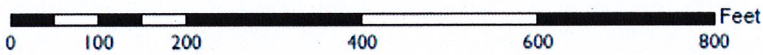
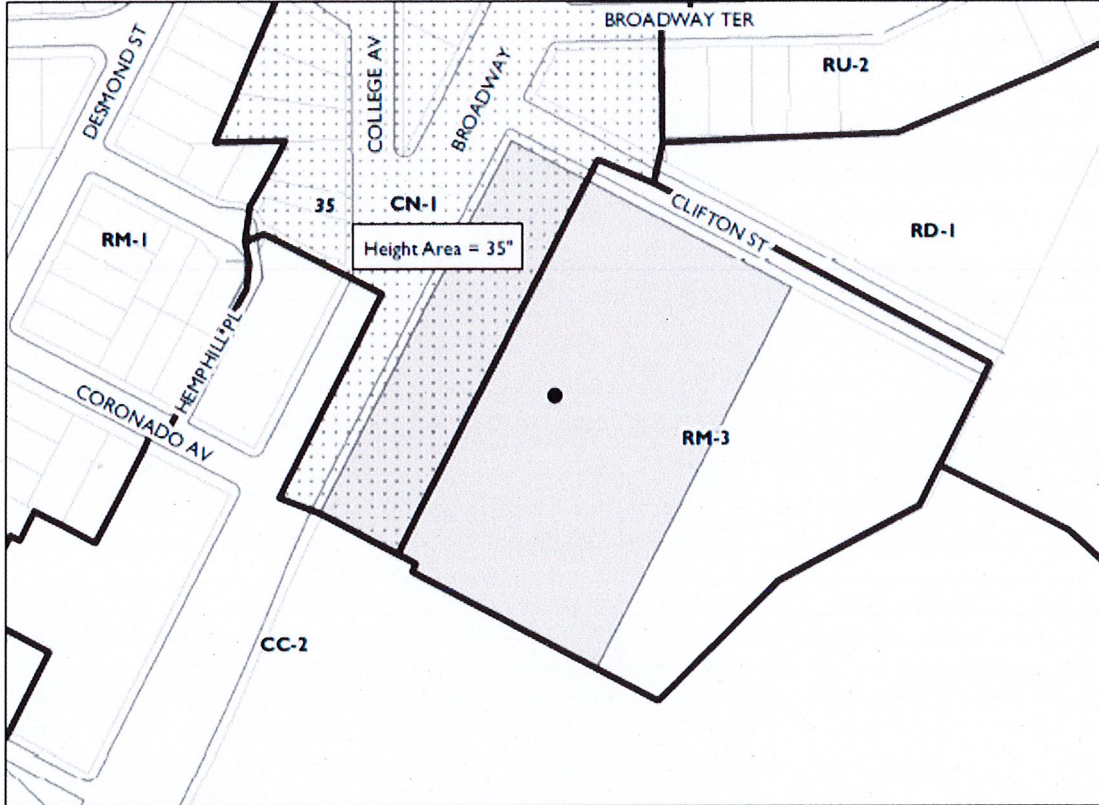


Case File Number ER19003

September 2, 2020

Location:	5200 Broadway, California College of the Arts Campus
Assessor's Parcel Number(s):	014-124-300-101
Proposal:	<p>Staff information update for a proposal to redevelop the California College of Arts (CCA) Oakland Campus. The proposal requires, at a minimum, a General Plan Amendment, Rezoning and Design Review. The project subject to CEQA includes:</p> <ul style="list-style-type: none"> ❖ Proposed Development: <ul style="list-style-type: none"> • Demolition of 10 buildings and landscape features; • Retention of 2 existing Landmark buildings for 10,435 square feet of office use. • Development of two new buildings would include: <ul style="list-style-type: none"> ○ One building would be 8 stories and the other 9 stories tall; ○ 462 residential units, 10% of which would be affordable to moderate income families; ○ 6,310 square feet of office; ○ 1,408 square feet of café/retail use; ○ 261 parking spaces; ○ 462 bicycle spaces; and • 1.85 acres of private open space accessible to the public (including reconstruction of the existing Landmark view corridor). ❖ General Plan Amendment: <ul style="list-style-type: none"> • Change from “Institutional” to “Community Commercial” Land Use; ❖ Rezoning: <ul style="list-style-type: none"> • Change from RM-3/CN-1 to CC 2; • Change from a 35-foot Height Area to a 90-foot Height Area; • New Overlay Zone amending demolition findings within this Area of Primary Importance (API).
Applicant:	Arts Campus LLC
Contact Person/Phone Number:	Marc Babsin 415-489-1313
Case File Number:	ER19003
General Plan:	Institutional
Zoning:	CN-1, RM-3
Planning Permits	General Plan Amendment, Rezone, Design Review, Tree Permit
Environmental Determination:	An Environmental Impact Report (EIR) is being prepared for this project.
Historic Status:	Various individual building statuses; Area of Primary Importance (API)
City Council District:	1-Kalb
Action to be Taken:	Provide Comment
For Further Information:	Contact Case Planner Rebecca Lind at (510) 238-3472 or by email at rlind@oaklandca.gov .

