

The following information is intended to supplement the pre-application submitted by Emerald Fund and Equity Community Builders (collectively, “Sponsor”) for the redevelopment of the California College of the Arts Campus (CCA Campus). It is provided in response to requests from Planning Department staff.

## **ENTITLEMENTS REQUESTED**

### **GENERAL PLAN AMENDMENT**

The CCA Campus (or Project Site) is in the Institutional (I) and Urban Residential (UR) General Plan designation. The I General Plan designation is intended to create, maintain and enhance areas for educational facilities, cultural and institutional uses, health services and other similar uses. Mixed use housing and commercial development that support these institutional areas may be allowed. As the proposed Project would develop housing not related to an institutional use, it is not consistent with the I General Plan designation and Sponsor will be requesting a General Plan Amendment.

The Project is proposing to reclassify the entire Project Site, including the portion of the CCA Campus designated UR, to Community Commercial (CC). The CC General Plan designation applies to areas suitable for a variety of commercial and institutional operations along major corridors and in shopping districts or centers. It is the same General Plan classification as the area surrounding the Project Site that has recently undergone significant re-development (i.e., the adjacent Rockridge Shopping Center and new senior and apartment developments on the corner of Broadway and 51<sup>st</sup> Street).

The proposed Project would be consistent with the CC General Plan designation which permits 125 units per gross acre and a floor-to-area ratio (FAR) of 5.0 to 1. Under the City’s General Plan conformity guidelines<sup>1</sup>, assuming an 75% gross to net conversion, approximately 705 units and based on lot area of 184,172 square feet, a total FAR of 920,860 would be permitted. The Project is proposing 589 residential units and 808,290 gross square feet of development and would be consistent with the CC General Plan designation.

### **REZONING**

The CCA Campus is in the Neighborhood Commercial Zone 1 (CN-1) and Mixed Housing Residential Zone 3 (RM-3) zoning districts. While both zoning districts permit or conditionally permit multi-family residential development, neither zoning district permits the density and intensity being proposed. For this reason, the Project will be requesting a Rezoning of the Project Site.

The Project is proposing to rezone the entire Project Site to Community Commercial – 2 Zone (CC-2). The CC-2 zone is intended to create, maintain, and enhance areas with a wide range of commercial businesses with direct frontage and access along the City’s corridors and commercial areas. It is the same zoning as the area surrounding the Project Site that has recently undergone significant re-development (i.e., the adjacent Rockridge Shopping Center and new senior and apartment developments at Broadway and 51<sup>st</sup> Street). Multi-family residential development is principally permitted in the CC-2 zone. CC-2 zoning is consistent with a CC General Plan designation

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<sup>1</sup> This conversion is made for informational purposes only as pursuant to the conformity guidelines in the CC General Plan designation density and intensity of use would be established by the underlying zoning code designation

Density in the CC-2 zone is based on Height Area. The Project proposes designating the CCA Campus a combination of Height Areas 90 and 160 consistent with the proposed development plan. Height Area 90 permits 225 units per lot square footage (or 818 units), a non-residential FAR of 4.5 and a maximum of eight (8) stories. Height Area 160 also permits 225 units per lot square footage (or 818 units), a non-residential FAR of 5.0 and a maximum height of 15 stories. The Project is proposing 589 residential units and 808,290 gross square feet of development in five (5) new buildings ranging from six to 14 stories and 58 to 190 feet<sup>2</sup> and rehabilitation of an existing building. The proposed Project would be consistent with the CC-2 zoning and Height Areas being proposed.<sup>3</sup>

## **PLANNED UNIT DEVELOPMENT**

The CCA Campus is over 4 acres in size. The proposed Project will be seeking a Planned Unit Development (PUD) to allow for a large integrated development on the Project Site. PUDs are intended for large integrated developments on properties greater than 60,000 square feet. A PUD allows flexibility in allowable uses and other restrictions of the underlying zone including an increase in allowable density and height otherwise referred to in the Planning Code as “bonuses.” As part of a PUD, the proposed Project will be requesting a height bonus for the 190-foot residential building being proposed.

## **DEVELOPMENT AGREEMENT**

The proposed Project would be developed in phases and is both over 4 acres and more than 500,000 square feet. For these reasons, the Project sponsor will be requesting a Development Agreement with the City for the proposed Project. The specifics of that Development Agreement and what benefits it would entail would be discussed as part of the overall Project entitlements.

## **OTHER ENTITLEMENTS**

In addition to the entitlements noted above, the proposed Project would also be required to make Demolition Findings under Planning Code section 17.136.075 and would be subject to Design Review. The proposed Project would also be requesting a Vesting Tentative Map.

## **ART SPACE DISCUSSION**

The proposed Project is the redevelopment of the CCA Campus in Oakland. Given the history of the California College of Arts and its influence on the local arts community, the Project is proposing to dedicate approximately 25,000 square feet as “arts space.” The exact uses within that “arts space” are still being determined at this early stage but below are examples of types of uses envisioned:

- Studio space for the making and creating of art;
- Gallery space for the displaying of art;

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<sup>2</sup> As noted below, a Planned Unit Development would be requested to exceed the height on the portion of the Project Site in Height Area 160.

<sup>3</sup> See footnote above.

- Education space for arts education;
- Event space for art events;
- Live/work loft space that would be occupied by artists and dedicated for arts use
- Corner café at Clifton and Broadway where local artists would be featured, and the focus would be on the arts community

The proposed Project also includes approximately 6,000 sq ft of non-profit office space for local art organizations in a repurposed historic structure on site.