

## **NOTICE OF DIRECTOR'S DETERMINATION OF CONFORMITY TO THE OAKLAND GENERAL PLAN**

**Date:** December 20, 2006

**To:** Neighboring Property Owner's, Special Interest Groups and Interested Parties

**From:** Gary Patton, Deputy Director of Planning and Zoning

**Subject:** Oak Knoll Naval Medical Center (NMCO) Site, Mountain Boulevard and Keller Avenue; Request for Amended Determination of Conformity with the Oakland General Plan

Earlier this year, the City of Oakland received a request from SunCal Oak Knoll LLC (SunCal) for a General Plan Conformity Determination specific to the 183-acre Oak Knoll Naval Medical Center (NMCO) site. The NMCO site is located near Mountain Boulevard and Keller Drive in East Oakland. The application requested that the City review and determine if proposed adjustments to the land use designation boundaries on the Oakland General Plan Land Use and Transportation Element (LUTE) Land Use Diagram are in conformance with the Oakland General Plan. Further, this application requested that the City review the proposed concept plan for development of the property (a preferred concept plan and land use program) to determine if it is in conformance with the Oak Knoll Final Reuse Plan (1996) and the Oakland General Plan. On May 25, 2006, the Director of Planning and Zoning rendered a determination that the proposed adjustments to the LUTE Land Use Diagram and the proposed land use program are in conformance with the Oakland General Plan and the Oak Knoll Final Reuse Plan.

Since May 2006, SunCal has worked with the community, City staff and a technical consultant team to finalize the development program for Oak Knoll. As a result, some further adjustments have been made to the location and placement of land uses within the site development program. 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. Regarding the latter, SunCal is currently negotiating a land exchange with the Seneca Center (both property owners within the NMCO site), which could result in the relocated of the Seneca Center property and facility to the northwest corner of the NMCO site.

The City of Oakland has received a request from SunCal Oak Knoll LLC (SunCal) for an amendment to the May 25, 2006 General Plan Conformity Determination to address the recent adjustments described above. 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) is 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](http://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.

This request was filed pursuant to the provisions of Oakland Planning Code Chapter 17.01, which require that: a) no activities or facilities be established or constructed except in conformity with the Oakland

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General Plan; and b) the Director of City Planning render a determination as to whether a specific proposal conforms to the Oakland General Plan.

### **DIRECTOR'S DETERMINATION**

On December 20, 2006, the Director of Planning and Zoning rendered a determination that the proposed adjustments are in conformance with the Oakland General Plan. The written Director's Determination is on file with the Oakland Community and Economic Development Agency – Planning Department and can be viewed at the City of Oakland website: [www.oaklandnet.com/oakknoll.html](http://www.oaklandnet.com/oakknoll.html).

Please note that this determination does not constitute approval of SunCal's proposed development of the site; rather, it is only a confirmation that the areas of the site proposed to be developed and the uses proposed for these areas conform to the Oakland General Plan and Oak Knoll Reuse Plan. Development of the site will require the approval of specific planning actions and permits, which will be subject to environmental review and future public hearings with the Planning Commission.

### **APPEAL OF DIRECTOR'S DETERMINATION**

This Director's Determination can be appealed to the Planning Commission. If you disagree with this determination, you have the right to appeal this decision. An appeal must be filed within ten (10) calendar days of the Director's Determination. However, given that this determination has been rendered during this time of the holiday season, the appeal period has been extended to Friday, January 5, 2007, which be filed before 4:00pm. For information on filing an appeal, please contact Paul Jensen, Project Manager at 415.479.9438 or e-mail at [jensenaicp@aol.com](mailto:jensenaicp@aol.com).

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