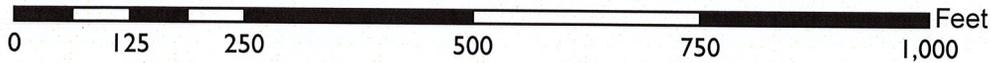
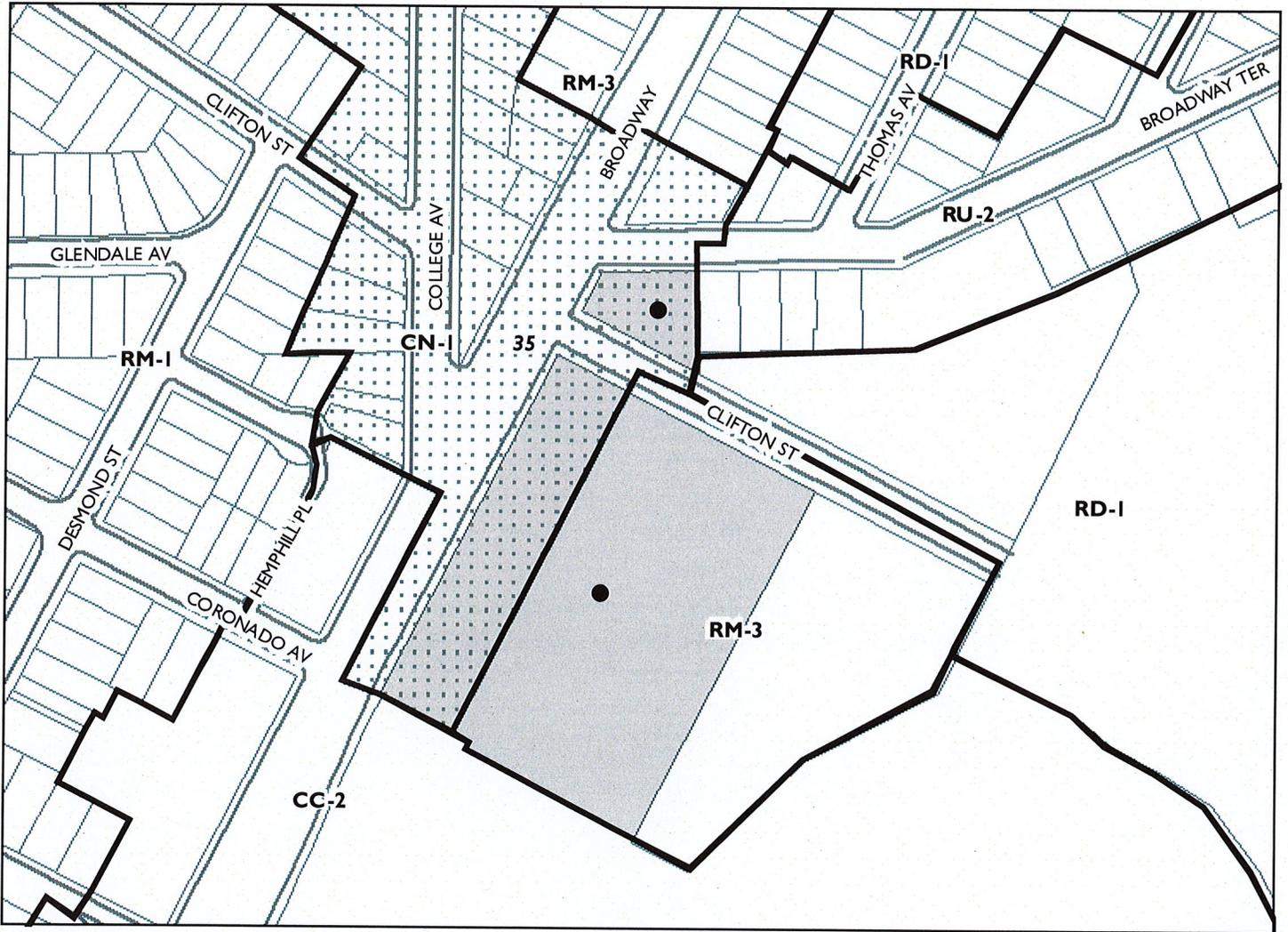


Location:	5200, 5276 Broadway
Assessor's Parcel Number(s):	014-124-300-101; 014-124-600-200
Proposal:	<p>Scoping session for environmental review of a proposal to redevelop the California College of Arts Oakland Campus property (Parcel 1) and the adjacent Clifton Hall property (Parcel 2) which requires a General Plan Amendment and Rezoning. The project is subject to CEQA and includes:</p> <ul style="list-style-type: none"> ❖ Development on Parcel 1: Current Campus <ul style="list-style-type: none"> • Demolition of 10 buildings; • New Construction: 554 residential units; <ul style="list-style-type: none"> ○ Four perimeter residential buildings ranging from 5 to 8 stories; ○ One residential tower at 19 stories; ○ 24,000 square feet of affordable arts production space; ○ 367 space automobile parking garage; 554 bicycle parking spaces. • Renovation of 3 historic structures; <ul style="list-style-type: none"> ○ 6,500 square feet of office space for arts non-profits; ○ 3,780 square feet office/interpretative center; • 1.71-acres of public open space;0.34-acres of group-usable open space. ❖ Development on Parcel 2: Clifton Hall <ul style="list-style-type: none"> • Convert a 120 bed/57 room dormitory to 35 affordable residential units for artists. ❖ General Plan Amendment <ul style="list-style-type: none"> • Parcel 1 from Institution Land Use to Community Commercial Land Use; • Parcel 2 from Urban Residential Use on Parcel 2 to Community Commercial Land Use. ❖ Rezoning: From RM 3/CN-1 to CC 2 for both parcels <ul style="list-style-type: none"> • Parcel 1: Change from a 35-foot Height Area to 90 and 160-foot Height Areas; • Parcel 2: Change from a 35-foot Height Area to a 45-foot Height Area.
Applicant:	Arts Campus LLC
Contact Person/Phone Number:	Marc Babsin 415-489-1313
Case File Number:	ER19003
General Plan:	Institutional, Urban Residential
Zoning:	CN-1, RM-3
Planning Permits	Design Review, Planned Unit Development (PUD), Tree Permit
Environmental Determination:	Staff has determined that an Environmental Impact Report (EIR) will be prepared for this project. A NOP to prepare the EIR was published on June 21, 2019. The comment period for the NOP ends on October 18, 2019 at 4 PM..
Historic Status:	B-1+ Local Register, API
City Council District:	1
Action to be Taken:	Receive public and Planning Commission comments about what information and analysis should be included in the EIR.
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: ER 19003
Applicant: Marc Babsin / Arts Campus LLC
Address: 5200 & 5276 Broadway
Zone: CN-1, RM-3
Height Area: 35 ft

SUMMARY

Arts Campus LLC has filed a request for environmental review of redevelopment of the California College of Arts (CCA) Oakland Campus, located on Parcel 1, as a residential/ arts production facility and for redevelopment of the Clifton Hall, located on Parcel 2, with 35 units of affordable housing for artists. The proposal includes demolition of 10 existing buildings and preservation and renovation of two landmarked buildings for office/non-profit use.

In compliance with the California Environmental Quality Act (CEQA), staff has determined that project impacts may be significant and an Environmental Impact Report (EIR) will be prepared. The City will be the lead agency pursuant to CEQA. As such, the City has the responsibility to prepare an EIR for the project. The EIR Notice of Preparation (NOP) was published on June 21, 2019. This scoping session is being held to solicit public and Planning Commission comments on what information and analysis should be included in the EIR. Specifically, comments should focus on discussing possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the project considering the EIR's purpose to provide useful and accurate information about such factors. In addition to the oral and written comments received at the scoping meeting, written comments will be accepted until October 18, 2019 at 4 PM. Written comments may be submitted by mail to Rebecca Lind, Planner III, City of Oakland Bureau of Planning, 250 Frank H Ogawa Plaza, Suite 2114, Oakland, CA 94612 or by e-mail to rlind@oakland.ca.gov.

LANDMARKS PRESERVATION BOARD

Since the California College of the Art site includes two buildings listed on the National Register of Historic Places (NRHP) and the campus is also identified in the Oakland Heritage Survey with an Area of Primary Importance (API) District classification, the Notice of Preparation (NOP) was referred to the Landmarks Preservation Board (LPAB) for a review and comment on August 13, 2019. However, this meeting was cancelled due to lack of a quorum. At their regularly scheduled August 21, 2019 meeting, the Planning Commission extended the NOP comment period until October 18th at 4:00 PM to facilitate rescheduling the LPAB meeting, and to provide time for staff to transmit LPAB comments to the Planning Commission. The re-scheduled public hearing was held on September 23, 2019. Comments received from the LPAB and public are summarized below.

LPAB Comments

Scope of Work

- Analyze the entire site, not just the two buildings on the National Register of Historic Places (NRHP).
- Placing historic structures in a canyon of modern buildings could jeopardize their historic status.
- The whole site likely qualifies as an historic district.
- Glass curtain wall is not in keeping with the historic district/character defining features of the district.
- Landmark status includes more than just the buildings; it includes the landscape features and trees.
- Consider an arborist report to understand the historic significance of the oak and redwood trees and the health of all landscaping as experienced from the street.

Alternatives Concepts

- Consider an alternative that is more contextual and compatible with the existing site and neighborhood.
- Consider an alternative that is smaller in scale
 - stepping down intensity and
 - stepping down with the site (topography).

- Retain more buildings in their current location, including those not on the National Register. Don't do what was done at Jack London (e.g., surrounding one isolated historic building).
- Keep the historic landscape, including the trees, the Broadway wall, gate and other site features.
- Reconsider the location of open space so it is more welcoming to the neighborhood.
- Incorporate interpretive displays and signage.
- Consider mitigation.

