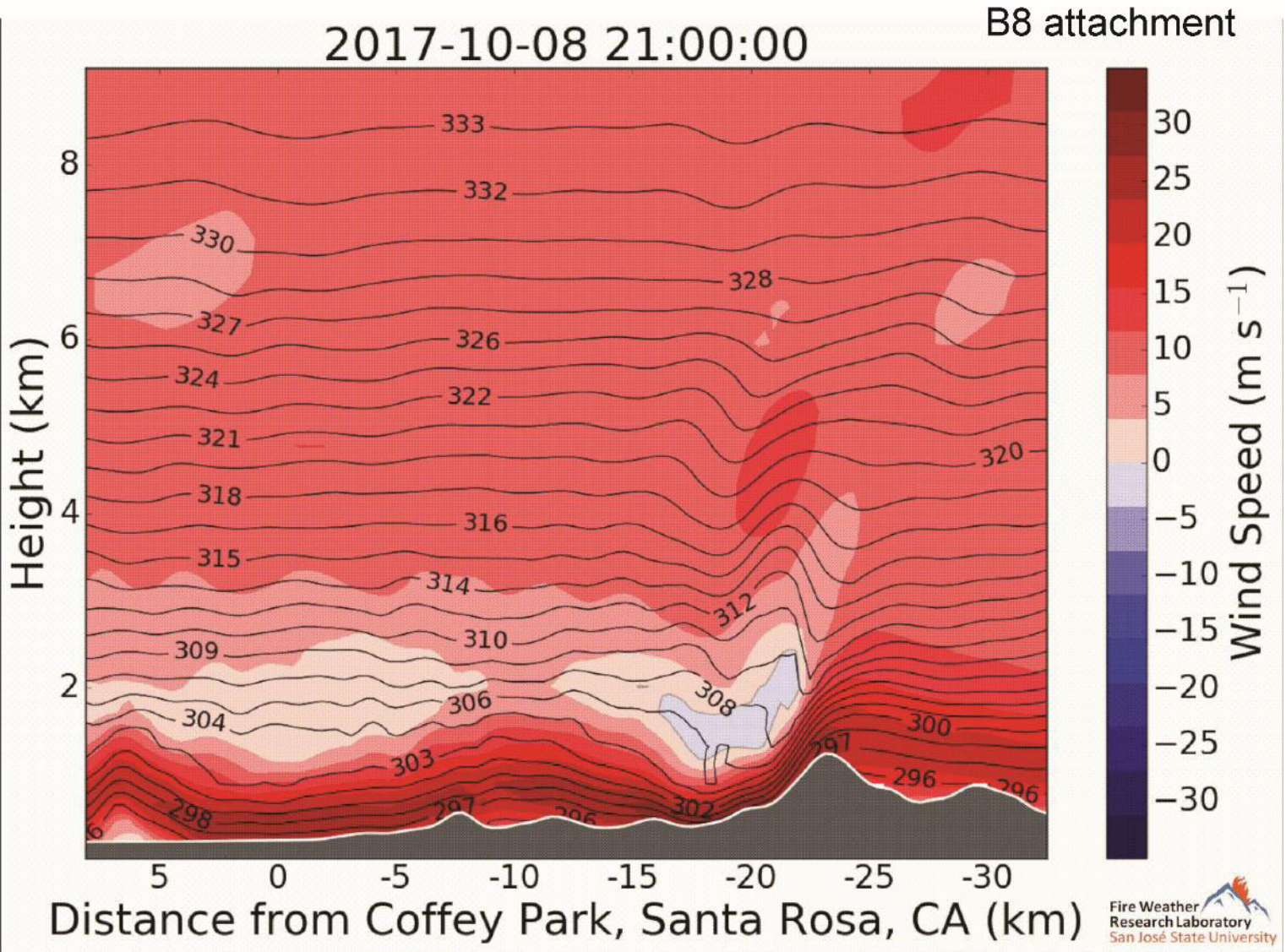


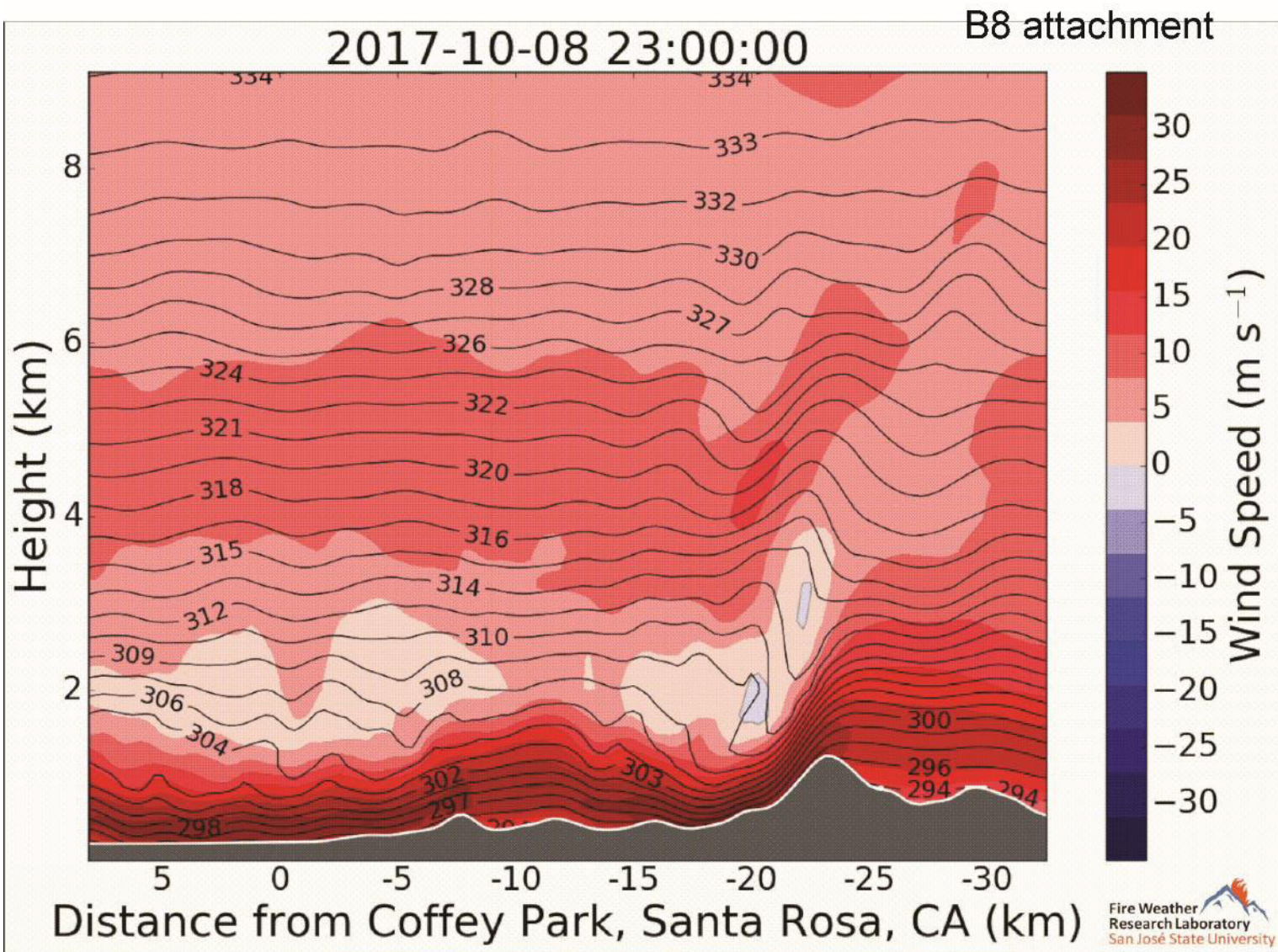
B8 attachment



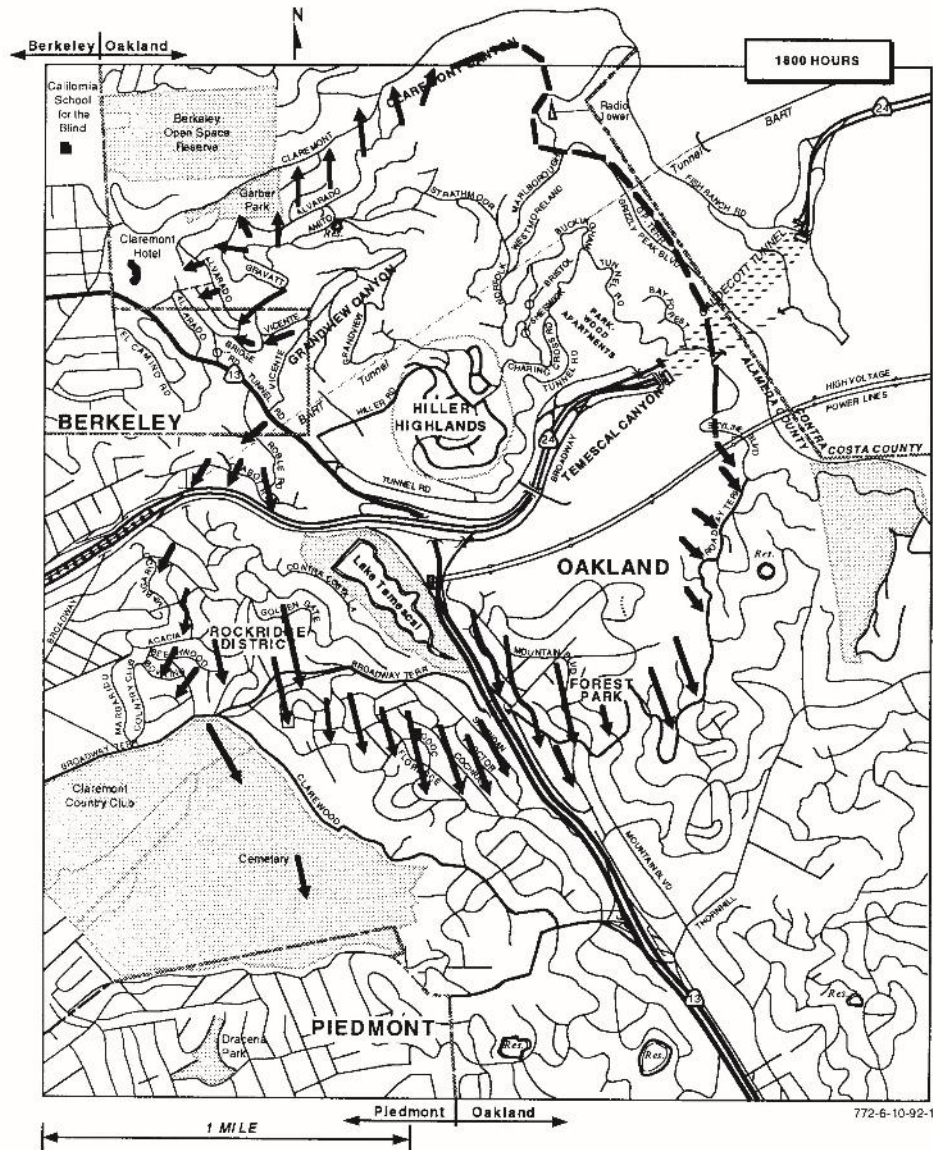








B8 attachment



LETTER B8
Stuart Flashman
February 8, 2024

Response B8-1. See Responses to Letter B31, which is an additional correspondence from Mr. Flashman that is inclusive of the material in this correspondence.

B9

From: brokicrofts <brokicrofts@sonic.net>
Sent: Wednesday, February 14, 2024 12:21 PM
To: Rebecca Lind
Subject: Deadline for CCA EIR comments?

You don't often get email from brokicrofts@sonic.net. [Learn why this is important](#)

Hi,

What is the deadline for submitting comments on the draft EIR for the CCA project?

Thanks,

Robert Brokl

| 1

LETTER B9
Robert Brokl
February 14, 2024

Response B9-1. The 45-day public comment period for the Draft EIR began on January 12, 2024 and was expected to end on February 26, 2024. The public comment period was then extended to March 12, 2024.

B10

From: Arthur Levy <arthur@yesquire.com>
Sent: Wednesday, February 21, 2024 12:13 PM
To: Lind, Rebecca
Subject: Re: Draft Environmental Impact Report for the CALIFORNIA COLLEGE OF THE ARTS OAKLAND CAMPUS REDEVELOPMENT PROJECT

You don't often get email from arthur@yesquire.com. [Learn why this is important](#)

Thank you, Ms. Lind. I picked up the DEIR without difficulty, but sorry for the difficulties your office is having with other members of the public today.

Arthur

On Feb 21, 2024, at 10:47 AM, Lind, Rebecca <RLind@oaklandca.gov> wrote:

I've contacted staff at the office and the volume will be at Will Call with your name on it. You will need to tell security that you are picking up a document. If needed you can reach out to Christopher Tan or Maurice Hackett. The permit center closes for lunch from 12 to 1. Please confirm when you have picked up the document. There is no charger. Thanks Rebecca

From: Arthur Levy <arthur@yesquire.com>
Sent: Tuesday, February 20, 2024 12:41 PM
To: Lind, Rebecca <RLind@oaklandca.gov>
Cc: Manasse, Edward <EManasse@oaklandca.gov>
Subject: Re: Draft Environmental Impact Report for the CALIFORNIA COLLEGE OF THE ARTS OAKLAND CAMPUS REDEVELOPMENT PROJECT

You don't often get email from arthur@yesquire.com. [Learn why this is important](#)

Thank you for your assistance. I will pick the DEIR up at the will call counter of the permit center between 11:00 a.m. and noon tomorrow, Wednesday, February 21.

Arthur Levy

On Feb 20, 2024, at 12:29 PM, Lind, Rebecca <RLind@oaklandca.gov> wrote:

Yes, a hard copy may be picked up in our office at 250 Frank Ogawa Plaza at will call during hours the permit center is open. Please let me know when you would like to come so I can alert the permit center staff. Thank you, Rebecca.

From: Arthur Levy <arthur@yesquire.com>
Sent: Tuesday, February 20, 2024 8:38 AM
To: Lind, Rebecca <RLind@oaklandca.gov>

B10 cont.

Cc: Manasse, Edward <EManasse@oaklandca.gov>

Subject: Draft Environmental Impact Report for the CALIFORNIA COLLEGE OF THE ARTS
OAKLAND CAMPUS REDEVELOPMENT PROJECT

Some people who received this message don't often get email from arthur@yesquire.com. [Learn why this is important](#)

Dear Ms. Lind:

Are any hard copies of this DEIR available? I would like one if there are. I do not need the appendices. Thank you.

Arthur Levy

Arthur D. Levy
Pacific Building
610 - 16th Street
Suite 420
Oakland, California 94612
Telephone: (415) 702-4551
Facsimile: (415) 814-4080

Arthur D. Levy
Pacific Building
610 - 16th Street
Suite 420
Oakland, California 94612
Telephone: (415) 702-4551
Facsimile: (415) 814-4080

Arthur D. Levy
Pacific Building
610 - 16th Street
Suite 420
Oakland, California 94612
Telephone: (415) 702-4551
Facsimile: (415) 814-4080

| 1

LETTER B10

Arthur Levy

February 21, 2024

Response B10-1. This comment is procedural and does not address the environmental analysis within the Draft EIR; no additional response is required.

B11

From: suetierney007@gmail.com
Sent: Friday, February 23, 2024 9:59 PM
To: rlind@oaklandca.gov
Subject: CCA property

Follow Up Flag: Flag for follow up
Flag Status: Flagged

[You don't often get email from suetierney007@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I am not a proponent for 600 apartments and the cars and residents at that small site. The most upsetting thing is there is one street that will access all those cars. It is a very busy area of Broadway right now. I Can't imagine how it will be when there are many apartments up that street.

I don't like the height of the buildings either. They do not fit at all in with the character of the neighborhood. Most of the homes in the neighborhood are one or two stories. I don't advocate tearing down historic structures. As for the wall on Broadway, it is not worth saving as far as I'm concerned. It is cracked and in terrible shape.

I am actually against the whole project.

Sincerely,
Sue

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2
3

LETTER B11

Sue Tierney

February 23, 2024

- Response B11-1.** The commenter's opposition to the project is noted. Please see Section V.C, Traffic and Transportation, for an analysis of transportation impact.
- Response B11-2.** Please see Master Response 1: Project Design and Merits.
- Response B11-3.** This comment addresses details of the project design; the commenter's opposition to the project is noted.

B12

February 29, 2024

Rebecca Lind, Case Planner/Members of the Planning Commission
City of Oakland, CA
50 Frank H. Ogawa Plaza
Oakland, CA 94612

Re: California College of Art Oakland Campus Development Project DEIR

In October of 2019, in response to the call for public input on what the scope of the EIR for the above-named project should be, I sent a letter with several major subject areas. As an architect of affordable multi-family housing, these comments were extensive, and substantive, outlining critical issues of life safety and affordability, amongst other issues. Those comments were not included in Appendix A of the DEIR. In the last month, I have made multiple attempts to reach Ms. Lind, Director Gilchrist, and even my Councilperson Dan Kalb, to determine what happened. None of these inquiries have been responded to. In the DEIR, a number of the issues have not been adequately addressed, if they have been addressed at all. As an Oakland resident, homeowner, and business owner, paying both property and business taxes to the city, I am shocked and disappointed that my voice and professional opinion has been suppressed. Of course this also raises the question as to how many other community comments were not included. Therefore, I request that you rescind the current draft until it can be confirmed that all community input was addressed.

1

I am also sending you a copy of this document by certified mail.

The following are comments related to the DEIR on three of the most critical aspects I raised back in 2019:

- A: Life Safety;
- B: Affordability issues, particularly related to the significant upzoning, height limits, and other exceptions being proposed;
- C: Whether or not such increases are even appropriate.

2

Each section has a brief executive summary, followed by detailed comments.

Thank you your attention to these comments.

Sincerely,

Larry Mayers

B12 cont.

A. CALIFORNIA COLLEGE OF ART OAKLAND CAMPUS DEVELOPMENT PROJECT DEIR EMERGENCY VEHICLE ACCESS AND EGRESS

Executive Summary

The DEIR acknowledges that “impacts to [the] Fire Department should be addressed (Table II-1, page 11), yet makes no comprehensive attempt to do so.

Emergency vehicle access to, and egress from, the project site is highly constrained by topography and limited street access. The proposed emergency vehicle fire lane does not meet numerous requirements of the Oakland Fire Code, setting up a potentially dangerous situation. The proposed project violates the following sections of the Oakland Fire Code:

- 503.1.1: Vehicular access to within 150’ of all portions of the building(s).
- 503.4: Obstructions in the fire access road.
- D106.2: Access roads for multi-family residential projects having more than 200 dwelling units.
- D 106.3: Distance apart of required access roads.
- D105: Proximity to building of access roads.

This list mirrors items on the OFD’s online “DTRAC” checklist for new projects.

What the DEIR says about Fire Safety

The DEIR states (Table II-2, pages 94 and 95--highlights mine):

“SCA-SERV-1: Compliance with Other Requirements (#3)
The project applicant shall comply with all other applicable federal, state, regional, and local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City’s Bureau of Buildings, Fire Marshal, Department of Transportation, and Public Works Department. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processes in accordance with the procedures contained in Condition #4.

and

SCA-SERV-3: Fire Safety Phasing Plan (#50)
Requirement: The project applicant shall submit a Fire Safety Phasing Plan for City review and approval, and shall implement the approved Plan. The Fire Safety Phasing Plan shall include all of the fire safety features and emergency vehicle access incorporated into each phase of the project and the schedule for implementation of the features.
When Required: Prior to approval of construction-related permit
Initial Approval: Oakland Fire Department
Monitoring/Inspection: Bureau of Building

In the detailed section on Fire, beginning on page 562, and continuing on pages 573, and 577, the DEIR makes affirmative statements that historic response times to the site are acceptable to the OFD (page 562), that it must meet city policies:

Policy FI-1: Maintain and enhance the City’s capacity for emergency response, fire prevention and firefighting.

Action FI-1.2: Strive to meet a goal of responding to fires and other emergencies within seven minutes of notification 90 percent of the time.

B12 cont.

And on page 573, it repeats the Fire Safety Phasing Plan noted above (page 577), and follows up with the statement that “...the project would have less-than-significant impacts on the need for additional fire protection facilities and would require no mitigation measures.”

5
cont.

To all this, it offers as evidence only a footnoted “personal communication with Nick Luby of the OFD” but this conversation was only in the context about response times—getting to the site. **There is nothing in the DEIR addressing the particular complexities of what emergency vehicles will encounter when they get to the site—there is no discussion as to whether or not the project is adequately accessible to emergency vehicles.**

6

For a project of this size and complexity, it is extremely risky to the Development Team not to have the proposed emergency vehicle egress plan thoroughly reviewed until the Building Permit is submitted. As a highly-experienced architect of multi-family housing, I am stunned that such a review apparently hasn’t been done by now, as the proposal clearly violates several aspects of the Oakland Fire Code.

7

What is missing from the DEIR Fire Safety

Emergency vehicle access to, and egress from, the project site is highly constrained by topography, limited street access, and surrounding conditions. The proposed emergency vehicle fire lane does not meet numerous requirements of the Oakland Fire Code, setting up a potentially dangerous situation.

Existing Site: Emergency vehicle access to, and emergency egress from, the project set is highly constrained.

- **South Side:** There is no access to the site from the south side: There is a cliff that ranges from about 10’ to 57’ above the adjacent privately-owned access road to The Ridge shopping center, and that road is more than 60’ horizontally from any of the structures on the cliff above.
- **East Side:** There is no access on the east side, where there is an existing three-story apartment complex, with a parking lot with cars parked perpendicular to the shared 486’ property line for about ¾ of its length.
- **North Side:** Clifton Street slopes uphill as it borders the entire depth of the property. But Clifton tees off Broadway, and ends at a locked gate to the Claremont Country Club. Perhaps OFD has access to this gate. If not, Clifton is a dead-end with no adequate turn-around.
- **West Side:** Broadway borders the entire length of the property.

Proposed Emergency Vehicular Access: Emergency vehicles must approach the site only from Broadway. From there they can go up Clifton. Further up Clifton is a proposed combination pedestrian walkway/fire lane (shown as the “Paseo” on the project plans) running from Clifton between proposed Buildings A and B. Building A would seem to be appropriately served on two full sides by Broadway and Clifton, and a third side by the fire lane. Building B however, is served only on its narrow north end on Clifton, and on most—but not all—of its 472’ length by the fire lane. But that fire lane is highly problematic. The fire lane follows a gently curved path, approximately 410’ long—almost three times longer than that allowed per the California Fire Code (CFC) 503.2.5 without an approved turnaround. The project proponents are showing a “hammerhead” turnaround. However, as you know, hammerheads are problematic, in that only one vehicle can use it at a time. Because of the size of this project, in an emergency, multiple vehicles could be in the fire lane, with hoses and other apparatus crowding the area, all of this restricting the ability of personnel to effectively do their job, increasing the life safety hazard.

8

Violations of the Oakland Fire Code (OFC): The proposed project violates significant aspects of the Oakland Fire Code.

While the proposed hammerhead meets the minimum requirement of CFC 503.2.5, the fire lane as a whole does not meet the recommendations of Appendix D, which has been adopted by the City of Oakland:

B12 cont.

CFC Appendix D, Section D106 "MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS" states that:

- D106.2 Projects having more than 200 dwelling units Multiple-family residential projects having more than 200 dwelling units shall be provided with two separate and approved fire apparatus access roads regardless of whether they are equipped with an approved automatic sprinkler system.
- D 106.3 Remoteness. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. The greatest diagonal distance (from the corner of Broadway and Clifton to the opposite corner is approximately 590'. One-half the diagonal distance is 295'.

But in addition, Section D105 requires aerial access (for roof heights greater than 30'), Section D105.3 states that:

- Proximity to building. One or more of the required access routes meeting this condition shall be located not less than 15 feet (4572 mm) and not greater than 30 feet (9144 mm) from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

The proposed fire access lane does not extend the full length of Building B—it extends about 395' of the building's 472' length—about 77' short.

Disregarding the existing traffic (and increased traffic once the Project as well when Phase II of the adjacent Ridge Shopping Center is completed), Broadway serves as one access road. But as the fire lane is off of Clifton, and Clifton tees off of Broadway, the entrance to the fire lane is approximately 240' up from the corner of Broadway, which does not meet the requirement for remoteness. For safe operational purposes, with all the apparatus converging on the intersection of Broadway and Clifton, it appears that the fire access lanes may not be appropriately separated.

Perhaps more importantly, since fire apparatus must transit Broadway, then Clifton to the Fire Lane, the length of the fire lane is essentially extended. The total distance from Broadway, up Clifton, then to the end of the fire lane is about 650'—and as noted above, it is about 77' short of what is required. Per CFC D103.4, at 700', a fire lane requires "special approval". With the length required by D105.3 added, the total length would exceed 700'. This requirement is indicative of the increased life-safety hazard. As you well know, in an emergency, it's about time—and the convergence of traffic plus length adds up to more time to reach the emergency. Note that the Fire Code addresses the issues of traffic and topography impairing access to the site in CFC 503.1.2 Additional access: "The fire code official is authorized to require more than one fire apparatus access road based on the potential for impairment of a single road by vehicle congestion, condition of terrain, climatic conditions or other factors that could limit access." While not a requirement, it places the onus—and thus the liability—at least partially on Oakland if the OFD approves the design and there is a lawsuit following a catastrophic fire.

Building B is very long (472') and narrow. I calculate that at least 390' of Building B's approximately 1,278' perimeter is not within 150' of fire vehicle access. This could violate section 503.1.1 of the CFC that requires vehicular access to within 150' of all portions of the building(s), including "all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility." There are two exceptions to this requirement:

1. The fire code official is authorized to increase the dimension of 150 feet where any of the following conditions occur:

- 1.1. The building is equipped throughout with an approved automatic sprinkler system installed in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3.

8
cont.

B12 cont.

1.2. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is provided.

The first exception is automatically met by the requirement in the Building Code to have a fully sprinklered building, but the local Fire Code Official must set the new maximum distance. The second allows the local Fire Code Official to approve a reduction and set a new maximum distance, but subject to the project providing an “approved alternate means of fire protection.” For both, note that again, this places the onus on Oakland.

Also to be noted is CFC 503.4, which does not allow the required Fire Access Lane to be obstructed in “any manner”. This includes parking of vehicles (even for short term deliveries, Uber, Door-Dash, etc.), street furniture, trees, and other obstructions within the required minimum 26’ of required clear width. It is to be noted that the Project Plans call parts of the fire lane the “Central Plaza” and “Communal Grove” and throughout the document, counts this areas as “Privately Owned Public Open Space” (POPOS). Further, the DEIR shows illustrative pictures of sample spaces completely blocked by street furniture and landscaping. (See DEIR, pdf page 1714).

Given the proposed plan, note that at the same time emergency vehicles are arriving, hundreds of residents will be fleeing, either down the Lane to Clifton along the façade of the building, or across the fire lane and downhill to Broadway.

Add to all of this the fact that the project is located in an area that was on evacuation alert during the Oakland Hills Fire, is less than one mile from a state-designated “Very High Fire Hazard Zone”, and is just 5 blocks of the closest approach of the fire.

Finally, what happens when there is another emergency in the neighborhood when emergency vehicles are held up on the CCA site, be it through the long dead-end and hammerhead or traffic? Response times will be significantly increased. This could have a significant—and potentially fatal—impact. The DEIR makes the blanket statement that the project will not increase response times, but gives no data to support that.

As I stated in my Scoping comments of October 2019:

The impact to both the proposed project and the surrounding neighborhood of the lack of proper emergency vehicle access and egress, resident egress from the site, and potential liabilities to the City of Oakland must be studied thoroughly.

Next: B: Affordability.....

8
cont.

B12 cont.

B. CALIFORNIA COLLEGE OF ART OAKLAND CAMPUS DEVELOPMENT PROJECT DEIR AFFORDABILITY

Executive Summary

The DEIR implies that the project is entitled to receive a density bonus because it is providing 10% of the units as moderate income. **This is simply not a true statement.**

The degree of increase in zoning, height limits, and other variances and exceptions to the Oakland Planning Code (OPC) are significantly more than is justified by the provision of 10% moderate income, as can be demonstrated by comparing this 10% moderate income units against what the State and City Density Bonus rules prescribe.

Thus it does not make sense for the city to give discretionary approval of a radical increase in zoning, height limits, and other exceptions for a project that, except for 10% “moderate” income units, is clearly targeted to a luxury level—the applicant is going to extraordinary expense to provide the number of units (with few if any affordable “family units” at 3 bedrooms or larger) and to provide the quality and amenities that such a project requires. These expenses include Type I construction, a separate, multi-story amenities building, moving a Nationally Landmarked building to make room for more units, and an estimated 7,700 cubic yards of rock excavation to provide an adequate number of parking spaces for the target market).

What the DEIR says about Affordability

The DEIR states (Table II-2, pages 87-88—highlights mine):

SCA-POP-4: Affordable Residential Rental Units – Agreement and Monitoring (#103)
a. Requirement #1: Pursuant to Section 17.107 of the Oakland Planning Code and the State Density Bonus Law California Government Code Section 65915 et seq. (“State Density Bonus Law”), the proposed project shall provide a minimum of 46 target dwelling units available at very low/ low/ moderate income (as 10% of the units) for receiving a density bonus, concession and/or waiver of development standards.

This is simply NOT a true statement. Neither the State Density Bonus Law nor the identical City Planning Code includes ANY bonus for moderate income rental housing. (Any bonus for moderate income housing is only for for-sale projects). The DEIR conflates the State and City Density Bonus rules with the City’s Affordable Housing Impact Fee waiver (Section 15.72.100, sometimes referred to as an “in-lieu” fee) that allows a developer of residential housing to avoid paying the affordable housing impact fee if they provide 10% of the project’s units as moderate (either rental or for-sale).

It is important to note that Section 15.72.100 does not grant ANY bonus in the number of units allowed on a site in exchange for the 10% moderate. Those units are just the minimum needed to avoid paying the impact fee. In contrast to the offered 10% moderate income housing, East Bay Housing Organizations (EBHO) estimates that the funds generated by such a fee could be leveraged to provide 150 - 200 units affordable to households with incomes 30% - 60% of area median income.

Detailed Comments

I am a member of the affordable housing community (my architecture firm only works on affordable housing), and am an active member of EBHO. While I can’t speak officially for EBHO, I can state the following:

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B12 cont.

When this project first started, the existing zoning would allow about 233 units. With the application of the full density bonus for affordable housing as mandated by state law (and mirrored in the Oakland Planning Code) that number could be increased to a max of about 314 units, but that would require that 5% of all units be “very low income”, or 10% be “low income”. The affordable housing community is very concerned about displacement, and opposed to upzoning without commensurate community benefits, including significant numbers of affordable—and affordable family—units.

As such, in my 2019 Scoping comments, I requested that there be “thorough study to determine the appropriate balance between zoning, height, and density increases versus the number of new net affordable housing units must be made as part of the EIR. Such a study would look at the ratio of concessions allowed versus the number of affordable units and depth of affordability. This study should also include looking at what has proven to be a workable balance in adjacent communities, as well as looking into the provision of family units (3BR or larger).

Such a study has not been done.

The difference between what was allowed originally and what is requested is effectively about a 44% bonus. Under the State and City Density Bonus rules, to get to even a 42.5% bonus, you would have to provide:

- | | |
|---|-------------------|
| ▪ Per OPC Table 17.107.01: Density Bonus for Providing Units for Low Income Households: | 22% of the units. |
| ▪ Per OPC Table 17.107.02: Density Bonus for Providing Units for Very Low Income Households: | 22% of the units. |
| ▪ Per OPC Table 17.107.03: Density Bonus for Providing Units for Moderate Income Households (for-sale only): | 42% of the units. |

This project has been in the works for about seven years. The developer has, despite a series of “outreach” attempts, been very unresponsive to community input. The list of “things that we heard” as presented by the Developer at the Scoping Session was essentially unchanged from their original project goals, and does not fairly represent community input (I have been a number of these presentations).

They have repeatedly claimed that the number of units they are proposing—and the minimum amount of moderate units to avoid paying the in-lieu fee, is needed to pay for the “community benefits” they are offering. Yet, those benefits are suspect. Access to the property is something the community already enjoyed for a century until CCA vacated and closed off the property (though the site was not well-maintained), and they are required to preserve the National Register buildings anyway. Note that they are also “double” counting the park site open space: As POPOS, but also to meet a trade-off for not providing any resident private open space. But the truth was accidentally blurted out by one of their consultants at an early meeting that I attended: In responding to a question from the audience about why so many units were needed, the consultant replied that was what was needed to justify the price for the land that CCA is asking for to pay for their campus expansion in San Francisco. So the project is dependent on Oakland essentially awarding air rights that belong to the public to a private owner, plus waive the Affordable Housing Impact Fee—and in return for 10% moderate units?

There is clear evidence of what happens with upzoning without commensurate community benefits, including the inclusion of affordable housing: Across the street from the site, Merrill Gardens (assisted living) and The Baxter (126 units). That’s more than 250 units total, and not a single unit of affordable housing. We can—and must—do better.

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cont.

B12 cont.

Alternative to be Studied

In my 2019 comments, I proposed that a less expensive project that had deeper levels of affordability be studied. That alternative was:

Extending the current partial CN-1 across the site should certainly be considered as an alternative, if only because it represents a reasonable increase in density to accommodate more affordable units. Consideration can be made for additional height of a story or two relative to the amount of affordable housing provided. This alternative would reduce over-all development costs in the following ways:

- The resultant Type V-A or Type III-A buildings (over Type I podiums as needed) should substantially reduce construction costs, and reduce the significant impacts caused by the issues noted above.
- Smaller affordable units for each unit size (for example, the proposed project has 700 gsf 1 BR units, while an affordable 1B would be about 600 gsf) would further reduce construction cost.
- This alternative, with less units and therefore less parking, would require less excavation. (As is, the proposed project is estimating a staggering 9,000 cubic yards of cut (and 13,300 cubic yards of cut in "Alt 5" which is not clarified). This is equivalent to about 640 (950 for "Alt 5") standard dump truck loads (at 14 cubic yards per load). Much of this is in rock. This is a very significant impact on the environment, including diesel fuel use and pollution, wear-and-tear on city streets (such trucks, when full, will weigh more than 20 tons each for rock fill. If that exceeds municipal weight limits, then the number of trips would have to be increased, with corresponding increase in cost), where the spoils will go, and noise of jack-hammering/excavating the rock, which is likely to go on for weeks, if not months given the difficulties of excavating in rock. It is also of course, very expensive. The proposed alternative that I am suggesting would greatly reduce the amount of cut needed, saving additional construction costs that could be applied towards more affordable units.
- With less over-all units, amounts of landscaped podium area would further decrease, again, reducing project costs.
- Less need for the proposed parking lifts.
- The project as proposed of course has the one high-rise component, but it may be that other buildings will be required to be constructed as high rises, due to some floor levels being more than 75' above *"the lowest level of fire department vehicle access"* per the California Building Code (CBC) 403.1. This would seem to apply for example, to Building A at Broadway.

This was not considered as an alternate. In early meetings with the Developer, I asked if they had considered partnering with a non-profit developer to produce at least a portion of the project as a 100% deeply affordable project, but they dismissed that out-of-hand.

In conclusion, as noted by an EBHO staff member: "This is very much a Land Value Capture issue - the land is only worth this exorbitant amount because of public action to rezone. What does the City get in return? The project should provide something more than just the impact fee requirements."

This relates directly to the next Section of Comments: Is proposed zoning relevant?...

B12 cont.

C: CALIFORNIA COLLEGE OF ART OAKLAND CAMPUS DEVELOPMENT PROJECT DEIR ARE THE "GIVINGS"* APPROPRIATE USES OF THE PLANNING CODE?

*Collectively, the proposed basket of changes the project proponents are asking the City to discretionally provide. These include: General Plan Amendment, Rezoning, Increases in Density and Height, Increases in Bulk and other "Exceptions", and the Discretionary Flexibility of a PUD.

Executive Summary

Zoning: The project is dependent on a major upzoning that in part, leaps several degrees of zoning and misuses the stated intent of the proposed zoning.

Height Limit: The project also is dependent on a height limit of almost three times the currently allowed height on the RM-4 Portion of the site. There is no precedent for this anywhere else in the City. This giving is further increased by the fact that the site is an upslope property, rising to more than 45 above the adjacent shopping center property.

Exceptions: Further "exceptions" to even those generous givings include a significant elimination of the "step-back" rule for stepping back buildings (wedding-cake style) for buildings in a CC-2 zone that abut an R-zone, as is the case along the entire east property line, along which the massive Building B runs for more than 470'.

PUD: The project is also dependent on granting of a PUD to allow further flexibility. But contrary to what is claimed in the DEIR, there are limits as to what degree of flexibility a PUD can allow.

What the DEIR says about the "Givings"

The DEIR states (page 113-114 highlights mine):

1. General Plan Amendment and Rezoning
The Project Sponsor is proposing to reclassify the entire project site from Institutional to the Community Commercial (CC) General Plan Land Use designation, as shown in Figure III-6. The CC designation applies to areas suitable for a variety of commercial and institutional operations along major corridors and in shopping districts or centers. The CC designation would permit residential development at the project site (without the need for supporting an institutional use). It would also provide the framework to allow the project's rezoning to accommodate an increase in density, height, and bulk.

The Project Sponsor is also proposing to rezone the entire project site to Community Commercial – Zone 2 (CC2), as shown in Figure III-7, from Neighborhood Commercial – Zone 1 (CN-1) along Broadway and Mixed Housing Type Residential – Zone 4 (RM-4) on the eastern portion of the site. The CC-2 Zone is intended to create, maintain, and enhance areas with a wide range of commercial businesses with direct frontage and access along the City's corridors and commercial areas. The CC-2 Zone generally permits multi-family residential, civic, and commercial uses. The rezoning request also includes a change from a 35-foot Height Area to a 95-foot Height Area.

And on pages 151-152 (again, highlights mine):

The project would be consistent with the CC General Plan designation providing a café and office spaces and complement the surrounding urban area with a mixed-use, multi-family development. It also provides a framework to allow the project's rezoning to Community Commercial – Zone 2 (CC-2) to accommodate density, height, and bulk.

And on Page 140 (again, highlights mine):

1. Planned Unit Development
The project will be seeking a PUD to allow for a large integrated development on the project site. PUDs are intended for large integrated developments on properties greater than 60,000 square

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B12 cont.

feet. The PUD would allow for some flexibility in restrictions of the underlying zone, referred to in the Planning Code as "bonuses." In addition, the Project Sponsor is proposing two exceptions from Oakland Municipal Code Section 17.35.04 which regulates heights adjacent to neighboring districts: the first along the front lot line (the shorter of Broadway and Clifton Street to the north), and the second along the interior side lot line (adjoining the RM-3 zone to the east). After the proposed rezone to CC-2 with a 95-foot Height Area, the project would exceed the 8-story limit by 2 stories. As such, the project sponsor is also requesting a bonus to exceed permitted stories.

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cont.

What the DEIR does not say about the "Givings"

The DEIR is quoting selectively from the Planning Code:

Major Upzoning: The project is dependent on a major upzoning that in part, leaps several degrees of zoning and misuses the stated intent of the proposed zoning:

1. Degrees: While the neighboring shopping center is currently zoned CC-2, and a portion of the site is currently zoned CN-1, which is a reasonable step down from CC-2, the bulk of the site is zoned RM-4 (just upped from RM-3 as part of the Housing Element changes), which is several steps down from CC-2 in terms of intensity of development.
2. Misuse of zoning intent: From the Oakland Planning Code (17.35.01):
 - Intent: "The provisions of this Chapter shall be known as the CC Community Commercial Zones Regulations. The intent of the Community Commercial (CC) Zones is to create, maintain and enhance areas suitable for a wide variety of commercial and institutional operations along the City's major corridors and in shopping districts or centers."
 - "CC-2 Community Commercial - 2 Zone. The CC-2 Zone is intended to create, maintain, and enhance areas with a wide range of commercial businesses with direct frontage and access along the City's corridors and commercial areas"

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The proposed project will have space for a small café on the corner of Broadway and Clifton. On page 295 it states that this ground floor retail space will be just 1,408 sf—an infinitesimal fraction of what has to be more than 540,000 square feet of the total new construction. This is not a commercial development with housing—it is the opposite. Yes, we need housing, but do not misuse—and misconstrue—established regulations in order to get it.

Also note that even if the site is zoned CC, a Conditional Use Permit (CUP) is required for residential use.

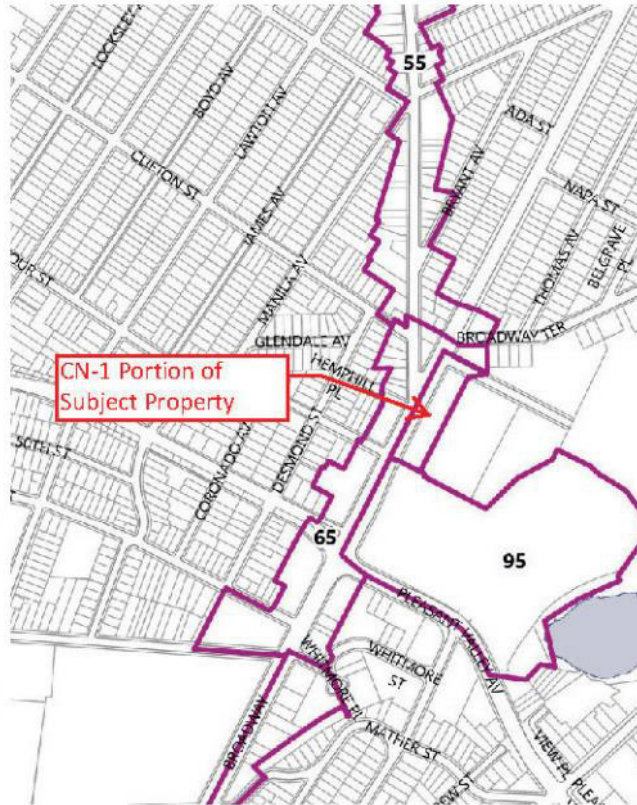
Continued...

B12 cont.

Height Limit: The DEIR claims that the height area of CN-1 portion of the site was recently upped from the previous 35' to 95'. (The adjacent portion of CN-1 was upped from the previous 60' to only 65'. But the current height limit map shows this area carved out by itself, but assigns NO height area to it. See map at right). Clearly this is an oversight, but it begs the question: Why should this piece of CN-1 be upped to 95'? Is there any other CN-1 at this height anywhere else? Or has this been increased JUST for this project?

The DEIR is also saying that the project is dependent on upping the height area on the current RM-4 portion of the site to 95'. This is an unprecedented—and stunning leap that sets a precedent with ramifications all over the city.

And unlike virtually all CN—and CC Zones throughout the city, this site this giving is further increased by the fact that the site is an upslope property, rising to more than 45 above the adjacent shopping center property.



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cont.

Exceptions: There are numerous exceptions to even the above-mentioned givings. Most, when taken in connection with a reasonable increase in zoning and height, would not be unusual. But one is: Elimination of the “step-back” rule for stepping back buildings (wedding-cake style) for buildings in a CC-2 zone that about an R-zone, as is the case along the entire east property line, along which the massive Building B runs for more than 470’.

The step-back rule is there for a good reason: Ensuring that the transition between commercial and residential zones, along with access to sunlight, are ameliorated. **In fact this requirement is so important, it appears in the Planning Code twice: In Section 17.108.010, and in Table 17.35.04, Additional Regulation 2.** Note that the project proponents have asked for an exception only for Table 17.35.04.

From the proponents own drawing, this would allow adding more than about 47,000 square feet of bulk to the already towering Building B—at least 18% of its volume. In practice however, the impact of enforcing this rule would be greater: As each floor narrows more and more, it would be impossible to insert a unit on that side of the central hallway.

This degree of increase also violates the requirements of PUDs. See the next section:

B12 cont.

PUD: In the DEIR, the project sponsors are claiming that a PUD allows “flexibility”. This is true—but only within limits: Major changes to the requirements (such as the above 18% or more increase in the bulk of Building B, are not within such limits, and thus cannot be deemed a simple “exception”. Such a change violates one of the main stipulations of a PUD: OPC Section 17.142.002/B allows some flexibility, but requires that the project be in “a manner consistent with the general purposes of the zoning regulations”.

Finally, there is this related item that is not addressed in the DEIR: Apparently, there has been a recent “stealth” change in the wording of Table 17.35.050, Additional Regulation 8. Previously, that required that the setback shall be 15’ where lot depths exceed 100’, as is the case here. However, the recent change eliminates that requirement, keeping the setback at 10’. That change affects only a few parcels city-wide. If the setback had to be 15’, then the related step-back requirement noted above would remove almost 30% from the bulk of Building B!

* * *

CONCLUSION

Last decade, the City engaged in a comprehensive—and expensive—rezoning process. Community engagement was city-wide and thorough. But we collectively did not ask for commensurate community benefits—particularly affordable housing. The result was a spate of new building that benefited often out-of-town landowners.

Now, just a few years later, the project landowner and developer want the city to provide them with a significant basket of “givings” so that the College, which has abandoned Oakland, can cash out and finance their expanding campus in San Francisco.

The impact city-wide for such a discretionary grant for so little in return sets a precedent city-wide, as one opportunity after another for securing community benefits—including more affordable housing—is lost.

And this is all the more important in Rockridge, where the state is putting pressure to provide truly affordable housing for people economically and racially excluded from the neighborhood. This project, as designed, does not do that. Even the average Oakland public school teacher cannot afford 110% AMI units. As an architect of affordable and multi-family housing, I believe there is an alternative (described in Section B above) that will prove to be a win-win for everyone.

Thank you for this opportunity to comment.

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cont.

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LETTER B12
Larry Mayers
February 29, 2024

- Response B12-1.** The commenter's scoping letter was inadvertently omitted from Appendix A of the Draft EIR. The scoping letter has been included in this Response to Comments Document as part of Letter B5. See Response to Comments B5-1 through B5-13. The scoping letter does not raise any new environmental issues that are not evaluated within the Draft EIR, and inadvertent omission of the letter does not raise any topics that require recirculation of the Draft EIR. Withdrawal or recirculation of the Draft EIR is not required.
- Response B12-2.** Responses to the commenter's letter are provided in Response to Comments B12-3 through B12-14 below.
- Response B12-3.** Table II-1 is a summary of comments received in response to the NOP. Impacts to public service are evaluated in Section V.M, Public Services, Utilities, and Recreation, of the Draft EIR.
- Response B12-4.** Please see Master Response 2: Evacuation and Emergency Access.
- Response B12-5.** This comment restates information included in the Draft EIR, including City Standard Conditions of Approval and policies and actions included in the General Plan, and does not raise specific issues regarding the environmental analysis within the Draft EIR; no additional response is required.
- Response B12-6.** Please see Master Response 2: Evacuation and Emergency Access.
- Response B12-7.** This comment relates to timing of project application components review and does not address the analysis within the Draft EIR; no additional response is required.
- Response B12-8.** Please see Master Response 2: Evacuation and Emergency Access.
- Response B12-9.** This comment relates to the project design, including unit affordability, and does not address the environmental analysis within the Draft EIR; please see Master Response 1: Project Design and Merits.

- Response B12-10.** Please see Master Response 4: Adequacy of Historic and Alternatives Analyses.
- Response B12-11.** Please see Master Response 4: Adequacy of Historic and Alternatives Analyses.
- Response B12-12.** Please see Master Response 4: Adequacy of Historic and Alternatives Analyses.
- Response B12-13.** This comment address project merits and design and does not address the analysis within the Draft EIR; please see Master Response 1: Project Design and Merits.
- Response B12-14.** This comment includes excerpts for the Draft EIR and includes statements about the design of the project but does not address the environmental analysis within the Draft EIR; please see Master Response 1: Project Design and Merits.
- Response B12-15.** This comment addresses provisions of the zoning code and the project design but does not address the environmental analysis within the Draft EIR; please see Master Response 1: Project Design and Merits.
- Response B12-16.** This comment relates to the rezoning process, components of the project design, and affordable housing in Oakland, and does not address the environmental analysis within the Draft EIR; please see Master Response 1: Project Design and Merits.

B13

From: Marianna Butler <mariannabutler@sbcglobal.net>
Sent: Friday, March 1, 2024 7:49 PM
To: rlind@oaklandca.gov
Subject: Concerns regarding PLN20141 ER19003 - 5200 Broadway DEIR

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I am concerned about the impact of this project on our community. Please require mitigations of the many issues that have been identified in the DEIR and by Upper Broadway Advocates, the Oakland Heritage Alliance, and other commenters.

1

Sent from

LETTER B13
Marianna Butler
March 1, 2024

Response B13-1. The commenter raises concerns about “the impact of the project on our community.” The comment does not identify specific concerns, so a more detailed response cannot be provided.

Implementation of mitigation measures included in the Draft EIR would be required as a condition of project approval. While the comment includes a general statement of support of mitigation of issues identified by the Oakland Heritage Alliance (OHA), it is unclear what specific topics the commenter references as the OHA submitted numerous letters. Responses to all three letters OHA submitted during the public comment period (Letters B1, B6 and B43) are included in this Response to Comments Document. Please also see Master Response 5: Additional Mitigation Measures Submitted by Upper Broadway Advocates.

B14

From: Carl Davidson <vinocarl@aol.com>
Sent: Friday, March 1, 2024 10:52 AM
To: rlind@oaklandca.gov
Subject: Concerns regarding PLN20141 ER19003 - 5200 Broadway DEIR

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<https://aka.ms/LearnAboutSenderIdentification>]

I am concerned about the impact of this project on our community. Please require mitigations of the many issues that have been identified in the DEIR and by Upper Broadway Advocates, the Oakland Heritage Alliance, and other commenters.

1

LETTER B14
Carl Davidson
March 1, 2024

Response B14-1. The commenter states concerns about “the impact of the project on our community.” The comment does not identify specific concerns, so a more detailed response cannot be provided.

Implementation of mitigation measures included in the Draft EIR would be required as a condition of project approval. While the comment includes a general statement of support of mitigation of issues identified by the Oakland Heritage Alliance (OHA), it is unclear what specific topics the commenter references as the OHA submitted numerous letters. Responses to all three letters OHA submitted during the public comment period (Letters B1, B6 and B43) are included in this Response to Comments Document. Please also see Master Response 5: Additional Mitigation Measures Submitted by Upper Broadway Advocates.

B15

From: DeAnna <deannadee@sonic.net>
Sent: Friday, March 1, 2024 12:29 PM
To: rlind@oaklandca.gov
Subject: Concerns regarding PLN20141 ER19003 - 5200 Broadway DEIR

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<https://aka.ms/LearnAboutSenderIdentification>]

I am concerned about the impact of this project on our community. Please require mitigations of the many issues that have been identified in the DEIR and by Upper Broadway Advocates, the Oakland Heritage Alliance, and other commenters.

1

DeAnna DZamba

LETTER B15
DeAnna DZamba
March 1, 2024

Response B15-1. The commenter states concerns about “the impact of the project on our community.” The comment does not identify specific concerns, so a more detailed response cannot be provided.

Implementation of mitigation measures included in the Draft EIR would be required as a condition of project approval. While the comment includes a general statement of support of mitigation of issues identified by the Oakland Heritage Alliance (OHA), it is unclear what specific topics the commenter references as the OHA submitted numerous letters. Responses to all three letters OHA submitted during the public comment period (Letters B1, B6 and B43) are included in this Response to Comments Document. Please also see Master Response 5: Additional Mitigation Measures Submitted by Upper Broadway Advocates.

B16

From: John Hanavan <kadinwinter@gmail.com>
Sent: Friday, March 1, 2024 10:49 AM
To: rlind@oaklandca.gov
Subject: Concerns regarding PLN20141 ER19003 - 5200 Broadway DEIR

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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Hello Representative Lind,

I have reviewed the Draft Environmental Impact Report (DEIR) on the CCA Oakland campus redevelopment project, and have identified the following concerns for this project:

Affordability: The proposed project will comprise only studio, 1-bedroom, and 2-bedroom units, making the housing unattractive for many families. Forty-five of those units will be offered as “affordable” for those earning up to 120% of the area median income, which currently means up to \$177,500 per year for a four-person household. The CCA site provides a rare opportunity to create housing for those earning less.

1

Pedestrian Safety: The major intersection at Broadway and College is already confusing and dangerous for pedestrians, many of whom are seniors or teenagers. Adding hundreds of additional vehicle trips through this area will greatly increase the likelihood of accidents.

2

Traffic and Parking: State laws no longer allow traffic issues to be included in an EIR (!), but this project will significantly increase traffic to and from the site—by a factor of 21 times that of CCA, and is likely to disperse much of this traffic onto residential streets. Only 237 parking spaces are proposed for the residents of the 448 units. This will undoubtedly result in many of its residents parking on nearby residential streets, where spaces are already scarce.

3

Zoning: The density level of the proposed project far exceeds the City's minimum residential density, standards of high-density, and even that of more recent, large developments by more than double. The proposed CC-2 zoning is incompatible with the heights of existing buildings on adjacent sides of the property. And, because the site is on a slope, buildings which are 95 feet in height will appear as if 115 to 125 feet in height, more than double compared to surrounding buildings and almost double that of the zoning allowed on the adjacent parcels.

4

Visual Impacts: The twelve photo simulations of the project shown in the DEIR are not appropriate representations of the project, and the conclusion in the DEIR that there are no significant visual impacts cannot be valid.

5

Neighborhood Impact: The recommendation to install a median on Broadway to force drivers exiting the project to turn right on Broadway (away from the direction many will wish to go) will encourage

6

B16 cont.

use of nearby residential streets as thoroughfares and U-turn routes, and will generate more pollution from extra miles driven.

6
cont.

Fire Safety: The proposed project is situated on a narrow uphill (Clifton Street) road and lacks the required two access road configuration fire codes require. The proposed emergency vehicle lane (Paseo) does not appear to meet several fire code requirements.

7

Historic Preservation and Cultural Resources: The developer proposes to demolish all but two of the 12 buildings on the site; those two predate the 70-year CCA "period of significance" (1922–1992). All 10 of the college-era buildings would be demolished. This will essentially erase Oakland's oldest and most historic remaining and intact educational campuses, the site of one of California's longest-standing and most distinguished colleges of the Arts, which has been officially designated as an "Area of Public Interest" (API). Likewise, the developer proposes retaining only a small sample of artwork currently installed on the site, which is not commensurate with the destruction of the Campus Era API, and violates the Project Design Guidelines to "maintain historic resources."

8

Trees/Open Space: The project proposes to remove virtually every tree on the site. The proposed replacement trees do not meet City standards for replacement trees. (See, for example, OMC Section 12.36.060, Subsection B.3.)

9

I and my neighbors on Thomas Ave. suggest the following mitigations could be used to offset some of the impacts identified in the DEIR:

Affordability: Allocate 20% of the units to moderate- and low-income residents, and include a number of 3-bedroom units.

Pedestrian Safety: A Transportation Demand Management plan should be provided, and made subject to community input and review.

Traffic and Parking:

- Consider an alternative mitigation approach that uses Roundabouts
- Multi-Intersection Redesign (from 51st Street through Broadway Terrace)
- Require more parking spaces for project residents
- Implement permit parking on nearby streets, and exclude project residents from eligibility for those permits

10

Zoning: Apply zoning that is more appropriate for this location and doesn't destroy any sense of transition between a traditional residential neighborhood and a larger commercial environment.

Visual Simulations and Conclusions: The DEIR should use more accurate and honest visual simulations that accurately depict the actual visual impact of the project.

Neighborhood Impact: Installation of a roundabout (traffic circle) instead of a barrier median should be seriously studied.

Fire Safety: The Oakland Fire Department should perform a comprehensive safety review before city planning approves the project, to ensure that the size of the development is appropriate for the available emergency access routes.

B16 cont.

Historic Preservation and Cultural Resources:

- Alternative approaches for Historic Preservation should be studied in greater depth
- Preserve the facades of several Campus Era buildings by integrating them into the proposed new buildings
- Preserve and incorporate more of the artwork currently installed on the site

10
cont.

Trees/Open Space:

- Require replacement trees to meet City standards
- Further study of the API impact of the destruction of Eucalyptus Row
- Increase the amount of open space such that the overall reduction does not exceed 20%

We are all severely concerned about the impact of this project on our community. Please require mitigations of the many issues that have been identified in the DEIR and by Upper Broadway Advocates, the Oakland Heritage Alliance, and other commenters.

11

I thank you for your time and consideration, and the efforts to assure Oakland and its citizens will see the best outcome from this project.

Sincerely,

John Hanavan
5353 Thomas Ave
Oakland, CA. 94618

LETTER B16

John Hanavan

February 5, 2018

Response B16-1. This comment relates to components of the project design, including housing unit type and affordability. This comment does not address the environmental analysis within the Draft EIR. Please see Master Response 1: Project Design and Merits.

Response B16-2. Based on significance criteria there are no impacts associated with accidents and pedestrian safety, However, as described in Appendix C of the Draft EIR, per the City of Oakland Standard Conditions of Approval, all land use projects that generate more than 50 net new morning or evening peak hour vehicle trips must prepare a Transportation and Parking Demand Management (TDM) Plan. The following TDM Strategies, which include pedestrian crossing improvements, are required under the Transportation Impact Review Guidelines (City of Oakland, 2017):

- Installation of amenities consistent with the Oakland Walks! Pedestrian Plan Update (City of Oakland, 2017) including pedestrian-scale lighting, trees along the roadway, and public art.
- Construction of new sidewalks, curb ramps, curb, and gutter along the project frontage. Curb extensions should be constructed along the project frontage when feasible; construct curb extensions at the intersection of Broadway/Clifton Street and Broadway/College Avenue.
- Paving and restriping of roadway to midpoint of street sections adjacent to the project and to accommodate any improvements to improvement safety and site access for vehicles, bicycles, and pedestrians.
- Pedestrian crossing improvements at the intersection of Broadway/College Avenue, including:
 - Construction of curb extension at the crosswalk located along the project frontage;
 - Construction of raised median on Broadway between College Avenue and Broadway Terrace;

- Signal upgrades to the intersection of Broadway/College Avenue (assuming the signal infrastructure is older than 15 years), which could include upgrading existing signal equipment and poles to current standards.

Please see Master Response 5: Additional Mitigation Measures Submitted by Upper Broadway Advocates for a discussion regarding pedestrian safety, traffic, and parking.

Response B16-3. A transportation analysis of the project is located within Section V.C, Traffic and Transportation, of the Draft EIR. Additionally, a Memorandum addressing non-CEQA related transportation topics is included in Appendix C of the Draft EIR. This memorandum includes a discussion of on- and off-site parking.

Response B16-4. Please see Master Response 6: Building Height and Style and Master Response 1: Project Design and Merits.

Response B16-5. Please see Master Response 8: Visual Impacts.

Response B16-6. The project proposes to take all vehicular access from the Broadway and Clifton Street intersection, which provides access challenges due to the configuration of Broadway. Due to existing inadequate intersection spacing and other geometric issues, turn restrictions are proposed at the Broadway/Clifton intersection. If implemented, these turn restrictions will only allow access to Clifton Street via right turns in and right turns out. The restrictions would create the potential for traffic diversions onto neighborhood streets, namely Thomas Avenue, Monroe Avenue, Manila Avenue, and Bryant Avenue. To evaluate these potential diversions, the analysis was conducted (included in Appendix C), to evaluate this scenario. The roadway operations analysis indicates that the proposed project is unlikely to degrade intersection operations or contribute to an increase in vehicle delays. Even with potential trip diversions, all intersections are expected to function at Levels of Service A or B which is indicative of traffic conditions with low levels of vehicle delay. Please see Appendix C for more detailed analysis. Potential diversions onto local residential streets are not anticipated to result in more significant air quality impacts than currently evaluated within the Draft EIR.

Response B16-7. Please see Master Response 2: Evacuation and Emergency Access.

Response B16-8. As noted in discussion of Impact HIST-2 on page 250, the Draft EIR found that the project's proposed demolition of 10 contributors to the CCAC Area of Primary Importance (API) would have a significant impact on historical resources. Even with implementation of mitigation measures Hist-2a (HALS documentation), HIST-2b (commemoration and public interpretation), HIST-2c (outdoor art), and HIST-2d (Facade Improvement Program contribution), this impact would be Significant and Unavoidable and would result in the loss of the API and California Register-eligible historic district (Draft EIR page 256). The mitigation measures are designed to reduce the impact to the greatest extent feasible, but not to a less-than-significant level.

Retention of artwork, including the Sundial, Infinite Faith sculpture, Bell Tower sculpture, and Celebration Pole within the site would not, and is not intended to, mitigate the impact to the API.

With respect to the statement that the project would “essentially erase Oakland’s oldest and most historic remaining and intact educational campuses [sic],” the campus of the Mills College API (established ca. 1871), currently Northeastern University, is an older intact educational campus, as is the nearby Oakland Technical High School Landmark and API (built beginning in 1913).

Response B16-9. Please see Master Response 7: Tree Removal and Adequacy of Replacement.

Response B16-10. Please see Master Response 5: Additional Mitigation Measures Submitted by Upper Broadway Advocates.

Response B16-11. The commenter states concern about “the impact of the project on our community.” The comment does not identify specific concerns, so a more detailed response cannot be provided.

Implementation of mitigation measures included in the Draft EIR would be required as a condition of project approval. While the comment includes a general statement of support of mitigation of issues identified by the Oakland Heritage Alliance (OHA), it is unclear what specific topics the commenter references as the OHA submitted numerous letters. Responses to all three letters OHA submitted during the public comment period (Letters B1, B6 and B43) are included in this Response to Comments Document. Please

also see Master Response 5: Additional Mitigation Measures
Submitted by Upper Broadway Advocates.

B17

From: Lisa Haage <lhaage@hotmail.com>
Sent: Friday, March 1, 2024 10:57 AM
To: rlind@oaklandca.gov
Subject: Concerns regarding PLN20141 ER19003 - 5200 Broadway DEIR

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I am concerned about the impact of this project on our community. Please require mitigations of the many issues that have been identified in the DEIR and by Upper Broadway Advocates, the Oakland Heritage Alliance, and other commenters.

1

I am particularly concerned about the loss of trees here. We don't seem to be implementing what we know to be an issue-- loss of green spaces and trees especially in urban and built areas contributes to climate change in a number of ways, such as increased heat, creating heat islands, and direct loss of carbon mitigation. Planting new, little trees does not replace the lost ecological value of mature trees. We should be encouraging retention of mature trees everywhere and requiring full compliance with what are minimal and already insufficient rules re trees.

2

We also need to retain historic buildings. Oakland already suffers from a bad image and we need to preserve the elements of our history.
thank you.
Lisa Haaage

3

LETTER B17
Lisa Haage
March 1, 2024

Response B17-1. The commenter states concerns about “the impact of the project on our community.” The comment does not identify specific concerns, so a more detailed response cannot be provided.

Implementation of mitigation measures included in the Draft EIR would be required as a condition of project approval. While the comment includes a general statement of support of mitigation of issues identified by the Oakland Heritage Alliance (OHA), it is unclear what specific topics the commenter references as the OHA submitted numerous letters. Responses to all three letters OHA submitted during the public comment period (Letters B1, B6 and B43) are included in this Response to Comments Document. Please also see Master Response 5: Additional Mitigation Measures Submitted by Upper Broadway Advocates.

Response B17-2. Please see Master Response 7: Tree Removal and Adequacy of Replacement. All trees removed as part of the project would be replaced, so there would be no net loss of trees on the project site. Once mature, it is anticipated that new trees would provide comparable shade to the trees that currently exist on the project site.

Response B17-3. The commenter’s opinion regarding retention of historic buildings is noted. This comment does not address the analysis within the Draft EIR; no additional response is required.

B18

From: Pamela Grove <pamelaraegrove@gmail.com>
Sent: Friday, March 1, 2024 10:48 AM
To: rlind@oaklandca.gov
Subject: Concerns regarding PLN20141 ER19003 - 5200 Broadway DEIR

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I am concerned about the impact of this project on our community. Please require mitigations of the many issues that have been identified in the DEIR and by Upper Broadway Advocates, the Oakland Heritage Alliance, and other commenters.

1

The failure to have an actual turn lane at Coronado into the Safeway lot has already had a severe impact on traffic where College and Broadway merge. Now that Coronado is closed to westbound traffic the special westerly turn into the Wendy's should be closed permanently and other appropriate traffic Alterations should occur to support safe pedestrian bike and auto traffic.

2

Thank you,

Pamela Grove

LETTER B18
Pamela Grove
March 1, 2024

Response B18-1. The commenter states concern about “the impact of the project on our community.” The comment does not identify specific concerns, so a more detailed response cannot be provided.

Implementation of mitigation measures included in the Draft EIR would be required as a condition of project approval. While the comment includes a general statement of support of mitigation of issues identified by the Oakland Heritage Alliance (OHA), it is unclear what specific topics the commenter references as the OHA submitted numerous letters. Responses to all three letters OHA submitted during the public comment period (Letters B1, B6 and B43) are included in this Response to Comments Document. Please also see Master Response 5: Additional Mitigation Measures Submitted by Upper Broadway Advocates.

Response B18-2. As described in Appendix C of the Draft EIR, per the City of Oakland Standard Conditions of Approval, all land use projects that generate more than 50 net new morning or evening peak hour vehicle trips must prepare a Transportation and Parking Demand Management (TDM) Plan. The Draft EIR considers pedestrian safety and found such impacts to be less than significant. As a result, the requested turn lane is not required to address any CEQA impacts. The following TDM Strategies, which include pedestrian crossing improvements, are required under the Transportation Impact Review Guidelines (City of Oakland, 2017):

- Improvements to the existing bus stop located along the project frontage at the intersection of Broadway/College Avenue, including:
 - Construction of a bus boarding island with a concrete bus pad to allow buses to stop and board passengers without ever leading the travel lane. The existing bicycle lane would be relocated behind the boarding island.
 - Installation of a bus shelter to include benches, trash receptacles, and real-time transit information.

- The consultant recommends moving the bus stop to the stop bar once the project is constructed; the project will remove the existing driveway on Broadway.
- Installation of amenities consistent with the Oakland Walks! Pedestrian Plan Update (City of Oakland, 2017) including pedestrian-scale lighting, trees along the roadway, and public art.
- Construction of new sidewalks, curb ramps, curb, and gutter along the project frontage. Curb extensions should be constructed along the project frontage when feasible; construct curb extensions at the intersection of Broadway/Clifton Street and Broadway/College Avenue.
- Paving and restriping of roadway to midpoint of street sections adjacent to the project and to accommodate any improvements to improvement safety and site access for vehicles, bicycles, and pedestrians.
- Pedestrian crossing improvements at the intersection of Broadway/College Avenue, including:
 - Construction of curb extension at the crosswalk located along the project frontage;
 - Construction of raised median on Broadway between College Avenue and Broadway Terrace;
- Signal upgrades to the intersection of Broadway/College Avenue (assuming the signal infrastructure is older than 15 years), which could include upgrading existing signal equipment and poles to current standards; and ·

In addition, the consultant recommends the following TDM measures:

- Inclusion of shower and locker facilities for employees who walk or bike to work;
- Free designated parking spaces for on-site car-sharing programs and/or car-sharing memberships for employees or tenants;
- Direct on-site sale of transit passes purchased and sold at a bulk rate (through programs such as AC Transit Easy Pass) and/or provision of a transit subsidy to residents;

- Distribution of information concerning alternative transportation options to residents and employees; and
- Unbundled parking for residents to separate the cost to rent a parking space from the cost to rent an apartment.
- Projects that generate 100 or more net new morning or evening peak hour vehicle trips are required to submit an annual compliance report for the first five years following completion of the project. The annual report shall document the status and effectiveness of the TDM program, including the actual vehicle trip reduction achieved by the project during operation.

B19

From: Della Peretti <dellaperetti@mac.com>
Sent: Friday, March 1, 2024 10:19 AM
To: rlind@oaklandca.gov
Subject: Concerns regarding PLN20141 ER19003 - 5200 Broadway DEIR

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I am concerned about the impact of this project on our community. Please require mitigations of the many issues that have been identified in the DEIR and by Upper Broadway Advocates, the Oakland Heritage Alliance, and other commenters.

1

Please listen to the concerns of the neighborhood.

Della Peretti
Rockridge Blvd.

LETTER B19
Della Peretti
March 1, 2024

Response B19-1. The commenter states concern about “the impact of the project on our community.” The comment does not identify specific concerns, so a more detailed response cannot be provided.

Implementation of mitigation measures included in the Draft EIR would be required as a condition of project approval. While the comment includes a general statement of support of mitigation of issues identified by the Oakland Heritage Alliance (OHA), it is unclear what specific topics the commenter references as the OHA submitted numerous letters. Responses to all three letters OHA submitted during the public comment period (Letters B1, B6 and B43) are included in this Response to Comments Document. Please also see Master Response 5: Additional Mitigation Measures Submitted by Upper Broadway Advocates.

B20

From: Aaron Smith <ae.m.smith000@gmail.com>
Sent: Friday, March 1, 2024 10:43 AM
To: rlind@oaklandca.gov
Subject: Concerns regarding PLN20141 ER19003 - 5200 Broadway DEIR

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I am concerned about the impact of this project on our community and the environment. Specifically, I am concerned that the project proposes removing virtually every tree on the CCA parcel (some of which are mature native oak trees), and removing every building except for two. The trees that the developers plan to plant after cutting down all of the trees do not even align with the city's own guidelines for suitable trees in Oakland.

1

I do not agree with the goals of this project, nor do I feel that such a small and steep parcel of land on a busy and dangerous thoroughfare is a suitable site for new dense housing in Oakland. Personally, I would prefer this space either be turned into a public park that preserves the original CCA buildings, another school, or a small housing development that maintains all or most of the original buildings/building facades and retrofits the interiors as condominiums. However, I understand that since this is a significant portion of the city's required housing element, the former campus of one of our oldest institutions of higher learning will be handed over to greedy developers.

2

With that in mind, I ask the city to please require mitigations of the many issues that have been identified in the DEIR and by Upper Broadway Advocates, the Oakland Heritage Alliance, and other commenters. Thank you.

3

Aaron Smith

LETTER B20
Aaron Smith
March 1, 2024

- Response B20-1.** Please see Master Response 7: Tree Removal and Adequacy of Replacement. There will be 15 on-site trees preserved and the permit process will ensure that the project complies with City standards for replacement trees.
- Response B20-2.** This comment states the commenter’s opinion about the proposed project or use of the project site but does not address the environmental analysis within the Draft EIR; please see Master Response 1: Project Design and Merits.
- Response B20-3.** Implementation of mitigation measures included in the Draft EIR would be required as a condition of project approval. While the comment includes a general statement of support of mitigation of issues identified by the Oakland Heritage Alliance (OHA), it is unclear what specific topics the commenter references as the OHA submitted numerous letters. Responses to all three letters OHA submitted during the public comment period (Letters B1, B6 and B43) are included in this Response to Comments Document. Please also see Master Response 5: Additional Mitigation Measures Submitted by Upper Broadway Advocates.

B21

From: benstiegler.cal@gmail.com
Sent: Friday, March 1, 2024 10:36 AM
To: rlind@oaklandca.gov
Subject: Concerns regarding PLN20141 ER19003 - 5200 Broadway DEIR

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Hi Rebecca,

I continue to be concerned about the impact of this project (5200 Bway) on our community. We have been following this for years.

1

Please require mitigations of the many issues that have been identified in the DEIR and by Upper Broadway Advocates, the Oakland Heritage Alliance, and other commenters.

I will add that in addition to all those concerns, Broadway Terrace is a major fire emergency escape route from the hills neighborhoods as well as access uphill for emergency vehicles responding to fire, quake, etc. Allowing 5200 Bway to go forward without taking into account these safety issues for the existing neighborhood will be problematic, and likely generate lawsuits, etc.

2

Thank you for listening!

Sincerely,

Ben Stiegler

311 Mandalay Rd

Oakland 94618

LETTER B21
Ben Stiegler
March 1, 2024

Response B21-1. The commenter states concerns about “the impact of the project on our community.” The comment does not identify specific concerns, so a more detailed response cannot be provided.

Implementation of mitigation measures included in the Draft EIR would be required as a condition of project approval. While the comment includes a general statement of support of mitigation of issues identified by the Oakland Heritage Alliance (OHA), it is unclear what specific topics the commenter references as the OHA submitted numerous letters. Responses to all three letters OHA submitted during the public comment period (Letters B1, B6 and B43) are included in this Response to Comments Document. Please also see Master Response 5: Additional Mitigation Measures Submitted by Upper Broadway Advocates.

Response B21-2. Please see Master Response 2: Evacuation and Emergency Access.

B22

From: carole <carolejwells@gmail.com>
Sent: Friday, March 1, 2024 1:01 PM
To: rlind@oaklandca.gov
Subject: Concerns regarding PLN20141 ER19003 - 5200 Broadway DEIR

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I am concerned about the impact of this project on our community. Please require mitigations of the many issues that have been identified in the DEIR and by Upper Broadway Advocates, the Oakland Heritage Alliance, and other commenters.

1

City of Oakland:

I appreciate the work the Upper Broadway Advocates have done to reveal the problems in the proposal for CCA Campus. I request the City to give SERIOUS thought to mitigation of the areas that UBA people point as flaws and probably negative outcomes for the project and to the city. We can't just chop our trees, bull doze our architectural heritage in the rush to provide housing that may or may not fill needs of future residents.

2

The height of the towers is especially daunting and out of scope with the geography of area. It seems the architects are lacking in imagination about how to incorporate facades, and also design with nature...a concept boldly presents decades ago.

3

Traffic problem is never considered until it is a problem. The UBA pointed out of the hazards for both cars and pedestrians in traffic flow. Like it or not, unless there are new and frequent bus arrangements in the area, residents can't walk to any BART.

4

Whether the apartment is "affordable" or not, there must be areas for residents to be outside of the multi-story structures into parks? Where are the nearest parks? Temescal?

5

In all the Oakland plans for housing so little consideration is given to parks for play and respite. Are there balconies to the apartments so residents can step outside?

6

Please take UBA considerations of the proposal under scrutiny for best outcomes for Oakland.
Thank you.
Carole Wells-Desin
6500 Farallon Way
Oakland, Ca 94611
5 10 853 0964

LETTER B22
Carole Wells-Desin
March 1, 2024

Response B22-1. The commenter states concerns about “the impact of the project on our community.” The comment does not identify specific concerns, so a more detailed response cannot be provided.

Implementation of mitigation measures included in the Draft EIR would be required as a condition of project approval. While the comment includes a general statement of support of mitigation of issues identified by the Oakland Heritage Alliance (OHA), it is unclear what specific topics the commenter references as the OHA submitted numerous letters. Responses to all three letters OHA submitted during the public comment period (Letters B1, B6 and B43) are included in this Response to Comments Document. Please also see Master Response 5: Additional Mitigation Measures Submitted by Upper Broadway Advocates.

Response B22-2. Please see Master Response 5: Additional Mitigation Measures Submitted by Upper Broadway Advocates.

Response B22-3. Please see Master Response 6: Building Height and Style, Master Response 1: Project Design and Merits, and Master Response 5: Additional Mitigation Measures Submitted by Upper Broadway Advocates.

Response B22-4. Please see Master Response 5: Additional Mitigation Measures Submitted by Upper Broadway Advocates. Please see Response to Comment B18-2 regarding pedestrian improvements.

Response B22-5. As described in the Draft EIR, the project site is located in an urban area of Oakland that contains approximately 10.35 acres of local-serving parks within 1 mile of the project site. These include:

- Redondo Park (0.59 acres in size)
- Rockridge-Temescal Greenbelt (0.27 acres in size)
- FROG Park (0.34 acres in size)
- Chabot Recreation Center (3.58 acres in size)
- Glen Echo Park (1.0 acres in size)
- Ostrander Park (2.37 acres in size)

- Hardy Park (dog park) (1.54 acres in size)
- Helen McGregor Park (0.22 acres in size)
- Colby Park (0.31 acres in size)
- Ayala Mini Park (0.08 acres in size)
- Piedmont Plaza (0.05 acres in size)

Response B22-6. As described in the Chapter III, Project Description, the project proposes privately owned and publicly accessible open space (referred to as “POPOS”), and private open space required for the residential development composed of group-usable shared open space (courtyards for residents), and private-open space (decks for residents) as detailed in Table III-3 of the Draft EIR.

B23

From: June Goodwin <cjunegoodwin@gmail.com>
Sent: Saturday, March 2, 2024 3:49 PM
To: rlind@oaklandca.gov
Subject: Concerns regarding PLN20141 ER19003 - 5200 Broadway DEIR

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I am concerned about the impact of this project on our community. Please require mitigations of the many issues that have been identified in the DEIR and by Upper Broadway Advocates, the Oakland Heritage Alliance, and other commenters.

Please, please address the crucial criticisms that Upper Broadway advocats explain. I live on upper Montgomery but I frequently walk over to the area of development and shop. I hope the new development will not discourage me from going to the College and Broadway shops.!

June Goodwin

1

LETTER B23
June Goodwin
March 2, 2024

Response B23-1. The commenter states concerns about “the impact of the project on our community.” The comment does not identify specific concerns, so a more detailed response cannot be provided.

Implementation of mitigation measures included in the Draft EIR would be required as a condition of project approval. While the comment includes a general statement of support of mitigation of issues identified by the Oakland Heritage Alliance (OHA), it is unclear what specific topics the commenter references as the OHA submitted numerous letters. Responses to all three letters OHA submitted during the public comment period (Letters B1, B6 and B43) are included in this Response to Comments Document. Please also see Master Response 5: Additional Mitigation Measures Submitted by Upper Broadway Advocates.

B24

From: Morton Nancy <nmorton123@att.net>
Sent: Saturday, March 2, 2024 7:13 AM
To: rlind@oaklandca.gov
Subject: Concerns regarding PLN20141 ER19003 - 5200 Broadway DEIR

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Rebecca, While my position on the building of this project has changed over time, I continue to be agast at the number of issues blatantly ignored by the developers and also by the lack of genuine concern from the city. The absence of a viable exit plan in the event of fire is irresponsible and the notion that requiring a right hand turn on Broadway to exit is absurd. If the intention of the city is to get current residents to sell, this should definitely help- paving the way to razing existing homes. Free shuttles in the neighborhood would not be enough to forestall the traffic nightmare that is Berkeley residential neighborhoods. While we definitely need housing that will allow folks earning under \$100,000 to live here this project will not provide that.

1

I am concerned about the impact of this project on our community. Please require mitigations of the many issues that have been identified in the DEIR and by Upper Broadway Advocates, the Oakland Heritage Alliance, and other commenters.

2

With all due respect,
Nancy Morton
510-220-7733

Sent from my iPhone

LETTER B24

Nancy Morton

March 2, 2024

Response B24-1. Please see Master Response 2: Evacuation and Emergency Access and Master Response 3: Wildfire Hazards.

Response B24-2. The commenter states concerns about “the impact of the project on our community.” The comment does not identify specific concerns, so a more detailed response cannot be provided.

Implementation of mitigation measures included in the Draft EIR would be required as a condition of project approval. While the comment includes a general statement of support of mitigation of issues identified by the Oakland Heritage Alliance (OHA), it is unclear what specific topics the commenter references as the OHA submitted numerous letters. Responses to all three letters OHA submitted during the public comment period (Letters B1, B6 and B43) are included in this Response to Comments Document. Please also see Master Response 5: Additional Mitigation Measures Submitted by Upper Broadway Advocates.

B25

From: eileen riach <eileenriach@yahoo.com>
Sent: Saturday, March 2, 2024 11:37 AM
To: rlind@oaklandca.gov
Subject: Concerns regarding PLN20141 ER19003 - 5200 Broadway DEIR

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I am concerned about the impact of this project on our community. Please require mitigations of the many issues that have been identified in the DEIR and by Upper Broadway Advocates, the Oakland Heritage Alliance, and other commenters.

As a resident of Rockridge, I am EXTREMELY concerned about the issues raised and hope that these will be addressed to avoid the negative impacts.

Please review the shopping center at Broadway and 51st as an example of EXCEPTIONALLY poor planning and bad use of land - please do not repeat the errors.

Eileen Riach
415 609 6134

1
2

LETTER B25
Eileen Riach
March 2, 2024

Response B25-1. The commenter states concerns about “the impact of the project on our community.” The comment does not identify specific concerns, so a more detailed response cannot be provided.

Implementation of mitigation measures included in the Draft EIR would be required as a condition of project approval. While the comment includes a general statement of support of mitigation of issues identified by the Oakland Heritage Alliance (OHA), it is unclear what specific topics the commenter references as the OHA submitted numerous letters. Responses to all three letters OHA submitted during the public comment period (Letters B1, B6 and B43) are included in this Response to Comments Document. Please also see Master Response 5: Additional Mitigation Measures Submitted by Upper Broadway Advocates.

Response B25-2. This comment relates to a neighboring project and does not address the analysis within this Draft EIR; no additional response is required.

B26

From: Mary Alice Tennant <maryalicetennant@icloud.com>
Sent: Saturday, March 2, 2024 8:08 PM
To: rlind@oaklandca.gov
Subject: Concerns regarding PLN20141 ER19003 - 5200 Broadway DEIR

Follow Up Flag: Flag for follow up
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[You don't often get email from maryalicetennant@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I am concerned about the impact of this project on our community. Please require mitigations of the many issues that have been identified in the DEIR and by Upper Broadway Advocates, the Oakland Heritage Alliance, and other commenters.

1

With each new drawing of the CCAC project the proposals seem to have gotten worse. I personally can't imagine removing every tree on the property. What are they thinking of? That's terrible. Those old trees should be preserved along with the buildings. As the climate gets hotter you need places to deflect the heat.

2

There are too many apartments and the design isn't conducive to living a comfortable and happy lifestyle.

Everyone's concerned about the traffic in the area. I'm also concerned about the people that are driving, 65 miles or more an hour on Broadway as they speed to the freeway racing. There should be speed bumps to prevent that kind of irresponsible and unsafe driving.

3

I also would like to see speed bumps on Broadway Terrace.

Cordially,
Mary Alice Tennant
For Florenzi Grant (97 year old mother)
5301 Broadway Terrace, #8
Oakland, CA 94618

Sent from my iPhone

LETTER B26

Mary Alice Tennant

March 2, 2024

Response B26-1. The commenter states concerns about “the impact of the project on our community.” The comment does not identify specific concerns, so a more detailed response cannot be provided.

Implementation of mitigation measures included in the Draft EIR would be required as a condition of project approval. While the comment includes a general statement of support of mitigation of issues identified by the Oakland Heritage Alliance (OHA), it is unclear what specific topics the commenter references as the OHA submitted numerous letters. Responses to all three letters OHA submitted during the public comment period (Letters B1, B6 and B43) are included in this Response to Comments Document. Please also see Master Response 5: Additional Mitigation Measures Submitted by Upper Broadway Advocates.

Response B26-2. Please see Master Response 7: Tree Removal and Adequacy of Replacement and Master Response 1: Project Design and Merits.

Response B26-3. Please see Response to Comment B18-2 for a discussion of pedestrian and transportation improvements.

B27

From: Payne, Catherine <CPayne@oaklandca.gov>
Sent: Tuesday, March 5, 2024 8:34 AM
To: Lind, Rebecca
Subject: Fw: CCA project Comments: Emerald Fund, Then and Now

Catherine Payne, Development Planning Manager
City of Oakland, Bureau of Planning
Phone/cell: (510) 915-0577
Email: cpayne@oaklandca.gov

HELPFUL LINKS:

- Get started on your project: [City of Oakland | Get Started on Your Project \(oaklandca.gov\)](https://www.oaklandca.gov/services/permit-questions)
- Planning or Building Questions: <https://www.oaklandca.gov/services/permit-questions>
- Planning & Building Applications/Forms: <https://www.oaklandca.gov/resources/planning-and-building-forms-planning-and-building-applications>
- How to Create a Zoning Worksheet: <https://www.youtube.com/watch?v=zrYddP1oyeY>

From: broklcrofts <broklcrofts@sonic.net>
Sent: Monday, March 4, 2024 7:18 PM
To: Merkamp, Robert <RMerkamp@oaklandca.gov>; Gilchrist, William <WGilchrist@oaklandca.gov>; Manasse, Edward <EManasse@oaklandca.gov>; Marvin, Betty <BMarvin@oaklandca.gov>; Payne, Catherine <CPayne@oaklandca.gov>; Jonathan Fearn <jfearnopc@gmail.com>; Jennifer Renk <jrenkopc@gmail.com>; Vince Sugrue <vincesugrueopc@gmail.com>; Josie Ahrens <jahrens@gmail.com>; Natalie Sandoval <nataliesandovalopc@gmail.com>; Alex Randolph <alexrandolph.oak@gmail.com>; Sahar Shirazi <SShiraziOPC@gmail.com>; Lenci Alison <aolenci@gmail.com>; Bomba Geoff <BombaOPC@gmail.com>; Matheny Celeb <cmatheny@opcmiallocal300.org>; Maria Katticaran <mariakatopc@gmail.com>; Craig Rice <craig@seradesign.com>; Kalb, Dan <DKalb@oaklandca.gov>; Office of the Mayor <OfficeoftheMayor@oaklandca.gov>
Subject: CCA project Comments: Emerald Fund, Then and Now

You don't often get email from broklcrofts@sonic.net. [Learn why this is important](#)

broklcrofts@sonic.net

Feb. 29, 2024

Dear Ms. Lind,

These are our comments re the Draft EIR for the CCA project.

B27 cont.

This proposed project, basically a proposal for demolition/site clearance of a local landmark district, with the highest local historic rating (API) for a district and several National Register and NR/State Register eligible buildings, is totally contrary to one that would respect and reuse the existing structures, and is therefore wasteful and a contributor to global warming, not to mention the degradation of Oakland's historic and cultural fabric. The preponderance of market rate housing (only 10% moderate income "affordable") will do nothing to alleviate the thousands of unhoused or inadequately housed residents, but *will* contribute to the growing divide between two Oaklands—one rich and one poor.

1

It is especially noteworthy that the Emerald Fund developer's previous foray into Oakland development involved an opposite approach: adaptive reuse of an historic building, with the creation of a mix of housing and other uses, next to a BART station, at the Montgomery Ward Building in the Fruitvale. Smart Growth personified.

Xandra Grube Mans, a Fruitvale resident and City of Berkeley planner, alerted Oz Erickson, Emerald Fund principal, to the potential of the Ward Building. He proposed an adaptive reuse of the formerly industrial, and seismically sound Ward Building, for lofts. The project was further refined to include "workforce housing" for public sectors workers like teachers, police and fire personnel, and a school alongside. But the City of Oakland and the School District had other plans: demolition of the structure and construction of a new low rise elementary school building, over the toxic ground and next to a freeway, in Oakland's "asthma district."

2

Grube's neighborhood group launched two lawsuits to save the building, which they placed on the National Register. The City of Oakland had issued a "neg dec" on the building, meaning no environmental review was required, launching the first of two lawsuits. The first, and successful, lawsuit resulted in a landmark decision that had statewide implications: buildings *eligible* for historical designation did not require *official* local designation to qualify as historic properties. (Hence, for review purposes and legal standing, all of the eligible National Register buildings on the CCA campus must be treated as if they were indeed listed.)

However, the short-sighted and politically-calculating elected officials in Oakland prevailed. The Oakland City Council, led by Ignacio de la Fuente, the School Board, led by Jean Quan (later mayor), and newly elected Mayor Jerry Brown, on his comeback trail, led the fight for demolition. The building and site was transferred to the school district, and a hasty demolition occurred to beat restraining orders while litigation continued, and which spewed toxic lead paint into the air, streets, and gutters.

Where were the Yimbies then?

Emerald Fund learned their lessons very well. This time around, as the anointed developer and with high-powered consultants and attorneys, Emerald Fund under Erickson is steam-rolling toward the demolition/replacement project. Retention of the street-facing fence and steps will do nothing to hide the housing blocks behind, and retention of perhaps two buildings in total (for some unspecific, funding-unclear museums) is no salve. Where will the funding and staffing come from for this "museum?" More likely, a Moss House scenario: the 1864 carpenter gothic, City-owned landmark sits vacant and neglected, at terrible risk for fire, while \$40 million is lavished on a replacement recreational center alongside. (The previous recreational center was torched.)

3

Where is the logic for clearing this site for housing, when the Rockridge Shopping Center parking lot, and former bank site at Pleasant Valley and Broadway, remains undeveloped and an eyesore, and which neighborhood groups have supported for housing? Demolition of reusable buildings is inherently wasteful, inefficient, and a contributor to climate change. There are numerous local examples of successful adaptive reuse, including the Presidio in San Francisco, where almost all structures were retained, and under the federally-mandated directive for rapid transition

B27 cont.

to fiscal profitability. Fort Mason, also in San Francisco, is another example of adaptive reuse of the existing structures. The significant, Modernist Buildings— Founders Hall, Martinez Hall, Treadwell Ceramics Center, Simpson Sculpture Studio— could all be repurposed, and adapted. There is apparently no consideration given to reuse of these buildings for housing, since cookie cutter architecture is preferred.	3 cont.
Cement for new construction is one of the biggest drivers of greenhouse warming. The dense, monolithic housing project unfortunately proposed takes the nearby Merrill Gardens and the Baxter as models. The Emerald Fund project would further homogenize the area— the Fresno-ization of Oakland.	4
The existing campus, with mature trees and landscaping, is a de facto park and urban refuge for local strollers and habitat for wildlife. The relatively low-rise buildings, with free space and air between, are an important ensemble of building types and ages, from Victorian to modern.	5
It is impossible to suggest modifications for a project that lays waste to an historical site, and proposes insulting retention of a few remnants as mitigations. There are no mitigations possible for what is proposed, and which ignore abundant vacant sites next door.	6
Clearly, money talks, and very loudly. As the former Oakland Planning Director, Claudia Cappio, once remarked to us, "Oakland is not yet in a position to say 'No' to any proposed projects." Apparently, that's still the case. However, at some point in the future (assuming there <i>is</i> a future), when inevitably proposals come forward to replace the now shabby and outdated CCA replacement, opposition to demolition will likely be nil.	7

Robert Brokl Alfred Crofts

LETTER B27

Robert Brokl and Alfred Crofts

February 5, 2018

- Response B27-1.** Please see Master Response 1: Project Design and Merits.
- Response B27-2.** This comment is related to the background of a different development project and does not address the analysis within the Draft EIR; no additional response is required.
- Response B27-3.** Please see Master Response 1: Project Design and Merits and Master Response 4: Adequacy of Historic and Alternatives Analyses.
- Response B27-4.** Greenhouse gas emissions associated with the project are evaluated within Section V.E, Greenhouse Gas Emissions and Energy, within the Draft EIR and impacts would be less than significant.
- Response B27-5.** This comment addresses existing conditions at the project site, and does not address the analysis within the Draft EIR; no additional response is required.
- Response B27-6.** As noted in the Draft EIR, even with implementation of the identified mitigation measures, the proposed project would still result in significant and unavoidable cultural and historic resource impacts.
- Response B27-7.** This comment does not address the analysis within the Draft EIR; no additional response is required.

B28

From: Melinda Luisa de Jesus <mdejesus@cca.edu>
Sent: Tuesday, March 5, 2024 11:16 PM
To: rlind@oaklandca.gov
Subject: Concerns regarding PLN20141 ER19003 - 5200 Broadway DEIR

Follow Up Flag: Flag for follow up
Flag Status: Flagged

[You don't often get email from mdejesus@cca.edu. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I am concerned about the impact of this project on our community. Please require mitigations of the many issues that have been identified in the DEIR and by Upper Broadway Advocates, the Oakland Heritage Alliance, and other commenters.

1

Sincerely,
Dr . Melinda Luisa de Jesus
Rockridge Homeowner

<https://gcc02.safelinks.protection.outlook.com/?url=http%3A%2F%2Fpeminist.com%2F&data=05%7C02%7Crind%40oaklandca.gov%7C3cfbf076751e4bdee1d508dc3dad5a15%7C989a21806fbc47f180321a9ee969c58d%7C0%7C0%7C638453061972056115%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6IjhaWwiLCJXVCi6Mn0%3D%7C0%7C%7C%7C&sdata=huc2YS1vdMrprfDI65AygYAis7Kt97eeXsIk%2BcfHda0%3D&reserved=0>

Sent from my rotary phone

LETTER B28

Dr. Melinda Luisa de Jesus

March 5, 2024

Response B28-1. The commenter states concerns about “the impact of the project on our community.” The comment does not identify specific concerns, so a more detailed response cannot be provided.

Implementation of mitigation measures included in the Draft EIR would be required as a condition of project approval. While the comment includes a general statement of support of mitigation of issues identified by the Oakland Heritage Alliance (OHA), it is unclear what specific topics the commenter references as the OHA submitted numerous letters. Responses to all three letters OHA submitted during the public comment period (Letters B1, B6 and B43) are included in this Response to Comments Document. Please also see Master Response 5: Additional Mitigation Measures Submitted by Upper Broadway Advocates.

B29

From: Leslie Kadison <lkadison@yahoo.com>
Sent: Tuesday, March 5, 2024 12:29 PM
To: rlind@oaklandca.gov
Subject: Concerns regarding PLN20141 ER19003 - 5200 Broadway DEIR

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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I am concerned about the impact of this project on our community. Please require mitigations of the many issues that have been identified in the DEIR and by Upper Broadway Advocates, the Oakland Heritage Alliance, and other commenters.

1

Sent from my iPhone

LETTER B29
Leslie Kadison
March 5, 2024

Response B29-1. The commenter states concerns about “the impact of the project on our community.” The comment does not identify specific concerns, so a more detailed response cannot be provided.

Implementation of mitigation measures included in the Draft EIR would be required as a condition of project approval. While the comment includes a general statement of support of mitigation of issues identified by the Oakland Heritage Alliance (OHA), it is unclear what specific topics the commenter references as the OHA submitted numerous letters. Responses to all three letters OHA submitted during the public comment period (Letters B1, B6 and B43) are included in this Response to Comments Document. Please also see Master Response 5: Additional Mitigation Measures Submitted by Upper Broadway Advocates.

B30

From: suetierney007@gmail.com
Sent: Wednesday, March 6, 2024 2:51 PM
To: RLind@oaklandca.gov
Subject: Concerns regarding PLN20141 ER19003 - 5200 Broadway DEIR

Follow Up Flag: Flag for follow up
Flag Status: Flagged

[You don't often get email from suetierney007@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

- I am concerned about the impact of this project on our community. Please require mitigations of the many issues that have been identified in the DEIR and by Upper Broadway Advocates, the Oakland Heritage Alliance, and other commenters. | 1
- I have not been a proponent of this project from the start. The space that they are putting those very high apartments buildings will be so out of character with the whole neighborhood which is mostly one or two -level single-family small homes. There are several condos which have about five or six stories along Broadway Terrace and they seem to fit in with the neighborhood. | 2
- My very biggest complaint about this project is Clifton Street which is not ready to take 400+ people coming and going in their cars or motorcycles, etc. at all hours of the day and night. | 3
- It is my wish that the city Council really studies this and comes up with an answer for the developer. This project does not work. | 4
- Sincerely,
Sue Tierney

LETTER B30
Sue Tierney
March 6, 2024

Response B30-1. The commenter states concerns about “the impact of the project on our community.” The comment does not identify specific concerns, so a more detailed response cannot be provided.

Implementation of mitigation measures included in the Draft EIR would be required as a condition of project approval. While the comment includes a general statement of support of mitigation of issues identified by the Oakland Heritage Alliance (OHA), it is unclear what specific topics the commenter references as the OHA submitted numerous letters. Responses to all three letters OHA submitted during the public comment period (Letters B1, B6 and B43) are included in this Response to Comments Document. Please also see Master Response 5: Additional Mitigation Measures Submitted by Upper Broadway Advocates.

Response B30-2. Please see Master Response 1: Project Design and Merits and Master Response 6: Building Height and Style.

Response B30-3. As required under SB 743, the Governor's Office of Planning and Research (OPR) developed potential metrics to measure transportation impacts that may include, but are not limited to, VMT, VMT per capita, automobile trip generation rates, or automobile trips generated. The new metric replaces the use of delay and level of service (LOS) as the metric to analyze transportation impacts under CEQA. Appendix C of the Draft EIR a non-CEQA traffic assessment, which does include a level of service analysis at intersections surrounding the project site.

As noted in Appendix C of the Draft EIR, for the Broadway/Clifton Street intersection, the existing plus project level of service is expected to be similar to the existing conditions. The average delay under the “cumulative+project” is similar to the “cumulative no project” conditions, but the intersection operations will degrade at the worst approaches to the intersection. Intersection operations at this intersection would improve with implementation of the recommendations identified in the report, which will be required as a condition of approval.

