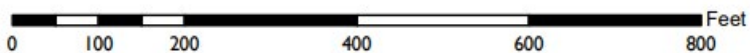
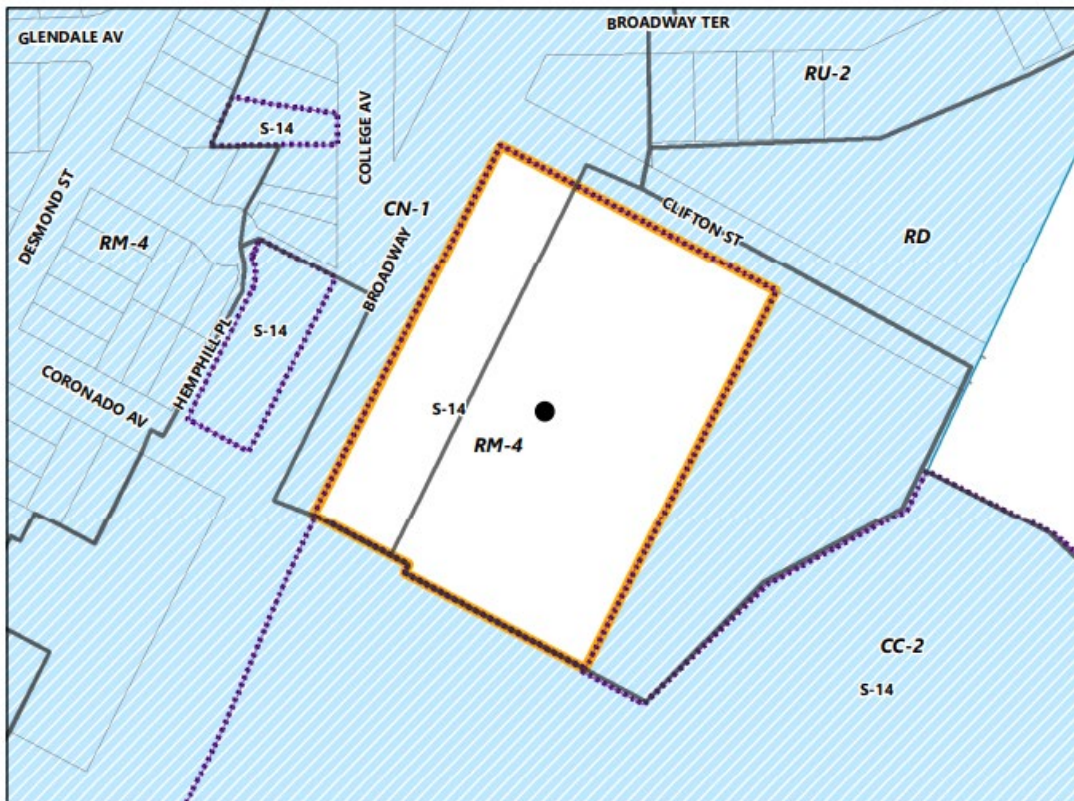


Location:	5212 Broadway California College of the Arts
Accessor's Parcel Number:	014-124-300-101
Proposal:	Public Hearing and comment on the Draft Environmental Impact Report for the California College of the Arts (CCA) Oakland Campus Redevelopment Project. The Project includes demolition of 10 historic buildings within the CCA Area of Primary Importance (API), preservation and renovation of the two Treadwell Estate Oakland Landmark buildings and the Broadway Wall and stairs, renovation of 63,727 square feet of open space, and development of up to 510 residential units in two buildings with up to ten stories and 95-foot height, 16,945 square feet of commercial space, 268 parking spaces, and 510 bicycle spaces.
Applicant:	Arts Campus LLC
Phone Number:	Marc Babsin 415-489-1313
Owner:	California College of the Arts
Case File Number:	PLN20141, ER19003
Planning Permits Required:	General Plan Amendment, Re-zone, Planned Unit Development, Conditional Use Permit, Variance, with California Environmental Quality Act (CEQA) analysis through an Environmental Impact Report (EIR).
General Plan:	Institutional
Zoning:	CN-1, RM-4
Proposed Environmental Determination:	The Draft Environmental Impact Report (DEIR) was published for a 45-day review period from January 12 to February 26, 2024. The review period was extended to March 12, 2024 by the City's Environmental Review Officer.
Historic Status:	Landmark, API, Campus District including 12 buildings: 4 A1+.4 B1+, and 4 C1+.
City Council district	1
Status:	Under Review.
Staff Recommendation	Receive public and Planning Commission comments on the DEIR.
Action to be Taken:	Provide comments.
For further information:	Rebecca Lind: Phone: (510) 672-1474 or by e-mail: rlind@oaklandca.gov .

