



CITY OF OAKLAND

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NOTICE OF AVAILABILITY (NOA) OF A DRAFT ENVIRONMENTAL IMPACT REPORT (DRAFT EIR) FOR THE CALIFORNIA COLLEGE OF THE ARTS (CCA) OAKLAND CAMPUS REDEVELOPMENT PROJECT

PROJECT TITLE: California College of the Arts (CCA) Oakland Campus Redevelopment Project
PROJECT LOCATION: Approximately 3.95-acre lot at 5200 Broadway within the City of Oakland
PROJECT SPONSOR: Arts Campus Holdings, LLC
LEAD AGENCY: City of Oakland
CASE NO.: Case File No. PLN20141, ER19003
REVIEW PERIOD: January 12, 2024 through February 26, 2024

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

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

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

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

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

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

DRAFT EIR OVERVIEW: This Draft EIR is a public information document that assesses the potential physical environmental impacts that could result from the Project, recommends mitigation measures to lessen or eliminate adverse impacts, examines feasible alternatives to the Project, and is intended to inform City of Oakland decision makers, other responsible agencies, and the general public.

COMPLETION AND AVAILABILITY OF THE DRAFT EIR: The City of Oakland's Bureau of Planning issued a Notice of Preparation (NOP) for a Draft EIR on June 21, 2019. The City has prepared a Draft EIR for the Project in compliance with the California Environmental Quality Act (CEQA) (California Public Resources Code §§21000 et. seq.) and the State CEQA Guidelines (Guidelines) (California Code of Regulations, Title 14, Division 6, Chapter 3, §§15000 et. seq.). This notice is being sent to Responsible Agencies and other interested parties, including persons who responded to the NOP. The Draft EIR will be uploaded to the State Clearinghouse CEQAnet portal (<https://ceqanet.opr.ca.gov/>). Starting on January 12, 2024, the Draft EIR and its appendices may be viewed or downloaded from the City of Oakland's website: <https://www.oaklandca.gov/resources/current-environmental-review-ceqa-eir-documents-2011-present>

PUBLIC REVIEW AND COMMENT PERIOD: The City invites comments on the CCA Oakland Campus Redevelopment Project Draft EIR during a 45-day comment period that begins

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Notice of Availability (NOA) of a Draft Environmental Impact Report for the CCA Oakland Campus Redevelopment Project

January 12, 2024

on January 12, 2024 and ends on February 26, 2024 at 4:00 PM. The City directs comments to be submitted via email to rlind@oaklandca.gov. Written comments may also be mailed to: Rebecca Lind, Planner IV, City of Oakland Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 2214, Oakland, CA 94612. Comments should be received via the above e-mail address or mailing address by 4:00 p.m. on **February 26, 2024**. Please reference Case File Number **PLN20141, ER19003** in all correspondence.

PUBLIC HEARING: To receive comments on the Draft EIR for the Project, the City Landmarks Preservation Board will conduct a public meeting on **February 5, 2024**, 6:00 PM and the City Planning Commission will conduct a public meeting on **February 7, 2024**, 3:00 PM in the Council Chambers in City Hall, 1 Frank H. Ogawa Plaza Oakland, CA 94612. For more information about how to participate in these meetings, please visit:

<https://www.oaklandca.gov/boards-commissions/planning-commission>.

The City of Oakland is hereby releasing this Draft EIR, finding it to be accurate and complete and ready for public review. Members of the public are invited to comment on the Draft EIR and the Project. There is no fee for commenting, and all comments received will be considered by the City prior to finalizing the EIR and making a decision on the Project. Comments on the Draft EIR should focus on the sufficiency of the Draft EIR in discussing possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the Project in light of the EIR's purpose to provide useful and accurate information about such factors.

If you challenge the EIR or Project in court, you may be limited to raising only those issues raised at the public hearing on the EIR or the Project, or in written correspondence received by the Bureau of Planning prior to final decision on the Project. Following the close of the public review period for the Draft EIR, the City will prepare a Final EIR, incorporating and responding to all comments received during the public comment period, for consideration by decisionmakers at a date for which notice shall be provided at a future date. As required by CEQA (Pub. Res. Code §21092.5), the Final EIR, including written responses to the comments submitted by public agencies, will be provided to commenting agencies at least ten (10) days prior to certification. For further information, please contact Rebecca Lind, Planner IV, City of Oakland Bureau of Planning, at (510) 238-3472 or rlind@oaklandca.gov.


Edwards Manasse (Jan 8, 2024 10:30 PST)

January 12, 2024

Case File Number: PLN20141, ER19003

Ed Manasse, Bureau of Planning
Environmental Review Officer