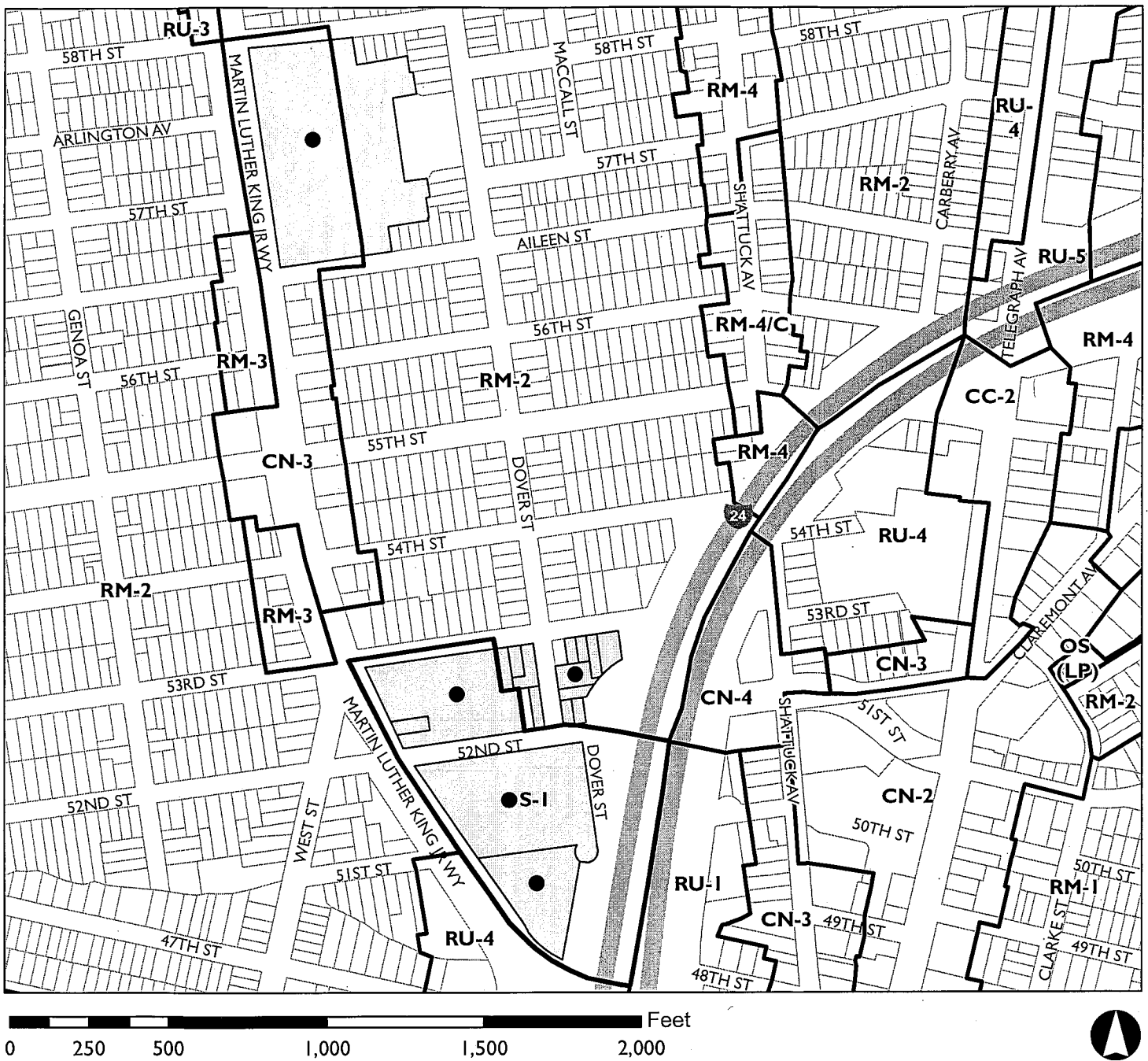


Case File Number ER12-0013

August 28, 2013

<b>Location:</b>	<p><b>Children's Hospital and Research Center Oakland (CHRCO) &amp; Children's Hospital Oakland Research Institute (CHORI)</b></p> <p><b>CHRCO campus</b> is located at 747 52<sup>nd</sup> Street and is generally bounded by 53<sup>rd</sup> Street to the north, State Route 24 (SR-24) to the east, and Martin Luther King Jr. Way and the elevated BART tracks to the south and west. APNs: Multiple</p> <p><b>CHORI campus</b> is located at 5700 Martin Luther King Jr. Way and is generally bounded by 58th Street to the north, Dover Street Park to the east, Aileen Street to the south, and Martin Luther King Jr. Way to the west. APN: 015-1281-028-00</p>
<b>Proposal:</b>	<p>Conduct a Scoping Session for an Environmental Impact Report (EIR) to receive comments regarding potential impacts related to the redevelopment of the CHRCO campus and renovation of the gymnasium on the CHORI campus. The Project would occur in two phases.</p> <p><b>Phase I</b> would (a) demolish four single-family residences; (b) construct a 92,700 sq. ft., 6-story Out Patient Center (OPC2) with a new heli-stop and a 4,450 sq. ft. Central Plant Building; (c) construct a new entrance to the existing parking garage; and (d) renovate 86,403 sq. ft.</p> <p><b>Phase II</b> would (a) demolish six residential structures, the B/C Wing, the existing heli-stop, the Bruce Lyon Memorial Building and several trailers; (b) construct a 3-story 14,500 sq. ft. Family Residence Building with 12 to 16 residential units, a 5-story 31,300 sq. ft. Administration Building, a 3-story 19,020 sq. ft. Link Building, a 5-story 125,403 sq. ft. Acute Care Patient Pavilion with a new heli-stop, a 3,780 sq. ft. Central Plant Building, and a 4-story 114,901 sq. ft. parking structure with 334 stalls; (c) realign Dover Street and perform roadway improvements to 52<sup>nd</sup> Street; and (d) renovate 62,342 sq. ft. including the CHORI gymnasium. The redevelopment would result in approximately 210 beds (increase of 20) and 2,291 patients, visitors and staff (increase of 205).</p>
<b>Applicant:</b>	Children's Hospital and Research Center Oakland, Doug Nelson
<b>Phone Number:</b>	(510) 428-3066
<b>Owner:</b>	Children's Hospital and Research Center Oakland
<b>Case File Number:</b>	ER12-0013
<b>Planning Permits Required:</b>	General Plan Amendment, Rezoning, Conditional Use Permit to change from Residential uses to Health Care Civic uses, Tentative Parcel Map, and possible other discretionary planning permits.
<b>General Plan:</b>	Institutional, Mixed Housing Type, Neighborhood Center
<b>Zoning:</b>	S-1, Medical Center Zone; RM-2, Mixed Housing Type Residential Zone-2; CN-3, Neighborhood Commercial Zone - 3
<b>Environmental Determination:</b>	An Environmental Impact Report (EIR) is being prepared under the California Environmental Quality Act (CEQA).
<b>Historic Status:</b>	The A/B Wing (Baby Hospital) on the CHRCO campus is considered a Potentially Designated Historic Property (PDHP) and a CEQA historic resource with a current (revised) rating of B3 by the Oakland Cultural Heritage Survey (OCHS), as confirmed by the Landmarks Preservation Advisory Board on August 12, 2013. The proposal includes several properties within the 55th and Dover Residential District Area of Secondary Importance that are considered PDHPs, but are not CEQA historic resources. Old Merritt College (including the Gymnasium) is on the CHORI campus and is on the National Register of Historic Places. The CHORI Campus is a Designated Historic Property per OCHS with a rating of B+1+.
<b>Service Delivery District:</b>	II – North Oakland/North Hills
<b>City Council District:</b>	1 – Kalb
<b>Status:</b>	A Notice of Preparation for an EIR was published and distributed on July 26, 2013, with written public comments due no later than August 28, 2013.
<b>Action to be Taken:</b>	Receive public and Planning Commission comments on what information and analysis to include in the EIR. This is not a public hearing to discuss the merits of the project.
<b>For Further Information:</b>	Contact project planner <b>Heather Klein</b> at (510) 238-3659 or <a href="mailto:hklein@oaklandnet.com">hklein@oaklandnet.com</a>

# CITY OF OAKLAND PLANNING COMMISSION



Case File: ER12-0013

Applicant: Children's Hospital Research Center Oakland &

Address: Children's Hospital Oakland Research Institute  
747 52nd Street (bounded by 53rd street, SR-24, MLK Jr Way  
and BART tracks) and 5700 Martin Luther King Jr Way

Zone: S-I, RM-2, CN-3

## **SUMMARY**

Children's Hospital has filed an environmental review application to begin review and consideration of a proposal to create new seismically compliant acute care facilities that meet the seismic safety requirements of SB 1953 at the Children's Hospital and Research Center Oakland campus (CHRCO). This would include demolition of existing buildings, renovating existing structures, constructing new and replacement hospital facilities and associated infrastructure, and redesigning the campus's access points and internal street layout. In addition, the proposed project would renovate the historic former University High gymnasium on the Children's Hospital Oakland Research Institute campus (CHORI) to expand research and development, office and storage uses.

The City has determined that project impacts may be significant and an Environmental Impact Report (EIR) is required under the California Environmental Quality Act (CEQA). According to CEQA Guidelines Section 15060(d), staff will not prepare an Initial Study for the project. The City will be the Lead Agency pursuant to CEQA for the land use and project approvals. As such, the City has the responsibility to prepare an EIR for the project. The EIR will address all environmental topics identified in City of Oakland's CEQA Thresholds of Significance at a level of detail warranted by each topic. The Notice of Preparation (NOP) of an EIR was published on July 26, 2013 (See Attachment A).

The purpose of this scoping session is to solicit public and Planning Commission comments on what information and analysis should be contained in the EIR. In addition to these oral comments, written comments will be accepted up until tonight, August 28, 2013, at the close of the public comment period. Written comments are encouraged in order to provide an accurate record of public comments.

## **BACKGROUND**

### **Existing Conditions**

The approximately 11-acre CHRCO campus is located at 747 52nd Street and is generally bounded by 53rd Street to the north, State Route 24 (SR-24) to the east, and Martin Luther King Jr. Way and the elevated BART tracks to the south and west. The campus is an existing, approximately 459,850 sq. ft. medical campus with 190 beds, 170 of which are located at the main campus and 20 of which are located off-site at Alta Bates Summit Medical Center. Buildings and structures located in the northern area (north of 52nd Street) of the CHRCO campus include the Outpatient Center, parking garage structure, ten CHRCO-owned residential buildings and two private residences. Buildings and structures located in the southern area (south of 52nd Street) include the main hospital facilities, comprised of the 1982 Patient Tower (1982 Tower), Ford Diagnostic and Treatment Center (D&T Building), Cardiac Catheterization Lab (Cath Lab), B/C Wing, A/B Wing (Baby Hospital), Cafeteria, the Western Addition, and the Central Utility Plant. Other buildings and structures in the southern area include the heli-stop structure, Bruce Lyon Memorial Research Center, Hematology Oncology (HemOnc) Administrative Building, and five temporary trailers that house office and administrative uses.

The approximately 6.5-acre CHORI campus is located at 5700 Martin Luther King Jr. Way, 0.4 mile north of the CHRCO campus. The CHORI campus is generally bounded by 58th Street to the north, Dover Street Park to the east, Aileen Street to the south, and Martin Luther King Jr. Way to the west. The CHORI campus includes three buildings which total approximately 126,015 square feet: the former University High School main building; the former University High gymnasium; and the Hedco Building, north of and adjacent to the other two buildings. The CHORI campus currently functions as a medical research facility and contains laboratory facilities and associated equipment, as well as surface parking lots. The gymnasium is currently vacant. The former University High School campus including the main building, landscaped

areas, courtyards, and the gymnasium were included on the National Register of Historic Places in 1992. However, only the former University High School main building, front landscaped area and courtyards, and not the gymnasium, are considered City of Oakland Landmarks.

### **Surrounding Area**

The CHRCO campus is surrounded by residential uses with some neighborhood serving commercial uses to the north, residential uses and the elevated BART tracks to the south and west, and State Route 24 off-ramp, right-of-way and freeway to the south and east. The one and two story residential buildings to the north are located within the 55th and Dover Street Residential District. This district is designated an Area of Secondary Importance per the Oakland's Cultural Heritage Survey, but is not considered to be a CEQA historic resource. In addition to the residential uses to the west, Children's Hospital also owns one parking lot (west lot) across Martin Luther King Jr. Way.

The CHORI campus is surrounded by residential uses on all sides with Dover Street Park behind the campus.

### **General Plan and Zoning Analysis**

#### *CHRCO Campus*

The main hospital area which includes the 1982 Tower and the D&T Building is designated Institutional in the General Plan. The Institutional classification is intended to "create, maintain and enhance areas appropriate for educational facilities, cultural and institutional uses, health services and medical uses as well as other uses of similar character." The maximum allowable Floor Area Ratio is 8.0. The zoning of this area is S-1 Medical Center.

The areas across Dover Street and across 53rd Street are in the Mixed Housing Type General Plan designation. The Mixed Housing Type classification is intended to "create, maintain, and enhance residential areas typically located near the City's major arterials and characterized by a mix of single family homes, townhomes, small multi-unit buildings, and neighborhood businesses where appropriate." The Mixed Housing Type classification does not have a Floor Area Ratio requirement. The zoning of this area is RM-2 Mixed Housing Type Residential Zone -2.

#### *CHORI Campus*

The former University High School main building which now houses the Hospital's medical research facility and laboratories is designated Neighborhood Center in the General Plan. The Neighborhood Center classification is intended to "identify, create, maintain and enhance mixed use neighborhood commercial centers." The maximum allowable Floor Area Ratio is 4.0. The zoning of this area is Neighborhood Commercial Zone-3.

The historic gymnasium is located in the Mixed Housing Type General Plan designation. This classification is described above. The zoning of this area is also RM-2 Mixed Housing Type Residential Zone -2.

### **PROJECT DESCRIPTION**

The proposed project would be constructed in two phases (See Phasing Diagrams in Attachment A).

**CHRCO Campus (Phases 1 and 2)****Phase 1**

Phase 1 would include the demolition of four (4) residential buildings (currently owned by the hospital) totaling approximately 8,600 sq. ft. south of 53rd Street to accommodate the construction of the six-story, 92,700 sq. ft. Outpatient Center Building 2 (OPC2) with a heli-stop on the roof adjacent to and with a direct connection to the existing Outpatient Center Building and parking garage. The OPC2 building would provide space for outpatient clinical visits or treatment that does not require an overnight stay in the hospital. The first floor of the OPC2 building would include 23 parking spaces for the emergency department only such as ambulances, etc. The floors above would include exam rooms, treatment rooms, procedure rooms, occupational therapy rooms, physician offices, cubicles, clinical lab and associated space including waiting rooms, reception areas, conference rooms, and break rooms. The heli-stop on the roof would consist of an approximately 9,700 square foot raised pad, marked with an "x". The heli-stop would be used for trauma patients or transfers from other hospitals via helicopter.