Public Comment/Concerns

- Why is the EIR proceeding without an application?
- This development threatens the API.
- Consider saving more buildings, more wall and more landscaping.
 - Landmarked buildings could lose their eligibility for the NRHP.
 - Paving over gently curving landscaping changes the cultural character.
 - Cutting redwood trees and transplanting the Live Oak tree is of concern.
 - The design does not carry on or respond to the Arts and Crafts style.
 - Save more than just the buildings listed on the NRHP.
 - No reason is given for removal of so much of the wall along Broadway.
- CCA has been an intellectual and cultural resource for more than 100 years; honor this legacy by allowing more buildings to be saved.
 - Spaces such as the CCA add to Oakland's diversity and function as an oasis in the urban area. Similar oases in Europe facilitate overall density in cities. If the CCA buildings and grounds are removed another aspect of Oakland's culture will be gone.
 - Glass towers are possible in many other places in Oakland but are out of context here.
- It is important to consult with neighbor groups about the alternatives.
- Parking: too little is provided.
- Parking: too much is provided and it will impact the site.
- A lower scale project is needed: 19 story height is a concern in a corridor where the tallest building is 5 stories
- Out of scale with neighborhood
- Keep Clifton Hall since it now provides 100+ dormitory beds.
- A General Plan Amendment represents a serious alteration in the urban fabric; at a minimum require a robust package of cultural benefits.
- More affordable housing is needed.
- Coordinate a broader planning effort which should include the vacant parcel adjacent to the site (Safeway/the Ridge).
- Correct the drawings. The view shown in the renderings doesn't exist. The large buildings fade out or are not shown.

PROJECT DESCRIPTION

The proposal is to redevelop the existing CCA campus (Parcel 1) with a residential development of 554 units, and 24,000 square feet of art production space. The project concept includes 4 perimeter residential buildings ranging from 5 to 8 stories and one residential tower at 19 stories. The proposal for Clifton Hall (Parcel 2), is to redevelop the existing 120 bed 57 room dormitory into 35 affordable housing units.

The project would require a General Plan Amendment and rezone. For Parcel 1, the proposed General Plan change would be from Institutional Land Use to Community Commercial Land Use with rezoning from CN-1 and RM-3 to CC-2. The zoning request includes a height area change from 35 feet to a combination of 90 feet and 160 feet. For Parcel 2 the request is to amend the General Plan from Urban Residential Land Use to Community Commercial Land Use and to rezone from RM-3 to CC-2 with a height area change from 35 to 45 feet.

The proposal would demolish 10 existing buildings on the CCA campus, demolish existing landscaping except for 7 Sequoia, 1 Magnolia, and 4 Live Oak trees, and demolish the entry arch and entry wall on Broadway except the portion of the wall adjacent to the entry staircase.

The proposal would preserve and renovate the two landmarked buildings on the CCA campus, Carriage Hall and Mackey Hall, and the historic entry staircase. The potentially rated Facilities Building would be partially restored and renovated.

SITE DESCRIPTION

The California College of Arts (CCA) campus is located on the east side of Broadway, a major arterial corridor in the Upper Broadway neighborhood. The parcel slopes up from Broadway with a significant change in grade across the site. Clifton Hall is also located on Broadway at the corner of Clifton St. and Broadway. Existing development includes 12 buildings on Parcel 1 used for college educational programs for the arts, support services and institutional functions such as library, student center and performance center. Several buildings are dedicated to arts production such as welding and ceramics. The site was identified in 1986 by the Oakland City Historic Survey as the California College of Arts & Crafts District and an Area of Primary Importance (API). The API includes two City Landmarks. These buildings, Mackey Hall and the Carriage House have individual B1+ ratings.

GENERAL PLAN

The General Plan 's Land Use and Transportation Element (LUTE) classifies the project site as **“Institution Land Use”** for 5200 Broadway (Parcel 1, CAA Campus). and **“Urban Residential Land Use”** for 5276 Broadway (Parcel 2 Clifton Hall).

The intent of the **“Institution 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 intent of the **“Urban Residential Land Use”** classification is to create, maintain, and enhance areas of the city that are appropriate for multi-unit, mid-rise or high-rise residential structures in locations with good access to transportation and other services. Future development is to remain residential in character. Mixed use buildings that house ground floor commercial uses and public facilities of compatible character are also encouraged.

ZONING

Parcel 1 is Mixed Housing Residential Zone 3 (RM-3) and Commercial Neighborhood -1(CN-1)
Parcel 2 is Mixed Housing Residential Zone 3 (RM-3).

ENVIRONMENTAL REVIEW PROCESS

The EIR Notice of Preparation (NOP) was published on June 21, 2019. This scoping session is being held to solicit public and Planning Commissioner's comments on what information and analysis should be included in the EIR. Specifically, comments should focus on discussing possible impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the project considering the EIR's purpose to provide useful and accurate information about such factors. Comments related to policy considerations and the merits of the project will be the subject of future, duly noticed public meetings.

The public comment period closes October 18, 2019. The schedule for the Draft EIR will be determined after completion of scoping. Once the DEIR is published, staff will continue to work with the project sponsor to refine their project, respond to the information and analysis contained in the DEIR, and move ahead toward the final consideration of the project once the FEIR is completed. As with previous projects,

and as permitted by CEQA (Section 15004), the EIR process and project review, to the maximum extent feasible, should be coordinated and run concurrently. The environmental impact report will address potential environmental impacts associated with construction and operation of the project including construction of the proposed project and obtainment of all necessary zoning, grading and building permits, and any other discretionary actions required by the City of Oakland and other governmental agencies.

It is anticipated that the project may have significant environmental impacts related to the following environmental topic areas, which will be evaluated in the Draft EIR: **air quality, aesthetics, biological resources and vegetation management, cultural resources including prehistoric and historic context as relevant to potential archaeological sensitivity, geology and soils, greenhouse gas emissions, historic resources, hydrology, land use, noise, population and housing, transportation and traffic.**

The project is not anticipated to have significant environmental impacts related to **agricultural and forestry resources, mineral resources, recreation, public services utilities and service systems, and historic and cultural resources for Parcel 2, Clifton Hall.** A brief discussion of these topics and documentation as to why impacts related to these topics will not be significant will be provided in the Draft EIR. The level of analysis for these topics is anticipated to be similar to what would typically be included in an Initial Study. The City's Standard Conditions of Approval will be referenced where applicable. The Draft EIR will also examine a reasonable range of alternatives to the project, including the CEQA-mandated No Project alternative, and other potential alternatives that may reduce or avoid potential environmental effects.

PROPOSED HISTORIC RESOURCE ANALYSIS

As a local designated API, the campus is a CEQA resource. Consequently, the scope of work will include preparing an Historic Resource Evaluation (HRE) consisting of a Significance Evaluation and Project Analysis for the API. The HRE for the project will inform the Cultural Resource chapter of the EIR. The Historic Resource Evaluation will record landscape and architectural descriptions, discuss the property's historic context through the present, and evaluate the potential significance of all resources, including individual objects in the landscape and the campus as a historic district inclusive of cultural landscape. The integrity of the property will be assessed and character defining features of any identified historic resources outlined as follows:

- Evaluate the buildings for California and National Register eligibility;
- Evaluate the buildings for eligibility as City of Oakland Designated Historic Properties;
- Evaluate the campus for eligibility to the National, California and Local Registers as a historic district, inclusive of cultural landscape;
- Evaluate whether any objects within the landscape may be individually eligible;
- Evaluate natural features related to human presence which are introduced by or significantly influenced by human activity or associated with significant persons, events, or historic patterns;
- Evaluate activities characterized by distinctive or unusual merchandise, materials, manner of operation or by historical or cultural associations;
- List the character-defining features and analyze the integrity of all historic resources on the site and in the API.

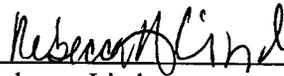
The analysis will include a Secretary of the Interior's Standards Analysis of the proposed project for individually significant resources within the subject property.

CONCLUSION

Staff requests that the Planning Commission:

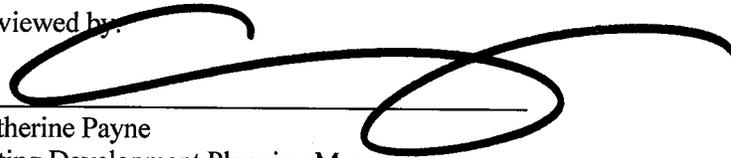
- 1) take comments from the public on the scope of work for the Environmental Impact Report,
- 2) provide comments on what types of information and analysis, including alternatives, should be considered in the EIR.

Prepared by:



Rebecca Lind
Planner III

Reviewed by:



Catherine Payne
Acting Development Planning Manager
Bureau of Planning

Approved for forwarding to the
City Planning Commission:



Ed Manasse Deputy Director
Department of Planning and Building

ATTACHMENTS:

- A. Notice of Preparation
- B. Preliminary Plans

CITY OF OAKLAND



DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA • SUITE 3315 • OAKLAND, CALIFORNIA 94612

Planning and Building Department

(510) 238-3941

FAX (510) 238-6538

TDD (510) 238-3254

NOTICE OF PREPARATION (NOP) COMMENT PERIOD
California College of the Arts Case File #ER19003
5200 and 5276 Broadway

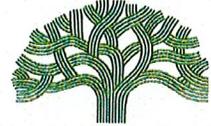
EXTENDED TO OCTOBER 18, 2019 4 PM

REVISED MEETING SCHEDULE

EIR SCOPING SESSION PUBLIC HEARINGS:

- (1) **The Landmarks Preservation Advisory Board**
Revised Monday September 23, 2019 at 6:00pm
Oakland City Hall, Council Chambers
1 Frank H. Ogawa Plaza

- 2) **City Planning Commission**
Revised Wednesday, October 16, 2019 at 6:00pm
Oakland City Hall, Council Chambers
1 Frank H. Ogawa Plaza



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Planning and Building Department
Bureau of Planning

(510) 238-3941
FAX (510) 238-6538
TDD (510) 238-3254

**NOTICE OF PREPARATION (NOP) OF A
ENVIRONMENTAL IMPACT REPORT
CALIFORNIA COLLEGE OF THE ARTS REDEVELOPMENT PROJECT**

The City of Oakland's Planning and Building Department, Bureau of Planning, is preparing an Environmental Impact Report (EIR) on the California College of the Arts (CCA) and Clifton Hall Redevelopment Project (the project) as identified below and is requesting comments on the scope and content of the EIR. The EIR will address the potential physical and environmental effects that the Project may have on each of the environmental topics outlined in the California Environmental Quality Act (CEQA). The City has not prepared an Initial Study. Under CEQA, a Lead Agency may proceed directly with EIR preparation without an Initial Study if it is clear that an EIR will be required. The City has made such determination for the project.

The City of Oakland is the Lead Agency for the project and is the public agency with the greatest responsibility for approving the project or carrying it out. This notice is being sent to Responsible Agencies and other interested parties. Responsible Agencies are those public agencies, besides the City of Oakland, that also have a role in approving or carrying out the project. When the EIR is published, it will be sent to all Responsible Agencies and to others who respond to this NOP or who otherwise indicate that they would like to receive a copy.

