

ATTACHMENT “E”

Clevenger, Ann

From: Susan Shawl <jazzfan1@sbcglobal.net>
Sent: Tuesday, November 12, 2013 3:51 PM
To: Pattillo, Chris; Whales, Jonelyn; jahazielbonillaoaklandpc@gmail.com; Coleman, Michael; Moore, Jim; nagrajplanning@gmail.com; EW.Oakland@gmail.com; Clevenger, Ann
Cc: Kaplan, Rebecca; Andre.Jones.ajones@oaklandnet.com; Chan, Ada; Kalb, Dan; Olga.Bolotina.obolotina@oaklandnet.com; Oliver.Luby.oluby@oaklandnet.com; Noel.Gallo.ngallo@oaklandnet.com; Karely.Ordaz.kordaz@oaklandnet.com; Larry.Reid.lreid@oaklandnet.com; Mossburg, Pat; Leon, Ray T.; McElhaney, Lynette; Wald, Zachary
Subject: Kaiser's garden

Hello Commissioners and Ms Clevenger;

As a north Oakland resident, I wish to state that I support an open gate for public access in the proposed fenced off area. We have all put up with Kaiser's constant construction in our area and the least they can do is give back to us by allowing us to enjoy the space.

Respectfully,
Susan Shawl

Clevenger, Ann

From: Tyra Butler <tyra.butler@yahoo.com>
Sent: Tuesday, November 12, 2013 1:59 PM
To: Clevenger, Ann
Subject: Case File# DR13-177 Kaiser Garden

Dear Ann Clevenger,

My name is Tyra Butler, and I am a registered nurse who has worked at Kaiser Oakland Medical Center for [number of years]. I also live near the medical center on Howe Street.

I am writing in support of my neighborhood's appeal of case file # DR13-177. We ask that you require Kaiser to make the large garden that it plans to landscape at the southwest corner of Piedmont and West Macarthur accessible to the public during the day through two wide gates on Piedmont and West Macarthur. We also ask that the fence surrounding the garden be no more than six feet tall.

I agree with our neighborhood's arguments that Kaiser's current proposal does not even come close to meeting the design criteria set by the master plan that require projects to promote pedestrian activity, activate the street, connect with bordering neighborhoods, and create inviting outdoor spaces.

But I want to offer my perspective as an RN about why fencing out patients, staff, members, and the public is bad for our health and the health of Oakland. Life at the hospital is extremely stressful, both for medical providers like myself and for patients and their family members, who are often struggling through a major medical emergency or problem. We need spaces like this garden to take a break, recharge, and connect with nature. I would love a space to eat lunch or take a quick walk without having to cross any busy streets.

The surrounding neighborhoods also need open, green spaces to provide some relief from the massive structures of the hospital complex.

Purposely separating us from this open space with a 7-foot tall iron fence is not only insulting and a waste of resources, it is psychologically unhealthy and damaging for everyone.

Please require Kaiser to make the garden publicly accessible so that the new medical center can be a better facility for us all.

Sincerely,

Tyra Butler

Clevenger, Ann

From: Carol R. Thomas <carolrn3@comcast.net>
Sent: Tuesday, November 12, 2013 1:37 PM
To: jahazielbonillaoaklandpc@gmail.com; Pattillo, Chris; Moore, Jim;
nagrajplanning@gmail.com; EW.Oakland@gmail.com; McElhaney, Lynette; Wald,
Zachary; Kalb, Dan; Bolotina, Olga; luciahwang@yahoo.com; Luby, Oliver; At Large;
Chan, Ada; Clevenger, Ann; Flynn, Rachel; Coleman, Michael
Subject: Support for Public Access to Kaiser Garden
Attachments: PPC letter to Oak Planning Commission.doc; ATT2083585.htm

Dear Planning Commission,

Attached is a letter form the Oakland Medical Center Professional Performance Committee regarding sentiments in support for public access for the proposed Kaiser Garden at the new Oakland facility.

Thank you,

Carol R Thomas
PPC Chair on behalf of the PPC

11/11/13

Dear Oakland Planning Commissioners:

On behalf of the Kaiser Permanente Oakland Medical Center RN Professional Practice Committee, a group of nurse-elected registered nurse leaders who work at this facility, we are writing to heartily support the appeal by surrounding neighborhoods of the new Oakland hospital complex to require Kaiser to make its planned, large garden at the southwest corner of Piedmont and West Macarthur publicly accessible during the day.

As nurses and advocates for our patients, we know this garden and green, open space would be a healing place for our patients and their family members. Most of them are going through an incredibly stressful period of their lives and could benefit from the opportunity to decompress by spending some time outdoors in nature. The garden is also convenient and more accessible for patients with mobility issues because they do not have to cross any busy streets or major intersections to get there. We also imagine that patients who are waiting for an appointment, a lab test, or to fill a prescription would appreciate a nearby garden to pass a little time.

As Kaiser employees who deal with life and death every day, we would all benefit greatly from having a nearby garden in which to sit, take a break, relax, eat our lunch, read a book, take a walk, meet a friend or coworker, and just enjoy nature.

We understand that Kaiser is obligated through the Kaiser Oakland Medical Center Master Plan to activate the corner and frontages of Piedmont Avenue and West Macarthur Boulevard, create a pedestrian friendly environment, make positive connections with surrounding neighborhoods, and create inviting outdoor spaces. A seven-foot tall iron fence separating Kaiser staff, patients, the community, and the public from a big garden does the exact opposite of what the city requires. But a public garden on that corner during the day would make the Oakland hospital complex such a better place for all of us and for the City of Oakland.

Please hold Kaiser to the standards and goals already set by the Oakland Planning Department and Oakland City Council. Help us all to really "thrive."