Phase 1 would also include a new entrance to the existing parking garage from Dover Street, and approximately 86,403 sq. ft. of internal renovations to the 1982 Tower, the D&T Building, and the Cath Lab building, as well as construction of a 4,450 sq. ft. central utility plant near the southwest boundary of the campus to serve utilities to the renovated areas. Landscaping and utility improvements are also proposed.

The applicant is also proposing improvements to facilitate vehicular, pedestrian, and bicycle safety in Phase 1. These improvements include:

- Re-aligning the existing crosswalk with the sidewalk ramp to facilitate street crossings
- Installation of additional bicycle racks to 42 racks in existing garage

Phase 1 would reduce the on-site hospital beds from 170 to 140 (a loss of 30 beds) as a result of interior renovations. The hospital would increase the number of off-site beds at Alta Bates Medical Campus to 40 beds. The net loss in parking spaces during Phase 1 is 140, which includes the loss of three parking spaces (to accommodate the new garage entrance), the loss of 160 leased spaces at the corner of 51st and Clarke Streets, and the addition of 23 new spaces (at the new Emergency Parking area on the ground floor of the new OPC2). Total Phase 1 project construction is anticipated to take approximately 42 months.

**Phase 2**

Phase 2 would include the demolition of 72,052 sq. ft. in the following structures: six residential buildings south of 53<sup>rd</sup> Street (currently owned by the hospital), the B/C Wing, Bruce Lyon Memorial Research Center, HemOnc Administrative Building, heli-stop structure and trailers.

Phase 2 would include construction of an Administrative Building, Family Residence Building, Link Building, Acute Care Patient Pavilion with an additional heli-stop on the roof, expansion to the Central Utility Plant, and a 334-stall parking structure. The five-story Administrative Building would be approximately 31,300 sq. ft. and would house administrative functions. The 14,500 sq. ft. Family Residence Building would provide 12 to 16 residential units to be used by families with a child in the hospital on a weekly or monthly basis. It would include ground floor parking and two stories of residential use above. The three-story, 19,020 sq. ft. Link Building would be constructed between and connected to the existing 1982 Tower and the proposed Patient Pavilion, providing space for material managements, facility planning, family resources, and other departments currently in other areas. The five-story approximately 125,403 sq. ft. Acute Care Pavilion with a heli-stop on the roof would provide space for acute care, including medical/surgical (med/surg) and associated family and patient amenities. The Central Plant Building

constructed in Phase 1 would be expanded an additional 3,780 sq. ft., providing chilled water service and heating water services to the proposed Link Building and Patient Pavilion. An approximately 114,901-square-foot, four-story, 334-stall parking structure would be developed at the southeast edge of the campus. The Hospital is currently in negotiations with the California Department of Transportation (Caltrans) to acquire a portion of the unused right-of-way to the west of the State Route 24 freeway. This additional space will be used to accommodate the Administrative Building and the parking garage.

Phase 2 would include approximately 42,342 sq. ft. of interior renovations to the Emergency Department, Radiology/Imaging, and the new IMRI as well as conversion of the semi-private patient rooms on the fifth floor to single-bed patient rooms.

Phase 2 includes the realignment of Dover Street between 52nd and 53rd Streets. The north end of Dover Street at the intersection of Dover and 53rd Streets will either remain a through-street or be changed to a cul-de-sac. In either scenario, sidewalks and 4' bike lanes would be installed on each side with a connection to 53rd Street. The intersection of Dover Street and 52nd Street would be realigned to create a 4-legged intersection with crosswalks across each street. Landscaping and utility improvements are also proposed.

The applicant is also proposing improvements along 52nd Street to facilitate vehicular, pedestrian, and bicycle safety in Phase 2. These improvements include:

- Installing a pedestrian bulb-outs at the entrance to the OPC2 garage and entrance to the hospital
- Increasing sidewalk widths, striping for a 4' bike lane on each side of the street, re-configuring and decreasing the number of vehicular travel lanes
- Extensive landscaping including bio-retention areas

Phase 2 would also include an increase of 70 main campus hospital beds (for a total of 210 beds from Phase 1). The hospital would not retain any off-site beds at the end of Phase 2 construction and renovation. In addition, an increase of 286 parking spaces is proposed on the CHRCO campus with the construction of the parking garage. It is expected that a total of 205 new patients, visitors and staff would visit the hospital per year at the end of Phase 2. This would increase the hospital population to 2,291. Total project construction is expected to take approximately 36 months.

### **CHORI Campus (Phase 2 only)**

In addition to the proposed redevelopment of the CHRCO campus, Phase 2 also includes the renovation of the 24,150 square-foot historic gymnasium on the CHORI campus. The ground floor would be rehabilitated to accommodate office use and storage (for the second story lab use). The second story would be rehabilitated to accommodate lab use and office use. Window and door alterations to the gym are proposed to accommodate the proposed lab and associated office space. The footprint of the gymnasium would not be modified. However, a new service yard would be constructed southwest of the building, similar to the existing service yard. The service yard would include a new cooling tower and electrical transformer. The enclosure would be fully grouted concrete block with painted stucco finish. Renovations to the gymnasium are expected to be in conformance with the *Secretary of the Interior's Standards for Rehabilitation*.

### **Project Review Process and Entitlements**

At this time, the project applicant is still in the Pre-Application phase. However, it is anticipated that the project will need a General Plan Amendment to change both campuses to one General Plan designation, a Rezoning to change both campuses to one Zoning District, a Conditional Use Permit to change some uses from Residential to Health Care Civic uses, a Tentative Parcel Map to combine parcels and possibly other discretionary City permits and/or approvals. Currently the project applicant is considering either

requesting a Planned Unit Development Permit or creating a special zoning district, similarly to Kaiser Center Medical.

## **ENVIRONMENTAL REVIEW PROCESS & PURPOSE OF THIS SCOPING SESSION**

Staff determined that an EIR was required and the NOP was published on July 26, 2013. Staff expects the Draft EIR will be available in the first quarter of 2014. Once the Draft EIR is published, there will be hearings on the Draft EIR before the Landmarks Preservation and Advisory Board, the Bike and Pedestrian Advisory Board, and the City Planning Commission. In addition, planning staff will continue to work with the project applicant to refine their project, respond to the information and analysis contained in the Draft EIR, and move ahead toward the final consideration of the project once the Final EIR is completed. As with previous projects, and as permitted by CEQA (Guidelines Section 15004), the EIR process and project review, to the maximum extent feasible, should be coordinated to run concurrently. The EIR will address potential environmental impacts associated with construction and operation of the project including construction of the proposed project and obtainment of all necessary zoning, grading and building permits, and any other discretionary actions/approvals required by the City of Oakland and other governmental agencies.

The main purpose of this Scoping Session is to solicit comments from both the Planning Commission and the public on what types of information and analysis should be considered in the EIR. Comments about the issues that should be considered, the types of information that should be included and the range of alternatives to the project that should be assessed are all appropriate comments. This Scoping Session is not a review or consideration of the merits of the project. Public hearings will be scheduled in the future to discuss the merits of the project.

The Landmarks Preservation and Advisory Board held a scoping session on the proposed project on August 12, 2013. The LPAB took public testimony and provided both individual and Board recommendations. Below is a summary of the comments and the recommendations (See Attachment B for the LPAB's meeting minutes).

- The EIR should evaluate the project's impacts on the ASI neighborhood and feeling of encroachment of the hospital on the residential neighborhood;
- The EIR should thoroughly describe the proposed changes to the historic gymnasium on the CHORI campus;
- The EIR should evaluate any potential structural issues with construction on the existing buildings (i.e. the A/B Wing);
- The EIR should thoroughly evaluate traffic, traffic calming, and potential ways to buffer the neighborhood from the hospital uses;
- The hospital should consider additional landscaping and healing gardens;
- The hospital should consider the idea of healthy neighborhoods in their development proposal;
- Confirmation of the Oakland Cultural Heritage Survey's determination, based on the Historic Resource Evaluation Report for Oakland Children's Hospital, that the:
  - A/B Wing (Baby Hospital) has an updated OCHS rating of B3 and a Landmark Eligibility rating of B3, therefore, is a Potentially Designated Historic Property and is a CEQA historic resource;
  - B/C Wing has an updated OCHS rating of C3 and a Landmark Eligibility rating of C3, and therefore, is a Potentially Designated Historic Property, but is not a CEQA historic resource;
  - A/B Wing (Baby Hospital) and the B/C Wing together has an updated rating of C3 and a Landmark Eligibility rating of C3, and therefore, is a Potentially Designated Historic Property, but is not a CEQA historic resource;

- Bruce Lyon Memorial Research Center has an updated Landmark Eligibility rating of C3, is a Potentially Designated Historic Property, but is not a CEQA historic resource;
- Ford Diagnostic and Research Center has an updated Landmark Eligibility rating of C3, is a Potentially Designated Historic Property, but is not a CEQA historic resource;
- Children's Hospital building complex is ineligible as a historic district and is not a CEQA historic resource;
- 55th and Dover Historic District ASI does not appear eligible for the California Register of Historic Places and does not appear to be a CEQA historic resource; and
- Properties located at 682 52nd Street, 688 52nd Street, 720 52nd Street, 665 53rd Street, 671 53rd Street, 675 53rd Street, 677-679 53rd Street, 685-689 53rd Street, 707 53rd Street, 715 53rd Street, 5203 Dover Street, 5212-5214 Dover Street, 5225 Dover Street, and 5204 Martin Luther King Jr. Way have updated Landmark Eligibility ratings, are a Potentially Designated Historic Properties, but are not CEQA historic resources.

The LPAB requested that the courtyard between the A/B Wing and the B/C Wing and the magnolia tree be evaluated further as to individual historic rating.

The Bicycle and Pedestrian Advisory Committee (BPAC) held a scoping session on the proposed project on August 15, 2013. The BPAC focused on traffic, bicycle and pedestrian safety issues. The PBAC took public testimony and provided comments. Below is a summary of the comments (See Attachment C for the PBAC's meeting minutes.)

- Bike lane width and the relationship to vehicles opening doors should be evaluated.
- Street widening should ensure pedestrian amenities, not just vehicle ease of movement.
- Better bike and pedestrian connectivity to Shattuck should be analyzed and physical improvements and design elements (underpass) should be considered by the applicant and analyzed in the EIR. However, if these are infeasible due to safety issues associated with the 24 Off-ramp than the signage and striping specifically directing bikes to 55<sup>th</sup> Street could be an alternative. In addition, completing the bike lane along west 52<sup>nd</sup> Street from Dover to Genoa should be considered.
- EIR should consider pedestrian and bicycle improvements near 55<sup>th</sup> and Dover Street as that is major bus route to the hospital.
- Vehicle lanes on Dover should be reduced and the bike lanes and pedestrian sidewalks increased.
- Parking on the south side of 52<sup>nd</sup> Street should be considered for removal as this is not metered parking and would facilitate bike and pedestrian improvements.
- The applicant should consider the design and massing of the facades from a pedestrian's viewpoint.

### **Issues to be Addressed in the EIR**

Staff has identified the following preliminary list of potential environmental and project issues that will be analyzed in the EIR both at the project and cumulative level:

#### Aesthetics

- View corridors
- Aesthetic impacts related to the project and taking into account the character of the neighborhood
- Lighting associated with the hospital and the proposed heli-stops

#### Air Quality

- Potential air quality impacts due to construction, operation and vehicular activity
- Greenhouse Gas Emissions



Cultural Resources

- Impacts to the A/B Wing (Baby Hospital) as a result of construction
- Impacts to the historic gymnasium as a result of the renovation and exterior improvements
- Impacts to the magnolia tree and courtyard landscape as a result of construction

Geology and Soils

- Impacts related to seismic shaking and ground failure

Hazards and Hazardous Materials

- Hazardous materials associated with medical uses
- Emergency response and evacuation
- Heli-stop safety operations

Hydrology

- Changes to drainage patterns and run-off volumes
- Impacts to water quality from grading and construction activities

Land Use and Planning

- Consistency with Oakland's adopted policies

Noise

- Construction noise adjacent to sensitive receptors
- Noise associated with the operation of heating, ventilation and air conditioning systems, emergency generators, unloading of delivery trucks, and increased vehicle traffic on the nearby road network
- Heli-stop noise

Traffic and Transportation

- Impacts to traffic circulation in the neighborhood as a result of the project and proposed improvements including the location of shuttle and/or patient drop-off
- Impacts resulting from the project's improvements to 52nd Street, and the possible closure of Dover Street between 52nd Street and 53rd Street into a cul-de-sac.
- Impacts to bicycle and pedestrian safety
- Construction worker parking

Utilities

- Adequacy of sewer infrastructure, water capacity and energy to serve the development


It is not anticipated that the proposed project will have a significant effect on Agricultural, Biological and Mineral Resources, Population and Housing, Public Services and Recreation. However, to ensure a comprehensive analysis of all the project's potential environmental effects is provided, these environmental factors will also be discussed in the EIR.

As required by CEQA, the Draft EIR will also examine a reasonable range of alternatives to the project, including the CEQA-mandated No Project Alternative and other potential alternatives that may be capable of reducing or avoiding potential environmental effects.

**STAFF RECOMMENDATION**

Staff recommends that the Planning Commission take public testimony and provide comments to staff regarding issues to be addressed in the Draft EIR.

Prepared by:

  
Heather Klein  
Planner III

Approved by

  
Scott Miller  
Zoning Manager  
Department of Planning and Building

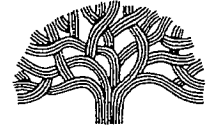
Approved for forwarding to the  
City Planning Commission:

OUT OF OFFICE SM.  
Rachel Flynn, AIA  
Director  
Department of Planning and Building

**ATTACHMENTS:**

- A. Notice of Preparation and Figures/Tables
- B. Landmarks Preservation Advisory Board Meeting Minutes
- C. Bicycle and Pedestrian Advisory Committee Meeting Minutes
- D. Public Comment Letters (Received through August 21, 2013)

# CITY OF OAKLAND



250 FRANK H. OGAWA PLAZA, SUITE 3315 • OAKLAND, CALIFORNIA 94612-2032

Department of Planning and Building  
Planning & Zoning Division

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## NOTICE OF PREPARATION (NOP) OF A DRAFT ENVIRONMENTAL IMPACT REPORT (EIR) CHILDREN'S HOSPITAL AND RESEARCH CENTER OAKLAND MASTER PLAN PROJECT

The Department of Planning and Building, Planning and Zoning Division, is preparing a Draft Environmental Impact Report (EIR) for the Children's Hospital and Research Center Oakland (CHRCO) Master Plan Project (project) as described below, and is requesting comments on the scope and content of the EIR. The Draft EIR will address the potential environmental effects for each of the environmental topics outlined in the California Environmental Quality Act (CEQA). The City has not prepared an Initial Study.

