

# \*ENVIRONMENTAL DECLARATION

(CALIFORNIA FISH AND GAME CODE SECTION 711.4)


LEAD AGENCY NAME AND ADDRESS

City of Oakland  
Public Works - Projects and  
Grants Management  
Attn: Alan Chan, P.E., CEM  
ESP, Project Manager  
250 Frank H. Ogawa Plaza,  
Suite 4344  
Oakland, CA 94612

FOR COUNTY CLERK USE ONLY

ENDORSED  
FILED  
ALAMEDA COUNTY

MAR 03 2025

MELISSA WILK, County Clerk  
By  Deputy

FILE NO: 25-061

## CLASSIFICATION OF ENVIRONMENTAL DOCUMENT:

(PLEASE MARK ONLY ONE CLASSIFICATION)

### 1. NOTICE OF EXEMPTION / STATEMENT OF EXEMPTION

A - STATUTORILY OR CATEGORICALLY EXEMPT

\$ 50.00 - COUNTY CLERK HANDLING FEE

### 2. NOTICE OF DETERMINATION (NOD)

A - NEGATIVE DECLARATION (OR MITIGATED NEG. DEC.)

\$ 2,968.75 - STATE FILING FEE

\$ 50.00 - COUNTY CLERK HANDLING FEE

B - ENVIRONMENTAL IMPACT REPORT (EIR)

\$ 4,123.50 - STATE FILING FEE

\$ 50.00 - COUNTY CLERK HANDLING FEE

### 3. OTHER: \_\_\_\_\_

\*\*\*A COPY OF THIS FORM MUST BE COMPLETED AND SUBMITTED WITH EACH COPY OF AN ENVIRONMENTAL DECLARATION BEING FILED WITH THE ALAMEDA COUNTY CLERK.\*\*\*

#### BY MAIL FILINGS:

PLEASE INCLUDE FIVE (5) COPIES OF ALL NECESSARY DOCUMENTS AND TWO (2) SELF-ADDRESSED ENVELOPES.

#### IN PERSON FILINGS:

PLEASE INCLUDE FIVE (5) COPIES OF ALL NECESSARY DOCUMENTS AND ONE (1) SELF-ADDRESSED ENVELOPES.

ALL APPLICABLE FEES MUST BE PAID AT THE TIME OF FILING.

FEES ARE EFFECTIVE JANUARY 1, 2025

MAKE CHECKS PAYABLE TO: ALAMEDA COUNTY CLERK

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: (Public Agency): City of Oakland Public Works
250 Frank H. Ogawa Plaza, Suite 4344
Oakland, CA 94612

County Clerk
County of: Alameda

(Address)

Project Title: Oakland Fire Station 4 Relocation

Project Applicant: City of Oakland Public Works; Alan Chan, , P.E., PMP, CCM, QSD, Project Manager

Project Location - Specific:

1711 and 1745 14th Avenue (APNs 020-2130-10-00 and 020-2130-19-02)

Project Location - City: Oakland Project Location - County: Alameda

Description of Nature, Purpose and Beneficiaries of Project:

Oakland's purchase or condemnation and merger of properties to assemble a site to construct a new fire station to replace an existing nearby fire station.

ENDORSED
FILED
ALAMEDA COUNTY

Name of Public Agency Approving Project: City of Oakland

Name of Person or Agency Carrying Out Project: Oakland Public Works

MAR 03 2025

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
Declared Emergency (Sec. 21080(b)(3); 15269(a));
Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
Categorical Exemption. State type and section number:
Statutory Exemptions. State code number:

MELISSA WILK, County Clerk
By Deputy

Reasons why project is exempt:

Project will replace an existing onsite building of substantially the same or less capacity (floor area, height, population, vehicle trips, service area); minimal site preparation and tree removal; flat site; and no major land use/density changes.

Lead Agency

Contact Person: Ed Manasse Area Code/Telephone/Extension: 510-238-2927

If filed by applicant:

- 1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Date: February 26, 2025 Title: Deputy Director of Planning and Environmental Review Officer

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR:



180 Grand Avenue  
Suite 1050  
Oakland, CA 94612  
510.839.5066 phone  
510.839.5825 fax

[esassoc.com](http://esassoc.com)

## CEQA EXEMPTION COMPLIANCE MEMORANDUM

**Date:** February 20, 2025

**To:** Alan Chan, P.E., PMP, CCM, QSD, Project Manager, [achan@oaklandca.gov](mailto:achan@oaklandca.gov)  
Oakland Public Works | Project & Grant Management Division  
Brendan Moriarty, Real Property Asset Manager, [bmoriarty@oaklandca.gov](mailto:bmoriarty@oaklandca.gov)  
Oakland Economic & Workforce Development Department

**Cc:** Brian Mulry, Supervising Deputy City Attorney, [bmulry@oaklandcityattorney.org](mailto:bmulry@oaklandcityattorney.org)  
Oakland City Attorney's Office

**From:** Crescentia Brown, Project Manager, ESA, [cbrown@esassoc.com](mailto:cbrown@esassoc.com)

**Subject:** Oakland Fire Station 4 ("FS-4") Project – 1711 and 1745 14<sup>th</sup> Avenue, Oakland, CA

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### A. Purpose of this Document

This document presents the substantial evidence and technical documentation that the City of Oakland ("City") will consider prior to making a determination of whether the proposed Oakland Fire Station ("FS-4") Project ("project") is exempt from typical environmental review under the California Environmental Quality Act ("CEQA"). This document is the Exemption Compliance Memorandum prepared under the direction of the City, which is also identified as the "Lead Agency" for purposes of CEQA. Addressed herein is whether the project meets the conditions that would warrant categorical exemptions under CEQA Guidelines Section 15302 (*Replacement or Reconstruction*), Section 15304 (*Minor Alterations To Land*), and Section 15305 (*Minor Alterations in Land Use Limitations*), in addition to the conditions of *Exceptions* under CEQA Guidelines Section 15300.2.

### B. Proposed Project

The City proposes to purchase or condemn, through the eminent domain process, and also merge existing properties to assemble a site to develop the new FS-4 at 1711 and 1745 14<sup>th</sup> Avenue. The new FS-4 will replace existing FS-4 located at 1235 International Boulevard, which is no longer suitable for fire station operations.

**Project Site.** The proposed project site is located at 1711-1745 14th Avenue in Oakland. The site is located on a parcel that is a 1.6-acre City block bounded by 13th Avenue to the north, 14th Avenue to the east, and East 17th and East 18th streets to the south and north respectively.<sup>1</sup> The two existing parcels that the City will combine upon purchase or eminent domain for project are Assessor Parcel

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<sup>1</sup> Consistent with Oakland convention, 14<sup>th</sup> Avenue is considered to run north-south, and East 18<sup>th</sup> Street is considered to run east-west.

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Numbers (APNs) 020-2130-10-00 and 020-2130-19-02. The project site is currently improved with an approximately 17,750-square foot, one-story commercial building, concrete-paved areas, utilities, and limited landscaping. The existing building on the site is currently occupied by an active commercial printing business.

**General Plan/Zoning.** The project site is within the *Community Commercial* General Plan land use designation. The site is also within the *Community Commercial-2 (CC-2) Zone District* and the *S-13 Affordable Housing Combining Zone District*.

**Proposed Development.** The project will demolish the existing building and other site improvements to accommodate construction of a two-story, approximately 16,875-square-foot fire station, surface parking areas, and perimeter landscaping. **Appendix A** to this report includes a conceptual site plan and preliminary building plans and illustrations supporting this description. The building will be situated in the southeastern area of the site, with the balance of the site paved for parking areas for staff, for the public, and for fire truck separate from the pass-thru bays in the fire station building. An area adjacent to the fire station building is designated for an outdoor gym and play court. The proposed conceptual site plan also delineates an approximately 0.1-acre (4,300-sf) area in the northwest corner of the site for possible future use, such as a modular structure for public use.

