



Zoning Update Committee

Adhi Nagraj, Chair
Amanda Monchamp
Emily Weinstein

November 16, 2016

Regular Meeting

Notice – Staff reports are now available on-line. See web site download instructions below.

CONVENE

4:00 P.M. in Council Chambers, City Hall, One Frank Ogawa Plaza

ROLL CALL

OPEN FORUM

At this time members of the public may speak on any item of interest within the Committee's jurisdiction, generally subject to a two-minute time limit per speaker.

NEW BUSINESS

Staff reports are available on-line, generally one week prior to each meeting, at www.oaklandnet.com by searching “Frequently Visited Pages” located on the City of Oakland Homepage. Clicking on “Planning Commission Meetings” will open a menu of Planning Commission and Committee Agendas. Staff reports are available by clicking on the highlighted case file number. For further information, please call **510-238-3941**.

For further information on any case listed on this agenda, please contact the case planner indicated for that item. For further information on Historic Status, please contact the Oakland Cultural Heritage Survey at 510-238-6879. For other questions or general information on the Oakland City Planning Commission, please contact the Planning and Building Department at 510-238-3941.

♿ This meeting is wheelchair accessible. To request materials in alternative formats, or to request an ASL interpreter, or assistive listening device, please call the Planning and Building Department at 510-238-3941 or TDD 510-238-3254 at least three working days before the meeting. Please refrain from wearing scented products to this meeting so attendees who may experience chemical sensitivities may attend. Thank you.

El lugar de la reunión es accesible en silla de ruedas. Para solicitar materiales en formatos alternativos o solicitar un intérprete de lenguaje de señas o un aparato para escuchar, por favor llame al Departamento de Planificación y Construcción al 510-238-3941 o TDD 510-238-3254 al menos tres días hábiles antes de la reunión. Por favor absténgase de usar perfumes en esta reunión para que las personas sensitivas a perfume puedan asistir.

此會議場地有適合輪椅出入設施。如需要其他格式的會議資料，或ASL手語服務，或助聽器，請於會議至少三（3）天以前聯絡規劃及建設局，以便安排服務，電話510-238-3941 或TDD 510-238-3254。請勿塗搽香氛產品，參加者可能對化學成分敏感。多謝。



Location:	Oak Knoll Mixed Use Community Plan Project The project is located on the former Oak Knoll Naval Medical Center Property at 8750 Mountain Boulevard and is 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.
Proposal:	The Project proposes a mixed-use residential community of approximately a) 935 residential units of varying types, b) 72,000 sq. ft. of neighborhood commercial use, c) relocation of Club Knoll and rehabilitation with approximately 4,000 sq. ft. of community space and 10,000 sq. ft. of commercial space; and approximately 83 acres of open space and recreation areas, including an improved creek corridor. The Sea West Federal Credit Union and Seneca Center located in the middle of the Project site are not considered part of the Project. The project includes a rezoning to amend the existing zoning to new specific zones that would implement the Planned Unit Development permit (D-OK Zones).
Applicant:	Oak Knoll Venture Acquisitions, LCC (previously SunCal Oak Knoll, LLC), Sam Veltri
Phone Number:	(949)705-8786
Owner:	Oak Knoll Venture Acquisitions, LCC and the City of Oakland
Case File Number:	PLN15378, PLN15378-PUDF01, ER15-004
Planning Permits Required:	Rezoning, Preliminary Planned Unit Development, Final Development Plan, Tentative Tract Map, and other possible discretionary permits and/or approvals
General Plan:	Hillside Residential, Community Commercial, Institutional, Urban Open Space and Resource Conservation Area
Zoning:	RH-3, Hillside Residential Zone -3 and RH-4 Hillside Residential Zone -4
Environmental Determination:	The Draft Supplemental Environmental Impact Report (SEIR) was published for a 45-day review period from August 29, 2016 to October 12, 2016. Staff is preparing the Final SEIR and Response to Comments document. <u>Background</u> <i>In 1998, the Oakland City Council certified the Environmental Impact Statement /Environmental Impact Report (EIS/EIR) for the Disposal and Reuse of the Naval Medical Center Oakland and Final Reuse Plan including the Maximum Capacity Alternative. A 2006 Initial Study and 2007 Draft SEIR was prepared and circulated for the "former Oak Knoll Project." No Final SEIR was certified. Because Oak Knoll Mixed Use Community Plan Project may result in new or substantially more severe impacts than the "former Oak Knoll Project" analyzed in 2007, the City is preparing a revised SEIR.</i>
Historic Status:	The existing Club Knoll building on the Project site is an historic resource under CEQA, listed on the Local Register. The Oakland Cultural Heritage Survey rates the Club Knoll building as a Potential Designated Historic Property (PDHP) with a rating of B+3. In June of 1995, the Landmarks Preservation Advisory Board (LPAB) found the building eligible for Landmark status with an A rating, and placed it on the Preservation Study List as a Designated Historic Property.
Service Delivery District:	4
City Council District:	7
Actions to be Taken:	No decision. The purpose of this meeting is to receive public and Zoning Update Committee comments on the proposed draft zoning for the site.
For Further Information:	Contact case planner Scott Gregory , Contract Planner at (510) 535-6671 or by e-mail at sgregory@lamphier-gregory.com

MINUTES

ADJOURNMENT By 6:00 P.M. unless a later time is agreed to by a quorum of the Committee.

NEXT REGULAR MEETING: To be determined