Responses to this NOP and any questions or comments should be directed in writing or via email to: Rebecca Lind, Planner III, City of Oakland, Bureau of Planning, 250 Frank H. Ogawa, Suite 3315 Oakland, CA 94612; (510) 238-6472 (phone); or by e-mail at RLind@oaklandca.gov. Written comments on the NOP must be received at the above mailing or e-mail address **by 4:00 p.m. on August 23, 2019**. Please reference case number **ER19003** in all correspondence. In addition, comments may be provided at the EIR Scoping Session Public Hearings to be held before the Landmarks Preservation Advisory Board and the City Planning Commission.

All comments should focus on potential 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.

EIR SCOPING SESSION PUBLIC HEARINGS:

(1) The Landmarks Preservation Advisory Board

Monday August 12, 2019 at 6:00pm
Oakland City Hall, Council Chambers
1 Frank H. Ogawa Plaza

2) City Planning Commission

Wednesday, August 21, 2019 at 6:00pm
Oakland City Hall, Council Chambers
1 Frank H. Ogawa Plaza

PROJECT TITLE: California College of the Arts and Clifton Hall Redevelopment Project
(Case File No. ER19003)

PROJECT LOCATION: The approximately 4.2-acre project site is in the Rockridge Neighborhood of the greater Oakland area, and is composed of two parcels with the following Assessor's Parcel Numbers: 14-1243-1-1 and 14-1246-2. The proposed project site to be analyzed in the EIR is split into two separate development sites, both of which front Broadway, but are separated by Clifton Street. Parcel 1 is a 3.9-acre site located at 5200 Broadway (APN 14-1243-1-1) and is bound by Broadway to the west, Clifton Street to the north, a multi-family apartment complex to the east, and the Rockridge Shopping Center access road to the south. Parcel 2 is a 0.3-acre site located at 5276 Broadway (APN 14-1246-2) and is bound by Broadway to the west, Broadway Terrace to the north, a multi-family residential building and the Oakland Technical High School (Upper Campus) to the east, and Clifton Street to the south (see Figure 1, Project Location and Regional Overview and Figure 2, Project Site). For the purposes of CEQA, the two development sites will be considered the whole project, but each site may be developed separately.

PROJECT SPONSOR: Arts Campus Holdings, LLC

EXISTING CONDITIONS: Parcel 1 consists of Oakland branch of the California College of the Arts, an educational institution that is a center for art. The California College of the Arts campus includes a complex of fifteen educational-use buildings and grounds. The buildings are between one and three stories in height, and range in date of construction from circa 1880 to 1992. Parcel 2 consists of a current 100-bed dormitory serving CCA students, known as Clifton Hall. Parcel 1 was identified in 1986 by the Oakland City Historic Survey as the California College of Arts & Crafts District and an Area of Primary Importance (API). The main campus is within the API and includes two City Landmarks with individual B1+ ratings within it. Parcel 2 is not within the API. Two landmarked properties, Mackey Hall and the Carriage House are located in the API as noted. The API also contains several individual buildings and elements that might be considered historic resources under the National Register of Historic Places, the California Register of Historical Resources, and/or by the City of Oakland, including:

- Two Sequoia trees
- Broadway Wall and Stairs
- Facilities Building
- B Building
- Founder's Hall
- Martinez Hall
- Noni Eccles Treadwell Ceramic Arts Center

In addition to the entirety of the Broadway Wall, the Carnegie bricks edging paths near Mackey Hall and the row of eucalyptus trees that runs from the vehicular entry at Broadway toward Mackey Hall are also associated with the Treadwell Estate and are also considered secondary associated landscape features of Mackey Hall.

The project site is approximately 0.6-miles south of Rockridge Bay Area Rapid Transit District (BART) Station and approximately 600 feet east of the Claremont Country Club. The project site is also approximately 0.6-miles south of Highway 24, 1-mile north of Interstate 580, and 1.4-miles west of Highway 13.

Parcel 1 containing the main campus (APN 14-1243-1-1) has a General Plan land use designation of “Institution” and is zoned as “Neighborhood Commercial Zone (CN-1)” and “Mixed Housing Residential Zone 3 (RM-3)”. Parcel 2 containing Clifton Hall (APN 14-1246-2) has a General Plan land use designation of “Urban Residential” and is zoned as “Neighborhood Commercial Zone (CN-1)”.

The project site is not included in the list of Hazardous Waste and Substances sites in the Department of Toxic Substances Control (DTSC) EnviroStor database, one of the lists meeting the “Cortese List” requirements (<http://www.calepa.ca.gov/sitecleanup/corteselist/>, accessed April 2019).

PROJECT DESCRIPTION: The applicant proposes to develop the CCA Oakland Campus property and the adjacent Clifton Hall property with the following key initial plan elements:

1. Change in Land Use and Zoning.
 - Parcel 1 General Plan: The application requests a General Plan Amendment from Institution Land Use on Parcel 1 to Community Commercial Land Use.
 - Parcel 2 General Plan: The application also requests a General Plan Amendment from Urban Residential Use on Parcel 2 to Community Commercial Land Use.
 - Rezoning: The application requests a Rezoning from Mixed Housing Residential Zone 3 and CN-1 to CC 2 on Parcels 1 and 2.
 - Parcel 1 Height: The rezone request includes a change from a 35-foot Height Area to a combination of 90-foot and 160-foot Height Areas.
 - Parcel 2 Height: The rezone request includes a change from 35-foot Height Area to a 45-foot Height Area.
2. Redevelopment of the California College of Arts and Crafts “main campus” on Parcel 1 including the following proposal:
 - Demolition of 10 of the existing buildings on the campus.
 - Demolition of existing landscaping except for 7 Sequoia, 1 Magnolia, and 4 Live Oak (to be transplanted).
 - Demolition of the entry arch and entry wall on Broadway except the portion of the wall adjacent to the entry staircase.
 - Preservation and renovation of the two landmarked buildings, Carriage Hall and Mackey Hall, and historic entry staircase. Partial restoration and renovation of the potentially rated Facilities Building.
 - Box and Transplant 4 Live Oak.
 - Development of:
 - Four perimeter residential buildings ranging from 5 to 8 stories
 - One residential tower at 19 stories
 - Residential units on main campus: 554
 - 24,000 square feet of affordable arts production space
 - 6,300 square feet of affordable office space for arts non-profits
 - 1.71-acres of public open space
 - 0.34-acres of group-usable open space

- 367 automobile parking garage
 - 554 bicycle parking spaces
3. Renovations to convert Clifton Hall to residential on Parcel 2 including the following proposals:
- Conversion from a 120-bed/57-room dormitory to 35 affordable residential units for artists at 50-60% of AMI.
 - Retention of 33 automobile underground parking spaces.
 - 35 bicycle parking spaces.

PROBABLE ENVIRONMENTAL EFFECTS: It is anticipated that the project may have significant environmental impacts to the following: Aesthetics and Shade and Shadow, Air Quality, Biological Resources, Geology and Soils, Greenhouse Gas Emissions, Hazards and Hazardous Materials, Historic and Cultural Resources (related to the CCA "main campus"), Hydrology and Water Quality, Land Use and Planning Policy, Noise and Vibration, Population and Housing, Traffic and Transportation. All of the noted environmental factors will be analyzed in the EIR.

The Project, as currently understood, does not have the potential for significant impacts on the following environmental factors, and, as a result, these environmental factors will receive limited analysis in this EIR: Agriculture and Forest Resources, Mineral Resources, Recreation, Public Services and Utility Systems, and Historic and Cultural Resources (related to Clifton Hall).

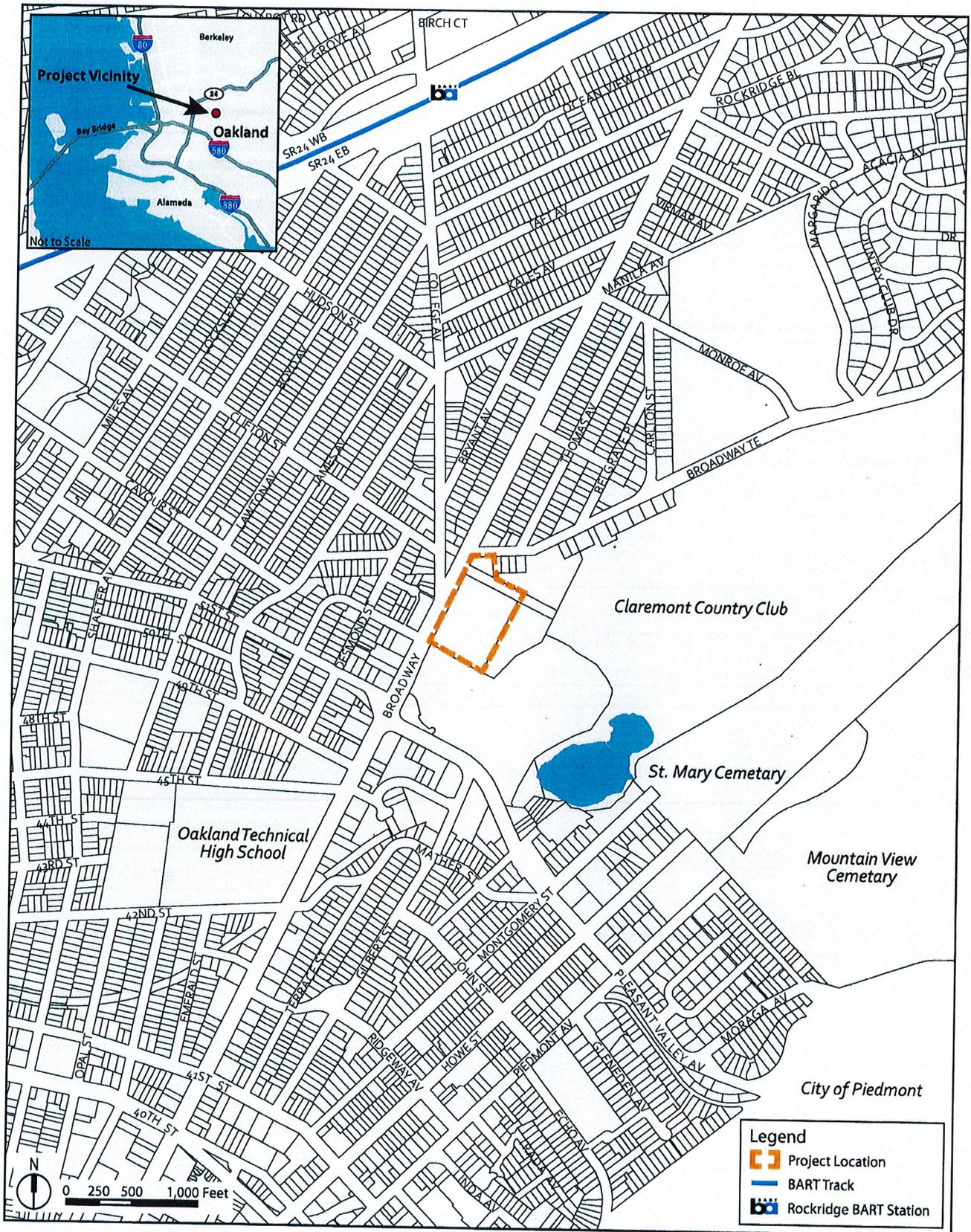
The Draft EIR will also examine a reasonable range of alternatives to the project, including the CEQA-mandated No Project Alternative and other potential alternatives that may be capable of reducing or avoiding potential environmental effects.

