



AGENDA REPORT

TO: Edward D. Reiskin,
City Administrator

FROM: Fred Kelley,
Acting Director, Oakland
Department of
Transportation

SUBJECT: Resolution Accepting Offer of
Dedications for Public Street and Utility
Purposes for the Oak Knoll Project

DATE: June 20, 2022

City Administrator Approval

Date: Jul 7, 2022

RECOMMENDATION

Staff Recommends That The City Council Adopt a Resolution Accepting Two Irrevocable Offers of Dedication For Public Street and Utility Purposes For Areas Of Land In And Adjacent To The Oak Knoll Project Property At 8750 Mountain Boulevard (Tract 8320) To Facilitate The Project's Circulation and Access Per The Project's Conditions of Approval; And Making California Environmental Quality Act (CEQA) Findings.

EXECUTIVE SUMMARY

The proposed resolution accepting the two Offers of Dedication (OFD Resolution), one from the City of Oakland (City) and one from the developer would facilitate efficient traffic and circulation for Oak Knoll Project, which includes 918 residential units, 72,000 square feet of neighborhood-serving commercial uses (including relocation and rehabilitation of the historic Club Knoll building), 67.6 acres of open space and recreation areas, and new streets (Project).

Specifically, the City of Oakland (City) owns an approximately 5.4-acre parcel of vacant real property located on portions of Barcelona Street and St. Andrews Road, commonly known as the "Barcelona Parcel," which is further described in **Exhibit A** to the proposed OFD Resolution; and the City recorded an Irrevocable Offer of Dedication for Public Street and Utility Purposes on July 01, 2022, by the Alameda County Recorder as Instrument No. 2022121815 to offer for public street and utility purposes a portion of the Barcelona Parcel further delineated in **Exhibit B** to the OFD Resolution.

Additionally, Oak Knoll Venture Acquisition, L.L.C. (OKVA) owns certain real property at 8750 Mountain Boulevard (contemplated to be Tract 8320), hereinafter referred to as the "Oak Knoll Property", which is identified by the Alameda County Assessor as APN 043A467500323; and OKVA caused to be recorded an Irrevocable Offer of Dedication for Public Street and Utility Purposes on July 01, 2022, by the Alameda County Recorder as Instrument No. 2022121814 to

City Council
July 19, 2022

offer for public street and utility purposes a portion of Tract 8230 further delineated in **Exhibit C** to the OFD Resolution.

Approval of the OFD Resolution will authorize the City Engineer to file a certified copy of the Resolution with the Alameda County Clerk's Office formally accepting these Irrevocable Offers of Dedication.

BACKGROUND / LEGISLATIVE HISTORY

Much of the Oak Knoll Project site was originally developed in 1924 as the Oak Knoll Country Club and Golf Course.

The U.S. Navy commissioned the property in 1942, and initially constructed a temporary hospital for medical treatment of World War II battle wounded returning from the Pacific. Expansions of the hospital facilities were made during and after the war, and the hospital evolved into a modern regional hospital serving Navy personnel who had been wounded in the Korean and Vietnam Wars. A large main hospital building was opened in 1968 and continued to provide specialized care for military personnel into the 1990s. The Defense Base Closure and Realignment Act of 1990 directed the U.S. Navy to close the hospital, and the hospital was officially decommissioned and closed in 1996.

Planning for the reuse of the Oak Knoll Project site also began in the 1990s. A Reuse Plan for the Oak Knoll Naval Medical Center Oakland was prepared in 1996, and the Navy and City of Oakland prepared a [joint Environmental Impact Statement/Environmental Impact Report for the Disposal and Reuse of the Oak Knoll Naval Medical Center Oakland](#), which was certified in 1998.

The former Oak Knoll Naval Medical Center was acquired by the Developer in 2005, with the exception of two separate privately-owned parcels (the Sea West Credit Union and Seneca School parcels) and the City-owned Barcelona parcel.

The Developer proposed a master plan in 2006, but the plan was withdrawn due to the 2008 recession. In 2014, the Developer reinitiated planning efforts for the property, and staff conducted planning and environmental review of those plans.

On November 7, 2017, the City Council approved the Vesting Tentative Tract Map for Tract No. 8320 and related land use entitlements (permit number PLN15378) for the Oak Knoll Project, subject to various conditions of approval, and certified the Supplemental Environmental Impact Report ([SEIR](#)). As part of the approval, it was contemplated that the two Offers of Dedication proposed by this legislation would be recorded and then accepted by the City Council in order to facilitate efficient traffic and circulation for the Project.

