

Klein, Heather

From: Philip Dow <pdow@mindspring.com>
Sent: Wednesday, June 14, 2017 8:24 AM
To: Scott Gregory; Klein, Heather
Subject: Oak Knoll Mixed Use Community Plan Project
Attachments: Dow_PC_PLN15378_061417.pdf

Hi Scott and Heather,

Attached is a letter to the Planning Commission for the 6/21/17 meeting.

Thanks,

Philip Dow
510.427.4496

June 14, 2017

Philip Dow
3417 Oak Knoll Blvd.
Oakland, CA 94605

City of Oakland Planning Commission
City Hall, One Frank H. Ogawa Plaza
Oakland, CA 94619

Re: Oak Knoll Mixed-Use Community Plan Project PLN15378

Dear Planning Commissioners,

As a longstanding area resident and current chair of the Oak Knoll Neighborhood Improvement Association (www.oknia.org), I have had both the pleasure and frustration of being involved in the public aspect of the Naval Medical Center, Oakland, closure and subsequent development schemes.

Because of Councilmember Larry Reid's insistence, master developer SunCal has included citizens from the surrounding neighborhoods in formulation of its plans. The development plan before you reflects a tremendous amount of community involvement, and, in general, I support it. My neighborhood's primary concern is traffic; however, I will touch on a few additional points as well.

The SEIR has determined the traffic mitigations. The Southeast Oakland Area Traffic Fund impact fees will be approximately \$3-4M. However, it is unclear whether or when the mitigations would be installed. The final SEIR clings to the same evasive and ambiguous language in the draft SEIR, using traffic warrants that could forestall installation for decades. SunCal has publicly stated that they want to execute all the SEIR traffic mitigations during the build-out of the project, in exchange for a credit toward the traffic impact fees. This is the only way that my neighborhood will get these overdue improvements executed in a timely manner, and I encourage you to demand this exchange be reflected in the Development Agreement.

During the land conveyance process, the surrounding community identified open space with hiking trails, parks, and Rifle Range Creek restoration as public benefits. Once the land was sold to a private developer, the residents of the surrounding neighborhoods continued to lobby for these benefits, even though they would be privately funded. These features have been embedded in SunCal's plans. When SunCal returned to the property after the economic recession, they submitted a plan that had some significant changes. No longer was the knoll and adjoining oak woodland going to be developed. Fourteen acres of adjacent private property was going to be purchased, with ten acres added to the open space, bringing the total up to approximately eighty acres. What is

not clear is how public access is assured to these privately-owned amenities. Some legal mechanism—perhaps a deed of trust or a conservation easement—must be employed to guarantee public access to the trails and parks (and specified in the Development Agreement).

Many in the community have supported for decades the restoration of Club Knoll. However, it was always conditional on the understanding that public funds would be available for the project. With the dissolution of Redevelopment Districts, Club Knoll restoration would have had to be privately funded, and at a prohibitively expensive price. I ultimately found that a new, centrally located HOA clubhouse was a better use of the land and supported the demolition.

Since then, the preservation community has applied political pressure, and SunCal has proposed a compromise. The current plan calls for thirteen-thousand square feet (the original golf club) to be moved to the HOA clubhouse location and rebuilt to meet current seismic and building codes. To maintain a building of this size, the HOA would have to engage in some kind of economic activity to generate maintenance funds. Therefore, ten thousand square feet are being designated commercial, even though the building's new location is nowhere near the commercial/retail center. The latest staff report to the Landmarks Preservation Advisory Board states that one permitted use could be a full service restaurant. This means that the HOA would become engaged in a business activity with one of the highest failure rates in the nation, compounding this risky scheme. The Oakland Coliseum and Arena, designed by world-renowned Skidmore, Owings, and Merrill, has a provenance and emotional history that Club Knoll can only dream of. Yet, it will be torn down in the blink of an eye.

If SunCal stays the course with the Club Knoll move, so be it. However, if SunCal presents a plan to the City Council that includes demolition of Club Knoll, I will support this as well.

Sincerely,


Philip Dow

Klein, Heather

From: Robert Masciola <robert@masciola.com>
Sent: Monday, June 12, 2017 9:13 AM
To: Klein, Heather
Subject: Oak Knoll

Hi Heather - can you please let me know if any kind of economic impact report is available on the project. I have searched some but cannot locate anything. Thanks.

Robert

Sent from my iPad

Klein, Heather

From: Angie Tam <havefun1000@yahoo.com>
Sent: Wednesday, June 07, 2017 8:22 AM
To: Klein, Heather
Cc: Lee, Heather; Howard Dyckoff; Scott Gregory; Toler Heights; Andrea Fournier; Nedra Williams
Subject: Re: RE: Oak Knoll: General Plan conformity determination

Sorry> in Question 1. I did not ask the question. I meant to write:

Question 1. The "general plan conformity determination" you sent is for the 2006 conceptual plan / process which was not approved. How does the 2006 process apply to the 2016 process?

Sincerely
Angie Tam

On Wednesday, June 7, 2017, 8:14:16 AM PDT, Angie Tam <havefun1000@yahoo.com> wrote:

Hello Heather

Your conclusion that the present plan is consistent with the General Plan(1998) or the 2006 plan IS NOT supported by evidence in the record.

Fact: The 2006 plan STILL shows open space / Urban park in the southwestern area, residential on the northeastern area. In the present 2016 plan, the opposite occurs: southwestern area is residential and the northeastern area is open space.

Question 1: The "general plan conformity determination" you sent is for the 2006 conceptual plan / process. It does not apply to the present process of 2016.

The 2006 plan was not approved. Therefore the " Refinements to LUTE Landuse diagram with proposed boundary adjustments" was not approved by the City Council.

Fact: There is parcel to parcel specificity of the Maximum Capacity Plan in the 1998 General Plan shown in the FOST, {(Figure 3-1) Reuse map}, which is a document mentioned in Director Flynn's Report (Sept, 2016).

Question 2: Is the current General Plan Amendment reverting the Southwestern area back to Urban Park AND northeastern part back to residential, as in keeping with the General Plan of 1998?

Question 3: When will the 2017 General Plan Amendment be published for public reading?