June 21, 2019
Case File Number: ER19003



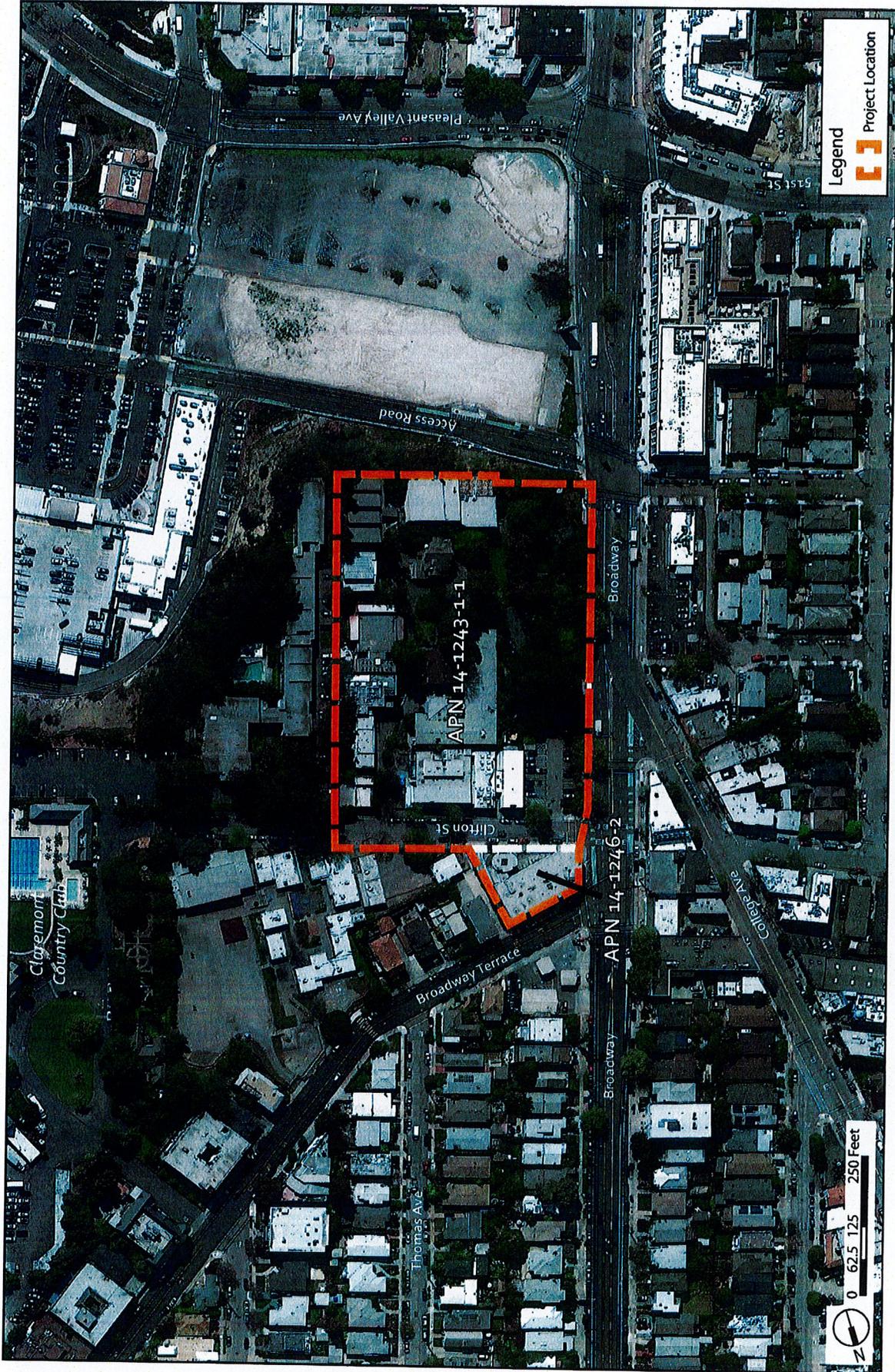
Rebecca Lind
City of Oakland
Planner III

Attachments:
Figure 1: Project Location and Regional Overview Map
Figure 2: Project Site



**California College of the Arts and Clifton Hall Redevelopment Project
Notice of Preparation**

Figure 1
Project Location and Regional Overview



California College of the Arts and Clifton Hall Redevelopment Project
Notice of Preparation

Source: Google, 2018.

Figure 2
Project Site



CALIFORNIA COLLEGE OF ARTS
OAKLAND CAMPUS SITE
REDEVELOPMENT PLAN
ENVIRONMENTAL APPLICATION PLAN SET
(MARCH 20, 2019)

EMERALD FUND
EQUITY COMMUNITY BUILDERS
SOLOMON CORDWELL BUENZ ARCHITECTS
LEDDY MAYTUM STACY ARCHITECTS
JENSEN ARCHITECTS
MARK HORTON / ARCHITECTURE
CMG LANDSCAPE ARCHITECTURE

PROJECT DIRECTORY

CO-OWNER

EMERALD FUND
532 FOLSOM ST,
SAN FRANCISCO, CA 94105
CONTACT: MARC BABSIN
PHONE: 415.489.1329

CO-OWNER

EQUITY COMMUNITY BUILDERS LLC
38 KEYES AVENUE, SUITE 201
SAN FRANCISCO, CA 94129
CONTACT: JOHN CLAWSON
PHONE: 415.561.6200

ARCHITECT OF RECORD

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255 CALIFORNIA STREET, 3/F
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CONTACT: STRACHAN FORGAN
PHONE: 415.216.2450

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CONTACT: MARSHA MAYTUM
PHONE: 415.495.1700

ARCHITECT

JENSEN ARCHITECTS
833 MARKET STREET, 7/F
SAN FRANCISCO, CA 94103
CONTACT: MARK JENSEN
PHONE: 415.348.9650

ARCHITECT (CLIFTON HALL)

MARK HORTON / ARCHITECTURE
135 SOUTH PARK
SAN FRANCISCO, CA 94107
CONTACT: MARK HORTON
PHONE: 415.543.3347

LANDSCAPE ARCHITECT

CMG LANDSCAPE ARCHITECTURE
444 BRYANT STREET
SAN FRANCISCO, CA 94107
CONTACT: KEVIN CONGER
PHONE: 415.495.3070

PROJECT DESCRIPTION

PROJECT SUMMARY

The proposed project would replace the existing California College of Arts campus with a mix of uses: residential, arts space, office space and community open space. The site is approximately four acres. The project would include:

- 589 homes, including 35 deeply affordable homes for artists (29 homes at 50% of AMI and 6 homes at 60% of AMI)
- The conversion of an existing dormitory building (Clifton Hall) into the 35 homes referred to above
- 24,000 sq ft of art space/live-work space
- 6,300 sq ft of office space for arts non-profits
- Preservation of 3 historic buildings and a historic entry staircase
- 400 - 442 auto parking spaces
- 589 bicycle parking spaces
- 1.5 acres of public open space
- Four perimeter buildings from 5-8 stories
- One 19-story building

LOCATION

The project site is located on Broadway, between Clifton, Butler (abandoned, currently a driveway leading to Safeway) and Anderson (abandoned, currently a trench separating the apartments at 225 Clifton and the project site.) The Broadway frontage measures 472 feet and the Clifton frontage measures 360 feet. Current use of the property is the Oakland campus of California College of Arts, who will be relocating its entire operation.

The property sits opposite to a variety of small scale commercial establishments along Broadway and is surrounded by a shopping mall, apartment buildings and a vacant lot (planned for a new shopping center) on the south.

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A0.02	PROJECT DATA & HEIGHT CALCULATION
A1.01	VICINITY PLAN
A1.02	ZONING AND CODE ANALYSIS ASSESSOR'S PARCEL MAP
A1.03	SITE SURVEY
A1.04	CONTEXT PHOTOS - CCA CAMPUS SITE
A1.05	CONTEXT PHOTOS - SURROUNDINGS
A1.06	DEMOLITION PLAN
A1.07	EXCAVATION PLAN (CUT & FILL)
A1.11	SITE PLAN (LOT COVERAGE AREA)
A1.12	SITE PLAN (ABOVE ROOF LEVEL)
L-1	TREE PRESERVATION & RELOCATION
L-2	PEDESTRIAN CIRCULATION
L-3	ILLUSTRATIVE SITE PLAN
A2.01	FLOOR PLAN - P3 (BROADWAY)
A2.02	FLOOR PLAN - P2
A2.03	FLOOR PLAN - P1
A2.04	FLOOR PLAN - L1
A2.05	FLOOR PLAN - L2
A2.06	FLOOR PLAN - L3
A2.07	FLOOR PLAN - L4
A2.08	FLOOR PLAN - L5
A2.09	FLOOR PLAN - L6
A2.10	FLOOR PLAN - L7
A2.11	FLOOR PLAN - L8 - L19
A3.01	BUILDING ELEVATIONS - WEST
A3.02	BUILDING ELEVATIONS - NORTH
A3.03	BUILDING ELEVATIONS - EAST
A3.04	BUILDING ELEVATIONS - SOUTH
A3.11	BUILDING SECTIONS
A3.12	BUILDING SECTIONS
A4.11	VIEW OF GARDEN FROM BROADWAY
A4.12	VIEW OF BROADWAY/ CLIFTON CORNER
A4.13	VIEW OF ART SPACE/ GARDEN
A4.14	VIEW OF GARDEN TOWARDS BAY
A4.15	VIEW OF PROMENADE TOWARDS MACKY HALL
A4.20	AERIAL VIEW
A4.21	CONTEXTUAL VIEWS - BROADWAY TR. & CARLTON
A4.22	CONTEXTUAL VIEWS - BROADWAY & 49TH
A4.23	CONTEXTUAL VIEWS - BROADWAY & MONROE
A4.24	CONTEXTUAL VIEWS - COLLEGE & FOREST

