

# Landmarks Preservation Advisory Board

# STAFF REPORT

Case File Number ER15-004

November 14, 2016

<b>Project Name and Location:</b>	<b>Oak Knoll Mixed Use Community Plan Project</b> , located on the former Oak Knoll Naval Medical Center Property at 8750 Mountain Boulevard, bounded by Keller Avenue and Mountain Boulevard. APNs: 043A-4675-003-21, 043A-4712-001 (portion), 043A-4675-003-19, 043A-4675-003-16, 043A4678-003-17 {roadway easement), 043A-4675-003- 30 (roadway easement) 048-6865-002-01, and 043A-4675-74-01.
<b>Proposal:</b>	Master Planned community on approximately 188 acres consisting of 935 residences, 72,000 square feet of neighborhood commercial, 14,000 square feet of civic use (relocated historic Club Knoll building as a community center), open space, creek restoration and trails.
<b>Applicant/Owner:</b>	Oak Knoll Venture Acquisitions LLC, c/o Suncal, Sam Veltri (949) 777-4000
<b>Planning Permits Required:</b>	Rezoning, Planned Unit Development permit (Preliminary and Final Development Plans), Tentative Tract Map, and other permits and/or approvals
<b>General Plan:</b>	Hillside Residential, Community Commercial, Institutional, Urban Open Space and Resource Conservation Area
<b>Zoning:</b>	RH-3 Hillside Residential Zone-3, and RH-4 Hillside Residential Zone -4
<b>Environmental Determination:</b>	A Supplemental Environmental Impact Report (SEIR) was prepared and submitted for public review on August 29, 2016. The 45-day public comment period on the DSEIR concluded on October 12th.
<b>Historic Status:</b>	The existing Club Knoll building on the Project site is an historic resource under CEQA, listed on the Local Register, Oakland Cultural Heritage Survey rating of B+3, eligible for Landmark status with an A rating, and placed on the Preservation Study List as a Designated Historic Property.
<b>Service Delivery Dist.:</b>	District 4
<b>City Council District:</b>	District 7 - Reid
<b>Action to be Taken:</b>	Receive public and Landmark Preservation Advisory Board comments on the proposed Club Knoll Relocation and Rehabilitation proposal. No decisions will be made on the project at this hearing.
<b>For Further Information:</b>	Contact case planner <b>Scott Gregory</b> , Contract Planner at (510) 535-6671 or by e-mail at <a href="mailto:sgregory@lamphier-gregory.com">sgregory@lamphier-gregory.com</a>

## SUMMARY

In April of 2015, Staff held an EIR scoping meeting before the Landmarks Preservation Advisory Board to obtain the Board's recommendations for topics to be addressed in the overall project's upcoming Draft Supplemental EIR (SEIR). At that meeting, the Board was informed that the project applicant (Suncal) proposed to demolish the historic Club Knoll building and its associated garage structure, believing that the Club Knoll building had suffered so much vandalism and damage that it would be cost prohibitive to repair and restore.

**ITEM #3**

On May 9<sup>th</sup> of this year, Staff returned with the applicant to inform the Board that the project applicant had re-considered their demolition proposal, and were instead intending to salvage and relocate the Club Knoll building and to use it as a community center for the project. At that May 9<sup>th</sup> meeting, the applicant's historic architect (Architectural Dimensions) presented the Board with preliminary feasibility studies for the relocation effort, and preliminary, pre-CEQA analysis of the relocation plan was also shared with the Board (Carey & Co., Inc., Club Knoll Relocation Evaluation, May 2016). Generally, the Board's comments at that meeting were positive and supportive of the relocation plan, but requested follow-up information regarding; 1) what is the intent and rationale for relocating the building rather than restoring it in-place, and 2) additional details of the proposed relocation and rehabilitation plan to provide greater assurance that the proposal is feasible.