TIA
Sincerely
Angie Tam
Toler Heights

On Friday, June 2, 2017, 4:27:52 PM PDT, Klein, Heather <HKlein@oaklandnet.com> wrote:

Angie,

The applicant has submitted a request for a General Plan amendment to clean up the Land Use Diagram. While the project is still consistent with the 2006 Plan and General Plan Conformity Memo, they and staff believe that it is important to clean up the Land use classifications to match the zoning as the project proceeds. We will not be doing a General Plan Conformity memo but will going straight to the Planning Commission with the General Plan amendment and then City Council.

You are correct that, per your subsequent email, that written comments and issues should be received by June 21st at 4:00 pm, "for challenging the decision in court". I'll try to make this change and e-mail out another notice today along with the Planning Commission agenda.

Finally, the Fire Prevention Bureau staff have reviewed the plans numerous times over the course of wo years. Specifically, we discussed the matter with the Fire Marshal and Assistant Fire Marshall. They do not approve the plan. They review it and provide comments/conditions which then get forwarded on to the decision to the City Council. These will be part of the staff report.

Best,

Heather

From: Angie Tam [mailto:havefun1000@yahoo.com]
Sent: Wednesday, May 24, 2017 10:08 AM
To: Klein, Heather <HKlein@oaklandnet.com>; Scott Gregory <sgregory@lamphier-gregory.com>
Cc: Howard Dyckoff <howarddy@gmail.com>; Nedra Williams <nedrat131@yahoo.com>; Toler Heights <tolerheightscouncil@gmail.com>; Andrea Fournier <drea3050@gmail.com>
Subject: Oak Knoll: General Plan conformity determination

Hello Heather

I hope to find you well.

Got your notice about moving Oak Knoll Planning Commission meeting from June 7th to June 21th, and the agenda changed from final EIR approval to " Land Entitlement".

When will the Director of Planning (or interim Directory of Planning) do a " General Plan Conformity Determination for present 2016 Oak Knoll Design (conceptual) Plan"?

TIA

Sincerely

Angie Tam

Toler Heights Neighborhood

510-562-9934

Klein, Heather

From: joe <19jd71@sbcglobal.net>
Sent: Sunday, June 04, 2017 4:06 PM
To: Klein, Heather; sgregory@lamphier-gregory.com
Subject: RE: Upcoming Planning Commission Hearing for Oak Knoll - Change of Public Hearing Date
Attachments: Oaknoll-Planning Commission 20170605.pdf

A few comments attached in advance of the meeting -- thanks
Sent from [Mail](#) for Windows 10

From: [Klein, Heather](#)
Sent: Friday, June 2, 2017 4:50 PM
To: [Klein, Heather](#)
Subject: RE: Upcoming Planning Commission Hearing for Oak Knoll - Change of Public Hearing Date

Dear Interested Parties:

The purpose of this email is to let you know that the Planning Commission agenda for the June 21, 2017 meeting is now available. Please see the attached link.

Also if you have comments, the deadline for submittal is June 21 at 4:00. Those comments need be sent to Scott Gregory.

Please don't hesitate to call or e-mail Scott Gregory or myself if you have any questions regarding this project. Scott Gregory can be reached at (510) 535-6671 or at sgregory@lamphier-gregory.com.

Best,

Heather Klein, Planner IV | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114 | Oakland, CA 94612 | Phone: (510)238-3659 | Fax: (510) 238-6538 | Email: hklein@oaklandnet.com | Website: www.oaklandnet.com/planning

From: Klein, Heather
Sent: Thursday, May 18, 2017 1:30 PM
To: Klein, Heather <HKlein@oaklandnet.com>
Subject: Upcoming Planning Commission Hearing for Oak Knoll - Change of Public Hearing Date

Dear Interested Parties:

The purpose of this email is to let you know that the City has **changed the date of the Oakland City Planning Commission public hearing** to consider the Oak Knoll project.

The **new** date and time for the Planning Commission hearing is:

June 21, 2017, at 6:00 p.m. in City Council Chambers, City Hall, 1 Frank H. Ogawa Plaza.

I'm sorry for the confusion and change of plans. We will be sending out revised mailings and notices later this week.

Please don't hesitate to call or e-mail Scott Gregory or myself if you have any questions regarding this project. Scott Gregory can be reached at (510) 535-6671 or at sgregory@lamphier-gregory.com.

Best Regards,

Heather Klein, Planner IV | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114 | Oakland, CA 94612 | Phone: (510)238-3659 | Fax: (510) 238-6538 | Email: hklein@oaklandnet.com | Website: www.oaklandnet.com/planning

From: Klein, Heather

Sent: Friday, April 21, 2017 4:54 PM

Subject: ADVANCED NOTICE - Upcoming Release of the Response to Comments and Final Supplemental EIR for Oak Knoll

Dear Interested Parties,

The purpose of this e-mail is to provide you with **advance notice** that the City is completing preparation of a Response to Comments/Final Supplemental EIR for the Oak Knoll Mixed Use Community Plan Project. Attached is the Notice of Availability and Release of the Draft Supplemental EIR.

Starting on Thursday, April 27, 2017 after noon, copies of the Response to Comments/Final Supplemental EIR will be available to the public. In addition, the Response to Comments/Final EIR may also be reviewed at the following website: <http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157> This is item 30.

Two public hearings have been scheduled to discuss the Planning entitlements of the project and the Response to Comments/Final EIR. In addition, this project will also be heard at subsequent City Council meetings to be scheduled.

Public Hearing on the Response to Comments/Final EIR document and the Project:

1. The Oakland Landmarks Preservation Advisory Board will conduct a public hearing on the historic resources aspect of the project on May 8, 2017 at 6:00 p.m. in City Council Chambers, City Hall, 1 Frank H. Ogawa Plaza;
2. ~~The Oakland City Planning Commission will conduct a public hearing on June 7, 2017, at 6:00 p.m. in in City Council Chambers, City Hall, 1 Frank H. Ogawa Plaza to consider certification of the Final EIR and project approvals and recommendations to City Council.~~

Please don't hesitate to call or e-mail Scott Gregory or myself if you have any questions regarding this project. Scott Gregory can be reached at (510) 535-6671 or at sgregory@lamphier-gregory.com.