Sincerely,

Kaiser Oakland Medical Center Professional Practice Committee

Carol Thomas, RN, PPC Co-Chair
Susan Haas, RN, PPC Co-Chair
Kathy Donohue, RN, PPC
Nancy Maia, RN, PPC

Katy Roemer, RN, Quality Liaison
Gloria McKinley, RN, PPC
Bridgitte Allen, RN, PPC
Juliana Rather, RN, PPC
Jenna Dran, RN, PPC
Erik Advincula, RN, PPC
Tatyana Litvinova, RN, PPC
Erin Forquer, RN, PPC

11/11/13

Dear Oakland Planning Commissioners:

On behalf of the Kaiser Permanente Oakland Medical Center RN Professional Practice Committee, a group of nurse-elected registered nurse leaders who work at this facility, we are writing to heartily support the appeal by surrounding neighborhoods of the new Oakland hospital complex to require Kaiser to make its planned, large garden at the southwest corner of Piedmont and West Macarthur publicly accessible during the day.

As nurses and advocates for our patients, we know this garden and green, open space would be a healing place for our patients and their family members. Most of them are going through an incredibly stressful period of their lives and could benefit from the opportunity to decompress by spending some time outdoors in nature. The garden is also convenient and more accessible for patients with mobility issues because they do not have to cross any busy streets or major intersections to get there. We also imagine that patients who are waiting for an appointment, a lab test, or to fill a prescription would appreciate a nearby garden to pass a little time.

As Kaiser employees who deal with life and death every day, we would all benefit greatly from having a nearby garden in which to sit, take a break, relax, eat our lunch, read a book, take a walk, meet a friend or coworker, and just enjoy nature.

We understand that Kaiser is obligated through the Kaiser Oakland Medical Center Master Plan to activate the corner and frontages of Piedmont Avenue and West Macarthur Boulevard, create a pedestrian friendly environment, make positive connections with surrounding neighborhoods, and create inviting outdoor spaces. A seven-foot tall iron fence separating Kaiser staff, patients, the community, and the public from a big garden does the exact opposite of what the city requires. But a public garden on that corner during the day would make the Oakland hospital complex such a better place for all of us and for the City of Oakland.

Please hold Kaiser to the standards and goals already set by the Oakland Planning Department and Oakland City Council. Help us all to really "thrive."

Sincerely,

Kaiser Oakland Medical Center Professional Practice Committee

Carol Thomas, RN, PPC Co-Chair
Susan Haas, RN, PPC Co-Chair
Kathy Donohue, RN, PPC
Nancy Maia, RN, PPC

Katy Roemer, RN, Quality Liaison
Gloria McKinley, RN, PPC
Bridgitte Allen, RN, PPC
Juliana Rather, RN, PPC
Jenna Dran, RN, PPC
Erik Advincula, RN, PPC
Tatyana Litvinova, RN, PPC
Erin Forquer, RN, PPC

Clevenger, Ann

From: Lucia Hwang <luciahwang@yahoo.com>
Sent: Tuesday, November 12, 2013 1:01 PM
To: Pattillo, Chris; jahazielbonillaoaklandpc@gmail.com; Coleman, Michael; Moore, Jim; nagrajplanning@gmail.com; EW.Oakland@gmail.com; McElhaney, Lynette; Wald, Zachary; Kalb, Dan; Bolotina, Olga; Luby, Oliver; At Large; Chan, Ada; Clevenger, Ann; Flynn, Rachel
Cc: Sarah Cohen; Kate Dobbins; Lorri Arazi
Subject: Letter supporting public access to Kaiser's garden, a maximum fence height of 6 feet, and appeal of DR13-177

Dear Oakland planning commissioners:

I strongly support the Richmond Boulevard neighborhood's appeal of DR13-177 and the request by more than 1,595 people to make Kaiser's planned garden at the southwest corner of Piedmont and West Macarthur publicly accessible during the daytime and the fence no more than six feet tall.

Here are my top three reasons why:

1. It's bad urban planning. Kaiser would be perpetuating a huge dead zone along the lower Piedmont Avenue corridor that neighbors and the City of Oakland have been and are working hard to revitalize. This corridor connects the upper Piedmont Avenue commercial strip to the future redeveloped Broadway Valdez plan area, the new Sprouts Market at 30th, and to Uptown. Neighbors of the medical center have already been working with Kaiser since 2005 to ensure that Piedmont Avenue would not end up as the ugly, pedestrian-hostile "back side" of the hospital. This plan would reverse most of what we had accomplished.

Kaiser has already failed miserably in activating the Broadway side of its complex, another major and stated goal of the development in planning documents. Pedestrians walking north on Broadway along the complex now pass under the 580 freeway, a driveway entrance, the walls of a gigantic parking structure with absolutely no street level uses, another set of huge driveways that serve as the front entrance to the hospital, a long line of office windows that will be mostly dark at night, and a fire exit door. Don't let Kaiser kill the street frontage along Piedmont and Macarthur, too.

2. Fencing off this garden would be a tremendous waste of resources and insult to Kaiser's own staff, members, and neighbors. The garden is a valuable asset for hospital employees, patients and their family members, for nearby residents, and pedestrians to enjoy some greenery and open space, have a spot to eat lunch, relax, read a book, and stretch their legs. Patients and elderly people with mobility problems could access this garden without having to cross wide, busy streets and intersections. A public garden during the day would make the hospital complex such a better place for staff, members, the public, and the City of Oakland.