The purpose of this informational briefing is to provide the Board with this requested follow-up information, and to solicit any additional concerns or comments that the Board may have regarding this proposal. Resolution of the desirability and feasibility of proposed relocation and rehabilitation plan is central to consideration of the PUD permit for the project and its accompanying Preliminary Development Plan (PDP). Staff remains supportive of the applicant's proposed relocation and restoration strategy, and we believe that the additional information provided herein shows how the relocation and rehabilitation plan is proposed to occur, demonstrates the proposal as feasible, and recognizes and acknowledges all applicable mitigation measures from the Draft EIR that will be required of its implementation.

While Staff has not had the time to fully review and consider this new material in detail, we do not believe that this new material represents our full expectations of the detail ultimately needed to be included in a Final Development Plan (FDP). Such a FDP is required prior to consideration of any approvals for relocation building permits and other City authorizations (design review or its equivalent) necessary for the Club Knoll proposal.

## **BACKGROUND**

### **Project**

The Oak Knoll project site is 188 acres in size, and consists of an approximately 165 acre portion of the 183-acre former U.S. Navy Oak Knoll Medical Center Oakland (NMCO), approximately 15 acres of adjacent and undeveloped property, and approximately 8 acres of City-owned property. Two separate private parcels (now occupied by the Sea West Credit Union and Seneca School) are out-parcels within the project boundaries and not part of the project. The project applicant is seeking City approval for a number of land use entitlements including rezoning, a PUD permit, a Preliminary Development Plan for the overall Project, Final Development Plans for those major "backbone infrastructure" improvements to be completed by Suncal as Master Developer, a Vesting Tentative Tract Map, and other permits and/or approvals. These approvals, if granted, would enable development of 935 residential units, 72,000 square feet of primarily neighborhood-serving commercial uses and a combination of commercial (10,000 square feet) and civic (4,000 square feet) uses within a relocated Club Knoll building, with the remainder of the site consisting of parks, open space and streets.

## **Club Knoll**

Club Knoll is a two-story building with a three-story bell tower designed in the Spanish Revival style of architecture, with stucco walls, Spanish tile roofing and a walled courtyard entry. Club Knoll was built in 1924 as the Oak Knoll Country Club and Golf Course clubhouse, and later used as a restaurant and Officer's Club by the US Navy until it was decommissioned in 1996. Character-defining elements of the Club Knoll building include the overall shape of the building, its materials, craftsmanship, decorative details, interior spaces and features, as well as the various aspects of its site and environment. The interior of the building is comprised of an entry lobby flanked by two large rooms (the lounge to the south, and dining room to the north) with smaller support rooms off these main areas, and a basement with similar support functions.

Club Knoll was assigned a "B" rating under the 1994 Oakland Cultural Heritage Survey (OCHS), indicating that it is of major importance in the City's five-tier rating system and eligible for listing as a local Landmark. In 1995, the LPAB rated Club Knoll as an "A" and placed it on the City of Oakland's Preservation Study List. The building is on the City of Oakland's Local Register of Historic Resources (LRHR) for its OCHS "B" rating and as a Designated Historic Property. A subsequent site survey (Page & Turnbull, 2006) concluded that the overall Oak Knoll Naval Medical Center Oakland (NMCO) property did not retain sufficient historical integrity to be considered a potential historic district, and did not qualify for listing as a federal, state or local historic district or cultural landscape. By 2011, nearly all of the World War II-era hospital and community buildings associated with the former NMCO were demolished. No standing buildings or structures on the project site are now left, other than Club Knoll and its associated garage. Prior studies had found that the free-standing World War II-era garage adjacent to Club Knoll might be considered a contributing resource to Club Knoll under local standards, but the 1995 OCHS evaluation identified the garage as a 1942 addition that was part of the change in Club Knoll's historic setting over time, and did not include the garage in Club Knoll's Local Register status.