Best Regards,

Heather Klein, Planner IV | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114 | Oakland, CA 94612 | Phone: (510)238-3659 | Fax: (510) 238-6538 | Email: hklein@oaklandnet.com | Website: www.oaklandnet.com/planning



Virus-free. www.avast.com

Dated: June 5, 2017
From: Joe Brown
3978 Sequoyah Rd Oakland Ca 94605 – 415-310-918

Thanks for the opportunity to comment – first I want to acknowledge that you have an incredible task before you considering this is only one of many projects you see during the year and this project alone has generated over a thousand pages of documentation – so will try and keep this brief. I appreciate the work of staff in giving proper notice and packaging material ahead of the many government meetings. While I have read most of it I can't say I'm an expert and with a project like this I am not sure there is - so whatever recommendations the Planning Commission makes to the City Council will obviously not please everyone and perhaps not even a majority of constituents who might be ultimately affected by the project including the developer.

Second, I want the Planning Commission to know that some of the surrounding neighborhood associations' comments are only the views of a few and do not represent the large number of residents they are supposedly representing. While I am not contesting the size of their membership I am contesting that the membership officers that sign their opinion letters do not always or necessarily represent the collective views of the individual residents in the area even though their memberships maybe quite large. So I trust you will not weight the views of associations more than those of individual residents.

Similarly while its laudable that the developer has held numerous public meetings with the community these meetings are often more marketing oriented from the developers point of view and not an open forum where issues have been objectively presented and debated. Additionally, please consider the following as you make your recommendations.

Traffic issues – let's not get boxed in. A number of the traffic concerns that precede this development will be exacerbated if the development proceeds. This is no fault of the developer necessarily but a matter of circumstance that needs to be addressed prior to development. Plans with funding and timetables for completion agreed to by CalTrans and the City should be executed to address specific areas of concern such as but not limited to the Golf Links access to the Zoo and Mountain Blvd from both the East and West bound directions. Also due to the recent opening of the elevated gondola ride and restaurant at the Zoo a refreshed traffic study is warranted.

Reduce the housing density – let's reduce the environmental impact. Alternatives that reduce the housing component in the draft SEIR should be considered in view of the numerous environmental concerns noted. Alternatives A, B and C in the Draft SEIR study reduced density alternatives to the project and these should be considered.

Rehabilitate and retain the Club Knoll facility as a Public Library – let's restore not cutup and relocate pieces of this historic site. Consider rehabilitating the facility for use as a City of Oakland public library. This historic and impressive landmark which serves as a signpost for the OakKoll - Sequoyah neighborhood could memorialize exhibits of the former Oak Knoll Naval facility and include a community police substation.

Provide for financial guarantees to ensure smooth completion of the project. - while for some of us the great recession is maybe a distant memory for those who reside in the area we saw the property abandoned by the developer and its financial partner and left to vandals. Only within the last 18 months has the developer found competent security for its site and only after repeated complaints by neighbors. It's only prudent that the City require and that the developer willingly provide adequate financial guarantees to ensure the project if approved gets completed in an orderly fashion.

Klein, Heather

From: Damonte, Giacomo
Sent: Wednesday, May 24, 2017 10:35 AM
To: Klein, Heather; Kari Dupler
Subject: FW: Hello My name is Nathaniel Euclid I contest Tree Removal PermitT1500124

Would either of you care to respond to this citizen regarding the Oak Knoll tree removals?

Thank you,

Giacomo

From: Nathaniel Euclid [mailto:loekanle@gmail.com]
Sent: Tuesday, May 23, 2017 2:44 PM
To: TreeServices <TreeServices@oaklandnet.com>
Subject: Hello My name is Nathaniel Euclid I contest Tree Removal PermitT1500124

Hello My name is Nathaniel Euclid

I believe The Removal of 3600 trees can be an a great economic mistake as well as a natural-causes-and-effects-of-deforestation disaster to ever happen to oakland. I am wholeheartedly against the application for a tree removal permit at mountain blvd and would like to know the steps to block such a move

if you can please contact me
at 510-927-0573

Nathaniel Euclid

Klein, Heather

From: Merkamp, Robert
Sent: Friday, May 19, 2017 9:54 AM
To: Klein, Heather
Subject: FW: Oak Knoll Project

For the record

Robert D. Merkamp, Development Planning Manager | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2214 | Oakland, CA 94612 | Phone: [\(510\) 238-6283](tel:5102386283) | Fax: [\(510\) 238-4730](tel:5102384730) | Email: rmerkamp@oaklandnet.com | Website: www.oaklandnet.com/planning

From: Kim Varner [<mailto:KVarner@fallschurchva.gov>]
Sent: Friday, May 19, 2017 8:53 AM
To: Merkamp, Robert
Cc: kdvarner@aol.com
Subject: RE: Oak Knoll Project

Robert,

Thank you for the suggestion. If the meeting is videotaped, please disregard my request to send me the minutes, I will watch the video. I appreciate your taking the time to respond. I am in the preparation stage of relocating back home to Oakland. Oak Knoll caught my attention as an interesting and exciting place to reside at.

Kim Varner
Development Services Inspector
Department of Development Services
City of Falls Church
703-248-5488 (TTY 711)

The City of Falls Church is committed to the letter and to the spirit of the Americans with Disabilities Act. To request a reasonable accommodation for any disability, call 703-248-5080 (TTY 711).

From: Merkamp, Robert [<mailto:RMerkamp@oaklandnet.com>]
Sent: Friday, May 19, 2017 11:18 AM
To: Kim Varner
Subject: Re: Oak Knoll Project

Kim,

I'll forward your name to my support staff who works on the minutes but be advised A) we're generally not set up to track these requests but we'll do our best B) minutes are unlikely to be available for several weeks at earliest as they're not published until voted on and C) minutes are typically done in "action style" due to workload and volume so the details, beyond who spoke and what the outcome was, will be lacking. You might simply want to refer to the video that is usually posted on the Planning Commission webpage within a day or two of the meeting to see what happened.

Thanks,
Robert

Sent from my iPhone

On May 19, 2017, at 5:24 AM, Kim Varner <KVarner@fallschurchva.gov> wrote:

Mr. Merkamp,

Thank you for the notification of the upcoming Planning Commission to discuss the Oak Knoll Project. I will not be able to attend, but do request to receive if possible, electronically the minutes from this meeting.

Thank you.