The conceptual design of the new fire station building includes two stories with an intervening mezzanine level. The primary face of the building will orient south toward East 17th Street. Vehicular access and egress points, including for the fire trucks, are located on the north and south sides (E. 17th and E. 18th Sts.) of the site.

**Required Approvals.** The project requires discretionary approvals from the City to: (1) grant a Parcel Map Waiver to merge the two lots that make up the project site and (2) the City actions to make a land purchase, either through the negotiated sale or eminent domain process, of the project site parcels, which are currently in private ownership.

## C. Conditions for Categorical Exemptions

The project qualifies for each of the following categorical exemptions, as discussed in further detail below for each.

1. **Class 2. Section 15302, Replacement or Reconstruction.** *Replacement or reconstruction of existing structures and facilities on the same site and that will provide substantially the same purpose and capacity as the structure replaced.*

The proposed project would replace the existing commercial building in which an existing blue printing business operates. This exemption presumes that a replacement of the existing building with one that has similar characteristics would not substantially change the environmental conditions at the site. Although the fire station use and existing commercial use do not have "substantially the same purpose," the following discusses specific characteristics that support use of this exemption.

The existing commercial building is approximately 17,750 square feet in total size, and the new fire station building would be a total of approximately 16,875 square feet - or 875 square feet (0.5

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percent) smaller. The nearly 9,500-square foot footprint of the new fire station would be approximately one half of the commercial building's 20,280-square foot print.

The staff capacity on the project site would not change noticeably with the project; the existing business has up to nine (9) employees onsite compared to approximately ten (10) estimated for project, both according to information provided by City staff.<sup>2</sup>

The operational capacity of the project site can also be assessed by comparative vehicular traffic activity. The project is anticipated to generate approximately 40 net trips during a typical weekday and 4 trips during the p.m. peak hour. (TJKM, 2024) In comparison, the proposed project is not expected to substantially generate more weekday or peak hour trip than the existing use.<sup>3</sup> The project also would not change intersection operations under *Existing plus Project* scenario for the Level of Service ("LOS") analysis for the project. (TJKM, 2024)

Although not a direct comparative measure of operational capacity, the project ("public use fire station") would not generate vehicle miles traveled ("VMT"), according to the City's VMT Screening Criteria in its *Transportation Impact Review Guidelines* ("TIRG"). Moreover, the project meets the VMT Screening Criteria's definition of a "small project" (generating fewer than 100 vehicle trips per day), which may be considered to have a less than significant impact for purposes of CEQA.

In addition, the proposed project is replacing an existing fire station facility in close proximity to the project site such that the newly proposed FS-4 would serve the same general area as the existing FS-4 (to be replaced), so it also represents the replacement and reconstruction of an existing fire station facility located close the project site.

- 2. Class 4. Section 15304, Minor Alterations to Land.** *Minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes.*

The project site is located in an urbanized, developed area with a mix of nearby uses. No mature, scenic trees exist on the site or nearby. The project will involve site preparation and minor grading, trenching, and tree removal on and adjacent to the site. Any tree removal will be subject to the appropriate tree permit and replacement requirements.

- 3. Class 5. Section 15305, Minor Alterations in Land Use Limitations.** *Minor alterations in land use limitations in relatively flat sites with no change proposed to land use or density (e.g., lot line adjustments, variances, encroachment permits).*

The project site is relatively flat area. (Terracon, 2023) The project will require an encroachment permit for construction activity in the right-of-way (new or modified driveways) and involves the merger of the existing two lots through a PMW. No major alterations in land use limitations are required.

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<sup>2</sup> Oakland Public Works staff, Alan Chan, email, 1/27/25 and the project traffic study. (TJKM, 2024)

<sup>3</sup> TJKM states that the existing use is considered General Light Industrial – ITE Code 110, but is not used to estimate trip generation in this case since it generates fewer trips when considered with proposed development. The existing use is a singular on the site and therefore would be overstated. (TJKM, 2024)

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## Summary

The project qualifies for each of the proposed categorical exemptions above, based on the assessment in this section.

## D. Conditions for Exceptions to Exemptions

Pursuant to CEQA Guidelines Section 15300.2, a categorical exemption shall not be used for a project that meets any of the following specific conditions for *Exceptions*, as follows:

- (a) **Location.** *Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located -- a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

The project seeks categorical exemptions under Classes 4 and 5 (in addition to Class 2) as discussed above. However, the project site is a flat City block located in a developed urban area. No aspect of the project or its location involves environmentally hazardous or critical concerns. (Also see condition “e” below.)

- (b) **Cumulative Impact.** *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

It is reasonable that the project would not have a considerable contribution to any significant cumulative impacts documented in previously certified CEQA document that encompass the project site, which is the *Phase I Oakland 2045 General Plan Update EIR* (2023). The EIR identified significant cumulative impacts to Aesthetics (shadow, wind, and light/glare); Air Quality (construction DPM 2.5, exposure to TACs); Cultural Resources (historic architectural resources); Hazards and Hazardous Materials (emergency response interference); and Wildfire (impair emergency response/evacuation plan).

Firstly, the project will incorporate all applicable City Standard Conditions of Approval (“SCA”), which apply to all projects and help to reduce significant environmental effects to less than significant.

- Regarding the potential for the project to have cumulatively consideration contribution to the cumulative *Aesthetics* impact, the project building will be similar in height and scale to structures in the area and would not adversely affect wind or shadow conditions on pedestrians or light-sensitive uses.
- Regarding the potential for the project to have cumulatively consideration contribution to the cumulative *Air Quality* impacts, the City is committed to using Tier 4 equipment and dust control during construction, specified in SCA 24 parts ii and iii.
- Regarding the potential for the project to have a cumulatively considerable contribution to the cumulative *Cultural Resources* impact, see condition “f” below. The project will not impact historic resources and will adhere to all SCAs pertaining to unknown cultural resources that may be encountered with the project.

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- Regarding the potential for the project to have a cumulatively considerable contribution to the cumulative *Hazards and Hazardous Materials* impact or *Wildfire*, regarding the emergency response, the project will not change any existing trafficways or circulation off the project site in a manner that could affect emergency response. Moreover, an overall purpose of the project is to improve emergency response in the area.

(c) **Significant Effect.** *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

As discussed under condition “a” above, the project nor its site or surroundings, involve conditions that would be considered unusual circumstances. Fire stations are common uses throughout the City. The project site area is a flat, largely unvegetated City block located in a developed urban area. The property is currently served by all major utilities. It is not reasonable that a significant environmental effect would occur due to unusual circumstances. Therefore, as discussed in condition “b” above, all applicable City SCAs, which apply to all projects, would apply to the project.

(d) **Scenic Highways.** *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.*

The project site is not located within a state or locally designated scenic highway, the nearest being Interstate 580 (I-580) that runs approximately 2.0 miles north of the project site. Therefore, the project could not affect scenic resources defined under CEQA.

(e) **Hazardous Waste Sites.** *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

The project site is not a Cortese List compiled pursuant to Government Code Section 65962.5 5, according to the Envirostor database (DTSC, 2025).<sup>4</sup>

(f) **Historical Resources.** *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

ESA’s architectural historian prepare a Department of Parks and Recreation (“DPR”) 523 Form Set (**Appendix B**) to record the current conditions, historical context, and an evaluation of the project site and existing site building for listing in the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), and for listing in the local register. As documented in detail in the DPR 523 Form Set in Appendix B, the existing building is recommended ineligible for listing in the National and California registers under any applicable criteria. Additionally, it is recommended ineligible for consideration as a local historic resource. While the building is surrounded by the Clinton Neighborhood Area of Secondary Importance (“ASI”), it does not appear to share a history with this ASI nor does it appear to contribute to this potential historic district. As such, the building does not qualify as a historical resource for the

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<sup>4</sup> <https://envirostor.dtsc.ca.gov/public/map/?myaddress=1523+Harrison+Street%2C+OAKLAND%2C+ca>

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purposes of CEQA. Therefore, the project could not affect the significance of a historical resource since none exist on the project site.