## **ENVIRONMENTAL REVIEW**

### **Draft Supplemental EIR**

The City has prepared an Oak Knoll Master Plan Project Draft SEIR to evaluate all potential environmental impacts of the entire proposed project. The Notice of Availability (NOA) for that Draft SEIR was released on August 29, 2016 and the Draft SEIR was made available to the public on the same day. The NOA was mailed to property owners within 300 feet of the Project area, distributed to state and local agencies, posted on the project web site, and mailed and e-mailed to interested parties. Copies of the Draft SEIR were distributed to City officials including the Planning Commission, and are available for review at the offices of the Bureau of Planning at 250 Frank H. Ogawa Plaza, Suite 3315, and the City's website.

The Draft SEIR addresses each of the environmental topics identified in City of Oakland's CEQA Thresholds of Significance at a substantial level of detail. The Draft SEIR is intended to inform City of Oakland decision makers, other responsible agencies and the general public of the potential environmental consequences associated with the Project, and to identify mitigation measures that would reduce or eliminate those impacts.

Club Knoll Analysis

The Draft SEIR (starting at page 4.4-21) concluded that the proposed relocation of Club Knoll could result in a substantial adverse change in the significance of this historic resource by adversely affecting the character-defining features that convey its historic significance and that justify its inclusion in the City of Oakland's Local Register of Historic Resources.

To address these potential impacts, the applicant's consultant prepared an "Oak Knoll Relocation and Rehabilitation of Club Knoll" work plan (Carey & Co., April 2016), which recommended a number of measures to avoid or reduce such potential adverse impacts. The EIR consultant reviewed this work plan and determined that implementation of additional mitigation measures (inclusive of those measures identified in the Carey & Co. report) would ensure that the proposed relocation would comply with the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings. These additional mitigation measures are more fully discussed below in the response to the Board's prior request for additional assurances about the relocation and rehabilitation plan's feasibility.

With implementation of these mitigation measures, the Draft SEIR concluded that potentially adverse effect of the proposed Project on the historic nature of Club Knoll would be reduced to less than significant.

Alternatives Considered

The Alternatives chapter of the Draft SEIR presents a comparative analysis of the Oak Knoll and a range of alternatives to the Project. Each of these alternatives considered and provided a comparative analysis of alternatives to the proposed Club Knoll relocation and rehabilitation plan, and included: 1) a No Project Alternative where the benefits of rehabilitation Club Knoll would not occur; 2) alternatives that would leave Club Knoll in its current location and rehabilitating it for reuse as either a 15-unit or a 5-unit multi-family residential space; 3) full demolition of Club Knoll, with construction of a new approximately 5,000 square-foot community center rather than relocation and reuse of Club Knoll; and 4) relocation and rehabilitation of less of the existing Club Knoll structure as a different balance between the City's historic preservation goals and minimizing the project's traffic effects.

**Public Review and Comment, and Final EIR Steps**

The 45 day public comment period on the Draft SEIR ended on October 12, 2016. During that time, public hearings were held before this Board on September 12<sup>th</sup>, at the Bicycle and Pedestrian Advisory Commission on the 17<sup>th</sup>, and before the Planning Commission on October 9<sup>th</sup>. All comments made at these hearings, as well as all written comments received, will be responded to in a Final EIR/Response to Comments document.

**RESPONSES TO THE BOARD'S PRIOR COMMENTS**

**Why is the Applicant's Proposed Relocation and Restoration Plan Desired?**

Staff's answer to the Board's question regarding the intent or rationale for the proposed Relocation and Restoration Plan is as follows.

- Like the Board, Staff was strongly opposed to the original proposal to demolish the Club Knoll building, believing that demolition would directly conflict with those General Plan policies within the Land Use and Transportation Element, Historic Preservation Element (HPE), Open Space Conservation and Recreation Element and the Energy and Climate Action Plan relevant to historic resources. Staff also believed that demolition would be inconsistent with the HPE goal of placing Club Knoll on the Preservation Study List. Staff had also requested of the applicant, but not received any required evidence that could demonstrate compliance with required findings for demolition of historic properties pursuant to Oakland Planning Code, Section 17.136.075.
- Staff was encouraged when Suncal reconsidered the demolition proposal, and sees the proposed Relocation and Rehabilitation Plan as providing an opportunity to retain the historically important Club Knoll building in support of HPE Policy 3.7, and as being consistent with numerous other General Plan policies and Code requirements, preserving and rehabilitating the historic building in accordance with Secretary of Interior Standards.
- The proposed relocation site is centrally located within the project, and provides a distinctive landmark building as the centerpiece in a prominent and important location where this building can be seen and used by the community (see **Attachment A**).