For the Clifton Street/Project Driveway intersection, recommendations presented in Appendix C, which would be required as a condition of approval, would improve operations at this intersection.

Response B30-4. The Planning Commission and the City Council will consider these comments during deliberation of the proposed project.

B31

Law Offices of
Stuart M. Flashman
5626 Ocean View Drive
Oakland, CA 94618-1533
(510) 652-5373 (voice & FAX)
e-mail: stu@stuflash.com

Delivery via e-mail to rlind@oaklandca.gov

7 March 2024

Ms. Rebecca Lind, Planner IV
City of Oakland Bureau of Planning
250 Frank Ogawa Plaza, Ste. 2214
Oakland, CA 94612

Re: Comments of Draft environmental Impact Report for California
College of Art Oakland Campus Redevelopment Project. (State
Clearinghouse No. 2019070044).

Dear Ms. Velasco:

I am writing to comment on the Draft Environmental Impact Report ("DEIR") for the above-referenced project. This letter follows up on my oral comments at the February 7, 2025 public hearing before the Oakland Planning Commission to hear such comments. The main purpose of these comments is to point out that the DEIR has failed to address two related potentially significant project impacts. The first is the extent to which the Project might increase the risk to the project area, its potential future inhabitants, and residents of the surrounding area from a wildfire, most likely one originating north and east of the project in the Oakland Hills. The second is the potentially significant adverse impact the Project might have on the ability of residents and others to quickly and safely evacuate the general area around the Project site in the event of a wildfire or other disaster.

The DEIR asserts that implementation of the Project would have a less than significant potential impact related to wildfires. (DEIR, Section VI.D, p.599.) It gives several reasons for this: 1) It notes that the project is not located in or near one of the City's very high fire hazard severity zones; 2) It notes that those zones are "typically" in the Oakland Hills close to large amounts of vegetation; 3) It also cites to the City's Revised Draft Vegetation Management Plan ("VMP"),¹ which discusses city owned properties in the very high fire hazard severity zone – the nearest such property roughly one mile from the Project site.

The DEIR erroneously assumes that only property in the very high fire hazard severity zones have a significant risk of creating a wildfire-related impact. This is demonstrably false. In 1991, the Tunnel Fire began in the very high fire severity zone near the Oakland-Berkeley border in the Oakland Hills. However that fire, promoted by strong "Diablo" winds from the North-Northeast, spread rapidly, beginning in the late morning, to the south and west through large areas of Oakland and Berkeley. By the time the Diablo winds abated in the early evening (ca. 7:30 PM), the fire had spread widely enough that its nearest point was only five blocks from the Project site. (See

¹ The VMP is still in draft form, and a final EIR for that plan has not yet been certified, or even released. It is premature to rely on anything stated in that draft document.

B31 cont.

Ms. Rebecca Lind – Re: CCA Oakland Campus Redevelopment Project DEIR
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Exhibit 1 [Google map adapted from Wikipedia article on the Tunnel Fire].) Until the Diablo winds abated, a force of over 1500 firefighters from throughout Northern California could make no headway towards controlling the fire.

Several fire chiefs involved in trying to control the blaze stated that, if the winds had not abated, the fire would have proceeded southward and westward through urban residential and commercial areas in Oakland and Berkeley, stopping perhaps when it reached San Pablo Avenue. In short, but for the luck of the change in the weather, it is very likely the Project site would have been consumed by that fire, *despite being well outside of the very high fire hazard severity zone.*

It should be noted that while the Tunnel Fire began as a wildland forest fire, when it reached the nearest residential areas it became an urban fire, typical urban residences carrying a much higher fuel load than typical forested areas. Nevertheless, the Diablo winds, which were estimated to have had sustained wind speeds of as much as 50 miles per hour, spread the fire through these urban areas with a speed and ferocity that made it unstoppable.

Since that time there have been several more recent fires that, like the Tunnel Fire, spread with speed and ferocity due to the presence of high-intensity Diablo-type winds from the northwest. Meteorological and climatic studies have explained that Diablo-type winds will occur when strong high and low pressure systems in relatively close proximity cause a strong airflow from the northwest. Such winds become especially dangerous during times of low humidity and where there are steep slopes facing south and west, such as those in the Oakland Hills. Other similarly Diablo-spread urban/wildland fires have been the Tubbs Fire in Santa Rosa (2017) and the Camp Fire (2018). Far larger wildland fires have also occurred in recent years: the August Complex (over 1 million acres) (2020), the Dixie Fire (963,000 acres) (2021), the Mendocino Complex (459,000 acres) (2018) and the SCU Lightning Complex (almost 400,000 acres) (2020). (See, "History of California Wildfires," Western Fire Chiefs Association (November 2023) <https://wfca.com/wildfire-articles/history-of-california-wildfires/> [accessed 2-8-2024].)

At this point, it may be worth noting my background. I am an experienced environmental attorney with more than thirty years' practice, having participating in the CEQA administrative process for many projects as well as in subsequent litigation, but my background also includes strong scientific training in a variety of fields, with a Ph.D. from Harvard University and ten years as a research scientist in academia and industry. (See resume attached hereto as Exhibit 2.) While my formal studies did not include meteorology, climatology, or fire science, I have spent to last four years studying, commenting on, and then litigating over wildfire risks in the Oakland/Berkeley Hills. Over that time, I have read much of the scientific literature on wildfires, Diablo Winds, and the expected effects of human-induced climate change on future wildfire behavior and risks.

At the risk of oversimplifying a complex subject, those risks can be stated in one simple sentence. The risk of wildfires, specifically in California, but also worldwide, has increased dramatically in the last twenty years, and the evidence indicates that it will

3
cont.

4

5

B31 cont.

Ms. Rebecca Lind – Re: CCA Oakland Campus Redevelopment Project DEIR
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continue to increase for at least the next thirty years. While, as the DEIR states, the period of highest wildfire risk, the “wildfire season” in Northern California, has traditionally extended from September through November (DEIR at p. 599), climate change has dramatically increased its length. Severe wildfires along the West Coast have recently occurred as early as April and as late January, depending on temperatures, rainfall, and wind conditions.

The 1991 Oakland Berkeley “Tunnel Fire,” which, as noted, extended to within five blocks of the Project site, deserves special attention, both because of its proximity and the attention and study it has received. The U.S. Fire Administration, an agency within the Federal Emergency Management Administration, prepared an extensive and detailed report on the 1991 Oakland/Berkeley East Bay Hills Fire. (Report USFA-TR-060/October 1991, [“USFA 1991 Report”] available at: <https://www.caloes.ca.gov/wp-content/uploads/Fire-Rescue/Documents/US-Fire-Admin-East-Bay-Hills-Fire-Report.pdf>.) That report bears careful reading for its detailed chronology of how the fire spread so quickly and caused so much damage and so many deaths. In particular, the report shows how continuing Diablo winds over an eight hour period, with prevailing wind speeds of up to 50 mph, made the fire practically unstoppable, even with a firefighting force of over 1,500 firefighters. (The East Bay Hills Fire – A Multiagency Review. California Office of Emergency Services, February 1992. [“CalOES 1992 Report”] Available at: <https://www.caloes.ca.gov/wp-content/uploads/Fire-Rescue/Documents/OES-Multi-Agency-Review-East-Bay-Hills-Fire.pdf>, at p. 31.) The spread of the fire did not stop until the Diablo wind conditions abated. (USFA Report at p. 42.) Only at that point were the firefighters able to bring the fire under control.

Over the eight-hour period of Diablo winds, the wind direction varied from southwest to due south to south-southeast. (USFA Report, maps at pp. 23, 27, 32, 37, 41, 43.)² The directions of spread in the area covered by the fire meandered with the wind shifts. If the Diablo Wind had remained steadily from the northeast, as they were at the start of the conflagration, the fire would likely have ranged further to the south and west – onto and past the Project site. A future fire may not be as fickle in its wind direction. In the 2017 Tubbs Fire, the winds were persistently from the northwest for a period of over twelve hours. (See, web page on Diablo Winds during 2017 Tubbs Fire from Fire Weather Research Laboratory at San Jose State University website [copy attached as Exhibit 9], and gif image from website showing modeling of Diablo winds from October 7th through October 9th, 2017 [available at: <https://www.fireweather.org/diablo-winds>].) The resulting rapidly moving firestorm burned 36,810 acres, destroyed 5,643 structures (5% of the City of Santa Rosa housing stock) and killed at least 22 people. (See, https://en.wikipedia.org/wiki/Tubbs_Fire.) The following year, the Camp Fire was also accompanied by strong Diablo-type winds, which quickly spread the fire the twelve miles from its origin near Pulga to the Town of Paradise. That town was totally destroyed, with the fire spreading rapidly from house to house once it reached the urban area.

² Copies of those pages are attached for convenience as Exhibits 3-8.

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cont.

6

B31 cont.

Ms. Rebecca Lind – Re: CCA Oakland Campus Redevelopment Project DEIR
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(https://rems.ed.gov/docs/2021ToolBox/CA_Case_Study_1_Wildfire.pdf.) The fire eventually covered over 150,000 acres, burned over 9,000 homes, and killed 85 people.

With the increasing rate of climate change since the 1990s have come more frequent and severe weather conditions, including increased droughts and stronger high and low pressure systems, leading to more frequent and stronger incidents of Diablo-type winds. Thus the 2017 Tubbs fire was accompanied by Diablo-type winds which modeling indicated had sustained wind speeds in the range of 65 miles per hour. This is a global trend. In short, while the Tunnel Fire may have been, at that time, the most severe urban/wildland fire in modern times, climate change and the increasing ferocity of Diablo winds indicate that such fires can be expected to continue to become worse and worse in the near future as climate change to continue to advance and perhaps accelerate.

Given the fact that the 1991 Tunnel Fire came within five blocks of the Project site, given that conditions in the Oakland Hills continue to be a breeding ground for urban/wildland fire, and given the expected increasing frequency, length, and severity of Diablo wind events in Northern California, it is not only possible, but extremely likely that a future Diablo-spread urban-wildland fire will involve the Project site. Consequently, the DEIR is being unrealistically optimistic in asserting (without any supporting substantial evidence) that wildfire-related impacts from implementation of the Project will be insignificant and can therefore be ignored.

What are the potential wildfire-related impacts that the Project may cause?

1. The Project may increase the risk of wildfire spread to areas to its south and west. The Project proposes to demolish most of the existing CCA campus structures (with the exception of the large, all-wooden Treadwell Hall [AKA Macky Hall] and the associated, also all-wood, carriage house) and replace them with two large multi-story buildings, one residential/mixed-use and the other residential with associated amenities. The two building would be up to ten stories high. Construction details have not been provided in the DEIR. Presumably the buildings would comply with California Building Code requirements, but the DEIR makes no mention of any special construction requirements to address the risk of wildfire or of the potential for the structures to promote spread of a wildfire. The Project also involves retaining some trees and other current vegetation and removing and replacing others. The EIR's sparse discussion of this includes no consideration of the potential fire risk of existing or proposed vegetation on the CCA campus. Such discussion needs to be added.

Significantly, the Project site's height rises in the north to south direction, with its southern boundary towering over the adjoining Rockridge Shopping Center (now denominated "Shops at the Ridge, Phase I"). Thus any firebrands released during the burning of buildings, trees, or shrubs on the CCA campus could be spread

6
cont.

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Ms. Rebecca Lind – Re: CCA Oakland Campus Redevelopment Project DEIR
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- 8

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Since the DEIR does not include any analysis of these impacts, it needs to be revised to evaluate them and potential mitigation measures, as well as feasible Project alternatives that might reduce or avoid significant impacts. Any impacts that remain significant and unavoidable would need to be disclosed and considered by the City in

B31 cont.

Ms. Rebecca Lind – Re: CCA Oakland Campus Redevelopment Project DEIR
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deciding whether the Project's potential benefits are sufficient to justify overriding the risks associated with the unavoidable impacts. Obviously, the revised DEIR will need to be recirculated for public comment.

10
cont.

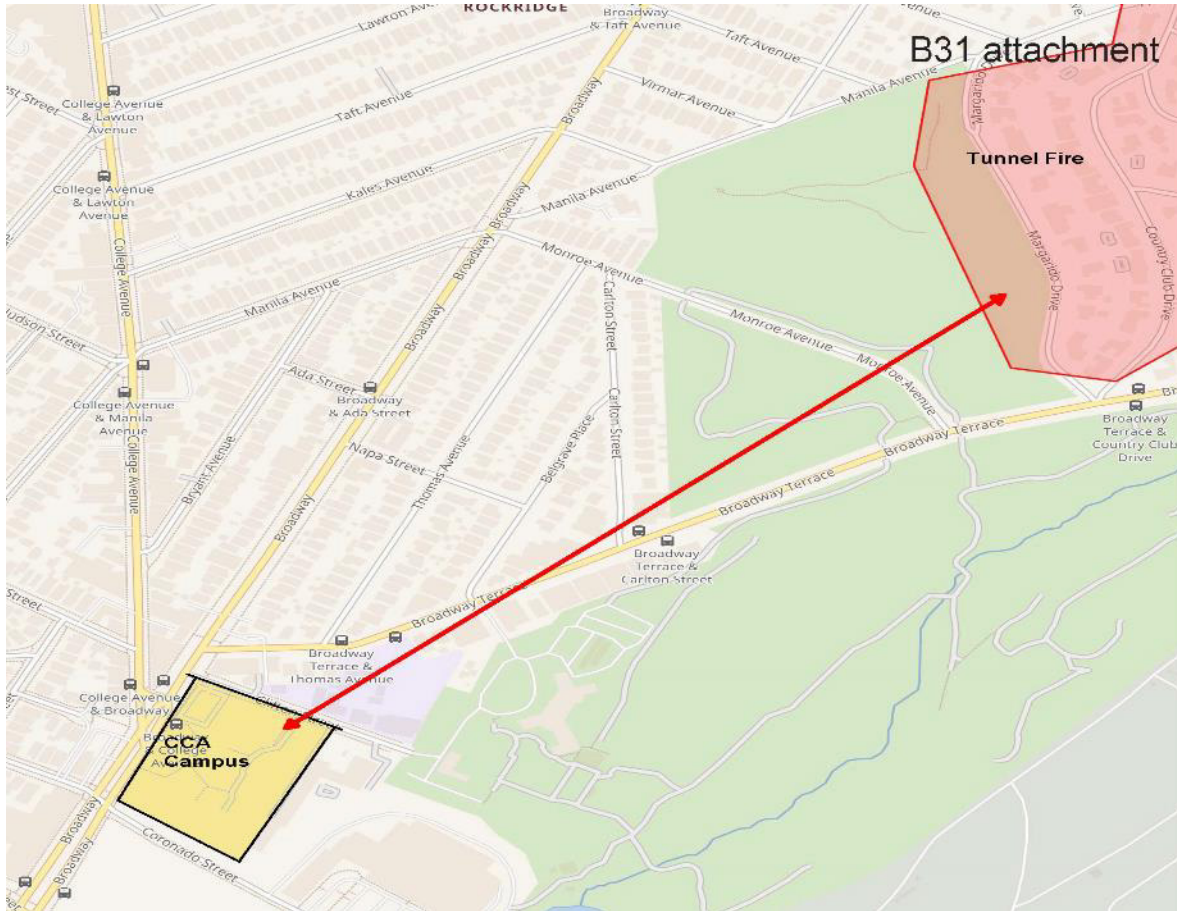
Most Sincerely,



Stuart M. Flashman

B31 attachment

Exhibit 1



B31 attachment

Exhibit 2

B31 attachment

Law Offices of Stuart M. Flashman Stuart M. Flashman

5626 Ocean View Drive
Oakland, CA 94618-1533
(510) 652-5373 (voice & fax)
e-mail: stu@stuflash.com
<http://stuflash.com/>
www.linkedin.com/in/stuflash/

Education

New College of California School of Law, San Francisco, CA J.D., June 1990.	1987-1990
Harvard University, Cambridge, MA Ph.D. (Biochemistry & Molecular Biology), June 1976	1969-1975
Brown University, Providence, RI A.B./Sc.M. (Cum Laude, Honors in Biology), June 1969	1965-1969

Professional Credentials and Memberships

Admitted to the practice of law in California, U.S. District Courts (Calif. Northern & Eastern Districts)
and U.S. 9th Circuit Court of Appeals.

Work Experience

Law Offices of Stuart Flashman, Emeryville/Oakland, CA Attorney in Private Practice – environmental, land use, and elections law	1991-present
U.C. Berkeley Extension, Berkeley, CA Instructor (Environmental Law & Mgmt)	1995-1997
East Bay Municipal Utility District, Oakland, CA Member, Board of Directors, Vice President (1993), President (1994)	1991-1994
Stauffer Chemical Company, Richmond, CA Senior Research Biologist, Agricultural Biotechnology	1981-1987
North Carolina State University, Raleigh, NC Assistant Professor of Genetics	1977-1980
Michigan State University, E. Lansing, MI Research Associate, D.O.E. Plant Research Laboratory	1975-1976

Professional Honors

Northern California "Superlawyer"	2012-present
Martindale Hubble Rated AV-Preeminent	2011-present
Invited Speaker, San Francisco Bar Association	2016
Invited Speaker, U.C. Davis Environmental Law Symposium	2013, 2015
Invited Speaker, Alameda County Bar Association	2013
Invited Speaker, Planning & Conservation League Annual Symposium	2012

Community Activities

Member, Board of Directors, Rockridge Community Planning Council Board chair, 2008-2012, 2016-2018; chair, land use committee, 2008-2022	2008-2022
Sierra Club, San Francisco Bay Chapter Executive Committee 1997-1998, Legal Committee 1997-present	1980-present
U.C. Berkeley Extension Program in Environmental Management Advisory Committee Member	1993-1996
Trustee, Alameda County Mosquito Abatement District Emeryville representative 1985-1991; Oakland representative 1992-present (Board Secretary, 1989, 1998; Vice President, 1990, 1999; President, 1991, 2000)	1985-2009
Member, Board of Directors, Assn. of Calif. Water Agencies	1992-1994
Member, Board of Directors, Citizens for the Eastshore State Park	1986-1992
Founder & Co-Chairperson, Emeryville Shoreline Committee	1986-1991
Planning Commissioner, City of Emeryville	1989-1990
City Councilmember, City of Emeryville	1985

B31 attachment

Scientific Publications

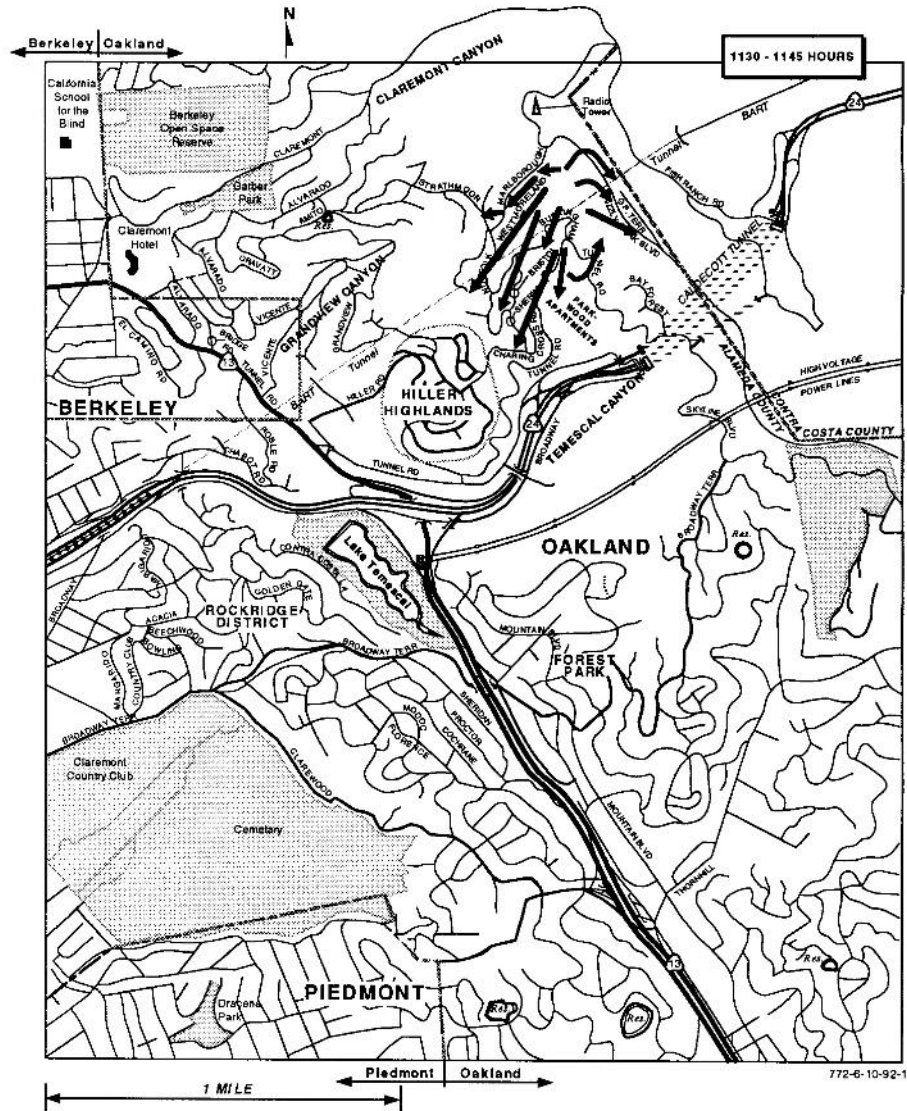
- Flashman, S.M. (1985) Use of a Non-volatile Thiocarbamate to Select for Herbicide-Tolerant Tobacco Cell Lines. *Plant Science* **38**, 149-153.
- Flashman, S.M., C.P. Meredith, & J.A. Howard (1985) Selection for Increased Vernolate Tolerance in Tobacco Cell Cultures. *Plant Science* **38**, 141-148.
- Flashman, S.M. (1982)
A Study of Genetic Instability in Tobacco Callus Cultures. *in Plant Tissue Culture 1982, Proc. 5th Intl. Cong. Plant Tissue & Cell Culture*, 411-412.
- Flashman, S.M. & C.S. Levings, III (1981)
Enzymatic Cleavage of DNA: Biological Role and Application to Sequence Analysis. *in The Biochemistry of Plants, A Comprehensive Treatise*, Vol. 6 (ed. P.K. Stumpf & E.E. Conn) Academic Press, N.Y.
- Traynor, P.L. & S.M. Flashman (1981)
Hormone-induced Caulogenesis in Long-term Tobacco Cells and its Effect on Nuclear DNA Content. *Theoret. Appl. Genet.* **60**, 31-36.
- Flashman, S.M. & P. Filner (1979)
Selection and Characterization of Tobacco Cell Lines Resistant to Selenoamino Acids. *in Plant Cell and Tissue Culture: Principles and Applications. (Ed. W.R. Sharp et al.)* 427.
- Flashman, S.M. & P. Filner (1978)
Selection of Tobacco Cell Lines Resistant to Selenoamino Acids. *Plant Science Letters* **13**, 219-229.
- Flashman, S. (1978)
Mutational Analysis of the Operators of Bacteriophage Lambda. *Molec. Gen. Genet.* **166**, 61-73.
- Maniatis, T., M. Ptashne, K. Backman, D. Kleid, S. Flashman, A. Jeffreys, & R. Maurer (1975)
Recognition Sequences of Repressor and Polymerase in the Operators of Bacteriophage Lambda. *Cell* **5**, 109-113.

B31 attachment

Exhibit 3

B31 attachment

USFA-TR-060/October 1991 23

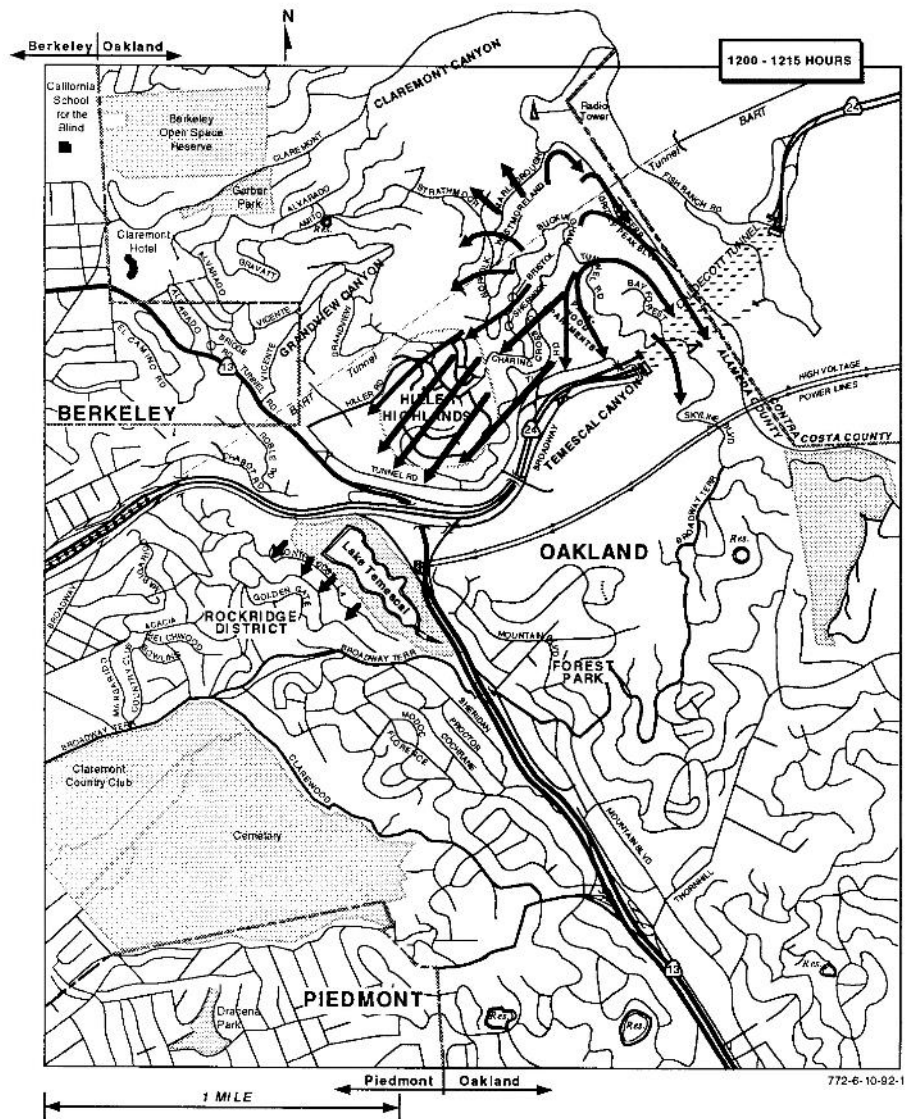


B31 attachment

Exhibit 4

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USFA-TR-060/October 1991 27

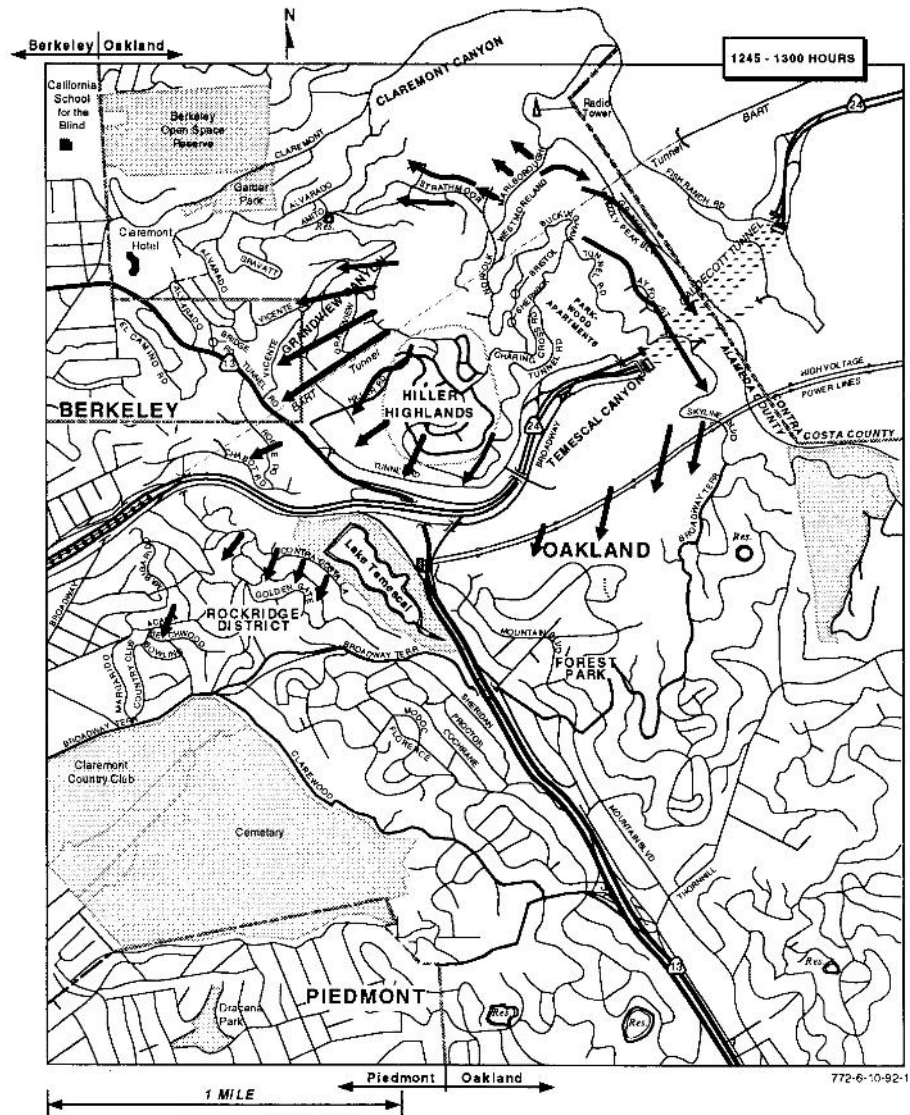


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Exhibit 5

B31 attachment

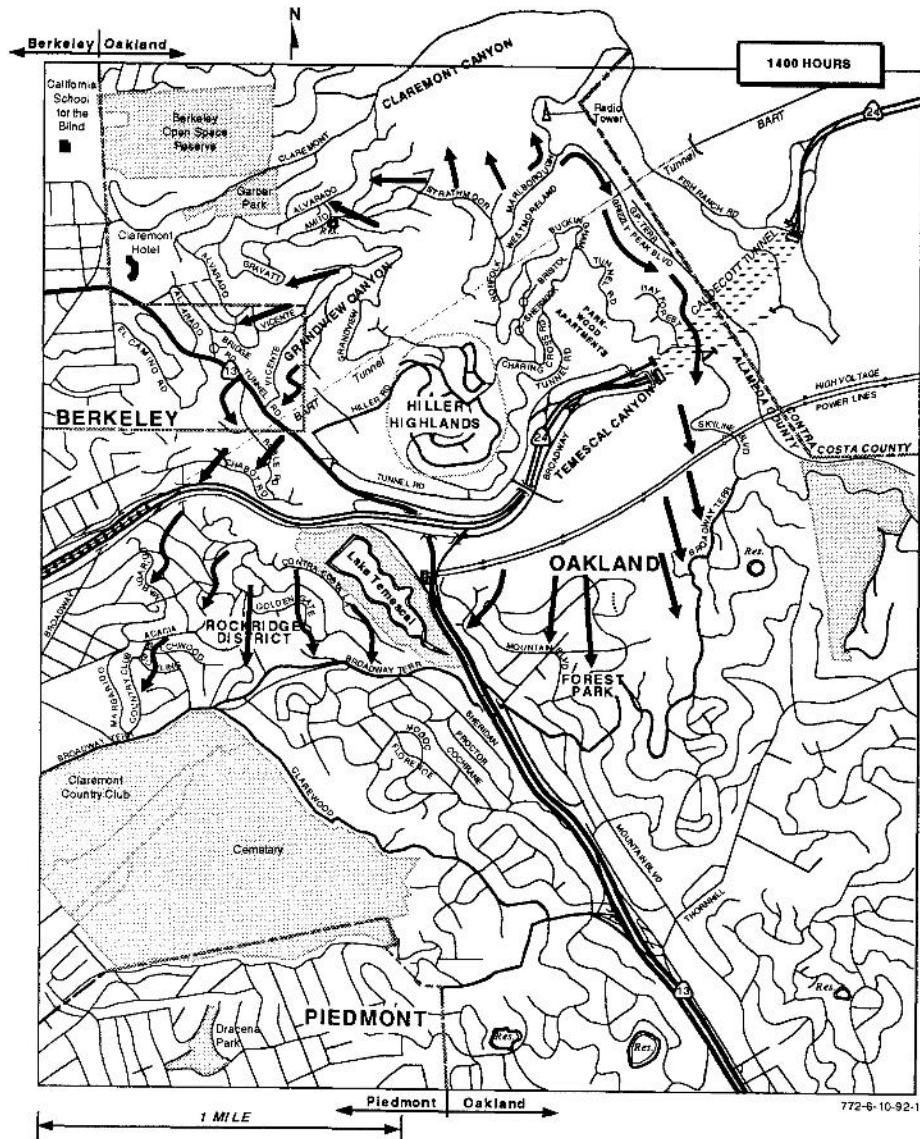
32 U.S. Fire Administration/Technical Report Series



B31 attachment

Exhibit 6

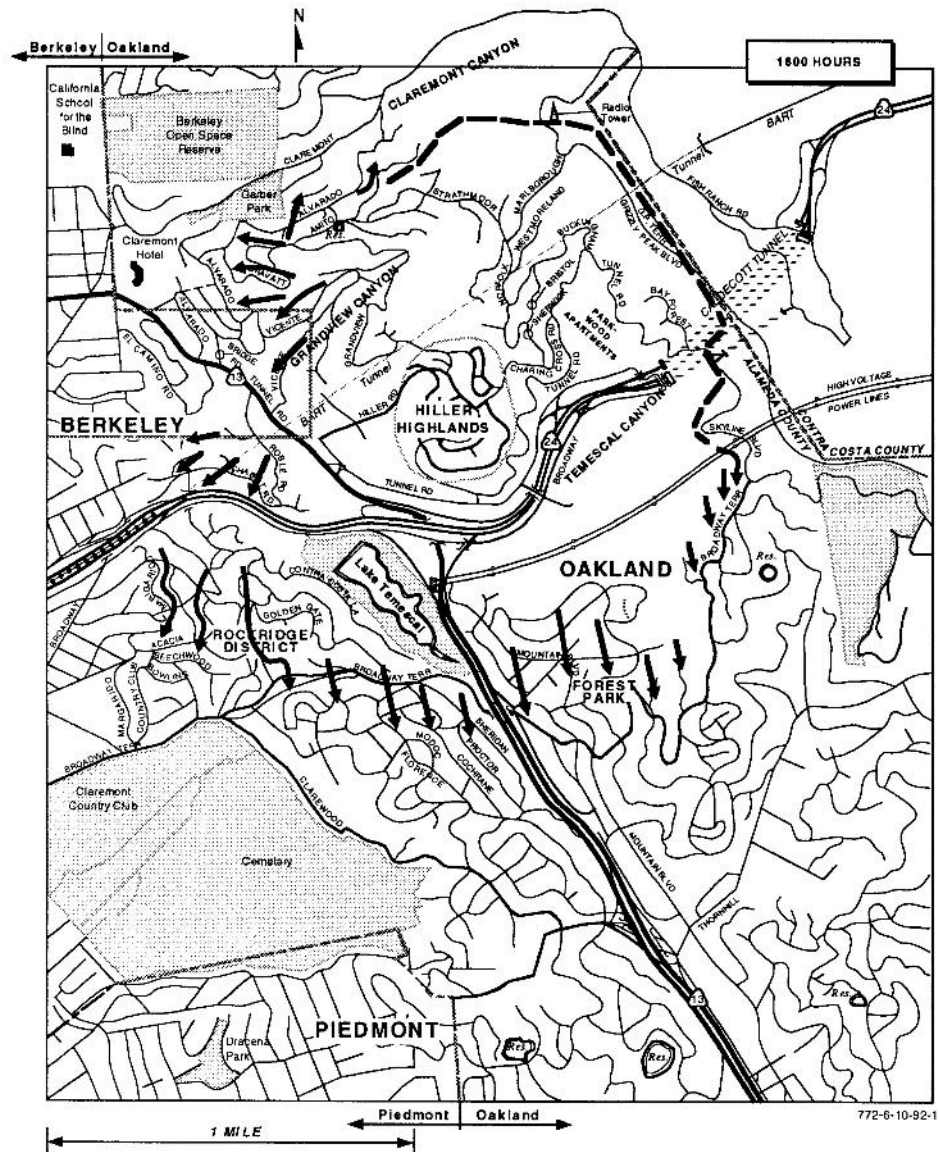
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Exhibit 7

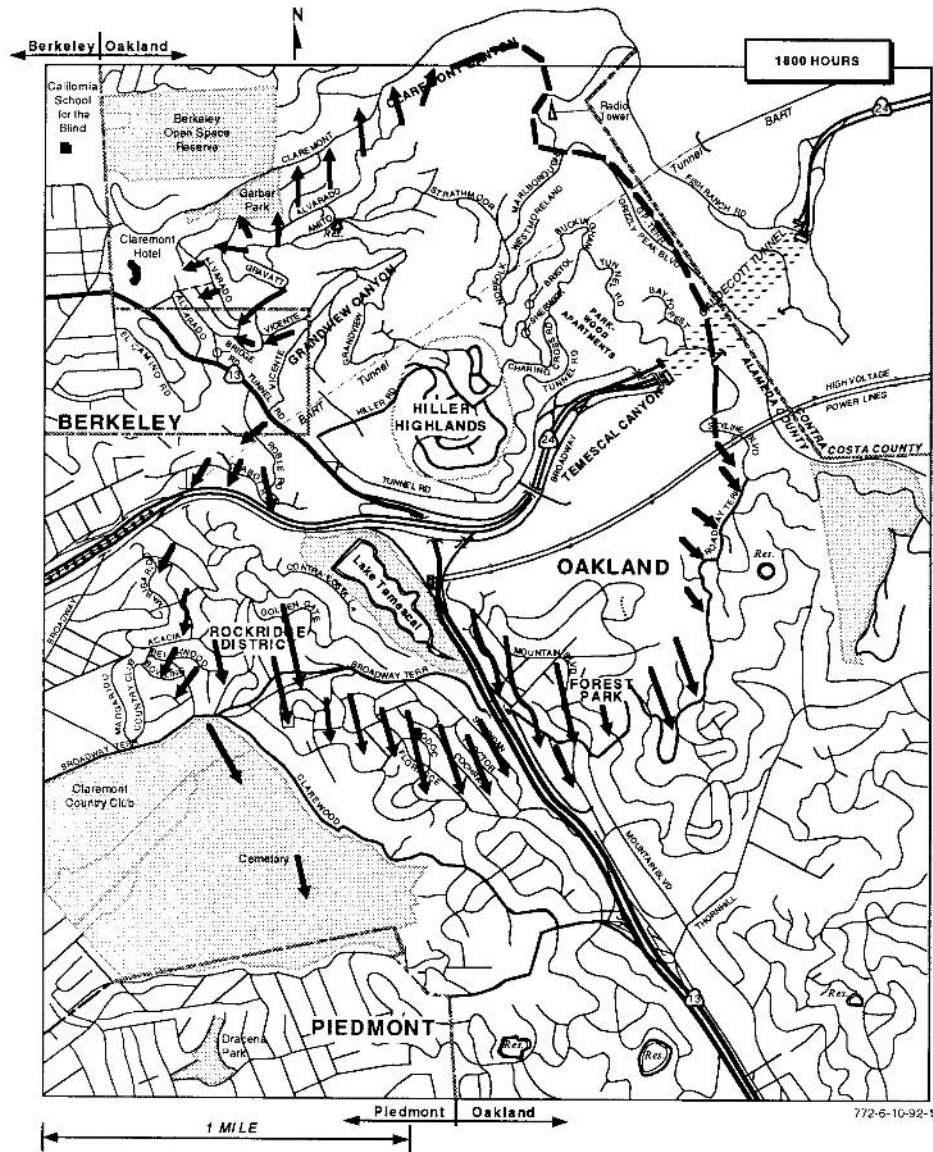
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B31 attachment

Exhibit 8

B31 attachment



B31 attachment

Exhibit 9

B31 attachment FIRE WEATHER RESEARCH LABORATORY

WELCOME THE LAB DATA RESEARCH PEOPLE WORKSHOPS NEWS OUTREACH GALLERY RESOURCES
BLOG SWAG CONTACT

Diablo Winds: California's Critical Fire Weather Pattern

Follow us:



As we enter the fall in northern California, one thing is on everyone's mind. Are we going to have Diablo winds like we did in 2017? Next week marks the one-year anniversary of the deadly Wine Country Fires. Three of the Wine Country Fires (Tubbs, Redwood Valley, and Atlas) as well as the Tunnel Fire (Oakland Hills) of 1991, rank in the top twenty of California's deadliest wildfires (CalFire, 2017). All four of those fires, with the addition of the Nuns Fire (2017) are also ranked in the top twenty most destructive fires (CalFire, 2018) in California's history. The Tubbs Fire alone burned over 36,000 acres and caused 22 fatalities. These fires were driven by extreme winds known as Diablo Winds.

What is a Diablo Wind?

Diablo winds are offshore wind events that flow northeasterly over Northern California's Coast Ranges, often creating extreme fire danger for the San Francisco Bay Area. Diablo winds are driven by a surface pressure gradient that forms in response to an inverted pressure trough that develops over California.

How frequent are Diablo Winds?

A 17-year climatology of regional surface stations was used to develop a definition of Diablo wind events as well as an analysis of their spatial distribution and event frequency. A synoptic composite of the identified events illustrate that Diablo wind events are associated with an inverted pressure trough that develops over California creating a pressure gradient from higher pressure over the interior northern Great Basin to lower pressure near the California coast. Results indicate Diablo winds affect regions throughout the San Francisco Bay Area with greater frequencies concentrated in the Coast Ranges nearest the Sacramento Valley. During the 17-year study period, the region experienced a mean annual frequency of 2.5 events with the highest frequency of Diablo wind events occurring in October when the live fuel moisture is also at a seasonal minimum leading to the most severe fire danger conditions for the San Francisco Bay Area.



SJSU FireWeatherLab
Fire Weather 101: Installing California's newest RAWS! Welcome to Orestes Creek RAWS a collaboration with...
<https://t.co/4w17CovGBsL>
Aug 13, 2021, 2:46 PM



SJSU FireWeatherLab
RT @wdfirecenter: It's official, WRC has been awarded a @NSF Phase I #IUCRC Center grant! # 2113931: IUCRC Phase I, San Jose State...
<https://t.co/7qB352HX6E>
Aug 11, 2021, 12:17 PM



SJSU FireWeatherLab
RT @wdfirecenter: Our #DixieFire real-time GIS portal is now available: <https://t.co/7eas7Amj4j> @FireWeatherLab
Aug 10, 2021, 6:24 PM

SAR0001

B31 attachment

The critical issue for the Bay Area is that Diablo Winds are most frequent during the fall and in particular October, when the fuel moisture content is lowest (See Figure 1 below).

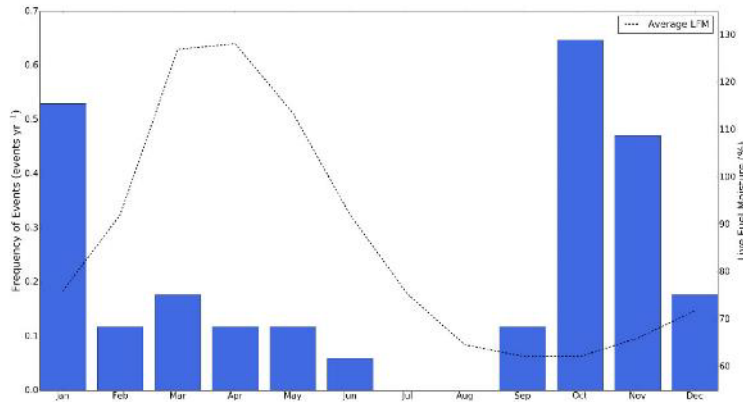


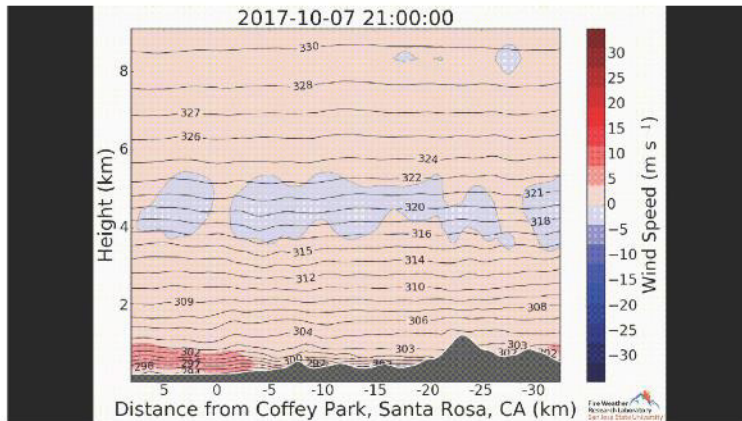
FIGURE 1: MONTHLY FREQUENCY OF DIABLO WINDS AND AVERAGE LIVE FUEL MOISTURE CONTENT (DASHED LINE).

Numerical Simulations

To better understand the dynamics of Diablo Winds, Graduate student Carrie Bowers, who is wrapping up her MS thesis investigating Diablo Winds and the cause of the extreme fire spread observed during the Tubbs Fire, conducted high-resolution computer simulations of the Tubbs Fire event. Below is a cross-section of her high-resolution model simulations using WRF. You can see that the surface winds were extremely high during the event and that a unique hydraulic-jump feature formed in the lee of Mt. Helena east of Santa Rosa. This unique aspect of the wind flow classifies Diablo Winds as a downslope windstorm.

SAR0002

B31 attachment



HIGH-RESOLUTION WRF SIMULATIONS OF THE WINDS DURING THE TUBBS FIRE, 8 OCTOBER 2017. THE TIMES LISTED ARE PACIFIC LOCAL TIME AND THE FIGURE REPRESENTS A WEST-TO-EAST CROSS-SECTION STARTING ABOUT 5 KM WEST OF COFFEY PARK AND ENDING 30 KM TO THE EAST. RED COLORS INDICATE WINDS FROM THE EAST (FROM THE RIGHT); AND BLUES INDICATE WINDS FROM THE WEST (FROM THE LEFT).



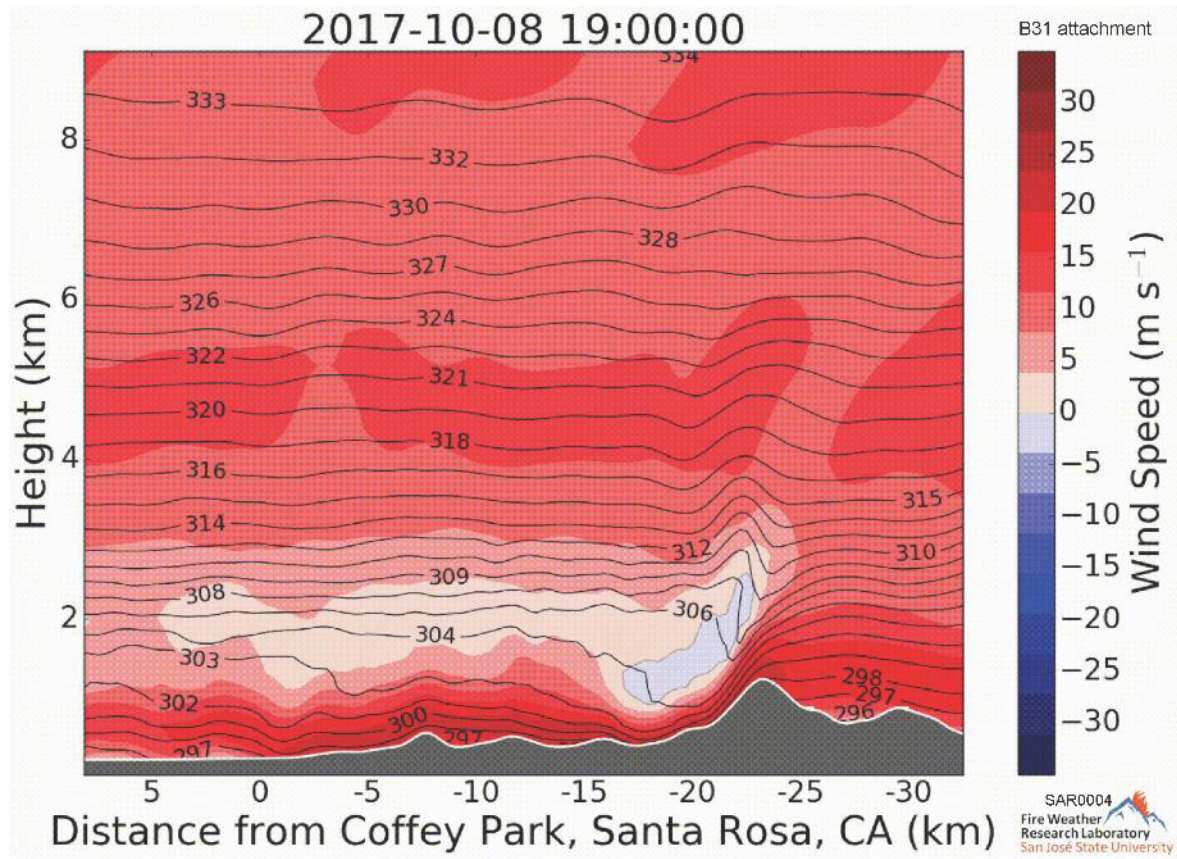
Funding for our research is provided by

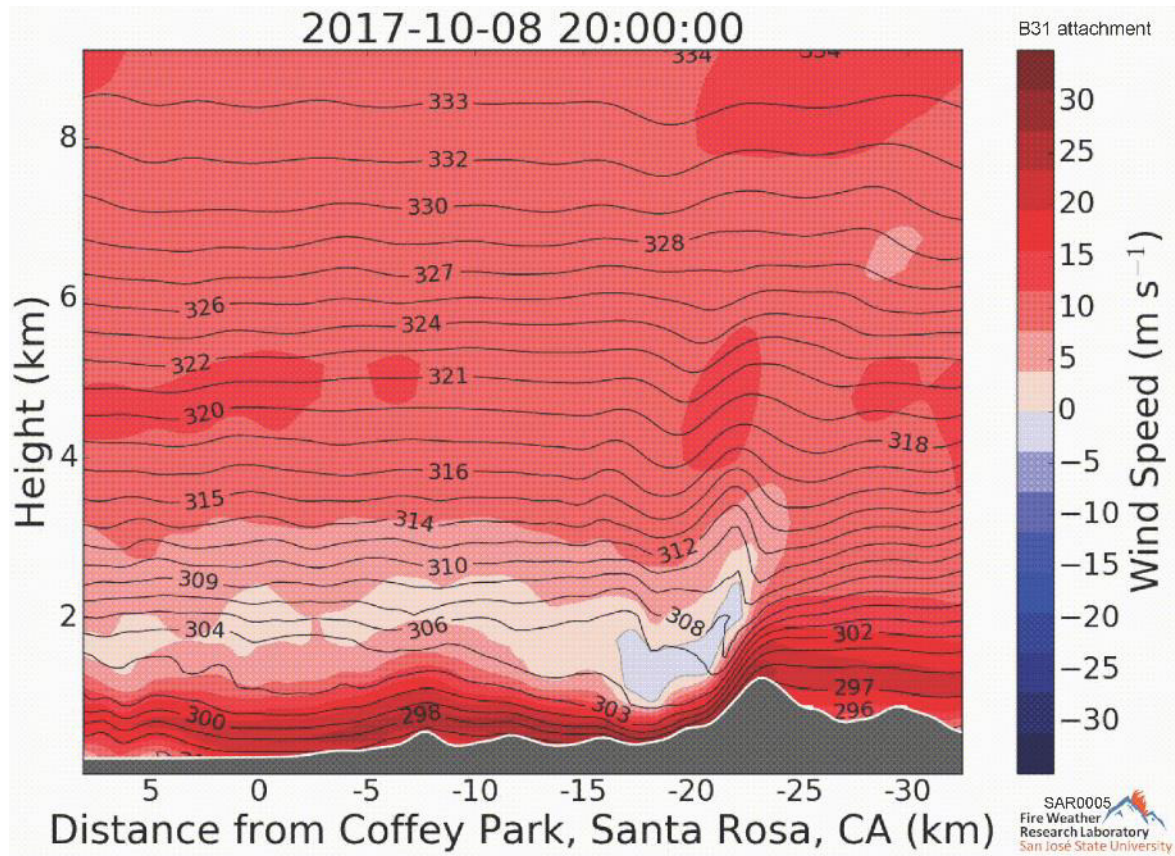


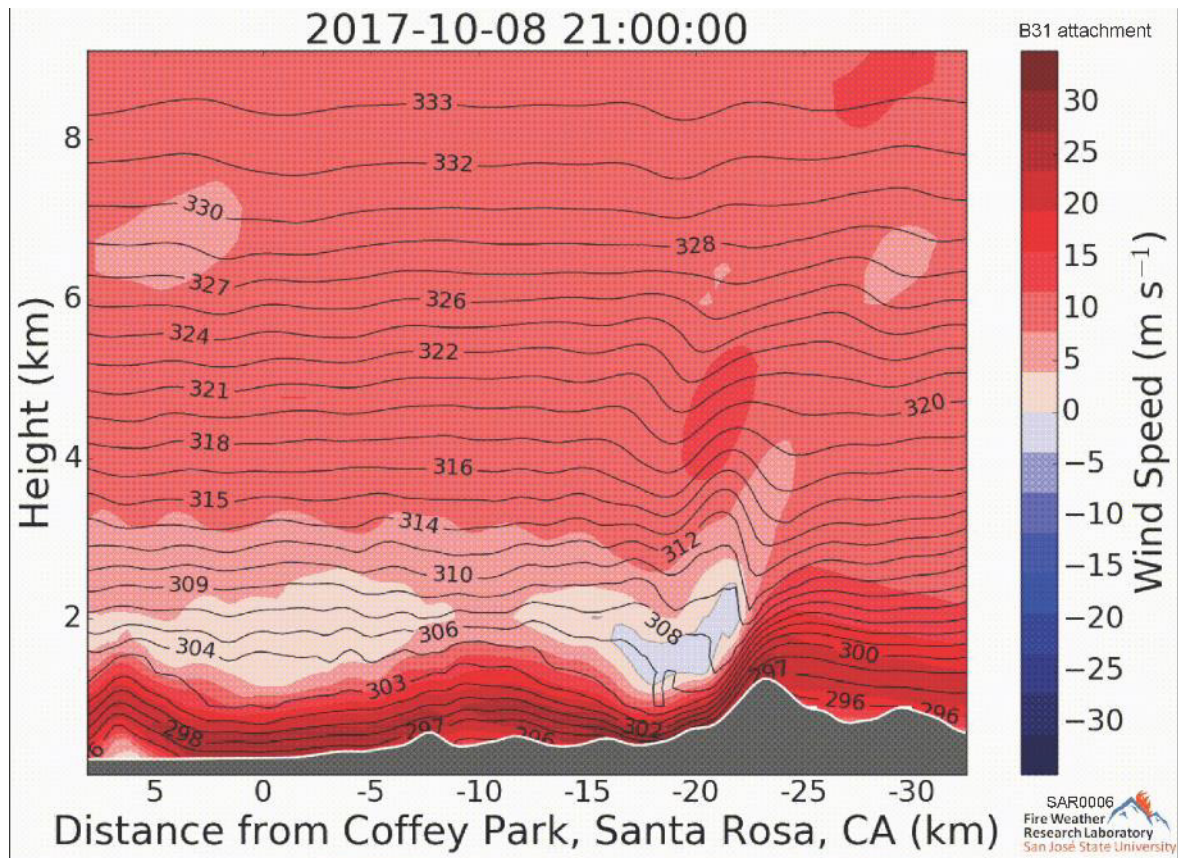
Fire Weather Research Laboratory, 801 Duncan Hall, San José State University, San José, CA 95192

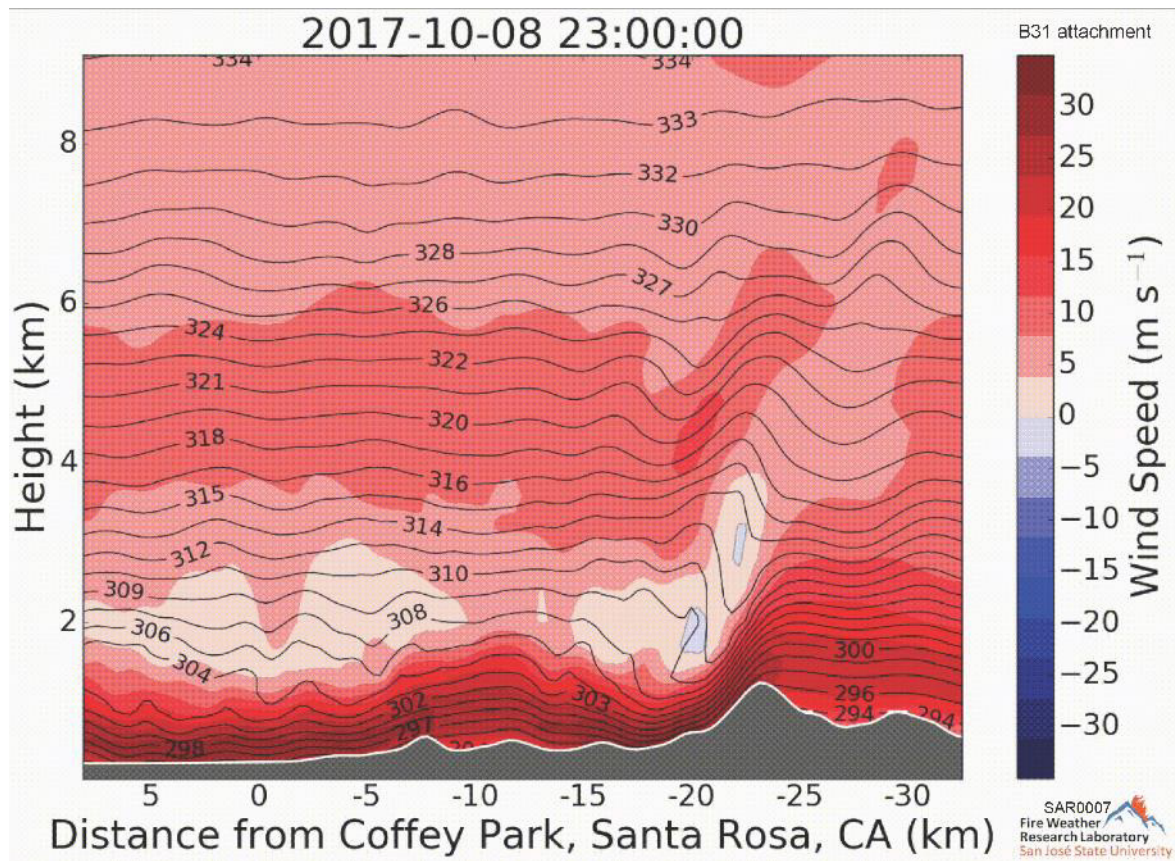
Copyright 2019 Fire Weather Research Laboratory

SAR0003









LETTER B31

Stuart Flashman

March 7, 2024

Commentor provides 9 Exhibits which are noted.

- Response B31-1.** This comment is introductory in nature. Please see Master Response 2: Evacuation and Emergency Access and Master Response 3: Wildfire Hazards.
- Response B31-2.** This commenter includes a general summary of information included within the Draft EIR and does not raise specific questions about the analysis within the Draft EIR; no additional response is required.
- Response B31-3.** Please see Master Response 2: Evacuation and Emergency Access and Master Response 3: Wildfire Hazards. Commentor provides and refers to Exhibit 1 attached to their response, a Google map adapted from a Wikipedia article on the Tunnel Fire, which is noted.
- Response B31-4.** This comment is a summary of the commenter's resume. This comment does not address the information within the Draft EIR; no additional response is required. Commentor provides and refers to Exhibit 2 attached to their response, which is noted.
- Response B31-5.** This comment addresses wildfires within California and does not address the analysis within the Draft EIR; no additional response is required.
- Response B31-6.** This comment discusses the fire events in California, does not address the analysis within the Draft EIR; no additional response is required. Commentor provides and refers to Exhibit 9, a web page of Diablo Winds during 2017 Tubbs Fire, attached to their response, which is noted.
- Response B31-7.** Please see Master Response 2: Evacuation and Emergency Access Master Response 3: Wildfire Hazards. The project would comply with City and California Fire Code requirements to reduce the risk of spreading fire, including requirements for fire suppression systems (e.g., hydrants and sprinkler systems), fire resistant building design, and access for emergency fire response.
- Response B31-8.** Please see Master Response 2: Evacuation and Emergency Access.

Response B31-9. Please see Master Response 2: Evacuation and Emergency Access.

Response B31-10. Please see Responses to Comments B31-1 through B31-9 for a discussion of the issues raised by the commenter. Please see Master Response 3: Wildfire Hazards and Master Response 4: Adequacy of Historic and Alternatives Analyses. The commenter does not provide new information identifying environmental impacts not already analyzed within the Draft EIR, and recirculation of the Draft EIR is not required.

B32

From: Lind, Rebecca <RLind@oaklandca.gov>
Sent: Friday, March 8, 2024 4:28 PM
To: Larry Mayers
Subject: Re: California College of the Arts Redevelopment: Comments on the DEIR

From: Larry Mayers <mayersarch@gmail.com>
Sent: Friday, March 1, 2024 2:07 PM
To: jfearnopc@gmail.com <jfearnopc@gmail.com>; alexrandolph.oak@gmail.com <alexrandolph.oak@gmail.com>; jrenkopc@gmail.com <jrenkopc@gmail.com>; nataliesandovalopc@gmail.com <nataliesandovalopc@gmail.com>; SShiraziOPC@gmail.com <SShiraziOPC@gmail.com>; vsugrueopc@gmail.com <vsugrueopc@gmail.com>; Lind, Rebecca <RLind@oaklandca.gov>
Subject: California College of the Arts Redevelopment: Comments on the DEIR

You don't often get email from mayersarch@gmail.com. [Learn why this is important](#)

Dear Ms. Lind and Members of the Planning Commission:

Please see the attached document with cover letter. Hard copies have also been sent certified mail.

Thank you.

Larry Mayers
Oakland, CA

LETTER B32
Larry Mayers
March 1, 2024

Response B32-1. This attachment is the same as Letter B12, please see that letter for responses.

B33

Amelia S. Marshall
3327 Wisconsin Street
Oakland CA 94602
March 8, 2024

Regarding: California College of Arts EIR
Attn: Rebecca Lind, City of Oakland Planning Department

When the Oakland Hills ("Tunnel") Firestorm of 1991 erupted, flames burned downhill from Upper Rockridge toward the flatlands. Upper Broadway was a major evacuation corridor. The Environmental Impact Report now under consideration completely neglects the fire risk aspects of the proposed project placement.

1

On the morning of Sunday, October 20, 1991, my car was one of the last to enter Highway 24 eastbound from Telegraph Avenue. Behind me, in their safety seats, were my two-year-old son and ten-week-old daughter.

The smell of smoke was in the air. This was before the Tubbs Fire of 2017 and "Orange Skies Day", September 9, 2020. Following these fire seasons, we in the East Bay will always investigate smoky air.

2

On the day the Tunnel Fire erupted, the Highway Patrol directed all motorists to exit onto Broadway. I turned right. Passing Ocean View Drive, I saw a sight I will never forget – black silhouettes of human beings running for their lives toward Broadway, against a background of towering flames.

The developer, Emerald Fund, seeks to build 510 residential units, with 227 parking spaces on the CCA campus. Given the congestion of the area, if history were to repeat itself, there would be 227 extra cars inching their way onto Broadway – while traffic exiting Highway 24 would join to form a mega-traffic-jam merely a couple of miles from the fire.

3

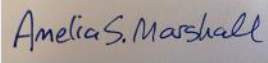
This is a bad project for many reasons:

1. The destruction of a designated historic Area of Primary Importance;
2. Failure to consider use of the adjacent empty acreage for housing instead; and
3. The failure of the EIR to address the grave risks of fire in the Oakland Wildland Urban interface on the proposed dense housing at the CCA campus location.

4

It is greatly regrettable that so many resources are being expended on this ill-conceived project.

5



Amelia S. Marshall,
Oakland resident since 1980

LETTER B33

Amelia S. Marshall

March 8, 2024

- Response B33-1.** Please see Master Response 3: Wildfire Hazards.
- Response B33-2.** This comment relates to the commenters personal experience and does not relate to the adequacy of the information or analysis within the Draft EIR; no additional response is required.
- Response B33-3.** Please see Master Response 2: Evacuation and Emergency Access.
- Response B33-4.** Potential impacts to cultural and historic resources are evaluated in Section V.B, Cultural and Historic Resources, of the Draft EIR.
- Please see Master Response 2: Evacuation and Emergency Access, Master Response 3: Wildfire Hazards, and Master Response 9: Use of Adjacent Safeway Redevelopment Project Site.
- Response B33-5.** The commenter's opposition of the project is noted. This comment doesn't address the analysis within the Draft EIR and no further response is required.

B34

From: Maren <maren.fox@gmail.com>
Sent: Friday, March 8, 2024 8:00 AM
To: rlind@oaklandca.gov
Subject: Concerns regarding PLN20141 ER19003 - 5200 Broadway DEIR

Follow Up Flag: Flag for follow up
Flag Status: Flagged

You don't often get email from maren.fox@gmail.com. [Learn why this is important](#)

I am concerned about the impact of this project on our community. Please require mitigations of the many issues that have been identified in the DEIR and by Upper Broadway Advocates, the Oakland Heritage Alliance, and other commenters.

As a resident at 225 Clifton St, **the project directly impacts me and the enjoyment of my unit.** The height of the building as proposed would **completely block out the sun from entering my apartment.** Having come from a previously very dark rental, a sunny apartment (in the evening, at least) was a major draw in choosing to live here. The current CCA buildings visible from my unit are 2-3 stories high at most. This proposed building is twice that or more.

Additionally, **my privacy will be severely impacted.** My unit currently faces windowless backs of CCA buildings. The building as proposed will have six stories of apartment windows looking directly into my unit as well as the 15 other units situated similar to mine.

I'm also concerned about the **lack of affordability of the housing** as proposed. Given the blatant racist foundation of this neighborhood (Rockridge) I should think there would be a greater effort to provide **actual** affordable housing in this neighborhood. Actions like investing in full affordable housing projects are paramount to restoring justice to this neighborhood and our city.

Thank you,
Maren Fox
225 Clifton resident

1

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LETTER B34

Maren Fox

March 8, 2024

Response B34-1. The commenter states concern about “the impact of the project on our community.” The comment does not identify specific concerns, so a more detailed response cannot be provided.

Implementation of mitigation measures included in the Draft EIR would be required as a condition of project approval. While the comment includes a general statement of support of mitigation of issues identified by the Oakland Heritage Alliance (OHA), it is unclear what specific topics the commenter references as the OHA submitted numerous letters. Responses to all three letters OHA submitted during the public comment period (Letters B1, B6 and B43) are included in this Response to Comments Document. Please also see Master Response 5: Additional Mitigation Measures Submitted by Upper Broadway Advocates.

Response B34-2. Please see Master Response 1: Project Design and Merits and Master Response 8: Visual Impacts. For potential visual impacts, publicly accessible viewpoints are used to assess impacts; CEQA does not require an analysis of impacts to private views.

Response B34-3. This comment relates to the merits and design of the project, including the amount of affordable housing included in the project and does not address the information or analysis within the Draft EIR; please see Master Response 1: Project Design and Merits.

B35

CCA Campus Draft EIR comments

JOHN SLAMA <jslama@shcglobal.net>
Mon 3/11/2024 10:47 AM
To: lisa@oakland.gov <lisa@oakland.gov>
Subject: CCA Draft EIR comments

Dear Ms. Lind,

In reviewing the Draft EIR for the CCA Projects, although the revised project is an improvement from the initial proposed plan for the site, I have several concerns about the current project proposal and DEIR. These concerns include:

—Pedestrian safety. As a frequent pedestrian and cyclist in the area of Broadway between 5th St. and the stop light at Broadway and Lawton, my husband and I have both personally experienced (nearly being hit by a car while in the crosswalk with a fresh walk signal) and witnessed close calls between motorists and pedestrians. I am especially concerned about this as many seniors live in Merrill Gardens across the street from the CCA site. Traffic is expected to increase by a factor of 21 compared to the previous CCA traffic.

—Zoning density. The proposed CC 2 zoning is not compatible with the heights of existing buildings on adjacent sides of the property (Baxter on Broadway and Merrill Gardens). The impact of the tall height of the proposed project is magnified by its position on a hill, making it appear more than double the height of surrounding multi-story buildings, and almost double to that of the zoning on adjacent parcels. Related to this, I believe that the EIR statement that there is no visual impact of the project is incorrect, as the photo simulations do not accurately represent the proposed buildings.

—Lack of solely needed low income housing in this project. The 45 units labeled as "affordable" are affordable only for those earning up to \$177,500 (120% of the area median income). A family of four w/ two parent teachers with average OUSD salaries would not qualify for this "affordable" housing. Developing CCA presents an opportunity (costly, I know, but urgently needed) to supply housing for people who earn LESS than the area median income at the minimum. Also, the proposed project as designed poorly accommodates families, as the units are only studio, one and two bedroom units, too small for many families. To remedy this, I suggest the project add 3 bedroom units to better accommodate families.

the recommendation to install a median on Broadway forcing drivers to the right when exiting the site will encourage dangerous U turns and driving through neighborhood streets in order to go toward downtown Oakland. In addition to impact on neighbors and safety, more automotive pollution will be generated with this design proposal.

—Fire safety. The narrow and single access (not double access as is recommended/required by fire codes) will limit fire engine/emergency response access.

Lack of parking. The 237 proposed parking spaces will likely result in many residents parking on nearby streets that typically already have low parking availability. The expectation that accessibility to public transit will obviate the need for more than 237 parking spaces is over optimistic in my opinion. I live one block from the 51 bus line and 2 blocks from BART (so am much closer than the proposed project to BART), and on my entire block for households of 2 or more people, at most there are one or 2 households that have only one car, and only one (one person) household that owns no cars. Most homes on our street have a minimum of one car per person, and it is not uncommon for people on my block to own more than one car/person. With the anticipated high units of this project, it would not be unreasonable to expect a relatively high occupancy rate per unit, and thus one or more cars owned per unit.

Cultural and Trees. I believe the proposed project could better incorporate/preserve more of the historic structures and artwork on the site, replacement trees should meet City standards, further review of the impact of the removal of a row of eucalyptus trees should be undertaken.

I have reviewed and concur with the recommendations of the Upper Broadway Advocates (copied below) for Potential Mitigations for: Affordability, Pedestrian Safety, Traffic and Parking, Zoning, Visual Simulations and Conclusions, Neighborhood Impact, Fire Safety, Historic and Cultural Preservation, and Trees/Open Space.

Thank you for your consideration and work on this important project.

Sincerely,

Laurie Slama

Potential Mitigations

UBA suggests the following mitigations could be used to offset some of the impacts identified in the DEIR:

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B35 cont.

Affordability: Allocate 20% of the units to moderate- and low-income residents, and include a number of 3-bedroom units.

Pedestrian Safety: A Transportation Demand Management plan should be provided, and made subject to community input and review.

Traffic and Parkings:

- Consider an alternative mitigation approach that uses Roundabouts
- Multi-Intersection Redesign (from 51st Street through Broadway Terrace)
- Require more parking spaces for project residents
- Implement permit parking on nearby streets, and exclude project residents from eligibility for those permits

Zoning: Apply zoning that is more appropriate for this location and doesn't destroy any sense of transition between a traditional residential neighborhood and a larger commercial environment.

Visual Simulations and Conclusions: The DEIR should use more accurate and honest visual simulations that accurately depict the actual visual impact of the project.

Neighborhood Impact: Installation of a roundabout (traffic circle) instead of a barrier median should be seriously studied.

Fire Safety: The Oakland Fire Department should perform a comprehensive safety review before city planning approves the project, to ensure that the size of the development is appropriate for the available emergency access routes.

Historic Preservation and Cultural Resources:

- Alternative approaches for Historic Preservation should be studied in greater depth
- Preserve the facades of several Campus Era buildings by integrating them into the proposed new buildings
- Preserve and incorporate more of the artwork currently installed on the site

Trees/Open Space:

- Require replacement trees to meet City standards
- Further study of the API impact of the destruction of Eucalyptus Row
- Increase the amount of open space such that the overall reduction does not exceed 20%.
-

10

LETTER B35

Laurie Slama

March 11, 2024

- Response B35-1.** This comment is introductory in nature. Please see Responses to Comments B35-2 through B35-10, which address comments raised by the commenter.
- Response B35-2.** Please see Response to Comment B18-2 which described proposed pedestrian improvements within the project vicinity. As discussed in Section V.C, Traffic and Transportation, of the Draft EIR, the project is consistent with applicable plans, ordinance, and policies (LUTE, Pedestrian Master Plan, Bicycle Master Plan) addressing safety and performance of the circulation system result in a less-than-significant impact.
- Response B35-3.** Please see Master Response 6: Building Height and Style and Master Response 8: Visual Impacts.
- Response B35-4.** Please see Master Response 1: Project Design and Merits.
- Response B35-5.** Please see Response to Comment B16-6.
- Response B35-6.** Please see Master Response 2: Evacuation and Emergency Access.
- Response B35-7.** A memorandum addressing non-CEQA related transportation topics is included in Appendix C of the Draft EIR. This memorandum includes a discussion of on- and off-site parking. As described in Appendix C, the project site is located directly adjacent to a high-quality transit corridor (Route 51A operates along the Broadway/ College Avenue corridors with 10 to 15-minute peak headways during both the morning and afternoon peak commute periods). In addition, the project proposes three car sharing spaces and provides enough excess bicycle parking to satisfy a 5 percent reduction in the vehicular parking supply. These three reductions allow the project eligibility for the maximum allowable parking reduction of 50 percent.

In general parking, or lack thereof, is not considered to be a significant adverse impact under CEQA. Traffic congestion or measures of vehicular delay are not significant environmental

impacts under CEQA and therefore, cannot be used as a significance criterion in CEQA documents, according to State CEQA Guidelines Section 15064.3. In addition, parking is not a significance criterion in the City of Oakland Transportation Impact Review Guidelines. Also, CEQA Section 21099(d) states that parking impacts of a residential, mixed-use residential, or employment center project on an infill site located within a transit priority area shall not be considered significant impacts on the environment.

- Response B35-8.** The commenter's opinion that the proposed project should incorporate/preserve more of the historic structures and artwork is noted. Please see Master Response 1: Project Design and Merits and Master Response 4: Adequacy of Historic and Alternatives Analyses.
- Response B35-9.** Please see Master Response 5: Additional Mitigation Measures Submitted by Upper Broadway Advocates.
- Response B35-10.** Please see Master Response 5: Additional Mitigation Measures Submitted by Upper Broadway Advocates.

B36

11 March 2024

Rebecca Lind
Oakland Planning & Building Department
250 Frank Ogawa Plaza, #2114
Oakland, CA 94612

Dear Ms. Lind:

I am writing to comment on the Draft Environmental Impact Report (DEIR) regarding the redevelopment of the CCA Oakland campus, and its recommendation to demolish all college-era buildings in the CCA Area of Primary Importance. Only two 19th century buildings are proposed for preservation, alongside the Broadway Wall and Stairs. As you know, the college acquired the site of the former Treadwell Estate in 1922. Therefore, the complete architectural heritage of the college's 100-year occupation of the site would be erased. After Mills College, the CCA (and earlier CCAC) campus is the largest and most wide-ranging assemblage (with respect to historical periods) of college educational buildings in the city of Oakland. Losing every single one of them would severely diminish our city's architectural heritage and cultural history.

I strongly recommend that at least two buildings from that period, constructed for educational use by the college, be preserved and incorporated into the new development: 1) the library-lecture hall-studio complex commonly known as Founder's Hall, and the adjacent Martinez Hall, both designed by firm of deMars and Reay in 1964 (I will henceforth refer to the dual structure as the Founder's Complex); 2) the Barclay Simpson Sculpture Studio designed by Jim Jennings and completed in 1993. Other college-era structures, the early Facilities and B Buildings, the Irwin Dormitory (c. 1960), and the Ceramic Arts Center (1973) and Shaklee Building (1979), the latter two by architects Wong and Brocchini, are not architecturally distinguished and do not warrant retention.

Vernon deMars and Jim Jennings were among the finest architects to work in Oakland. Each of their buildings, as I shall detail below, is of outstanding aesthetic quality and representative of the best aspects of the modern movement in architectural design in Northern California. The Founder's Hall complex is also by far the campus building that best encapsulates the college's multi-faceted functions and history, including all-college spaces like the library, exhibition gallery and lecture hall, as well as studios for instruction in several disciplines and multi-media production facilities.

I am an architectural and urban historian who has worked in that capacity in the San Francisco Bay Area for most of the past 43 years. I received a Master's in City and Regional Planning from Harvard University in 1981 and a Ph.D. in Architectural History from M.I.T. in 1991. From my scholarship, I want to call attention to two books I authored that establish my credentials for judging the merits of the architectural, aesthetic and historic importance of the Founder's Complex and the Sculpture Studio: *Architecture of the San Francisco Bay Area: History and*

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Guide (San Francisco: William Stout Publishers, 2007) and *Hella Town: Oakland's History of Development and Disruption* (Oakland: University of California Press, 2021). Moreover, in the early to mid 1980s, I was a Planner for the Department of City Planning of the City and County of San Francisco – responsible for evaluating buildings for preservation that became part of the *Downtown Plan* (1985) and writing and editing the architectural resources sections of Environmental Impact Reports. I am now Professor Emeritus at California College of the Arts; I was hired as an Associate Professor in 1995, received tenure a few years later, and taught on the Oakland campus for much of my 27 years as Professor at the college. I am intimately familiar with the buildings I am advocating for preservation.

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1. De Mars & Reay. The Founder's Complex

Vernon deMars, born in San Francisco in 1908, is one of the most important architects of the mid-century era in the Bay Area. He was involved in the urban theory group Telesis and the design of farm and war worker housing during the Second World War. In the 1950s, his Easter Hill Village in Richmond was praised for its integrated approach to landscape and architecture for public housing. Later working with Warren Hardison, he is responsible for the 1959 multi-building Student Center at the University of California's Berkeley campus. Alongside Joseph Esherick and Donald Olsen, he also designed the university's Wurster Hall (1964), home to the College of Environmental Design. Beyond the Bay Area, deMars was architect for important civic, commercial and residential buildings in Cambridge, Massachusetts, Washington DC, Hawaii, Santa Monica and Sacramento.

Conceptualized a few years after the Student Center Complex at UC Berkeley, the brilliance of the Founder's Complex at CCAC/CCA lies in its architectural orchestration of diverse college functions on a far smaller scale – less than 25,000 square feet. The Complex was intended by the architects to be the first stage of their 1964 campus redevelopment plan, and was the only part realized. Its two buildings, completed in 1968, differ in their size, form, functions and materials, yet harmonize those differences to constitute the architectural crescendo of the Oakland campus. A review in *Interiors* (December 1970) noted with enthusiasm its "juxtaposed planes and angles, depths and heights, solids breaking into lights, changing sight lines and undistracting surfaces."

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The smaller wooden building – Martinez Hall – is finished in rough-sawn lumber and contained a lower floor of offices and printmaking studios and an upper level for painting studios. Its sawtooth roof provided cool northern light to accommodate those needs.

A plaza was crafted into the space between this wooden building and the concrete structure slightly below. It is paved in marble slabs and river pebbles, and partially covered by extensions jutting out from each of the buildings. A wooden hip roof reaches out and practically touches the sharply angled glass and steel canopy of the concrete building, a metaphor for the potential of the college's programs to possess both a degree of autonomy while reaching across disciplines in the spirit of collaboration.

B36 cont.

The larger, lower building was built to house a 200-seat lecture hall (where I taught approximately 34 lecture courses), the college library, an exhibition gallery, studios and rooms for TV and film production. The poured-in-place concrete edifice unfolds on four levels connected by interior and exterior staircases that occasionally bulge out into terraces, walkways and, of course, the central plaza. The routes one takes around and through the complex lead sometimes into enclosed, discrete spaces, and other times into unanticipated surprises. For instance, the grand staircase in the library constitutes a powerful structural statement in its own right while turning at its upper level into a terraced balcony overlooking the lower stacks and reading areas. That lower level provides both intimate alcoves as well as a sweeping double-height space with several differently sized windows meant to take advantage of pleasing view corridors – one small window looking toward downtown Oakland, a larger one surveying the landscape of Sequoia Big Trees, Redwoods and an Australian Bunya Bunya, and the largest opening a dialogue between the modernist structure and the Victorian manor house next door. What's more, entering the building from the central plaza, the paving continues inside only to transition into a concrete stairway that in turn becomes the exhibition gallery.

In a 1970 review in *Architectural Forum*, architect Roger Montgomery stated that the Founder's Complex was the first important building constructed by the college since its acquisition of the campus. It had a permanent feel in contrast to earlier vernacular and makeshift structures. Inside, Montgomery praised how the concrete was expressed both as thin panel walls as well as a robust ceiling exposing the roof joists; Round columns, supporting the high space, similarly contrast with flat uncluttered walls. Seen from the exterior, he claimed that "Its boldly idiosyncratic form set forth in smooth light gray, almost white, concrete makes a new landmark on the Oakland skyline."

2. Jim Jennings. Sculpture Studio

Approximately twenty years after the completion of the Founder's Complex, Jim Jennings designed the college's other outstanding building – the 2400 square foot Sculpture Studio, an addition to the Shaklee Building housing metal and glass-blowing workshops. For the addition, he crafted an elegant one-story structure to accommodate the casting of large-scale sculptures and glass works. Walls of steel girders encompass a grid of textured glass-blocks that rest on a cast concrete wall; on one of the short sides, facing Clifton Street, the glass-block grid is interrupted to accommodate a monumental steel exhaust pipe. In daytime the building presents itself as a largely opaque block from the outside while admitting diffuse, non-glaring light to the inside. At night, it morphs into a jewel box where indistinct shadows of the gantry crane and fiery furnace cause one to wonder about the happenings within.

Born in 1940 in Santa Barbara, Jennings has become known in California architecture circles for his pristine geometries expressed in unadorned industrial materials. For example, his SOMA house in San Francisco (2001-2008) is notable for the clarity by which its steel walls express the structural system. Jennings designed houses and artist studios across the state that show off his mastery of these geometries and industrial surfaces and junctures; they are found in Oakland, San Francisco, Geyserville, Carmel, Palm Springs as well as Hawaii.

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B36 cont.

In 1991, plans for the Sculpture Studio received a Citation from *Progressive Architecture* (January issue), and received positive comments from a panel of distinguished architects. Philip Johnson saw the studio as “a continuation of the Miesian tradition of Craig Ellwood and Pierre Koenig...the classic periods of modernism in Southern California architecture.” Rem Koolhaas noted “it’s very carefully done, and it would be beautiful if it were built” – which it was two years later in 1993. Finally, Adele Santos saw the connection between the design of the building and the design and art work intended to occur within: “The fact is that what the building is made of is what it’s all about, the idea of the glass and the luminosity, and that’s all to do with the activity on the inside.”

Great buildings draw inspiration from other great buildings and this is true of both the Sculpture Studio and Founder’s Complex. Jennings’ geometric expression of industrial materials recalls the Maison de Verre (Glass House) built by Pierre Chareau between 1928 and 1932 in Paris, France, which was similarly composed according to a minimalist aesthetic and primary materials of steel and glass block. Like Chareau, Jennings used glass block as a façade material, unlike the customary Art Deco employment of glass block for accents around solid walls.

Much of Jennings and deMars & Reay work falls within the tradition of modernist reinforced concrete – often described as brutalism. It was path set forth by Le Corbusier, Jose Luis Sert and Louis Kahn, among others. DeMars and Reays’ Founder’s Complex belongs to the initial phase of brutalist concrete design (c. 1960 through early 1970s) that expressed concrete’s solidity and plasticity. The Founder’s Complex, uniquely within Oakland’s architectural heritage, showcases as well the ability of reinforced concrete to create dynamic positive forms and, in counterpoint, provocative negative spaces on the interior (e.g., under staircases) and in the surrounding landscape. The CCAC/CCA building stands alongside other seminal brutalist concrete buildings in the Bay Area: Maria Ciampi’s Berkeley Art Museum (1970) and Paffard Clay’s 1969 addition to the San Francisco Art Institute.

Jennings’ later neo-brutalism strives for a lighter expression and an interplay with other materials like steel and fiberboard. It is part of an awakening to the translucent qualities sought in glass block beginning in the 1990s, having commonalities with Wiel Aret’s 1993 Maastricht Academy of Art and Architecture in the Netherlands. Alongside the works of Stanley Saitowitz, Jennings’ buildings constitute some of the strongest contemporary works of architecture in the Bay Area over the past three and a half decades.

3. Concluding Comments

With regard to historical importance, the Founder’s Complex and Sculpture Studio are physical places that recall and embody the past half-century of teaching and artistic creation at CCAC/CCA, and thus the acts and works of innumerable students and faculty. The Founders Complex in particular was host to manifold campus events, lectures, ceremonies and parties, in addition to its everyday pedagogical roles. If the two buildings are demolished alongside each and every building constructed by the college in the 100-year period discussed above a very

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B36 cont.

significant aspect of Oakland's history will be lost. An important part of the Californian and American art school legacy will be lost as well. Future generations will have no palpable reminder of the art college's century in Oakland. There will be less of Oakland there.

With respect to architectural and aesthetic importance, the two CCAC/CCA buildings are the very pinnacle of college architecture in the city – joined only by Callister & Payne's 1967 Mills College Chapel. When one considers reinforced concrete architectural design in Oakland, the only other buildings of comparable consequence are Skidmore Owings and Merrill's Oakland Arena (1966) and Kevin Roche's Oakland Museum (1969) – incidentally the latter is the only modernist landmark designated by the City of Oakland, in 1995. It is time for Oakland to begin landmarking and preserving its exemplary modernist works, such as the two CCAC/CCA buildings.

A city's quality of life for its residents and reputation outside of itself are greatly enhanced by its physical environment, principally its architecture, urban ensembles, landscapes. This requires the preservation/reuse of exemplary, historical works. In this spirit, I recommend that you reject the DEIR's plan for demolition. It is inadequate and the document needs to be reformulated. Other alternatives should be presented that incorporate/reuse the CCAC/CCA Founder's Complex and Sculpture Studio into the new development. Both buildings retain their integrity of location, design, materials, workmanship, setting, feeling and association to convey their significance. I am happy to discuss any questions and provide additional assistance as needed.

Sincerely yours,

Mitchell Schwarzer
Professor Emeritus
California College of the Arts

572 Rosal Avenue
Oakland, CA 94610
(510) 220-2274

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cont.

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LETTER B36

Mitchell Schwarzer

March 11, 2024

- Response B36-1.** Please see Responses to Comments B36-2 through B36-8 for responses to comments raised on the environmental analysis within the Draft EIR.
- Response B36-2.** This comment generally addresses the designs of the proposed project, including demolition of existing structures on the project site. Please see Section V.C, Traffic and Transportation, of the Draft EIR for an evaluation of potential cultural and historic resources impacts.
- Response B36-3.** Please see Master Response 4: Adequacy of Historic and Alternatives Analyses.
- Response B36-4.** This comment does not address the environmental analysis within the Draft EIR; no additional response is required.
- Response B36-5.** This comment is a summary of the commenter's resume. This comment does not address the environmental analysis within the Draft EIR; no additional response is required.
- Response B36-6.** This comment provides a description of the work of architects Vernon De Mars and Jim Jennings. This comment does not address the environmental analysis within the Draft EIR; no additional response is required.
- Response B36-7.** This comment relates to the historic significance of existing structures on the CCA campus. The commenter's history of the CCA buildings is consistent with that presented in the Draft EIR and HRE attached thereto and does not present new information regarding the historic nature of these buildings. Potential historic and cultural impacts associated with the implementation of the proposed project are evaluated in Section V.B, Cultural and Historic Resources, of the Draft EIR, specifically see the cumulative discussion beginning on page 260 where buildings in other parts of the city are considered.
- Response B36-8.** The commenter suggests additional alternatives to the project that incorporate/reuse the Founder's Hall, Martinez Hall, and Sculpture

Studio into the design of the project. Please note that Chapter V, Alternatives Analysis, includes the No Project/Reuse Alternative and the General Plan Amendment (No Rezoning) Alternative; both alternatives retain these buildings. Please see Master Response 4: Adequacy of Historic and Alternatives Analyses.

B37

Concerns regarding PLN20141 ER19003 - 5200 Broadway DEIR

Barbara Morrisette <barbaramorrisette@gmail.com>

Mon 3/11/2024 6:18 PM

Torlind@oaklandca.gov <rlind@oaklandca.gov>

You don't often get email from barbaramorrisette@gmail.com. [Learn why this is important](#)

I am concerned about the impact of this project on our community. Please require mitigations of the many issues that have been identified in the DEIR and by Upper Broadway Advocates, the Oakland Heritage Alliance, and other commenters.

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I love Oakland and want more housing density even in our neighborhood but please do this right!

Barbara Morrisette

Rockridge Terrace

LETTER B37

Barbara Morrisette

March 11, 2024

Response B37-1. The commenter states concerns about “the impact of the project on our community.” The comment does not identify specific concerns, so a more detailed response cannot be provided.

Implementation of mitigation measures included in the Draft EIR would be required as a condition of project approval. While the comment includes a general statement of support of mitigation of issues identified by the Oakland Heritage Alliance (OHA), it is unclear what specific topics the commenter references as the OHA submitted numerous letters. Responses to all three letters OHA submitted during the public comment period (Letters B1, B6 and B43) are included in this Response to Comments Document. Please also see Master Response 5: Additional Mitigation Measures Submitted by Upper Broadway Advocates.

B38

Commentary on DEIR fro Case PLN 20141, ER 19003

Robin Slovak <slovakster@gmail.com>

Tue 3/12/2024 5:17 PM

To:rlind@oaklandca.gov <rlind@oaklandca.gov>

You don't often get email from slovakster@gmail.com. [Learn why this is important](#)

Dear Rebecca Lind,

Regarding the DEIR for the California College of the Arts development I concur with the comments offered by Margaret Dollbaum and Upper Broadway Advocates. The Martinez Mural needs to be preserved with funds for maintenance as well to reflect the cultural heritage of the site. Public Safety is also of concern: especially pedestrian safety, adequate plans for disaster evacuation, and including adequate parking to prevent roadway congestion and adverse impacts on local businesses and homes. I understand that more housing is of utmost importance and that we have to live the results of poorly planned additions to the neighborhood.

Sincerely,

Robin Slovak

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LETTER B38
Robin Slovak
March 12, 2024

- Response B38-1.** Please see Response to Comments B48-1 through B48-12 for responses to the letter submitted by Margaret Dollbaum. Please also see Master Response 5: Additional Mitigation Measures Submitted by Upper Broadway Advocates.
- Response B38-2.** The CA Art Preservation Act applies to a painting, sculpture, or drawing, or work of art made from glass and was not analyzed because it is not a topic for CEQA. CEQA requires the analysis of environmental impacts associated with a project. As the building is historical for its architecture, not the mural, potential changes to artwork is not a topic for analysis within a CEQA document. Please see Master Response 1: Project Design and Merits.
- Response B38-3.** Please see Response to Comment B18-2 for a discussion of pedestrian safety and the Transportation and Parking Demand Management (TDM) Plan. Please see Master Response 2: Evacuation and Emergency Access.

B39

CCA_Oakland Buildings_Pierluigi Serrano_Comments

Pierluigi Serrano <pierluigi@pierluigiserrano.com>

Tue 3/12/2024 6:26 PM

To:Lind, Rebecca <RLind@oaklandca.gov>

1 attachments (204 KB)

CCA_Oakland Buildings_Pierluigi Serrano.pdf;

[You don't often get email from pierluigi@pierluigiserrano.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear Ms. Lind,

These are a few comments I offer concerning the Subject: PLN20141,
ER19003 - - 5200 Broadway_CCA Buildings.

| 1

Thank you

Pierluigi

Pierluigi Serrano, AIA
415 902 2595 mobile

B39 cont.
**pierluigi
serraino
architect(s)**

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510 864 1266 **office**
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pierluigi@pierluigiserraino.com
www.pierluigiserraino.com

March 12, 2024

(By electronic transmission)

Landmarks Preservation Advisory Board
Oakland Planning Commission
Rebecca Lind
City of Oakland
Bureau of Planning/Zoning Division
250 Frank H. Ogawa Plaza, 2nd Floor
Oakland, California 94612

Dear Ms. Lind,

This letter is to comment on the Draft Environmental Impact Report (DEIR) regarding the redevelopment of the CCA Oakland campus, and its recommendation to demolish all college-era buildings in the CCA Area of Primary Importance.

My name is Pierluigi Serraino, a CA registered architect and author of several books on the Mid-Century Modern heritage in the United States. Among my titles are *Modernism Rediscovered* (Taschen, 2000), *NorCalMod: Icons of Northern California Modernism* (Chronicle Books, 2006), *The Creative Architect: Inside the Great Personality Study* (Monacelli Press, 2016), and *Ezra Stoller: A Photographic History of Modern American Architecture* (Phaidon, 2019). I have practiced in the Bay Area since 1997 and met many of the architects of the Mid-Century Modern and more recent Modernist traditions, among them Vernon De Mars and Jim Jennings.

The comments I present to you fall into two different categories. One pertains to the importance of Mid-Century heritage and to the role that these two architects play in it. The other deals briefly with the design approach to dealing with this body of work.

Vernon De Mars is one of the most consequential architects of California Modernism. Besides his contributions to generations of architects as an educator, he shaped spaces structured around the Modernist tenets he learned first hands direct from the first generation of architects. He was a close friend of the great Finnish master Alvar Alto, with whom he taught at the M.I.T. in the 1940s and for whom he was the architect of record for the Mount Angel Library in Oregon completed in 1970. De Mars worked with Burton Cains on paradigmatic housing projects considered the benchmark for the profession for decades. His work is routinely carefully sited and

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B39 cont.
**pierluigi
serraino
architect(s)**

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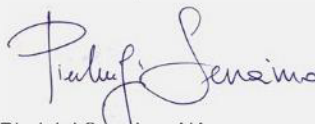
attentive to the individual. Furthermore, his designs tend to be flexible for adaptive re-use.

Jim Jennings is one of the most revered architects of his generation nationwide. His body of work is technically impeccable and of exquisite design. All his buildings are essays of inventiveness and profound understanding of materials and their immaculate juxtaposition. While most of his projects are single family residences, the CCA campus is graced with one of his few commissions dealing with larger communities. As such it is a formidable asset as a place where people can gather even under different functions.

A broader consideration is in order. The Mid-Century tradition also comes equipped with an equally formidable landscape quality. The grounds are just as important as the buildings, therefore producing an environmental totality, whose loss would be illegitimate even in the face of pressure for the marketplace. This is a common tradition that is in the interest even of the proposed project to preserve and enhance.

From a design perspective and as a practitioner, adaptive re-use is inherently scripted in this building. Stating that the current buildings do not accommodate a new program brief speaks to the limits of thinking differently about design than using formulaic approaches, often based on maximizing net square footage for profit. While cities consistently change, a commitment to the quality of the space offered in a ethical and moral imperative. Erasing these buildings would be a fundamental error of judgment to be regretted by the Bay Area community.

Most Sincerely



Pierluigi Serraino, AIA

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LETTER B39
Pierluigi Serraino
March 12, 2024

- Response B39-1.** Please see Response to Comments B39-2 through B39-5 for responses to the attached letter.
- Response B39-2.** The comment is introductory in nature and presents the commenters resume. This comment does not address the information or analysis within the Draft EIR; no additional response is required.
- Response B39-3.** This comment describes architects Vernon De Mars and Jim Jennings. This comment does not address the analysis within the Draft EIR; no additional response is required.
- Response B39-4.** This comment addresses the merits of the project and the commenter's desire related to the mid-century landscape. The commenter history of the architects for the CCA buildings is consistent with that presented in the Draft EIR and HRE attached thereto and does not present new information regarding the historic nature of these buildings, It does not address the adequacy of the EIR analysis. Master Response 1: Project Design and Merits and Master Response 4: Adequacy of Historic and Alternatives Analyses.
- Response B39-5.** This comment addresses the merits of the project and the commenter's desire for the mid-century design building to be preserved and reused. It does not address the adequacy of the EIR analysis. Please see Master Response 1: Project Design and Merits. and Master Response 4: Adequacy of Historic and Alternatives Analyses.