The City of Oakland is the Lead Agency for the project and is the public agency with the greatest responsibility for considering approval of the project and/or carrying it out. This notice is being sent to Responsible Agencies and other interested parties. Responsible Agencies are those public agencies, besides the City of Oakland, that also have a role in considering approval and/or carrying out the project. When the Draft EIR is published, it will be sent to all Responsible Agencies and to others who respond to this NOP or who otherwise indicate that they would like to receive a copy.

Responses to this NOP and any questions or comments should be directed in writing to: Heather Klein, Planner III, City of Oakland Department of Planning and Building, 250 Frank H. Ogawa Plaza, Suite 3315, Oakland, CA 94612; 510-238-3659 (phone); (510) 238-6538 (fax); or e-mail [hklein@oaklandnet.com](mailto:hklein@oaklandnet.com). Comments on the NOP must be received at the above mailing or e-mail address by 5:00 p.m. on August 28, 2013. Please reference **Case File Number ER12-0013** in all correspondence. In addition, comments may be provided at the EIR Scoping Meetings to be held before the City Landmarks Preservation Advisory Board, the Bicycle and Pedestrian Advisory Committee and City Planning Commission. Comments should focus on potential impacts on the physical environment, ways in which potential adverse effects might be minimized, and alternatives to the project in light of the EIR's purpose to provide useful and accurate information about such factors.

### EIR SCOPING MEETINGS:

At 4:00 p.m. on August 12th, 2013, members of the City of Oakland Landmarks Preservation Advisory Board (LPAB) and the public are invited on a special tour of the exterior of the CHRCO A/B and B/C Wings. The tour will meet at the main hospital entrance at 747 52nd Street. The LPAB will also conduct a public scoping meeting focusing on the Cultural Resource aspects of the Draft EIR for the project on August 12, 2013 at 6:00 p.m. in Sgt. Mark Dunakin Hearing Room 1, City Hall, 1 Frank H. Ogawa Plaza.

The City of Oakland Bicycle and Pedestrian Advisory Committee will conduct a public scoping meeting focusing on bicycle and pedestrian aspects of the Draft EIR for the project on August 15, 2013 at 5:30 p.m. in Hearing Room 4, City Hall, 1 Frank H. Ogawa Plaza.

The City of Oakland Planning Commission will conduct a public scoping meeting on the Draft EIR for the project on August 28, 2013 at 6:00 p.m. in Sgt. Mark Dunakin Hearing Room 1, City Hall, 1 Frank H. Ogawa Plaza.

**PROJECT TITLE:** Children's Hospital and Research Center Oakland Master Plan Project

**PROJECT LOCATION:** The project site includes two locations. The CHRCO main campus is located at 747 52<sup>nd</sup> Street and is generally bounded by 53<sup>rd</sup> Street to the north, State Route 24 (SR-24) to the east, and Martin Luther King Jr. Way and the elevated BART tracks to the south and west. The CHRCO campus consists of the following parcels, by Assessor's Parcel Numbers (APNs): 14-1205-19-1, 14-1204-14-5, 14-1206-26-1, 14-1206-14-2, 14-1206-27, 14-1206-28, 14-1206-3, 14-1215-25, 14-1215-26, 14-1215-27-2, 14-1215-21-2, 14-1215-20, 14-1215-19, 14-1215-23-1, 14-1215-28-3, 14-1214-020-00, 14-1207-036, 14-1206-4, 14-1215-24. The CHRCO Annex Parking Lot APN is 013-1163-005-4. The Children's Hospital Oakland Research Institute (CHORI) campus is located at 5700 Martin Luther King Jr. Way and is generally bounded by 58<sup>th</sup> Street to the north, Dover Street Park to the east, Aileen Street to the south, and Martin Luther King Jr. Way and the elevated BART tracks to the west (see attached Figure 1). The CHORI campus consists of APN 15-1281-02-8.

**PROJECT SPONSOR:** Children's Hospital and Research Center Oakland

**EXISTING CONDITIONS:** The approximately 11-acre CHRCO campus is located at 747 52<sup>nd</sup> Street in the northern portion of Oakland. The campus is an existing, approximately 699,846 square-foot medical campus with 190 beds, 170 of which are located at the main campus and 20 of which are located off-site at Alta Bates Summit Medical Center. Buildings and structures located in the northern area (north of 52<sup>nd</sup> Street) of the CHRCO campus include the Outpatient Center, parking garage structure, 14 CHRCO-owned properties (11 of which are residential buildings) and 2 private residences. Buildings and structures located in the southern area (south of 52<sup>nd</sup> Street) include the main hospital facilities, comprised of the 1982 Patient Tower (1982 Tower), Ford Diagnostic and Treatment Center (D&T Building), Cardiac Catheterization Lab (Cath Lab), B/C Wing, A/B Wing (Baby Hospital), Cafeteria, the Western Addition, and the Central Utility Plant. Other buildings and structures in the southern area include the helistop structure, Bruce Lyon Memorial Research Center, Hematology Oncology (HemOnc) Administrative Building, and five temporary trailers that house office and administrative uses. The majority of the existing CHRCO campus is designated Institutional per the City's Land Use and Transportation Element of the City's General Plan; the northeastern corner of the CHRCO campus is designated Mixed Housing Type Residential. The majority of the campus is zoned Medical Center (S-1) per the City's zoning map; the northeastern corner of the CHRCO campus is zoned Mixed Housing Type Residential (RM-2). The CHRCO campus does not include any Cortese list sites; however, the CHRCO annex employee parking lot west of Martin Luther King Jr. Way is on the Cortese list.

The approximately 6.5-acre CHORI campus is located at 5700 Martin Luther King Jr. Way, 0.4 mile north of the CHRCO campus. The CHORI campus includes three buildings which total approximately 126,015 square feet: the former University High School main building; the former University High gymnasium; and the Hedco Building, north of and adjacent to the other two buildings. The CHORI campus currently functions as a medical research facility and contains laboratory facilities and associated equipment, as well as surface parking lots. The gymnasium is currently vacant. The property that includes the CHORI building is designated Neighborhood Center Mixed Use per the City's Land Use and Transportation Element of the City's General Plan and is zoned Neighborhood Commercial (CN-3). The property that includes the CHORI gymnasium is designated Mixed Housing Type Residential in the City's General Plan and is zoned Mixed Housing Type Residential (RM-2).

**PROJECT PURPOSE:** The main purpose of the proposed project is to create new seismically compliant acute care facilities that meet the seismic safety requirements of SB 1953. Other project goals include renovating existing structures, constructing new and replacement hospital facilities and associated infrastructure, and redesigning the campus' access points and internal street layout to improve site access, intermodal circulation, and pedestrian safety within the CHRCO campus and adjacent City streets.

**PROJECT DESCRIPTION:** The proposed project would be constructed in two phases; the sequencing for Phase 1 is provided in Figure 2 and the sequencing for Phase 2 is provided in Figure 3, attached. Table 1 provides a summary of the existing building area, hospital beds, parking spaces and employees as well as changes that would result from implementation of Phase 1 and Phase 2.

Phase 1 would include the demolition of four residential buildings (currently owned by the hospital) south of 53<sup>rd</sup> Street to accommodate the construction of the six-story Outpatient Center Building 2 (OPC2) with a helistop on the roof, and a new entrance to the existing parking garage from Dover Street (see Figure 2). Phase 1 would also include construction of internal hospital renovations in the 1982 Tower, the D&T Building, and the Cath Lab building, as well as construction of a central utility plant near the southwest boundary of the campus to serve utilities to the renovated areas. Phase 1 would include the loss of thirty on-site hospital beds (as a result of interior renovations). The net loss in parking spaces during Phase 1 is 137; 23 new spaces would be constructed at the new Emergency Parking area on the ground floor of the new OPC2 and 160 spaces would be lost when CHRCO's lease expires on a lot at 51<sup>st</sup> Street and Clarke Street. As part of Phase 1, approximately 8,602 square feet of use would be demolished, 97,150 square feet would be constructed, and 86,403 square feet would be renovated. Total Phase 1 project construction is anticipated to take 42 months.

Phase 2 would include the demolition of the following structures: six residential buildings south of 53<sup>rd</sup> Street (currently owned by the hospital), the B/C Wing, Bruce Lyon Memorial Research Center, HemOnc Administrative Building, helistop structure and trailers. Phase 2 would include construction of an Administrative Building, Family Residence Building (containing 12-16 units), Link Building Acute Care Patient Pavilion with an additional helistop on the roof, expansion to the Central Utility Plant, and a 334-stall parking structure (see Figure 3). New buildings would be two- to five- stories. Phase 2 would also include interior renovations to the 1982 Tower. In addition, site and circulation improvements would be constructed. Dover Street between 52<sup>nd</sup> and 53<sup>rd</sup> Streets would be realigned and either remain a through-street or be changed to a cul-de-sac. The intersection of Dover Street and 52<sup>nd</sup> Street would be realigned to create a 4-legged intersection. The PG&E duct bank that extends east-west across the campus would be rerouted around the southern tip of the campus. Phase 2 includes the acquisition and improvement of a portion of the SR-24 right-of-way currently owned by the California Department of Transportation (Caltrans). Phase 2 would include an increase of 40 main campus hospital beds (for a total of 210 beds from an existing baseline of 170 main campus beds) and an increase of 295 parking spaces on the CHRCO campus.

Phase 2 also includes the renovation of the 24,150 square-foot gymnasium (currently vacant) on the CHORI campus to accommodate research and development, office and storage uses. The gymnasium is on the National Register of Historic Places as a contributor to the CHORI (University High School) campus which was listed in 1992. Renovations to the gymnasium would be undertaken in conformance with the *Secretary of the Interior's Standards for Rehabilitation*. As part of Phase 2, approximately 70,435 square feet of use would be demolished, approximately 308,904 square feet would be constructed, and approximately 42,342 square feet would be renovated. Phase 2 project construction is expected to take approximately 36 months.

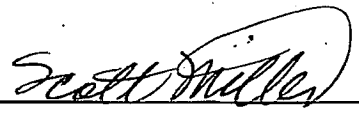
The project sponsor is proposing to request a General Plan Amendment for the northeastern corner of the CHRCO site and the CHORI site to redesignate those areas to Institutional, and a rezoning of the CHRCO site and the CHORI site to S-1. A Planned Unit Development (PUD) permit would also be requested, in addition to other land use entitlements. Instead of rezoning to S-1 and applying for a PUD permit and these other entitlements, the project sponsor may request creation of a special zoning district for the project.

**PROBABLE ENVIRONMENTAL EFFECTS:** It is anticipated that the proposed project may have environmental impacts on land use and planning; aesthetics and shadow; cultural and historical resources; transportation and circulation; air quality; greenhouse gas emissions; noise; geology, seismicity and soils; hydrology and water quality; hazards and hazardous materials; and utilities. It is anticipated that the project would have no impact or less-than-significant environmental impacts on agricultural and forestry resources;

biological resources; mineral resources; population and housing; public services; and recreation. Nevertheless, these environmental factors will be analyzed in the Draft EIR.

The Draft EIR will also examine a reasonable range of alternatives to the project, including the CEQA-mandated No Project Alternative and other potential alternatives that may be capable of reducing or avoiding potential environmental effects.

July 26, 2013  
Case File Number 12-0013

  
\_\_\_\_\_  
Scott Miller  
Zoning Manager and Environmental Review Officer

Attachments: Table 1: Proposed Development By Phase and Total Buildout  
Figure 1: Project Location Map  
Figure 2: Phase 1 Proposed Site Plan  
Figure 3: Phase 2 Proposed Site Plan

