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# AGENDA REPORT

**TO:** Sabrina B. Landreth  
City Administrator

**FROM:** William A. Gilchrist  
Director of Planning and  
Building Department

**SUBJECT:** Appeal of Planning Commission  
Decision under PLN18388

**DATE:** October 14, 2019

City Administrator Approval

Date:

10/24/19

## RECOMMENDATION

**Staff Recommends That City Council Conduct A Public Hearing and Upon Conclusion Adopt A Resolution Denying The Appeal By The Concerned Prescott Parents Committee (PLN18388-A01) And Uphold The Planning Commission's Decision To Approve A Minor Conditional Use Permit And Environmental Determination To Establish A Health Care Civic Activity At 1630 10th Street (PLN18388).**

## EXECUTIVE SUMMARY

The Zoning Manager used their discretion to elevate the minor Conditional-Use Permit (CUP) application, which is typically processed administratively, to the Planning Commission due to the strong divergent community input. On July 17, 2019, the Planning Commission approved the application filed under PLN18388 for a minor CUP, and affirmed staff's environmental determination, to establish an out-patient drug and alcohol rehabilitation center, a Health Care Civic Activity, within an existing building at 1630 10<sup>th</sup> Street. See **Attachment A** for the Planning Commission Staff Report. On July 29, 2019, a timely appeal of the decision was filed by the Concerned Prescott Parents Committee, represented by Andrei Soroker.

## BACKGROUND / LEGISLATIVE HISTORY

The subject site is located within the Prescott neighborhood in West Oakland, on the corner of 10<sup>th</sup> and Campbell Streets. The applicant, Options Recovery Services (ORS), has proposed to utilize an existing facility that was formerly occupied by a Catholic school associated with the adjacent St. Patrick's Parish. ORS has received a contract with Alameda County Behavioral Health to perform substance abuse and mental health therapy and counseling services in West Oakland for residents of Alameda County. ORS currently operates drug and rehabilitation centers in Berkeley and San Leandro that focus on out-patient care, including group therapy, case management, education groups, and treatment planning. ORS previously operated a rehabilitation center in Downtown Oakland off 16<sup>th</sup> Street and are seeking to relocate to the subject site due to increased rents at their prior Downtown Oakland site. The proposed rehabilitation center will not administer hypodermic needles or provide any drug treatment via

Item: \_\_\_\_\_  
City Council  
November 5, 2019

medication such as methadone. The program requires patients to be drug-free and includes regular drug testing. Any use of the property that included the administering of medicine or drugs of any kind would be beyond the CUP approved by the Planning Commission and would require a new application and review by the Planning & Building Department's (PBD) Bureau of Planning for compliance with the Zoning Regulations. See **Attachment A** for a full description of the services proposed by ORS. The site is located within the RM-2, Mixed Housing Type Residential – 2 Zone, where the establishment of a Health Care Civic Activity, such as the proposed project, requires a minor CUP per Section 17.17.030 of the Planning Code.

The application for a minor CUP to establish the operation was submitted on September 20, 2018. During the review process, staff received significant public input, both positive and negative, regarding the proposed activity.

Community meetings were held on February 25, 2019, and April 9, 2019 at Saint Patrick's Catholic Church, which were well attended with approximately 50 people per meeting. Much concern was raised by nearby residents regarding the effect the recovery center may have on children attending Prescott Elementary School, which is across the street from the site. The residents stated that many of the students at the school have been traumatized by past events in the neighborhood and that the center would compound these traumas. In general, many community members supported the establishment of an ORS facility in West Oakland and acknowledged the need for recovery services, but felt that it should not be located across the street from an elementary school. The community expressed concerns regarding the loitering of clients near the facility and the effect it would have on children. Other input includes the following (**Attachment A-6**):

- Many residents of the community, particularly members of the church, expressed support for the facility due to the current shortage of recovery services in the area, particularly West Oakland.
- Some members of the community were concerned that bringing substance abuse clients to the site is unwise because of the many liquor stores and illegal drug sales in the neighborhood.
- Although there was general agreement that ORS is a praiseworthy organization, concern was expressed that the CUP approval "runs with the land" and that less responsible organizations may operate the facility in the future.
- Concerns were expressed that events at the church such as parties in the gym and a weekly food distribution created noise and other impacts on the neighborhood. Staff notes that the church is on a separate parcel than the proposed facility and is not part of this application. The principal at Prescott Elementary School stated that the facility would make it more difficult to convince parents to enroll their children at the school.

Subsequent to the community meetings, the Zoning Manager elected to elevate the project to the Planning Commission for a public hearing and decision due to continued community concerns and divergent public input. Typically, a project involving a minor CUP is processed administratively, however, per Section 17.134.040 of the Planning Code, the Zoning Manager can refer the decision to the City Planning Commission at their discretion.

Staff recommended approval to the Planning Commission with the following project-specific conditions of approval (COA) (**Attachment A-2**):

- Timing group therapy sessions such that entering and exiting of clients does not conflict

Item: \_\_\_\_\_  
City Council  
November 5, 2019

- with the opening and closing times of the Prescott Elementary School (COA #17);
- Clarifying that any new operator of the subject site would be required to abide by all COAs and perform the same activities or else apply for a CUP revision (COA #18);
- Providing security and security cameras to assure that clients do not loiter and to restrict drug activity at or near the facility (COA # 19 and #20);
- Requiring that all clients be seen on an appointment-basis only (COA #21);
- Limiting the number of clients seen per day to 30 in the first six months of operation. After six months, the number of clients seen per day could increase to 70 if there are no verified violations of the Conditions of Approval (COA #22); and
- Providing a plan, for review and approval by the Bureau of Planning, describing bike and shuttle programs for clients (COA #23).

In addition, several aspects of the project itself are designed to address concerns of nearby residents, including the provision of a waiting room/foyer within the property to reduce loitering outside the building, ensuring that no medical treatment is offered on-site, and developing a transportation plan to ensure minimal circulation and parking impacts.

On July 17, 2019, the Planning Commission voted 6-0 to approve the project. The motion to approve the project affirmed staff's environmental determination and amended and added the following conditions of approval:

- To clarify the use in COA #1 to include a description of the services provided at this site;
- Requiring the applicant's staff to comply with all state and local licenses (COA #24); and
- Attending neighborhood and Neighborhood Crime Prevention Council (NCPC) meetings on a quarterly basis (COA #25).

An approval letter was sent the day after the Planning Commission meeting to the applicant and all interested parties notifying them of the approval and conditions, including conditions amended by the Planning Commission (**Attachment B**). On July 29, 2019, the Appellant filed a timely Appeal (**Attachment C**). A summary of the issues raised by the appellant and staff's response are contained in the *Analysis and Policy Alternatives* section, below.

## **ANALYSIS AND POLICY ALTERNATIVES**

The Appellant argues that the Planning Commission's determination to approve the minor CUP is not supported by evidence in record and is in error for 12 separate reasons. The following is a summary of the issues raised in the appeal along with staff's response to each point. The full appeal is contained in **Attachment C**. Each basis for the appeal is shown in **bold**, and staff's response follows each basis in regular type.

### **1. The Planning Commission failed to follow proper notification procedures.**

**The Appellant argues that:**

- **There was no public notice posted on-site.**
- **The notice by mail inaccurately reflected the comment deadline and did not indicate that the Zoning Manager had referred the determination to the Planning Commission.**
- **Notice by mail was insufficient because it was not sent to neighbors south of Prescott Elementary School, was sent after the applicant signed a lease**

Item: \_\_\_\_\_

City Council  
November 5, 2019

**for the subject site, and was sent to property owners only and did not include renters.**

Notification procedures for regular design review applications are provided under Section 17.136.040.C.2 of the Planning Code:

*Notice shall be given by posting an enlarged notice at a location on the project site that is clearly visible from the street, alley, or private way providing access to the subject lot. Notice shall also be given by mail or delivery to all persons shown on the last available equalized assessment roll as owning real property in the City within three hundred (300) feet of the project site; provided, however, that failure to send notice to any such owner where his or her address is not shown in said records shall not invalidate the affected proceedings. All such notices shall be given not less than seventeen (17) days prior to the date set for decision on the application by the Director. During the required noticing period, the planning department shall receive and consider comments from any interested party.*

Notification by mail to renters is not required per the Planning Code. The public was notified of this project twice in the manner described in the Planning Code above. The first notice was provided for the administrative decision and the second notice was provided for the Planning Commission Meeting. For the Planning Commission Meeting Notice, two public notice signs were posted on the site—one along Campbell Street and the other along 10<sup>th</sup> Street. A photograph from the Applicant confirming the timely posting on Friday, June 28, 2019 is shown as **Attachment D**. Staff received significant input during both notice periods.

**2. The Planning Commission failed to make the appeal form instructions available on their website.**

The Appellant argues that:

- **The appeal form and instructions were not available on the City website, and the documentation was only obtained by contacting the Zoning Manager via email.**

The appeal form is available on the PBD section of the City website within "Planning Forms".

The Zoning Manager received an email the day after the July 17<sup>th</sup> Planning Commission Meeting, with questions on the appeal process and documentation. A response email was sent the same day providing the appeal form and a description of the timeline and fees. In addition, staff also sent a letter the day after the Planning Commission meeting to interested parties, which included the outcome of the Planning Commission meeting, details on how to appeal, and contact information for any questions.

**3. The Planning Commission failed to consider evidence proving that the applicant's activities do not meet the definition of a Health Care Civic Activity. And;**

**4. The Planning Commission failed to consider evidence proving that the applicant's activities meet the definition of an Extensive Impact Civic Activity, which would have required a Major CUP rather than a Minor CUP.**

**The Appellant argues that:**

- **Some of ORS's employees and clients are on work release programs through a California Department of Corrections and Rehabilitation contract.**
- **There is evidence suggesting that the funds that ORS receives from Alameda County come from a California Department of Corrections and Rehabilitation contract.**
- **The activities proposed by ORS more closely fit the definition of an Extensive Impact Civic Activity.**

Staff has classified the proposed rehabilitation center as a Health Care Civic Activity because Section 17.10.220 of the Planning Code states that:

*Health Care Civic Activities include all activities which primarily provide medical care and supervision other than those defined elsewhere in the Zoning Regulations. Examples of activities in this classification include, but are not limited to, the following:*

*F. Facilities which provide inpatient and/or outpatient medical and/or psychological treatment for mental illness, substance and alcohol abuse and addiction;*

The appellant argues that ORS should have been classified as an Extensive Impact Civic Activity because that description includes: "Facilities supervised by or under contract with the State Department of Corrections, including alternative sentencing and community work release programs" (see Section 17.10.240 of the Planning Code). However, an October 24, 2018 letter from ORS to staff clearly states that, although the organization has a contract with the California Department of Corrections, it "is for work that (they) provide in the correctional facility not at (their) community based sites" (**Attachment A-4**).

As demonstrated in the October 24, 2018 letter, the purpose of the proposed facility at 1630 10<sup>th</sup> Street is to focus on outpatient therapy and counseling. ORS has won a bid with Alameda County Behavioral Health, not the State Department of Corrections, to provide these services. Therefore, the argument that ORS would better fit into the Extensive Impact Civic Activity classification is invalid.

As discussed, staff believes that the proposal is clearly classified as a Health Care Civic Activity. However, regardless of how the activity is classified, the project would require a CUP because both Health Care and Extensive Impact Civic Activities are conditionally permitted in the RM-2 Zone. The only possible difference in the process of designating the activity as an Extensive Impact Civic Activity would be that that the activity would require a major CUP to operate, and thus require Planning Commission approval, while approval of a Health Care Civic Activity is a minor CUP and can be approved administratively. In this case, however, there is no difference because the Zoning Manager used their discretion to refer the decision to the Planning Commission. Further, there is no difference in the criteria required to approve a minor and major CUP.

- 5. The Planning Commission failed to consider the impacts of possible sex offender clients at ORS across the street from an elementary school.**

Item: \_\_\_\_\_  
City Council  
November 5, 2019

**The Appellant argues that:**

- **This activity conflicts with General Use Permit Criteria A due to the alleged presence of sex offenders.**
- **The presence of, or potential for, sex offenders as clients will impact the school's ability to attract and retain students.**

The appellant has not provided any evidence, and staff has seen no evidence, that those who utilize the mental health, drug, and alcohol rehabilitation services offered by ORS are more likely to be sex offenders than the general population.

The Planning Commission extensively considered and discussed the impacts due to the proposed activity's adjacency to the Prescott Elementary School. Many of the conditions imposed aim to address potential impacts that the proposal may have on the neighborhood, including security monitoring, ensuring that group sessions do not coincide with start and end times at Prescott Elementary School, by restricting services to appointments only with no walk-in services, and including a trial period to ensure compliance with these conditions. Based in part on the inclusion of these conditions, the Planning Commission found that the proposal will not create loitering or crime issues in the neighborhood. Several Planning Commissioners additionally expressed concern about discriminatory treatment of individuals seeking treatment for drug and alcohol addiction based on generalizations associated between those seeking treatment and criminal or sexually deviant activity.

**6. The Planning Commission failed to consider evidence that the children of Prescott Elementary School need to be protected.**

**The Appellant argues that:**

- **Children in West Oakland are disproportionately impacted by trauma in the community.**
- **While ORS may not have complaints at their site in Berkeley, across the street from Berkeley High School, and another site around the corner from an elementary school, this site is different and more vulnerable.**
- **The Commissioners failed to consider the impact a drug treatment facility will have on enrollment.**

The following COAs have been adopted to alleviate the impacts the activity may have on the Prescott School (see **Attachment B** for specific language):

- Time the entrance and exit of clients to not conflict with the opening and closing times of the Prescott Elementary School (COA #17);
- Provide security and security cameras to assure that clients do not loiter and to restrict drug activity at or near the facility (COA # 19); and
- Limit the number of clients seen per day to 30 in the first six months of operation. After six months, the number of clients seen per day could increase to 70 if there are no verified violations of the COA (COA #22).
- Require that Staff comply with all State, Local, and Federal Licensing Requirements (COA #24).
- Attend quarterly Neighborhood Crime Prevention Council Meetings (NCPC) and neighborhood community meetings to provide updates and answer questions (COA #25).

These conditions will require the activity to have a low profile in the community, and thus, not exacerbate past traumas suffered by students or affect enrollment.

Staff acknowledges that there are differences between the proposed site and the Berkeley site. However, if there are no complaints regarding the Berkeley site it is an indication that the operation is well run, has minimal impact on the neighborhood, and that the applicant is a responsible operator.

**7. The Planning Commission abused its discretion by failing to follow the General Use Permit Criteria in reaching its decision.**

**The Appellant argues that the Planning Commission did not consider the general use permit criteria when evaluating the Proposal, and instead relied on their personal political beliefs.**

The General Use Permit Criteria (in Section 17.134.040 of the Planning Code) is a set of findings required to be met to approve a CUP. These criteria include: having operating characteristics that are compatible to the neighborhood, providing a convenient civic environment, enhancing the community or providing an essential service, and compliance with all Oakland Comprehensive Plans or any other applicable plan.

**Attachment A-1** contains the findings made by the Planning Commission when it approved the project. The Planning Commission meeting included extensive discussion about the impacts the operation may have on the neighborhood and the essential service that it would provide to the community. This discussion indicates that the Planning Commission was fully aware of the relevant criteria.

**8. The Planning Commission abused its discretion by approving Conditions of Approval that do not sufficiently mitigate the project's non-compliance with the General Use Permit Criteria.**

**The Appellant argues that:**

- **Placing the condition that ORS Recovery Service must not allow walk-in clients will limit the extent that Option will be able to help the neighborhood.**

COA #21, Clients by Appointment, was included to address community concerns regarding the potential for loitering at the site. ORS has stated that they will provide information on how to access rehabilitation services to visitors of the site, but only provide services to those with an appointment or scheduled therapy session. This condition will not limit ORS from serving the community, only require potential clients to be referred through the proper channels.

**9. The Planning Commission failed to consider evidence that the proposal will harm public safety in the neighborhood.**

**The Appellant argues that:**

- **ORS Clients, as former drug users, are a magnet for drug dealing predators in the neighborhood, which has the potential to result in increased violence.**

See the responses to issues #5 and #6 above. COA #19 is intended to address this concern by requiring an employee of ORS to supervise the coming and going of clients and minimize loitering. COA #20 requires security cameras to discourage illegal activity at the site. COA #22 requires ORS to interact with the Bureau of Planning to determine the appropriate number of clients and ensure all COAs are met.

**10. The Planning Commission failed to consider evidence that the proposal is contrary to the Oakland General Plan.**

**The Appellant argues that:**

- **The Planning Commission failed to consider compliance with the General Plan when making their decision.**
- **This project would not conform with a number of the General Plan policies, including: I/C4.1 (Protecting Existing Activities), I/C4.2 (Minimizing Nuisances), N2.4 (Locating Services along Major Streets), and OS3.1 (University, College, and Institutional Open Space Retain).**

This site is designated "Institutional" in the Land Use Map within the Land Use and Transportation Element (LUTE) of the General Plan. The intent of this classification is to create, maintain, and enhance areas appropriate for education facilities, cultural and institutional uses, health services and medical uses as well as other uses of similar character. The Policy Framework basis for this General Plan land use classification includes Neighborhood Objectives N2, N5, N11, and Industry and Commerce Objective I/C1. The Planning Commission Staff Report (**Attachment A-1**) provides details on how the proposal is consistent with the above noted objectives and policies.

The appellant cites a number of policies, including:

**Land Use and Transportation Element (LUTE) of the General Plan**

**I/C4.1 Protecting Existing Activities.**

**Existing industrial, residential, and commercial activities and areas which are consistent with long term land use plans for the City should be protected from the intrusion of potentially incompatible land uses.**

As described above, "health services and medical uses," such as that proposed, is consistent with the intent of the site's Institutional General Plan land use classification. This classification describes the City's long-term land use plans for the site. As conditioned, the proposed activity will be compatible with the surrounding community (see the responses to issues #5, #6, #8, and #9, above).

**I/C4.2 Minimizing Nuisances.**

**The potential for new or existing industrial or commercial uses, including seaport and airport activities, to create nuisance impacts on surrounding residential land uses should be minimized through appropriate siting and efficient implementation and enforcement of environmental and development controls.**



General Plan LUTE Policy I/C4.2 is not applicable. This policy is intended to address nuisances related to industrial and commercial activities, such as pollution and noise. The proposal is a civic use and will not create nuisances identified with industrial or heavy commercial activities.

**Policy N2.4 Locating Services Along Major Streets.**

**New large scale community, government, and institutional uses should be located outside of areas that are predominantly residential. Preferably, they should be located along major thoroughfares with easy access to freeways and public transit or in the Downtown.**

An activity that could potentially serve a maximum of 70 clients per day is not considered a large-scale facility such as a high school, college, hospital, or government facility. Regardless, the site is near many forms of public transportation, including AC Transit (Lines 14 and 29) and the West Oakland BART station.

**Open Space, Conservation, and Recreation (OSCAR) Element of the General Plan Policy OS-3.1 University, College, and Institutional Open Space.**

**Retain open space at Oakland's universities, colleges, and other institutions where such open space provides recreational, aesthetic, conservation, or historic benefits to the community. Where such spaces are publicly owned, as at the community colleges, support the permanent retention of athletic fields and other recreational areas as open space, provided that long-range needs of the institution can be met and that the space can be made accessible to the general public. Such areas should not be converted to development unless they are replaced in kind with comparable areas or facilities in the immediate vicinity.**

General Plan OSCAR Policy OS-3.1 is not applicable because the establishment of ORS would not impact any open space areas and the site is not publicly owned. There will be no new development on-site because ORS will be utilizing an existing facility.

**11. The Planning Commission failed to consider evidence that the proposal is contrary to the West Oakland Specific Plan.**

**The Appellant argues that:**

- The Planning Commission failed to consider that the proposal is inconsistent with "Recommendation Revitalize -3" and "Recommendation AH-6" of the West Oakland Specific Plan.**

This area of West Oakland is not considered an "opportunity area" or "focus area" in the West Oakland Specific Plan, and instead is classified as a "Residential Area", which is not the primary focus of the Plan. The intent of the residential areas in the West Oakland Specific Plan is to infill vacant parcels with compatible housing, enhance historic resources, and to preserve and enhance existing characteristics. The establishment of a compatible civic use within an existing civic building will preserve and enhance the character of this portion of West Oakland.

In addition, the recommendations the appellant cited do not apply to this proposal. Strategy Revitalize -3 in the West Oakland Specific Plan states: "Undertake improvements to remove constraints to business growth and new development.

Item: \_\_\_\_\_  
City Council  
November 5, 2019

Improvements in the area as identified in other chapters of the plan will remove obstacles and enhance the desirability of the area for business growth and new development." The intent of this section is to address the supply of industrial space, improve the infrastructure of industrial areas, and address blight issues. ORS will not constrain business growth or new development since its operation will utilize an existing building and be a much-needed rehabilitation resource for those in the community. Strategy AH-6 states: "Ensure continued availability of safe and affordable housing options for lower income and moderate income households." The establishment of a Health Care Civic Activity in an existing building will not impact the availability of the affordable housing stock, and, therefore, this argument is inapplicable.

## 12. City Attorney Influence

The Appellant argues that:

- **"The Planning Commission may have been inappropriately or unfairly advised that they essentially had no choice but to approve the ORS application because addicts are a protected class."**

At the Planning Commission hearing on this project, the Deputy City Attorney responded to legal questions posed by Planning Commissioners as to whether persons with disabilities would receive protections against discrimination in the context of a land use approval for a proposed recovery center. Under the City Charter, the City Attorney shall advise all officers, boards, commissions, and other agencies of the City on legal matters referred to him or her. The City Attorney provided clarification that the Americans with Disabilities Act likely does provide protection against discrimination to individuals in recovery and further provided advice on the types of conditions that could be considered to attach to the CUP approval. The Deputy City Attorney's statements were consistent with the advisory role required under the Charter and did not restrict the Planning Commission's independent decision-making ability.

## FISCAL IMPACT

There are no direct fiscal impacts associated with the proposal.

## PUBLIC OUTREACH / INTEREST

This project has been publicly noticed by the Bureau of Planning twice: 1) the Zoning Manager's Public Notice on January 18, 2019, and 2) the Planning Commission Meeting Notice on June 28, 2019. ORS has held two community meetings at the subject site on February 25, 2019 and April 9, 2019.

## COORDINATION

This report and the Planning Commission staff report have been reviewed by the Office of the City Attorney and the Budget Bureau.

### **SUSTAINABLE OPPORTUNITIES**

***Economic:*** The project will provide services to community members transitioning from drug addiction into employment and housing.

***Environmental:*** The project will not have a negative impact on the environment, and is exempt from further environmental review per Sections 15301 and 15183 of the State CEQA Guidelines.

***Social Equity:*** The establishment of an outpatient drug and alcohol rehabilitation center will have a positive effect on the Oakland community. The facility will prioritize West Oakland residents due to its location within that community.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

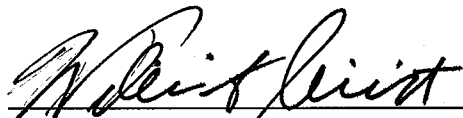
CEQA Guidelines categorically exempt specific types of projects from environmental review. Section 15301 of the State CEQA Guidelines exempts projects involving operation, permitting, and licensing of existing public or private structures and facilities. The establishment of a Health Care Civic Activity within an existing civic building would constitute as an operation of an existing private facility. In addition, Section 15183 of the State CEQA Guidelines exempts Projects Consistent with a Community Plan, General Plan or Zoning. As described in the General Plan Analysis and Zoning portions of this report, the establishment of a Health Care Civic Activity is consistent with the RM-2 Zoning designation and the Institutional land use classification. Further, the proposal is consistent with the West Oakland Specific Plan. As a result, the project is not subject to further Environmental Review.

**ACTION REQUESTED OF THE CITY COUNCIL**

Staff recommends that City Council adopt a resolution denying the appeal by the Concerned Prescott Parents Committee (PLN18388-A01) and uphold the Planning Commission's decision to approve a CUP and Environmental Determination to establish a health care civic activity at 1630 10th street (PLN18388).

For questions regarding this report, please contact Brittany Lenoir, Planner I, at (510) 238-4977.

Respectfully submitted,



WILLIAM A. GILCHRIST  
Director, Department of Planning and  
Building

Reviewed by:  
Ed Manasse, Deputy Director/City Planner

Prepared by:  
Brittany Lenoir, Planner I  
Bureau of Planning

*Attachments (4):*

- A. *Planning Commission Staff Report #PLN18388, dated July 17, 2019*
  - A-1: *Findings*
  - A-2: *Conditions*
  - A-3: *Plans*
  - A-4: *Statement of Operation from ORS Oakland Program Director, Dated October 24, 2018*
  - A-5: *Transportation Analysis*
  - A-6: *Comments*
- B. *Approval Letter following the July 17, 2019 Planning Commission Meeting*
- C. *Appeal Form (#PLN18388-A01), filed July 29, 2019*
- D. *Photograph of June 28, 2019 Planning Commission Meeting Public Notice*

**Attachment A**

**Planning Commission Staff Report #PLN18388, dated July 17, 2019**

**Case File Number PLN18388**

**July 17, 2019**

<b>Location:</b>	<b>1630 10<sup>th</sup> Street</b>
<b>Assessor's Parcel Number(s):</b>	<b>006-0007-004-01</b>
<b>Proposal:</b>	Minor Conditional Use permit for the establishment of a Health Care Civic Activity within an existing civic building. The proposal includes case management, education groups, treatment planning, and therapy for recovering substance abuse patients.
<b>Applicant:</b>	Options Recovery Services
<b>Phone Number:</b>	(510) 666-9552
<b>Owner:</b>	Roman Catholic Welfare Corporation of Oakland
<b>Case File Number:</b>	<b>PLN18388</b>
<b>Planning Permits Required:</b>	Minor Conditional Use Permit for Health Care Civic Activity within the RM-2 Zone.
<b>General Plan:</b>	Institutional
<b>Zoning:</b>	RM-2
<b>Environmental Determination:</b>	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities (operation); Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning
<b>Historic Status:</b>	Area of Primary Importance (Oakland Point)
<b>City Council District:</b>	3
<b>Date Filed:</b>	September 20, 2018
<b>Action to be Taken:</b>	Decision on proposal based on staff's recommendation
<b>Finality of Decision:</b>	Appealable to City Council within 10 days of decision
<b>For Further Information:</b>	Contact Case Planner <b>Brittany Lenoir</b> at (510) 238-4977 or by email at <b>blenoir@oaklandca.gov</b> .

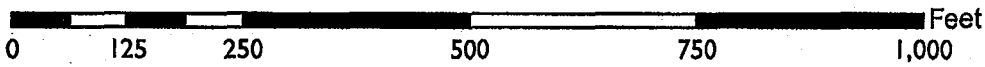
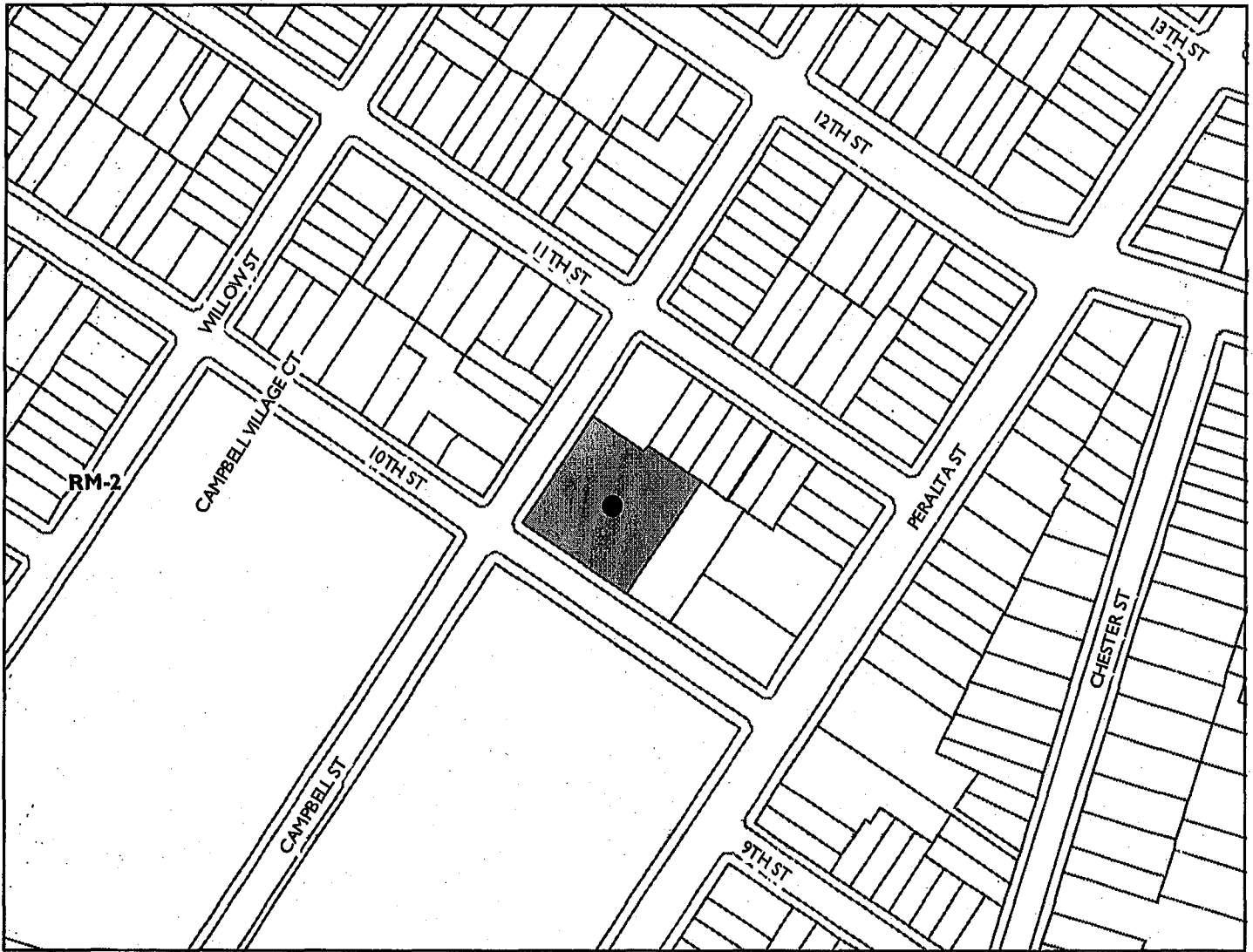
**SUMMARY**

Options Recovery Services has applied for a Minor Conditional Use Permit (CUP) to establish a Health Care Civic Activity within an existing building at 1630 10<sup>th</sup> Street, across the street from Prescott Elementary School and adjacent to Saint Patrick's Catholic Church. Options Recovery Services operates drug and alcohol rehabilitation centers that focus on out-patient care, including: group therapy, case management, education groups, and treatment planning. This rehabilitation center will not administer hypodermic needles or provide any drug treatment via medication such as methadone. In addition, this program requires clients to be drug-free and includes regular drug testing. Any use of the property that included the administering of medicine or drugs of any kind would be beyond the CUP currently sought and would require a new application and review by the Bureau of Planning for compliance with the Zoning regulations.