CITY OF OAKLAND PLANNING COMMISSION



- Site Boundary
- S-13 Combining Zone

Case File: PLN20141, ER19003
Applicant: Arts Campus LLC
Address: 5212 Broadway
Base Zones: CN-1, RM-4
Combining Zone: S-14

SUMMARY

The purpose of this report is to provide information and to solicit comments on the adequacy of the Draft Environmental Impact Report (DEIR) for the California College of the Arts Oakland Campus Redevelopment Project, prepared in compliance with the California Environmental Quality Act (CEQA). The Project analyzed in the DEIR would develop up to 510 residential units in two buildings and 16,945 square feet of commercial space. Specifically, comments should focus on the adequacy of the DEIR in analyzing possible impacts of the Project on the physical environment; ways in which potential adverse effects might be minimized; and alternatives to the Project in light of the DEIR's purpose to provide useful and accurate information about such factors.

The DEIR concludes that approval of the Project would result in 4 significant and unavoidable (SU) impacts, as detailed later in this report.

BACKGROUND

Arts Campus LLC filed a request for environmental review on 11/30/2018 and filed an application for a Planned Unit Development on 8/07/2020 for redevelopment of the California College of the Arts Campus with a mixed-use housing and office project. In compliance with CEQA, a Notice of Preparation (NOP) of an Environmental Impact Report (EIR) was published on June 21, 2019. A scoping session was held before the Oakland Landmarks Preservation Advisory Board (LPAB) on August 12, 2019, and before the Planning Commission on August 21, 2019. Following public comment and hearings regarding the NOP, staff determined that Project impacts may be significant, and that an EIR should be prepared.

The proposal was revised several times by the applicant during the preparation of the DEIR:

1. The initial filing (11/30/2018) was for up to 589 units with a 19-story tower.
2. The Project was revised on August 25, 2022, to eliminate the tower, and provide up to 510 dwelling units in two new residential buildings with a maximum height of 10 stories. This development plan is the version analyzed in the DEIR.
3. The Project was further revised on March 1, 2023, to reduce the height of proposed Building B to 85 feet and provide 448 dwelling units.

All versions of the Project included demolition of 10 of the 12 buildings on the site, and development of residential and commercial uses, a mix of 10% moderate income affordable and market rate housing, open space, and the preservation of Macky Hall and Carriage House.

The Project site is currently developed with three groupings of historic resources:

1. The entire CCAC campus is an Area of Primary Importance (API) identified by the Oakland Cultural Heritage Survey (OCHS). The campus is eligible for listing as an historic district in the California Register and National Register with a period of significance of 1922-1992 for its role as an early and long-operating dedicated arts college in California. The 12 buildings on the Project site are contributors to the CCAC API, along with six contributing landscape features and other site characteristics.
2. Four buildings - Martinez Hall, Founders Hall, Noni Eccles Treadwell Ceramic Arts Center, and Barclay Simpson Sculpture Studio - are resources individually eligible for listing on the California Register of Historical Resources under Criterion 3 (Architecture) for embodying distinctive characteristics of the Third Bay Tradition, Brutalist, and New Modernist architectural styles.
3. The Treadwell Estate is a City of Oakland Designated Landmark (LM75-221). It includes Macky Hall and the Carriage House, together with two sequoia trees (removed as hazardous trees with tree removal permits in July 2019), a portion of the Broadway Wall and Stairs, and an 80-foot-wide

corridor extending westward from Macky Hall to the Broadway right-of-way intended to maintain the view of the building from Broadway and College Avenue.