3. Kaiser's current proposal for that space is a violation of promises it has made to us and the City of Oakland to activate the corner of Piedmont and Macarthur, as well as the lengths of those two streets that border the hospital complex. These commitments are documented in the Kaiser Oakland Medical Center Master Plan, which was voted on by both the Oakland City Council and Planning

Commission in 2006, and include the following: promoting pedestrian activity along Piedmont and Macarthur; providing positive physical connections to the neighborhoods; providing street character and activity along Piedmont, Macarthur, and that corner; and creating inviting outdoor spaces. Unfortunately, planning department staff have not enforced the goals, principles, and guidelines in the master plan and have instead chosen to accept Kaiser's lazy solution of a permanently fenced-off space. Planning staff argues that only the overall hospital project's Condition of Approval #25 is applicable to this proposal. As we read it, condition of Approval #25 is fairly general and broad and gives planning department staff a great deal of discretion in deciding the use and design of this space. Again, unfortunately, planning department staff has failed to exercise that discretion. If we were planning staff and faced with a general, broad condition of approval that did not provide specifics, we would go back to the overarching master plan document which states clear goals, principles, and guidelines for that space.

We neighbors are asking for two simple and reasonable things that would go a long way toward meeting the street activation goals of the master plan and creating a more livable and walkable Oakland:

1. Public access to the garden during the day through wide gates on Piedmont and Macarthur

2. A maximum fence height of six feet

A publicly accessible garden during the day is what neighbors, Kaiser members and staff, and the people of Oakland overwhelmingly want. So far, 1,595 people have signed our online petition supporting public access to the garden, which you can view at <http://chn.ge/17qE4PK>.

We also want to note that Kaiser can well afford to open up the garden and invest a little money in maintaining and securing it. Putting aside that Kaiser's nonprofit status deprives the city of any property, state, and federal income and sales taxes it would otherwise have to pay, the San Francisco Business Times reports that Kaiser made **\$2.6 billion** in 2012 profit (they call it net income), and are scheduled to outpace that for 2013, already having posted profits of \$2.3 billion for the first three quarters of this year.

Thank you for your consideration.

Sincerely,

Lucia Hwang
Richmond Boulevard

Clevenger, Ann

From: Susan Martin <sdmartin1122@gmail.com>
Sent: Tuesday, November 12, 2013 12:42 PM
To: Clevenger, Ann
Subject: Kaiser Garden at MacArthur/Piedmont Avenue

Dear Ms. Clevenger,

Keeping this planned garden area behind a high locked fence, inaccessible even to the Kaiser staff that will be working in the new complex, is just plain stupid and selfish! I know a planted plot is more attractive and "green" than pavement, but if only the "gardeners" will see it, what's the point of having it at all?

I strongly support the idea of having a 6-foot fence and a gate that's unlocked during the day, and letting both your staff AND those of us who live and work in the immediate area be able to use and enjoy this space. What can be the harm in letting people take a break, enjoy their lunch, or just take a quick walk through the garden?

I do agree that the gates SHOULD be locked at night, say from 6 pm till 8 am.

Thank you for considering my comments.

Susan D. Martin
32 Glen Ave
Oakland, CA 94611
510-653-8551
sdmartin1122@gmail.com

Clevenger, Ann

From: Michele Rabkin <michelerab@gmail.com>
Sent: Tuesday, November 12, 2013 12:19 PM
To: Pattillo, Chris; Whales, Jonelyn; jahazielbonillaoaklandpc@gmail.com; Coleman, Michael; Moore, Jim; nagrajplanning@gmail.com; EW.Oakland@gmail.com; Clevenger, Ann; Kalb, Dan; At Large
Subject: Kaiser garden

Dear Oakland Planning Commissioners and City Council Members Kalb and Kaplan:

I am a resident of Oakland and a proud lifelong Kaiser member, receiving care at the Oakland Medical Center since I was a child (and now bringing my own child there). One of the things I particularly appreciate about visiting Kaiser is the beautiful landscaping that is maintained around all the facilities. I have always felt that the carefully tended plants and beautiful flowers perfectly mirrored the Kaiser motto of "Thrive," providing a real service not only to all Kaiser members but to the entire neighborhood.

I am disappointed to learn that Kaiser is planning to create a garden on one of its properties without allowing any public access. I can imagine that this decision was made in the spirit of efficiency, and perhaps related to the notion of the garden being temporary, but I feel strongly that this decision should be re-considered. For a huge organization like Kaiser, allocating the small additional amount of manpower it would take to unlock some garden gates in the morning and re-lock them at dusk, and perhaps empty a few trash cans, is certainly feasible. This is the only additional maintenance that would be required to create a public garden and a public good. Such a space would contribute to the beauty of our city, the health of our residents, and the good reputation of Kaiser as a civic institution that contributes to its community. That's a win-win-win.

Thank you for taking steps to convince Kaiser to do the right thing. I look forward to visiting the public green space that will result!

Sincerely,
Michele Rabkin
5908 Dover St
Oakland, CA 94609

Clevenger, Ann

From: Susan Martin <sdmartin1122@gmail.com>
Sent: Tuesday, November 12, 2013 12:14 PM
To: Clevenger, Ann
Subject: Kaiser Garden at MacArthur/Piedmont Avenue

Dear Ms. Clevenger,

Keeping this planned garden area behind a high locked fence, inaccessible even to the Kaiser staff that will be working in the new complex, is just plain stupid and selfish! I know a planted plot is more attractive and "green" than pavement, but if only the "gardeners" will see it, what's the point of having it at all?

I strongly support the idea of having a 6-foot fence and a gate that's unlocked during the day, and letting both your staff AND those of us who live and work in the immediate area be able to use and enjoy this space. What can be the harm in letting people take a break, enjoy their lunch, or just take a quick walk through the garden?

I do agree that the gates SHOULD be locked at night, say from 6 pm till 8 am.

Thank you for considering my comments.

Susan D. Martin
32 Glen Ave
Oakland, CA 94611
510-653-8551
sdmartin1122@gmail.com

Clevenger, Ann

From: kate dobbins <mkated@gmail.com>
Sent: Tuesday, November 12, 2013 10:36 AM
To: jahazielbonillaoaklandpc@gmail.com
Cc: Clevenger, Ann
Subject: Kaiser's planned garden at Pied/Mac

Dear Planning Commissioner Bonila:

Some reasons why I think you should vote to require Kaiser to open its planned garden at the corner of Piedmont/MacArthur to the public during daylight hours.

