



AGENDA REPORT


TO: Jestin D. Johnson
City Administrator

FROM: Josh Rowan,
Director, Oakland
Department of
Transportation

SUBJECT: Final Tract Map No. 8658 Subdivision Map
8750 Mountain Blvd (Oak Knoll Parcel 7)

DATE: April 15, 2024

City Administrator Approval


Jestin Johnson (May 2, 2024 06:42 PDT)

Date: May 2, 2024

RECOMMENDATION

Staff Recommends That The City Council Adopt A Resolution Conditionally Approving A Final Map For Tract No. 8658, Located At 8750 Mountain Boulevard (Oak Knoll Project Phase 1 Parcel 7), For A Twenty-Eight Lot Subdivision As Part Of Property Owned By Oak Knoll Venture Acquisition, LLC; And Adopting Appropriate California Environmental Quality Act Findings.

EXECUTIVE SUMMARY

The proposed resolution conditionally approving the final subdivision map (Final Map) for Tract No. 8658, located at 8750 Mountain Boulevard (Oak Knoll Project Parcel 7), is an administrative (ministerial) action by the City Council, finding that the final map complies with the tentative map. Please refer to Exhibit A to the Resolution for the Final Tract Map No. 8658.

Adopting the proposed resolution will authorize the City Engineer and City Clerk to execute the Final Map (Tract Map No. 8658) for recordation with the Alameda County Clerk-Recorder in furtherance of the Oak Knoll Project, which is a 183-acre Project site planned for the development of up to 918 new residential units that was approved by the City Council on November 7, 2017 pursuant to [Resolution No. 86963](#).

BACKGROUND / LEGISLATIVE HISTORY

Much of the Oak Knoll Project site was originally developed in 1924 as the Oak Knoll Country Club and Golf Course. In 1942, The U.S. Navy commissioned the property and initially constructed a temporary hospital for medical treatment of World War II battle wounded veterans 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 U.S. 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.

A Reuse Plan for the Oak Knoll Naval Medical Center Oakland was prepared in 1996, and the U.S. Navy and the City of Oakland (City) 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 Oak Knoll Venture Acquisition, LLC (Developer) in 2005, except 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 the Planning & Building Department staff conducted a planning and environmental review of those plans.

On November 7, 2017, the City Council approved the Oak Knoll Project, under [Resolution No. 86963](#), including the Vesting Tentative Tract Map for Tract No. 8320 and related land use entitlements (permit number PLN15378), subject to various conditions of approval and certified the Supplemental Environmental Impact Report (SEIR). The Oak Knoll project consists of a 183-acre Project site, enabling the development of up to 918 residential units, as well as open space and streets, parks, and 72,000 square feet of primarily neighborhood-serving commercial uses.

On July 17, 2022, the City Council approved the Final Map for Tract No. 8320 (Phase 1), [Resolution No. 89324](#), which subdivided the first Phase of Tract No. 8320 into 19 new parcels. The 19 parcels include plans for commercial space, open space, community park areas, the Rifle Range Creek, public right-of-way, three parcels designated for 85 single-family homes, and seven parcels designated for condominiums. Phase 1 of the Oak Knoll Project includes a maximum of 346 dwelling units. The City Council also authorized the City Administrator to enter into a Subdivision Improvement Agreement (SIA) with the Developer to ensure the timely construction, unconditional warrantee, and prescribed maintenance of all required public infrastructure improvements on July 17, 2022.

The subject of this report is the subdivision of Parcel 7, one of the 19 parcels included in Tract No. 8320 and one of the three parcels designated for single-family homes. The Final Map for Tract No. 8658 plans to subdivide Parcel 7 into 27 lots and one remainder parcel. The 27 lots are to be used for single-family homes, and the remainder of the parcel will be used as private open space. All public improvements associated with the development of Parcel 7 were agreed upon under the previously mentioned SIA.

ANALYSIS AND POLICY ALTERNATIVES

As set forth in the Subdivision Map Act (California Government Code section 66462), approval of a Final Map is a ministerial and mandatory action by the City Council once the City Engineer has determined that the Final Map substantially complies with the previously approved Tentative Tract Map and is technically correct with map size and medium, metes and bounds, required signatures and statements, and required licensures.

Per the Subdivision Map Act, there is no alternative action or policy that the City Council can make if the Final Map substantially complies with the Tentative Tract Map. The controlling discretionary action by the City related to a Final Map was at the Tentative Tract Map approval stage when the Planning Commission approved the Tentative Tract Map. At that time, the Planning Commission's discretionary approval was not appealed to the City Council and, as a result, became final. The purpose of submitting this Final Map to City Council for approval is to confirm that the Final Map substantially complies with the approved Tentative Tract Map, and that the City Council and the public remain informed about this development.

The City Engineer has determined that the Final Map substantially complies with the approved Tentative Tract Map and recommends that the Council approve it.

Approving the proposed Final Map supports the Citywide priority of **housing, economic, and cultural security** by advancing the development of housing units in the City. Additionally, the proposed resolution supports the Citywide priority of **responsive, trustworthy government** by continuing to fulfill the City's legal obligations toward the developer, set out in the Tentative Tract Map approved in 2017.

FISCAL IMPACT

There is no fiscal impact to the City associated with the proposed resolution. Staff costs for processing the proposed Final Map are covered by the permit processing fees set by the Master Fee Schedule and paid by the subdivider.

PUBLIC OUTREACH / INTEREST

The adjoining property owners were notified of the project as part of the initial Tentative Tract Map approval process and have been provided the statutorily required public notice for consideration of the Final Map.

COORDINATION

The Office of the City Attorney has reviewed the Resolutions for form and legality, and the Budget Bureau has reviewed this Agenda Report.

SUSTAINABLE OPPORTUNITIES

Economic: Through this proposed development, the newly created subdivision will provide additional housing in the City and increase homeownership opportunities. The Oak Knoll project is also generating approximately \$19 million in affordable housing impact fees, which will assist in advancing affordable housing throughout the city.

Environmental: Land use approvals and construction permits for new buildings require that the permittee comply with City ordinances and regional Best Management Practices for reducing nuisance noise, fugitive dust, construction debris disposal, and storm drainage pollutant runoff.

Race & Equity: The housing projects supported by the resolution adds housing units in one of the City's low priority neighborhoods, per the OakDOT Racial Equity Priority Neighborhoods Map. The Racial Equity Priority Neighborhoods Map gives each census tract in the City a level of priority between the lowest and highest, as determined by seven demographic factors. In the City, lowest priority neighborhoods tend to have fewer people of color, low-income households, people with disability, seniors, single-parent households, and severely rent-burdened households, along with higher educational attainment. Increasing housing density in relatively well-resourced and advantaged communities increases access to opportunities for some Oaklanders.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)


Approval of the Final Map is exempt from CEQA pursuant to Public Resources Code section 21080(b)(1) (ministerial projects) and CEQA Guidelines section 15268 (ministerial projects).

ACTION REQUESTED OF THE CITY COUNCIL

Staff Recommends That The City Council Adopt A Resolution Conditionally Approving A Final Map For Tract No. 8658, Located At 8750 Mountain Boulevard (Oak Knoll Project Phase 1 Parcel 7), For A Twenty-Eight Lot Subdivision As Part Of Property Owned By Oak Knoll Venture Acquisition, LLC; And Adopting Appropriate California Environmental Quality Act Findings.

For questions regarding this report, please contact Ishrat Jahan, Supervising Civil Engineer, at 510-238-7281.

Respectfully submitted,


Josh Rowan (May 1, 2024 15:06 PDT)

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