ANALYSIS AND POLICY ALTERNATIVES

The subject of this report is two Irrevocable Offers of Dedication for public street purposes, one by the City and one by the developer, which now need to be formally accepted by the City to allow for public street and utility access for the Project.

The Irrevocable Offer of Dedication offered by the City over the Barcelona Property will facilitate public street and utility access over the City-owned Barcelona Parcel as means of ingress and egress for both the Oak Knoll Project and any future development of the Barcelona Parcel. The Irrevocable Offer of Dedication offered by OKVA will help facilitate a means of ingress and egress for the Project via Keller Avenue. Both Irrevocable Offers will help facilitate vehicular access to the Project, while also fulfilling the intent of the development plan and Conditions of Approval that were originally approved by City Council on November 7, 2017.

Pursuant to the California Streets and Highways Code Section 8333, the legislative body of a local agency may summarily vacate public right-of-way when the easement has been superseded by relocation and there are no other public facilities located within the easement that do not have a separately recorded and dedicated easement deed. Per the Streets and Highways Code, to summarily vacate a street right of way, the City Council is required to pass a Resolution. In accordance with the Streets and Highway Code Section 8336, the Resolution approving a vacation must be recorded no later than 365 days after the approval.

The OFD Resolution will advance the Citywide priorities of housing, economic, and cultural security, and vibrant sustainable infrastructure by allowing the developer to develop property that includes 918 housing units, while contributing approximately \$19 million in affordable housing impact fees. The Project includes the creation of new, and upgrades to existing, public infrastructure. Since these offers of dedication were contemplated by the developer and City at the time of the original project approval, there are no other policy alternatives. This purpose of this action is to simply continue facilitating a previously approved development plan.

FISCAL IMPACT

Staff costs for processing the proposed OFD Resolution are covered by fees set by the Master Fee Schedule and have been paid by the developer.

PUBLIC OUTREACH / INTEREST

Adjoining property owners were notified of the project at the time when the Oak Knoll Project was approved by City Council and later during the construction of public improvements.

COORDINATION

The OFD Resolution was coordinated with Planning and Building Department, Economic and Workforce Development Department, Oakland Public Works, and the Office of the City Attorney. The Office of the City Attorney has reviewed the resolutions for form and legality, and the Controller's Bureau has reviewed this agenda report.

SUSTAINABLE OPPORTUNITIES

Economic – The Oak Knoll Project includes approximately 918 housing units, open space, a renovated, historic clubhouse, and commercial amenities. The Oak Knoll Project will also generate approximately \$19 million in affordable housing impact fees.

Environmental – No significant impact on the environment is identified that has not already been analyzed under the original project approval.

Race and Equity – The development was approved by the City Council in November 2017 and includes the requirement to provide approximately \$19 million in affordable housing impact fees, which will contribute to the development of affordable housing the City.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (“CEQA”)

This action is exempt under the California Environmental Quality Act (CEQA), under CEQA Guidelines Sections 15301 (existing facilities) and 15332 (infill projects) since the resolution accepting the irrevocable offers of dedication would lead to minor alternation of existing facilities and minor enhancements to a fully entitled project.

ACTION REQUESTED OF THE CITY COUNCIL

Staff Recommends That the City Council Adopt:

Resolution Accepting Two Irrevocable Offers of Dedication For Public Street and Utility Purposes For Areas Of Land In Or Adjacent To The Oak Knoll Project Property At 8750 Mountain Boulevard (Tract 8320) To Facilitate The Project's Circulation and Access Per The Project's Conditions of Approval; And Making California Environmental Quality Act (CEQA) Findings

For questions regarding this report, please contact Ishrat Jahan, Engineering Design and Right-of-Way Supervisor at (510) 238-7116.

Respectfully submitted,

Fred Kelley

[Fred Kelley \(Jul 6, 2022 16:10 PDT\)](#)

Fred Kelley, Acting Director,
Department of Transportation

Reviewed by:

Ariel Espiritu Santo, Assistant Director,
Department of Transportation

Prepared and reviewed by:

Michelle Stevens, P.E., Civil Engineer,
Department of Transportation