**Table 1: Proposed Development by Phase and Total Buildout**

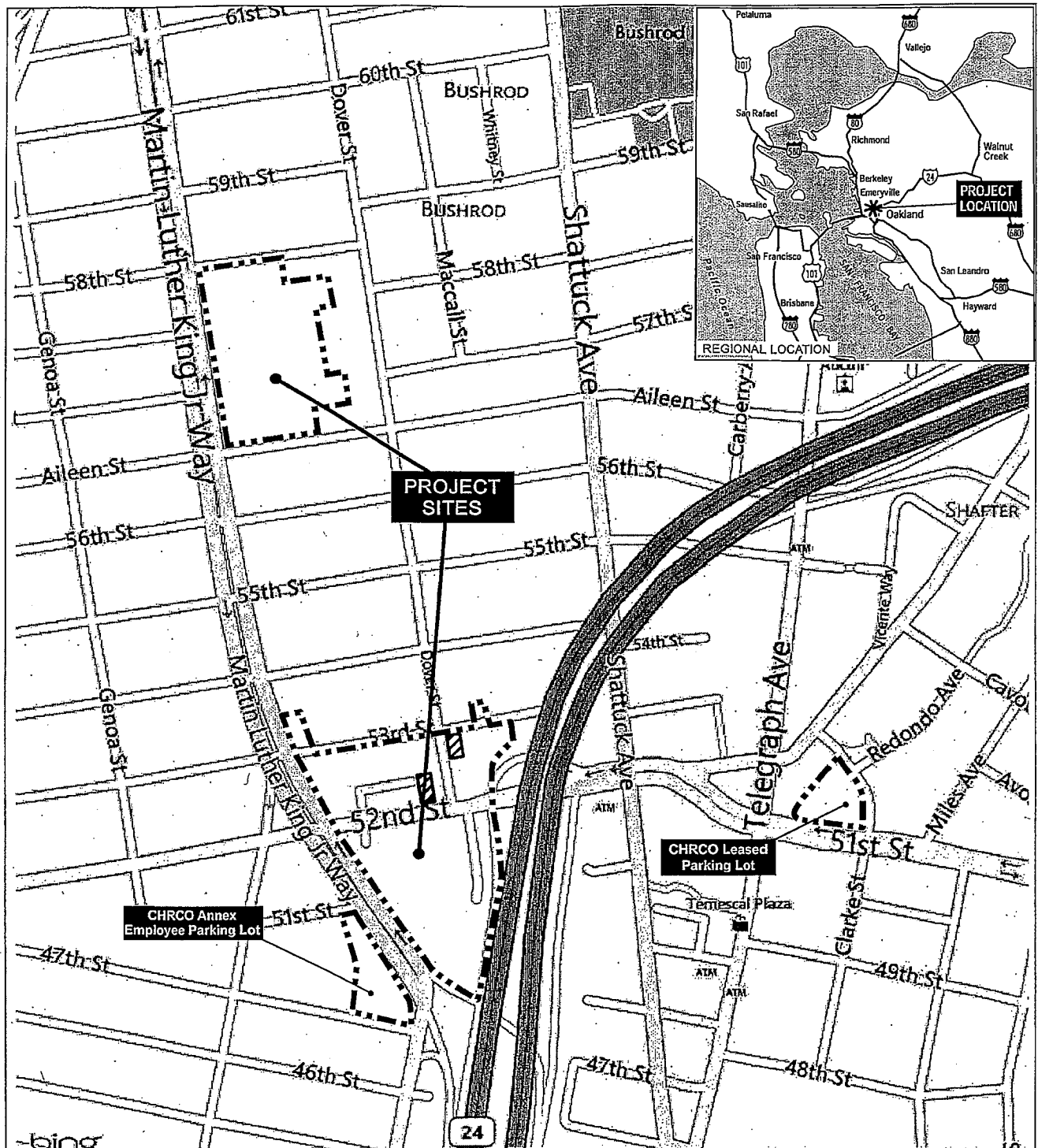
	CHRCO Campus	CHORI Campus	Total	Change <sup>a</sup>
<b>Existing</b>				
Site Acres	11	6.5	17.5	
Building Area (sq. ft.)	699,846	126,015	825,861	
Parking Spaces	1,246	183	1,429	
On-Site Hospital Beds (#)	170	0	170	
Off-Site Hospital Beds (#)	20	0	20	
Patients <sup>b</sup> (daily)	852	0	852	
Visitors (daily)	604	0	604	
Total Employees (FTE <sup>c</sup> ) (daily)	2,086	246	2,332	
<b>Phase 1- Completed in 42 months</b>				
Site Acres	11	6.5	17.5	0
Demolished Building Area	(8,602)	0		(8,602)
New Building Area	97,150	0		97,150
Net Building Area	788,394	126,015	914,409	88,548
Removed Parking Spaces	(160)	0		(160)
New Parking Spaces	23	0		23
Net Parking Spaces	1,109	183	1,292	(137)
On-Site Hospital Beds (#)	140	0		(30)
Off-Site Hospital Beds (#)	40	0		20
Patients <sup>b</sup> (daily)	853	0		1
Visitors (daily)	604	0		0
Total Employees (FTE <sup>c</sup> ) (daily)	2,111	246		25
<b>Phase 2- Anticipated to begin in 2020, completed in 36 months</b>				
Site Acres	14.4	6.5	20.9	2.4
Demolished Building Area	(70,435)	0		(70,435)
New Building Area	308,904	0 <sup>d</sup>		308,904
Net Building Area	1,026,863	126,015	1,152,878	238,469
Removed Parking Spaces	(48)	0		(48)
New Parking Spaces	343	0		343
Net Parking Spaces	1,404	183	1,587	295
On-Site Hospital Beds (#)	210	0		70
Off-site Hospital Beds (#)	0			(40)
Patients <sup>b</sup> (daily)	923	0		70
Visitors (daily)	761	0		157
Total Employees (FTE <sup>c</sup> ) (daily)	2,291	271		205
<b>Total Buildout</b>				
Site Acres	14.4	6.5	20.9	2.4
Total Building Area	1,026,863	126,015	1,152,878	327,017
Parking Spaces	1,404	183	1,587	158
On-Site Hospital Beds (#)	210	0	210	40
Off-Site Hospital Beds (#)	0	0	0	(20)
Patients <sup>b</sup> (daily)	923	0	923	71
Visitors (daily)	761	0	761	157
Total Employees (FTE <sup>b</sup> )	2,291	271	2,562	205

<sup>a</sup> The change column under Phase 1 represents change from existing conditions to implementation of Phase 1. The change column under Phase 2 represents change from Phase 1 to implementation of Phase 2. The change column under Total Buildout represents change from existing conditions to Total Buildout. The EIR will analyze the change associated with Phase 1 and the change at total buildout.

<sup>b</sup> Patients include census, emergency department and outpatients

<sup>c</sup> FTE = full time equivalents

<sup>d</sup> While not the construction of new square footage, Phase 2 will include the redevelopment and activation of the 24,150 square-foot CHORI Gymnasium.



LSA

FIGURE 1



0 500 600  
FEET



Project Sites



Private Residence, Parcel Not Owned by CHRCO

SOURCES: BING MAPS; LSA ASSOCIATES, INC., 2013.

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CHRCO Master Plan NOP  
Project Vicinity and Regional Location



# MASTER PLAN PHASE 1 SEQUENCING

## SEQUENCE 1A:

Bulk Oxygen Tank Replacement - completed under HAZUS Project.

Engage in the EIR process and initiate dialogue with the community and neighbors.

Remodel the Second Floor MPOE.

## SEQUENCE 1B:

Remove 4 hospital-owned structures between 52nd and 53rd Streets to prepare site for construction.

Build a 6-story, 92,700 square foot Outpatient Building 2 (OPC2) with a helistop on the roof. Emergency room parking at grade on Level 1. Many non-acute care services will be relocated from the hospital to this building.

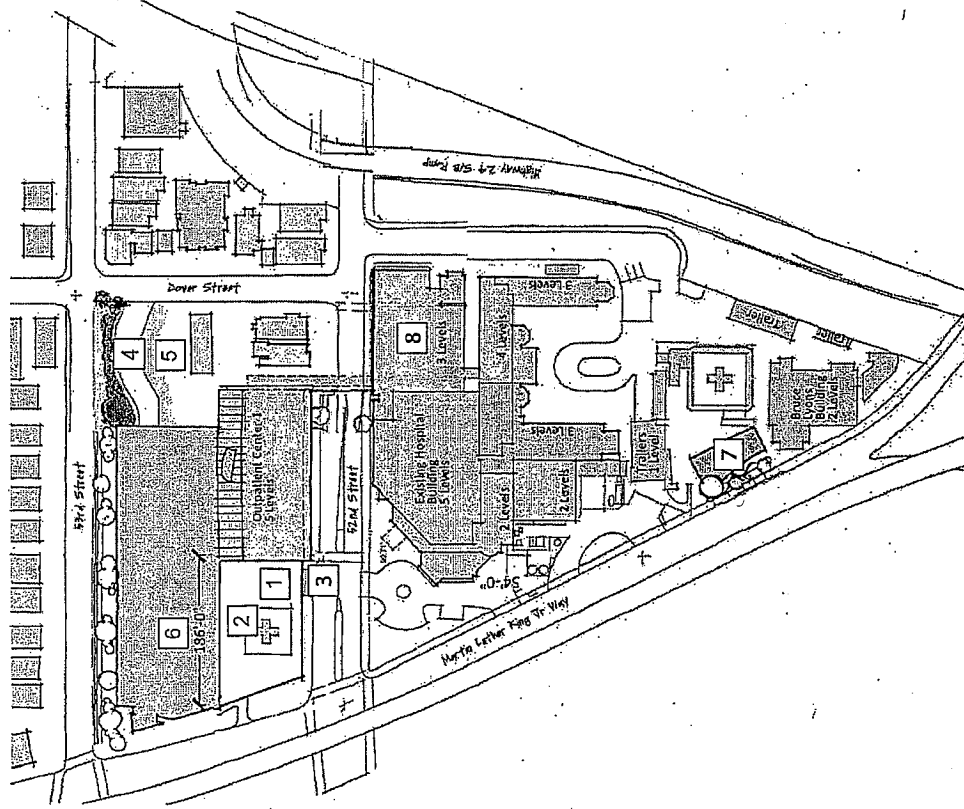
Provide new entrance driveway to the existing Parking Garage from Dover Street.

## SEQUENCE 1C:

Remove temporary trailer.

Build a 4,450 sf Central Utility Plant to support Inpatient Remodels and capable of future expansion in a later phase.

SB 90/Interior Hospital Reenovations: The space vacated by non-acute care services from the existing Hospital to the new OPC2 will allow for interior renovations of the inpatient floors of the existing hospital. The Morgue, CSPD, Pharmacy, EVS, PBX, Main Entry, PICU, NICU, Surgery/PACU, Inpatient Rehab, Admit Holding, Medical Surgical Overflow, and Child Life department will be renovated and will undergo technological upgrades.



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NOT TO SCALE

## PHASE 1 SCOPE OF WORK

- 1 NEW 6 STORY OUTPATIENT CENTER (OPC 2)
- 2 NEW HELISTOP AT ROOF LEVEL OF OPC2
- 3 EMERGENCY DEPARTMENT PARKING ENTRANCE & EXIT

- 4 NEW PERMANENT ENTRANCE/EXIT DRIVE TO EXISTING PARKING GARAGE
- 5 NEW SERVICE YARD & DELIVERY PARKING
- 6 BICYCLE PARKING LOCATION
- 7 NEW "MINI" CENTRAL PLANT
- 8 INPATIENT HOSPITAL INTERIOR RENOVATIONS

FIGURE 2

CHRCO Master Plan NOP  
Phase 1  
Proposed Site Plan

SOURCE: HDR/TAYLOR, 2013. [G0.02]

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# MASTER PLAN PHASE 2 SEQUENCING

## SEQUENCE 2A:

SBRG/Interior Hospital Renovations will continue in Phase 2 to include the Emergency Department, Radiology/Imaging, and the new IMRI.

## SEQUENCE 2B:

Acquire CalTrans Right of Way land adjacent to the western edge of SR 24. Land is for incorporation of future campus building elements.

Remove 6 hospital-owned structures between 52nd and 53rd Streets, 3 east of Dover Street to prepare site for construction.

Build a two-story 14,500 sf Family Residence Building over parking on the south side of 53rd Street, east of Dover.

Build a five-story 31,300 sf Administration Building at the Northeast corner of Dover and 52nd Street. An optional cul-de-sac at Dover and 53rd discourages hospital parking in the neighborhood to the north.

Reconfigure Dover Street between 52nd Street and 53rd Streets to align with Dover's southern terminus. Dover becomes the primary entry to the South Campus, and helps to organize the campus into distinct Outpatient and Inpatient zones (south and north of 52nd Street).

## SEQUENCE 2C:

The existing BC Wing will be demolished. All departments housed within this building will be relocated to the existing hospital, OPC2, or other hospital owned properties renovated in Phase 1.

Build a three-story 19,020 sf Link Building, connecting the services of the existing hospital's east and west areas.

## SEQUENCE 2D:

The existing Trailers, Bruce Lyon Memorial Research Center, HemOnc Administration Building, and Heli Stop structure are demolished.

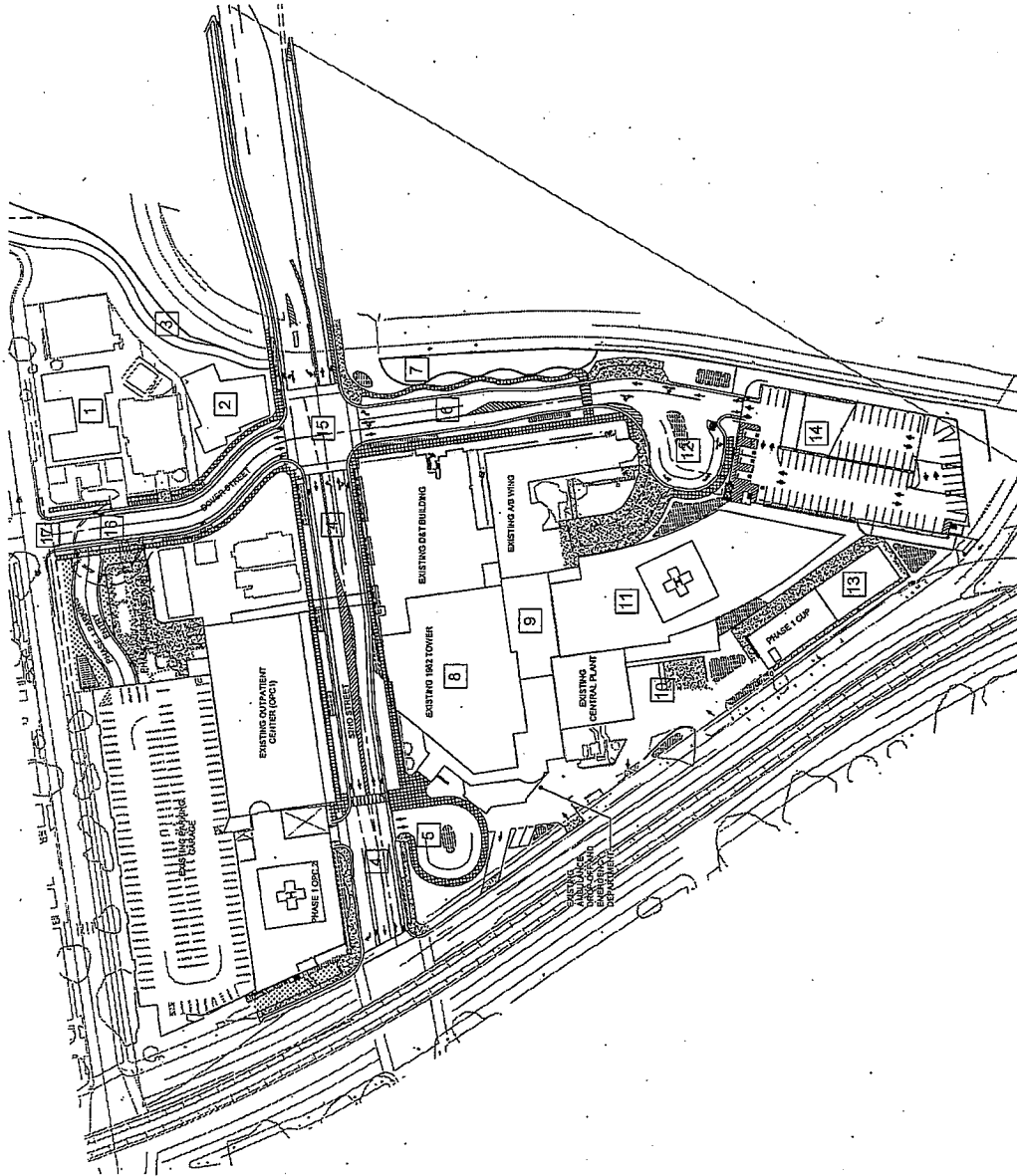
## SEQUENCE 2E:

Re-route PG&E Utility Easement which currently runs east-west across southern portion of campus to around the southern tip of hospital property.