CITY OF OAKLAND PLANNING COMMISSION



Case File: ER19003
Applicant: Arts Campus LLC
Address: 5200 Broadway, California College of the Arts Campus
Zone: CN-1, RM-3
Height Area: 35 ft

SITE DESCRIPTION

The 3.9-acre site is the California College of the Arts (CCA) Oakland campus located at 5200 Broadway in the Rockridge neighborhood. This location is prominent along Broadway close to the southern terminus of College Avenue. As a large private parcel with plentiful open space, prominent vegetation and historic structures, the CCA campus site functions as a transition point in the urban fabric between residential neighborhoods, institutional uses, and commercial corridors. Access to the site is located from Broadway and Clifton Streets. In addition to the campus, there is an adjacent dormitory facility located on Clifton Street that is associated with CCA, but is not part of the proposal under consideration.

The CCA campus site was classified as an Area of Primary Importance (API) in the 1986 Oakland Historical Survey; and contains multiple buildings, site features, and landscaping elements. There are twelve campus buildings, including facilities for instructional classrooms, performing arts, library, student center, dormitory, administrative offices, and craft and art production studios. Structures are between one and three stories in height, and range in date of construction from circa 1879-1881 (Macky Hall and the Carriage House) to 1992 (the Barclay Simpson Sculpture Studio). Together, Macky Hall, the Carriage House, and associated site and landscape features (Broadway wall and steps, Carnegie brick pathways, Eucalyptus Row, and the Great Lawn) constitute Oakland Landmark 75-221 and are commonly referred to as the Treadwell Estate. These buildings (Macky Hall and Carriage House) and those portions of the landscape and site features that comprise the Treadwell Estate are also listed on the National Register of Historic Places. The Broadway Wall, stairs, and view corridor are also included in the City of Oakland Landmark Designation.

In 2019, the CCA campus parcel was re-evaluated through an intensive historic survey. The findings of this new survey concluded that the Area of Primary Importance (API) contained a number of additional historic resources that had gained prominence since the campus was last evaluated in 1986. The survey and subsequent Historic Resource Evaluation (HRE) found that all 12 of the current buildings on the CCA campus, as well as the existing landscape and site features - including the Broadway Wall, are eligible for listing on the National and California Registers as an historic district and are therefore historic resources for the purposes of the California Environmental Quality Act (CEQA). Within the updated API, individually eligible historic resources include the original Treadwell Estate buildings and features (Macky Hall and Carriage House, both currently listed on the National Register) and four buildings individually eligible for listing on the California Register of Historical Resources (Founders Hall, Martinez Hall, Treadwell Ceramic Arts Center, and the Barclay Simpson Sculpture Studio).

BACKGROUND

Arts Campus LLC has filed a request for environmental review under CEQA of a proposed development project on the California College of Arts (CCA) Oakland Campus. As of this writing, an application for land use entitlements has not yet been filed. Therefore, the focus of this informational report is on the project description submitted to the city to initiate CEQA compliance review.

City staff notes that based on the CEQA project description, the project as proposed is not currently permitted under the property's predominantly "Institutional" General Plan Land Use designation. Nor is the project permitted under the current zoning density or height regulations, and it is not consistent with the city's existing demolition/replacement findings (historic findings) for projects within an API or Landmarks. As such, the project would require a General Plan Amendment, Rezone and other policy amendments to existing regulations to be eligible for land use entitlements, and these amendments are also subject to CEQA.

PROJECT DESCRIPTION

The proposed project under CEQA review includes a General Plan Amendment, Rezone, and redevelopment of the site, including demolition of 10 of 12 buildings on-site, regrading and landscaping, remodeling of two remaining buildings, and development of two new, predominantly residential buildings. The following summarizes key aspects of the proposed project:

Development: The proposed project includes construction of two new buildings. Proposed new construction includes:

- Two new buildings: Buildings would be 8 stories high;
- 467 residential units, 10 percent of which would be affordable to moderate income households (Moderate income housing eligibility at 120% of median income for 2019 is: \$104,100 (1-person household (HH)), \$118,950 (2-person HH) \$133,000 (3-person HH) and \$148,700 (4-person HH). Source: City of Oakland HDC Department);
- 6,310 square feet of office;
- 1,408 square feet of café/retail use;
- 261 parking spaces;
- 462 bicycle spaces; and
- 1.85 acres of privately owned open space available to the public (including reconstruction of the existing view corridor) would be provided.