There has been significant input both in favor and against the proposed activity. Staff recommends approval of the project subject to conditions of approval necessary to ensure the proposal meets the findings required for a CUP, including:

- Limiting the number of clients seen per day to 30 in the first six months of operation. After six months, the number of clients seen per day could increase to 70 if there are no verified violations of the Conditions of Approval;
- Timing the entrance and exit of clients to not conflict with the opening and closing times

# CITY OF OAKLAND PLANNING COMMISSION



Case File:        **PLN18388**  
Applicant:       **Options Recovery Services**  
Address:         **1630 10th Street**  
Zone:             **RM-2**

- of Prescott Elementary School;
- Providing security and security cameras to assure that clients do not loiter and to restrict drug activity at or near the facility.

### **PROJECT DESCRIPTION**

Options Recovery Services seeks to establish a substance abuse rehabilitation center in a former school at 1630 10<sup>th</sup> Street. Attachment C show the floor plans, site plans, and elevations. The site will remain as is with eleven off-street parking spaces, and the existing six classroom spaces to be maintained and utilized for counseling. The building has office areas and a foyer that may be used as a waiting area before and after group therapy. Proposed services include group counseling, family therapy, treatment planning, patient education, and crisis intervention. The focus is on counseling in classroom settings, and there will be no medication based treatment. This program requires clients to be drug-free and includes regular drug testing. See Attachment C for site and floor plans for the facility and Attachment D for a statement from the Oakland Program Director regarding intended services at this location.

Options Recovery Services currently provides assistance to the Oakland and Berkeley communities, including providing housing and transportation resources. The proposal at 1630 10<sup>th</sup> Street is for out-patient services only, and will not provide housing on-site. Options has shuttle and bike programs, which will be utilized at this site, and decrease the potential for traffic and parking impacts. See Attachment F for an analysis of modes of transportation that are currently utilized at other Options facilities and how Options would address transportation to this site. The facility would not accept drop-in clients except to give basic information regarding available Alameda County services. Most clients would enter the facility before group therapy sessions, which are in the morning and afternoon.

Options Recovery Services has existing locations in Downtown Oakland on 16<sup>th</sup> Street and in Downtown Berkeley. There have been no police complaints regarding the operations at these sites. A record search of the current Downtown Oakland site did not show any instances of Code compliance complaints or nuisances. In order to satisfy a bid that Options Recovery Services has won from Alameda County, 30-60 clients are expected to be served daily at this location. Options Recovery Services will serve the entire community, but West Oakland residents will be prioritized because clients tend to be placed in the facility nearest their home.

### **PROPERTY DESCRIPTION**

The subject site is on the corner of 10<sup>th</sup> and Campbell Streets in West Oakland. It is adjacent to Saint Patrick's Catholic Church, which rents the site to Options, and is across the street from Prescott Elementary School. The immediate surrounding neighborhood primarily consist of lower density residential units. According to residents attending community meetings, the neighborhood has a high level of crime and drug activity.

The site is approximately one-half a mile from the West Oakland BART Station and has multiple bus stops in the vicinity. The bus stops are served by AC Transit Line 29 on Peralta Street connecting to Emeryville and Downtown, and Line 14 on 14<sup>th</sup> Street connecting to Downtown and Fruitvale.

### **COMMUNITY MEETINGS AND PUBLIC INPUT**

Community meetings were held on February 25, 2019, and April 9, 2019 at Saint Patrick's Catholic Church and were well attended at approximately 50 people per meeting. The noticing for these meeting included Staff sending email notices to those who commented during the project's 17-day public notice period. In addition, Options Recover Services passed out fliers, sent emails, and spoke with community member to inform them of the meeting. Below are the main issues that were expressed at the two community meetings:



- Much concern was raised by nearby residents regarding the effect the recovery center may have on children attending Prescott Elementary School. The residents stated that many of the students have been traumatized by past events in the neighborhood and that the center would compound these traumas. In general, many community members supported the establishment of an Options facility in West Oakland and acknowledged the need for recovery services, but felt that it should not be located across the street from an elementary school. The community expressed concerns regarding the loitering of clients near the facility and the effect it would have on children.
- Many residents of the community, particularly members of the church, expressed support for the facility due to the current shortage of recovery services in the area, particularly West Oakland.
- Some members of the community were concerned that bringing substance abuse clients to the site is unwise because of the many liquor stores and illegal drug sales in the neighborhood.
- Although there was general agreement that Options is a praiseworthy organization, concern was expressed that the CUP approval “runs with the land” and that less responsible organizations may operate the facility in the future.
- Concerns were expressed that events at the church such as parties in the gym and a weekly food distribution created noise and other impacts on the neighborhood. Staff notes that the church is on a separate parcel than the proposed facility and is not part of this application.
- The principal at Prescott Elementary School stated that the facility would make it more difficult to convince parents to enroll their children at the school.

Attachment F contains comments from the community.

**GENERAL PLAN ANALYSIS**

1630 10<sup>th</sup> Street is within the Institutional classification of the Land Use and Transportation Element of the General Plan (LUTE). The intent of the Institutional classification is to create, maintain, and enhance areas appropriate for education facilities, cultural and institutional uses, health services and medical uses as well as other uses of similar character. The Institutional classification covers the subject site, the adjacent parcel containing St. Patrick Catholic Church and Prescott Elementary School.

This project conforms to the following Objectives and Policies of the Institutional classification:

Objective N2

*Encourage adequate civic, institutional, and educational facilities located within Oakland, appropriately designed and sited to serve the community.*

Policy N2.5 Balancing City and Local Benefits of Institutions.

*When reviewing land use permit applications for the establishment or expansion of institutional uses, the decision-making body should take into account the institution’s overall benefit to the entire Oakland community, as well as its effects upon the immediately surrounding area.*

Policy N11.4 Alleviating Public Nuisances.

*The City should strive to alleviate public nuisances and unsafe and illegal activities. Code Enforcement efforts should be given as high a priority as facilitating the development process. Public nuisance regulations should be designed to allow community members to use City codes to facilitate nuisance abatement in their neighborhood.*

The establishment of a Health Care Civic Activity is consistent with the Institutional land use classification. In addition, recommended conditions of approval will alleviate potential nuisances to the surrounding residential neighborhood.

## SPECIFIC PLAN ANALYSIS

This site is within the West Oakland Specific Plan (WOSP) area. It is not within an opportunity area, but is classified as being in a "residential enhancement" area. Per the Specific Plan, the Residential areas are not a focus of the WOSP. The intent of these areas is to preserve historic resources and infill with compatible development. The establishment of an out-patient rehabilitation center within an existing civic building will not change the character of the neighborhood or impact housing resources. In addition, the WOSP mentions redirecting commercial activities on major corridors and closer to the Port of Oakland, away from residential areas. Option Recover Services will be a community-serving civic activity as opposed to a commercial activity. With conditions, this operation will be an appropriate and functional activity for this area of West Oakland.

## ZONING ANALYSIS

The subject site is located within the Mixed Housing Type Residential – 2 (RM-2) Zone. The intent of the RM-2 Zone is to create, maintain, and enhance residential areas characterized by a mix of single family homes, duplexes, townhouses, small multi-unit buildings, and neighborhood businesses where appropriate. This Zone conditionally permits a variety of civic and commercial activities.

The proposed rehabilitation center falls within the Health Care Civil Activity classification. Section 17.10.220 of the Planning Code describes this classification as follows:

### 17.10.220 Health Care Civic Activities

*Health Care Civic Activities include all activities which primarily provide medical care and supervision other than those defined elsewhere in the Zoning Regulations. Examples of activities in this classification include, but are not limited to, the following:*

- A. Health clinics;
- B. Hospitals;
- C. Skilled nursing, extended care, and assisted living facilities, all of which provide medical care on site;
- D. Nonresidential centers providing psychological or family counseling and mental hygiene services to individuals or groups;
- E. Support services which include regular individualized case management for both on-site and offsite residents in conjunction with Residential Activities;
- F. Facilities which provide inpatient and/or outpatient medical and/or psychological treatment for mental illness, substance and alcohol abuse and addiction;
- G. State licensed "Adult Day Care Facilities" and "Adult Day Support Centers".

*This classification also includes certain activities accessory to the above, as specified in Section 17.10.040.*

Per the Planning Code, the establishment of a Health Care Civic Activity within the RM-2 zone requires a CUP. The required CUP is a minor CUP because the proposal does not involve any of the thresholds, uses, or special situations described in Section 17.134.020. A minor CUP is eligible to be decided administratively. The Zoning Manager has elected to refer the project to the Planning Commission for a decision due the unusually strong and divergent community input it has generated. Section 17.135.040B states, "An application for a minor conditional use permit shall be considered by the Director of City Planning. However, the Director may, at his or her discretion, refer the application to the City Planning Commission for decision rather than acting on it himself or herself. In this case, the application shall still be considered a minor permit, but shall be processed according to the procedure in Subsection A."

According to Section 17.134.040 of the Planning Code, decisions on Minor CUPs referred to the Planning Commission may be appealed to the City Council within ten days of the decision.

**ENVIRONMENTAL DETERMINATION**

The California Environmental Quality Act (CEQA) Guidelines categorically exempts specific types of projects from environmental review. Section 15301 of the State CEQA Guidelines exempts projects involving operation and licensing of existing private facilities. The establishment of a Health Care Civic Activity within an existing civic building would constitute as an operation of an existing private facility. In addition, Section 15183 of the State CEQA Guidelines exempts Projects Consistent with a Community Plan, General Plan or Zoning. As described in the General Plan Analysis and Zoning portions of this report, the establishment of a Health Care Civic Activity is consistent with the RM-2 Zoning designation and the Institutional land use classification. Further, the proposal is consistent with the West Oakland Specific Plan. As a result, the project is not subject to further Environmental Review.

**KEY ISSUES AND IMPACTS**

Staff recommends approval of the proposal due to the need for drug rehabilitation services in the community. Staff is sympathetic to the concerns of the neighborhood and the school, particularly the operation’s impact on the children attending Prescott Elementary School. Therefore, staff recommends several conditions that would substantially reduce the undesired impacts of the facility, such as:

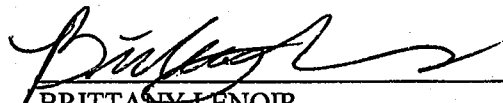
- Timing the entrance and exit of clients to not conflict with the opening and closing times of the Prescott Elementary School (COA #17);
- Providing security and security cameras to assure that clients do not loiter and to restrict drug activity at or near the facility (COA # 19); and
- Limiting the number of clients seen per day to 30 in the first six months of operation. After six months, the number of clients seen per day could increase to 70 if there are no verified violations of the Conditions of Approval (COA #22).

In addition, several aspects of the project itself are designed to address concerns of nearby residents, including the provision of a waiting room/foyer within the property to reduce loitering outside the building, ensuring that no medical treatment is offered on-site, and developing a transportation plan that ensure minimal circulation and parking impacts. As mentioned, there is a concern that a new, less responsible operator may take over the center after the CUP is granted. Although the City cannot foresee whether there will be potential future operators, any new operator will be subject to the specific project description and conditions contained in this report and in the file (COA #18).

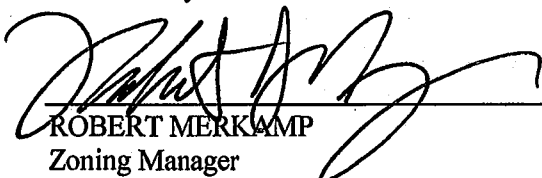
**RECOMMENDATIONS:**

- For approvals:
1. Affirm staff’s environmental determination.
  2. Approve the Minor Conditional Use Permit subject to the attached findings and conditions.


Prepared by:

  
 \_\_\_\_\_  
 BRITTANY LENOIR  
 Planner I

Reviewed by:

  
 \_\_\_\_\_  
 ROBERT MERKAMP  
 Zoning Manager

Approved for forwarding to the  
City Planning Commission:



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ED MANASSE  
Acting Deputy Director  
Bureau of Planning

**ATTACHMENTS:**

- A. Findings
- B. Conditions
- C. Plans
- D. Statement of Operation from Options Recovery Services Oakland Program Director, dated  
October 24, 2018
- E. Transportation Analysis
- F. Comments

## **Attachment A-1**

### **Findings**

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**ATTACHMENT A: FINDINGS**

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This proposal meets the required findings under **General Conditional Use Permit Criteria (OMC Sec. 17.134.050)**, as set forth below. Required findings are shown in **bold type**; explanations as to why these findings can be made are shown in normal type.

**General Use Permit Criteria (OMC Sec. 17.134.050):**

- A. That the location, size, design, and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development.**

The proposal is for a change of use only and will not involve any construction activity. Options Recovery Services will utilize the existing classroom space at 1630 10<sup>th</sup> Street for a health care civic activity. This facility will provide a much-needed rehabilitation service to the West Oakland community. The traffic analysis contained in Attachment E shows that the proposal will not significantly impact traffic or the capacity of surrounding streets. Alternative modes of transportation, including an existing bike and shuttle program, will decrease traffic generation. As conditioned, the project will not create loitering or crime issues.

- B. That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant.**

The site is near many modes of public transportation and will be accessible to those clients who do not drive. The existing classrooms and offices will provide convenient spaces for group therapy and administrative functions, respectively. The new rehabilitation center will provide out-patient services to the region and the local neighborhood, including group therapy, case management, education groups, and treatment planning.

- C. That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region.**

The addition of a rehabilitation facility will provide much needed addiction and mental health services to an underserved area. The facility will prioritize clients in the immediate area. Through the conditions of approval, the project will include increased security through security cameras and a posted employee outside the entrance before and after group therapy sessions.

- D. That the proposal conforms to all applicable design review criteria set forth in the design review procedure at Section 17.136.070.**

Design review criteria addresses how the proposed design will relate to the surrounding facilities in terms of bulk, materials, character, etc. This proposal is for a change of use only, and does not include alterations or additions to any portion of the building.

- E. That the proposal conforms in all significant respects with the Oakland Comprehensive Plan and with any other applicable plan or development control map which has been**

**adopted by the City Council.**

See "General Plan Analysis" and "Specific Plan Analysis" above.

**Attachment A-2**

**Conditions**



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**ATTACHMENT B: CONDITIONS OF APPROVAL**

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The proposal is hereby approved subject to the following Conditions of Approval:

**1. Approved Use**

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials and Planning Commission Staff Report as amended by the following conditions of approval and mitigation measures, if applicable (“Conditions of Approval” or “Conditions”).

**2. Effective Date, Expiration, Extensions and Extinguishment**

This Approval shall become effective immediately, unless the Approval is appealable, in which case the Approval shall become effective in ten (10) calendar days unless an appeal is filed. Unless a different termination date is prescribed, this Approval shall expire **two years** from the Approval date, or from the date of the final decision in the event of an appeal, unless within such period a complete building permit application has been filed with the Bureau of Building and diligently pursued towards completion, or the authorized activities have commenced in the case of a permit not involving construction or alteration. Upon written request and payment of appropriate fees submitted no later than the expiration date of this Approval, the Director of City Planning or designee may grant a one-year extension of this date, with additional extensions subject to approval by the approving body. Expiration of any necessary building permit or other construction-related permit for this project may invalidate this Approval if said Approval has also expired. If litigation is filed challenging this Approval, or its implementation, then the time period stated above for obtaining necessary permits for construction or alteration and/or commencement of authorized activities is automatically extended for the duration of the litigation.

**3. Compliance with Other Requirements**

The project applicant shall comply with all other applicable federal, state, regional, and local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City’s Bureau of Building, Fire Marshal, Department of Transportation, and Public Works Department. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition #4.

**4. Minor and Major Changes**

- a. Minor changes to the approved project, plans, Conditions, facilities, or use may be approved administratively by the Director of City Planning.
- b. Major changes to the approved project, plans, Conditions, facilities, or use shall be reviewed by the Director of City Planning to determine whether such changes require submittal and approval of a revision to the Approval by the original approving body or a new independent permit/approval. Major revisions shall be reviewed in accordance with the procedures required for the original permit/approval. A new independent permit/approval shall be reviewed in accordance with the procedures required for the new permit/approval.

**5. Compliance with Conditions of Approval**

- a. The project applicant and property owner, including successors, (collectively referred to hereafter as the “project applicant” or “applicant”) shall be responsible for compliance with all the Conditions of Approval and any recommendations contained in any submitted and approved technical report at his/her sole cost and expense, subject to review and approval by the City of Oakland.

- b. The City of Oakland reserves the right at any time during construction to require certification by a licensed professional at the project applicant's expense that the as-built project conforms to all applicable requirements, including but not limited to, approved maximum heights and minimum setbacks. Failure to construct the project in accordance with the Approval may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension, or other corrective action.
- c. Violation of any term, Condition, or project description relating to the Approval is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approval or alter these Conditions if it is found that there is violation of any of the Conditions or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions. The project applicant shall be responsible for paying fees in accordance with the City's Master Fee Schedule for inspections conducted by the City or a City-designated third-party to investigate alleged violations of the Approval or Conditions.

**6. Signed Copy of the Approval/Conditions**

A copy of the Approval letter and Conditions shall be signed by the project applicant, attached to each set of permit plans submitted to the appropriate City agency for the project, and made available for review at the project job site at all times.

**7. Blight/Nuisances**

The project site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within sixty (60) days of approval, unless an earlier date is specified elsewhere.

**8. Indemnification**

- a. To the maximum extent permitted by law, the project applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Redevelopment Successor Agency, the Oakland City Planning Commission, and their respective agents, officers, employees, and volunteers (hereafter collectively called "City") from any liability, damages, claim, judgment, loss (direct or indirect), action, causes of action, or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City to attack, set aside, void or annul this Approval or implementation of this Approval. The City may elect, in its sole discretion, to participate in the defense of said Action and the project applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.
- b. Within ten (10) calendar days of the filing of any Action as specified in subsection (a) above, the project applicant shall execute a Joint Defense Letter of Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Joint Defense Letter of Agreement shall survive termination, extinguishment, or invalidation of the Approval. Failure to timely execute the Letter of Agreement does not relieve the project applicant of any of the obligations contained in this Condition or other requirements or Conditions of Approval that may be imposed by the City.

**9. Severability**

The Approval would not have been granted but for the applicability and validity of each and every one of the specified Conditions, and if one or more of such Conditions is found to be invalid by a court of competent jurisdiction this Approval would not have been granted without requiring other valid Conditions consistent with achieving the same purpose and intent of such Approval.

**10. Special Inspector/Inspections, Independent Technical Review, Project Coordination and Monitoring**

The project applicant may be required to cover the full costs of independent third-party technical review and City monitoring and inspection, including without limitation, special inspector(s)/inspection(s) during times of extensive or specialized plan-check review or construction, and inspections of potential violations of the Conditions of Approval. The project applicant shall establish a deposit with Engineering Services and/or the Bureau of Building, if directed by the Director of Public Works, Building Official, Director of City Planning, Director of Transportation, or designee, prior to the issuance of a construction-related permit and on an ongoing as-needed basis.

**11. Public Improvements**

The project applicant shall obtain all necessary permits/approvals, such as encroachment permits, obstruction permits, curb/gutter/sidewalk permits, and public improvement (“p-job”) permits from the City for work in the public right-of-way, including but not limited to, streets, curbs, gutters, sidewalks, utilities, and fire hydrants. Prior to any work in the public right-of-way, the applicant shall submit plans for review and approval by the Bureau of Planning, the Bureau of Building, Engineering Services, Department of Transportation, and other City departments as required. Public improvements shall be designed and installed to the satisfaction of the City.

**12. Trash and Blight Removal**

Requirement: The project applicant and his/her successors shall maintain the property free of blight, as defined in chapter 8.24 of the Oakland Municipal Code. For nonresidential and multi-family residential projects, the project applicant shall install and maintain trash receptacles near public entryways as needed to provide sufficient capacity for building users.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**13. Graffiti Control**

Requirement:

- a. During construction and operation of the project, the project applicant shall incorporate best management practices reasonably related to the control of graffiti and/or the mitigation of the impacts of graffiti. Such best management practices may include, without limitation:
  - i. Installation and maintenance of landscaping to discourage defacement of and/or protect likely graffiti-attracting surfaces.
  - ii. Installation and maintenance of lighting to protect likely graffiti-attracting surfaces.
  - iii. Use of paint with anti-graffiti coating.
  - iv. Incorporation of architectural or design elements or features to discourage graffiti defacement in accordance with the principles of Crime Prevention Through Environmental Design (CPTED).
  - v. Other practices approved by the City to deter, protect, or reduce the potential for graffiti defacement.
- b. The project applicant shall remove graffiti by appropriate means within seventy-two (72) hours. Appropriate means include the following:
  - i. Removal through scrubbing, washing, sanding, and/or scraping (or similar method) without damaging the surface and without discharging wash water or cleaning detergents into the City storm drain system.
  - ii. Covering with new paint to match the color of the surrounding surface.

iii. Replacing with new surfacing (with City permits if required).

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**14. Lighting**

Requirement: Proposed new exterior lighting fixtures shall be adequately shielded to a point below the light bulb and reflector to prevent unnecessary glare onto adjacent properties.

When Required: Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**15. Operational Noise**

Requirement: Noise levels from the project site after completion of the project (i.e., during project operation) shall comply with the performance standards of chapter 17.120 of the Oakland Planning Code and chapter 8.18 of the Oakland Municipal Code. If noise levels exceed these standards, the activity causing the noise shall be abated until appropriate noise reduction measures have been installed and compliance verified by the City.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**16. Employee Rights**

Requirement: The project applicant and business owners in the project shall comply with all state and federal laws regarding employees' right to organize and bargain collectively with employers and shall comply with the City of Oakland Minimum Wage Ordinance (chapter 5.92 of the Oakland Municipal Code).

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

**PROJECT SPECIFIC CONDITIONS**

**17. Hours of Operation**

Requirement: The beginning and end of group therapy shall be timed such that clients will not be exiting or entering the facility during the opening or closing times of the Prescott Elementary School.

When Required: Ongoing

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

**18. Transfer and/or Termination of the Conditional Use Permit**

Requirement: If a new operator takes over the space at 1630 10<sup>th</sup> Street for a Health Care Civic Activity, the new operator shall abide by all conditions of approval and perform the same activities as described in this report and in the file or the new operator shall apply for a revision of PLN18388. The revision process shall include a noticing of the neighborhood consistent with the noticing

requirements of a Conditional Use Permit in Chapter 17.134 of the Planning Code and a community meeting.

When Required: Ongoing

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

**19. Loitering and Nuisances**

Requirement: No nuisances created by clients or loitering by clients shall occur at or near the site. The applicant shall place an employee outside the entrance of the facility twenty minutes before and twenty minutes after group therapy sessions to assure clients do not loiter or create nuisances at or near the site.

When Required: Ongoing

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

**20. Security Camera.**

Requirement: The applicant shall install a security camera system that, at a minimum, provides visual cover of the parking lot and the entrance to the facility. Video records shall be maintained for a minimum of 72 hours before re-use and be shared with police if needed or as requested.

When Required: Ongoing

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

**21. Clients by Appointment**

Requirement: All clients seen at this facility shall be by appointment only. Walk-in clients shall only be provided referral information, as needed.

When Required: Ongoing

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

**22. Trial Period for Number of Clients**

Requirement: Options Recovery Services shall have a maximum of 30 clients per day during the first six months of client service. If the Zoning Manager determines that all project specific conditions of approval are met during this trial period, then the operation can expand to serve up to a maximum of 70 clients per day. If violations of conditions of approval are verified by the Bureau of Building within this period, then the cap shall remain at 30 clients per day for another six months. In this case, a second evaluation shall be performed after the six-month period. If violations of conditions of approval are verified by the Bureau of Building within this period, then an appropriate cap will be determined by the Zoning Manager.

When Required: Ongoing

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

**23. Alternative Transportation**

**Requirement:** Options Recovery Services shall provide a plan, for review and approval of the Bureau of Planning, describing the bike and shuttle program for clients. This plan shall be implemented on an ongoing basis.

**When Required:** Prior to operation

**Initial Approval:** Bureau of Planning

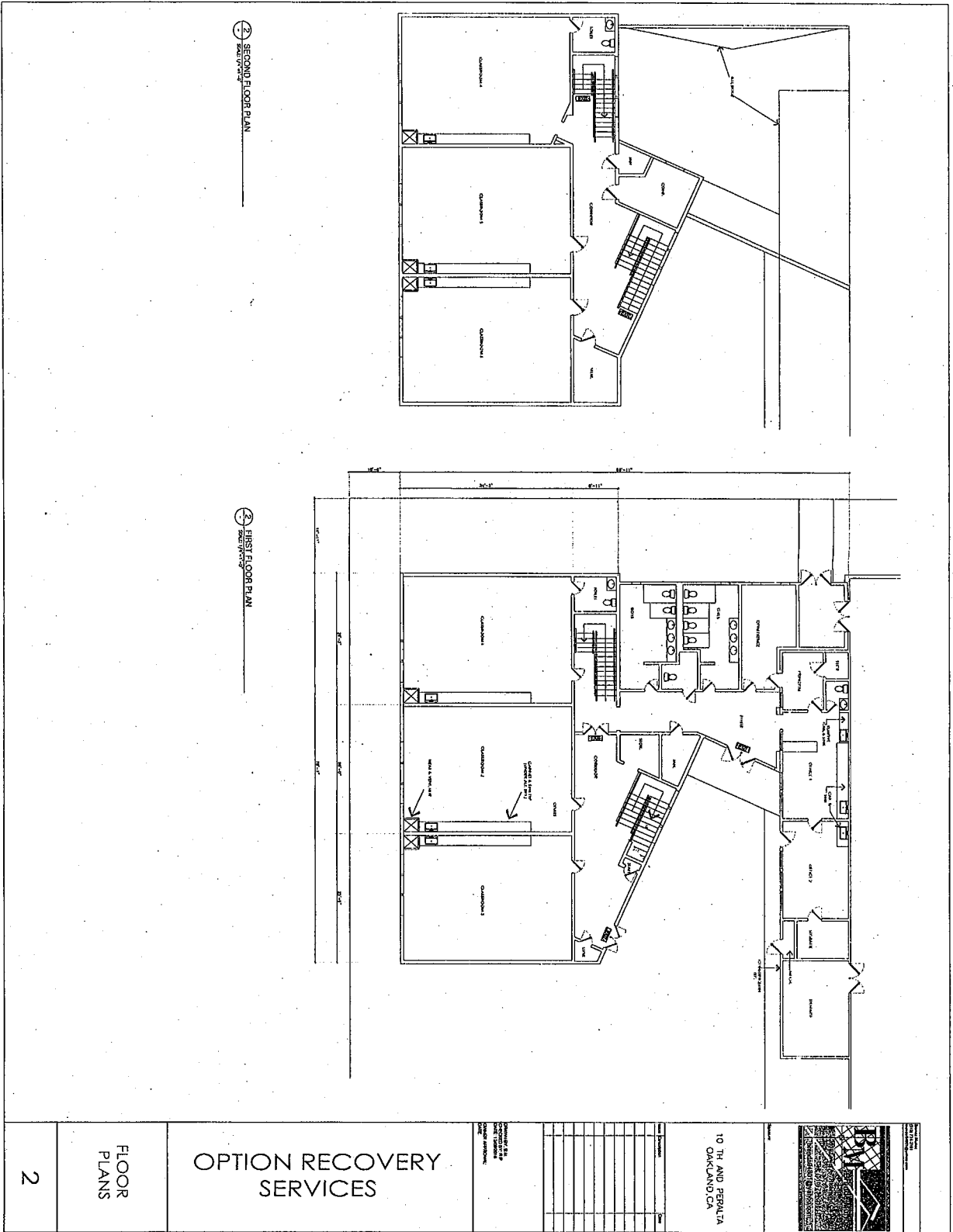
**Monitoring/Inspection:** Bureau of Building

## **Attachment A-3**

### **Plans**

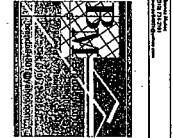






2 SECOND FLOOR PLAN

1 FIRST FLOOR PLAN



10 TH AND PERALTA  
OAKLAND, CA

NO.	REVISION	DATE

PROJECT NO. 10TH AND PERALTA  
DATE: 10/15/10

OPTION RECOVERY SERVICES

FLOOR PLANS



**Attachment A-4**

**Statement of Operation from ORS Oakland Program Director, Dated  
October 24, 2018**



1835 Allston Way Berkeley, CA 94704 tel 510.666.9552 fax 510.666.0987 www.optionsrecovery.org

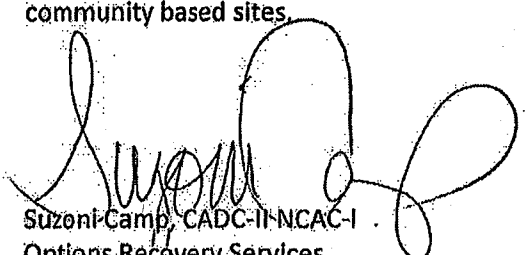
October 24, 2018

City Of Oakland Planning  
City of Oakland Bureau of Planning  
250 Frank H. Ogawa, Suite 2114  
Oakland, CA 94612  
Phone: (510) 238-4977

Options Recovery Services is applying for a business license to provide Outpatient, Intensive Outpatient and Recovery Support Services at 1023 Peralta Oakland CA. We are contracted by the County of Alameda to serve adults who meet the eligibility requirement with a primary focus on those living in or homeless in the West Oakland, Chinatown, Old Oakland or Berkeley areas. Our treatment will be done primarily in classroom group setting and one on one counseling in office setting at the proposed site although the services can take place in person, on the telephone or in any appropriate confidential setting in the community in compliance with 42 Code of Federal Regulations (CFR), Part 2 requirements. It is our intention to provide the following services at 1023 Peralta in Oakland CA:

- Intake/Assessment
- Treatment Planning
- Individual and Group Counseling
- Family Therapy
- Patient Education
- Collateral Services
- Crisis Intervention Services
- Discharge Planning and Coordination

We would like to continue to provide valuable services in the Oakland and surrounding communities. We want to help as many people that are struggling with addiction and the afflictions that come with it in this area. Our goal is to help those struggling develop cognitive and behavioral coping skills that prevent relapse and to voluntarily adopt and maintain a lifestyle characterized by sobriety, personal health and good citizenship. We will be receiving referrals from Alameda County Departments and other community agencies and service providers as well as from peers/family members, employers ect. I want to make clear that the contract we have with CDC (California Department of Corrections) is for work that we provide in the correctional facilities not at our community based sites.