PROJECT DESCRIPTION

The DEIR evaluates the redevelopment of the CCA campus with up to 510 new residential units in two residential buildings of a maximum height of 10 stories; 16,945 square feet of office space; a 1,408-square foot café; 1.56 acres (63,727 square feet) of privately-owned public open space (POPOS); up to 268 parking spaces (structured and ground level parking); and up to 510 bicycle parking spaces. Macky Hall and the Broadway Wall and Stairs are proposed to be preserved and renovated while the Carriage House would be relocated on-site and renovated. The remaining ten buildings would be demolished.

The Project also includes the following amendments to Oakland’s General Plan, zoning, and development standards.

1. General Plan: A General Plan Amendment modifying the site’s land use designation from Institutional Land Use to Community Commercial Land Use.
2. Rezoning: A rezoning from Mixed Housing Residential – Zone 4 (RM-4) and Neighborhood Commercial – Zone 1 (CN-1) to Community Commercial – Zone 2 (CC-2).
3. Height: A rezoning from a 35-foot Height Area to a 95-foot Height Area for the RM-4 portion of the site.

PROPERTY DESCRIPTION

The approximately 3.95-acre Project site is in North Oakland in the Rockridge Neighborhood. The project site is comprised of one parcel located at 5200 Broadway (Accessor Parcel Number [APN] 14-1243-1-1). The Project site is approximately 0.6 miles south of the Rockridge Bay Area Rapid Transit District (BART) Station. The Project site is also approximately 0.6 miles south of State Route (SR) 24, 1 mile north of Interstate (I-) 580, and 1.4 miles west of Highway 13.

GENERAL PLAN

The General Plan Land Use and Transportation Element (LUTE) classifies the Project site as “Institutional” Land Use. The intent of the “Institutional” land use classification is to create, maintain, and enhance areas appropriate for educational facilities, cultural and institutional uses, health services, and medical uses as well as other uses of similar character. The LUTE was adopted in 1998.

In 2022, the City initiated public review of a new General Plan Housing Element in response to changes in State Law. Sites already in the development process for residential land use throughout the City were evaluated and identified as Housing Opportunity Areas, including those with pending LUTE amendments. The CCA site was evaluated during this review.

The new Housing Element was adopted in January 2023 and designates the site as a Housing Opportunity Area with a feasible housing capacity of 510 units.

ZONING

Zoning on the CCA site is in the Mixed Housing Type Residential - 4 (RM-4) Zone, Height Area 35 feet, and Neighborhood Commercial-1 (CN-1) Zone, Height Area 95 feet. The site is also in the recently adopted S-14 Housing Sites Combining Zone, which requires new development to be: 1) a majority residential

project and 2) a minimum density of 75% of the Housing Opportunity Area capacity for the site. The CCA site minimum density is 383 units.

KEY ISSUES AND IMPACTS

Environmental Review Process-Scope

As stated earlier in this report, the City published the Notice of Preparation (NOP) on June 21, 2019. A scoping session was held before the Landmarks Preservation Advisory Board on August 12, 2019, and Oakland Planning Commission on August 21, 2019. Through the NOP process, the City determined that an EIR should be prepared to provide appropriate environmental analysis in compliance with CEQA. The DEIR analyzes potentially significant environmental impacts in the following categories: Land Use, Cultural and Historic Resources, 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, Biological Resources, Population and Housing, Aesthetics and Shade and Shadow, Public Services, Utilities, and Recreation.