Remodeling: The proposed project includes renovation and reconstruction of the following site features:

- Buildings: Two buildings with National Register and City Landmark designations would be remodeled and repurposed:
 - The 7,760 square-foot Macky Hall would be preserved and remodeled for office use.
 - The 2,675 square-foot Carriage House would be relocated, remodeled and used for office use.
- Landscape: The existing 80-foot-wide view corridor from Macky Hall to Broadway, which is part of the Oakland Landmark designation, would be reconstructed with grading, replanting and ADA access.

Demolition: Ten of the 12 existing buildings and portions of the Broadway wall would be demolished. The grounds would be re-graded. All vegetation would be removed or replaced

except 13 trees. Four Live Oaks would be boxed and transplanted. The following buildings are proposed for demolition:

- Facilities building (Contributor to historic district Rating B1+)
- B Building (Contributor to historic district Rating B1+)
- Irwin Center (Contributor to historic district Rating B1+)
- Founders Hall (Contributor to historic district Rating B1+)
- Martinez Hall (Contributor to historic district Rating A1+)
- Noni Eccles Treadwell Ceramic Arts Center (Contributor to historic district Rating A1+)
- Martinez Annex (Contributor to historic district Rating C 1+)
- Raleigh and Claire Shaklee Building (Contributor to historic district Rating C1+)
- Oliver and Ralls Building (Contributor to historic district Rating C1+)
- Barclay Simpson Sculpture Studio (Contributor to historic district Rating A1+)
- 230 feet of the Broadway Wall and the entry arch would be demolished
- The existing 80-foot-wide view corridor including the Macky lawn from Macky Hall to Broadway which is part of the Oakland Landmark designation, would be reconstructed

General Plan Amendment: A General Plan Amendment is proposed to change the site land use designation from “Institutional” which allows educational facilities, cultural and institutional uses, and residential/mixed uses which serve the permitted institutions, to “Community Commercial”. This change would allow:

- Stand-alone residential use that is not associated with an institution, and a wider range of commercial uses. Institutions, including education and health facilities, would still be allowed;
- Change from no residential density to 125 dwelling units per gross acre; and
- Decrease non-residential Floor Area Ratio (FAR) from 8 to 5.

Re-Zoning: An amendment is proposed to change from a combination of Mixed Housing Residential Zone 3 (RM-3) and Neighborhood Commercial Zone 1 (CN-1) to Community Commercial-2 (CC-2) for the entire site.

The current zoning allows the following:

- RM-3: 35-foot height limit; and residential density of 1 unit/1,500 square feet (sf.) of site area (or 78 units on this part of the site). The zoning also allows civic uses and facilities, which reflect the existing development on the site, and allows new commercial uses in existing buildings.
- CN-1: a maximum 3 stories and height of 35’; and residential density of 550 sf. per unit. (or 106 units on this part of the site). The zone allows a wide range of civic and commercial activities and facilities reflecting the current use of the site.

The rezone to Community Commercial-2 (CC-2) would include:

- a change to a 90-foot maximum height zone;
- residential density of 1 unit/225 sf. for the entire 174,331 sf. parcel;

- This zone would allow buildings of up to 8 stories in height. This rezone, when combined with the General Plan amendment, would make the following changes:
 - Increase the allowable density from approximately 184 units to 774 units (base density before bonuses);
 - Increase the allowable height from 35 to 90 feet; and
 - Increase Nonresidential FAR from 3 to 4.5.

New Overlay Zone: A new Overlay zone is proposed for this parcel. This change would replace the current project demolition/replacement findings which require consideration of historic district status and character (Section 17.136.075.C.3 of the Planning Code), to allow demolition with less restrictive findings.

HISTORIC RESOURCE EVALUATION

Following the Landmark Preservation Advisory Board (LPAB) and Planning Commission CEQA Notice of Preparation hearings in 2019, new information about the API and the campus buildings has become available to the City through a Historic Resource Evaluation (HRE) Report prepared by an independent consultant, Page and Turnbull.

The HRE is a comprehensive research document that provides a detailed survey of historic resources on a site, including an assessment of individual buildings as well as a potential historic district, site features, identification of construction chronology, architectural styles, and events associated with the property. It identifies character-defining features of the resources and provides an assessment and classification of the resources based on adopted protocol for preservation. The HRE includes a detailed evaluation and classification of each building on the site based on the criteria for listing in the California Register of Historical Resources as well as evaluations for each building against the Oakland Cultural Heritage Survey criteria. It also includes an evaluation of the entire site for eligibility as a National Register/California Register Historic District.

Information in the HRE is used to determine the regulatory and environmental review framework for a resource. In the case of the California College of Arts (CCA) property, the HRE analyzes the eligibility for classification as a “district” and the status of the “contributing” or “noncontributing elements of the district. This analysis is based on criteria for listing on the National Register of Historic Places, California Register of Historical Resources, and on criteria in the City of Oakland Historic Resource Element of the General Plan.

The HRE explains the meaning of the historic resource classification of a “district” as follows.