Staff has also discussed with the applicant the potential for rehabilitating the Club Knoll building for a community center or civic use in-place at its existing location, and we are aware that there is substantial support and advocacy for such an alternative from members of the historic preservation community and others. Staff has considered these alternative opinions, as well as the opinions of the project applicant, and believes that the relocated site offers a design that is comparable or preferable to in-place rehabilitation for the following reasons:

- The current location of the Club Knoll building is not centrally located and would not offer a prominent location within the new community. The existing site is “tucked-away” at the very lower (southerly) corner of the Oak Knoll property, and would not be directly accessible via the project’s main Creekside Parkway or Creekside Loop roadways. This site was likely much more conveniently accessed off of Mountain Boulevard when Club Knoll was used as a golf course clubhouse in the 1920s.
- The existing site is also quite close to an existing residential neighborhood (existing homes along Sequoyah Road are approximately 150 to 300 feet from the Club Knoll building, and the entire neighborhood along Fairway Avenue and Turnley Avenue is about 600 to 750 feet away). Alternative strategies for rehabilitating the building in-place as a community or civic use would result in an active, potentially noise and traffic-generating land use that could adversely affect these surrounding residents. Staff has received numerous letters and comments from residents of these neighborhoods objecting to the idea of having a community center use in such close proximity to their homes. The proposed central location is well removed from existing adjacent residential neighborhoods and avoids these potential conflicts.
- Rehabilitation of the Club Knoll building in-place could most likely be achieved in a manner consistent with Secretary of Interior Standards, but not necessarily in a less intrusive manner than as proposed under relocation. According to the applicant’s historic architect (Architectural Dimensions); “construction consistent with building standards of the 1920’s does not provide structural resistance to environmental loads dictated by the current Building Code. It is likely that rehabilitation where the building sits today would require structural upgrades to a newer standard,

thus requiring severe infiltration into the building's structure to improve its capacity. In other words, restoration of the building in place would require temporary impacts to facilitate infusion of new structural improvements. This effort is comparable to the impact from the relocation effort being proposed.”

- Rehabilitation in-place could also potentially provide a greater opportunity to retain certain elements of the building’s historic context and setting. However, “the [original] setting of the clubhouse was lost when the golf course was removed” (Carey & Company, March 2016). As also noted in the Draft SEIR (page 4.4-15); the “former NMCO/Oak Knoll site does not retain sufficient historical integrity to convey its history as a potential historic district or to be eligible as a potential cultural landscape due to the demolition of the majority of the World War II-era hospital and community buildings, and the numerous alterations to topography and creeks.”

Although not fully analyzed and no design plans were been developed, Suncal and their architects have also considered the option of adaptive reuse of the building in-place for residential purposes. In their opinion, any such design would require substantial modifications to the exterior of the building (for required new windows and fire access) and would also require significant partitioning of the interior space, including adding a second floor that would eliminate the open character of the current space beneath the existing massive wood scissor trusses. Privatizing Club Knoll as a residential use would also preclude any potential public access to the building. Another consideration (also not fully analyzed or designed) is instead moving the Club Knoll to the Village Center and re-using it for retail shopping space. Any such design would likely want or need to open-up the façade of the building with street-front glazing and other exterior modifications. The building was not designed as a retail space, and modifying it to suit a retail purpose would likely substantially alter many of its character-defining features.