1. It's forward thinking. I want Oakland to encourage and reward pedestrians--rather than cars. The City can mandate walkable destinations, complexes of walkable destinations, and inviting/healthy corridors between destinations. A public accessible garden space at the corner of Piedmont/MacArthur will both encourage and reward pedestrian traffic.
2. Oakland officials should require developers to "give back" to the City/neighborhoods in exchange for being granted development rights. This principal is embedded in the current Broadway-Valdez proposal. Kaiser, the developer of a massive facility in the heart of the Mosswood-Piedmont Ave neighborhood, should not be exempted from this principal. A public accessible garden space at the corner of Piedmont/MacArthur acknowledges the developer's debt to community.
3. Kaiser makes a big deal (in neighborhood/K meetings) of how its employees volunteer, once a year, to clean Mosswood Park--of course, Kaiser owns all land on three sides of the Park, and a trashy park undercuts its image. But Kaiser performs no public service on the Piedmont side of its property--where neighbors are confronted 24/7 with its massive walls. A public accessible garden space at the corner of Piedmont/MacArthur could be Kaiser's way of recognizing the neighborhoods on its the south side.
4. In the long run, Kaiser gains more from opening its garden to the public than from enclosing it. Kaiser gets positive PR and spins an image of a community-centric facility.

I can go on and on. But a lot of what I have to say has been said often, and better, by others.

Please vote to support Oakland's neighborhoods and future, human-based growth.

Thanks for listening
Sincerely,
kate dobbins, kempton way

Clevenger, Ann

From: kate dobbins <mkated@gmail.com>
Sent: Tuesday, November 12, 2013 10:36 AM
To: Adhi Nagraj
Cc: Clevenger, Ann
Subject: Kaiser's planned garden at Pied/Mac

Dear Planning Commissioner Nagraj:

Some reasons why I think you should vote to require Kaiser to open its planned garden at the corner of Piedmont/MacArthur to the public during daylight hours.

1. It's forward thinking. I want Oakland to encourage and reward pedestrians--rather than cars. The City can mandate walkable destinations, complexes of walkable destinations, and inviting/healthy corridors between destinations. A public accessible garden space at the corner of Piedmont/MacArthur will both encourage and reward pedestrian traffic.
2. Oakland officials should require developers to "give back" to the City/neighborhoods in exchange for being granted development rights. This principal is embedded in the current Broadway-Valdez proposal. Kaiser, the developer of a massive facility in the heart of the Mosswood-Piedmont Ave neighborhood, should not be exempted from this principal. A public accessible garden space at the corner of Piedmont/MacArthur acknowledges the developer's debt to community.
3. Kaiser makes a big deal (in neighborhood/K meetings) of how its employees volunteer, once a year, to clean Mosswood Park--of course, Kaiser owns all land on three sides of the Park, and a trashy park undercuts its image. But Kaiser performs no public service on the Piedmont side of its property--where neighbors are confronted 24/7 with its massive walls. A public accessible garden space at the corner of Piedmont/MacArthur could be Kaiser's way of recognizing the neighborhoods on its the south side.
4. In the long run, Kaiser gains more from opening its garden to the public than from enclosing it. Kaiser gets positive PR and spins an image of a community-centric facility.

I can go on and on. But a lot of what I have to say has been said often, and better, by others.

Please vote to support Oakland's neighborhoods and future, human-based growth.

Thanks for listening
Sincerely,
kate dobbins, kempton way

Clevenger, Ann

From: kate dobbins <mkated@gmail.com>
Sent: Tuesday, November 12, 2013 10:36 AM
To: Moore, Jim
Cc: Clevenger, Ann
Subject: Kaiser's planned garden at Pied/Mac

Dear Planning Commissioner Moore:

Some reasons why I think you should vote to require Kaiser to open its planned garden at the corner of Piedmont/MacArthur to the public during daylight hours.

1. It's forward thinking. I want Oakland to encourage and reward pedestrians--rather than cars. The City can mandate walkable destinations, complexes of walkable destinations, and inviting/healthy corridors between destinations. A public accessible garden space at the corner of Piedmont/MacArthur will both encourage and reward pedestrian traffic.
2. Oakland officials should require developers to "give back" to the City/neighborhoods in exchange for being granted development rights. This principal is embedded in the current Broadway-Valdez proposal. Kaiser, the developer of a massive facility in the heart of the Mosswood-Piedmont Ave neighborhood, should not be exempted from this principal. A public accessible garden space at the corner of Piedmont/MacArthur acknowledges the developer's debt to community.
3. Kaiser makes a big deal (in neighborhood/K meetings) of how its employees volunteer, once a year, to clean Mosswood Park--of course, Kaiser owns all land on three sides of the Park, and a trashy park undercuts its image. But Kaiser performs no public service on the Piedmont side of its property--where neighbors are confronted 24/7 with its massive walls. A public accessible garden space at the corner of Piedmont/MacArthur could be Kaiser's way of recognizing the neighborhoods on its the south side.
4. In the long run, Kaiser gains more from opening its garden to the public than from enclosing it. Kaiser gets positive PR and spins an image of a community-centric facility.

I can go on and on. But a lot of what I have to say has been said often, and better, by others.

Please vote to support Oakland's neighborhoods and future, human-based growth.

Thanks for listening
Sincerely,
kate dobbins, kempton way

Clevenger, Ann

From: kate dobbins <mkated@gmail.com>
Sent: Tuesday, November 12, 2013 10:35 AM
To: EW.Oakland@gmail.com
Cc: Clevenger, Ann
Subject: Kaiser's planned garden at Pied/Mac

Dear Planning Commissioner Weinstein:

Some reasons why I think you should vote to require Kaiser to open its planned garden at the corner of Piedmont/MacArthur to the public during daylight hours.