## Summary

The project would not meet any of the conditions for *Exceptions* in CEQA Guidelines Section 15300.2, as documented in this section.

## E. Determination

Based on the analysis in this document, the project meets all criteria for categorical exemptions pursuant to CEQA Guidelines Section 15302 (*Replacement or Reconstruction*), Section 15304 (*Minor Alterations To Land*), and Section 15305 (*Minor Alterations in Land Use Limitations*). Moreover, the project does not meet any conditions under CEQA Guidelines Section 15300.2 regarding *Exceptions*.

Given the above, no further environmental review is warranted.

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## References

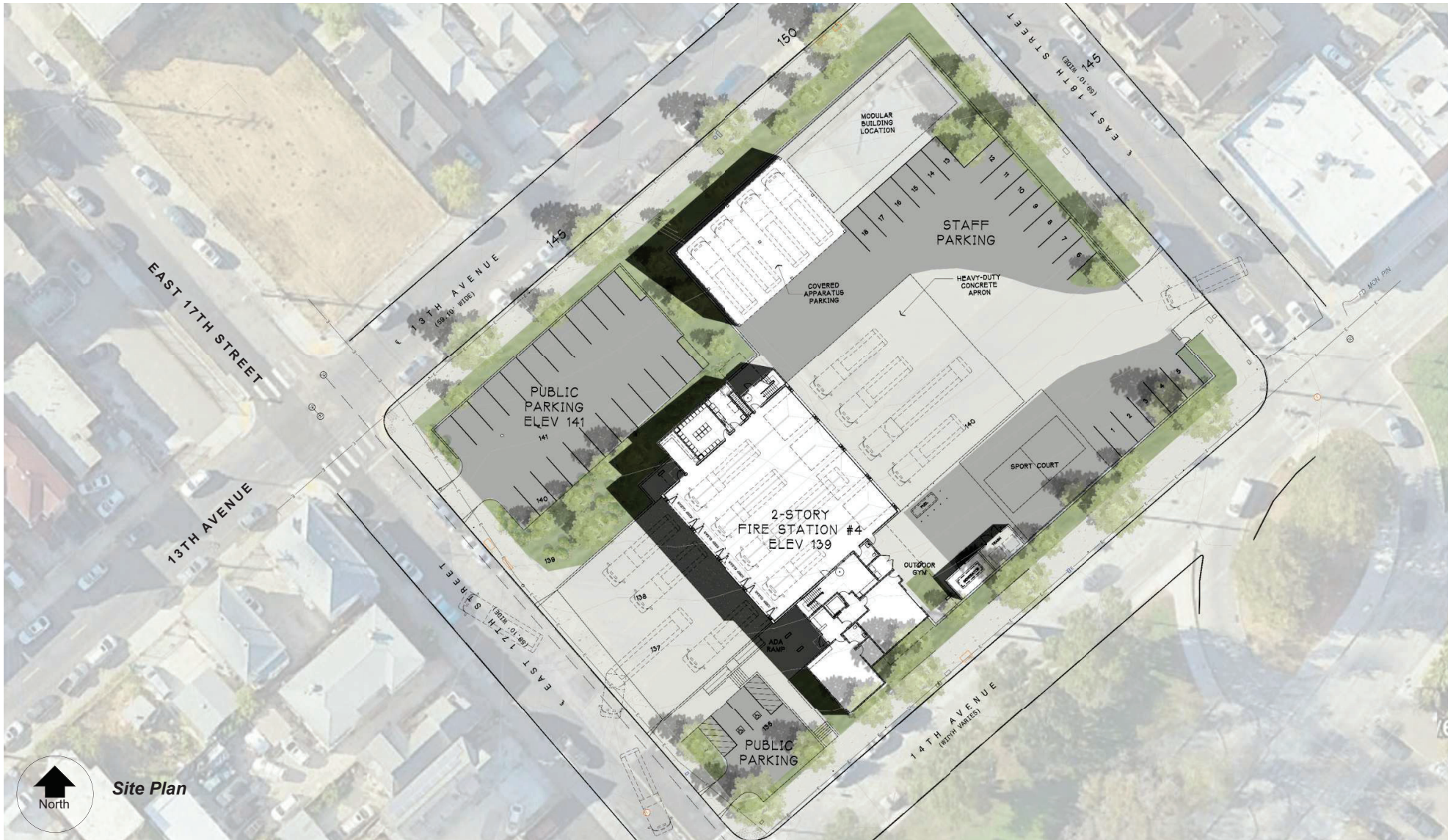
- City of Oakland, General Plan Land Use Map. Accessed February 19, 2025: <chrome-extension://efaidnbmninnibpcjpcglclefindmkaj/https://cao-94612.s3.us-west-2.amazonaws.com/documents/Oakland-General-Plan-11x17-Map-Series-20241217.pdf>
- City of Oakland, Planning and Zoning Map. Accessed February 19, 2025: <https://oakgis.maps.arcgis.com/apps/webappviewer/index.html?id=3676148ea4924fc7b75e7350903c7224>
- City of Oakland, 2023. *Phase I Oakland 2045 General Plan Update EIR*. 2023.
- EnvironStor, 2025. Department of Toxic Substances Control (DTSC) Sites and Facilities website. Accessed February 13, 2025: <https://envirostor.dtsc.ca.gov/public/map/?myaddress=1523+Harrison+Street%2C+OAKLAND%2C+ca>
- LCA Architects, 2024. Oakland Fire Station 4 Pre-Design Package -Massing Study #3. October 8, 2024.
- Terracon, 2023 SEIR. Phase I Environmental Site Assessment. November 20, 2023.
- TJKM, 2024. Technical Memorandum, *Proposed Oakland Fire Station #4 – Traffic & Circulation Study*. September 4, 2024.

## Appendices

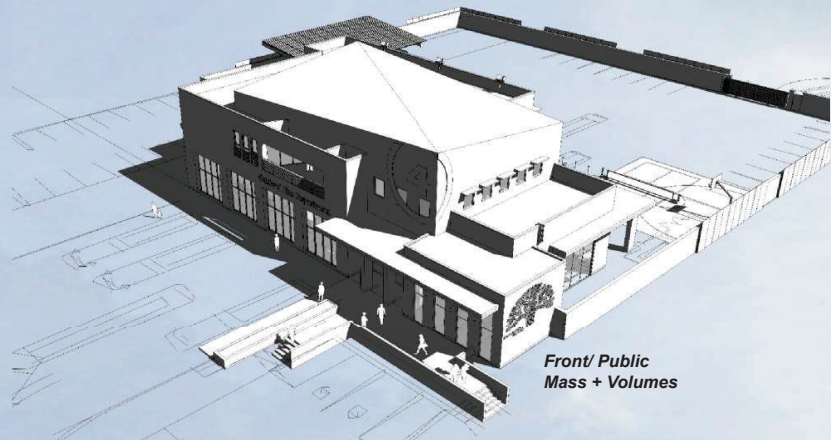
- A. Preliminary Project Plans and Exhibits
- B. Department of Parks and Recreation (DPR) 523 Form Set