Staff recognizes that questions remain regarding long-term feasibility of this proposal. Programming of uses within the relocated Club Knoll building space has not yet been determined, and there are concerns regarding the economic feasibility of using this building as proposed, particularly if programming the space becomes the responsibility of a future homeowners’ association. Staff and the applicant continue to explore options for potential future tenants of this building space, and we believe that an economically viable use that can generate sufficient revenue to offset long-term maintenance costs can be identified. Staff is also aware of other questions, concerns and preferences from a variety of perspectives suggesting that the Club Knoll building be demolished, or preferences that the building be retained in-place. Many of these questions and concerns have been raised in connection with the Draft SEIR and the CEQA process. These CEQA-related questions and comments will be addressed in writing in the Final EIR, and specific responses to these CEQA topics and Draft SEIR comments are not timely or appropriate to include in this Staff report.

### **Assurances of Feasibility**

At the prior May 9<sup>th</sup> meeting, the Board requested additional details of the proposed relocation and rehabilitation plan, and additional information providing greater assurance that the proposed Relocation and Rehabilitation Plan is realistic and feasible, and that it can be accomplished in a manner consistent with Secretary of Interior Standards.

Suncal has commissioned the firm Architectural Dimensions to assess the feasibility of salvaging and relocating the Club Knoll building so it can be used as a community center for the Oak Knoll project,

to develop a Relocation and Rehabilitation Plan, and to implement that strategy. Architectural Dimensions' portfolio of historic preservation projects in Oakland include the Rotunda Building, the Fox Theater, the 16th Street Station and the building 600 Grand Avenue, as well as other buildings in San Francisco, Los Angeles and Kentucky. Architectural Dimensions is locally uniquely well qualified for the assignment, and has prepared a plan which they believe to be reasonable and feasible.

As noted in our May 9<sup>th</sup> Staff Report, Carey & Company had reviewed the original Club Knoll Relocation and Rehabilitation work plan (dated April 18, 2016), and recommended a number of measures to avoid or reduce the potential adverse impacts of the proposed relocation. The City's EIR consultant (ESA's qualified architectural historian) has also now reviewed the work plan and determined that implementation of additional mitigation measures (including those identified in the Carey & Co. report), would be required to ensure that the proposed relocation would comply with the Secretary of the Interior's Standards for Rehabilitation and accompanying Guidelines for Rehabilitating Historic Buildings. These mitigation measures were included in the Draft EIR, and are listed below for your convenience:

**Mitigation Measure CUL-1.1: HABS Documentation.** Prior to approval of a construction-related permit for Club Knoll, the Project sponsor shall document Club Knoll according to the Historic American Building Survey (HABS) standards, which requires:

- a) Drawings: A full set of measured drawings depicting the building. Consideration may be given to using 3D laser scanning at an appropriate resolution to aid in the creation of the drawings.
- b) Photographs: Photographs with large-format negatives of exterior and interior views of the existing building. Photocopies with large-format negatives, or high resolution digital copies of historic photographs. Consideration may be given to the use of high resolution digital photography in lieu of large-format negatives. If digital photography is selected, photo quality should meet the standards outlined in the National Register Photo Policy Factsheet updated 5/15/2013.
- c) Written data: A historical report in Outline Format.
- d) A qualified architectural historian or historical architect meeting the qualifications in the Secretary of the Interior's Professional Qualification Standards shall oversee the preparation of the plans, photographs and written data.
- e) The documentation shall be submitted for review and approval by qualified staff of the City of Oakland Bureau of Planning, Oakland Cultural Heritage Survey (OCHS).
- f) The documentation shall be filed with the Oakland Cultural Heritage Survey, the Oakland History Room at the Oakland Public Library, and the Northwest Information Center at Sonoma State University, the repository for the California Historical Resources Information System.

**Mitigation Measure CUL-1.2 Baseline Building Conditions Study (Structural).** Prior to approval of a construction-related permit for Club Knoll, the Project sponsor shall prepare a Baseline Building Conditions Study to establish the baseline condition of the building and determine what kind of stabilization might be necessary to relocate the building. Specifically:

- a) A preservation architect and a structural engineer, as defined in the Carey & Co. report dated May 3, 2016, shall undertake an existing condition study of Club Knoll.