CCA site area	see A1.02	171,942
Clifton Hall site area	see A1.02	12,230
Total Site Area		184,172

New Buildings:	A, B, C, D, E
Existing Buildings:	F, MH, CH, FB

BUILDING SITE COVERAGE			
New	A+E	see A1.11	53,742
New	B+C	see A1.11	26,895
New	D	see A1.11	12,094
Clifton Hall	F		11,878
Macky Hall	MH		2,386
Carriage House	CH		1,290
Facilities Building	FB		880
Site Coverage			109,165
Site Coverage %			59%

OPEN SPACE (ex. Clifton Hall Site)			
Site Grounds	Site		74,626
Various terraces	A-E		3,000
Amenity deck (L6 of Bldg A)	A		11,600
Open space area			89,226
Open Space coverage (CCA Site only)			52%

PARKING COUNT (BY BUILDING/ FLOOR)			
	Bldg	floor	parking
	A	L5	14
	A	L4 + L4.5	53
	A	L3 + L3.5	53
	A	L2 + L2.5	53
	A	L1 + L1.5	53
	A	P1	45
	A	P2	58
	B	P1	38
New Residential Parking	A+B	Subtotal	367
Existing Clifton Hall Parking	F	LEVEL 1	12
Existing Clifton Hall Parking	F	LEVEL 2	21
Additional on-site Parking			42
total parking count (0.75/ unit)			442

GSF AND UNIT COUNT SUMMARY (BY BUILDING)														
RESIDENTIAL														
Bldg.	#/flrs	grade plane	roof	height (Ft)	unit type	2+	2	1+D	1	1 JR	ST	unit count	GSF	
New Residential	A	6-7	183.5	257.3	73.8	25	20	19	48	11	10	133	143,700	
New Residential	B	8	202.3	276.3	74.1	15	15	7	53	11	4	105	101,900	
New Residential	C	8	208.5	286.0	77.5	14	19	0	25	9	8	75	87,600	
New Residential	D	6-8	186.0	240.8/260.8	58-78	26	15	8	24	0	6	79	83,800	
New Residential	E	14	199.0	388.0	189.0	53	14	14	53	28	0	162	139,000	
Renovation	F (Clifton Hall)	4	170.0	215.0	45.0	11			17		7	35	26,010	
RESIDENTIAL subtotal						144	83	48	220	59	35	589	582,010	
unit mix						24%	14%	8%	37%	10%	6%	100%		
AMENITIES/ ARTS														
New Art Space	A	2											24,000	
Renovation	Macky Hall (MH)	2											6,500	
Renovation	Carriage House (CH)	2											2,580	
Renovation	Facilities Building (FB)	2	← renovated as history interpretive center										1,200	
AMENITIES/ ARTS Subtotal													34,280	
BUILDING SUPPORT														
New Parking & BOH	A	6											160,900	
New Parking & BOH	B	1											12,000	
Ex. Parking	F (Clifton Hall)	2											19,100	
BUILDING SUPPORT Subtotal													192,000	
PROJECT Total (Residential + Amenities/Arts + Building Support)						144	83	48	220	59	35	589	808,290	
unit type						2+	2	1+D	1	1 JR	ST	unit count	GSF	

BUILDING B:
T.O. ROOF: 276.3'
GRADE PLANE: 202.3'*
HEIGHT: 74'

BUILDING E:
T.O. ROOF: 388.0'
GRADE PLANE: 199.0' #
HEIGHT: 189.0'

For Building E, the grade plane is taken at the spot elevation at the lobby.

BUILDING A:
T.O. ROOF: 257.3'
GRADE PLAN: 183.5'*
HEIGHT: 73.8'

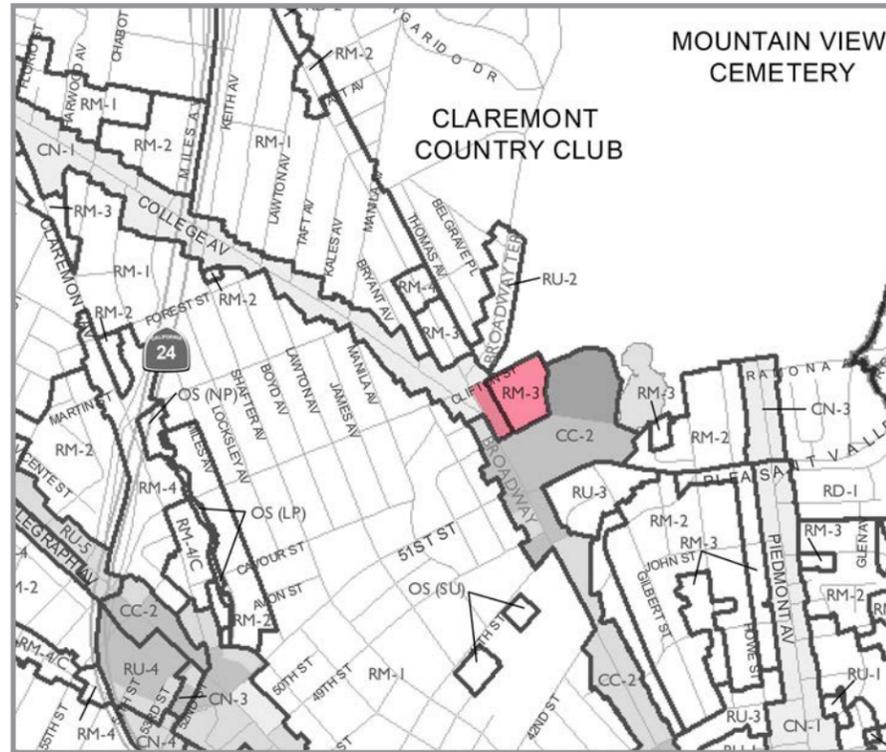


BUILDING C:
T.O. ROOF: 286.0'
GRADE PLANE: 208.5'*
HEIGHT: 77.5'

BUILDING D:
T.O. ROOF: 240.8'/260.8'
GRADE PLANE: 186.0'*
HEIGHT: 58'-78' (this height range is measured at multiple spots.)

* Grade plane elevation for each building is calculated independently by averaging the spot elevations of proposed grade at the four points 5' away from the each building corner.





Project Parameters

Current Zoning District:
Mixed Housing Type Residential Zone 3 (RM-3) &
Neighborhood Commercial Zone (CN-1)