Suzoni Camp, CADC-II-NCAC-I  
Options Recovery Services  
Oakland Program Director  
(510)836-9900x304  
Scamp@optionsrecovery.org

**Attachment D**

**Attachment A-5**  
**Transportation Analysis**

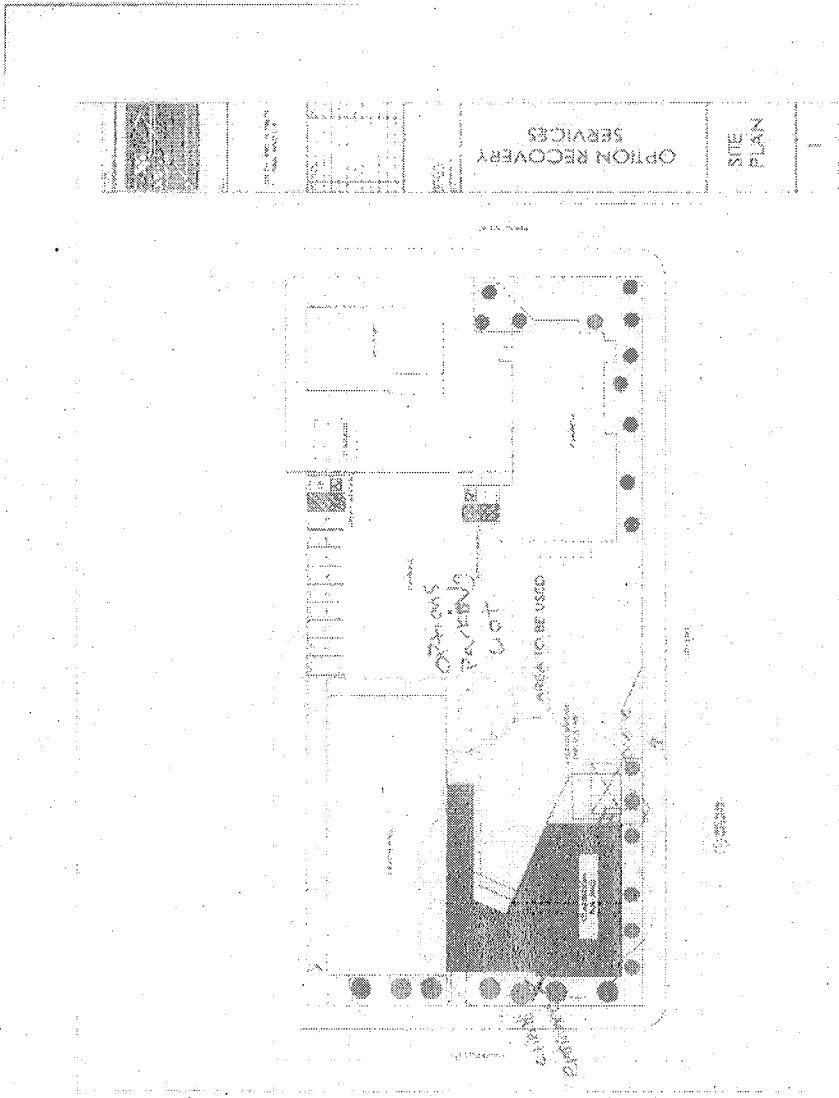
### **Analysis of Traffic @ West Oakland Site**

This report was created to explore and address the concerns of possible increased foot and vehicle traffic at the new Options Recovery Services proposed site in the Prescott District of West Oakland. These concerns are centered on the proximity of the proposed site at the closed Saint Patrick's School.

The new Options Recovery Services site will be staffed by 10 staff members. The site will host a maximum 35 clients in the morning and a maximum 35 clients in the afternoon. So at any given time no more than 35 clients will be on site. Clients will enter Saint Patrick's School via the entrance on Campbell Street and staff will enter via the parking lot located on 10th Street.

The proposed site contains a parking lot which can accommodate 30+ vehicles and the site will also have bike rack access to lock up bikes in a designated area. A poll taken of 30 Options clients showed: 1 of 30 (0.03%) drove, 5 of 30 (17%) rode bikes, 24 of 30 (80%) took public transit/walked. Options provide clients with discounted Clipper cards for public transportation.

Options will provide staff, clients, and visitors with a preferred route of travel to the site and are sensitive to making a smooth transition into the community. Options is open and willing to working with the community to keep traffic to a respectable and efficient level which works best for both parties. Clients can take a quick bike ride or quick walk 6 blocks or less than a ½ mile to the site from the West Oakland Bart Station. Clients can also use AC Transit, the Line 29, which goes down Peralta and up 7<sup>th</sup> from the West Oakland/12<sup>th</sup> Street Bart Stations. Options inform clients and visitors that there is **NO LOITERING** at anytime and security will be on site.



OPTION RECOVERY SERVICES

SITE PLAN

AREA TO BE USED

10/10/00

**Attachment A-6**  
**Comments**



## Lenoir, Brittany

---

**From:** Gray, Neil D.  
**Sent:** Monday, April 29, 2019 9:53 AM  
**To:** Lenoir, Brittany  
**Subject:** FW: Options Recovery Services at 1023 Peralta St

See below.

**Neil Gray**, Planner IV | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114 | Oakland, CA 94612 |  
Phone: (510)238-3878 | Fax: (510) 238-3254 | Email: [ngray@oaklandca.gov](mailto:ngray@oaklandca.gov) | Website: [www.oaklandca.gov](http://www.oaklandca.gov)

**From:** Rahael solomon [mailto:[rahael.s@gmail.com](mailto:rahael.s@gmail.com)]  
**Sent:** Friday, April 26, 2019 7:45 PM  
**To:** Gray, Neil D. <[NGray@oaklandca.gov](mailto:NGray@oaklandca.gov)>  
**Subject:** Options Recovery Services at 1023 Peralta St

*Hello Mr. Neil Gray,*

*I am reaching out to **solicit my feedback** on the **business license application** by **Options Recovery Services at 1023 Peralta St Oakland, CA.***

*I want to confirm along with other Prescott community members and parents that this is an **inappropriate location** for an Outpatient, Intensive Outpatient and Recovery Support Services program \ facility. That said, I **object to the business license approval** to conduct services in West Oakland.*

*Thank you for your time and consideration.*

*Please let me know if you have any questions or require additional information.*

## **Lenoir, Brittany**

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**From:** Sabrina <sbolus\_2000@yahoo.com>  
**Sent:** Friday, April 26, 2019 11:57 AM  
**To:** Lenoir, Brittany  
**Cc:** Perry Thomas; Susan Champion  
**Subject:** Addendum: Options Recovery Services  
**Attachments:** Washington Burns.pdf; petition addendum.pdf

Hello, Ms. Lenoir.

The attached were inadvertently omitted from the electronic document we (Susan Champion) sent to you last week.

Thank you,  
Sabrina Bolus  
Chaplain  
Options Recovery Services

## **Lenoir, Brittany**

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**From:** Yip, Angela <Angela.Yip@sen.ca.gov>  
**Sent:** Thursday, April 25, 2019 12:13 PM  
**To:** Lenoir, Brittany; Merkamp, Robert; Gray, Neil D.  
**Subject:** RE: Options Prescott Site - Senator Nancy Skinner

Thank you!

---

**From:** Lenoir, Brittany <BLenoir@oaklandca.gov>  
**Sent:** Thursday, April 25, 2019 10:39 AM  
**To:** Yip, Angela <Angela.Yip@sen.ca.gov>; Merkamp, Robert <RMerkamp@oaklandca.gov>; Gray, Neil D. <NGray@oaklandca.gov>  
**Subject:** RE: Options Prescott Site - Senator Nancy Skinner

Hello Ms. Yip,  
Thank you for checking in. I did receive Senator Skinner's letter and included in the file.

Have a nice day,

**Brittany Lenoir**, Planner I | City of Oakland | Bureau of Planning | [250 Frank H. Ogawa, Suite 2114 | Oakland, CA 94612](#) |  
Phone: [\(510\) 238-4977](tel:(510)238-4977) | Fax: [\(510\) 238-4730](tel:(510)238-4730) | Email: [blenoir@oaklandca.gov](mailto:blenoir@oaklandca.gov) | Website: [www.oaklandca.gov/services/planning-and-building-index/planning-and-zoning](http://www.oaklandca.gov/services/planning-and-building-index/planning-and-zoning)

---

**From:** Yip, Angela [<mailto:Angela.Yip@sen.ca.gov>]  
**Sent:** Thursday, April 25, 2019 10:25 AM  
**To:** Merkamp, Robert <RMerkamp@oaklandca.gov>; Gray, Neil D. <NGray@oaklandca.gov>; Lenoir, Brittany <BLenoir@oaklandca.gov>  
**Subject:** Options Prescott Site - Senator Nancy Skinner

**Good morning,**

I wanted to make sure you received this letter from Senator Skinner in support of Options Recovery Services proposed Prescott site. Please let me know if you have any questions:

Best wishes,

**Angela Yip**  
District Representative & Policy Liaison | Senator Nancy Skinner  
(510) 286 - 1333  
Follow Senator Skinner on [Twitter](#)!  
Want to sign up for Senator Skinner's newsletter list? [Click here!](#)  
[she/her/hers]

## Lenoir, Brittany

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**From:** Susan Champion <[schampion@law.stanford.edu](mailto:schampion@law.stanford.edu)>  
**Sent:** Monday, April 22, 2019 12:00 PM  
**To:** Lenoir, Brittany  
**Cc:** Gray, Neil D.  
**Subject:** Options Recovery Services Response to Prescott Neighborhood Meeting  
**Attachments:** Options Response Letter (CUP).pdf

Dear Ms. Lenoir:

Please see the attached response resulting from community meetings held regarding the siting of Options Recovery Services at St. Patrick's church in the Prescott community.

Please do not hesitate to contact me should you have any questions or concerns.

Sincerely,

Susan Champion  
President, Board of Directors  
Options Recovery Services

---  
Susan L. Champion  
Deputy Director, Three Strikes Project  
Stanford Law School  
Crown Quadrangle  
559 Nathan Abbott Way  
Stanford, CA 94305  
E-mail: [schampion@law.stanford.edu](mailto:schampion@law.stanford.edu)  
Tel: 650.736.7757  
Fax: 650.723.8230  
[www.threestrikesproject.org](http://www.threestrikesproject.org)

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## Lenoir, Brittany

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**From:** Gray, Neil D.  
**Sent:** Monday, April 22, 2019 11:50 AM  
**To:** Lenoir, Brittany  
**Subject:** FW: Outpatient clinic

Neil Gray, Planner IV | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114 | Oakland, CA 94612 |  
Phone: (510)238-3878 | Fax: (510) 238-3254 | Email: ngray@oaklandca.gov | Website: www.oaklandca.gov

-----Original Message-----

**From:** Victor VZ [mailto:caballoazul@hotmail.com]  
**Sent:** Friday, April 19, 2019 7:48 PM  
**To:** Gray, Neil D. <NGray@oaklandca.gov>  
**Subject:** Outpatient clinic

Dear Mr Gray,

My name is Victor Valiente, domiciled in the Prescott neighborhood in West Oakland and I would like to inform you that I'm against the opening of a clinic in our neighborhood. Thanks Victor Valiente

Sent from my iPhone

## Lenoir, Brittany

---

**From:** Gray, Neil D.  
**Sent:** Friday, April 19, 2019 4:24 PM  
**To:** Lenoir, Brittany  
**Subject:** FW: 1023 Peralta St - outpatient center

**Neil Gray**, Planner IV | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114 | Oakland, CA 94612 |  
Phone: (510)238-3878 | Fax: (510) 238-3254 | Email: ngray@oaklandca.gov | Website: [www.oaklandca.gov](http://www.oaklandca.gov)

---

**From:** Evelyn Quan [mailto:evelynaquan@gmail.com]  
**Sent:** Friday, April 19, 2019 2:15 PM  
**To:** Gray, Neil D. <NGray@oaklandca.gov>  
**Subject:** 1023 Peralta St - outpatient center

*Hello Mr. Neil Gray,*

*I am reaching out to solicit my feedback on the **business license application by Options Recovery Services at 1023 Peralta St Oakland, CA.***

*I want to confirm along with other Prescott community members and parents that this is an **inappropriate location** for an Outpatient, Intensive Outpatient and Recovery Support Services program | facility. That said, I **object to the business license approval** to conduct services in West Oakland.*

*Thank you for your time and consideration.*

*Please let me know if you have any questions or require additional information.*

Sincerely,  
Evelyn Quan

## Lenoir, Brittany

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**From:** Gray, Neil D.  
**Sent:** Friday, April 19, 2019 4:21 PM  
**To:** Lenoir, Brittany  
**Subject:** FW: Outpatient

**Neil Gray**, Planner IV | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114 | Oakland, CA 94612 |  
Phone: (510)238-3878 | Fax: (510) 238-3254 | Email: [ngray@oaklandca.gov](mailto:ngray@oaklandca.gov) | Website: [www.oaklandca.gov](http://www.oaklandca.gov)

---

**From:** eghosa obaiza [<mailto:eobaizamomwan@gmail.com>]  
**Sent:** Friday, April 19, 2019 2:09 PM  
**To:** Gray, Neil D. <[NGray@oaklandca.gov](mailto:NGray@oaklandca.gov)>  
**Subject:** Outpatient

*I am reaching out to **solicit my feedback on the business license application by Options Recovery Services at 1023 Peralta St Oakland, CA.***

*Unfortunately the gentrification of Oakland will probably make this difficult as new people moving into the community deem things like this as dangerous or bringing in the wrong type of people.*

*I think this is a good spot for this type of facility considering the growing number of displaced people in Oakland.*

**Eghosa Obaizamomwan Hamilton**  
Adjunct lecturer/Teacher  
925.803.3338 | [EJO3@STMARYS-CA.EDU](mailto:EJO3@STMARYS-CA.EDU)  
Evolve the Consciousness of Humanity Through Education



## Lenoir, Brittany

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**From:** Gray, Neil D.  
**Sent:** Friday, April 19, 2019 4:20 PM  
**To:** Lenoir, Brittany  
**Subject:** FW: Options Recovery Services

Neil Gray, Planner IV | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114 | Oakland, CA 94612 |  
Phone: (510)238-3878 | Fax: (510) 238-3254 | Email: ngray@oaklandca.gov | Website: [www.oaklandca.gov](http://www.oaklandca.gov)

---

**From:** Turner Miller [mailto:turner\_miller@outlook.com]  
**Sent:** Friday, April 19, 2019 2:14 PM  
**To:** Gray, Neil D. <NGray@oaklandca.gov>  
**Subject:** Options Recovery Services

*Hello Mr. Neil Gray,*

*I am reaching out to **solicit my feedback** on the **business license application** by **Options Recovery Services at 1023 Peralta St Oakland, CA.***

*I want to confirm along with other Prescott community members and parents that this is an **inappropriate location** for an Outpatient, Intensive Outpatient and Recovery Support Services program | facility. That said, I **object to the business license approval** to conduct services in West Oakland. This type of facility should not be placed right across the street from a school or in the middle of a residential area. I believe it is much more appropriate in a more commercial or industrial part of the city. I do not want to be a NIMBY and I think there are even better options in West Oakland.*

*Thank you for your time and consideration.*

*Please let me know if you have any questions or require additional information.*



**Lenoir, Brittany**

---

**From:** Christopher <Christopher.Louie@hotmail.com>  
**Sent:** Friday, April 19, 2019 3:59 PM  
**To:** Gray, Neil D.; Lenoir, Brittany  
**Subject:** Outpatient facility at 1023 Peralta St.

*Hello Mr. Neil Gray,*

*I am reaching out to **solicit my feedback** on the **business license application** by **Options Recovery Services at 1023 Peralta St** Oakland, CA.*

*I want to confirm along with other Prescott community members and parents that this is an **inappropriate location** for an Outpatient, Intensive Outpatient and Recovery Support Services program | facility. That said, I **object to the business license approval** to conduct services in West Oakland.*

*Thank you for your time and consideration.*

*Please let me know if you have any questions or require additional information.*

Regards,  
Chris Louie

Sent from Outlook

## **Lenoir, Brittany**

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**From:** Jean Miller <jeanelizabethmiller@gmail.com>  
**Sent:** Friday, April 19, 2019 3:14 PM  
**To:** Gray, Neil D.; Lenoir, Brittany  
**Subject:** Re: Options Recovery Services Business License

To: Neil Gray, Planner IV, Brittany Lenoir, Planner I

*Hello Mr. Gray and Mrs. Lenoir,*

*I am reaching out to solicit my feedback on the **business license application by Options Recovery Services at 1023 Peralta St Oakland, CA.***

*I want to confirm along with other Prescott community members and parents that this is an **inappropriate location** for an Outpatient, Intensive Outpatient and Recovery Support Services program | facility.*

*My child is attending a preschool within a block of this facility, and we feel the area's safety will be compromised.*

*That said, I **object to the business license approval** to conduct services in West Oakland. Thank you for your time and consideration.*

*Please let me know if you have any questions or require additional information.*

*Sincerely,*

*Jean Miller  
1401 Pullman Way  
Oakland, CA 94607*

## Lenoir, Brittany

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**From:** Rene Padilla <rene.padilla.1847@gmail.com>  
**Sent:** Friday, April 19, 2019 2:10 PM  
**To:** Lenoir, Brittany; Gray, Neil D.  
**Subject:** Outpatient facility at 1023 Peralta St.

*Hello Mr. Neil Gray,*

*I am reaching out to **solicit my feedback** on the **business license application** by **Options Recovery Services at 1023 Peralta St Oakland, CA.***

*I want to confirm along with other Prescott community members and parents that this is an **inappropriate location** for an Outpatient, Intensive Outpatient and Recovery Support Services program | facility. That said, I **object to the business license approval** to conduct services in West Oakland.*

*Thank you for your time and consideration.*

## Lenoir, Brittany

---

**From:** Marcus Johnson <prescott2y5ychair@gmail.com>  
**Sent:** Thursday, April 18, 2019 1:22 PM  
**To:** Gray, Neil D.  
**Cc:** Lenoir, Brittany  
**Subject:** 1630 10th Street-PLN18388-conditional use permit

Good Afternoon,

As chair of the Prescott Neighborhood Council, I write this email to reaffirm my opposition to Options Recovery Services (ORS) operating at 1630 10th street.

Last week during the Prescott Neighborhood Council meeting, community voiced their concerns as well as their disappointment with the 2nd meeting which was a fiasco, being more structured than the 1st meeting which was deemed chaotic having a lack of structure, agenda....everything I previously stated in my Feb. 26 email.

Community members appeared to still be outnumbered by a ratio of 15 to 1 ( the 1st meeting it seem like 25 to 1) but having the same dynamics of bullying, trivializing, and defensiveness amongst the ally no-profits and affiliate members in attendance. Some attendees openly criticize actual residents of the Prescott.

I have since been reminded of ongoing issues the church harbors allow events to occur without guideline, rules or consideration to the surrounding residents.

I should also express my disappointment having spend so much time talking with ORS Michael Thomas hoping to hear something compelling at the 2nd meeting to support this operations.

Again, I join the choir of community members, stating this is an inappropriate activity at this location across the street from the school and more disconcerting is the culture which seems symptomatic attempting to force themselves on our neighborhood and community.

Marcus Johnson, Chair

Prescott Neighborhood Council

## Lenoir, Brittany

---

**From:** John Sander <john@phproductions.com>  
**Sent:** Wednesday, February 27, 2019 9:28 PM  
**To:** Lenoir, Brittany; Gray, Neil D.  
**Subject:** Options Recovery Services at St Patrick's School in Prescott Neighborhood

Hello Brittany and Neil,

I met you the earlier this week at the Options Recovery Services meeting at St. Patricks.

I'm Prescott resident and homeowner of 10 years, Board President of the HOA where I live and I lead a community adhoc group on issues concerning the Prescott Neighborhood and West Oakland. I have attended many community meetings in the last 10 years on multiple subjects and issues. I attended the Options Recovery meeting Monday night for 3 reasons; 1- To hear the voices of the neighbors about Options Recovery/St Patricks, 2- To express my concerns about the choice/location of venue, and 3- Hear what Options Recovery had to say. I have never been to or seen such a fiasco of a community meeting and left frustrated and unclear of the options for the concerned neighbors.

Specifically:

1- Voices of the Neighbors:

- There were a relatively small number of actual local residents present in comparison to the overall crowd.
- The few neighbors present were very vocal in expressing deep concern of the location of the Options Recovery Services facility within extremely close proximity to the Prescott elementary school.
- The same few neighbors were in favor of the work Options does and the need for these services in the greater West Oakland neighborhood.

2- Expressing my concerns:

- The meeting was so chaotic (more on that below) that I was not able to find an opening to express my questions and concerns to the larger group.
- My concerns were completely aligned with the local neighbors that the location of this facility should not be immediately next door to an Elementary School.
- My concerns aligned completely with the local neighbors that we heard about this project way too late in the process and felt that I had no choice but to accept that this would be happening regardless of neighborhood concern and input.
- The agreement between Options and St Patricks was cart before the horse and should never have gotten to a signed lease between the 2 organizations without community input.
- I did express my concerns to 2 of the Options representatives in private conversations (more on that below)

3- Hear from Options Recovery Services:

- As I said above, this meeting was a fiasco and insulting to the local neighbors and residents.
- There was no meeting protocol in place (very important in community meetings)
  - No sign in sheet

- Weak introductions of the presenters
- No control of the audience comments
- The presenters took a defensive and attack forward posture with the audience
- The point of this meeting was for Options to listen to the local community (which they should have done long before they signed a lease with St Patricks. They did not listen and take note, they defended and attacked, physically approaching the bleachers with multiple speakers. And they allowed their advocates to take the floor and speak wily nilly with no moderation.
- My direct conversation with the primary speaker, Tom I believe, CEO or President of the organization was no different. He was immediately defensive and argumentative and lectured me even when I told him that what I was doing was making me feel not listened to.
- My direct conversation with the gentleman that was one of the pair that would be running the facility was better but he admitted to me that the meeting was a fiasco and not moderated.
- They took a position of "this is a done deal and here's how great we are" when the community was frustrated that this was the first they had heard of it. They did not once stop and recognize that point of view.
- The relationship with St Patricks and the local neighbors revealed tensions and opened a very heated and contentious debate that had nothing to do with the Options/St Patricks lease agreement and location of the Options facility to the elementary school.
- The defensive attitude of Options and the clear discordant history with local neighbors and St Patricks did nothing to showcase this relationship as a benefit to the community, nor did it show that these 2 organizations would be good neighbors and run their facility in harmony with the local community.
- The Options message was confused and hypocritical. At some points they would talk about the fact that folks that would be using the location would already be "cleaned up" and been through a certain level of treatment and therefore have low or no impact on the community. At other times they would talk about the Wood Street homeless encampment and how those "residents" would be served, would be reached out to by Options and would be coming directly to the facility.

#### City Planning:

- At the end of the meeting (did the meeting end? I left when it was still chaos), we finally heard from the two of you that there was a planning process for approval of their CUP, that a staff approval was all that was needed and there could be an appeal if it if it was passed. But I'm not confident that the entire audience heard that information.

#### My bottom line:

- The lease between Options and St Patricks should never have been signed without community input and review.
- The Conditional Use Permit should not be allowed as this is not the right location for this facility, next to an elementary school.
- I am in favor of services of this type somewhere in West Oakland and even though Options was unimpressive in their presentation, if they engaged the community properly, listened to and crafted their engagement according to the community voice and wanted to operate in a community sanctioned location, I could be in favor of them providing these services in the right location.
- For all the reasons and comments above, I ask that this CUP be denied and that Options be required to find a suitable, community sanctioned location.

- The County should also step up and take some responsibility in this fiasco since they awarded the service contract to Options. If their intention was to place a service facility of this type in West Oakland and specifically Prescott, they should have engaged the community before sending out and RFP, let alone submitting one. (If they did this, I certainly never heard anything about it.)
- If staff approves this, I will be first in line at the appeal hearing to express my concerns and I will bring additional concerned neighbor, residents.

Thank you much.

Happy to discuss further.

John Sander

650-400-6534

## Lenoir, Brittany

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**From:** Marcus Johnson <prescott2y5ychair@gmail.com>  
**Sent:** Tuesday, February 26, 2019 1:10 PM  
**To:** Porter Sexton; Lenoir, Brittany  
**Cc:** Thomas Gorham; Suzoni Camp; Perry Thomas; Dianna Beamon; Pamela Thomas; Kim Chavez; Sabrina; Vandrlick Towns; Wendy Jones; Cook, Brigitte; Gray, Neil D.; Sloan, Annie  
**Subject:** Feedback: Community Meeting for 1630 10th Street

Good Afternoon All,

I attended the community meeting last night and wanted to provide some observations and feedback.

Walking into the room, I suspected the room was packed with Options Recovery Services allies, affiliates...current/former clients, which was later confirmed throughout the meeting.

The meeting was not moderated (facilitated) and the primary speaker (Mr. Gorman, I think) came across as unprepared, hostile, defensive, presumptuous ... and unskilled at leading a meeting.

In fact, I found his behavior totally inappropriate, as he encouraged others to orally attack the Prescott community members and parents in the room. Approaching the benches and shouting at the community may work in the AA/NA programs, but in no way should be undertaken to get buy-in from the public at-large. It came across as threaten.

He failed to address the "Inappropriateness of the site" adequately and should have responded with deep dive questions and talked through what makes the site inappropriate.

I had a few questions, I wasn't able to asked before I got so frustrated I needed to leave.

I'm closing with two recommendations: 1) deny application or 2) Try Again and host a moderated meeting with Options Recovery Services principal staff members attending with Prescott community members & parents. This meeting should have an agenda and led by the two potential site staff and others i.e. Gorman as resources as needed. Noticing should be door-to-door flyers to the neighborhood (Peralta, Campbell, 10th street). An extra effort should be untaken to notice parents dropping off their children at school. Should this option be chosen, I will assist with reaching the Prescott community members by email and postings.

Marcus Johnson, Chair  
Prescott Neighborhood Council

On Feb 19, 2019, at 3:59 PM, Porter Sexton <[psexton@optionsrecovery.org](mailto:psexton@optionsrecovery.org)> wrote:

Hi Brittany,

I want to thank you again for your help, and also seek your direction as to how to proceed.



## Lenoir, Brittany

---

**From:** Dixon Beatty <dixonbeatty@comcast.net>  
**Sent:** Monday, February 04, 2019 5:49 PM  
**To:** Lenoir, Brittany  
**Subject:** I respectfully object to your project

**Categories:** Comments, Tasks

I have just heard about plans for a halfway house across from Prescott Elementary School where I volunteer. I am sympathetic to such projects, but I am afraid that this location is not the right place for people who might be tempted by the liquor stores and open air drug market nearby. Also there is a school full of kids across the street.

Thanks  
Dixon Beatty

Sent from my iPhone

## Lenoir, Brittany

---

**From:** Marcus Johnson <prescott2y5ychair@gmail.com>  
**Sent:** Monday, February 04, 2019 4:07 PM  
**To:** Lenoir, Brittany  
**Cc:** Gray, Neil D.  
**Subject:** Re: 1630 10th Street-PLN18388

**Categories:** Comments

Hi Brittany,

I wanted to be clear that some of the issues, questions...are legitimate and beyond NIMBY and possibly could have been answered during a meeting with the community. I am also willing to setup a separate meeting with the community.

What I've heard so far are questions regarding the clients and if any are registered sex offenders or convicted of sexual crimes or any crime related to children? What are the days and hours of operations? Will there be any security services for the site? Has Options engaged PLACE @ Prescott in a discussion or any parents? Also what specifically are the services? Needles, Methadone or similar distribution?

Marcus

On Feb 4, 2019, at 3:35 PM, Marcus Johnson <[prescott2y5ychair@gmail.com](mailto:prescott2y5ychair@gmail.com)> wrote:

Thank you for your response.

I am not sure of the "layout" term however the specifics of the meeting is 1-1/2 hrs in duration, and on the agenda this month the big items are OPD crime reports and a residential development presentation. Ideally Options could attend and announce a larger targeted meeting date and location. I agree this is last minute and I offered this up since there was no mention of a community meeting occurring.

My attempt was to bring folks together and discuss and to head off potential responses by anger parents who strongly disagree with this location being used for these purposes, which should have previously occurred.

If Options can't attend this month then possibly another since we meet monthly, every 2nd Thursday.

Marcus

On Feb 4, 2019, at 3:18 PM, Lenoir, Brittany <[BLenoir@oaklandca.gov](mailto:BLenoir@oaklandca.gov)> wrote:

Hello Mr. Johnson,

Thank you for providing comments.

In regard to the neighborhood meeting, what is the typical layout? I spoke with the Oakland Program Director and she seems willing to put together a presentation about the program, but I want to ensure that Options Recovery Center has an appropriate amount of time to speak, possible 30-40 minutes. This next Thursday may be somewhat

last minute for the applicant to prepare a presentation, but if they would like to participate I just want to be clear on the general layout of the neighborhood meetings.

Thank you,

**Brittany Lenoir**, Planner I | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114 | Oakland, CA 94612 | Phone: (510) 238-4977 | Fax: (510) 238-4730 | Email: [blenoir@oaklandca.gov](mailto:blenoir@oaklandca.gov) | Website: [www.oaklandca.gov/services/planning-and-building-index/planning-and-zoning](http://www.oaklandca.gov/services/planning-and-building-index/planning-and-zoning)

---

**From:** Marcus Johnson [<mailto:prescott2y5ychair@gmail.com>]

**Sent:** Friday, February 01, 2019 1:19 PM

**To:** Lenoir, Brittany <[BLenoir@oaklandca.gov](mailto:BLenoir@oaklandca.gov)>; Merkamp, Robert <[RMerkamp@oaklandca.gov](mailto:RMerkamp@oaklandca.gov)>; [scamp@optionsrecovery.org](mailto:scamp@optionsrecovery.org); [howard1023@sbcglobal.net](mailto:howard1023@sbcglobal.net)

**Cc:** [optitox@optionsrecovery.org](mailto:optitox@optionsrecovery.org); Sloan, Annie <[ASloan@oaklandca.gov](mailto:ASloan@oaklandca.gov)>; Cook, Brigitte <[BCook@oaklandca.gov](mailto:BCook@oaklandca.gov)>; [Enomwoyi.Booker@ousd.org](mailto:Enomwoyi.Booker@ousd.org)

**Subject:** 1630 10th Street-PLN18388

Case Planner Brittany Lenoir  
Zoning Manager Robert Merkamp  
Suzoni Camp, Options Recovery Services  
Roman Catholic Bishop of Oakland/Diocese of Oakland/St. Patrick Parish

I am writing in regard to the application filed by Options Recovery Services for 1630 10th Street plan "to operate an adult outpatient addiction and mental health services in an existing building of approximately 10,700 square feet, located on the corner of Campbell Street and 10th Street. The primary services include outpatient services, intensive outpatient services, and recovery support services, including but not limited to case management, education groups, treatment planning, and family therapy."

As Chair of the Prescott Neighborhood Council (aka NCPC), I have recently been inundated with community members/parents fear and concerns with a primary focus on the location appropriateness, services, service hours and potential clients by Options Recovery Services at 1630 10th street.

Options Recovery Services website, under services state "Options' programs are built around intensive case management of hard-core addicts and alcoholics..." raises serious anxiety levels for the community who's children walk & attend the school across the street.

The community thus far are in opposition of Options Recovery Services at 1630 10th Street, with an understanding that their work is commendable, but it is not an appropriate use in the proximity of our elementary school.