Kim Varner

Development Services Inspector

Department of Development Services

City of Falls Church

703-248-5488 (TTY 711)

The City of Falls Church is committed to the letter and to the spirit of the Americans with Disabilities Act. To request a reasonable accommodation for any disability, call 703-248-5080 (TTY 711).

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Klein, Heather

From: Tim Little <threeoars@me.com>
Sent: Saturday, May 06, 2017 6:42 PM
To: Klein, Heather
Subject: Re: ADVANCED NOTICE - Upcoming Release of the Response to Comments and Final Supplemental EIR for Oak Knoll

Dear Ms. Klein: Thank you for sending this along. Im very impressed with the detail given to all of this and with most of interest, The Club Knoll relocation. Im very impressed by the attention to every detail including it's siting and how it will sit on the topography. The full and detailed plans for its deconstruction, sorting, cataloging and preparing for the move. This makes me proud to be an Oaklander and see that we really do care about our architectural heritage. I am a past president of Keep Oakland Beautiful having served 6 years on that board, I got a real taste for the resolve of the people of Oakland. Im so excited by this project, something that Oakland has needed for a long time on this scale and to include so many peoples and Oakland jobs. Thumbs up here! Thanks for sending all of this out. Sincerely: Tim Little

On May 5, 2017, at 4:47 PM, Klein, Heather <HKlein@oaklandnet.com> wrote:

Dear Interested Parties,

The purpose of this email is let you know that the Staff Report for the Landmarks Board in now available.

See the link below.

<http://www2.oaklandnet.com/oakca1/groups/ceda/documents/agenda/oak063853.pdf>

Please don't hesitate to call or e-mail Scott Gregory or myself if you have any questions regarding this project. Scott Gregory can be reached at (510) 535-6671 or at sgregory@lamphier-gregory.com.

Heather Klein, Planner IV | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114
| Oakland, CA 94612 | Phone: (510)238-3659 | Fax: (510) 238-6538 | Email: hklein@oaklandnet.com |
Website: www.oaklandnet.com/planning

From: Klein, Heather
Sent: Thursday, April 27, 2017 11:02 AM
To: Klein, Heather
Subject: RE: ADVANCED NOTICE - Upcoming Release of the Response to Comments and Final Supplemental EIR for Oak Knoll

Dear Interested Parties,

The City has published the Response to Comments/Final Supplemental EIR for the Oak Knoll Mixed Use Community Plan Project. Hard or CD copies are ready to be picked up at the Zoning Permit Counter at 250 Frank H. Ogawa Plaza.

Digital versions are available via the following links.

<http://www2.oaklandnet.com/government/o/PBN/OurOrganization/PlanningZoning/OAK052335>

<http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157> (item 30)

Public hearings on the project have been scheduled and are indicated below. Please don't hesitate to call or e-mail Scott Gregory or myself if you have any questions regarding this project. Scott Gregory can be reached at (510) 535-6671 or at sgregory@lamphier-gregory.com.

Heather Klein, Planner IV | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114
| Oakland, CA 94612 | Phone: (510)238-3659 | Fax: (510) 238-6538 | Email: hklein@oaklandnet.com |
Website: www.oaklandnet.com/planning

From: Klein, Heather

Sent: Friday, April 21, 2017 4:54 PM

Subject: ADVANCED NOTICE - Upcoming Release of the Response to Comments and Final Supplemental EIR for Oak Knoll

Dear Interested Parties,

The purpose of this e-mail is to provide you with **advance notice** that the City is completing preparation of a Response to Comments/Final Supplemental EIR for the Oak Knoll Mixed Use Community Plan Project. Attached is the Notice of Availability and Release of the Draft Supplemental EIR.

Starting on Thursday, April 27, 2017 after noon, copies of the Response to Comments/Final Supplemental EIR will be available to the public. In addition, the Response to Comments/Final EIR may also be reviewed at the following website:<http://www2.oaklandnet.com/government/o/PBN/OurServices/Application/DOWD009157> This is item 30.

Two public hearings have been scheduled to discuss the Planning entitlements of the project and the Response to Comments/Final EIR. In addition, this project will also be heard at subsequent City Council meetings to be scheduled.

Public Hearing on the Response to Comments/Final EIR document and the Project:

1. The Oakland Landmarks Preservation Advisory Board will conduct a public hearing on the historic resources aspect of the project on May 8, 2017 at 6:00 p.m. in City Council Chambers, City Hall, 1 Frank H. Ogawa Plaza;
2. The Oakland City Planning Commission will conduct a public hearing on June 7, 2017, at 6:00 p.m. in in City Council Chambers, City Hall, 1 Frank H. Ogawa Plaza to consider certification of the Final EIR and project approvals and recommendations to City Council.

Please don't hesitate to call or e-mail Scott Gregory or myself if you have any questions regarding this project. Scott Gregory can be reached at (510) 535-6671 or at sgregory@lamphier-gregory.com.

Best Regards,

Heather Klein, Planner IV | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114
| Oakland, CA 94612 | Phone: (510)238-3659 | Fax: (510) 238-6538 | Email: hklein@oaklandnet.com |
Website: www.oaklandnet.com/planning

Klein, Heather

From: Angie Tam <havefun1000@yahoo.com>
Sent: Wednesday, May 03, 2017 9:59 AM
To: Klein, Heather
Cc: Nedra Williams; Howard Dyckoff; Toler Heights; Andrea Fournier; Scott Gregory
Subject: Re: Oak Knoll General Plan Conformity Documents

Hello Heather

I maintain that the present Oak Knoll Design plan does not conform with the General Plan even after reading what you send me. The changes were done without disclosure to the public.

There are two places:

one on the southwestern part of the plan should be open space / park recreation. (roughly in front of Club Knoll, to Mountain Blvd, closest to Toler Heights neighborhood). See Exhibit 1 in DOC042817.pdf.

The denied appeal (DOC042817.pdf): the area on the northeastern part of the plan should not be open space (The Reuse plan authority knew about it back in the 1990s and denied it also)

To start, I think the EIR needs to be amended and recirculated...and equity is involved in General Plan changes.

Sincerely
Angie Tam

On Friday, April 28, 2017, 12:25:48 PM PDT, Klein, Heather <HKlein@oaklandnet.com> wrote:

Angie,

As discussed please find the Notice of Determinations regarding the Oak Knoll General Plan conformity for the 2006 Plan as well as the notice of the appeal. I can't find the decision letter right now from the Planning Commission hearing in March of 2007 but the appeal was denied by the Planning Commission and the Determination stood.