1. It's forward thinking. I want Oakland to encourage and reward pedestrians--rather than cars. The City can mandate walkable destinations, complexes of walkable destinations, and inviting/healthy corridors between destinations. A public accessible garden space at the corner of Piedmont/MacArthur will both encourage and reward pedestrian traffic.
2. Oakland officials should require developers to "give back" to the City/neighborhoods in exchange for being granted development rights. This principal is embedded in the current Broadway-Valdez proposal. Kaiser, the developer of a massive facility in the heart of the Mosswood-Piedmont Ave neighborhood, should not be exempted from this principal. A public accessible garden space at the corner of Piedmont/MacArthur acknowledges the developer's debt to community.
3. Kaiser makes a big deal (in neighborhood/K meetings) of how its employees volunteer, once a year, to clean Mosswood Park--of course, Kaiser owns all land on three sides of the Park, and a trashy park undercuts its image. But Kaiser performs no public service on the Piedmont side of its property--where neighbors are confronted 24/7 with its massive walls. A public accessible garden space at the corner of Piedmont/MacArthur could be Kaiser's way of recognizing the neighborhoods on its the south side.
4. In the long run, Kaiser gains more from opening its garden to the public than from enclosing it. Kaiser gets positive PR and spins an image of a community-centric facility.

I can go on and on. But a lot of what I have to say has been said often, and better, by others.

Please vote to support Oakland's neighborhoods and future, human-based growth.

Thanks for listening
Sincerely,
kate dobbins, kempton way

Clevenger, Ann

From: kate dobbins <mkated@gmail.com>
Sent: Tuesday, November 12, 2013 10:35 AM
To: Coleman, Michael; Clevenger, Ann
Subject: Kaiser's planned garden at Pied/Mac

Dear Planning Commissioner Coleman:

Some reasons why I think you should vote to require Kaiser to open its planned garden at the corner of Piedmont/MacArthur to the public during daylight hours.

1. It's forward thinking. I want Oakland to encourage and reward pedestrians--rather than cars. The City can mandate walkable destinations, complexes of walkable destinations, and inviting/healthy corridors between destinations. A public accessible garden space at the corner of Piedmont/MacArthur will both encourage and reward pedestrian traffic.
2. Oakland officials should require developers to "give back" to the City/neighborhoods in exchange for being granted development rights. This principal is embedded in the current Broadway-Valdez proposal. Kaiser, the developer of a massive facility in the heart of the Mosswood-Piedmont Ave neighborhood, should not be exempted from this principal. A public accessible garden space at the corner of Piedmont/MacArthur acknowledges the developer's debt to community.
3. Kaiser makes a big deal (in neighborhood/K meetings) of how its employees volunteer, once a year, to clean Mosswood Park--of course, Kaiser owns all land on three sides of the Park, and a trashy park undercuts its image. But Kaiser performs no public service on the Piedmont side of its property--where neighbors are confronted 24/7 with its massive walls. A public accessible garden space at the corner of Piedmont/MacArthur could be Kaiser's way of recognizing the neighborhoods on its the south side.
4. In the long run, Kaiser gains more from opening its garden to the public than from enclosing it. Kaiser gets positive PR and spins an image of a community-centric facility.

I can go on and on. But a lot of what I have to say has been said often, and better, by others.

Please vote to support Oakland's neighborhoods and future, human-based growth.

Thanks for listening
Sincerely,
kate dobbins, kempton way

Clevenger, Ann

From: Michael Bass <riovi@aol.com>
Sent: Tuesday, November 12, 2013 10:12 AM
To: Clevenger, Ann
Subject: Kaiser Garden

Dear Ann Clevenger

I would like to join my neighbors in urging you to require Kaiser Permanente to open its planned garden to the public during daylight hours and keep the height of the garden fence to a human scale of six feet.

As a resident of the Piedmont Avenue neighborhood and a Kaiser member, I feel that having an accessible garden would be a great asset to the community by providing a lovely place for neighbors, Kaiser patients and staff to enjoy. Families, and especially children, would recognize the new Kaiser Campus as a positive contribution to the neighborhood, as an open garden would send a message of welcoming to all.

Sincerely,
Michael Bass
19 Rio Vista Avenue

Clevenger, Ann

From: Russell Landers <russ@chinyakare.com>
Sent: Tuesday, November 12, 2013 9:43 AM
To: Pattillo, Chris; Whales, Jonelyn; jahazielbonillaoaklandpc@gmail.com; Coleman, Michael; Moore, Jim; nagrajplanning@gmail.com; EW.Oakland@gmail.com; Clevenger, Ann; McElhaney, Lynette; Kalb, Dan; At Large
Cc: Sarah Cohen; Lucia Hwang
Subject: Kaiser's opportunity for day-time open-space: Piedmont Avenue at MacArthur Boulevard

Dear Oakland Planning Commission, and City Councilmembers Lynette McElhaney, Dan Kalb and Rebecca Kaplan,

Our family have lived on Brook Street, in the neighborhood of Kaiser Oakland for 19 years. We have also been health plan members of Kaiser-Permanente for the same period of time. My daughter was born in the Oakland hospital. The health care services and professionals of Kaiser Oakland are very important to us.

Please require Kaiser to keep the planned garden at the corner of MacArthur Boulevard and Piedmont Avenues open during daylight hours. Kaiser is a powerful institution that benefits hugely from the communities in which it stands. It has a responsibility to be a good leader and collaborator in these communities. What better opportunity to do this than to provide a public garden space during the day to its patients, staff and neighbors? Visiting a garden is good for your physical, mental and emotional health.