Options Recovery Services site mention "collaboration with the community..." and I would like to extend an opportunity for Options Recovery Services to attend our next Prescott Neighborhood Council meeting, held Feb. 14, 2019, at 1671 8th Street, beginning at 6:30 pm for a short healthy discussion/presentation between the community/parents and Options Recovery Services. This meeting outreach extends within the Prescott neighborhood to those outside the typical 300' requirement which in this case is appropriate for feedback.

Please let me know ASAP if this would be of value for Options Recovery Services and they would like to participate.

To be clear, as Chair of the Prescott Neighborhood Council based on the community feedback thus far, I must register our opposition to this project moving forward.

Marcus Johnson, Chair  
Prescott Neighborhood Council, Beats 2Y & 5Y

CC: Brigitte Cook, District 3 Community Liaison; Enomwoyi Booker, Principal,  
PLACE@Prescott Elementary; Annie Sloan, Neighborhood Services Coordinator

## Lenoir, Brittany

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**From:** Lorraine Mann <lorraine.mann@ousd.org>  
**Sent:** Saturday, February 02, 2019 8:03 PM  
**To:** Lenoir, Brittany  
**Subject:** Re: proposed halfway house at 10th and Campbell

**Categories:** Comments

Hi Ms. Lenoir,

Thank you for forwarding the details of the proposed treatment center at 10th and Peralta. Unfortunately it makes my concerns worse. It sounds like an important resource for a stressed out community, and a resource that should NOT be located across from a school. In a residential facility, the residents remain on-site and only leave the site with accompaniment. This facility will have homeless and addicted people walking in and out throughout the school day. We all know (and I know from personal experience) the tragically high relapse rate associated with addiction, as well as the high correlation between mental illness and addiction.

Several of our classrooms have a wall of windows that look out on the church across the street. Students have witnessed visitors to the current food bank at St. Patrick's walk across the street and crouch under the bushes outside our school windows to relieve themselves. Students have had to take shelter under desks to escape random gunshots on the corner. Teachers cannot open the windows for fresh air due to people hanging out on 10th St cursing and talking about topics we don't want our students exposed to. Locating the treatment center at this site will only result in even more distressed people congregating on the sidewalk in front of the school, not to mention the real possibility of more distressing situations such as mental health breakdowns, drug use relapses or overdoses, 911 calls for police or ambulances, etc.

Only in West Oakland would such a placement even be considered across the street from an elementary school. My neighbors in the Grand Lake area are shocked and horrified when I tell them what the city is considering exposing my students to. Please show concern for our West Oakland children and suggest that this organization find a more suitable location for their treatment center.

Thank you,  
Lorraine Mann

> On Feb 1, 2019, at 1:12 PM, Lenoir, Brittany <BLenoir@oaklandca.gov> wrote:

>

> Hello Ms. Mann.

> Thank you for your comments, please note that this site does not include a residential/living component. Attached is a memo from the Oakland Program Director, which describes the type of activities/treatment proposed at this site. I will include you on the interested parties list so that you are informed on when a decision is made and what that decision is.

>

> Please do not hesitate to contact me if you have any follow-up

> questions,

>

> Brittany Lenoir, Planner I | City of Oakland | Bureau of Planning |

> 250 Frank H. Ogawa, Suite 2114 | Oakland, CA 94612 | Phone: (510)

> 238-4977 | Fax: (510) 238-4730 | Email: blenoir@oaklandca.gov |

> Website:

> [www.oaklandca.gov/services/planning-and-building-index/planning-and-zo](http://www.oaklandca.gov/services/planning-and-building-index/planning-and-zo)

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>

> -----Original Message-----

> From: Lorraine Mann [mailto:lorraine.mann@ousd.org]

> Sent: Wednesday, January 30, 2019 7:59 AM

> To: Lenoir, Brittany <BLenoir@oaklandca.gov>

> Cc: lorraine mann <lorraine.mann@ousd.org>

> Subject: proposed halfway house at 10th and Campbell

>

> Hello,

> I am a teacher at Prescott School, across the street from St. Patrick's church. I understand there is a pending application to put a halfway house at the church for drug addiction/mental health counseling. Please do not approve this application!

>

> Prescott School is surrounded by liquor stores, with 4 such stores within 2 blocks of the school (and therefore also very close to St. Patrick's). When my son was in rehab we were told it was of UTMOST importance that he avoid 'trigger' areas, i.e. areas where lots of addiction behavior occur.

>

> We see inebriated people hanging out in front of these stores all day long — the children have to walk past them to get to school. The stores also attract the type of violence associated with alcohol. 2 men were just murdered 2 weeks ago near the school. Again, this violence is part of our students' daily experience.

>

> We need to make a statewide effort to repeal or buy out the liquor licenses of stores that are within 1/2 mile of schools. Unfortunately I see no political motivation to take on that fight. In the meantime, please do not approve any applications that will bring more addiction behavior to this highly stressed community.

>

> Thank you,

> Lorraine Mann

> Expanded Transitional Kindergarten teacher Prescott School <Options

> Recovery Services.pdf>

## Lenoir, Brittany

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**From:** Brian Beveridge <brian.woeip@gmail.com>  
**Sent:** Friday, February 01, 2019 4:05 PM  
**To:** Stefanie Parrott  
**Cc:** Lenoir, Brittany; McElhane, Lynette; Cook, Brigitte; Kaplan, Rebecca; scamp@optionsrecovery.org; enomwoyi.booker@ousd.org; jumoke.hintonhodge@ousd.org; optitox@optionsrecovery.org; margaret.woeip@gmail.com; Sloan, Annie; Merkamp, Robert; kyla.johnson@ousd.org; john.sasaki@ousd.org; sondra.aguilera@ousd.org  
**Subject:** Re: no outpatient addiction and mental health services across the street from elementary school!  
**Categories:** Comments

West Oakland Environmental Indicators Project fully supports the parents of Prescott School and the position taken by Ms. Parrott. Once again planning decisions are being made for West Oakland without public knowledge or engagement. This must change.  
Sincerely Brian

On Fri, Feb 1, 2019, 3:42 PM Stefanie Parrott <[spreal@comcast.net](mailto:spreal@comcast.net)> wrote:

good afternoon, ms. lenoir.

i am a longtime west oakland resident at 9th and center streets, just 4 blocks from the proposed outpatient addiction and mental health services facility at 1630 10th st. my 6 and 10 year old children attend prescott school, directly across the street from the proposed site. west oakland children attending prescott school face many challenges in their young lives, and many are exposed to violence, addiction, and trauma that no one should have to endure. these kids do not need exposure to one single additional issue! i am at a loss to understand how the applicant or the city could think for a moment that exposing children to "hard-core addicts and alcoholics"\* is at all appropriate.

neither i nor any of my neighbors i've spoken to have received any notice about this proposal, and i walk by the site every day and have not seen any public notices published on site. unfortunately, this is typical for west oakland — outsiders try to decide what is best for our neighborhood. there has been no effort to come to the community and discuss the proposal. something this important shouldn't be approved quietly with no community input.

options looks like a good program providing much needed services for the broader community. if you read their website there is a lot of inspirational stuff about the most desperate people being helped. beyond the use of the term "hard-core" to describe their clientele, terms like "mentally and emotionally unstable" and emergency care and detox support are mentioned as well as homeless services. that is wonderful to help those so in need, it really is. but it is not wonderful to bring these problems to an elementary school. doesn't a school have a right to NIMBY? don't we as a community have the obligation to protect our children and say NIMBY on their behalf?

i have often said that alcoholics anonymous does not hold its meetings in bars. it seems counterproductive to have a facility to help people clean up from drug abuse in such close proximity to active drug dealing activity. right around the corner on the other side of the school is one of the most entrenched drug dealing hot spots in west oakland. our school tries and tries to get this spot cleaned up, where open air drug dealing is happening in broad daylight in the presence of children going to school. isn't that enough for these poor kids to endure? enough! and while the city, school district, and police departments have not been responsive enough to the drug dealing problem, whatever efforts they have made certainly have not been able to stop it. what makes us think that any collateral problems associated with the options program can be appropriately dealt with? when the city and the police cannot stop these problems, what makes us think the landlord who regularly allows loud and disruptive parties on their premises despite community

complaints can do right by the community? options is surely overwhelmed with their work to actually ensure there are no negative consequences for the children.

west oakland needs the planning department to recognize the sensitive issues at play for our residents *before* a project like this makes it this far through the planning process. please do not approve the options recovery services application to operate this facility at this site. it is a bad idea.

thank you,

stefanie parrott

\*the options own website says their services are for hard-core addicts and alcoholics



## Lenoir, Brittany

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**From:** Stefanie Parrott <spreal@comcast.net>  
**Sent:** Friday, February 01, 2019 3:43 PM  
**To:** Lenoir, Brittany  
**Cc:** McElhane, Lynette; Cook, Brigitte; Kaplan, Rebecca; scamp@optionsrecovery.org; enomwoyi.booker@ousd.org; jumoke.hintonhodge@ousd.org; optitox@optionsrecovery.org; margaret.woeip@gmail.com; brian.woeip@gmail.com; Sloan, Annie; Merkamp, Robert; kyla.johnson@ousd.org; john.sasaki@ousd.org; sondra.aguilera@ousd.org  
**Subject:** no outpatient addiction and mental health services across the street from elementary school!  
**Categories:** Comments

good afternoon, ms. lenoir.

i am a longtime west oakland resident at 9th and center streets, just 4 blocks from the proposed outpatient addiction and mental health services facility at 1630 10th st. my 6 and 10 year old children attend prescott school, directly across the street from the proposed site. west oakland children attending prescott school face many challenges in their young lives, and many are exposed to violence, addiction, and trauma that no one should have to endure. these kids do not need exposure to one single additional issue! i am at a loss to understand how the applicant or the city could think for a moment that exposing children to "hard-core addicts and alcoholics"\* is at all appropriate.

neither i nor any of my neighbors i've spoken to have received any notice about this proposal, and i walk by the site every day and have not seen any public notices published on site. unfortunately, this is typical for west oakland — outsiders try to decide what is best for our neighborhood. there has been no effort to come to the community and discuss the proposal. something this important shouldn't be approved quietly with no community input.

options looks like a good program providing much needed services for the broader community. if you read their website there is a lot of inspirational stuff about the most desperate people being helped. beyond the use of the term "hard-core" to describe their clientele, terms like "mentally and emotionally unstable" and emergency care and detox support are mentioned as well as homeless services. that is wonderful to help those so in need, it really is. but it is not wonderful to bring these problems to an elementary school. doesn't a school have a right to NIMBY? don't we as a community have the obligation to protect our children and say NIMBY on their behalf?

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west oakland needs the planning department to recognize the sensitive issues at play for our residents *before* a project like this makes it this far through the planning process. please do not approve the options recovery services application to operate this facility at this site. it is a bad idea.

thank you,

stefanie parrott

\*the options own website says their services are for hard-core addicts and alcoholics

## Lenoir, Brittany

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**From:** Charles Pearson <charles.a.pearson@gmail.com>  
**Sent:** Friday, February 01, 2019 1:42 PM  
**To:** Lenoir, Brittany; Rebecca Bausher  
**Subject:** Case file number PLN18388  
**Attachments:** Pearson \_ Bausher Case file number PLN18388.pdf  
**Categories:** Comments

Dear Ms Lenoir,

Please find attached a letter by myself and my wife, Rebecca Bausher, in response to case file number PLN18388 regarding the Conditional Use Permit application for 1630 10th Street, Oakland CA, 94607. We live at an adjacent property at 1629 11th Street, just directly behind the Church's gymnasium. We have been at this address for 20 years, and in the neighborhood for 25 years. We have discussed this application and the implications of its potential approval with several of our neighbors who also live in adjacent properties. A few of us collaborated on this letter and are sending it in separately. We appreciate the opportunity to submit questions and comments, which are shared by our group.

Thank you so much, have a great weekend.

Charles Pearson

Brittany Lenoir, Planner

City of Oakland

Via email [blenoir@oaklandca.gov](mailto:blenoir@oaklandca.gov)

Re: Case file number PLN18388

Dear Ms. Lenoir,

We are writing in regards to the Conditional Use Permit application for 1630 10th Street, Oakland CA, 94607. Rebecca Bausher and myself, Charles Pearson, live at an adjacent property at 1629 11th Street, just directly behind the Church's gymnasium. We have been at this address for 20 years, and are deeply rooted in the neighborhood. We have discussed this application and the implications of its potential approval with several of our neighbors who also live in adjacent properties. A few of us collaborated on this letter and are sending it in separately. We appreciate the opportunity to submit questions and comments, which are shared by our group.

We strongly believe that adult outpatient additional and mental health services are important services for members of our community, and that quality services are essential to our city. We have read about the services that Options Recovery Services provides, and believe they are a responsible and capable provider. However, we have deep concerns about locating these services across the street from an elementary school serving some of the most vulnerable and traumatized young people in our community. *What specific services will Options Recovery Services be providing? What will be the hours of operation and expected numbers of clients? Will Options Recovery Services provide services utilizing methadone and /or buprenorphine for the management of opioid dependence? What are Options Recovery Services' plans to ensure that students and families are not negatively impacted by the ingress and egress of their clients?*

Before granting the CUP, please ensure that the hours of operation do not coincide with the beginning and end of the school day and after school program for students at Prescott Elementary, nor interfere with the peaceful enjoyment of residential neighbors in their homes during the day and evening. Further, please ensure that the specific services are limited to the kinds of services required by residents of the Prescott neighborhood, or require that Options

Recovery Services reserve a minimum of 50% of their caseload for clients residing within a ½ mile radius of their location.

If proximity to Prescott Elementary School is not reason enough to deny the application for the CUP, I have several other concerns related to the location.

- 1. Permanence of a CUP.** Though Options Recovery Services has a twenty-year history of providing similar services in Berkeley, granting a CUP for their use will not remain with the tenant. Should Options Recovery Services choose to leave this location, the CUP will remain in place for other service providers who may not have the same standard of services as this tenant, and our community will have no recourse to remove the CUP and prevent a future service provider with a sub-standard track record from locating here.

*What other options besides a CUP would ensure that future tenants require renewal of conditions of occupancy and adherence to a standard of service that limits impact on the community? Can a permit end-date go with the tenant?*
- 2. St Patrick's Church's inability to manage its property with its existing uses.** For many years, St Patrick's Church has operated an event venue rental business that includes loud amplified sound late into the night with large numbers of attendees and vehicles. Despite repeated requests for the Church to install appropriate sound proofing and other mitigations to limit the impact of these events on its neighbors, including an attempted mediation by the City Councilmember's office, the events continue with no mitigations. Further, the Church hosts a very popular twice-weekly food distribution program which is a fantastic service to the neighborhood. Unfortunately, long lines form early and the Church doesn't provide restroom services so recipients routinely publicly urinate in the surrounding block. The distribution also yields excessive garbage and food waste on the street. A video showing excessive garbage left in the street in recycling containers is available for your review [here](#). *How will the property owner be held accountable for responding to the negative impacts of its tenants' operations on neighbors?* Existing accountability measures have proven ineffective.

- 3. Other neighborhood impacts due to increased facility usage.** Our neighborhood's proximity to BART and lack of residential parking permits leads to extremely limited parking during the week. The property has a lot that is used for parking during events, but often overflows and impacts resident's ability to find parking. With the addition of outpatient services, the already limited parking in the neighborhood will be further stressed. *How will the tenant ensure that staff and clients park in off-street parking only?* In addition, there will likely be increased noise, garbage, and smoking due to the increased use of the facility by adults. *How will the environmental impacts of this new use on residents and students be mitigated?*

Thanks again for this opportunity to comment. Please provide answers to the questions in italics.

Sincerely,

Charles Pearson and Rebecca Bausher  
1629 11th St  
Oakland CA 94607  
510-390-0607

## Lenoir, Brittany

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**From:** Sele Nadel-Hayes <sele98@gmail.com>  
**Sent:** Tuesday, January 29, 2019 8:12 PM  
**To:** Lenoir, Brittany  
**Subject:** Case file number PLN18388

**Categories:** Comments

Dear Ms. Lenoir,

I am writing in regards to the Conditional Use Permit application for 1630 10th Street, Oakland CA, 94607. I live at an adjacent property on 11th Street and have discussed this application and the implications of its potential approval with several of my neighbors who also live in adjacent properties. I appreciate the opportunity to submit questions and comments, which are shared by our group.

I strongly believe that adult outpatient additional and mental health services are important services for members of our community, and that quality services are essential to our city. I have read about the services that Options Recovery Services provides, and believe they are a responsible and capable provider. However, I have deep concerns about locating these services across the street from an elementary school serving some of the most vulnerable and traumatized young people in our community. *What specific services will Options Recovery Services be providing? What will be the hours of operation and expected numbers of clients? Will Options Recovery Services provide services utilizing methadone and buprenorphine for the management of opioid dependence? What are Options Recovery Services' plans to ensure that students and families are not negatively impacted by the ingress and egress of their clients?*

Before granting the CUP, please ensure that the hours of operation do not coincide with the beginning and end of the school day and after school program for students at Prescott Elementary, nor interfere with the peaceful enjoyment of residential neighbors in their homes during the day and evening. Further, please ensure that the specific services are limited to the kinds of services required by residents of the Prescott neighborhood, or require that Options Recovery Services reserve a minimum of 50% of their caseload for clients residing within a ½ mile radius of their location.

If proximity to Prescott Elementary School is not reason enough to deny the application for the CUP, I have several other concerns related to the location.

- 1. Permanence of a CUP.** Though Options Recovery Services has a twenty-year history of providing similar services in Berkeley, granting a CUP for their use will not remain with the tenant. Should Options Recovery Services choose to leave this location, the CUP will remain in place for other service providers who may not have the same standard of services as this tenant, and our community will have no recourse to remove the CUP and prevent a future service provider with a sub-standard track record from locating here. *What other options besides a CUP would ensure that future tenants require renewal of conditions of occupancy and adherence to a standard of service that limits impact on the community? Can a permit end-date go with the tenant?*
- 2. St Patrick's Church's inability to manage its property with its existing uses.** For many years, St Patrick's Church has operated an event venue rental business that includes loud amplified sound late into the night with large numbers of attendees and vehicles. Despite repeated requests for the Church to install appropriate sound proofing and other mitigations to limit the impact of these events on its neighbors, including an attempted mediation by the City Councilmember's office, the events continue with no mitigations. A recording of the noise is available for your review. Further, the Church hosts a very popular twice-weekly food distribution program which is a fantastic service to the neighborhood. Unfortunately, long lines form early and the Church doesn't provide restroom services so recipients routinely publicly urinate in the surrounding block. The distribution also yields excessive garbage and food waste on the street. A video showing excessive garbage left in the street in recycling containers is

available for your review [here](#). *How will the property owner be held accountable for responding to the negative impacts of its tenants' operations on neighbors?* Existing accountability measures have proven ineffective.

- 3. Other neighborhood impacts due to increased facility usage.** Our neighborhood's proximity to BART and lack of residential parking permits leads to extremely limited parking during the week. The property has a playground that is used for parking during events, but often overflows and impacts resident's ability to find parking. With the addition of outpatient services, the already limited parking in the neighborhood will be further stressed. *How will the tenant ensure that staff and clients park in off-street parking only?* In addition, there will likely be increased noise, garbage, and smoking due to the increased use of the facility by adults. *How will the environmental impacts of this new use on residents and students be mitigated?*

Thanks again for this opportunity to comment. Please provide answers to the questions in italics.

Sincerely,  
Sele Nadel-Hayes  
1627 11th Street  
510-842-7353  
[sele98@gmail.com](mailto:sele98@gmail.com)



## **Lenoir, Brittany**

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**From:** Christopher <Christopher.Louie@hotmail.com>  
**Sent:** Friday, April 19, 2019 3:59 PM  
**To:** Gray, Neil D.; Lenoir, Brittany  
**Subject:** Outpatient facility at 1023 Peralta St.

*Hello Mr. Neil Gray,*

*I am reaching out to **solicit my feedback** on the **business license application** by **Options Recovery Services at 1023 Peralta St** Oakland, CA.*

*I want to confirm along with other Prescott community members and parents that this is an **inappropriate location** for an Outpatient, Intensive Outpatient and Recovery Support Services program | facility. That said, I **object to the business license approval** to conduct services in West Oakland.*

*Thank you for your time and consideration.*

*Please let me know if you have any questions or require additional information.*

Regards,  
Chris Louie

Sent from Outlook

## Lenoir, Brittany

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**From:** Jean Miller <jeanelizabethmiller@gmail.com>  
**Sent:** Friday, April 19, 2019 3:14 PM  
**To:** Gray, Neil D.; Lenoir, Brittany  
**Subject:** Re: Options Recovery Services Business License

To: Neil Gray, Planner IV, Brittany Lenoir, Planner I

*Hello Mr. Gray and Mrs. Lenoir,*

*I am reaching out to **solicit my feedback on the business license application by Options Recovery Services at 1023 Peralta St Oakland, CA.***

*I want to confirm along with other Prescott community members and parents that this is an **inappropriate location** for an Outpatient, Intensive Outpatient and Recovery Support Services program | facility.*

*My child is attending a preschool within a block of this facility, and we feel the area's safety will be compromised.*

*That said, I **object to the business license approval** to conduct services in West Oakland. Thank you for your time and consideration.*

*Please let me know if you have any questions or require additional information.*

*Sincerely,*

*Jean Miller  
1401 Pullman Way  
Oakland, CA 94607*

## Lenoir, Brittany

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**From:** Rene Padilla <rene.padilla.1847@gmail.com>  
**Sent:** Friday, April 19, 2019 2:10 PM  
**To:** Lenoir, Brittany; Gray, Neil D.  
**Subject:** Outpatient facility at 1023 Peralta St.

*Hello Mr. Neil Gray,*

*I am reaching out to **solicit my feedback** on the **business license application** by **Options Recovery Services at 1023 Peralta St** Oakland, CA.*

*I want to confirm along with other Prescott community members and parents that this is an **inappropriate location** for an Outpatient, Intensive Outpatient and Recovery Support Services program | facility. That said, I **object to the business license approval** to conduct services in West Oakland.*

*Thank you for your time and consideration.*

## Lenoir, Brittany

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**From:** Marcus Johnson <prescott2y5ychair@gmail.com>  
**Sent:** Thursday, April 18, 2019 1:22 PM  
**To:** Gray, Neil D.  
**Cc:** Lenoir, Brittany  
**Subject:** 1630 10th Street-PLN18388-conditional use permit

Good Afternoon,

As chair of the Prescott Neighborhood Council, I write this email to reaffirm my opposition to Options Recovery Services (ORS) operating at 1630 10th street.

Last week during the Prescott Neighborhood Council meeting, community voiced their concerns as well as their disappointment with the 2nd meeting which was a fiasco, being more structured than the 1st meeting which was deemed chaotic having a lack of structure, agenda....everything I previously stated in my Feb. 26 email.

Community members appeared to still be outnumbered by a ratio of 15 to 1 ( the 1st meeting it seem like 25 to 1) but having the same dynamics of bullying, trivializing, and defensiveness amongst the ally no-profits and affiliate members in attendance. Some attendees openly criticize actual residents of the Prescott.

I have since been reminded of ongoing issues the church harbors allow events to occur without guideline, rules or consideration to the surrounding residents.

I should also express my disappointment having spend so much time talking with ORS Michael Thomas hoping to hear something compelling at the 2nd meeting to support this operations.

Again, I join the choir of community members, stating this is an inappropriate activity at this location across the street from the school and more disconcerting is the culture which seems symptomatic attempting to force themselves on our neighborhood and community.

Marcus Johnson, Chair

Prescott Neighborhood Council

## **Lenoir, Brittany**

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**From:** Lenoir, Brittany  
**Sent:** Thursday, March 07, 2019 3:09 PM  
**To:** 'sbolus\_2000@yahoo.com'  
**Subject:** RE: Options Petitions

Hello Ms. Bolus,  
Yes I received the documents. Thank you.

Have a nice day,

**Brittany Lenoir**, Planner I | City of Oakland | Bureau of Planning | [250 Frank H. Ogawa, Suite 2114 | Oakland, CA 94612](#) |  
Phone: [\(510\) 238-4977](tel:5102384977) | Fax: [\(510\) 238-4730](tel:5102384730) | Email: [blenoir@oaklandca.gov](mailto:blenoir@oaklandca.gov) | Website:  
[www.oaklandca.gov/services/planning-and-building-index/planning-and-zoning](http://www.oaklandca.gov/services/planning-and-building-index/planning-and-zoning)

**From:** Sabrina [mailto:sbolus\_2000@yahoo.com]  
**Sent:** Thursday, March 07, 2019 2:01 PM  
**To:** Lenoir, Brittany <BLenoir@oaklandca.gov>  
**Subject:** Options Petitions

Hello, Ms. Lenoir. I hope you are well.

I want to confirm that you received the petitions in support of Options Recovery Services on the St. Patrick campus that I dropped off at your office earlier this week.

Thank you,  
Sabrina

[Sent from Yahoo Mail on Android](#)

## Lenoir, Brittany

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**From:** Charles Pearson <charles.a.pearson@gmail.com>  
**Sent:** Monday, February 04, 2019 3:33 PM  
**To:** Lenoir, Brittany  
**Cc:** Rebecca Bausher  
**Subject:** Re: Case file number PLN18388

**Categories:** Comments

Thank you for the response Ms Lenoir.

I have a few questions, noted just below in red.

- What other options besides a CUP would ensure that future tenants require renewal of conditions of occupancy and adherence to a standard of service that limits impact on the community? How will the environmental impacts of this new use on residents and students be mitigated?

If a CUP were to be granted for this site, conditions of approval would be included which would cover components such as parking, blight, noise, number of clients, etc. Those conditions would be enforced by Code Enforcement.

Can we get insight into the conditions of approval? As we noted, we're concerned over the environmental impacts and congestion this new activity might bring, given the Church has failed to mitigate the effects on the neighborhood of their current activities.

- Can a permit end-date go with the tenant?

A Conditional Use Permit is required to establish a Health Care Civic Activity in this Zone. A CUP does not have an end date, but would be void if the building is vacant for over 2 years. Meaning that if another health care activity is proposed at this site, it would need to go through the conditional use permit process in order to receive a permit.

So would another health care entity automatically go through a CPU process? Or would another entity only go through the process if the building sat vacant for more than 2 years?

Thanks.

Charles Pearson

On Mon, Feb 4, 2019 at 2:55 PM Lenoir, Brittany <[BLenoir@oaklandca.gov](mailto:BLenoir@oaklandca.gov)> wrote:

Hello Mr. Pearson and Ms. Bausher,

Thank you for your comments.

Attached is a memo from the Oakland Program Director, which describes the type of activities/treatment proposed at this site.

I have received a few other comments from concerned neighbors, below are answers that I have provided other groups who have commented.

- What specific services will Options Recovery Services be providing?

See attached letter from Applicant.

- What will be the hours of operation and expected numbers of clients?

Hours of operation are proposed to be 8am-5pm. Option Recovery Services is expected to serve approximately 135 clients per year, but at any one time there will be a maximum of 40 clients and 10 staff based off my conversations with the Oakland Program Director (Suzoni Camp).

- Will Options Recovery Services provide services utilizing methadone and buprenorphine for the management of opioid dependence?

It is my understanding that the types of treatment that will be utilized at this site focus on counseling and therapy. Medication will not be prescribed at this facility.

- What are Options Recovery Services' plans to ensure that students and families are not negatively impacted by the ingress and egress of their clients?

The Oakland Program Director has informed me that they utilize a van shuttle and bicycle program which should help elevate traffic.

- What other options besides a CUP would ensure that future tenants require renewal of conditions of occupancy and adherence to a standard of service that limits impact on the community? How will the environmental impacts of this new use on residents and students be mitigated?

If a CUP were to be granted for this site, conditions of approval would be included which would cover components such as parking, blight, noise, number of clients, etc. Those conditions would be enforced by Code Enforcement.

- Can a permit end-date go with the tenant?

A Conditional Use Permit is required to establish a Health Care Civic Activity in this Zone. A CUP does not have an end date, but would be void if the building is vacant for over 2 years. Meaning that if another health care activity is proposed at this site, it would need to go through the conditional use permit process in order to receive a permit.

**I will include you on the interested parties list so that you are informed on when a decision is made and what that decision is.**

Please let me know if you have any follow up questions.

**Brittany Lenoir**, Planner I | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114 | Oakland, CA 94612 | Phone: (510) 238-4977 | Fax: (510) 238-4730 | Email: blenoir@oaklandca.gov | Website: www.oaklandca.gov/services/planning-and-building-index/planning-and-zoning

**From:** Charles Pearson [mailto:charles.a.pearson@gmail.com]

**Sent:** Friday, February 01, 2019 1:42 PM

**To:** Lenoir, Brittany <BLenoir@oaklandca.gov>; Rebecca Bausher <rebecca.bausher@gmail.com>

**Subject:** Case file number PLN18388

Dear Ms Lenoir,

Please find attached a letter by myself and my wife, Rebecca Bausher, in response to case file number PLN18388 regarding the Conditional Use Permit application for 1630 10th Street, Oakland CA, 94607. We live at an adjacent property at 1629 11th Street, just directly behind the Church's gymnasium. We have been at this address for 20 years, and in the neighborhood for 25 years. We have discussed this application and the implications of its potential approval with several of our neighbors who also live in adjacent properties. A few of us collaborated on this letter and are sending it in separately. We appreciate the opportunity to submit questions and comments, which are shared by our group.

Thank you so much, have a great weekend.

Charles Pearson



## Lenoir, Brittany

---

**From:** brittany lenoir [REDACTED]  
**Sent:** Tuesday, April 16, 2019 9:14 AM  
**To:** Lenoir, Brittany  
**Subject:** Fwd: FW: Do not need or what at church next to 2 schools you wouldn't happen in the piedmont

----- Forwarded message -----

**From:** Gray, Neil D. <[NGray@oaklandca.gov](mailto:NGray@oaklandca.gov)>  
**Date:** Tue, Apr 16, 2019 at 9:07 AM  
**Subject:** FW: Do not need or what at church next to 2 schools you wouldn't happen in the piedmont  
**To:** brittany lenoir [REDACTED]

Hi Brittany,

I think this has to do with Options.

Neil Gray, Planner IV | City of Oakland | Bureau of Planning | [250 Frank H. Ogawa, Suite 2114 | Oakland, CA 94612](#) |  
Phone: (510)238-3878 | Fax: (510) 238-3254 | Email: [ngray@oaklandca.gov](mailto:ngray@oaklandca.gov) | Website: [www.oaklandca.gov](http://www.oaklandca.gov)

-----Original Message-----

**From:** Scot [<mailto:littlechauncy@aol.com>]  
**Sent:** Monday, April 15, 2019 7:36 PM  
**To:** Gray, Neil D. <[NGray@oaklandca.gov](mailto:NGray@oaklandca.gov)>  
**Subject:** Do not need or what at church next to 2 schools you wouldn't happen in the piedmont

No to change for the church

**Lenoir, Brittany**

---

**From:** brittany lenoir [REDACTED]  
**Sent:** Thursday, April 18, 2019 8:53 AM  
**To:** Lenoir, Brittany  
**Subject:** Fwd: FW: Option Recovery Service

----- Forwarded message -----

**From:** Gray, Neil D. <[NGray@oaklandca.gov](mailto:NGray@oaklandca.gov)>  
**Date:** Thu, Apr 18, 2019 at 8:47 AM  
**Subject:** FW: Option Recovery Service  
**To:** brittany lenoir [REDACTED]

Please add this to your Options email folder.