Best,

Oak Knoll : PLN 15378

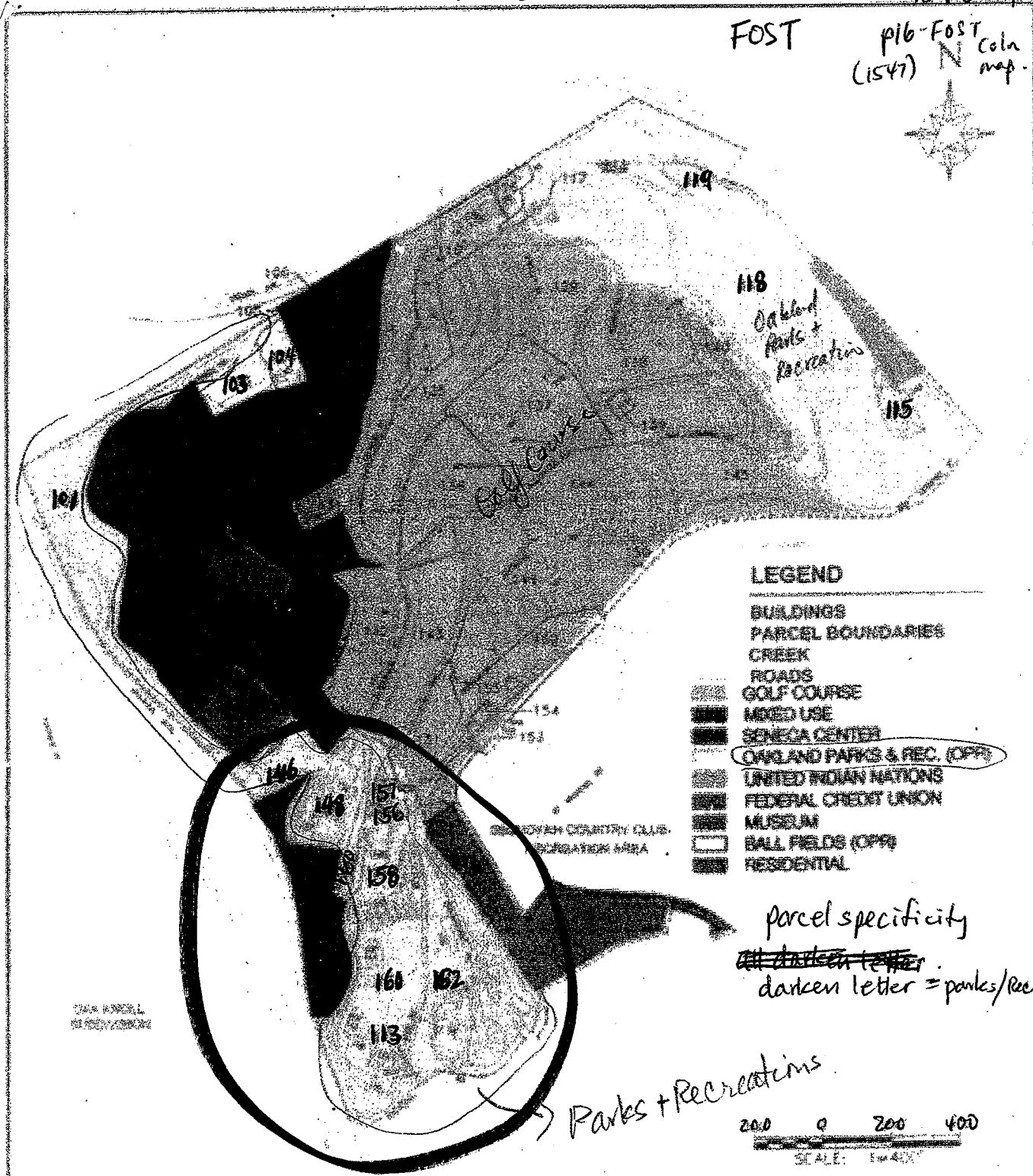
June 7, 2017

Dear Planning Commissioners
Summary:

- 1) All plan. before the present 2016 plan showed Urban Park on the southwestern side, most accessible to residents below 1580 on the south side
- 2) Present 2016 plan ^{→ in my opinion} is not in conformity with the General Plan (1998 Reuse Plan) at the southwestern side and (northeastern side, will explain in future communication)
- 3) The 1998 Reuse plan is the General plan by ordinance and resolution.
- 4) Present 2016 plan has houses on the southwestern side

Sincerely
Cep H. L.
Angie Tam
Toler Height.

FOST
P16-FOST
(1547) Coln
map.



LEGEND

- BUILDINGS
- PARCEL BOUNDARIES
- CREEK
- ROADS
- GOLF COURSE
- MIXED USE
- SENEGA CENTER
- OAKLAND PARKS & REC. (OPR)
- UNITED INDIAN NATIONS
- FEDERAL CREDIT UNION
- MUSEUM
- BALL FIELDS (OPR)
- RESIDENTIAL

Parcel specificity
~~darken letter~~
darken letter = parks/recreation

Parks + Recreations

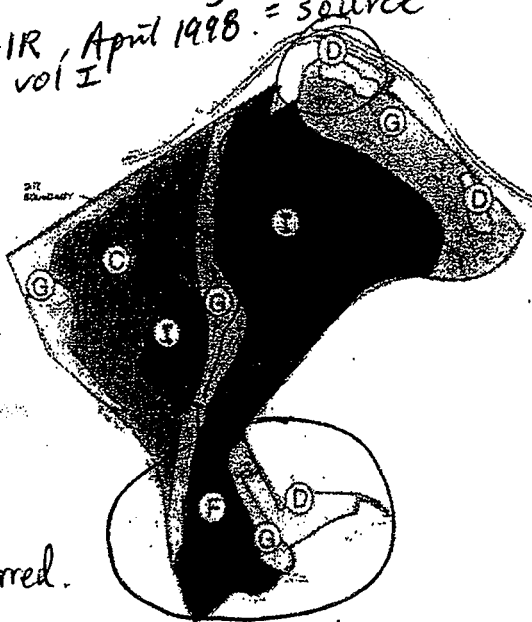
200 0 200 400
SCALE: 1"=400'