As I understand it, Kaiser is shying away from this opportunity because of fears of crime. Of course, crime in Oakland and in our neighborhood concerns us all. But would a garden open during the day actually increase crime in the area? It seems to us that it would create a daytime presence that would decrease it.

As for the general dangers of crime, we can't shut down open spaces such as Mosswood Park. We can't build high fences around our front yards. We can't prohibit our children from playing in our front yards. We can't lock ourselves in our houses all day. Of course, we have to take reasonable precautions for our property and our persons. But our real security lies in building strong ties with our neighbors and community. We have to get out there and connect with our neighbors!

A garden with daytime access for patients, staff and community, is MEDICINE for Kaiser and for our community. Like many of us do, when we are afraid of change, Kaiser is resisting this medicine. Please, require Kaiser open up the garden during the day. It is for the good of all.

Respectfully yours,

Russ Landers
Oakland, CA

Clevenger, Ann

From: RBlakely <blakely52@sbcglobal.net>
Sent: Tuesday, November 12, 2013 8:13 AM
To: Clevenger, Ann
Subject: Kaiser Park Issue

I support the opening of The Kaiser Park to the public and I hope you do as well. Kaiser makes a huge amount of money that comes directly from Oakland's citizens. Their decision to close off the park area to the public makes no sense. By opening the park during the day they send the message that they appreciate the vibrant community of Oakland and are willing to add to its ever growing beauty. If they decide to keep the park closed to the public, they are sending the opposite message.

Please support the public opening of the park. Kaiser can certainly afford the costs on maintaining it and the public certainly deserves it.

Thank you,
Richard Blakely

Clevenger, Ann

From: Bill McCarthy <bdmccarthy@ucdavis.edu>
Sent: Tuesday, November 12, 2013 8:07 AM
To: Clevenger, Ann

I write, as an Oakland resident, to voice my support for requiring Kaiser to open its planned garden to the general public during the day and to build a shorter fence than proposed. As the petition on Change.org notes,

Kaiser's current plan to fence off that land violates many different goals, principles, and guidelines of the Kaiser Oakland Medical Center Master Plan that require Kaiser to activate its property's bordering streets, connect with neighborhoods, promote pedestrian activity, and create inviting outdoor spaces. It also violates principles of community that Oakland Planning Commissioners hold dear.

Sincerely

--

Bill McCarthy

Clevenger, Ann

From: NOBLE janet <janetnoble@yahoo.com>
Sent: Tuesday, November 12, 2013 7:10 AM
To: Kalb, Dan; luciahwang@yahoo.com; Clevenger, Ann
Subject: Trial public access ideas for Kaiser's new corner garden

Dear friends, per Lucia Hwang's suggestion, I have communicated some ideas regarding Kaiser's planned garden, and I wished to copy you with what I have written. Thanks, Janet Noble

11-12-2013

Dear Ms. Pattillo,

I live near 41st and Howe Streets and I am a Kaiser member. I try to keep informed about neighborhood issues, but I am not a true "mover and shaker." I attended the last Planning Commission meeting regarding the Safeway project at 51st & Pleasant Valley and was very impressed with all the great improvements that had resulted due to a very successful negotiation process.

I applaud the neighbors who have spoken up on the issue of the locked garden. It would definitely be optimal for there to be daytime public access. However, being on the opposite corner of the extremely problematic bar (Edouard-Sousez), I can totally understand that it would require exceptional care, strategy and vigilance to keep such a park safe and not overwhelmed by loitering and trash.

I'd just like to throw in my 2 cents:

Could Kaiser be helped and guided on how to have a *trial* of daytime access? Perhaps there could be a volunteer group (of citizens helped by Kaiser staff) to help them monitor the situation in the garden and keep it clean?

One possible idea: Perhaps (paid) volunteer time in the garden could be a possibility for Kaiser employees? I suggest this as I have recently learned that this is apparently a policy at Kaiser to allow some paid time off for public service work.

I recently went to my first Lake Merritt volunteer Tuesday cleanup last week (and will return next week) and I was very impressed to run into two Kaiser employees who were seeking volunteer opportunities for themselves (and co-employees).

Having this new corner garden open for public use during the day might possibly put it in for consideration as a provisional "gift" to the public which Kaiser employees could sign up for some volunteer time in the garden. Time could be spent picking up litter, weeding, and generally checking to be sure there were no

problems. Perhaps employees could fulfill their public service time in even short 30 minute garden volunteer stints -- which would be a win-win for having the employees enjoy some fresh air and a little exercise that doesn't come out of their personal lunch and break time allotments. Just an idea -- and I also think it would be a good idea to have neighbors commit to being on a list of "friends of the corner park." I would be willing to volunteer for 30 minutes a month!

Thank you very much for your consideration of this issue.

Sincerely,

*Janet Noble
4125 Howe Street
Oakland, CA 94611
510-653-6243*

Clevenger, Ann

From: cat bellinger <drycreekcat@gmail.com>
Sent: Tuesday, November 12, 2013 7:09 AM
To: Clevenger, Ann
Subject: Kaiser Garden

I think access to garden environments create healing and grounding to people. The beauty and serenity offered by these settings is vital for every human in our community. I find it perplexing and question why Kaiser which claims to be a HEALTH facility would limit people from enjoying their garden. Possibly the pure act of invitation and not limitation to a beautiful environment would create more healing. Warmly your Oakland Native, Cat Bellinger

Clevenger, Ann

From: William Ware <willpower182@yahoo.com>
Sent: Tuesday, November 12, 2013 7:08 AM
To: Clevenger, Ann
Subject: Kaiser open space

I have lived in this neighborhood for over twenty years now and my wife and I have been active participants in forming neighborhood watch. We feel very strongly that a fence at the new Kaiser park will be an eye sore and encourage criminal activity. Please keep this area open to the public.