--Neil

**Neil Gray**, Planner IV | City of Oakland | Bureau of Planning | 250 Frank H. Ogawa, Suite 2114 | Oakland, CA 94612 |  
Phone: (510)238-3878 | Fax: (510) 238-3254 | Email: [ngray@oaklandca.gov](mailto:ngray@oaklandca.gov) | Website: [www.oaklandca.gov](http://www.oaklandca.gov)

**From:** Freda Davis [mailto:[fredadavis133@gmail.com](mailto:fredadavis133@gmail.com)]  
**Sent:** Wednesday, April 17, 2019 8:24 PM  
**To:** Gray, Neil D. <[NGray@oaklandca.gov](mailto:NGray@oaklandca.gov)>  
**Subject:** Option Recovery Service

My family has lived in West Oakland over 70yrs, yes the neighborhood has changed over and over. We don't need this in the neighborhood. there are other things that need to be done by the city of Oakland. Because this is the poor side of the city you not helping with bring this to your neighborhood. And it's next to elementary school. This is the wrong thing to do. SHAME!! SHAME!!

## Lenoir, Brittany

---

**From:** brittany lenoir [REDACTED] >  
**Sent:** Tuesday, April 16, 2019 9:14 AM  
**To:** Lenoir, Brittany  
**Subject:** Fwd: FW: Resident Feedback: Business License App for Options Recovery Services at 1023 Peralta St.

----- Forwarded message -----

**From:** Gray, Neil D. <[NGray@oaklandca.gov](mailto:NGray@oaklandca.gov)>  
**Date:** Tue, Apr 16, 2019 at 9:13 AM  
**Subject:** FW: Resident Feedback: Business License App for Options Recovery Services at 1023 Peralta St.  
**To:** brittany lenoir [REDACTED]

See below.

**Neil Gray**, Planner IV | City of Oakland | Bureau of Planning | [250 Frank H. Ogawa, Suite 2114](https://www.oaklandca.gov/250-Frank-H-Ogawa-Suite-2114) | Oakland, CA 94612 |  
Phone: (510)238-3878 | Fax: (510) 238-3254 | Email: [ngray@oaklandca.gov](mailto:ngray@oaklandca.gov) | Website: [www.oaklandca.gov](http://www.oaklandca.gov)

**From:** Fredy [<mailto:fredy.k.liu@gmail.com>]  
**Sent:** Monday, April 15, 2019 5:00 PM  
**To:** Gray, Neil D. <[NGray@oaklandca.gov](mailto:NGray@oaklandca.gov)>  
**Subject:** Resident Feedback: Business License App for Options Recovery Services at 1023 Peralta St.

Hello Mr. Neil Gray,

I attended Marcus Johnson's monthly Prescott Neighborhood Council meeting last week. I am reaching out to **solicit my feedback** on the **business license application** by **Options Recovery Services at 1023 Peralta St Oakland, CA.**

I want to confirm along with other Prescott community members and parents that this is an **inappropriate location** for an Outpatient, Intensive Outpatient and Recovery Support Services program | facility. That said, I **object to the business license approval** to conduct services in West Oakland.

Thank you for your time and consideration.

[REDACTED]  
Please let me know if you have any questions or require additional information.

Regards,

Fredy Liu

415-215-8133

[REDACTED]



1931 Center Street, Berkeley, CA, 94704 tel: 510.566.9552 fax: 510.666.9987 www.optionsrecovery.org

April 22, 2019

Ms. Brittany Lenoir  
City of Oakland Bureau of Planning  
250 Frank H. Ogawa  
Suite 2114  
Oakland, CA 94612

Dear Ms. Lenoir,

Attached and below is information in support of Options Recovery Services' application for a Conditional Use Permit (CUP) for the Prescott / St. Patrick's Church site.

Options Recovery Services has a proven track record of operating safely and successfully in all of the communities in which it is sited. This track record is why we were awarded a contract with Alameda County Behavioral Health Care Services in a competitive grant process. Options is not a methadone clinic, nor is it a needle exchange program. Our medical providers do not prescribe medication of any kind. Options provides abstinence-based, outpatient group treatment to those who have a demonstrated commitment to sobriety. Options clients have strong incentives to remain drug- and alcohol-free, for some, failure to maintain their sobriety means incarceration or the loss of child custody. The proposed Prescott neighborhood site will allow residents convenient access to much-needed and currently lacking sobriety maintenance support right in their own neighborhood.

Importantly, since its inception, 21 years ago, Options has been located across the park from Berkeley High School and around the corner from Washington Elementary School, and has the unequivocal support of the Superintendent of the Berkeley Unified School District.

Options has hosted two meetings at St. Patrick's Church in order to listen and respond to community comments regarding the establishment of a site there. We heard strong support from community members at both meetings. There were also some concerns raised, many of which (e.g. the location of multiple liquor stores, violent crime, drug-dealing in the neighborhood, etc.) are the very concerns that we hope to partner with the community to address. We believe that Options can, in fact, be a powerful resource to the community in reducing some of these problems, as it has over the past 21 years in Berkeley.

The issues presented at the meeting generally fell into two categories: pre-existing problems related to St. Patrick Church events / outreach services, and perceived fears related to what

effect, if any, Options might have on neighborhood safety. Options' response to these concerns is described in detail in the attached documents, and includes but is not limited to:

- Build-out of Options program entrance on a side of the building that is not visible to the Prescott School
- Adjustment of Options program hours with Prescott school start and end times to minimize / eliminate possible interaction between school children and Options clients
- Prioritization of services for Prescott neighborhood residents
- Provide shuttle service for Options clients to / from BART and buses
- Discontinued use of St. Patrick's for outside party event space rental, and adjustments to St. Patrick's weekly food distribution program to keep recipients on church property and off the surrounding streets and sidewalks<sup>1</sup>

Options has received overwhelmingly positive feedback from residents, some of whom have personally experienced the transformation that Options can provide. Over the past several months, Options has been talking with and listening to neighborhood residents, and has gotten almost 200 signatures of support from Prescott, West Oakland and Oakland residents. Resident Ana Santiago states, "I support the program. It is a huge benefit for the community." Another resident, Elizabeth Casas, says, "West Oakland is in desperate [sic] need of this service."

West Oakland and the Prescott neighborhood are in desperate need of greater access to addiction treatment. Options can provide a pro-social model of productivity and sobriety, and serve as an invaluable resource to a community that has for too long been deprived of the kind of support and investment that we offer.

Options is eager to continue to be receptive and responsive to community concerns and to be a resource for the Prescott neighborhood. This is consistent with our long history of being good neighbors and stewards of our community. As Senator Nancy Skinner states in her letter of support of the Prescott site, "Options is not just a positive force in communities battling substance use – it is a necessary one."

Sincerely,



Susan Champion  
President, Board of Directors

---

<sup>1</sup> These issues are specific to St. Patrick's church programming and are not at all related to any of the programming that Options provides.

## **OPTIONS RESPONSE TO COMMUNITY MEETINGS**



1931 Center Street, Berkeley, CA 94704 tel 510.666.9552 fax 510.666.0987 www.optionsrecovery.org

### Options Response to Community Concerns

The most significant sources of concern expressed were related to perceived fears that Options clients would create an unsafe environment for the neighborhood generally and for Prescott School students specifically. We respectfully submit that these concerns are unfounded, based on Options proven history.

#### *Options' Proven History*

Options has a twenty-one year history of safe, positive operation within close proximity to two schools. Since its inception, Options has run its outpatient program directly across from Berkeley High School and around the corner from Washington Elementary School. There has never been a single incident between Options clients and students or staff from either school. In fact, Donald Evans, Ed.D, Superintendent of the Berkeley Unified School District, calls Options "a positive force and a good neighbor for over 21 years."

Significantly, Options would share the St. Patrick's school site this summer, and the years ahead, with 100 children, ages 8 - 13, who take part in the Prescott-Joseph Center's summer camp (West Oakland Summer Youth Enrichment Program). In contrast to some neighbor concerns, Executive Director Washington Burns, M.D. states: "We at Prescott-Joseph look forward to sharing the St. Patrick school site with you . . . I feel Options' vision is an excellent fit with ours - strengthening individuals, stabilizing families and revitalizing the Prescott neighborhood."

Our history of being a positive community force and responsive neighbor is echoed in letters from a variety of organizations. John Caner, CEO of the Downtown Berkeley Association (DBA) has praised Options for its exemplary "cooperation and collaboration." Donald Frazier, Executive Director of Building Opportunities for Self-Sufficiency (BOSS) praises Options for operating "in good faith, with skilled and knowledgeable staff." Nathan Hobbs of Alameda County Behavioral Health states, "Options Recovery has been an excellent partner with its neighbors at all of its program sites, and is essential to serving the needs of the community. We believe Options would provide vital treatment service that would directly benefit the Prescott neighborhood. Locating the program at the former school at St. Patrick's will provide a significant force for improving the health and livability of one of the County's highest priority areas."

#### *Program Modifications*

Underscoring further Options' responsiveness to issues raised by the community, along with our desire to provide safe, discreet services in every program where we operate, we have volunteered to make concrete modifications at the St. Patrick site including:



- *Alternative entrance:* There is a preexisting set of doors located on the side of the proposed site building, which Options plans to use as a main entrance. This entrance does not face and is hidden from view of Prescott School;
- *Hours of Operation:* Options is prepared to adjust our program schedule so that treatment sessions do not coincide with times when students are arriving at or leaving school;
- *Client Transportation:* provide shuttle service to clients in our unmarked vans for clients using public transportation (e.g., West Oakland BART, local bus stops).

Options also has strict *no loitering* and *no smoking* policies at all of our sites. These policies are strictly enforced by program staff.

All of these procedures ensure minimal contact between Options' clients and Prescott school children.

#### *Client Intake*

Options' intake process is highly structured and professional. There is no legitimate fear that a large influx of non-residents will stream to the site. We receive clients by referral from a well-established network of Alameda County agencies including but not limited to Behavioral Health Services, Child Protective Services, the courts, hospitals, and other local agencies.

Individuals not referred by such agencies who come to Options for treatment will be referred to our Berkeley office. Following on-site drug and alcohol testing, an individualized assessment determines which outpatient program is appropriate. If individuals require more intensive treatment, they will be referred to a more comprehensive program. Options rarely has "walk-in" clients at our Berkeley, Oakland and San Leandro sites and we do not expect the Prescott site to be any different.

Options' healing, rehabilitative work relies upon maintaining a safe, structured, peaceful environment. This need drives our operations, only increasing the likelihood that Options will help create a safer and more stable environment in the neighborhood.

Again, concerns have been raised by a small, but vocal group, some of whom work, but do not live, in the Prescott neighborhood. These fears appear to be based on assumptions rather than facts.

#### Pre-Existing Issues with St. Patrick Church Programs

##### *Party Rentals*

At both meetings, some voiced frustration with noise and other issues related to evening events hosted at St. Patrick's (i.e. Quinceañeras and other party rentals). Despite the fact that this is not at all related to the services Options provides, we worked with St. Patrick's leadership to address the problem. As a result, the church has agreed to discontinue rental of the space for parties.

##### *Food Distribution*

Another concern was related to the twice-weekly food distribution program at St. Patrick's. Some felt that it encouraged loitering in the street and created a chaotic environment. Upon

hearing this concern, St. Patrick's has revised its fire management procedures to ensure that participants remain on church property.

Even though these pre-existing issues are neither attributable nor in any way related to Options' proposed services, they are only now being addressed *because of Options'* partnership with St. Patrick's Church. This exemplifies both our responsiveness to community concerns and the positive role we hope to continue to assert with regard to the safety and stability of the neighborhood.

#### Summary of Options Responses to Planning Department

Options has also been responsive to the Planning Department during the information-gathering phase, including meeting with staff and responding to queries regarding traffic and parking impact, services offered, etc. Below are answers to some of the primary questions.

#### *Traffic & Parking Impact*

As outlined in our traffic analysis, Options will gradually build up to approximately 35 clients during morning sessions and 35 clients at afternoon sessions. At any given time there will be no more than 35 clients on site, along with approximately 10 staff. Since the majority of Options clients take public transit, Options can provide van service for pick-up and drop-off to major transit hubs. We also provide bicycles to clients as part of a bike-share program. Finally, we have 20 parking spaces dedicated for Options' use within the church parking lot.

#### *Clients and Client Services*

Options is not a methadone clinic, nor is it a needle exchange program. Our medical providers do not prescribe medication of any kind. Options Recovery Services provides abstinence-based group treatment programming founded upon with evidence-based treatment practices. In addition to group treatment, Options provides case management and individual counseling services. Options clients are clean and sober, and come to treatment to reinforce their sobriety. Those with more intensive treatment needs are referred to residential and/or detoxification centers before they can participate in the Options outpatient program. Since the Prescott zip code has been identified by Alameda County Behavioral Health Care Services as a high-need area with little or no access to treatment, St. Patrick's is an ideal site for those who live in and around the neighborhood and need sobriety-support services.

The Options program takes place in a classroom setting, generally holding two separate, three-hour-long group sessions each weekday. Clients are subject to weekly (or more) random urinalysis testing, which Options administers at its in-house lab. Options clients are frequently referred by County courts and other service organizations and have strong incentives to remain drug- and alcohol-free; for some, failure to maintain their sobriety means incarceration or the loss of child custody.

# TRAFFIC & PARKING ANALYSIS

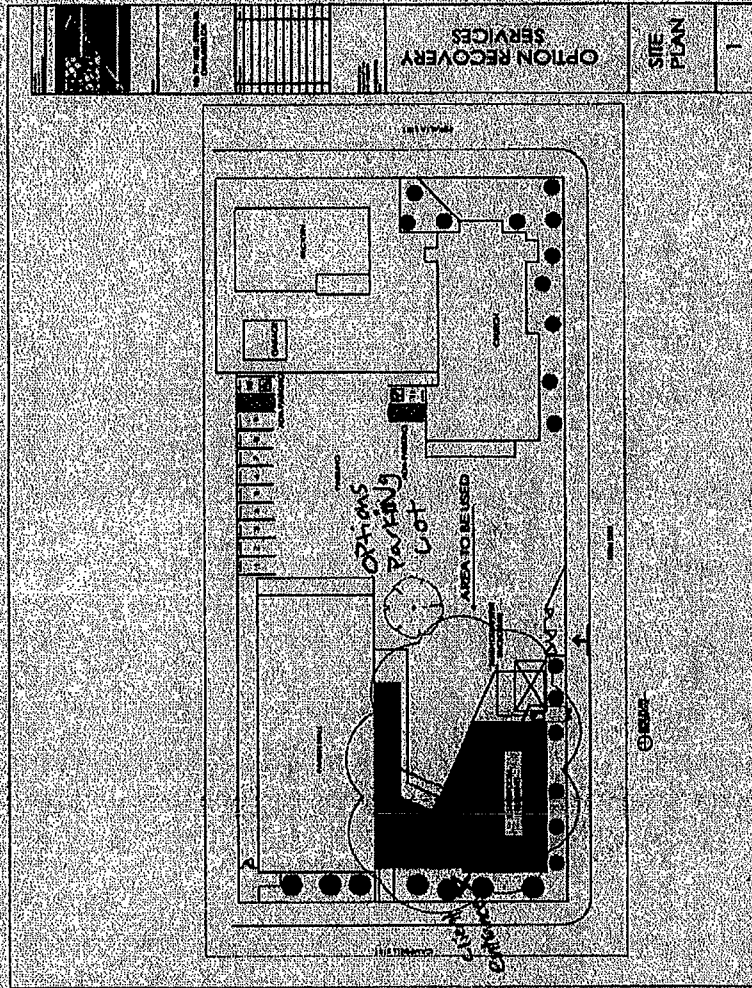
### **Analysis of Traffic @ West Oakland Site**

This report was created to explore and address the concerns of possible increased foot and vehicle traffic at the new Options Recovery Services proposed site in the Prescott District of West Oakland. These concerns are centered on the proximity of the proposed site at the closed Saint Patrick's School.

The new Options Recovery Services site will be staffed by 10 staff members. The site will host a maximum 35 clients in the morning and a maximum 35 clients in the afternoon. So at any given time no more than 35 clients will be on site. Clients will enter Saint Patrick's School via the entrance on Campbell Street and staff will enter via the parking lot located on 10th Street.

The proposed site contains a parking lot which can accommodate 30+ vehicles and the site will also have bike rack access to lock up bikes in a designated area. A poll taken of 30 Options clients showed: 1 of 30 (0.03%) drove, 5 of 30 (17%) rode bikes, 24 of 30 (80%) took public transit/walked. Options provide clients with discounted Clipper cards for public transportation.

Options will provide staff, clients, and visitors with a preferred route of travel to the site and are sensitive to making a smooth transition into the community. Options is open and willing to working with the community to keep traffic to a respectable and efficient level which works best for both parties. Clients can take a quick bike ride or quick walk 6 blocks or less than a ½ mile to the site from the West Oakland Bart Station. Clients can also use AC Transit, the Line 29, which goes down Peralta and up 7<sup>th</sup> from the West Oakland/12<sup>th</sup> Street Bart Stations. Options inform clients and visitors that there is **NO LOITERING** at anytime and security will be on site.



OPTION RECOVERY SERVICES

SITE PLAN

## **LETTERS IN SUPPORT**

CAPITOL OFFICE  
STATE CAPITOL  
ROOM 2059  
SACRAMENTO, CA 95814  
TEL (916) 651-4009  
FAX (916) 651-4909

DISTRICT OFFICE  
1515 CLAY STREET  
SUITE 2202  
OAKLAND, CA 94612  
TEL (510) 286-1333  
FAX (510) 286-3885

SENATOR.SKINNER@SENATE.CA.GOV

# California State Senate

SENATOR  
NANCY SKINNER

MAJORITY WHIP  
NINTH SENATE DISTRICT



CHAIR  
PUBLIC SAFETY  
BUDGET & FISCAL REVIEW  
SUBCOMMITTEE 5:  
PUBLIC SAFETY & LABOR

COMMITTEES  
ENERGY, UTILITIES &  
COMMUNICATIONS  
ENVIRONMENTAL QUALITY  
TRANSPORTATION & HOUSING

April 22, 2019

Ms. Brittany Lenoir  
City of Oakland Bureau of Planning  
250 Frank H. Ogawa, Suite 2114  
Oakland, CA 94612

Dear Ms. Lenoir,

I am writing in strong support of Options Recovery Services' Prescott program site.

Options has a long history of providing vital and much-needed services to Alameda County. For the past twenty years it has served thousands of community members dedicated to achieving and maintaining sobriety through its intensive outpatient program sites in downtown Berkeley and Oakland. I have personally attended Options client graduation ceremonies and have been astounded and moved by their stories of transformation.

The Berkeley Police Department, the Berkeley Unified School District, and current and former civic leaders have a demonstrated, long-standing respect and appreciation for the positive influence that Options has brought to the communities it serves. Options is known for providing safe and discreet program administration and intake, and for helping to reduce street drug-use, homelessness and related disturbances.

Options has been an excellent partner with its neighbors at all of its program sites, and is essential to serving the needs of the community. Options would provide stability and services that would directly benefit the Prescott neighborhood. Options is not just a positive force in communities battling substance use – it is a necessary one.

Sincerely,

A handwritten signature in cursive script that reads "Nancy Skinner".

Senator Nancy Skinner  
California State Senator, SD-09

cc: Councilmember Lynette Gibson McElhaney

**Berkeley**  
**PUBLIC SCHOOLS**  
Berkeley Unified School District

2020 Bonar Street, Berkeley, CA 94702  
(510) 644-6206 Fax: (510) 540-5358  
donaldevans@berkeley.net

Donald Evans, Ed.D.  
Superintendent

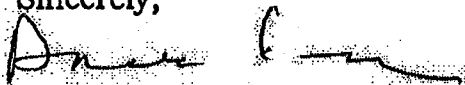
April 8, 2019

Dear Neighbors of Prescott Elementary School,

We are pleased to inform you that Options Recovery Services has been a positive force in our community and a good neighbor for over 21 years. Options is located across a city park from Berkeley High School and around the corner from Washington Elementary School. There have never been any incidents with our students or staff attributed to the clients or employees of Options. The City of Berkeley has long supported Options with public funding and access to their facilities for program operations.

Options is a valued partner in our community. Please consider their future presence in in West Oakland as an asset to your community.

Sincerely,



Donald Evans, Ed.D  
Superintendent



April 19, 2019

City of Oakland  
Bureau of Planning  
250 Frank H Ogawa, Suite 2114  
Oakland, CA 94612

Dear Mr. Neil Gray,

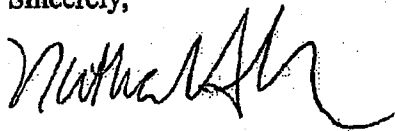
Options Recovery Services has been partnering with Alameda County Behavior Health Care Services for many years to provide vital and much-needed treatment services to the residents of Alameda County. For the past twenty years Options Recovery has served thousands of Alameda County residents and is dedicated to serving those from communities that have been underserved.

In 2018, Alameda County Behavior Health identified West Oakland as a priority for drug and alcohol treatment services. Our goal is to partner with Options Recovery to serve those living in the zip code, which includes the Prescott community. Options will prioritize treatment referrals for Prescott residents in need in order to serve them in the very community in which they live.

Options Recovery has been an excellent partner with its neighbors at all of its program sites, and is essential to serving the needs of the community. We believe Options would provide vital treatment services that would directly benefit the Prescott neighborhood.

Locating the program at the former school at Saint Patrick's will provide a significant force for improving the health and livability of one of the County's highest priority areas.

Sincerely,



Nathan Hobbs, LCSW,  
Interim Alcohol & Drug Program Administrator





Department of Children & Family Services  
1111 Jackson Street, Oakland, CA 94607  
510/268-2737 DJC 23501  
lovenl@acgov.org  
<http://alamedasocialservices.org>

Michelle Love  
Assistant Agency Director

---

Lori A. Cox, Agency Director

March 7, 2018

County of Alameda  
Behavioral Health Care Services  
1900 Embarcadero Cove, Suite 205  
Oakland, CA 94606

RE: Letter of Support for Options Recovery Services

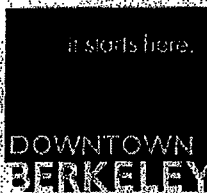
It is my pleasure to provide this letter for support for Options Recovery Services applications to provide services through contracts with Alameda County. In my capacity as Program Manager, I have known and worked with Options for 2 years. During that time, Options has provided day treatment and intensive treatment for alcohol and other drug additions, mental health issues, and co-occurring conditions for Alameda County residents, and has provided services for the homeless and for both incarcerated adults and for those returning to the community from incarceration. I have found Options services to be of the highest quality, and their cooperation and collaboration with the Department of Children & Family Services and other agencies in Alameda County to be exemplary. I enthusiastically endorse Options' application to provided services through contracting with Alameda County.

Should you have any questions, concern, or need any additional information, please feel to contact me at 510.780.8619.

Sincerely,

A handwritten signature in black ink, appearing to read "William Nguyen", written over a horizontal line.

William Nguyen, Ph.D, C500  
Program Manager  
Alameda County Department of Children & Family Services  
B: 510.780.8619



Downtown Berkeley Association  
2230 Shattuck Ave., Suite C  
Berkeley CA 94704  
510.549.2230  
downtownberkeley.com

March 7, 2018

County of Alameda  
Behavioral Health Care Services  
1900 Embarcadero Cove, Suite 205  
Oakland, CA 94606

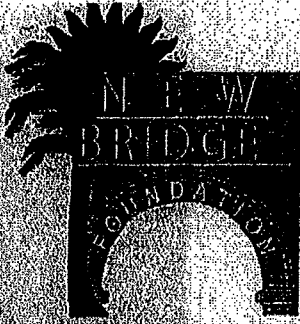
RE: Letter of Support for Options Recovery Services

It is my pleasure to provide this letter for support for Options Recovery Services applications to provide services through contracts with Alameda County. In my capacity as CEO of Downtown Berkeley Association (DBA) I have known and worked with Options for over eight years. During that time, Options has provided day treatment and intensive treatment for alcohol and other drug additions, mental health issues, and co-occurring conditions for Alameda County residents, and has provided services for the homeless and for both incarcerated adults and for those returning to the community from incarceration. I have found Options services to be of the highest quality, and their cooperation and collaboration with the DBA and other agencies in Alameda County to be exemplary. I enthusiastically endorse Options' application to provided services through contracting with Alameda County.

Sincerely,

A handwritten signature in black ink that reads "John Caner". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

John Caner, CEO



Chief Executive Officer  
Kosta Markakis

March 6, 2018

Board of Directors  
William Segesta, Esq.,  
Chairperson  
Eric Greenleaf, PhD,  
Vice-Chairperson  
Mildred Gray, RN,  
Secretary/Treasurer  
Stephen V. Brooks  
Eugene Porter, MA, MPCC  
Frank Staggert, Jr., MD  
Neil Dickman, PhD  
Johnny E. Johns  
Suzanne Hicks, CADC-II  
Kosta Markakis

Business Office  
2323 Hearst Avenue  
Berkeley, CA 94709  
Tel 510.526.6200  
Fax 510.526.1507

Adult Programs  
1816 & 1820 Scenic Avenue  
Berkeley, CA 94709  
Tel 990.785.3430  
Tel 510.548.7270  
Fax 510.548.1060

ASPIRE School Program  
Tel 510.558.1990  
Fax 510.559.3558

To Whom It May Concern,

**This is a letter in support of Options Recovery Services. New Bridge Foundation, Inc. strongly supports Options Recovery Services in their effort to help adults recover from the disease of addiction.**

**New Bridge Foundation, Inc. has partnered with Options for many years in this shared endeavor of helping the residents of Alameda County suffering from substance use disorders to regain control of their lives. Options Recovery Services is an integral part of the success of many of our clients who have completed residential treatment and are in need of the structure and support that can be provided through their outpatient programs and recovery residences.**

Sincerely,

  
Constantinos Markakis  
Chief Executive Officer



**EXECUTIVE DIRECTOR**

Donald Frazier

**BOARD OF DIRECTORS**

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Harold Lefall, Jr., Vice President  
Troy Dye, Treasurer  
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Nicole Blanchard  
Colette Flood  
Marlene Hurd  
Gianni Interiano  
Loren Jones  
Darryl Moore  
Andrea Spilmann-Gajak, MPH  
William C. White

March 7, 2018

County of Alameda  
Behavioral Health Care Services  
1900 Embarcadero Cove, Suite 205  
Oakland, CA 94606

RE: Letter of Support for Options Recovery Services

BOSS is pleased to offer this letter for support for Options Recovery Services applications to provide services through contracts with Alameda County. In my capacity as Executive Director I have known and worked with Options for over 5 years, and BOSS as an organization has worked in partnership with Options for many more years than that.

Options provides day treatment and intensive treatment for alcohol and other drug additions, mental health issues, and co-occurring conditions for Alameda County residents, and has provided services for the homeless and for both incarcerated adults and for those returning to the community from incarceration. BOSS serves a similar target population (homeless, disabled, formerly incarcerated). We regularly make and receives referrals from Options, and share program space in downtown Berkeley.

I have always found Options to operate in good faith, with skilled and knowledgeable staff who provide high quality services to people with serious needs in our community, working collaboratively with other social service providers. I fully support their application to continue their excellent work in Alameda County.

Sincerely,

Donald Frazier  
Executive Director





**Superior Court of California  
County of Alameda**

**Office of Collaborative Court Services  
Wiley W. Manuel Courthouse  
661 Washington Street, 2<sup>nd</sup> Floor  
Oakland, California 94607  
(510) 272-1216**

2/26/2018

County of Alameda  
Behavioral Health Care Services  
1900 Embarcadero Cove, Suite 205  
Oakland, CA 94606

**RE: Letter of Support for Options Recovery Services**

It is my pleasure to provide this letter for support for Options Recovery Services' applications to provide services through contracts with Alameda County. In my capacity as the Principal Analyst for the collaborative courts, I have known and worked with Options for the past five years (though the court's relationship with Options goes back decades). During that time, Options has provided day treatment and intensive treatment for alcohol and other drug additions, mental health issues, and co-occurring conditions for Alameda County residents, and has provided services for the homeless and for both incarcerated adults and for those returning to the community from incarceration. I have found Options services to be of the highest quality, and their cooperation and collaboration with The Office of Collaborative Court Services and other agencies in Alameda County to be exemplary. I enthusiastically endorse Options' application to provided services through contracting with Alameda County.

Sincerely,

A handwritten signature in black ink, appearing to read "Gavin O'Neill", is written over a faint, larger version of the same signature.

Gavin O'Neill  
Principal Analyst  
Office of Collaborative Court Services  
Superior Court of California, County of Alameda  
(510) 272-1217  
[goneill@alameda.courts.ca.gov](mailto:goneill@alameda.courts.ca.gov)

San Damiano Retreat  
Director  
Peter Wise



Peace and all good.

consideration.  
Please give any petitions submitted to you by Options Recovery fullest and warmest  
fulfill our Franciscan and Catholic desire to serve all who could benefit from our care.  
and requests from Options here in as great a number as possible. For us, they help  
particular effort to make sure that rates are as low as possible. We want Tom, David  
place is only hindered by the drive up the steep hill. In the case of Options, we extend  
goal of keeping its prices as low as possible so that access to retreats and this beautiful  
One point of assurance, San Damiano from its founding in the early 60's has retained a  
calendar of retreats because of their consistent good impact with many people  
friends and were it feasible we would happily make more room for their work in our full  
renewed over the course of their time with us. We consider Tom and the staff of Options  
beautiful spaces and grounds to find peace and centering such that they are deeply  
Franciscan friars of San Damiano which is to enable guests in their experience of our  
leaders and our staff. The work of Options aligns closely with a core focus of the  
David Coady and the staff of Options extends over various teams of friars, retreat  
the various recovery retreats that Options leads. Our collaboration with Tom Gorman,  
To be clear, San Damiano has many years of experience working with and supporting  
It is with immense enthusiasm that the friars and staff of San Damiano endorse and  
support the work of Options Recovery.

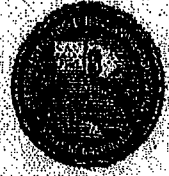
Dear Friends:

September 29, 2017

**SAN DAMIANO RETREAT**



**DIVISION OF ADULT INSTITUTIONS  
SAN QUENTIN STATE PRISON  
SAN QUENTIN, CA 94964**



October 18, 2017

County of Alameda  
Health Care Services Agency  
1000 San Leandro Boulevard, Suite 300  
San Leandro, CA 94577

**RE: Letter of Support for Options Recovery Services**

It is my pleasure to provide this letter for support for Options Recovery Services applications to provide services through contracts with Alameda County. In my capacity as Community Partnership Manager, I have known and worked with Options for six years. During that time, Options has provided day treatment and intensive treatment for alcohol and other drug additions, mental health issues, and co-occurring conditions for Alameda County residents, and has provided services for the homeless and for both incarcerated adults and for those returning to the community from incarceration. I have found Options services to be of the highest quality, and their cooperation and collaboration with San Quentin State Prison and other agencies in Alameda County to be exemplary. Many of the inmates that leave the institution are able to find housing and continued support through the efforts of Options. I enthusiastically endorse Options' application to provided services through contracting with Alameda County.