FIGURE 3-1
REUSE MAP

NAVAL MEDICAL CENTER
OAKLAND, CALIFORNIA

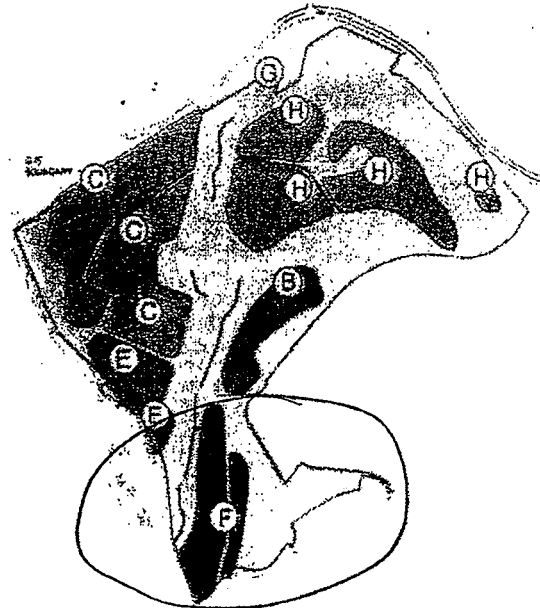
E1

F = parks/recreation
 the only consistent element in all 4 alternatives
 EIR, April 1998. = source
 vol I

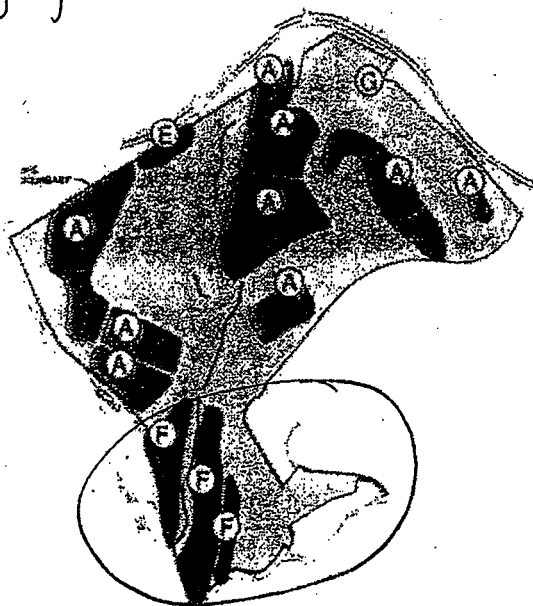


preferred
 by
 FAST
 (Naval)

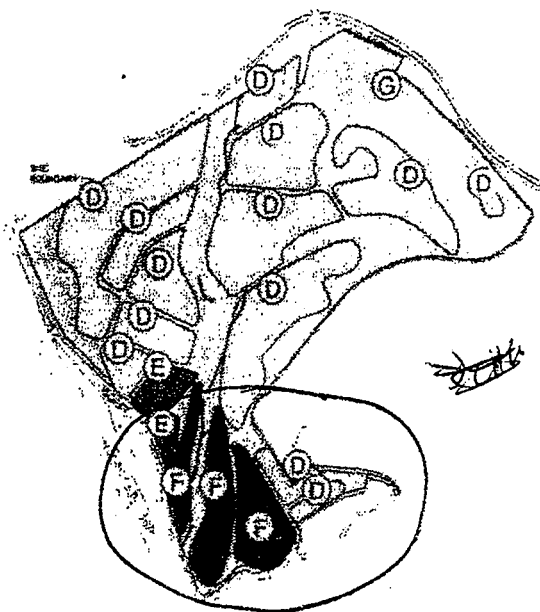
Maximum Capacity Alternative



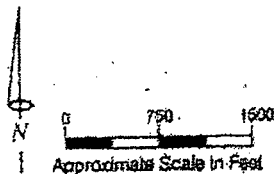
Mixed Use Village Alternative



Single Use Campus Alternative



Residential Alternative



E2

In this figure, the variation in land use configurations of the four community reuse alternatives can be compared at a glance.

Legend:



Educational



Cultural Meeting



Mixed Use



Housing



Retail



Active Recreation



Open Space



Office/Research



Residential/Golf Course

Comparison of
 Reuse Alternatives

Naval Medical
 Center Oakland

Resolution 74129, incorporated Reuse Plan as part of
General Plan " p4

INTRODUCED BY COUNCIL MEMBER _____

APPROVED AS TO FORM AND LEGALITY


CITY ATTORNEY

ORDINANCE NO. 12065 C.M.S.

**AN ORDINANCE APPROVING AND ADOPTING THE REDEVELOPMENT PLAN FOR THE
OAK KNOLL REDEVELOPMENT PROJECT**

WHEREAS, the City Council (the "Council") has received from the Redevelopment Agency of the City of Oakland (the "Agency") the proposed Redevelopment Plan (the "Redevelopment Plan") for the Oak Knoll Redevelopment Project (the "Project"), as approved by the Agency, a copy of which is on file at the office of the Agency at 250 Frank H. Ogawa Plaza, 5th Floor, Oakland, California, and at the office of the City Clerk, City Hall, Frank H. Ogawa Plaza, Oakland, California, together with the Report of the Agency (prepared in accordance with the requirements of Section 33352 of the Health and Safety Code and hereafter referred to as the "Report to Council"), including: the reasons for the selection of the Project Area; a description of the physical and economic conditions existing in the Project Area; an implementation plan; the proposed method of financing the redevelopment of the Project Area; rules for the relocation of property owners and tenants who may be temporarily or permanently displaced from the Project Area; an analysis of the Preliminary Plan; a summary of consultations with residents and community organizations surrounding the Project Area; and the report of the County Fiscal Officer and the Agency's analysis thereof; and

WHEREAS, the Oak Knoll Redevelopment Project Area is the former Naval Medical Center Oakland, a former military base which was designated for closure by the federal Base Closure Commission and for which the Redevelopment Plan is being adopted pursuant to special provisions of the California Community Redevelopment Law for military base closures (see Sections 33492 through 33492.20 of the Health and Safety Code); and