B40

Concerns regarding PLN20141 ER19003 - 5200 Broadway DEIR

Joshua Roebuck <roebuck.joshua@gmail.com>

Tue 3/12/2024 2:49 PM

Torlind@oaklandca.gov <rlind@oaklandca.gov>

[You don't often get email from roebuck.joshua@gmail.com. Learn why this is important at
<https://aka.ms/LearnAboutSenderIdentification>]

I am concerned about the impact of this project on our community. Please require mitigations of the many issues that have been identified in the DEIR and by Upper Broadway Advocates, the Oakland Heritage Alliance, and other commenters.

Thank you,

Joshua Roebuck

5151 Coronado Ave

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LETTER B40

Joshua Roebuck

March 12, 2024

Response B40-1. The commenter states concerns about “the impact of the project on our community.” The comment does not identify specific concerns, so a more detailed response cannot be provided.

Implementation of mitigation measures included in the Draft EIR would be required as a condition of project approval. While the comment includes a general statement of support of mitigation of issues identified by the Oakland Heritage Alliance (OHA), it is unclear what specific topics the commenter references as the OHA submitted numerous letters. Responses to all three letters OHA submitted during the public comment period (Letters B1, B6 and B43) are included in this Response to Comments Document. Please also see Master Response 5: Additional Mitigation Measures Submitted by Upper Broadway Advocates.

B41



KIRK E. PETERSON & ASSOCIATES ARCHITECTS

5253 COLLEGE AVENUE • OAKLAND, CALIFORNIA 94618

510.547.0275 • www.kpaarch.com

March 12, 2024
(by electronic transmission)

Landmarks Preservation Advisory Board
Oakland Planning Commission
Rebecca Lind
City of Oakland
Bureau of Planning/Zoning Division
250 Frank H. Ogawa Plaza, 2nd Floor
Oakland, California 94612

February 2, 2024

Subject: PLN20141, ER19003 - - 5200 Broadway

Dear Members of the Landmarks Preservation Advisory Board, Oakland Planning Commissioners and Ms. Lind:

The proposed Mitigations for the loss of ten of twelve historic structures and an historic campus landscape are woefully inadequate, and not defined clearly. It will be very hard for any mitigations to be commensurate with the loss. The DEIR offers no process or standards for evaluation of what the magnitude of unavoidable loss is, or what the form or nature of the mitigation should be. A collection of minor improvements to storefronts scattered across town will not suffice, or probably even be noticeable. Perhaps the creation of a new district or park could work - something like Preservation Park. Known pejoratively as the Preservation Petting Zoo, this well used public area is nonetheless of a scale somewhat comparable to the CCA campus. The project proponents, and hence the DEIRs conclusion, regarding the loss of irreplaceable historic resources seems to be 'Oh Well.....'

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Various alternate designs for the project are presented, from which arguments regarding the 'economic feasibility' of the project are looked at. No financial analysis of alternatives can be assessed, or even believed, if the cost of the land is left out of the equation. The project 'feasibility' of the proposed design will result in unmitigatable losses; a more robust and open discussion of real and knowable numbers should be included in the EIR. The buyer and seller of the land certainly have a property cost in mind. It is possible that there is an alternate profitable design that should be

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Page 1 of 3

B41 cont.

included in the economic analysis, a design that is less destructive. One alternative design should be re-use of the campus and buildings as they are; it is not a bare vacant parcel. There are various uses that could be accommodated on the site. The failure of the DEIR to address this possibility in a meaningful way should be corrected. 2 cont.

The Design Guidelines (DG) prepared for the project offer no valid justification for the design proposed. It needs to be revised and augmented to be useful in any evaluation of the project. The DG uses no definable methodology for establishing what characteristics the proposed project should include; no defensible statistical sampling of the extant neighborhood or its characteristics, no seriation of materials, and no reference to or coordination with the City of Oakland's Cultural Heritage Survey, which the planning department has been expanding for many years. There is no reference to the various ratings employed in the Survey, or other possible benchmarks or protocols for evaluating or describing 'character-defining' elements of Rockridge. The DG includes many images showing the eclectic and interesting nature of Rockridge's built environment: the district was largely built before WWII. The writers of the document then proceed to cherry-pick post WWII structures that are atypical of Rockridge, in scale and character, including some from outside of the district, to claim that the proposed design, a generic boxy Modernist design (favored by developers) is a good fit for Rockridge. The DG also fails to explain how what will be the two largest structures in Rockridge, that will loom large over the neighborhood, are appropriate. 3

The project proposes a reduction of open space that the public has had access to and has enjoyed for nearly a century. I have been an eye witness to this for some decades. The historical record and local citizens can confirm that the access to the campus was only limited by CCA quite recently (2022?). The proponent's conceit that they are creating a new park is disingenuous, since they propose to reduce square footage of the existing open space. The proposed use and categorization of private and common space (Popos requirements/assessment) is not clear. Much of the proposed 'park' space may well be space required for dwelling units, hence it cannot be considered some sort of mitigation or a 'gift' to the public. This new park cannot be considered a 'benefit' of the project since it will be a diminution of the existing campus configuration. The DEIR includes no guarantee that the proposed 'park' will actually be accessible to the public over time. It is more likely to be part of what will essentially be a gated community, given insurance and public safety concerns, cost of guarding and policing, and likely disinterest, on the part of the occupants of a luxury development, in sharing their space with the wide variety of people and behaviors found in public in our city of Oakland. 4

Extensive remodeling of the campus historic landscape is proposed. No proper explanation for or justification for the necessity of this is included in the DG. Such changes - to paving, grading, plants and trees - are not 'improvements' to an historic place, but will impose the moment's style trends on the place. Providing better accessibility does not necessitate nearly as extensive change as the developer would like. And destruction of the largest trees in Rockridge, which are also significant to the 'CCAC period', and their replacement with a vaguely described 'eucalyptus walk' is not a commensurate mitigation. 5

The DEIR contains little language about the effects of the project outside of the campus. While the project is touted as an economic boon to the City, it does not address how the project will be a 6

B41 cont.

drain. Extensive reworking of Broadway and College Avenue will be necessitated, and presumably funded by the city, and ultimately paid for by we the citizens. Is the financial drain on the city likely to be reflected in poorer public services and public safety? The DEIR needs to expand examination of cost & effects of necessary off site improvements not considered, and also multi-year impacts on the functioning of the district, as regards ongoing abandonment of the campus and major construction impacts.

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The DEIR includes no discussion of protection of the existing buildings and site features from harm or destruction until the time the proposed project will be built. That will be, at the very least, two years, and it could be many years. 'Demolition by neglect' or 'leaving available for arson' is not unknown on development sites. The preservation of the two buildings that are not facing demolition must be part of the project plan, as well as maintenance of the landscape and its plantings. The preservation of the northern portion of the historic 19th c. retaining wall on Broadway is important. The proposed Building A is set back only four feet from this wall; a recipe for damage to or 'accidental' destruction of this wall by extensive excavation and construction so close by.

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The basic premise of the proposed project defense is the demand for housing. The City of Oakland has a proper interest in fostering the creation of needed housing. There is indeed a desperate need for affordable housing. The proposed project is 90% luxury housing (which is how nearby comparable new projects describe themselves). Due to the high local incomes and AMI, the 'affordable' rent the owners will be able to set will be similar or more than local market rate housing. The City has met state goals for creation of such housing, and there is presently a high vacancy rate in large new apartment projects. The proposed project is a classic example of gentrification. The loss of an API is not justified by the creation of a luxury housing complex. There are many sites citywide on which new housing can be built with no loss of cultural resources, for example the 'Ridge' site adjacent to the CCA campus. Then approval of the project would constitute a great gift to the wealthy investors who are behind it, as well as to an art college in Frisco which got a free ride here for many years.

8

I thank the planning department for their thorough work in their review of the project. Ms. Lind, especially, has served the City well. I am unhappy that some parties are blaming the City for how long this process is taking. It could have gone much quicker had the project proponent 1) actually listened to the community, instead of just telling us what they planned to do over and over again, 2) proposed a more thoughtful design, more palatable for the community, 3) did not propose to destroy a cultural resource beloved by many citizens, or 4) address the lack of affordable housing in a meaningful way.

9

Please feel free to contact me with any questions or comments regarding this email.

Sincerely,

Kirk E. Peterson

Cc Uber Broadway Advocates & Oakland Heritage Alliance

LETTER B41
Kirk Peterson
March 12, 2024

Response B41-1. As stated in the Draft EIR, even with implementation of the mitigation measures identified in the document, the project would result in significant and unavoidable cultural and historic resources impacts. As presented on pages 241 through 242 in the Draft EIR, the City of Oakland criteria of historic significance establish the thresholds for determining whether an impact is significant. Using these thresholds, it was determined that the project would result in three significant and unavoidable cultural and historic resources impacts even with implementation of the identified mitigation measures, as described in Section V.B, Cultural and Historic Resources, within the Draft EIR.

This comment also identifies additional potential mitigation measures. These include development of something similar to Preservation Park for the existing buildings on the project site. SCA-HIST-3: Property Relocation (#39) Requirement, would be applicable to the proposed project, and the project applicant would need to make a good faith effort to relocate the historic resource to a site acceptable to the City. However, the City cannot require the applicant to acquire additional land to relocate existing buildings.

Response B41-2. The Draft EIR evaluated the alternatives against the objectives identified for the project. CEQA does not require the review of economic feasibility related to the project or alternatives, and that analysis is not included in the Draft EIR.

The commenter suggests that “one alternative design should be re-use of the campus and buildings as they are...”. Please note that the No Project/Reuse Alternative is evaluated within the Draft EIR. The No Project/Reuse Alternative assumes no new development would occur except for the refurbishing of 17 existing dormitory units in Irwin Student Center as affordable studios for rent. The other 11 existing buildings, which are currently vacant, (93,000 square feet) could be repurposed for civic/office uses or supportive services such as short-term shelter space, job training, health services, housing assistance, and legal assistance.

Please see Master Response 4: Adequacy of Historic and Alternatives Analyses.

Response B41-3. This comment addresses the Design Guideline component of the proposed project and does not relate to the environmental analysis within the Draft EIR. Please see Master Response 1: Project Design and Merits related to how the Design Guidelines will inform the project's design review.

Response B41-4. As shown in Table V.M-1 of the Draft EIR, about 1/3 of the existing Institutional Open Space areas that was generally accessible to the public (including plazas and emergency vehicle access areas) will shift to accommodate residential-specific open space consistent with the City's residential development standards. The remaining two-thirds (~57,433 sf) of the existing institutional open space will be retained and improved as on-site with similar uses including a plaza (portions of which will serve as emergency vehicle access) and a park area that is shown as a privately-owned but publicly accessible open space (POPOS) area for which the City anticipates entering into an agreement with the project sponsor related to amenities, maintenance and public accessibility. However, like the former campus all of these areas will be publicly accessible (and privately owned). Although the public opens spaces area is smaller than the prior Institutional Open Space area, the new POPOS and plaza area (including the emergency vehicle access areas) would be more accessible to the public by adding ramps on the western frontage leading up to the various recreational areas. The reprogrammed open space would also more proactively encourage more public use by providing increased access to the site and additional amenities including a promenade, outdoor eating areas, a play area, and other general recreational areas which are the types of recreational amenities lacking currently lacking within ¼- to ½-mile of the project site; whereas areas of the current space are overgrown, direct access is limited to stairs from Broadway, and there are very few usable amenities.

The POPOS together with the residential open space will provide a net increase in open space and recreational amenities (paseo, play area, and general open space) available for use by the public and on-site residents as well as residential-specific open space to address the need of the site's proposed residential development consistent with the City's requirement. When all three types of open

space are collectively considered, the on-site open space and recreational amenities will result in a net increase of approximately 7,479 square feet. Although the purpose of each type of open space and the POPOS is different each will contribute to off-setting the project's residents' and surrounding residents' demand on existing open space and recreational amenities.

Response B41-5. The project applicant proposes changes to the existing landscaping as part of the proposed project; inclusion of an explanation or justification for project design components is not required in CEQA documents. Master Response 1: Project Design and Merits and Master Response 7: Tree Removal and Adequacy of Replacement.

Response B41-6. If the project is adopted by the City, all applicable SCAs will be adopted as conditions of approval and required, as applicable, of the project to help ensure no significant impacts. This includes SCA-TRANS-3: Transportation Improvements (#82). As required under this SCA, the project applicant shall implement the recommended on- and off-site transportation related improvements contained within the Transportation Impact Review for the project (e.g., signal timing adjustments, restriping, signalization, traffic control devices, roadway reconfigurations, transportation demand management measures, and transit, pedestrian, and bicyclist amenities). The project applicant is responsible for funding and installing the improvements and shall obtain all necessary permits and approvals from the City and/or other applicable regulatory agencies.

CEQA requires an evaluation of environmental impacts associated with a project; potential fiscal or economic analysis is not required.

Response B41-7. No changes to the existing level of building maintenance, prior to the start of construction, is proposed as part of the project; analysis of the impacts occurring during the interim period prior to construction of the project is not considered within the scope of CEQA.

There are several SCAs that will protect cultural resources during construction, including the wall. These include: SCA-HIST-1: Archaeological and Paleontological Resources – Discovery During Construction (#36) and SCA-NOI-7: Vibration Impacts on Adjacent Structures or Vibration-Sensitive Activities (#75). These SCAs would

be applicable to the project and would help to protect cultural resources during construction activities.

Response B41-8. The majority of this comment relates to the proposed design of the project, the types of housing incorporated into the project or alternative locations where housing could be built, and not the environmental analysis included in the Draft EIR. Please see Master Response 1: Project Design and Merits.

Response B41-9. These comments are conclusionary in nature. The Planning Commission and City Council will consider these comments during deliberation of the project.

B42

Fw: [UBA SC] Comments re DEIR for PLN20141 / ER190003

Catherine Payne, Development Planning Manager
City of Oakland, Bureau of Planning
Phone/cell: (510) 915-0577
Email: cpayne@oaklandca.gov

HELPFUL LINKS:

- Get started on your project: [City of Oakland | Get Started on Your Project \(oaklandca.gov\)](https://www.oaklandca.gov/services/get-started-on-your-project)
- Planning or Building Questions: <https://www.oaklandca.gov/services/permit-questions>
- Planning & Building Applications/Forms: <https://www.oaklandca.gov/resources/planning-and-building-forms-planning-and-building-applications>
- How to Create a Zoning Worksheet: <https://www.youtube.com/watch?v=zrYddP1oyeY>

From: Kirk Peterson <kirk@kpaarch.com>
Sent: Tuesday, March 12, 2024 4:06 PM
To: steve@sgcplace.com <steve@sgcplace.com>
Cc: Lind, Rebecca <RLind@oaklandca.gov>; Payne, Catherine <CPayne@oaklandca.gov>; Marvin, Betty <BMarvin@oaklandca.gov>; Manasse, Edward <EManasse@oaklandca.gov>; Klein, Heather <HKlein@oaklandca.gov>; Gray, Neil D. <NGray@oaklandca.gov>; Vollmann, Peterson <PVollmann@oaklandca.gov>; Merkamp, Robert <RMerkamp@oaklandca.gov>; Gilchrist, William <WGilchrist@oaklandca.gov>
Subject: Re: [UBA SC] Comments re DEIR for PLN20141 / ER190003

You don't often get email from kirk@kpaarch.com. [Learn why this is important](#)

Good letter. I forgot to mention the stupid illustrations, glad you did.

Kirk E. Peterson & Associates
5253 College Avenue
Oakland, CA 94618
office: 510.547.0275
fx: 510.547.4173
KPAarch.com

On Tue, Mar 12, 2024 at 3:48 PM Steve Cook <steve@sgcplace.com> wrote:

Please do not feel compelled to rush the approval of this project simply because of the time that has passed since it was initially proposed. The Developer (Emerald) has openly stated that current economic conditions prohibit commencing the project at this time.

1

B42 cont.

Also, according to Oakland's City Planning staff, the majority of the delays have been due to the slow response time from the Developer and the Developer's consultants.

The City should take a little more time to get the best possible result, not something that is merely "acceptable."

There are many issues with the Draft EIR for the proposed CCA site redevelopment project that should be addressed before the project is approved. Here are just a few:

1. Only forty-five of the proposed units will be offered as "moderately affordable" which means affordable for those earning up to 120% of the area median income. That means affordable for a four-person household with an income of \$177,500 per year, who would pay rents up to \$4,400.00 per month. The CCA site provides a rare opportunity to create housing for those earning less.

2. Only 237 parking spaces are proposed for the residents of the 448 units. This will undoubtedly result in many of its residents parking on nearby residential streets, where spaces are already scarce. The impact of this influx should be studied before accepting such a low ratio of parking. Proximity to a BART station does not eliminate the need car ownership for many people. Most of those who might commute by BART will probably also own a car and, even assuming they do commute by public transit, that simply means their cars will be sitting unused on city streets for days on end.

3. The twelve photo simulations of the project shown in the DEIR are not appropriate representations of the project, and the conclusion in the DEIR that there are no significant visual impacts cannot be valid. How can a large, 8-story building on a hill adjacent to an area primarily comprised of single-family homes not make a significant visual impact?

4. Traffic issues resulting from hundreds of additional daily vehicle trips are likely exacerbate the already significant congestion on Broadway near College Avenue. Keep in mind that reliance on Uber and Lyft will result in twice as many vehicle trips than when a resident drives their own vehicle (which they will be discouraged from owning due to insufficient parking).

4 The recommendation to install a median on Broadway to force drivers exiting the project to turn right on Broadway (away from the direction many will wish to go) will encourage use of nearby residential streets as thoroughfares and U-turn routes, and will generate more pollution from extra miles driven.

5. The project proposes to remove virtually every tree on the site. The proposed replacement trees do not meet City standards for replacement trees. (See, for example, OMC Section 12.36.060, Subsection B.3.)

Please DO NOT APPROVE THE DEIR at this time. Please require appropriate study and resolution of these issues as well as the concerns raised by many others regarding this project.

B42 cont.

Very truly yours,
Steven Cook

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You received this message because you are subscribed to the Google Groups "UBA Steering Committee" group.

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LETTER B42
Kirk Peterson
March 12, 2024

Response B42-1. The letter referenced in this comment is included as Letter B47; responses to this letter are provided in Responses to Comments B47-1 through B47-8. Please see Master Response 8: Visual Impacts.

B43



March 12, 2024

(By electronic transmission)

Rebecca Lind
City of Oakland
Bureau of Planning/Zoning Division
250 Frank H. Ogawa Plaza, 2nd Floor
Oakland, California 94612

Subject: PLN20141, ER19003 - - 5200 Broadway

Dear Ms. Lind:

Thank you for the opportunity to provide additional comments on the DEIR for 5200 Broadway, the California College of the Arts (CCA) campus site, an Area of Primary Importance with landmark buildings and California Register-eligible and contributing buildings. These comments supplement OHA's comments made in its initial letter of February 2 and at the February 7 Planning Commission hearing, copies attached.

1

Summary

- OHA supports building new housing on the CCA campus.
- OHA supports adaptively reusing some of the ten college-era buildings in the new development.
- A feasible alternative can be developed that will accomplish both objectives, avoid demolishing all of the CCA campus-era buildings, confer both housing and cultural benefits on Oakland, and still allow the developer a viable project.
- The DEIR's alternatives analysis presented is deficient. It fails to enable the City to discharge its responsibility under CEQA to identify potential middle ways that avoid the unnecessary loss of all ten campus-era buildings.
- The DEIR is insufficient and inadequate and should not be certified. The cultural resources analysis and mitigations are inadequate, insufficient, and cannot be supported, and additional feasible alternatives must be studied. The City should

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B43 cont.

recirculate a revised DEIR, including at least one CEQA-compliant Historic Preservation Alternative that will feasibly enable the adaptive reuse of some of the campus-era buildings.

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cont.

The California College of Arts and Crafts Campus: A Key Historical and Cultural Asset

This project is proposed to occupy the former campus of the California College of the Arts. The developer proposes to retain only the two pre-campus-era city landmark buildings, the Treadwell Mansion and its Carriage House. All ten of the remaining buildings, dating to the CCA campus era (1926-2022), would be demolished. (DEIR, at 118.)

6

At the Landmarks Board hearing and again at the February 7 Planning Commission hearing, the developer proposed an Amended Project, eliminating the ninth floor of each of the two project buildings and reducing the residential unit count by 12% to 448, with 229 units in Building A and 219 units in Building B. The Amended, 448-unit, Project is not presented or analyzed in the DEIR.

7

Founded in 1907, the college relocated to the project site in 1926 and remained there for nearly 100 years, until 2022. The founders were [Frederick H. Meyer](#) (1872-1961), his wife, Letitia Summerville Meyer, [Perham Wilhelm Nahl](#) (1869-1935), [Isabelle Percy West](#), and [Xavier Martinez](#) (1869-1943). (HREP, p. 102-04.)



8

Perham Nahl, Xavier Martinez, [William Surber Porter](#), and Frederick Meyer (1927)

B43 cont.



Among the founders, painter Xavier Martinez remains the most well-known artist today. He held the post of Professor of Painting at the Broadway campus from 1926 until 1942. Born in 1869 in Guadalajara, Mexico, he attended the École des Beaux Arts in Paris in 1897. His paintings appeared at the 1915 Pan Pacific International Exposition in San Francisco and at the 1939 Golden Gate International Exposition on Treasure Island, and include landscapes of the East Bay. His works are included in the collections of the Fine Arts Museums of San Francisco, the Oakland Museum of California, the Guadalajara Art Museum, the Crocker Art Museum in Sacramento, and the Mills College Art Museum.

Numerous other renowned artists attended and/or taught at CCA. To name a few, [Richard Diebenkorn](#), [Beniamino Bufano](#), [Robert Arnesen](#), [Manuel Neri](#), [Nathan Oliveira](#), [George Rickey](#), [Viola Frey](#), [Daniel Alarcón](#), [Daniel Galvez](#), [Dennis Leon](#), [Eduardo Pineda](#), [Raymond Saunders](#), [Squeak Carnwath](#), [George Kahumoku, Jr.](#) and [Harry A. Jackson](#).

CCA remains distinguished as “one of the earliest institutions to offer a unique applied arts education curriculum on the West Coast and which produced graduates, including a very high percentage of women, who entered into professional art careers in the Bay Area and beyond.” (DEIR, p. 218.) From the early 1930s, the college was “recognized as one of only eight industrial art schools in the United States, and one which had established a national reputation for its design programs.” (*Id.*, p. 206.) During the Depression, “[t]he school’s applied arts programs were seen to improve Oakland’s ability to compete in the increasingly industrialized economic climate of the era.” (*Id.*)

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cont.

B43 cont.

For nearly a century, CCA's founders, faculty, and [students](#) brought art to the people of Oakland, the Bay Area, and beyond as did no other single institution in the City of Oakland, except for the [Oakland Museum of California](#). OMCA has recognized and been enriched by the work of artists who taught or trained at CCA. OMCA's collection prominently features the works of numerous CCA faculty and students, including [Bufano](#), [Martinez](#), [Oliveira](#), [Meyer](#), [Carnwath](#), [Louis Siegriest](#), [Paul Anton Schmitt](#), [Raymond Saunders](#), and [Robert C. Rishell](#).

8
cont.

The founders and their successors preserved and adaptively reused the Treadwell Mansion (1879-81, renamed Macky Hall) and the mansion Carriage House, which was relocated on the site in 1978. They also preserved most of the Treadwell Estate landscape design and the historic Broadway wall and stairs. As the college grew, the college built ten new buildings on the site between 1922 and 1992, while continuing to reuse the mansion and Carriage House.

**The Campus and the Campus-Era Buildings Proposed for Demolition
Are Highly Rated for Cultural and Historical Significance**

The DEIR recognizes that the CCA campus merits the highest ratings of historical and cultural significance for the 1922-1992 "period of significance."¹ The entire campus is recognized as an Area of Primary Importance (API) under the 1986 Oakland Cultural Heritage Survey, and is also eligible as a historic district under the California Register of Historic Places. (DEIR, p. 218.) All ten of the college-era buildings are "contributors" to the API and historic district.

9

The Historic Resource Evaluation Report (HRER) finds four of the ten campus-era buildings worthy in their own right for listing on the California Register of Historic Places and as Oakland Landmarks:

¹ The college purchased the Treadwell property in 1922. Although construction of campus buildings began in 1922, the college did not move to the site until 1926. The college "period of significance" extends from the construction of the Facilities Building in 1922 through the construction of the Raleigh & Claire Shaklee Building in 1992.

B43 cont.

Table 1: Listing of Campus-Era Buildings (1922-1992)			
Campus-Era Buildings	Oakland Cultural Heritage Survey Historic Resource Rating (2019)	Individually Eligible for California Register/Landmarking	Amended Project Proposes to:
Martinez Hall	A1+	Yes	Demolish
Noni Eccles Treadwell Ceramic Arts Center	A1+	Yes	Demolish
Barclay Simpson Sculpture Studio	A1+	Yes	Demolish
Founders Hall	B1+	Yes	Demolish
Facilities Building	B1+	No; contributing to CCA API only	Demolish
B Building	B1+	No; contributing to CCA API only	Demolish
Martinez Hall Annex	C1+	No; contributing to CCA API only	Demolish
Oliver & Rails Building	C1+	No; contributing to CCA API only	Demolish
Raleigh & Claire Shaklee Building	C1+	No; contributing to CCA API only	Demolish
Irwin Student Center	NR	No; contributing to CCA API only	Demolish

(HRER, p. 184.)

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cont.

**The DEIR Establishes that the Demolitions Will Cause
Significant, Unavoidable, and Unmitigated Damage to Historic and Cultural Resources**

The DEIR recognizes that tearing down the campus-era buildings would have a significant and unavoidable impact on cultural and historic resources. (DEIR, pp. 18-31.) The proposed mitigation measures do not substantially mitigate the demolitions of the campus-era buildings, and the DEIR makes no claim otherwise. (*Id.*)

10

The retention of the Treadwell Mansion (Macky Hall) and its Carriage House does nothing to mitigate the loss of these buildings. Nor does collecting photographs and documentation of the campus before demolishing it and then placing them in an exhibit in the Carriage House. An

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B43 cont.

historical exhibit should be placed in a retained college-era building, not in an 1880s structure that predates the college.

However valuable such an exhibit might be, documentation, photographs, a site history, and outdoor sculpture garden are no substitutes for mitigating the destruction of the CCA API and the ten college-era buildings. Nor is preserving facades or a contribution to the City's Facade Improvement Program adequate to the scale of the proposed loss of cultural resources and local history. Only the retention of some of the college-era buildings reduces the impact. Yet the DEIR fails to present any reasonable, feasible alternative for doing so.

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cont.

The DEIR's Historic Preservation Alternative Fails to Support Informed Decision-Making and Public Participation on Avoiding the Loss of All of the Campus-Era Buildings

The proposed demolitions would obliterate every building from the CCA period of significance. To avoid this outcome from unnecessarily occurring, the City should require the developer to present an alternative that achieves a feasible middle way, balancing the need for housing against any necessary loss of cultural inheritance, and retaining some of the most significant campus-era buildings.

12

CEQA requires that the DEIR "consider a reasonable range of potentially feasible alternatives that will foster informed decision-making and public participation." (DEIR, p. 601.) The City cannot approve the project as proposed if there is a feasible alternative that would substantially lessen the damage caused by the demolition of the ten campus-era buildings:

"[I]t is the policy of the state that public agencies should not approve projects as proposed if there are *feasible alternatives or feasible mitigation measures* available which would substantially lessen the significant environmental effects of such projects " (Pub. Resources Code, § 21002, italics added.)

Citizens of Goleta Valley v. Bd. of Supervisors (1990) 52 Cal. 3d 553, 565.

13

B43 cont.

The DEIR identifies an “Historic Preservation Alternative” that would retain three of the ten campus-era buildings, in addition to the Treadwell Mansion and Carriage House. (DEIR, pp. 623 & Fig. VII-3.) The three buildings proposed to be retained are the Noni Eccles Ceramic Arts Center, Martinez Hall, and Founders Hall. The other seven campus-era buildings would be demolished, even under this “Historic Preservation Alternative.”

14

The Historic Preservation Alternative is distinct from the “Historic Preservation with Tower Alternative,” which proposes a 21-story tower and retention of the same five buildings as the Historic Preservation Alternative. (DEIR, pp. 631 & Fig. VII-4.) However, the Tower Alternative would substantially change the existing visual conditions of the project site by adding a 21-story tower, which is entirely inconsistent with surrounding structures and would significantly impair views from surrounding and hills neighborhoods.

15

The Historic Preservation Alternative as proposed is deficient to enable the City to evaluate the necessity of the extent of the project’s irremediable damage to Oakland’s cultural inheritance, to investigate feasible alternatives that would “substantially lessen” that damage, and to weigh the balance between the loss of campus-era buildings against the housing benefits of the project.

16

The Historic Preservation Alternative is Deficient

The Project Description in the DEIR proposes two new nine-story buildings. (DEIR, Figure III-21.) Building A, located along Broadway, would have residential units, coworking space, and a leasing office. (*Id.*, Figure III-8.) Building B would be located along the east side of the site and have residential units and an “Amenities Building.” (*Id.*) Building A would have 248 residential units, and Building B would have 262, for a total of 510. (*Id.*, p. 119.)

17

In contrast, the Historic Preservation Alternative proposed in the DEIR is based on *eight-story* buildings, eliminating the planned top (9th) floors of Buildings A and B and resulting in the reduction of 62 units. (DEIR, p. 623.) The 308-unit count for the Historic Preservation Alternative therefore includes unit reductions due to the elimination of the ninth story by the

18

B43 cont.

Amended (448-unit) Project. The appropriate alternative comparison of the Historic Preservation Alternative is therefore with the eight-story Amended Project, not the nine-story project proposed in the DEIR.

The Historic Preservation Alternative yields nearly 70% of that total Amended Project count:

Table 2: Summary of Amended Project and DEIR Alternatives (DEIR, pp. 601-649)			
	Housing Units	CCA Buildings Reused	% of Amended Project Housing (448 Units)
Amended Project	448	0	100.0%
<u>Alternatives</u>			
No Project/Reuse	?	9	?
General Plan Amendment/No Rezoning	95	9	21.2%
Historic Preservation	306	3	68.3%
Historic Preservation/Tower	446	3	99.6%
Small Housing Campus	97	9	21.7%

The DEIR dismisses the Historic Preservation Alternative, and all of the other alternatives, primarily as “economically infeasible” and therefore not meeting the project objective of “[c]onstruct[ing] enough residential units and non-residential space to make the redevelopment of the site economically feasible, produce a reasonable return on investment for the project that is sufficient to attract investment capital and construction financing, and generate sufficient revenue to meet the project objectives.” (DEIR, p. 625.) Secondly, the DEIR asserts that “this alternative would not meet the City’s minimum density requirement as the minimum is 383.” (*Id.*)

These conclusions are unsupported:

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B43 cont.

First, the DEIR provides no support for its economically infeasibility assertion. There is no substantiation that 306 residential units, or approximately 70% of the Amended Project unit count, cannot support a project on the site. Without substantiation, the Historic Preservation Alternative cannot be rejected as infeasible.

19
cont.

Second, there is no substantiation of the DEIR's implicit assumption that the Amended Project is *itself* "economically feasible." An alternatives discussion addresses whether or not alternatives achieve objectives the project achieves, not objectives the project can't accomplish. If the Amended Project won't pencil, the Historic Preservation Alternative can't be dismissed for not meeting a project objective the Amended Project itself doesn't achieve.

Third, the Historic Preservation Alternative fails to enable the City to measure the project against an alternative that realistically enables the reuse of campus-era buildings while feasibly meeting the key project objectives:

- The alternative assumes no potential for housing in the three retained campus-era buildings. This is unsubstantiated. [Lampworks Lofts](#), [California Cotton Mills Studios](#), and the [American Bag Company](#) are three examples of successful conversions of non-residential buildings to residential use in Oakland.
- Nor does the alternative allow for the housing capacity or "amenities uses" of the Treadwell Mansion (Macky Hall), which was originally built as a residence.
- The alternative maintains the co-working and leasing spaces in Building A. These spaces could be converted to residential units, increasing the housing unit count to support retaining the three campus-era buildings. This is a Planned Unit Development, with all residences to be privately owned. The leasing office location is for the convenience of the unit owners and not an essential function of the project. Leasing could be located temporarily in one of the commercial spaces, in a preserved building, or off-site.
- If the two ninth floors were restored to the project, the unit count for the Historic Preservation Alternative would increase by 19 in Building A, plus approximately half of the units lost from the top floor of Building B, 20, for a total of increase of about 40

20

B43 cont.

units. This would bring the Alternative up to approximately 350 units, or nearly 80% of the unit count for the 448-unit project.

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cont.

The Historic Preservation Alternative By Design Cripples Housing Capacity By Retaining the Ceramic Arts Center in Place and Moving the Carriage House into the Footprint of Building B

The DEIR's Historic Preservation Alternative proposes to retain the A1+-rated Ceramic Arts Center, the A1+-rated Martinez Hall, and the B1+-rated Founders Hall, as well as the Treadwell Mansion (Macky Hall) and the Carriage House. As proposed, the alternative is unreasonable and inadequate to enable the City to evaluate retention of campus-era buildings because the Ceramic Arts Center is located in the planned location of Building B, on the east side of the site. This significantly limits the housing capacity of the Historic Preservation Alternative. In contrast, retention of the other two campus-era buildings, Martinez Hall and Founders Hall, would not significantly reduce the housing capacity of the project.

21



Historic Preservation Alternative Site Plan (DEIR, Figure VII-3)

B43 cont.

OHA offers the following hypothetical alternative to illustrate that a modified Historic Preservation plan could significantly increase the residential unit count and support the profitability of the project. The retention of the Ceramic Arts Center in its present location, as proposed in the Historic Preservation Alternative, significantly shortens the length and housing capacity of Building B. That, and the relocation of the Carriage House to the site of Martinez Hall Annex, reduces the number of units in Building B by roughly 35%, or about 90 units, significantly impacting the financial pro forma for the Historic Preservation Alternative.

If, for example, an alternative were developed that did not retain the Ceramic Arts Center onsite, retained Martinez Hall and Founders Hall (as the DEIR Historic Preservation Alternative proposes), and relocated the Carriage House to an on-site location other than the Martinez Hall Annex, Building B would be far longer and the housing unit count would increase to 97% of the 448 units in the amended plan, and clearly meet minimum density requirements:

Table 3: Example of Modified HP Alternative With Ceramic Arts Center and Carriage House Relocated	Units	% of 448-Unit Plan
448-Unit Plan	448	100.0%
HP Alternative	308	68.3%
Additional Units due to Restoration of the 9th Floors	40	
Additional Units due to Relocations of Ceramic Arts Center and Carriage House	90	
Modified Historic Preservation Plan--Unit Total	438	97.7%

B43 cont.

23

The developer's Amended Plan, to reduce the unit count by 12% from 510 to 448 (62 units), shows that the developer doesn't consider a 12% unit reduction to impact economic feasibility. There is no substantiation that a reduction of a mere 10 more units, to 438, would be fatal to economic feasibility.

24

Both Martinez Hall and Founders Hall have high architectural and historic value and are worthy of listing on the California Register of Historic Places in their own right, as well as being contributing structures to the CCA API. (HRER, 43-47, 48-53.) Both were designed by master architects Vernon DeMars and Donald Reay, who are noted for their designs of prominent buildings on the UC Berkeley Campus, including the Student Union, Eshelman Hall, and Wurster Hall (the College of Environmental Design), as well as major buildings in the Golden Gateway Project in San Francisco.²

The HRER concludes:

Martinez Hall appears to be individually significant under California Register Criterion 3 (Architecture) as a strong representative example of the Third Bay Tradition design as applied to an institutional building, designed by master architects DeMars and Reay, and possessing high artistic value. The period of significance for Martinez Hall is 1968, its year of completion. The building retains integrity sufficient to convey its historic significance. Therefore, Martinez Hall is



Honorary degree ceremony held in front of the Martinez Hall mural, 1972. The west-facing wall of Martinez Hall was a visual public forum for community dialog at CCA. The series of temporary murals, some lasting less than a semester and others as long as 13 years, expressed aesthetic and political concerns and reflected the changing nature of the college. (Photo by Tony Shatsley.

² HRER, pp. 134-35.

B43 cont.

eligible for individual listing in the California Register. In addition, it is a contributor to the California Register-eligible CCA historic district as a representative of campus development through the 1960s. Martinez Hall represents the institution's commitment to developing its Oakland campus in a way that not only accommodated art education and practice, but physically embodied principles of design in the spaces occupied by its students and faculty. (HRER, at 157.)

Founders Hall, also designed by DeMars and Reay, likewise qualifies for individual listing on the California Register:

Founders Hall appears to be individually significant under California Register Criterion 3 (Architecture) as a strong representative example of a Brutalist design, the work of master architects DeMars and Reay, and for possessing high artistic value. The period of significance for Founders Hall is 1968, its year of completion. The building retains integrity sufficient to convey its historic significance. Therefore, Founders Hall is eligible for individual listing in the California Register. In addition, it is a contributor to the California Register-eligible CCA historic district as a representative of campus development through the 1960s. Founders Hall represents the institution's commitment to developing its Oakland campus in a way that not only accommodated art education and practice, but physically embodied principles of design in the spaces occupied by its students and faculty.

(HRER, at 160.)

The Ceramic Arts Center Could Be Relocated

Relocation of the Ceramic Arts Center is contemplated as a CEQA mitigation. (DEIR, p. 30.)

Options for relocating this structure include the following:

- Requiring, as a condition of eliminating the Ceramic Arts Center from the plan, that the developer locate an acceptable off-site location for relocation of the building. Since the Ceramic Arts Center is an arts studio, potential relocation sites include, for example,

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B43 cont.

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Laney College, Merritt College, or one of the other Peralta Colleges; an Oakland Unified School District (OUSD) facility or Mills College/Northeastern. A recent example of a relocation of a large historic building is the [relocation of the former Oak Knoll Naval Hospital Officers Club](#) on the site of the new residential development there.

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- The Carriage House could, for example, be moved to the southwest corner of the site, where the discovery playground is planned. The playground could be located elsewhere on the site.

The Relocation Mitigation is Inadequate

Mitigation Measure SCA-HIST-3 provides that “Pursuant to Policy 3.7 of the Historic Preservation Element of the Oakland General Plan, the project applicant shall make a good faith effort to relocate Martinez Hall, Founders Hall, Noni Eccles Treadwell Ceramic Arts Center, and Barclay Simpson Sculpture Studio to a site acceptable to the City.” (DEIR, p. 30.) A “good faith effort” only means advertising and posting, and “contacting neighborhood associations and for-profit and not-for-profit housing and preservation organizations.”

27

This measure is not commensurate with the quality and significance of the college-era buildings. The structures the mitigation measure lists are three A1+ rated buildings, and the Founders Hall (rated B1+). It doesn’t include the B1+ rated Facilities and B Buildings, which are smaller and commemorate the very first days of the Broadway campus.



Figure 37. Facilities Building, primary (north) façade, facing south.

B43 cont.

All A1+ and B1+ structures that are not retained should be included in the relocation mitigation. In addition, the “promotional” efforts for relocating these buildings are woefully insufficient to yield any effective result, and place the burden of identifying relocation sites on others. The task and expense of relocating these buildings should instead fall on the party reaping the largest financial benefit from their elimination from the site—the developer.

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The EIR and the conditions of project approval should require the developer to conduct a good faith, proactive outreach to identify prospective sites for relocation, and to engage potentially receptive recipients, including but not limited to colleges and high schools, in the area in the relocation process.

The DEIR Fails to Provide Sufficient Housing Benefit Information and Analysis to Enable the City to Evaluate the Housing Benefit Against the Loss of Historic and Cultural Resources

The developer and its supporters justify the demolition of the ten campus-era buildings claiming that the project will address the housing shortage. As shown above, these claims rest on the false dichotomy of “housing versus preservation” and fail to seek a middle way that accommodates both goals. A compromise on housing capacity in order to adaptively reuse highly-rated historic buildings is not a categorical defeat for housing.

28

In order to approve the demolitions of the campus-era buildings, CEQA requires the City to evaluate whether the housing benefits outweigh the damage resulting from the demolitions:

[W]he “economic, social, or other conditions” make alternatives and mitigation measures “infeasible,” a project may be approved despite its significant environmental effects if the lead agency adopts a statement of overriding considerations and finds the benefits of the project outweigh the potential environmental damage. (§§ 21002, 21002.1, subd. (c); see Guidelines, § 15093; *City of Irvine v. County of Orange* (2013) 221 Cal.App.4th 846, 855 [164 Cal. Rptr. 3d 586].)

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Cal. Bldg. Indus. Ass’n v. Bay Area Air Quality Mgmt. Dist. (2015) 62 Cal. 4th 369, 383.

B43 cont.

The DEIR claims that approving the project will address the housing shortage and increase “affordable” housing units. This is reflected in the project objectives, which include, to

- “[f]urther the City’s achievement of the General Plan’s Housing Element goals and of the Association of Bay Area Governments’ Regional Housing Needs Allocation for the City of Oakland and meet the City’s minimum residential density and major residential use Requirements” and
- “[i]ncrease affordable housing units in the Rockridge neighborhood by providing affordable housing units on-site.”

(DEIR, p. 112.)

To issue a Statement of Overriding Considerations, the City must first engage in a balancing determination of the achievement of these objectives against the loss of historic and cultural resources. But the DEIR doesn’t provide sufficient information or analysis that would enable the City to determine the *extent* to which the project advances those objectives and, specifically, “affordable” housing.

Building 448 new housing units alone doesn’t *necessarily* alleviate the housing shortage, or add significant “affordable” housing units.³ To evaluate the extent to which the project serves these objectives, the City must have sufficient information to evaluate the extent to which the new units will be affordable to people who face *unaffordable* home price and rents; or whether the project will simply add to an already plentiful supply of market-rate housing that most people can’t afford.

³ The Project Objectives include “increasing affordable housing units.” (DEIR, p. 112.) However, the number the project will actually deliver is unspecified: “the proposed project shall provide a minimum of 46 target dwelling units available at very low/ low/ moderate income (as 10% of the units) for receiving a density bonus, concession and/or waiver of development standards.” (DEIR, p. 88.)

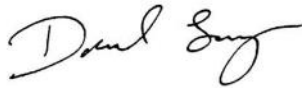
B43 cont.

The residential sales and retail pricing the developer has used in its project proforma, and the affordability of housing unit sales prices and rents at different income levels, is central to balancing the asserted housing benefits against the City's loss of campus-era buildings embodying the historic importance of the college's 100 years at the site.

To enable the City to meaningfully assess the housing benefits of the project, the DEIR at a minimum should provide the following information:

- Projected sales price ranges for each different type of housing unit, in each building, on each floor, and on each side of the buildings;
- Monthly rent ranges for each different type of housing unit, in each building, on each floor, and on each side of the buildings;
- For each price and rent level, the projected buyer income levels required to purchase the unit, assuming a 20% downpayment;
- The projected rate of occupancy absorption for the units (percentages of the units sold and rented) for each of the next ten years;
- A feasibility analysis for the now-proposed Amended (448-unit) Project.

Sincerely,



Daniel Levy
President

Attachments: Oakland Heritage Alliance Preliminary Comment Letter, February 2, 2024

cc: William Gilchrist, Ed Manasse, Robert Merkamp, Catherine Payne, Neil Gray, Pete Vollmann and Betty Marvin, Bureau of Planning/Zoning

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B43 cont.



February 2, 2024

(By electronic transmission)

Landmarks Preservation Advisory Board
Oakland Planning Commission
Rebecca Lind
City of Oakland
Bureau of Planning/Zoning Division
250 Frank H. Ogawa Plaza, 2nd Floor
Oakland, California 94612

Subject: PLN20141, ER19003 - - 5200 Broadway

Dear Members of the Landmarks Preservation Advisory Board, Oakland Planning Commissioners and Ms. Lind:

Thank you for the opportunity to provide these preliminary comments on the DEIR for 5200 Broadway, the California College of the Arts (CCA) campus site, an Area of Primary Importance with landmark buildings and National-Register-eligible and contributing buildings.

Oakland Heritage Alliance has met with the development team on several occasions. The applicant has provided some updated information which is not reflected in this long-running DEIR. The below comments will be followed with our final comments after we complete our study of the DEIR.

Our initial responses can be summarized as follows.

The proposed project would transform one of Oakland's oldest and most historic remaining and intact educational campuses, and the site of one of California's longest-standing and most distinguished colleges of the arts. Oakland Heritage Alliance urges the Board and the Commission to require a project modification to promote meaningful retention of CCA's century-long presence, history, and contributions to the arts.

The developer proposes to build a new mixed-use project, including up to 510 residential units in two residential buildings up to 10 stories in height, on the site of 100-year old CCA campus. The developer would demolish all but two the 12 buildings on the site; those two predate the 70-year CCA "period of significance" (1922–1992). All 10 of the college-era buildings would be demolished.

The Historic Resources Evaluation prepared by Page & Turnbull makes the following findings most significant to the Board's and Commission's deliberations:

B43 cont.

- The CCA campus as a whole is significant as a historic district eligible for the California Register of Historical Resources.
- The college buildings represent a physical embodiment of the school's commitment to contemporary themes in architecture and design, as classrooms and studios were housed in buildings that went beyond utilitarian institutional needs.
- The CCA campus is an Area of Primary Importance (API) identified by the Oakland Cultural Heritage Survey (OCHS), with all 12 of the extant structures considered contributing buildings, and is eligible for the National Register of Historic Places.
- Four buildings, including two of the 10 college-era structures proposed for demolition, are recommended individually eligible for listing on the California Register of Historical Resources.

In light of these findings, Oakland Heritage Alliance requests that the Board and Commission at a minimum require a project modification to retain a greater representative presence of the historic college campus:

1. The Historic Preservation Alternative should be studied in greater depth and with subvariants. Adaptively reuse college-era buildings. To achieve greater residential density and better feasibility than shown in this alternative, prepare an additional or variant preservation alternative for Planning Commission and City Council consideration. The developer's response to demolishing all structures from the college period is installing an exhibit in the former Treadwell Estate carriage house and submitting documentation. However, the carriage house long predates college use of the site. Place such an exhibit in a college-era building. Not reflected in the out-of-date DEIR project description is the developer's more recent proposal to build an "amenities" structure. This presents an obvious opportunity for adaptive reuse. Study an adaptive reuse which could house residential, live/work, commercial, or art studios as well as the developers' proposed amenities uses.

2. Mitigations lean too heavily on documentation. However valuable such documentation, it is no substitute for intact structures from the college's century of intensive use of the site. Documentation is an adjunct and very useful, but it is not adequate for mitigating the destruction of an API and 10 of its 12 buildings, all ten from the college period.

3. Facade improvement program contribution insufficient. We appreciate the mitigation suggestion of contributing to the city's facade improvement program but it is not adequate to the scale of the proposed loss of cultural resources and local history.

4. Reuse can add value, significance, and a sense of history to the project.

Other efforts in Oakland (see attachment) have worked out well, such as

- recent relocation and restoration of the Club Knoll at the Oak Knoll development;
- preservation of about 11% of the 1000-foot-long Ninth Ave. Terminal at Brooklyn Basin, along with trusses and partial walls used in the landscape design;
- front section of the former cable car barn which now houses Whole Foods on Bay Place;

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B43 cont.

- about half the historic Ky Ebright Boathouse, moved a short distance and incorporated into the T. Gary Rogers Rowing Center, home of the UC Berkeley rowing team.

5. Design is not better than or equal to what is being replaced. Although the developer has shown us somewhat more decorated and elaborated renderings, and we appreciate the proposed lowering by one floor of the very wide Building B to improve context for Macky Hall (Treadwell Mansion), this project does not yet meet the criteria requiring design better than what it is proposed for demolition. Again, retaining college-era buildings would help tie this project to the 100-year use of the site as a college of the arts.

6. Historic landscape: is the landscape plan adequate? The project's full or partial removal of landscape features has the potential to affect the integrity of the Treadwell Estate Landmark. The extent of this impact should be more closely considered, particularly in conjunction with a modification to promote retention of college-era buildings. In addition, a main characteristic of this site has long been its tree canopy. We cannot tell from the proposal so far whether enough trees are being preserved, whether they are the correct varieties, and whether new trees will be large enough to present a green enough landscape along with the major new construction.

The intrusive visual impact of Building B as a backdrop to the Hale-Treadwell House could be mitigated by providing trees along Building B's west elevation with ultimate heights equal to at least 80% of the building height and preferably more. For this strategy to be effective, there should be a deed restriction that mandates the trees to be maintained in perpetuity to promote natural growth form and attain an ultimate height equal to at least 80% of the building height.

7. Is the design contextually sensitive? The Historic Preservation Element of the Oakland General Plan and the Demolition Ordinance require sensitivity to local surroundings. While the developer has made changes (though not reflected in the DEIR) to surface materials and ornamentation, we question whether the forms are contextually compatible with the neighborhood. In particular, the massive Building B appears too wide (perhaps presenting an opportunity to break it up by incorporating a historic structure), and the building top along Broadway requires much greater refinement, perhaps further setback or other treatment to soften the relationship to the street. The Board and Commission must react to the DEIR, not the developer's later renderings.

In the DEIR renderings, Building A's two Broadway elevation end bays are too close to the Broadway wall, creating a visual conflict with the wall and compromising the visibility for the view corridor toward the Hale-Treadwell House when viewed from Broadway north of the corridor. The end bays should be set back to the same setback line as the rest of the building. The floor area contained in the end bays could be redistributed to the interior courtyard. The trellis over the gate is especially intrusive, and should be deleted or at least set back.


8. Increasing the Scope of Environmental Review. Lastly, we again point to the large adjacent blighted empty lot at Broadway and Pleasant Valley as a logical place to build dense housing. The Planning Commission should consider potential development of the Broadway-Pleasant Valley parcel in conjunction with the CCA site in order to more accurately assess traffic, public

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B43 cont.

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Sincerely,



Daniel Levy
President

cc: William Gilchrist, Ed Manasse, Robert Merkamp, Catherine Payne, Neil Gray, Heather Klein, Pete Vollmann and Betty Marvin, Bureau of Planning/Zoning

Attachments:

All of these projects represent adaptive reuse of all or parts of historic structures. They help retain a sense of place and history in their various contemporary uses.

<https://www.eastbaytimes.com/2021/09/17/with-move-of-historic-clubhouse-oak-knoll-development-reaches-another-milestone/>



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B43 cont.

Part of the historic Ky Ebright boathouse was moved when the building came down to make way for a Signature Properties development on Glascock. About half of the old structure was preserved, and reused as part of the new T. Gary Rogers rowing facility.

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B43 cont.

About 11% of Ninth Ave. Terminal was preserved in place. This historic break-bulk maritime shipping building was originally 1000 feet long. Now the headhouse is adaptively reused, some of the old trusses and wall remnants retained as part of the landscape design.



The large back portion of this former cable car barn (later a car dealership) was replaced, and the front section retained and restored.



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B43 cont.



February 2, 2024

(By electronic transmission)

Landmarks Preservation Advisory Board
Oakland Planning Commission
Rebecca Lind
City of Oakland
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250 Frank H. Ogawa Plaza, 2nd Floor
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B43 cont.

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B43 cont.

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B43 cont.

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B43 cont.

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cont.

LETTER B43

Oakland Heritage Alliance

Daniel Levy

March 12, 2024

Response B43-1. This comment is introductory in nature. Additional letters submitted by the Oakland Heritage Alliance are included as Letters B1 and B6 in this Response to Comments Document.

Response B43-2. This comment notes elements of the project that OHA supports and does not address the analysis in the Draft EIR; please see Master Response 1: Project Design and Merits.

Please see Master Response 4: Adequacy of Historic and Alternatives Analyses. As described in the master response, reuse of existing structures on site is included in various alternatives analyzed within the Draft EIR.

Response B43-3. Alternatives to the proposed project were evaluated within Chapter VII, Alternatives Analysis of the Draft EIR. Please also see Master Response 4: Adequacy of Historic and Alternatives Analyses.

Response B43-4. Please see Master Response 4: Adequacy of Historic and Alternatives Analyses. The comment does not state why the alternatives analysis is inadequate.

Response B43-5. This comment includes general statements that the Draft EIR is “insufficient and inadequate,” including the cultural resources analysis and the alternatives analysis.

The Cultural Resources analysis is located within Chapter V.B of the Draft EIR. Findings within this Chapter were supported by an historic resource evaluation included as Appendix C to the Draft EIR. As described in detail in the Draft EIR, implementation of the project would result in several cultural resources impacts. While mitigation measures are identified, two of the impacts would be considered significant and unavoidable. As this comment does not identify specific instances of deficiencies within the Draft EIR, a more detailed response cannot be provided.

Please see Master Response 4: Adequacy of Historic and Alternatives Analyses, for a discussion of the alternatives analyzed within the Draft EIR.

No additional information or analysis is presented within this letter which identifies new environmental impacts not already analyzed within this Draft EIR; recirculation of the Draft EIR is not required.

- Response B43-6.** This comment provides a summary of the project description. This comment does not address the analysis within the Draft EIR; no additional response is required.
- Response B43-7.** The project has been revised, please see Chapter I, Introduction, of this Response to Comments Document, subsection C, Project Revisions for the changes.
- Response B43-8.** In this comment is a summary of the history of the CCA. This comment does not address the information within the Draft EIR; no additional response is required.
- Response B43-9.** This comment summarized project description information, as well as information included in the Draft EIR. This comment does not raise questions about the analysis within the Draft EIR; no additional response is required. Additionally, it is noted that The OHA letter's footnote is incorrect in describing the rationale for the period of significance. 1992 was the construction date of the individually significant and contributing Barclay Simpson Sculpture Studio (not the Shaklee building, which was built in the 1970s).
- Response B43-10.** This comment summarized information included in the Draft EIR. This comment does not raise questions about the analysis within the Draft EIR; no additional response is required.
- Response B43-11.** As described in the Draft EIR, the proposed project would result in significant and unavoidable historic and cultural resource impacts, even with implementation of the identified mitigation measures. See Response to Comment B1-1.

Please see Master Response 4: Adequacy of Historic and Alternatives Analyses. Given that the most severe impacts that would result from the project are related to historic resources and construction noise, the alternatives chosen to be further analyzed were those that best addressed and mitigated the historic resources

and noise impacts identified. All the alternatives analyzed within the Draft EIR generally provide what is requested by the commenter; retention of more existing structures on the project site than is currently included within the proposed project design.

Response B43-12. The commenter's request for changes to the project in order to retain some of the buildings currently proposed to be demolished is noted. The proposed project does retain Macky Hall and Carriage House, which are both listed on the National Register of Historic Places and were used by the CCA during their period of significance.

Please see Master Response 4: Adequacy of Historic and Alternatives Analyses, for a discussion of the alternatives analyzed within the Draft EIR. All the alternatives analyzed within the Draft EIR generally provide what is requested by the commenter; retention of more existing structures on the project site than is currently included within the proposed project design.

Response B43-13. Please see Master Response 4: Adequacy of Historic and Alternatives Analyses, for a discussion of the alternatives analyzed within the Draft EIR. CEQA requires alternatives to be studied; however, if they are infeasible and do not achieve project objectives, the project can be approved as proposed.

Response B43-14. A summary of the components included in the Historic Preservation Alternative is provided within this comment. This comment does not raise questions regarding the analysis within the Draft EIR; no additional response is required.

Response B43-15. The commenter is correct in that the Historic Preservation with Tower Alternative proposes retention of five buildings on the project site and construction of two 8-story buildings and a 21-story tower.

As described in the analysis of this alternative within the Draft EIR, a 21-story tower would be more visible to the surrounding area. This alternative would substantially change the existing visual conditions of the project site by adding a 21-story tower; however, as described in the Draft EIR, this would not necessarily result in a significant aesthetic impact as there are many varied heights and building forms in this area.

Response B43-16. Please see Master Response 4: Adequacy of Historic and Alternatives Analyses, which describes the alternatives that were evaluated in the Draft EIR. As described in the Draft EIR, the cultural and historic resource impacts of the Historic Preservation Alternative would be reduced when compared to the project.

Response B43-17. This comment provides a summary of components of the project description. This comment does not raise questions about the analysis within the Draft EIR; no additional response is required.

Response B43-18. The commenter is correct in noting that the project applicant has proposed changes to the proposed project. See Chapter I, Introduction, of this Response to Comments Document, subsection C, Project Revisions.

Since the updated project submitted to the City on September 9, 2024 would result in a reduction in the envelope of development , the project analyzed in the Draft EIR is conservative. The project description described in Chapter III of the Draft EIR is the appropriate project to compare alternatives against.

Response B43-19 The Draft EIR does not dismiss any of the alternatives as “economically infeasible.” The alternatives analysis does not include an economic feasibility analysis but does include a discussion of how the alternatives meet the objectives when compared to the proposed project. City decisionmakers will determine whether an alternative to the project is feasible as part of the certification of the adequacy of the EIR and approval of the project entitlements. Additionally, City decisionmakers will analyze the feasibility of the project and the preservation of historic buildings in order to make the demolition findings. These findings will be based on analysis to be provided by the project sponsor and reviewed by the City.

As described in the alternatives analysis within the Draft EIR, in comparing the project alternatives, the project site’s designation as a Housing Opportunity Area and High Resource Area with a feasible capacity of 510 units in the City’s recently adopted Housing Element is important to consider. When projects do not achieve the feasible capacity a set of findings are required which identify the loss of capacity and require the City to evaluate whether sufficient capacity exists elsewhere in an equivalent area (e.g., High Resource area in the case of CCA) where the required housing units can be

accommodated. These findings would be required for alternatives that do not achieve the feasible capacity.

In addition, the Housing Element policies are now implemented, among other ways, by a new Zoning Overlay, the S-14 Overlay, codified at Oakland Municipal Code Section 17.96. The S-14 Overlay applies to all Housing Opportunity sites. The Overlay regulations, specifically Section 17.96.050, require all development in Housing Opportunity Areas within the S-14 Overlay to achieve a minimum density defined as achieving 75 percent of the feasible capacity identified for the site. For the CCA site this minimum is 383 units.

The S-14 Overlay also contains a requirement that all development is "Majority Residential Use," which is defined by OMC Section 17.96.020 as "a use consisting of residential units only, mixed use developments consisting of residential and non-residential uses with at least two-thirds of the square footage designated for residential activity, or transitional or supportive housing."

- Response B43-20.** Please see Master Response 4: Adequacy of Historic and Alternatives Analyses. The Historic Preservation alternative focused on lessening the historic impacts to the greatest extent feasible. The alternative proposed by the commenter would result in more impacts to historic resources than the Historic Preservation included in the EIR.
- Response B43-21.** Please see Master Response 4: Adequacy of Historic and Alternatives Analyses.
- Response B43-22.** Please see Master Response 4: Adequacy of Historic and Alternatives Analyses.
- Response B43-23.** Please see Master Response 4: Adequacy of Historic and Alternative Analyses.
- Response B43-24.** This comment describes two existing buildings on the project site and includes a restatement of information within the Draft EIR; no additional response is required.
- Response B43-25.** The information cited in the comment is not a mitigation measure but a City of Oakland Standard Conditions of Approval. SCA-HIST-3: Property Relocation (#39) requires the project applicant make a good faith effort to relocate Martinez Hall, Founders Hall, Noni

Eccles Treadwell Ceramic Arts Center, and Barclay Simpson Sculpture Studio to a site acceptable to the City. A good faith effort includes, at a minimum, all of the following:

- a. Advertising the availability of the building by: (1) posting of large visible signs (such as banners, at a minimum of 3' x 6' size or larger) at the site; (2) placement of advertisements in Bay Area news media acceptable to the City; and (3) contacting neighborhood associations and for-profit and not-for-profit housing and preservation organizations;
- b. Maintaining a log of all the good faith efforts and submitting that along with photos of the subject building showing the large signs (banners) to the City;
- c. Maintaining the signs and advertising in place for a minimum of 90 days; and
- d. Making the building available at no or nominal cost (the amount to be reviewed by the Oakland Cultural Heritage Survey) until removal is necessary for construction of a replacement project, but in no case for less than a period of 90 days after such advertisement.

The commenter's suggested relocation sites are noted.

Response B43-26. This comment suggests changes to the proposed project. This comment does not address the analysis within the Draft EIR. Please see Master Response 1: Project Design and Merits.

Response B43-27. Please see Response to Comment B43-25. As noted in the Draft EIR, relocation is not guaranteed for one or more of the four individually eligible buildings, and their integrity of location, feeling, and association would be diminished if relocated. Therefore, the project still has the potential for a significant unavoidable adverse impact.

Response B43-28. This comment addresses the merits of the proposed project and does not relate to the environmental analysis within the Draft EIR. Please see Master Response 1: Project Design and Merits.

Response B43-29. This comment summarizes information from a court case and does not relate to the environmental analysis within the Draft EIR; no additional response is required.

- Response B43-30.** As described in the Draft EIR, the project would result in the construction of new residential units within the City of Oakland. This comment also includes a restatement of objectives identified within the Draft EIR; no additional response is required.
- Response B43-31.** The project will be evaluated relative to its objectives including affordability of housing in the context of the project impacts as part of the Statement of Overriding Consideration Findings that CEQA requires a City to make prior to approving a project that will result in significant unavoidable impacts. Information and analysis included within the Draft EIR and Appendix (1,762 pages total) will be used to inform that document. The City may also utilize supplemental information that relates to social and economic impacts that are not considered significant impacts under CEQA.
- Response B43-32.** This comment relates to details of the proposed project and does not address the environmental analysis within the Draft EIR. CEQA requires an analysis of environmental impacts associated with a project; an assessment of sale pricing or economic feasibility analysis is not required by CEQA.
- Response B43-33.** This letter is included as Letter B1 within this Response to Comments Document. Please see Response to Comments B1-1 through B1-12 for responses to comments included within this letter.

B44

March 12, 2024

Rebecca Lind, Case Planner/Members of the Planning Commission
City of Oakland, CA
50 Frank H. Ogawa Plaza
Oakland, CA 94612

Re: California College of Art Oakland Campus Development Project DEIR
Calculation of POPOS

Executive Summary

The DEIR is flawed in accounting for the amount of Privately Operated Public Open Space (POPOS), primarily for counting areas that are not POPOS as POPOS. As such, it is possible that the project is not providing sufficient open space per the number of units. The DEIR must be revised accordingly—and it is possible the proposed project may have to be as well.

Detailed Analysis

On page 138, the DEIR provides the following summary of POPOS:

3. Open Space and Amenities

The project proposes privately owned and publicly accessible open space (referred to as "POPOS"), and private open space required for the residential development composed of group-usable shared open space (courtyards for residents), and private-open space (decks for residents) as detailed below in Table III-3.

TABLE III-3 EXISTING AND PROPOSED OPEN SPACE

Type	Existing (Square Feet)	Proposed (Square Feet)	Net Difference (Square Feet)
Institutional/Private Owned Publicly Accessible Open Space (POPOS)	87,779	57,433 ^a	-30,346
Group Usable Open Space for Project Residential Units	N/A	24,633 ^b	+24,633
Private-Open Space for Residents	N/A	13,192	+13,192

^a Includes POPOS (paseo, play area, general open space) (41,193 sf) and public plaza (16,240 sf).

^b Outdoor courtyard, amenity space, and two outdoor decks.

Source: CCA Oakland, CA, Preliminary Development Permit Application, August 25, 2022.

These numbers may be suspect for several reasons:

1. They ignore the requirements of minimum open space requirements for RESIDENTS per OPC Table 17.35.04¹:
 - Group usable open space per Dwelling Unit: 75 SF.
 - Group usable open space per Dwelling Unit when private open space substituted: 20 SF.

They indicate that there is only 13,192 sf of private open space. We do not know exactly how this is apportioned, possibly just at the handful of townhouses in the project, so it is difficult to determine how

¹ This is the requirement for CC zones as proposed, but the requirement is the same for the existing CN and RM zones.

B44 cont.

much the private open space off-sets the group usable open space, but it is likely at least $(448 \times 75) - 13,192 = 20,408$ square feet.

The summary indicates that there is 24,633 sf of group open space, which would be enough—except that it includes the “amenity space”, which is described elsewhere in the DEIR as more than 16,000 square feet of interior space. This does NOT meet the standards set forth in OPC 17.126 USABLE OPEN SPACE STANDARDS, which describes outdoor spaces only. To make up the difference, there would have to be double counting of the required resident group open space and the POPOS.

2. Note that they are counting the area of the “paseo” as POPOS. As I put forth in detail in another letter, this space will have to be a required Emergency Vehicle Access Easement (EVAE), and cannot be counted as POPOS. The California Fire Code (CFC) 503.4 (which Oakland has adopted in full), does not allow the required Fire Access Lane to be obstructed in “any manner”. This includes parking of vehicles, street furniture, trees, and other obstructions within the required minimum 26’ of required clear width along its entire length—including the “hammerhead” turnaround to the north of Macky Hall. It is to be noted that the Project Plans call parts of the Fire Lane the “Central Plaza” and “Communal Grove” and throughout the document, counts this areas as POPOS. Further, the DEIR shows illustrative pictures of sample spaces completely blocked by street furniture and landscaping. (See DEIR, pdf page 1714). Most—if not all—of the “Paseo” cannot be counted as POPOS.

3
cont.

Summary

It appears that the DEIR is not calculating the proposed POPOS properly.

The project proponents have repeatedly told the community that they are providing substantial community benefits to justify the proposed up-zoning, raising height limits, and significant exceptions to even those increases. Yet, upon more study, these benefits are proving to be illusory:

- **Affordable Housing:** The proposed 10% moderate income units is the minimum needed to avoid paying the City’s Affordable Housing Impact Fee per OMC Section 15.72.100. It is not clear if they intend to pay that fee, in which case the moderate units would be a community benefit, however meager. But if they are using those units to avoid paying the fee, then there is NO added community benefit. This should be confirmed—and the project re-evaluated accordingly.
- **Historic Preservation:** The proposed project destroys the API, but preserves the two nationally and state-landmarked buildings. But they are required to do this anyway. So, NO community benefit added.
- **POPOS:** The proponents have repeatedly stated that the campus was never open to the public. This is simply not a true statement. The campus was continually open until it was vacated by CCA a couple of years ago. Further, as detailed above, they may not be providing nearly as much POPOS as claimed.

4

If so, that would mean that that ALL the proposed benefits don’t really amount to much more than they have to provide at a minimum. And that’s certainly not worth all the upzoning, increased height limits, and even significant “exceptions” beyond even those generous givings. The City of Oakland deserves a better deal.

Thank you.

Larry Mayers
Oakland, CA

LETTER B44

Larry Mayers

March 12, 2024

- Response B44-1.** See Response to Comment B44-3 below.
- Response B44-2.** The comment cites the Draft EIR's summary of existing and proposed open space. See Response to Comment B44-3 below.
- Response B44-3.** Table III-3, Existing and Proposed Open Space referenced in Comment 2 of this letter lists what is proposed by the project. Please refer to Subsection 3.b (5) Section V.M, Public Services, Utilities, and Recreation, of the Draft EIR beginning on page 585 for the analysis of Open Space based on the Development Code requirements and CEQA significance criteria. Table IV.M-1 on page 585, and excerpted below, details the calculation of minimum required open space.

TABLE V.M-1 EXISTING AND PROPOSED OPEN SPACE

Type	Existing (sf)	Proposed (sf)	Net Difference (sf)
Non-Residential			
Institutional (generally accessible to public)	87,779	--	
POPOS	--	57,433 ^a	-30,346
Residential^b			
Group Usable Open Space (min. 10,200 sf)	N/A	24,633 ^c	+24,633
Private-Open Space (counts 2 x 13,192)	N/A	26,384	+13,192
Total (Residential Open Space)	0	37,825	+37,825
TOTAL	87,779	95,258	+7,479

^a Includes POPOS (paseo, play area, and general open space available for public use) (41,193 sf) and public plaza (16,240 sf)

^b CC-2 zone in the 90-foot height area requires 100 sf per/du = 51,000 sf; private counts 2x but must have min 20 sf per/du of group = 10,200. Proposed private: 13,192 x 2 = 26,384 sf, resulting in the need for 24,616 sf of group open space area (51,000 - 26,384 = 24,616).

^c Outdoor courtyard, amenity space, and two outdoor decks.

Source: CCA Oakland, CA, Preliminary Development Permit Application, August 25, 2022.

The 13,192 square feet of private open space is comprised of private decks and balconies on the units. This area counts as double towards the group open space with a credit of 26,384 square feet. As noted in Table III-3 the group usable open space is a ground-level courtyard, and two different areas adjacent to the

POPOS. The project plans pages 23-31 detail the open space calculation and detail the public vs private areas. The City recently modified the minimum open space requirements for residential uses in the CC-2 zone from 100 square feet to 75 square feet which reduced the 51,000 square feet to 38,250 square feet and when the private opens space credit of 26,384 square feet is subtracted only 11,866 square feet of useable group open space is required. The project significantly exceeds this requirement and thus meets the requirements of OPC 17.126 USABLE OPEN SPACE STANDARDS. Also Table III-3, note "a," shows the plaza as separate from the POPOS. The plaza is considered an open space even if it is used as emergency vehicle access as it will provide open space and amenity areas that are generally available for use by the general public anytime an emergency is not occurring, and the area will be privately owned and maintained. Also, it is noted that similar spaces that were used for vehicle and emergency access were included in the publicly accessible institutional open space that existed when the campus was operational. So, the comparison is an apples-to-apples comparison.

The August 25, 2022 plan set is included as Appendix A of this Response to Comments Document. The emergency access easement provided will be 26 feet clear of any furnishings, plantings, or areas where vehicle parking is permitted. The hammer head areas and the driveway widths are reduced to 20 feet and will require modification approval by the Fire Department according to City Planning staff. The referenced images included in the appendix of the Draft EIR are precedent photos and are not specific to the project design.

Response B44-4. This comment addresses the merits of the project and does not relate to the environmental analysis within the Draft EIR. Please see Master Response 1: Project Design and Merits.

B45

CALIFORNIA COLLEGE OF THE ARTS (CCA) OAKLAND CAMPUS REDEVELOPMENT PROJECT

Jeffrey Lawrence <hjlawrence7@gmail.com>

Tue 3/12/2024 8:11 AM

To: rlind@oaklandca.gov <rlind@oaklandca.gov>

You don't often get email from hjlawrence7@gmail.com. [Learn why this is important](#)

To: Planning & Building Department, City of Oakland
Attn: Rebecca Lind - California College of the Arts Project
250 Frank Ogawa Plaza, Suite 2114
Oakland, CA 94612

Case File No. PLN 20141, ER 19003
CALIFORNIA COLLEGE OF THE ARTS (CCA) OAKLAND CAMPUS REDEVELOPMENT PROJECT *Draft Environmental Impact Report*, State Clearinghouse No. 2019070044, prepared for City of Oakland by Urban Planning Partners, Inc., January 2024

- As a neighbor of the CCA site in the Rockridge Area of Oakland, I am a strong supporter of building additional housing, including at the CCA site. But I am concerned that the current plan does not sufficiently address safety and traffic problems.
 - As someone who lived through the East Bay Hills firestorm of 1991, I am well aware of the critical need for adequate evacuation routes in case of major emergencies. I am concerned there has been inadequate planning for evacuation routes for this project.
 - I also applaud efforts to get people out of cars and onto public transportation, bicycles etc., but the amount of parking for the site is clearly insufficient, and overflow parking on the local streets will be bad for local merchants' business as customers struggle to find parking.
- 1

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Best regards

H. Jeffrey Lawrence MD
6221 Contra Costa Road
Oakland, CA 94618

--
Jeffrey Lawrence

Doesn't everything die at last, and too soon? Tell me, what is it you plan to do. With your one wild and precious life?
Mary Oliver

LETTER B45

H. Jeffrey Lawrence MD

March 12, 2024

- Response B45-1.** A safety and transportation analysis were included within the following Draft EIR sections: Section V.C, Traffic and Transportation, and Section V.M, Public Services, Utilities, and Recreation. The commenter does not identify specific concerns regarding safety and traffic problems, so a more detailed response cannot be provided. Please see Master Response 2: Evacuation and Emergency Access.
- Response B45-2.** Please see Master Response 2: Evacuation and Emergency Access and Master Response 3: Wildfire Hazards.
- Response B45-3.** Please see Response to Comment B35-7 for a discussion of parking.

B46

Belson Building LLC
248 Florence Avenue
Oakland CA 94618

rlind@oakland.ca.gov

Dear Rebecca Lind,

We are writing to express our concerns regarding the Draft Environmental Impact Report (DEIR) for the California College of the Arts Oakland Campus Redevelopment Project. Our homes are near the proposed property. We also own the building facing Broadway Terrace, at 5275 Broadway.

The DEIR fails to adequately address the project's impact on land use, traffic and transportation, air quality, noise and vibration, aesthetics and shade and shadow, as well as public services and recreation. It concludes that the impact of the preferred alternative is insignificant, but this conclusion is not supported by the facts and the data it cites. For example it incorrectly concludes that the addition of 2,159 more car trips per day from the proposed development will not significantly impact the Broadway/ Broadway Terrace intersection, which is already a bottleneck in the morning and afternoon. The DEIR also fails to adequately analyze alternatives to the proposed project and oddly counts as demerits ways in which they differ from the proposed project. The mitigation measures it proposes – e.g., taking pictures of historic buildings which will be destroyed – are cynically inadequate.

The property that is proposed for redevelopment is a historic educational campus with significant architectural and cultural heritage value. This entire property, including the landscaping, could be eligible for listing in the register of historic places. The campus comprises several buildings that have served as educational facilities for more than 100 years, contributing to the historical identity of the neighborhood. The campus as a whole is an integral component of the local community's identity and sense of place. The demolition of its buildings would result in the loss of tangible connections to the past, erasing a vital link to the community's history and development over time. Any EIR that adequately analyzes effects of proposed actions must give weight to this incontrovertible fact. The present DEIR does not do that.

Furthermore, the proposed project would destroy important green spaces within the campus grounds. The report counts 119 large trees and shrubs, many of them natives and of considerable size and age. According to the report, the proposed development will keep only a dozen of them. As with the buildings, irreplaceable, valuable resources would be destroyed

B46 cont.

without regard to the surrounding community's long-term interests and for no good reason, as there are several other lots that would be much more suitable to the style and type of housing proposed here, including the one at the corner of Broadway and Pleasant Valley, which is much better supported by wide access roads. Photographs of current conditions and renderings of proposed changes make clear that the proposed development would result in a huge loss to the surrounding communities, and to the City of Oakland.

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cont.

With complete lack of responsibility for any environmental or historic preservation stewardship, the DEIR finds these consequences insignificant and therefore acceptable. Instead of embracing these green areas, and further developing them as valuable open spaces for the community that provide opportunities for recreation, relaxation, and connection with nature, the proposed development will destroy them. The DEIR inadequately weighs the true costs and benefits of the proposed alternatives. In addition to the destruction of historic buildings and green spaces, the proposed project would lead to significant changes in the surrounding environment. Increased construction activity, altered land use patterns, and intensified development will result in habitat fragmentation, loss of biodiversity, and changes to local ecosystems, impacting flora and fauna that rely on the existing environment for survival.

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It is essential for any development project, especially one of this scale, to undergo thorough analysis to assess its potential effects on the surrounding environment and community. The DEIR provides no good reason to erase 100 years of community history for high-density housing, when the goal of such housing could easily be achieved in the Safeway lot next door. The DEIR has at least 5 major flaws:

10

1. Neglect of Legal Obligations Regarding Historic Properties:

This project proposes to replace buildings that feature distinctive design elements and intricate craftsmanship with an ugly block wall per page 545 of the DEIR, upper right rendering. The DEIR fails to fully consider the legal obligations and regulations surrounding historic properties, such as the National Historic Preservation Act (NHPA) and state laws, which mandate the preservation and protection of historic structures. There are plenty of other properties in the City of Oakland that do not boast the protections and advantages of this property, and could be filled with the nondescript housing proposed here. However, the Alternatives Analysis fails to give sufficient weight to alternatives that prioritize the preservation of historical resources over development profits. This approach undermines the legal framework designed to safeguard the cultural significance of historic properties.

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2. Limited Scope of Alternatives Analysis:

The DEIR fails to adequately analyze alternatives. Alternatives should not be determined by development interests, but rather by the City of Oakland's general plan, current zoning, and consideration of the value of the historic resources present at a site. To be adequate, the DEIR should propose and analyze a solution that avoids or minimizes adverse impacts on historical resources. The DEIR fails to analyze a scenario where the goal of creating housing is met (perhaps by development of the huge empty lot next door to the campus) and the historical

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B46 cont.

resources of the neighborhood are preserved. The DEIR's Alternatives Analysis provides alternatives, but the alternatives that preserve environmental and cultural resources are not sufficiently developed. Only one proposal is truly considered, the one that prioritizes development profits. No serious consideration is given to potential solutions that could balance preservation efforts with community needs for housing. This deficiency undermines the comprehensive evaluation of alternatives required by environmental and historic preservation laws and regulations and overlooks the significant legal and cultural importance of preserving historical properties.

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cont.

3. Disregard for Community Values and Cultural Heritage:

Preserving historical resources is not solely a matter of profitability but also a reflection of community values and cultural heritage. DEIR's failure to adequately analyze alternatives that prioritize historical preservation is a disservice to the city and the community. The tangible benefits to preserving historical landmarks, maintaining neighborhood character, fostering a sense of place, and honoring the legacy of past generations is that the city becomes a more desirable place to live in and visit. Therefore the planning committee has a duty to imagine, support, and develop the truly unique community that could exist here, and would be treasured by residents and visitors.

14

4. Failure to Mitigate Adverse Impacts on Historical Resources:

The DEIR does not adequately address potential adverse impacts on historical resources. The DEIR disregards opportunities to mitigate impacts through alternative design strategies, adaptive reuse of existing structures, relocation of historic structures, or comprehensive historic district planning as viable mitigation measures.

15

5. Neglect of the Proper Standard for Finding Significance

The EIR concludes that impacts to a number of resources are insignificant. The finding of insignificance is a result of inadequately analyzing impacts to resources, ignoring relevant information, and employing faulty reasoning. The finding is not supported by available information. Based on the information provided in the Draft Environmental Impact Report (DEIR) DEIR and the City of Oakland's Thresholds/Criteria of Significance Guidelines, the current analysis should be re-examined.

16

a. Land Use: The proposed redevelopment project would radically transform the current character and function of the area. The redevelopment would lead to changes in zoning, density, and land allocation, affecting neighboring properties and community dynamics.

The campus is an architecturally significant community treasure. Any report that considers insignificant the irreversible destruction of twelve buildings and contributing landscape features considered historic resources, without analyzing the legality or wisdom of transforming the zoning for this property, is necessarily faulty. The proposed development is enclosed, built straight up to the property line, and removes the parklike atmosphere of this historic resource.

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B46 cont.

i. **Fundamental Conflict with Land Use Plans:** The DEIR acknowledges the potential for cumulative development in the area but fails to adequately assess the combined effects of the proposed project and other foreseeable projects on land use patterns and community dynamics. The DEIR fails to analyze the incremental effects of the project, when viewed in connection with the effects of probable future projects.

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cont.

ii. **Cumulative Land Use Impacts:** The DEIR acknowledges the potential for cumulative development in the area but fails to adequately assess the combined effects of the proposed project and other foreseeable projects on land use patterns and community dynamics. The incremental effects of the project, when viewed in connection with the effects of probable future projects, are considerable and would result in significant cumulative impacts on land use. Without a comprehensive analysis of cumulative land use impacts, the DEIR underestimates the true extent of the project's effects on the environment and community.

18

b. **Traffic and Transportation:** The increase in activity associated with the redevelopment, such as construction traffic, commuter traffic, and the influx of visitors, will exacerbate existing traffic congestion and transportation challenges in the vicinity. This will lead to significantly longer commute times, increased air pollution from idling vehicles, and potential safety hazards for pedestrians and cyclists. Given Oakland's already congested roadways, it is imperative to thoroughly examine how the increased activity associated with the redevelopment will contribute to traffic congestion and potential transportation challenges in the area.

19

The DEIR notes that the proposed development will add 2,159 car trips a day. But then, inexplicably and without any analysis concludes baldly, "Implementation of the project would not result in any significant traffic or transportation impacts[.]" the proposed development will create a permanent bottleneck at the Broadway/Broadway Terrace intersection. The DEIR fails to consider underestimates the potential magnitude of increase in traffic increases and the associated congestion.

i. **Increased Congestion and Traffic Flow Disruption:** The proposed redevelopment project involves significant changes to the site's layout and configuration, including demolition, relocation, and preservation/renovation of existing buildings. These changes are likely to result in massive increases in vehicular traffic in the vicinity.

Currently, it takes fifteen minutes to travel the quarter mile from the light at the corner of Broadway and Broadway Terrace to the light at the intersection of Broadway and Pleasant Valley during rush hour. But there does not seem to be any baseline establishing current traffic conditions, or any analysis of what conditions at this intersection should be tolerated. There is no traffic study that assesses the impact of the proposed alternatives on the neighborhood.

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The addition of 500 families will significantly negatively impact parking in the neighborhood as well. The preferred alternative should provide sufficient parking for

B46 cont.

the additional residents or explain how providing only half the parking required will not significantly affect parking. Any study that does not consider the effect of adding 500 residences significant to traffic and parking has to be fundamentally flawed.

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cont.

ii. **Cumulative Traffic Impacts:** The DEIR acknowledges the potential for cumulative development in the area but fails to comprehensively evaluate the combined effects of the proposed project and other foreseeable projects on traffic patterns and transportation infrastructure. The incremental impacts of the project, when considered alongside those of probable future projects, will result in considerable cumulative traffic impacts that are not adequately addressed. Without a more robust analysis of cumulative traffic impacts, the DEIR underestimates the true extent of the project's effects on traffic and transportation in the area.

21

Mitigation measures to address potential traffic impacts, such as improvements to pedestrian infrastructure and streetscape enhancements, do not adequately account for the full extent of mitigation necessary to offset the project's effects on traffic and transportation.

c. **Air Quality:** Construction activities, increased vehicular traffic, and potential emissions from the operation of new facilities would result in deteriorated air quality in the surrounding area. This would have adverse effects on public health, particularly for vulnerable populations such as children, the elderly, and individuals with respiratory conditions. Poor air quality would also contribute to environmental degradation and impact the overall well-being of the community.

i. **Emission Sources and Pollution Concentrations:** The proposed redevelopment project, as outlined in the DEIR, is likely to introduce new sources of air pollutants, such as construction activities, increased vehicular traffic, and potential emissions from building operations. These activities would contribute to the release of pollutants such as particulate matter (PM), nitrogen oxides (NOx), volatile organic compounds (VOCs), and other harmful substances into the atmosphere. Additionally, the project would lead to an increase in pollution concentrations in the vicinity. The DEIR underestimates the potential magnitude of these emissions and their adverse effects on air quality.

22

ii. **Health Risks and Vulnerable Populations:** Poor air quality resulting from the project's activities can pose significant health risks to nearby residents, workers, and sensitive populations such as children, the elderly, and individuals with pre-existing respiratory or cardiovascular conditions. Exposure to air pollutants, even at relatively low concentrations, can exacerbate respiratory ailments, increase the risk of cardiovascular diseases, and impair lung function. Vulnerable populations, including those living in close proximity to the project site or along transportation corridors, may be disproportionately affected by these adverse health effects. However, the EIR does not adequately address the potential health risks associated with degraded

23

B46 cont.

air quality, thereby failing to recognize the significance of the project's impacts on public health and well-being.

23
cont.

d. **Noise and Vibration:** Construction activities, including demolition, excavation, and heavy machinery operation generate significant noise and vibration levels. These disturbances would disrupt the peace and quiet of the surrounding area, impact residents' quality of life and may cause stress, sleep disturbances, and other health-related issues. Additionally, prolonged exposure to high levels of noise and vibration may damage nearby sensitive receptors and infrastructure, leading to long-term maintenance and safety concerns as well as health concerns of the residents. We own an apartment building across from this property, and our tenants tell us that it is one of the noisiest places they have ever lived. Adding 500 residences would increase unbearably the noise and pressure on surrounding properties and residents.

i. **Community Disruption and Health Concerns:** The DEIR fails to adequately recognize the potential significant impacts of noise pollution on the surrounding community. Excessive noise levels can disrupt daily activities, interfere with sleep patterns, and lead to increased stress levels among residents. These impacts can have significant implications for public health and well-being.

ii. **Failure to Mitigate Noise Sources:** The DEIR fails to adequately address measures to mitigate noise sources associated with the proposed redevelopment project. Without robust mitigation strategies in place, the project would contribute to increased noise levels in the vicinity, exacerbating existing noise pollution issues. The DEIR's oversight in this regard demonstrates a lack of consideration for the potential adverse effects of noise on the community.

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iii. **Cumulative Effects Ignored:** The DEIR overlooks the cumulative effects of noise pollution when combined with other existing and planned projects in the area. Even if the noise levels directly attributable to the project are deemed acceptable individually, their cumulative impact alongside other sources of noise would still result in significant disturbance for residents. The failure to adequately assess these cumulative effects undermines the credibility of the EIR's conclusions regarding noise impacts.

iv. **Inadequate Community Engagement:** The EIR's determination of noise impacts did not consider meaningful input from affected residents, and therefore EIR fails to accurately capture the full extent of noise-related concerns and their potential significance to the community.

e. **Aesthetics:** The proposed redevelopment would have a significant negative impact on the surrounding landscape and built environment. It would change the skyline, and the overall aesthetic appeal of the area. It would be inappropriate and out of scale, it would detract from the character of the area. It would profoundly and negatively affect the sense of place and cultural identity of the community, diminishing its attractiveness to residents, visitors, and potential

25

B46 cont.

investors. This particular property has historical architectural and cultural significance. The DEIR's failure to weigh these facts is shortsighted and inexcusable, if not illegal.

Aesthetics play a crucial role in defining the visual character and community identity of a neighborhood. The proposed redevelopment project is inadequately designed and incompatible with the surrounding neighborhood. Significantly altering the built environment in this location in this way would detract from the unique charm or historical character of the neighborhood. The proposed redevelopment project introduces visual elements that are out of scale, incongruent with the existing buildings, and visually intrusive. The proposed development would disrupt scenic views and detract from the overall visual quality of the neighborhood and on the property, therefore impacting negatively the property values, tourism, and economic vitality.

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cont.

f. **Shade and Shadow:** The proposed redevelopment project would cast long shadows over adjacent properties and open spaces, altering sunlight exposure and microclimate conditions. This will have implications for vegetation health, outdoor recreational activities, and solar access for neighboring buildings. Reduced sunlight and increased shadowing would also impact the visual amenity and livability of the area, affecting the well-being of residents and the ecological balance of the ecosystem.

i. **Quality of Life and Urban Comfort:** Shade and shadow play a critical role in shaping the microclimate and urban comfort of a neighborhood. Access to adequate shading can mitigate the effects of heat stress, improve pedestrian comfort, and enhance the overall quality of life for residents. Conversely, inadequate shading or excessive shadowing caused by new developments can lead to discomfort, increased energy consumption for cooling, and diminished outdoor usability, particularly in public spaces such as parks and sidewalks.

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ii. **Impact on Urban Vegetation:** Shade and shadow patterns influence the growth and health of urban vegetation, including trees, shrubs, and green spaces. Insufficient sunlight caused by shadowing can inhibit photosynthesis and stunt plant growth, leading to reduced biodiversity, canopy cover, and ecosystem services. Moreover, changes in shade patterns can disrupt established planting schemes and exacerbate existing urban heat island effects, further compromising the resilience and ecological function of urban green infrastructure.

g. **Public Services and Recreation:**

i. **Strain on essential services:** The influx of new residents, students, and visitors resulting from the redevelopment project would place additional demands on public infrastructure and emergency services. Without proper planning and resource allocation, this increased demand will lead to additional declines in service quality, and longer wait times for essential services. Additionally, the loss of open space or recreational amenities due to development would further exacerbate these challenges, diminishing the overall quality of life for residents.

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B46 cont.

ii. **Destruction of Resources for Recreation:** Removal of old trees and shrubs limits access to outdoor recreation opportunities for residents. This is in addition to the fact that existing parks in the City of Oakland are not adequately maintained and therefore are not of service to residents. This loss would have detrimental effects on community health and well-being.

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cont.

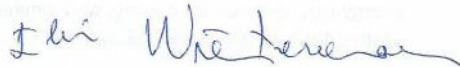
In light of the deficiencies outlined above, the DEIR must be revised to fully consider the best alternative for redevelopment of this site and the true impacts of the various alternatives. The proposed development does not serve this city, the neighborhood, or the property. The construction of the project would result in the irreversible loss of important historic resources and significant green spaces, and will negatively transform the surrounding environment. These changes would not only significantly alter the physical landscape of the neighborhood but also erase valuable elements of its cultural heritage and community identity.

We urge the City of Oakland to conduct further analysis to accurately assess the proposed project's environmental impacts. Careful consideration must be given to the preservation of these resources and the mitigation of adverse impacts to ensure the sustainable development of the area. This DEIR does not do so.

28

Thank you for your attention to this matter. We trust that you will give due consideration to the concerns raised and take appropriate action to address them.

Sincerely,



Ibi Winterman, Managing Partner

LETTER B46
Ibi Winterman
Undated

- Response B46-1.** The Draft EIR includes analysis of all the topics cited in this comment. The commenter does not cite specific deficiencies within the Draft EIR, so a more detailed response cannot be provided. Please see Response B46-2 through B46-29 for responses to concerns raised by the commenter.
- Response B46-2.** As described in the Draft EIR, impacts that are less than significant or would be reduced to a less-than-significant level with implementation of SCAs or mitigation measures are identified for the following topics in the EIR and are fully evaluated in Chapter V, Environmental Setting, Impacts, Standard Conditions of Approval, and Mitigation Measures: land use; cultural and historic resources (including archaeological resources, paleontological resources, and human remains, but not historic resources which are significant and unavoidable); traffic and transportation; air quality; greenhouse gas emissions and energy; soils, geology, and seismicity; hazards and hazardous materials; hydrology and water quality; noise and vibration (except construction noise which is significant and unavoidable); biological resources; population and housing; aesthetics and shade and shadow; and public services, utilities, and recreation.
- Significant and unavoidable impacts that cannot be mitigated to a less-than-significant level are identified for the following topic: cultural and historic resources (historic resources); and noise and vibration (construction noise)
- As required under SB 743, the Governor's Office of Planning and Research (OPR) developed potential metrics to measure transportation impacts that may include, but are not limited to, VMT, VMT per capita, automobile trip generation rates, or automobile trips generated. The new metric replaces the use of delay and level of service (LOS) as the metric to analyze transportation impacts under CEQA. Appendix C of the Draft EIR a non-CEQA traffic assessment, which does include a level of service analysis at intersections surrounding the project site.

Response B46-3. Five potential alternatives to the project are presented and analyzed within Chapter VII, Alternatives Analysis. It is unclear what the commenter means with the phrase the Draft EIR "...oddly counts as demerits ways in which they differ from the proposed project."; as such, a detailed response cannot be provided to this comment. Please see Master Response 4: Adequacy of Historic and Alternatives Analyses.

Response B46-4. The Draft EIR includes four mitigation measures to minimize Impact HIST-2, related to the proposed demolition of 10 buildings on the project site, and alteration of six contributing landscape features in the CCAC API would adversely impact the district such that it would no longer be able to convey its significance, resulting in a substantial adverse change to the historical resource. The numerous demolitions would result in the loss of eligibility of the CCAC Historic district for listing in the California Register and National Register.

The Draft EIR further finds that although implementation of Mitigation Measures HIST-2a (HIST-2a: Historic American Landscape Survey (HALS)-Type Documentation), HIST-2b, HIST-2c, HIST-2d, and SCA-HIST-3 would reduce the level of impact to historical resources as a result of the project, this impact cannot be mitigated to a less-than significant level, and the impact after mitigation would remain significant and unavoidable. This acknowledges that documentation of the resources will not adequately mitigate the impact consistent with this comment.

Response B46-5. Please see Response to Comment B4-3.

Response B46-6. Please see Response to Comment B4-3.

Response B46-7. Commenter appears to believe all open space and green space are being removed, however, a significant amount of it is being rehabilitated and preserved as part of the project including Macky Lawn, the Broadway stairs, and the landscape area south of the stairs to the property line, so the comment is factually inaccurate. Please see Master Response 7: Tree Removal and Adequacy of Replacement and Master Response 9: Use of Adjacent Safeway Redevelopment Project Site.

Please see Response to Comment B46-2, which briefly describes the potential impacts associated with the proposed project. A detailed

analysis of potential impacts associated with the project is presented within the Draft EIR.

Response B46-8. An alternatives analysis is included in Chapter VII of the Draft EIR. The comment includes a general statement that the “Draft EIR inadequately weights the true costs and benefits of the proposed alternatives.” The commenter does not identify specific deficiencies within the Draft EIR analysis, so a more detailed response cannot be provided. Please see Master Response 4: Adequacy of Historic and Alternatives Analyses.

Response B46-9. Potential impacts to biological resources are described in Section V.J, Biological Resources, of the Draft EIR. As described within that section, no riparian habitat or other sensitive natural community types were observed during LSA’s field survey or have been identified by the CNDDDB within, or immediately adjacent to, the project site. Therefore, the project would have no impacts related to riparian habitat or other sensitive natural communities and no mitigation measures are required.

Urban wildlife that may move through the site include various native and non-native birds, racoon, Virginia opossum, striped skunk, and other urban-adapted wildlife. Under the project, the project site would continue to consist of buildings, paved surfaces, and landscaping. Due to the circumstances of the project site would be similar before and after redevelopment, and urban wildlife would be able to continue to move through the site. Therefore, the project would have a less-than-significant impact related to movement of wildlife species and no mitigation measures are required.

Several special-status animal species are known to occur in the vicinity of the project site. However, only two of these special-status species have moderate potential to occur at the project site due to the presence of suitable habitat. These species include the white-tailed kite, which could nest in the trees and large shrubs within or adjacent to the project site, and the pallid bat, which could roost in the large trees or buildings on or adjacent to the project site. Two biological resource mitigation measures are identified within the Draft EIR, and impacts to biological resources would be reduced to a less-than-significant level.

- Response B46-10.** The Draft EIR, which is 657 pages (not including appendix materials), evaluates potential environmental impacts associated with the project. Please see Master Response 9: Use of Adjacent Redevelopment Project Site.
- Response B46-11.** Please note that the visual simulation reference in this comment is intended to show the massing of the proposed project, not specific exterior architectural details. Please see Master Response 8: Visual Impacts.
- Please see Section V.B, Cultural and Historic Resources, which describes potential impacts associated with implementation of the project. This section includes a discussion of regulatory requirements, as well as applicable state laws. The project reviewed by the Draft EIR is not being undertaken by a federal agency, will not receive federal funding, and is not subject to federal agency permitting. It is therefore not subject to the requirements of the National Historic Preservation Act and the project complies with all applicable requirements of state preservation laws.
- Response B46-12.** As the most severe impacts that would result from the project are related to historic resources and construction noise, the alternatives chosen to be further analyzed in the Draft EIR were those that best addressed and mitigated the historic resources and noise impacts identified. All the alternatives analyzed within the Draft EIR provide what is requested by the commenter; retention of more existing structures on the project site than is currently included within the proposed project design.
- Please see Master Response 9: Use of Adjacent Safeway Redevelopment Project Site and Master Response 4: Adequacy of Historic and Alternatives Analyses.
- Response B46-13.** Please see Master Response 4: Adequacy of Historic and Alternatives Analyses.
- Response B46-14.** Please see Master Response 4: Adequacy of Historic and Alternatives Analyses.
- Response B46-15.** Contrary to the commenter's statement, potential impact to historic resources is evaluated with Section V.B, Cultural and Historic Resources, in the Draft EIR. Potential alternatives to the proposed

project are evaluated in Chapter VII, Alternatives Analysis, within the Draft EIR.

Response B46-16. The commenter does not provide additional information or analysis to support the claim that the findings within the Draft EIR “is a result of inadequately analyzing impacts to resources, ignoring relevant information, and employing faulting reasoning.” Please see Response to Comments B46-17 through B46-28.