Environmental Impacts Identified in the DEIR

All the impacts identified, with the exception of historic resources and construction noise, could be mitigated to a less-than-significant level with implementation of the identified Standard Conditions of Approval (SCAs) and/or recommended mitigation measures.

Significant and Unavoidable Impacts

The DEIR concludes that approval of the Project would result in four significant and unavoidable (SU) impacts. This report identifies the text of the impact statement, as these are the impacts typically of greatest concern to most community members:

Cultural and Historic Resources:

1. Impact HIST-2: The Project proposes to demolish 10 buildings on the Project site, all of which are contributors to the California Register and National Register-eligible CCAC API. 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. The numerous demolitions would result in the loss of CCAC Campus District eligibility for listing in the California Register and National Register.
2. Impact HIST-3: Four of the 10 buildings proposed to be demolished — Martinez Hall, Founders Hall, Noni Eccles Treadwell Ceramic Arts Center, and Barclay Simpson Sculpture Studio — are individually eligible for listing in the California Register and as Oakland Landmarks. Demolition of these four buildings would render them ineligible for listing in the California Register or as Oakland Landmarks.
3. Cumulative Impact HIST-4: To facilitate construction of the Project, three significant examples of Late Modern architecture would be demolished: Founders Hall, a 1968 Brutalist building designed by DeMars & Reay; Martinez Hall, a 1968 Third Bay Tradition building designed by DeMars & Reay; and the Noni Eccles Treadwell Ceramic Arts Center, a 1973 Third Bay Tradition building designed by Worley Wong and Ronald Brocchini. Implementation of the Project, as designed,

combined with cumulative development citywide, including past, present, existing, approved, pending, and reasonably foreseeable future development, would contribute to a significant and unavoidable adverse cumulative impact to Oakland's Late Modern architectural resources.

Noise and Vibration:

4. Impact NOI-1: The operation of heavy construction equipment on the Project site could impact nearby receptors. Impact NOI-1: The noise levels from operation of heavy construction equipment on the Project site could impact nearby receptors. The potential site-specific measures contained in a Construction Noise Mitigation Plan would be expected to achieve reductions of between 5 to 10 dBA per equipment, but the reductions may not reduce the construction noise below the thresholds of significance.

Impacts That Are Less Than Significant or Would Be Reduced to a Less-Than-Significant Level with Implementation of SCAs or Mitigation Measures

1. Land Use
2. Cultural and Historic Resources (including archaeological resources, paleontological resources, and human remains, but not historic resources which are significant and unavoidable)
3. Traffic and Transportation
4. Air Quality
5. Greenhouse Gas Emissions and Energy
6. Soils, Geology, and Seismicity
7. Hazards and Hazardous Materials
8. Hydrology and Water Quality
9. Noise and Vibration (except construction noise which is significant and unavoidable)
10. Biological Resources
11. Population and Housing
12. Aesthetics and Shade and Shadow
13. Public Services Utilities and Recreation

Less-than-Significant Impacts

The environmental topics for which the Project would result in no impact or a less-than significant impact are:

1. Agriculture and Forest Resources
2. Mineral Resources
3. Tribal Cultural Resources
4. Wildfire

Cumulative Impacts

Cumulative impacts are discussed in each of the topic sections included in Chapter V, Environmental Setting, Impacts, Standard Conditions of Approval, and Mitigation Measures. The Project, with the exception of historic resources and noise and vibration, would not contribute to or be affected by any significant cumulative impacts.

Project Alternatives

CEQA requires inclusion of a reasonable range of alternatives that could feasibly attain most of the Project's basic objectives and avoid or substantially lessen many of the Project's significant environmental effects. The five CEQA alternatives considered in this DEIR include:

1. 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.
2. 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,
3. 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,
4. 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.
5. 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.

The alternatives are considered to reflect a “reasonable range” of feasible alternatives in that they include reduced scenarios that lessen and/or avoid identified significant and less than significant effects of the Project.