Sincerely,

Steven Emrick  
Community Partnership Manger  
San Quentin State Prison  
(415) 454-1460 Ext. 5400  
Steven.emrick@cder.ca.gov




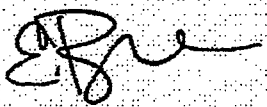


## **SIGNATURES IN SUPPORT**

FW



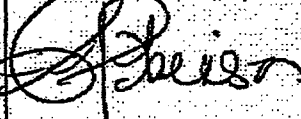

## Petition to Support Options' Behavioral Health Treatment Program in West Oakland

Petition summary and background	Alameda County awarded a contract to provide much-needed counseling and substance abuse treatment to residents of West Oakland. Options Recovery Services is working with the Catholic Diocese to open this evidence-based treatment program at the former St. Martin De Porres School on the St. Patrick campus, 1630 10 <sup>th</sup> Street, Oakland CA, 94607.
Action petitioned for	We, the undersigned, support the application to the City of Oakland to permit an addiction treatment program to operate in West Oakland on the St. Patrick campus.

Printed Name	Signature	Address	Comment	Date
1. Nezu Abdelrahman		1037 62nd St. Apt #6 Oakland, CA 94609		4/4/19
2. Shanelah Bean		911 Adeline Ave Oakland CA 94607		4/4/19
3. Elsa Cardona		1033 Filbert St. Oakland, CA 94607		4/9/19
4. Erin Brown		19 Cary Court Oakland, CA		4/4/19


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Action petitioned for	We, the undersigned, support the application to the City of Oakland to permit an addiction treatment program to operate in West Oakland on the St. Patrick campus.

Printed Name	Signature	Address	Comment	Date
1. Hana Gebremedhin		840 53rd St Apt #A Oakland CA 94608		04-04-19
2. Brittney Nared		2001 MacArthur Blvd #109 Oakland Ca 94602		04-04-19
3. Whitney Robinson		1027 103rd Ave Oakland CA 94603		4/4/19
4. Estefania Fregoso		2640 Myrtle St Oakland C.A 94607		04/4/19

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Action petitioned for	We, the undersigned, support the application to the City of Oakland to permit an addiction treatment program to operate in West Oakland on the St. Patrick campus.

Printed Name	Signature	Address	Comment	Date
TERESA 1. STEVENSON		1086 E 14 <sup>th</sup> STREET Oakland, Ca 94607		4/1/2019
2.				
3.				
4.				

TW

## Petition to Support Options' Behavioral Health Treatment Program in West Oakland

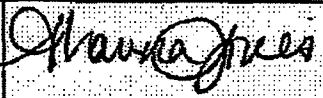

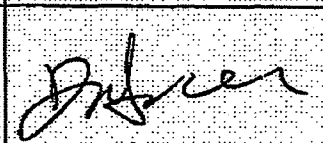
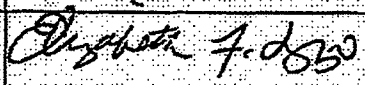
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Printed Name	Signature	Address	Comment	Date
1. DESSERTI Foster		2125 92nd Ave Apt 1111 Oakland CA 94603		4/4
2. Tamika Thompson		907 Union St. Oakland CA 94607		4/4/19
3. Dunana Moffet		915 Union St #B Oakland Ca 94607		
Sheila Price		1105 10th Street Oakland, Ca-94607		4-4-19

TW


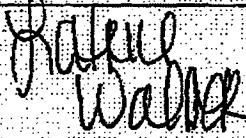
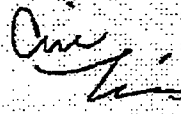

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Action petitioned for	We, the undersigned, support the application to the City of Oakland to permit an addiction treatment program to operate in West Oakland on the St. Patrick campus.

Printed Name	Signature	Address	Comment	Date
1. Shauna Jones		1086 8 <sup>th</sup> Street Oakland, 94607		4/4/19
2. Evelyn Hernandez		3710 Delaware St Oakland, CA 94607		4-4-19
3. Don Hong		1328 225th St Oakland, CA 94606		4/4/19
4. Frankie Izzo		2451 State St San Leandro, CA 94577		4/4/19

## Petition to Support Options' Behavioral Health Treatment Program in West Oakland

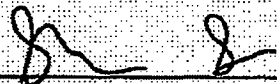

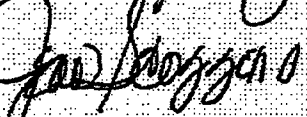

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Action petitioned for	We, the undersigned, support the application to the City of Oakland to permit an addiction treatment program to operate in West Oakland on the St. Patrick campus.

Printed Name	Signature	Address	Comment	Date
1. Christopher Cook		1540 34 <sup>th</sup> St Oakland, CA 94608		4/4/19
2. Latrice Walker		2805 12 <sup>th</sup> Ave Oakland, CA 94608		4-4-19
3. CIARA LEWIS		2850 Telegraph Ave Berkeley, CA		4/4/19
4. Stephanie Ferron		1704 10 <sup>th</sup> Ave Oakland, CA 94606		4/4/2019

JW

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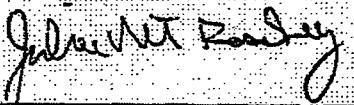
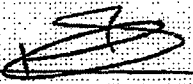

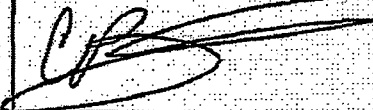
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Action petitioned for	We, the undersigned, support the application to the City of Oakland to permit an addiction treatment program to operate in West Oakland on the St. Patrick campus.

Printed Name	Signature	Address	Comment	Date
1. Shanda Scott		1056 7 <sup>th</sup> St	open for discussion	
2. Alexandra Lopez		2545 San Pablo Ave Oakland CA 94612	NO	4/4/19
3. Jan Leathers		1959 38 <sup>th</sup> Ave Oakland CA 94601		4.1.19
4. Valarie P. Chappelle		1402 7 <sup>th</sup> St Oakland, CA		04/04/19



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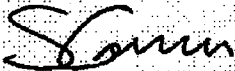
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Printed Name	Signature	Address	Comment	Date
1. Julia Marie Thibodeau Dorcas Berry		1086 8 <sup>th</sup> Oakland CA 94607		04/04/19
2. Hansu		1601 Market St Oakland CA 94607		04/04/19
3. Febron		3838 TURQUIGSON WAY		04/04/19
4. CURA BOWERS		1836 VICKSBURG Ave		4-4-19

12

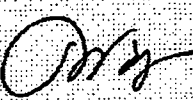
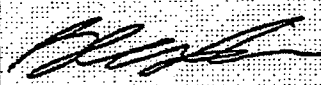
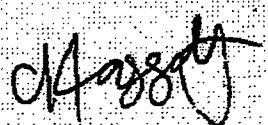

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Action petitioned for	We, the undersigned, support the application to the City of Oakland to permit an addiction treatment program to operate in West Oakland on the St. Patrick campus.

Printed Name	Signature	Address	Comment	Date
1. Kate Shaheed		1086-8th St. Oakland CA 94607	People need this help!	4/4/19
2. Baires Eufemia		1473 9th Street OAKland CA 94607	"	4/4/19
3. Hoso Khanchuluun		1086 8th street Oakland CA 94607		4/4/19
4. Sajdah Cannon		1657 11th St Oakland CA 94607		4/4/19

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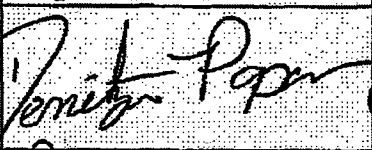
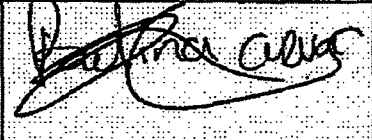
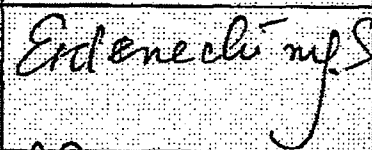
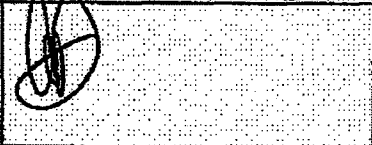
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Action petitioned for	We, the undersigned, support the application to the City of Oakland to permit an addiction treatment program to operate in West Oakland on the St. Patrick campus.

Printed Name	Signature	Address	Comment	Date
1. Tiffany Washington		9134 E/ Camino Oakland CA 94619	this community needs this	4/4/19
2. Blanca Birres		1473 5th St. Oakland, CA 94607	↑	4/4/19
3. Callan Haggarty		5401 Genoa St Oakland CA 94608		4/4/19
4. Tammy Drummer		1086 8th St Oakland CA 94607		4/4/19

TW


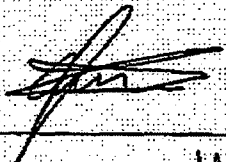
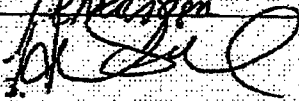
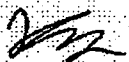
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Printed Name	Signature	Address	Comment	Date
1. Yanitza Lopez		2305 Linden St. Oakland, 94607		4/4/19
2. Paulina Cruz		860 Chester St Oakland CA 94607		4/4/19
3. Erica Sereetee		200 Fairmount Ave Oakland, CA 94611		4/10/19
4. Carlos Amparo		1058 21 St Oakland CA 94612		4/4/19



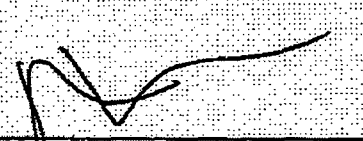
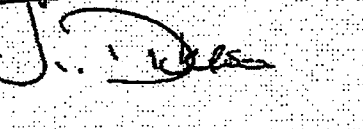
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Printed Name	Signature	Address	Comment	Date
1. Armani Powell		1650 7th Street Apt 901		4/4/19
2. Jenean		638 71st St Apt 414		4/4/19
3. Ausriyah Nia McLeod		5659 M.L.K. Dr. Way		4/4/19
4. Kevin Carias		<del>3221 Ave.</del> 3428 Magnolia St Oakland CA 94608		4/4/19

## Petition to Support Options' Behavioral Health Treatment Program in West Oakland

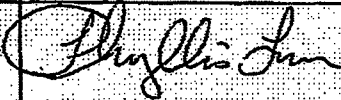
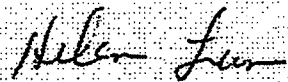

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Action petitioned for	We, the undersigned, support the application to the City of Oakland to permit an addiction treatment program to operate in West Oakland on the St. Patrick campus.

Printed Name	Signature	Address	Comment	Date
1. Kerianna Helms		<del>7228</del> 303 Heggenbygar Rd. Oakland CA 94621		4/4/19
2. Anomi Callender-Scott		5731 Buskille St Oakland CA		4/4/19
3. Mariah Williams		202 Clement Ave Alameda CA		4/4/19
4. Jiro Delesau		788 25 <sup>th</sup> St OAKLAND, CA 94612		4/4/19

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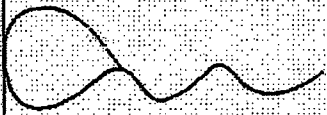
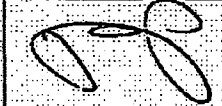
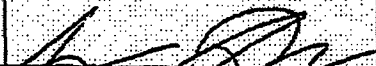
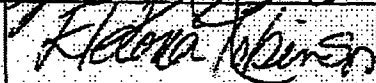
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Action petitioned for	We, the undersigned, support the application to the City of Oakland to permit an addiction treatment program to operate in West Oakland on the St. Patrick campus.

Printed Name	Signature	Address	Comment	Date
1. Phyllis Linn		7643 Braidbarra Ave Newark, Ca, 94560	Very Much Needed	3/16/19
2. Helen Linn		6540 Mokecumbe Ave, Oakland CA 94605	Needed	3/16/19
3. J Taylor		1241 - 14th St Oak		3/15/19
4.				

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Action petitioned for	We, the undersigned, support the application to the City of Oakland to permit an addiction treatment program to operate in West Oakland on the St. Patrick campus.

Printed Name	Signature	Address	Comment	Date
1. Chad Provor		5491 EL CAMILE AVE		3-15-2019
2. Nabeela Per		2738 12 <sup>th</sup> Ave Oakland Ca 94603.		3/15/19
3. WISTOYCHAU		1611 61st AVE		3-15-19
4. ELLORA Robinson		2738 12 <sup>th</sup> AVE	Safe the neighbor - don't be a hero	




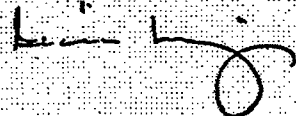


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Action petitioned for	We, the undersigned, support the application to the City of Oakland to permit an addiction treatment program to operate in West Oakland on the St. Patrick campus.

Printed Name	Signature	Address	Comment/Email	Date
Irena McCulloch	Irena McCulloch	10319 Voltaire Ave Oakland, CA 94603		3/15/19
Edna Adams	Edna Adams	3909 Broadway		3/15/19
3. Ruthie Spear	Ruthie Spear	8424 New Oakland		3/15/19
BARBARA COGN	Barbara Cogn	2650 Kingstand Ave Oakland, Ca 94619		3/15/19


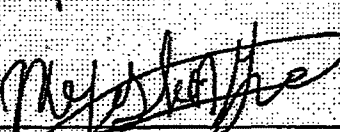


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Printed Name	Signature	Address	Comment	Date
1. <del>EDM</del> E. Lopez		10130 Sigourney Oakland CA 94605		3/15/19
2. S Lopez		2329 14th Avenue Oakland, Ca 94606		3/15/19
3. <del>Carmen</del> Carmen Buinos		3428 Magnolia St. Oakland 94608	Keep the service We need to help others	3/15/19
4. Rosa Lu Garcia		3426 Magnolia St Oakland, 94608	Help others	3/15/19

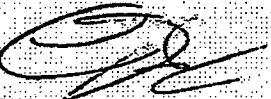
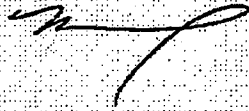
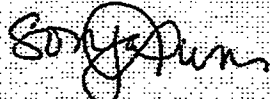
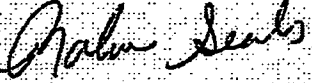
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Action petitioned for	We, the undersigned, support the application to the City of Oakland to permit an addiction treatment program to operate in West Oakland on the St. Patrick campus.

Printed Name	Signature	Address	Comment	Date
1 Stephanie Price		1231 Peralta		2/15/2019
2 Myesha Green		690 13 <sup>th</sup> St APT 304 Oakland		3/15/19
3 Paris Parks		1027 Center #5 Oakland, CA 94607		3/15/19
Stephanie Price		1231 Peralta St		3/15/19





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Printed Name	Signature	Address	Comment <i>(New)</i>	Date
1. Chris Cressler		P.O. Box 297 Crocker, CA 94525		3/6/19
2. Marcus DeCoux		P.O. Box 297 Crocker, CA 94525	marcus.decoux@my.hawaii.edu	3/19/19
3. SONJA LUN		6540 MOKGLUMME AVE OAKLAND 94605		3/15/19
4. Robinia Seeds		6540 Mokelumme Ave Oakland, CA 94605		3/15/19

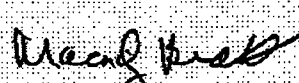
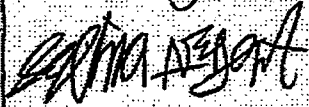
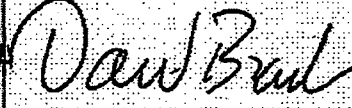

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Printed Name	Signature	Address	Comment Email	Date
1. Barbara Lafitte-Oluwole		Oakland 1695-12 <sup>th</sup> St. 94607	Lafitteofu@oaklandcommunity.org	3/15/19
2. Olugbemiga Oluwole Sr.		Oakland 1695-12 <sup>th</sup> St. 94607	gbengawole@hotmail.com	3/15/19
3. Veronica Jackson		Oakland 2590 Montana Ave Oakland 94602	v.sew@yahoo.com	3/15/19
4. Olalekan Williams		2590 Montana Ave Oakland, CA 94602	Lakunsm007@gmail.com	3/15/19

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Printed Name	Signature	Address	Comment	Date
1. Mandy Bratti		7967 Hillmont Dr Oakland, Ca 94605		3/15/19
2. Sophia Argent		7967 Hillmont Dr. Oakland, CA 94605		3/15/19
3. DAVID BRAND		1477 14 <sup>th</sup> STREET Oakland 94607		3/15/19
Tide Fletcher		1477 - Hill St. Oakland 94607		3/15/19

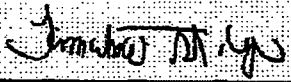


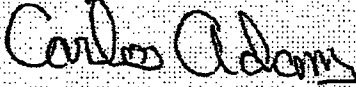
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Printed Name	Signature	Address	Comment <i>EMM</i>	Date
1. Elba H	<i>Elba H</i>	2606 - 67 AVE	,	3-15-19
2. Sylvia Parker	<i>Sylvia Parker</i>	13080 Brookpark Rd		3-17-19
3. Jacqueline LaFitte	<i>Jacqueline LaFitte</i>	1116 Park Ave Apt A Alameda, CA 94501		3-15-19
Alice M. LaFitte	<i>Alice M. LaFitte</i>	29 El Tambor Ct. Pittsburg, CA 94565		3-15-19

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Printed Name	Signature	Address	Comment	Date
1. TAMAHRA STCYE		400 PERKINS STREET		3/15/19
2. SAMUEL Mora		1484 3rd St		3/15/19
3. Marie Helene Carpenter		1436 14th St	hcarpenter2009@yahoo.com	3/15/2019
4. Carlos Adams		1436 <sup>ST</sup> W. 14 Oakland Ca		3-15-19

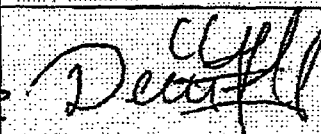
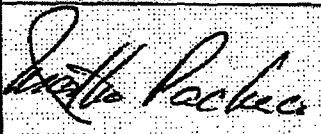

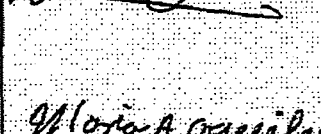


56 Signatures

475

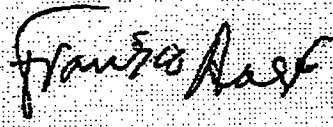
## Petición Para Apoyar a Opciones' Tratamiento de Salud del Comportamiento en West Oakland

Resumen de la petición y antecedentes	El Condado de Alameda otorgó un contrato para proporcionar asesoramiento y tratamiento de abuso de sustancias, muy necesario para los residentes de West Oakland. Options Recovery Services está trabajando con la Diócesis Católica para abrir este programa de tratamiento basado en evidencia, en la antigua Escuela San Martín De Porres en el campus de San Patricio, 1630 10th Street, Oakland CA, 94607.
Acción solicitada	Nosotros, los abajo firmantes, apoyamos la solicitud a la Ciudad de Oakland para permitir que un programa de tratamiento de adicciones opere en West Oakland en el campus de San Patricio.

Nombre	Firma	Domicilio	Comentarios	Fecha
1. Denis Cordero JR		947 63rd Street Oakland, CA 94608	Don't be Affraid, This is a program to help human beings. I am more concerned about liquor stores.	3/3/19
2. Martha Pacheco		214 Henry St Oak CA 94607	Resistencia al Sine por eventos de la comunidad	3/3-19
3. Mayro Perez		933 Willow St. Oakland, CA. 94607	The Church also wants to serve people in need of Recovery.	3/3/19
4. María Aguilar		2837 E 9TH ST OAKLAND, CA 94601	Understand the concern. This Program will be a difference of what we see often in our community.	3/3/19

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Printed Name	Signature	Address	Comment	Date
1. Acosta Francisco		2935 Myrtle St. Oakland CA.	we need to have this center to help people	2/3/19
2.				
3.				
4.				

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Nombre	Firma	Domicilio	Comentarios	Fecha
1. Emilia Arcevala	Emilia Arcevala	1703 Peralta St OAKLAND CA 94607	Sea compartidos nosotros visitamos a nuestra Comunidad	3-3-19
2. Elba Huent	<del>Elba</del>	2606-67AV OAKLAND	Limpieza Nuestra Ciudad de	3-3-19
3. Martha J E	<del>Martha</del>	<del>63rd St</del> 947 63rd Street, Oakland, CA 94608	Por que la licencia que tienen en la escuela de la escuela no corrigen nada	3/3/19
4. Denis C	Denis Cordero	947 63rd St Oakland, CA 94608		3-3-19


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Printed Name	Signature	Address	Comment	Date
1. Sandra Barrera	<i>Sandra Barrera</i>	1103 Campbell St Oakland CA 94607	Apoyarnos con este servicios	3/3/19
2.	<i>Libia H. Mora</i>	OAK CA 94607 728 Campbell St		
3.				
4.				


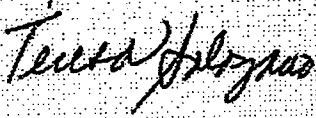

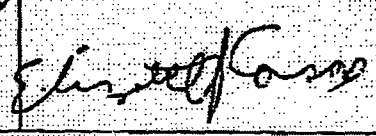
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Nombre	Firma	Domicilio	Comentarios	Fecha
1. Artemio		3428 Magnolia St. Oakland CA 94608		3.3.19
2.				
3.				
4.				

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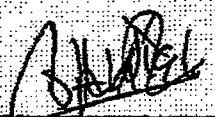


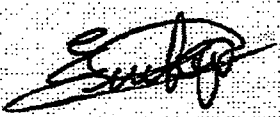
Printed Name	Signature	Address	Comment	Date
1. Francisco Solórzano		417 A ST #207 Daly city, 94014 CA	This center and program help to us.	March/03/2019
2. Teresa Salazar		475 A st #205 Daly City 94014	The program is very good for the community	March/03/2019
3. Roberto Colon		2606 67 AVE OAKLAND CA 94605	AYUDAR A IMPACT NUESTRA CIUDAD DE ALCOHOL Y DROGA.	3-3-2019
Elizabeth Casas		1022 Mar del Rey PkW B Oakland 94607	WEST OAKLAND IS IN DESPERATE NEED OF THIS SERVICE	

WEST OAKLAND  
NEEDS THIS SERVICE

Petition

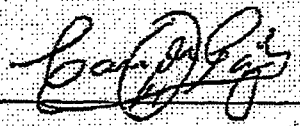
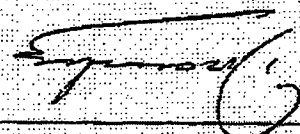
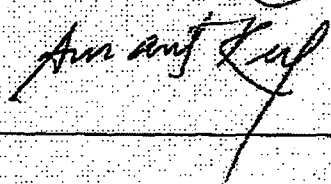
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Nombre	Firma	Domicilio	Comentarios	Fecha
1. CONSTANINO MARTINEZ		767 10th ST. OAKLAND CA. 94612	APOYAMOS LA AYUDA PARA EL PROGRAMA Y	03/03/19
2. IGNACIO ARZUO		1063 37 7th ST EMERYVILLE CA 94608	NUESTRA PARROQUIA	03/03/19
3. VIANEI FIGUEROA		1063 37 7th ST EMERYVILLE CA 94608	NUESTRA PARROQUIA	03/03/19
4. Erika Santiago		1129 willow st Oakland C.A. 94607	Apoyamos al programa para la parroquia	03/03/19

## Petición Para Apoyar a Opciones' Tratamiento de Salud del Comportamiento en West Oakland

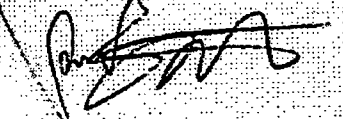
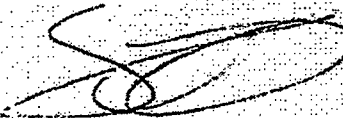
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Nombre	Firma	Domicilio	Comentarios	Fecha
1. Candelaria De Paz		31 Jennings Ct. SF. CA, 94124		03-03-19
2. Valentin Rodriguez		31 Jennings Ct SF. CA, 94124		3/3/19
3. Angelica PAZ		31 Jennings Ct. SF. CA, 94124		23/3/19
4.				



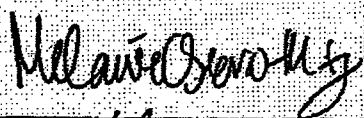
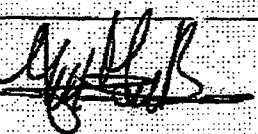
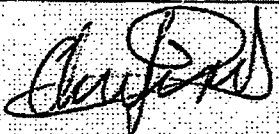

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Printed Name	Signature	Address	Comment	Date
1. Vanessa Acosta		2935 Myrtle St. Oakland, CA 94608	Supporting treatment!!!	3/3/19
2. STEVE VARGAS		2150 OXFORD ST. BERKELEY, CA 94704	SUPPORTING TREATMENT	3/3/19
3.				
4.				

## Petition to Support Options' Behavioral Health Treatment Program in West Oakland

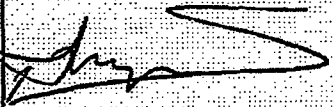
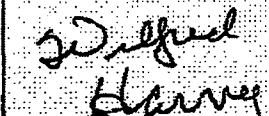
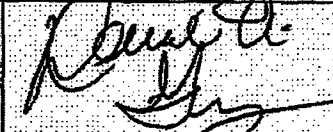

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Action petitioned for	We, the undersigned, support the application to the City of Oakland to permit an addiction treatment program to operate in West Oakland on the St. Patrick campus.

Printed Name	Signature	Address	Comment	Date
1. Melaine Osorio		3116 Center Ave. Pleasanton CA, 94804		3/3/2019
Gerardo Osorio		533 15th St Oakland CA 94609		3/3/2019
3. Ana Santiago		1103 Campbell St. Oakland CA 94607	I support the program it is a huge benefit for the community	3/3/2019
4. Enrique Luna		3130 Colburn Ave Oakland CA 94612	Our neighborhood is filled with drug and Alcohol Addiction we need Help.	3/3/19

## Petition to Support Options' Behavioral Health Treatment Program in West Oakland

4

Petition summary and background	Alameda County awarded a contract to provide much-needed counseling and substance abuse treatment to residents of West Oakland. Options Recovery Services is working with the Catholic Diocese to open this evidence-based treatment program at the former St. Martin De Porres School on the St. Patrick campus, 1630 10 <sup>th</sup> Street, Oakland CA, 94607.
Action petitioned for	We, the undersigned, support the application to the City of Oakland to permit an addiction treatment program to operate in West Oakland on the St. Patrick campus.

Printed Name	Signature	Address	Comment	Date
1. Christine GORNIOW		870 55th Street ST. OAKLAND CA 94607	I believe there is a great need of OPR in the community.	03-03-19
2. WILFRED HARVEY				3-3-19
3. Doreen GUNS		1023 Dunbar 5 Feb OAK 94607	Our people need support	3-8-19
4. Tazamsha Sanders mull		781 Fletcher Lane #29 Hwywood CA 94544	This is a church community. We are here to serve God and community.	3-3-19

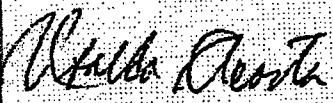
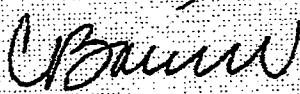

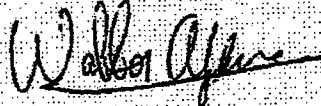
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Petition summary and background	Alameda County awarded a contract to provide much-needed counseling and substance abuse treatment to residents of West Oakland. Options Recovery Services is working with the Catholic Diocese to open this evidence-based treatment program at the former St. Martin De Porres School on the St. Patrick campus, 1630 10 <sup>th</sup> Street, Oakland CA, 94607.
Action petitioned for	We, the undersigned, support the application to the City of Oakland to permit an addiction treatment program to operate in West Oakland on the St. Patrick campus.

Printed Name	Signature	Address	Comment	Date
1. JUANITA	<i>[Signature]</i>	1612-11 <sup>th</sup> St Oakland	I support the application for	3/3/19
2. JOSEPH	<i>[Signature]</i>	2507-80th Ave Oakland, 94605	we need help in West Oakland	3/3/19
3. Miller, Roberto	<i>[Signature]</i>	2507-80th Ave Oakland, CA 94605	Help. We need support	3/3/19
4. Anastacia	<i>[Signature]</i>	230 64th Ave Oakland	I support	3/3/19

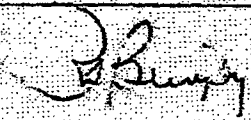


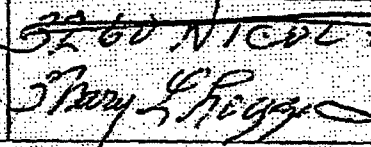
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Action petitioned for	We, the undersigned, support the application to the City of Oakland to permit an addiction treatment program to operate in West Oakland on the St. Patrick campus.

Printed Name	Signature	Address	Comment	Date
1. Ubalda Acosta		2935 Myrtle St. Oakland 94608	We appreciate the group in our community	3/3/19
2. Carmen Baires		3428 Magnolia St. Oakland, CA 94608	We need this community to work as a family	3/3/19
3. Brenda Arenal		1705 Peralta Oakland, CA 94607		3/3/19
4. Walter Alfaro				3/3/19

## Petition to Support Options' Behavioral Health Treatment Program in West Oakland

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Action petitioned for	We, the undersigned, support the application to the City of Oakland to permit an addiction treatment program to operate in West Oakland on the St. Patrick campus.

Printed Name	Signature	Address	Comment	Date
1. Rosario Billington		1273 Geneva Court San Leandro Ca 94577	Parishioner ST. PATRICKS	3/3/19
2. Bricia Goods		<del>1455 8th St</del> Oakland, CA 94607		3/3/19
3. Jim White		1518 5th St. OAKLAND, 94607		3/3/19
MARY LABRAN S		<del>3260 NICOLE AVE</del> OAKLAND CA 94607	ST PATRICK PARISHIONER	3/3/19

## Petition to Support Options' Behavioral Health Treatment Program in West Oakland

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Action petitioned for	We, the undersigned, support the application to the City of Oakland to permit an addiction treatment program to operate in West Oakland on the St. Patrick campus.

Printed Name	Signature	Address	Comment	Date
1. Levy weary	<i>[Handwritten Signature]</i>	3210 west Oakland ca 94612	Support of Options	2/3/19
2.	<i>[Handwritten Signature]</i>	5934 Encanto	Support	2/3/19
3.				
4.				