Build a 4-level, 114,901 sf 334-stall parking structure. This structure will provide parking to support the inpatient population of the campus.

Build a 3,870 sf Central Utility Plant expansion to the Phase 1 Central Utility Plant. This expansion will provide service to the new Patient Pavilion.

Site improvements south of 52nd Street along with the existing drop-off area. Convert existing semi-private patient rooms on the fifth floor to single-bed patient rooms.



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## PHASE 2 SCOPE OF WORK

- 1 NEW FAMILY RESIDENCE BLDG. 2 STORIES
- 2 NEW ADMINISTRATION BUILDING 5 STORIES
- 3 NEW PEDESTRIAN GREEN BELT TO 53RD STREET

- 4 SITE IMPROVEMENTS TO 52ND STREET STREET WIDENED IMPROVED TRAFFIC FLOW
- 5 SITE IMPROVEMENTS TO EXISTING HOSPITAL DROP-OFF SHUTTLE PARKING AMBULANCE DROP-OFF
- 6 SITE IMPROVEMENTS TO DOVER STREET SOUTH OF 52ND STREET
- 7 NEW LANDSCAPING AND RETAINING WALLS AT CALTRANS IF ROW ACQUIRED

- 8 INFANT RENOVATIONS: LEVEL 1 - EMERGENCY DEPARTMENT LEVEL 2 - RADIOLOGY DEPARTMENT LEVEL 3 - IMRI
- 9 NEW 'LINK' BUILDING 3 STORIES
- 10 NEW LOADING DOCK
- 11 NEW PATIENT PAVILION 5 STORIES HELISTOP ON ROOF

- 12 NEW MAIN HOSPITAL ENTRANCE DRIVE & DROP-OFF
- 13 NEW EXPANDED CENTRAL UTILITY PLANT
- 14 NEW PARKING GARAGE 4 STORIES 334 PARKING STALLS
- 15 NEW REALIGNED DOVER STREET
- 16 NEW DOVER STREET OPTIONAL CUL-DE-SAC
- 17 NEW DOVER STREET THROUGH-STREET

## FIGURE 3

CHRCO Master Plan EIR  
Phase 2  
Proposed Site Plan

SOURCE: HDR/TAYLOR, 2013B1.10

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## MEMORANDUM

**TO:** Planning Commission

**FROM:** Landmarks Preservation Advisory Board

**SUBJECT:** LPAB Comments/Public Testimony – Children's Hospital and Research Center DEIR Scoping Session

**DATE:** August 12, 2013

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At a regular meeting on August 12, 2013, the Landmarks Preservation Advisory Board (LPAB) received public comments and commented on the scope of the Draft Environmental Impact Report (DEIR) for Children's Hospital and Research Center Oakland (CHRCO) and Children's Hospital Oakland Research Institute (CHORI).

At the August 12, 2013 meeting, the LPAB voted unanimously to adopt the following **MOTION:**

1) To confirm the determination that, based on the information in the Historic Resource Evaluation Report for Oakland Children's Hospital, the:

- A/B Wing (Baby Hospital) has an OCHS rating of B3 and a Landmark Eligibility rating of B3, therefore, is a Potential Designated Historic Property and is a CEQA historic resource.
- B/C Wing has an updated OCHS rating of C3 and a Landmark Eligibility rating of C3, and therefore, is a Potential Designated Historic Property, but is not a CEQA historic resource.
- A/B Wing (Baby Hospital) and the B/C Wing together has an updated rating of C3 and a Landmark Eligibility rating of C3, and therefore, is a Potential Designated Historic Property, but is not a CEQA historic resource.
- The courtyard between the two (A/B and B/C Wings) needs further evaluation as a landscape and particularly the magnolia tree (These elements might be considered supportive elements of the A/B and/or the B/C Wings.);

**ATTACHMENT B**

- Bruce Lyon Memorial Research Center has an updated Landmark Eligibility rating of C3, is a Potential Designated Historic Property, but is not a CEQA historic resource.
  - Ford Diagnostic and Research Center has an updated Landmark Eligibility rating of C3, is a Potential Designated Historic Property, but is not a CEQA historic resource.
  - Children's Hospital building complex is not identified as a historic district and is not a CEQA resource.
  - 55<sup>th</sup> and Dover Historic District ASI was not eligible for the California Register of Historic Places and does not appear to be a CEQA resource.
  - Properties located at 682 52<sup>nd</sup> Street, 688 52<sup>nd</sup> Street, 720 52<sup>nd</sup> Street, 665 53<sup>rd</sup> Street, 671 53<sup>rd</sup> Street, 675 53<sup>rd</sup> Street, 677-679 53<sup>rd</sup> Street, 685-689 53<sup>rd</sup> Street, 707 53<sup>rd</sup> Street, 715 53<sup>rd</sup> Street, 5203 Dover Street, 5212-5214 Dover Street, 5225 Dover Street, and 5204 Martin Luther King Jr. Way have updated Landmark Eligibility ratings, are Potential Designated Historic Properties, but are not CEQA resources. and,
- 2) That staff prepare a summary of individual meeting comments to be included in the MOTION (please see below). and,
  - 3) That the MOTION and summary be forwarded to the Planning Commission.

### **Summary of LPAB Comments and Recommendations**

The DEIR should:

- 1) study impacts of traffic on the quieter neighborhood streets and look carefully at mitigating any impacts with street calming, safety measures and other strategies;
- 2) provide for implementation of strategies for buffering from any impacts of the hospital and its operation on the neighborhood;
- 3) study the condition and life expectancy of the Magnolia tree;
- 4) include additional study and analysis of the proposed renovation of the CHORI gymnasium (listed on the National Register of Historic Places);
- 5) investigate and study potential impacts to foundation and structural issues that may affect existing buildings due to construction on the site;

- 6) study and analyze potential cumulative degradation of the neighborhood from this proposal and past Hospital expansions into the neighborhood;
- 7) incorporate landscaped areas into the proposal, such as the courtyard between the A/B and B/C Wings, to continue the feeling of a campus and to provide the healing potential of landscapes - shade, quiet and restfulness for the hospital patients and their families; and
- 8) look to all potential impacts of the proposal to shape appropriate alternatives that reduce or eliminate impacts and meet the Hospital's Master Plan goals.

### **Summary of Public Testimony Comments and Recommendations**

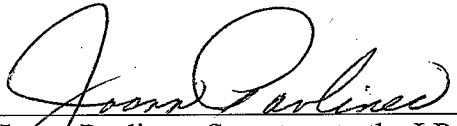
The DEIR should:

- 1) study other options for expansion that can meet the Hospital's mission and retain the historic neighborhood, perhaps towards Martin Luther King Jr. Way or towards the freeway (staff notes that a high-rise alternative may accomplish this);
- 2) increase incentives for the historic neighborhood for preservation and maintenance of the houses;
- 3) study relocation of the proposed parking garage entrance from Dover Street to Martin Luther King Jr. Way;
- 4) include protection of the remaining ASI with a mandate that Children's Hospital will not acquire any more property from the historic district;
- 5) include analysis of Children's Hospital's surface parking lot (Martin Luther King) as an area for Children's Hospital expansion;
- 6) study parking capacity at the CHORI gymnasium, based on the proposed reuse and rehabilitation;
- 7) reorient the proposal so that the A/B Wing would be more visible to the public and to patients;
- 8) study a viable alternative that modifies the design to include Children's Hospital retaining the houses proposed for demolition, for reuse on the site; and
- 9) study a viable alternative that includes Children's Hospital relocation of the houses on other Children's Hospital property (The site and the neighborhood is constrained by BART and Highway 24, resulting in the required offering of houses for relocation to be extremely difficult.).

Several Hospital representatives requested that the A/B Wing not be treated as a historic resource in order to provide future flexibility for Hospital expansion, based on the quality service of Children's Hospital and the Hospital's mission. The Board recognized the exemplary work of Children's Hospital, but noted that it is not under their purview to disregard the Historic Preservation Element criteria in analyzing and evaluating potential historic resources. The B rating of the A/B Wing does not impact the current proposal. Future expansion plans have not been submitted and are not included in the proposal that is being analyzed under the DEIR.

In conclusion, the LPAB, neighborhood residents and Hospital representatives all expressed a desire to have the development minimize impacts on the neighborhood and 55<sup>th</sup> and Dover ASI Historic District; to make the neighborhood safe for both residents and the Hospital's staff, patients and families; to seek solutions to conflicts that reinforce and support these goals; and, to hold these goals high in the environmental process with the result of both a healthy neighborhood and healthy children, recognizing their interdependence.

Prepared by:



Joann Pavlinec, Secretary to the LPAB  
Historic Preservation Planner

cc: Heather Klein, Planner III

ref: NOPcomments/CHRCO-CHORI

## **Oakland Bicycle and Pedestrian Advisory Committee**

August 15, 2013 Meeting

### **Attendees:**

Brian Toy, Chris Hwang, Chris Kidd, Daniel Schulman, Jason Patton, Jennifer Stanley, Midori Tabata, Mike Jones, Robert Prinz, Ryan Chan, Cindy David, Katie Krolkowski, Jeff Fyffe, Frank Penrose, Jen Hoff, Scott Birkey, Shannon Allen, Heather Klein, Karen Hester, Ann Killebrew.

The meeting began at 5:35 p.m.

### **Approval of Meeting Minutes**

Chris Kidd moved to approve the July meeting minutes. Midori Tabata seconded, and the motion passed.

### **Children's Hospital EIR Scoping (see attachment)**

Children's Hospital has filed a plan to redevelop both its main and research campuses in two phases (see attachment). Representatives were present to discuss the plans.

The main bicycle/pedestrian improvements include improving the access to/from the garage to the hospital, the realignment of Dover to create a 4-way intersection at 52<sup>nd</sup>, pedestrian bulbouts, improvements along 52<sup>nd</sup> street, and improvement of the Hwy 24 greenbelt. One option will also create a cul-de-sac with bicycle cut-throughs on Dover.

Committee members had the following recommendations:

- On the plan, the 4' bike lane + 2' gutter pan should be labeled as a 6' bike lane, since there is no street parking.
- The plan is unclear as to how much distance there would be for the bicycle lane in the areas with street parking. The project representatives were also unclear on this point.
- Considering the widening of 52<sup>nd</sup> street, are the pedestrian improvements a net improvement?
- Better connectivity is needed between 52<sup>nd</sup> and Shattuck and Telegraph.
- The AC Transit 12 route stops on 55<sup>th</sup> and Dover, and the crosswalk here needs improvement.
- It may not be a good idea to provide bicycle facilities on 52<sup>nd</sup> if they are substandard; would prefer 55<sup>th</sup> instead.
- The 12' lanes on Dover seem too wide and would prefer 10' lanes with a buffer.
- Consider removing parking on the south side of 52<sup>nd</sup> street
- The zoning changes may not promote pedestrian activities
- Square off the offramp on 52<sup>nd</sup>; improve the underpass conditions. Jason Patton noted that this is part of the Caldecott settlement, and that project staff should coordinate with transportation services.
- There is a benefit of the outdoor environment and the Temescal neighborhood/business district to hospital users.
- A large façade may be disinviting to pedestrians.
- Study the bicycle connection on 52<sup>nd</sup> between Dover and Shattuck. Additionally, look at the short connection between West and Genoa.

### **Oakland draft bike boulevard policy and pilot project (see attachment)**

Jason Patton presented an item on Oakland's bike boulevards. He noted that the street network is not conducive to traditional bike boulevards, and recommended that Oakland adopt a "low-stress network" approach, where bike boulevards are connected by bike lanes on arterial streets that meet heightened standards. Oakland's approach would also involve setting thresholds for traffic volume to allow the city to intervene if necessary. The main devices used would be circles and humps. The plan would involve incremental traffic improvements, not entirely new bike boulevards.

A committee member pointed out that Berkeley's bike boulevards are inefficient because of arterial crossings and excessive stop signs. Emeryville's are hindered by the lack of mitigation of traffic volumes.

Patton presented data from traffic volume and speed studies on two potential bike blvd networks. He noted that location J had an error in the counts. These data substantiated initial impressions about bike boulevard usage and safety. For example, the traffic speeds on Webster may be uncomfortably high.

Committee members had the following recommendations:

- Look at Davis's use of speed tables instead of speed humps. Patton noted that the City is exploring this issue.
- Long Beach's roundabouts are not a good model.
- Bike lanes are not compatible with traffic circles.
- Explore using bicycle-specific signals.
- Instead of using speed humps, explore the use of diversion, landscaping, and 4-way stops.
- Use the same signage throughout the City; the current bicycle boulevard signage may be inferior to the signage used elsewhere.

### **California Bicycle Coalition November 2013 Summit in Oakland (see attachment)**

Vice Chair Chris Kidd asked for suggestions and volunteers for the Summit. About 150 attendees from the advocacy world are expected. The summit will explore the social and cultural aspects of bicycling and how to involve the broader community. Volunteers are needed. Tasks include leading tours, hosting participants, and soliciting financial sponsorship.

### **Fourteen vs fifteen vs sixteen; to buffer or not to buffer (see attachment)**

Jason Patton presented alternative designs for bicycle lanes given various widths. He noted that cars tend to park close to the curb regardless of the width of the parking lane. The 85<sup>th</sup> percentile of doors open to 9.5 ft away from the curb, so 10 ft is generally used as the guideline of the "door zone".

Issues noted by the committee:

- Cyclists tend to ride to the extreme right of the bicycle lane, so an inside buffer between parked cars and cyclists is preferable to placing the buffer on the outside, between the bicyclist and traffic. Cyclists are safer when positioned further out in the road, regardless of parking turnover. This would support the use of a wider parking lane and narrower bike lane.
- An outside buffer may be preferable on streets with multi-lane traffic.
- In response to an inquiry about how cyclists position themselves, Patton noted a Cambridge study that any symbols helped to move cyclists out to a better position, but the effect was marginal.



- Jennifer Stanley noted that Oakland explored putting the bike lane symbol on the left side of the lane to aid in positioning, but due to the thickness of the thermoplastic, this actually drove cyclists toward the right so they could avoid the symbol.
- A member suggested using a dotted line to note the door zone section of the bike lane. On streets with parking t's, very few cyclists understand that they are meant to mark the door zone.

With 14 ft of available space, the committee generally preferred 8' parking and 6' bike lane, though there was no clear consensus. With 15 ft, the unanimous recommendation of the committee was to have 8' parking with a 2' buffer and 5' bike lane. With 16 ft, an inside buffer was generally preferred over an outside buffer. The only case in which inside buffers might be undesirable are on curves.

The meeting was adjourned at 7:35 p.m.