Response B46-17. As described in the Draft EIR, implementation of the project would not result in the development of uses that would be intrinsically incompatible with surrounding land uses (e.g., a power plant, factory, or other noise, air pollution, or hazard-generating land use). The project site is surrounded by land uses including urban residential, multi-family residential, institutional, community commercial, and retail. The mixed-use development would not permanently (or temporarily) interfere with the daily operations of surrounding land uses, including commercial, office, and residential. On the contrary, the project, with its potential mix of residential, retail, open space, and office uses, would be compatible with surrounding land uses. Additionally, it is anticipated that this mix of land uses would serve current residents in the neighborhood and future employees and/or residents of the project.

Please also see Response to Comment B41-1.

Response B46-18. As is described in the Draft EIR, the geographic area considered for the land use cumulative analysis includes the area in close proximity to the project site in North Oakland and North Hills and the greater Downtown Oakland area. This area was defined because it includes the project site, the immediately surrounding neighborhood, and the larger City context for the project.

Development of the project combined with cumulative development would not result in significant cumulative impacts related to land use. Future development in the area is anticipated under the City’s recently adopted Housing Element for the Broadway Corridor including the Ridge site (Safeway Center) and 4207 Broadway project.

The Phase I General Plan Update and Development Standards Amendments adopted in October 2023 added additional height and density within the CN- and C-2 zones to implement current Housing

Element policy. Height areas adjacent to the project site are increased from 45 feet to 65 feet on Broadway and Lower College Avenue. On College Avenue north of Clifton Street heights are increased from 35 feet to 55 feet. On the Ridge site abutting the project, height is increased from 60 feet to 95 feet. In addition, an S-14 Overlay Zone is applied within this corridor that increases new permit streamlining incentives for residential projects and requires a minimum density of 75 percent of the identified feasible capacity for sites. Future development will be guided by the S-14 Overlay. The project site is mapped in the Overlay and the proposed height changes, rezoning, and project capacity are consistent with this land use policy

Response B46-19. A transportation analysis of the project is located within Section V.C, Traffic and Transportation, of the Draft EIR. Additionally, a Memorandum addressing non-CEQA related transportation topics is included in Appendix C of the Draft EIR. Please see Response to Comment B5-4 for a discussion of use of VMT analysis within Draft EIR. Air quality impacts are analyzed within Section V.D, Air Quality, of the Draft EIR.

Response B46-20. As required under SB 743, the Governor's Office of Planning and Research (OPR) developed potential metrics to measure transportation impacts that may include, but are not limited to, VMT, VMT per capita, automobile trip generation rates, or automobile trips generated. The new metric replaces the use of delay and level of service (LOS) as the metric to analyze transportation impacts under CEQA. See Response to Comment B46-19 regarding parking.

Response B46-21. Cumulative traffic analysis is included in Section V.C, Traffic and Transportation, of the Draft EIR. This analysis, which complies with City guidelines, shows that the project would not result in any cumulative traffic impacts. Please see Response B46-20, which described State requirements for CEQA-related transportation analysis.

Response B46-22. Section V.D, Air Quality, of the Draft EIR includes an analysis of potential air quality impacts associated with the proposed project. This analysis included air quality modeling using the most recent version of the California Emissions Estimator Model as recommended by the Bay Area Air Quality Management District. As

described in the Draft EIR, there are no significant air quality impacts identified within the Draft EIR. Additionally, several City of Oakland Standard Conditions of Approval related to air quality would be applicable to the proposed project.

The commenter does not provide any additional information or analysis to support the claim that “the DEIR underestimates the potential magnitude of these emissions and their adverse effects on air quality”; as such, no additional response can be provided.

Response B46-23. Please see the air quality analysis within Section V.D, Air Quality, of the Draft EIR. Potential impacts to sensitive receptors are evaluated within the section; the project would not result in any significant air quality impacts. Additionally, implementation of several Standard Conditions of Approval, which address potential health risks to sensitive receptors, would be required as part of the project. The comment does not provide anything specific about why the analysis is inadequate so no further response can be provided.

Response B46-24. Please see the noise analysis within Section V.I, Noise and Vibration, of the Draft EIR.

Chapter 17.120.050 of the Municipal Code establishes performance standards to control dangerous or objectionable environmental effects of noise. The operational noise level standards for residential and commercial zones are presented in Table V.I-4 of the Draft EIR. The construction and demolition noise level standards for residential and commercial/industrial land uses are presented in Table V.I-5 of the Draft EIR. Noise from mechanical heating, ventilation, and air conditioning (HVAC) systems is prohibited from exceeding the nighttime noise levels presented in Table V.I-4 of the Draft EIR, and the systems are required to be housed within an enclosure if located within 200 feet of a residential zone. Chapter 17.120.060 of the Municipal Code prohibits activities from generating vibration that is perceptible without instruments by the average person at or beyond the lot line of the lot containing such activities. Vibration generated by motor vehicles, trains, and temporary construction or demolition work is exempt from this standard.

Several City of Oakland Standard Conditions of Approval (SCAs) would be implemented as part of the project. These conditions

would require limits to construction to certain days and hours, measures to reduce construction noise, and measures for addressing extreme construction noise. These measures also address operation noise and vibration.

Noise modeling, which takes into account site and vicinity conditions, was used to analyze potential construction and operation noise. As noted in the Draft EIR, the project would result in a significant construction noise impact, even with implementation of the mitigation measures identified. This impact would end once the construction phase of the project has ended.

As described in the Draft EIR, the primary noise generation from the long-term operation of the project would occur as a result of (1) the use of HVAC systems; (2) increased vehicular traffic on area roads; or (3) outdoor community events. Noise generated from HVAC systems would be subject to SCA-NOI-6: Operational Noise (#73), which requires all operational noise to comply with the performance standards of Chapter 17.120 of the Oakland Planning Code and Section 8.18 of the Oakland Municipal Code. Implementation of SCA-NOI-6: Operational Noise (#73) would ensure that the project would not violate the City's operational noise standards, which is required by law and will be enforced by the City, and no significant impacts would occur. In addition, given the existing urban setting at the project site, which include noise generated by traffic and similar HVAC systems at surrounding buildings, the noise generated by HVAC systems at the project site would not result in a perceptible (i.e., 3 dBA) increase in ambient noise levels.

Implementation of the project would result in increased traffic on local area roadways. The assessment of AM and PM peak hour traffic volumes at five intersections near the project site indicates that implementation of the project would not result in a significant increase in traffic noise.

The project would include the provision of 11,884 square feet of assembly space. As described on pages 452-453 of the Draft EIR, implementation of the project would not result in a significant increase in noise from outdoor community events.

Cumulative noise analysis included within the Draft EIR; the implementation of the proposed project would not result in a significant cumulative noise impact.

Public comment on the scope and analysis could be provided during the scoping period (June 21, 2019 to August 23, 2019) as well as during the public comment period (January 12, 2024 to March 12, 2024) on the Draft EIR. The comment does not provide any additional information or analysis regarding potential noise impacts that were not evaluated within the Draft EIR, so a more detailed response cannot be provided.

- Response B46-25.** Please see Master Response 6: Building Height and Style, Master Response 8: Visual Impacts, and Master Response 1: Project Design and Merits.
- Response B46-26.** Please see Master Response 8: Visual Impacts, for a discussion of shade and shadow. As described in that response, new shadows would be cast during certain time frames that will change by season throughout the year. While some change in shade would occur, the change would not be so drastic as to cast the entire project site in shadow for the entirety of the day. Furthermore, vegetation access to solar light is not a topic evaluated in CEQA-documents, and the analysis is not included within the Draft EIR. The Draft EIR did consider impacts to vegetation in biological resources and the project will replace all vegetation and landscaping.
- Response B46-27.** As described in the Draft EIR, the Project Sponsor would be required to comply with SCA-SERV-4: Capital Improvements Impact Fee (#78), which would require the Project Sponsor to comply with the requirements of the City of Oakland Capital Improvements Fee Ordinance (chapter 15.74 of the Oakland Municipal Code). Funds deposited into the Capital Improvements Impact Fee Fund, and all interest and investment earnings thereon, shall be used to pay for projects that are required for fire, police, library, parks and recreation, or storm drain services. Furthermore, while the project would increase the resident population, the project would not increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. The proposed project would not result in a significant impact to public services or recreational facilities.

Please also see Master Response 7: Tree Removal and Adequacy of Replacement.

Response B46-28. Please see Responses to Comments B46-1 through B46-27, which address concerns raised by the commenter. All trees that are removed by the project (75 trees) would be replaced with new trees, so there would be no net loss of trees on the project site; please see Master Response 7: Tree Removal and Adequacy of Replacement. This comment letter does not include any new additional information or analysis requiring recirculation of the Draft EIR. The Planning Commission and City Council will consider this comment during deliberations of the proposed project.

B47

Comments re DEIR for PLN20141 / ER190003

Steve Cook <steve@sgcplace.com>

Tue 3/12/2024 3:48 PM

To: Rebecca Lind <RLind@oaklandca.gov>; cpayne@oaklandca.gov <cpayne@oaklandca.gov>
Cc: BMarvin@oaklandca.gov <BMarvin@oaklandca.gov>; Manasse, Edward <EManasse@oaklandca.gov>; hklein@oaklandca.gov
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You don't often get email from steve@sgcplace.com. [Learn why this is important](#)

Please do not feel compelled to rush the approval of this project simply because of the time that has passed since it was initially proposed. The Developer (Emerald) has openly stated that current economic conditions prohibit commencing the project at this time.

Also, according to Oakland's City Planning staff, the majority of the delays have been due to the slow response time from the Developer and the Developer's consultants.

The City should take a little more time to get the best possible result, not something that is merely "acceptable."

There are many issues with the Draft EIR for the proposed CCA site redevelopment project that should be addressed before the project is approved. Here are just a few:

1. Only forty-five of the proposed units will be offered as "moderately affordable" which means affordable for those earning up to 120% of the area median income. That means affordable for a four-person household with an income of \$177,500 per year, who would pay rents up to \$4,400.00 per month. The CCA site provides a rare opportunity to create housing for those earning less.

2. Only 237 parking spaces are proposed for the residents of the 448 units. This will undoubtedly result in many of its residents parking on nearby residential streets, where spaces are already scarce. The impact of this influx should be studied before accepting such a low ratio of parking. Proximity to a BART station does not eliminate the need car ownership for many people. Most of those who might commute by BART will probably also own a car and, even assuming they do commute by public transit, that simply means their cars will be sitting unused on city streets for days on end.

3. The twelve photo simulations of the project shown in the DEIR are not appropriate representations of the project, and the conclusion in the DEIR that there are no significant visual impacts cannot be valid. How can a large, 8-story building on a hill adjacent to an area primarily comprised of single-family homes not make a significant visual impact?

4. Traffic issues resulting from hundreds of additional daily vehicle trips are likely exacerbate the already significant congestion on Broadway near College Avenue. Keep in mind that reliance on Uber and Lyft will result in twice as many vehicle trips than when a resident drives their own vehicle (which they will be discouraged from owning due to insufficient parking).

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4 The recommendation to install a median on Broadway to force drivers exiting the project to turn right on Broadway (away from the direction many will wish to go) will encourage use of nearby residential streets as thoroughfares and U-turn routes, and will generate more pollution from extra miles driven.

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5. The project proposes to remove virtually every tree on the site. The proposed replacement trees do not meet City standards for replacement trees. (See, for example, OMC Section 12.36.060, Subsection B.3.)

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Please DO NOT APPROVE THE DEIR at this time. Please require appropriate study and resolution of these issues as well as the concerns raised by many others regarding this project.

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Very truly yours,
Steven Cook

LETTER B47

Steve Cook

March 12, 2024

- Response B47-1.** This comment relates to the timing of the review, and potential approval, of the proposed project. This comment does not address the analysis within the Draft EIR; no additional response is required.
- Response B47-2.** Please see Responses to Comments B47-3 through B47-6, which responds to comments included within this letter.
- This comment addresses components of the project design, including unit affordability, and does not address the environmental analysis within the Draft EIR; please see Master Response 1: Project Design and Merits.
- Response B47-3.** Please see Responses to Comments B35-7 and B18-2 for a discussion of parking.
- Response B47-4.** Please see Master Response 8: Visual Impacts and Master Response 6: Building Height and Style.
- Response B47-5.** Analysis of potential transportation impacts are provided in Section V.C, Traffic and Transportation, within the Draft EIR. Please also see Response to Comments B46-2 and B18-2.
- Response B47-6.** Installation of a median would prevent vehicles from making an illegal u-turn on Broadway. Please see Response to Comment B16-6.
- Response B47-7.** Please see Master Response 7: Tree Removal and Adequacy of Replacement.
- Response B47-8.** The commenter's opinion that the Draft EIR should not be approved is noted. Please see Responses to Comments B47-1 through B47-7 for responses to concerns raised within this comment letter.

B48

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CCA DEIR | comments | March 11, 2024

To: Planning & Building Department, City of Oakland
Attn: Rebecca Lind - California College of the Arts Project
250 Frank Ogawa Plaza, Suite 2114
Oakland, CA 94612

Email: rlind@oaklandca.gov

RE : Case File No. PLN 20141, ER 19003
CALIFORNIA COLLEGE OF THE ARTS (CCA) OAKLAND CAMPUS
REDEVELOPMENT PROJECT *Draft Environmental Impact Report*, State
Clearinghouse No. 2019070044, prepared for City of Oakland by Urban Planning
Partners, Inc., January 2024

These comments address some of the inadequacies the DEIR.
Regarding the section on Cultural and Historic Resources, these 4 items stand out:

- The DEIR fails to adequately handle demolition of the API and specifically the Barclay Simpson Sculpture Studio. | 1
- The DEIR's attempt to waive the City's requirements for demolishing a historic resource by substituting "design guidelines" demonstrates the project's environmental inadequacies. | 2
- The DEIR fails to address the California Art Preservation Act, California Civil Code Sec. 987, or adequately mitigate the destruction of certain works of art. | 3
- The DEIR's scope should be enlarged to assess the opportunities for housing at adjacent parcels, such as the Ridge site at Broadway and Pleasant Valley, so that the environmental impacts of preserving the historic campus and retaining more consistent scale and height of buildings, can be considered. | 4

Regarding the **destruction of the Area of Primary Importance**, and the demolition of the vast majority of structures making up the API, the DEIR fails to demonstrate that there are no feasible preservation alternatives. The DEIR should be revised to study alternatives for using at least some of the existing Campus Era buildings. Retaining unique studio facilities, in conjunction with housing, could achieve both additional residential resources and retention of important cultural resources for the community. (Some of the Campus Era buildings were designed as art studios for specific and unique purposes; that it would be expensive or awkward to reconfigure them as residences or offices is NOT a finding of infeasibility. It simply means that such spaces should be retained as their design dictates. Such buildings could be treated as "Amenities" buildings, much as the proposed new construction at the Project appears to be--neither a residence nor an office.) | 5

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The Report itself concludes that the demolition of all 10 Campus Era buildings destroys the API, and the demolition of 4 specific campus-era buildings is a Significant Unavoidable Impact.

The **Mitigation Measures** proposed to address the Significant and Unavoidable Impact ("SU") of both the destruction of the API status of the California College of the Arts Campus and certain individual buildings are insufficient to address the complete loss to the City and the residents of Oakland of a major historical resource. (The proposed measures are primarily limited to taking pictures of the destroyed buildings, making drawings of them, and writing up a description. HIST-3)

The Report concludes that even with the implementation of Mitigation Measures, the impact cannot be mitigated to less than significant: The damage to the site would remain significant and unavoidable. **P. 258. The DEIR should be revised to propose additional mitigation measures to more completely address the destruction of the resource.**

Specifically, with regard to the **Barclay Simpson Sculpture Studio** (BSS Studio), the DEIR's description of the history and function of the structure is inadequate: the historical significance of the person for whom the building is named, and its unique function are barely touched on (pp.208, 2-4, and 221). The DEIR should be revised to more accurately describe the BSS Studio. Replacing this building with a paltry financial contribution to the Façade Fund (p.255) would hardly compensate the community for the loss of this resource. **The studio should not be demolished unless an equivalent studio is created in the area.** That the project proponent might not currently control other property does not justify its failure to replace what it proposes to destroy. **The DEIR should be revised to include additional Mitigation Measures to provide for the rebuilding of the BSS Studio in the event that it were demolished or could not be physically relocated on site.**

2. The proposed "**Design Guidelines**" fail to justify the Project's inability to comply with the rules for demolishing historic property. Because the Project cannot meet the test for demolishing valuable historic resources, the DEIR attempts to substitute a new set of rules. In my opinion this switch maneuver is an affront to decades of City processes for land use and planning. **Page 239.**

The seminal defect in this DEIR lies in the **Project Objectives** which fail to incorporate the site's inherent reality: the site is a valuable historic resource subject to certain use limitations.

The defective **Project Objectives** doom the DEIR: In order to achieve the objective of making a profit, the DEIR appears to conclude that the site has to be cleared of its historic status and significant campus era buildings. **The tenth unnumbered Project Objective, p. 112,** calls for making the redevelopment of the site

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economically feasible, to produce a reasonable ROI, and generate revenue for the project objectives. And it is somewhat circular.

The College, a nonprofit entity, is well aware that its Oakland Campus is an important historic resource, subject to certain strictures including limits on demolition. (Not to mention zoning, height of buildings in the area, and so forth.) Clearly the designations of historic significance occurred when the College was actively using the Oakland campus. Nevertheless, the Project seems to proceed on the false premise that to gain massive numbers of residential units, and thus its profitability-- the obstacle of the existing land use restrictions--can be eliminated.

3. The DEIR fails to explain how the project complies with the **California Art Preservation Act**. Even if this law doesn't typically arise in the context of CEQA, it is indeed astonishing that a College dedicated to training artists and a project proponent that called itself "Arts Campus LLC," wouldn't address this legal obligation.

California law provides for the protection of art, including murals, from physical alteration or destruction, and Civil Code Section 987 states, "**there is also a public interest in preserving the integrity of cultural and artistic creations.**"

The DEIR is defective for failing to address this legal obligation.

The DEIR at p. 213 mentions the mural on **Martinez Hall**, one of the significant buildings proposed for demolition: Nothing is said about relocating the mural.

At a minimum, the Mitigation Measures should be revised to include specific requirements for fully complying with art preservation strictures. Reusing the "Carnegie bricks" is only one such step.

In addition, the DEIR should be revised to include a **Mitigation Measure** requiring the establishment of a dedicated fund to preserve and maintain the art works. The fund should endure for a suitable period of time, e.g., at least 30 years, and be endowed with sufficient monies to monitor, repair, and preserve the art.

4. Regarding the issue of providing more housing in Oakland, including in Rockridge, the DEIR may be defective in its treatment of the City's adoption of a new Housing Element. Notwithstanding recent changes in state land use law and the State's oversight of Oakland's housing element, surely such legal developments do not override/nullify/make a mockery of the City's designation of landmarks and historic resources.

Designating "the site as a Housing Opportunity Area with a feasible housing capacity of 510 units" (staff report at p. 4) might correctly quote the Housing Element, but surely it is not the whole story. If the assumption is true that the site must be redeveloped with 300 or more residential units, and there is no way to construct such units without destroying an important historical resource--why did the city bother bringing the matter before the Landmarks Preservation Advisory Board?

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B48 cont.

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Unquestionably there is a profound public interest in preserving the integrity of cultural and artistic creations. Once the City of Oakland did the work of evaluating the cultural and historic value of the Campus, and duly made findings of its A-One quality, that resource and value cannot be bulldozed in exchange for a handful of completely inadequate mitigation measures and a modest façade fund.

8
 cont.

The scope of the DEIR should be expanded to incorporate the large open parcel immediately adjacent to the CCA campus site. An additional alternative could then be studied: using the “Ridge” site for new housing development would alleviate the pressure on the CCA site for massive demolition of historic and cultural resources.

9

Other concerns requiring revision of the DEIR.

Under the general rubric of **Public Safety**, I urge further study of the project and alternatives thereto, and the deployment of **additional mitigation measures** to address such impacts as those proposed the Upper Broadway Advocates. These concerns include:

- Pedestrian safety
- Fire safety and adequate evacuation at the site,
 Air pollution due to increased daily trips,
- Roadway congestion and adverse impacts on access to local businesses located on Broadway facing the site

10

With regard to **the scale and height** of the proposed development, I adopt the comments of the Upper Broadway Advocates on zoning and visual simulations and conclusions.

11

Incompleteness of the Appendix to the DEIR

The Appendix to the DEIR, starting at p. 692, omits some of the attachments to correspondence (e.g., following pp. 962, 1072, and 1077). Even if the City’s eventual response to comments to the DEIR addresses such omitted documents, the record remains flawed: Without the ability to review the omitted documents, the decision makers and other members of the public are deprived of the opportunity to review the materials before the deadline to submit comments on the DEIR.

12

Sincerely,

Margaret Dollbaum
 Oakland, CA

LETTER B48

Margaret Dollbaum

March 11, 2024

Response B48-1. The Draft EIR identifies three significant and unavoidable cultural and historic impacts associated with development of the proposed project. As described in Section V.B, Cultural and Historic Resources, even with implementation of the identified mitigation measures, the project would adversely impact the API in such that it would no longer be able to convey its significance, resulting in a substantial adverse change to a historical resource.

As described in the Draft EIR, the 2019 Historic Resource Evaluation found the Barclay Simpson Sculpture Studio to be individually eligible for the California Register under Criterion 3 (architecture) for possessing high artistic value; and for embodying the distinctive characteristics of New Modernist design that was being developed and explored throughout the late 1980s and early twentieth century. The Barclay Simpson Sculpture Studio retains all seven aspects of integrity. It is also a contributor to the CCAC API as a late example of the institution's commitment to developing its Oakland campus in a way that not only accommodated art education and practice, but physically embodied principles of design in the spaces occupied by its students and faculty. As described in the Draft EIR, demolition of the Barclay Simpson Sculpture Studio would result in a significant and unavoidable cultural and historic resource impact.

Response B48-2. The Design Guidelines are part of the proposed project and not included as mitigation measures. The Draft EIR identifies three significant and unavoidable cultural and historic resource impacts. Even with implementation of the mitigation measures identified within the document, these impacts are still considered significant and unavoidable.

Response B48-3. The CA Art Preservation Act applies to a painting, sculpture, or drawing, or work of art made from glass and was not analyzed because it is not a topic for CEQA. CEQA requires the analysis of environmental impacts associated with a project. As the building is historical for its architecture, not the mural, potential changes to artwork is not a topic for analysis within a CEQA document.

Response B48-4. Please see Master Response 9: Use of Adjacent Safeway Redevelopment Project Site.

Response B48-5. Please see Master Response 4: Adequacy of Historic and Alternatives Analyses.

Please see Response to Comment B48-1 for a discussion of the Barclay Simpson Sculpture Studio. Please see Appendix B of the Draft EIR, Cultural Resources Technical Report, for additional discussion of the Barclay Simpson Sculpture Studio. The commenter's request that changes to the project to include rebuilding of the Barclay Simpson Sculpture Studio are noted. Retention of this structure is included in the No Project/Reuse alternative and the General Plan Amendment alternative evaluated within the Draft EIR. Please also see Master Response 1: Project Design and Merits.

This comment also restates the findings of the Draft EIR; even with implementation of the mitigation measures identified in document, the project would result in three significant and unavoidable cultural resources impacts.

Response B48-6. Please note that the Design Guidelines are included as part of the project.

The commenter's objection to the project objectives are noted. As stated in CEQA Guidelines 15124 (b), the project description should include a statement of the objectives sought by the proposed project. A clearly written statement of objectives will help the lead agency develop a reasonable range of alternatives to evaluate in the EIR and will aid the decision makers in preparing findings or a statement of overriding considerations, if necessary. The statement of objectives should include the underlying purpose of the project and may discuss the project benefits.

It should be noted that two of the objectives relate to historic resources on the project site, including:

- Respect the historic resources through adaptive reuse and rehabilitation of the Landmarked structures and landscape that includes documentation and commemoration of the site history and incorporation of outdoor art.

- Maintain and improve quasi-public open space at the project site through restoration of Landmarked landscaped areas and a view corridor with enhanced open space accessibility and visibility.

Response B48-7. Please see Response to Comment B48-3; potential changes to artwork is not a topic for analysis within a CEQA document; therefore, mitigation measures, such as a “dedicated fund to preserve and maintain” existing on-site artwork is not required.

Response B48-8. This comment relates to the designation of the project site as a Housing Site within the City of Oakland Housing Element, and does not address the environmental analysis within the Draft EIR; no additional response is required.

Response B48-9. Please see Master Response 9: Use of Adjacent Safeway Redevelopment Project Site.

Response B48-10. Please see Master Response 5: Additional Measures Submitted by Upper Broadway Advocates.

Please see Response to Comment B18-2 for a discussion of pedestrian improvements.

Please see Master Response 2: Evacuation and Emergency Access.

Please see Response to Comment B46-22 for a discussion of air quality impacts associated with the proposed project.

Please see Response to Comment B46-20 for a discussion of the use of Level of Service (LOS) for evaluating transportation impacts.

Response B48-11. Please see Master Response 6: Building Height and Style and Master Response 5: Additional Mitigation Measures Submitted by Upper Broadway Advocates.

Response B48-12. The commenter is welcome to submit any attachments or documents they feel may have been inadvertently omitted from Appendix A of the Draft EIR. The NOP requests comments from the public on environmental issues that should be included for analysis within the Draft EIR, and Appendix A includes approximately 400 pages of public comments on the proposed scope the Draft EIR. This comment does not identify additional topics that should have been included within the scope of the Draft EIR.

3/26/24, 1:04 PM

UP2P - Support! .msg - All Documents

B49

From: Tom Anthony <Tom@anthonyassoc.com>
Sent on: Tuesday, January 30, 2024 5:33:04 PM
To: Lind, Rebecca <RLind@oaklandca.gov>
CC: mark@emeraldfund.com; Francine Anthony <fanthony@stanfordalumni.org>
Subject: Support!

Follow up: Flag for follow up

[You don't often get email from tom@anthonyassoc.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Dear R. Lind,

I support the project at the former CCAC site.

I live at 4497 Howe street and built 18 homes on Howe and Montgomery streets over the past 4-8 years. In addition, I'm building 4 new homes at 547 51st street.

Oakland desperately needs new housing to reduce demand on rents and ever increasing housing costs.

This site, well served by major arterials is surrounded by a shopping center, a commercial street and a golf course. Whatever is built there will have minimal impact on surrounding neighborhoods.

Please approve as many units as possible!

There won't be another opportunity like this for decades.

Best,

Tom Anthony

Tom Anthony
Anthony Associates
5666 Telegraph Avenue
Oakland, CA. 94609
(c) 510-701-3700
(w) 510-653-6000
(f) 510-653-4667

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LETTER B49
Tom Anthony
January 30, 2024

Response B49-1. This comment is introductory in nature and does not address the analysis within the Draft EIR; the commenter's support of the project is noted.

Response B49-2. The commenter's opinion that the project will have minimal impacts on surrounding neighborhoods is noted. A summary of environmental impacts identified by the Draft EIR is shown in Chapter II, Summary.

B50

Follow up: Flag for follow up

Sincerely,
Jonathan Evans

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- 2
- 3

LETTER B50

Jonathan Evans
February 1, 2024

- Response B50-1.** The commenter's support of the project is noted. This comment does not address the analysis within the Draft EIR; no additional response is required.
- Response B50-2.** As described in Section V.L, Aesthetics and Shade and Shadow, of the Draft EIR, the proposed project would not result in any significant aesthetics or shade/shadow impacts. Please see Response to Comment B41-4 for a discussion about recreation and open space areas incorporated into the project design.
- Response B50-3.** This comment addresses the merits and design of the proposed project, and does not address the environmental analysis within the Draft EIR; please see Master Response 1: Project Design and Merits.

3/26/24, 1:33 PM

UP2P - Support for 5212 Broadway Avenue!.msg - All Documents

B51

From: Jonathan Evans <noreply@adv.actionnetwork.org>
Sent on: Thursday, February 1, 2024 4:23:35 PM
To: Lind, Rebecca <RLind@oaklandca.gov>
Subject: Support for 5212 Broadway Avenue!

Follow up: Flag for follow up

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

I am writing in support of the 5212 Broadway Project in Rockridge. Increasing housing and public access on the abandoned California College of Arts and Crafts campus would be a great asset for the city of Oakland.

The project would greatly improve aesthetic resources and recreation in the area. The project preserves iconic historic resources and would provide access to scenic vistas from public parks for the community. It also improves the aesthetic resources of the site by rejuvenating the blighted campus and removing some of the dark and oppressive brutalist architecture.

The location near transit and commercial use would benefit future residents and businesses. Oakland needs more well planned projects like this.

I urge you to support new housing at the CCA campus and approve of this transformational project.

Sincerely,
Jonathan Evans

Jonathan Evans
juento_evans@yahoo.com
Santa Cruz, California 95062

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3

LETTER B51

Jonathan Evans

February 1, 2024

- Response B51-1.** The commenter's support of the project is noted. This comment does not address the analysis within the Draft EIR; no additional response is required.
- Response B51-2.** As described in Section V.L, Aesthetics and Shade and Shadow, of the Draft EIR, the proposed project would not result in any significant aesthetics or shade/shadow impacts; please see Master Response 8: Visual Impacts. Please see Response to Comment B41-4 for a discussion about recreation and open space areas incorporated into the project design.
- Response B51-3.** This comment addresses the merits and design of the proposed project and does not address the environmental analysis within the Draft EIR; Please see Master Response 1: Project Design and Merits.

3/26/24, 1:35 PM UP2P - RE CCA Development Project.msg - All Documents

B52

From: Valerie Johnson <johnsonvalerie9@gmail.com>
Sent on: Wednesday, January 17, 2024 10:22:49 PM
To: Lind, Rebecca <RL.lind@oaklandca.gov>
CC: Dongwook Yoon <chrisyoon@berkeley.edu>
Subject: RE: CCA Development Project
Attachments: Screenshot (26).png (473.85 KB)

Follow up: Flag for follow up

You don't often get email from johnsonvalerie9@gmail.com. [Learn why this is important](#)
Hello,

My name is Valerie Johnson and I live at 5221 Broadway Terrace. I've been aware of the plans to develop the former CCA campus into retail and housing for some time, and have received some communication via mail about the project recently due to my status as a neighbor in the community.

Neighbor may be putting it lightly, the CCA campus is directly across the street from my house, and I could probably spit on the dorms out of my window. I live in a 4plex that used to be housing for CCA staff. I've attached my location (circled in yellow).

I'm happy that housing and retail is coming to my community. I love Rockridge and welcome more people to enjoy my neighborhood.

I'm reaching out both to establish a point of contact with the city on the project given that it will be happening practically in my backyard, and also to inquire about the plans to respect neighbors and quiet hours when it comes time for construction. I love my rent controlled apartment, but worry the construction over the course of two years mere feet from my home will prove more than challenging for my prospects of remaining in my home. Can you provide insight into the plans in this regard? Or any resources the city may be providing to neighbors?

I will be attending the public hearings happening in subsequent weeks to learn more and touch base with community members.

Thank you for your time and consideration. I look forward to hearing from you.

Best,
Valerie Johnson
(909) 266-3960

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LETTER B52

Valerie Johnson

January 17, 2024

Response B52-1. This comment describes the commenter's homes location in proximity to the project site. This comment does not address the environmental analysis within the Draft EIR; no additional response is required.

Response B52-2. Construction noise is analyzed in Section V.I, Noise and Vibration, within the Draft EIR. As described in the Draft EIR, construction is expected to occur over a period of approximately 28 months and would temporarily increase noise levels in the vicinity of the project site. The primary noise impacts from construction of the project would occur from noise generated by the operation of heavy construction equipment on the project site, which is analyzed under Section I.3.c of the Draft EIR. Secondary sources of noise during construction include increased traffic flow from the transport of equipment and materials to the project site.

The impacts from construction noise would be reduced by implementation of SCA-NOI-1: Construction Days/Hours (#67), SCANOI-2: Construction Noise (#68), SCA-NOI-3: Extreme Construction Noise (#69), and SCA-NOI4: Construction Noise Complaints (#71). SCA-NOI-1: Construction Days/Hours (#67) includes limits on the days and hours of construction to avoid the project generating noise when it would be most objectionable to neighboring residences. These limitations, which specify that construction activities would be limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday (among other restrictions), would prevent the disturbance of nighttime sleep for residents located near the project site. If the construction contractor wants to extend these work hours, this SCA also requires that the request be approved in advance by the City and requires property owners and occupants within 300 feet of the project site to be notified of such an extension.

As part of Mitigation Measure NOI-1, included in the Draft EIR, the Project Sponsor would be required to implement SCA-NOI-1: Construction Days/Hours (#67), SCA-NOI-2: Construction Noise

(#68), SCA-NOI-3: Extreme Construction Noise (#69), and SCA-NOI-4: Construction Noise Complaints (#71), which includes preparation of a Construction Noise Management Plan with site-specific noise attenuation measures. To further reduce impacts, an acoustical analysis shall be prepared by a qualified acoustical consultant prior to first construction related-permit issuance. The acoustical analysis shall show how the measures identified in the Construction Noise Management Plan will reduce impacts to below the project-specific performance standard of 80 dBA at each sensitive receptor. If such measures cannot reduce construction noise impacts at the nearest sensitive receptors to below 80 dBA, then the specific construction equipment operating above 80 dBA will be limited to 5 days at a time. Even with this specific performance standard and additional project specific mitigation measures, the impact may exceed the City's noise thresholds so the impact would conservatively remain significant and unavoidable.

3/26/24, 1:42 PM

UP2P - Case File Number PLN20141 ER19003 - Strongly Support Project at 5212 Broadway.msg - All Documents

B53

From: Eli Kaplan <elikaplan90@gmail.com>
Sent on: Wednesday, January 31, 2024 4:00:00 PM
To: Lind, Rebecca <RLind@oaklandca.gov>
CC: marc@emeraldfund.com; dkalb@oaklandca.gov; ODoherty, Keara <kodoherty@oaklandca.gov>
Subject: Case File Number PLN20141, ER19003 - Strongly Support Project at 5212 Broadway

Follow up: Flag for follow up

Some people who received this message don't often get email from elikaplan90@gmail.com. [Learn why this is important](#)

To the Oakland Planning Commission and Landmarks Preservation Advisory Board c/o Rebecca Lind:

I have rented in Rockridge for 6 years and I live about 3 blocks from the project site. I strongly support this project, and I enthusiastically welcome the opportunity to have more rental housing in Rockridge.

I am aware of the prominent advocacy by the group Upper Broadway Advocates (UBA) against this project. Commissioners, board members, and council members should know that this group does not speak for all neighbors of this project, and many Rockridge residents want more housing in our neighborhood. The CCA site is a rare and valuable opportunity to build a significant amount of dense housing in Rockridge and address our crises of climate, housing supply, and inequitable access to neighborhoods like Rockridge. I hope this will be a chance to welcome as many neighbors as possible to my amazing community.

Some other key points to consider:

- **Ideal site for density with minimal impacts on existing homes:**
 - The CCA site is very much set back from our neighborhood and bordered by two arterial roads (51st/Pleasant Valley and Broadway). This makes it an ideal site for tall/dense buildings that have no impact on the existing housing stock nearby.
- **New public open space is much-needed:**
 - Our neighborhood currently lacks public open space, and I cannot walk to a single park within 10 minutes. This development would be a true asset to the community by providing much-needed open space for current and future residents.
- **Preservation of historic campus buildings serves little purpose:**
 - While I respect historic architecture, the older buildings on the CCA campus were never truly accessible to the public. Therefore, it is no loss to the community if they are demolished.
 - If preserving historic CCA structures works for the developer's plans, great. But I value housing for people much more than old buildings I have never been able to access, and preservation should not stand in the way of this project.
- **Rockridge needs rental housing at all income levels, including market-rate:**
 - UBA and other project opponents will claim there is no need for market-rate rental housing in Rockridge because it is an upper-income area. As those making this claim are generally long-time homeowners, they fail to understand how all rental housing helps open up Rockridge to a wider range of residents.
 - For example, my partner and I are fortunate to have well-paying public sector jobs. We can afford our current Rockridge rental and could also afford to live with our baby in a 2 bedroom apartment in the proposed CCA development. But we cannot afford to buy a 2 bedroom bungalow in Rockridge listed for over \$1 million that someone will purchase with cash for 50% over the asking price.
 - Rockridge has a severe lack of rental housing, and the ownership housing stock is only accessible to a very privileged few. While below-market-rate housing is greatly needed throughout Oakland, a project with hundreds of market-rate rental units still helps open our community up to more people who otherwise have no options for living in Rockridge, even if they are not lower-income.

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project. Thank you for all of your work on behalf of all Oaklanders!

Best,
Eli Kaplan
Rockridge resident and CCA neighbor (Bryant Avenue)

LETTER B53

Eli Kaplan

January 31, 2024

- Response B53-1.** The commenter's support of the project is noted. This comment does not address the environmental analysis within the Draft EIR; no additional response is required.
- Response B53-2.** Please see Master Response 6: Building Height and Style.
- Response B53-3.** Please see Response to Comment B41-4 for a discussion of open space. Please see Response to Comment B41-1 for a brief discussion of historic and cultural resource impacts.
- Response B53-4.** This comment addresses housing and homeownership in Rockridge and the commenters experience with renting. The Planning Commission and City Council will consider these comments during deliberation of the proposed project.

B54

3/26/24, 1:44 PM

UP2P - I support housing at CCA.msg - All Documents

From: Libby Nachman <libby.nachman@gmail.com>
Sent on: Thursday, February 1, 2024 5:53:36 AM
To: Lind, Rebecca <RLind@oaklandca.gov>
CC: marc@emeraldfund.com
Subject: I support housing at CCA

Follow up: Flag for follow up

You don't often get email from libby.nachman@gmail.com. [Learn why this is important](#)

To the Oakland Planning Commission and Landmarks Preservation Advisory Board c/o Rebecca Lind:

I am an Oakland resident (Santa Fe) and frequent visitor to the Rockridge area. I strongly support this project, and I enthusiastically welcome the opportunity to have more rental housing in Rockridge.

I am aware of the prominent advocacy by the group Upper Broadway Advocates (UBA) against this project. Commissioners, board members, and council members should know that this group does not speak for all Oakland residents. The CCA site is a rare and valuable opportunity to build a significant amount of dense housing in Rockridge and address our crises of climate, housing supply, and inequitable access to neighborhoods like Rockridge. I hope this will be a chance to welcome as many people as possible to the amazing Rockridge community.

Some other key points to consider:

- **Ideal site for density with minimal impacts on existing homes:**
 - The CCA site is very much set back from the neighborhood and bordered by two arterial roads (51st/Pleasant Valley and Broadway). This makes it an ideal site for tall/dense buildings that have no impact on the existing housing stock nearby.
- **New public open space is much-needed:**
 - The neighborhood currently lacks public open space. This development would be a true asset to the community by providing much-needed open space for current and future residents.
- **Preservation of historic campus buildings serves little purpose:**
 - While I respect historic architecture, the older buildings on the CCA campus were never truly accessible to the public. Therefore, it is no loss to the community if they are demolished.
 - If preserving historic CCA structures works for the developer's plans, great. But I value housing for people much more than old buildings I have never been able to access, and preservation should not stand in the way of this project.
- **Rockridge needs rental housing at all income levels, including market-rate:**
 - UBA and other project opponents will claim there is no need for market-rate rental housing in Rockridge because it is an upper-income area. As those making this claim are generally long-time homeowners, they fail to understand how all rental housing helps open up Rockridge to a wider range of residents.
 - Rockridge has a severe lack of rental housing, and the ownership housing stock is only accessible to a very privileged few. While below-market-rate housing is greatly needed throughout Oakland, a project with hundreds of market-rate rental units still helps open the community up to more people who otherwise have no options for living in Rockridge, even if they are not lower-income.

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project. Thank you for all of your work on behalf of all Oaklanders!

Best,
Libby Nachman

LETTER B54
Libby Nachman
February 1, 2024

- Response B54-1.** The commenter’s support of the project is noted. This comment does not address the environmental analysis within the Draft EIR; no additional response is required.
- Response B54-2.** Please see Master Response 6: Building Height and Style.
- Response B54-3.** Please see Response to Comment B41-4 for a discussion of open space. Please see Response to Comment B41-1 for a brief discussion of historic and cultural resource impacts.
- Response B54-4.** This comment addresses housing in Rockridge. The Planning Commission and City Council will consider these comments during deliberation of the proposed project.

3/26/24, 1:48 PM

UP2P - California College of the Arts (Oakland) - Project.msg - All Documents

B55

From: Ken Presant <kpel.west@gmail.com>
Sent on: Tuesday, January 23, 2024 4:53:02 PM
To: Lind, Rebecca <RLind@oaklandca.gov>
Subject: California College of the Arts (Oakland) - Project

Follow up: Flag for follow up

[You don't often get email from kpel.west@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Rebecca Lind
Planning & Building Department
City of Oakland

Re: California College of the Arts Project

Dear Ms. Lind,

This email is my opposition response to the project application by the California College of the Arts.

I have previously emailed you with my objections to the proposed project. As a property owner and resident on Broadway Terrace, my family lives in close proximity to the proposed project. I remain AGAINST the proposed project mainly because of the building height being requested and considered. I ask that the City of Oakland required the proposed project to comply with the current height restrictions in Rockridge - which I believe is 45 feet. The height being proposed is for 9 story buildings which is way over the limits and should not be part of a small neighborhood community. Building as high as 9 stories should be within the Downtown corridor where other building that size are more of the norm.

The California College of the Arts wants to dramatically exceed the height limits which will impact our enjoyment of living in Rockridge, block sunlight and views we have from our property.

The zoning rules and regulations should be equally applied to everyone including the California College of the Arts project and limit their building heights to the 45 foot limit.

I remain AGAINST the proposed project.

E-Van Lock
510-967-4741
kpel.west@gmail.com

1

LETTER B55
Ken Presant
January 23, 2024

Response B55-1. The commenter's opposition of the project is noted. Please see Master Response 6: Building Height and Style.

3/26/24, 1:46 PM

UP2P - California College of the Arts Project.msg - All Documents

B56

From: Ken Presant <kdpel@yahoo.com>
Sent on: Tuesday, January 23, 2024 4:31:47 PM
To: Lind, Rebecca <RLind@oaklandca.gov>
Subject: California College of the Arts Project

Follow up: Flag for follow up

[You don't often get email from kdpel@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Planning & Building Department
City of Oakland
c/o Rebecca Lind
California College of the Arts Project
250 Frank Ogawa Plaza, Suite 2114
Oakland, CA 94612
Email: rlind@oaklandca.gov

Dear Ms. Lind,

This email is in response to the project application by the California College of the Arts to develop their property located in the Rockridge community.

As I have stated in my numerous previous emails, I am a property owner and resident on Broadway Terrace, immediately adjacent to the proposed project. While I'm not anti-development - I am strongly against the proposed project because of the building height being requested and considered. The Rockridge area is a smaller home/local community that has maintained the charm of smaller commercial buildings and housing complying with the 2 to 4 story limits imposed by the City of Oakland.

Now the project being considered by California College of the Arts wants to dramatically exceed these limits by multiple times the 45 foot height limit. The height limits they want are more appropriate for the Downtown area. If the project is approved with these limits allowed, it will impact our enjoyment of living in Rockridge, and block sunlight and views we have from our property.

The application of zoning rules and regulations should be equally applied to everyone including the California College of the Arts project. They should be allowed to develop their land within the current height restrictions limiting their buildings to the 45 foot height limits.

In conclusion, I remain AGAINST the proposed project.

Ken Presant
510-967-4740
kdpel@yahoo.com

1

LETTER B56
Ken Presant
January 23, 2024

Response B56-1. The commenter's opposition to the proposed project is noted.
Please see Master Response 6: Building Height and Style.

B57

CCA DEIR PLN20141 ER19003 Density & Zoning Analysis

At **113.42 units per net acre**, the density level of this proposed project with 448 units on 3.95 acres **far exceeds** the City's minimum residential density, standards of high-density, and even that of more recent, large developments by more than double, **to the detriment of not meeting other project objectives**:

- While the density of the detached-unit residential zones in Rockridge have approximately 10 units per net acre, that measure for multi-unit buildings nearby on Broadway and Broadway Terrace ranges from 30 to 40, and 50 to 60 for Baxter and Merrill Gardens. With the project site consisting of two parcels – the smaller parcel fronting Broadway (49,623 SF) re-zoned CN-1 with a maximum 95-ft. height and the larger rear parcel (122,319 SF) re-zoned RM4, **113.42 units is overwhelming and out-of-place for this API that transitions to lower heights and densities.**
- It is *only* with the developer's proposed zoning of CC-2 that a slightly higher density of 383 units (97 units per acre) would be needed to meet that zoning's minimum density as defined in Section 17.96.050 of the S-14 overlay regulations. , even with the planned **A maximum of 90 with a CN-1 zoning is more appropriate for mostly residential development and more than doable** Privately Owned Publicly Accessible Open Space (POPOS) as 37% of the site and for retaining more aspects of an API bordering a residential area. 1
- Roughly based on earlier Emerald Fund figures and figures from the Turner Center, even a density of 90 could be accomplished with Type V over I (wood over concrete) construction for savings of around \$25 M or more. **No analysis was done by Emerald Fund with Type V over I construction and with saving just one of the CCA-era buildings**, perhaps Noni Eccles Treadwell Ceramics Art Studio. Doing so would retain a usable, arts building for about \$7M, break up the monolithic Building B, and still allow for affordable housing onsite.
- **The zoning request to take the former RM-3 parcel which is 71% of the project site area and now re-zoned RM-4, all the way to CC-2 is extremely excessive, even with the proposal for 448 units.** CC-2 is incompatible with current buildings and revised zoning on three sides of the property. RU-3 and RU-4 could even possibly suffice since most of the site is residential, as could CN-1 to match the CCA parcel bordering Broadway. The sides closest to the property are zoned RM-4, RD (institutional), and CN-1, with RU-2 and RU-4 also in the immediate vicinity. ONLY ONE SIDE – the south side – is zoned CC-2 and that is a more commercially-oriented property. **The zoning can be appropriate for dense housing, but not so dense as to not fit in, destroy every CCA-era building, create safety issues** (emergency access & traffic re-routing), **and remove any sense of transition** between a traditional residential neighborhood and a larger commercial environment. 2
- Opening the door to enable more than CN-1 would destroy having that transitional space between zones, assuming transitional space is still part of the General Plan. With the site topography rising 20 to 30+ feet, buildings which are 95 feet in height will appear as if 115 to 125+ feet in height, more than double compared to surrounding buildings and almost double that of the revised zoning on three sides. And with the massing proposed, these buildings would be more like four times the size of any residential building in the vicinity. **Let the massing be built on the one site next door that is already zoned CC-2.** 3

B57 cont.

Sources:

California College of the Arts (CCA) Oakland Campus Redevelopment Project Draft Environmental Impact Report (EIR), January 2024; 2. Oakland Planning Code 1997 – This supplement brings the Code up to date through ordinances that have become effective as of January 16, 2024; 3. The US 2010 Census per CNT for households per gross acre; 4. Expert at environmental mapping company; 5. “The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California”, March 2020 by Turner Center for Housing Innovation, UC Berkeley; 6. Macky Gardens – CCA Campus Reuse Plans, May 2020, Emerald Fund

Calculations:

1. POPOS of 63,727 SF/171,942 SF Total Site Area = 37% coverage
2. Turner: Total Development Costs for Multi-family Projects in CA [Completed 2010-2019] based on majority Type V over I and I construction break down as 8% acquisition, 63% hard, 19% soft and 10% conversion, so the biggest component of total cost are Hard costs, and even more so with Type I construction. Type V over I costs ~\$70 less per sf versus Type I.
EF: Option 1: 458-462 Type I units had hard costs of 250,833k & soft costs of 65,250k for Total Development Costs of 316,083k or \$684,163 per unit [Note that option 2 with 335 units had TDC quite similar per unit at \$683,821 per unit, with a total reduction of \$69M in hard costs and \$18M in soft costs. Therefore, reducing the size affected hard costs nearly fourfold more than soft costs, though there was still a significant reduction in soft costs.] At 480,285 residential gross square feet and 458/462 units, the average gsf per unit was 1,050 gsf. If the developer were to use Type V over I construction, savings for 458/462 units would be about \$33.6M, but that's not possible with the same footprint. Applying the savings proportionately to 356 units or 373,800 residential gsf would be savings of \$26.2M. This is without considering there could be about a \$15M reduction in soft costs, as well.

Jennifer C. McElrath
Steering Committee Member
Upper Broadway Advocates

4

LETTER B57

Jennifer C. McElrath
Undated

- Response B57-1.** This comment addresses the details of proposed project, and suggests changes to the proposed project, but does not address the analysis within the Draft EIR; Please see Master Response 1: Project Design and Merits.
- Response B57-2.** Please see Master Response 6: Building Height and Style; and Master Response 2: Evacuation and Emergency Access.
- The majority of this comment relates to the project design of the proposed project, including proposed zoning of the project site, and does not address the environmental analysis within the Draft EIR; please see Master Response 1: Project Design and Merits.
- Response B57-3.** Please see Master Response 6: Building Height and Style and Master Response 9: Use of Adjacent Safeway Redevelopment Project Site.
- Response B57-4.** This comment includes calculations and information sources cited by the commenter. This comment does not address the analysis within the Draft EIR; no additional response is required.

B58

Fw: college era buildings at CCA

Lehmer, Aaron <ALehmer@oaklandca.gov>

Mon 2/5/2024 8:23 PM

To: Lind, Rebecca <RLind@oaklandca.gov>

Cc: Payne, Catherine <CPayne@oaklandca.gov>

Another comment that came in to me and the OHA.

My best,

Aaron

From: dscarritt@springmail.com <dscarritt@springmail.com>

Sent: Monday, February 5, 2024 6:00 PM

To: Lehmer, Aaron <ALehmer@oaklandca.gov>

Cc: Chela Zitani <info@oaklandheritage.org>

Subject: college era buildings at CCA

[You don't often get email from dscarritt@springmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

My deceased spouse was a graduate student at CCA in Oakland and I continue to reside in the immediate area. Please find a way to repurpose the historic administrative buildings that are beautifully landscaped. All of Oakland deserves to have access. CCA will eventually regret their move to South of Market in SF. Perhaps another educational institution would value this location.

Diane Scarritt

645 Chetwood St. #202

Oakland, CA 94610

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LETTER B58
Diane Scarritt
February 5, 2024

Response B58-1. As described in the Draft EIR, the proposed project would retain Macky Hall and the Carriage House. Please also see Master Response 1: Project Design and Merits and Master Response 4: Adequacy of Historic and Alternatives Analyses.

B59

CA College of the Arts Proposal

Clive Scullion <clivescullion@yahoo.com>

Mon 2/5/2024 10:19 AM

To:rlind@oaklandca.gov <rlind@oaklandca.gov>

You don't often get email from clivescullion@yahoo.com. [Learn why this is important](#)

Thank you for taking the tall building proposal off the CCA hill. I hate out of place erections whether it is at CCA, Treasure Island, or Emeryville, which block the views of original residents so that developers can make money selling the view and new people of means can move in. I am not anti development just please keep it in downtown Oakland which has an excellent and underused public transit system, buses, bart, train, bike, ferry etc. Please prioritize continuing the tall buildings downtown, these are helpful and not unexpected. Last thought, my crazy idea is just to build all these proposed CCA ideas at the sadly not used shopping mall lot next door and just make the CCA site a much needed park in that area with trails, views, and some historical buildings! Best, Clive Scullion (Oakland resident)

1

LETTER B59
Clive Scullion
February 5, 2024

Response B59-1. The commenter's support of changes to the proposed project is noted. Please see Master Response 6: Building Height and Style and Master Response 9: Use of Adjacent Safeway Redevelopment Project Site.

B60

On the redevelopment of the former CCA campus

William Littmann <wlittmann@cca.edu>

Mon 3/11/2024 11:39 AM

To: rlind@oaklandca.gov <rlind@oaklandca.gov>

[You don't often get email from wlittmann@cca.edu. Learn why this is important at
<https://aka.ms/LearnAboutSenderIdentification>]

Rebecca Lind
Planning & Building
City of Oakland

Dear Rebecca Lind:

I am writing in regards to the development plans for the former campus of the California College of the Arts in Oakland. As one of the current architectural historians at CCA and someone who taught on the Oakland Campus, I am wondering in some way, could there be an effort to save the Meyer Library and Martinez Hall. These are some of the greatest architectural spaces in Oakland and it would be a shame to lose them. The library, by DeMars & Reay, completed in the late 1960s, really is one of the most delightful spaces I've worked in—yes, Brutalist, but also a space that was comforting for students to study in, or to gather for classes, or attend art exhibitions. Also, the views from the building toward Oakland—allowed students to feel they were connected to the larger community.

I am sad, but understand that the campus needs to be redeveloped, but I would hope that some of the city's wonderful examples of architecture, might remain and reused by the next generation of Oakland's residents.

Sincerely yours,

William Littmann
Architecture Department
California College of the Arts

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LETTER B60
William Littman
March 11, 2024

Response B60-1. The commenter's support for the retention of Founders Hall and Martinez Hall is noted. Retention or reuse of these structures was considered in the alternatives analysis, included in Chapter VII, Alternatives Analysis, of the Draft EIR.

3/26/24, 1:51 PM

UP2P - Letter of opposition for CCA Oakland 5212 Broadway development.msg - All Documents

B61

From: Lily Williams <lilywilliams.art@gmail.com>
Sent on: Thursday, February 1, 2024 8:44:56 PM
To: Lind, Rebecca <RLind@oaklandca.gov>; marc@cmcraldfund.com; info@5212broadway.com
Subject: Letter of opposition for CCA Oakland 5212 Broadway development

Follow up: Flag for follow up

You don't often get email from lilywilliams.art@gmail.com. [Learn why this is important](#)

Hello,

My name is Lily Williams, 'm a CCA alumni class of 2014 B.F.A Animation and I am vocalizing my opposition to the development of 5212 Broadway.

The reason I chose to attend CCA was because of the historic Oakland campus. I participated in extended education life drawing courses in the carriage house from middle school through high school. CCA Oakland was an integral part of the CCA brand and the unique blend of architecture and repurposed historic buildings aided it's charm.

Once a historic space is removed and renovated, it will never return. It's a shame already that CCA didn't keep the original Shattuck Avenue property where the school started in 1907. However, it has an opportunity to create a lasting legacy with its former space and that is being squandered. Turning the 5212 Broadway campus into another mixed use (retail on the bottom, apartments on the top) housing project, with no specific numbers, data, or emphasis outside of buzzwords related to affordability or low income housing, CCA Oakland's campus will be lost to the sea of mixed use luxury living spaces that already overwhelm city's housing markets across the United States.

It's a shame CCA has made these decisions to erase their legacy and change their historic properties. As a former alumni, each decision only further one pushes me away from feeling positively towards CCA and impacts my desire to donate or be associated with my former college.

Thank you,
Lily Williams
CCA Animation, 2014



Lily Williams, She/Her

lilywilliams.art@gmail.com

[Lily Williams Art](#)

[Mailing List](#)

LETTER B61
Lily Williams
February 1, 2024

Response B61-1. The commenter's opposition to the project is noted. This comment does not address the analysis within the Draft EIR; please see Master Response 1: Project Design and Merits.

B62

Fw: Comments on DEIR CCA Oakland Campus Redevelopment Project

Lind, Rebecca <RLind@oaklandca.gov>

From: The Key <info@thekeyprintingandbinding.com>

Sent: Wednesday, March 13, 2024 8:55 PM

To: Lind, Rebecca <RLind@oaklandca.gov>

Subject: Fwd: Comments on DEIR CCA Oakland Campus Redevelopment Project

You don't often get email from info@thekeyprintingandbinding.com. [Learn why this is important](#)

Dear Ms. Lind, Planning Commissioners and staff,

The Draft EIR for the CCA Oakland Campus Redevelopment Project has some major blind spots that will cost Oakland taxpayers in the medium to long term.

As a neighbor and a long-time resident of Rockridge I feel that the DEIR is not substantial enough to contend with likely eventualities, and falls short in providing a good benefit to risk ratio for Oakland residents and taxpayers.

The DEIR does not address the high potential for serious traffic issues caused by this development and ongoing costs imposed on the city. Both Broadway and 51st are major commuter arteries and access to highway 24 east is limited. Impacts will fall broadly across rockridge and temescal- staffers can look forward to a lot of annoyed residents!

Noise impacts mentioned in the DEIR do not address the traffic noise associated with this site and only mention construction noise. The lack of a setback at Clifton and Broadway has the potential to create a permanent noise nuisance. Due to the junction of a steep grade at Broadway Terrace and a major corridor to highway 24, the traffic noise is very intrusive, and I have lived near freeways and other busy thoroughfares. The prospect of having an amplified echo from the creation of a giant double wall with no setback at Clifton and Broadway sounds horrendous. My wife and I already wear wax earplugs in order to sleep, which I have never needed in any other location.

Access to the provided greenspace is too limited to be considered public. there is no visual access from broadway which substantially reduces the positive effect of greenspace.

In regard to wildlife habitat corridors, I am concerned that a habitat corridor for birds extending from mountainview cemetary through to Frog Park could be disrupted. I know from having a bird feeder across the street from CCA Oakland campus that the landscaping and trees on the site are extensively used by a whole array of local native bird species, and seems to be integral to a habitat corridor extending from mountainview cemetary.

The SCAs and mitigations of destruction of historic landmark resources in the draft EIR say expressly nothing about what physical measures will be taken other than the moving of the carriage house to an undisclosed location, taking some photos and writing something up. That is a pretty poor show for a DEIR that the developer has had years to create. These resources could be incorporated to maintain a coherent hiostorical integrity but a pitiful effort has been shown towards that mandate, and the developer has only addressed the historic resources due to pressure- the initial intention was to "scrape the premises".

10% of the units are slated for 120% of median Income, (so-called "moderate income") this will do nothing to stanch the displacement that is ravaging this city. The assumption that lower and very low income units are plentiful rests on an erroneous inclusion of currently rent-controlled units which, once rolled over will become middle and higher income units. 120% of median is a stretch to call

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B62 cont.

"middle income" in the first place, necessary due to a temporary dearth of public funds for building what Oakland actually needs, but that will soon change with the passage of Proposition 1. Proposition 1 will completely change the landscape for getting truly affordable housing built, ergo this is a bad time for a bad deal.

7
cont.

Regards,
Ivar Diehl and Siobhan Harlakenden
5270 College Ave. Apt #5
Oakland, Ca 94618
(510)282-5991

LETTER B62

Ivar Diehl and Siobhan Harlakenden

March 13, 2024

Response B62-1. This comment is introductory in nature. While the comment states that “the Draft EIR for the CCA Oakland Campus Redevelopment Project has some major blind spots...”, the commenter does not cite specific deficiencies within this comment. Please see Responses to Comments B62-2 through B62-7 for responses to the letter.

Response B62-2. A transportation analysis of the project is located within Section V.C, Traffic and Transportation, of the Draft EIR. Additionally, a Memorandum addressing non-CEQA related transportation topics is included in Appendix C of the Draft EIR. Please see Response to Comment B5-4 for a discussion of use of VMT analysis within Draft EIR.

Response B62-3. Operational and construction noise is analyzed within the Draft EIR. Please see Response to Comments B46-24 and B52-2 for a discussion of construction noise.

The primary noise generation from the long-term operation of the project would occur as a result of (1) the use of HVAC systems; (2) increased vehicular traffic on area roads; or (3) outdoor community events.

Noise generated from HVAC systems would be subject to SCA-NOI-6: Operational Noise (#73), which requires all operational noise to comply with the performance standards of Chapter 17.120 of the Oakland Planning Code and Section 8.18 of the Oakland Municipal Code. Implementation of SCA-NOI-6: Operational Noise (#73) would ensure that the project would not violate the City’s operational noise standards (Table V.I-4), which is required by law and will be enforced by the City, and no significant impacts would occur.

Implementation of the project would result in increased traffic on local area roadways. A project is considered to generate a significant increase in ambient noise levels if it results in a 5-dBA permanent increase in noise levels in the project vicinity. The assessment of AM and PM peak hour traffic volumes at five intersections near the project site indicates that the highest project-

generated traffic volumes would occur along Clifton Street between Broadway and project driveway. The ambient noise levels and predicted ambient plus project traffic noise levels for this roadway segment are summarized in Table V.I-6 of the Draft EIR. Traffic noise is expected to increase by up to about 1 dBA Leq along this roadway segment. This is below the 5-dBA significance threshold for project-generated traffic noise. Therefore, implementation of the project would not result in a significant increase in traffic noise.

The project would include the provision of 11,884 square feet of assembly space. This would include 10,718 square feet of group assembly space on Macky Lawn, 1,487 square feet of recreational assembly (playground) and 1,166 square feet of recreational assembly or personal instruction and improvement services. Macky Lawn and the Carriage House Terrace would be available to be used for activities including community or cultural performing arts by non-profit groups.

Outdoor community events would be limited to between 8:00 a.m. to 10:00 p.m. and could generate noise from people congregating and amplified-sound systems. The closest sensitive receptor is the Merrill Gardens at Rockridge assisted living facility, located approximately 250 feet southwest of Macky Lawn across Broadway. Offsite sensitive receptors located to the north, northeast, east, and southeast of the project would be shielded from noise generated by the outdoor community events by the proposed buildings surrounding Macky Lawn and the Carriage House Terrace. There are no nearby sensitive receptors south of the project site.

According to the performance standards of chapter 17.120 of the Oakland Planning Code and chapter 8.18 of the Oakland Municipal Code, the maximum allowable noise level during the daytime (7:00 a.m. to 10:00 p.m.) at a receiving residential property is 60 dBA (see Table V.I-4 of the Draft EIR) or the ambient noise level, whichever is higher. Conservatively assuming the ambient noise level at the assisted living facility is 60 dBA or lower, outdoor community events at the project site could generate noise levels as high as about 95 dBA onsite without exceeding the 60 dBA limit at the offsite assisted living facility. If an outdoor community event at the project site could potentially exceed 60 dBA at the assisted living facility, then SCA-NOI-6: Operational Noise (#73) would require the project to implement noise reduction measures to ensure

compliance with the performance standards of chapter 17.120 of the Oakland Planning Code and chapter 8.18 of the Oakland Municipal Code. Examples of noise reduction measures could include lowering speaker volumes or angling speakers away from nearby receptors. Alternatively, if an event is open to the public and a Special Event Permit and Sound Amplification Permit (if applicable) have been obtained from the City, then the noise generated by the event may be exempt from the City's noise limits. Therefore, implementation of the project would not result in a significant increase in noise from outdoor community events.

Response B62-4. Please see Response to Comment B41-4 for a discussion of open space.

Response B62-5. Please see Response to Comment B46-9 for a discussion of biological resources.

Response B62-6. The developer did not prepare the EIR, the Draft EIR and this Response to Comments document were both prepared by the City and the City's EIR consultant. Contrary to the comment, the Carriage House building would be relocated to a disclosed location approximately 240 feet to the south of its existing location to accommodate construction of the new buildings. The proposed location of the Carriage House can be found in Figure III-8 of the Draft EIR. Mitigation Measure HIST-1 b (listed below) would be required and would reduce the potential impact to a less-than-significant level.

The commentor's feelings regarding the lack of other physical measures that could be taken to maintain a coherent historical integrity are noted. Please see Master Response 4: Adequacy of Historic and Alternative Analyses and Master Response 1: Project Design and Merits.

Response B62-7. The comment relates to the project design, including references to affordability, and does not address the analysis within the Draft EIR; please see Master Response 1: Project Design and Merits.

Fw: Public Comment CCA EIR

Lind, Rebecca <RLind@oaklandca.gov>

B63

From: Julie Von Bergen <julieannevonbergen@gmail.com>

Sent: Thursday, March 14, 2024 12:42 PM

To: Lind, Rebecca <RLind@oaklandca.gov>

Subject: Public Comment CCA EIR

You don't often get email from julieannevonbergen@gmail.com. [Learn why this is important](#)

Case File Number PLN20141, ER19003

Hello,

I am a resident of Broadway Terrace and have the following comments and concerns regarding the EIR for the CCA site. | 1

- Nearby residents in condominiums and SFHs on the upper 5200s and 5300 blocks of Broadway Terrace were not sufficiently informed of the development plans, EIR, and public comment period | 2
- The historic Claremont Country Club and members were not sufficiently informed of the development plans, EIR, and public comment period
- The public comment period given was not sufficiently long enough to meet required public notice given the extensive scope of the draft EIR. I have spent many hours reviewing the draft EIR since its release and still am not able to fully read all necessary parts of the 1762 page document in the brief time allowed for public comment. | 3
- The draft EIR does not contain any renderings from Broadway Terrace. The EIR needs to contain renderings of the development as viewed from Thomas Ave & Broadway Terrace intersection, and Belgrave Place & Broadway Terrace intersection. | 4
- On page 278 sidewalk widths on Broadway Terrace near Broadway are incorrectly reported as being 8ft wide. This is not true on all parts of the sidewalk in the area. | 5
- The intersection of Broadway & Coronado is mischaracterized in the draft EIR | 6
- Zoning for Broadway Terrace is mischaracterized as mixed use urban residential in the draft EIR. Broadway Terrace is entirely residential zoning. | 7

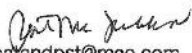
Thank you,
Julie Von Bergen
5222 Broadway Ter

LETTER B63
Julie Von Bergen
March 14, 2024

- Response B63-1.** This comment is introductory in nature. Responses to this letter are provided in Responses to Comment B63-2 through B63-7.
- Response B63-2.** Consistent with City protocol, the Notice of Availability was mailed January 12, 2024 by certified mail to property owners within 300 feet of the project site, posted on the project site, posted on the project page on the city website and distributed by email to all interested parties subscribing to the project on the City website.
- Response B63-3.** The 45-day public comment period for the Draft EIR began on January 12, 2024 and was expected to end on February 26, 2024. The public comment period was then extended to March 12, 2024. An additional extension of the public review period is not required.
- Response B63-4.** Please see Master Response 8: Visual Impacts.
- Response B63-5.** The following revisions are made to the Draft EIR; please note that that these revisions do not identify new or more significant impacts, and do not change the findings of the Draft EIR.
- Page 278 of the Draft EIR is revised as follows:
- Portions of Broadway Terrace provides 8-foot sidewalks on both sides of the street near its intersection with Broadway.
- Response B63-6.** This comment includes the statement “The intersection of Broadway & Coronado is mischaracterized in the draft EIR.” There is no other information regarding this potential deficiency, so a more detailed response cannot be provided.
- Response B63-7.** Near the project site, Broadway Terrace includes both Neighborhood Commercial and Urban Residential-2 zoning designations. The comment doesn’t identify where within the Draft EIR the zoning for Broadway Terrace was mischaracterized, so a more detailed response cannot be provided.

B64

To: Rebecca Lind
Planner, City of Oakland

From: Pat McFadden 
4144 Gilbert St Oakland patandpst@mac.com

RE: California College of the Arts Oakland Campus Redevelopment Project

I am a long-time homeowner in the Piedmont Avenue District, living near the site of the former CCA campus. I write to object to the proposed plan.

The design is too high and too big, incompatible with both with the surrounding neighborhood and the geography of the ridge site above the former Bilger Quarry. Ten stories is too tall for a neighborhood of 5 story buildings. The lack of commercial development of Ridge site to the south would indicate a lack of demand. The inclusion of commercial space in this project is likely a pretext for a higher zoning designation and could be eliminated.

There are not nearly enough residences for low-income tenants! In a better world, an institution that enjoyed city services and non-profit status for over a century would feel obliged to give back to the community in building housing for a greater economic range of the population. Oakland has done well in building new apartments, but almost all are for the economically advantaged.

The proposed plan, while preserving some of the original buildings, does not preserve trees that were part of the original estate. The carriage entrance which the CCA college used at its entrance with its row of eucalyptus trees should be preserved. The wholesale elimination of the trees (even some outside the campus boundary!) is bad for the environment

The problems of ingress and egress from the project, located at the conjunction of several major thoroughfares, are largely ignored. There are stoplights at 51st/Pleasant Valley and Broadway to the south of the Ridge property. There is a light at Coronado/Access road at the Southwest corner of the site. There is a left-turn light at College and Broadway and another light there for through traffic on Broadway. There is a light at Broadway Terrace and Broadway just beyond Clifton Street, the only access to the project.

There is also considerable pedestrian traffic from Oakland Tech students going to and from the Upper campus on Broadway Terrace. There is a major bus top on Broadway.

Clifton is a short dead-end street that also houses a large residential complex at its end. Even a few cars going in and out could cause grid-lock. A "Right-turn only" designation does not solve the problem. The area to the north of Broadway Terrace is largely residential and the city has taken steps to "calm" traffic on Broadway. Cars turning right would flood those small residential streets.

The current proposal does not show any access road for service vehicles into the development itself. Fire engines would be forced to remain on Clifton. Evacuation would be chaotic. this fact may not trouble the project planners, but likely would insurers.

LETTER B64
Pat McFadden
Undated

- Response B64-1.** Please see Master Response 1: Project Design and Merits and Master Response 6: Building Height and Style.
- Response B64-2.** Please see Master Response 7: Tree Removal and Adequacy of Replacement.
- Response B64-3.** Please see Master Response 2: Evacuation and Emergency Access. Please also see Response to Comment B18-2 for a discussion of transportation, pedestrian and transit improvements around the project site.

CCA EIR

elin christopherson <elinchr@sonic.net>

Sun 1/14/2024 9:05 PM

To:Lind, Rebecca <RLind@oaklandca.gov>

[You don't often get email from elinchr@sonic.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hi Rebecca,

I noticed (NOP Project Description 2) they are still calling for "box and transplant" the heritage coastal live oaks. I thought they had considered the comments from the Arborist that the trees would not survive. This plan is a death sentence for the trees. What gives here? Why hasn't this been fixed?

-Elin Christopherson

B65

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LETTER B65
Elin Christopherson
January 14, 2024

Response B65-1. The proposed project doesn't include transplanting any coastal live oaks.

C. INDIVIDUALS AND ORGANIZATIONS COMMENTING ON THE MERITS OR DESIGN OF THE PROJECT

Comment letters included in this section focus on comments on the design or merits of the project and do not address the analysis within the Draft EIR. The Planning Commission and City Council will review and consider these comments during deliberation of the project.

C1

Please expedite the 5212 Broadway Avenue housing

Christopher Paciorek <noreply@adv.actionnetwork.org>

Sat 2/3/2024 12:18 PM

To:rlind@oaklandca.gov <rlind@oaklandca.gov>

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

Dear Commissioners,

I write in strong support of the former CCAC campus housing project. This housing has now been years in the making. Delays just increase costs and lengthen the time in which desperately-needed housing is not available in our housing-short city and region.

Please vote to move this project along without any delay.

-Chris Paciorek

Christopher Paciorek
chris_paciorek@yahoo.com

Oakland, California 94608

C2

I support housing in Rockridge at 5212 Broadway Avenue!

Karina Mudd <noreply@adv.actionnetwork.org>

Sat 2/3/2024 4:16 PM

To:rlind@oaklandca.gov <rlind@oaklandca.gov>

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

I strongly support the proposal to create 448 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

CCA has moved off of the campus, and the 4-acre site now sits vacant. The proposed project will create a new chapter in the storied history of the site by opening up the former campus to the community while combining historic preservation, community spaces, recreational opportunities, commercial space and much needed, abundant housing.

Many historic components will be preserved and repurposed, including mature redwood groves, the Broadway Wall, Broadway Stairs, National Historic Register listed Macky Hall and Carriage House, and the historic gathering space in the heart of the campus, Macky Lawn.

The project sponsors have been working with the Rockridge community and stakeholders since 2017 on molding this concept. The design has gone through several iterations, and the resulting proposal is a finely-crafted vision that respects the history of the site and the Rockridge neighborhood while creating a tremendous community asset for decades to come and helping to address our housing crisis.

Among the many highlights of the project:

- 448 new homes
- 10% affordable homes on site
- Much needed housing near BART in Rockridge neighborhood that has seen scant new housing in decades
- Revitalizes prominent 4-acre site that is vacant and no longer occupied by CCA
- Extensive historic preservation and reuse
- Maintains and repurposes primary components of the Victorian Treadwell Estate Era
- Opens up site to neighborhood: community access to Macky Lawn, nature playground, terrace view deck, meeting and event space within historic building
- Preserves historic landscape with multiple redwood groves, coast live oaks, magnolia trees
- Art installations and programming in consultation with CCA
- Sustainability features: all electric buildings, PV system for common electric, water conservation, proximity to transit, reduced parking, electric vehicle charging stations, 3X required bike parking spaces

C2 cont.

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Karina Mudd
karinamudd@gmail.com

Berkeley, California 94703

C3

I support housing in Rockridge at 5212 Broadway Avenue!

James Mahady <noreply@adv.actionnetwork.org>

Sat 2/3/2024 2:30 PM

To:rlind@oaklandca.gov <rlind@oaklandca.gov>

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

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C3 cont.

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

James Mahady
jamahady@gmail.com
381 Belmont St
Oakland, California 94610

C4

I support housing in Rockridge at 5212 Broadway Avenue!

Andrew Wills <noreply@adv.actionnetwork.org>

Sun 2/4/2024 9:42 PM

To:rlind@oaklandca.gov <rlind@oaklandca.gov>

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

I strongly support the proposal to create 448 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

CCA has moved off of the campus, and the 4-acre site now sits vacant. The proposed project will create a new chapter in the storied history of the site by opening up the former campus to the community while combining historic preservation, community spaces, recreational opportunities, commercial space and much needed, abundant housing.

Many historic components will be preserved and repurposed, including mature redwood groves, the Broadway Wall, Broadway Stairs, National Historic Register listed Macky Hall and Carriage House, and the historic gathering space in the heart of the campus, Macky Lawn.

The project sponsors have been working with the Rockridge community and stakeholders since 2017 on molding this concept. The design has gone through several iterations, and the resulting proposal is a finely-crafted vision that respects the history of the site and the Rockridge neighborhood while creating a tremendous community asset for decades to come and helping to address our housing crisis.

Among the many highlights of the project:

- 448 new homes
- 10% affordable homes on site
- Much needed housing near BART in Rockridge neighborhood that has seen scant new housing in decades
- Revitalizes prominent 4-acre site that is vacant and no longer occupied by CCA
- Extensive historic preservation and reuse
- Maintains and repurposes primary components of the Victorian Treadwell Estate Era
- Opens up site to neighborhood: community access to Macky Lawn, nature playground, terrace view deck, meeting and event space within historic building
- Preserves historic landscape with multiple redwood groves, coast live oaks, magnolia trees
- Art installations and programming in consultation with CCA
- Sustainability features: all electric buildings, PV system for common electric, water conservation, proximity to transit, reduced parking, electric vehicle charging stations, 3X required bike parking spaces

C4 cont.

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Andrew Wills
andrewmwills95@gmail.com

Oakland, California 94611

C5

I'm a local resident who supports housing in Rockridge at 5212 Broadway Avenue!

Sophie Young <noreply@adv.actionnetwork.org>

Mon 2/5/2024 1:03 PM

To:rlind@oaklandca.gov <rlind@oaklandca.gov>

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

I live adjacent to 5212 Broadway Ave, and strongly support the proposal to create 448 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

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C5 cont.

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Sophie Young
sophie.lyoung@gmail.com

Oakland, California 94611

C6

I support housing in Rockridge at 5212 Broadway Avenue!

Peter Wasserman <noreply@adv.actionnetwork.org>

Mon 2/5/2024 8:15 PM

To:rlind@oaklandca.gov <rlind@oaklandca.gov>

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

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C6 cont.

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Peter Wasserman
pwassumich@gmail.com

Oakland, California 94619

C7

Build housing at Rockridge!

Raymon Sutedjo-The <noreply@adv.actionnetwork.org>

Mon 2/5/2024 1:06 PM

To:rlind@oaklandca.gov <rlind@oaklandca.gov>

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R Lind,

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C7 cont.

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Raymon Sutedjo-The
raymonst@outlook.com
401 Palisade Drive
Oakland, California 94607

C8

I support housing in Rockridge at 5212 Broadway Avenue!

Joanna Salem <noreply@adv.actionnetwork.org>

Mon 2/5/2024 11:10 AM

To:rlind@oaklandca.gov <rlind@oaklandca.gov>

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R Lind,

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C8 cont.

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Joanna Salem
joannamsalem+actionnetwork@gmail.com

Los Angeles, California 90026

C9

I support housing in Rockridge at 5212 Broadway Avenue!

Seth Mazow <noreply@adv.actionnetwork.org>

Mon 2/5/2024 8:06 AM

To:rlind@oaklandca.gov <rlind@oaklandca.gov>

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R Lind,

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C9 cont.

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Seth Mazow
sethmazow@gmail.com
97 Valley Street
Oakland , California 94602

C10

I support housing in Rockridge at 5212 Broadway Avenue!

Matthew Levy <noreply@adv.actionnetwork.org>

Mon 2/5/2024 12:44 PM

To:rlind@oaklandca.gov <rlind@oaklandca.gov>

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

As a former resident of Rockridge and elected member of the board of directors of the Rockridge Community Planning Council, I'm strongly behind the need to build housing and create 448 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

I've met with the developers and many members of the Rockridge community and was struck by how much the developers are seeking to preserve the history of the location while building enough housing to meet the tremendous gap in housing we face. This is exactly the type of project we all can and should support.

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- Opens up site to neighborhood: community access to Macky Lawn, nature playground, terrace

C10 cont.

view deck, meeting and event space within historic building

- Preserves historic landscape with multiple redwood groves, coast live oaks, magnolia trees
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- Sustainability features: all electric buildings, PV system for common electric, water conservation, proximity to transit, reduced parking, electric vehicle charging stations, 3X required bike parking spaces

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Matthew Levy
mjmlvy@gmail.com

Oakland, California 94619

C11

I support housing in Rockridge at 5212 Broadway Avenue!

Adriana Lobovits <noreply@adv.actionnetwork.org>

Mon 2/5/2024 8:50 AM

To:rlind@oaklandca.gov <rlind@oaklandca.gov>

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R Lind,

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C11 cont.

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Adriana Lobovits
adrianalobovits@gmail.com

Oakland, California 94602

C12

I support housing in Rockridge at 5212 Broadway Avenue!

Oskar Cross <noreply@adv.actionnetwork.org>

Mon 2/5/2024 8:22 PM

To:rlind@oaklandca.gov <rlind@oaklandca.gov>

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C12 cont.

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Oskar Cross
coderb938@gmail.com

Oakland, California 94619

C13

I support housing in Rockridge at 5212 Broadway Avenue!

dotracy00@gmail.com <noreply@adv.actionnetwork.org>

Mon 2/5/2024 7:57 AM

To:rlind@oaklandca.gov <rlind@oaklandca.gov>

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R Lind,

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C13 cont.

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

dotracy00@gmail.com

C14

Fw: I support housing in Rockridge at 5212 Broadway Avenue!

Payne, Catherine <CPayne@oaklandca.gov>

Mon 2/5/2024 2:44 PM

To:Lind, Rebecca <RLind@oaklandca.gov>

Catherine Payne, Development Planning Manager

City of Oakland, Bureau of Planning

Phone/cell: (510) 915-0577

Email: cpayne@oaklandca.gov

HELPFUL LINKS:

- Get started on your project: [City of Oakland | Get Started on Your Project \(oaklandca.gov\)](https://www.oaklandca.gov/services/permit-questions)
- Planning or Building Questions: <https://www.oaklandca.gov/services/permit-questions>
- Planning & Building Applications/Forms: <https://www.oaklandca.gov/resources/planning-and-building-forms-planning-and-building-applications>
- How to Create a Zoning Worksheet: <https://www.youtube.com/watch?v=zrYddP1oyeY>

From: Paul Glassner <noreply@adv.actionnetwork.org>

Sent: Monday, February 5, 2024 1:25 PM

To: Payne, Catherine <CPayne@oaklandca.gov>

Subject: I support housing in Rockridge at 5212 Broadway Avenue!

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

Catherine Payne,

I strongly support the proposal to create 448 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

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C14 cont.

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Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Paul Glassner
revamp_stock.0p@icloud.com

Oakland, California 94611

2/27/24, 10:28 AM

C15

Fw: I support housing in Rockridge at 5212 Broadway Avenue!

Payne, Catherine <CPayne@oaklandca.gov>

Mon 2/5/2024 1:00 PM

To:Lind, Rebecca <RLind@oaklandca.gov>

Catherine Payne, Development Planning Manager
City of Oakland, Bureau of Planning
Phone/cell: (510) 915-0577
Email: cpayne@oaklandca.gov

HELPFUL LINKS:

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- Planning or Building Questions: <https://www.oaklandca.gov/services/permit-questions>
- Planning & Building Applications/Forms: <https://www.oaklandca.gov/resources/planning-and-building-forms-planning-and-building-applications>
- How to Create a Zoning Worksheet: <https://www.youtube.com/watch?v=zrYddP1oyeY>

From: Maria Giudice <maria@hotstudio.com>

Sent: Monday, February 5, 2024 12:39 PM

To: Payne, Catherine <CPayne@oaklandca.gov>

Subject: I support housing in Rockridge at 5212 Broadway Avenue!

You don't often get email from maria@hotstudio.com. [Learn why this is important](#)

Catherine Payne,

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<https://outlook.office365.com/mail/inbox/id/AAMkAGE1YWlyMjAyLTc5ZjAtNDRmOS04ODA3LWFjYTY1Nzg4NmE3ZABGAAAAA536UmNtU6T60e...> 1/2

C15 cont.

2/27/24, 10:28 AM

The project sponsors have been working with the Rockridge community and stakeholders since 2017 on molding this concept. The design has gone through several iterations, and the resulting proposal is a finely-crafted vision that respects the history of the site and the Rockridge neighborhood while creating a tremendous community asset for decades to come and helping to address our housing crisis.

Among the many highlights of the project:

- 448 new homes
- 10% affordable homes on site
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- Opens up site to neighborhood: community access to Macky Lawn, nature playground, terrace view deck, meeting and event space within historic building
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- Art installations and programming in consultation with CCA
- Sustainability features: all electric buildings, PV system for common electric, water conservation, proximity to transit, reduced parking, electric vehicle charging stations, 3X required bike parking spaces

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Maria Giudice
maria@hotstudio.com

Oakland, California 94618

C16

Fw: I support housing in Rockridge at 5212 Broadway Avenue!

Payne, Catherine <CPayne@oaklandca.gov>

Mon 2/5/2024 12:59 PM

To:Lind, Rebecca <RLind@oaklandca.gov>

Catherine Payne, Development Planning Manager

City of Oakland, Bureau of Planning

Phone/cell: (510) 915-0577

Email: cpayne@oaklandca.gov

HELPFUL LINKS:

- Get started on your project: [City of Oakland | Get Started on Your Project \(oaklandca.gov\)](https://www.oaklandca.gov/services/permit-questions)
- Planning or Building Questions: <https://www.oaklandca.gov/services/permit-questions>
- Planning & Building Applications/Forms: <https://www.oaklandca.gov/resources/planning-and-building-forms-planning-and-building-applications>
- How to Create a Zoning Worksheet: <https://www.youtube.com/watch?v=zrYddP1oyeY>

From: Heather Hood <noreply@adv.actionnetwork.org>

Sent: Monday, February 5, 2024 12:17 PM

To: Payne, Catherine <CPayne@oaklandca.gov>

Subject: I support housing in Rockridge at 5212 Broadway Avenue!

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

Catherine Payne,

I strongly support the proposal to create 448 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

CCA has moved off of the campus, and the 4-acre site now sits vacant. The proposed project will create a new chapter in the storied history of the site by opening up the former campus to the community while combining historic preservation, community spaces, recreational opportunities, commercial space and much needed, abundant housing.

Many historic components will be preserved and repurposed, including mature redwood groves, the Broadway Wall, Broadway Stairs, National Historic Register listed Macky Hall and Carriage House, and the historic gathering space in the heart of the campus, Macky Lawn.

C16 cont.

The project sponsors have been working with the Rockridge community and stakeholders since 2017 on molding this concept. The design has gone through several iterations, and the resulting proposal is a finely-crafted vision that respects the history of the site and the Rockridge neighborhood while creating a tremendous community asset for decades to come and helping to address our housing crisis.

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- Sustainability features: all electric buildings, PV system for common electric, water conservation, proximity to transit, reduced parking, electric vehicle charging stations, 3X required bike parking spaces

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Heather Hood
featherhood@gmail.com
534 Chetwood street
Oakland, California 94610

C17

I support housing in Rockridge at 5212 Broadway Avenue!

galen jackson <noreply@adv.actionnetwork.org>

Mon 2/5/2024 11:06 PM

To:rlind@oaklandca.gov <rlind@oaklandca.gov>

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

We need housing. All kinds. Any kinds. And we need it now!

No more fake progressive obstructionism. Build the damn housing.

I strongly support the proposal to create 448 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

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- Art installations and programming in consultation with CCA
- Sustainability features: all electric buildings, PV system for common electric, water

C17 cont.

conservation, proximity to transit, reduced parking, electric vehicle charging stations, 3X required
bike parking spaces

Commissioners, I urge you to support new housing at the CCA campus and approve of this
transformational project.

galen jackson
gg9g9gg@gmail.com

Oakland, California 94611

C18

Re: College of the Arts (CCA) Campus Project

Landmarks Board <landmarksboard@oaklandca.gov>

Tue 2/6/2024 11:58 AM

To: Star Lightner <starlightner@gmail.com>

Cc: Maria Katticaran <maria.katticaran91@gmail.com>; BombaOPC@gmail.com <BombaOPC@gmail.com>;
cmatheny@opcmialocal300.org <cmatheny@opcmialocal300.org>; aolenci@gmail.com <aolenci@gmail.com>;
craigstevenrice@gmail.com <craigstevenrice@gmail.com>; Lind, Rebecca <RLind@oaklandca.gov>

From: Star Lightner <starlightner@gmail.com>

Sent: Monday, February 5, 2024 7:24 PM

To: Landmarks Board <landmarksboard@oaklandca.gov>

Subject: College of the Arts (CCA) Campus Project

You don't often get email from starlightner@gmail.com. [Learn why this is important](#)

Hello,

I write to submit comments on the CCA project that you are considering this evening. I grew up in Rockridge and have lived here most of my life. CCAC (as we knew it back in the day) was always a vibrant presence and center of activity, and I developed a strong appreciation for architecture in this Craftsman-rich environment.

I'm very excited at the possibility of 448 new rental housing units in Rockridge, and having attended several of Emerald Fund's presentations on the project, I am extremely impressed with how they have modified the project and responded to comments from neighbors. While I wish the project could have retained more of its originally proposed density (and corresponding higher percentage of affordable units), I believe it is a project that successfully balances many competing interests, including historic preservation. I like the various finishes that have been incorporated, as well as the look of "nooks and crannies," and think they meld well with existing buildings. In addition, the massive open space and retention of the entire wall fronting Broadway really allows the historical architectural elements to shine.

In short, I urge you to give your full support to this project. Thanks for your consideration.

Regards,
Star Lightner
416 61st St.
Oakland 94609
510-332-5559

C19

Re: CCA housing project

Landmarks Board <landmarksboard@oaklandca.gov>

Tue 2/6/2024 12:04 PM

To: Michele Rabkin <michelerab@gmail.com>

Cc: Maria Katticaran <maria.katticaran91@gmail.com>; BombaOPC@gmail.com <BombaOPC@gmail.com>;
cmatheny@opcmialocal300.org <cmatheny@opcmialocal300.org>; aolenci@gmail.com <aolenci@gmail.com>;
craigsteverice@gmail.com <craigsteverice@gmail.com>; Lind, Rebecca <RLind@oaklandca.gov>

From: Michele Rabkin <michelerab@gmail.com>

Sent: Monday, February 5, 2024 3:40 PM

To: Landmarks Board <landmarksboard@oaklandca.gov>

Subject: CCA housing project

You don't often get email from michelerab@gmail.com. [Learn why this is important](#)

Oakland Planning Commission:

I am a North Oakland resident writing to express my support for the creation of rental housing on the former CCA campus. This seems like an excellent way to repurpose the site so it doesn't sit idle but instead provides much-needed housing and density, while preserving noteworthy architectural and historical aspects of the original complex.

Sincerely,

Michele Rabkin

5908 Dover St

Oakland CA 94609



Virus-free www.avast.com

C20

Re: pro - CCA housing development

Landmarks Board <landmarksboard@oaklandca.gov>

Tue 2/6/2024 12:02 PM

To: Julianna Phillips <juliannaphillips@yahoo.com>

Cc: craigstevenrice@gmail.com <craigstevenrice@gmail.com>; Maria Katticaran <maria.katticaran91@gmail.com>;

BombaOPC@gmail.com <BombaOPC@gmail.com>; cmatheny@opcmialocal300.org <cmatheny@opcmialocal300.org>;

aolenci@gmail.com <aolenci@gmail.com>; Lind, Rebecca <RLind@oaklandca.gov>

From: Julianna Phillips <juliannaphillips@yahoo.com>

Sent: Monday, February 5, 2024 6:42 PM

To: Landmarks Board <landmarksboard@oaklandca.gov>

Subject: pro - CCA housing development

You don't often get email from juliannaphillips@yahoo.com. [Learn why this is important](#)

Hello I cannot make tonight's meeting but wanted to extend my support for the former-CCA site's residential development project which would offer much needed housing in our community.

Sincerely,

Julianna Fecskes Phillips
Visual Artist - Architect
InsideOut Design, Inc
@inspiring

3/26/24, 3:20 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_18.msg - All Documents **C21**

From: Anagha Sreenivasan <noreply@adv.actionnetwork.org>
Sent on: Thursday, February 1, 2024 1:53:56 AM
To: Lind, Rebecca <RLind@oaklandca.gov>
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow up: Flag for follow up

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

Attn:

dkalb@oaklandca.gov
kodoherly@oaklandca.gov
cpayne@oaklandca.gov
rlind@oaklandca.gov
dfrench@oaklandca.gov
alexrandolph.oak@gmail.com
jfearnopc@gmail.com
jahrensopc@gmail.com
SShiraziOPC@gmail.com
vsugrueopc@gmail.com
jrenkopc@gmail.com
nataliesandovalopc@gmail.com
marc@emeraldfund.com
kaugust@oaklandca.gov
BombaOPC@gmail.com
timm@mithun.com
mariakatopc@gmail.com
cmatheny@opcmialocal300.org
aolenci@gmail.com
craig@seradesign.com

I strongly support the proposal to create 448 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

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<https://urbanplanningpartners.sharepoint.com/sites/FS/Shared Documents/Forms/AllItems.aspx?csf=1&web=1&e=Hwaq93&cid=bcf8f0a1-2fd9-4408-...> 1/2

3/26/24, 3:20 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_18.msg - All Documents

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Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Anagha Sreenivasan
anagha.apte@gmail.com

Oakland, California 94611

C21
cont.

C22

I support housing in Rockridge at 5212 Broadway Avenue!

Gary Barg <noreply@adv.actionnetwork.org>

Mon 2/5/2024 3:38 PM

To:rlind@oaklandca.gov <rlind@oaklandca.gov>

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

I strongly support the proposal to create 448 new homes at the California College of Arts campus in Rockridge. I have lived in Rockridge for 35 years and have enjoyed its vibrancy, walkability, easy access to transportation and shopping and proximity to the East Bay Parks. What we lack is new affordable housing to support a new generation of residents that can also enjoy the benefits of living here. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

The proposed project will create a new chapter in the storied history of the site by opening up the former campus to the community while combining historic preservation, community spaces, recreational opportunities, commercial space and much needed, abundant housing.

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Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Gary Barg
gary.barg@gmail.com

Oakland, California 94618

C22
cont.

C23

I support housing in Rockridge at 5212 Broadway Avenue!

Christopher Batson <cbatson@riazinc.com>

Mon 2/5/2024 5:14 PM

To:rlind@oaklandca.gov <rlind@oaklandca.gov>

You don't often get email from cbatson@riazinc.com. [Learn why this is important](#)

R Lind,

I strongly support the proposal to create 448 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

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C23 cont.

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Christopher Batson
cbatson@riazinc.com

Oakland, California 94607

C24

I support housing in Rockridge at 5212 Broadway Avenue!

Lowen Baumgarten <noreply@adv.actionnetwork.org>

Mon 2/5/2024 12:19 PM

To:rlind@oaklandca.gov <rlind@oaklandca.gov>

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

I strongly support the proposal to create 448 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

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C24 cont.

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Lowen Baumgarten
lowen.baumgarten@mac.com

Oakland, California 94610

C25

Housing project at 5212 Broadway Avenue

Stephanie Beechem <noreply@adv.actionnetwork.org>

Mon 2/5/2024 12:32 PM

To:rlind@oaklandca.gov <rlind@oaklandca.gov>

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

As an Oakland resident and homeowner, I'm reaching out to share my strong support for the proposal to create 448 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply.

CCA has moved off of the campus, and the 4-acre site now sits vacant. The proposed project will create a new chapter in the storied history of the site by opening up the former campus to the community while combining historic preservation, community spaces, recreational opportunities, commercial space and much needed, abundant housing.

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Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project. I am glad to be your neighbor, and look forward to having even more neighbors in our community when this project is built. Thank you!

Stephanie Beechem
sbeechem@gmail.com
523 Fairmount Ave
Oakland, California 94611

C25
cont.

2/27/24, 10:32 AM

Fwd: [EXT] Fw: Comments received by 2-6-24 6:30 PM - Amy Paulsen - Outlook

C26

I support housing in Rockridge at 5212 Broadway Avenue!

Rachel Berger <rberger@cca.edu>

Mon 2/5/2024 8:04 PM

To:rlind@oaklandca.gov <rlind@oaklandca.gov>

You don't often get email from rberger@cca.edu. [Learn why this is important](#)

R Lind,

I am a Rockridge resident, and I strongly support the proposal to create 448 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

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about:blank

1/2

2/27/24, 10:32 AM

Fwd: [EXT] Fw: Comments received by 2-6-24 6:30 PM - Amy Paulsen - Outlook

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Rachel Berger
rberger@cca.edu

Oakland, California 94618

C26
cont.

3/26/24, 3:20 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_20.msg - All Documents **C27**

From: Loren Taylor <loren@lorenforoakland.com>
Sent on: Tuesday, January 30, 2024 3:42:40 PM
To: Lind, Rebecca <RLind@oaklandca.gov>
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow up: Flag for follow up

You don't often get email from loren@lorenforoakland.com. [Learn why this is important](#)

R Lind,

Attn:

dkalb@oaklandca.gov
kodoherly@oaklandca.gov
cpayne@oaklandca.gov
rlind@oaklandca.gov
dfrench@oaklandca.gov
cmanusopc@gmail.com
jfeanopc@gmail.com
tlimon.opc@gmail.com
SShiraziOPC@gmail.com
vsugrueopc@gmail.com
jrenkopc@gmail.com
rjonesopc@gmail.com
marc@emeraldfund.com
kaugust@oaklandca.gov
marcusjohnson.lpab@gmail.com
timm@mithun.com
chrisandrews@sbcglobal.net
benfu.oakland@yahoo.com
aolenci@gmail.com
craig@seradesign.com

I strongly support the proposal to create 500 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

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The project sponsors have been working with the Rockridge community and stakeholders since 2017 on molding this concept. The design has gone through several iterations, and the resulting proposal is a finely-crafted vision that respects the history of the site and the Rockridge neighborhood while creating a tremendous community asset for decades to come and helping to address our housing crisis.

Among the many highlights of the project:

- 500 new homes
- 10% affordable homes on site
- Much needed housing near BART in Rockridge neighborhood that has seen scant new housing in decades

<https://urbanplanningpartners.sharepoint.com/sites/FS/Shared Documents/Forms/AllItems.aspx?csf=1&web=1&e=Hwaq93&cid=bcf8f0a1-2fd9-4408-...> 1/2

3/26/24, 3:20 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_20.msg - All Documents

C27
cont.

- Revitalizes prominent 4-acre site that is vacant and no longer occupied by CCA
- Extensive historic preservation and reuse
- Maintains and repurposes primary components of the Victorian Treadwell Estate Era
- Opens up site to neighborhood: community access to Macky Lawn, nature playground, terrace view deck, meeting and event space within historic building
- Preserves historic landscape with multiple redwood groves, coast live oaks, magnolia trees
- Art installations and programming in consultation with CCA
- Sustainability features: all electric buildings, PV system for common electric, water conservation, proximity to transit, reduced parking, electric vehicle charging stations, 3X required bike parking spaces

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Loren Taylor
loren@lorenforoakland.com

Oakland, California 94605

C28

Fw: I support housing in Rockridge at 5212 Broadway Avenue!