Historic districts are made up of components which are significant when grouped together, defined by the National Park Service as possessing a “significant concentration, linkage, or continuity of sites, buildings, structures or objects united historically or aesthetically by a plan or physical development.” Individual contributors must work together to tell the shared story of a district’s significance, and must be defined as a group by distinguishable boundaries. Boundaries of a historic district are frequently defined by use, connection to an event, or architectural style. Historic districts will include both contributors and non-contributors, and not all contributing

resources need to be of the same historical or architectural quality or individually eligible for local, state, or national register listing. A district functions as a group and may include both contextual buildings and exceptional contributors which help to anchor the district (Attachment C, page 173).

This definition of a “district” is also used to analyze the project site’s eligibility for classification as an “Area of Primary Importance” (API), based on the Oakland Historic Preservation Element. The Element specifies use of the criteria “appearance of National Register eligibility” to qualify resources for classification as an API. The HRE presents this definition as part of the analysis of the district:

The threshold for status as a City of Oakland API {in the General Plan} is that a district or complex must appear to be eligible for listing in the National Register of Historic Places, and two-thirds of the properties within its boundaries must contribute to its significance (Attachment C, page 173)

In the case of the CCA property, the HRE confirms and documents the status of the site as a “district” meeting National Register eligibility criteria and the criteria for an API. The HRE provides the following summary of this conclusion:

As the significance criteria for the California Register are nearly identical to those of the National Register, with the former modeled on the latter, the California Register-eligible CCA campus district, significant under Criterion 1 for its role in the development of arts education in California, may reasonably be considered significant under the analogous Criterion A for the National Register. Further, it retains sufficient integrity, as discussed in the evaluation of its California Register eligibility. Therefore, the CCA campus district is eligible for listing in the National Register under Criterion A, significant the local and state levels for its role in the development of arts education in California, with a period of significance of 1922-1992 (Attachment C, page 173).

Districts identified as APIs are regulated through the Oakland Planning Code. The confirmation of a property as an API based on these criteria triggers a set of regulations and findings for evaluating development within an API per the existing Oakland Planning Code Design Review findings for demolition and replacement in Section 17.136.075.

The information provided in the HRE is also important for evaluation of required CEQA alternatives for preservation and redevelopment.

HRE FINDINGS SUMMARY

The HRE makes multiple findings which are summarized below. The full HRE analysis and findings can be found in **Attachment C** to this report.

- ❖ All twelve buildings on the CCA Oakland campus are historic resources for the purposes of CEQA. Six buildings qualify as individual historic resources: Macky Hall, Carriage House, Martinez Hall, Founders Hall, Noni Eccles Treadwell Ceramic Arts Center, and Barclay Simpson Sculpture Studio. In addition, the HRE finds that the entire campus, inclusive of

each of the twelve contributing buildings and contributing landscape features, is a historic resource for the purposes of CEQA.

The City has adopted a specific threshold of significance for qualified historic resources which will be used to review and evaluate the proposal:

*“The project would have a significant impact on the environment if it would:
Cause a substantial adverse change in the significance of an historical resource as defined in CEQA Guidelines section 15064.5. [1] Specifically, a substantial adverse change includes physical demolition, destruction, relocation, or alteration of the resource or its immediate surroundings such that the significance of the historical resource would be “materially impaired”.*

- ❖ The campus, including the twelve extant buildings and associated landscape features, is found to be a California Register- and National Register-eligible historic district with a period of significance of 1922 – 1992.
- ❖ The campus is confirmed as retaining its existing status as a City of Oakland Area of Primary Importance (API), as it is of National Register quality with a large proportion of contributing resources.
- ❖ The campus is significant for association with the development of CCA in Oakland and 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.
- ❖ Four buildings within the District are individually eligible for listing on the California Register under Criterion 3 (Architecture) for embodying distinctive characteristics of the Third Bay Tradition, Brutalist, and New Modernist architectural styles. These buildings include: Founder's Hall (local rating B1+); and Martinez Hall, Noni Eccles Treadwell Ceramic Arts Center and Barclay Simpson Sculpture Studio all of which have local ratings of A1+. The buildings are also eligible as Oakland Landmarks.
- ❖ Two structures within the District, Macky Hall and the Carriage House, were designated as a City of Oakland Historic Landmarks in August 1975 (LM 75-221), together with two sequoia trees, the Broadway Wall & Stairs, and an eighty-foot wide view corridor extending westward from Macky Hall to the Broadway right-of-way. Macky Hall and Carriage House, were listed on the National Register of Historic Places in 1977. The Carnegie Bricks and Eucalyptus path were included as supporting features.

LANDMARKS PRESERVATION ADVISORY BOARD COMMENTS

The Landmarks Preservation Advisory Board (LPAB) considered a similar information report regarding the proposed CCA project at its August 10th meeting.