CCA CAMPUS SITE

Address: 5200 Broadway, Oakland, CA 94618

APN: 14-1243-1-1

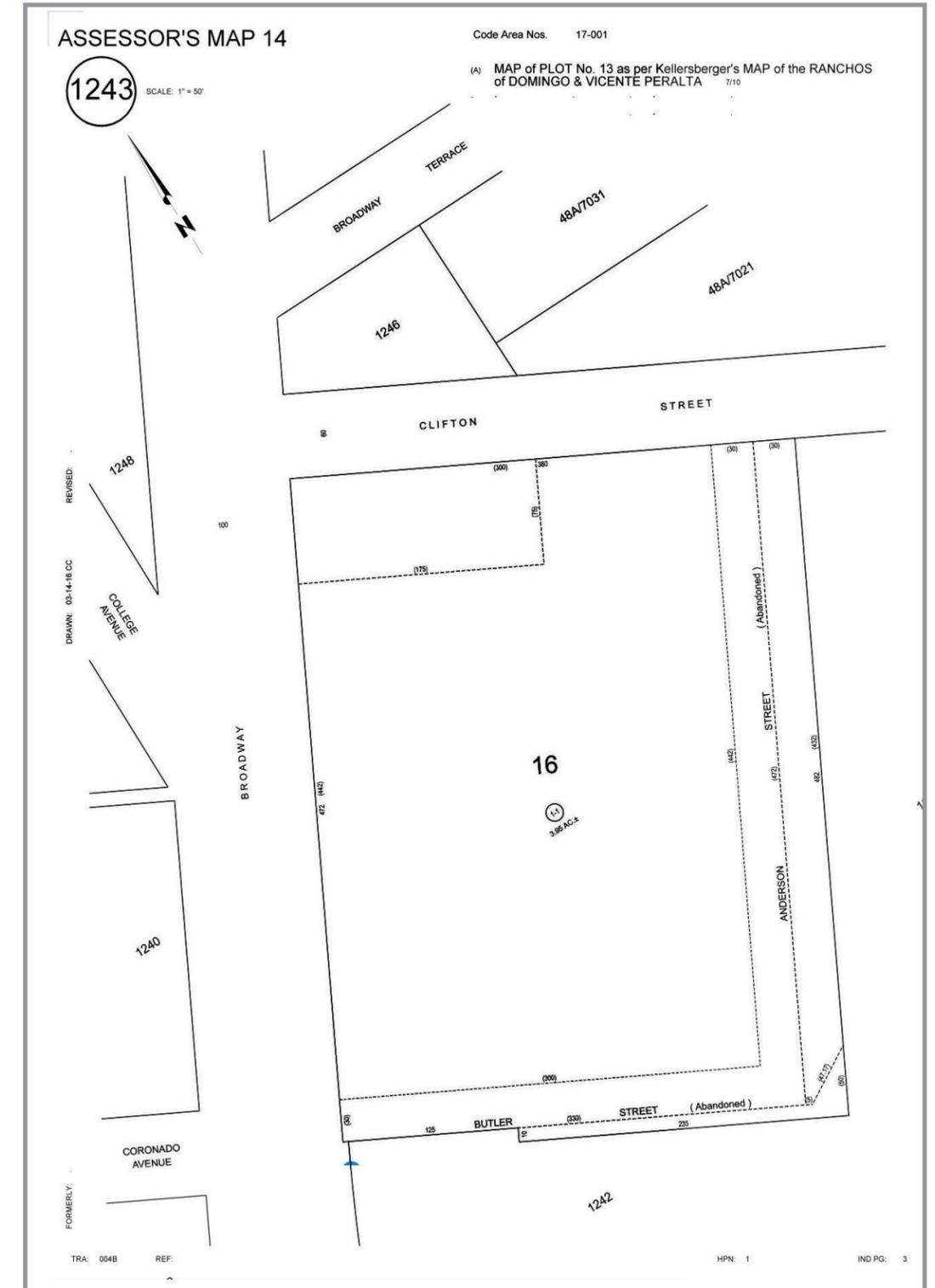
Lot Area: 171,942 SF

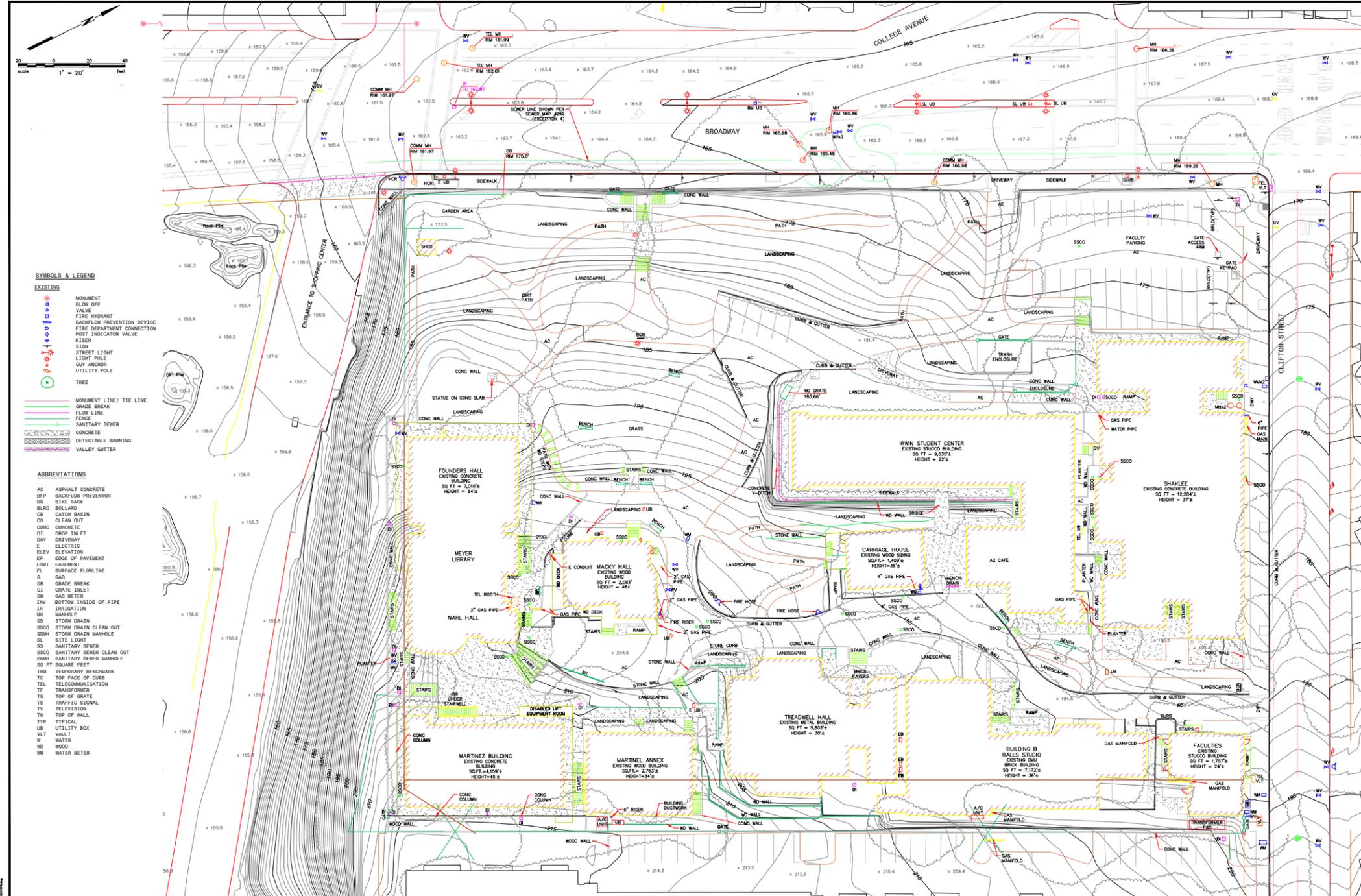
CLIFTON HALL SITE

Address: 5276 Broadway, Oakland, CA 94618

APN: 14-1246-2 (Clifton Hall)

Lot Area: 12,230 SF





- SYMBOLS & LEGEND**
- EXISTING**
- MONUMENT
 - BLOW OFF
 - VALVE
 - FIRE HYDRANT
 - BACKFLOW PREVENTION DEVICE
 - FIRE DEPARTMENT CONNECTION
 - POST INDICATOR VALVE
 - RISER
 - SIAM
 - STREET LIGHT
 - LIGHT POLE
 - GUY ANCHOR
 - UTILITY POLE
 - TREE
- ABBREVIATIONS**
- AC ASPHALT CONCRETE
 - BFP BACKFLOW PREVENTOR
 - BR BRICK BACK
 - BLRD BOLLARD
 - CB CATCH BASIN
 - CO CLEAN OUT
 - CONC CONCRETE
 - DI DROP INLET
 - DWY DRIVEWAY
 - E ELECTRIC
 - ELEV ELEVATION
 - EP EDGE OF PAVEMENT
 - ESMT EASEMENT
 - FL SURFACE FLOORLINE
 - GI GAS
 - GB GRADE BREAK
 - GI GRATE INLET
 - GM GAS METER
 - INW BOTTOM INSIDE OF PIPE
 - IR IRRIGATION
 - INW INLET
 - SD STORM DRAIN
 - SSCO STORM DRAIN CLEAN OUT
 - SDMM STORM DRAIN MANHOLE
 - SL SITE LIGHT
 - SS SANITARY SEWER
 - SSCO SANITARY SEWER CLEAN OUT
 - SSMM SANITARY SEWER MANHOLE
 - SG FT SQUARE FEET
 - TBM TEMPORARY BENCHMARK
 - TC TOP FACE OF CURB
 - TEL TELECOMMUNICATION
 - TF TRANSFORMER
 - TG TOP OF GRATE
 - TS TRAFFIC SIGNAL
 - TV TELEVISION
 - TW TOP OF WALL
 - TYP TYPICAL
 - UB UTILITY BOX
 - VLT VAULT
 - W WATER
 - WD WOOD
 - WM WATER METER

BASIS OF BEARINGS:
 THE BEARING "NORTH 26°15'00" EAST ALONG BROADWAY BETWEEN FOUND MONUMENTS AS SHOWN ON THAT CERTAIN MAP ENTITLED "PARCEL MAP 8188, A ONE LOT SUBDIVISION FOR CONDOMINIUM PURPOSES", FILED JULY 11, 2009, IN BOOK 282 OF PARCEL MAPS AT PAGES 61 AND 62, IN THE OFFICE OF THE RECORDER OF ALAMEDA COUNTY, WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

- NOTES:**
- THE BOLD TYPE FOR THE NOTES REGARDING EXCEPTIONS TO TITLE ARE COMMENTS MADE BY THE PROFESSIONAL LAND SURVEYOR PREPARING THIS ALTA/NSPS LAND TITLE SURVEY AND FOR CLARITY AND EMPHASIS OF THEIR EFFECT.
 - REFER TO RECORD DOCUMENTS AND MAP FOR FULL REFERENCE OF TITLE EXCEPTIONS WHICH MAY HAVE BEEN OMITTED IN THE INTEREST OF CLARITY AND WHICH ARE BEING MADE A PART OF THIS ALTA/NSPS LAND TITLE SURVEY BY REFERENCE THERETO.
 - DATE OF FIELD SURVEY: SEPTEMBER 26, 2017.
 - ALL DISTANCES AND DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
 - ALL MONUMENT TIES ARE PERPENDICULAR UNLESS NOTED.
 - THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK.
 - NO INFORMATION REGARDING A FIELD DELINEATION OF WETLANDS HAVING BEEN CONDUCTED WAS PROVIDED TO THE SURVEYOR.

SURVEYOR'S CERTIFICATE:
 TO: CALIFORNIA COLLEGE OF ARTS, FORMERLY KNOWN AS CALIFORNIA COLLEGE OF ARTS AND CRAFTS, A CALIFORNIA NON-PROFIT PUBLIC BENEFIT CORPORATION; OLD REPUBLIC TITLE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAILS REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 7a, 7(b), 7c, 8, 9, 11, 13, 17, 18, 19, AND 20 OF TABLE A THEREOF. AERIAL PHOTOGRAPHY WAS TAKEN ON MAY 17, 2017, AND WAS SUPPLEMENTED BY A FIELD SURVEY ON SEPTEMBER 26, 2017.

FOR BKF ENGINEERS:
 BARRY T. WILLIAMS, P.L.S., NO 5711
 LICENSE EXPIRES: 06-30-2018
 DATE: 10/08/2018

PRELIMINARY
 NOT FOR CONSTRUCTION
 DATE: 10/08/2018

1648 NORTH MAIN STREET
 SUITE 400
 OAKLAND, CALIFORNIA 94612
 925-940-2299 (FAX)



CALIFORNIA

TOPOGRAPHIC SURVEY
 CALIFORNIA COLLEGE OF THE ARTS
 5212 BROADWAY OAKLAND, CA 94618
 COUNTY OF ALAMEDA

CITY OF OAKLAND

Revision	
No.	
Date	2018-01-29
Drawn by	AS STON
Checked by	AS STON
Approved by	BT WILLIAMS
Job No.	20170530
Drawing Number	175130
	1 OF 1

Note: the survey is oriented differently (Broadway is at the top of the page relative to the campus site) from the architectural and landscape plans (Broadway is at the bottom of the page relative to the campus site.)



FACILITIES BUILDING



CARRIAGE HOUSE



MACKY HALL (PROMENADE SIDE)



MACKY HALL (BROADWAY SIDE)



VIEW OF HISTORIC STAIRS FROM ACROSS BROADWAY



GENERAL CONTEXT ON CAMPUS SITE



CLOSEUP VIEW OF HISTORIC STAIRS AT BROADWAY



SENIOR HOUSING BUILDING ON BROADWAY



CLIFTON HALL



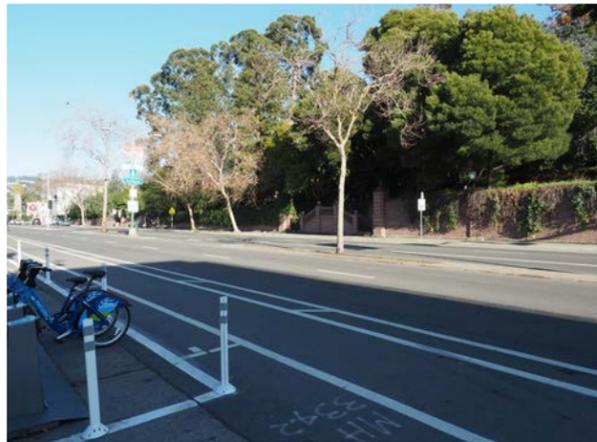
RETAILS ON BROADWAY ACROSS SITE



SHOPPING MALL



VIEW TOWARDS COLLEGE AVE.