Payne, Catherine <CPayne@oaklandca.gov>

Mon 2/5/2024 2:44 PM

To: Lind, Rebecca <RLind@oaklandca.gov>

Catherine Payne, Development Planning Manager

City of Oakland, Bureau of Planning

Phone/cell: (510) 915-0577

Email: cpayne@oaklandca.gov

HELPFUL LINKS:

- Get started on your project: [City of Oakland | Get Started on Your Project \(oaklandca.gov\)](https://www.oaklandca.gov/services/permit-questions)
- Planning or Building Questions: <https://www.oaklandca.gov/services/permit-questions>
- Planning & Building Applications/Forms: <https://www.oaklandca.gov/resources/planning-and-building-forms-planning-and-building-applications>
- How to Create a Zoning Worksheet: <https://www.youtube.com/watch?v=zrYddP1oyeY>

From: Jack Cunha <noreply@adv.actionnetwork.org>

Sent: Monday, February 5, 2024 1:21 PM

To: Payne, Catherine <CPayne@oaklandca.gov>

Subject: I support housing in Rockridge at 5212 Broadway Avenue!

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

Catherine Payne,

I strongly support the proposal to create 448 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

The project sponsors have been working with the Rockridge community and stakeholders since 2017 on molding this concept. The design has gone through several iterations, and the resulting proposal is a finely-crafted vision that respects the history of the site and the Rockridge neighborhood while creating a tremendous community asset for decades to come and helping to address our housing crisis.

Neighborhoods like Rockridge allow residents the all-too-rare opportunity to live car-free or car-light lives, reducing traffic and air pollution while at the same time increasing sales receipts at

C28
cont.

local businesses. I would love to see this project move forward so that more people have the opportunity to easily access this neighborhood's wonderful amenities without having to drive.

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Thank you,
Jack Cunha

Jack Cunha
jclist+walkbikeberkeley@pm.me

Oakland, California 94609

C29

I support housing in Rockridge at 5212 Broadway Avenue!

C Whitaker <noreply@adv.actionnetwork.org>

Tue 2/6/2024 6:49 AM

To:rlind@oaklandca.gov <rlind@oaklandca.gov>

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

I strongly support the proposal to create 448 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

CCA has moved off of the campus, and the 4-acre site now sits vacant. The proposed project will create a new chapter in the storied history of the site by opening up the former campus to the community while combining historic preservation, community spaces, recreational opportunities, commercial space and much needed, abundant housing.

Many historic components will be preserved and repurposed, including mature redwood groves, the Broadway Wall, Broadway Stairs, National Historic Register listed Macky Hall and Carriage House, and the historic gathering space in the heart of the campus, Macky Lawn.

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- 448 new homes
- 10% affordable homes on site
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- Opens up site to neighborhood: community access to Macky Lawn, nature playground, terrace view deck, meeting and event space within historic building
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- Sustainability features: all electric buildings, PV system for common electric, water conservation, proximity to transit, reduced parking, electric vehicle charging stations, 3X required bike parking spaces

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

C Whitaker
beezoonbia@yahoo.com

Oakland, California 94618

C29
cont.

C30

I support housing in Rockridge at 5212 Broadway Avenue!

Catherine Roseman <noreply@adv.actionnetwork.org>

Tue 2/6/2024 7:23 AM

To:rlind@oaklandca.gov <rlind@oaklandca.gov>

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

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C30 cont.

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Catherine Roseman
croseman10@gmail.com

Oakland, California 94609

C31

I support housing in Rockridge at 5212 Broadway Avenue!

Daniel Keller <noreply@adv.actionnetwork.org>

Tue 2/6/2024 5:14 PM

To:rlind@oaklandca.gov <rlind@oaklandca.gov>

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

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C31 cont.

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Daniel Keller
DanKeller@gmail.com

Oakland, California 94607

C32

From: Sabin Ray <noreply@adv.actionnetwork.org>
Sent: Tuesday, February 6, 2024 11:02 PM
To: rlind@oaklandca.gov
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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R Lind,

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- 448 new homes
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- Much needed housing near BART in Rockridge neighborhood that has seen scant new

C32 cont.

housing in decades

- Revitalizes prominent 4-acre site that is vacant and no longer occupied by CCA
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- Sustainability features: all electric buildings, PV system for common electric, water conservation, proximity to transit, reduced parking, electric vehicle charging stations, 3X required bike parking spaces

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Sabin Ray
sabinhray@gmail.com

Berkeley, California 94705

C33

From: Art May <amay@keystonedg.com>
Sent: Wednesday, February 7, 2024 12:23 PM
To: rlind@oaklandca.gov
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

You don't often get email from amay@keystonedg.com. [Learn why this is important](#)

R Lind,

I strongly support the proposal to create 448 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

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C33 cont.

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Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Art May
amay@keystonedg.com
844 Northvale Road
Oakland, California 94610

C34

From: Randall O'Connor <noreply@adv.actionnetwork.org>
Sent: Wednesday, February 7, 2024 2:47 PM
To: rlind@oaklandca.gov
Subject: I support the housing planned at 5212 Broadway Avenue

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

Without a doubt, I strongly support the proposal to create 448 new homes at the California College of Arts campus in Rockridge. Bring more density, and support walkability in this amazing neighborhood.

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Thank you!

Randall O'Connor
randalloconnor@gmail.com

Oakland, California 94618

C35

From: William Porterfield <noreply@adv.actionnetwork.org>
Sent: Wednesday, February 7, 2024 12:34 PM
To: rlind@oaklandca.gov
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

I strongly support the proposal to create 448 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

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C35 cont.

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- Sustainability features: all electric buildings, PV system for common electric, water conservation, proximity to transit, reduced parking, electric vehicle charging stations, 3X required bike parking spaces

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

William Porterfield
will.b.porterfield@gmail.com

Oakland, California 94602

C36

From: Liat Zavodivker <noreply@adv.actionnetwork.org>
Sent: Wednesday, February 7, 2024 12:14 PM
To: rlind@oaklandca.gov
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

The economic barrier to living in Rockridge is too high. Please approve more affordable housing in Rockridge, including apartments of all kinds. This project is a great start.

I strongly support the proposal to create 448 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

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Among the many highlights of the project:

- 448 new homes
- 10% affordable homes on site

C36 cont.

- Much needed housing near BART in Rockridge neighborhood that has seen scant new housing in decades
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Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Liat Zavodivker
lzavod@gmail.com
706 63rd St
Oakland, California 94610

C37

From: Colin Dentel-Post <noreply@adv.actionnetwork.org>
Sent: Wednesday, February 7, 2024 2:37 PM
To: rlind@oaklandca.gov
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

I strongly support the proposal to create 448 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

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C37 cont.

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Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Thank you,
Colin

Colin Dentel-Post
dentelpost@gmail.com
330 Park View Ter, Apt 105
Oakland, California 94610

C38

From: Jay Buteyn <noreply@adv.actionnetwork.org>
Sent: Wednesday, February 7, 2024 1:00 PM
To: rlind@oaklandca.gov
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

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C38 cont.

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Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Jay Buteyn
buteynjay@gmail.com

Oakland, California 94611

C39

From: Sonja Trauss <sonja@yimbylaw.org>
Sent: Wednesday, February 7, 2024 12:30 PM
To: rlind@oaklandca.gov
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

You don't often get email from sonja@yimbylaw.org. [Learn why this is important](#)

R Lind,

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Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Sonja Trauss
sonja@yimbylaw.org

Oakland, California 94607

C40

From: Michelle Levinson <noreply@adv.actionnetwork.org>
Sent: Wednesday, February 7, 2024 1:11 PM
To: rlind@oaklandca.gov
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

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Many historic components will be preserved and repurposed, including mature redwood groves, the Broadway Wall, Broadway Stairs, National Historic Register listed Macky Hall and Carriage House, and the historic gathering space in the heart of the campus, Macky Lawn.

The project sponsors have been working with the Rockridge community and stakeholders since 2017 on molding this concept. The design has gone through several iterations, and the resulting proposal is a finely-crafted vision that respects the history of the site and the Rockridge neighborhood while creating a tremendous community asset for decades to come and helping to address our housing crisis.

Among the many highlights of the project:

- 448 new homes
- 10% affordable homes on site
- Much needed housing near BART in Rockridge neighborhood that has seen scant new housing in decades
- Revitalizes prominent 4-acre site that is vacant and no longer occupied by CCA

C40 cont.

- Extensive historic preservation and reuse
- Maintains and repurposes primary components of the Victorian Treadwell Estate Era
- Opens up site to neighborhood: community access to Macky Lawn, nature playground, terrace view deck, meeting and event space within historic building
- Preserves historic landscape with multiple redwood groves, coast live oaks, magnolia trees
- Art installations and programming in consultation with CCA
- Sustainability features: all electric buildings, PV system for common electric, water conservation, proximity to transit, reduced parking, electric vehicle charging stations, 3X required bike parking spaces

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Michelle Levinson
levinson.m@gmail.com
288 3rd St #611
Oakland , California 94607

C41

From: Jon Kaufman <jonk@solem.com>
Sent: Thursday, February 8, 2024 10:02 PM
To: rlind@oaklandca.gov
Subject: Housing on the CA College of the Arts Site

Follow Up Flag: Flag for follow up
Flag Status: Flagged

You don't often get email from jonk@solem.com. [Learn why this is important](#)

As a long-time Oakland resident and homeowner, I am very aware of the need for more and more affordable housing. This site is a good one with nearby shopping and a bike ride away from BART. Count me in full support of the proposal from the Emerald Fund.

Jon Kaufman, 107 Alvarado Road, Berkeley (City of Oakland), CA 94705

C42

From: Gokce Sencan <noreply@adv.actionnetwork.org>
Sent: Thursday, February 8, 2024 10:29 AM
To: rlind@oaklandca.gov
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

I strongly support the proposal to create 448 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

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C42 cont.

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- Maintains and repurposes primary components of the Victorian Treadwell Estate Era
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- Sustainability features: all electric buildings, PV system for common electric, water conservation, proximity to transit, reduced parking, electric vehicle charging stations, 3X required bike parking spaces

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Gokce Sencan
gokcesencan7@gmail.com
1924 9th Avenue
Oakland, California 94606

C43

From: Sumona Majumdar <noreply@adv.actionnetwork.org>
Sent: Saturday, March 2, 2024 6:47 AM
To: rlind@oaklandca.gov
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow Up Flag: Flag for follow up
Flag Status: Flagged

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

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Among the many highlights of the project:

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- 10% affordable homes on site
- Much needed housing near BART in Rockridge neighborhood that has seen scant new

C43 cont.

housing in decades

- Revitalizes prominent 4-acre site that is vacant and no longer occupied by CCA
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- Maintains and repurposes primary components of the Victorian Treadwell Estate Era
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- Sustainability features: all electric buildings, PV system for common electric, water conservation, proximity to transit, reduced parking, electric vehicle charging stations, 3X required bike parking spaces

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Sumona Majumdar
sumonanandi@gmail.com

Oakland, California 94611

C44

From: noel perry <noel@next10.org>
Sent: Tuesday, March 5, 2024 2:28 PM
To: rlind@oaklandca.gov
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow Up Flag: Flag for follow up
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You don't often get email from noel@next10.org. [Learn why this is important](#)

R Lind,

I strongly support the proposal to create 448 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

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C44 cont.

housing in decades

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- Art installations and programming in consultation with CCA
- Sustainability features: all electric buildings, PV system for common electric, water conservation, proximity to transit, reduced parking, electric vehicle charging stations, 3X required bike parking spaces

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

noel perry

noel@next10.org

Los Altos, California 94022

C45

From: Sarah Chess <sarah.chess@zlotbuell.com>
Sent: Tuesday, March 5, 2024 9:15 AM
To: rlind@oaklandca.gov
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow Up Flag: Flag for follow up
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You don't often get email from sarah.chess@zlotbuell.com. [Learn why this is important](#)

R Lind,

I strongly support the proposal to create 448 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

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C45 cont.

housing in decades

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- Sustainability features: all electric buildings, PV system for common electric, water conservation, proximity to transit, reduced parking, electric vehicle charging stations, 3X required bike parking spaces

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Sarah Chess
sarah.chess@zlotbuell.com

San Francisco, California 94108

C46

From: C Diane Christensen <diane@manzanitamgmt.com>
Sent: Tuesday, March 5, 2024 11:14 AM
To: rlind@oaklandca.gov
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow Up Flag: Flag for follow up
Flag Status: Flagged

You don't often get email from diane@manzanitamgmt.com. [Learn why this is important](#)

R Lind,

As a Trustee of CCA, I strongly support the proposal to create 448 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

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- 448 new homes
- 10% affordable homes on site

C46 cont.

- Much needed housing near BART in Rockridge neighborhood that has seen scant new housing in decades
- Revitalizes prominent 4-acre site that is vacant and no longer occupied by CCA
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- Maintains and repurposes primary components of the Victorian Treadwell Estate Era
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- Sustainability features: all electric buildings, PV system for common electric, water conservation, proximity to transit, reduced parking, electric vehicle charging stations, 3X required bike parking spaces

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

C Diane Christensen
diane@manzanitamgmt.com

Palo Alto, California 94301

C47

From: Susan Cummins <noreply@adv.actionnetwork.org>
Sent: Tuesday, March 5, 2024 8:52 AM
To: rlind@oaklandca.gov
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

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C47 cont.

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- Sustainability features: all electric buildings, PV system for common electric, water conservation, proximity to transit, reduced parking, electric vehicle charging stations, 3X required bike parking spaces

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Susan Cummins
smcummins80@gmail.com

Tiburon, California 94920

C48

From: Abby Schnair <noreply@adv.actionnetwork.org>
Sent: Tuesday, March 5, 2024 11:56 AM
To: rlind@oaklandca.gov
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow Up Flag: Flag for follow up
Flag Status: Flagged

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C48 cont.

housing in decades

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Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Abby Schnair
abbysadin@gmail.com

San Francisco, California 94121

C49

From: Simon Blattner <noreply@adv.actionnetwork.org>
Sent: Tuesday, March 5, 2024 12:07 PM
To: rlind@oaklandca.gov
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

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Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Simon Blattner
blattnersimon@gmail.com

Sonoma, California 95476

C50

From: Sabrina Buell <sabrina@zlotbuell.com>
Sent: Tuesday, March 5, 2024 9:21 AM
To: rlind@oaklandca.gov
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow Up Flag: Flag for follow up
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You don't often get email from sabrina@zlotbuell.com. [Learn why this is important](#)

R Lind,

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Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Sabrina Buell
sabrina@zlotbuell.com

San Francisco, California 94123

C51

From: Joyce Linker <noreply@adv.actionnetwork.org>
Sent: Tuesday, March 5, 2024 8:09 AM
To: rlind@oaklandca.gov
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow Up Flag: Flag for follow up
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C51 cont.

housing in decades

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- Extensive historic preservation and reuse
- Maintains and repurposes primary components of the Victorian Treadwell Estate Era
- Opens up site to neighborhood: community access to Macky Lawn, nature playground, terrace view deck, meeting and event space within historic building
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Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Joyce Linker
joycelinker@gmail.com

San Francisco, California 94133

C52

From: Sophia Kinell <sophia@zlotbuell.com>
Sent: Tuesday, March 5, 2024 8:34 AM
To: rlind@oaklandca.gov
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow Up Flag: Flag for follow up
Flag Status: Flagged

You don't often get email from sophia@zlotbuell.com. [Learn why this is important](#)

R Lind,

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C52 cont.

housing in decades

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Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Sophia Kinell
sophia@zlotbuell.com

San Francisco, California 94108

C53

From: Jennifer Stewart <jennifer@zlotbuell.com>
Sent: Tuesday, March 5, 2024 9:47 AM
To: rlind@oaklandca.gov
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow Up Flag: Flag for follow up
Flag Status: Flagged

You don't often get email from jennifer@zlotbuell.com. [Learn why this is important](#)

R Lind,

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CCA has moved off of the campus, and the 4-acre site now sits vacant. The proposed project will create a new chapter in the storied history of the site by opening up the former campus to the community while combining historic preservation, community spaces, recreational opportunities, commercial space and much needed, abundant housing.

Many historic components will be preserved and repurposed, including mature redwood groves, the Broadway Wall, Broadway Stairs, National Historic Register listed Macky Hall and Carriage House, and the historic gathering space in the heart of the campus, Macky Lawn.

The project sponsors have been working with the Rockridge community and stakeholders since 2017 on molding this concept. The design has gone through several iterations, and the resulting proposal is a finely-crafted vision that respects the history of the site and the Rockridge neighborhood while creating a tremendous community asset for decades to come and helping to address our housing crisis.

Among the many highlights of the project:

- 448 new homes
- 10% affordable homes on site
- Much needed housing near BART in Rockridge neighborhood that has seen scant new

C53 cont.

housing in decades

- Revitalizes prominent 4-acre site that is vacant and no longer occupied by CCA
- Extensive historic preservation and reuse
- Maintains and repurposes primary components of the Victorian Treadwell Estate Era
- Opens up site to neighborhood: community access to Macky Lawn, nature playground, terrace view deck, meeting and event space within historic building
- Preserves historic landscape with multiple redwood groves, coast live oaks, magnolia trees
- Art installations and programming in consultation with CCA
- Sustainability features: all electric buildings, PV system for common electric, water conservation, proximity to transit, reduced parking, electric vehicle charging stations, 3X required bike parking spaces

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Jennifer Stewart
jennifer@zlotbuell.com

San Francisco , California 94116

C54

From: Sarah Elsasser <noreply@adv.actionnetwork.org>
Sent: Tuesday, March 5, 2024 9:12 AM
To: rlind@oaklandca.gov
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow Up Flag: Flag for follow up
Flag Status: Flagged

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

I strongly support the proposal to create 448 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing. As a resident of the neighborhood of the past 4 years, I realize there is a significant shortage of housing available for others to live in this amazing community I call home.

CCA has moved off of the campus, and the 4-acre site now sits vacant. The proposed project will create a new chapter in the storied history of the site by opening up the former campus to the community while combining historic preservation, community spaces, recreational opportunities, commercial space and much needed, abundant housing.

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Among the many highlights of the project:

- 448 new homes

C54 cont.

- 10% affordable homes on site
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Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Sarah Elsasser
saelsasser@gmail.com

Oakland, California 94609

C55

From: Shaelyn Hanes <shaelyn@zlotbuell.com>
Sent: Tuesday, March 5, 2024 9:16 AM
To: rlind@oaklandca.gov
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow Up Flag: Flag for follow up
Flag Status: Flagged

You don't often get email from shaelyn@zlotbuell.com. [Learn why this is important](#)

R Lind,

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housing in decades

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Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Shaelyn Hanes
shaelyn@zlotbuell.com

San Francisco, California 94108

C56

From: mary zlot <mary@zlotbuell.com>
Sent: Tuesday, March 5, 2024 8:28 AM
To: rlind@oaklandca.gov
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow Up Flag: Flag for follow up
Flag Status: Flagged

You don't often get email from mary@zlotbuell.com. [Learn why this is important](#)

R Lind,

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C56 cont.

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Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

mary zlot
mary@zlotbuell.com

San Francisco, California 94103

C57

I support housing in Rockridge at 5212 Broadway Avenue!

Peter sutton <psutton@cca.edu>

Mon 3/11/2024 1:40 PM

To:rlind@oaklandca.gov <rlind@oaklandca.gov>

You don't often get email from psutton@cca.edu. [Learn why this is important](#)

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C57 cont.

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Peter sutton
psutton@cca.edu

Oakland, California 94610

C58

I support housing in Rockridge at 5212 Broadway Avenue!

Tracy Tanner <tracy.tanner@cca.edu>

Mon 3/11/2024 12:57 PM

To:rlind@oaklandca.gov <rlind@oaklandca.gov>

You don't often get email from tracy.tanner@cca.edu. [Learn why this is important](#)

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C58 cont.

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Tracy Tanner
tracy.tanner@cca.edu

San Francisco, California 94109

C59

I support housing in Rockridge at 5212 Broadway Avenue!

Veronica Torres <vtorres@cca.edu>

Mon 3/11/2024 12:53 PM

To:rlind@oaklandca.gov <rlind@oaklandca.gov>

You don't often get email from vtorres@cca.edu. [Learn why this is important](#)

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C59 cont.

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Veronica Torres
vtorres@cca.edu

San Francisco, California 94112

C60

I support housing in Rockridge at 5212 Broadway Avenue!

Dustin Smith <dnsmith@cca.edu>

Mon 3/11/2024 4:34 PM

To:rlind@oaklandca.gov <rlind@oaklandca.gov>

You don't often get email from dnsmith@cca.edu. [Learn why this is important](#)

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C60 cont.

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Dustin Smith
dnsmith@cca.edu

Oakland, California 94609-1603

C61

I support housing in Rockridge at 5212 Broadway Avenue!

Noki Seekao <noreply@adv.actionnetwork.org>

Mon 3/11/2024 12:57 PM

To:rlind@oaklandca.gov <rlind@oaklandca.gov>

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

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C61 cont.

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Noki Seekao
nokiseekao@gmail.com

San Francisco, California 94112

C62

I support housing in Rockridge at 5212 Broadway Avenue!

Lawrence Powell <lawrence.m.powell@cca.edu>

Mon 3/11/2024 1:07 PM

To:rlind@oaklandca.gov <rlind@oaklandca.gov>

You don't often get email from lawrence.m.powell@cca.edu. [Learn why this is important](#)

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C62 cont.

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Lawrence Powell
lawrence.m.powell@cca.edu

Oakland, California 94619

C63

I support housing in Rockridge at 5212 Broadway Avenue!

Abraham Leal <abe@cca.edu>

Mon 3/11/2024 12:51 PM

To:rlind@oaklandca.gov <rlind@oaklandca.gov>

You don't often get email from abe@cca.edu. [Learn why this is important](#)

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Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Abraham Leal
abe@cca.edu

Benicia, California 94510

C63
cont.

C64

I support housing in Rockridge at 5212 Broadway Avenue!

Maxwell Leung <noreply@adv.actionnetwork.org>

Mon 3/11/2024 10:28 PM

To:rlind@oaklandca.gov <rlind@oaklandca.gov>

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R Lind,

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Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Maxwell Leung
mleungphd@gmail.com

Oakland, California 94607

C64
cont.

3/26/24, 3:22 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_8.msg - All Documents

C65

From: Alex Taylor <noreply@adv.actionnetwork.org>
Sent on: Thursday, February 1, 2024 11:19:05 PM
To: Lind, Rebecca <RLind@oaklandca.gov>
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow up: Flag for follow up

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- Maintains and repurposes primary components of the Victorian Treadwell Estate Era
- Opens up site to neighborhood: community access to Macky Lawn, nature playground, terrace view deck, meeting and event space within historic building
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- Sustainability features: all electric buildings, PV system for common electric, water conservation, proximity to transit, reduced parking, electric vehicle charging stations, 3X required bike parking spaces

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Alex Taylor
alex.taylor1001@gmail.com

Oakland, California 94618

C66

Fw: I support housing in Rockridge at 5212 Broadway Avenue!

Payne, Catherine <CPayne@oaklandca.gov>

Tue 3/12/2024 9:08 AM

To:Lind, Rebecca <RLind@oaklandca.gov>

Catherine Payne, Development Planning Manager
City of Oakland, Bureau of Planning
Phone/cell: (510) 915-0577
Email: cpayne@oaklandca.gov

HELPFUL LINKS:

- Get started on your project: [City of Oakland | Get Started on Your Project \(oaklandca.gov\)](https://www.oaklandca.gov/services/permit-questions)
- Planning or Building Questions: <https://www.oaklandca.gov/services/permit-questions>
- Planning & Building Applications/Forms: <https://www.oaklandca.gov/resources/planning-and-building-forms-planning-and-building-applications>
- How to Create a Zoning Worksheet: <https://www.youtube.com/watch?v=zrYddP1oyeY>

From: Julia Cooper <julia.cooper@cca.edu>

Sent: Monday, March 11, 2024 3:29 PM

To: Payne, Catherine <CPayne@oaklandca.gov>

Subject: I support housing in Rockridge at 5212 Broadway Avenue!

You don't often get email from julia.cooper@cca.edu. [Learn why this is important](#)

Catherine Payne,

I strongly support the proposal to create 448 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

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Many historic components will be preserved and repurposed, including mature redwood groves, the Broadway Wall, Broadway Stairs, National Historic Register listed Macky Hall and Carriage House, and the historic gathering space in the heart of the campus, Macky Lawn.

C66 cont.

The project sponsors have been working with the Rockridge community and stakeholders since 2017 on molding this concept. The design has gone through several iterations, and the resulting proposal is a finely-crafted vision that respects the history of the site and the Rockridge neighborhood while creating a tremendous community asset for decades to come and helping to address our housing crisis.

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Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Julia Cooper
julia.cooper@cca.edu

San Francisco, California 94112

C67

I support housing in Rockridge at 5212 Broadway Avenue!

Craig Good <noreply@adv.actionnetwork.org>

Mon 3/11/2024 10:39 PM

To:rlind@oaklandca.gov <rlind@oaklandca.gov>

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

I'm a faculty member of CCA, and I strongly support the proposal to create 448 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

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C67 cont.

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Craig Good
clgood@me.com

Vallejo, California 94591-4149

C68

I support housing in Rockridge at 5212 Broadway Avenue!

Dani Hawkins <dani.hawkins@cca.edu>

Mon 3/11/2024 12:53 PM

To:rlind@oaklandca.gov <rlind@oaklandca.gov>

You don't often get email from dani.hawkins@cca.edu. [Learn why this is important](#)

R Lind,

Hello and good day!!

I strongly support the proposal to create 448 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

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- Art installations and programming in consultation with CCA
- Sustainability features: all electric buildings, PV system for common electric, water

C68 cont.

conservation, proximity to transit, reduced parking, electric vehicle charging stations, 3X required bike parking spaces

Housing is an inherent human right and we as a collective are needing Third Spaces and Green Spaces like never before!!

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Dani Hawkins
dani.hawkins@cca.edu

Fairfield, California 94533

C69

I support housing in Rockridge at 5212 Broadway Avenue!

David Meckel <noreply@adv.actionnetwork.org>

Tue 3/12/2024 6:59 AM

To:rlind@oaklandca.gov <rlind@oaklandca.gov>

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

I strongly support the proposal to create 448 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

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C69 cont.

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

David Meckel
davidmeckel@hotmail.com

Oakland, California 94618

C70

Oakland Should Maximize the CCAC Site

PRE <qopus1988@yahoo.com>

Thu 2/8/2024 11:59 AM

To:rlind@oaklandca.gov <rlind@oaklandca.gov>

[You don't often get email from qopus1988@yahoo.com. Learn why this is important at
<https://aka.ms/LearnAboutSenderIdentification>]

Dear Ms Lind,

My comment on the proposal for the old CCAC site:

As a resident of Oakland I urge the City to push for the greatest amount of housing built on the former CCAC site. The NIMBYS and the so-called Upper Broadway Advocates have already succeeded in eliminating the mid rise building and 150 units of housing on specious grounds. The city of Oakland should have been insisting on the high rise. Don't let naysayers drag this out any longer or reduce it further. This project needs to move forward today.

Patrick Emmert
Adams Point, Oakland

Sent from my iPhone

3/26/24, 3:24 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_27.msg - All Documents

C71

From: Kevin Zelaya <noreply@adv.actionnetwork.org>
Sent on: Saturday, January 27, 2024 12:40:56 AM
To: Lind, Rebecca <RLind@oaklandca.gov>
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow up: Flag for follow up

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

Attn:

dkalb@oaklandca.gov
kodoherly@oaklandca.gov
cpayne@oaklandca.gov
rlind@oaklandca.gov
dfrench@oaklandca.gov
cmanusopc@gmail.com
jfeamopc@gmail.com
timon.opc@gmail.com
SShiraziOPC@gmail.com
vsugrueopc@gmail.com
jrenkopc@gmail.com
rjonesopc@gmail.com
marc@emeraldfund.com
kaugust@oaklandca.gov
marcusjohnson.lpab@gmail.com
timm@mithun.com
chrisandrews@sbcglobal.net
benfu.oakland@yahoo.com
aolenci@gmail.com
craig@seradesign.com

I strongly support the proposal to create 500 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

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3/26/24, 3:24 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_27.msg - All Documents

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Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Kevin Zelaya
kevez21189@gmail.com
1139 S Rimpau Blvd
Los Angeles, California 90019

C71
cont.

3/26/24, 2:05 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_25.msg - All Documents

C72

From: Bryan Alcorn <noreply@adv.actionnetwork.org>
Sent on: Saturday, January 27, 2024 1:22:24 AM
To: Lind, Rebecca <RLind@oaklandca.gov>
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow up: Flag for follow up

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

Attn:

dkalb@oaklandca.gov
kodoherthy@oaklandca.gov
cpayne@oaklandca.gov
rlind@oaklandca.gov
dfrench@oaklandca.gov
cmanusopc@gmail.com
jfeamopc@gmail.com
tlimon.opc@gmail.com
SShразиOPC@gmail.com
vsugrueopc@gmail.com
jrenkopc@gmail.com
rjonesopc@gmail.com
marc@emeraldfund.com
kaugust@oaklandca.gov
marcusjohnson.lpab@gmail.com
timm@mithun.com
chrisandrews@sbcglobal.net
benfu.oakland@yahoo.com
aolenci@gmail.com
craig@seradesign.com

I strongly support the proposal to create 500 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

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3/26/24, 2:05 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_25.msg - All Documents

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Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Bryan Alcorn
bryan.alcorn@gmail.com

San Francisco, California 94117

C72
cont.

3/26/24, 2:11 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_6.msg - All Documents

C73

From: Sarah Bell <noreply@adv.actionnetwork.org>
Sent on: Friday, February 2, 2024 12:40:47 AM
To: Lind, Rebecca <RLind@oaklandca.gov>
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow up: Flag for follow up

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

I strongly support the proposal to create 448 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

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Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Sarah Bell
bell.sarah@gmail.com
1080 Jones St Apt 540
Berkeley, California 94710

3/26/24, 2:37 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_9.msg - All Documents

C74

From: Bret Peterson <noreply@adv.actionnetwork.org>
Sent on: Thursday, February 1, 2024 11:17:48 PM
To: Lind, Rebecca <RLind@oaklandca.gov>
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow up: Flag for follow up

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Bret Peterson
bretnpeterson@gmail.com
3608 Fruitvale Ave
Oakland, California 94602

3/26/24, 2:39 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_28.msg - All Documents

C75

From: Pam Brown <noreply@adv.actionnetwork.org>
Sent on: Monday, January 22, 2024 4:42:27 PM
To: Lind, Rebecca <RLind@oaklandca.gov>
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow up: Flag for follow up

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R Lind,

Attn:

dkaib@oaklandca.gov
kodoherly@oaklandca.gov
cpayne@oaklandca.gov
rlind@oaklandca.gov
dfrench@oaklandca.gov
cmanusopc@gmail.com
jfeamopc@gmail.com
timon.opc@gmail.com
SShirazIOPC@gmail.com
vsugrueopc@gmail.com
jrenkopc@gmail.com
rjonesopc@gmail.com
marc@emeraldfund.com
kaugust@oaklandca.gov
marcusjohnson.jpab@gmail.com
timm@mithun.com
chrisandrews@sbcglobal.net
benfu.oakland@yahoo.com
aolenci@gmail.com
craigr@seradesign.com

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3/26/24, 2:39 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_28.msg - All Documents

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Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Pam Brown
pbrown7733@gmail.com

Orangevale, California 95662

C75
cont.

3/26/24, 2:41 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_3.msg - All Documents

C76

From: Tammy Rae Carland <noreply@adv.actionnetwork.org>
Sent on: Friday, February 2, 2024 5:17:36 PM
To: Lind, Rebecca <RLind@oaklandca.gov>
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow up: Flag for follow up

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R Lind,

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- Art installations and programming in consultation with CCA
- Sustainability features: all electric buildings, PV system for common electric, water conservation, proximity to transit, reduced parking, electric vehicle charging stations, 3X required bike parking spaces

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Tammy Rae Carland
trcarland@gmail.com

Emeryville, California 94608

3/26/24, 2:42 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_7.msg - All Documents

C77

From: Oskar Cross <noreply@adv.actionnetwork.org>
Sent on: Friday, February 2, 2024 12:08:27 AM
To: Lind, Rebecca <RLind@oaklandca.gov>
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow up: Flag for follow up

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

I strongly support the proposal to create 448 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

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Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Oskar Cross
coderb938@gmail.com

Oakland, California 94619

3/26/24, 2:43 PM

UP2P - Please support more housing in Rockridge at 5212 Broadway Ave.msg - All Documents

C78

From: Nick Danoff <noreply@adv.actionnetwork.org>
Sent on: Thursday, February 1, 2024 5:11:54 PM
To: Lind, Rebecca <RLind@oaklandca.gov>
Subject: Please support more housing in Rockridge at 5212 Broadway Ave

Follow up: Flag for follow up

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

Attn:

dkalb@oaklandca.gov
kodoherly@oaklandca.gov
cpayne@oaklandca.gov
rlind@oaklandca.gov
dfrench@oaklandca.gov
alexrandolph.oak@gmail.com
jfeamopc@gmail.com
jahrensopc@gmail.com
SShiraziOPC@gmail.com
vsugrueopc@gmail.com
jrenkopc@gmail.com
nataliesandovalopc@gmail.com
marc@emeraldfund.com
kaugust@oaklandca.gov
BombaOPC@gmail.com
timm@mithun.com
marlakatopc@gmail.com
cmatheny@opcmialocal300.org
aolenci@gmail.com
craig@seradesign.com

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3/26/24, 2:43 PM

UP2P - Please support more housing in Rockridge at 5212 Broadway Ave.msg - All Documents

C78
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Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Nick Danoff
nickdanoff@gmail.com
630 20th St unit 714
Oakland, California 94612

3/26/24, 2:44 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_26.msg - All Documents

C79

From: Maxwell Davis <noreply@adv.actionnetwork.org>
Sent on: Saturday, January 27, 2024 12:58:06 AM
To: Lind, Rebecca <RLind@oaklandca.gov>
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow up: Flag for follow up

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R Lind,

Attn:

dkaib@oaklandca.gov
kodoherly@oaklandca.gov
cpayne@oaklandca.gov
rlind@oaklandca.gov
dfrench@oaklandca.gov
cmanusopc@gmail.com
jfeamopc@gmail.com
timon.opc@gmail.com
SShirazIOPC@gmail.com
vsugrueopc@gmail.com
jrenkopc@gmail.com
rjonesopc@gmail.com
marc@emeraldfund.com
kaugust@oaklandca.gov
marcusjohnson.jpab@gmail.com
timm@mithun.com
chrisandrews@sbcglobal.net
benfu.oakland@yahoo.com
aolenci@gmail.com
craigr@seradesign.com

I strongly support the proposal to create 500 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

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3/26/24, 2:44 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_26.msg - All Documents

C79
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Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Maxwell Davis
maxwellwdavis@gmail.com
45 Randwick ave
Oakland, California 94611

3/26/24, 2:45 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_17.msg - All Documents

C80

From: Stephen Doherty <stephendoherty@dbarchitect.com>
Sent on: Thursday, February 1, 2024 2:13:53 AM
To: Lind, Rebecca <RLind@oaklandca.gov>
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow up: Flag for follow up

You don't often get email from stephendoherty@dbarchitect.com. [Learn why this is important](#)

R Lind,

Attn:

dkaib@oaklandca.gov
kodoherity@oaklandca.gov
cpayne@oaklandca.gov
rlind@oaklandca.gov
dfrench@oaklandca.gov
alexrandolph.oak@gmail.com
jfeamopc@gmail.com
jahrensopc@gmail.com
SShiraziOPC@gmail.com
vsugrueopc@gmail.com
jrenkopc@gmail.com
nataliesandovalopc@gmail.com
marc@emeraldfund.com
kaugust@oaklandca.gov
BombaOPC@gmail.com
timm@mithun.com
marlakatopc@gmail.com
cmatheny@opcmialocal300.org
aolenci@gmail.com
craig@seradesign.com

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3/26/24, 2:45 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_17.msg - All Documents

C80
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Stephen Doherty
stephendoherty@dbarchitect.com

Oakland, California 94607

3/26/24, 2:47 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_13.msg - All Documents

C81

From: Brent Faville <noreply@adv.actionnetwork.org>
Sent on: Thursday, February 1, 2024 3:38:39 AM
To: Lind, Rebecca <RLind@oaklandca.gov>
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow up: Flag for follow up

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

Attn:

dkalb@oaklandca.gov
kodoherly@oaklandca.gov
cpayne@oaklandca.gov
rlind@oaklandca.gov
dfrench@oaklandca.gov
alexrandolph.oak@gmail.com
jfeamopc@gmail.com
jahrensopc@gmail.com
SShiraziOPC@gmail.com
vsugrueopc@gmail.com
jrenkopc@gmail.com
nataliesandovalopc@gmail.com
marc@emeraldfund.com
kaugust@oaklandca.gov
BombaOPC@gmail.com
timm@mithun.com
marlakatopc@gmail.com
cmatheny@opcmialocal300.org
aolenci@gmail.com
craig@seradesign.com

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3/26/24, 2:47 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_13.msg - All Documents

C81
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Brent Faville
bfaville@gmail.com

Oakland, California 94602

3/26/24, 2:51 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_12.msg - All Documents

C82

From: Jonathan Fleming <jonathan@jonathanfleming.com>
Sent on: Thursday, February 1, 2024 4:41:46 AM
To: Lind, Rebecca <RLind@oaklandca.gov>
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow up: Flag for follow up

You don't often get email from jonathan@jonathanfleming.com. [Learn why this is important](#)

R Lind,

Attn:

dkalb@oaklandca.gov
kodoherly@oaklandca.gov
cpayne@oaklandca.gov
rlind@oaklandca.gov
dfrench@oaklandca.gov
alexrandolph.oak@gmail.com
jfeamopc@gmail.com
jahrensopc@gmail.com
SShirazIOPC@gmail.com
vsugrueopc@gmail.com
jrenkopc@gmail.com
nataliesandovalopc@gmail.com
marc@emeraldfund.com
kaugust@oaklandca.gov
BombaOPC@gmail.com
timmm@mithun.com
marlakatopc@gmail.com
cmatheny@opcmialocal300.org
aolenci@gmail.com
craiggr@seradesign.com

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3/26/24, 2:51 PM

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Jonathan Fleming
Jonathan@jonathanfleming.com

Oakland, California 94607

3/26/24, 2:52 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_15.msg - All Documents

C83

From: Lin Griffith <rjgonzalez@mindspring.com>
Sent on: Thursday, February 1, 2024 2:34:35 AM
To: Lind, Rebecca <RLind@oaklandca.gov>
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow up: Flag for follow up

You don't often get email from rjgonzalez@mindspring.com. [Learn why this is important](#)

R Lind,

Attn:

dkalb@oaklandca.gov
kodoherly@oaklandca.gov
cpayne@oaklandca.gov
rlind@oaklandca.gov
dfrench@oaklandca.gov
alexrandolph.oak@gmail.com
jfeamopc@gmail.com
jahrensopc@gmail.com
SShirazIOPC@gmail.com
vsugrueopc@gmail.com
jrenkopc@gmail.com
nataliesandovalopc@gmail.com
marc@emeraldfund.com
kaugust@oaklandca.gov
BombaOPC@gmail.com
timm@mithun.com
marlakatopc@gmail.com
cmatheny@opcmialocal300.org
aolenci@gmail.com
craig@seradesign.com

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Lin Griffith
rjgonzalez@mindspring.com

Oakland, California 94619-2211

C83
cont.

3/26/24, 2:53 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_22.msg - All Documents

C84

From: Norma Guzmán <noreply@adv.actionnetwork.org>
Sent on: Sunday, January 28, 2024 3:41:06 PM
To: Lind, Rebecca <RLind@oaklandca.gov>
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow up: Flag for follow up

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

Attn:

dkalb@oaklandca.gov
kodoherly@oaklandca.gov
cpayne@oaklandca.gov
rlind@oaklandca.gov
dfrench@oaklandca.gov
cmanusopc@gmail.com
jfeamopc@gmail.com
timon.opc@gmail.com
SShiraziOPC@gmail.com
vsugrueopc@gmail.com
jrenkopc@gmail.com
rjonesopc@gmail.com
marc@emeraldfund.com
kaugust@oaklandca.gov
marcusjohnson.jpab@gmail.com
timm@mithun.com
chrisandrews@sbcglobal.net
benfu.oakland@yahoo.com
aolenci@gmail.com
craigr@seradesign.com

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cont.

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- Maintains and repurposes primary components of the Victorian Treadwell Estate Era
- Opens up site to neighborhood: community access to Macky Lawn, nature playground, terrace view deck, meeting and event space within historic building
- Preserves historic landscape with multiple redwood groves, coast live oaks, magnolia trees
- Art installations and programming in consultation with CCA
- Sustainability features: all electric buildings, PV system for common electric, water conservation, proximity to transit, reduced parking, electric vehicle charging stations, 3X required bike parking spaces

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Norma Guzmán
normaguz@gmail.com
1080 JONES ST APT 106
Berkeley, California 94710

3/26/24, 2:54 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_2.msg - All Documents

C85

From: Beata Haar <noreply@adv.actionnetwork.org>
Sent on: Saturday, February 3, 2024 12:09:07 AM
To: Lind, Rebecca <RLind@oaklandca.gov>
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow up: Flag for follow up

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

I strongly support the proposal to create 448 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

CCA has moved off of the campus, and the 4-acre site now sits vacant. The proposed project will create a new chapter in the storied history of the site by opening up the former campus to the community while combining historic preservation, community spaces, recreational opportunities, commercial space and much needed, abundant housing.

Many historic components will be preserved and repurposed, including mature redwood groves, the Broadway Wall, Broadway Stairs, National Historic Register listed Macky Hall and Carriage House, and the historic gathering space in the heart of the campus, Macky Lawn.

The project sponsors have been working with the Rockridge community and stakeholders since 2017 on molding this concept. The design has gone through several iterations, and the resulting proposal is a finely-crafted vision that respects the history of the site and the Rockridge neighborhood while creating a tremendous community asset for decades to come and helping to address our housing crisis.

Among the many highlights of the project:

- 448 new homes
- 10% affordable homes on site
- Much needed housing near BART in Rockridge neighborhood that has seen scant new housing in decades
- Revitalizes prominent 4-acre site that is vacant and no longer occupied by CCA
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Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Beata Haar
arphaar@gmail.com

Oakland, California 94609

3/26/24, 2:55 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_16.msg - All Documents

C86

From: Deepak Jagannath <noreply@adv.actionnetwork.org>
Sent on: Thursday, February 1, 2024 2:14:40 AM
To: Lind, Rebecca <RLind@oaklandca.gov>
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow up: Flag for follow up

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

Attn:

dkalb@oaklandca.gov
kodoherly@oaklandca.gov
cpayne@oaklandca.gov
rlind@oaklandca.gov
dfrench@oaklandca.gov
alexrandolph.oak@gmail.com
jfeamopc@gmail.com
jahrensopc@gmail.com
SShiraziOPC@gmail.com
vsugrueopc@gmail.com
jrenkopc@gmail.com
nataliesandovalopc@gmail.com
marc@emeraldfund.com
kaugust@oaklandca.gov
BombaOPC@gmail.com
timm@mithun.com
mariakatopc@gmail.com
cmatheny@opcmialocal300.org
aolenci@gmail.com
craig@seradesign.com

I strongly support the proposal to create 448 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

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<https://urbanplanningpartners.sharepoint.com/sites/FS/Shared Documents/Forms/AllItems.aspx?csf=1&web=1&e=Hwaq93&cid=bcf8f0a1-2fd9-4408-...> 1/2

3/26/24, 2:55 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue1_16.msg - All Documents

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Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Deepak Jagannath
deciblast@gmail.com
1422 Wood Street
Oakland, California 94607

C86
cont.

3/26/24, 2:55 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_16.msg - All Documents

C86
cont.

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Deepak Jagannath
deciblast@gmail.com
1422 Wood Street
Oakland, California 94607

3/26/24, 2:56 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_19.msg - All Documents

C87

From: Logan Kelley <noreply@adv.actionnetwork.org>
Sent on: Tuesday, January 30, 2024 5:51:45 PM
To: Lind, Rebecca <RLind@oaklandca.gov>
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow up: Flag for follow up

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R Lind,

Attn:

dkaib@oaklandca.gov
kodoherly@oaklandca.gov
cpayne@oaklandca.gov
rlind@oaklandca.gov
dfrench@oaklandca.gov
cmanusopc@gmail.com
jfeamopc@gmail.com
timon.opc@gmail.com
SShiraziOPC@gmail.com
vsugrueopc@gmail.com
jrenkopc@gmail.com
rjonesopc@gmail.com
marc@emeraldfund.com
kaugust@oaklandca.gov
marcusjohnson.jpab@gmail.com
timm@mithun.com
chrisandrews@sbcglobal.net
benfu.oakland@yahoo.com
aolenci@gmail.com
craig@seradesign.com

I strongly support the proposal to create 500 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

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<https://urbanplanningpartners.sharepoint.com/sites/FS/Shared Documents/Forms/AllItems.aspx?csf=1&web=1&e=Hwaq93&cid=bcf8f0a1-2fd9-4408-...> 1/2

3/26/24, 2:56 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_19.msg - All Documents

C87
cont.

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Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Logan Kelley
logankelley@gmail.com

Oakland, California 94601

3/26/24, 3:04 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_10.msg - All Documents

C88

From: Paul Kochler <noreply@adv.actionnetwork.org>
Sent on: Thursday, February 1, 2024 9:56:13 PM
To: Lind, Rebecca <RLind@oaklandca.gov>
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow up: Flag for follow up

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R Lind,

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Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Paul Koehler
paulkoehler1000@gmail.com

Oakland, California 94611

3/26/24, 3:05 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_21.msg - All Documents

C89

From: Amanda Le <noreply@adv.actionnetwork.org>
Sent on: Sunday, January 28, 2024 5:18:59 PM
To: Lind, Rebecca <RLind@oaklandca.gov>
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow up: Flag for follow up

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R Lind,

Attn:

dkalb@oaklandca.gov
kodoherly@oaklandca.gov
cpayne@oaklandca.gov
rlind@oaklandca.gov
dfrench@oaklandca.gov
cmanusopc@gmail.com
jfeamopc@gmail.com
tlimon.opc@gmail.com
SShiraziOPC@gmail.com
vsugrueopc@gmail.com
jrenkopc@gmail.com
rjonesopc@gmail.com
marc@emeraldfund.com
kaugust@oaklandca.gov
marcusjohnson.lpab@gmail.com
timn@mithun.com
chrisandrews@sbcglobal.net
benfu.oakland@yahoo.com
aolenci@gmail.com
craig@seradesign.com

As a pediatrician serving Alameda county, I am concerned about the effect of the housing affordability crisis on the well-being of families and essential workers in our community.

Therefore, I strongly support the proposal to create 500 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

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Among the many highlights of the project:

- 500 new homes
- 10% affordable homes on site

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3/26/24, 3:05 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_21.msg - All Documents

C89
cont.

- Much needed housing near BART in Rockridge neighborhood that has seen scant new housing in decades
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Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Amanda Le
le.amanda1992@gmail.com

Alameda, California 94501

3/26/24, 3:06 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_5.msg - All Documents

C90

From: Emma Ling <noreply@adv.actionnetwork.org>
Sent on: Friday, February 2, 2024 6:57:41 AM
To: Lind, Rebecca <RLind@oaklandca.gov>
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow up: Flag for follow up

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R Lind,

I strongly support the proposal to create 448 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

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Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Emma Ling
emmaling27@gmail.com

Oakland, California 94609

3/26/24, 3:07 PM

UP2P - We support housing in Rockridge at 5212 Broadway Avenue!.msg - All Documents

C91

From: Marty Manley <martymanley@gmail.com>
Sent on: Wednesday, January 31, 2024 1:17:59 AM
To: dkalb@oaklandca.gov; kodoherly@oaklandca.gov; cpayne@oaklandca.gov; Lind, Rebecca <RLind@oaklandca.gov>; dfrench@oaklandca.gov; cmanusopc@gmail.com; jfeamopc@gmail.com; tlimon.opc@gmail.com; SShiraziOPC@gmail.com; vsugrueopc@gmail.com; jrenkopc@gmail.com; rjonesopc@gmail.com; marc@emeraldfund.com; kaugust@oaklandca.gov; marcusjohnson.lpab@gmail.com; timm@mithun.com; chrisandrews@sbcglobal.net; benfu.oakland@yahoo.com; aolenci@gmail.com; craigr@seradesign.com
Subject: We support housing in Rockridge at 5212 Broadway Avenue!

Follow up: Flag for follow up

Some people who received this message don't often get email from martymanley@gmail.com. [Learn why this is important](#)

Commissioners, City Council Members, and Developers:

We write as active residents of Howe St. in Oakland and as business and city planning professionals. We strongly support building more housing in Oakland and think that our neighborhood has an unusual opportunity to build 500 new homes on the former campus of the California College of the Arts.

I am also aware that Oakland's efforts to build more housing after the pandemic are threatening to stall. In 2018, Oakland issued building permits for 4,617 houses and apartments. In 2019, before Covid, this fell in half to 2,163 units and in 2020 it fell nearly in half again to 1,107 units. In 2022 we were back to 2,091 units.

Permitting is only the start. Seven of the units permitted in 2018 sit across the street from us on Howe Street. **These houses remain unfinished and unoccupied more than five years after they were built.** This is an eyesore, a neighborhood menace, and a disgrace to both the regulators and contractors involved.

We must not allow the CCA campus to fall into a similar morass. Rockridge is a great, vibrant neighborhood that has contributed almost no new housing to Oakland. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

The plan preserves and repurposes many historic elements of the former campus, including mature redwood groves, the Broadway Wall, Broadway Stairs, Macky Hall and Carriage House, and the historic gathering space in the heart of the campus, Macky Lawn.

The project sponsors have been working with the Rockridge community and stakeholders since 2017 to develop this concept. The design has gone through several iterations, and the resulting proposal is a finely-crafted vision that respects the history of the site and the Rockridge neighborhood while creating a tremendous community asset for decades to come and helping to address our housing crisis.

We urge you to support new housing at the CCA campus and approve this transformational project.

Marty Manley
AnnaLee Saxenian
Oakland, California

3/26/24, 3:09 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_23.msg - All Documents

C92

From: Rowyn McDonald <noreply@adv.actionnetwork.org>
Sent on: Saturday, January 27, 2024 4:20:20 AM
To: Lind, Rebecca <RLind@oaklandca.gov>
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow up: Flag for follow up

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R Lind,

Attn:

dkalb@oaklandca.gov
kodoherly@oaklandca.gov
cpayne@oaklandca.gov
rlind@oaklandca.gov
dfrench@oaklandca.gov
cmanusopc@gmail.com
jfearnopc@gmail.com
tlimon.opc@gmail.com
SShiraziOPC@gmail.com
vsugrueopc@gmail.com
jrenkopc@gmail.com
rjonesopc@gmail.com
marc@emeraldfund.com
kaugust@oaklandca.gov
marcusjohnson.lpab@gmail.com
timm@mithun.com
chrisandrews@sbcglobal.net
benfu.oakland@yahoo.com
aolenci@gmail.com
craig@seradesign.com

I strongly support the proposal to create 500 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, but it has seen minimal new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply, and the CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

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3/26/24, 3:09 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue1_23.msg - All Documents

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Rowyn McDonald
rowynm@gmail.com

Albany, California 94706

C92
cont.

3/26/24, 3:10 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_11.msg - All Documents

C93

From: Leah McGlauchlin <noreply@adv.actionnetwork.org>
Sent on: Thursday, February 1, 2024 5:02:48 AM
To: Lind, Rebecca <RLind@oaklandca.gov>
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow up: Flag for follow up

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

Attn:

dkalb@oaklandca.gov
kodoherly@oaklandca.gov
cpayne@oaklandca.gov
rlind@oaklandca.gov
dfrench@oaklandca.gov
alexrandolph.oak@gmail.com
jfearnopc@gmail.com
jahrensopc@gmail.com
SShiraziOPC@gmail.com
vsugrueopc@gmail.com
jrenkopc@gmail.com
natallesandovalopc@gmail.com
marc@emeraldfund.com
kaugust@oaklandca.gov
BombaOPC@gmail.com
timm@mithun.com
mariakatopc@gmail.com
cmatheny@opcmialocal300.org
aolenci@gmail.com
craig@seradesign.com

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<https://urbanplanningpartners.sharepoint.com/sites/FS/Shared Documents/Forms/AllItems.aspx?csf=1&web=1&e=Hwaq93&cid=bcf8f0a1-2fd9-4408-...> 1/2

3/26/24, 3:10 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_11.msg - All Documents

- Revitalizes prominent 4-acre site that is vacant and no longer occupied by CCA
- Extensive historic preservation and reuse
- Maintains and repurposes primary components of the Victorian Treadwell Estate Era
- Opens up site to neighborhood: community access to Macky Lawn, nature playground, terrace view deck, meeting and event space within historic building
- Preserves historic landscape with multiple redwood groves, coast live oaks, magnolia trees
- Art installations and programming in consultation with CCA
- Sustainability features: all electric buildings, PV system for common electric, water conservation, proximity to transit, reduced parking, electric vehicle charging stations, 3X required bike parking spaces

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Leah McGlauchlin
leahmcglauchlin@gmail.com

Oakland , California 94610

C93
cont.

3/26/24, 3:11 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_4.msg - All Documents

C94

From: David Mendelsohn <noreply@adv.actionnetwork.org>
Sent on: Friday, February 2, 2024 5:12:19 PM
To: Lind, Rebecca <RLind@oaklandca.gov>
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow up: Flag for follow up

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

I strongly support the proposal to create 448 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

CCA has moved off of the campus, and the 4-acre site now sits vacant. The proposed project will create a new chapter in the storied history of the site by opening up the former campus to the community while combining historic preservation, community spaces, recreational opportunities, commercial space and much needed, abundant housing.

Many historic components will be preserved and repurposed, including mature redwood groves, the Broadway Wall, Broadway Stairs, National Historic Register listed Macky Hall and Carriage House, and the historic gathering space in the heart of the campus, Macky Lawn.

The project sponsors have been working with the Rockridge community and stakeholders since 2017 on molding this concept. The design has gone through several iterations, and the resulting proposal is a finely-crafted vision that respects the history of the site and the Rockridge neighborhood while creating a tremendous community asset for decades to come and helping to address our housing crisis.

Among the many highlights of the project:

- 448 new homes
- 10% affordable homes on site
- Much needed housing near BART in Rockridge neighborhood that has seen scant new housing in decades
- Revitalizes prominent 4-acre site that is vacant and no longer occupied by CCA
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- Art installations and programming in consultation with CCA
- Sustainability features: all electric buildings, PV system for common electric, water conservation, proximity to transit, reduced parking, electric vehicle charging stations, 3X required bike parking spaces

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

David Mendelsohn
dwmendelsohn@gmail.com
2732 MLK Jr Way Apt 5
Berkeley, California 94703

3/26/24, 3:12 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_24.msg - All Documents

C95

From: David Miller <noreply@adv.actionnetwork.org>
Sent on: Saturday, January 27, 2024 2:05:56 AM
To: Lind, Rebecca <RLind@oaklandca.gov>
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow up: Flag for follow up

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

Attn:

dkalb@oaklandca.gov
kodoherly@oaklandca.gov
cpayne@oaklandca.gov
rlind@oaklandca.gov
dfrench@oaklandca.gov
cmanusopc@gmail.com
jfeamopc@gmail.com
timon.opc@gmail.com
SShirazIPOC@gmail.com
vsugrueopc@gmail.com
jrenkopc@gmail.com
rjonesopc@gmail.com
marc@emeraldfund.com
kaugust@oaklandca.gov
marcusjohnson.lpab@gmail.com
timm@mithun.com
chrisandrews@sbcglobal.net
benfu.oakland@yahoo.com
aolenci@gmail.com
craig@seradesign.com

I strongly support the proposal to create 500 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

CCA has moved off of the campus, and the 4-acre site now sits vacant. The proposed project will create a new chapter in the storied history of the site by opening up the former campus to the community while combining historic preservation, community spaces, recreational opportunities, commercial space and much needed, abundant housing.

Many historic components will be preserved and repurposed, including mature redwood groves, the Broadway Wall, Broadway Stairs, National Historic Register listed Macky Hall and Carriage House, and the historic gathering space in the heart of the campus, Macky Lawn.

The project sponsors have been working with the Rockridge community and stakeholders since 2017 on molding this concept. The design has gone through several iterations, and the resulting proposal is a finely-crafted vision that respects the history of the site and the Rockridge neighborhood while creating a tremendous community asset for decades to come and helping to address our housing crisis.

Among the many highlights of the project:

- 500 new homes
- 10% affordable homes on site
- Much needed housing near BART in Rockridge neighborhood that has seen scant new housing in decades
- Revitalizes prominent 4-acre site that is vacant and no longer occupied by CCA

<https://urbanplanningpartners.sharepoint.com/sites/FS/Shared Documents/Forms/AllItems.aspx?csf=1&web=1&e=Hwaq93&cid=bcf8f0a1-2fd9-4408-...> 1/2

3/26/24, 3:12 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_24.msg - All Documents

- Extensive historic preservation and reuse
- Maintains and repurposes primary components of the Victorian Treadwell Estate Era
- Opens up site to neighborhood: community access to Macky Lawn, nature playground, terrace view deck, meeting and event space within historic building
- Preserves historic landscape with multiple redwood groves, coast live oaks, magnolia trees
- Art installations and programming in consultation with CCA
- Sustainability features: all electric buildings, PV system for common electric, water conservation, proximity to transit, reduced parking, electric vehicle charging stations, 3X required bike parking spaces

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

David Miller
dwamermiller@gmail.com

Oakland, California 94610

C95
cont.

3/26/24, 3:14 PM UP2P - Public Comment California College of the Arts (CCA) Project Draft Environmental Impact Report.msg - All Documents

From: David Miller <dwarnermiller@gmail.com>
Sent on: Friday, February 2, 2024 7:36:48 PM
To: Lind, Rebecca <RLind@oaklandca.gov>
Subject: Public Comment: California College of the Arts (CCA) Project Draft Environmental Impact Report

C96

Follow up: Flag for follow up

You don't often get email from dwarnermiller@gmail.com. [Learn why this is important](#)

Hi there,

I am a long time Rockridge resident and completely support this project (I actually supported it more when it had more housing and am very disappointed that we allowed this to be reduced in size). Please approve it quickly and without any further downsizing or reduction in units.

Oakland has a housing crisis, Rockridge is a fantastic neighborhood that needs more people and density to support its businesses, and we should not allow the self-interested opposition of people who would let our city decay into oblivion if it meant they got to spent a millisecond less time looking for parking for their fourth BMW.

Thank you!

Best,
David Miller

3/26/24, 3:16 PM

UP2P - Support 445 New Homes ih Rockridge at 5212 Broadway Avenue.msg - All Documents

C97

From: Audrey Momoh <noreply@adv.actionnetwork.org>
Sent on: Thursday, February 1, 2024 4:47:03 AM
To: Lind, Rebecca <RLind@oaklandca.gov>
Subject: Support 445 New Homes ih Rockridge at 5212 Broadway Avenue

Follow up: Flag for follow up

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

Attn:

dkalb@oaklandca.gov
kodoherly@oaklandca.gov
cpayne@oaklandca.gov
rlind@oaklandca.gov
dfrench@oaklandca.gov
alexrandolph.oak@gmail.com
jfearnopc@gmail.com
jahrensope@gmail.com
SShiraziOPC@gmail.com
vsugrueopc@gmail.com
jrenkopc@gmail.com
natallesandovalopc@gmail.com
marc@emeraldfund.com
kaugust@oaklandca.gov
BombaOPC@gmail.com
timm@mithun.com
mariakatopc@gmail.com
cmatheny@opcmialocal300.org
aolenci@gmail.com
craig@seradesign.com

I urge you to support the proposal to create 448 new homes at Rockridge's California College of Arts campus.

Rockridge is a vibrant, walkable, transit-oriented, yet racially and socioeconomically segregated neighborhood, whose racial and socioeconomic segregation--due to discriminatory zoning and other biased policies, have exacerbated Oakland's housing gap and homelessness crisis.

For decades, Rockridge has gotten away with scarcely producing housing, let alone affordable housing for middle, low, and extremely low-income Oaklanders. At the same time, gentrification, rent gauging, and homelessness continued to increase, especially for Black Oaklanders, who have always borne the brunt of discrimination. It's time for Rockridge's actions to match its yard signs.

Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

CCA has moved off the campus, and the 4-acre site is now vacant. The proposed project will create a new chapter in the site's history by opening the former campus to the community while combining historic preservation, community spaces, recreational opportunities, commercial space, and much-needed, abundant housing.

Many historic components will be preserved and repurposed, including mature redwood groves, the Broadway Wall, Broadway Stairs, the National Historic Register-listed Macky Hall and Carriage House, and the historic gathering space in the heart of the campus, Macky Lawn.

<https://urbanplanningpartners.sharepoint.com/sites/FS/Shared Documents/Forms/AllItems.aspx?csf=1&web=1&e=Hwaq93&cid=bcf8f0a1-2fd9-4408-...> 1/2

3/26/24, 3:16 PM

UP2P - Support 445 New Homes in Rockridge at 5212 Broadway Avenue.msg - All Documents

C97
cont.

The project sponsors have been working with the Rockridge community and stakeholders since 2017 to mold this concept. The design has gone through several iterations, and the resulting proposal is a finely crafted vision that respects the history of the site and the Rockridge neighborhood while creating a tremendous community asset for decades to come and helping to address our housing crisis.

Among the many highlights of the project:

- 448 new homes
- 10% affordable homes on site (YES, we'd all like there to be more affordable housing, yet unless the city is going to wave fees or incentivize this in some way (see Boston), we're stuck with 45 homes, which is 45 more than we've got now).
- Transit-oriented development (TOD): Near Rockridge BART station that has seen scant new housing in decades
- Revitalizes prominent 4-acre site that is vacant and no longer occupied by CCA
- Extensive historic preservation and reuse
- Maintains and repurposes primary components of the Victorian Treadwell Estate Era
- Opens up the site to the neighborhood: community access to Macky Lawn, nature playground, terrace view deck, meeting and event space within a historic building
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- Sustainability features: all-electric buildings, PV system for standard electric, water conservation, proximity to transit, reduced parking, electric vehicle charging stations, 3X required bike parking spaces

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Audrey Momoh
amomoh93@gmail.com

Oakland, California 94610

3/26/24, 3:18 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!.msg - All Documents

C98

From: Robert Morris <noreply@adv.actionnetwork.org>
Sent on: Saturday, February 3, 2024 12:23:43 AM
To: Lind, Rebecca <RLind@oaklandca.gov>
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow up: Flag for follow up

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R Lind,

Since I wrote my first message of support, the city's planning process has caused literally a century's worth of housing for several families to be lost – just in the delay! Please approve more housing in Rockridge ASAP!!!

I strongly support the proposal to create 448 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

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Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Robert Morris
robert.alden.morris@gmail.com
3940 Webster St
Oakland, California 94609

3/26/24, 3:19 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_14.msg - All Documents

C99

From: William Porterfield <noreply@adv.actionnetwork.org>
Sent on: Thursday, February 1, 2024 3:12:10 AM
To: Lind, Rebecca <RLind@oaklandca.gov>
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

Follow up: Flag for follow up

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

Attn:

dkalb@oaklandca.gov
kodoherly@oaklandca.gov
cpayne@oaklandca.gov
rlind@oaklandca.gov
dfrench@oaklandca.gov
alexrandolph.oak@gmail.com
jfeanopc@gmail.com
jahrensopc@gmail.com
SShiraziOPC@gmail.com
vsugrueopc@gmail.com
jrenkopc@gmail.com
natallesandovalopc@gmail.com
marc@emeraldfund.com
kaugust@oaklandca.gov
BombaOPC@gmail.com
timm@mithun.com
mariakatopc@gmail.com
cmatheny@opcmialocal300.org
adolenci@gmail.com
craig@seradesign.com

I am an Oakland resident and homeowner, I strongly support the proposal to create 448 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

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3/26/24, 3:19 PM

UP2P - I support housing in Rockridge at 5212 Broadway Avenue!_14.msg - All Documents

C99
cont.

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Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

William Porterfield
will.b.porterfield@gmail.com

Oakland, California 94602

C100

Fw: I support housing in Rockridge at 5212 Broadway Avenue!

Lind, Rebecca <RLind@oaklandca.gov>

From: Courtney Chung <noreply@adv.actionnetwork.org>
Sent: Wednesday, March 13, 2024 8:04 AM
To: Lind, Rebecca <RLind@oaklandca.gov>
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

You don't often get email from noreply@adv.actionnetwork.org. [Learn why this is important](#)

R Lind,

I strongly support the proposal to create 448 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

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C100 cont.

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Courtney Chung
courtandnoel@gmail.com

Oakland , California 94610

C101

Fw: I support housing in Rockridge at 5212 Broadway Avenue!

Lind, Rebecca <RLind@oaklandca.gov>

From: Sunny Smith <sunny@cca.edu>
Sent: Wednesday, March 13, 2024 12:17 PM
To: Lind, Rebecca <RLind@oaklandca.gov>
Subject: I support housing in Rockridge at 5212 Broadway Avenue!

You don't often get email from sunny@cca.edu. [Learn why this is important](#)

R Lind,

I am a California College of the Arts faculty member of 15 years and Dean of 5 years and I strongly support the proposal to create 448 new homes at the California College of Arts campus in Rockridge. Rockridge is a vibrant, walkable neighborhood, rich with resources, including a BART station, yet it has seen scant new housing in decades. Rockridge should be providing its fair share of Oakland's housing supply. The 4-acre CCA campus is one of the only sites in Rockridge that could accommodate a significant amount of housing.

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C101 cont.

- Art installations and programming in consultation with CCA
- Sustainability features: all electric buildings, PV system for common electric, water conservation, proximity to transit, reduced parking, electric vehicle charging stations, 3X required bike parking spaces

Commissioners, I urge you to support new housing at the CCA campus and approve of this transformational project.

Sunny Smith
sunny@cca.edu

San Francisco, California 94134

D. PLANNING COMMISSION AND PUBLIC HEARING COMMENTS

A Public Hearing on the Draft EIR was held before the Landmarks Preservation Advisory Board on February 5, 2024. There were 11 individuals who provided comments on the project and Draft EIR. A Public Hearing on the Draft EIR was also held before Planning Commission on February 7, 2024. Fourteen individuals and one commissioner provided comments on the project and the Draft EIR. The following provides a summary of the comments and responses to the comments that are relevant to the EIR.

D1

Landmarks Preservation Advisory Board Meeting – February 5, 2024

Summary of Draft EIR Environmental Concerns Raised at Public Hearing

Margaret Dollbaum

- Three issues:
 - Destruction of the API | 1
 - Demolition of four buildings, particularly Barclay-Simpson Sculpture Studio | 2
 - Failure of document to address California Art Preservation Act | 3
- Document doesn't completely express the unique character of the Barclay-Simpson Sculpture Studio and what the loss will mean to the City of Oakland | 4
- Failure of mitigation measures to reflect the loss of the resource; façade improvement doesn't help community | 5
- Developer has ability to acquire other property to relocate the building | 6
- Mural on Martinez Hall, slated for demolition; EIR doesn't evaluate how the project complies with the California Art Preservation Act | 7
- Historic resource mitigation measures don't reflect the loss of the resources | 8

Jennifer McElrath

- Concerns about density which causes the project to not meet project objectives stated in the Draft EIR | 9
- Zoning should support dense housing, but not so dense as to not fit in, destroy every CCA-era building, create safety issues, and remove transitions between residential neighborhood and large commercial area | 10
- Buildings will appear taller due to site conditions | 11
- Allow tall buildings on the adjacent site | 12

Raul Maldonado

- Supports project and reuse of existing features of the site

Kirk Peterson

- Open space on project site has always been open to the public, but is currently closed | 13
- Erroneous information included in the EIR
 - In visual simulations, eucalyptus trees included in before and after; this is inaccurate; some of the other images as well | 14

D1

- Effect of development on historic Broadway Wall not evaluated; both structurally and denigration of historic resource | 15
- The Board can't take an decisions in a historic district and destroy 10 out of 12 historic buildings | 16
- Inadequate analysis of new buildings and character conflict with historic buildings | 17

Matthew Myers

- In favor of project

Bruce McCarthy

- In favor of the project
- Contextual Dimensions - existing buildings are in various states of disuse and dereliction; buildings are difficult to see from the neighborhood; existing buildings do not match the adjacent commercial buildings and residential buildings

Naomi Schiff

- The EIR doesn't address the revised project | 18
- Historic Preservation Alternative is inadequate and insufficient and should be revisited to study in greater depth preservation of college structures | 19
- Mitigation lean to heavily on documentation | 20
- Façade improvement project contribution is insufficient and doesn't remedy the loss of entire period of significance | 21
- Design is not better or equal to what is being replaced
- Is landscape plan adequate? What kind and size of trees will be replanted. | 22
- Is design contextually sensitive? Needs to be studied in greater detail. | 23
- Scope should be expanded to include site at Broadway and Pleasant Valley | 24

Kristen Belt

- Supporter of project

Nolani Fixler

- With Greenbelt Alliance
- Supports project

Nico Nagle

- Speaking on behalf of Housing Action Coalition
- Supports project

D1

Steve Brezovec

- Supports project

LETTER D1

**City of Oakland Landmarks Preservation Advisory Board
February 5, 2024**

- Response D1-1.** Please see Response to Comment B4-3.
- Response D1-2.** Please see Response to Comment B48-1.
- Response D1-3.** Please see Response to Comment B48-3.
- Response D1-4.** Please see Response to Comment B48-1 for a discussion of the Barclay Simpson Sculpture Studio. Please see Appendix B of the Draft EIR, Cultural Resources Technical Report, for additional discussion of the Barclay Simpson Sculpture Studio.
- Response D1-5.** Please see Response B1-6.
- Response D1-6.** This comment relates potential changes to the project design, including relocation to a different site. This comment does not address the analysis within the Draft EIR; please see Master Response 1: Project Design and Merits, Master Response 4: Adequacy of Historic and Alternative Analyses, and Master Response 9: Use of Adjacent Safeway Redevelopment Project Site.
- Response D1-7.** Please see Response to Comment B48-3.
- Response D1-8.** Please see Response to Comment B4-3.
- Response D1-9.** The comment does not identify which specific objectives would not be met the project; as such a detailed response cannot be provided.
- Response D1-10.** Please see Master Response 1: Project Design and Merits and Master Response 6: Building Height and Style. Please see Response to Comment B1 8-2 for a discussion of roadway improvements around the project site.
- Response D1-11.** Please see Master Response 6: Building Height and Style.
- Response D1-12.** Please see Master Response 9: Use of Adjacent Safeway Redevelopment Project Site.

Response D1-13. This comment addresses the existing access at the project site and does not address the analysis within the Draft EIR; no additional response is required.

Response D1-14. The comment does not state what is inaccurate related to the eucalyptus trees. The trees shown are as they appeared when the photo was taken in 2019. Since that time some of the trees have changed a bit but the eucalyptus are relatively the same when comparing 2024 Google Earth images with the visual simulations.

Response D1-15. As described in Draft EIR, a rehabilitation plan would be prepared for the Broadway Wall as part of Mitigation Measures HIST-1 a. With implementation of this measure, the potential cultural resources impact to Broadway Wall would be considered less than significant.

Response D1-16. This comment summarized the commenter's opinion about actions the LPAB can take; this comment does not address the analysis within the Draft EIR, and no additional response is required.

Response D1-17. Please see Master Response 1: Project Design and Merits.

Response D1-18. The revised project is analyzed in Chapter I, Introduction, of this Response to Comments Document, subsection C, Project Revisions.

As the revised project would result in a reduction in the envelope of development now proposed by the project applicant, comparing against the proposed project as was done in the analysis in the Draft EIR is conservative.

Response D1-19. Please see Master Response 4: Adequacy of Historic and Alternatives Analyses.

Response D1-20. Please see Response to Comment B1-5.

Response D1-21. As described in the Draft EIR, and as noted in this comment, even with the contribution to the City's Façade Improvement Project, the project would still result in significant unavoidable cultural and historic resource impacts.

Response D1-22. Please see Master Response 7: Tree Removal and Adequacy of Replacement. The project's planting plan and schedule can be found in the Response to Comment's Appendix A: PUD Application Package.

Response D1-23. Please see Master Response 1: Project Design and Merits.

Response D1-24. Please see Master Response 9: Use of Adjacent Safeway
Redevelopment Project Site.

D2

Planning Commission Meeting – February 7, 2024

Summary of Draft EIR Environmental Concerns Raised at Public Hearing

Planning Commissioner Renk

- Will a delay in the start of construction change any of the Draft EIR analysis? | 1

Author Levy

- Support Oakland Heritage Alliance comment letter | 2
- Don't have to destroy the CCA campus; consider the Historic Preservation Alternative | 3
- Should send the Draft EIR back to consider other alternatives that will enable retention of historic elements of the CCA campus | 4
- Support the Upper Broadway Advocates comment letter | 5
- No shortage of housing for people that can afford current prices. There is a shortage for many people who can't afford current prices. | 6
- Building 8-10 stories tower that have view of the bay and San Francisco skyline isn't going to help those people.
- Require further specificity in EIR as to when units would be built, information about affordability, and the quality of the surrounding environment.

Naomi Shiff

- Analysis doesn't adequately discuss adaptive reuse of any of the buildings associated with the college period of significance. | 7
- Provide project examples of reuse within the City of Oakland
- EIR is deficient – it only consider that which is infeasible as a preservation alternative. | 8
- It needs to go back and come up with a variant and suggest the possible and not structure it in such a way that it is infeasible | 9
- You are wiping out 100 years of the college history | 10

Matther Myers

- Supports the project
- Developer is trying to save what is reasonable to save
- We need to build housing near BART
- We are saving Macky Hall, Carriage House, and open space.

D2

Kristin Belt

- Sites within ½ mile of BART should maximize potential for housing
- There is a need for housing at all income level
- Proposed project provides community amenities

Star Lightner

- Supports project
- Not opposed to historic preservation, but favors balance
- Project is less dense due to neighbor feedback

Maxwell Davis

- Housing near transit is good
- Environmental impact – impact of project not being bigger. Impact related to delays of housing not being built. | 11
- Construction impacts pales in in comparison to benefits of project.
- Don't delay project

Iver Diehl

- Noise impacts inadequately address traffic noise associated with the project. | 12
- There will be construction noise. | 13
- Traffic noise is already bad. | 14
- Amplified echo of a double wall at Clifton and Broadway across from senior housing sounds like it can be a serious noise problem. | 15
- High potential for traffic issues. | 16
- SCAs and mitigations of destruction to historic landmarks don't go beyond documentation and moving of carriage house. | 17
- Market isn't conducive to building this project

Noalani Fixer

- With Greenbelt Alliance
- Supports project
- Concerns about traffic should be addressed through traffic calming, road safety measures, and reducing vehicle speed | 18

Casey Farmer

D2

- Rockridge Community Planning Commission Chair
- Supports project

Steve Brezevec

- Supports project
- Should be an environmental impact associated with the delay in project and blight of site
- No reasonable alternatives be proposed by anyone else

Stuart Flashman

- Commenting on wildfire safety.
- Environmental attorney
- Wildfire dismissed in EIR and relies on a Draft EIR Vegetation Management Plan.
- Describes Tunnel Fire and Tubbs Fire
- EIR needs to look at effects of wildfire and evacuation

20

Nico Nagle

- Housing Action Coalition
- Supports project

Alex Luckerman

- Supports project

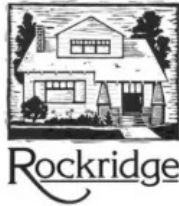
Theodore Spores

- Supports project

Commissioner Renk

- Document seems thorough
- Notion that you can have a SU for cultural resources and still be consistent with the general plan's historic element

LETTER FROM RCPC TO THE CITY OF OAKLAND PLANNING COMMISSION



February 4, 2024

City of Oakland Planning Commission
[By email]

Re: 5212 Broadway - California College of the Arts Project: RCPC Letter of Support

Dear Planning Commission Members:

As you consider the adequacy of the Environmental impact report for the 5212 Broadway – California College of the Arts project, the Rockridge Community Planning Council (RCPC) wants to make clear that it is in support of this critical project providing 448 units of desperately needed housing for Oakland.

This project will provide not only 448 units of new housing, but also a 1.5-acre new public open space located within a 15-minute walk from the Rockridge BART station. RCPC believes that medium density, multi-family housing developments like this one are critical to addressing the housing crisis gripping the Bay Area and California. We further believe that Rockridge, as a high resource neighborhood with predominantly very expensive single-family homes, should do its part to welcome projects like this one on this site and hopefully on other available sites in the future.

This project has taken more than seven years to reach this point in the approval process – and yet is not even now at a final approval stage. There may be many reasons why it has taken so long – ranging from an overly burdensome City administrative process to chronic understaffing of City departments to opposition from some portions of the surrounding neighborhoods. But the City must do better to move housing proposals to approval and construction. If this project had been approved after “only” two or three years, it would likely be built and open by now, providing homes to our children, our neighbors and most importantly, almost 50 moderate income families.

Thank you very much for your attention to this important project.

Very truly yours,

Casey Farmer
Board Chair

Ken Rich
Land Use Committee Chair

CC: RCPC Board members

SUMMARY D2

City of Oakland Planning Commission Meeting February 7, 2024

- Response D2-1.** A delay in the start of construction is not anticipated to result in a need for a change in the analysis within the Draft EIR. While it is possible there could be regulatory changes affecting environmental analysis between now and the time the City Council takes action of the Draft EIR, should there be an extended delay in action on the project, City staff would review the Draft EIR to ascertain if additional analysis is required.
- Response D2-2.** The Oakland Heritage Alliance submitted three letters during the public comment period (Letters B1, B6 and B43); responses to those letters are included in this Response to Comments Document.
- Response D2-3.** The commenter's support of alternatives to the proposed project is noted. Please see Master Response 4: Adequacy of Historic and Alternatives Analyses.
- Response D2-4.** Please see Master Response 4: Adequacy of Historic and Alternatives Analyses.
- Response D2-5.** Please see master Response 5: Additional Mitigation Measures Submitted by Upper Broadway Advocates.
- Response D2-6.** Comments related to the project's merits and affordability and project design are noted. Such comments do not relate to the adequacy of the EIR and no further response is necessary. As described in the Draft EIR, construction activities for the project could begin in Fall 2024 and last an estimated 28 months, with occupancy beginning in early 2027. The Draft EIR includes an analysis of potential environmental effects the project would have on surrounding environment.
- Response D2-7.** The project does not propose adaptive reuse of the buildings associated with college era. However, reuse of existing buildings on site was proposed in the alternatives analysis. Please see Master Response 4: Adequacy of Historic and Alternatives Analyses.

- Response D2-8.** The Draft EIR does not identify the Historic Preservation Alternative as infeasible.
- Response D2-9.** Please see Master Response 4: Adequacy of Historic and Alternatives Analyses.
- Response D2-10.** The Draft EIR identifies three significant and unavoidable cultural and historic impacts associated with development of the proposed project. As described in Section V.B, Cultural and Historic Resources, even with implementation of the identified mitigation measures, the project would adversely impact the API in such that it would no longer be able to convey its significance, resulting in a substantial adverse change to a historical resource.
- Response D2-11.** CEQA requires the analysis of impacts associated with implementation of the project. Impacts associated with delay of a project are not analyzed within the Draft EIR.
- Response D2-12.** Please see Response to Comment B62-3 for a discussion of traffic noise.
- Response D2-13.** Please see Response to Comment B52-2 for a discussion of construction noise.
- Response D2-14.** This comment relates to the existing conditions in the project area. Please see Response to Comment B62-3 for a discussion of traffic noise.
- Response D2-15.** Please see Response to Comment B62-3.
- Response D2-16.** A transportation analysis of the project is located within Section V.C, Traffic and Transportation, of the Draft EIR. Additionally, a Memorandum addressing non-CEQA related transportation topics is included in Appendix C of the Draft EIR. Please see Response to Comment B5-4 for a discussion of use of VMT analysis within Draft EIR.
- Response D2-17.** Please see Response to Comment B4-3.
- Response D2-18.** The commenter's suggested approach for addressing transportation impacts is noted; however, as no transportation impacts were identified, additional mitigation measures are not necessary. Please see Section V.C, Traffic and Transportation, for a discussion of

transportation impacts associated with the project. Please also see Response to Comment B18-2 for a discussion of transportation, pedestrian and transit improvements around the project site.

Response D2-19. Please see Response to Comment D2-11.

Response D2-20. Please see Master Response 2: Evacuation and Emergency Access and Master Response 3: Wildfire Hazards.

V. TEXT REVISIONS

This RTC document presents specific revisions to the text of the Draft EIR that were initiated by City staff for the purpose of clarifying material in the Draft EIR as well as in response to commenters questions and concerns that related to the adequacy of the Draft EIR. Where revisions to the main text are called for, the page and paragraph are noted, followed by the appropriate revision. Added text is indicated with double underlined text. Deletions to text in the Draft EIR are shown with ~~strikeouts~~. Page numbers correspond to the page numbers of the Draft EIR. Revisions presented in this RTC document do not significantly alter the conclusions or findings of the Draft EIR.

Page 278 of the Draft EIR is revised as follows:

- Portions of Broadway Terrace provides 8-foot sidewalks on both sides of the street near its intersection with Broadway.

Page 566 of the Draft EIR is revised as follows:

From the water treatment plants, water is distributed throughout EBMUD's service area, which is divided into 125 pressure zones ranging in elevation from sea level to 1,450 feet. Approximately 50 percent of treated water is distributed to customers purely by gravity. The EBMUD water distribution network includes 4,200 miles of pipe, 131 pumping plants, and 167 water distribution reservoirs (tanks storing treated drinking water), generating a total capacity of 748 million gallons.¹⁵ The project site is located within EBMUD's ~~Central Pressure Zone, which provides water service to customers within an elevation range of 0–100 feet~~ Aqueduct Pressure Zone, with a service elevation range between 100 and 200 feet. Water pressure is generally adequate throughout the city, but pressure may be reduced in some locations with older water mains if they are not sized based on current standards or have lost capacity due to deterioration. EBMUD owns and operates distribution pipelines under all of the streets within the vicinity of the project area. Typically, required pipeline relocations and extensions, in addition to other water distribution infrastructure improvements, are made at the expense of the Project Sponsor in consultation with EBMUD's business office.

Page 599 of the Draft EIR is revised as followings:

The City of Oakland has drafted a Vegetation Management Plan that evaluates the specific wildfire hazard factors in the City's very high fire hazard severity zone and establishes a framework for managing vegetative fuel loads on City-owned properties and along roadways, such that wildfire hazard is reduced and negative environmental effects resulting

from vegetation management activities are avoided or minimized. The project is located approximately one mile from the nearest area (North Oakland Regional Sports Center) subject to the requirements of the Vegetation Management Plan and is in a highly urbanized area. Areas subject to the very high fire hazard severity zone are typically in the Oakland Hills close to a large amount of vegetation. The project site is not close to these areas, because it is about 1.4 miles southwest of the nearest very high fire hazard severity zone. The period for the highest risk of fire in the Oakland Hills starts in September as the fog recedes earlier in the day and vegetation begins to dry out from regular, dry, offshore winds, and ends in November with the onset of winter rainfall, cooler temperatures, and higher relative humidity. Furthermore, the project would replace older buildings with structures that meet the current requirements from the City and California Fire Code (as required by SCA-SERV-1) and would require preparation of a Construction Management Plan and Fire Safety Phasing Plan (as required by SCA-SERV-2 and SCA-SERV-3) which would reduce the risk of causing or spreading fire, including requirements for fire suppression systems (e.g., hydrants and sprinkler systems), fire resistant building design, and access for emergency fire response.

Impacts associated with implementation of the project would be less than significant related to wildfires given the distance of the project site from the City's very high fire hazards severity zone and compliance with City and California Fire Code requirements to reduce the risk of causing or spreading fire.

A P P E N D I X A

P U D A P P L I C A T I O N P A C K A G E



California College of the Arts, Oakland, CA Preliminary Development Permit Application

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26	PROJECT DATA SUMMARY: OPEN SPACE	52	SITE IMAGERY: NEIGHBORHOOD PASEO	81	FLOOR PLAN A-06/B-05	110	BUILDING MATERIALS BOARD*
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		55	SITE IMAGERY: DISCOVERY PLAY	84	FLOOR PLAN A-09/B-08		
		56	SITE IMAGERY: SCULPTURE GARDEN	85	FLOOR PLAN A-10/B-09		

PROJECT INFORMATION & DESCRIPTION

PROJECT TEAM

Project Location	5212 Broadway Avenue Oakland, CA 94618	Architect	Mithun 660 Market St, #300 San Francisco, CA 94104 Contact: Anne Torney Phone: 415 489 4851
Owners	Emerald Fund 235 Montgomery Street, 27/F San Francisco, CA 94104 Contact: Marc Babsin Phone: 415 489 1329	Landscape Architect	CMG 444 Bryant St. San Francisco, CA 94107 Contact: Kevin Conger Phone: 415 495 3070
	Equity Community Builders LLC 38 Keyes Avenue, Suite 201 San Francisco, CA 94129 Contact: John Clawson Phone: 451 561 6200	Civil Engineer	BKF Engineers 1646 N. California Blvd., #400 Walnut Creek, CA 94596 Contact: Eric Swanson Phone: 925 940 2253
Urban Design & Design Guidelines	SITELAB Urban Studio 660 Mission St, #200 San Francisco, CA 94105 Contact: Laura Crescimano Phone: 415 852 6940		

PROJECT DESCRIPTION

The applicant proposes to develop the CCA Oakland Campus property with the following plan elements:

1. Change in Land Use and Zoning:

- General Plan: A General Plan Amendment from Institution Land Use to Community Commercial Land Use.
- Rezoning: A Rezoning from Mixed Housing Residential Zone 3 and CN-1 to CC-2.
- Height: A change from a 35-foot Height Area to a 90-foot Height Area.

2. Redevelopment of the California College of Arts and Crafts campus including the following proposal:

- Preservation and renovation of two landmarked buildings, Macky Hall and Carriage House; the historic Broadway wall and gate; the historic entry staircase; the Treadwell Estate View Corridor; and several historic landscape features. Carriage House to be relocated on the site.
- Preservation of 38 trees (15 on site and 23 within 10' of property line) including: 10 Redwoods, 3 Coastal Live Oaks, and 1 Magnolia. The remainder of the vegetation is to be removed. All removed trees will be replaced by new trees.
- Demolition of 10 of the existing buildings on the campus.