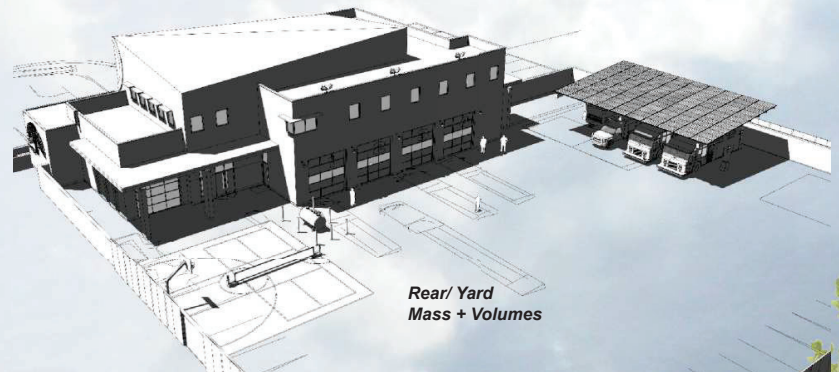
# APPENDIX A – Preliminary Project Plans and Exhibits



Site Plan



Front/ Public  
Mass + Volumes



Rear/ Yard  
Mass + Volumes



Northwest Corner



**Southeast Corner**

# APPENDIX B - Department of Parks and Recreation (DPR) 523 Form Set

State of California — The Resources Agency  
 DEPARTMENT OF PARKS AND RECREATION  
**PRIMARY RECORD**

Primary  
 HRI #  
 Trinomial  
**NRHP Status Code**

Other Listings  
 Review Code                      Reviewer                      Date

Page 1 of 12    \*Resource Name or #: 1745 14th Avenue

P1. Other Identifier: 1711 14th Avenue

\*P2. Location:  Not for Publication  Unrestricted

\*a. County Alameda

\*b. USGS 7.5' Quad                      Date                      T ; R ;                      ¼ of ¼ of Sec ; B.M.

c. Address 1745 14th Avenue                      City Oakland                      Zip 94606

d. UTM: Zone 10S, 5666595.75 mE/ 4183009.96 mN; NAD 83

e. Other Locational Data: APN 0200-213-019-02

\*P3a. Description: The subject building is a one-story, wood frame commercial building with an approximately rectangular footprint encompassing 20,280 sq. ft on a 1.45 acre lot. The building is composed of two masses; a large rectangular mass with a flat roof that terminates in a short parapet with metal coping and a central, smaller mass that projects slightly to the southeast and is covered by a shallow gable roof with deep eaves on the primary (southeast) façade. The primary façade is clad in wood board-and-batten siding with fixed clerestory windows beneath the gable. Many of these windows are currently boarded with plywood. A square sign for *East Bay Blue Print & Supply Co.* is centered below the gable peak within the band of clerestory windows. The main entrance is located on the southwest façade, at the southwest corner of the building, within the projecting front-facing gable mass. It is covered with a metal rollup door. The remaining facades are devoid of fenestration and are of concrete construction with a pebble wall finish (**Figure 1**). There is a small loading dock covered with an extended roof overhang at the northwest corner of the building along the southwest façade. The northwest façade is partially below surrounding grade due to the slope of 13th Avenue relative to the graded lot on which the subject building is located. Two iron posts are centered on the lot line along 14th Avenue (**Figure 2**). They are currently spanned by a thin metal panel with the logo for *East Bay Blue Print & Supply Co.*

The parcel, in combination with APN 0200-213-010-00 (located to the southwest) occupy the entire block bounded by 13th Avenue to the northwest, 14th Avenue to the southeast, and East 17th and East 18th streets to the southwest and northeast respectively. The remainder of the block is a paved parking lot.

\*P3b. Resource Attributes: HP6 (1-3 story commercial building)

\*P4. Resources Present:  Building  Structure  Object  Site  District  Element of District  Other (Isolates, etc.)



P5b. Description of Photo:

Southeast (primary) and southwest (secondary) facades, looking north (ESA 2025)

\*P6. Date Constructed/Age and Source:

Historic  Prehistoric

Both

1960 (Oakland Tribune, 9/14/1960)

\*P7. Owner and Address:

Steven O. & Grace Von Querner Trust  
 25 Cathy Lane  
 Oakland, CA 94619

\*P8. Recorded by:

Becky Urbano, ESA  
 180 Grand Avenue, Suite 1050  
 Oakland, CA 94610

\*P9. Date Recorded: February 12, 2025

\*P10. Survey Type: Intensive

\*P11. Report Citation: n/a

\*Attachments:  NONE  Location Map  Sketch Map  Continuation Sheet  Building, Structure, and Object Record  
 Archaeological Record  District Record  Linear Feature Record  Milling Station Record  Rock Art Record  
 Artifact Record  Photograph Record  Other (List):

# BUILDING, STRUCTURE, AND OBJECT RECORD

\*Resource Name or # 1745 14th Avenue \*NRHP Status Code 6Z

Page 2 of 12

- B1. Historic Name: Safeway  
B2. Common Name: East Bay Blue Print & Supply Co., 1745 14<sup>th</sup> Avenue, 1711 14<sup>th</sup> Avenue  
B3. Original Use: Grocery Store B4. Present Use: Commercial / Light Industrial  
\*B5. Architectural Style: Corporate Ranch

\*B6. Construction History: (Construction date, alterations, and date of alterations)  
1960 – constructed

\*B7. Moved?  No  Yes  Unknown Date: Original Location:

\*B8. Related Features: none

B9a. Architect: Wurster, Bernardi & Emmons (WBE) b. Builder:

\*B10. Significance: Theme Urban Renewal; Mid-Century Commercial Design Area Oakland; Grocery Stores

Period of Significance 1960 Property Type: Commercial Applicable Criteria A/1 and C/3

The commercial building at 1745 14<sup>th</sup> Street was constructed in 1960 as one of the chain of Safeway grocery stores. It was the first commercial development in the Clinton Park Renewal Program, a 78-block area that constituted Oakland's first urban renewal program in the 1950s and early 1960s. The building represents the Ranch-style of Safeway stores that were constructed in the 1950s and 1960s and it was designed by the notable architecture firm of Wurster, Bernardi & Emmons (WBE). The building's association with urban renewal in Oakland does not appear to be historically significant and while the design is attributed to WBE, this is because the firm was contracted with Safeway to design several store concepts that became standard corporate designs. There is no evidence to suggest that WBE was especially involved in the design of this particular store and it represents one of dozens of similar designs found throughout the Bay Area and the western United States. Therefore, the building at 1745 14<sup>th</sup> Avenue is recommended ineligible for listing on the National Register of Historic Places (National Register), California Register of Historical Resources (California Register), or as a local resource.

Continued on page 3.

B11. Additional Resource Attributes: (List attributes and codes)

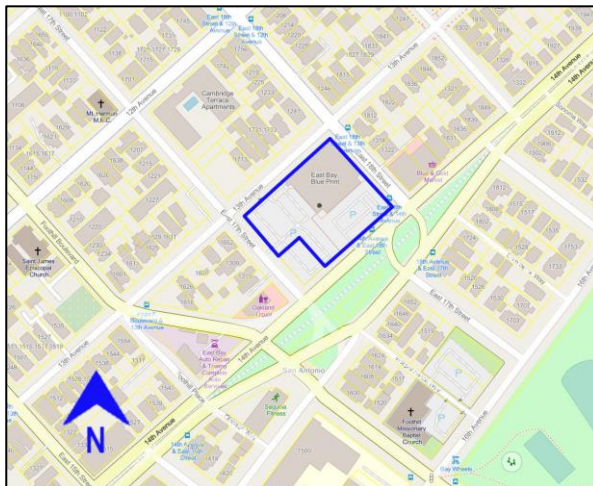
\*B12. References:

See Continuation Sheets.