The LPAB members had the following questions and comments.

1. Was there consideration of possible re-use of existing buildings for residential or artists' spaces?
2. Concern about the "obliteration" of the API;
3. Are mitigation costs for removal of the API included in the project budget?
4. Would the rezoning leave a possibility for density bonuses?
5. Consider an option to retain the entire Broadway wall;
6. Consider possible alternative that preserves more buildings;
7. Concern about the proposed changes to demolition and replacement project findings associated with the overlay zone concept;
8. Statement that it is the Board's mission to preserve historic resources and that the kind of changes proposed in this application would require a higher-level policy decision;
9. Statement that the quality of the replacement project must be addressed for consideration of demolition;

The public made the following general comments:

1. Appreciation for the elimination of the tower from the original proposal;
2. Support for more affordable housing;
3. Support for more housing of all types;
4. Support for including the tower to provide more affordable housing or preserve more historic buildings;
5. Support for calculating mitigation costs to generate substantial funding for other preservation efforts;
6. Support for using existing buildings for housing;
7. Concern about the massing and design of the project;
8. Concern about the neighborhood context;
9. Support for looking at the Safeway site as a more appropriate place for proposed density and massing;
10. Concern about changes to the demolition and replacement findings.

ISSUES

Staff has identified the following topics for discussion (and for further consideration throughout the CEQA and future entitlement application review process):

1. CEQA Alternatives

Consistent with CEQA guidelines, projects that exceed thresholds of significance can be modified through changes in design or alternatives that reduce the potential significant impacts. While there are yet no formal alternatives under consideration for the project, the applicant developed several sites plan "options" after public hearings on the scope of the EIR and after release of the HRE to evaluate potential preservation options. The applicant has presented three

options to the community. These options may provide information and analysis that could be incorporated into alternatives for further review in the EIR, but they are not at this point considered alternatives under CEQA.

Questions for the Planning Commission:

1a. Is there a preservation alternative that could potentially keep enough of the historic resources to retain the current API boundary?

1b. Does the Planning Commission have additional comments or thoughts about conducting the CEQA Alternatives analysis, based on the HRE?

2. Policy changes to allow significant alterations of an API/California Register

District/CEQA Resource:

The proposed project requires several changes to the regulatory framework for this large and prominent site. The proposed development could, through demolition of 10 buildings, portions of the wall and landscape features, result in significant adverse impacts to the historic district. The applicant’s proposed concept for a zoning overlay would amend existing required findings to allow this change. The proposed overlay district concept would change findings for demolition of historic resources at this site by eliminating requirements to consider both the character of the district, and consistency with neighborhood land use for replacement projects. It would also allow changes to the classification status of the existing API district. Staff will evaluate the pros and cons of this request as part of future review.

3. General Plan and Zoning

The proposed project includes a holistic change to the General Plan designation and zoning districts that apply to the site. Staff will evaluate the pros and cons of this request as part of future land use policy review before the Planning Commission.

NEXT STEPS

Assuming the applicant submits a complete application for land use entitlements, the proposed project is subject to required analysis under adopted City and State regulations, and is subject to public review. The following table identifies the project review milestones and public hearings at which the public and decision-makers will be able to review and comment on the proposed project:

Date (approximate):	Public Hearing Body:	Purpose of Review:
Nov-Dec 2020	LPAB	Review Draft EIR
Dec 2020 – Jan 2021	Planning Commission	Review Draft EIR

March/April 2021	DRC	Preliminary Design Review
April 2021	LPAB	FEIR, Merits of Project
May 2021	PC	FEIR, Merits of Project, Recommendation to CC
June 2021	Rules Committee	Schedule Council hearings
June 2021	CED	Discussion and Forward to CC
July 2021	CC	CEQA findings, Entitlements (Ordinances) First Reading
July 2021	CC	Ordinance Second Reading

RECOMMENDATION

Provide staff with comments and direction based on issues identified and questions raised in the report.

Prepared by:


Rebecca Lind (Aug 26, 2020 12:13 PDT)

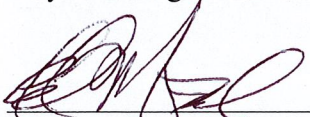
Rebecca Lind
Acting Planner IV

Reviewed by:

Catherine Payne

Catherine Payne
Acting Development Planning Manager
Bureau of Planning

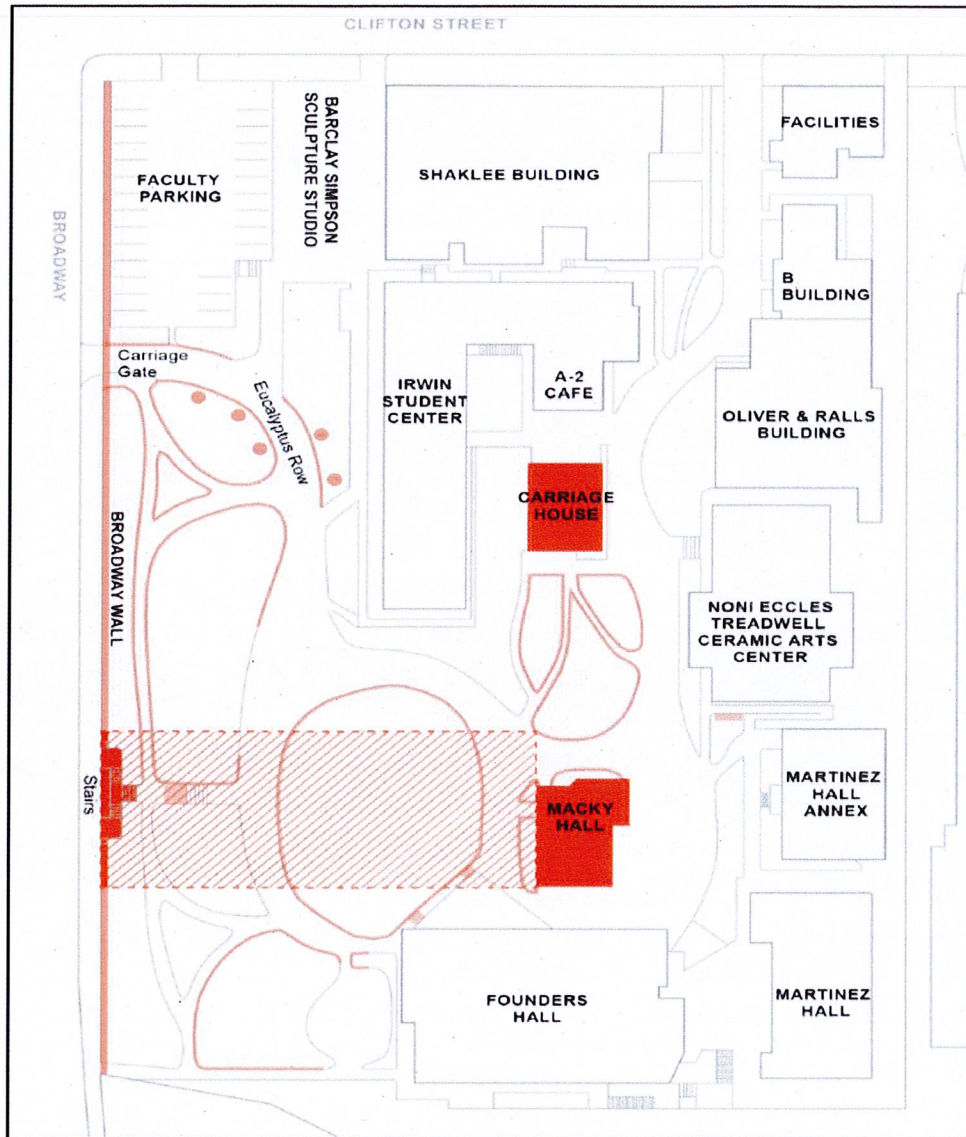
Approved for forwarding to the
City Planning Commission:


EDWARD MANASSE – Deputy Director
Planning and Building Department

ATTACHMENTS:

- A. Excerpts from the HRE showing Summary Graphics and Summary Tables
- B. Preliminary Plans
- C. Historic Resource Evaluation Report.

Attachment A: Excerpts from the HRE showing Summary Graphics and Tables:
Figure 246 Treadwell Estate, Figure 247, Summary of Historic District, List of Character Defining Features for the CCA District, Figure 6 Summary of HRE Findings for Buildings, Figure 7 Summary of HRE Findings for Landscape Features



