

From: [Merkamp, Robert](#)
To: [Klein, Heather](#); sgregory@lamphier-gregory.com
Subject: FW: Oak Knoll Development Comments-A Residents Comments
Date: Thursday, July 14, 2016 10:28:58 AM

FYI

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:(510)238-6283) | Fax: [\(510\) 238-4730](tel:(510)238-4730) | Email: merkamp@oaklandnet.com | Website: www.oaklandnet.com/planning

From: Candi Clark [<mailto:candiclark00@hotmail.com>]
Sent: Thursday, July 14, 2016 10:19 AM
To: Merkamp, Robert
Cc: sveltri@suncal.com
Subject: Oak Knoll Development Comments-A Residents Comments

Dear Mr. Mercamp:

I had the opportunity to look at the Oak Knolls plans and want to offer a few comments. My comments are based on 16 years in senior government administration with significant experience in K-16 education, facility planning, land acquisition and land development.

The proposed plan has done an adequate job ensuring nature is preserved and I want to acknowledge the efforts. As a result, I think the plan as presented meets the minimum standard for building a housing development. I believe that Oakland does not need just a housing development, it needs a developer that is willing to build a **community** which is a much higher standard of living. For example, I see parks in the plan, but what I do not see is any consideration for the amount of children that will encompass this new development. Depending on the price of the home, single family dwellings (SFD) can produce between .75-1.30 students per home. This means that a 925 SFD housing development can produce between 693-1,202 students. This reality needs to be carefully considered in terms of preschool, K-12 and afterschool options for the children. Considerations must be given to community activities for children which are non-existent in our area right now.

It is very clear that the developer plans to build as many homes a possible on the parcel. While I realize Oakland needs more housing, we simply cannot sacrifice the quality of life in this area. Large homes with tiny lots and no place for kids to play is simply unacceptable. Here is what I mean. I read that the old club house will not be repaired. What I did not see is anything community related being put back in it its place. Why would a developer build so many homes and simply not consider some sort co communal space for the neighbors to gather for events/functions/fellowship? There are currently no spaces in the area for communal type events so there is no other alternative location for the proposed residents. This is the type of thoughtlessness that goes into building a housing development. When we build communities, these types of things are taken into consideration.

Did the developer work with the local school district, charter schools or even private schools to accommodate the educational needs of students. Perhaps the old navy club house could become a school - a joint funding venture with Oakland Unified, a charter school or private school. Also, please consider recreational space for so many kids. At minimum, consider requiring some sort of nature based recreational complex for children. My preference would be for project based learning for science, technology, engineering, arts and math (STEAM). If we do not have recreational space, we must ask the question, "what do kids do and where do kids go after school"? I do not want to see kids hanging out on street corners or finding ways to amuse themselves by getting into mischief in our neighborhood. The developer can work with Parks and Rec or an educational entity to create a joint use project. It should, however, be apart of the city's approved plan.

As the shopping center is developed, please consider requiring no fast food restaurants. The Healthy Hunger Free Kids Act of 2010 has pushed public schools to provide students with nutritious meals that include fresh fruits and vegetable. I would really like to see any plan continue these efforts and a McDonald's type restaurant doesn't fit into the national nutritional standards nor does it meet the standard of building a community.

Lastly, consider requiring the developer to allocate commercial space for a preschool/daycare and student enrichment like a Maker Space for kids. I want to see (STEAM) based businesses/opportunities in my neighborhood. The developer can go to Dublin, Pleasanton, San Ramon or Walnut Creek and see examples what it looks like when a developer builds a community. Again, kids need a place to go and I would advocate to have these types of things included in the city's approved plan. I would hope that any other commercial space includes oppportunities for small businesses and no big box names. Big box names doe not necessarily fit into the concept of building a community.

I would be more than happy to go into more detail on any comments listed above. Feel free to contact me at 209-981-1718.

Sincerely,

Dr. Candi Clark
Oakland Hills Resident

Roland E. Peterson
4462 St. Andrews Road
Oakland, CA 94605

June 3, 2016

Councilmember Larry Reid
Mayor Libby Schaaf
Councilmember Dan Kalb
Councilmember Abel Guillen
Councilmember Lynette Gibson McElhaney
Councilmember Annie Campbell Washington
Councilmember Noel Gallo
Councilmember Desley Brooks
Councilmember Rebecca Kaplan
Assistant City Manager Claudia Cappio
Planning Director Rachel Flynn

Dear Mayor, Councilmembers, and Staff:

On May 23, 2016, I attended a public presentation hosted by Councilmember Reid and put on by the developer Sun Cal on the Oak Knoll proposed development. As a resident of the surrounding neighborhood to this development, I have a particular interest. Furthermore, I have in the past worked on behalf of best practices in community revitalization and have seen a number of excellent examples of such throughout California.

