



# AGENDA REPORT

**TO:** Jestin D. Johnson  
City Administrator

**FROM:** D. Harold Duffey  
Director, Oakland Public Works

**SUBJECT:** San Antonio Park Master Plan

**DATE:** October 30, 2023

City Administrator Approval

Date: **Nov 2, 2023**

## RECOMMENDATION

**Staff Recommends That The City Council Adopt A Resolution: 1) Adopting The San Antonio Park Master Plan And 2) Finding The San Antonio Park Master Plan Exempt From The California Environmental Quality Act.**

## EXECUTIVE SUMMARY

Adoption of the San Antonio Park Master Plan (Master Plan) will provide a multi-year plan that prioritizes parks and recreation-related capital improvements needed to maintain existing amenities and respond to community requests for enhanced opportunities at the park. The Master Plan is the result of approximately two years of community engagement, including recommendations from Friends of San Antonio Park (FOSAP), a coalition of community members, nonprofits, schools, and religious institutions in the San Antonio neighborhood.

The Master Plan identifies the highest priorities for facilities and infrastructure improvements that include: (**Attachment A – San Antonio Park Master Plan**)

- Safety & Security
- Playground Improvements
- Recreational Facilities Improvements
- Expanded Community Center & Library Feasibility Study

Implementation of the Master Plan will comply with the City's Equitable Climate Action Plan, which requires that all community-serving facilities in frontline areas incorporate resilience elements into project design, planning, and operation, with the goal of reaching resilience hub status if feasible. The community served by San Antonio Park aligns with the frontline community definition and desired equity outcomes of the ECAP Racial Equity Impact Assessment and Implementation Guide, making this a priority location for establishment of a resilience hub.

## **BACKGROUND / LEGISLATIVE HISTORY**

San Antonio Park is located at 1701 East 19th Street (**Attachment B – Location Map**) in City of Oakland (City) Council District 2 and has for decades been one of Oakland’s gathering points for festivals, recreational activities, and the enjoyment of nature. The current Parks and Facilities Master Plan was created in 2003 (**Attachment C – San Antonio Master Plan 2003**) but was not formally adopted by the City Council. Adoption of the proposed updated, comprehensive Master Plan allows City staff and community partners to seek funding from a variety of sources that require an adopted park master plan as a condition of approval.

In January 2020, Oakland Public Works (OPW) issued a Request for Qualifications (RFQ) to consultants, seeking professional consultant services for the feasibility study and design of a new Fire Station 4 relocated to the corner of San Antonio Park within the context of a larger park master plan. In July 2020, following a competitive process, the City Council adopted Resolution No. 87690 C.M.S. to award the consultant contract to Loving Campos Associates Architects.

While the City initially wished to consider the feasibility of relocating Fire Station 4 to a corner of San Antonio Park, due to constraints of General Plan’s Open Space Conservation and Recreation (OSCAR) Element, as well as community resistance during the community engagement process, the City elected not to pursue this option. The Master Plan was unanimously endorsed by the Parks and Recreation Advisory Commission on November 9, 2022.

The City then completed a CEQA Checklist for the proposed Master Plan, which demonstrates it qualifies for an exemption per CEQA Guidelines (**Appendix, Attachment A – San Antonio Park Master Plan 2022**). As such, the Master Plan was presented as informational reports only, requiring no action, at both the Landmarks Preservation Advisory Board (LPAB) and Planning Commission on July 10, 2023, and August 2, 2023, respectively.

## **ANALYSIS AND POLICY ALTERNATIVES**

The proposed resolution approving the Master Plan advances XX Citywide priorities because XXX. The updated Master Plan focuses on improving existing assets of the park, such as refurbishing courts, expanding the community gardens and picnic areas, improvements to circulation, accessibility and lighting, and addition of a dog park. The Master Plan also envisions a new all-inclusive playground to replace the existing playground.

With ongoing guidance from the Department of Race & Equity, the Master Plan has embraced a comprehensive engagement plan (**p.10, Attachment A – San Antonio Park Master Plan 2022**) to:

- Implement a community engagement process accessible to all
- Maintain fair and inclusive practices that gave equitable voice to all
- Ensure that San Antonio neighborhood input was given equitable reflection

Upon adoption of the proposed Master Plan, any park improvements that are consistent with the adopted Master Plan will be required to obtain a Minor Conditional Use Permit pursuant to Oakland Planning Code Section 17.135.050.

Implementation of the Master Plan will comply with the Equitable Climate Action Plan. The major Equitable Climate Action Plan requirement specific to the project is Action A-1: Fund Creation and Operation of Resilience Hubs, which makes this park a priority location for establishment of a resilience hub. Community engagement for the Master Plan included input from both FOSAP and the Mayor's office indicating support for the establishment of a resilience hub at this location, and many of the community priorities and needs for resilience are identified in the engagement results. These will be incorporated into the site planning for physical improvements to the Park, in coordination with the City's Resilience Hub Design Guidelines, which include site design and operations features like solar panels, energy storage, air cooling and filtration, air quality monitors, hardened internet connections, and more.

### **FISCAL IMPACT**

Adopting the proposed Master Plan will have no direct fiscal impact as it is a plan and the services to complete the plan are fully funded.

