

**NOTICE OF PLANNING COMMISSION HEARING
TO CONSIDER APPEAL OF DIRECTOR'S DETERMINATION OF
OAK KNOLL COMMUNITY DEVELOPMENT PLAN CONFORMITY TO THE OAKLAND GENERAL PLAN**

The Oakland Community and Economic Development Agency, Planning Division has received an appeal of a December 20, 2006 determination rendered by Director of Planning and Zoning, regarding the former Oak Knoll Naval Medical Center property (NMCO). The Director's determination confirmed that recent land use amendments to the proposed Oak Knoll Community Development Plan (a land use development plan for the redevelopment of the NMCO site), are in conformance with the Oakland General Plan. The Oak Knoll Coalition, a community group, is appealing the Director's determination regarding one of the land use amendments (discussed below).

PROJECT TITLE: Oak Knoll Community Development Plan (former Oak Knoll Naval Medical Center Property [NMCO]); City File No. A 07-10

PROJECT LOCATION: 8750 Mountain Boulevard; bordered and accessed by Mountain Boulevard and Keller Avenue in East Oakland. APNs: 043A-4675-003-21, 043A-4712-001 (portion) and 048-6865-002-01.

PROJECT SPONSOR: SunCal Oak Knoll, LLC and City of Oakland Redevelopment Agency

APPELLANT: Oak Knoll Coalition

BACKGROUND: SunCal Oak Knoll LLC (SunCal) has purchased approximately 167 acres of the former Oak Knoll Naval Medical Center property (NMCO) and is proposing to redevelop this site with a mixed-use development (Oak Knoll Community Development Plan). On May 25, 2006, the Director of Planning and Zoning rendered a determination that the Oak Knoll Community Development Plan prepared for the site (a land use program for mixed-use development of this site) is in conformance with the Oakland General Plan. In December 2006, the City of Oakland received a request from SunCal for an amendment to the May 25, 2006 General Plan Conformity Determination to address recent changes in the location and placement of land uses in the Oak Knoll Community Development Plan. Specifically, these adjustments involve: 1) a refinement of the eastern open space area, which proposes to designate Hillside Residential use in the northeastern corner of the NMCO site (a graded ridge) in exchange for designating lower useable areas for Open Space use; and 2) a potential adjustment or 'swap' of property within the west central portion of the NMCO site, which encompasses properties owned by SunCal and the Seneca Center. This request is summarized in a letter from SunCal, received by the City of Oakland on December 19, 2006. This letter and accompanying exhibits (supportive maps and tables) are on file with the Oakland Community and Economic Development Agency – Planning Department and can be viewed on the City of Oakland website: www.oaklandnet.com/oakknoll.html. In brief, SunCal requested that the City review and determine if proposed adjustments are in conformance with the Oakland General Plan.

On December 20, 2006, the Director of Planning and Zoning rendered a determination that the proposed adjustments in the location and placement of land uses on the Oak Knoll Community Development Plan are in conformance with the Oakland General Plan.

APPEAL: An appeal of the Director's determination has been filed by the Oak Knoll Coalition, a community group. The appeal challenges the determination that the proposed land use adjustments presented in the Oak Knoll Community Development Plan for the northeastern corner of the NMCO site (the graded ridge to be designated for Hillside Residential use) is not in conformance with the Oakland General Plan, specifically the policies of the Open Space Conservation and Recreation Element (OSCAR).

Notice is hereby given that the City Planning Commission will hold a public hearing to consider the appeal. The public hearing will held on Wednesday, March 7, 2007, 6:30pm in Hearing Room 1, City Hall, One Frank H. Ogawa Plaza, Oakland. If you have any questions regarding this matter, please contact Paul Jensen, Contract Planner at 415.479.9438 or the City of Oakland, Community and Economic

Development Agency, Planning and Zoning Division, 250 Frank H. Ogawa Plaza, Suite 3330, Oakland, CA 94612 (Telephone: 510.238.3941). Please reference case number **A 07-10** in your inquiry.

DATE: February 23, 2007

File No. **A07-10**

GARY PATTON
Deputy Director of Planning and Zoning