The Oak Knoll proposed development offers Oakland a tremendous opportunity to add a significant amount of housing that would make living in this area very pleasant. The particularly positive things that I noted from their presentation are the following: a reasonably scaled retail center adjacent to Mountain Blvd, daylighting of Rifle Range Creek through the development area, homes built to a reasonable scale that fits with the surrounding neighborhoods, and developing hiking paths in addition to sidewalks to make the area pedestrian-friendly.

On the other hand, one thing in their presentation was disconcerting, and that is the moving of Club Knoll. I have no doubt that such a move could be done even though it would be fabulously expensive. As a community member who has toured the inside of Club Knoll, I can also easily say that such a restoration would be challenging, though not impossible, given the copious presence of lead and asbestos in addition to all the structural elements that would need replacement.

The more important question is whether it should be moved in the first place or just demolished, despite the costs. This building would be moved to the center of a development away from transit and major traffic arteries. Furthermore, all of the streets that have been proffered within the boundaries of the development are

simple, two-way streets, which are not intended to handle large amounts of traffic. Retail or restaurant uses there would require attracting non-residents for their financial viability. At best, this would create unpleasant traffic congestion. Therefore, retail usage is virtually guaranteed to fail there, creating a neighborhood nuisance. Developing this instead into a community center would be a more compatible use for the area, but then there is the question of who would have the financial wherewithal and willingness to maintain it. Wouldn't any HOA have other priorities it would need to fulfill before it could undertake such an effort?

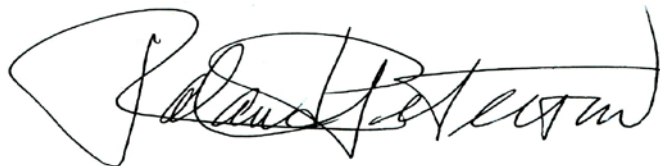
I wish to be very clear; I am a big supporter of adaptive reuse. Upon touring the interior of this building, I believe the two best uses for it would be for either a (1) destination restaurant or (2) community theater. Given the scale of the roads and distance from transit, neither function has a reasonable chance of success there. Historic structures that have successfully been adapted and proven successful are accessible and make financial sense in their context. Alternatively, converting this structure to housing would utterly destroy any limited historical character that it presently retains.

As I understand it, this structure has not achieved any significant landmark status. Furthermore, advocates for its restoration have instead let it decay rather than actively work for its preservation. CEQA does require the developer and city to consider alternatives when historic resources are affected. Although it has been determined to not be a historic resource, certain preservationists at the meeting were treating it as though it was. Therefore, I will most certainly be looking for a range of carefully considered alternatives to moving the structure when the SEIR is released.

Lastly, preserving this structure may be one of Oakland's great ironies. Depending on the time, this was the former clubhouse for Navy officers or golfers. In a sense, it was built for the "1%."

I do believe the best alternative for the City of Oakland and the development project would be the demolition of Club Knoll. Clearly Club Knoll had some years when it would have been a very desirable destination, but so much has changed both in time and in the neighborhood contexts around it that its viability is no more. Therefore, I ask you to ask (or permit) the developer to demolish Club Knoll.

Sincerely,

A handwritten signature in black ink, appearing to read "Roland Peterson". The signature is stylized and somewhat cursive, with a large loop at the beginning and a long horizontal stroke at the end.