### **PUBLIC OUTREACH / INTEREST**

The neighborhoods within a 1-mile radius of San Antonio Park vary greatly in their current demographic profile. Department of Race & Equity advised all community engagement activities to be conducted in English, Spanish, Chinese, Vietnamese, and American Sign Language. Extensive research was done to compile contact information for Community-Based Organizations to solicit their involvement in activating their constituencies to participate. Approximately 8,000 addresses were identified to receive announcements, survey instructions, and reminders. An ongoing email distribution of approximately 200 organizations and interested residents was utilized with frequency. A total of ten community engagement meetings (nine via ZOOM meetings and one in person meeting) were held to solicit public input into priorities and respond to Fire Station #4 relocation and programming in the park. In addition, two anonymous online surveys with approximately 400 participants were conducted. The feedback from the community meetings and survey results informed the Master Plan recommendations.

More specifically, community engagement entailed a series of participatory meetings (modified to abide by state and local social distancing orders due to COVID-19), anonymous surveys, and other data collection strategies, the San Antonio Park Master Plan Community Engagement process followed an agenda of events publicized in English, Spanish, Chinese, and Vietnamese (*p.12-15, Attachment A – San Antonio Park Master Plan 2022*) that included:

- A. Creating a Master Plan project webpage populated with background information, purpose statement, agenda of events, answers to frequently asked questions (FAQ), and contact information.
- B. Engaging with the City's Public Information Office to utilize City social media channels to

push information and notices.

- C. Conducting all public interactions virtually due to restrictions on public gatherings, utilizing ZOOM online community meetings, break-out sessions, online surveys, email communications, and Project webpage public comment tools.

After the City conducted its community engagement process in the Spring of 2021, a coalition of residents and some of the largest and longest standing non-profits operating in the San Antonio neighborhood and schools formed the Friends of San Antonio Park (FOSAP) in April 2021 to focus on priorities of long-term residents living close to San Antonio Park, and families and youth attending nearby schools.

From August through November 2021, FOSAP led a Community Visioning Process and associated outreach, which consisted of three community meetings at San Antonio Park, which were held on Saturdays from 10 a.m. to 12:30 p.m.. The first of these meetings was conducted in four languages (English, Chinese, Spanish, and Vietnamese), with all printed materials available in the four languages.

In addition, survey cards in four languages were distributed and collected throughout the month of August 2021 from those who could not attend the meeting. The second and third meetings were conducted in English, Chinese, and Spanish. Care was taken to ensure strong COVID safety protocols and language-specific small group set ups, with separate groups for youth.

## **COORDINATION**

The aster Plan was prepared and reviewed in close coordination with the Oakland Parks, Recreation, and Youth Development Department (OPRYD) and Planning and Building. The Master Plan was also reviewed with the Department of Transportation's Americans with Disabilities Act (ADA) Program Coordinator, Public Art, OPW Parks and Tree Services. A Project Advisory Committee was composed of staff representatives from several City Departments, including the Department of Race and Equity.

Planning and Building, Public Art, OPW Parks and Tree Services and Building Facilities, and OPRYD. The FOSAP have also been actively engaged throughout the development of the Master Plan.

The proposed recommendation and report have been reviewed by the Budget Bureau and the City Attorney's Office.

## **SUSTAINABLE OPPORTUNITIES**

**Economic:** The Master Plan itself has no immediate economic impact. However, should the City be successful in obtaining capital improvement funds and/or grants to implement the projects recommended by the Master Plan, businesses associated with the implementation of the Master Plan will receive economic opportunities through contracting for services, construction, material, and supplies. Completion of the capital

projects can also contribute to economic opportunities for those who utilize the programs housed in the facilities and the park.

**Environmental:** As part of the City's policies and mandates, all capital projects for implementation must meet various environmental and sustainable programs such as Green Building Ordinance, Bay Friendly Landscaping, Equitable Climate Action Plan requirements, etc. The projects recommended by the Master Plan will be implemented in accordance with various City's programs to protect and conserve natural resources, address climate change impacts and build resiliency, and improve community in a positive way.

**Race & Equity:** San Antonio Park is located in **STATE IF IN** equity neighborhood and serves a variety of demographics. Improvements to San Antonio Park will positively impact key sectors of the City's Racial Equity Indicators through physical design and programmatic activation – particularly Neighborhood and Civic Life. In addition, the ongoing programming and stewardship of the park has the potential to achieve the targeted equity outcomes. To this end, the Master Plan recommends conducting a feasibility study to examine the potential for placing a Community Center/Library/Resiliency Center in the Park that could be constructed within current City Green Space Ordinances. OPRYD is committed to advancing racial equity through its programs and partnerships to achieve equity and improve outcomes for disadvantaged communities. The Race & Equity Department's Inclusive Engagement Plan developed for the Master Plan is an Appendix in the San Antonio Park Master Plan (**Attachment A**).

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

The City of Oakland has prepared this evaluation for the proposed Master Plan in compliance with the California Environmental Quality Act (CEQA) and the CEQA Guidelines (California Code of Regulations). A CEQA checklist (**Attachment D**) was completed for the project and constitutes substantial evidence supporting an exemption per CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning). Therefore, it was concluded that no mitigation measures are required, and no further CEQA analysis is required; the proposed Project qualifies for an exemption.

### **ACTION REQUESTED OF THE CITY COUNCIL**

Staff Recommends That City Council Adopt a Resolution: 1) Adopting The San Antonio Park Master Plan and 2) Finding the San Antonio Park Master Plan exempt from the California Environmental Quality Act (CEQA).

For questions regarding this report, please contact Mi Kyung Lew, Capital Improvement Project (CIP) Coordinator, at (510) 238-3087.

Respectfully submitted,

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Director, Public Works

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Attachments (3):

- A. *San Antonio Park Master Plan 2022*
- B. *Location Map*
- C. *San Antonio Master Plan 2003*