- Development of:
 - Two perimeter residential buildings ranging in height from 45' to 90', with a few locations of minor exceedance
 - 510 residential units
 - 14,742 square feet of commercial space comprised of 7,760 square feet in Macky Hall and 6,982 square feet on the ground floor of a new building along Broadway.
 - 10,718 of Community Assembly Civic space at Macky Lawn; 1,438 sq ft of Community Assembly Civic space on the ground floor of Carriage House; and 1,414 sq ft of Community Assembly Civic space on the Carriage House Terrace. (Macky Lawn, Carriage House and Carriage House Terrace are intended to serve the on-site residents and local community from time to time. Macky Lawn and the Carriage House Terrace would be available to be used for civic activities including community or cultural performing arts by non-profit groups. The ground floor of Carriage House would be available to be used for civic activities including community meetings.)
 - 95,258 square feet of open space comprised of: 41,193 square feet of POPOS; 16,240 square feet of public plaza; 24,633 square feet of group usable open space for exclusive use of residents; and 13,192 square feet of private usable open space
 - 268 automobile parking spaces in two garages: 233 and 35 spaces respectively
 - 510 bicycle parking spaces, project wide

EXISTING CONDITIONS

ASSESSOR'S MAP 14

Code Area Nos. 17-001

(A) MAP of PLOT No. 13 as per Kellersberger's MAP of the RANCHOS of DOMINGO & VICENTE PERALTA 7913

1243 SCALE: 1" = 50'

N

BROADWAY TERRACE

1246

48A7031

48A7021

CLIFTON STREET

1240

COLLEGE AVENUE

BROADWAY

GORDONADO AVENUE

FORMERLY

REVIEWED
DRAWN: 03-16-18 CC

16

3.54 AC ±

STREET (Abandoned)

ANDERSON STREET

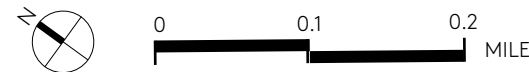
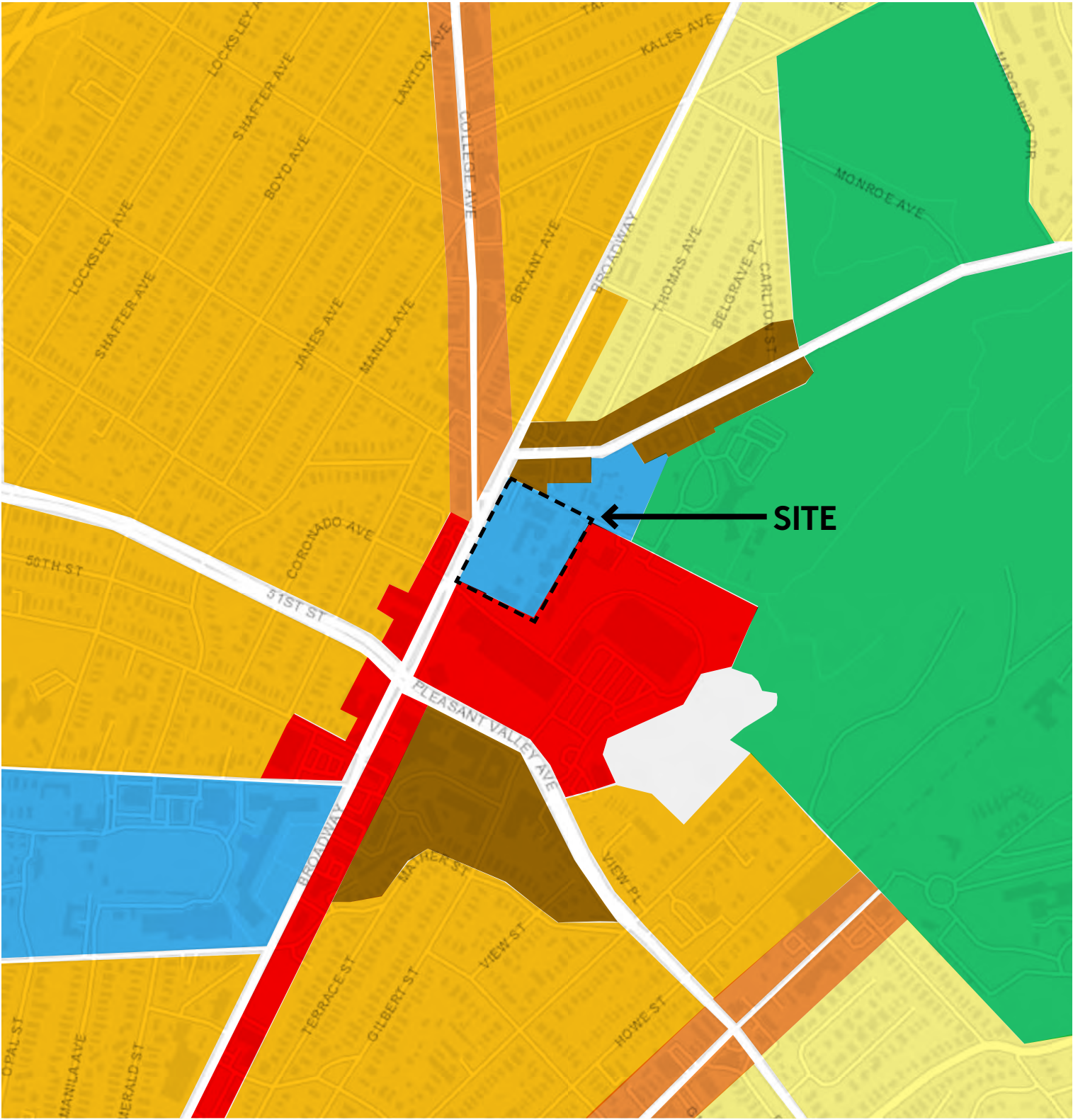
BUTLER STREET (Abandoned)

1242

GENERAL PLAN DESIGNATION MAP

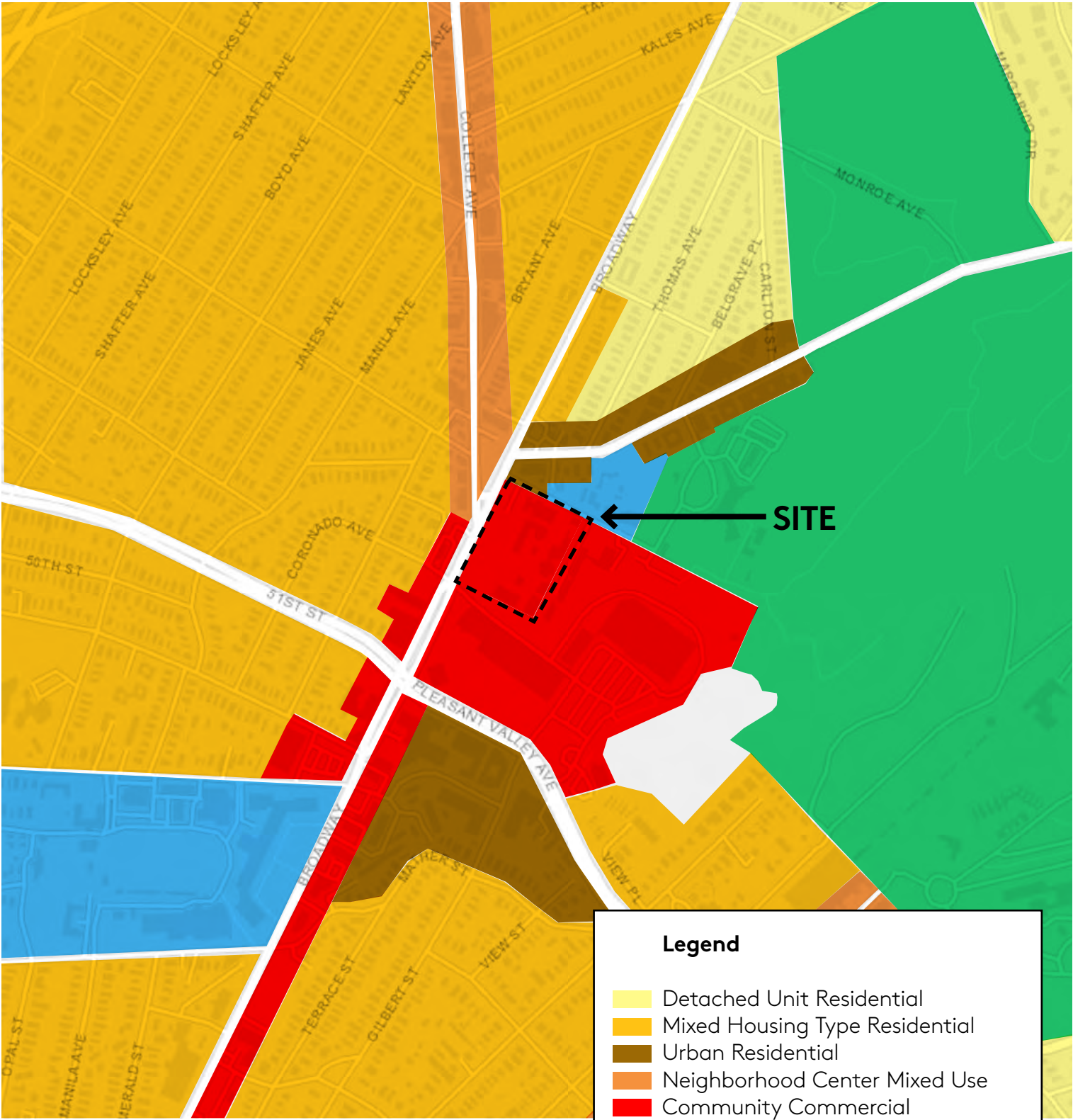
EXISTING GENERAL PLAN USE

Institutional



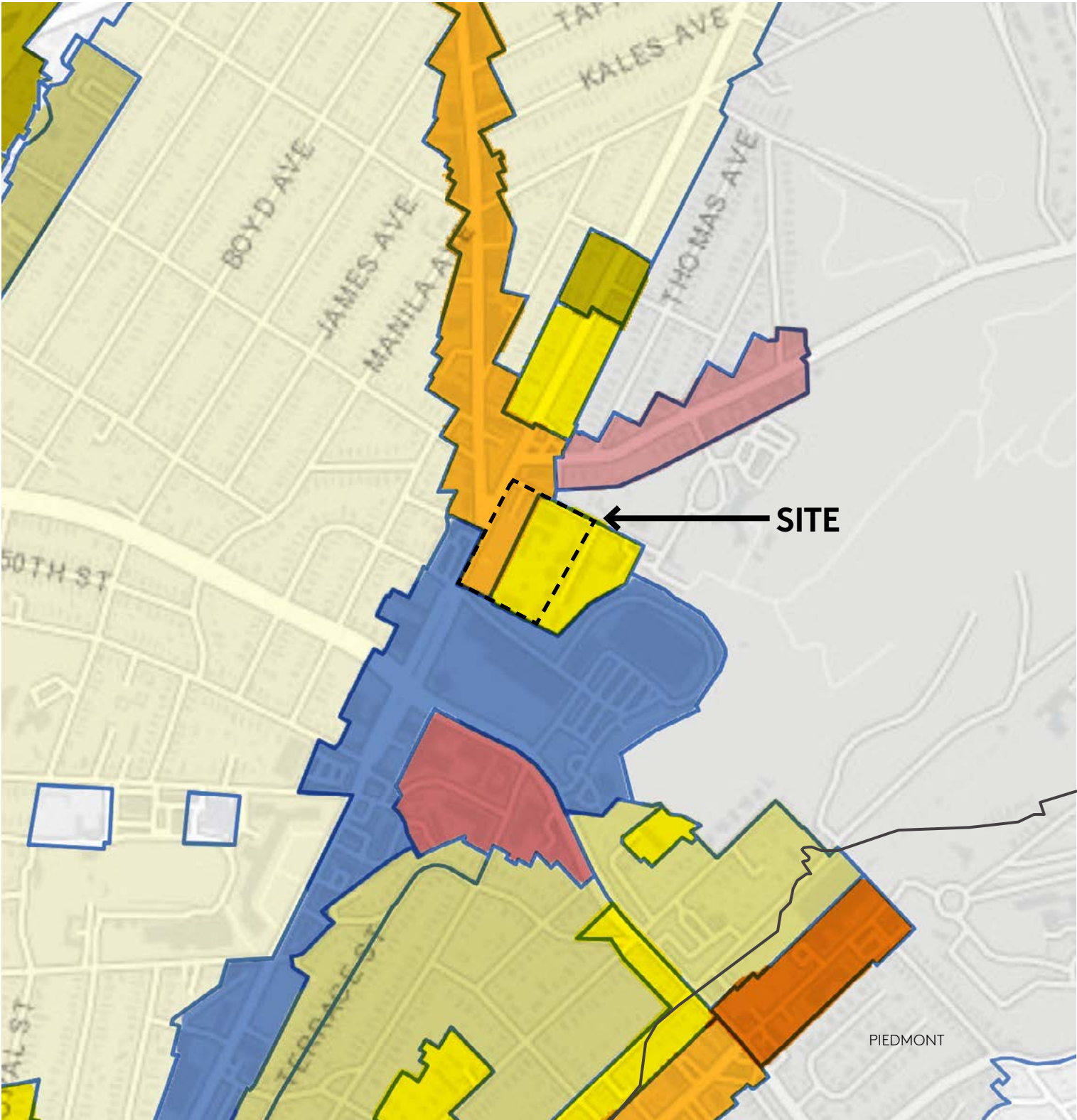
PROPOSED GENERAL PLAN USE

Community Commercial

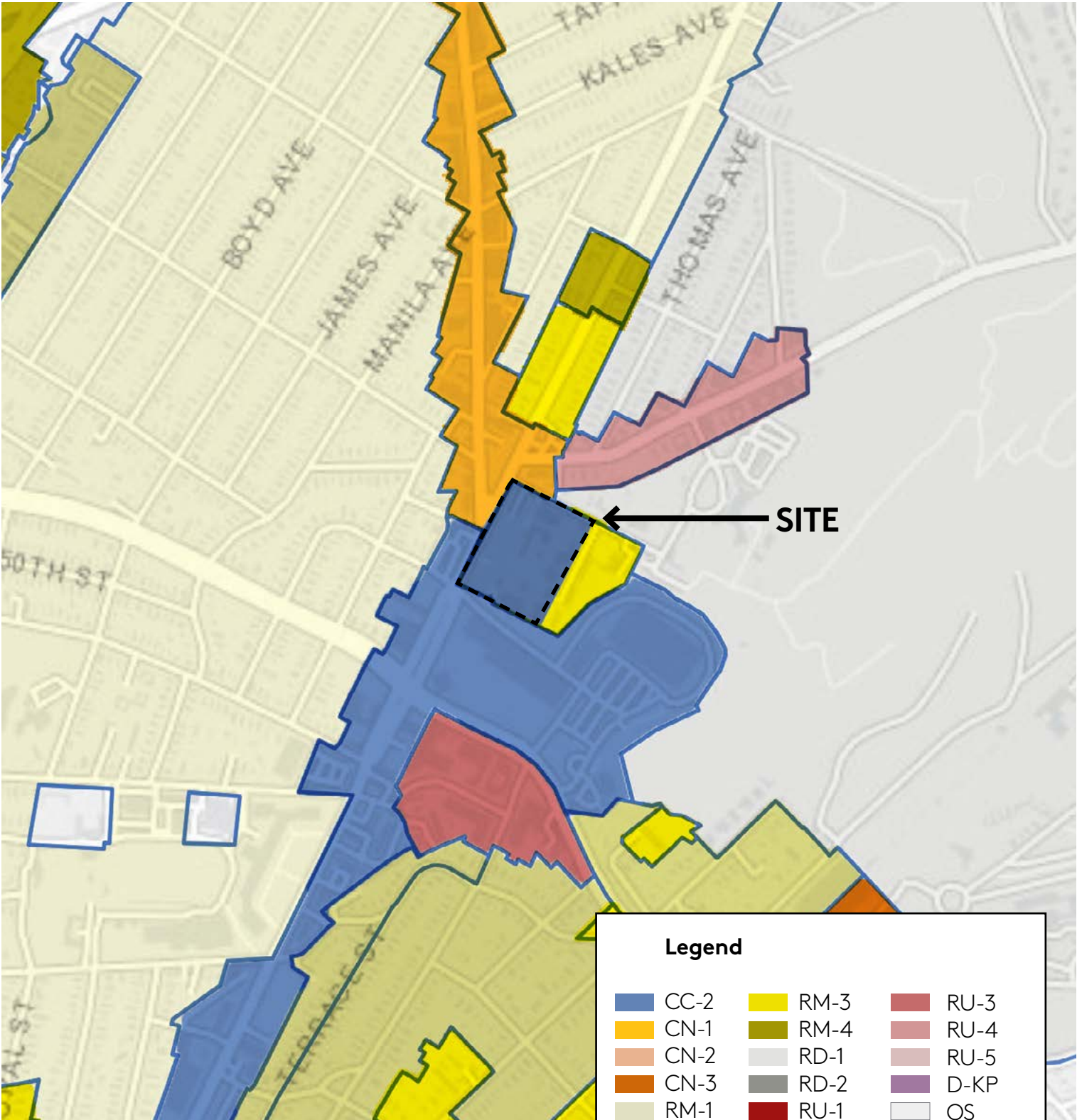


ZONING MAP

CURRENT ZONING
RM-3 AND CN-1



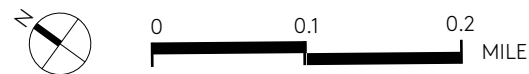
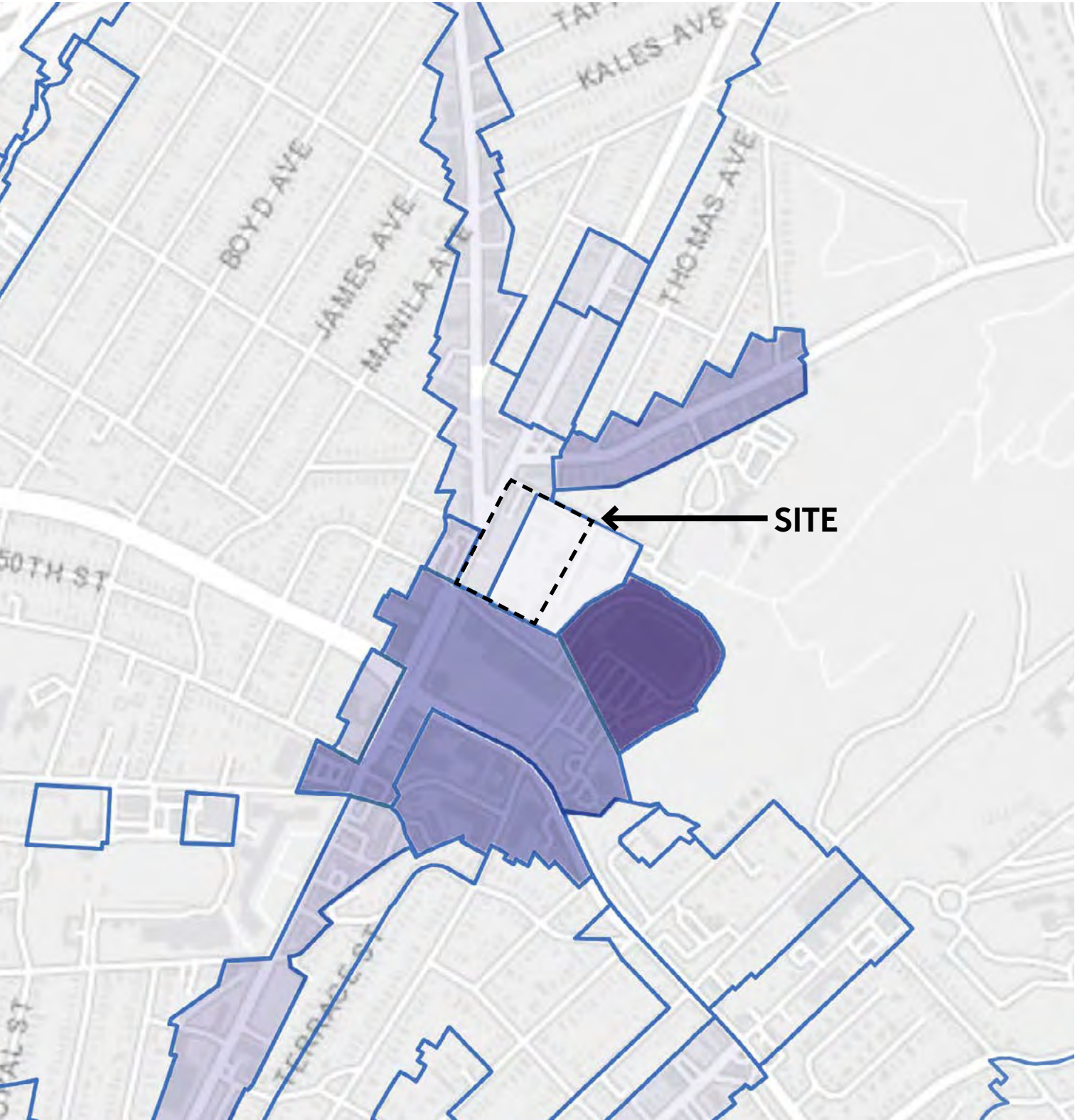
PROPOSED ZONING
CC-2



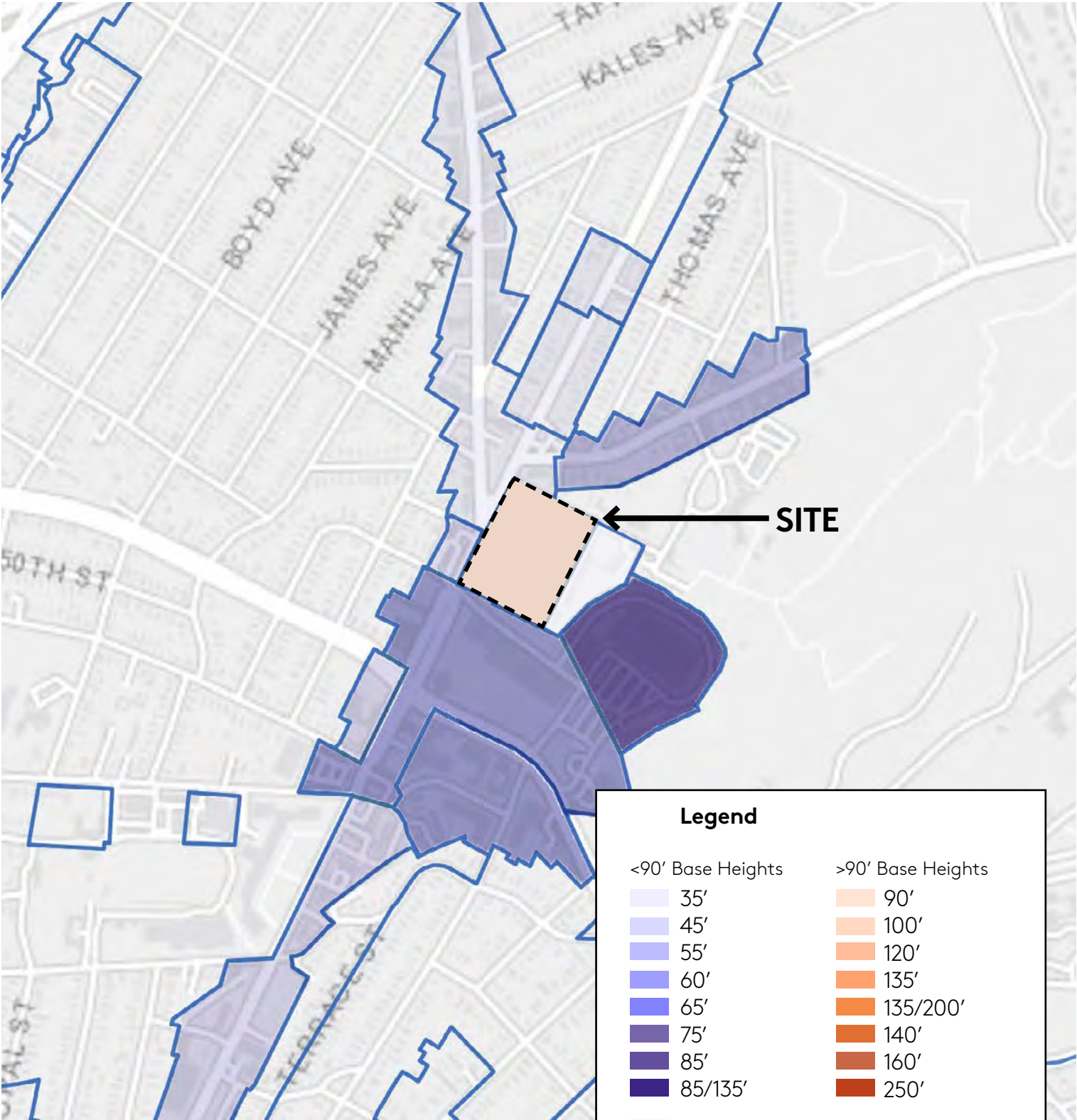
Legend					
CC-2	RM-3	RU-3			
CN-1	RM-4	RU-4			
CN-2	RD-1	RU-5			
CN-3	RD-2	D-KP			
RM-1	RU-1	OS			
RM-2	RU-2				

HEIGHT AND AREA BOUNDARY MAP

EXISTING HEIGHT AREA BOUNDARIES



PROPOSED HEIGHT AREA BOUNDARIES



CONTEXT PHOTOS: CCA CAMPUS SITE



01 | Macky Hall, East



02 | Macky Hall, West



03 | Access East of Macky Hall



04 | Carriage House



05 | Existing Redwoods



06 | Facilities Building on Clifton



07 | Macky and Founders Hall



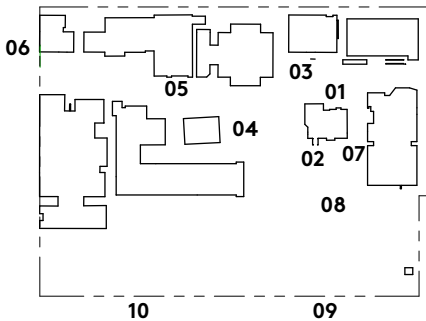
08 | Macky Lawn



09 | Broadway Wall



10 | Broadway Gate



Existing Site | Key Plan

CONTEXT PHOTOS: CCA SURROUNDINGS



01 | View of Site Across Broadway



04 | Site View from Clifton & Broadway Corner



07 | Merrill Gardens Senior Living on Broadway



10 | CCA Student Housing on Clifton



02 | View of Site and Access Road from Southwest



05 | Broadway Retail, West



08 | College Ave and Broadway Intersection



03 | View of Site and Access Road from Southeast



06 | Existing Housing Complex, East of Site



09 | Future Development Site, South



Key Plan

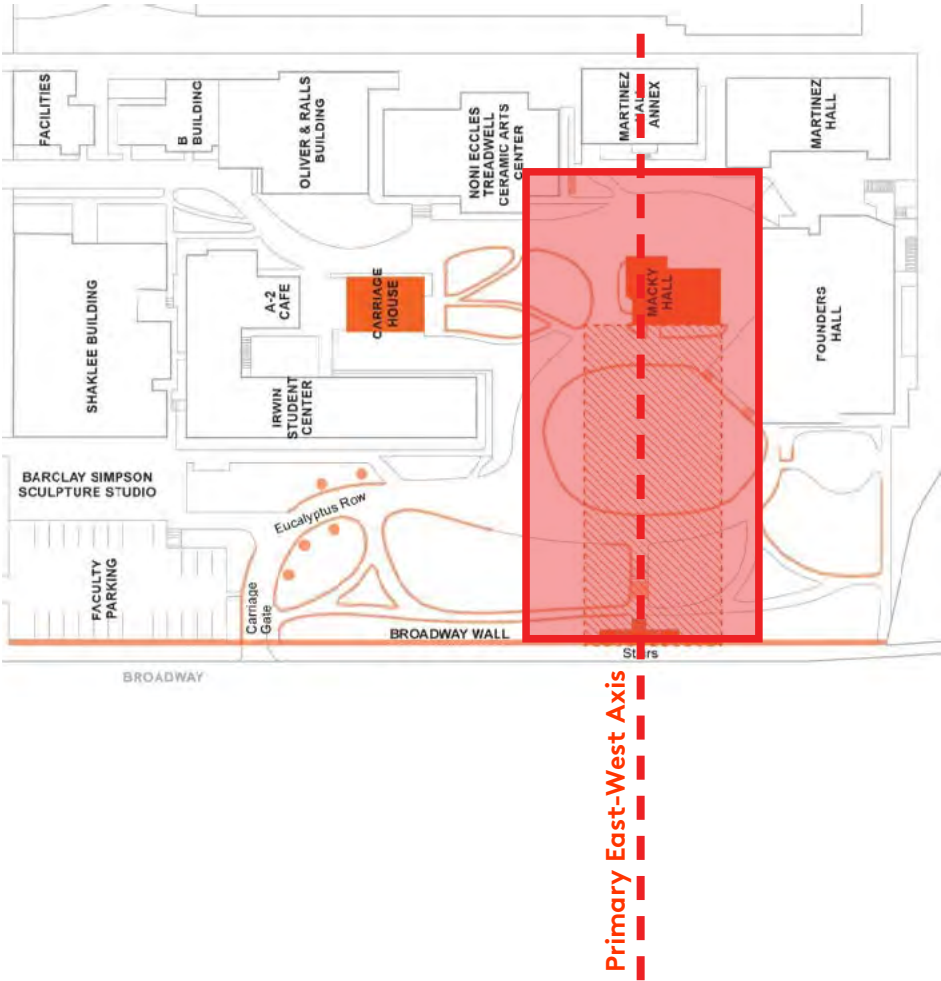
PROJECT SUMMARY

CONTEXT MAP & ADJACENT HEIGHTS

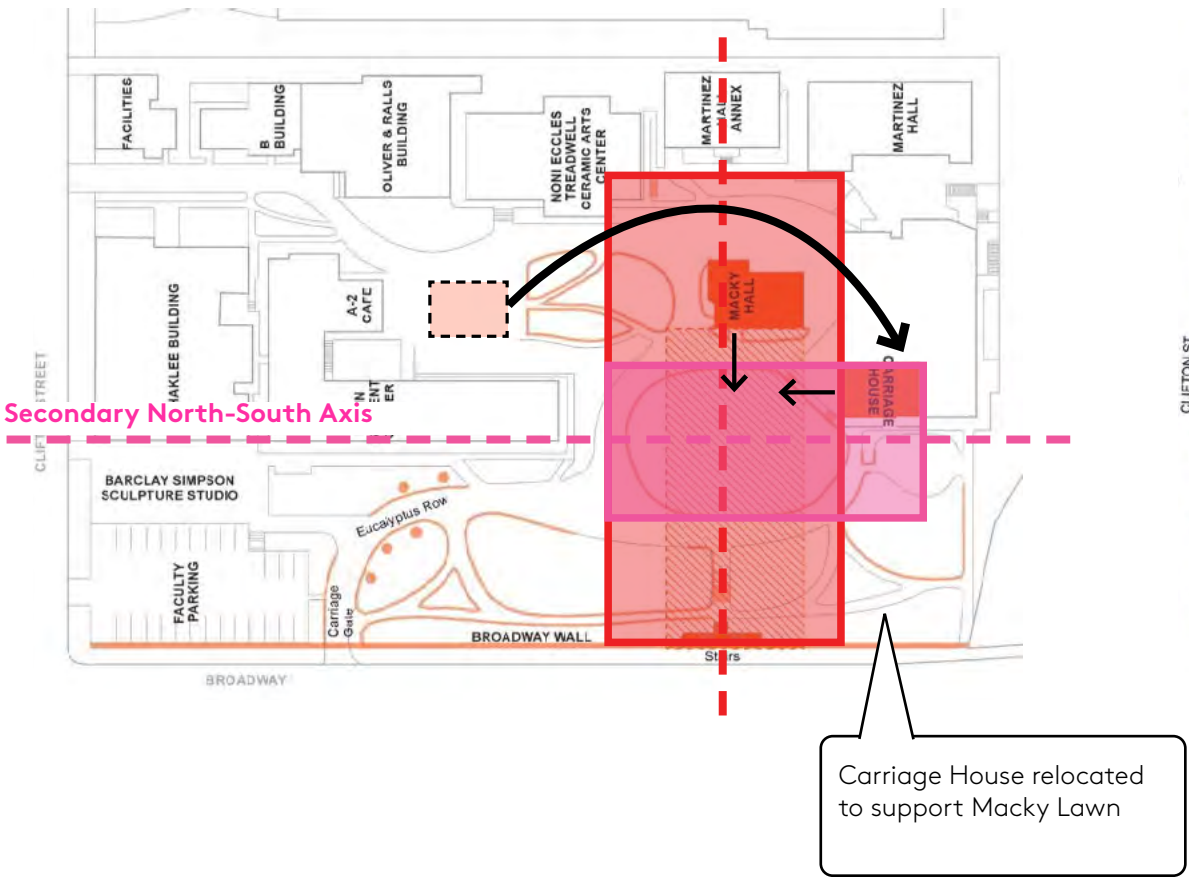


PROJECT CONCEPT OVERVIEW

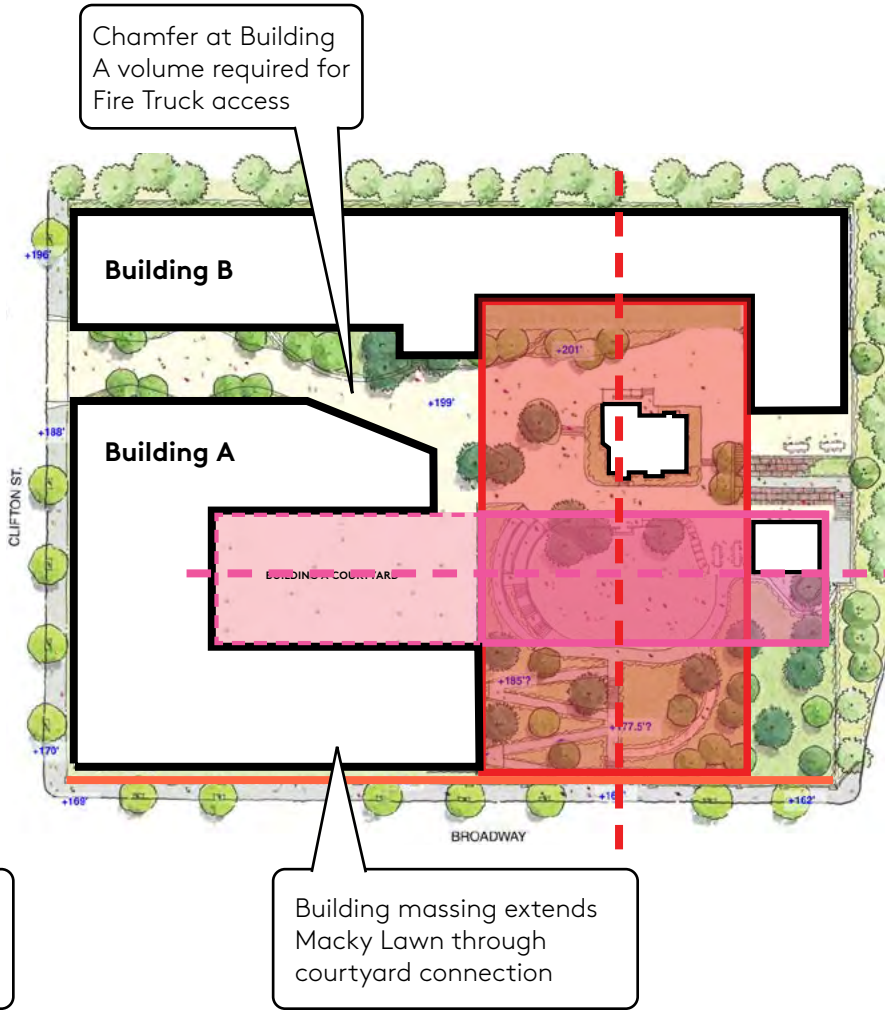
TREADWELL ESTATE / MACKY HALL VIEW CORRIDOR



MACKY LAWN & CARRIAGE HOUSE RELOCATION



BASE SITE PLAN DIAGRAM



THREE-DIMENSIONAL EXHIBIT: VIEW FROM NORTHWEST



PROJECT SUMMARY: AREA & UNIT COUNT

CCA Project Data Summary Dated: 04/22/22

	RESIDENTIAL NET	INTERIOR AMENITY, LOBBY, LEASING NSF	BOH, MECH, CORRIDOR GSF	RESIDENTIAL GSF	EXTERIOR AMENITY & PRIVATE DECKS	PARKING GSF	COMMERCIAL GSF	COMMUNITY SPACE GSF	TOTAL GSF	UNIT COUNT	BUILDING HEIGHT*	VEHICLE PARKING	BICYCLE PARKING**
Building A (high rise/Clear 8'-8")	190,403	12,313	54,438	257,154	28,188	27,641	6,982		319,380	248	90' *	233	248
Building B (high rise/Clear 8'-8")	202,529	10,284	48,961	261,774	7,047	9,924			294,503	262	90' *	35	262
Macky							7,760		7,760				
Carriage		1,332		1,332				1,290	1,290				
TOTALS	392,932	23,929	103,399	520,260	35,235	37,565	14,742	1,290	622,933	510		268	510

*Refer to Elevational drawings for areas of building height exceedance above 90'.
**Refer to Building Plans for long term bike parking locations. Refer to Site Plan for Short Term bike parking locations.

CCA - UNIT MIX SUMMARY Dated: 04/22/22

	STUDIO	1 JR	1 BR	1 BR D	2 BR E	2 BR	LOFT	TOWNHOUSE	TOTAL
	470SF	550SF	700SF	800SF	950SF	1100SF	1000SF	1400SF	
BUILDING A	29	15	79	25	41	56	1	2	248
BUILDING B	42	6	85	49	11	60	0	9	262
TOTAL	71	21	164	74	52	116	1	11	510
TOTAL UNIT MIX	14%	4%	32%	15%	10%	23%	0%	2%	100%

CCA - OPEN SPACE	
Open Space Provided	
POPOS	41,193 SF
Public Plaza	16,240 SF
Group Usable Open Space	24,633 SF
Private Usable Open Space	13,192 SF
Open Space Area Total	95,258 SF
Group Usable Open Space Analysis	
Open Space / Unit (SF)	
Minimum	100 SF / Unit
Substitution of Private Space for Group Space*	
*Per Table 17.35.04	
	Units Area Required
100 SF / Unit	510 51,000 SF
Private Open Space Substitution (x2)	-26,384 SF
TOTAL GROUP USABLE OPEN SPACE REQUIRED	24,616 SF
TOTAL GROUP USABLE OPEN SPACE PROVIDED	24,633 SF

SUMMARY: VEHICLE PARKING, BIKE PARKING, DENSITY, SITE COVERAGE

VEHICLE PARKING - Residential					
Required Residential Parking*					
*Per Oakland Planning Code Section 17.117.060					
Base Calculation for Residential Parking					
Per OPC 17.116.060.A.1 Minimum Required Parking: One (1) space per dwelling unit					
Per OPC 17.116.110.B.1 Affordable Housing Reduction: One-half (½) space per affordable housing unit if within a Transit Accessible Area					
Standard Parking Spaces					
		Market Rate	Affordable	Total	
	1 space per dwelling unit		.5 space per dwelling unit		
	Units				
Building A					
Market Rate	223	223			
Affordable	25		13		
Subtotal - Building A				236	
Building B					
Market Rate	236	236			
Affordable	26		13		
Subtotal - Building B				249	
Subtotal	510	459	26		
Total Required Residential Spaces (Base Calculation)				485	
Reduction - Transit Accessible Area (30% Reduction)					
Per OPC 17.116.060.C.1: Transit Accessible Areas. A project that is within a Transit Accessible Area receives a thirty percent (30%) reduction in the parking requirement. This reduction cannot be applied to the parking ratio for affordable housing that already receives a reduction under B.1 Transit Accessible Areas. A project that is within a Transit Accessible Area receives a thirty percent (30%) reduction in the parking requirement. This reduction cannot be applied to the parking ratio for affordable housing that already receives a reduction under B.1., above.					
Reduction - On Site Public or Private Car Share (20% Reduction)					
Per OPC 17.116.110.C.2.A - The provision of on-site car-share spaces at the level and standards described in the table below reduces the parking requirement by twenty percent (20%).					
	Parking Reductions				
	Market Rate	Affordable			
Total Project Parking - Base	459	26			
Total Reduction					
Transit + Car Share 50%	230				
Car Share Only 20%		21			
Total Required Residential Spaces with Reductions				251	

VEHICLE PARKING - Commercial					
Required Commercial Parking*					
*Per Oakland Planning Code Section 17.117.110					
Existing Parking - Proportionality Factor					
		Existing Site Condition			
		Parking Spaces	Building Area (sf)		
		41	78,672		
Existing Parking Ratio (sf / existing parking)				1919	
Proposed Parking					
Historic re-use					
per OPC 17.116.110.F					
	Area (sf)				
Macky Hall	7,760				
Carriage House	2,262				
Total	10,022				
Proposed Parking (retained area / existing parking ratio)				6	
New Commercial					
per OPC 17.116.080			1 space per 600 sf at the ground floor		
Building A	6,982			11	
Total Required Commercial				17	
Total Required Parking Spaces				268	
Total Provided Parking Spaces				268	

BICYCLE PARKING					
Required Residential Bicycle Parking*					
*Per Oakland Planning Code Section 17.117.090					
		Long Term	Short Term	Total	
		1 space per 4 dwelling units	1 space per 20 dwelling units		
OPC Min. Required	Units				
Building A	248	62	12	74	
Building B	262	66	13	79	
Total Required Residential		128	25	153	
Required Commercial Bicycle Parking*					
*Per Oakland Planning Code Section 17.117.110					
		Long Term	Short Term	Total	
		1 space per 10,000 SF (2 min)	1 space per 20,000 SF (2 min)		
OPC Min. Required	Area (SF)				
Building A	6,982	2	2	4	
Building B	N/A	0	0	0	
Macky Hall	7,760	2	2	4	
Carriage House	2,262	TBD	TBD	0	
Total Required Commercial		4	4	8	
Total Required Bicycle Parking Spaces				161	
Provided Bicycle Parking					
Building A		234	14	248	
Building B		247	13	260	
Macky Hall			2	2	
Total Provided Bicycle Parking Spaces				510	
Definitions					
Oakland Planning Code Section 17.117.050		Long-term Bicycle Parking: Each long-term bicycle parking space shall consist of a locker or locked enclosure providing protection for each bicycle from theft, vandalism and weather. Long-term bicycle parking is meant to accommodate employees, students, residents, commuters, and others expected to park more than two hours.			
		Short-term Bicycle Parking : Short-term bicycle parking shall consist of a bicycle rack or racks and is meant to accommodate visitors, customers, messengers, and others expected to park not more than two hours.			

MAXIMUM RESIDENTIAL DENSITY		
Maximum Residential Density*		
*Per Section 17.74.120		
Permitted Density: One dwelling unit per 209 square feet of lot area		
CCA Site Area		171,942 SF
Less		
POPOS Area	-	41,193 SF
Public Plaza	-	16,240 SF
Density Site Area		114,509 SF
Maximum (Density Site Area / Permitted Density)		547.9 Units
Provided		510 Units

SITE COVERAGE	
CCA Site Area (SF)	171,942 SF
Building A	50,448 SF
Building B	36,600 SF
Building Footprint (new)	87,048 SF
Macky Hall (existing)	2,083 SF
Carriage House (existing)	1,409 SF
Building Footprint (existing)	3,492 SF
Total Building Footprint	90,540 SF
Site Coverage	53%

ZONING COMPLIANCE

CCA ZONING COMPLIANCE			
Code Compliance for CC-2 Zone, Height Area 90 (From OPC Table 17.35.04)			
	CC-2 REQUIREMENT	PROJECT	COMPLIANT?
Permitted Height Maximum	90'	90'	PUD Exemption*
Maximum Residential Density			
Net SF of Site Area per Dwelling Unit	209	212	YES
Maximum Non-residential FAR	4.5	0.08	YES
Maximum Number of Stories	8	10 (A) / 9 (B)	PUD Exemption
Code Compliance for Section 17.108.120 - Minimum court between opposite walls on same lot.			
Living Room Windows	16' separation, plus 4' for each story about the level of the court, but not greater than 40' sep	16' or greater (See Diagram)	YES
Other Habitable Room Windows	10' separation	10' or greater (See Diagram)	YES

* See height diagrams on following pages for areas of building that exceed 90'.

ADDITIONAL DETAIL, SECTION 17.108.120

Minimum court between opposite walls on same lot.

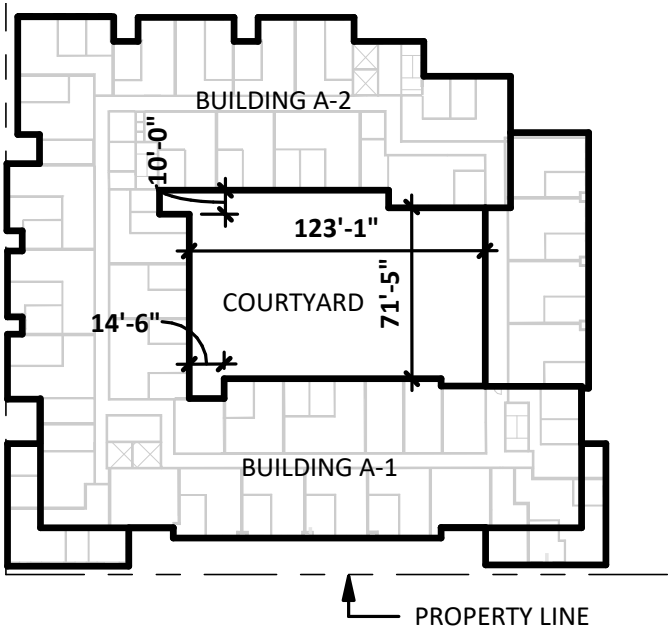
On each lot containing Residential Facilities with a total of two (2) or more living units, except in the case of a One-Family Dwelling with Secondary Unit, courts with the minimum depths prescribed hereinafter between opposite exterior walls, or portions thereof, of the same or separate buildings on such lot. Courts are not required on other lots or in other situations. The aforesaid walls shall be considered to be opposite one another if a line drawn in a horizontal plane perpendicularly from any portion of any of the legally required windows referred to hereinafter, or from any point along the wall containing such window, or any extension of such wall on the same lot, on the same story as and within eight (8) feet in either direction from the centerline of said legally required window, intersects the other wall. The courts required by this Section shall be provided opposite each of the legally required windows referred to hereinafter and along the wall containing such window, and along

any extension of such wall on the same lot, for not less than eight (8) feet in both directions from the center line of such legally required window, and at and above finished grade or the floor level of the lowest story containing such a window, whichever level is higher.

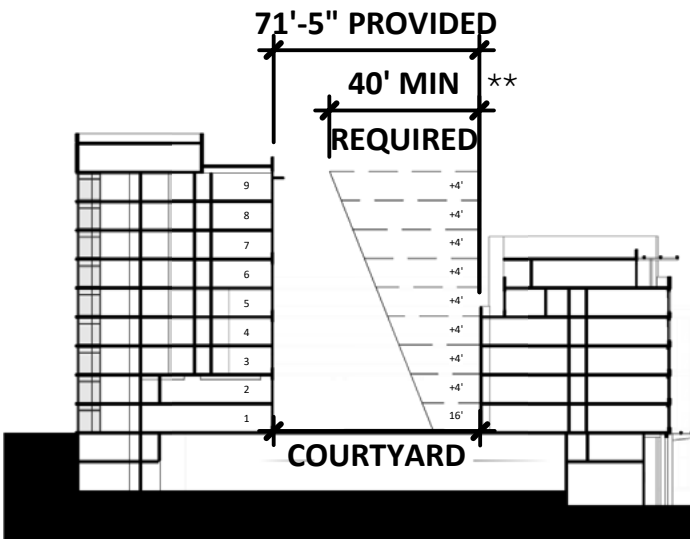
A. Legally Required Living Room Windows in Either or Both Walls. If either or both such opposite walls contain any legally required window of any living room in a Residential Facility, a court shall be provided between such walls with a minimum horizontal depth equal to sixteen (16) feet, plus four (4) feet for each story above the level of the aforementioned court, but shall not be required to exceed forty (40) feet.

B. Other Legally Required Windows in Both Walls. If both such opposite walls contain legally required windows of any habitable rooms, other than living rooms, in a Residential Facility, a court shall be provided between such walls with a minimum horizontal depth of ten (10) feet.

SECTION 17.108.120 COMPLIANCE DIAGRAM



Plan Diagram

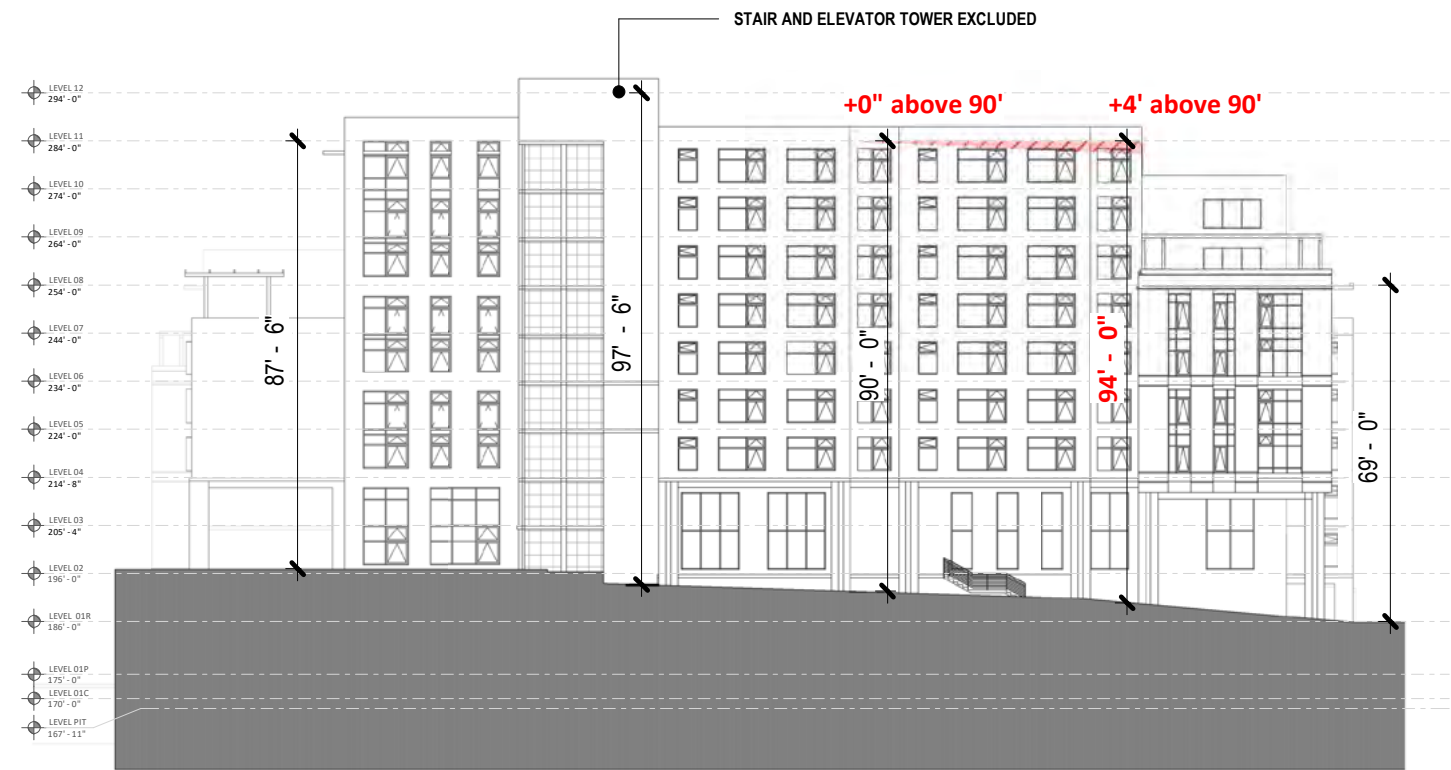


** Per code, requirement is not greater than 40'.

Section Diagram

PUD BONUS EXCEPTION - BUILDING HEIGHT 90' EXCEEDANCE

HEIGHT DIAGRAMS FOR ROOF AREAS ABOVE 90' : BUILDING A



ELEVATION - BUILDING A EAST
1" = 40'-0"



ELEVATION - BUILDING A SOUTH
1" = 40'-0"

LEGEND

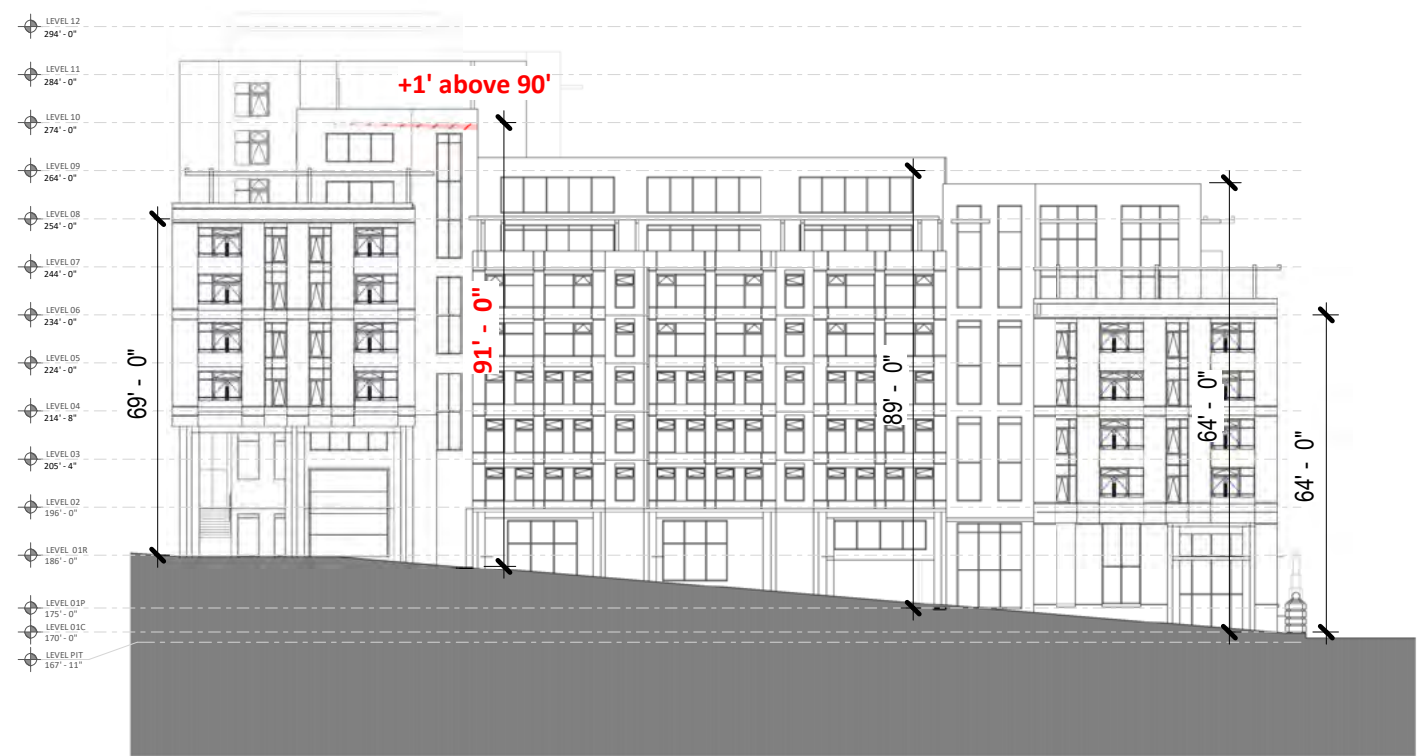
XX' - X" MEASUREMENTS TO TOP OF ROOF FROM ADJACENT GRADE EXCEEDING 90'

PORTIONS OF ROOF ABOVE 90' FROM ADJACENT GRADE



PUD BONUS EXCEPTION - BUILDING HEIGHT 90' EXCEEDANCE


HEIGHT DIAGRAMS FOR ROOF AREAS ABOVE 90' : BUILDING A



ELEVATION - BUILDING A NORTH
1" = 40'-0"

LEGEND

XX' - X" MEASUREMENTS TO TOP OF ROOF FROM ADJACENT GRADE EXCEEDING 90'

 PORTIONS OF ROOF ABOVE 90' FROM ADJACENT GRADE

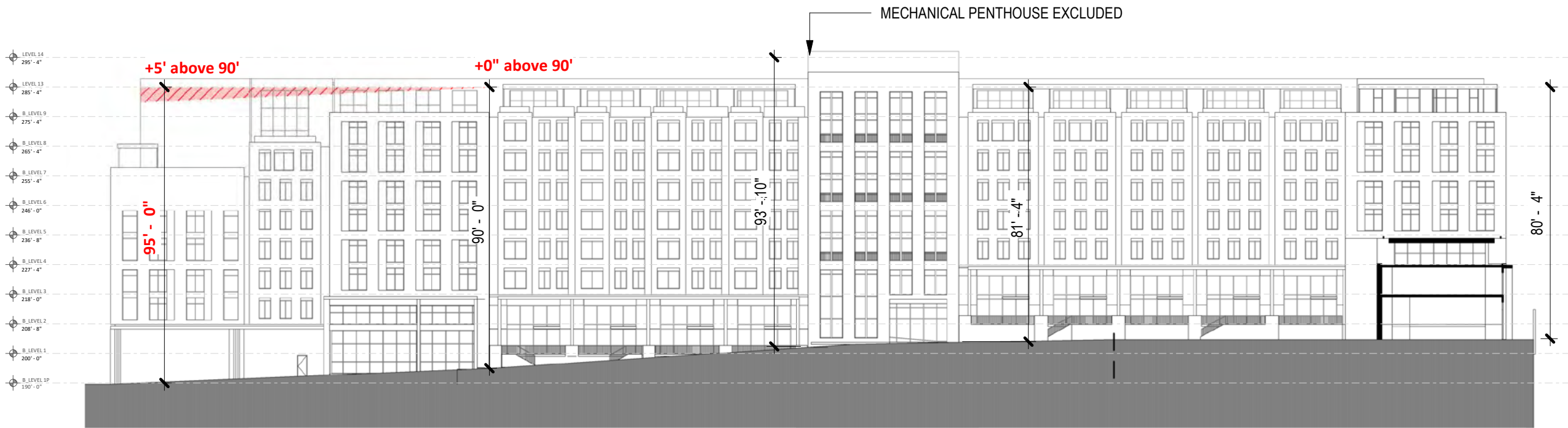


ELEVATION - BUILDING A WEST
1" = 40'-0"

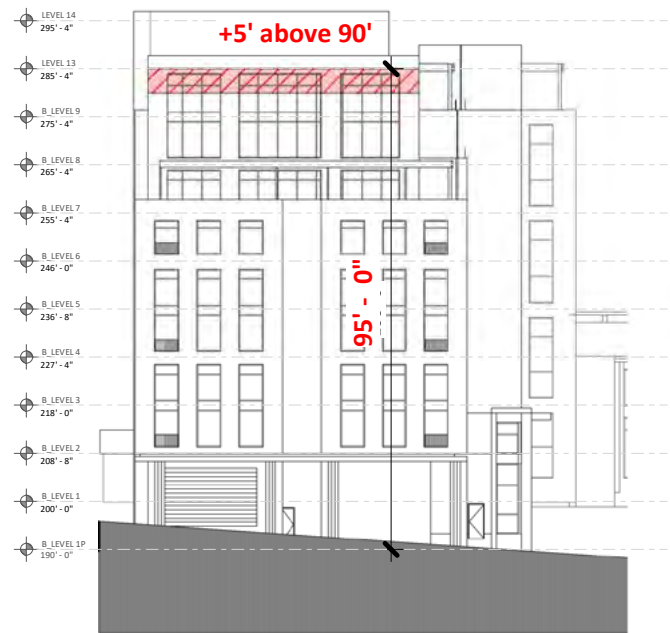


PUD BONUS EXCEPTION - BUILDING HEIGHT 90' EXCEEDANCE

HEIGHT DIAGRAMS FOR ROOF AREAS ABOVE 90' : BUILDING B



ELEVATION - BUILDING B WEST
1" = 40'-0"



ELEVATION - BUILDING B NORTH
1" = 40'-0"

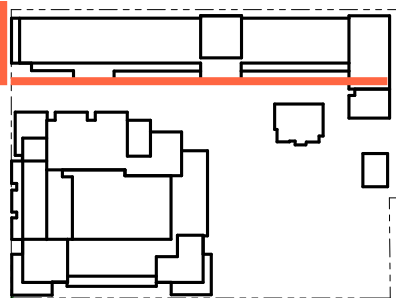
LEGEND

XX' - X"

MEASUREMENTS TO TOP OF ROOF FROM
ADJACENT GRADE EXCEEDING 90'



PORTIONS OF ROOF ABOVE 90' FROM
ADJACENT GRADE



PUD BONUS EXCEPTION - BUILDING HEIGHT 90' EXCEEDANCE

HEIGHT DIAGRAMS FOR ROOF AREAS ABOVE 90' : BUILDING B



ELEVATION - BUILDING B EAST

1" = 40'-0"



ELEVATION - BUILDING B SOUTH

1" = 40'-0"

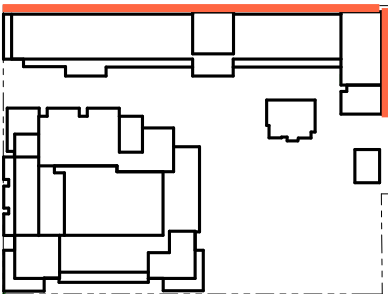
LEGEND

XX' - X"

MEASUREMENTS TO TOP OF ROOF FROM
ADJACENT GRADE EXCEEDING 90'

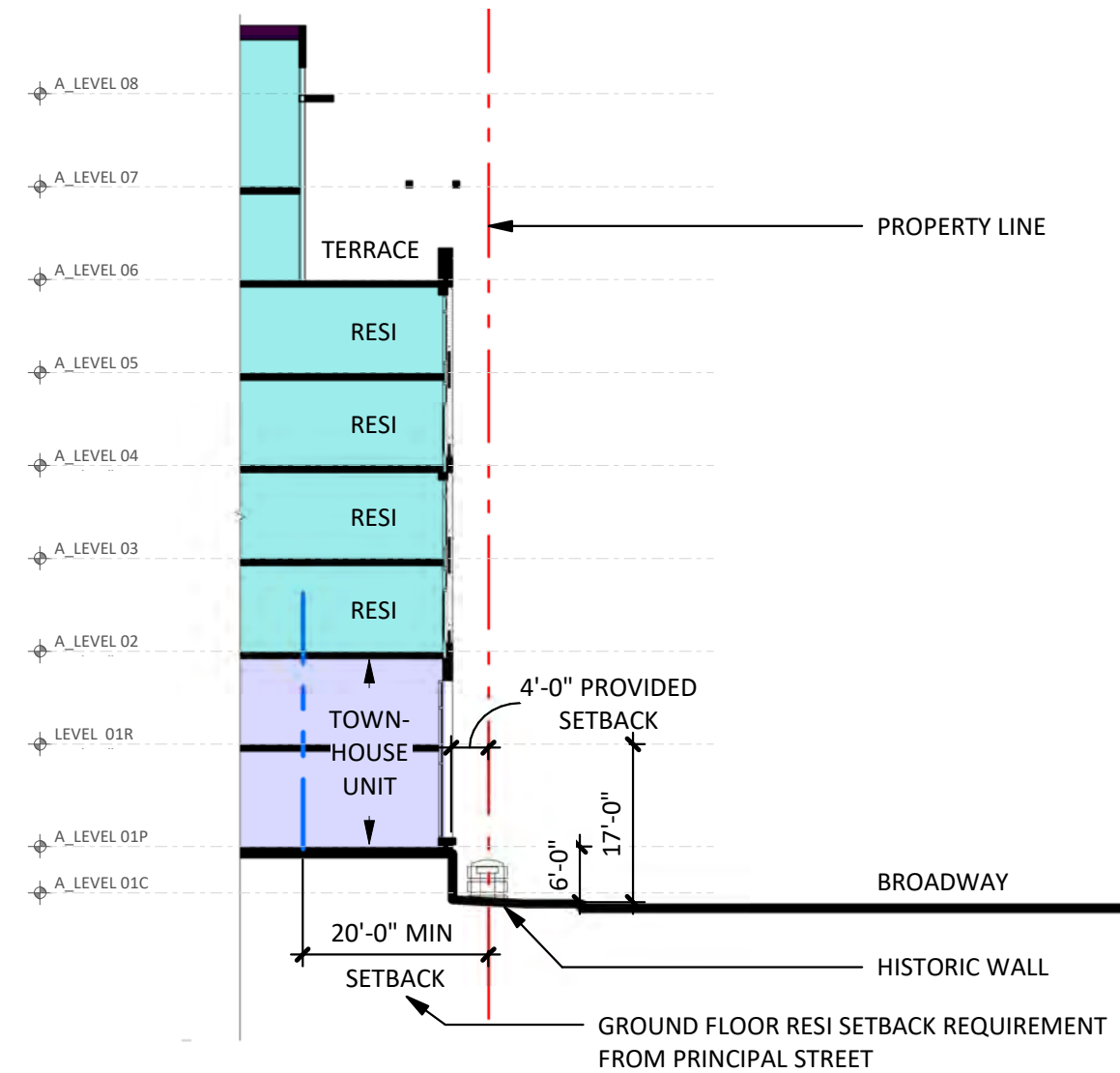
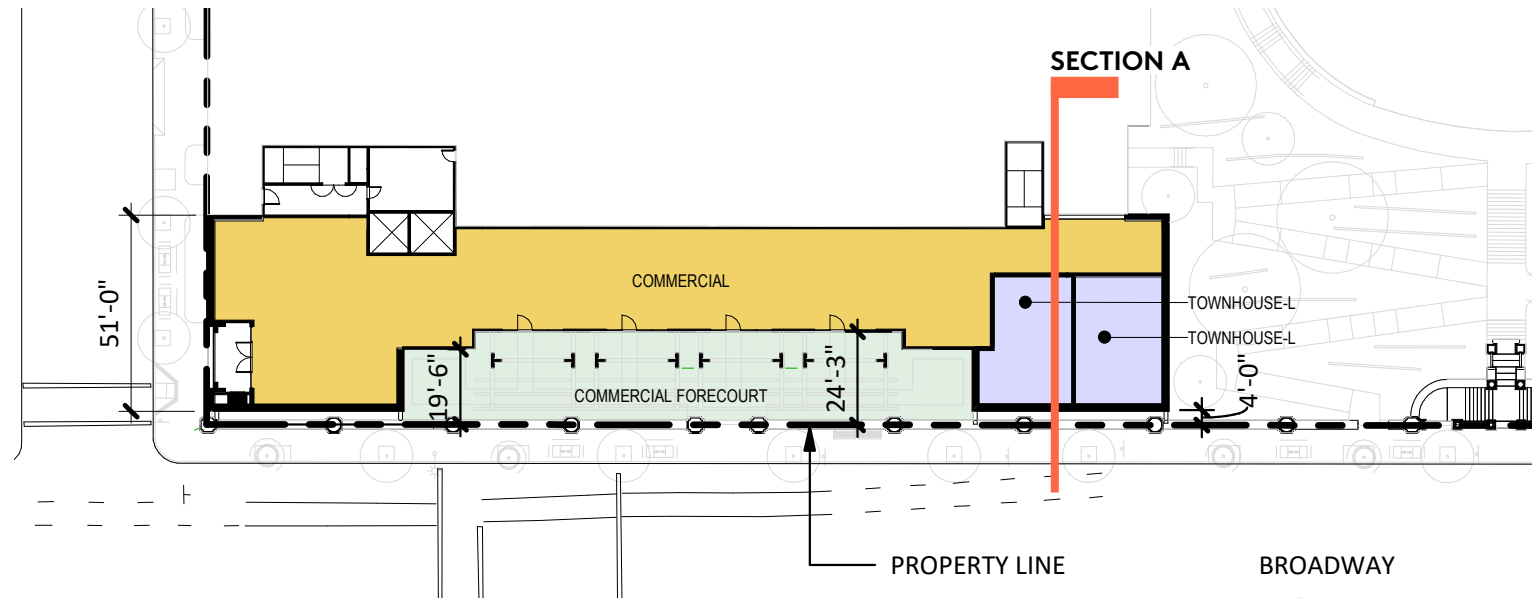


PORTIONS OF ROOF ABOVE 90' FROM
ADJACENT GRADE



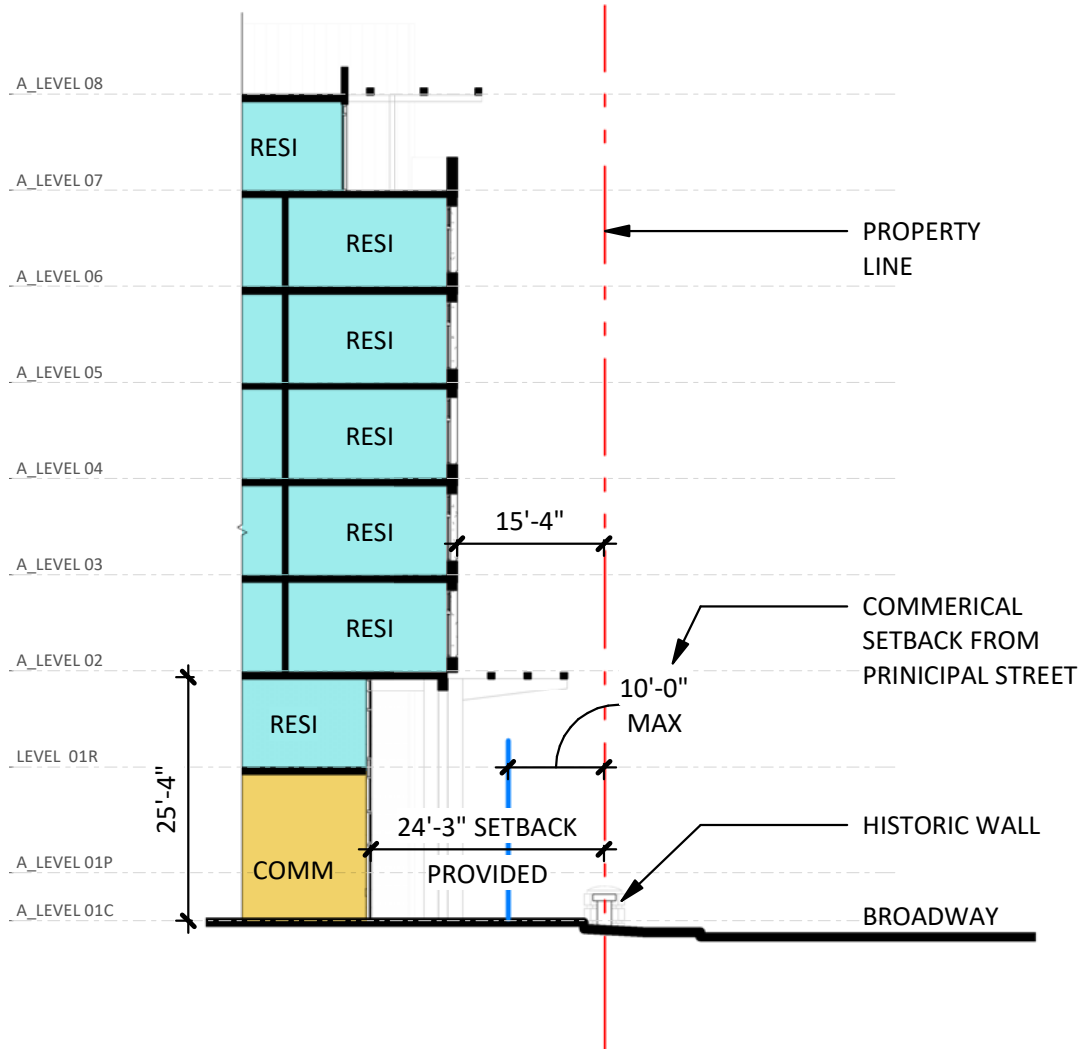
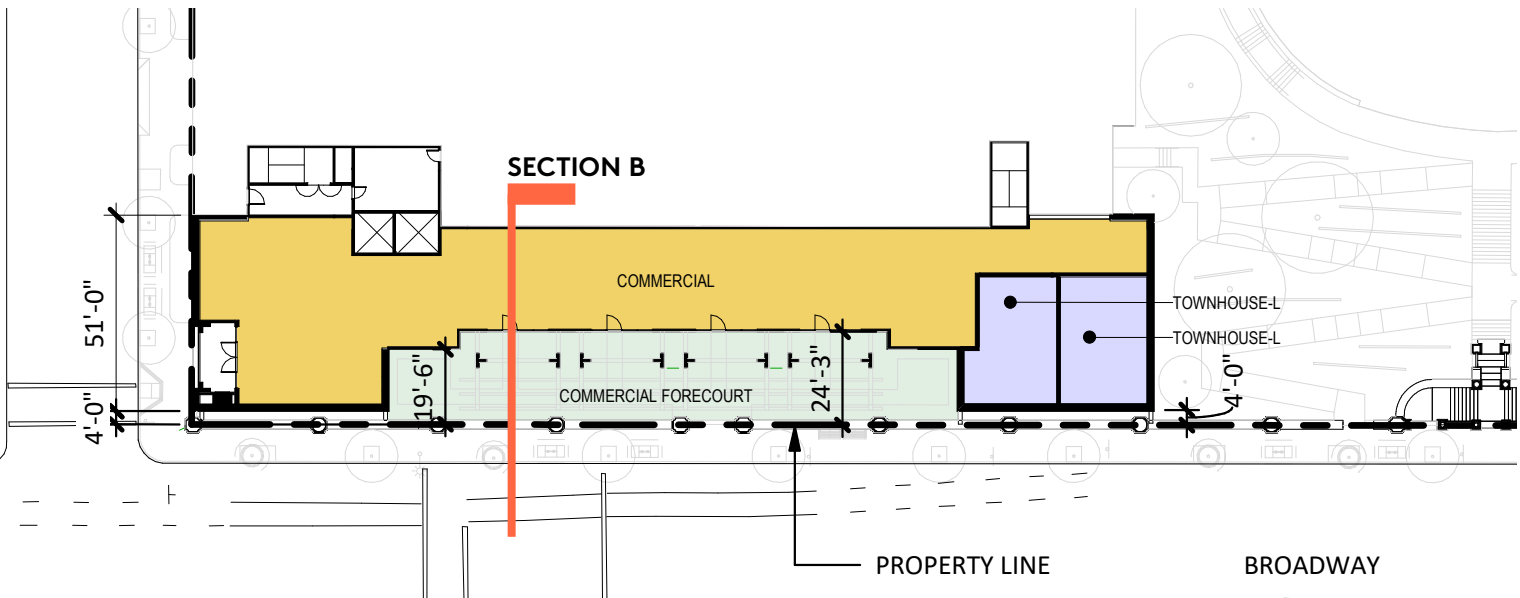
PUD BONUS EXCEPTION - MINIMUM GROUND FLOOR RESIDENTIAL DISTANCE FROM PRINCIPAL STREET

TABLE 17.35.02 NOTE L3(A)



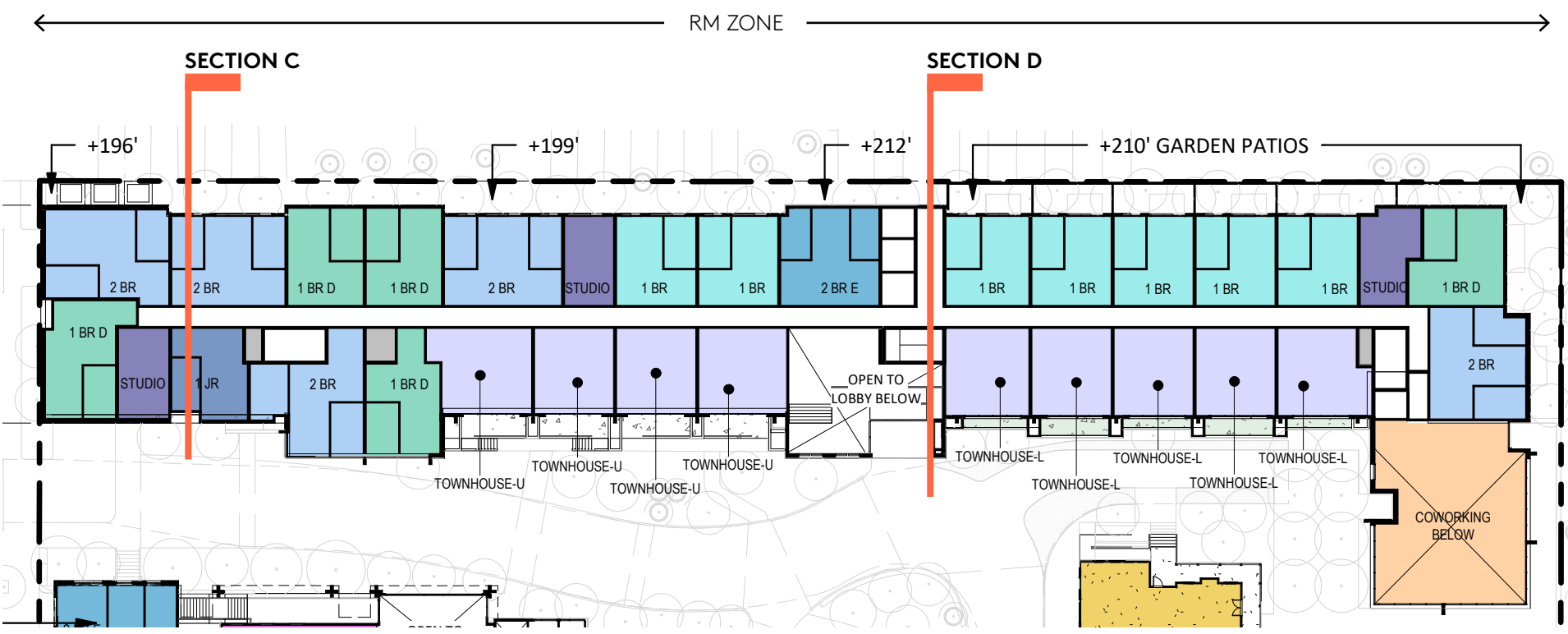
PUD BONUS EXCEPTION - MAXIMUM COMMERCIAL SETBACK FROM PRINCIPAL STREET

TABLE 17.35.03

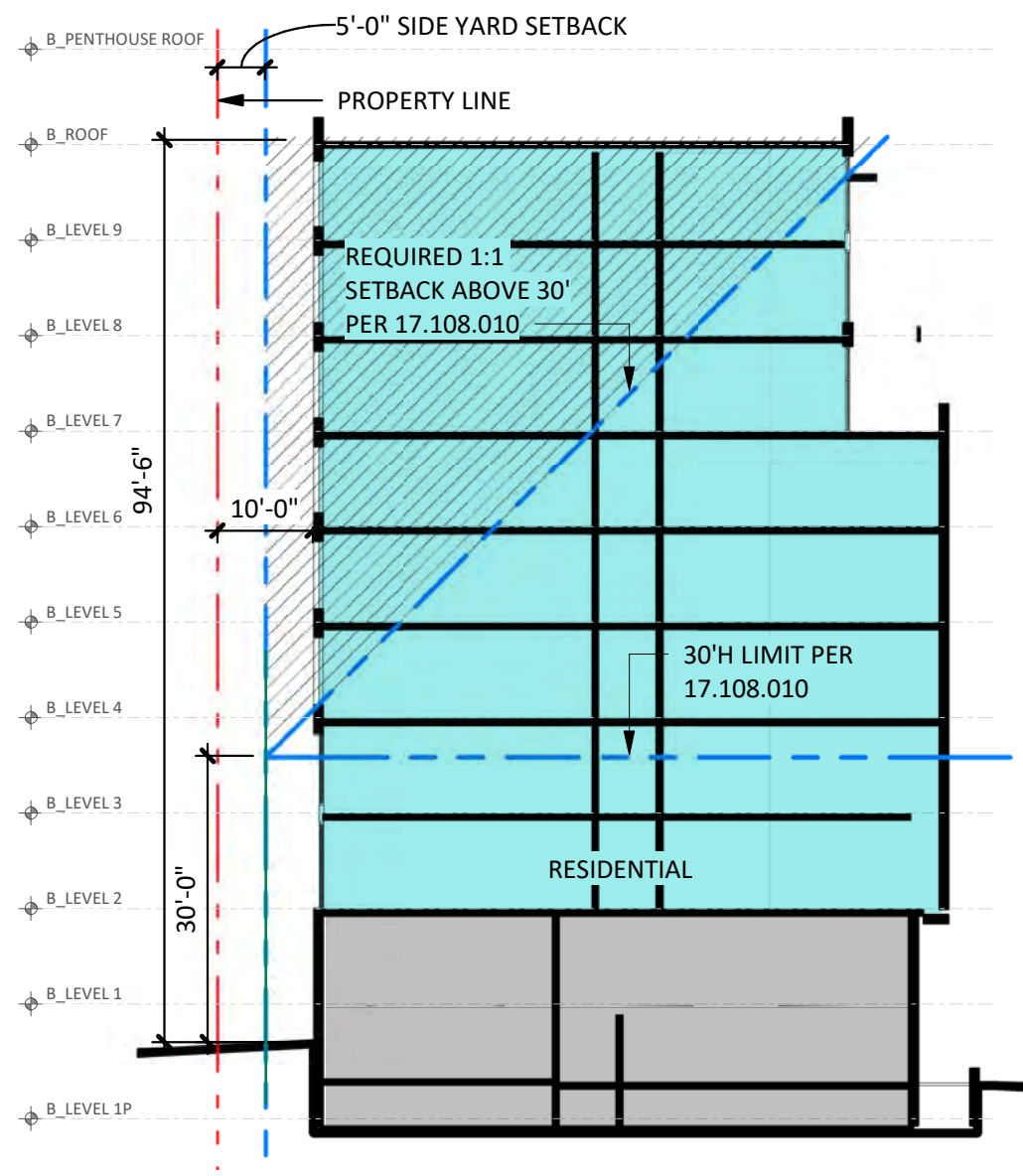


PUD BONUS EXCEPTION - HEIGHT RESTRICTIONS ON LOTS ABUTTING RM ZONE

SECTION 17.108.010



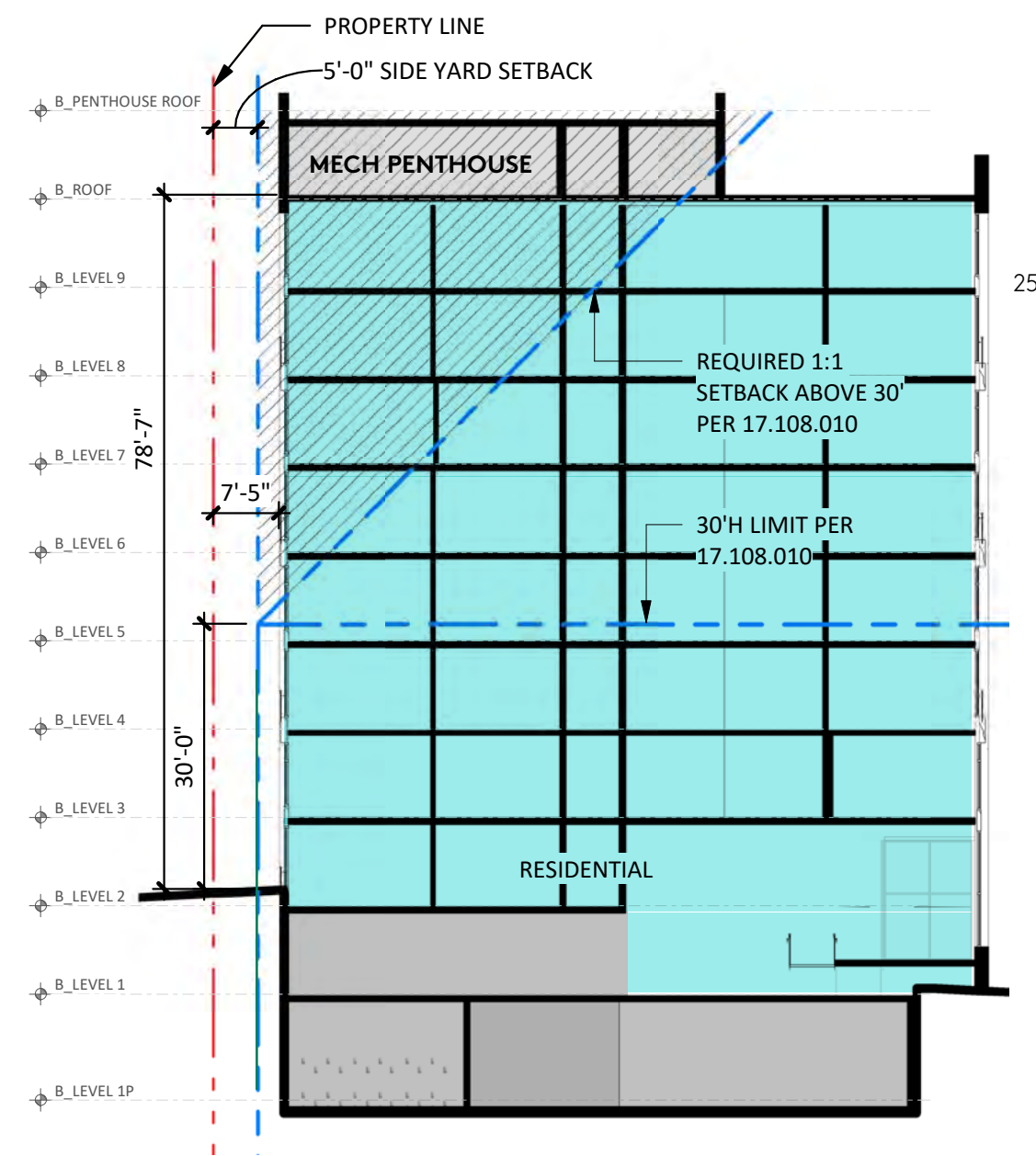
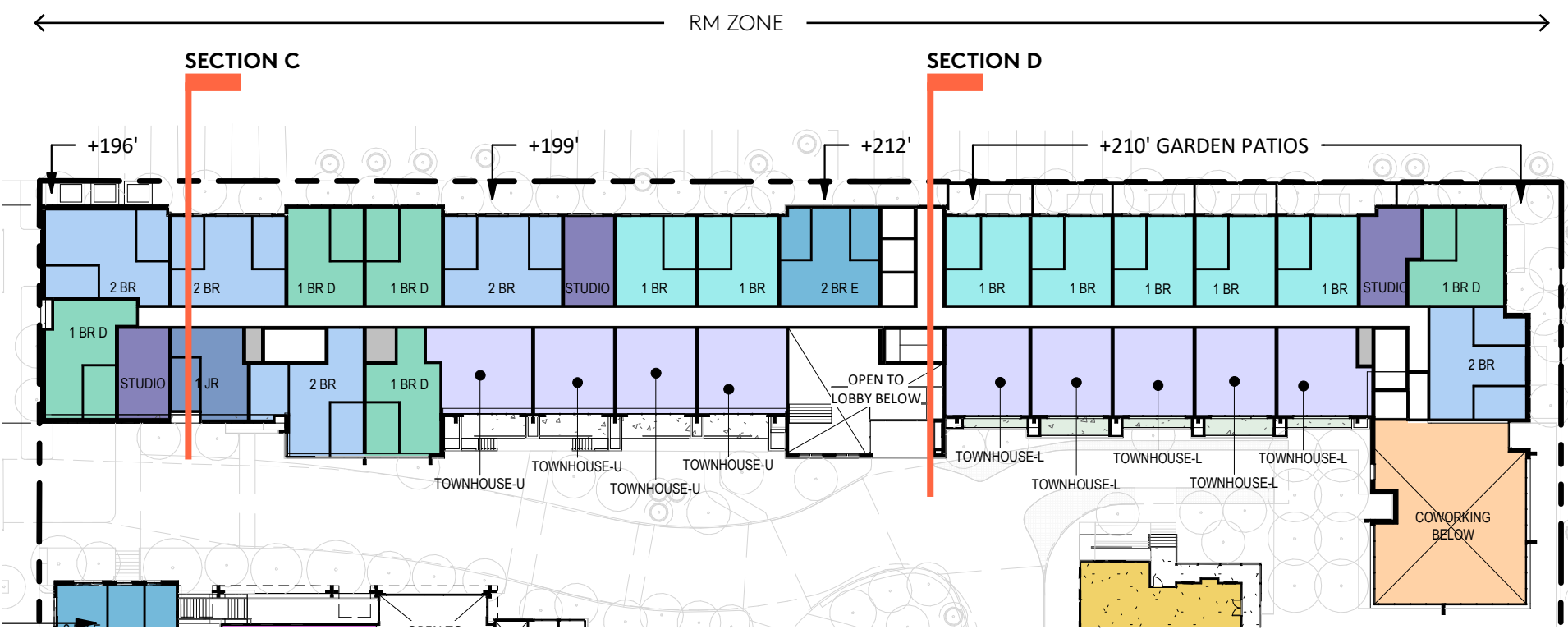
PLAN
SCALE: 1" = 50'



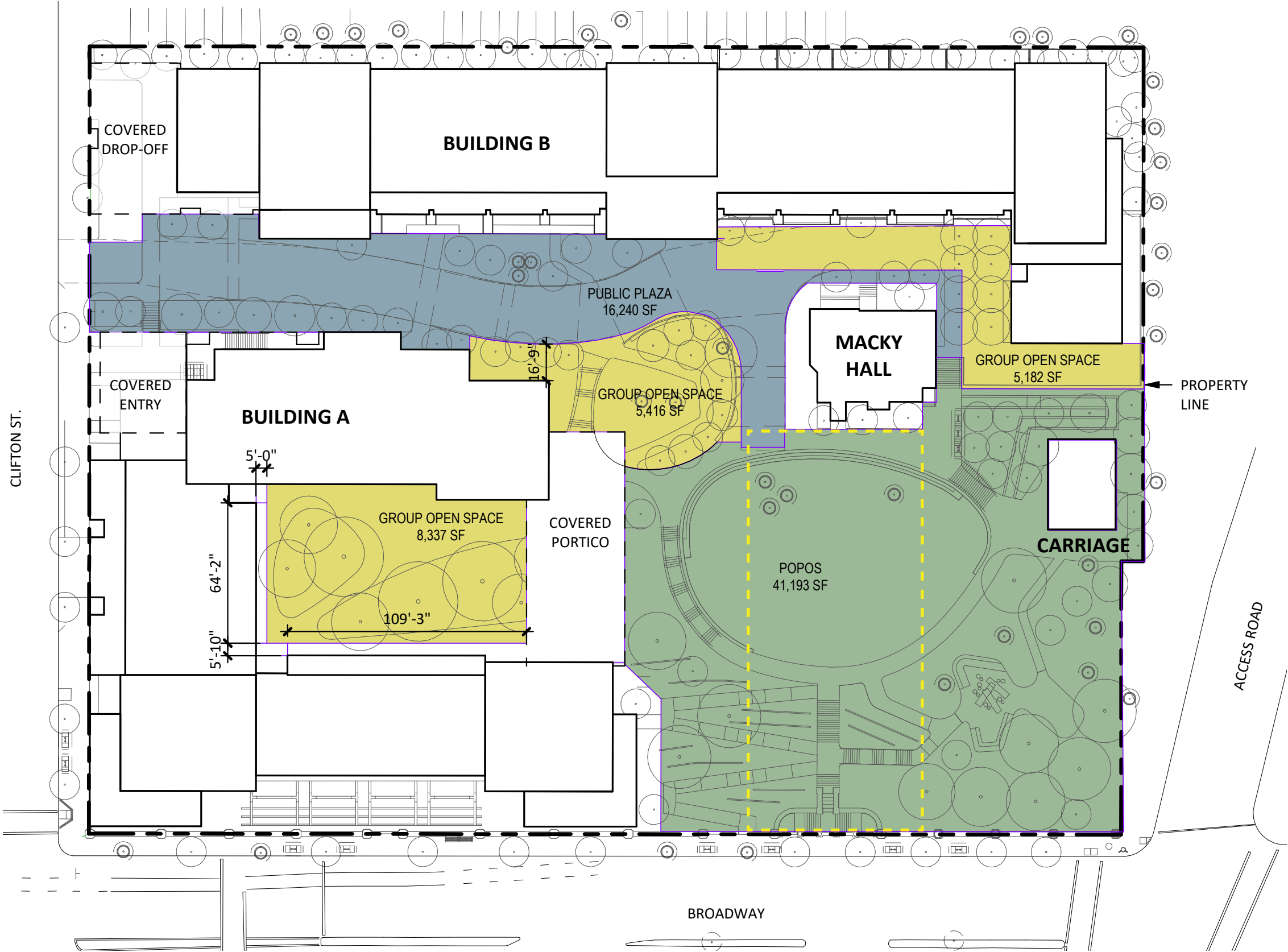
SECTION C: SETBACK DIAGRAM
SCALE: 1" = 20'

PUD BONUS EXCEPTION - HEIGHT RESTRICTIONS ON LOTS ABUTTING RM ZONE

SECTION 17.108.010



PROJECT DATA SUMMARY: OPEN SPACE



CCA - OPEN SPACE	
Open Space Provided	
POPOS	41,193 SF
Public Plaza	16,240 SF
Group Usable Open Space	24,633 SF
Private Usable Open Space	13,192 SF
Open Space Area Total	95,258 SF
Group Usable Open Space Analysis	
Open Space / Unit (SF)	
Minimum	100 SF / Unit
Substitution of Private Space for Group Space*	
*Per Table 17.35.04	
	Units Area Required
100 SF / Unit	510 51,000 SF
Private Open Space Substitution (x2)	-26,384 SF
TOTAL GROUP USABLE OPEN SPACE REQUIRED	24,616 SF
TOTAL GROUP USABLE OPEN SPACE PROVIDED	24,633 SF

LEGEND

PUBLIC PLAZA

POPOS

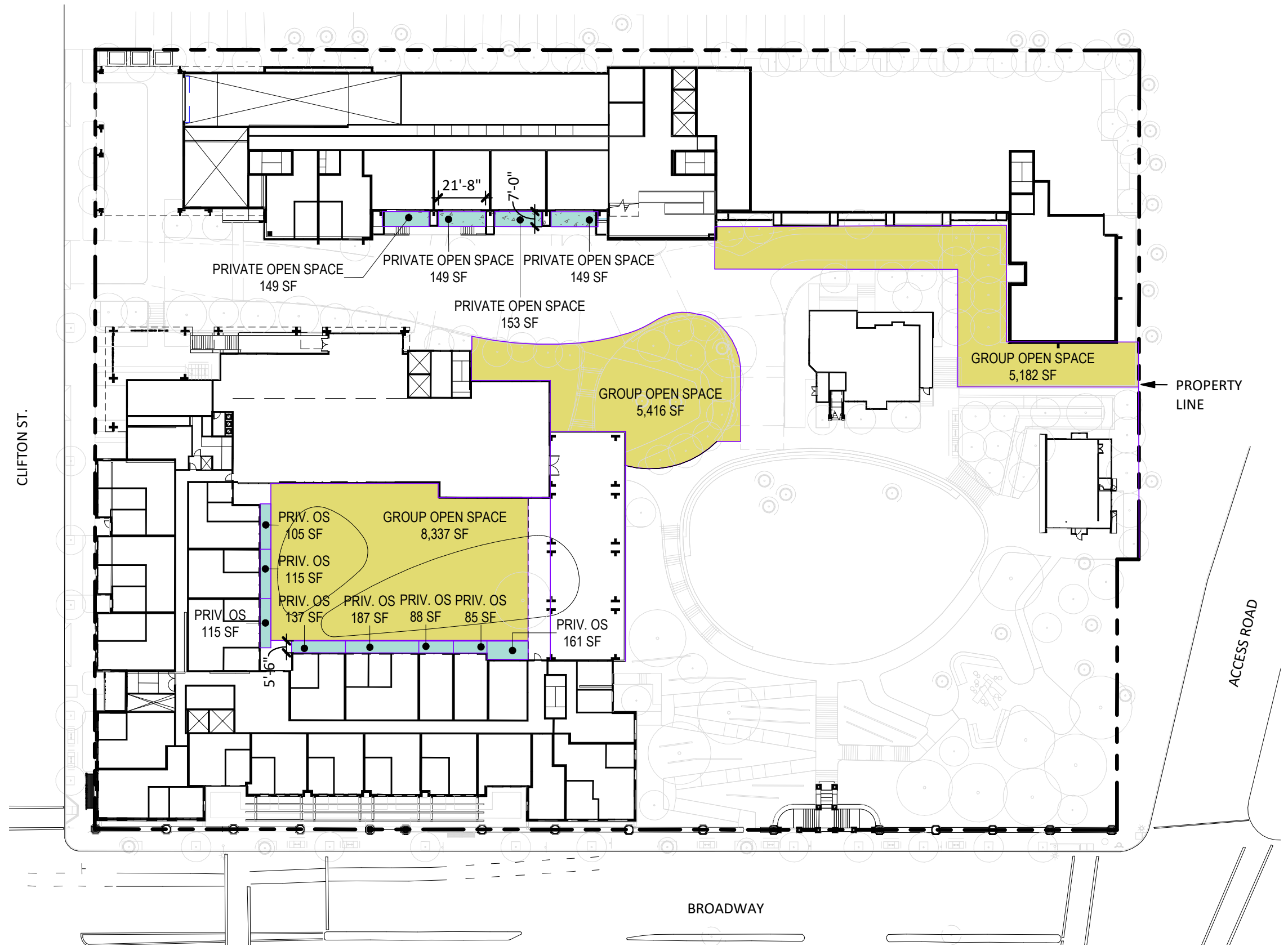
GROUP OPEN SPACE

PRIVATE OPEN SPACE

VIEW CORRIDOR

0 25 50

PROJECT DATA SUMMARY: PRIVATE OPEN SPACE A-02 / B-01



CCA - OPEN SPACE PROVIDED		
POPOS		
GROUND LEVEL		41,193 SF
GROUP USABLE OPEN SPACE		
GROUND LEVEL - GROUP (COURTYARD)		8,337
GROUND LEVEL - GROUP (AMENITY)		5,182
GROUND LEVEL - GROUP (PORTICO EAST)		5,416
LEVEL B04 - GROUP (RESIDENT DECK)		1,751
LEVEL A07 - GROUP (RESIDENT DECK)		3,947
Group Usable Open Space Total		24,633 SF
PRIVATE USABLE OPEN SPACE		
BUILDING A		
	LEVEL A-01	0
	LEVEL A-02	993
	LEVEL A-03	0
	LEVEL A-04	0
	LEVEL A-05	0
	LEVEL A-06	2,851
	LEVEL A-07	2,444
	LEVEL A-08	1,106
	LEVEL A-09	0
	LEVEL A-10	0
BUILDING B		
	LEVEL B-01	600
	LEVEL B-02	653
	LEVEL B-03	0
	LEVEL B-04	0
	LEVEL B-05	0
	LEVEL B-06	0
	LEVEL B-07	1,122
	LEVEL B-08	0
	LEVEL B-09	3,423
		13,192 SF

See Page 34 for open space detail summary.



PROJECT DATA SUMMARY: PRIVATE OPEN SPACE A-03 / B-02

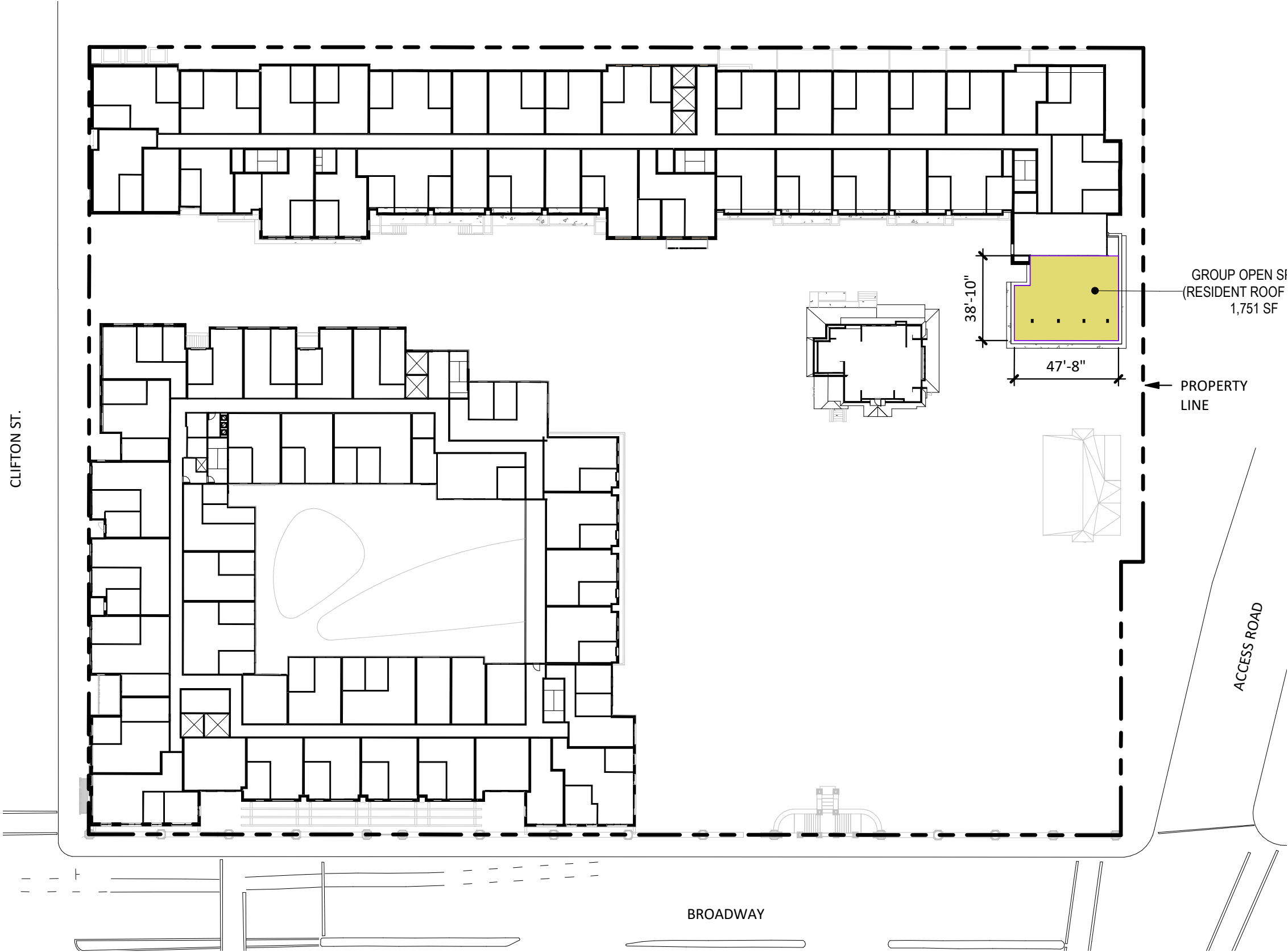


CCA - OPEN SPACE PROVIDED		
POPOS		
GROUND LEVEL		41,193 SF
GROUP USABLE OPEN SPACE		
GROUND LEVEL - GROUP (COURTYARD)		8,337
GROUND LEVEL - GROUP (AMENITY)		5,182
GROUND LEVEL - GROUP (PORTICO EAST)		5,416
LEVEL B04 - GROUP (RESIDENT DECK)		1,751
LEVEL A07 - GROUP (RESIDENT DECK)		3,947
Group Usable Open Space Total		24,633 SF
PRIVATE USABLE OPEN SPACE		
BUILDING A		
LEVEL A-01		0
LEVEL A-02		993
LEVEL A-03		0
LEVEL A-04		0
LEVEL A-05		0
LEVEL A-06		2,851
LEVEL A-07		2,444
LEVEL A-08		1,106
LEVEL A-09		0
LEVEL A-10		0
BUILDING B		
LEVEL B-01		600
LEVEL B-02		653
LEVEL B-03		0
LEVEL B-04		0
LEVEL B-05		0
LEVEL B-06		0
LEVEL B-07		1,122
LEVEL B-08		0
LEVEL B-09		3,423
		13,192 SF

See Page 34 for open space detail summary.



PROJECT DATA SUMMARY: PRIVATE OPEN SPACE A-05 / B-04



CCA - OPEN SPACE PROVIDED		
POPOS		
GROUND LEVEL		41,193 SF
GROUP USABLE OPEN SPACE		
GROUND LEVEL - GROUP (COURTYARD)		8,337
GROUND LEVEL - GROUP (AMENITY)		5,182
GROUND LEVEL - GROUP (PORTICO EAST)		5,416
LEVEL B04 - GROUP (RESIDENT DECK)		1,751
LEVEL A07 - GROUP (RESIDENT DECK)		3,947
Group Usable Open Space Total		24,633 SF
PRIVATE USABLE OPEN SPACE		
BUILDING A		
LEVEL A-01		0
LEVEL A-02		993
LEVEL A-03		0
LEVEL A-04		0
LEVEL A-05		0
LEVEL A-06		2,851
LEVEL A-07		2,444
LEVEL A-08		1,106
LEVEL A-09		0
LEVEL A-10		0
BUILDING B		
LEVEL B-01		600
LEVEL B-02		653
LEVEL B-03		0
LEVEL B-04		0
LEVEL B-05		0
LEVEL B-06		0
LEVEL B-07		1,122
LEVEL B-08		0
LEVEL B-09		3,423
		13,192 SF

See Page 34 for open space detail summary.