Roland Peterson

Oak Knoll Coalition

- Associated Residents of Sequoyah Highlands
 - Oak Knoll Neighborhood Improvement Association
 - Sequoyah Heights
 - Sequoyah Hills
 - Sequoyah Hills/Oak Knoll Neighborhood Association
 - Shadow Woods Homeowners Association
-
-

May 27, 2016

To: Planning Director—Rachel Flynn
CC: Councilmember District 7—Larry Reid
Mayor—Libby Shaaf
Assistant City Manager—Claudia Cappio
Councilmember District 1—Dan Kalb
Councilmember District 2—Abel J. Guillen
Council President District 3—Lynette Gibson McElhaney
Councilmember District 4—Annie Campbell Washington
Councilmember District 5—Noel Gallo
Councilmember District 6—Desley Brooks
Councilmember at large—Rebecca Kaplan
City Attorney—Barbara Parker

We are writing to express concern following SunCal's May 23rd community presentation about the Oak Knoll development at the former Oak Knoll Naval Hospital site in Oakland. During the presentation, SunCal Vice President Sam Veltri told the audience that he expects the Environmental Impact Report (EIR) for the project to be released to the public shortly, perhaps within the next 30 days. He went on to describe the various content areas of the EIR, such as traffic impacts, seismic studies and vegetation surveys, and he explained that the environmental impacts of relocating the Club Knoll building from its existing location to another spot on the site will be thoroughly examined. What he did NOT mention, however, is of particular concern to us; namely, whether the EIR includes an assessment of the impacts of simply demolishing and removing the building.

Although SunCal's current plan appears to feature relocation of the building, we feel strongly that all possibilities for Club Knoll must be included and receive due diligence as part of the EIR process, including a scenario for its demolition. Additionally, we believe that failure to do so would call into question the validity of the EIR under the California Environmental Quality Act (CEQA), making the document open to legal challenge.

The Oak Knoll Coalition – representing six homeowners associations comprised of 2,500 homes and some 6,000 individuals – has worked for more than a decade to ensure the local community's voice is heard throughout the development process at Oak Knoll. At this late hour, we ask you to ensure that all contingencies regarding the fate of Club Knoll are provided for in the EIR so that everyone involved can make fully informed decisions regarding this project.

Sincerely,
Oak Knoll Coalition



Sandra Marburg, *Associated Residents of Sequoyah Highlands*



Lee Ann Smith, *Sequoyah Heights*



Gaile Hofmann, *Sequoyah Hills/Oak Knoll Neighborhood Association*



Tamara Thompson, *Oak Knoll Neighborhood Improvement Association*



Robert Clark, *Sequoyah Hills*
Kris Drobocky Baitoo, *Sequoyah Hills*



Donald Mitchell, *Sequoyah Hills/Oak Knoll Neighborhood Association*



Philip Dow, *Oak Knoll Neighborhood Improvement Association*



Jeannette Yusko, *Sequoyah Hills/Oak Knoll Neighborhood Association*



Peter Madsen, *Shadow Woods Homeowners Association*



July 21, 2016

Jim Moore, Chair
Oakland City Planning Commission
Design Review Committee
1 Frank Ogawa Plaza
Oakland, CA 94612

Re: Oak Knoll Mixed Use Community Plan Project at 8750 Mountain Blvd

Dear Mr. Moore,

Through a conveyance from the Navy, Seneca Family of Agencies (Seneca) was granted a parcel of land on the former Oak Knoll Naval Base, adjacent to the land planned for development by SunCal at 8750 Mountain Boulevard in Oakland. We have several concerns regarding the current development plan proposed by SunCal.

In its current development plan, without consulting Seneca, SunCal has made an arbitrary decision to change the access route onto Seneca's property. Concurrent to SunCal's development plan being reviewed by the City, Seneca has invested significant time and energy creating a plan (see our current application open with the City of Oakland) to develop and build a project on our property. Seneca's plan includes building supportive schools for children with mental illness, and facility space from which to provide services for foster youth, and community based services for children and families. Any design by SunCal that proposes access points different from those that currently exist limits access to Seneca's property and restricts Seneca's ability to develop plans for its own property.

On the site plan submitted by SunCal, Seneca's current easements providing for road access are violated, and more limiting access points have been created without collaborating or consulting with Seneca.

We would like to ask that in the SunCal plan all easements impacting Seneca's property be restored to their original state, protecting the current access routes to the site. We would also ask that SunCal work more collaboratively with Seneca and the City of Oakland to help create a mutually beneficial development process. Up until now, SunCal has made no effort to work with Seneca, creating difficulties for both the City of Oakland and for Seneca. We would like to have this letter documenting our concerns in the record. Thank you very much for your assistance.

Sincerely,

A handwritten signature in blue ink, appearing to read "Ken Berrick", is written over a light blue circular stamp.

Ken Berrick, President/CEO
Seneca Family of Agencies