WHEREAS, the primary purpose of the Redevelopment Plan is to implement the Final Reuse Plan to be adopted by the Oakland Base Reuse Authority, a joint powers authority created by the City of Oakland, the County of Alameda, and the Agency under which the Agency has been the entity designated with the responsibility for implementing the Final Reuse Plan; and

WHEREAS, this Ordinance conforms with the requirements of CEQA, the State CEQA Guidelines and the City of Oakland Environmental Review Regulations, and the Planning Commission of the City of Oakland certified an environmental impact statement/report ("EIS/EIR") for the proposed Final Reuse Plan on June 17, 1998 and recommended the City Council and Agency adopt a Statement of Overriding Considerations, a Mitigation Monitoring Program, and make all other environmental findings for the proposed Final Reuse Plan; and

WHEREAS, the Council and the Agency held a joint public hearing on June 30, 1998, on adoption of the Redevelopment Plan; and

**Reuse Plan¹ is the general
plan**

E3a

- b. The Redevelopment Plan will redevelop the Project Area in conformity with the Community Redevelopment Law and in the interests of the public peace, health, safety and welfare. This finding is based upon the fact that redevelopment of the Project Area will implement the objectives of the Community Redevelopment Law by aiding in the elimination and correction of the conditions of blight, providing for planning, development, redesign, clearance, reconstruction or rehabilitation of properties which need improvement and providing for higher economic utilization of potentially useful land.
- c. The adoption and carrying out of the Redevelopment Plan is economically sound and feasible. This finding is based on the fact that under the Redevelopment Plan the Agency will be authorized to seek and utilize a variety of potential financing resources, including tax increments; that the nature and timing of public redevelopment assistance will depend on the amount and availability of such financing resources, including tax increments generated by new investment in the Project Area; and that under the Redevelopment Plan no public redevelopment activity will be undertaken unless the Agency can demonstrate that it has adequate revenue to finance the activity.
- d. The Redevelopment Plan conforms to the General Plan of the City of Oakland. This finding is based on the City Council's recent amendment of the General Plan of the City of Oakland on March 24, 1998, Resolution No. 74129 which, among other things, incorporated the Reuse Plan as part of the General Plan for the proposed Project Area.
- e. The carrying out of the Redevelopment Plan will promote the public peace, health, safety and welfare of the City of Oakland and will effectuate the purposes and policy of the Community Redevelopment Law. This finding is based on the fact that redevelopment will benefit the Project Area by correcting conditions of blight and by coordinating public and private actions to stimulate development and improve the economic, social and physical conditions of the Project Area.
- f. The condemnation of real property, as provided for in the Plan, is necessary to the execution of the Plan, and adequate provisions have been made for payment for property to be acquired as provided by law. This finding is based upon the need to ensure that the provisions of the Plan will be carried out and to prevent the recurrence of blight.
- g. The Agency has a feasible method and plan for the relocation of families and persons who might be displaced, temporarily or permanently, from housing facilities in the Project Area. This finding is based on the fact that there are no housing facilities in the Project Area that are occupied by families or persons.
- h. There are, or are being provided, within the Project Area or within other areas not generally less desirable with regard to public utilities and public and commercial facilities and at rents or prices within the financial means of the families and persons who might be displaced from the Project Area, decent, safe and sanitary dwellings equal in number to the number of and available to such displaced families and persons and reasonably accessible to their places of employment. This finding is based upon the fact that no person or family will be required to move from any