B13. Remarks: None

\*B14. Evaluator: Becky Urbano, ESA

\*Date of Evaluation: February 12, 2025



\*Recorded by: Becky Urbano, ESA

\*Date: February 2025

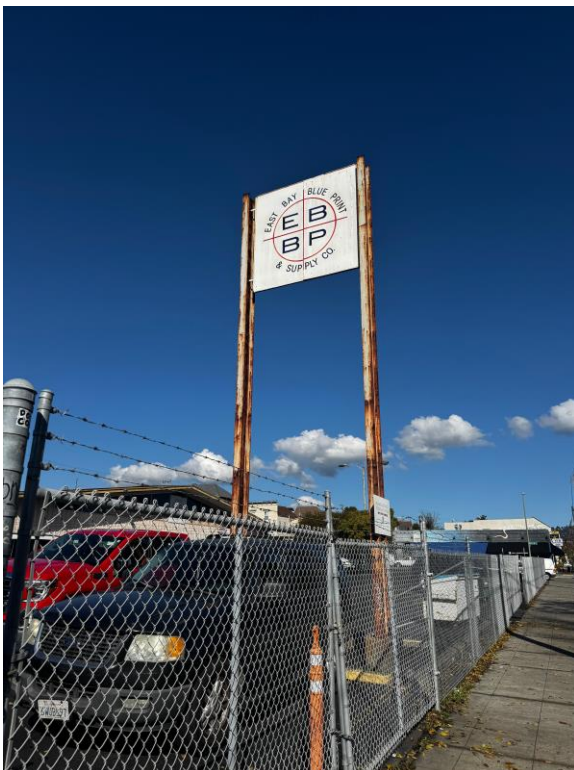
Continuation

Update

\*P3a. Description: (Continued from page 1)



**Figure 1.** View of the northwest façade. Three façades are pebble walls. Note the loading dock and variation between street and site grade at the left edge of the image. (ESA, 2025)



**Figure 2.** Old sign posts supporting the sign for the current occupant. (ESA, 2025)



\*Recorded by: Becky Urbano, ESA

\*Date: February 2025

Continuation

Update

\*B10. **Significance:** (Continued from page 2)

### Development History of the Area

The project site is within the Rancho San Antonio land grant that was granted to Luis Maria Peralta on August 3, 1820 for his service to the Spanish government. The 43,000-acre rancho included the present-day cities of Oakland, Berkeley, Alameda, and parts of San Leandro and Piedmont. Peralta's land grant was confirmed after Mexico's independence from Spain in 1822, and the title was honored when California entered the Union by treaty in 1848. Despite the title, by the middle of the 19th century, squatters had moved in to use portions of Peralta's undeveloped land. The Gold Rush and California statehood brought miners, businessmen, lumbermen and other speculators to the area in search of opportunities. Early settlers of that period include Edson Adams, Andrew Moon, and Horace Carpentier, who squatted on 480 acres of Vicente Peralta's (one of Luis Peralta's sons) land. Adams, Moon, and Carpentier subsequently hired Jules Kellersberger, an Austrian-educated Swiss military engineer, to plot a new city – Oakland, which was incorporated in 1852. The city of Oakland originally encompassed the area roughly bordered by the estuary (formerly called San Antonio Creek), Market Street, 14th Street and the Lake Merritt Channel. Broadway served as the main street. The majority of the early city dwellers, numbering under one hundred, lived near the foot of Broadway in proximity to the estuary. From there, city development moved towards the Oakland hills and ultimately towards East Oakland and along the waterfront.<sup>1</sup>

Across San Antonio Creek developed a number of small towns and settlements, including the town of Clinton (**Figure 3**). Clinton was established in 1854 but was quickly annexed by Brooklyn in 1856.<sup>2</sup> Both were annexed into the City of Oakland in 1872.

By the turn of the century, the area was served by numerous public transit lines and was developed as a cohesive residential neighborhood with blocks of single- and multi-family homes. Those blocks along the transit lines (today's East 12<sup>th</sup> and East 14<sup>th</sup> streets, Foothill Boulevard, etc.) became commercial centers while the rest of the area was largely residential in character. A review of the 1903 Sanborn Insurance Maps depicts most blocks at least 75% built out with small homes near the front lot lines and large rear yards that shared a common lot line. Even today, there is a mix of late 19<sup>th</sup> and early 20<sup>th</sup> century residential house designs throughout the neighborhood.



**Figure 3.** 1878 map of Clinton and San Antonio townships. The streets were renamed to the current numerical convention when the area was annexed by Oakland in 1872. Note that today's 14<sup>th</sup> Avenue roughly follows a former creekbed. The project site is just beyond the top-center edge of this map (Thompson & West, 1878)

<sup>1</sup> Environmental Science Associates (ESA), *Oak to Ninth Avenue Project: Draft Environmental Impact Report*, prepared for the City of Oakland, State Clearinghouse No. 2004062013, IV.E-3 – IV.E-4.

<sup>2</sup> Beth Bagwell, *Oakland: The Story of a City*, Oakland Heritage Alliance, 2012, 36.

\*Recorded by: Becky Urbano, ESA

\*Date: February 2025

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*Redevelopment – Clinton Park Renewal Program*

Between 1935 and 1940, the federal government created maps for major metropolitan areas across the country to rate areas for their “residential security.”<sup>3</sup> These maps recorded statistics on who lived in the neighborhoods through classification of the “infiltration of” various groups such as, “Foreign-born,” “Negro,” and “Relief families.”<sup>4</sup> The project area, and indeed most of area east of Lake Merritt was marked as “Definitely Declining” and the description under “Detrimental Influences,” noted that there are “old houses and flats of run down appearance. Zoned for multi-unit houses. Older type flats prevail.”<sup>5</sup> This unflattering and racist system became the basis for limiting the availability of mortgages (commonly referred to as “redlining”) and for identifying areas for large-scale urban construction projects included in the mid-century period of urban renewal.

In 1955, the Clinton neighborhood was selected as Oakland’s first urban renewal zone and the effort was named the “Clinton Park Renewal Program.”<sup>6</sup> The efforts encompassed 78 blocks and highlighted construction of a new school and community center (Franklin School on 9<sup>th</sup> Avenue and the Franklin Community Center on 11<sup>th</sup> Avenue) as well as efforts to encourage “rejuvenation” of private residences, landscaping, and incentives for development.<sup>7</sup> However, it also included demolition of many single-family homes to make way for multi-family apartment complexes and commercial development.<sup>8,9</sup>

Development of the Subject Property

The project site faces 14<sup>th</sup> Avenue which historically served as a dividing line between two different street grids which were displaced approximately 30-degrees to each other. It roughly followed the original course of a former creek (Figure 3). As early as 1903, there was residential development on this block.<sup>10</sup> However, the half block facing 14<sup>th</sup> Avenue was devoid of development and faced a creek that was crossed by foot bridges located at each intersection (**Figure 4**). By the 1950s, the block was 75% built out with a gas station located at the corner of East 17<sup>th</sup> and 14<sup>th</sup> Avenue. The creek and footbridges were gone. The present building at 1711 14<sup>th</sup> Avenue was constructed in 1960, as part of the Safeway grocery store chain. The entire block, with the exception of the gas station, had already been cleared as part of the Clinton Park Renewal Project.<sup>11</sup> The store was designed by notable architecture firm Wurster, Bernardi & Emmons (WBE) who served as corporate designers for Safeway. The building represents the “Ranch” variation of Safeway stores that was built throughout California in the 1960s. By 1967 there were 20 Safeway stores in Oakland, but by 1971 at least four had been closed.<sup>12,13</sup>

Safeway operated at 1745 14<sup>th</sup> Avenue for 12 years. It is assumed that this location closed in 1972 when the address is noted in public auction advertisements for liquidation of “marketing equipment” at 1745 14<sup>th</sup> Avenue.<sup>14</sup> And by 1974, the location was used as a food distribution site for “The Peoples in Need food giveaway,” to satisfy the demands of the Symbionese Liberation Army as part of the kidnapping of newspaper heiress Patricia Hearst’s.<sup>15</sup>

The building was last sold in 1982 to the current owners.<sup>16</sup> Since at least 2011 it has been operated as a branch of East Bay Blue Print and Supply.