- b) The documentation shall take the form of written descriptions and visual illustrations, including of those physical characteristics of Club Knoll that convey its historic significance and must be protected and preserved, and recommendations for any structural reinforcement, stabilization, or protection before the relocation or any other alteration.
- c) The Project sponsor shall implement work in accordance with the approved plan.

**Mitigation Measure CUL-1.3: Relocation Travel Route.** Prior to approval of a construction-related permit for Club Knoll, the Project sponsor shall prepare a Relocation Travel Route Plan for review and approval by qualified staff of the City of Oakland Bureau of Planning, OCHS. Specifically, the plan shall:

- a) Show the location of the proposed travel route from the existing Club Knoll location to the new location.
- b) Identify and locate on-site covered, secured and enclosed storage areas where components of Club Knoll may be temporarily stored before or during relocation, if required.
- c) Identify how the relocation site will be prepared to accept the relocated components of Club Knoll, including but not limited to grading and construction of the foundation.
- d) The Project sponsor shall implement work in accordance with the approved plan.

**Mitigation Measure CUL-1.4: Building Features Inventory and Plan.** Prior to approval of a construction-related permit for Club Knoll, the Project sponsor shall prepare a Building Features Inventory and Plan for review and approval by qualified staff of the City of Oakland Bureau of Planning, OCHS. Specifically, the inventory shall include the following, without limitation:

*Character-defining Features*

- a) Identify the character-defining features of Club Knoll to be relocated, specifying features that cannot be repaired, are deteriorated or damaged beyond repair and will need to be replaced.
- b) Describe how the character-defining features will be treated and cleaned to remove graffiti and/or mold.

*Existing and Proposed Building Plans*

- c) Provide a complete set of schematic floor and roof plans and elevations showing existing conditions (which may come from the HABS report in Mitigation Measure CUL-1.1 or Baseline Building Conditions Study for Mitigation Measure CUL-1.2). The existing floor plans should identify elements and spaces proposed for demolition, as well as the location of where the building will be cut into moveable components (horizontally and vertically).
- d) Provide a complete set of schematic floor plans identifying new walls, insertions, and other alterations proposed to interior spaces.
- e) The existing and proposed building plans shall be prepared by a qualified preservation architect and structural engineer.

*Materials Compatibility*

- f) Tests shall be conducted of the exterior stucco and interior plaster to ensure new materials match the original.

*Qualifications*

- g) Identify the vendors and subcontractors to undertake restoration and relocation work. The contractor responsible for the relocation and rehabilitation work shall be experienced in the Secretary of the Interior's Standards.
- h) The Project sponsor shall implement work in accordance with the approved plans and requirements.

**Mitigation Measures CUL-1.5: Specific Relocation/Rehabilitation Measures.** Ongoing, during the relocation activities for Club Knoll. The Project sponsor shall incorporate the following mitigation measures into a final Club Knoll relocation work plan which it shall submit for review and approval by qualified staff of the City of Oakland Bureau of Planning, OCHS:

- a) Ensure that all temporary work to shore and brace the building will be reversible, additive, and shall not destroy any surviving historic fabric in the building.
- b) Ensure that a preservation architect and a structural engineer, as defined in the Carey & Co. report dated May 3, 2016, will be on site to monitor dismantlement and reassembly of Club Knoll.
- c) New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- d) Ensure components and parts of the building dismantled during the relocation process are catalogued, protected, stored in a secure area, if necessary, and reassembled in their original location on the relocated building.
- e) Ensure that the proposed steel frame and new interior systems will not be visible in the relocated building, except as necessary for life safety or in newly installed kitchen, bathrooms, elevators, or similar systems.
- f) Ensure that protective barriers or buffers are provided to further protect the building from potential damage by construction activities from new construction around the relocated building, including the operation of construction equipment.
- g) Ensure that if original wood floor material is found beneath more recent finishes, it shall be inspected for soundness and as much as possible shall be retained. Any deteriorated wood flooring shall be replaced with in-kind material.
- h) Ensure all work, including improvements in compliance with the Americans with Disabilities Act (ADA), will adhere to the Secretary of the Interior's Standards for the Treatment of Historic Properties, using the Rehabilitation Standards.
- i) Ensure character-defining features that are not deteriorated beyond repair, including historic windows and surviving window hardware, are preserved during dismantling, and properly installed and reassembled in their original location.
- j) Ensure the foundation is constructed such that the building, at the exterior stair location on the west elevation, is raised above to the surrounding finished grade.