## Petición Para Apoyar a Opciones' Tratamiento de Salud del Comportamiento en West Oakland

Resumen de la petición y antecedentes	El Condado de Alameda otorgó un contrato para proporcionar asesoramiento y tratamiento de abuso de sustancias, muy necesario para los residentes de West Oakland. Options Recovery Services está trabajando con la Diócesis Católica para abrir este programa de tratamiento basado en evidencia, en la antigua Escuela San Martin De Porres en el campus de San Patricio, 1630 10th Street, Oakland CA, 94607.
Acción solicitada	Nosotros, los abajo firmantes, apoyamos la solicitud a la Ciudad de Oakland para permitir que un programa de tratamiento de adicciones opere en West Oakland en el campus de San Patricio.

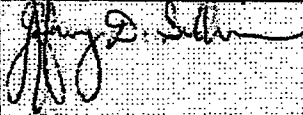
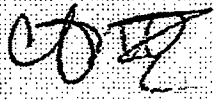


Nombre	Firma	Domicilio	Comentarios	Fecha
1. Margaret	Borremun	2476 Burlington St Oakland CA 94602	Support	4/5
2. Mc GAUGH	Alice	2319 Browning St BERK. CA. 94702	Support	4/5
3. Jacqulin	VETA	2247 ALVA EL CERRITO, CA 94530	Support	4/5
4.				



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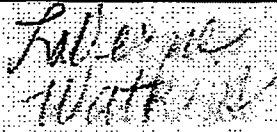



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Action petitioned for	We, the undersigned, support the application to the City of Oakland to permit an addiction treatment program to operate in West Oakland on the St. Patrick campus.

Printed Name	Signature	Address	Comment	Date
1. Jeff Sullivan		2621 Ridge Road Berkeley, CA 94709		4/7/14
2. CLIFF POWELL		81 LAWTON ST. SF, CA. 94103		4/7/14
3. Paul Bunting		1273 Gabriel Court San Francisco CA 94134		4/7/14
4. Carolyn Emswiler		1023 Park Street - 94607		4/7/14

## Petition to Support Options' Behavioral Health Treatment Program in West Oakland

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Printed Name	Signature	Address	Comment	Date
LAVERNE WATKINS		244 Belvedere San Leandro, CA 94577		3/17/2017
2. Lynn Kell		541 Center Ave Richmond, CA 94601		4/7/2017
3. <sup>1630 10th</sup> Tracton		1630 10th Street Apt 328 Oakland CA, 94607		
4. Elizabeth		415-410-7137	WE SHALL OVERCOME	

NOW!  
JESUS!  
A NAME  
AMEN

## Petition to Support Options' Behavioral Health Treatment Program in West Oakland

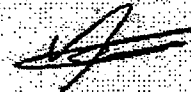
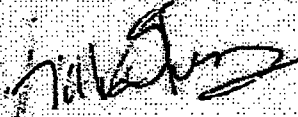
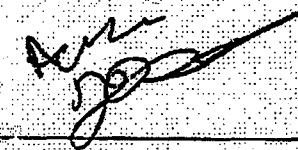
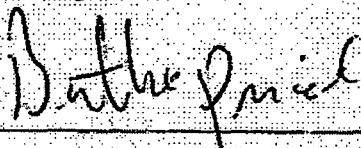
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Action petitioned for	We, the undersigned, support the application to the City of Oakland to permit an addiction treatment program to operate in West Oakland on the St. Patrick campus.

Printed Name	Signature	Address	Comment	Date
1. <i>Dianne Robertson</i>	<i>Dianne Robertson</i>	6915 <sup>th</sup> St	—	3/29/19
2. <i>Jahkaya Byrd</i>	<i>Jahkaya Byrd</i>	Under	—	
3. <i>Jan Lee</i>	<i>Jan Lee</i>	1023 Perote Street		3/29/19
4. <i>Yvonne Williams</i>	<i>Yvonne Williams</i>	1023 Perote Street	—	4.7.19

14

## Petition to Support Options' Behavioral Health Treatment Program in West Oakland

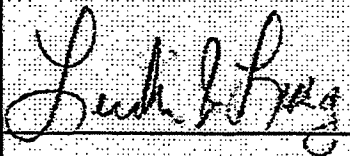
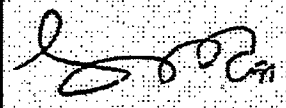
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<p><b>Action petitioned for</b></p>	<p>We, the undersigned, support the application to the City of Oakland to permit an addiction treatment program to operate in West Oakland on the St. Patrick campus.</p>

Printed Name	Signature	Address	Comment	Date
1. Jessy Kellys		1023 Peralta St 94607	Henders	3-29
2. Franke Thomas		1023 Peralta Street Oakland 94607	St. Patrick's - Catholic Chur	3-29
3. Ann SA		2255 Hartford Dr. Union City CA 94587	Good program	3-29
4.		1023 Peralta Street	St. Patrick	3-21

25

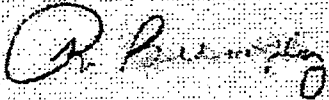
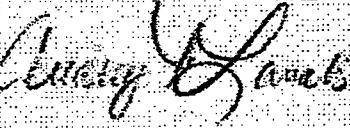
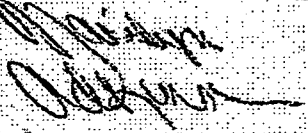
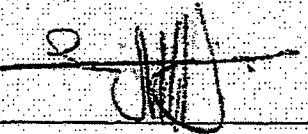
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<b>Action petitioned for</b>	We, the undersigned, support the application to the City of Oakland to permit an addiction treatment program to operate in West Oakland on the St. Patrick campus.

<b>Printed Name</b>	<b>Signature</b>	<b>Address</b>	<b>Comment</b>	<b>Date</b>
1. Linda Lopez		1404 10 <sup>th</sup> Street	—	4/7
2. Leanne Nguyen		890 Isabella St	We need the Center —	4/7
3.				
4.				

## Petition to Support Options' Behavioral Health Treatment Program in West Oakland

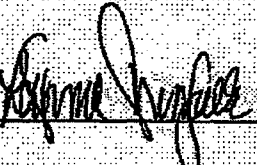
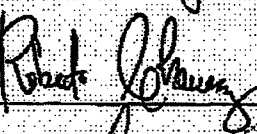
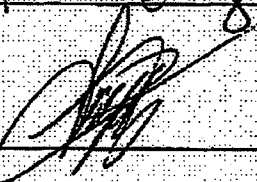

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<b>Action petitioned for</b>	We, the undersigned, support the application to the City of Oakland to permit an addiction treatment program to operate in West Oakland on the St. Patrick campus.

Printed Name	Signature	Address	Comment	Date
1. ROSARIO Billingsley		1273 Gabriel Court San Leandro, Ca 94577	Absolutely -	4/2/19
Audrey 2. Lavallis		1125 E. 12th St Apt 42 Oakland Ca 94606	Absolutely	4/2/19
3. Mardyn Adkins		1131 Fenwick Dr Richmond 94803	"	/
4. THOMAS II.		890 TARBELL ST. OAKLAND, CA 94607	We call neighbors on Monday. MAY 13 12:00 PM '19	4/2/19

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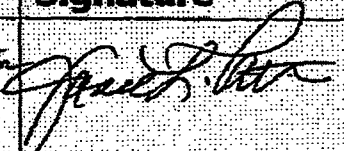

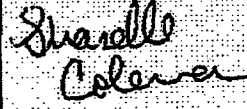
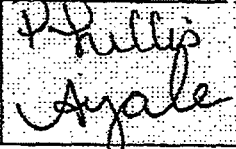
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Printed Name	Signature	Address	Comment	Date
1. LADONNA DOMAGOSA		OAKLAND CA 94607 2311 Linden Street		4-4-19
2. ROBERTO CHAVEZ		1911 Stanton Ave San Pablo, CA 94806	Always willing to support community as this community needs this treatment	4/4/19
3. CANDICE VAZQUEZ		1673 15th St Oakland CA 94607	Supporting our community !!!	4/4/19
4. Patrice Clark		4015 Howe st #g Oakland, Ca 94611	Want to empower others	4/4/19

## Petition to Support Options' Behavioral Health Treatment Program in West Oakland

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Printed Name	Signature	Address	Comment	Date
1. ANSEL PATTON		923 Adeline St		2/4/19 <span style="margin-left: 20px;">2/4/19</span>
2. Sandra Taylor		1452 72nd Ave		4/4/19
3. SHARLENE Coleman		815 Poplar way Oak, Ca 94607		4-4-19
4. Phillis Ayala		2034 10th ave #2 Oakland, CA 94606		4/4/19





**Prescott-Joseph Center**  
for Community Enhancement

**PRESCOTT-JOSEPH CENTER for Community Enhancement, Inc.**

April 22, 2019

Mike Thomas  
Program Coordinator  
Options Recovery Services  
1835 Allston Way  
Berkeley, CA 94703

Dear Mike,

I want to tell you how much I'm hoping to collaborate with Options Recovery at the St. Patrick Church site.

As we discussed, our six-week summer youth camps for children from age 8 to 13 will be in full swing again from July 1 to August 9. As always, we expect a full house of 100 young people participating in our sports, dance, art and computer programs.

We at Prescott-Joseph look forward to sharing the St. Patrick campus with you at some point in the future. I feel Options' vision is an excellent fit with ours – strengthening individuals, stabilizing families and revitalizing the Prescott neighborhood. We are grateful that Alameda County recognizes that treatment services are lacking and so necessary to our community. We are especially thankful that a program as highly regarded as Options is interested in providing these services on the St. Patrick campus.

We view Options as a new resource that promises to help re-invigorate our community and I think it is a much needed program that the community needs.

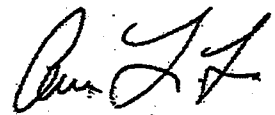
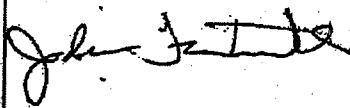
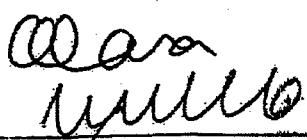
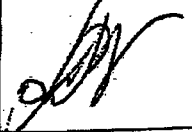
Sincerely,

Washington Burns, M.D  
Executive Director  
Prescott-Joseph Center

COPY

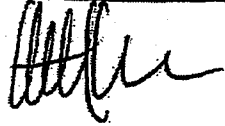
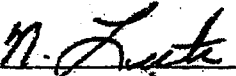


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Printed Name	Signature	Address	Comment	Date
1. Amanda Fox		1526 5th Street Oakland, CA 94607		3-4-19
2. John Fontenette		1715 BRUSH ST OAKLAND, CA 94617		3-4-19
3. Alana Willhite		1526 5th Street Oakland, CA 94607		3-4-19
4. Laura Padilla		1510 5th St Oakland CA. 94607		3-4-19

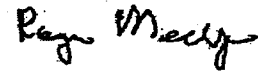
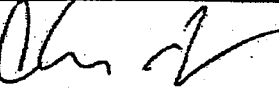

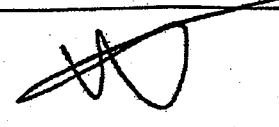
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Printed Name	Signature	Address	Comment	Date
1. HALEY FERR		1563 5 <sup>th</sup> ST. 94607		3-4-19
2. Nickey LUTE		1502 5 <sup>th</sup> street		3-6-19
3. Enob A.		328 Peralta		3-6-19
4. Mariah Ulinckas		1525 5 <sup>th</sup> St Oakland 94607		3-6-19


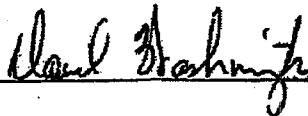
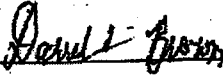
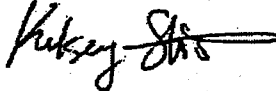
## Petition to Support Options' Behavioral Health Treatment Program in West Oakland

Petition summary and background	Alameda County awarded a contract to provide much-needed counseling and substance abuse treatment to residents of West Oakland. Options Recovery Services is working with the Catholic Diocese to open this evidence-based treatment program at the former St. Martin De Porres School on the St. Patrick campus, 1630 10 <sup>th</sup> Street, Oakland CA, 94607.
Action petitioned for	We, the undersigned, support the application to the City of Oakland to permit an addiction treatment program to operate in West Oakland on the St. Patrick campus.

Printed Name	Signature	Address	Comment	Date
1. Regan Mendez		1532 5th St #3 Oakland, CA 94607	Good for community	3/6/19
2. Chenelle Dautherd		1564 5th St, A Oakland, CA 94607	I support this	3/6/19
3. Vincenza Arzola		1526 5th St Oakland CA 94607		3/6/19
4. Maxwell Sugarman		1509 5th St Unit A Oakland CA, 94607	Sounds great! very necessary	3/6/19

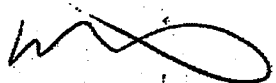



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Action petitioned for	We, the undersigned, support the application to the City of Oakland to permit an addiction treatment program to operate in West Oakland on the St. Patrick campus.

Printed Name	Signature	Address	Comment	Date
1. Doris Valladares		1520 5 <sup>th</sup> Oakland CA 94607		3/6/19
2. David Washington		948 Campbell Village Ct		3/8/19
3. Darrell Brown		938 Campbell Village Ct		3/8/19
4. Kelsey Stroshane		329 Henry St Oakland, CA 94607		3/8/19

## Petition to Support Options' Behavioral Health Treatment Program in West Oakland

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Action petitioned for	We, the undersigned, support the application to the City of Oakland to permit an addiction treatment program to operate in West Oakland on the St. Patrick campus.

Printed Name	Signature	Address	Comment	Date
<sup>1.</sup> Marcus McMorris		1305 Alabine		3-4-19
<sup>2.</sup> Bernell Snell		332 Peralta St Oak 94607		3-4-19
<sup>3.</sup> Joseph Lellane		1616 3rd Street		3/4/19
<sup>4.</sup> Retsyn Reese		1558 5 <sup>th</sup> St Oakland CA 94607		4 Mar 19

**Attachment B**

**Approval Letter following the July 17, 2019 Planning Commission Meeting**

# CITY OF OAKLAND



DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA • SUITE 3315 • OAKLAND, CALIFORNIA 94612

Planning and Building Department  
Bureau of Planning

(510) 238-3941  
FAX (510) 238-6538  
TDD (510) 238-3254

July 18, 2018

Tom Gorham  
Options Recovery Services  
1835 Allston Way  
Berkeley, CA 94703

**RE: Case File No. PLN18388; 1630 10<sup>th</sup> Street; APN: 006 000704401**

Dear Options Recovery Services,

Your application as noted above was **APPROVED** at the City Planning Commission meeting of **July 17, 2019**. The Commission's action is indicated below.

(X) Granted with required condition. (Vote: 6-0)

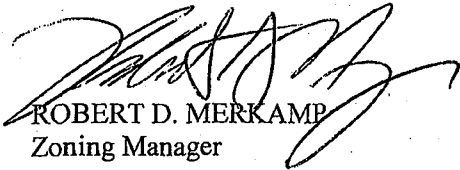
This action becomes final ten (10) days after the date of this letter unless an appeal to the City Council is filed by **July 29, 2019**. An appeal shall be on a form provided by the Planning and Zoning Division of the Community and Economic Development Agency, and submitted to the same at 250 Frank H. Ogawa Plaza, Suite 2114, to the attention of **Brittany Lenoir, Planner 1**. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the Planning Commission or wherein their decision is not supported by substantial evidence and must include payment of **\$1,891.08** in accordance with the City of Oakland Master Fee Schedule. Failure to timely appeal will preclude you, or any interested party, from challenging the City's decision in court. The appeal itself must raise each and every issue that is contested, along with all the arguments and evidence in the record which supports the basis of the appeal; failure to do so may preclude you, or any interested party, from raising such issues during the appeal and/or in court. However, the appeal will be limited to issues and/or evidence presented to the City Planning Commission prior to the close of the City Planning Commission's public hearing on the matter.

A signed Notice of Exemption (NOE) is enclosed certifying that the project has been found to be exempt from CEQA review. It is your responsibility to record the NOE and the Environmental Declaration at the Alameda County Clerk's office at 1106 Madison Street, Oakland, CA 94612, at a cost of \$50.00 made payable to the Alameda County Clerk. Please bring the original NOE related documents and five copies to the Alameda County Clerk, and return one date stamped copy to the Bureau of Planning, to the attention of **Brittany Lenoir, Planner I**. Pursuant to Section 15062(d) of the California Environmental Quality Act (CEQA) Guidelines, recordation of the NOE starts a 35-day statute of limitations on court challenges to the approval under CEQA.

If you have any questions, please contact the case planner, **Brittany Lenoir** at (510) 238-4977 or [blenoir@oaklandca.gov](mailto:blenoir@oaklandca.gov).



Very Truly Yours,



ROBERT D. MERKAMP  
Zoning Manager

cc: Angela Yip, Angela.yip@sen.ca.gov  
Brian Beveridge, brian.woeip@gmail.com  
Charles Pearson, charles.a.pearson@gmail.com  
Chris Louie, Christopher.Louie@hotmail.com  
Brigitte Cook, BCook@oaklandca.gov  
Dixon Beatty, dixonbeatty@comcast.net  
Eghosa Obaizamomwan Hamilton, eobaizamomwan@gmail.com  
Evelyn Quan, evelynaquan@gmail.com  
Faith Elizabeth Fuller, faithfuller@gmail.com  
Freda Davis, fredadavis133@gmail.com  
Fredy Liu, fredy.k.liu@gmail.com  
Jean Miller, jeanelizabethmiller@gmail.com  
John Sander, john@phproductions.com  
Junious Williams, juniouswilliamsjr@gmail.com  
littlechauncy@aol.com  
Lorraine Mann, lorraine.mann@ousd.org  
Marcus Johnson, prescott2y5ychair@gmail.com  
Nathan Hobbs, Nathan.Hobbs2@acgov.org  
Perry Thomas, mthomas@optionsrecovery.org  
Rebecca Bausher, rebecca.bausher@gmail.com  
Rene Padilla, rene.padilla.1847@gmail.com  
Sabrina Bolus, sbolus\_2000@yahoo.com  
Sele Nadel-Hayes, sele98@gmail.com  
Stefanie Parrott, spreal@comcast.net  
Susan Champion, schampion@law.stanford.edu  
Suzoni Camp, scamp@optionsrecovery.org  
Thomas Gorham, tgorham@optionsrecovery.org  
Turner Miller, turner\_miller@outlook.com  
Victor Valiente, caballoazul@hotmail.com

Attachments: Findings  
Conditions of Approval, including Standard Conditions of Approvals

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**FINDINGS**

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This proposal meets the required findings under **General Conditional Use Permit Criteria (OMC Sec. 17.134.050)**, as set forth below. Required findings are shown in **bold** type; explanations as to why these findings can be made are shown in normal type.

**General Use Permit Criteria (OMC Sec. 17.134.050):**

- A. That the location, size, design, and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development.**

The proposal is for a change of use only and will not involve any construction activity. Options Recovery Services will utilize the existing classroom space at 1630 10<sup>th</sup> Street for a health care civic activity. This facility will provide a much-needed rehabilitation service to the West Oakland community. The traffic analysis contained in Attachment E shows that the proposal will not significantly impact traffic or the capacity of surrounding streets. Alternative modes of transportation, including an existing bike and shuttle program, will decrease traffic generation. As conditioned, the project will not create loitering or crime issues.

- B. That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment, and will be as attractive as the nature of the use and its location and setting warrant.**

The site is near many modes of public transportation and will be accessible to those clients who do not drive. The existing classrooms and offices will provide convenient spaces for group therapy and administrative functions, respectively. The new rehabilitation center will provide out-patient services to the region and the local neighborhood, including group therapy, case management, education groups, and treatment planning.

- C. That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region.**

The addition of a rehabilitation facility will provide much needed addiction and mental health services to an underserved area. The facility will prioritize clients in the immediate area. Through the conditions of approval, the project will include increased security through security cameras and a posted employee outside the entrance before and after group therapy sessions.

- D. That the proposal conforms to all applicable design review criteria set forth in the design review procedure at Section 17.136.070.**

Design review criteria addresses how the proposed design will relate to the surrounding facilities in terms of bulk, materials, character, etc. This proposal is for a change of use only, and does not include alterations or additions to any portion of the building.

- E. That the proposal conforms in all significant respects with the Oakland Comprehensive Plan and with any other applicable plan or development control map which has been adopted by the City Council.**

See "General Plan Analysis" and "Specific Plan Analysis" above.

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**CONDITIONS OF APPROVAL**

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The proposal is hereby approved subject to the following Conditions of Approval:

**1. Approved Use**

The project shall be constructed and operated in accordance with the authorized use, including outpatient services, group therapy, case management, education groups, and treatment planning as described in the approved application materials and Planning Commission Staff Report as amended by the following conditions of approval ("Conditions of Approval" or "Conditions"). The authorized use does not include needle exchange or the administering or prescribing of drugs.

**2. Effective Date, Expiration, Extensions and Extinguishment**

This Approval shall become effective immediately, unless the Approval is appealable, in which case the Approval shall become effective in ten (10) calendar days unless an appeal is filed. Unless a different termination date is prescribed, this Approval shall expire two years from the Approval date, or from the date of the final decision in the event of an appeal, unless within such period a complete building permit application has been filed with the Bureau of Building and diligently pursued towards completion, or the authorized activities have commenced in the case of a permit not involving construction or alteration. Upon written request and payment of appropriate fees submitted no later than the expiration date of this Approval, the Director of City Planning or designee may grant a one-year extension of this date, with additional extensions subject to approval by the approving body. Expiration of any necessary building permit or other construction-related permit for this project may invalidate this Approval if said Approval has also expired. If litigation is filed challenging this Approval, or its implementation, then the time period stated above for obtaining necessary permits for construction or alteration and/or commencement of authorized activities is automatically extended for the duration of the litigation.

**3. Compliance with Other Requirements**

The project applicant shall comply with all other applicable federal, state, regional, and local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City's Bureau of Building, Fire Marshal, Department of Transportation, and Public Works Department. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition #4.

**4. Minor and Major Changes**

- a. Minor changes to the approved project, plans, Conditions, facilities, or use may be approved administratively by the Director of City Planning.
- b. Major changes to the approved project, plans, Conditions, facilities, or use shall be reviewed by the Director of City Planning to determine whether such changes require submittal and approval of a revision to the Approval by the original approving body or a new independent permit/approval. Major revisions shall be reviewed in accordance with the procedures required for the original permit/approval. A new independent permit/approval shall be reviewed in accordance with the procedures required for the new permit/approval.

**5. Compliance with Conditions of Approval**

- a. The project applicant and property owner, including successors, (collectively referred to hereafter as the "project applicant" or "applicant") shall be responsible for compliance with all the Conditions of Approval and any recommendations contained in any submitted and approved technical report at his/her sole cost and expense, subject to review and approval by the City of Oakland.
- b. The City of Oakland reserves the right at any time during construction to require certification by a licensed professional at the project applicant's expense that the as-built project conforms to all applicable requirements, including but not limited to, approved maximum heights and minimum setbacks. Failure to construct the project

in accordance with the Approval may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension, or other corrective action.

- c. Violation of any term, Condition, or project description relating to the Approval is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approval or alter these Conditions if it is found that there is violation of any of the Conditions or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions. The project applicant shall be responsible for paying fees in accordance with the City's Master Fee Schedule for inspections conducted by the City or a City-designated third-party to investigate alleged violations of the Approval or Conditions.

#### **6. Signed Copy of the Approval/Conditions**

A copy of the Approval letter and Conditions shall be signed by the project applicant, attached to each set of permit plans submitted to the appropriate City agency for the project, and made available for review at the project job site at all times.

#### **7. Blight/Nuisances**

The project site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within sixty (60) days of approval, unless an earlier date is specified elsewhere.

#### **8. Indemnification**

- a. To the maximum extent permitted by law, the project applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Redevelopment Successor Agency, the Oakland City Planning Commission, and their respective agents, officers, employees, and volunteers (hereafter collectively called "City") from any liability, damages, claim, judgment, loss (direct or indirect), action, causes of action, or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City to attack, set aside, void or annul this Approval or implementation of this Approval. The City may elect, in its sole discretion, to participate in the defense of said Action and the project applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.
- b. Within ten (10) calendar days of the filing of any Action as specified in subsection (a) above, the project applicant shall execute a Joint Defense Letter of Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Joint Defense Letter of Agreement shall survive termination, extinguishment, or invalidation of the Approval. Failure to timely execute the Letter of Agreement does not relieve the project applicant of any of the obligations contained in this Condition or other requirements or Conditions of Approval that may be imposed by the City.

#### **9. Severability**

The Approval would not have been granted but for the applicability and validity of each and every one of the specified Conditions, and if one or more of such Conditions is found to be invalid by a court of competent jurisdiction this Approval would not have been granted without requiring other valid Conditions consistent with achieving the same purpose and intent of such Approval.

#### **10. Special Inspector/Inspections, Independent Technical Review, Project Coordination and Monitoring**

The project applicant may be required to cover the full costs of independent third-party technical review and City monitoring and inspection, including without limitation, special inspector(s)/inspection(s) during times of extensive or specialized plan-check review or construction, and inspections of potential violations of the Conditions of Approval. The project applicant shall establish a deposit with Engineering Services and/or the Bureau of Building, if

directed by the Director of Public Works, Building Official, Director of City Planning, Director of Transportation, or designee, prior to the issuance of a construction-related permit and on an ongoing as-needed basis.

### **11. Public Improvements**

The project applicant shall obtain all necessary permits/approvals, such as encroachment permits, obstruction permits, curb/gutter/sidewalk permits, and public improvement ("p-job") permits from the City for work in the public right-of-way, including but not limited to, streets, curbs, gutters, sidewalks, utilities, and fire hydrants. Prior to any work in the public right-of-way, the applicant shall submit plans for review and approval by the Bureau of Planning, the Bureau of Building, Engineering Services, Department of Transportation, and other City departments as required. Public improvements shall be designed and installed to the satisfaction of the City.

### **12. Trash and Blight Removal**

**Requirement:** The project applicant and his/her successors shall maintain the property free of blight, as defined in chapter 8.24 of the Oakland Municipal Code. For nonresidential and multi-family residential projects, the project applicant shall install and maintain trash receptacles near public entryways as needed to provide sufficient capacity for building users.

**When Required:** Ongoing

**Initial Approval:** N/A

**Monitoring/Inspection:** Bureau of Building

### **13. Graffiti Control**

**Requirement:**

- a. During construction and operation of the project, the project applicant shall incorporate best management practices reasonably related to the control of graffiti and/or the mitigation of the impacts of graffiti. Such best management practices may include, without limitation:
  - i. Installation and maintenance of landscaping to discourage defacement of and/or protect likely graffiti-attracting surfaces.
  - ii. Installation and maintenance of lighting to protect likely graffiti-attracting surfaces.
  - iii. Use of paint with anti-graffiti coating.
  - iv. Incorporation of architectural or design elements or features to discourage graffiti defacement in accordance with the principles of Crime Prevention Through Environmental Design (CPTED).
  - v. Other practices approved by the City to deter, protect, or reduce the potential for graffiti defacement.
- b. The project applicant shall remove graffiti by appropriate means within seventy-two (72) hours. Appropriate means include the following:
  - i. Removal through scrubbing, washing, sanding, and/or scraping (or similar method) without damaging the surface and without discharging wash water or cleaning detergents into the City storm drain system.
  - ii. Covering with new paint to match the color of the surrounding surface.
  - iii. Replacing with new surfacing (with City permits if required).

**When Required:** Ongoing

**Initial Approval:** N/A

**Monitoring/Inspection:** Bureau of Building

### **14. Lighting**

**Requirement:** Proposed new exterior lighting fixtures shall be adequately shielded to a point below the light bulb and reflector to prevent unnecessary glare onto adjacent properties.

**When Required:** Prior to building permit final

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

#### **15. Operational Noise**

Requirement: Noise levels from the project site after completion of the project (i.e., during project operation) shall comply with the performance standards of chapter 17.120 of the Oakland Planning Code and chapter 8.18 of the Oakland Municipal Code. If noise levels exceed these standards, the activity causing the noise shall be abated until appropriate noise reduction measures have been installed and compliance verified by the City.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

#### **16. Employee Rights**

Requirement: The project applicant and business owners in the project shall comply with all state and federal laws regarding employees' right to organize and bargain collectively with employers and shall comply with the City of Oakland Minimum Wage Ordinance (chapter 5.92 of the Oakland Municipal Code).

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: N/A

### **PROJECT SPECIFIC CONDITIONS**

#### **17. Hours of Operation**

Requirement: The beginning and end of group therapy shall be timed such that clients will not be exiting or entering the facility during the opening or closing times of the Prescott Elementary School.

When Required: Ongoing

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

#### **18. Transfer and/or Termination of the Conditional Use Permit**

Requirement: If a new operator takes over the space at 1630 10<sup>th</sup> Street for a Health Care Civic Activity, the new operator shall abide by all conditions of approval and perform the same activities as described in this report and in the file or the new operator shall apply for a revision of PLN18388. The revision process shall include a noticing of the neighborhood consistent with the noticing requirements of a Conditional Use Permit in Chapter 17.134 of the Planning Code and a community meeting.

When Required: Ongoing

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

#### **19. Loitering and Nuisances**

Requirement: No nuisances created by clients or loitering by clients shall occur at or near the site. The applicant shall place an employee outside the entrance of the facility twenty minutes before and twenty minutes after group therapy sessions to assure clients do not loiter or create nuisances at or near the site.

When Required: Ongoing

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

**20. Security Camera.**

Requirement: The applicant shall install a security camera system that, at a minimum, provides visual cover of the parking lot and the entrance to the facility. Video records shall be maintained for a minimum of 72 hours before re-use and be shared with police if needed or as requested.

When Required: Ongoing

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

**21. Clients by Appointment**

Requirement: All clients seen at this facility shall be by appointment only. Walk-in clients shall only be provided referral information, as needed.

When Required: Ongoing

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

**22. Trial Period for Number of Clients**

Requirement: Options Recovery Services shall have a maximum of 30 clients per day during the first six months of client service. If the Zoning Manager determines that all project specific conditions of approval are met during this trial period, then the operation can expand to serve up to a maximum of 70 clients per day. Otherwise, the cap shall remain at 30 clients per day for another six months. Regardless, a second evaluation shall be performed after another six-month period. If violations of conditions of approval are verified by the Bureau of Building within this second period, then appropriate action will be determined by the Zoning Manager. If no violations are verified during this second six-month period, then the cap shall be 70 clients per day.

When Required: Ongoing

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

**23. Alternative Transportation**

Requirement: Options Recovery Services shall provide a plan, for review and approval of the Bureau of Planning, describing the bike and shuttle program for clients. This plan shall be implemented on an ongoing basis.

When Required: Prior to operation

Initial Approval: Bureau of Planning

Monitoring/Inspection: Bureau of Building

**24. Licensing**

*Ongoing.*

Staff shall comply with all State, local, and Federal licensing requirements.

**25. Community Meetings**

*Ongoing.*

The applicant shall attend quarterly Neighborhood Crime Prevention Council Meetings and West Oakland Neighbors community meetings to provide updates and answer questions regarding services and operations.