PROJECT DATA SUMMARY: PRIVATE OPEN SPACE A-06 / B-05

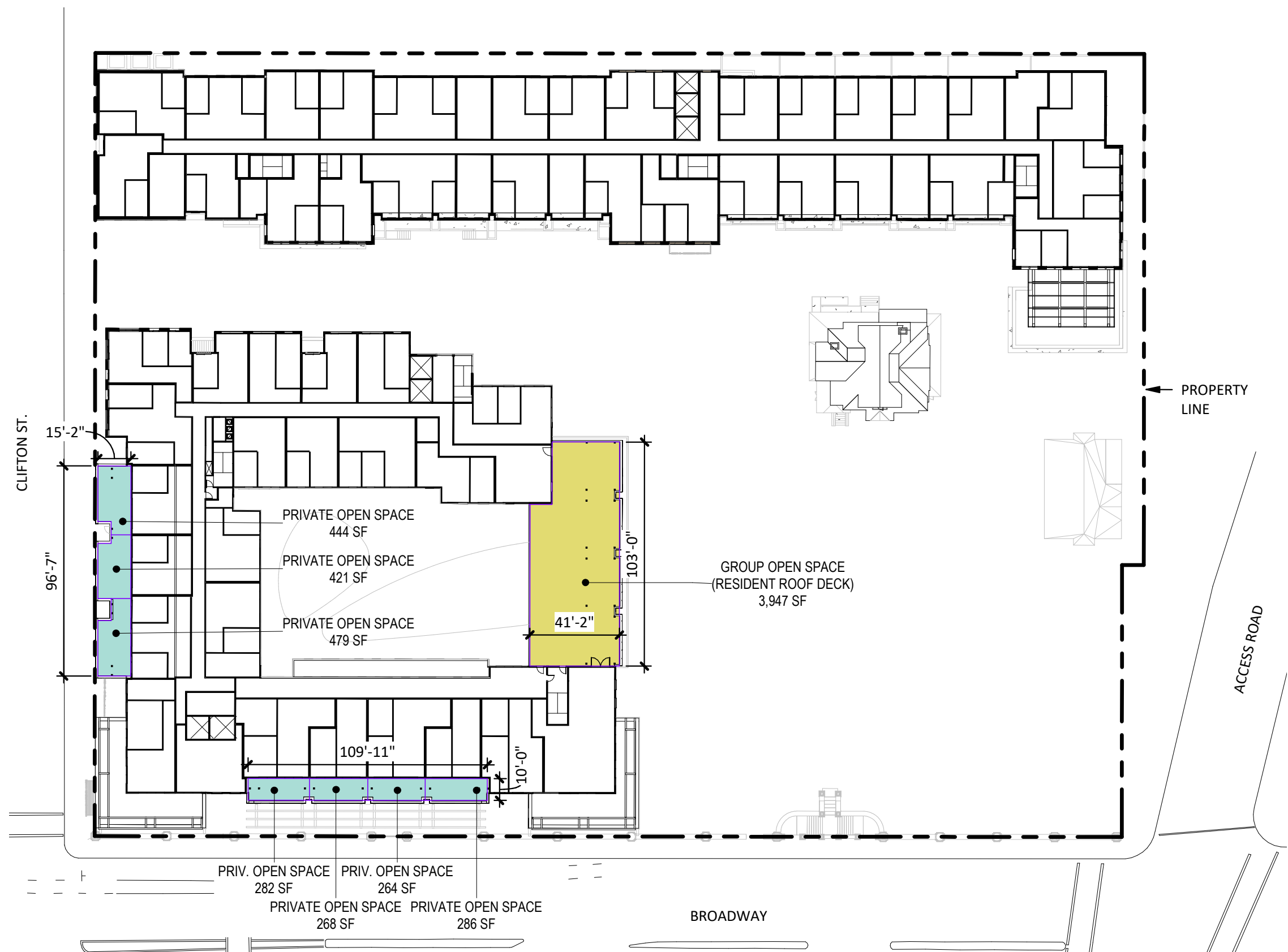


CCA - OPEN SPACE PROVIDED		
POPOS		
GROUND LEVEL		41,193 SF
GROUP USABLE OPEN SPACE		
GROUND LEVEL - GROUP (COURTYARD)		8,337
GROUND LEVEL - GROUP (AMENITY)		5,182
GROUND LEVEL - GROUP (PORTICO EAST)		5,416
LEVEL B04 - GROUP (RESIDENT DECK)		1,751
LEVEL A07 - GROUP (RESIDENT DECK)		3,947
Group Usable Open Space Total		24,633 SF
PRIVATE USABLE OPEN SPACE		
BUILDING A		
	LEVEL A-01	0
	LEVEL A-02	993
	LEVEL A-03	0
	LEVEL A-04	0
	LEVEL A-05	0
	LEVEL A-06	2,851
	LEVEL A-07	2,444
	LEVEL A-08	1,106
	LEVEL A-09	0
	LEVEL A-10	0
BUILDING B		
	LEVEL B-01	600
	LEVEL B-02	653
	LEVEL B-03	0
	LEVEL B-04	0
	LEVEL B-05	0
	LEVEL B-06	0
	LEVEL B-07	1,122
	LEVEL B-08	0
	LEVEL B-09	3,423
		13,192 SF

See Page 34 for open space detail summary.



PROJECT DATA SUMMARY: PRIVATE OPEN SPACE A-07 / B-06

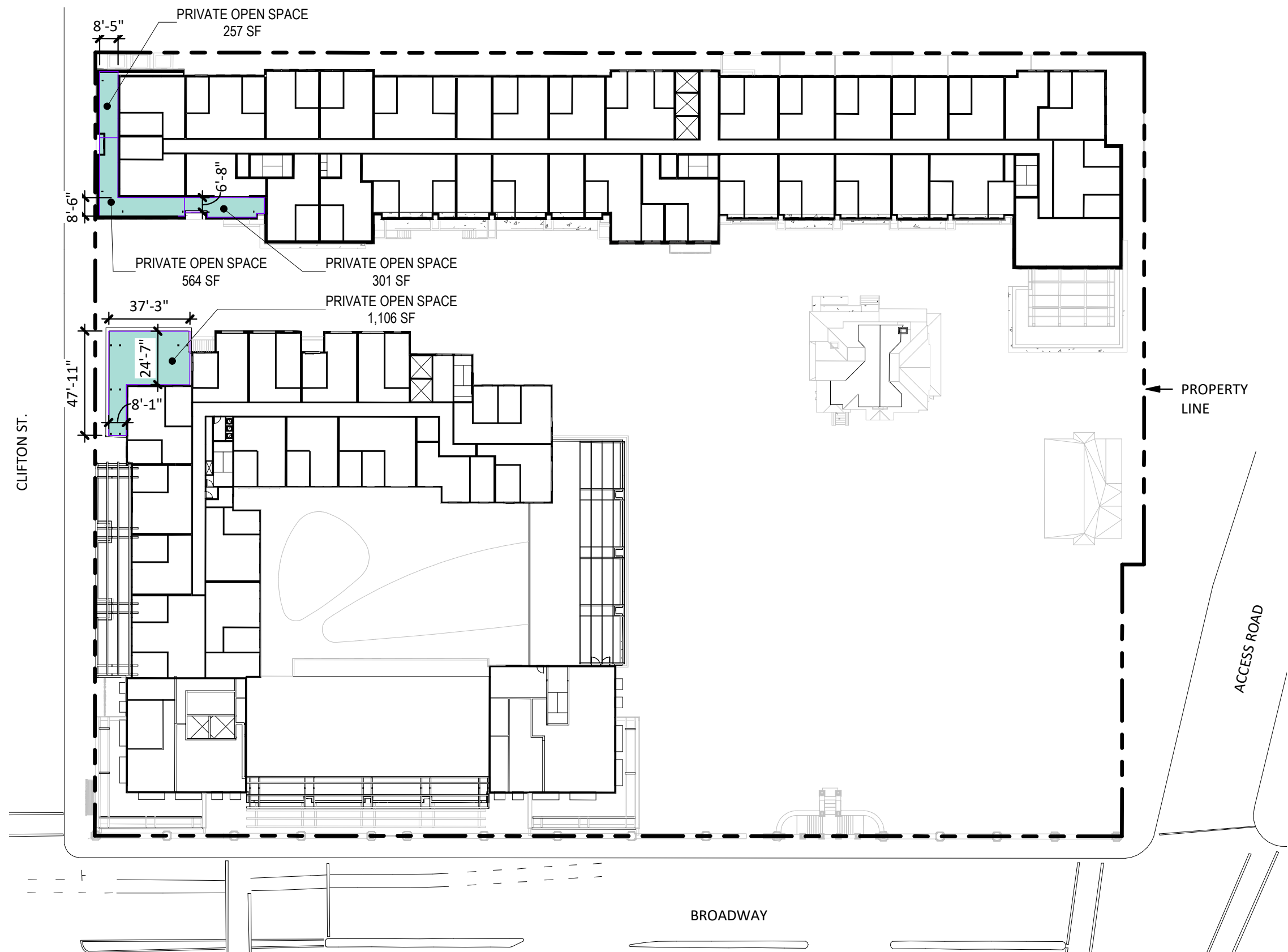


CCA - OPEN SPACE PROVIDED		
POPOS		
GROUND LEVEL		41,193 SF
GROUP USABLE OPEN SPACE		
GROUND LEVEL - GROUP (COURTYARD)		8,337
GROUND LEVEL - GROUP (AMENITY)		5,182
GROUND LEVEL - GROUP (PORTICO EAST)		5,416
LEVEL B04 - GROUP (RESIDENT DECK)		1,751
LEVEL A07 - GROUP (RESIDENT DECK)		3,947
Group Usable Open Space Total		24,633 SF
PRIVATE USABLE OPEN SPACE		
BUILDING A		
	LEVEL A-01	0
	LEVEL A-02	993
	LEVEL A-03	0
	LEVEL A-04	0
	LEVEL A-05	0
	LEVEL A-06	2,851
	LEVEL A-07	2,444
	LEVEL A-08	1,106
	LEVEL A-09	0
	LEVEL A-10	0
BUILDING B		
	LEVEL B-01	600
	LEVEL B-02	653
	LEVEL B-03	0
	LEVEL B-04	0
	LEVEL B-05	0
	LEVEL B-06	0
	LEVEL B-07	1,122
	LEVEL B-08	0
	LEVEL B-09	3,423
		13,192 SF

See Page 34 for open space detail summary.



PROJECT DATA SUMMARY: PRIVATE OPEN SPACE A-08 / B-07

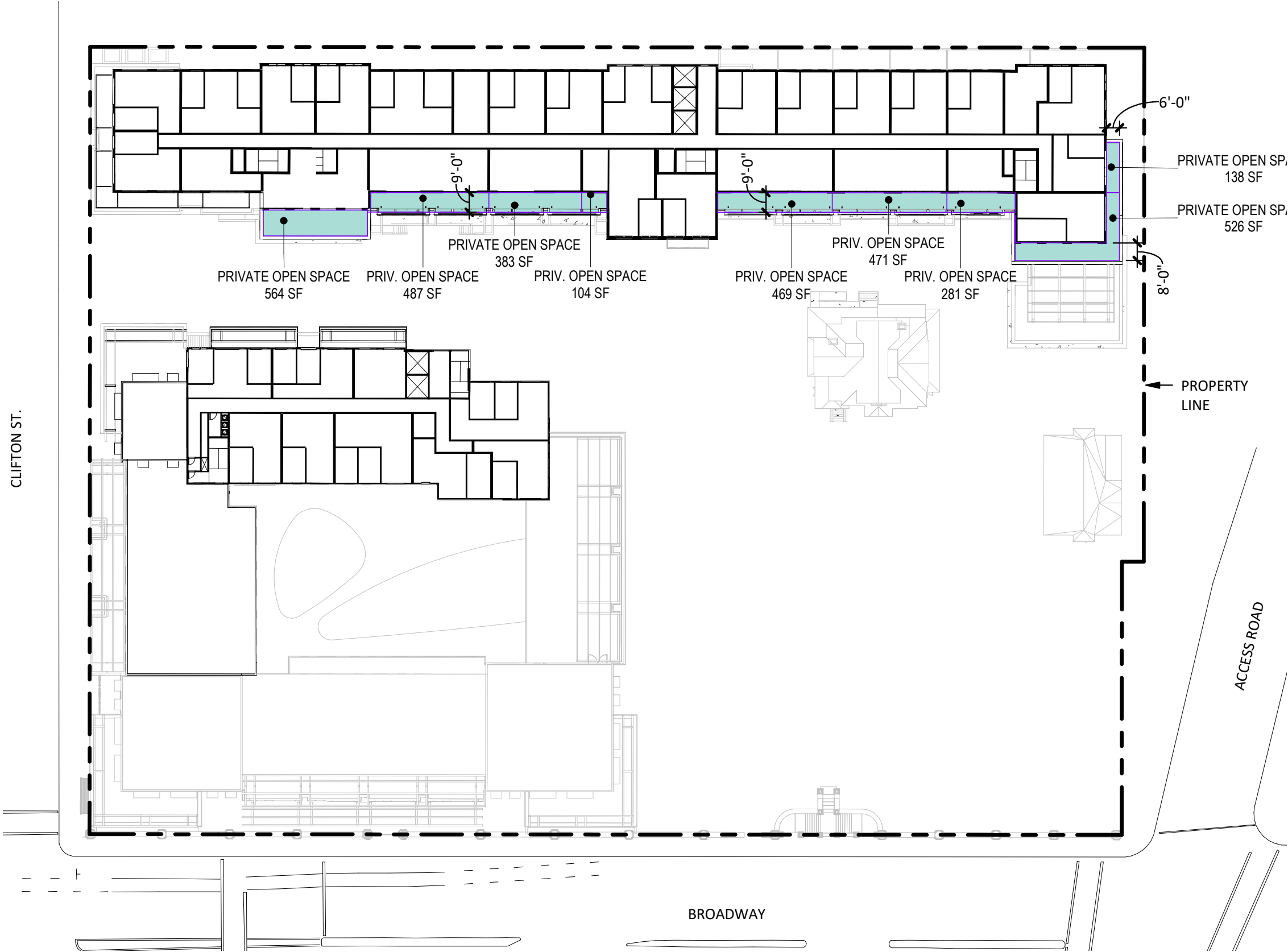


CCA - OPEN SPACE PROVIDED		
POPOS		
GROUND LEVEL		41,193 SF
GROUP USABLE OPEN SPACE		
GROUND LEVEL - GROUP (COURTYARD)		8,337
GROUND LEVEL - GROUP (AMENITY)		5,182
GROUND LEVEL - GROUP (PORTICO EAST)		5,416
LEVEL B04 - GROUP (RESIDENT DECK)		1,751
LEVEL A07 - GROUP (RESIDENT DECK)		3,947
Group Usable Open Space Total		24,633 SF
PRIVATE USABLE OPEN SPACE		
BUILDING A		
	LEVEL A-01	0
	LEVEL A-02	993
	LEVEL A-03	0
	LEVEL A-04	0
	LEVEL A-05	0
	LEVEL A-06	2,851
	LEVEL A-07	2,444
	LEVEL A-08	1,106
	LEVEL A-09	0
	LEVEL A-10	0
BUILDING B		
	LEVEL B-01	600
	LEVEL B-02	653
	LEVEL B-03	0
	LEVEL B-04	0
	LEVEL B-05	0
	LEVEL B-06	0
	LEVEL B-07	1,122
	LEVEL B-08	0
	LEVEL B-09	3,423
		13,192 SF

See Page 34 for open space detail summary.



PROJECT DATA SUMMARY: PRIVATE OPEN SPACE A-10 / B-09



CCA - OPEN SPACE PROVIDED		
POPOS		
GROUND LEVEL		41,193 SF
GROUP USABLE OPEN SPACE		
GROUND LEVEL - GROUP (COURTYARD)		8,337
GROUND LEVEL - GROUP (AMENITY)		5,182
GROUND LEVEL - GROUP (PORTICO EAST)		5,416
LEVEL B04 - GROUP (RESIDENT DECK)		1,751
LEVEL A07 - GROUP (RESIDENT DECK)		3,947
<i>Group Usable Open Space Total</i>		24,633 SF
PRIVATE USABLE OPEN SPACE		
BUILDING A		
	LEVEL A-01	0
	LEVEL A-02	993
	LEVEL A-03	0
	LEVEL A-04	0
	LEVEL A-05	0
	LEVEL A-06	2,851
	LEVEL A-07	2,444
	LEVEL A-08	1,106
	LEVEL A-09	0
	LEVEL A-10	0
BUILDING B		
	LEVEL B-01	600
	LEVEL B-02	653
	LEVEL B-03	0
	LEVEL B-04	0
	LEVEL B-05	0
	LEVEL B-06	0
	LEVEL B-07	1,122
	LEVEL B-08	0
	LEVEL B-09	3,423
		13,192 SF

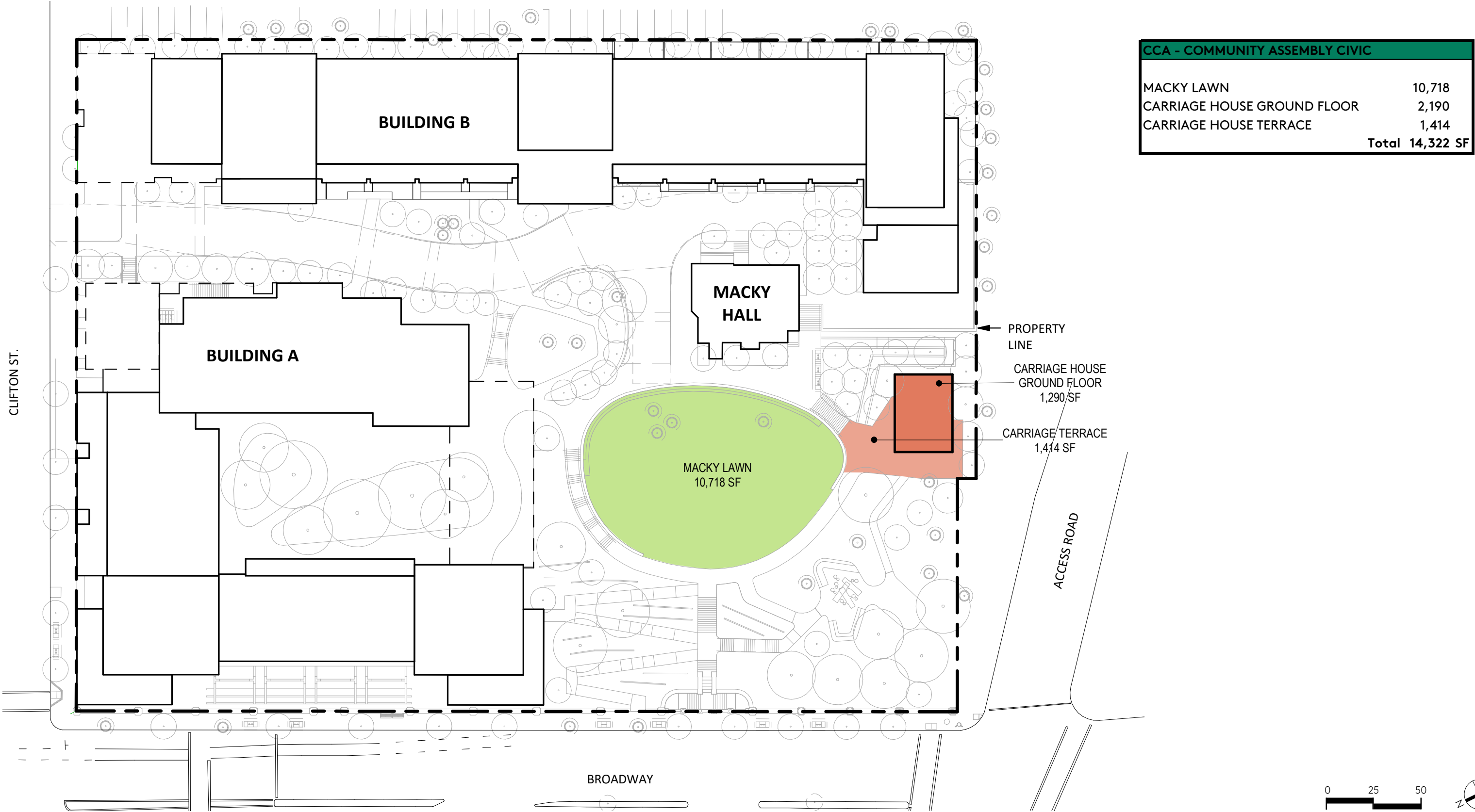
See Page 34 for open space detail summary.



PROJECT DATA SUMMARY: PRIVATE OPEN SPACE DETAIL

CCA - PRIVATE USABLE OPEN SPACE			
BUILDING A		BUILDING B	
AREA (SF)		AREA (SF)	
LEVEL A-01	0	LEVEL B-01	149
LEVEL A-02	161		149
	85		149
	88		153
	187	LEVEL B-02	126
	137		135
	115		132
	105		135
	115		125
LEVEL A-03	0	LEVEL B-03	0
LEVEL A-04	0	LEVEL B-04	0
LEVEL A-05	0	LEVEL B-05	0
LEVEL A-06	188	LEVEL B-06	0
	261	LEVEL B-07	301
	281		564
	1,108		257
	1,013	LEVEL B-08	0
LEVEL A-07	444	LEVEL B-09	564
	421		487
	479		383
	282		104
	268		469
	264		471
	286		281
			526
LEVEL A-08	1,106		138
LEVEL A-09	0		
LEVEL A-10	0		
A TOTAL	7,394	B TOTAL	5,798
		GRAND TOTAL	13,192

COMMUNITY ASSEMBLY CIVIC



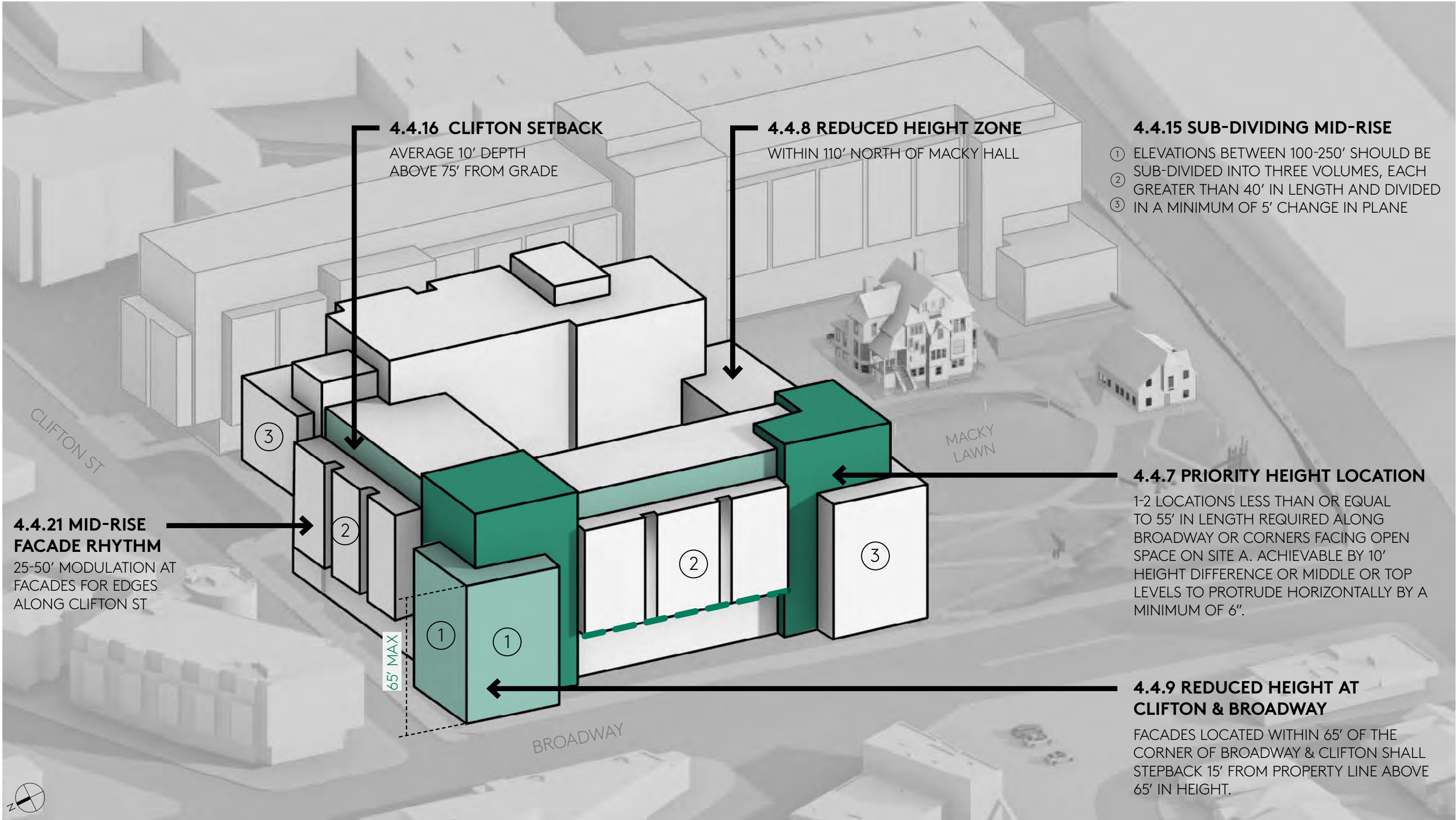
OAKLAND CORRIDOR DESIGN GUIDELINE COMPLIANCE

GUIDELINE	COMPLIANCE	GUIDELINE	COMPLIANCE
1.1.1 Commercial Building Placement Spatially define the streetfront by locating storefronts near the property lines facing the corridor and adjacent to one another.	1.1.1 Complies. Building A ground floor commercial storefront is located 3'-6" to 15' from the property line facing Broadway (primary corridor). Building B does not front a primary corridor.	3.1.2 Limit driveways, garage doors, and curb cuts on the primary corridor. 3.3.1 Locate loading docks out of view from the corridor. Provide access on side streets for any loading docks on corner lots.	3.1.2 Complies. Building A and Building B driveways are located on Clifton Street. 3.3.1 Complies. Building A loading dock is located on Clifton Street.
1.2.3 Residential Building Placement on Primary and Secondary Corridors Place residential buildings closer to the sidewalk on the primary corridors than on the secondary corridors. <u>Primary Corridors.</u> Where there is no established and desirable residential front setback pattern on a primary corridor, generally place the front of a building no more than about four to ten feet from the sidewalk. Use planting to buffer and soften the building frontage. <u>Secondary Corridors.</u> An approximate eight to fifteen-foot landscaped setback is appropriate. This setback can be used to accommodate stoops, a forecourt entrance, or a terrace.	1.2.3 Complies. Building A residential units located along Broadway (primary corridor), are located 3'-6" from the property line. The existing historic wall and planting zone provides a buffer between residential units and the primary corridor.	3.3.2 Locate service elements such as utility boxes, transformers, conduits, trash enclosures, loading docks, and mechanical equipment screened and out of view from the corridor. When feasible, place transformers that are required to be installed on or adjacent to the street or sidewalk below grade or enclosed in the building. 3.3.3 Size, place, and screen rooftop mechanical equipment, elevator penthouses, antennas, and other equipment away from the public view.	3.3.2 Complies. Building A and Building B transformer rooms are enclosed within buildings located on Clifton Street. 3.3.3 Complies. Building A and Building B elevator overrun and mechanical rooms on rooftops are located away from primary corridor and public views.
2.1.1 Integrate open space into the site plan. <ul style="list-style-type: none">• Potential Areas for open space:• Inner courtyards• Adjacent to commercial space, public plaza• Forecourts or Terraces• Upper Story Setbacks• Rooftops	2.1.1 Complies. Open space is integrated into the site through public parks and plazas, inner courtyard at Building A, roof terraces on Building A and Building B through upper setbacks.	4.1.1 Establish a prominent and differentiated ground floor in residential buildings. Design residential buildings with a ground floor taller (at least twelve feet from the grade to the finished ceiling). Differentiate the ground floor from upper floors through the use of contrasting materials and windows, additional detailing, and/or a prominent cornice. 4.1.2 Design ground floor residential space to have grade separation from the sidewalk. Provide at least a 2-1/2 to 3-foot vertical separation between ground floor living space and the sidewalk grade. 4.1.3 Provide well designed ground floor residential frontages through the use of stoops, forecourts, front yards, and lobbies.	4.1.1 Complies. Building A commercial frontage along Broadway provides a minimum 20' height commercial space at the corner of Broadway and Clifton St. with forecourt along Broadway with 16' height. A tile material is used at forecourt. 4.1.2 Complies. Building A residential units have a 6' vertical separation from sidewalk on Broadway. 4.1.3 Complies. Building A provides a setback with 'front yards' to units on ground floor on Clifton. Townhouses on Broadway access the lawn to the south.
2.1.2 Site common open space to be easily accessible to residents and/or the public. 2.2.2 Wherever feasible, orient group open space to have solar exposure and toward living units or commercial space.	2.1.2 - 2.2.2 Complies. Refer to pages 19-20 for locations of designated open spaces on site.	4.2.1 Commercial: Provide a high proportion of glazed surfaces versus solid wall areas in all storefronts.	4.2.1 Complies. Building A commercial space facing Broadway provides approx. 40% glazing at ground level commercial spaces.
3.1.1 Place parking areas and parking podiums behind active space or underground.	3.1.1 Complies. Building A Parking is located below grade behind residential spaces on Clifton St and commercial space along Broadway.		

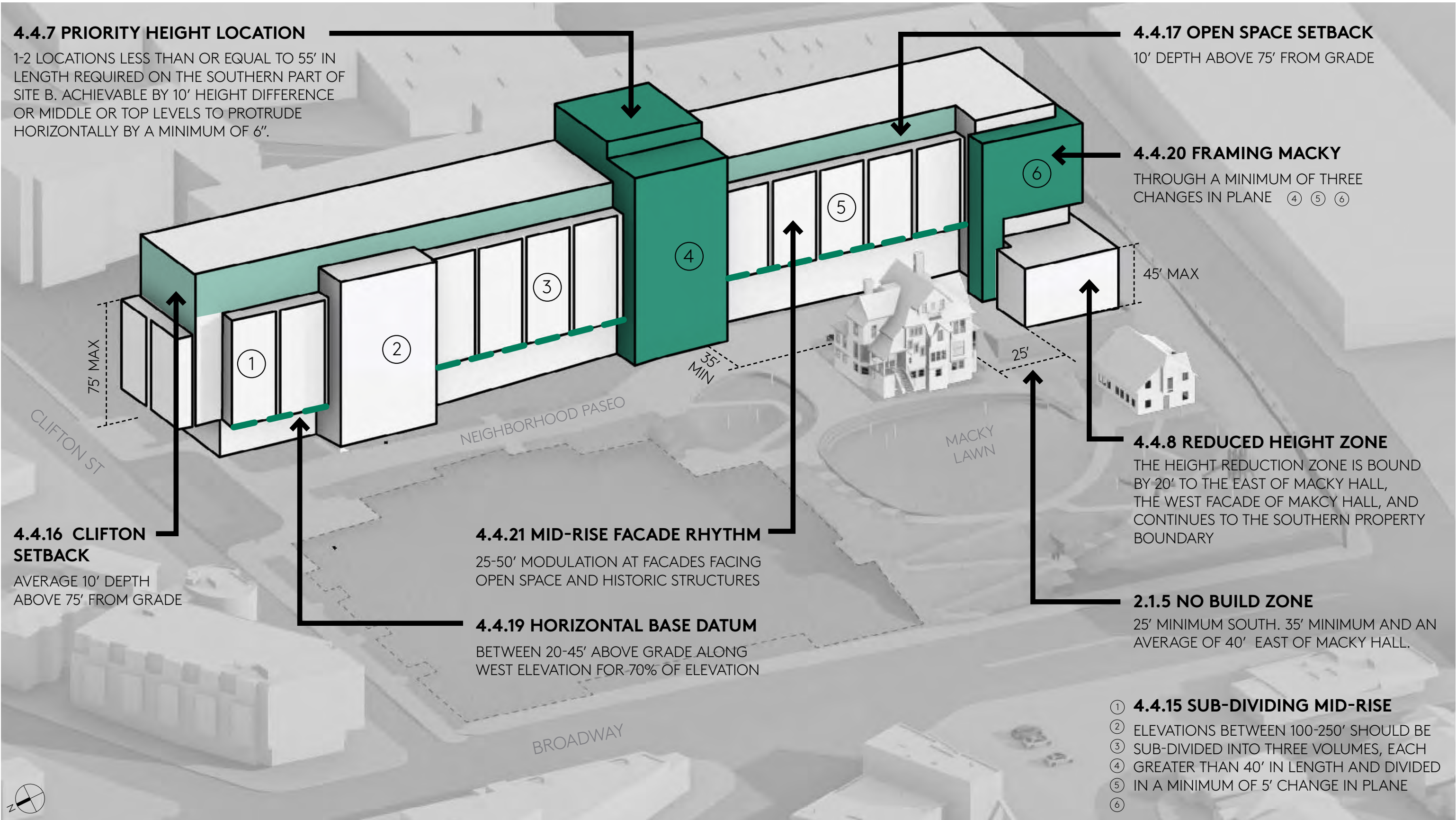
OAKLAND CORRIDOR DESIGN GUIDELINE COMPLIANCE

GUIDELINE	COMPLIANCE	GUIDELINE	COMPLIANCE
<p>4.2.4 Provide ground floor architectural detailing that provides visual interest to pedestrians and distinguishes the ground floor from upper floors.</p> <p>4.2.6 Do not set back the ground floor of commercial facades from upper stories.</p> <p>4.2.7 Provide floor space dimensions and facilities that create an economically viable and flexible commercial space.</p> <p>Dimensions: at least 15 feet from the grade to the floor of the second story and 12 feet from the grade to the finished ceiling. Optimally, retail ground floors should have 20 feet of space between the grade and the floor of the second story and 18 feet from the grade to the finished ceiling of the ground floor. A viable retail space should be at least 15 feet wide and between 50 and 80 feet deep.</p> <p>4.3.1 Integrate Garage doors into the building design and reduce prominence on the street.</p> <p>4.3.2 Establish prominent and frequent entrances on facades facing the corridor.</p> <p>Every principal building should have at least one prominent entrance facing the corridor. A street front should have at least one pedestrian entrance per 100 ft of corridor street façade.</p> <p>4.4.1 Install consistently spaced street trees, extend an existing positive street tree context, and install trees appropriate for the district.</p> <p>Plant trees a maximum 25 feet on center apart whenever site conditions allow.</p>	<p>4.2.4 Complies. Building A ground floor detailing along Broadway uses tile and brick materials, a forecourt at commercial space, and wooden trellis to distinguish from upper floors.</p> <p>4.2.6 Due to preservation of historic wall along Broadway, commercial space exists behind wall. Commercial space is inset by 10' from upper.</p> <p>4.2.7 Due to historic wall limitations along Broadway, the primary commerical entrance is on Clifton (close to Broadway intersection). Building A Commerical Space dimensions are as follows: Total width along Broadway: 200' Depth from Broadway: 25' min - 48' max Height: 16' minimum fl-fl along Broadway 24' maximum fl-fl at street corner</p> <p>4.3.1 Complies. Building A and Building B garage doors are recessed into the building from floors above by at least 40'.</p> <p>4.3.2 Complies. Due to limitations of maintaining the existing historic Broadway Wall, the primary pedestrian entry is provided at the corner of Broadway and Clifton St. Additional commerical entry is provided on Broadway at existing wall opening approx. 130' from main entry.</p> <p>4.4.1 Complies. Refer to Landscape Plan.</p>	<p>5.2.1 Relate new buildings to the existing architecture in a neighborhood with a strong design vocabulary.</p> <p>5.3.2 Integrate architectural details to provide visual interest to the facade of the building.</p> <p>5.4.2 Provide a roofline that integrates with the building's overall design.</p> <p>5.4.4 Integrate balconies into the design of the building.</p> <p>5.5.1 Transition a building to a desirable and consistent height context.</p> <p>5.5.2 Create a transition from larger new developments on corridors to lower-density residential homes.</p> <p>6.1.1 Install durable and attractive materials on the ground floor.</p> <p>6.2.1 Recess exterior street-facing windows.</p> <p>6.3.1 Exterior materials on upper levels should create a sense of permanence, provide attractive visual quality, and be consistent with building design.</p> <p>7.1.1 Provide visual emphasis and activity to buildings at street corners.</p> <p>7.2.1 Provide a unified design around all street sides of buildings.</p> <p>8.1.1 Incorporate large developments into the existing neighborhood.</p> <p>8.1.3 Develop shortened block lengths in new developments.</p> <p>Large development sites should have breaks in the street wall every 200 to 300 feet. This block structure maximizes natural light to buildings and open space.</p>	<p>5.2.1 - 5.4.2 Complies. Buildings break down massing to relate to neighborhood context and provide craftsman details such as wood trellis structures, tile, brick, and perforated metal screen elements for juliet balconies.</p> <p>5.4.4 Complies. Buildings incorporate juliet balconies into building facade design.</p> <p>5.5.1 Complies. Refer to design guideline compliance diagrams for massing response.</p> <p>5.5.2 Complies. Refer to design guideline compliance diagrams for massing response.</p> <p>6.1.1 Complies. Building A uses brick and tile along primary corridors.</p> <p>6.2.1 Complies. Recessed windows (average 8") achieve depth in facade design.</p> <p>6.3.1 Complies. Building materials at upper levels include brick, stucco, cement board and batten.</p> <p>7.1.1 Complies. Canopy designates entry to commerical space.</p> <p>7.2.1 Complies. Refer to building Elevations.</p> <p>8.1.1 Complies. Refer to design guideline compliance diagrams for massing response.</p> <p>8.1.3 Complies. Refer to design guideline compliance diagrams for massing response.</p>
<p>5.1.2 Reduce the visual scale of large building frontage.</p>	<p>5.1.2 Complies. Building A and Building B break long facades into modulated rhythmns and use setbacks at upper levels. Refer to design guideline compliance diagrams for massing response.</p>		

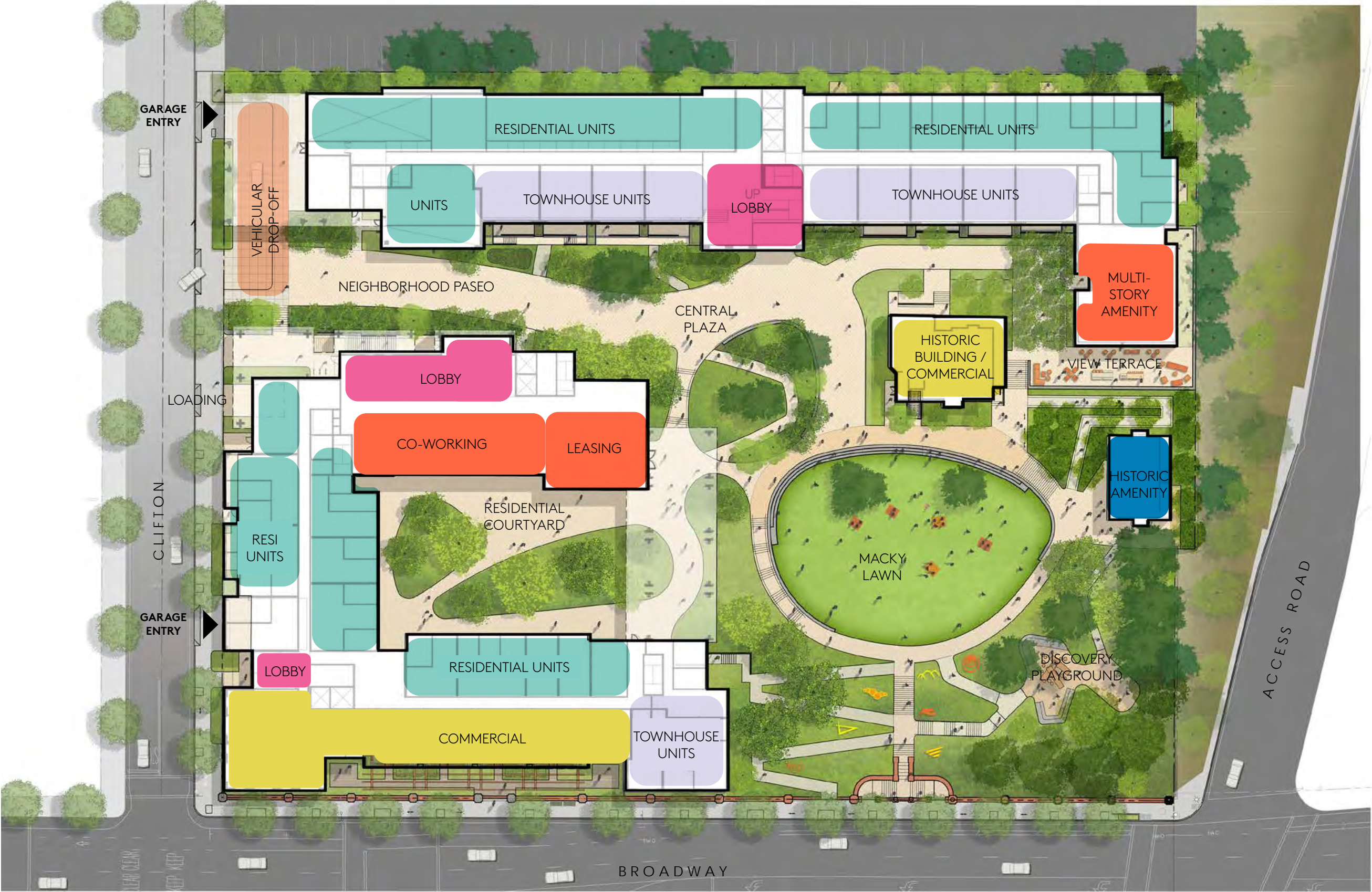
CCA SITE DESIGN GUIDELINE COMPLIANCE: SITE A



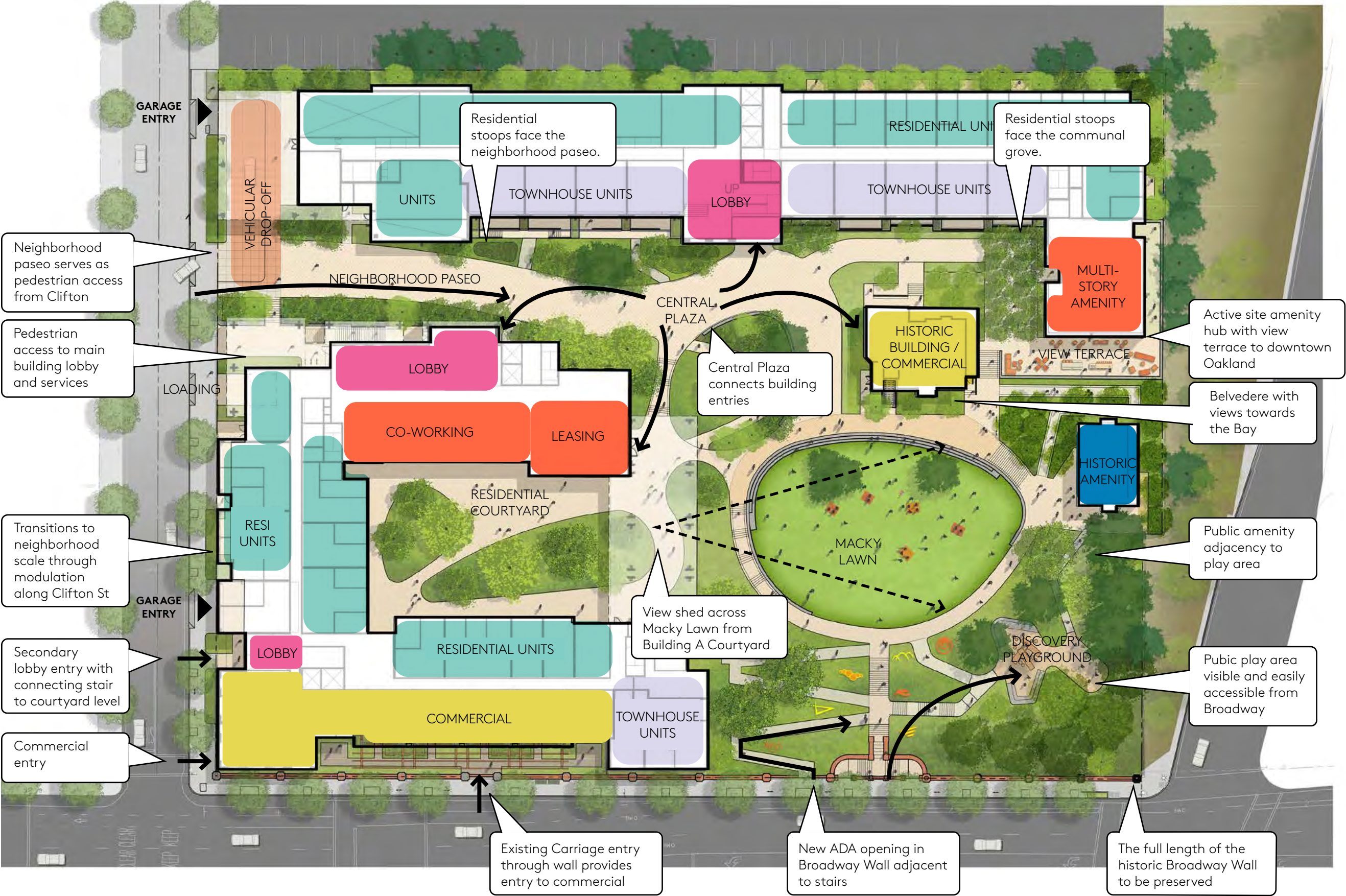
CCA SITE DESIGN GUIDELINE COMPLIANCE: SITE B



GROUND LEVEL USES

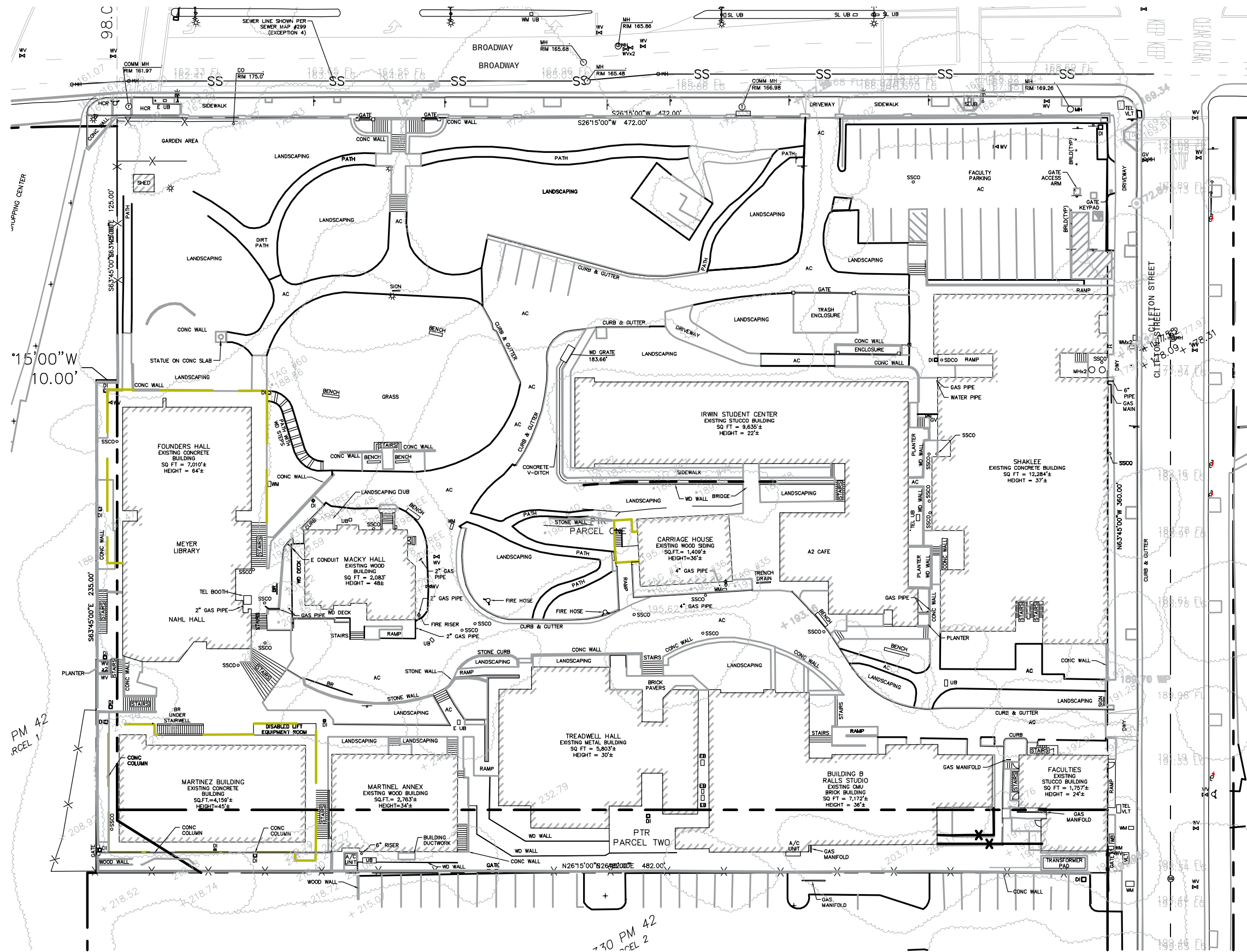


GROUND LEVEL USES ANNOTATED



SURVEY, CIVIL & DEMOLITION

SITE SURVEY



SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

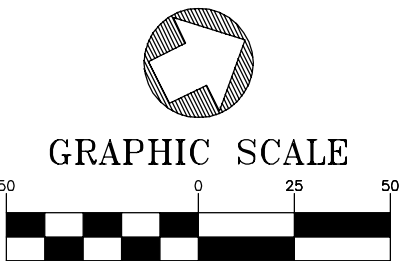
Paul Kittredge

PAUL KITTREDGE
P.L.S. #5790



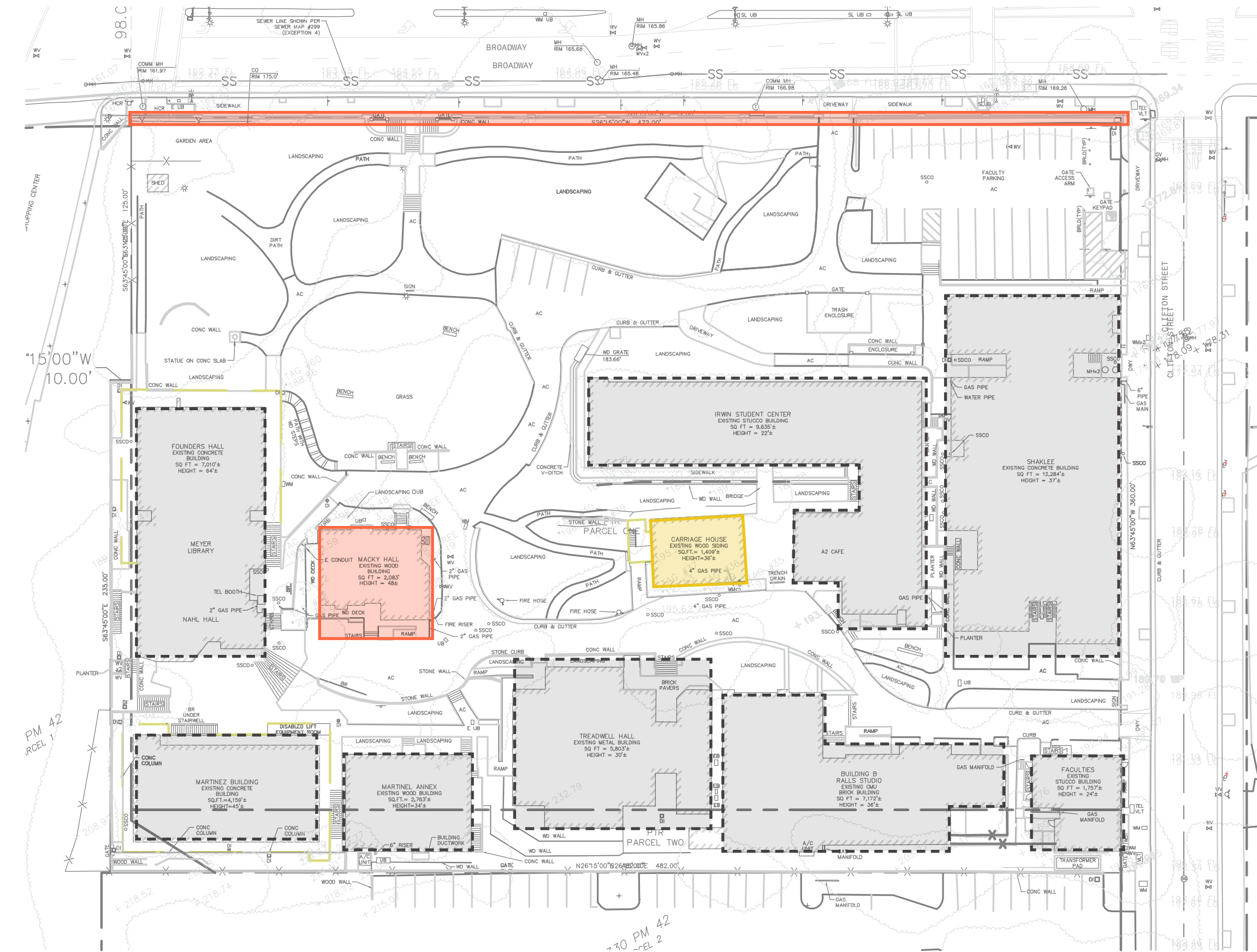
SURVEY PERFORMED AUG 2020

NOTE: THE SURVEY IS ORIENTED DIFFERENTLY THAN THE FOLLOWING PLAN SHEETS. BROADWAY IS AT THE TOP OF THE PAGE RELATIVE TO THE CAMPUS SITE ON THE TITLE SHEETS WHEREAS BROADWAY IS AT THE BOTTOM OF THE PAGE RELATIVE TO THE CAMPUS SITE.



(IN FEET)
1 inch = 50 ft.

DEMOLITION PLAN



SURVEYOR'S STATEMENT:

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE PROFESSIONAL LAND SURVEYOR'S ACT.

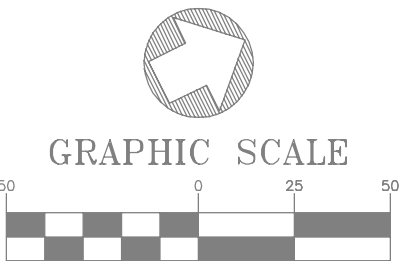
Paul Kittredge
PAUL KITTREDGE
P.L.S. #5790



SURVEY PERFORMED AUG 2020

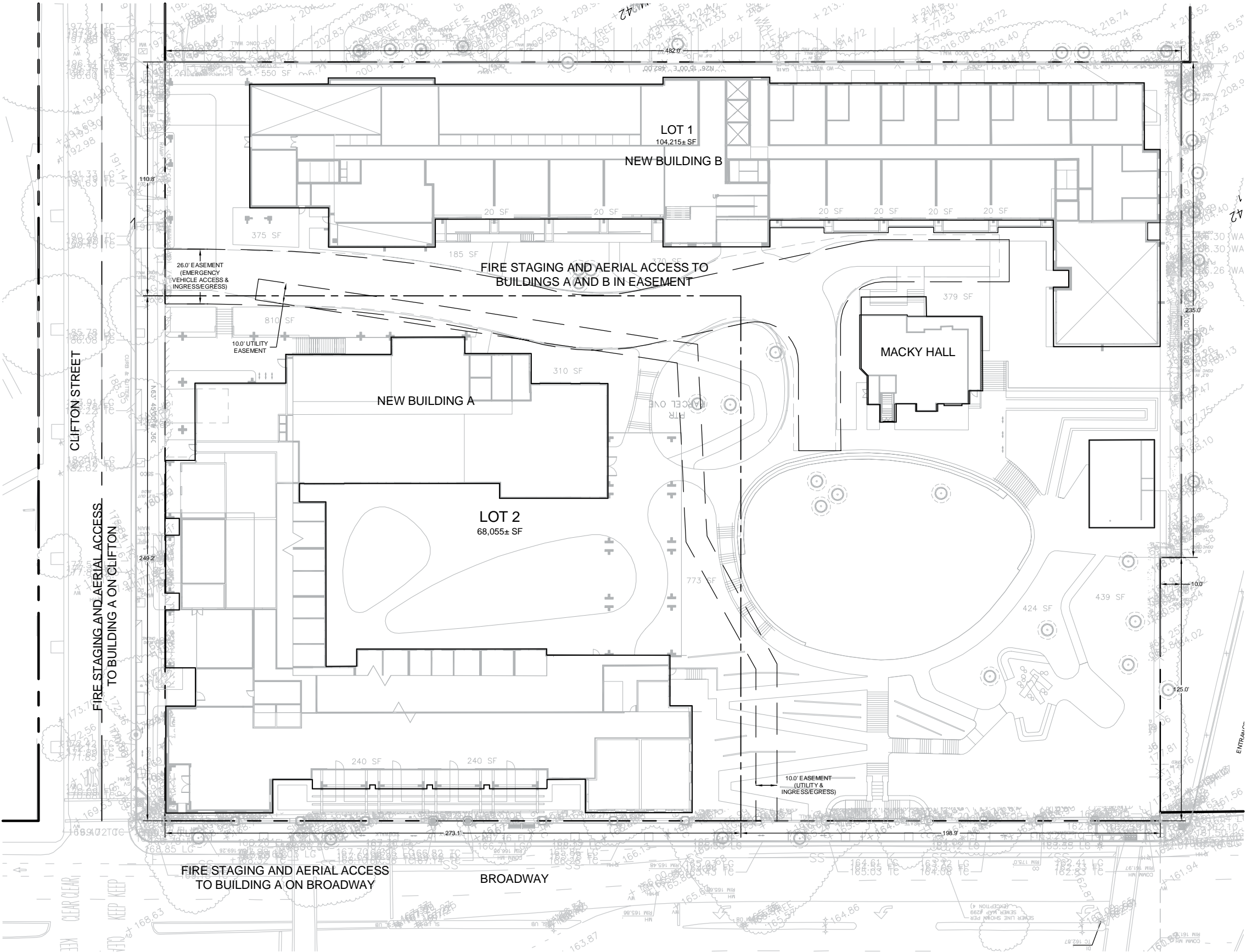
- STRUCTURES TO BE PRESERVED
- STRUCTURES TO BE PRESERVED AND RELOCATED ON SITE
- STRUCTURES TO BE DEMOLISHED

NOTE: THE SURVEY IS ORIENTED DIFFERENTLY THAN THE FOLLOWING PLAN SHEETS. BROADWAY IS AT THE TOP OF THE PAGE RELATIVE TO THE CAMPUS SITE ON THE TITLE SHEETS WHEREAS BROADWAY IS AT THE BOTTOM OF THE PAGE RELATIVE TO THE CAMPUS SITE.



(IN FEET)
1 inch = 50 ft.

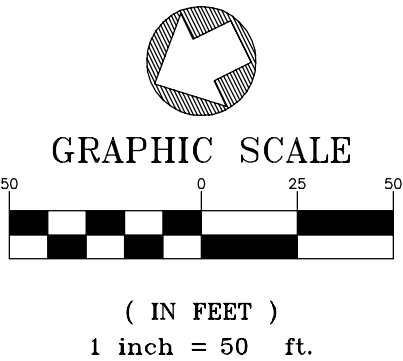
PARCEL PLAN



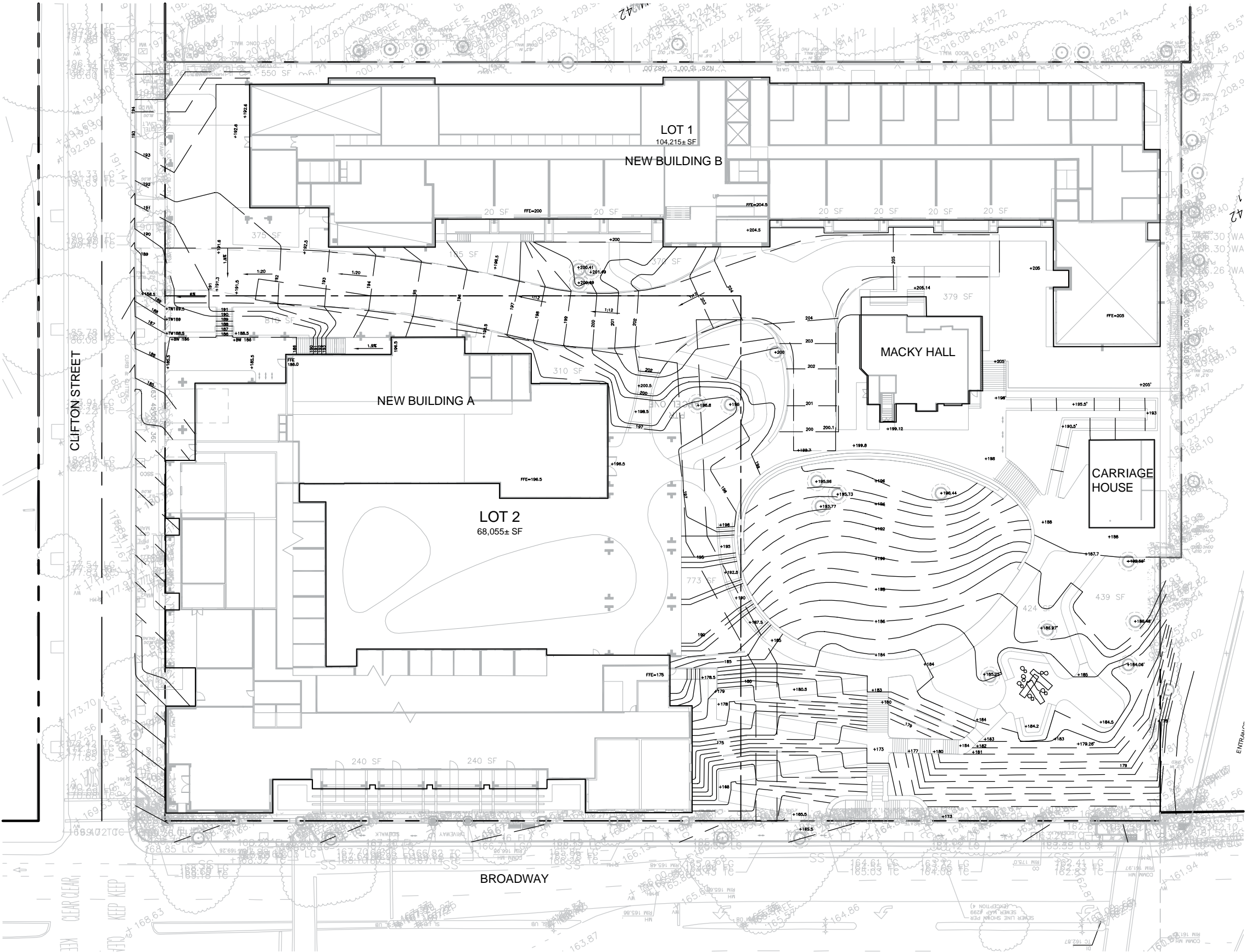
LEGEND

---	PROPERTY LINE
- - -	PROPOSED LOT LINE
---	EASEMENT LINE

- EASEMENT NOTES:**
- 1. EMERGENCY ACCESS EASEMENT PROVIDES FIRE VEHICLE ACCESS TO BOTH LOTS. PORTIONS OF THE EASEMENT ACROSS LOT 1 ARE FOR THE BENEFIT OF LOT 2. PORTIONS OF THE EASEMENT ACROSS LOT 2 ARE FOR THE BENEFIT OF LOT 1.
 - 2. UTILITY EASEMENT PROVIDES STORMWATER DRAINAGE FOR BOTH LOTS. LOCATION OF UTILITY EASEMENT WILL CHANGE AS DESIGN PROGRESSES TO CORRESPOND WITH UTILITY AND DRAINAGE DESIGN.



GRADING PLAN



LEGEND

- PROPERTY LINE
- PROPOSED LOT LINE
- GRADE BREAK LINE
- PROPOSED CONTOUR LINES

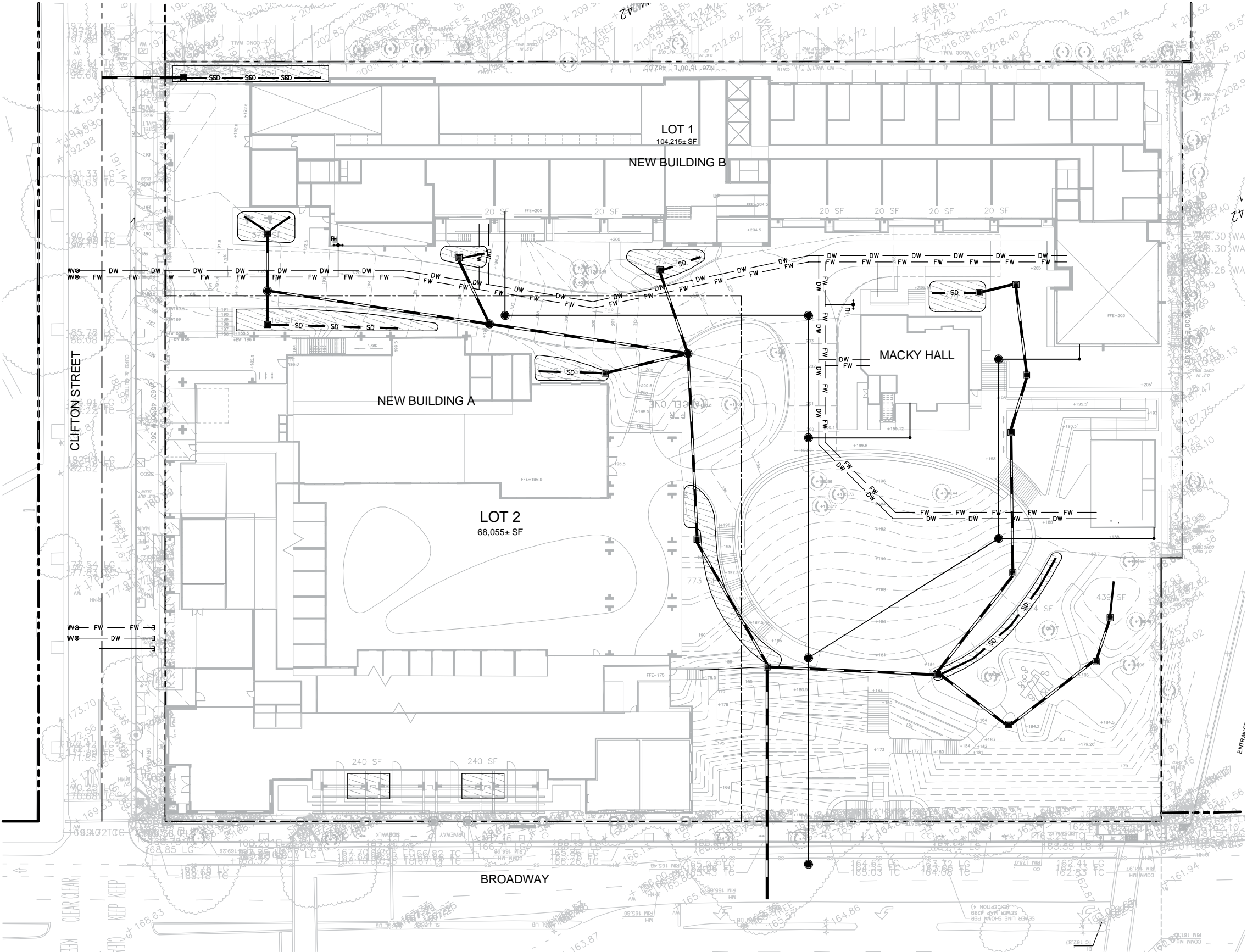
EARTHWORK VOLUMES

PROPOSED EXCAVATION: 17,400 CUBIC YARDS
ON-SITE FILL: 4,000 CUBIC YARDS
OFFHAUL: 13,400 CUBIC YARDS
NO IMPORTED FILL

GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

UTILITY PLAN



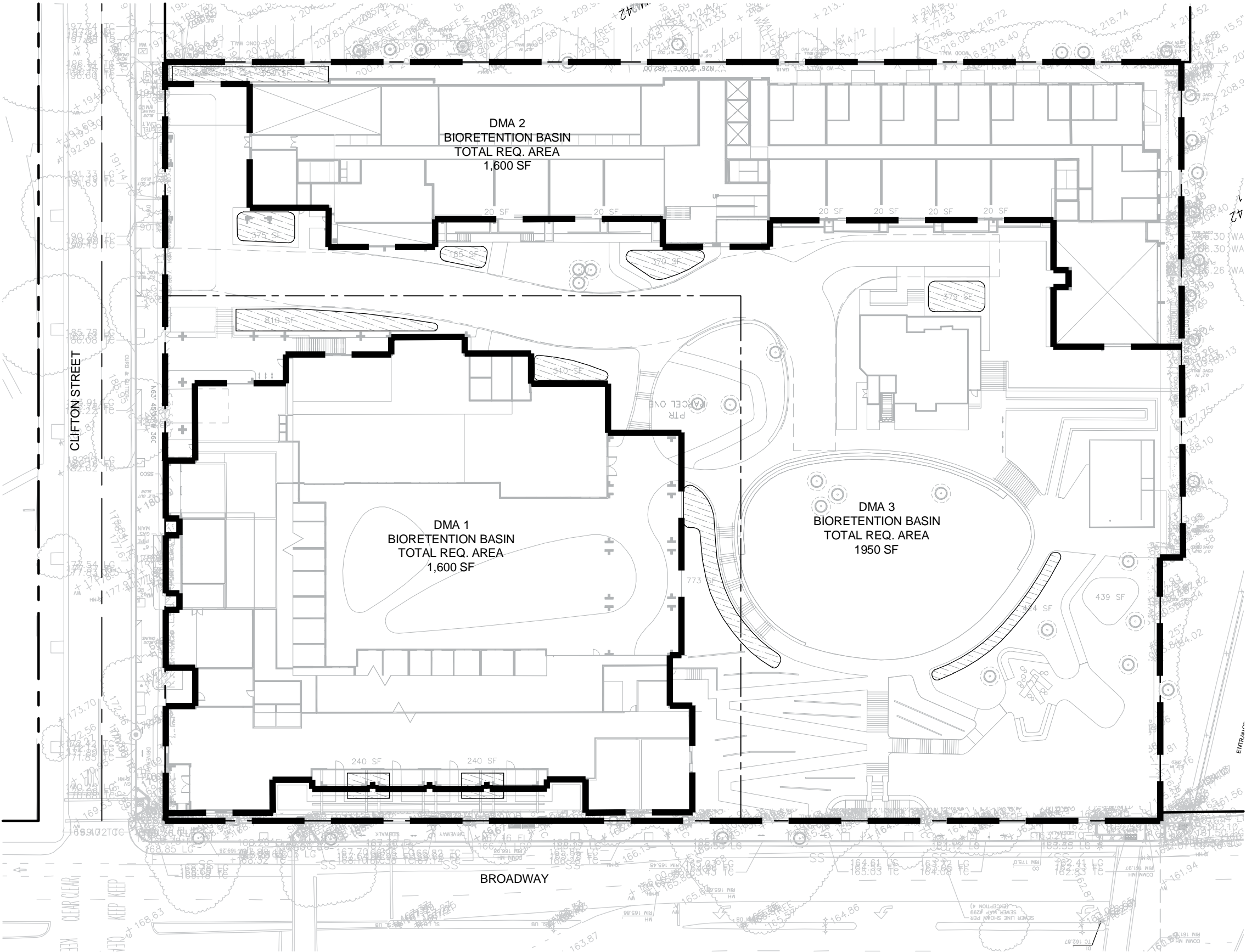
LEGEND

- SANITARY SEWER LINE
- DOMESTIC WATER LINE
- STORM DRAIN LINE
- PERFORATED PIPE FIRE WATER LINE
- SANITARY SEWER MANHOLE
- STORM DRAIN INLET
- WATER VALVE
- FLOW THROUGH PLANTER AND BIORETENTION AREAS

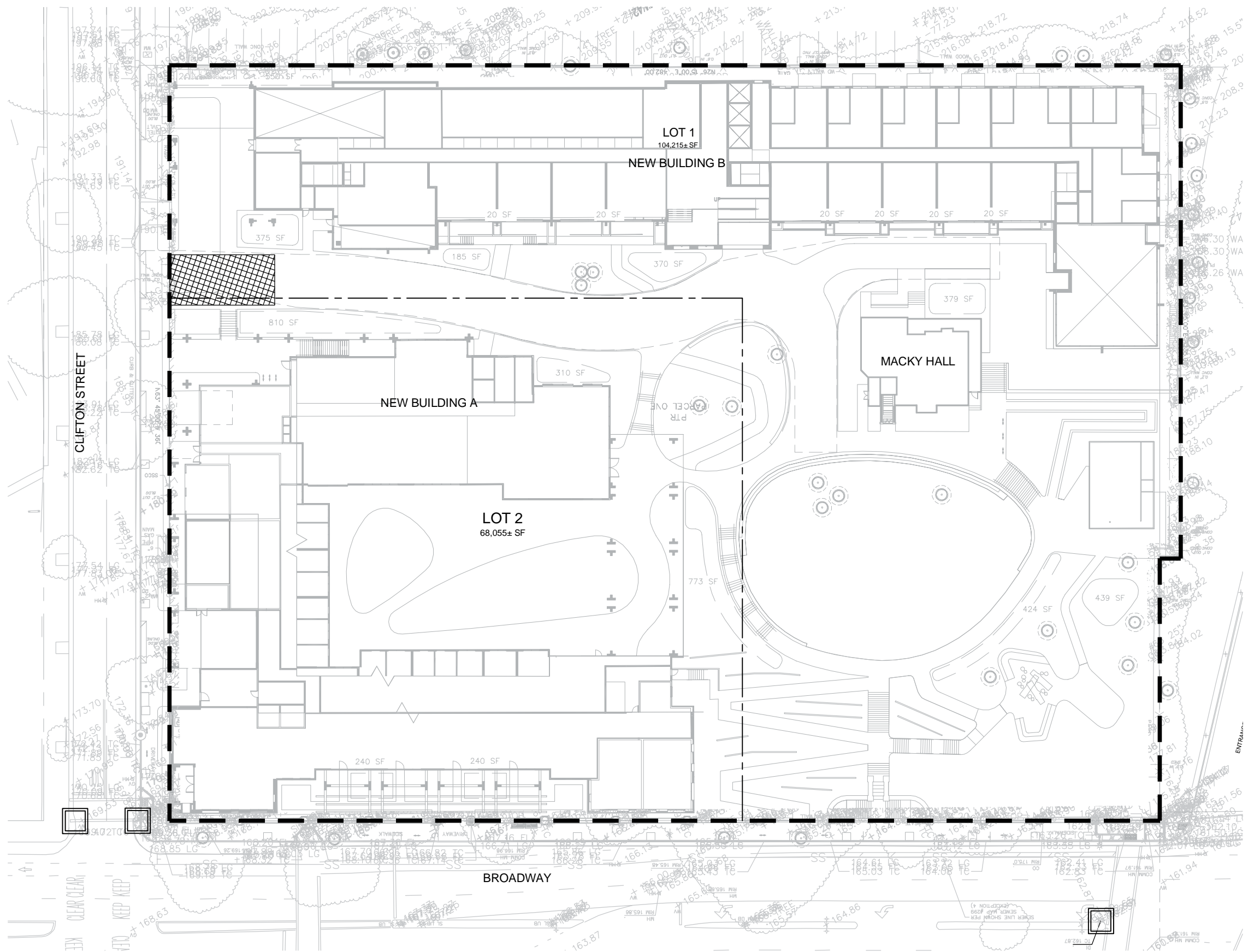
GRAPHIC SCALE

(IN FEET)
1 inch = 50 ft.

PRELIMINARY STORMWATER MANAGEMENT



EROSION CONTROL PLAN



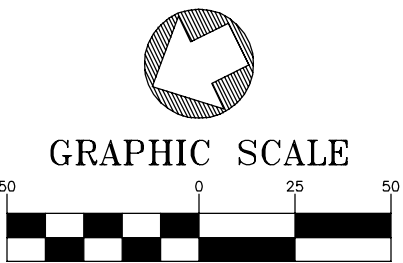
EROSION CONTROL LEGEND:

- STABILIZED CONSTRUCTION ENTRANCE (TC-1)** WITH ENTRANCE/OUTLET TIRE WASH (TC-3)**
- STORM DRAIN INLET PROTECTION (SC-10)**
- FIBER ROLL (SC-05)**

**REFER TO SHEET C4.01 FOR DETAILS

EROSION CONTROL NOTES:

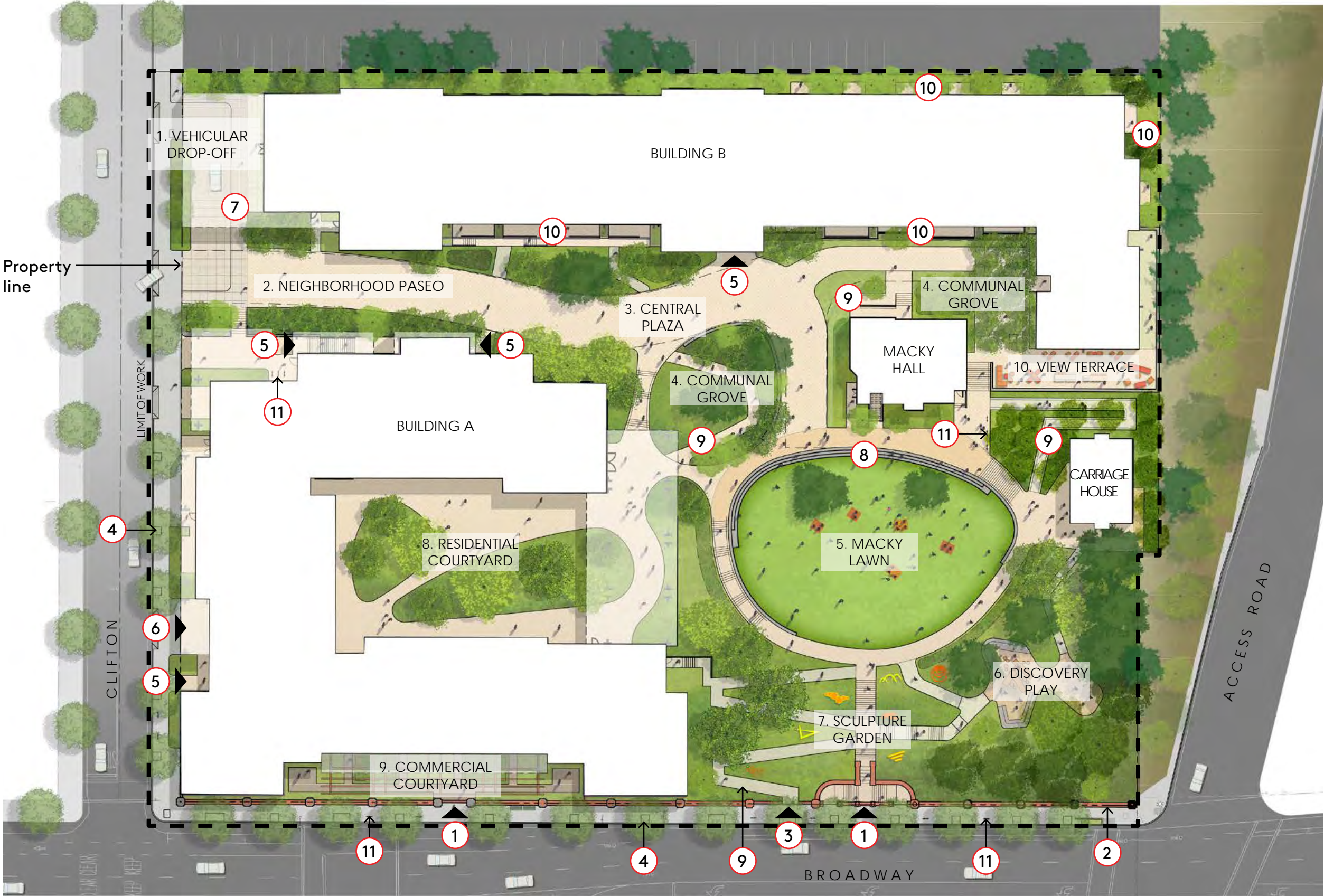
1. SITE ACCESS SHOWN ON THIS PLAN IS PROVIDED FOR INFORMATION PURPOSES ONLY. CONTRACTOR SHALL LOCATE CONSTRUCTION ACCESS DRIVEWAYS AS NECESSARY.
2. EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN EFFECT AND MAINTAINED BY THE CONTRACTOR ON A YEAR-ROUND BASIS UNTIL ALL DISTURBED AREAS ARE STABILIZED UNLESS OTHERWISE PERMITTED BY THE COUNTY INSPECTOR.
3. ALL INLETS RECEIVING STORM WATER RUNOFF FROM THE PROJECT AREA MUST BE EQUIPPED WITH REQUIRED INLET PROTECTION.
4. ALL PAVED AREAS SHALL BE KEPT CLEAR OF EARTH MATERIALS AND DEBRIS. THE SITE SHALL BE MAINTAINED SO AS TO MINIMIZE SEDIMENT LADEN RUNOFF ENTERING THE STORM DRAIN SYSTEM.
5. STOCKPILED EARTHEN MATERIAL SHALL BE EITHER COVERED WITH A TARP OR WATERED SUFFICIENTLY TO ELIMINATE DUST.
6. REFERENCE: "CALIFORNIA STORM WATER BEST MANAGEMENT PRACTICE (BMP) HANDBOOK", JANUARY 2015.



(IN FEET)
1 inch = 50 ft.

LANDSCAPE

LANDSCAPE SITE PLAN



Landscape Use

- 1. Vehicular Drop-Off
- 2. Neighborhood Paseo
- 3. Central Plaza
- 4. Communal Grove
- 5. Mackey Lawn
- 6. Discovery Play
- 7. Sculpture Garden
- 8. Residential Courtyard
- 9. Commercial Courtyard
- 10. View Terrace

Site Elements

- 1 Historic Gate to remain
- 2 Historic Wall to remain
- 3 New Accessible Opening
- 4 New Street Trees
- 5 Lobby Entry
- 6 Garage Entry
- 7 Covered Waiting Area
- 8 Stepped Seating
- 9 Accessible Ramp
- 10 Private Patios
- 11 Short term bike parking

Project Characteristics	Total (Square Feet)
Proposed landscape	58,050
Proposed impervious site surfaces	46,295



SITE IMAGERY: NEIGHBORHOOD PASEO



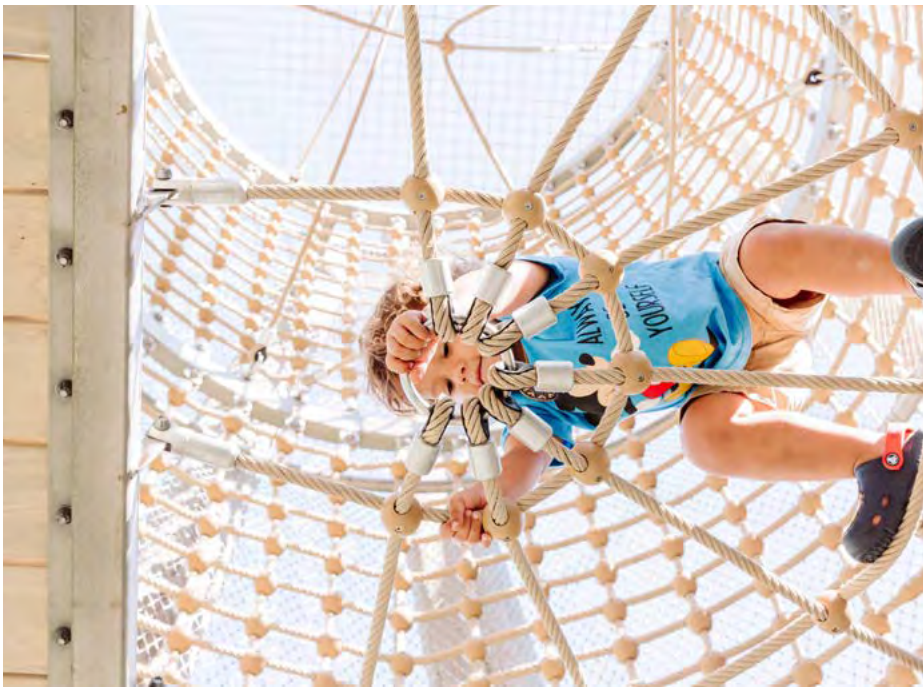
SITE IMAGERY: COMMUNAL GROVE



SITE IMAGERY: MACKY LAWN



SITE IMAGERY: DISCOVERY PLAY



SITE IMAGERY: SCULPTURE GARDEN



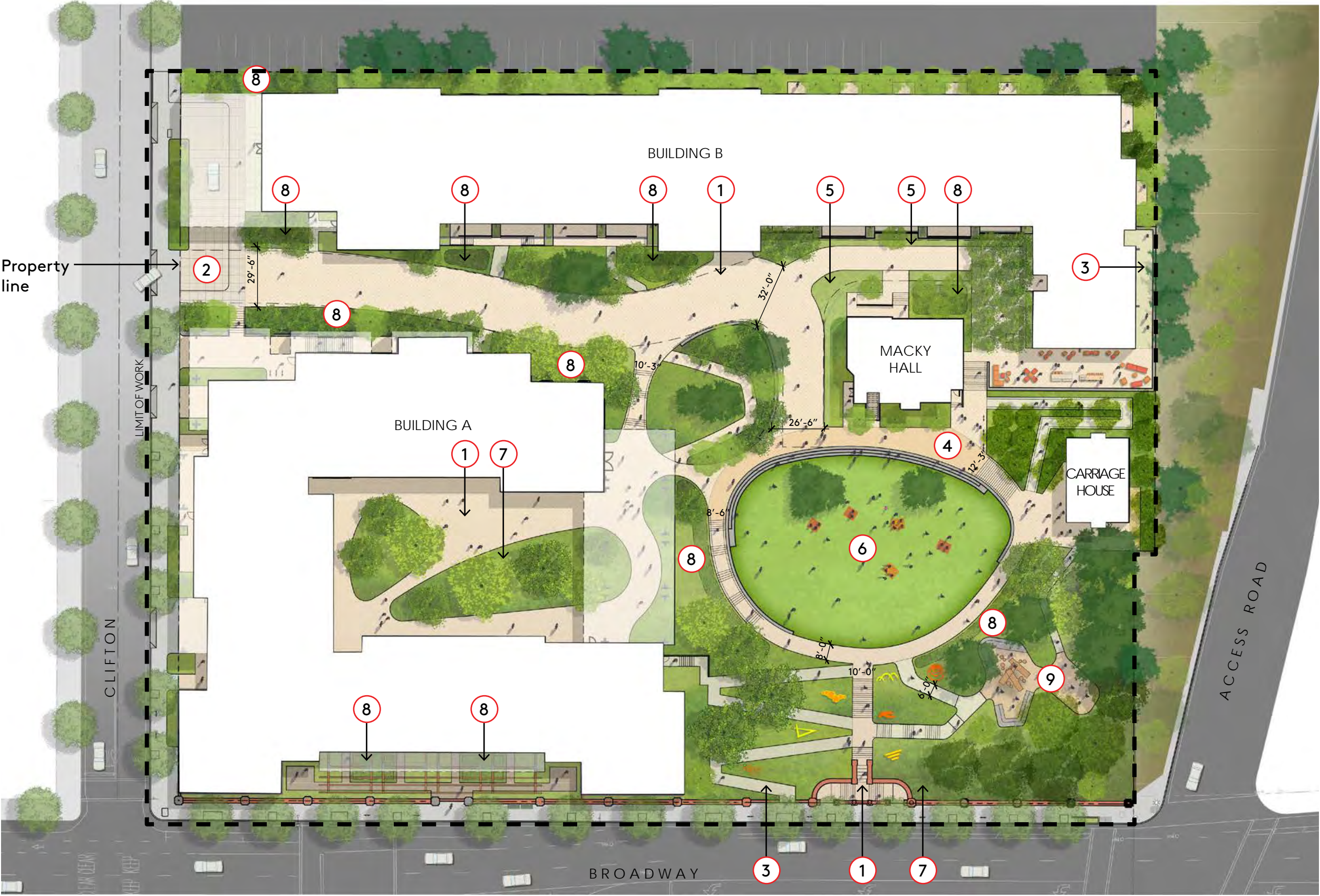
SITE IMAGERY: RESIDENTIAL COURTYARD



SITE IMAGERY: COMMERCIAL COURTYARD



LANDSCAPE MATERIALS PLAN



- Materials Legend**
- 1. CIP Concrete Paving - Finish 1, Pedestrian and Vehicular
 - 2. CIP Concrete Paving - Finish 2, Pedestrian and Vehicular
 - 3. CIP Concrete Paving - Finish 3, Pedestrian
 - 4. Site Salvaged Brick Paving
 - 5. Geoblock Grass Pavers
 - 6. Lawn
 - 7. Understory Planting Area
 - 8. Stormwater Treatment Garden
 - 9. Fibar Play Area Surfacing
- Note: See Civil drawings for stormwater information.

LANDSCAPE MATERIALS IMAGERY



1. CIP Concrete Paving - Finish 1
Pedestrian and Vehicular



2. CIP Concrete Paving - Finish 2
Pedestrian and Vehicular



3. CIP Concrete Paving - Finish 3
Pedestrian



4. Site Salvaged Brick Paving



5. Geoblock Grass Pavers



6. Lawn



7. Understory Planting Area

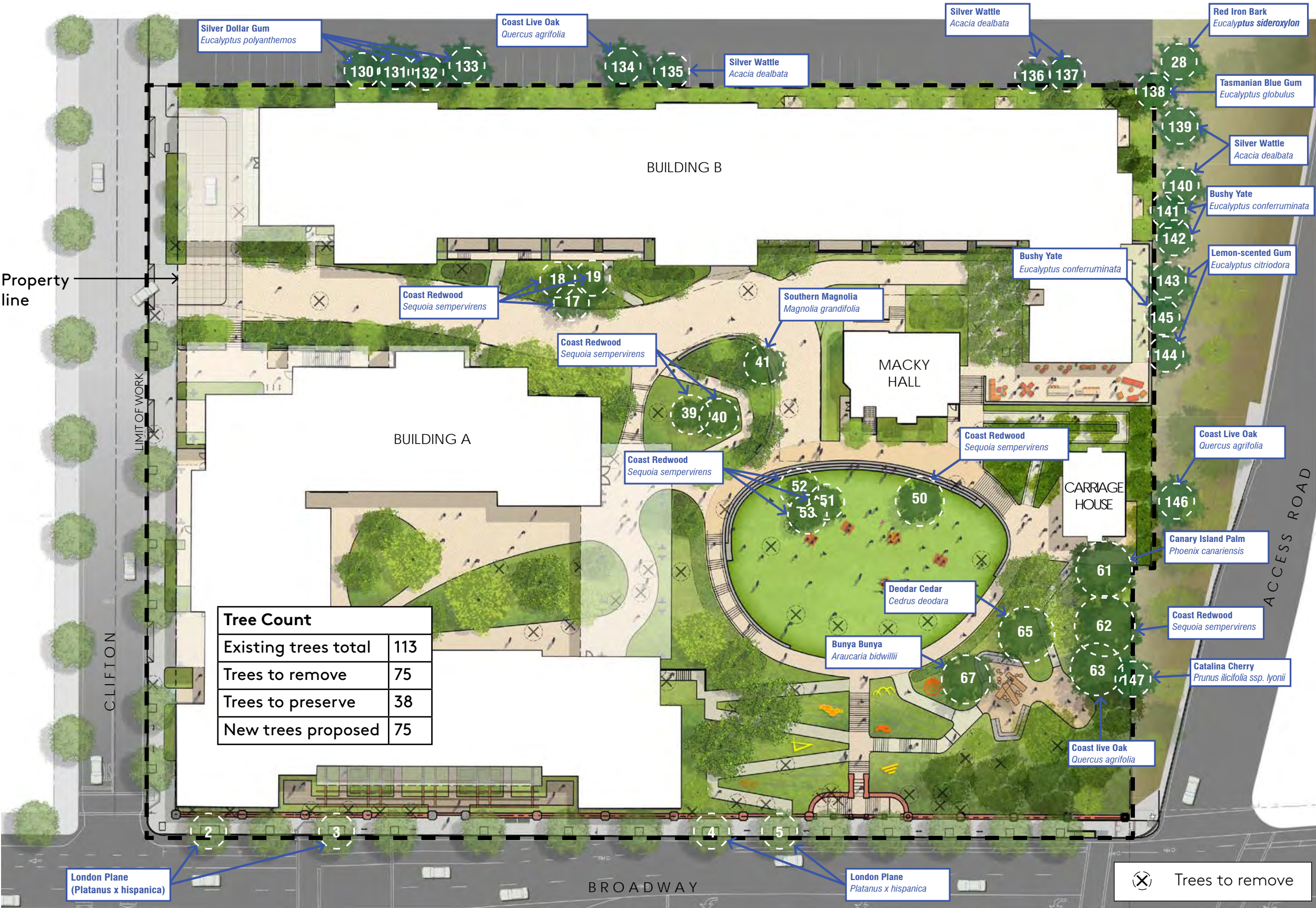


8. Stormwater Treatment Garden



9. Fibar Play Area Surfacing

TREE PRESERVATION PLAN



Tree Count	
Existing trees total	113
Trees to remove	75
Trees to preserve	38
New trees proposed	75

Trees proposed for preservation within 30' of development activity (DBH)

- 2. Platanus x hispanica (21)
- 3. Platanus x hispanica (17.5)
- 4. Platanus x hispanica (14.5)
- 5. Platanus x hispanica (15)
- 17. Sequoia sempervirens (30)
- 28. Eucalyptus sideroxylon (15.5)
- 39. Sequoia sempervirens (44)
- 40. Sequoia sempervirens (34)
- 130. Eucalyptus polyanthemos (27.5)
- 131. Eucalyptus polyanthemos (20)
- 132. Eucalyptus polyanthemos (22)
- 133. Eucalyptus polyanthemos (23)
- 134. Quercus agrifolia (5.5)
- 135. Eucalyptus polyanthemos (16.5)
- 136. Acacia dealbata (9)
- 137. Acacia dealbata (9.5)
- 138. Eucalyptus globulus (68 @base)
- 139. Acacia dealbata (6, 3, 6, 4)
- 140. Acacia dealbata (3.5, 4.5, 1.5, 2)
- 141. Eucalyptus conferruminata (6.5...)
- 142. Eucalyptus conferruminata (14, 6)
- 143. Eucalyptus citriodora (18, 17.5)
- 144. Eucalyptus citriodora (16)
- 145. Eucalyptus conferruminata (5...)
- 146. Quercus agrifolia (11)

Total: 25

Trees proposed for preservation that are within 10' of construction (DBH)

- 18. Sequoia sempervirens (14)
- 19. Sequoia sempervirens (34)
- 61. Phoenix canariensis (29)

Total: 3

Other Trees to be preserved (DBH)

- 41. Magnolia grandifolia (19.5)
- 50. Sequoia sempervirens (42)
- 51. Sequoia sempervirens (39.5)
- 52. Sequoia sempervirens (43)
- 53. Sequoia sempervirens (30)
- 62. Sequoia sempervirens (27)
- 63. Quercus agrifolia (25)
- 65. Cedrus deodara (32)
- 67. Araucaria bidwillii (39)
- 147. Prunus ilicifolia ssp. lyonii (9.5)

Total: 10

TREE REMOVAL LIST

Trees proposed for removal				Trees proposed for removal				Trees proposed for removal				Trees proposed for removal			
#	Species	DBH	Protected	#	Species	DBH	Protected	#	Species	DBH	Protected	#	Species	DBH	Protected
1	<i>Liriodendron tulipifera</i>	28.5	Yes	33	<i>Quercus lobata</i>	12	Yes	69	<i>Cedrus atlantica</i>	14.5	Yes	93	<i>Quercus agrifolia</i>	4.4	Yes
6	<i>Liriodendron tulipifera</i>	25	Yes	34	<i>Laurus nobles</i>	10	Yes	70	<i>Quercus agrifolia</i>	4.5	Yes	94	<i>Quercus agrifolia</i>	6	Yes
7	<i>Liriodendron tulipifera</i>	17.5	Yes	35	<i>Liquidambar styraciflua</i>	12	Yes	71	<i>Acacia melanoxylon</i> *	13, 8	Yes	95	<i>Pittosporum undulatum</i>	10	Yes
8	<i>Ulmus americana</i>	9, 11.5	Yes	36	<i>Liquidambar styraciflua</i>	9.5	Yes	72	<i>Acacia melanoxylon</i> *	12	Yes	96	<i>Pittosporum undulatum</i>	9	Yes
9	<i>Juniperus occidentalis</i>	9	Yes	37	<i>Liquidambar styraciflua</i>	9	Yes	73	<i>Acacia melanoxylon</i> *	9.5	Yes	97	<i>Olea europaea</i>	9	Yes
10	<i>Calocedrus decurrens</i> *	20	Yes	38	<i>Sequoia sempervirens</i>	33	Yes	74	<i>Acacia melanoxylon</i> *	27	Yes	98	<i>Populus nigra 'Italica'</i>	10	Yes
11	<i>Quercus agrifolia</i>	22	Yes	42	<i>Taxus cuspidata</i>	12	Yes	75	<i>Pittosporum eugenoides</i> *	6, 5.5, 5.5	Yes	99	<i>Quercus agrifolia</i>	6	Yes
12	<i>Quercus agrifolia</i>	5.5	Yes	43	<i>Cedrus libani</i>	27	Yes	76	<i>Umbellularia californica</i>	5.5, 5.5... multi	Yes	100	<i>Populus nigra 'Italica'</i>	15	Yes
13	<i>Crataegus phaenopyrum</i>	10	Yes	44	<i>Quercus agrifolia</i>	14, 11.5	Yes					101	<i>Eucalyptus globulus</i>	66	No
14	<i>Quercus agrifolia</i>	9.5	Yes	45	<i>Cedrus deodara</i>	29	Yes	77	<i>Pittosporum eugenoides</i> *	8.5, 5.5, 5.5	Yes	102	<i>Eucalyptus globulus</i>	66	No
15	<i>Platanus x hispanica 'Yarwood'</i>	9	Yes	46	<i>Calocedrus deccurens</i>	18	Yes	78	<i>Olea europaea</i>	12.5	Yes	103	<i>Olea europaea</i>	5, 5, 4, 3	Yes
16	<i>Eriobotrya japonica</i>	6, 5, 4	Yes	47	<i>Acacia melanoxylon</i>	24.5	Yes	79	<i>Sequoia sempervirens</i> *	31.5	Yes	104	<i>Olea europaea</i>	5.5, 6, 4.5	Yes
20	<i>Ulmus parvifolia</i>	13	Yes	48	<i>Ulmus americana</i>	14, 18	Yes	80	<i>Sequoia sempervirens</i> *	27.5	Yes	105	<i>Olea europaea</i>	7, 3.5	Yes
21	<i>Liquidambar styraciflua</i>	11.5	Yes	49	<i>Zelkova serrata</i>	16	Yes	81	<i>Pinus ponderosa</i> *	20	Yes	106	<i>Olea europaea</i>	9, 4.5	Yes
22	<i>Sequoia sempervirens</i>	31	Yes	54	<i>Washingtonia robusta</i>	18	Yes	82	<i>Quercus rubra</i> *	12	Yes	107	<i>Olea europaea</i>	7, 6.5	Yes
23	<i>Pittosporum undulatum</i> *	12.5	Yes	55	<i>Ulmus americana</i>	25.5	Yes	83	<i>Quercus agrifolia</i>	19	Yes	108	<i>Olea europaea</i>	11	Yes
24	<i>Quercus agrifolia</i>	7, 5	Yes	56	<i>Sequoiadendron giganteum</i> *	60	Yes	84	<i>Eucalyptus globulus</i>	38	No	109	<i>Olea europaea</i>	10	Yes
25	<i>Acacia dealbata</i>	18	Yes	57	<i>Umbellularia californica</i>	9" multi	Yes	85	<i>Eucalyptus globulus</i>	54	No	Total		75	
26	<i>Eucalyptus sideroxylon</i>	21.5	No	58	<i>Umbellularia californica</i>	10" multi	Yes	86	<i>Eucalyptus globulus</i>	51	No	<div>* = (14) trees previously removed under separate permit and excluded from the total count above of 75 trees</div> <div>Reason for removal/impacting of trees:<ul style="list-style-type: none">To allow for the creation of 510 homes and a viable reuse of the sitePoor suitability for retention due to declining health, weak structural stability, and limitations due to proposed construction activity.8 trees are not protected as defined by the City of Oakland Tree Preservation Ordinance.Refer to arborist report for additional information.</div>			
27	<i>Eucalyptus sideroxylon</i>	15.5	No	59	<i>Sequoiadendron giganteum</i> *	72	Yes	87	<i>Quercus agrifolia</i>	16	Yes				
29	<i>Quercus agrifolia</i>	14, 16, 11	Yes	60	<i>Liquidambar styraciflua</i>	10	Yes	88	<i>Prunus ilicifolia ssp. lyonii</i>	9.5	Yes				
30	<i>Eucalyptus sideroxylon</i>	22, 23	No	64	<i>Quercus ilex</i>	8, 10.5	Yes	89	<i>Platanus x hispanica</i>	10.5	Yes				
31	<i>Prunus serrulata</i>	8, 7.5, 9	Yes	66	<i>Calocedrus deccurens</i>	18	Yes	90	<i>Sequoia sempervirens</i>	35.5	Yes				
32	<i>Quercus agrifolia</i>	23	Yes	68	<i>Prunus ilicifolia ssp. lyonii</i>	14	Yes	91	<i>Aesculus californica</i>	7, 6.5	Yes				
								92	<i>Quercus agrifolia</i>	6, 4, 3	Yes				

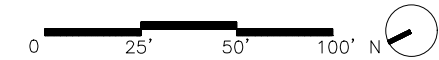
PLANTING PLAN



Planting Zones

- 1. Oak Woodland
- 2. Riparian Woodland
- 3. Redwood Forest
- 4. Soft Chaparral & Mediterranean Mix
- 5. Lawn & Mixed Meadow
- 6. Dwarf Conifer Garden

NOTE: Refer to Planting Design Character and Planting Schedule for more information.