STATE OF CALIFORNIA—CALIFORNIA STATE TRANSPORTATION AGENCY

EDMUND G. BROWN Jr., Governor

**DEPARTMENT OF TRANSPORTATION**

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August 21, 2013

ALA024036

ALA-24-R2.764

SCH#2013072058

Ms. Heather Klein  
City of Oakland  
Community and Economic Development Agency  
250 Frank H. Ogawa Plaza, Suite 3315  
Oakland, CA 94612

Dear Ms. Klein:

**Children's Hospital and Research Center Oakland Master Plan Project – Notice of Preparation**

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the Children's Hospital and Research Center Oakland Master Plan Project. The following comments are based on the Notice of Preparation. As lead agency, the City of Oakland is responsible for all project mitigation, including any needed improvements to State highways. The project's fair share contribution, financing, scheduling, and implementation responsibilities as well as lead agency monitoring should be fully discussed for all proposed mitigation measures and the project's traffic mitigation fees should be specifically identified in the environmental document. Any required roadway improvements should be completed prior to issuance of project occupancy permits. An encroachment permit is required when the project involves work in the State's right of way (ROW). Caltrans will not issue an encroachment permit until our concerns are adequately addressed. Therefore, we strongly recommend that the lead agency ensure resolution of Caltrans' CEQA concerns prior to submittal of the encroachment permit application; see the end of this letter for more information regarding the encroachment permit process.

***Traffic Impact Study***

The environmental document should include an analysis of the impacts of the proposed project on State highway facilities in the vicinity of the project site. Please ensure that a Traffic Impact Study (TIS) is prepared providing the information detailed below:

1. Information on the plan's traffic impacts in terms of trip generation, distribution, and assignment. The assumptions and methodologies used in compiling this information should be addressed. The study should clearly show the percentage of project trips assigned to State facilities. Specifically, please analyze impacts to, on and off-ramps, and mainline on State Route 24, State Route 123, and Interstate 580.
2. Current Average Daily Traffic (ADT) and AM and PM peak hour volumes on all significantly affected streets, highway segments and intersections.

*"Caltrans improves mobility across California"***ATTACHMENT D**

Ms. Heather Klein/City of Oakland  
August 21, 2013  
Page 2

3. Schematic illustration and level of service (LOS) analysis for the following scenarios: 1) existing, 2) existing plus project, 3) cumulative and 4) cumulative plus project for the roadways and intersections in the project area.
4. Calculation of cumulative traffic volumes should consider all traffic-generating developments, both existing and future, that would affect the State highway facilities being evaluated.
5. The procedures contained in the 2010 update of the Highway Capacity Manual should be used as a guide for the analysis. We also recommend using Caltrans' *Guide for the Preparation of Traffic Impact Studies*; it is available on the following web site:  
[http://www.dot.ca.gov/hq/tpp/offices/ocp/igr\\_cega\\_files/tisguide.pdf](http://www.dot.ca.gov/hq/tpp/offices/ocp/igr_cega_files/tisguide.pdf)
6. Mitigation measures should be identified where plan implementation is expected to have a significant impact. Mitigation measures proposed should be fully discussed, including financing, scheduling, implementation responsibilities, and lead agency monitoring.

We encourage the City of Oakland to coordinate preparation of the study with our office, and we would appreciate the opportunity to review the scope of work.

We look forward to reviewing the TIS, including Technical Appendices, and environmental document for this project. Please send two copies to the address at the top of this letterhead, marked ATTN: Yatman Kwan, AICP, Mail Stop #10D.

***Encroachment Permit***

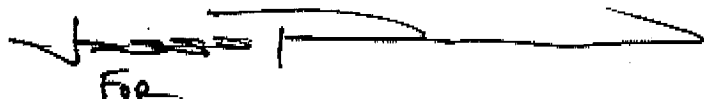
Any work or traffic control within the State ROW requires an encroachment permit that is issued by Caltrans. Traffic-related mitigation measures will be incorporated into the construction plans during the encroachment permit process. See the following website link for more information:

<http://www.dot.ca.gov/hq/traffops/developserv/permits/>

To apply for an encroachment permit, submit a completed encroachment permit application, environmental documentation, and five (5) sets of plans which clearly indicate State ROW to the address at the top of this letterhead, marked ATTN: David Salladay, Mail Stop #5E.

Should you have any questions regarding this letter, please call Yatman Kwan, AICP of my staff at (510) 622-1670.

Sincerely,



ERIK ALM, AICP  
District Branch Chief  
Local Development - Intergovernmental Review

c: State Clearinghouse

**Klein, Heather**

---

**From:** Cindy David <cindydavid@sagekraft.com>  
**Sent:** Wednesday, August 21, 2013 7:19 AM  
**To:** Klein, Heather  
**Subject:** Re: Children's Hospital Expansion City of Oakland Notice of Preparation of an Environmental Impact Report- Landmarks Preservation Advisory Board

Thank you for the quick response Heather.

What's the best way to submit a request to extend the scoping period? A lot of my neighbors are concerned about impacts from implementing the presented plan, but do not understand how the public scoping process works and need more time to have the process and the details of the project explained.

We are trying to put an alternative together for the 52-53rd and Dover area that both children's hospital and the neighborhood can support. Can we have another two weeks to help refine the proposed alternative with Dover area neighbors?

Thank you again for the help.

Cindy

Sent from my iPhone

On Aug 20, 2013, at 15:31, "Klein, Heather" <[HKlein@oaklandnet.com](mailto:HKlein@oaklandnet.com)> wrote:

Cindy,  
The link to the HRE is in the e-mail below.

Heather Klein, CGBP, LEED AP  
Planner III  
City of Oakland

250 Frank H Ogawa Plaza, Suite 3315  
Oakland, CA 94612  
ph: (510)238-3659  
fax: (510)238-6538  
email: [hklein@oaklandnet.com](mailto:hklein@oaklandnet.com)

 Please consider the environment before printing this email

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**From:** Klein, Heather  
**Sent:** Thursday, August 08, 2013 3:32 PM  
**Subject:** Children's Hospital Expansion City of Oakland Notice of Preparation of an Environmental Impact Report- Landmarks Preservation Advisory Board

Dear Interested Parties,

Per my 7/26 e-mail, Children's Hospital has submitted a Request for Environmental Review and a Zoning Pre-Application to expand their existing medical services. The city has determined that an Environmental

## Klein, Heather

---

**From:** Robert Brokl <broklcrofts@earthlink.net>  
**Sent:** Tuesday, August 20, 2013 1:26 PM  
**To:** Chris Patillo; Whales, Jonelyn; Jahaziel Bonilla; Coleman, Michael; Moore, Jim; Emily Weinstein; Flynn, Rachel; Merkamp, Robert; Miller, Scott; Klein, Heather; Pavlinec, Joann; Kalb, Dan  
**Subject:** Please Extend the Comment Period for CHRCO/CHORI Past the Aug. 28, 2013 Deadline Until Merged UCSF/CHRCO Master and Expansion Plans Are Revealed

Dear Commissioners, Planning Staff, and Councilperson Kalb:

We are writing to ask that the public comment period for the scoping phase of the EIR for the proposed Children's Hospital Oakland (CHRCO) and Children's Hospital Research Institute (CHORI) be extended. There are several reasons for asking that, in the interest of fairness, transparency, public participation, better use of staff resources, and better planning, you extend the deadline.

1. The most obvious reason is the unfolding nature of the "formal relationship" or merger between CHRCO and the UCSF Benioff Children's Hospital, just announced in a joint Aug. 8, 2013 press release concerning the "affiliation agreement." According to the announcement, the top four executives of CHRCO, including Bertram Lubin, President and CEO, are now UCSF employees. We understand details of the merger yet unannounced include plans for a governing board equally divided between UCSF and CHRCO members.

From the 8/8/13 joint UCSF/CHO press release:

"...This agreement is a significant step to achieving the following goals:

**\*integrating research activities to improve and make better use of available research funding.**

**\* improving the combined financial operating performance of both Children's Oakland and the UCSF Benioff Children's Hospital to support state-of-the-art equipment purchases, facility expansion and upgrades, and seismic compliance..."**

The Aug. 12 planning staff report and accompanying Page & Turnbull analysis do not include any information regarding this merger and its implications for the CHRCO expansion. It is to be assumed the two parties are themselves evaluating plans and alternatives to deal with the expansion and seismic upgrade issues that CHRCO wants addressed, **but the public should not be put into a guessing game about what they might propose in the meantime.** Mergers generally result in consolidation, whole departments may move.

The obvious problem for a complete and thorough environmental review for any expansion is that a "reduced harm" or "no harm" alternative would likely include consideration of the UCSF Benioff Children's Hospital site. With this alternative, conceivably the existing housing slated for demolition could be spared, the new parking and building entrance on residential Dover St. would be avoided, along with the seven years of construction in the residential neighborhood. Wings of the hospital needing seismic upgrades for wards could be converted into offices, and new state-of-the-art wards with single-occupancy rooms built at UCSF.

2. The roll-out of the CHRCO Oakland expansion plan occurred at the Aug. 12, 2013 Landmarks Preservation Advisory Board meeting, but the applicant apparently misunderstood the purpose and nature of a scoping session for environmental review.

Nearly all of the ten speakers from CHRCO made the single point that assigning the "A/B wing" aka the Original Baby Hospital a "B3" rating, rather than an earlier and cursory rating of "Cb+3", was unacceptable. But the A/B wing is not part of either phase 1 or phase 2, is not being evaluated under the scope of the EIR, and CHRCO indicated they wouldn't need to even consider its removal for perhaps "30 years."

The letter to the City making the same argument, signed by Doug Nelson, Director of Development & Construction for CHRCO, contained the implied threat that a "rating of B3 would (then) make such expansion more difficult and could result in the Hospital expanding in a manner that is inconsistent with the residents' preferences (to contain CHO's incursion into the existing residential neighborhood)." (We have added the clause in parenthesis.)

The implicit suggestion that CHRCO might have to expand beyond the south side of 53rd St. (they already have acquired at least one residence on the north side of 53rd as well as their medical building on 53rd and MLK Jr. Way) runs counter to the verbal commitment of previous administrations, beginning with CEO Tony Paap, not to expand beyond 53rd St. Neighbors at the Landmarks meeting complained about the efforts the projects as proposed would have on the neighborhood, with the new building and parking garage entrance on 53rd and Dover St., and no attention to buffering or traffic calming to protect the neighbors who remain in their houses. Staff noted that the 10 houses slated for demolition constitute about 10% of the approximately 100+ residences in the Dover/55th St. "Area of Secondary Importance" historic district.

So far, the environmental analysis is flawed and inadequate in terms of evaluating the district that would be affected by the expansion and resulting traffic, etc. From the staff report:

**"Page & Turnbull was not asked to complete a residential district evaluation for either the state or local register as part of the scope of work for this project. However, such an evaluation is necessary to fully understand the existing conditions, historic context, and integrity of the district..."** (pg.110, Page & Turnbull) The boundaries need to be expanded for further Page & Turnbull analysis. Staff's opinion that the "55th and Dover Historic District ASI...does not appear to be a CEQA historic resource" requires more research.

The current scope of the environmental analysis and CHRCO's submitted plans do not, but should, consider their numerous satellite operations, including their office building at 4705 Shattuck, buildings at 5220 and 5275 Claremont, the employee surface parking lot on MLK Jr. Way from 51st to 47th St. across from the main campus, etc.

3. Missing Master Plan. CHRCO's confusion about downgrading the rating for the A/B wing for potential expansion "in 30 years,"--plans not addressed in the application, the lack of any clarification of what the merger and consolidation between UCSF and CHRCO would mean for their proposed expansion in Oakland, and their lack of inclusion of other plans and parcels they own, all indicate the need for a master plan update, shared with the public and city planning staff and elected officials.

4. We asked Richard DeCarlo, CHRCO Chief Operating Officer and now a UCSF employee, why we were learning for the first time at this meeting that the empty gymnasium at the CHORI campus was being included in the expansion plans, but that the details were so sketchy, and he replied that they themselves didn't know what they were doing there yet. But, he said, "Come to our Sept. 5 community meeting to learn more."

That meeting is AFTER the comment period closes, before details of the merger and their revised expansion plans are revealed. At that point, the EIR process can resume.

We, therefore, ask that the comment period be extended.

Sincerely,

Robert Brokl      Alfred Crofts

**Klein, Heather**

---

**From:** Cindy David <cindydavid@sagekraft.com>  
**Sent:** Monday, August 19, 2013 3:03 PM  
**To:** Klein, Heather  
**Subject:** Re: Children's Hospital Expansion City of Oakland Notice of Preparation of an Environmental Impact Report- Bike and Pedestrian Advisory Board

Hi Heather,

I attended the two recent scoping meetings for the CHO expansion. Can you tell me where I can find electronic versions of the reports that were presented to the city landmarks preservation advisory board? I'm guessing there must be a web page for this project where the public can review these documents? I would have had comments for the LPAB meeting if I had access to the Paige and Turnbull report before the meeting. It seems odd to me that the houses planned for removal and adjacent properties have not been not formally evaluated, especially given the cumulative effect on the area based on number of houses involved, the age of those houses and the neighborhood and the adverse level of impact based on the planned expansion.

Also where can I find the documents that are being reviewed for the 3rd scoping meeting with the city planning commission on the 28th? And who do you expect to participate in the meeting in terms of their roles?

It is difficult to provide public comments at these scoping meetings without the same access to information that is presented to the city decision makers.

Thank you,

Cindy

Sent from my iPhone

On Aug 12, 2013, at 15:28, "Klein, Heather" <[HKlein@oaklandnet.com](mailto:HKlein@oaklandnet.com)> wrote:

Dear Interested Parties,

Per my 7/26 e-mail, Children's Hospital has submitted a Request for Environmental Review and a Zoning Pre-Application to expand their existing medical services. The city has determined that an Environmental Impact Report is required for this project and a Notice of Preparation (NOP) was published on July 26th. The purpose of the NOP is to solicit participation in determining the scope of the EIR.

**A public scoping session will be held before the Bike and Pedestrian Advisory Committee on August 15<sup>th</sup> at 5:30 PM. I've attached the link to the agenda and staff report for your review.**

<http://www2.oaklandnet.com/oakca1/groups/pwa/documents/agenda/oak039263.pdf>

Please contact me if you have any questions. Also, please note that comments on the EIR should be provided to me no later than 5:00 on August 28, 2013.

Best,

Heather Klein, CGBP, LEED AP  
Planner III  
City of Oakland

**Klein, Heather**

---

**From:** dave.campbell62@gmail.com on behalf of Dave Campbell <dave@ebbc.org>  
**Sent:** Monday, August 19, 2013 9:01 AM  
**To:** Karen Hester  
**Cc:** Klein, Heather; Robert Prinz; Patton, Jason; Stanley, Jennifer; Chris Hwang  
**Subject:** Re: Children's Hospital EIR/removing car parking spaces on 52nd St

Nice to meet you Heather and sorry I missed the BPAC meeting, but have been following the Children's Hospital expansion for many years now and hope that it will include great neighborhood improvements for better and safer bicycle circulation-it is in the most bike-popular part of Oakland.