Reuse Plan
is part of
General plan



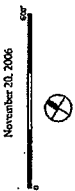
E3b

**EXHIBIT 2
PREFERRED
CONCEPT PLAN**

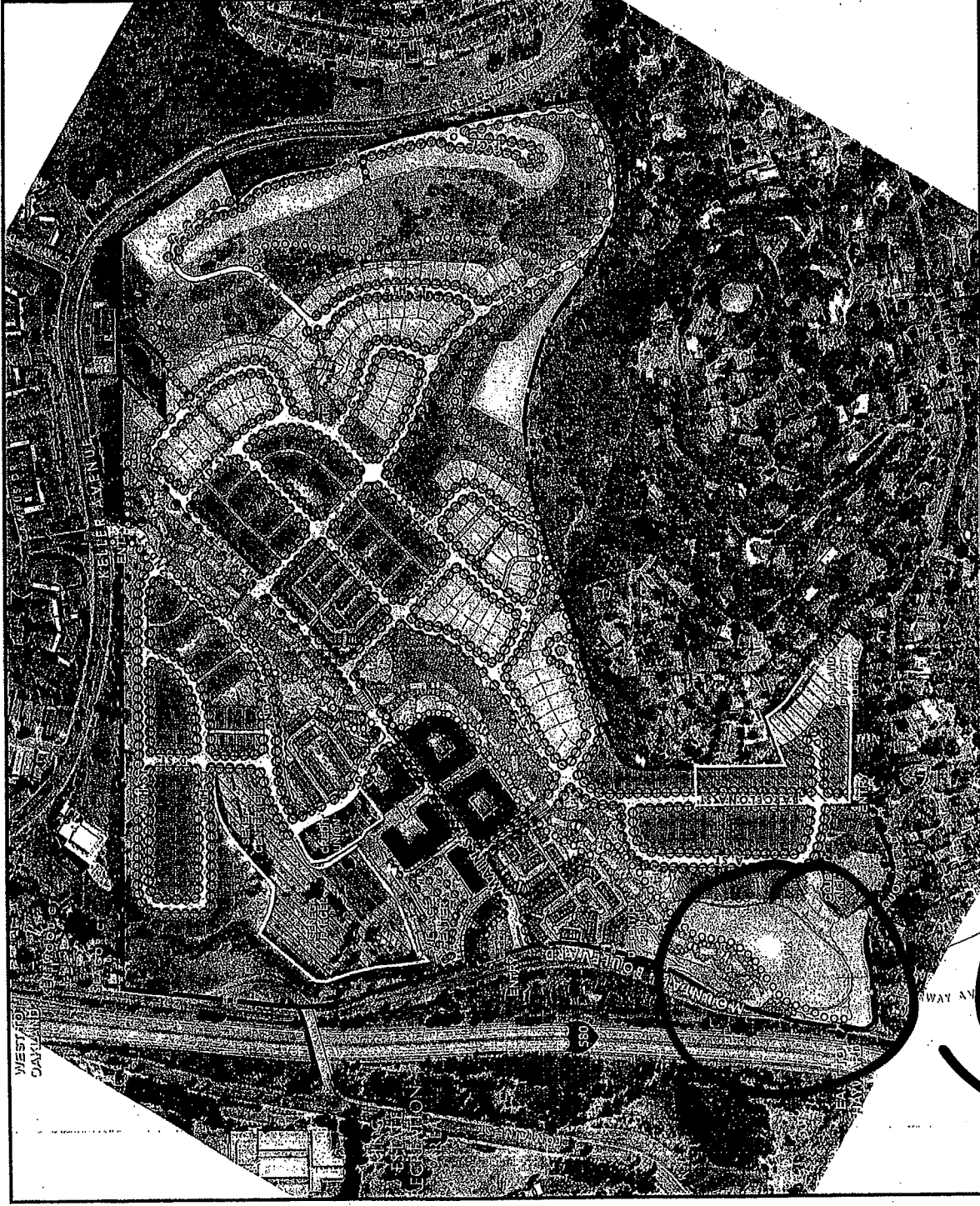
LEGEND

- o o o o o o Trails
- █ Retail
- █ Mixed Use Residential Over Retail (Affordable)
- █ Apartments (Affordable)
- █ Apartments (Senior)
- █ Live Work Townhomes
- █ Standard Townhomes
- █ Small Lots Single Family
- █ Traditional Single Family Lots
- █ Civic
- █ Parks
- █ Open Space

**OAK KNOLL
COMMUNITY PLAN**
Oakland, California
November 20, 2006



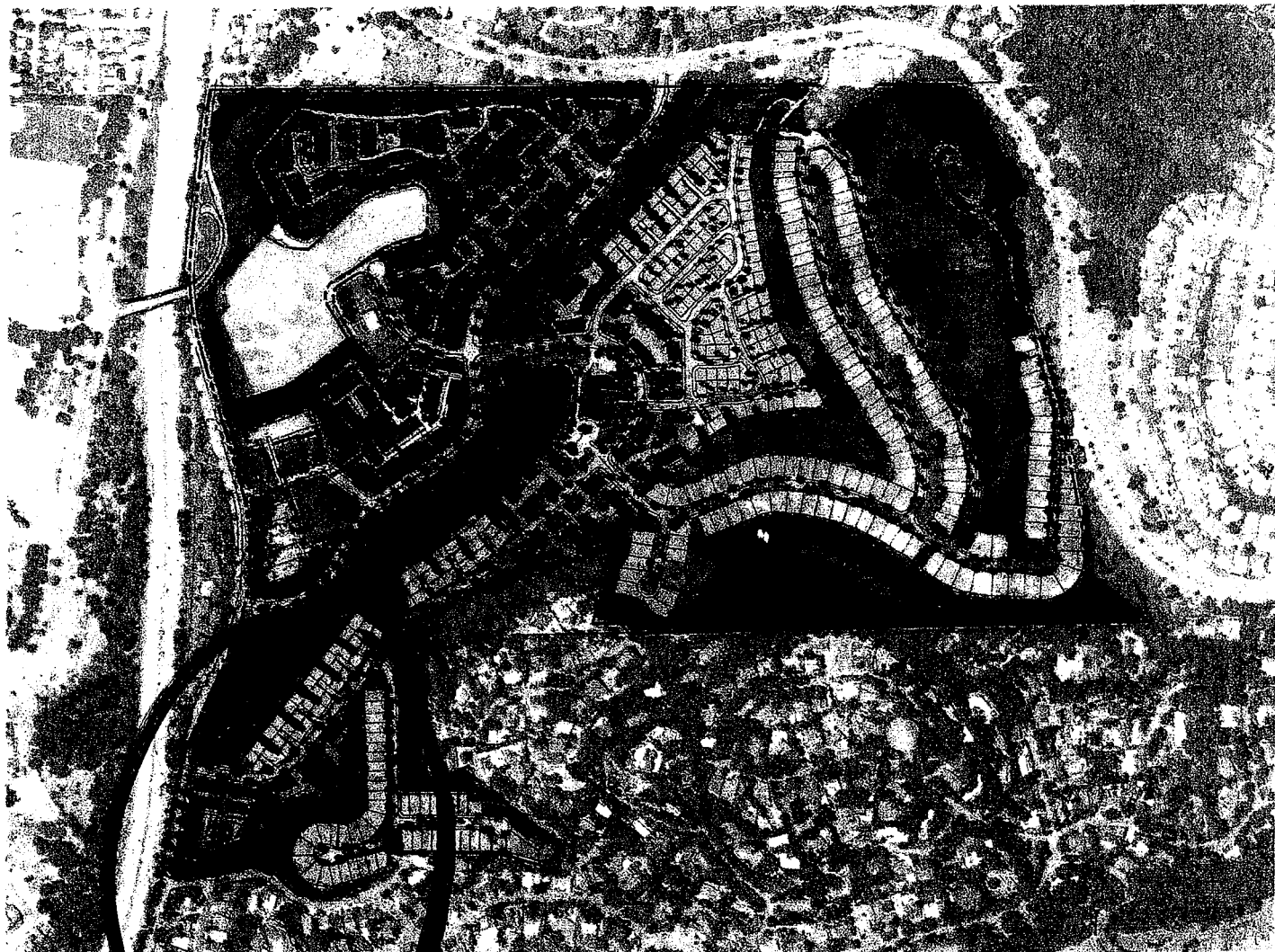
ASSOCIATES
URBAN DESIGNERS ARCHITECTS



No houses
says PARK

E4

2016 plan OAK KNOLL



Oak Knoll Planned Features

→ Houses

- 187-acre property in the Oakland Hills offering views of San Francisco and surrounding area
- 935 homes in a master-planned community with a diversity of housing types -- single family homes, town homes and estate homes
- 72,000 square feet of commercial retail uses in a lifestyle center. The center will provide retail specialty shops and restaurants, as well as serve the daily needs of residents
- 76 acres of public parks and open space; a network of publicly accessible trails
- Creek running through the property will be restored to a natural condition; 16 surrounding acres will be rehabilitated. New shaded walkways, cycling and running paths will flank the creek
- New community center that will be available for events for residents as well as the general public. Studying ways to possibly save and reuse Club Knoll.
- Monument honoring military personnel who served or were treated at the Naval Hospital

E5