Thank you William Ware

Sent from my iPad

Clevenger, Ann

From: Fizz <lizzfizz@gmail.com>
Sent: Monday, November 11, 2013 10:21 PM
To: At Large; Chan, Ada; Jones, Andre; Kalb, Dan; Bolotina, Olga; Luby, Oliver; Mossburg, Pat; Ordaz, Karely; Leon, Ray T.; Reid, Larry; Gallo, Noel; McElhaney, Lynette; Wald, Zachary; Pattillo, Chris; Whales, Jonelyn; jahazielbonillaoaklandpc@gmail.com; Coleman, Michael; Moore, Jim; nagrajplanning@gmail.com; EW.Oakland@gmail.com; Clevenger, Ann
Subject: Kaiser Garden

I'm writing to add my concern regarding the walled-off Kaiser garden proposed for Piedmont Ave @ West MacArthur.

I've lived in the area for over 13 years and am heavily involved in the neighborhood. I organize monthly clean-ups for the creek area in Glen Echo Park and also plan our Annual National Night Out event as well as kickstarting the Neighborhood Watch.

Early on in the Kaiser development, in 2003, I was asked to participate in the meetings to help Kaiser work with the Richmond Blvd. Neighborhood Association. I participated in monthly meetings and put a lot of energy into helping them communicate with my neighbors. I remember clearly that the corner of Piedmont Ave and West MacArthur was designated as a public area with a cafe at sidewalk level.

The idea that this would now be turned into some sort of walled garden "only accessible to Kaiser gardeners" is completely insulting and ridiculous. I'm exhausted by all their games and silliness which is why I'm so late writing this. Please consider the neighborhood's request to hold Kaiser to the original plan of making this area available to the people who can enjoy it.

Thanks for your time

Lizz Milota
Richmond Blvd. Neighborhood Association

Clevenger, Ann

From: Elisabeth Soeurs <esoeurs@sbcglobal.net>
Sent: Saturday, November 09, 2013 9:32 PM
To: Pattillo, Chris; jahazielbonillaoaklandpc@gmail.com; Coleman, Michael; Moore, Jim; Whales, Jonelyn; nagrajplanning@gmail.com; EW.Oakland@gmail.com
Cc: Clevenger, Ann; McElhaney, Lynette; Wald, Zachary; Kalb, Dan; Luby, Oliver; At Large; Chan, Ada
Subject: Kaiser Planned Garden at Piedmont and West Mac Arthhur

Dear Members of the Planning Commission,

We are members of Kaiser Permanente and live close to the site of the new Kaiser hospital. We enjoy walking in our neighborhood and strongly believe that an open garden space would further enhance our inviting pedestrian environment and foster a healthy and friendly community.

We are asking you to require Kaiser Permanente to give public access during the day to the planned garden at the SW corner of Piedmont and West Macarthur through two wide gates, and limit height of fencing to six feet. This is a great opportunity for Kaiser to help us thrive.

Sincerely,

Elisabeth Soeurs and André Jones (56, Montell St)

Clevenger, Ann

From: KV Cohen <kvcohen@earthlink.net>
Sent: Thursday, November 07, 2013 4:15 PM
To: Clevenger, Ann
Subject: Fwd: OPEN THE NEW KAISER GARDENS TO THE PUBLIC

Dear Planning Commissioners:

I am writing to express my strong support of requiring Kaiser Permanente to give public access to the planned garden at the southwest corner of Piedmont and West MacArthur. The need for shared, open space is critical to the health and well-being of any community. I am a Kaiser member. My daughter-in-law is a Kaiser doctor. I see this as good for Kaiser, not something anyone should be against. At my Kaiser facility in Los Angeles, there is a beautiful courtyard where I can sit and rest and catch my breath. On the days there is a farmers' market, I especially like spending time in the courtyard. Kaiser just does not realize what a wonderful opportunity this is. The citizens of Oakland are counting on you to lead the way.

Best regards,

Katherine Cohen

Clevenger, Ann

From: Lisa Jervis <lisa@delightfullycranky.com>
Sent: Tuesday, November 05, 2013 7:00 PM
To: Pattillo, Chris; Whales, Jonelyn; jahazielbonillaoaklandpc@gmail.com; Coleman, Michael; Moore, Jim; nagrajplanning@gmail.com; EW.Oakland@gmail.com; Clevenger, Ann; Kalb, Dan; Luby, Oliver; At Large; Chan, Ada
Subject: Kaiser garden issue

Dear Planning Commission members--

I am writing about the proposed closed-to-all-but-the-gardeners Kaiser garden at Piedmont and West Macarthur.

As a resident of the neighborhood, and as a Kaiser member, I am appalled by the idea of a walled-off garden that is only ever entered by those who are hired to maintain it. It's against the whole idea of a garden and, more important, it would have a negative impact on the neighborhood. Not only would it be a missed opportunity--a publicly accessible garden would do so much to make that corridor more walkable--but it is worse than a building or even a parking lot.

A landscaped space being intentionally walled off and kept from neighborhood use sends the message that the residents of and visitors to our neighborhood aren't worthy of access to the space. Our neighborhood (and all of Oakland!) deserves better.

I urge you to require Kaiser to allow public daytime access to the garden.