And I agree with Karen's thoughts here about removing the on-street car parking spaces, as a neighborhood mitigation for the construction of a parking garage, allowing for the striping of bike lanes to connect Shattuck with the West St/Genoa bikeway.

I too am happy to meet on site to discuss. Looking forward to it.

Dave Campbell  
Advocacy Director  
East Bay Bicycle Coalition  
(c) 510.701.9571

On Mon, Aug 19, 2013 at 8:47 AM, Karen Hester <[karen@hesternet.net](mailto:karen@hesternet.net)> wrote:  
Hi Heather,

It was good to meet you at the BPAC meeting last week. As I mentioned, I think the bike flow and safety from Dover to Shattuck could be greatly enhanced by removing all the parking spaces for cars along the street. I ride this route almost everyday and the folks who park there are going to the hospital. As they are proposing a new 334 parking garage, I think a sensible mitigation would be removal of the 10-15 spaces there with a bike lane (possibly painted green--just tried those out yesterday along the Embarcadero in SF.) There are no meters so no revenue loss for the City. Looks like there used to be meters there though.

I am happy to meet you onsite to take a look if desired. Let me know if this gets included in EIR scoping and **what date does this go to Planning Commission? (I think you mentioned Aug date)**

Best Regards,

Karen Hester  
[karen@hesternet.net](mailto:karen@hesternet.net)  
[510-654-6346](tel:510-654-6346)  
[www.hesternet.net](http://www.hesternet.net)



## Klein, Heather

---

**From:** Karen Hester <karen@hesternet.net>  
**Sent:** Monday, August 19, 2013 8:48 AM  
**To:** Klein, Heather  
**Cc:** Dave Campbell; Robert Prinz; Patton, Jason; Stanley, Jennifer; Chris Hwang  
**Subject:** Children's Hospital EIR/removing car parking spaces on 52nd St

Hi Heather,

It was good to meet you at the BPAC meeting last week. As I mentioned, I think the bike flow and safety from Dover to Shattuck could be greatly enhanced by removing all the parking spaces for cars along the street. I ride this route almost everyday and the folks who park there are going to the hospital. As they are proposing a new 334 parking garage, I think a sensible mitigation would be removal of the 10-15 spaces there with a bike lane (possibly painted green--just tried those out yesterday along the Embarcadero in SF.) There are no meters so no revenue loss for the City. Looks like there used to be meters there though.

I am happy to meet you onsite to take a look if desired. Let me know if this gets included in EIR scoping and **what date does this go to Planning Commission? (I think you mentioned Aug date)**

Best Regards,

Karen Hester  
[karen@hesternet.net](mailto:karen@hesternet.net)  
510-654-6346  
[www.hesternet.net](http://www.hesternet.net)

## Klein, Heather

---

**From:** Robert Brokl <broklcrofts@earthlink.net>  
**Sent:** Thursday, August 15, 2013 10:58 AM  
**To:** Kalb, Dan  
**Cc:** Flynn, Rachel; Pavlinec, Joann; Klein, Heather; Bolotina, Olga  
**Subject:** CHO Expansion: Concerns/suggestions

Dear Councilperson Kalb,

As 40 year residents of the neighborhood around CHO, and among the founders of NOVA in the early '90s which was formed to change the course of the development of the Old Merritt College site, now CHORI and the North Oakland Senior Center, we have experienced first hand two previous CHO expansions at their main campus, and now three, on our way to four perhaps, CHO administrations. This is their most recent attempt, and from the experience this week at the Landmarks Advisory Board, their efforts are off to a rocky start indeed.

As evidence, CHO administrators delivered the letter you have been forwarded, and nearly all of their 10 speakers reiterated and highlighted this single point, that assigning the "A/B wing" aka the Original Baby Hospital a "B" rating, rather than an earlier and cursory rating of "Cb+3", was unacceptable. Their single-minded focus was bizarre, considering this was part of the scoping process, at the very onset of the environmental review process, and there are many other issues must be addressed, not just from a legal perspective. Even more oddly, the A/B wing is not part of either phase 1 or phase 2, is not being evaluated under the scope of the EIR, and they indicated they wouldn't need to even consider its removal for perhaps "30 years." Their letter did contain, however, the implied threat that a "rating of B3 would (then) make such expansion more difficult and could result in the Hospital expanding in a manner that is inconsistent with the residents' preferences (to contain CHO's incursion into the existing residential neighborhood)." (My wording inside parenthesis.)

The implicit suggestion that CHO might have to expand beyond the south side of 53rd St. (they already have acquired at least one residence on the north side of 53rd as well as their medical building on 53rd and MLK Jr. Way) runs counter to the verbal commitment of previous administrations, beginning with CEO Tony Paap, not to expand beyond 53rd St. As a matter of fact, Doug Nelson, CHO Director of Development & Construction, refused to answer definitively when asked on the tour if CHO would refuse an offer to sell the hospital a residence north of 53rd. (It should also be noted the current scope of the environmental analysis and CHO's submitted plans do not, but should, consider their numerous satellite operations, including their office building on Shattuck next to the Omni, buildings on Claremont close to Frog Park, and others.)

We are heartened that your background, as we recall, includes involvement with the Union of Concerned Scientists, and assume this means you will support "reality-based" decision making. In the case of the A/B wing, CHO not only contradicted the recommendation of city staff, were outvoted by every member of the cautious and diplomatic Landmarks Board, but their own consultants, Page & Turnbull.

This is an underwhelming and fraught beginning for a complicated, controversial project.

Previous CHO expansions have involved CHO demolishing homes surrounding the hospital that they have purchased and then landbanked. The Page & Turnbull report notes that such neighborhood degradation affects not only the neighborhood, but the rating, character, status, and viability of the hospital itself. Again, this is science: an important institution such as CHO needs to exist in a healthy, strong, safe community and environment.

We and other neighbors at the Landmarks meeting complained about the efforts the projects as proposed would have on the neighborhood, with the new building and parking garage entrance on 53rd and Dover St., and no attention to buffering or traffic calming to protect the neighbors who remain in their houses. Staff noted that the 10 houses slated for demolition constitute about 10% of the approximately 100+ residences in the Dover/55th St. "Area of Secondary Importance" historic district.

Again, it was no accident that, so far, the environmental analysis is flawed and inadequate in terms of evaluating the district that would be affected by the expansion and resulting traffic, etc., not to mention seven years (!), over two phases, of demolition and construction:

"Page & Turnbull was not asked to complete a residential district evaluation for either the state or local register as part of the scope of work for this project. However, such an evaluation is necessary to fully understand the existing conditions, historic context, and integrity of the district..." (emphasis added) pg.110, Page & Turnbull

Whatever the ultimate decisions regarding the final iterations of the expansion (and we would suggest this is a very fluid time for CHO and their processes with the top layers of administration now being UC employees), a careful, thoughtful, and thorough analysis and evaluation of the hospital plans and the surrounding neighborhood is essential. The additional issues we raised in the letter we also sent your office regarding the zoning upgrade for Dover St. Park and unaddressed parking issues at the CHORI site also need to be addressed.

We hope you will intervene soon to ensure a more collaborative and thorough process.

Sincerely,

Robert Brokl   Alfred Crofts

cc: Olga Bolotina

**COLORADO RIVER BOARD OF CALIFORNIA**

770 FAIRMONT AVENUE, SUITE 100  
GLENDALE, CA 91203-1068  
(818) 500-1625  
(818) 543-4685 FAX



August 12, 2013

Mr. Scott Morgan  
Director  
State Clearinghouse  
P.O. Box 3044  
Sacramento, CA 95812-3044

Regarding: SCH# 2013 072 058 - Notice of Preparation of a Draft Environmental Impact Report for the Children's Hospital and Research Center, Oakland Master Plan Project, City of Oakland, California

Dear Mr. Morgan:

The Colorado River Board of California (CRB) has received and reviewed a copy of the Notice of Preparation of a Draft Environmental Impact Report for the Children's Hospital and Research Center, Oakland Master Plan Project, City of Oakland, California. At this juncture, the CRB has determined that it has no comments regarding the Notice. If you have any questions, please feel free to contact Dr. Jay Chen at (818) 500-1625.

Sincerely,

A handwritten signature in black ink, appearing to read "Tanya M. Trujillo". The signature is fluid and cursive.

Tanya M. Trujillo  
Executive Director

cc: Mr. Heather Klein, Community & Economic Development Agency, City of Oakland

# NOP Distribution List

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SC#

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Jennifer Deleong

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Cherry Jacques

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☐ Caltrans - Planning  
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Office of Special Projects

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CEQA Coordinator  
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North Coast Region (1)

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Environmental Document Coordinator  
San Francisco Bay Region (2)

☐ RWQCB 3  
Central Coast Region (3)

☐ RWQCB 4  
Teresa Rodgers  
Los Angeles Region (4)

☐ RWQCB 5S  
Central Valley Region (5)

☐ RWQCB 5F  
Central Valley Region (5)  
Fresno Branch Office

☐ RWQCB 5R  
Central Valley Region (5)  
Redding Branch Office

☐ RWQCB 6  
Lahontan Region (6)

☐ RWQCB 6V  
Lahontan Region (6)  
Victorville Branch Office

☐ RWQCB 7  
Colorado River Basin Region (7)

☐ RWQCB 8  
Santa Ana Region (8)

☐ RWQCB 9  
San Diego Region (9)

☒ Other office of Statewide Health Planning and Development

☐ Conservancy

→ No Comments

## Klein, Heather

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**From:** Robert Brokl <broklcrofts@earthlink.net>  
**Sent:** Monday, August 12, 2013 1:24 PM  
**To:** Pavlinec, Joann; Klein, Heather  
**Cc:** Flynn, Rachel  
**Subject:** CHO Expansion/Tour

To Planning Staff/Planning and Landmark Commissioners,

We are very concerned about the CHO plans for a major expansion at their main campus, and the renovation of the gymnasium at the CHORI site.

### CHO Hospital expansion:

Major impacts to the surrounding neighborhood include the demolition of 10 houses on 52nd, 53rd, and Dover Streets that CHO currently owns, and rerouting traffic from 52nd St. to their new building and existing parking garage from an entrance on 53rd and Dover St. This new entrance would service the entire campus, where gridlock already occurs at peak times. (We await the traffic studies for the expansion.) This increased traffic on residential streets and institutional encroachment would have a major impact upon those neighbors who remain in what is considered an Area of Secondary Important (ASI) historic district, under the City's guidelines. CHO has historically expanded from their main campus by buying houses they neglect and ultimately demolish.

We note the morbid irony of the Page and Turnbull historical analysis report prepared for this proposed expansion. The report downgrades the historic hospital structures that remain (i.e., the Original Baby Hospital) since they are surrounded by non-historic later hospital construction, and faults the ASI residential neighborhood for being adversely impacted by previous hospital expansion that removed contributing residences. The proposed expansion continues this environmental degradation, including the iconic house at 52nd and MLK Jr. Way whose late owner refused to sell for the last expansion.

A better example of a flourishing neighborhood next to a large hospital is Alta Bates in Berkeley, where the surrounding residential area is buffered by street closures, parks, and restricted parking, and blocked from Alta Bates expansion.

Obvious improvements to the proposed expansion include rerouting the automobile entrance to MLK Jr. Way to avoid gridlock on narrow Dover and 53rd Streets, not to mention further diminishment of the quality of life of remaining nearby residents. Also, reducing the size of the expansion to spare more houses. Houses that cannot be returned to private use should be relocated, a task subsidized by CHO. Permit parking, also subsidized by CHO, should be introduced in the area. Buffers such as street closures, traffic calming measures, vest pocket parks and other measures should be required of CHO.

Additionally, we note the lack of inclusion of the surface parking lot at across the street at MLK (next to the National Register-eligible former Consolidated Car Barn at 47th and MLK) for analysis for future expansion. Nor the mention or discussion of other satellite facilities.

### CHORI campus:

The gymnasium building renovation will complete (for now?) the build-out of the former Old Merritt College/University High School campus. But the gymnasium renovation, which includes a cooling tower and transformer, does not call for more parking to be provided. We cannot easily comprehend the gymnasium renovation from the drawings provided by the staff report, and we note with dismay that CHO did not even mention their plans for the gymnasium renovation during their numerous community meetings, even as we pressed them to disclose any such intentions, after their costly (and belated) gymnasium roof repair.

The gymnasium is located across a fence from Dover St. Park, which has yet to be zoned as park/open space, so remains an "unofficial" park zoned for residential use. The rezoning of the park is nearly 20 years overdue (and should have happened at the time of the citywide rezoning process under former Planning Director Eric Angstadt). The perimeter fence at the edge of the CHORI site on Dover, Aileen, and 58th is at or near the end of its useful life and should be replaced.

CHORI's expanded use without providing for more parking also includes rezoning of the entire complex. What are the implications for this change?

The Monday, Aug. 12, 2013 tour with Landmarks Board members is open to the public, but so far includes only the main campus. We ask the tour extend to the affected areas of Dover St., 52nd, and 53rd Streets and the gymnasium at CHORI.

This letter is intended to be included in the scoping review, but we may submit additional comments prior to the Aug. 28 deadline.

Robert Brokl Alfred Crofts

## Klein, Heather

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**From:** Yasmin Anwar <yanwar24@gmail.com>  
**Sent:** Thursday, August 08, 2013 4:52 PM  
**To:** Klein, Heather  
**Subject:** Re: Children's Hospital Expansion City of Oakland Notice of Preparation of an Environmental Impact Report- Landmarks Preservation Advisory Board

Dear Heather,

Thank you for keeping us informed about the EIR process related to Children's Hospital's proposed expansion. I live at 5319 Dover Street. My husband bought the house in 1989. We are a very close-knit neighborhood and have watched Children's Hospital buy up properties to expand northwards over the past two decades. We are concerned about the impact of this expansion on traffic, noise, light and other factors that affect our quality of life.

In the past year, we have attended three community meetings held by Children's Hospital about their proposed expansion, and gave input in order to keep a buffer zone between the hospital and our single-family homes. It is unclear from the visuals in the attached documents if the plans they showed us are the same as the ones they are presenting to the City of Oakland. What would be the best way for us to compare? At the community meetings, they showed us slides of where the proposed buildings would be (52nd and Martin Luther King would be the new administration building closest to us), but it seems they have plans for more buildings on Dover between 52nd and 53rd streets. We need to confirm this. We are also concerned about how traffic will be rerouted. We intend to attend public hearings, but we need a better grasp of their most up-to-date plans. Please advise on where we should start if we are to be kept informed.