The DEIR concludes that The No Project/Reuse Alternative is the environmentally superior alternative in the strict sense that environmental impacts associated with its implementation would be the least of all the scenarios examined (including the project). In cases like this where the No Project Alternative is the environmentally superior alternative, CEQA requires that the second most environmentally superior alternative be identified. Comparison of the environmental impacts associated with each alternative, indicates that General Plan Amendment (No Rezoning) Alternative would represent the next-best alternative in terms of the fewest significant environmental impacts. This alternative would reduce the most significant historic and noise impacts more than the other alternatives examined with the fewest number of proposed buildings to be demolished. This alternative does not meet all of the project objectives and does not provide the required minimum number of housing units. The only alternative that reduces the significant impacts, provides the required number of housing units and meets the Project Objectives is the Historic Preservation with Tower Alternative.

PUBLICATION AND DISTRIBUTION OF THE DEIR

The DEIR was made available for public review on January 12, 2024. The Notice of Availability for the DEIR was posted on the City of Oakland website, registered on CEQAnet, and mailed to property owners and occupants within 300 feet of the Project site, as well as Interested Parties, and State and Local Agencies. The Notice of Availability is attached to this report (see Attachment A). Consistent with CEQA requirements, the DEIR was uploaded to the State Clearinghouse CEQAnet portal (<https://ceqanet.opr.ca.gov/>). The DEIR and its appendices may also be viewed or downloaded from the City of Oakland's website at the following link:

[California-College-of-the-Arts-Oakland-Campus-Redevelopment-Project-DEIR-with-Appendices.pdf](https://www.amazonaws.com/California-College-of-the-Arts-Oakland-Campus-Redevelopment-Project-DEIR-with-Appendices.pdf)
([amazonaws.com](https://www.amazonaws.com/))

CONCLUSION

All comments received on the DEIR will be considered by the City prior to finalizing the EIR and making a decision on the Project. Comments on the DEIR should focus on the adequacy of the DEIR in analyzing possible impacts to the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the Project in light of the DEIR’s purpose to provide useful and accurate information about such factors. This hearing is not intended for public comments on the merits of the Project itself. Comments on the DEIR may be made at the February 7, 2024, Planning Commission hearing regarding the DEIR, or in writing to the Planning & Building Department, Bureau of Planning at rlind@oaklandca.gov or to the attention of Rebecca Lind, Planner IV, City of Oakland, Planning and Building Department, Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612.

Written comments must be received by the City prior to close of the comment period’s extended deadline of 4:00 p.m. on March 12, 2024. After all timely comments are received, the City will prepare a Final DEIR/Response to Comments document and the Planning Commission will consider recommendation for certification of the Final EIR at a future meeting date. Staff will also return to the full Planning Commission to consider a recommendation on the development entitlements. The City Council will ultimately consider certification of the EIR and decision regarding the proposed land use entitlements.

RECOMMENDATION

- 1) Receive public and Planning Commission comments on the DEIR.
- 2) Close the public hearing with respect to receipt of oral comments; written comments will be accepted by the City until 4:00 pm on March 12, 2024.
- 3) Provide Planning Commission comments on the DEIR to staff.

Prepared by:

Rebecca Lind

Rebecca Lind
Planner IV

Reviewed by:

Catherine Payne

Catherine Payne
Development Planning Manager
Bureau of Planning

Approved for forwarding to the Planning Commission:

Ed Manasse

Ed Manasse Deputy Director
Bureau of Planning

ATTACHMENTS:

- A. Notice of Availability (NOA) [California-College-of-the-Arts-Oakland-Campus-Redevelopment-Project-Notice-of-Availability-NOA.pdf \(SECURED\) \(amazonaws.com\)](#)
- B. California College of the Arts Oakland Campus Redevelopment Plan DEIR [California-College-of-the-Arts-Oakland-Campus-Redevelopment-Project-DEIR-with-Appendices.pdf \(amazonaws.com\)](#)