<sup>3</sup> *Mapping Inequality*, “Redlining in New Deal America,” accessed February 7, 2025.

<https://dsl.richmond.edu/panorama/redlining>.

<sup>4</sup> *Mapping Inequality*, “Oakland, California,” 1937, accessed February 7, 2025.

<https://dsl.richmond.edu/panorama/redlining/map/CA/Oakland/context#mapview=full&loc=13/37.8506/-122.1962>.

<sup>5</sup> *Mapping Inequality*, “Oakland, California,” 1937.

<sup>6</sup> “Urban Renewal Action Started by City Council,” *Oakland Tribune*, November 2, 1955, 1 and 3.

<sup>7</sup> Bill Stokes, “Citizens Sound Off on Plans for Urban Renewal,” *Oakland Tribune*, April 18, 1956, 7.

<sup>8</sup> Stokes, “New Homes Spur Urban Renewal,” *Oakland Tribune*, March 7, 1956, 1.

<sup>9</sup> “Urban Renewal Sparks New Apartment Project,” *Oakland Tribune*, October 31, 1956, 12.

<sup>10</sup> Sanborn Fire Insurance Company, “Oakland, California 1902-1903, Volume 2, Sheet 211,” 1903.

<sup>11</sup> “Safeway to Build New Supermart in Clinton Park Urban Renewal Area,” *Oakland Tribune*, April 3, 1960, 22.

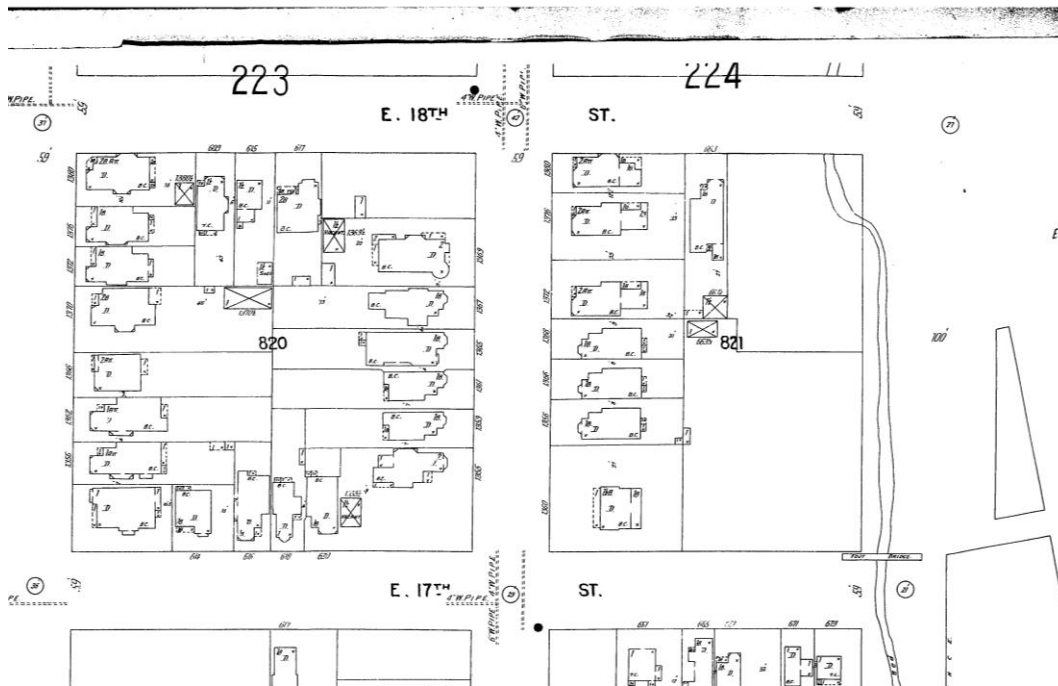
<sup>12</sup> Advertisement, *Oakland Tribune*, February 26, 1967.

<sup>13</sup> Advertisement, *Oakland Tribune*, July 14, 1971.

<sup>14</sup> Public Notices, *Oakland Tribune*, May 10, 1972.

<sup>15</sup> “A Smooth Giveaway of Food,” *Oakland Tribune*, February 28, 1974; Newspaper heiress Patricia Hearst was kidnapped in February 1974 by the Symbionese Liberation Army (SLA). Hearst later participated in bank robbery and illegal activities as part of the SLA. She was caught by the FBI in September 1975, along with other members of the group, and sentenced to seven years in prison. Her sentence was commuted by President Carter and she was pardoned by President Clinton. Federal Bureau of Investigation, “Patty Hearst Kidnapping,” *History*, accessed February 10, 2025. <https://www.fbi.gov/history/artifacts/patty-hearst-kidnapping>.

<sup>16</sup> Parcelquest.



**Figure 4.** 1903 Sanborn map showing a footbridge to cross the creek at 14<sup>th</sup> Avenue and East 17<sup>th</sup> Street. Similar bridges are noted at the intersections to the south. The project site is Block 821.

### Safeway

#### *Corporate History*<sup>17</sup>

The Safeway grocery store chain was started in American Falls, Idaho in 1915 when M.B. Skaggs purchased a grocery store from his father. By 1926, the Skaggs United Stores operated 428 stores in 10 states. It was then that M.B. Skaggs merged his business with the Safeway chain of stores who then operated over 300 stores, primarily in southern California. The combined company was incorporated as *Safeway, Inc.* and was the second largest chain of grocery stores in the United States. The company moved its headquarters to Oakland, California in 1929, to a city-block sized warehouse between 4<sup>th</sup> and 5<sup>th</sup>, and Jackson and Madison streets (demolished) in present-day Jack London Square. The block was given its own zip code, 94660.

The company moved its headquarters to Pleasanton, California in 1996 and in 2015 it became part of the Albertsons Companies. Today the company operates under 20 franchise names with stores in 35 states and Washington, D.C.

#### *Corporate Design Development*

Like many corporations, Safeway used design to unify its brand and image across its large portfolio of properties. The earliest stores constructed shortly after the Skaggs-Safeway merger in the 1920s and 1930s used decorative corner pilasters and Spanish tile.<sup>18</sup> In the post-World War II period the company began a huge expansion both geographically, and in the size of individual stores.<sup>19</sup> These new markets were not only larger, they had more departments, were open and light, and began to incorporate regional differences to blend in better with the neighborhoods. The efforts were largely led by the architecture firm of Wurster, Bernardi & Emmons (WBE).

<sup>17</sup> Unless otherwise noted, the history of Safeway is summarized from Safeway, *About Us*, accessed February 7, 2025. <https://www.safeway.com/about-us.html>.

<sup>18</sup> Andrew Turnbull, "Supermartifacts / The Artifacts of Safeway," *The Andrew Turnbull Network Presents*, accessed February 7, 2025. [The Artifacts of Safeway - Supermartifacts - The Andrew Turnbull Network](https://www.andrewturnbull.com/the-artifacts-of-safeway).

<sup>19</sup> Peter Albert Allen, Ph.D, *A Space for Living: Region and Nature in the Bay Area, 1939 – 1969*, Thesis, University of California, Berkeley, 2009, 183-185

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The collaboration with WBE began as early as 1954 and lasted through the mid-1960s.<sup>20</sup> It is during this period that the company pioneered the large supermarket as we know it today and many examples of WBE's Safeways from this period can still be found. In fact, the Safeway chain's use of notable design during this period has been the subject of academic study for its use of design to present a modern and appealing brand image – "The Safeway Corporation's evolving designs for the postwar supermarket demonstrate how one grocery store chain used modern architecture to promote an image of the modern corporation and then used regionalist architectural motifs to obscure the realities of large-scale food distribution."<sup>21</sup>

The most iconic design from this period is WBE's design for the "Marina" Safeway, so named because the first of this type opened in the Marina district of San Francisco in 1959. This store had a curved roof and a primary façade dominated by floor to roofline glass. The interior was large, open, and relatively free from bulky structural components. It echoed the optimistic and futuristic designs that were popular at the time but was executed with minimal applied decoration. The structure was the design.