Treadwell Estate
Listed on National Register/Oakland Landmark







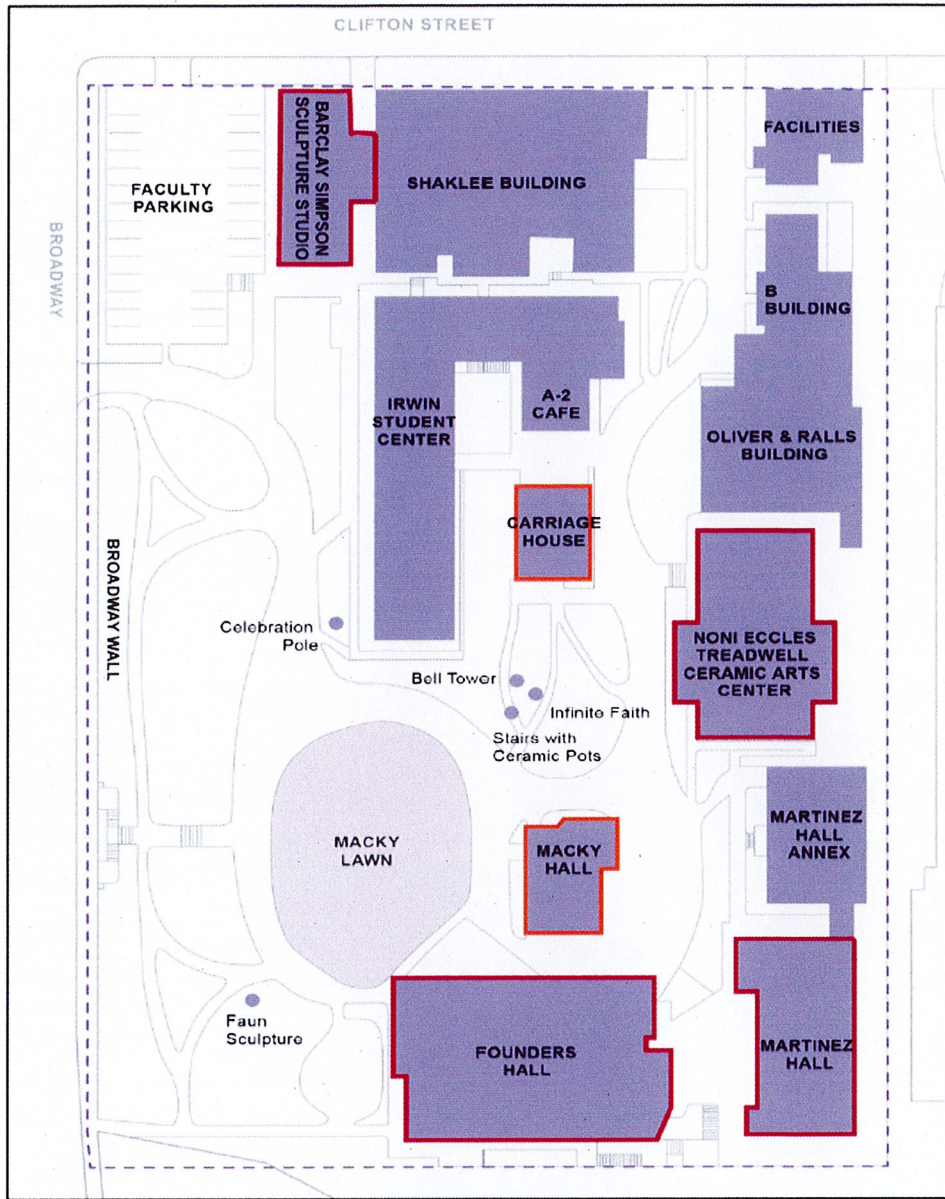
-  Treadwell Estate Buildings (Listed on National Register/Oakland Landmark)
-  Oakland Landmark View Corridor (included in Oakland Landmark; identified by Page & Turnbull as contributing to National Register resource)
-  Broadway Wall (Significant Landscape Feature, included in Oakland Landmark)
-  Broadway Wall (Significant Landscape Feature, identified by Page & Turnbull)
-  Eucalyptus Row (Significant Landscape Feature, identified by Page & Turnbull)
-  Carnegie Bricks (Significant Landscape Feature, identified by Page & Turnbull)

Figure 246. Summary findings of Treadwell Estate resources, including buildings and associated landscape features. Source: Page & Turnbull, using CCA Campus base map.



- California College of the Arts Campus
 Californai Register-Eligible Historic District/Oakland API
- Individually Listed on National Register/Oakland Landmark
 - Individually Eligible for California Register/Oakland Landmark
 - Contributor to California Register-Eligible District/Oakland API
 - Significant Landscape Feature (including Macky Lawn)
 - California Register-Eligible District/Oakland ASI Boundary

Figure 247. Summary of historic district and individual resource findings, including buildings and landscape features. Source: Page & Turnbull, using CCA Campus base map.

CHARACTER-DEFINING FEATURES OF CCA HISTORIC DISTRICT

- Mass, scale, size (including one- to three-story massing), proportions, design, and footprint of twelve contributing buildings: Macky Hall, Carriage House, Facilities Building, B Building, Irwin Student Center, Martinez Hall, Founders Hall, Martinez Hall Annex, Noni Eccles Treadwell Ceramic Arts Center, Shaklee Building, Oliver & Ralls Building, and Barclay Simpson Sculpture Studio
- Six contributing landscape features: Macky Lawn, Stairs with Ceramic Pots, Faun Sculpture, *Infinite Faith* sculpture, Bell Tower, and *Celebration Pole*
- Spatial relationships between contributing buildings
- Siting of contributing buildings within sloped topography of the site, including clustering of buildings on the eastern side of the site
- Meandering, informal network of circulation routes through campus, with primarily pedestrian access.
- Vehicular ingress and egress routes limited to the northwest portion of the property, at the Broadway gate and Clifton Avenue driveways.
- Orientation of purpose-built contributing buildings inward toward center of campus (away from public streets)