The Project sponsor is required to implement the final work plan as approved by the City of Oakland. The Draft EIR concluded that, with the assurance that all work will adhere to the Secretary of the Interior's Standards for the Treatment of Historic Properties using the Rehabilitation Standards and implementation of all mitigation measures, the Project's potentially adverse effect on the historic nature of the Club Knoll building would be less than significant

Architectural Dimensions' updated and proposed Relocation and Rehabilitation Plan FDP is attached for review as **Exhibit B** to this staff report, and includes updated information including incorporation of certain portions of the identified mitigation measures, and acknowledgement that all mitigation measures will ultimately be incorporated into final plans and/or implemented during the relocation and restoration process. The Updated Plan also includes the following new information:

- A grading plan for the proposed relocation site;
- An updated Site Plan with additional information about access and surrounding improvements to the relocation site, a proposed lighting plan, and an updated internal floor plan showing interior walls to remain, to be removed, and new walls to potentially be added;
- Schematic elevation drawings showing materials and finishing, including use of restored elements;
- A new Landscape Plan for the relocated site; and
- A proposed travel route by which the dismantled and segmented Club Knoll building will be moved to its relocation site.

#### CONCLUSIONS/RECOMMENDATIONS

Staff requests the Board review the attached materials and mitigation measures included in the Draft EIR, solicit public comments, and provide Staff with your comments on the proposed Club Knoll Relocation and Rehabilitation Plan.

If the Board is generally satisfied that the Club Knoll Relocation and Rehabilitation Plan adequately addresses your prior concerns regarding the intent of the proposed relocation strategy and greater assurance that the proposal is feasible, Staff requests the Board provide any further direction to Staff and the applicant as may be necessary prior to forwarding the Relocation and Restoration Plan on to the Planning Commission for their considerations as part of the project's PUD permit and accompanying Preliminary Development Plan (PDP). The proposed Club Knoll relocation is an essential component of these first-level project approvals. Staff will not be asking the Planning Commission to consider these approvals until the Final EIR has been completed and fully considered.

Additionally, while Staff has not had time to fully review the new materials attached as the proposed FDP for the Club Knoll relocation project (Attachment B), based on our initial assessment we do not believe that this material fully satisfies the requirements of a Final Development Plan (i.e., design review or its equivalent). Approval of an FDP is required prior to issuance of a demolition permit, building permit or any other approvals necessary to implementation relocation and rehabilitation of Club Knoll. Staff requests the Board provide further direction as to what additional details or materials need to be included to satisfy your expectation for such an FDP.

Prepared by:

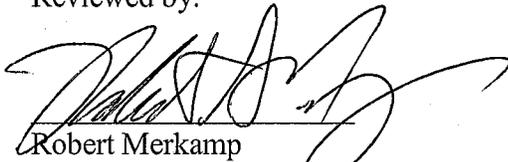
**Scott Gregory**

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Scott Gregory

Contract Planner

Reviewed by:



Robert Merkamp  
Development Planning Manager

**ATTACHMENTS:**

Attachment A: Site rendering, relocated and rehabilitated Club Knoll building

Attachment B: Architectural Dimensions, proposed Final Development Plan: Club Knoll  
Relocation and Rehabilitation, November 1, 2016