**City of Oakland**  
Bureau of Planning  
250 Frank H. Ogawa Plaza, Suite 2114  
Oakland, CA 94612

**NOTICE OF EXEMPTION**

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TO: Alameda County Clerk  
1106 Madison Street  
Oakland, CA 94612

**Project Title:** Case No. PLN18388  
**Project Applicant:** Options Recovery Services  
**Project Location:** 1630 10<sup>th</sup> Street

**Project Description:** To establish an outpatient addiction rehabilitation center (Health Care Civic Activity) within an existing civic building. The proposal includes case management, education groups, treatment planning, and therapy for recovering substance abuse clients.

**Exempt Status:**

**Statutory Exemptions**

- Ministerial {Sec.15268}
- Feasibility/Planning Study {Sec.15262}
- Emergency Project {Sec.15269}
- Other: {Sec. \_\_\_\_\_}

**Categorical Exemptions**

- Existing Facilities {Sec.15301}
- Replacement or Reconstruction {Sec.15302}
- Small Structures {Sec.15303}
- Minor Alterations {Sec.15304}
- In-fill Development {Sec. 15332}
- General Rule {Sec.15061(b)(3)}

**Other**

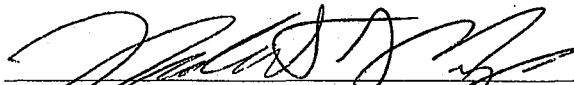
- Projects consistent with a community plan, general plan or zoning {Sec. 15183(f)}
- \_\_\_\_\_ (Sec. \_\_\_\_\_)

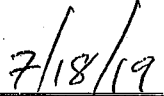
**Reasons why project is exempt:** The establishment of a new health care civic activity within a vacant civic building is not expected to negatively impact the environment and is exempt from environmental review.

**Lead Agency:** City of Oakland, Planning and Building Department, Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612

**Department/Contact Person:**

**Phone:** 510-238-6283

  
Signature (Robert D. Merkamp for Ed Manasse, Environmental Review Officer)

  
Date:

Pursuant to Section 711.4(d)(1) of the Fish and Game Code, statutory and categorical exemptions are also exempt from Department of Fish and Game filing fees.



# \*ENVIRONMENTAL DECLARATION

(CALIFORNIA FISH AND GAME CODE SECTION 711.4)

**LEAD AGENCY NAME AND ADDRESS**

City of Oakland - Bureau of Planning  
250 Frank H. Ogawa Plaza, Suite 3315  
Oakland, CA 94612  
Contact: Brittany Lenoir

**FOR COUNTY CLERK USE ONLY**

FILE NO: \_\_\_\_\_

## CLASSIFICATION OF ENVIRONMENTAL DOCUMENT:

(PLEASE MARK ONLY ONE CLASSIFICATION)

### 1. NOTICE OF EXEMPTION / STATEMENT OF EXEMPTION

A - STATUTORILY OR CATEGORICALLY EXEMPT

\$ 50.00 - COUNTY CLERK HANDLING FEE

### 2. NOTICE OF DETERMINATION (NOD)

A - NEGATIVE DECLARATION (OR MITIGATED NEG. DEC.)

\$ 2,280.75 - STATE FILING FEE

\$ 50.00 - COUNTY CLERK HANDLING FEE

B - ENVIRONMENTAL IMPACT REPORT (EIR)

\$ 3,168.25 - STATE FILING FEE

\$ 50.00 - COUNTY CLERK HANDLING FEE

**\*\*A COPY OF THIS FORM MUST BE COMPLETED AND SUBMITTED WITH EACH COPY OF AN ENVIRONMENTAL DECLARATION BEING FILED WITH THE ALAMEDA COUNTY CLERK.**

**BY MAIL FILINGS:**

PLEASE INCLUDE FIVE (5) COPIES OF ALL NECESSARY DOCUMENTS AND TWO (2) SELF-ADDRESSED ENVELOPES.

**IN PERSON FILINGS:**

PLEASE INCLUDE FIVE (5) COPIES OF ALL NECESSARY DOCUMENTS AND ONE (1) SELF-ADDRESSED ENVELOPE.

**ALL APPLICABLE FEES MUST BE PAID AT THE TIME OF FILING.**

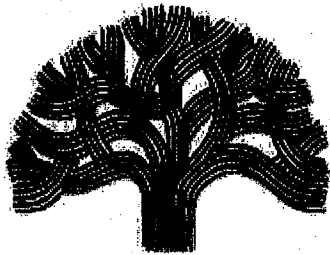
FEES ARE EFFECTIVE JANUARY 1, 2018

MAKE CHECKS PAYABLE TO: ALAMEDA COUNTY CLERK

**Attachment C**

**Appeal Form (#PLN18388-A01), filed July 29, 2019**

 **Update Results**



**CITY OF OAKLAND**

Record Detail with Comments

**Record ID: PLN18388-A01**

**Description: Appeal of PLN18388, 1630 10th Street. (Minor CUP) health / rehab clinic.**

**APN: 006 000704401**

**Address: 1630 10TH ST**

**Unit #:**

**Date Opened: 7/29/2019**

**Record Status: Under Review**

**Record Status Date: 7/29/2019**

**Job Value: \$0.00**

**Requestor: Andrei Soroker**

**: Andrei Soroker**

**Business Name:**

**License #:**

<b>Comment Date</b>	<b>Commenter</b>	<b>Comment</b>
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For real-time, direct access to  
information via the Internet, 24 hours a  
day - <https://aca.accela.com/oakland>



**CITY OF OAKLAND**  
**APPEAL FORM**  
**FOR DECISION TO PLANNING COMMISSION, CITY**  
**COUNCIL OR HEARING OFFICER**

**PROJECT INFORMATION**

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Case No. of Appealed Project: PLN18388  
Project Address of Appealed Project: 1630 10th St, Oakland, CA 94607  
Assigned Case Planner/City Staff: Brittany Lenoir

**APPELLANT INFORMATION:**

Printed Name: Andrei Soroker Phone Number: 415-290-3979  
Mailing Address: 720 Peralta St Alternate Contact Number: N/A  
City/Zip Code Oakland, CA 94607 Representing: Concerned Prescott Parents Committee  
Email: soroker@gmail.com

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An appeal is hereby submitted on:

- AN ADMINISTRATIVE DECISION (APPEALABLE TO THE CITY PLANNING COMMISSION OR HEARING OFFICER)**

**YOU MUST INDICATE ALL THAT APPLY:**

- Approving an application on an Administrative Decision
- Denying an application for an Administrative Decision
- Administrative Determination or Interpretation by the Zoning Administrator
- Other (please specify) \_\_\_\_\_

**Please identify the specific Administrative Decision/Determination Upon Which Your Appeal is Based Pursuant to the Oakland Municipal and Planning Codes listed below:**

- Administrative Determination or Interpretation (OPC Sec. 17.132.020)
- Determination of General Plan Conformity (OPC Sec. 17.01.080)
- Design Review (OPC Sec. 17.136.080)
- Small Project Design Review (OPC Sec. 17.136.130)
- Minor Conditional Use Permit (OPC Sec. 17.134.060)
- Minor Variance (OPC Sec. 17.148.060)
- Tentative Parcel Map (OMC Section 16.304.100)
- Certain Environmental Determinations (OPC Sec. 17.158.220)
- Creek Protection Permit (OMC Sec. 13.16.450)
- Creek Determination (OMC Sec. 13.16.460)
- City Planner's determination regarding a revocation hearing (OPC Sec. 17.152.080)
- Hearing Officer's revocation/impose or amend conditions (OPC Sec. 17.152.150 &/or 17.156.160)
- Other (please specify) \_\_\_\_\_

*(Continued on reverse)*

(Continued)

**A DECISION OF THE CITY PLANNING COMMISSION (APPEALABLE TO THE CITY COUNCIL)**       Granting an application to:      OR       Denying an application to:

**YOU MUST INDICATE ALL THAT APPLY:**

**Pursuant to the Oakland Municipal and Planning Codes listed below:**

- Major Conditional Use Permit (OPC Sec. 17.134.070)
- Major Variance (OPC Sec. 17.148.070)
- Design Review (OPC Sec. 17.136.090)
- Tentative Map (OMC Sec. 16.32.090)
- Planned Unit Development (OPC Sec. 17.140.070)
- Environmental Impact Report Certification (OPC Sec. 17.158.220F)
- Rezoning, Landmark Designation, Development Control Map, Law Change (OPC Sec. 17.144.070)
- Revocation/impose or amend conditions (OPC Sec. 17.152.160)
- Revocation of Deemed Approved Status (OPC Sec. 17.156.170)
- Other (please specify) Minor Conditional Use Permit (OPC Sec. 17.134.060)

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**FOR ANY APPEAL:** An appeal in accordance with the sections of the Oakland Municipal and Planning Codes listed above shall state specifically wherein it is claimed there was an error or abuse of discretion by the Zoning Administrator, other administrative decisionmaker or Commission (Advisory Agency) or wherein their/its decision is not supported by substantial evidence in the record, or in the case of Rezoning, Landmark Designation, Development Control Map, or Law Change by the Commission, shall state specifically wherein it is claimed the Commission erred in its decision. The appeal must be accompanied by the required fee pursuant to the City's Master Fee Schedule.

**You must raise each and every issue you wish to appeal on this Appeal Form (or attached additional sheets). Failure to raise each and every issue you wish to challenge/appeal on this Appeal Form (or attached additional sheets), and provide supporting documentation along with this Appeal Form, may preclude you from raising such issues during your appeal and/or in court. However, the appeal will be limited to issues and/or evidence presented to the decision-maker prior to the close of the public hearing/comment period on the matter.**

**The appeal is based on the following: (Attach additional sheets as needed.)**

See attached.

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**Supporting Evidence or Documents Attached.** (The appellant must submit all supporting evidence along with this Appeal Form; however, the appeal will be limited evidence presented to the decision-maker prior to the close of the public hearing/comment period on the matter.)

(Continued on reverse)

(Continued)

\_\_\_\_\_  
*Signature of Appellant or Representative of  
Appealing Organization*

\_\_\_\_\_  
*Date*

***TO BE COMPLETED BY STAFF BASED ON APPEAL TYPE AND APPLICABLE FEE***

APPEAL FEE \$ \_\_\_\_\_

Fees are subject to change without prior notice. The fees charged will be those that are in effect at the time of application submittal. All fees are due at submittal of application.

Date/Time Received Stamp Below:

Below For Staff Use Only

Cashier's Receipt Stamp Below:

Concerned Prescott Parents Committee  
720 Peralta St.  
Oakland, CA 94607  
Phone: 415-290-3979  
Email: soroker@gmail.com

July 29, 2019

City of Oakland  
Bureau of Planning  
250 Frank Ogawa Plaza, Suite 2114  
Oakland, CA 94612

**RE: APPEAL OF PLN18388, MINOR CONDITIONAL USE PERMIT FOR THE  
ESTABLISHMENT OF A HEALTH CARE CIVIC ACTIVITY WITHIN AN EXISTING CIVIC  
BUILDING**

To Whom It May Concern:

Pursuant to Oakland Planning Code ("OPC") Section 17.134.060, the Concerned Prescott Parents Committee appeals the Planning Commission's Approval of the Minor Conditional Use Permit ("CUP") for the Establishment of a Health Care Civic Activity ("HCCA") within an Existing Civic Building. The Concerned Prescott Parents Committee submits this appeal with the prescribed City Planning Department form and accompanying fee in order to facilitate review.

The Planning Commission's determination is not supported by the evidence in the record and is in error for 12 reasons:

**(1) The Planning Commission failed to follow proper notification procedures.**

The Planning Commission failed to follow proper notification procedures for the following reasons:

- No public notice was posted at the property. Several of us attempted to locate it, but could not.
- The notice that was mailed states that there's a comment deadline, and that it will be decided by City Staff. However, no additional notice was mailed or posted that reflected City Staff's decision to escalation to the Planning Commission, which resulted the comment deadline extending to the close of the public hearing. As a result, several individuals were not aware they could still make public comments, and thus did not do so.
- Very few neighbors were effectively noticed by mail because the school is the only neighbor noticed to the south.

- Few interested parties were made aware because of poor city notification as well as the applicant's failure to approach the community in advance of signing a lease.
- Only adjacent property owners were notified, which is discriminatory given that the vast majority of neighbors are renters. This issue was magnified by the fact that one of the largest neighbors is a public housing development.

As a result of these notification issues, several individuals who would have liked to have commented were unable to do so. Thus, we ask that the City Council overturn the Planning Commission's decision on these grounds.

It's also worth noting that any "new evidence" presented in this letter was put forth by individuals who were unaware of the extended comment window, and thus never had the opportunity to comment. Accordingly, we ask that the City Council disregard any potential prohibitions on "new evidence" in evaluating this appeal, as the only reason new evidence is being presented is because of the Planning Commission's failure to follow proper notification procedures.

**(2) The Planning Commission failed to make the appeal form instructions available on their website.**

The Planning Commission failed to make the appeal form and instructions available on their website. Several of the signatories to this letter attempted but failed to find it. It took an email to a zoning manager to get a copy of the form and instructions. Since appellants are under a deadline, we are delayed by that omission putting us at a disadvantage and impacting our ability to file as comprehensive an appeal as we could have had we not wasted time on a wild goose chase looking for information that should be readily available.

**(3) The Planning Commission failed to consider evidence proving that the applicant's activities do not meet the definition of a Health Care Civic Activity.**

During the Planning Commission hearing, Options representatives made statements implying that they obtained funding from the California Department of Corrections and Rehabilitation ("CDCR"), that some of their employees at the facility are on work release programs through this CDCR contract, and that some of their clients are on alternative sentencing programs through this CDCR contract. These activities clearly meet the definition of Extensive Impact Civic Activities (EICAs): "Facilities supervised by or under contract with the State Department of Corrections, including alternative sentencing and community work release programs." (OPC Section 17.10.240). EICAs are a use that are only conditionally permitted in RM-2 zone (and that require a Major CUP, not a Minor CUP).

Moreover, Oakland Planning Code precludes Options activities from simultaneously being considered Health Care Civic Activities (HCCAs), since by definition HCCAs only



pertain to activities not addressed elsewhere in the code: "Health Care Civic Activities include all activities which primarily provide medical care and supervision other than those defined elsewhere in the Zoning Regulations" (OPC Section 17.10.220). Thus, the Planning Commission erred in approving the applicant's Minor CUP for HCCAs, since their activities are definitionally excluded from being considered HCCAs.

While the applicant has claimed that the activities funded by the CDCR contract will not occur at the West Oakland location, they have not demonstrated that their funds are not comingled, and the fact remains that all of their operations are conducted under a single legal entity and budget. (We also find it highly suspect that Options submitted a letter in October 2018, months after the application deadline, in which they addressed the CDCR contract seemingly out of the blue. We worry they did this because City Staff had serious concerns about the CDCR contract, and we question why City Staff didn't raise this serious consideration in either the Staff Report or in oral remarks at the Planning Commission hearing. We believe that community input would have been much different had this information been disclosed, and that the Planning Commission would have reached a different decision as well.)

Additionally, there is evidence suggesting that the funds they receive from Alameda County may come from a CDCR contract, meaning that the West Oakland facility is effectively funded by CDCR.

The applicant may also claim that they are both a Health Care Civic Activity and a Extensive Impact Activity, but this impossible because a Health Care Civic Activity is defined as an activity that's not elsewhere in the code (as discussed above).

The applicant may also claim that the Health Care Civic Activity includes the Extensive Impact Activity, based on Oakland Planning Code's rules for "combinations" of activity types. However, the intent of an Extensive Impact Activity is to ensure that activities with an extensive impact on a community are given proper consideration. This is supported by the fact that an Extensive Impact Activity requires a Major Conditional Use Permit, whereas a Health Care Civic Activity simply requires a Minor Conditional Use Permit.

- (4) The Planning Commission failed to consider evidence proving that the applicant's activities meet the definition of an Extensive Impact Civic Activity, which would have required a Major CUP rather than a Minor CUP.**

As discussed above, the applicant's activities meet the definition of EICAs, not a HCCAs. EICAs require a Major CUP, whereas HCCAs require a Minor CUP. Thus, not only was the wrong permit type issued for the applicant's proposed activities, but also the entirely wrong permit approval process was used.

- (5) The Planning Commission failed to consider the impacts of possible sex offender clients at Options across the street from an elementary school.**

At the planning commission hearing, the Commissioners specifically asked Options if they were able to have convicted sex offenders in their program. Options replied that they could. This is a direct conflict in such close proximity to young children. Options made no assurances that sex offenders would or could be excluded.

This failure to consider possible sex offender clients constitutes a breach of the General Use Permit Criteria A, which says "That the location ... and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration ... to the availability of civic facilities and utilities; to harmful effect, if any, upon desirable neighborhood character; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development." Certainly, the possible presence of sex offenders adversely affects the livability and appropriate development of the surrounding neighborhood, and also affects has a "harmful effect" on desirable neighborhood character.

Moreover, the possible presence of sex offenders will adversely affect the availability of a "civic facility," in that it will hinder the elementary school's ability to attract and retain students—potentially even resulting in its shutdown as a result of the current financial crisis with the Oakland Unified School District. This impact applies even if Options never has any convicted sex offender clients, as the perception that they could still has devastating impact on parents as they consider the school.

Considering the fact that clients are referred by the County and the judicial system (presumably outlined in the contract with the County), shouldn't the RFP have demanded a "neutral location of services" in order to avoid this potential conflict? Shouldn't the applicant and the City staff have taken this into account before signing a lease and before recommending approval to the Planning Commission?

**(6) The Planning Commission failed to consider evidence that the children of Prescott Elementary School need to be protected.**

The Planning Commission failed to consider evidence concerning potential adverse impacts on school, leading to an improper determination of General Use Permit Criteria A.

First, Children in West Oakland are disproportionately impacted by trauma in our community. Many of them are exposed to many things no child should be exposed to. The possibility that there might be any flare up at the Options site directly across from Prescott school is too much for our student population to bear. Options may say that there have never been any issues at any of their facilities and they operate in Berkeley across the street from Berkeley High School and around the corner from an elementary school. This is an unfair comparison as West Oakland suffers from specific issues associated with disinvestment, crime, and drugs that don't exist to the same extreme in

Berkeley. A high school is a much different, less vulnerable population, and an elementary school with a different population and around the corner is also quite different. Further, there is a Berkeley Police Station right there and none of the same persistent issues with active drug dealing in such close proximity.

Second, the Commissioners failed to give fair consideration to the impacts the Options facility will have on enrollment at Prescott school. Like many schools, enrollment is an ongoing issue. Prescott does remarkably well with its population and is in the top tier in all of Oakland Unified School District in moving students up in achievement. It can be difficult to entice new families to the school who might focus on test scores rather than improvement. Again, even the perception of what a drug treatment facility means is a total non-starter for many families and has such enormous potential to decimate enrollment that the Commissioners have an obligation to consider this damaging impact on the children. Were Prescott to close, the children at Campbell Village and in the general area will be forced to travel much longer distances to get to school, children who are too young to walk to school on their own and whose families so often do not have transportation.

**(7) The Planning Commission abused its discretion by failing to follow the General Use Permit Criteria in reaching its decision.**

The Planning Commission failed to evaluate the merits of the application relative to the general use permit criteria, as required by code. Instead, they based their arguments on their personal political beliefs, as evidenced by the oral statements made immediately prior to their vote (opining on topics such as the false equivalency between criminality and addiction, going so far as to chastise the opposition for making such insinuations which they did not, and even making comparisons of this situation to immigrant detention centers at the border). Had the Planning Commission evaluated the merits of the application relative to the use permit criteria—as the Planning code requires them to do—they would have seen that the proposal clearly fails to comply with several General Use Permit Criteria, for the many reasons discussed in other sections of this letter. Oakland code requires that a CUP can only be approved if it complies with all General Use Permit Criteria, meaning that a failure of any one would have required a rejection of the permit altogether. Thus, the Planning Commission's decision to ignore the General Use Permit Criteria—and instead base their decision on personal political beliefs—is an "abuse of discretion."

**(8) The Planning Commission abused its discretion by approving Conditions of Approval that do not sufficiently mitigate the project's non-compliance with the General Use Permit Criteria.**

The Conditions of Approval do not sufficiently mitigate the project's non-compliance with the General Use Permit Criteria.

For example, the condition that clients shall be by appointment only allows for the reality that Options may well get drop-in clients seeking treatment, as it says walk-in clients shall be provided referral information as needed. Walk-in clients are very different from the clients Options plans to work with at the West Oakland site, and pose a more serious concern about their state of mind and behavior outside Prescott School. Options has assured the community that this won't happen, but if people in need are not allowed to drop-in to Options for help than the facility is not providing a service specifically for West Oakland. This condition, while ostensibly to protect the community, actually hamstrings Options to help the people in the neighborhood that need help. This is why an alternate location is necessary, so that Options actually can deal with drop-in clients without impacting an elementary school.

**(9) The Planning Commission failed to consider evidence that the proposal will harm public safety in the neighborhood.**

Several speakers during the public hearing made the argument that options clients, as former drug users, are a magnet for the drug dealing predators in the neighborhood. The police are incapable of eliminating these drug dealers, presenting a problem given that Options is located directly across from the school. While Options may remove clients who fall off the wagon, there is nothing that might stop them from coming back for drugs in the neighborhood where the predators got them with their introductory free drugs. When they have no money the second time, there will be violence at the gate to the school.

Had the Planning Commission considered this evidence, they would have seen that the proposal fails to comply with the General Use Permit Criteria (including, amongst others, Criteria A), requiring that they deny the application.

**(10) The Planning Commission failed to consider evidence that the proposal is contrary to the Oakland General Plan.**

The Planning Commission failed to consider evidence that the proposal is contrary to the General Plan. Specifically, the proposal is contrary to all of the following:

- **"Policy I/C4.1 Protecting Existing Activities** Existing industrial, residential, and commercial activities and areas which are consistent with long term land use plans for the City should be protected from the intrusion of potentially incompatible land uses."
- **"Policy I/C4.2 Minimizing Nuisances** The potential for new or existing industrial or commercial uses, including seaport and airport activities, to create nuisance impacts on surrounding residential land uses should be minimized through appropriate siting and efficient implementation and enforcement of environmental and development controls."
- **"Policy N2.4: Locating Services along Major Streets** New large-scale community, government, and institutional uses should be located outside of areas that are

predominantly residential. Preferably, they should be located along major thoroughfares with easy access to freeways and public transit or in the Downtown."

- "Policy OS3.1: University, College, and Institutional Open Space Retain open space at Oakland's universities, colleges, and other institutions where such open space provides recreational, aesthetic, conservation, or historic benefits. Where such spaces are publicly owned, as at the community colleges, support the permanent retention of athletic fields and other recreational areas as open space. Such areas should not be converted to development unless they are replaced in kind with comparable areas or facilities in the immediate vicinity."

**(11) The Planning Commission failed to consider evidence that the proposal is contrary to the West Oakland Specific Plan.**

The Planning Commission failed to consider evidence that the proposal is contrary to the West Oakland Specific Plan. Specifically, the policy is contrary to all of the following:

- Recommendation Revitalize-3: "Undertake Improvements to Remove Constraints to Business Growth and New Development. Improvements in the area as identified in other chapters of the Plan will remove obstacles and enhance the desirability of the area for business growth and new development."
- Recommendation AH-6: "Ensure continued availability of safe and affordable housing options for lower income and moderate income households."

**(12) City Attorney Influence**

The Planning Commission may have been inappropriately or unfairly advised that they essentially had no choice but to approve the Options application because addicts are a protected class. Is it the case that a City has no discretion whatsoever to implement reasonable restrictions on where a drug treatment facility can be located? We are not lawyers, but it does stand to reason that people seeking treatment not be discriminated against and that they be provided access to the services that they need, but it also makes sense for the City of Oakland to make reasonable rules that such facilities not be located across the street from a school. Is Oakland prepared to have such facilities across the street from all its elementary schools? What will the law say if/when such a facility is proposed across the street from an affluent school? What arguments will be used then?

In closing, nobody is trying to demonize addicts or mentally ill people who seek help. Every person who spoke against this application expressed concern for the people in our community who need help. Every person who spoke against this application expressed support and praise for the Options program even though Options did not reach out to the community in advance of signing a lease or do a very good job respecting the community and our reasonable concerns at their meetings.

We still believe strongly that there is a place for Options in West Oakland but that locating across the street from Prescott School (that has a preschool program, for children as young as 3 years old) as well across the street from a preschool on the other side (Baby Academy) is wholly inappropriate. We know that this would never even be proposed at a different school, especially affluent schools where the children are not already exposed to so much.

While Options might argue that the children will benefit from seeing people seeking help and turning their lives around, we question whether young children have the capacity to understand and argue that they ought not have to take it on. This location across the street from Prescott also does not afford any privacy for parents whose children attend school across the street. How does a child whose parent is in the program get treated by their classmates? It is clear that there wasn't consideration of the possible impacts on the children by the County, Options, the City of Oakland Planning Department, or the Planning Commissioners until the community showed up and spoke up.

Sincerely,

Concerned Prescott Parents Committee

**Attachment D**

**Photograph of June 28, 2019 Planning Commission Meeting Public  
Notice**

**From:** [Perry Thomas](#)  
**To:** [Lenoir, Brittany](#)  
**Subject:** Fw:  
**Date:** Friday, June 28, 2019 2:18:22 PM

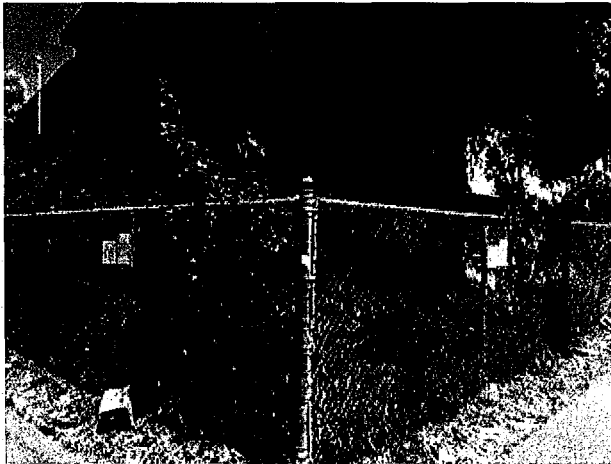
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## Mike Thomas CADC II

Men's Program Coordinator  
Options Recovery Services

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**From:** Perry Thomas <perrythomas873@gmail.com>  
**Sent:** Friday, June 28, 2019 2:16 PM  
**To:** Perry Thomas  
**Subject:**



Sent from my iPhone

**CONFIDENTIALITY NOTICE:**

**Information in this email message, including any attachments, is intended solely for the personal and confidential use of the recipients named above. If you are not an intended recipient of this message, or an agent responsible for delivering it to an intended recipient, you are hereby notified that you have received this message in error, and that any review, dissemination, distribution, or copying of this message is strictly prohibited. If you received this message in error, please notify the sender immediately, delete the message, and return any hard copy print-outs.**



*[Signature]*  
City Attorney's Office

FILED  
OFFICE OF THE CITY CLERK  
OAKLAND

2019 OCT 24 PM 3:59

# OAKLAND CITY COUNCIL

RESOLUTION NO. \_\_\_\_\_ C.M.S.

**A RESOLUTION DENYING THE APPEAL BY THE CONCERNED PRESCOTT PARENTS COMMITTEE (PLN18388-A01) AND UPHOLDING THE PLANNING COMMISSION'S DECISION TO APPROVE A MINOR CONDITIONAL USE PERMIT AND ENVIRONMENTAL DETERMINATION TO ESTABLISH A HEALTH CARE CIVIC ACTIVITY AT 1630 10<sup>TH</sup> STREET (PLN18388)**

**WHEREAS**, the project applicant, Options Recovery Services (Tom Gorham), filed an application on September 20, 2018, for a Minor Conditional Use Permit to establish a Health Care Civic Activity within the existing civic building at 1630 10<sup>th</sup> Street, as case PLN18388 ("Project" or "Application"); and

**WHEREAS**, the proposed Health Care Civic Activity is for a drug and alcohol rehabilitation center that focuses on case management, education groups, and treatment planning and therapy, and does not include the distribution of or treatment via medication; and

**WHEREAS**, on January 18, 2019, the Project was noticed, and notices were legally distributed and a public notice sign was posted at the subject site; and

**WHEREAS**, on February 25, 2019, and April 9, 2019, community meetings were held at the subject site to discuss the proposal with the community; and

**WHEREAS**, on June 28, 2019, the Project went out for Planning Commission Public Notice, and notices were legally distributed and a public notice sign was posted at the subject site; and

**WHEREAS**, on July 17, 2019, the Planning Commission approved the minor Conditional Use Permit subject to the findings and conditions outlined in the staff report and additional conditions imposed by the Planning Commission and further approved related California Environmental Quality Act (CEQA) findings, with a vote of 6-0; and

**WHEREAS**, on July 29, 2019, a timely appeal of the Planning Commission's approval was filed by Andrei Soroker, representing the Concerned Prescott Parents Committee; and

**WHEREAS**, after giving due notice to the Appellant, the Applicant, and all interested parties, the Appeal came before the City Council at a duly noticed public hearing on November 5, 2019; and

**WHEREAS**, the Project is consistent with all applicable Zoning regulations and General and Specific Plans, including, the RM-2 Zone, the West Oakland Specific Plan, and the Oakland General Plan; and

**WHEREAS**, the Project will not create an environmental impact per CEQA and is exempt from CEQA environmental review under Section 15301 (Existing Facilities) and Section 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of the State CEQA Guidelines; and

**WHEREAS**, the project, as a drug and alcohol rehabilitation center (health care civic activity), will be a vital service to the neighborhood, Oakland, and Alameda County community; now, therefore be it

**RESOLVED:** That the City Council, having heard, considered, and weighed all the evidence in the record presented on behalf of all parties, and being fully informed of the application, the Planning Commission's decision, and the appeal, find that the appellant has not shown that the Planning Commission's approval of the minor Conditional Use Permit and Environmental Determination was made in error, that there was an abuse of discretion by the Planning Commission or that the Commission's decision was not supported by substantial evidence as outlined in the July 17, 2019 Staff Report to the Planning Commission and the Agenda Report to City Council dated October 14, 2019 and incorporated by reference as if fully set forth herein; and be it

**FURTHER RESOLVED:** That the City Council independently determines that the required findings can be satisfied to approve a minor Conditional Use Permit and Environmental Determination for a health care civic activity at 1630 10<sup>th</sup> Street, and furthermore, to adopt the Resolution to deny the appeal under PLN18388-A01 and uphold Planning Commission Decision on PLN18388; and be it

**FURTHER RESOLVED:** That per standard City practice, if litigation is filed challenging this decision, or any subsequent implementing actions, then the time period for obtaining necessary permits for construction or alteration and/or commencement of authorized activities stated in Condition of Approval #2 is automatically extended for the duration of the litigation; and be it

**FURTHER RESOLVED:** That the recitals contained in this Resolution are true and correct and are an integral part of the City Council's decision.

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

AYES - FORTUNATO BAS, GALLO, GIBSON MCELHANEY, KALB, REID, TAYLOR, THAO AND  
PRESIDENT KAPLAN

NOES -

ABSENT -

ABSTENTION -

ATTEST: \_\_\_\_\_

LATONDA SIMMONS  
City Clerk and Clerk of the Council of the  
City of Oakland, California