Table 6. Summary of Historic Resource Evaluation Findings for CCA Oakland Campus Buildings						
Building/ Resource	Existing Status		Page & Turnbull 2019 Findings			
	OCHS Rating (1986)	Oakland Landmark (1975), National Register (1977)	Individual California Register Eligibility	California Register District Contributor Eligibility	City of Oakland Landmark Eligibility	CEQA Historic Resource
Campus as a Potential Historic District	API	N/A	Yes	N/A	API	Yes
Macky Hall (c. 1879-1881)	A1+	Yes	Yes	Yes	Not reevaluated ²²⁷	Yes
Carriage House (c. 1879-1881)	B1+	Yes	Yes	Yes	Not reevaluated ²²⁸	Yes
Facilities (c. 1922-1924)	D1+	N/A	No	Yes	B1+	Yes
B Building (c. 1926)	D1+	N/A	No	Yes	B1+	Yes
Irwin Student Center (1959), A-2 Café (1974)	F1-	N/A	No	Yes	C1+	Yes
Founders Hall (1968)	F1-	N/A	Yes	Yes	B1+	Yes
Martinez Hall (1968)	F1-	N/A	Yes	Yes	A1+	Yes
Martinez Hall Annex (1970)	No rating assigned ²²⁹	N/A	No	Yes	C1+	Yes
Noni Eccles Treadwell Ceramic Arts Center (1973)	F1-	N/A	Yes	Yes	A1+	Yes
Raleigh and Claire Shaklee Building (1979)	F1-	N/A	No	Yes	C1+	Yes
Oliver & Ralls Building (1989)	No rating assigned ²³⁰	N/A	No	Yes	C1+	Yes
Barclay Simpson Sculpture Studio (1992)	No rating assigned ²³¹	N/A	Yes	Yes	A1+	Yes

²²⁷ Buildings and features previously listed in the National Register or designated as Oakland Landmarks were not reevaluated for individual City of Oakland Landmark status.

²²⁸ Buildings and features previously listed in the National Register or designated as Oakland Landmarks were not reevaluated for individual City of Oakland Landmark status.

²²⁹ For unknown reasons, Martinez Hall Annex is not indicated on the 1986 Oakland Cultural Heritage Survey reconnaissance survey map and no rating was assigned.

²³⁰ Building had not been constructed at the time of the 1986 Oakland Cultural Heritage Survey reconnaissance survey and evaluation.

²³¹ Building had not been constructed at the time of the 1986 Oakland Cultural Heritage Survey reconnaissance survey and evaluation.

Landscape Features	Existing Status	Page & Turnbull 2019 Findings			
	Oakland Landmark (1975)	Treadwell Estate Oakland Landmark, National Register	Eligible CCA California Register District	Eligible CCA Oakland API	CEQA Historic Resource
Broadway Wall & Stairs (c. 1905)	Contributing	Contributing	Non-Contributing	Non-Contributing	Yes
Two Sequoia Trees (Early Estate Era)	Contributing	Non-Contributing (not extant)	Non-Contributing (not extant)	Non-Contributing (not extant)	No
Eucalyptus Row (Early Estate Era)	Not Evaluated	Contributing	Non-Contributing	Non-Contributing	Yes
Carnegie Bricks (Early Estate Era)	Not Evaluated	Contributing	Non-Contributing	Non-Contributing	Yes
80-Foot Wide View Corridor (centered on Macky Hall entrance, extending to Broadway)	Contributing	Contributing	Non-Contributing	Non-Contributing	Yes
Sundial (c. early 1920s)	Not Evaluated	Non-Contributing	Non-Contributing	Non-Contributing	No
Faun Sculpture (1926)	Not Evaluated	Non-Contributing	Contributing	Contributing	Yes
Water Fountain (Early CCAC Era)	Not Evaluated	Non-Contributing	Non-Contributing	Non-Contributing	No
Macky Lawn (CCAC Era)	Not Evaluated	Non-Contributing	Contributing	Contributing	Yes
Stairs with Ceramic Pots (Early CCAC Era)	Not Evaluated	Non-Contributing	Contributing	Contributing	Yes
<i>Infinite Faith</i> (1959)	Not Evaluated	Non-Contributing	Contributing	Contributing	Yes
Bell Tower (c. 1959-70)	Not Evaluated	Non-Contributing	Contributing	Contributing	Yes
<i>Celebration Pole</i> (1982)	Not Evaluated	Non-Contributing	Contributing	Contributing	Yes
Non-Permanent Sculptural Objects (Various)	Not Evaluated	Non-Contributing	Non-Contributing	Non-Contributing	No







DOC082620

Final Audit Report

2020-08-26

Created:	2020-08-26
By:	Rebecca Lind (RLind@oaklandca.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAoHpLbE5sOFaiiPaUS7Zr85AA7rNfJUll

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