Respectfully,  
Yasmin Anwar  
(510) 759-7649

On Thu, Aug 8, 2013 at 3:32 PM, Klein, Heather <[HKlein@oaklandnet.com](mailto:HKlein@oaklandnet.com)> wrote:

Dear Interested Parties,

Per my 7/26 e-mail, Children's Hospital has submitted a Request for Environmental Review and a Zoning Pre-Application to expand their existing medical services. The city has determined that an Environmental Impact Report is required for this project and a Notice of Preparation (NOP) was published on July 26th. The purpose of the NOP is to solicit participation in determining the scope of the EIR.

**A public scoping session will be held before the Landmarks Preservation Advisory Board on August 12<sup>th</sup> at 6:00PM. However, before the meeting, a special tour of the exterior of A/B and B/C Wing will be held at 4:00 PM. I've attached the agenda and the staff report which contains Attachments A, B, D and E. Attachment C can be downloaded via the following link.**

<http://www2.oaklandnet.com/oakca1/groups/ceda/documents/report/oak042321.pdf>



## Klein, Heather

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**From:** Norton, Mary  
**Sent:** Tuesday, August 06, 2013 9:30 AM  
**To:** Klein, Heather  
**Subject:** FW: Case # ER12-0013

**Importance:** High

Hi, Heather,

Please keep me noticed re. the CHO building plans as relates to the interests of this City of Oakland senior center. We understand that plans for the Old Gymnasium at CHORI may be included in the masterplan. Our concern is that CHORI has already maxed out on the parking in both lots including the one shared with the senior center. Often overflow onto the side streets makes it difficult for seniors to find a place a parking place on the street.

I'm sure that neighbors share this concern and if CHORI builds out the Gym creating the need for more parking and then if residential parking was put in,

we'd be totally up a creek There is a perception that there is more parking than there actually is here due to the large lot. However, only 35 of these spaces are reserved for the senior center. We also have at NOSC the BACS adult day program as a "program within a program" which puts a serious stress on the "come and go" parking needs of the Center.

Thanks, Mary

P.S. The official notice sign which was near our monument sign at the corner of MLK/58th is gone and I don't see any notices on other street poles.

Mary Norton, Director  
North Oakland Senior Center  
5714 Martin Luther King, Jr. Way  
PHONE 510-597-5085  
FAX 510-597-5082

***Save-the-date! September 25***  
***Celebrating 15 years of Active Seniors since 1998***

**Klein, Heather**

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**From:** barbara ciu <thecius@yahoo.com>  
**Sent:** Wednesday, July 31, 2013 12:41 PM  
**To:** Klein, Heather  
**Subject:** Children's Hospital Proposal

To whom it may concern, City Of Oakland,

My husband and I own 719 54th Street, a multiple rental unit, and are strongly in favor of the proposed development by Children's Hospital.

We feel that it will be good for the City and the community surrounding the facilities. Children's Hospital fills a need no other facility can provide. We should all be grateful that they are here and taking care of children who need the special that care. The improvements they propose will be a huge improvement for them and benefit the community and patients.

No matter what the proposed change may be, especially in Oakland, there will always be those who are against it. As property owners in the neighborhood, we hope that all the proposed plans are approved. As taxpayers on three properties in Oakland, we are in favor of it.

Sincerely,  
Barbara and Sezar Ciu

## Klein, Heather

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**From:** Lauri TWITCHELL <twitchel@berkeley.edu>  
**Sent:** Sunday, July 28, 2013 10:25 AM  
**To:** Klein, Heather  
**Subject:** Childrens Hosp. Garden

Hi Heather,

I have been a volunteer for the Children's Hospital for several years helping with the little pollinator garden out back( the old entrance area). I am an Oakland neighbor and also a manager of Blake Garden, part of U.C. Berkeley's Landscape Architecture and Environmental Planning Dept. Often I come with students and volunteers from the garden to prune, mulch, fix irrigation etc. in the little garden and supply materials, mulch, pots, plants from Blake Garden. Long term patients use the garden for nature and art experiences. Visitors and staff use the area as well. Are there any plans to keep and even expand the garden?

Kind regards,

Lauri Twitchell

Lauri Twitchell, Blake Garden Manager  
Department of Landscape Architecture and Environmental Planning  
U.C. Berkeley  
70 Rincon Road  
Kensington, CA 94707  
510-524-2449  
[twitchel@berkeley.edu](mailto:twitchel@berkeley.edu)

## Klein, Heather

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**From:** Molly Goulet Bolt <mollybdenum@gmail.com>  
**Sent:** Friday, July 26, 2013 8:55 PM  
**To:** Klein, Heather  
**Subject:** Re: Children's Hospital Expansion City of Oakland Notice of Preparation of an Environmental Impact Report.

Dear Heather,

Thank you so much for distributing this information. We will attend several of the meetings. There are two main concerns about the plans that we have about the impact on the neighbors. First, the location of the helipad above 52nd St is likely to increase the noise from air traffic that already negatively impacts the neighbors. We have tried several times over the years to address the issue with the hospital, but it continues, so moving it closer is definitely a nuisance issue. Second, the placement of the parking entrance will likely create an even heavier burden on the local parking infrastructure. We would love to see Dover St at 53rd cordoned so that no northbound traffic can cross 53rd, while allowing southbound access. We are also in favor of permit parking below 55th St, paid by CHO, during construction and as long as their parking remains inadequate for staff and patients.

best,  
Molly Bolt  
670 54th St, Oakland

On Fri, Jul 26, 2013 at 4:24 PM, Klein, Heather <[HKlein@oaklandnet.com](mailto:HKlein@oaklandnet.com)> wrote:

Dear Interested Parties,

Children's Hospital has submitted a Request for Environmental Review and a Zoning Pre-Application to expand their existing medical services. The city has determined that an Environmental Impact Report is required for this project and attached is the Notice of Preparation (NOP) for your review.

The purpose of the NOP is to solicit participation in determining the scope of the EIR. Staff has scheduled several public scoping sessions on the EIR which are detailed in the attached Notice.

The goal of this Notice and e-mail is to provide the public with information and based on conversations with the hospital you are considered interested parties in this matter. However, please let me know if you would like to be removed from future City mailings regarding this project.

You can also contact me if you have any questions about the project or the EIR process. If you would like to provide comments on the EIR, please provide them to me no later than 5:00 on August 28, 2013

Best,



EDMUND G. BROWN JR.  
GOVERNOR

STATE OF CALIFORNIA  
GOVERNOR'S OFFICE of PLANNING AND RESEARCH  
STATE CLEARINGHOUSE AND PLANNING UNIT



KEN ALEX  
DIRECTOR

Notice of Preparation

July 26, 2013

To: Reviewing Agencies

Re: Children's Hospital and Research Center Oakland Master Plan Project  
SCH# 2013072058

Attached for your review and comment is the Notice of Preparation (NOP) for the Children's Hospital and Research Center Oakland Master Plan Project draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Heather Klein  
City of Oakland, Comm. & Economic Dev. Agency  
250 Frank H. Ogawa Plaza, Suite 3315  
Oakland, CA 94612

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan  
Director, State Clearinghouse

Attachments  
cc: Lead Agency

**Document Details Report  
State Clearinghouse Data Base**

**SCH#** 2013072058  
**Project Title** Children's Hospital and Research Center Oakland Master Plan Project  
**Lead Agency** Oakland, City of

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**Type** NOP Notice of Preparation  
**Description** The main purpose of the proposed project is to create new seismically compliant acute care facilities that meet the seismic safety requirements of SB 1953. The project would be constructed in two phases, and a completion would add ~327,017 sf of use, 40 hospital beds, 158 parking spaces, and a helistop. As a result, there would be an increase of ~71 patients, 157 visitor and 205 employees each day.

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**Lead Agency Contact**

**Name** Heather Klein  
**Agency** City of Oakland, Comm. & Economic Dev. Agency  
**Phone** (510) 238-3659 **Fax**  
**email**  
**Address** 250 Frank H. Ogawa Plaza, Suite 3315  
**City** Oakland **State** CA **Zip** 94612

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**Project Location**

**County** Alameda  
**City** Oakland  
**Region**  
**Cross Streets** 52nd Street and Martin Luther King Jr. Way  
**Lat / Long** 37° 50' 11.98" N / 122° 16' 1.09" W  
**Parcel No.** 14-1206-26-1, 14-1206-26-1, 14-1205-19-1, 14-1205-19-1, 14-1205-19-1, 14-1205-19-1, 015-1281-02-  
**Township** **Range** **Section** **Base**

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**Proximity to:**

**Highways** SR 24, I-980, I-580, I-80  
**Airports** No  
**Railways** Union Pacific  
**Waterways** San Francisco Bay  
**Schools** Multiple  
**Land Use** PLU: Medical Campus/Z: Medical Center (S-1) and Mixed Housing Type Residential (RM-2)/GPD: Institutional and Mixed Housing Type Residential Children's Hospital Oakland Research Institute site: PLU: Medical Research Facility/ZD: Neighborhood Commercial (CN-3) and Mixed Housing Type Residential (RM-2)/GPD: Neighborhood Center Mixed Use and Mixed Housing Type Residential

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**Project Issues** Aesthetic/Visual; Air Quality; Archaeologic-Historic; Geologic/Seismic; Noise; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Water Quality; Water Supply; Landuse; Cumulative Effects

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**Reviewing Agencies** Resources Agency; Department of Conservation; Office of Historic Preservation; Department of Parks and Recreation; Resources, Recycling and Recovery; Department of Fish and Wildlife, Region 3; Department of General Services; Office of Emergency Management Agency, California; Native American Heritage Commission; Public Utilities Commission; Caltrans, District 4; Department of Toxic Substances Control; Regional Water Quality Control Board, Region 2

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**Date Received** 07/26/2013 **Start of Review** 07/26/2013 **End of Review** 08/26/2013

# **NOP Distribution List**

**County:** Alameda

**SCH#**

**2013072058**

## Resources Agency

☒ Resources Agency  
Nadell Gayou

☐ Dept. of Boating & Waterways  
Nicole Wong

☐ California Coastal Commission  
Elizabeth A. Fuchs

☐ Colorado River Board  
Gerald R. Zimmerman

☒ Dept. of Conservation  
Elizabeth Carpenter

☐ California Energy Commission  
Eric Knight

☐ Cal Fire  
Dan Foster

☐ Central Valley Flood Protection Board  
James Herola

☒ Office of Historic Preservation  
Ron Parsons

☒ Dept of Parks & Recreation  
Environmental Stewardship Section

☒ California Department of Resources, Recycling & Recovery  
Sue O'Leary

☐ S.F. Bay Conservation & Dev't. Comm.  
Steve McAdam

☐ Dept. of Water Resources Agency  
Nadell Gayou

## Fish and Game

☐ Depart. of Fish & Wildlife  
Scott Flint  
Environmental Services Division

☐ Fish & Wildlife Region 1  
Donald Koch

☐ Fish & Wildlife Region 1E  
Laurie Harnsberger

☐ Fish & Wildlife Region 2  
Jeff Drongesen

☒ Fish & Wildlife Region 3  
Charles Amor

☐ Fish & Wildlife Region 4  
Julie Vance

☐ Fish & Wildlife Region 5  
Leslie Newton-Reed  
Habitat Conservation Program

☐ Fish & Wildlife Region 6  
Gabrina Gatchel  
Habitat Conservation Program

☐ Fish & Wildlife Region 6 I/M  
Heidi Sickler  
Inyo/Mono, Habitat Conservation Program

☐ Dept. of Fish & Wildlife M  
George Isaac  
Marine Region

## Other Departments

☐ Food & Agriculture  
Sandra Schubert  
Dept. of Food and Agriculture

☐ Depart. of General Services  
Public School Construction

☒ Dept. of General Services  
Anna Garbeff  
Environmental Services Section

☐ Dept. of Public Health  
Jeffery Worth  
Dept. of Health/Drinking Water

☐ Delta Stewardship Council  
Kevan Samsam

## Independent Commissions/Boards

☐ Delta Protection Commission  
Michael Machado

☒ Cal EMA (Emergency Management Agency)  
Dennis Castrillo

**County:** Alameda

☒ Native American Heritage Comm.  
Debbie Treadway

☒ Public Utilities Commission  
Leo Wong

☐ Santa Monica Bay Restoration  
Guangyu Wang

☐ State Lands Commission  
Jennifer Deleong

☐ Tahoe Regional Planning Agency (TRPA)  
Cherry Jacques

## Business, Trans & Housing

☐ Caltrans - Division of Aeronautics  
Philip Crimmins

☐ Caltrans - Planning  
Terri Pencovic

☒ California Highway Patrol  
Suzann Ikeuchi  
Office of Special Projects

☐ Housing & Community Development  
CEQA Coordinator  
Housing Policy Division

## Dept. of Transportation

☐ Caltrans, District 1  
Rex Jackman

☐ Caltrans, District 2  
Marcelino Gonzalez

☐ Caltrans, District 3  
Gary Arnold

☒ Caltrans, District 4  
Erik Alm

☐ Caltrans, District 5  
David Murray

☐ Caltrans, District 6  
Michael Navarro

☐ Caltrans, District 7  
Dianna Watson

☐ Caltrans, District 8  
Dan Kopulsky

☐ Caltrans, District 9  
Gayle Rosander

☐ Caltrans, District 10  
Tom Dumas

☐ Caltrans, District 11  
Jacob Armstrong

☐ Caltrans, District 12  
Marlon Regisford

## Cal EPA

Air Resources Board

☐ Airport/Energy Projects  
Jim Lerner

☐ Transportation Projects  
Douglas Ito

☐ Industrial Projects  
Mike Tollstrup

☐ State Water Resources Control Board  
Regional Programs Unit  
Division of Financial Assistance

☐ State Water Resources Control Board  
Student Intern, 401 Water Quality Certification Unit  
Division of Water Quality

☐ State Water Resources Control Board  
Phil Crader  
Division of Water Rights

☒ Dept. of Toxic Substances Control  
CEQA Tracking Center

☐ Department of Pesticide Regulation  
CEQA Coordinator

## Regional Water Quality Control Board (RWQCB)

☐ RWQCB 1  
Cathleen Hudson  
North Coast Region (1)

☒ RWQCB 2  
Environmental Document Coordinator  
San Francisco Bay Region (2)

☐ RWQCB 3  
Central Coast Region (3)

☐ RWQCB 4  
Teresa Rodgers  
Los Angeles Region (4)

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☒ Other office of Statewide Health Planning and Development

☐ Conservancy