At the same time, WBE also created the "Ranch" style store to fit in with the new subdivisions that were proliferating throughout the western United States in the post-World War II period.<sup>22</sup> These stores had a central, front-facing gable roof, deep overhangs, and ample glazing on the primary façade. The nod to popular ranch-style residential development was further enhanced through application of natural materials on secondary facades, with the choice of material echoing whatever materials were popular in a particular region. This could be wood screening panels or siding, or as is commonly found in the Bay Area, pebble walls.

The rapid expansion of Safeway in the 1950s and 1960s was met with a period of shrinking in the 1970s. When new stores were opened, the designs were boxier, with less glazing and more signage on both the primary façade and near the street. These designs are generally attributed to in-house design teams rather than outside collaborations.<sup>23</sup>

#### Wurster, Bernardi & Emmons

The architectural firm of Wurster, Bernardi, & Emmons (WBE) was formed in 1945 by William Wilson Wurster (1895 – 1973, Theodore Bernardi (1903 – 1900), and Donn Emmons (1910 – 1997). The following biographical sketch is from the Environmental Design Archives at the University of California at Berkeley where the firm's archive is held ([https://oac.cdlib.org/findaid/ark:/13030/tf8k40079x/entire\\_text/](https://oac.cdlib.org/findaid/ark:/13030/tf8k40079x/entire_text/)).

William Wilson Wurster, born in California in 1895, earned his degree in architecture from the University of California, Berkeley, in 1919. After obtaining his license in 1922, he worked briefly in firms in Sacramento and New York, then opened the firm William W. Wurster in 1924. He gained national recognition early in his career with an award-winning design for the Gregory farmhouse (Scotts Valley, 1927), and became the most well-known modernist architect in the Bay Area.

Wurster's work, primarily residential during this time, was widely exhibited and published. The Colby house (Berkeley, 1931) and Voss house (Big Sur, 1931) were included in exhibitions at the Museum of Modern Art, New York. At the same time, Wurster was developing friendships with landscape architects Lockwood deForest and Thomas Church. Though he worked with both men, his collaborative relationship with Church was particularly strong, and he designed a house for the landscape architect in 1931. During a 1937 trip to Europe, Wurster and Church met and befriended Finnish architect Alvar Aalto, who became an influence on both men's work.

In 1939, Wurster met the public housing and community planning expert Catherine Bauer, and the two were married the following year. At this point, the firm was involved in the design of numerous defense housing communities. Defense housing, administered initially by the Federal Works Agency and later by the National Housing Agency, was necessary to accommodate the manufacturing and production workers who had come to California to work in shipbuilding and aircraft industries. Often working with Church, Wurster completed defense housing projects that encompassed over 5,000 units in Vallejo alone.

In 1943, Wurster closed his firm so that he could study planning at Harvard. Both Yale and MIT invited him to teach, and by 1944 he had become Dean of Architecture at MIT, a post he held until 1950. Catherine

<sup>20</sup> These dates are based on a review of archive holdings at the Environmental Design Archives at the University of California, Berkeley. While not exhaustive, the archive provides a general sense of the timespan of the collaboration between WBE and Safeway Corporation.

<sup>21</sup> Allen, *A Space for Living*, 1.

<sup>22</sup> Turnbull.

<sup>23</sup> Turnbull.

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Bauer Wurster taught planning at Harvard University during the same period. In 1944, Wurster formed a partnership with former employee Theodore Bernardi, and with the addition of Donn Emmons, also a former employee, in 1945, the firm became Wurster, Bernardi, and Emmons (WBE). During his years at MIT, Wurster spent only vacations in San Francisco and Bernardi and Emmons effectively ran the firm.

Bernardi earned his architecture degree at University of California, Berkeley in 1924, and obtained his license in 1933 after completing post-graduate work. He joined Wurster's firm in 1934, and within a few years became one of two chief draftsmen. He spent two years in independent practice before accepting Wurster's offer of partnership. Between 1954 and 1971 he served as a lecturer in the Department of Architecture at U.C. Berkeley.

Emmons joined Wurster's firm in 1938. Educated at Cornell University and the University of Southern California, Emmons spent four years in various architectural firms in Los Angeles before moving north to work with Wurster. He spent four years as a draftsman in Wurster's office before joining the Naval Reserves during World War II. Upon his release in 1945, he joined Wurster and Bernardi as a partner in the firm.

Wurster returned to the Bay Area in 1950 to become Dean of Architecture at the University of California, Berkeley, a position he held until his retirement in 1963. In 1959 he brought the departments of architecture, landscape architecture, and city and regional planning together to become the College of Environmental Design. WBE incorporated in 1963 and continued to produce award-winning designs, receiving the American Institute of Architects' Architectural Firm Award in 1965. All three partners had been named Fellows of the AIA by this time, and Wurster was later honored with the AIA Gold Medal Award for lifetime achievement in 1969.

After Wurster's death in 1973, the two younger partners continued running the firm until the mid-1980s. As of 1999, WBE continues to exist without the original partners.

The firm and each of its founding principals are considered masters in the field of architecture.

### Regulatory Framework

#### *National Register of Historic Places*

A property is eligible for listing in the National Register of Historic Places (National Register) if it meets the National Register listing criteria at 36 CFR 60.4, as stated below:

The quality of significance in American history, architecture, archaeology, engineering, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association and that:

- A) Are associated with events that have made a significant contribution to the broad patterns of our history, or
- B) Are associated with the lives of persons significant in our past, or
- C) Embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction, or
- D) Have yielded, or may be likely to yield, information important in prehistory or history

#### *California Register of Historical Resources*

To be eligible for the California Register of Historical Resources (California Register) a historical resource must be significant under one or more of the following criteria:

- 1. Is associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage;
- 2. Is associated with the lives of persons important in our past;
- 3. Embodies the distinctive characteristics of a type, period, region, or method of construction, represents the work of an important creative individual, or possesses high artistic values; or
- 4. Has yielded, or may be likely to yield, information important to prehistory or history.

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*Oakland Cultural Heritage Survey*

In March 1994, the Oakland City Council adopted the Historic Preservation Element of the Oakland General Plan (amended July 21, 1998). The Historic Preservation Element sets out a graduated system of ratings and designations resulting from the Oakland Cultural Heritage Survey (OCHS) and Oakland Zoning Regulations. The OCHS is an ongoing survey process conducted by the City of Oakland. It uses a five-tier rating system for individual properties.

**A – Highest Importance** – These properties are of “exceptional historical or architectural value.” They are individually eligible for listing on the National Register.

**B – Major Importance** – These properties are of “major historical or architectural value, but less important than those rated A.” Buildings in this category are generally eligible for listing on the California Register and may be eligible for the National Register.<sup>24</sup>

**C – Secondary Importance** – These properties have “sufficient historical or visual/architectural value to warrant limited recognition but which do not appear individually eligible for the National Register.”

**D – Minor Importance** – Buildings with this ranking are “not individually distinctive but which are typical or represent examples of an important style, type, convention, or historical pattern.”

**E – Of No Particular Interest** – These properties meet the age criteria but are “visually undistinguished.”

**F/\* – Not Rated** – This designation was applied to buildings in the original survey area that were not age-eligible at the time of survey.