PLANTING DESIGN CHARACTER



Oak Woodland



Riparian Woodland



Redwood Forest



Soft Chaparral & Mediterranean Mix



Lawn & Mixed Meadow



Dwarf Conifer Garden

PLANTING SCHEDULE

Oak Woodland							
Trees + Structural Shrubs				Understory species			
Scientific Name	Common Name	Size	WUCOLS	Scientific Name	Common Name	Size	WUCOLS
<i>Aesculus californica</i>	California Buckeye	48" Box	L/VL	<i>Achillea millefolium</i>	Yarrow	1 Gal	L/VL
<i>Arctostaphylos</i> spp.	Manzanita	48" Box	L/VL	<i>Bouteloua gracilis</i>	Blue Grama	1 Gal	L/VL
<i>Ceanothus thyrsiflorus</i>	Blueblossom	5 Gal	L/VL	<i>Ceanothus</i> spp.	California Lilac	5 Gal	L/VL
<i>Heteromeles arbutifolia</i>	Toyon	48" Box	L/VL	<i>Epilobium canum</i>	California Fuchsia	1 Gal	L/VL
<i>Quercus agrifolia</i>	Coast Live Oak	48" Box 60" Box	L/VL	<i>Garrya elliptica</i>	Coast Silk-tassel	24" Box	L/VL
<i>Quercus chrysolepis</i>	Canyon Live Oak	48" Box	L/VL	<i>Holodiscus discolor</i>	Ironwood	1 Gal	L/VL
<i>Quercus kelloggii</i>	California Black Oak	48" Box	L/VL	<i>Iris douglasiana</i>	Douglas Iris	1 Gal	L/VL
<i>Quercus suber</i>	Cork Oak	48" Box	L/VL	<i>Native CA dry ferns</i>	N/A	1 Gal	M
<i>Quercus tomentella</i>	Island Oak	48" Box	L/VL	<i>Penstemon heterophyllus</i>	Foothill Penstemon	1 Gal	L/VL

Riparian Woodland							
Trees + Structural Shrubs				Understory species			
Scientific Name	Common Name	Size	WUCOLS	Scientific Name	Common Name	Size	WUCOLS
<i>Acer macrophyllum</i>	Bigleaf Maple	48" Box	M	<i>Corylus cornuta</i>	Beaked Hazelnut	1 Gal	L/M
<i>Alnus rhombifolia</i>	White Alder	48" Box	M	<i>Iris tenax</i>	West Coast Iris	1 Gal	L/M
<i>Ginkgo biloba</i>	Maidenhair Tree	36" Box	L	<i>Iris douglasiana</i>	Douglas Iris	1 Gal	L/M
<i>Juglans hindsii</i>	Northern California Black Walnut	48" Box	M	<i>Pittosporum undulatum</i>	Victorian Box	5 Gal	L/M
<i>Platanus racemosa</i>	California Sycamore	48" Box	M	<i>Philadelphus lewisii</i>	Lewis' Mock-orange	1 Gal	L/M
<i>Sambucus nigra</i> ssp. <i>Caerulea</i>	Blue Elder	48" Box	M	<i>Ribes sanguineum</i> sp <i>glutinosa</i>	Currant	5 Gal	L/M

Redwood Forest							
Trees + Structural Shrubs				Understory species			
Scientific Name	Common Name	Size	WUCOLS	Scientific Name	Common Name	Size	WUCOLS
<i>Acer circinatum</i>	Vine Maple	36" Box	M	<i>Asarum caudatum</i>	Western Wild Ginger	1 Gal	M
<i>Acer palmatum</i>	Japanese Maple	36" Box	M	<i>Heuchera maxima</i>	Coral Bells	1 Gal	M
<i>Brugmansia</i> spp.	Angel's Trumpets	5 Gal	M	<i>Iris tenax</i>	West Coast Iris	1 Gal	M
<i>Corylus cornuta</i>	California Hazelnut	5 Gal	M	<i>Iris douglasiana</i>	Douglas Iris	1 Gal	M
<i>Dicksonia antarctica</i>	Tree Fern	5 Gal	M	<i>Myrica californica</i>	Pacific Wax Myrtle	1 Gal	M
<i>Magnolia x soulangeana</i>	Saucer Magnolia	36" Box	M	<i>Native CA ferns</i>	N/A	1 Gal	M
<i>Sequoia sempervirens</i>	Coast Redwood	60" Box	M	<i>Rubus parviflorus</i>	Thimbleberry	1 Gal	M
<i>Wisteria sinensis</i>	Chinese Wisteria	5 Gal	M	<i>Penstemon heterophyllus</i>	Foothill Penstemon	1 Gal	L/VL

PLANTING SCHEDULE

Soft Chaparral & Mediterranean Mix							
Trees + Structural Shrubs				Understory species			
Scientific Name	Common Name	Size	WUCOLS	Scientific Name	Common Name	Size	WUCOLS
<i>Arctostaphylos</i> spp.	Manzanita	48" Box	L/VL	<i>Aeonium</i> spp.	Aeonium	1 Gal	L/VL
<i>Bougainvillea</i> spp.	Bougainvillea	5 Gal	L/VL	<i>Epilobium canum</i>	California Fuchsia	1 Gal	L/VL
<i>Ceanothus</i> spp.	California Lilac	5 Gal	L/VL	<i>Eriogonum</i> spp.	Wild Buckwheat	1 Gal	L/VL
<i>Cotinus coggygria</i>	Smoke Tree	48" Box	L/VL	<i>Erigeron glaucus</i>	Seaside Daisy	1 Gal	L/VL
<i>Leucadendron</i> spp.	Sunshine Conebush	5 Gal	L/VL	<i>Romneya coulteri</i>	California Tree Poppy	1 Gal	L/VL
<i>Melaleuca quinquenervia</i>	Paper Bark Tea Tree	48" Box	L/VL	<i>Salvia clevelandii</i>	Cleveland Sage	1 Gal	L/VL
<i>Phoenix canariensis</i>	Canary Island Date Palm	48" Box	L/VL	<i>Salvia spathacea</i>	California hummingbird sage	1 Gal	L/VL
Lawn & Mixed Meadow							
Trees + Structural Shrubs				Understory species			
Scientific Name	Common Name	Size	WUCOLS	Scientific Name	Common Name	Size	WUCOLS
<i>Aeonium</i> spp.	Aeonium	5 Gal	L/VL	<i>Bouteloua gracilis</i> 'Blonde Ambition'	Blue Grama	1 Gal	L/VL
<i>Agave attenuata</i>	Foxtail Agave	5 Gal	L/VL	<i>Calamagrostis foliosa</i>	Mendocino Reed Grass	1 Gal	L/VL
<i>Carex praegracilis</i>	Field Sedge	5 Gal	L/VL	<i>Elymus multisetus</i>	Squirreltail Wild Rye	1 Gal	L/VL
<i>Ceanothus</i> spp.	Blueblossom	5 Gal	L/VL	<i>Escholzia californica</i>	California Poppy	4" Pot	L/VL
<i>Eriogonum arborescens</i>	Santa Cruz Island Buckwheat	5 Gal	L/VL	<i>Festuca</i> spp.	Fine Fescue	1 Gal	L/VL
<i>Muhlenbergia capillaris</i>	Pine Muhly	5 Gal	L/VL	<i>Lomandra longifolia</i>	Dwarf Mat Rush	1 Gal	L/VL
<i>Muhlenbergia rigens</i>	Deergrass	5 Gal	L/VL	<i>Stipa pulchra</i>	Purple needlegrass	1 Gal	L/VL
Dwarf Conifer Garden							
Trees + Structural Shrubs							
Scientific Name	Common Name	Size	WUCOLS				
<i>Arctostaphylos uva-ursi</i> 'Point. Reyes'	Point Reyes Manzanita	5 Gal	L/VL				
<i>Ceanothus maritimus</i>	Maritime Ceanothus	5 Gal	L/VL				
<i>Cedrus atlantica</i> 'Glauca Pendula'	Atlas Cedar	36" Box	M				
<i>Cedrus deodara</i> 'Prostrate Beauty'	Prostrate Beauty Deodar Cedar	5 Gal	M				
<i>Ginkgo biloba</i> 'Mariken'	Mariken' Maidenhair Tree	24" Box	M				
<i>Pinus contorta</i> 'Spaans Dwarf'	Spaan's Dwarf Shore Pine	36" Box	M				
<i>Pseudotsuga menziesii</i> 'Graceful Grace'	Graceful Grace Weeping Douglas Fir	36" Box	M				
<i>Rhamnus californica</i> 'Eve Case'	Coffeeberry	5 Gal	L/VL				
<i>Sequoia sempervirens</i> 'Adpressa'	Adpressa Dwarf Redwood	36" Box	M				
<i>Sequoia sempervirens</i> 'Prostrate'	Kelly's Prostrate	36" Box	M				
<i>Sequoiadendron sempervirens</i> 'Kelly's Prostrate'	Creeping Coast Redwood	36" Box	M				

TREES & STRUCTURAL SHRUB IMAGES



Aesculus californica



Arctostaphylos spp.



Ceanothus thyrsiflorus



Quercus agrifolia



Quercus chrysolepsis



Quercus kelloggii



Quercus suber



Quercus tomentella

TREES & STRUCTURAL SHRUB IMAGES



Acer macrophyllum



Alnus rhombifolia



Ginkgo biloba



Juglans hindsii



Platanus racemosa

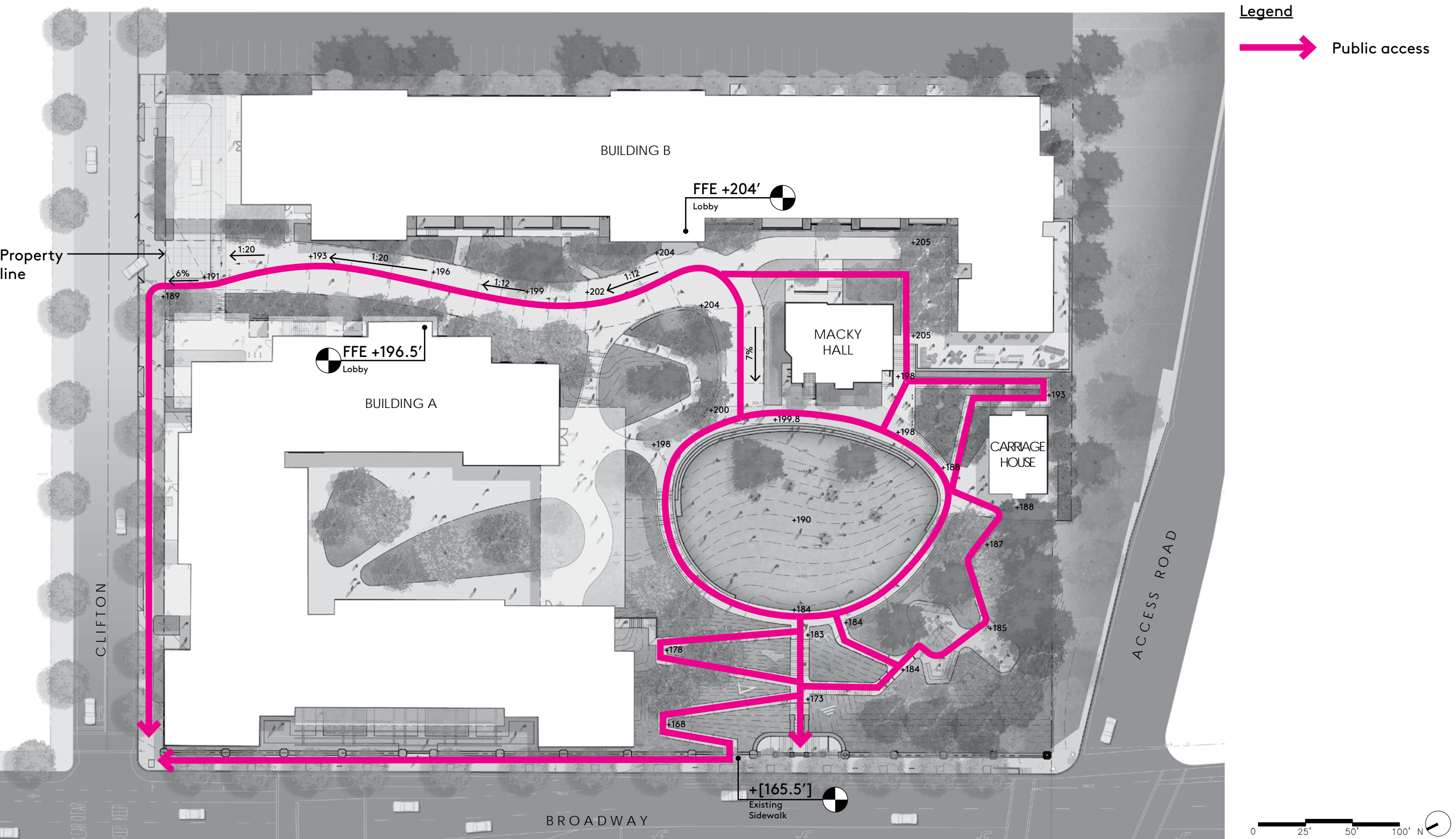


Sambucus nigra ssp. caerulea

METHOD OF IRRIGATION & WELO COMPLIANCE

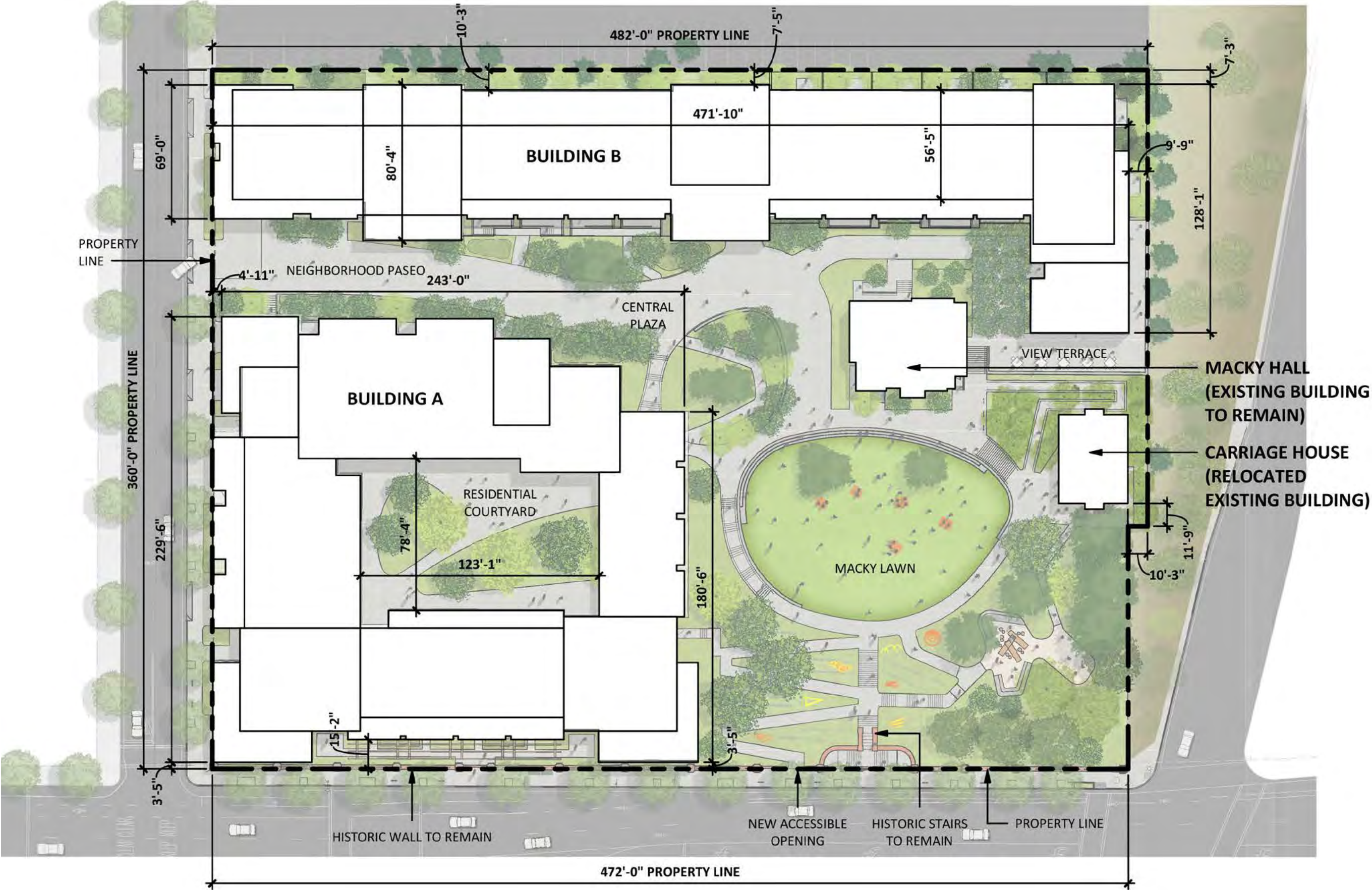
1. The proposed irrigation system for this site will be designed with the latest technology in water conservation and efficiency. The system will consist of the following types of irrigation methods and equipment complying with the State Water Efficient Landscape Ordinance (WELO).
2. All small planting beds will be irrigated with water-conserving and highly efficient inline drip. All bioretention areas will be irrigated with high-efficiency pop-up pressure compensating sprinklers or inline drip spaced at 12" O.C. These sprinklers apply the water at a low application rate to reduce water runoff and ponding. All sprinklers will include built-in check valves and pressure regulators to prevent misting and low head drainage on sloped areas.
3. The controller that will manage this system uses local weather to adjust the run times of the valves based on daily weather conditions. Utilizing this type of "weather-based" system will help the landscape manager save 25% more water than with a conventional controller.
4. The irrigation design plans will include:
 - Irrigation Point of Connection (POC), including a dedicated water meter for irrigation, backflow preventer, master valve, flow sensor, and smart controller.
 - Manual shut-off(s) in case of water breaks.
 - Grouping of plant material per water use type.
 - All low and moderate water-use shrubs/groundcover areas are to be irrigated with inline drip.
 - All large shrubs and trees are to be irrigated by point source bubblers.
 - All stormwater treatment areas are to be irrigated with high-efficiency pop-up pressure compensating sprinklers.
 - All lawn areas are to be irrigated with high-efficiency pop-up pressure compensating sprinklers.
 - Irrigation plans will include water use calculations per EBMUD.
5. All landscape planting areas shall include a 3 inch minimum layer of mulch.

PUBLIC ACCESS PLAN



FLOOR PLANS

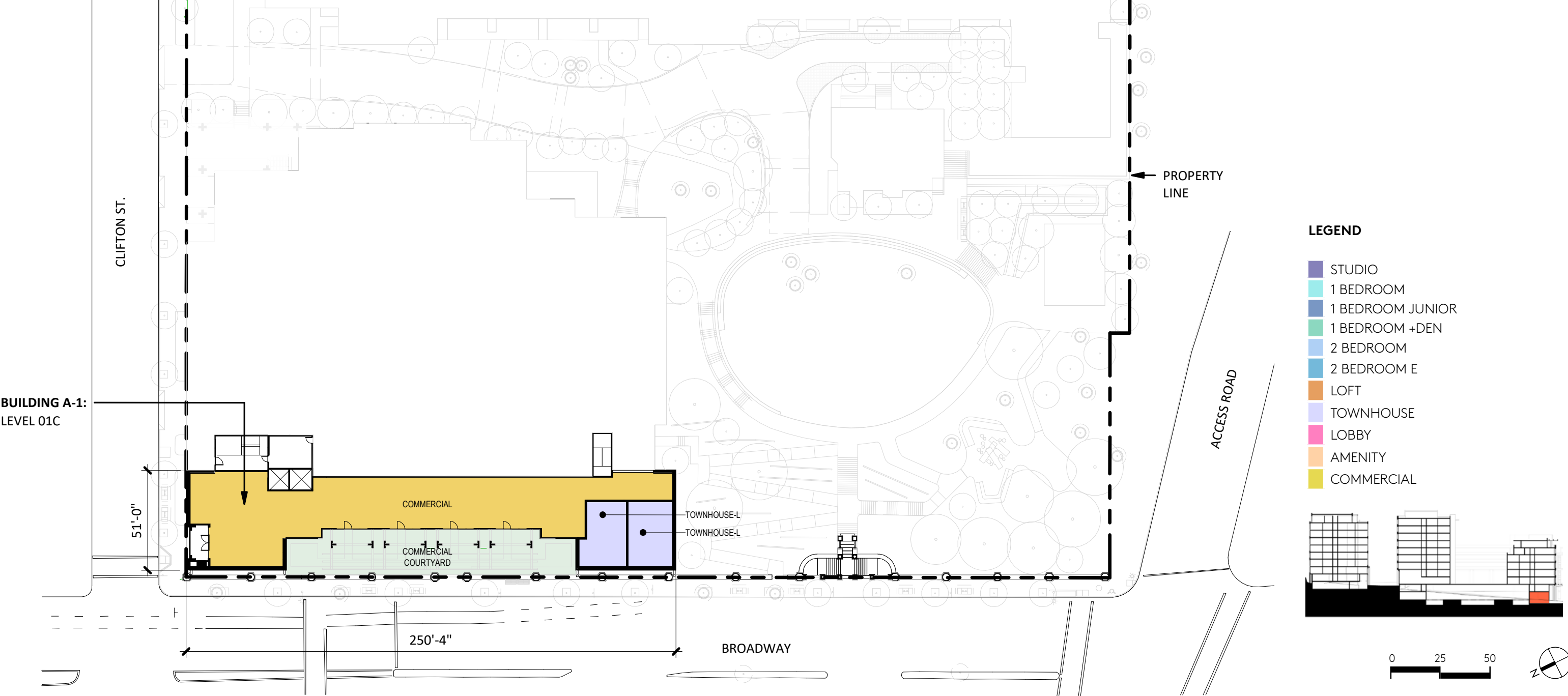
SITE PLAN: SETBACKS & BUILDING DIMENSIONS



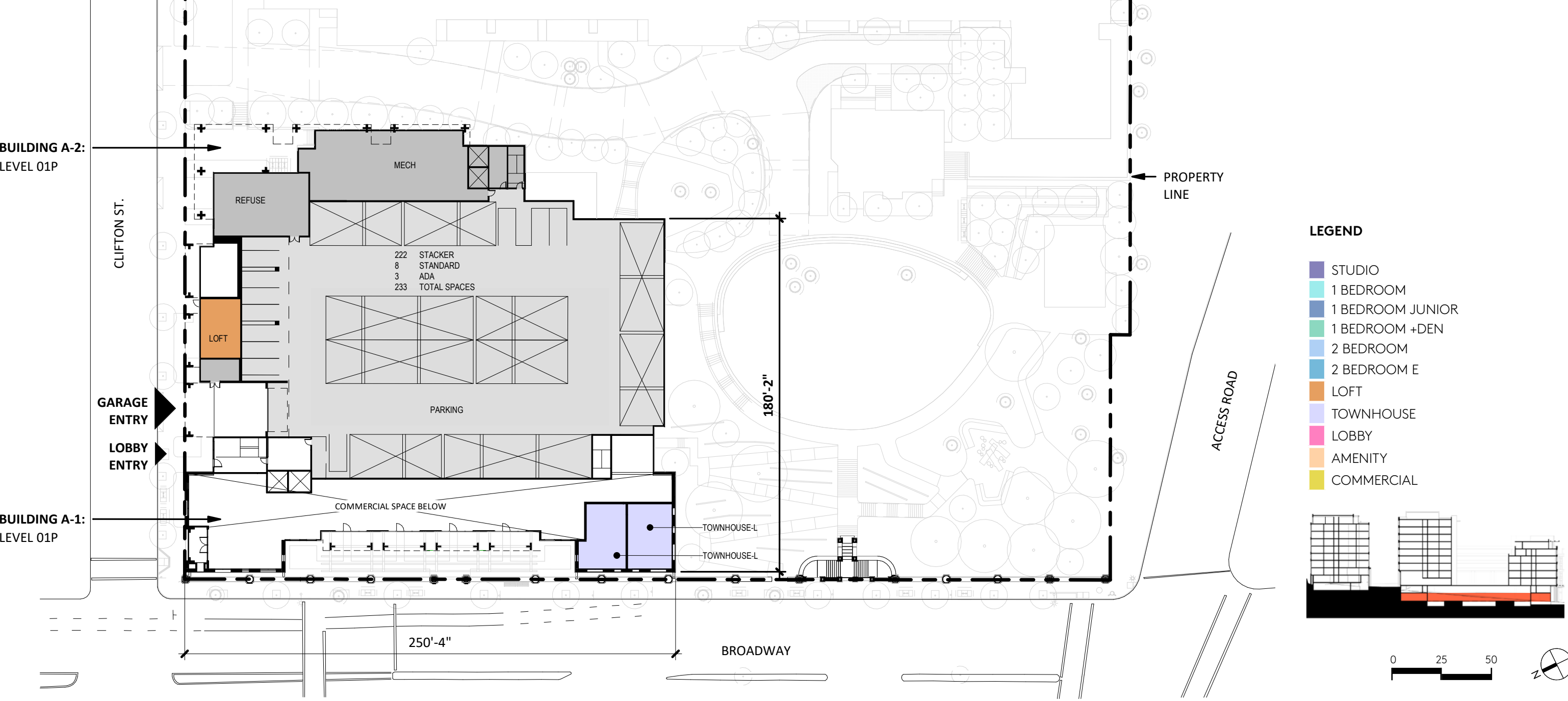
SITE PLAN: GRADING AND ROOF ELEVATIONS



FLOOR PLAN A-01C



FLOOR PLAN A-01P

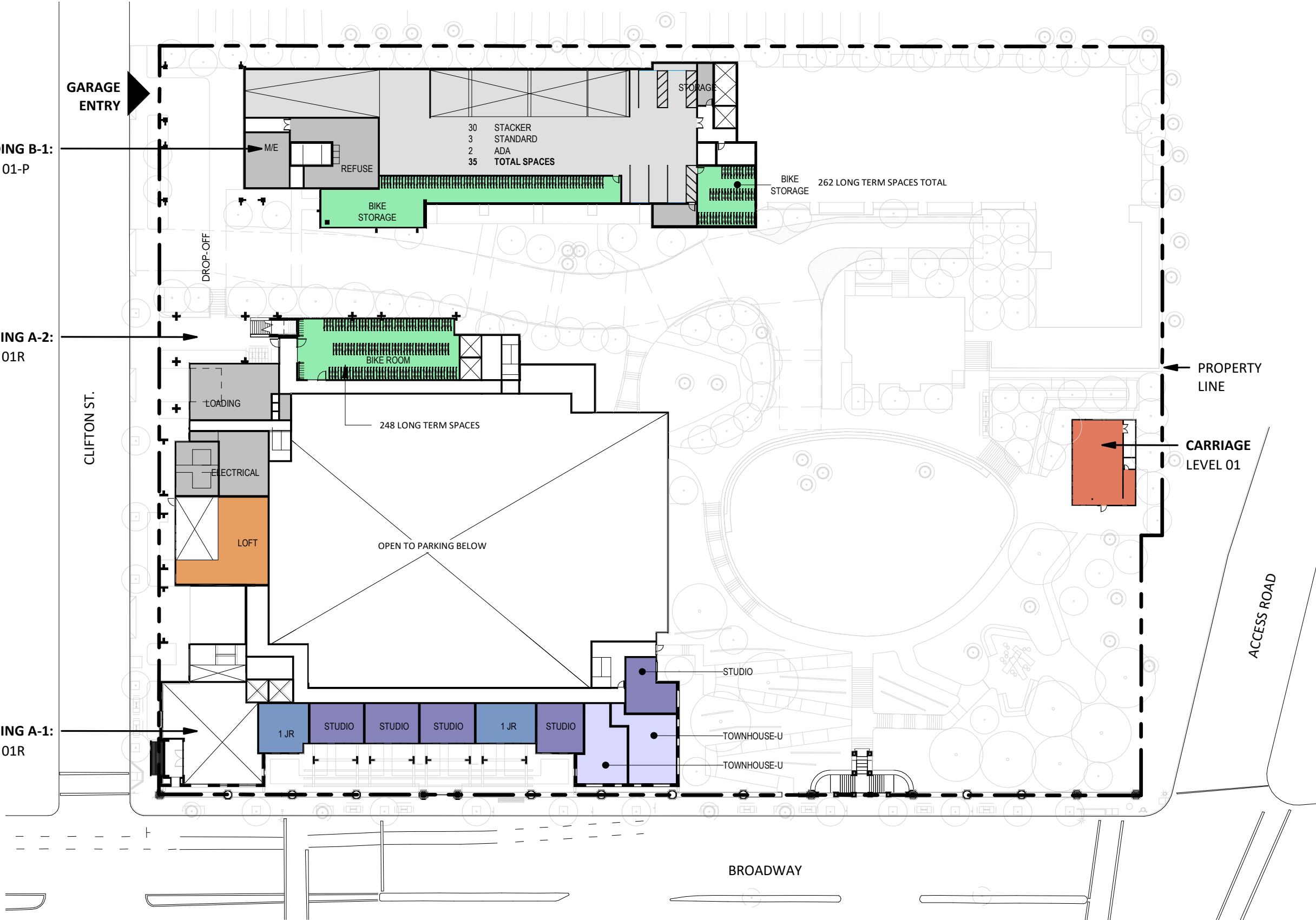


FLOOR PLAN A-01R/B-01P

BUILDING B-1:
LEVEL 01-P

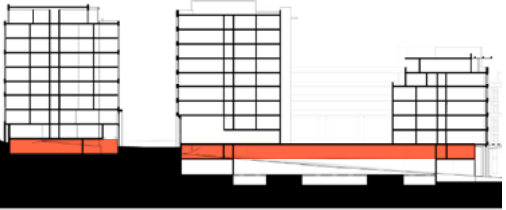
BUILDING A-2:
LEVEL 01R

BUILDING A-1:
LEVEL 01R

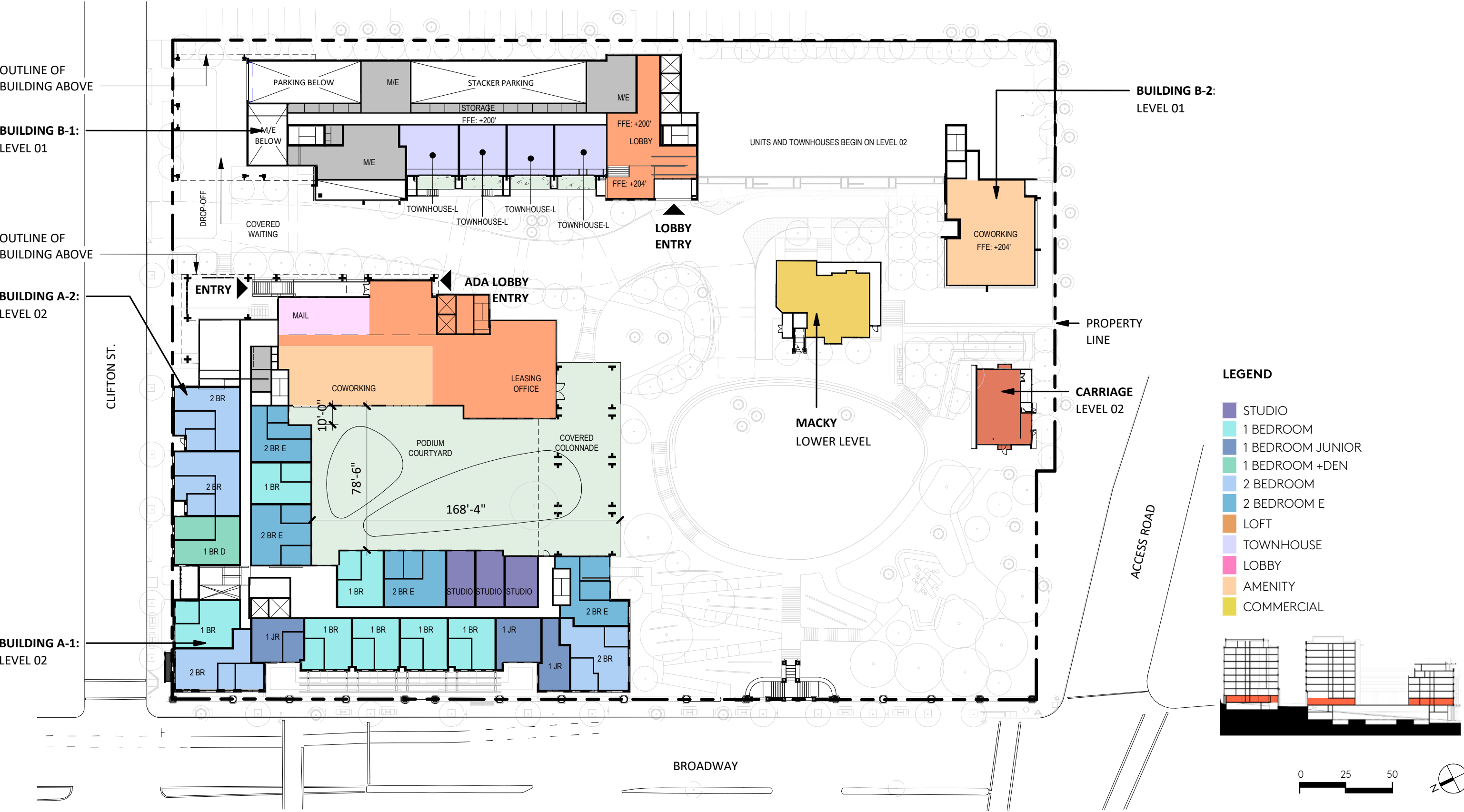


LEGEND

- STUDIO
- 1 BEDROOM
- 1 BEDROOM JUNIOR
- 1 BEDROOM +DEN
- 2 BEDROOM
- 2 BEDROOM E
- LOFT
- TOWNHOUSE
- LOBBY
- AMENITY
- COMMERCIAL



FLOOR PLAN A-02/B-01



FLOOR PLAN A-03/B-02



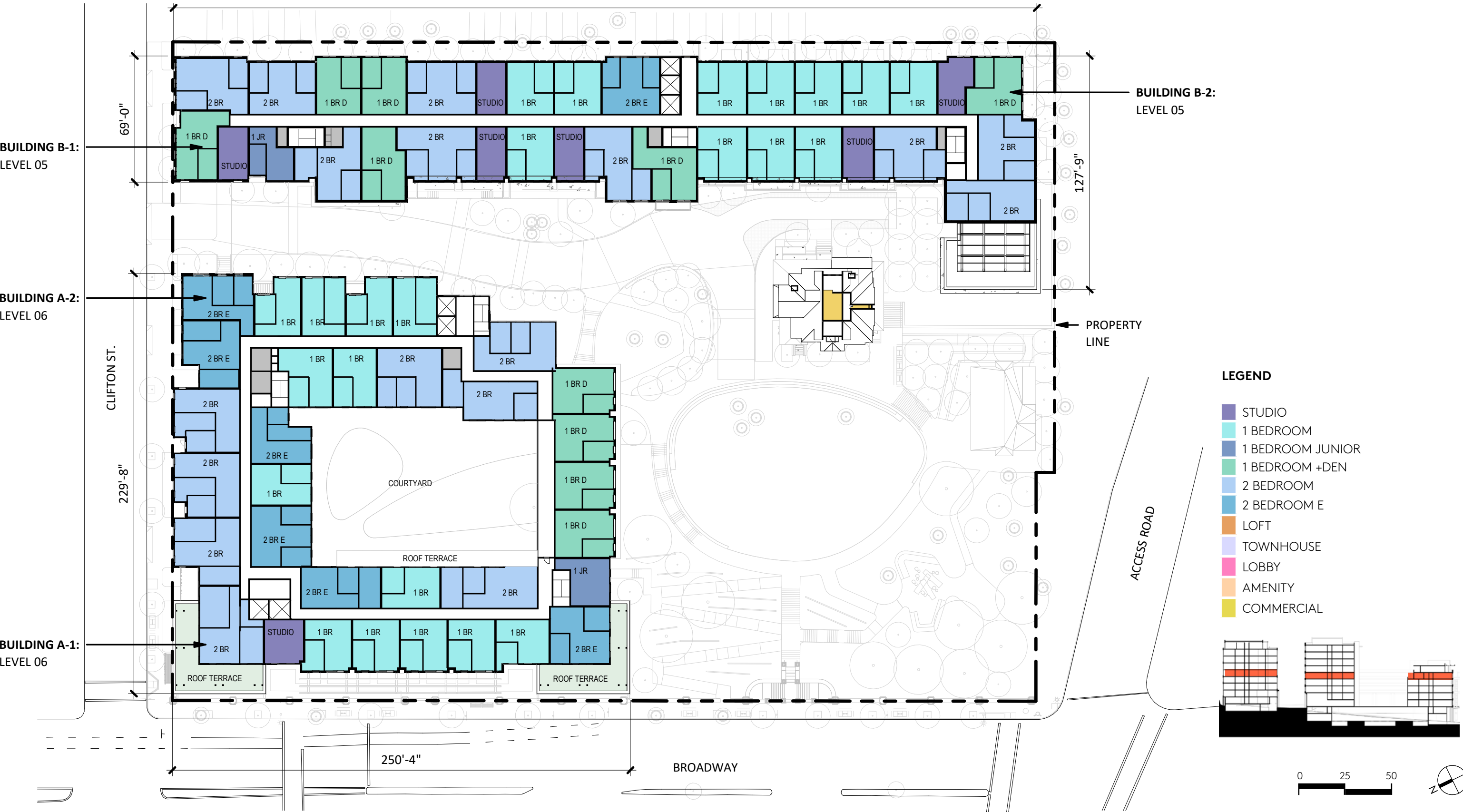
FLOOR PLAN A-04/B-03



FLOOR PLAN A-05/B-04



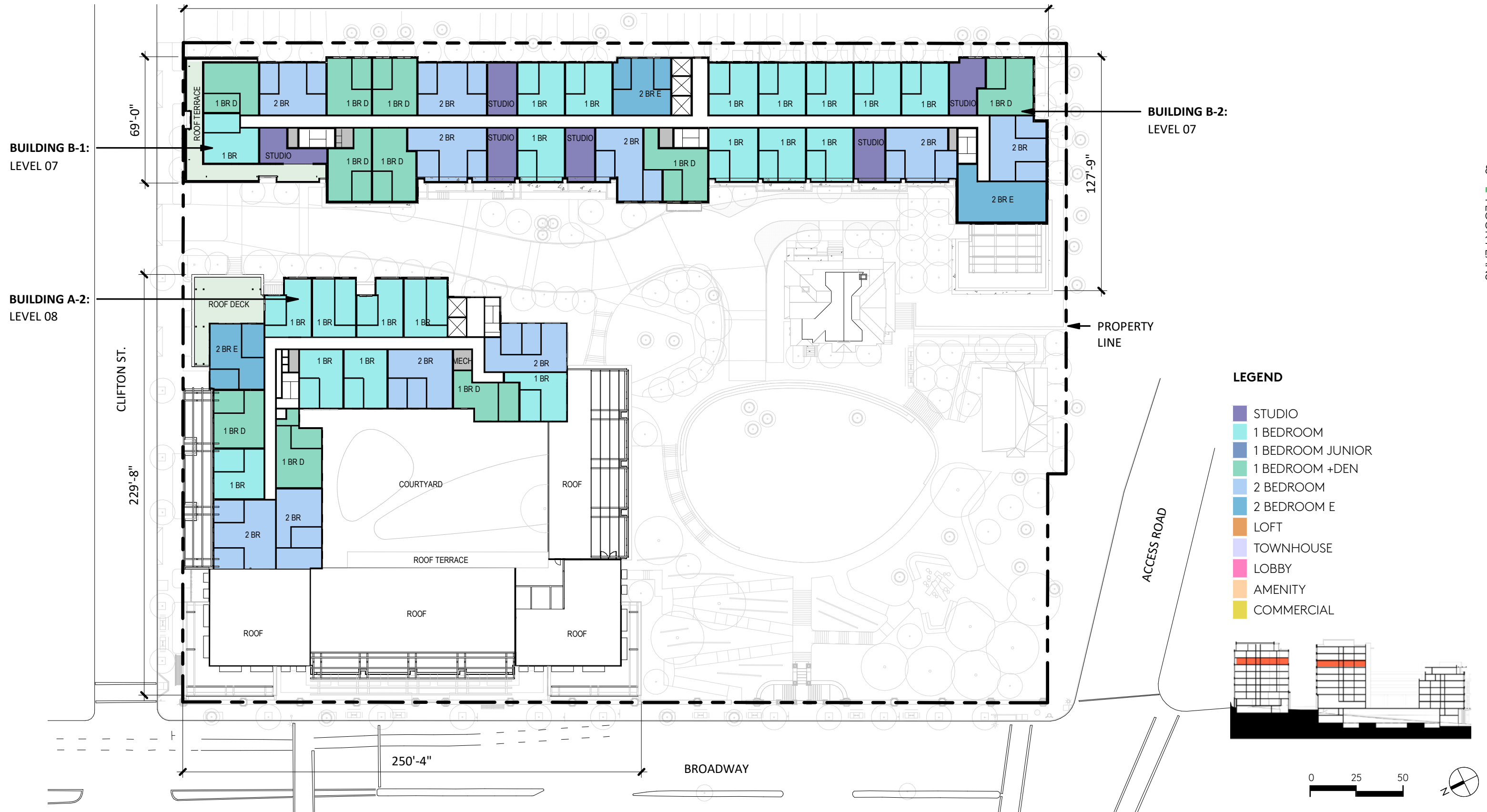
FLOOR PLAN A-06/B-05



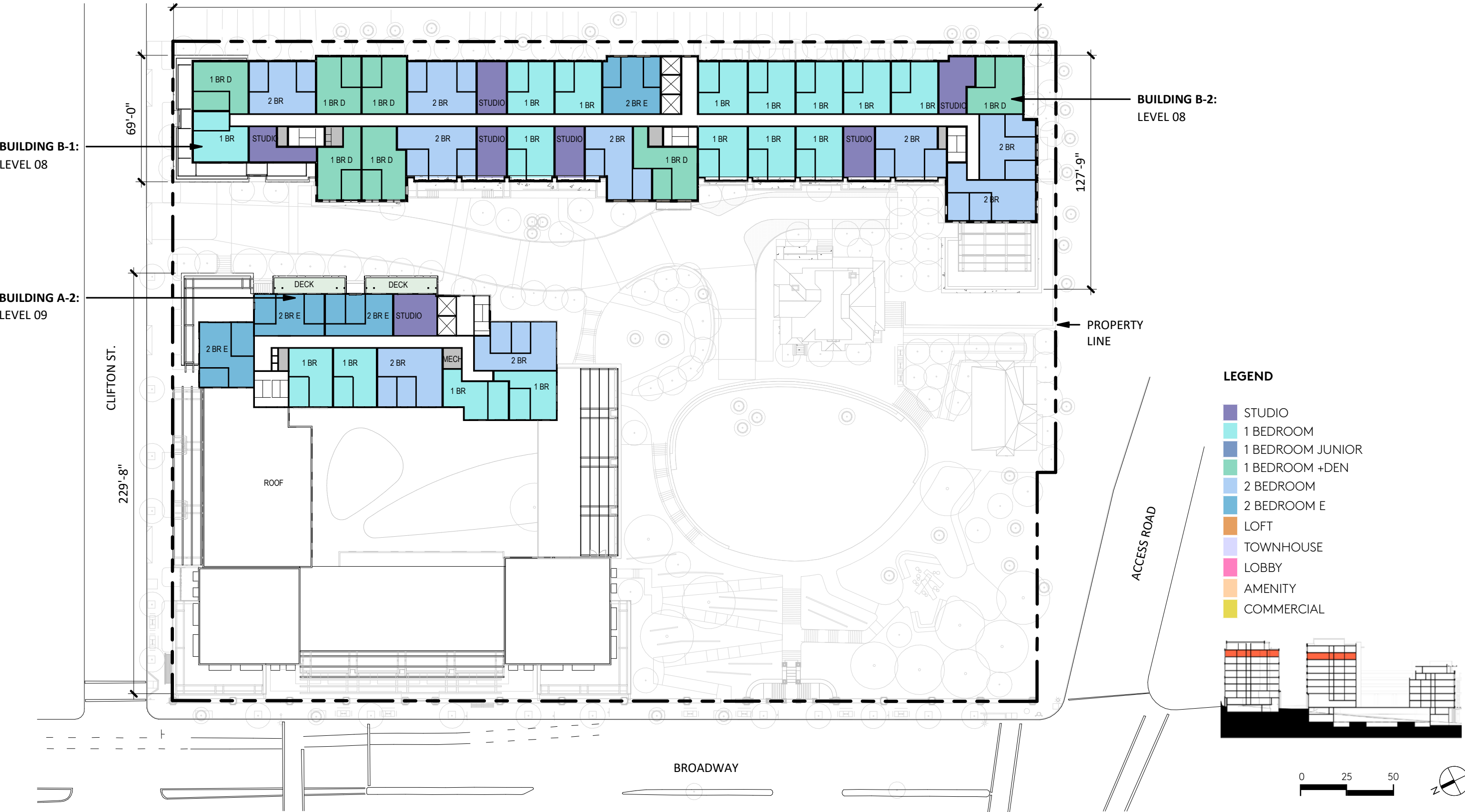
FLOOR PLAN A-07/B-06



FLOOR PLAN A-08/B-07



FLOOR PLAN A-09/B-08



FLOOR PLAN A-10/B-09

BUILDING B-1:
LEVEL 09

BUILDING A-2:
LEVEL 10

BUILDING B-2:
LEVEL 09

CLIFTON ST.

229'-8"

ROOF

PRIVATE DECK

PRIVATE DECK

PRIVATE DECK

PRIVATE DECK

PROPERTY LINE

ACCESS ROAD

BROADWAY

- LEGEND
- STUDIO
 - 1 BEDROOM
 - 1 BEDROOM JUNIOR
 - 1 BEDROOM +DEN
 - 2 BEDROOM
 - 2 BEDROOM E
 - LOFT
 - TOWNHOUSE
 - LOBBY
 - AMENITY
 - COMMERCIAL



0 25 50



ROOF PLAN

BUILDING B-2:
PENTHOUSE

BUILDING A-2:
PENTHOUSE

CLIFTON ST.

BROADWAY

PROPERTY
LINE

ACCESS ROAD

ROOF

MECH
PENTHOUSE

ROOF

ROOF

ROOF

ELEV
OVERRUN

ROOF

- LEGEND
- STUDIO
 - 1 BEDROOM
 - 1 BEDROOM JUNIOR
 - 1 BEDROOM +DEN
 - 2 BEDROOM
 - 2 BEDROOM E
 - LOFT
 - TOWNHOUSE
 - LOBBY
 - AMENITY
 - COMMERCIAL



0 25 50



ELEVATIONS & SECTIONS

BUILDING ELEVATIONS: BUILDING A



VIEW NORTH ON BROADWAY



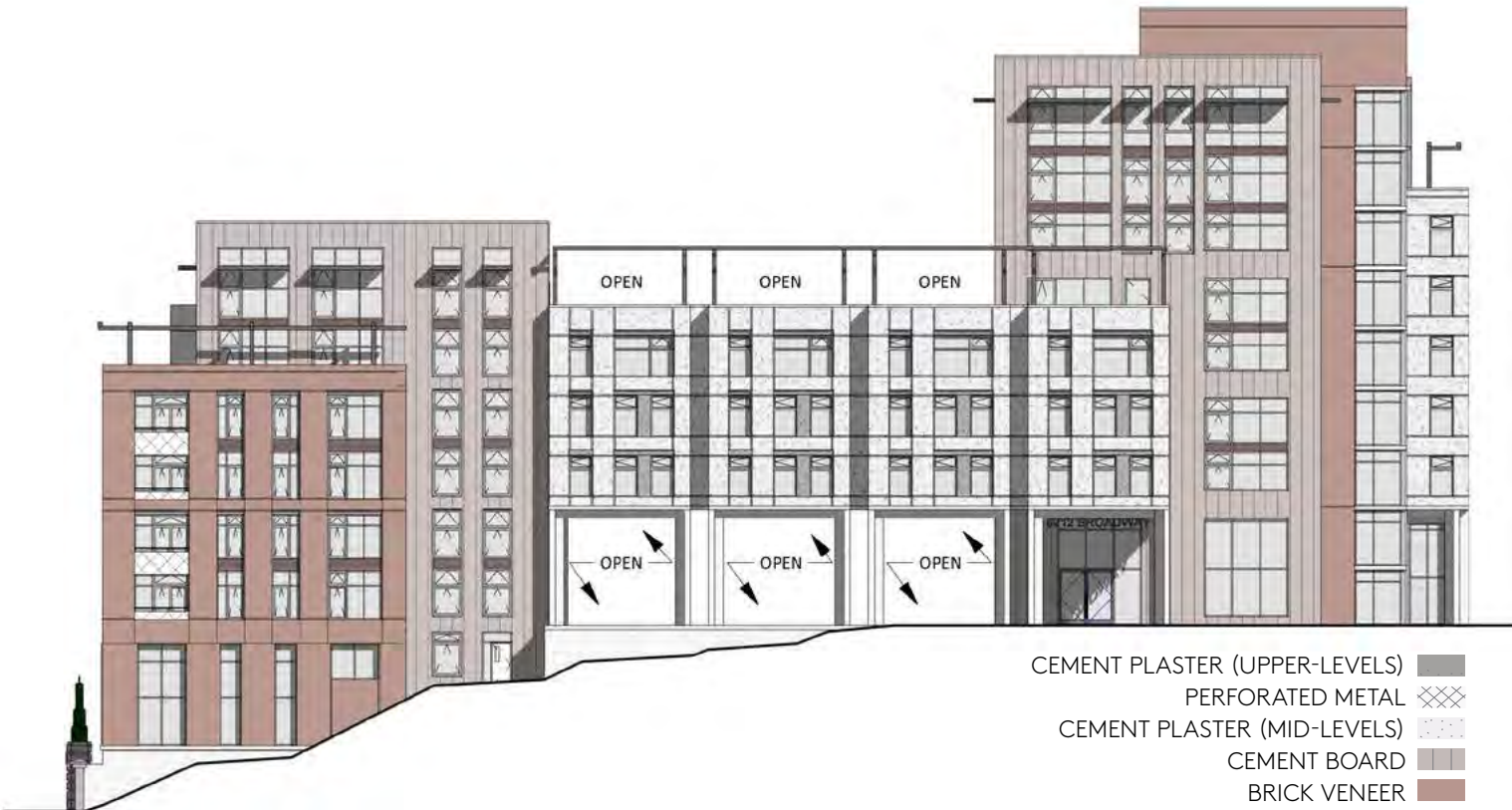
BUILDING A COURTYARD FROM MACKY LAWN



ELEVATION: BROADWAY (WEST)

SCALE: 1/32" = 1'

*NOTE: FOR DIMENSIONS SEE SECTIONS



ELEVATION: MACKY LAWN (SOUTH)

SCALE: 1/32" = 1'

- CEMENT PLASTER (UPPER-LEVELS)
- PERFORATED METAL
- CEMENT PLASTER (MID-LEVELS)
- CEMENT BOARD
- BRICK VENEER
- METAL TRELLIS OR CANOPY
- METAL SPANDREL
- CERAMIC TILE
- CONCRETE

BUILDING ELEVATIONS: BUILDING A



BUILDING A MURAL WALL FROM THE PLAZA



BUILDING A FROM CLIFTON



ELEVATION: NEIGHBORHOOD PASEO (EAST)

SCALE: 1/32" = 1'

*NOTE: FOR DIMENSIONS SEE SECTIONS



ELEVATION: CLIFTON STREET (NORTH)

SCALE: 1/32" = 1'

- CEMENT PLASTER (UPPER-LEVELS)
- PERFORATED METAL
- CEMENT PLASTER (MID-LEVELS)
- CEMENT BOARD
- BRICK VENEER
- METAL TRELLIS OR CANOPY
- METAL SPANDREL
- CERAMIC TILE
- CONCRETE

PARTIAL BUILDING ELEVATION: BUILDING A



PARTIAL ELEVATION: BROADWAY (WEST)
SCALE: 3/32" = 1'

BUILDING ELEVATIONS: BUILDING B



BUILDING B ALONG THE PASEO LOOKING NORTH



BUILDING B ENTRY LOOKING SOUTH



ELEVATION: BUILDING B WEST

SCALE: 1/32" = 1'

*NOTE: FOR DIMENSIONS SEE SECTIONS

- METAL TRELLIS OR CANOPY
- CERAMIC TILE
- CONCRETE
- RAILING
- CEMENT PLASTER
- CEMENT BOARD
- BRICK VENEER

BUILDING ELEVATIONS: BUILDING B



ELEVATION: BUILDING B NORTH



ELEVATION: BUILDING B SOUTH



SOUTH END OF BUILDING B VIEWED FROM BROADWAY



ELEVATION: BUILDING B EAST

SCALE: 1/32" = 1'

*NOTE: FOR DIMENSIONS SEE SECTIONS

- | | |
|-------------------------|----------------|
| METAL TRELLIS OR CANOPY | RAILING |
| CERAMIC TILE | CEMENT PLASTER |
| CONCRETE | CEMENT BOARD |
| | BRICK VENEER |

PARTIAL BUILDING ELEVATION: BUILDING B



BUILDING ELEVATIONS: EXISTING BUILDINGS

MACKY HALL

Scope of modifications to historic structure:

- None



MACKY HALL NORTH



MACKY HALL SOUTH



MACKY HALL EAST

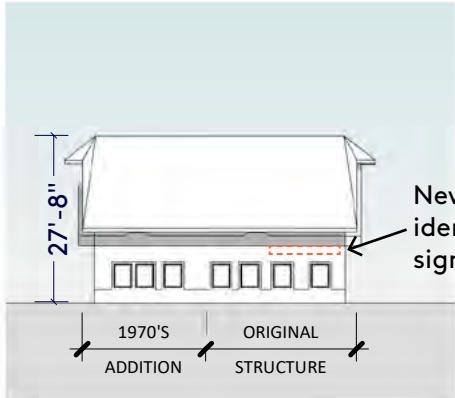


MACKY HALL WEST

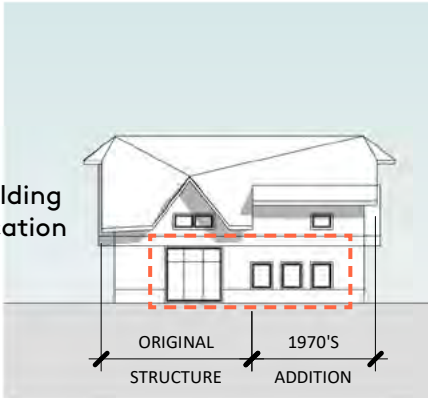
CARRIAGE HOUSE

Scope of modifications to historic structure:

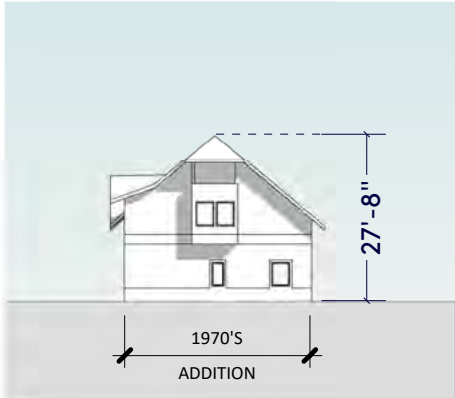
- Proposed opening modification to south elevation. Opening size and location derived from original Carriage House door with additional windows to promote daylight on southern elevation.



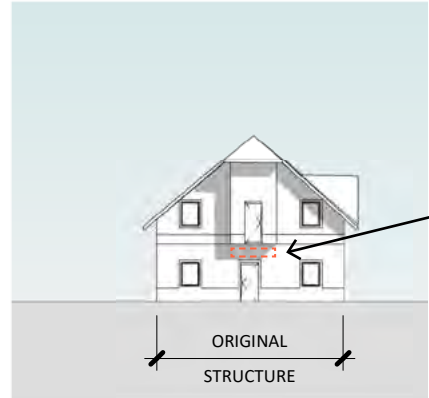
CARRIAGE NORTH



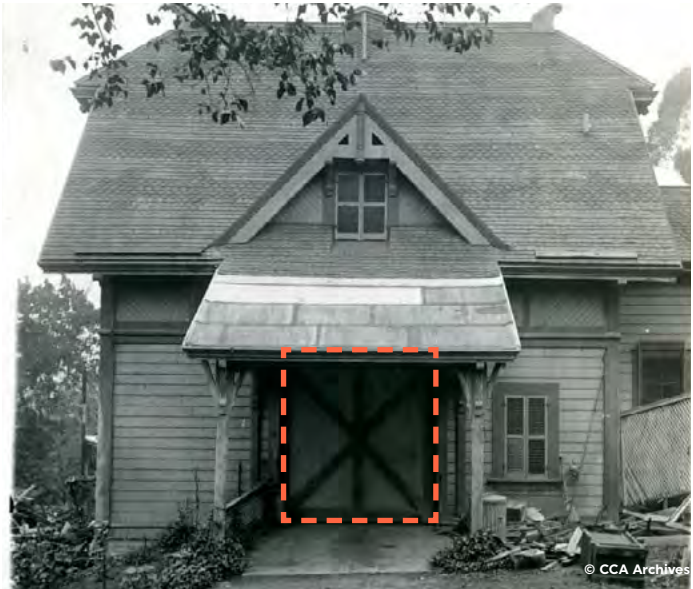
CARRIAGE SOUTH



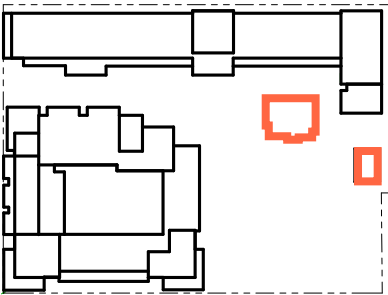
CARRIAGE EAST



CARRIAGE WEST



ORIGINAL CARRIAGE HOUSE ENTRANCES (CURRENT SOUTH ELEVATION)



SCALE: 1/32" = 1'



NOTE: BUILDING HEIGHTS SHOWN ARE ESTIMATED

BUILDING ELEVATIONS: EXISTING BUILDINGS

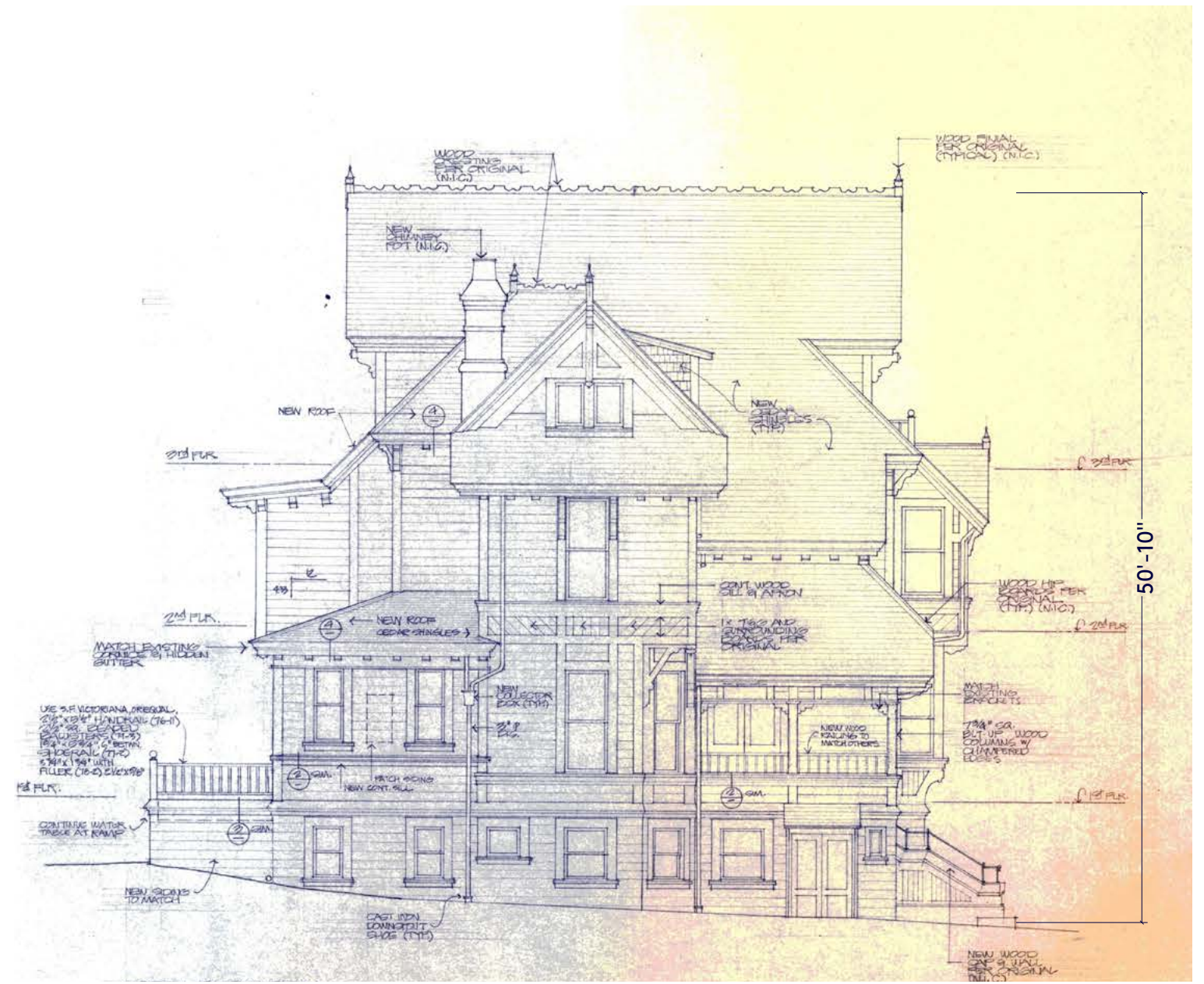
MACKY HALL

Scope of modifications to historic structure:

- None



MACKY HALL WEST



NOTE: BUILDING HEIGHTS SHOWN ARE ESTIMATED

MACKY HALL NORTH

SCALE: NOT TO SCALE

BUILDING ELEVATIONS: EXISTING BUILDINGS

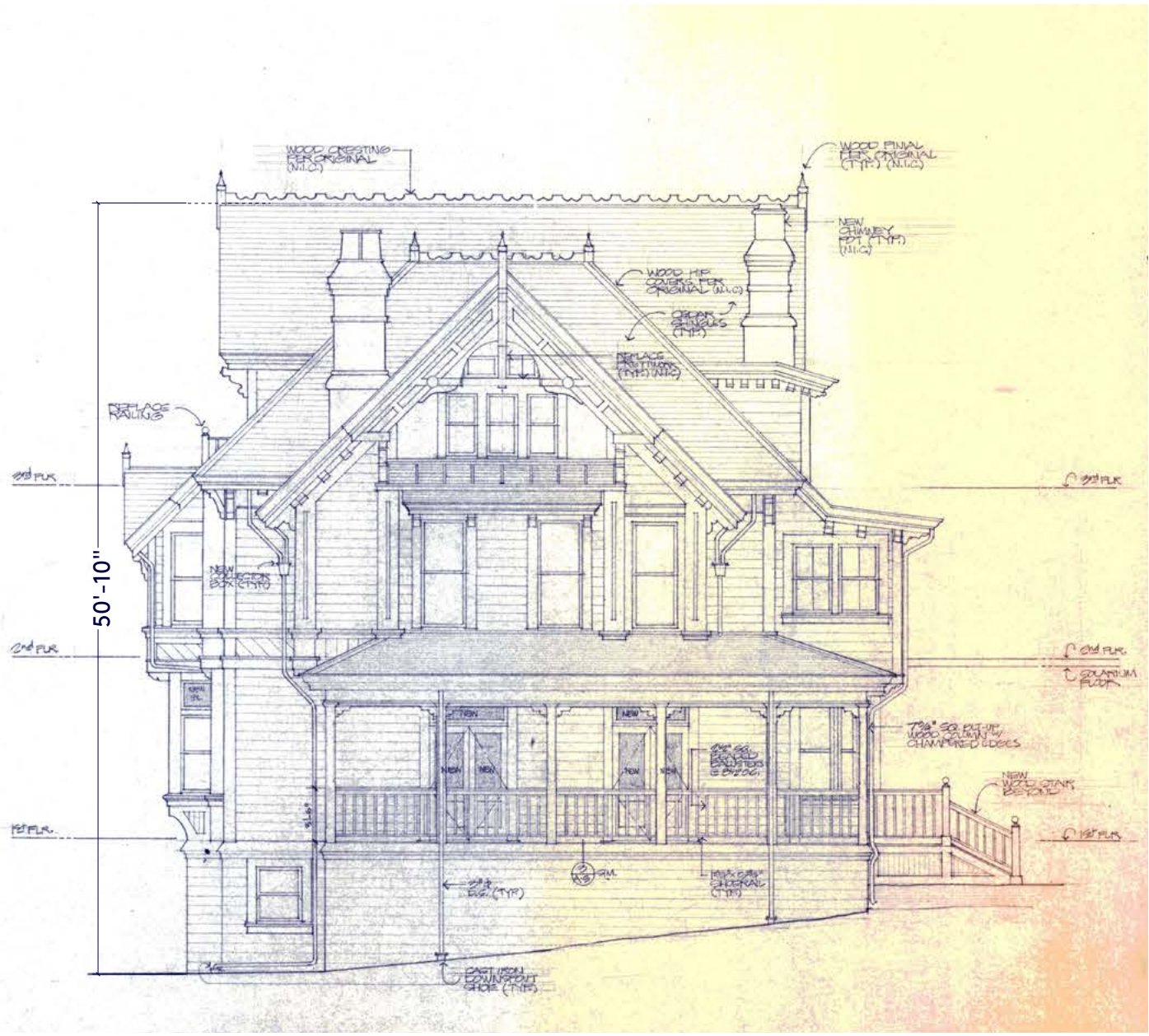
MACKY HALL

Scope of modifications to historic structure:

- None



MACKY HALL EAST

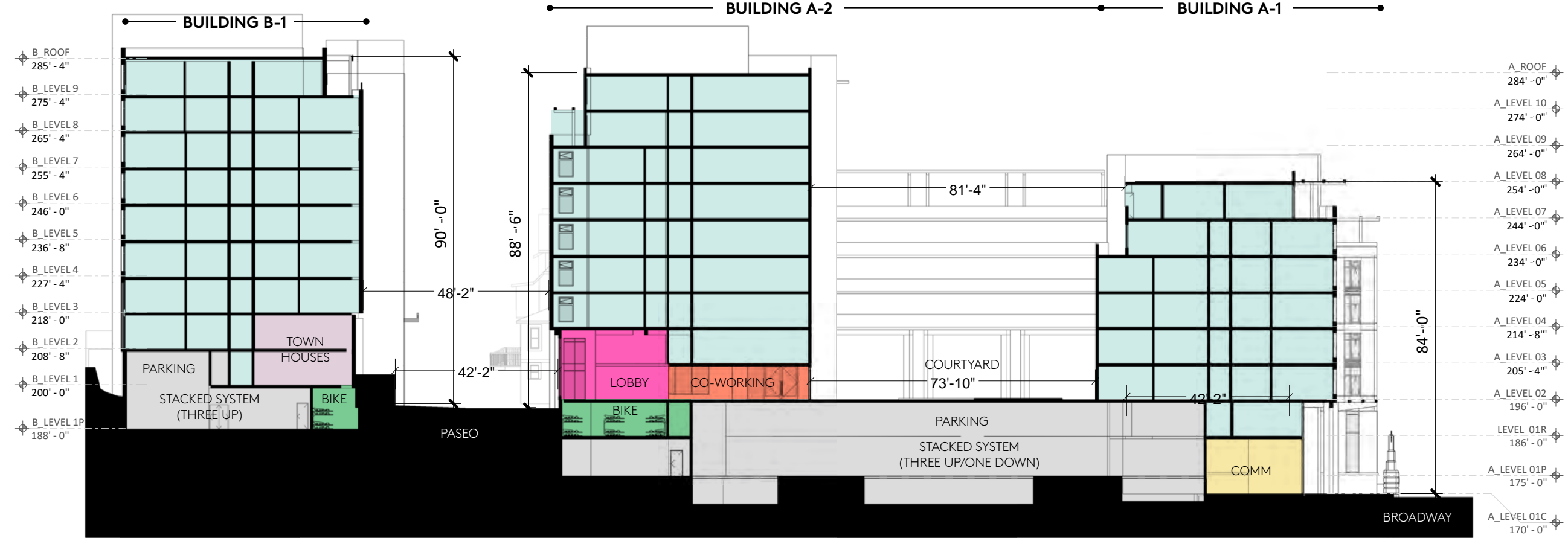


MACKY HALL SOUTH

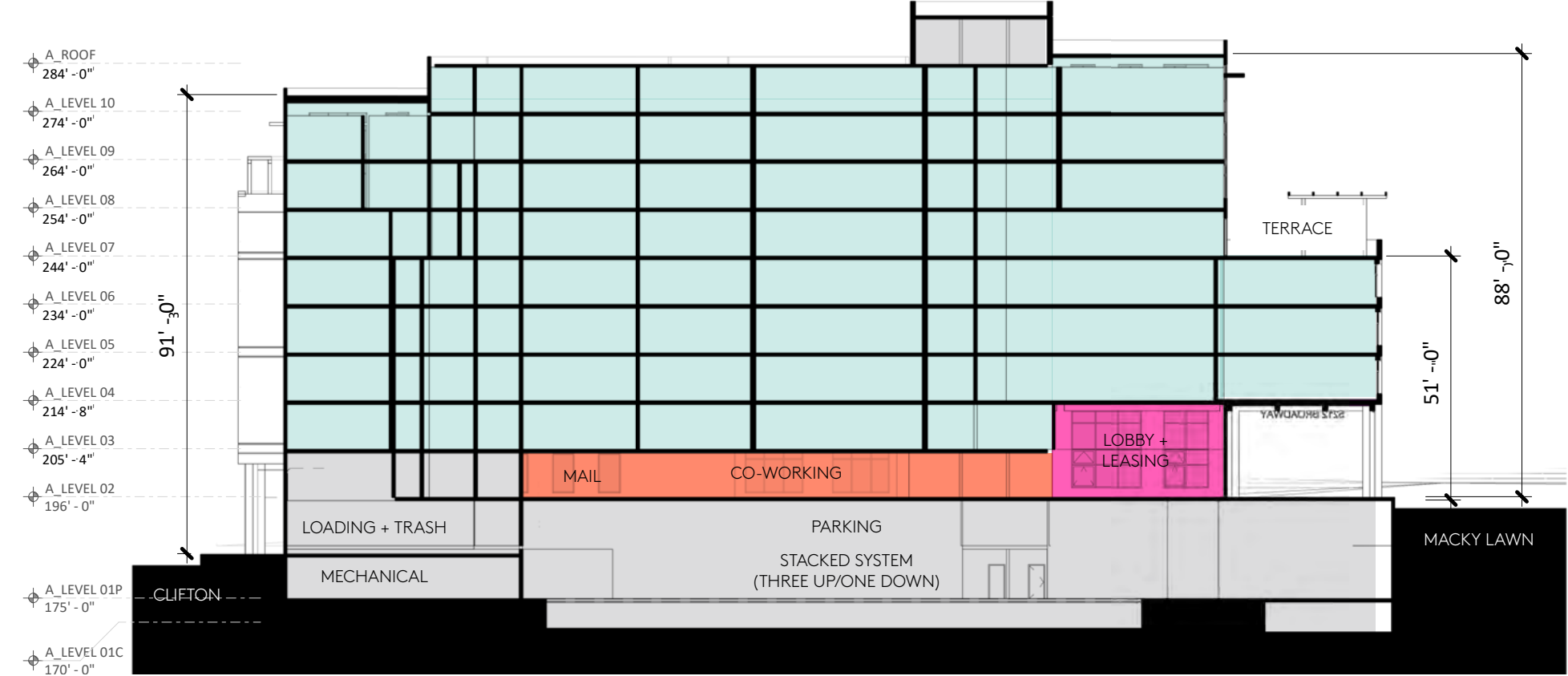
NOTE: BUILDING HEIGHTS SHOWN ARE ESTIMATED

SCALE: NOT TO SCALE

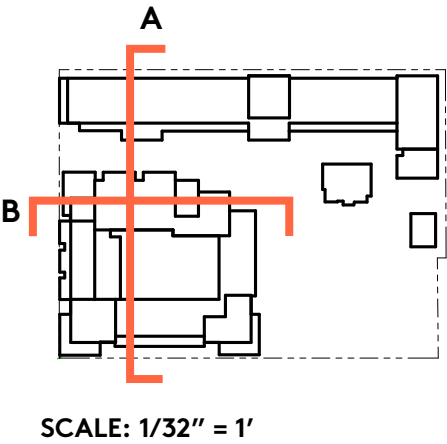
SITE SECTIONS



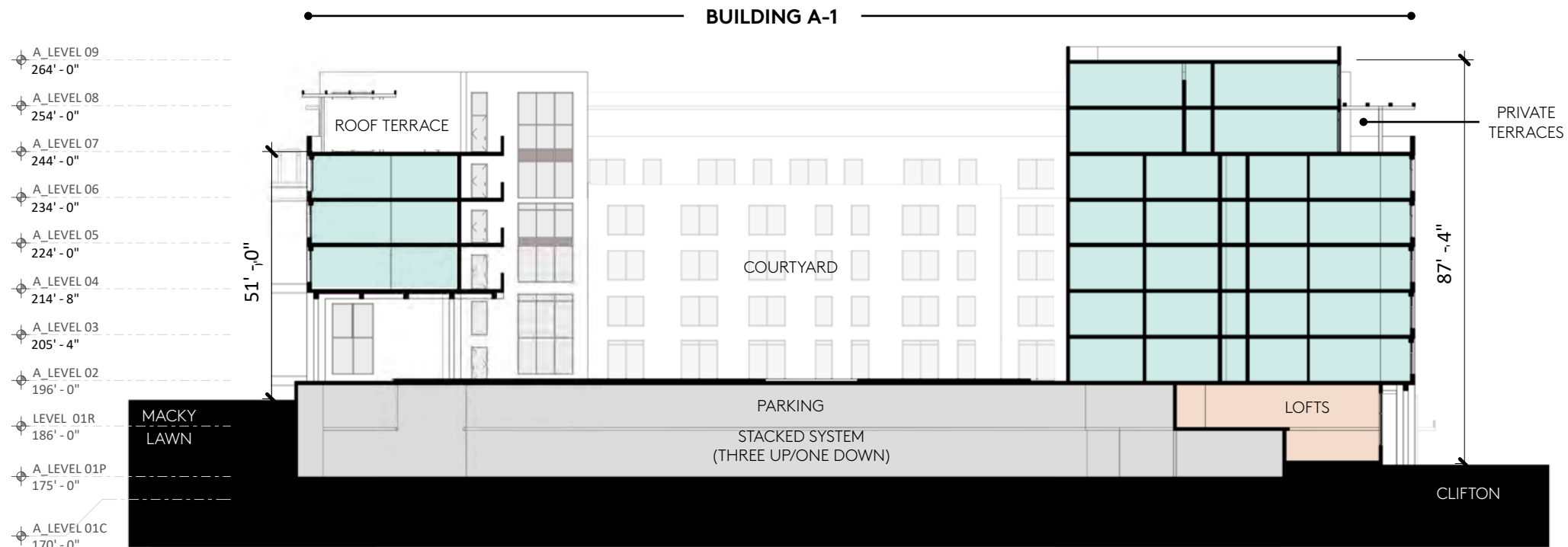
BUILDING SECTION A



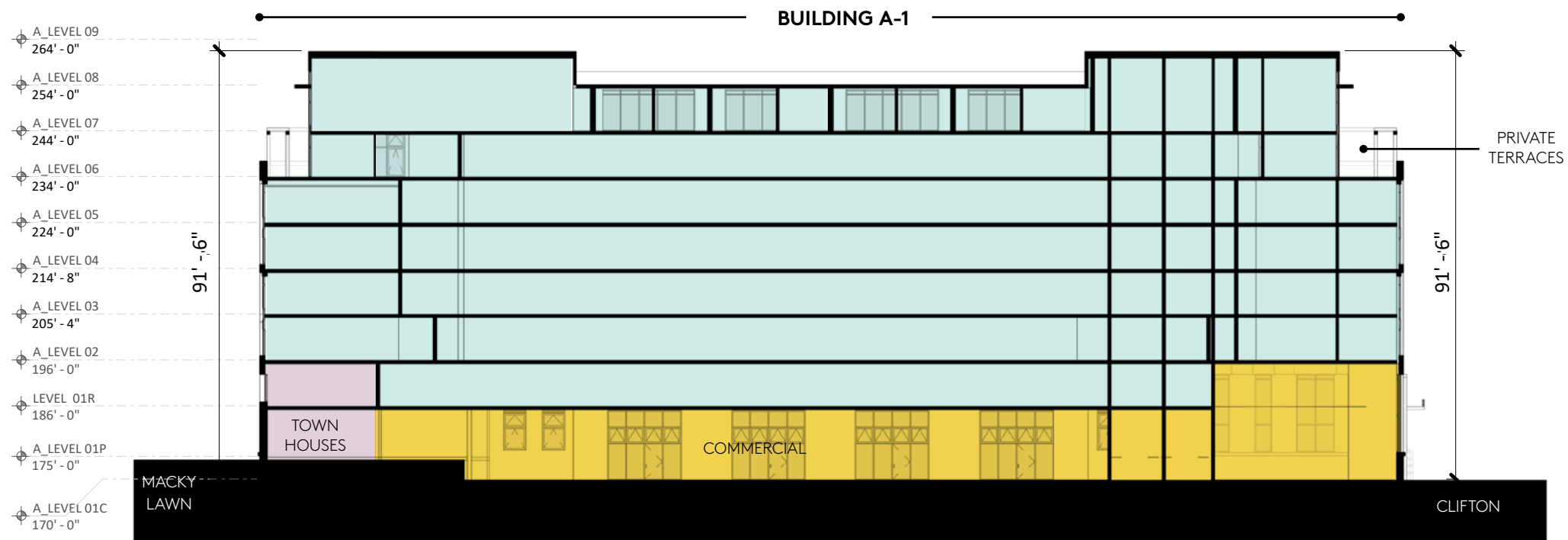
BUILDING SECTION B



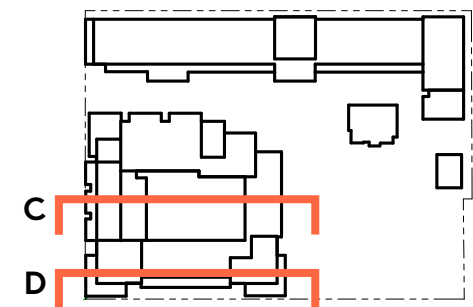
SITE SECTIONS



BUILDING SECTION C

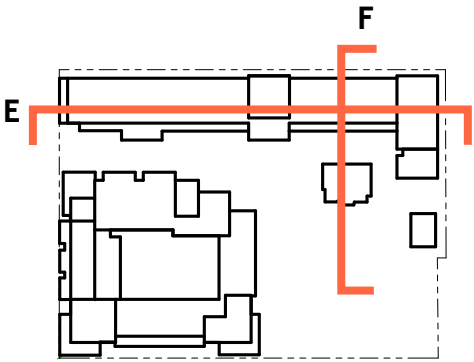
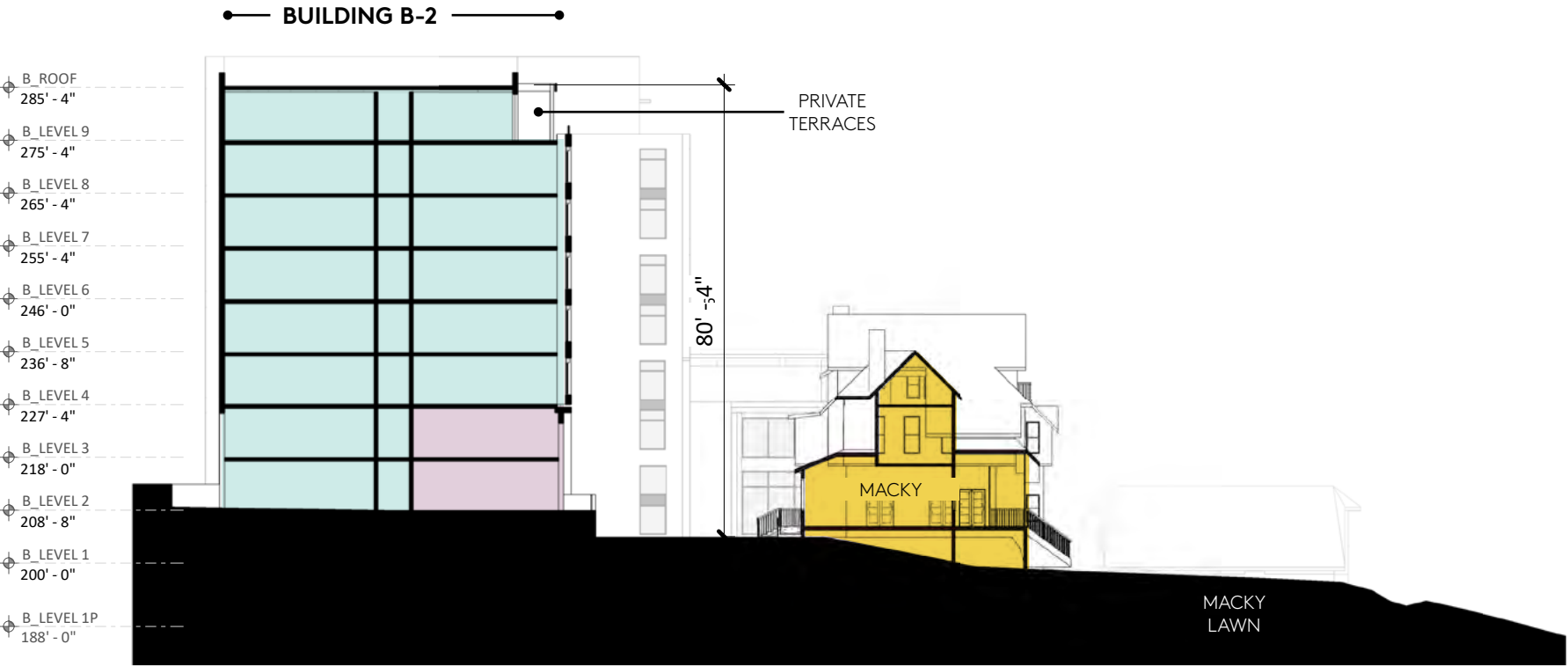
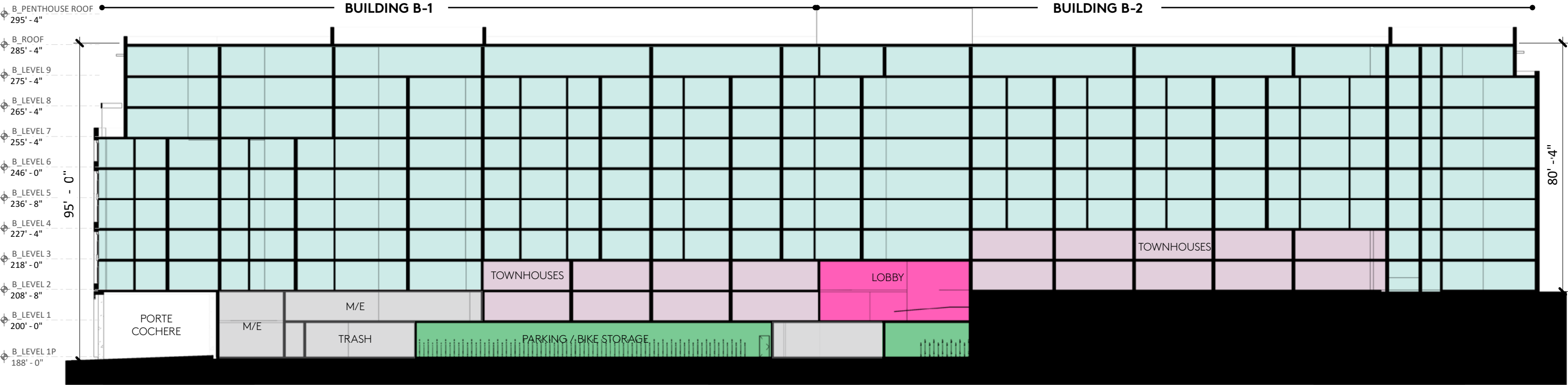


BUILDING SECTION D



SCALE: 1/32" = 1'

SITE SECTIONS



SCALE: 1/32" = 1'

SUPPLEMENTS

CONCEPTUAL RENDERING: BROADWAY & CLIFTON



CONCEPTUAL RENDERING: BROADWAY WALL AND GATE



CONCEPTUAL RENDERING: BROADWAY VIEW NORTH



CONCEPTUAL RENDERING: MACKY LAWN & HALL



CONCEPTUAL RENDERING: BUILDING A FROM MACKY



CONCEPTUAL RENDERING: BUILDING A FROM PLAZA



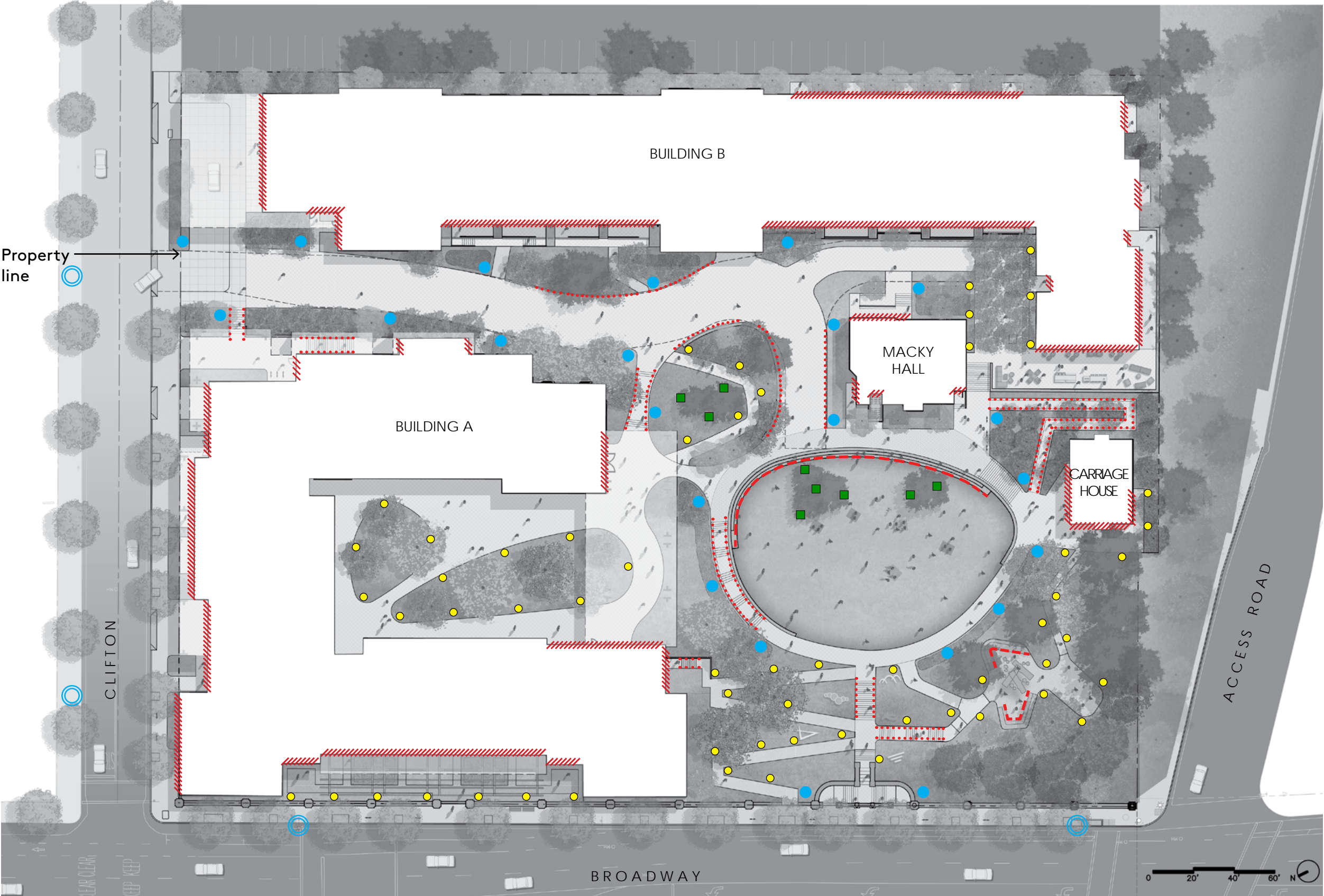
CONCEPTUAL RENDERING: BUILDING B & MACKY HALL



CONCEPTUAL RENDERING: CLIFTON STREET

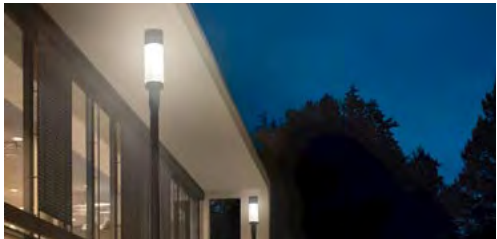


SITE LIGHTING PLAN



Legend

- Existing street light to remain
- New Pedestrian pole light
- Architectural Lighting
- New Bollard light
- New Bench strip light
- New Handrail strip light
- New LED Tree Uplights at existing Coast Redwood trees



LANDSCAPE DESIGN

BUILDING MATERIALS BOARD*

*Note: All materials shown are references. Final Materials to be determined.

BUILDING A

corner volumes


brick/decorative aluminum perf
Thin Veneer: Belden or equal
Dryvit: Custom Brick or equal
Alum Perf: BOK Modern or equal

vertical volumes


painted cement panel board & batt/painted metal spandrel
Hardi Vertical Board/Batt or equal

field


cement plaster/cement plaster

field upper


cement plaster/painted metal trellis structure

base



ceramic tile/cast in place concrete
Tile: Seneca Tiles Quarry Unglazed or equal


wood trellis beams



window mullion
Arcadia T200 or equal

BUILDING B


central volume


brick/tile spandrel
Tile: Laminam or equal



seconday volumes


brick/metal panel spandrel

field



cement plaster/tile window headers/metal trellis


east/upper


or




cement plaster or painted cement panel board & batt

base



board formed concrete
c.i.p concrete



base


or


Wood planks or large format tile
Tile: Laminam or equal


window mullion
Arcadia T200 or equal