VIEW OF SITE FROM BROADWAY



VIEW OF SITE FROM BROADWAY



SOUTH SIDE OF SITE/ ACCESS ROAD TO SHOPPING MALL



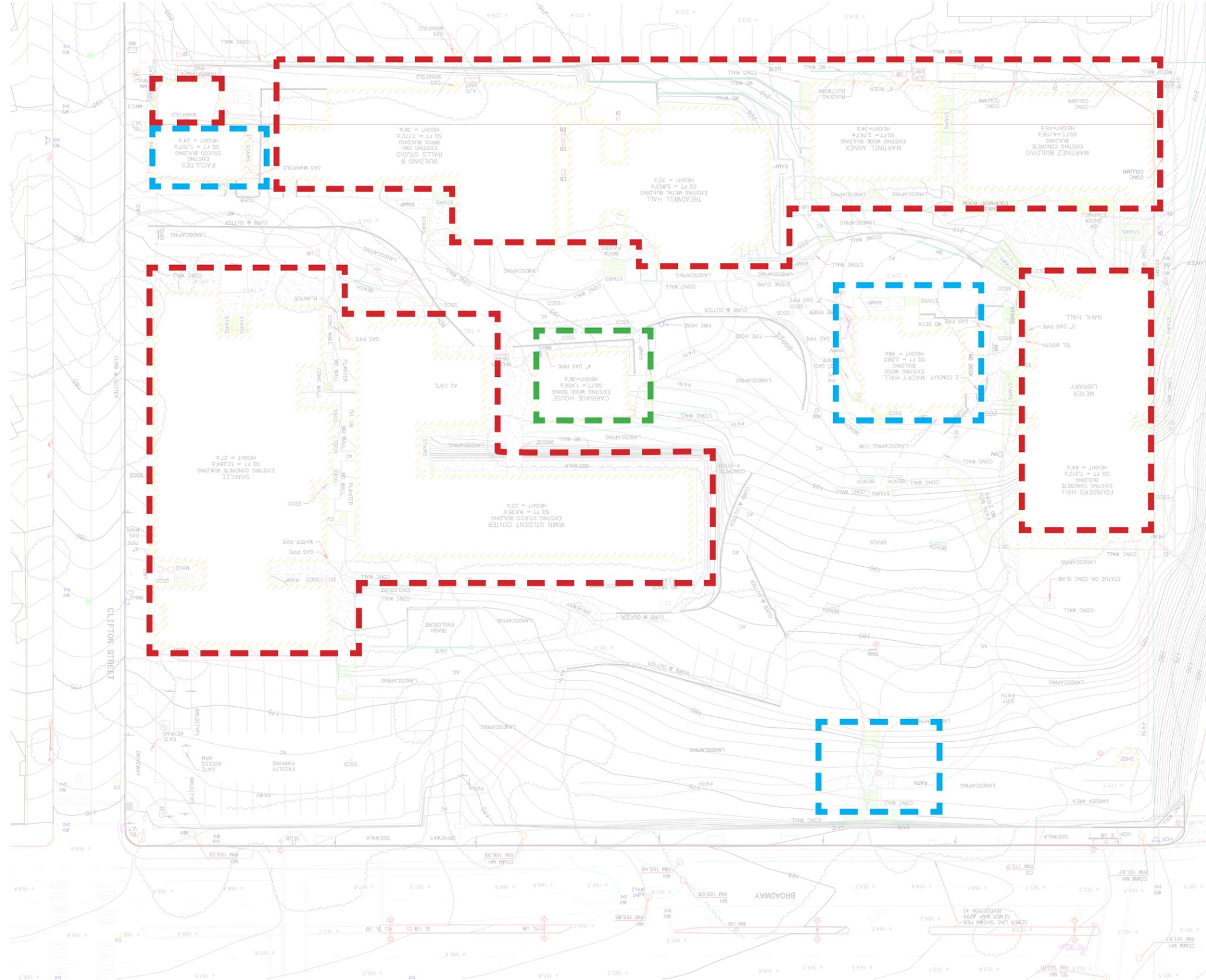
VIEW TOWARDS NORTHWEST CORNER OF CCA SITE



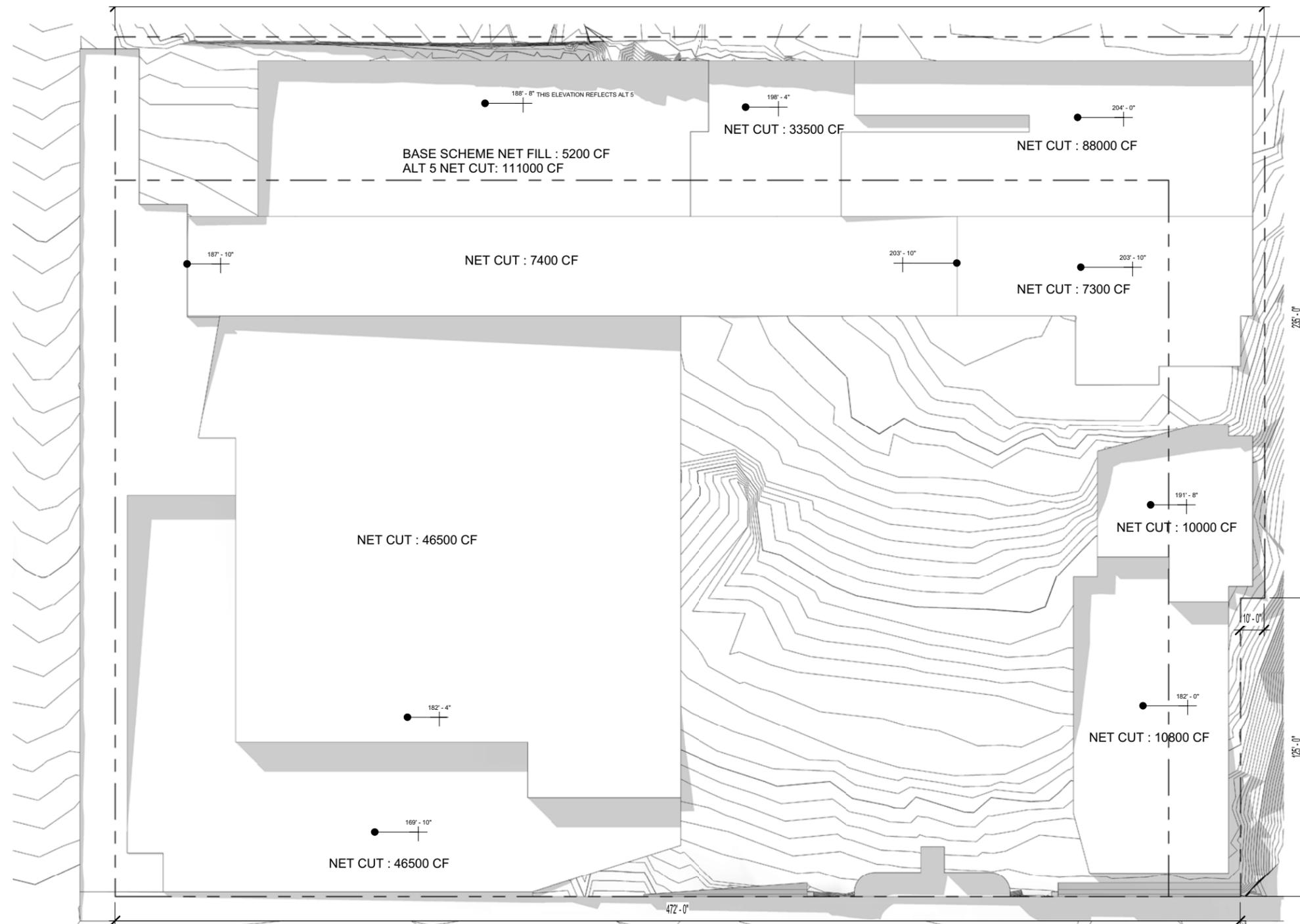
CLIFTON STREET



UNDEVELOPED LOT SOUTH OF SITE



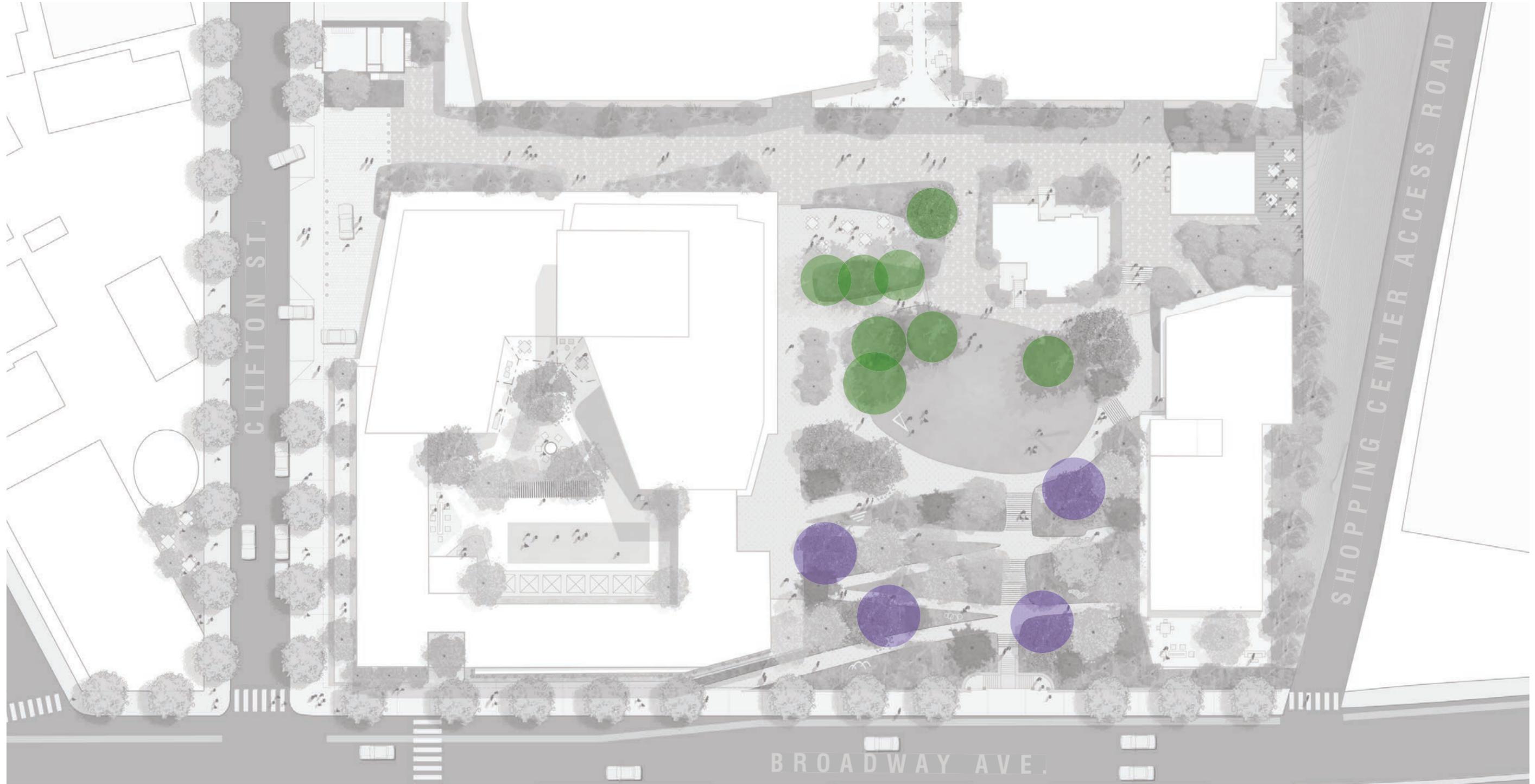
- - - BUILDING / STRUCTURE TO BE PRESERVED AND RETROFITTED
- - - BUILDING TO BE RELOCATED ON THE SITE
- - - BUILDING TO BE DEMOLISHED