This letter rating is termed the “Individual Property Rating” of a building and is based on the following criteria:

**Visual Quality/Design:** Evaluation of exterior design, interior design, materials and construction, style or type, supporting elements, feelings of association, and importance of designer.

**History/Association:** Association of person or organization, the importance of any event, association with patterns of history, and the age of the building.

**Context:** Continuity and familiarity of the building within the city, neighborhood, or district.

**Integrity and Reversibility:** Evaluation of the building’s condition, its exterior and interior alterations, and any structural removals.

District status is indicated by numbers. “1” is applied to buildings in an Area of Primary Importance (API) or a National Register-eligible district. “2” is applied to buildings in an Area of Secondary Importance (ASI) or a district of local interest. “3” indicates a building that is not located in a district. Additional notations are applied to indicate whether the building contributes to the district (+), potentially contributes to the district (\*), or does not contribute to the district (-).

Areas of Primary Importance (API) are “historically or visually cohesive areas or property groups which usually contain a high proportion of individual properties with rankings of ‘C’ or higher and appear eligible for the National Register either as a district or as a historically-related complex. At least two-thirds of the properties in an API must be ‘contributors’ to the API. [...] Properties which do not contribute to the API because of alterations, but which could contribute if the alterations are at least partly reversed are ‘potential contributors’ to the API.” Only contributors count toward the two-thirds requirement.

Areas of Secondary Importance (ASI) are similar to APIs except both contributors and potential contributors count toward the two-thirds requirement and ASI do not appear eligible for the National Register.

### Significance Evaluation

The subject property at 3818 Goose Haven Road is evaluated below for potential historic significance according to National Register of Historic Places (National Register) Criteria A through D and California Register of Historical Resources (California

<sup>24</sup> The OCHS predates the California Register and listing on the California Register is not explicitly codified into the Oakland Preservation Element.

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Register) Criteria 1 through 4 and the Oakland Cultural Heritage Survey. For brevity, the National and California register evaluations are combined.

*Criteria A/1 – Events*

The building at 1711 14<sup>th</sup> Avenue is associated with urban renewal in Oakland and the proliferation of supermarkets during the post-World War II period. It's association with urban renewal in Oakland is not historically significant because it neither influenced future development in the area nor does it represent a historically significant adaptation of urban renewal policies to Oakland. It was one of a handful of commercial buildings that were constructed on blocks cleared of older, residential buildings that were deemed "blighted." It was the result of urban renewal policies rather than the impetus of change. Its association with the growth of supermarkets in the mid-twentieth century is also not historically significant. The store was one of at least 20 Safeway stores in Oakland and one of at least six constructed in the early 1960s in the Bay Area. It operated for only twelve years and is more representative of too rapid expansion and poor planning by Safeway executives than it is of a influential trend in food access or food retail in the 1960s. For these reasons, 1711 14<sup>th</sup> Avenue is recommended ineligible for listing on either the National or California register under Criterion A/1.

*Criteria B/2 – People*

Research did not uncover any associations between 1711 14<sup>th</sup> Avenue and persons of historical import. No individuals were identified as having achieved historical importance or having contributed significantly to historical themes related to commercial retail in the area. For these reasons, 1711 14<sup>th</sup> Avenue is recommended ineligible for listing on either the National or California register under Criterion B/2.

*Criteria C/3 – Design/Engineering*

The subject building represents the "Ranch" version of Safeway stores created by master architecture firm WBE. It is one of several standard designs the firm created for Safeway during its decade-plus relationship with the company. The building at 1711 14<sup>th</sup> Avenue is one of at least 11 Safeway stores in Oakland attributable to the firm, many of which are still extant. While it is representative of a known period in Safeway corporate design and that design is attributed to a master architectural firm, the building at 1711 14<sup>th</sup> Avenue does not appear to be especially notable for these associations. It is one of many Ranch-style stores constructed in Oakland and throughout the western United States. While the design is attributed to master architects, there is nothing specially unique or notable about this particular version of their design. Research does not support a direct relationship between WBE and construction of this particular Safeway store. As a common representation of corporate architecture, 1711 14<sup>th</sup> Avenue is recommended ineligible for listing on either the National or California register under Criterion C/3.

*Criteria D/4 – Information Potential*

While most often applied to archaeological districts and sites, Criterion D/4 can also apply to buildings, structures, and objects that contain important information. For these types of properties to be eligible under Criterion D/4, they themselves must be, or must have been, the principal source of the important information, and the information must be considered important. 1711 14<sup>th</sup> Avenue is representative of a Ranch-style, mid-century Safeway store and of the commercial grocery retail property type constructed after World War II. While it reflects the corporate designs developed by WBE for Safeway, there is no evidence to suggest that 1711 14<sup>th</sup> Avenue would yield significant information that would expand our current knowledge or theories of design, methods of construction, or other information that is not already known. As such, it is recommended ineligible for listing under Criterion D/4.

*OCHS*

Under Section 17.158.090 of the City of Oakland Planning Code (2005), for purposes of evaluating environmental impacts CEQA, a historical resource is a resource that meets any of the following criteria:

1. A resource listed in, or determined to be eligible for listing in, the California Register of Historical Resources (California Register);

As noted above, the building at 1711 14<sup>th</sup> Street is recommended ineligible for listing on both the National and California registers.

2. A resource included in Oakland's Local Register of historical resources, unless the preponderance of evidence demonstrates that it is not historically or culturally significant. As defined in General Plan Historic Preservation Element Policy 3.8, for purposes of environmental review under the California Environmental Quality Act, the following properties will constitute the City of Oakland's Local Register of Historic Resources:

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- a. All Designated Historic Properties [Landmarks, Heritage Properties, Study List Properties, Preservation Districts, and S-7 and S-20 Preservation Combining Zone Properties]; and
- b. Those Potential Designated Historic Properties that have an existing rating of "A" or "B" or are located within an Area of Primary Importance (API);

The building at 1711 14<sup>th</sup> Avenue is not currently listed as a Designated Historic Property, nor does it meet the criteria for consideration as an A- or B- rated building. It does not appear to be part of historic districts and it does not share a development history with the surrounding neighborhood which has been identified as the Clinton Neighborhood ASI. 1711 14<sup>th</sup> Avenue does not meet this criteria.

3. A resource identified as significant (e.g., rated 1–5) in a historical resource survey recorded on Department of Parks and Recreation Form (DPR) 523, unless the preponderance of evidence demonstrates that it is not historically or culturally significant;

This criteria references the State Historic Preservation Officer Status codes 1-5 which identify resources that are eligible for listing on the National, California or local registers. 1711 14<sup>th</sup> Avenue does not meet this criteria.

4. Any object, building, structure, site, area, place, record, or manuscript which the Oakland City Council determines to be historically significant or significant in the architectural, engineering, scientific, economic, agricultural, educational, social, political, military, or cultural annals of California, provided the determination is supported by substantial evidence in light of the whole record. Generally, a resource is considered "historically significant" if it meets the criteria for listing on the California Register CEQA Guidelines Section 15064.5; or

The City Council has not taken action to determine the building at 1711 14<sup>th</sup> Avenue is historically significant.

5. A resource that is determined by the City Council to be historically or culturally significant even though it does not meet the other four criteria listed here.

The City Council has not taken action to determine the building at 1711 14<sup>th</sup> Avenue is historically significant.

#### Summary

The building at 1711 14<sup>th</sup> Avenue is recommended ineligible for listing in the National and California registers under any criteria. Additionally, it is recommended ineligible for consideration as a local historic resource. While it is surrounded by the Clinton Neighborhood ASI, it does not appear to share a history with this ASI nor does it appear to contribute to this potential historic district. As such, the building does not qualify as a historical resource for the purposes of CEQA.

#### \*B12. References: (Continued from page 2)

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\*Resource Name or # 1745 14th Avenue

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