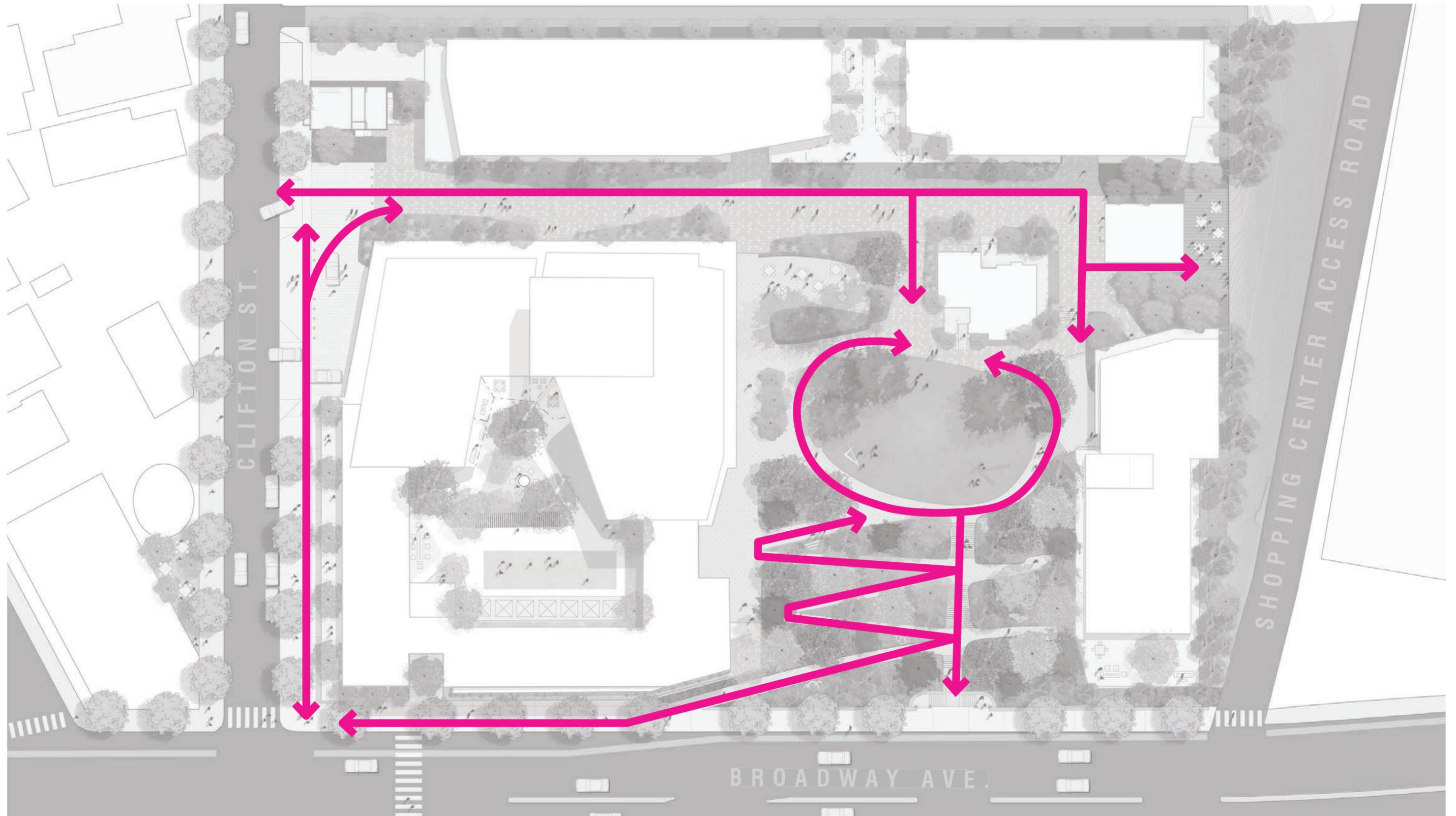
THE CUT & FILL CALCULATIONS ARE PRELIMINARY ESTIMATE. DETAILED CALCULATIONS CAN ONLY BE PERFORMED AFTER DESIGN IS FINALIZED.



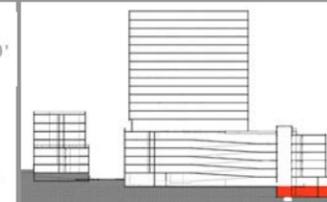


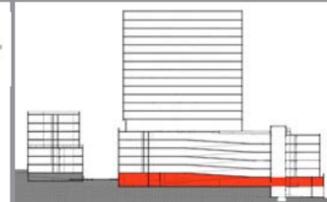


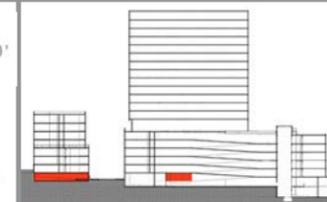
- Preserve In Place (green swatch):
 (7) Sequioa Sempervirens-Redwood
 (1) Magnolia Grandiflora-Magnolia
- Box & Transplant (purple swatch):
 (4) Quercus Agrifolia-Coast Live Oak









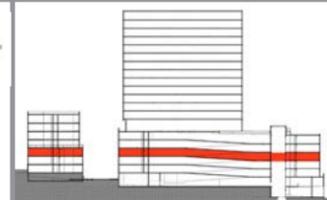




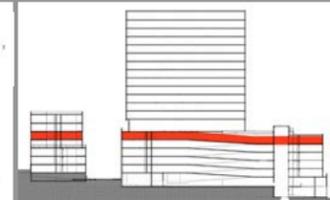


- LOBBY
- RESIDENTIAL UNITS
- AMENITY
- CIRCULATION
- MEP
- PARKING
- HISTORIC BUILDINGS
- TERRACE



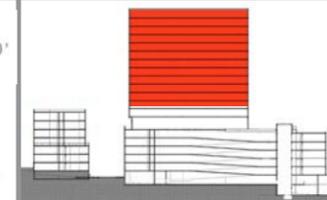


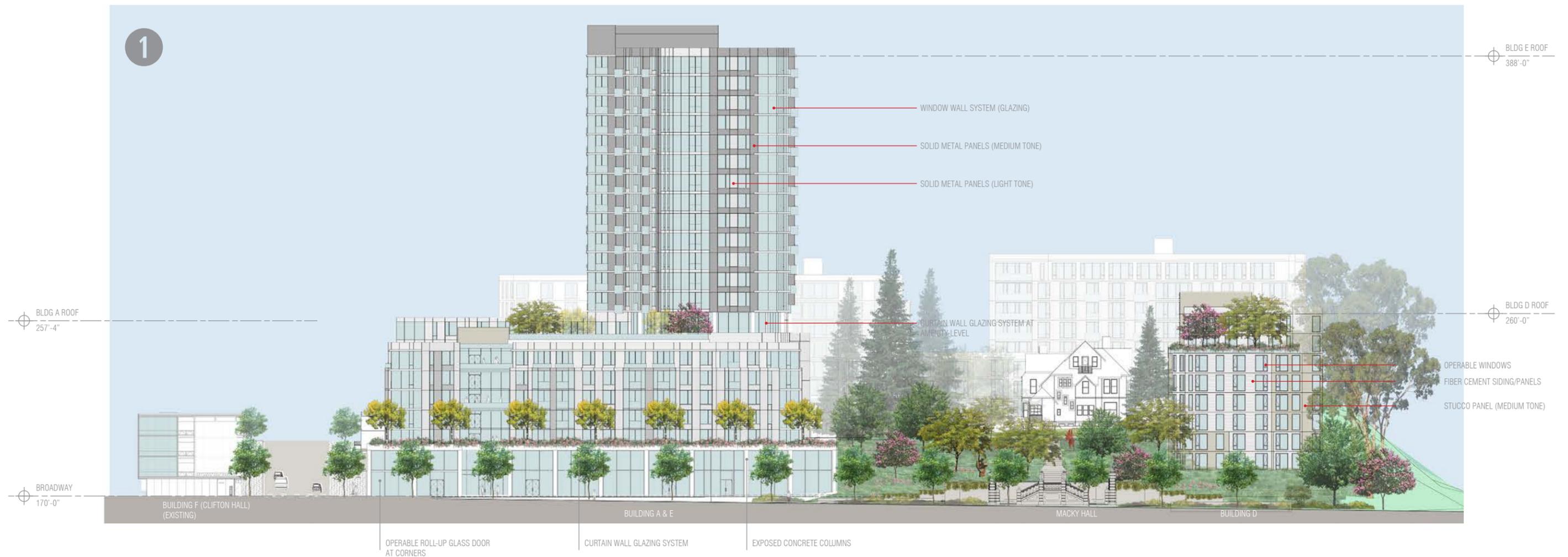
















BLDG D ROOF
276'-4"

PROMENADE (SOUTH)
204'-6"

BLDG E ROOF
388'-0"

BLDG A ROOF
257'-4"

ENTRY LEVEL (L1)
199'-0"

PROMENADE (NORTH)
188'-6"

CARRIAGE HOUSE (RELOCATED)

MACKY HALL (EXISTING)

BUILDING A & E