Respectfully,
Lisa Jervis
3751 Latimer Place (at West Macarthur)
Oakland, CA 94609

Clevenger, Ann

From: Lynn Hansen <lynn_hansen@sbcglobal.net>
Sent: Tuesday, November 05, 2013 9:42 AM
To: Whales, Jonelyn; jahazielbonillaoaklandpc@gmail.com; Coleman, Michael; Moore, Jim; nagrajplanning@gmail.com; E.W.Oakland@gmail.com; Clevenger, Ann; McElhaney, Lynette; Wald, Zachary; Kalb, Dan; Luby, Oliver; At Large; Chan, Ada
Subject: Kaiser Garden

Hi: I am a Kaiser member and am very happy with the medical care that I receive through Kaiser. But, I believe that Kaiser should be a good neighbor. The Kaiser garden should be publically accessible, open and made available to the community during daylight hours. To allow this green-space resource to be fenced off and unavailable to the public is unacceptable and completely inexcusable. I am asking you to vote against this proposal. Oakland residents need open, green space to enhance the livability of the city. Please show that you care about the quality of life in Oakland and vote to make this garden publically accessible and a public asset. Thank you.....Lynn Hansen

Lynn Hansen, Esq.
Law Offices of Lynn Hansen
3911 Harrison Street
Oakland, CA 94611
tel: (510) 595-1964
fax: (510) 653-8889
email: lynn_hansen@sbcglobal.net

Clevenger, Ann

From: Igal Levy <textractor@yahoo.com>
Sent: Tuesday, November 05, 2013 8:58 AM
To: Pattillo, Chris; Whales, Jonelyn; jahazielbonillaoaklandpc@gmail.com; Coleman, Michael; Moore, Jim; nagrajplanning@gmail.com; EW.Oakland@gmail.com; Clevenger, Ann
Cc: McElhaney, Lynette; Wald, Zachary; Kalb, Dan; Luby, Oliver; At Large; Chan, Ada
Subject: Kaiser Garden at SW corner of Piedmont and West Macarthur

To All Concerned,

Please DO NOT ALLOW Kaiser to fence off the planned garden at the southwest corner of Piedmont and West Macarthur. We need more access to green space, not less. For Kaiser to build a garden that is visible to the community but not accessible is insulting and wasteful.

Igal D. Levy
Oakland resident

Clevenger, Ann

From: Doriell Lautt <thelautts@msn.com>
Sent: Tuesday, November 05, 2013 8:14 AM
To: Pattillo, Chris; Whales, Jonelyn; jahazielbonillaoaklandpc@gmail.com; Coleman, Michael; Moore, Jim; nagrajplanning@gmail.com; EW.Oakland@gmail.com; Clevenger, Ann; McElhaney, Lynette; Wald, Zachary; Kalb, Dan; Luby, Oliver; At Large
Subject: Kaiser's Walled-Off Garden at Piedmont Avenue and West MacArthur

Dear Oakland Planning Commission,

As a Kaiser Permanente member and a longtime resident in the area of Piedmont Avenue, I respectfully request that you require Kaiser Oakland to open up the planned garden at Piedmont Avenue and West MacArthur for access to the public.

Kaiser's current plan to fence off that land violates many different goals, principles, and guidelines of the Kaiser Oakland Medical Center Master Plan that require Kaiser to activate its property's bordering streets, connect with neighborhoods, promote pedestrian activity, and create inviting outdoor spaces. It also violates what the company itself preaches through its "Thrive" advertising campaign!

Opening up that corner as a publicly accessible garden during the day would achieve many of the medical center's master plan goals and overall city goals of creating a more livable and walkable Oakland. Plus, it just makes good, common sense.

What we are asking is quite reasonable. There are many examples of privately owned property in Oakland and San Francisco that is accessible to the public, including: Kaiser's own rooftop garden at 20th and Webster streets and Serenity Garden in back of its medical office building at 3701 Broadway; Mountain View and St. Mary's cemeteries; the large, public plaza surrounding the Cathedral of Christ the Light at Lake Merritt; and Levi Plaza Park near the SF Embarcadero.

Sincerely,

Doriell Lautt

39 York Drive

Piedmont, CA 94611

Clevenger, Ann

From: jennifertipton@gmail.com on behalf of Jennifer Rose <jennifervrose@gmail.com>
Sent: Monday, November 04, 2013 1:28 PM
To: Pattillo, Chris; Whales, Jonelyn; jahazielbonillaoaklandpc@gmail.com; Coleman, Michael; Moore, Jim; nagrajplanning@gmail.com; EW.Oakland@gmail.com
Cc: McElhaney, Lynette; Wald, Zachary; Kalb, Dan; Luby, Oliver; At Large; Chan, Ada; Clevenger, Ann
Subject: Regarding Kaiser Garden Project and Upcoming Hearing 11/20

Dear Planning Commissioner:

I am writing to urge you to require Kaiser Permanente, the owner of the property at the SW corner of Piedmont Ave & MacArthur Blvd, to:

- Open its planned garden to the public during daylight hours;
- Install two wide gates in the planned fencing to allow for the public's access: one gate facing MacArthur Blvd and one gate facing Piedmont Ave, between the corner and the hospital's Emergency entrance;
- Limit the fencing to six feet.

I am a homeowner and resident of the area and for - several reasons - strongly believe that the garden should be open, with wide gates, for public use.

Opening this garden during the day for public use could be a first act in linking upper Piedmont Ave to the Broadway-Valdez development. Not only would Kaiser be regarded as an exemplary corporate citizen, but it would be a huge step in turning that particular location into a more community-friendly area.

A garden "destination" at the corner of Piedmont/MacArthur--even if only temporarily, until Kaiser builds out the site--supports the proposed Broadway-Valdez development plan, which envisions streetscape and landscape improvements along Piedmont Ave between Broadway and 580, a particularly blight-filled part of the neighborhood that has gone undeservedly ignored until recently.

The Broadway-Valdez Plan may take 20-30 years to implement; we don't know how many years this site at Piedmont/Mac will remain "empty" of a new Kaiser structure.

A 7' high wrought iron fence with pickets 4" apart erected along Piedmont Ave is no better than the old MacArthur/Broadway Center's concrete wall. The fence kills street activation and makes Piedmont Ave a dead zone.

Fencing off the site along the length of Piedmont Ave from the corner to the ER entrance sends a loud message: STAY AWAY; OUR PROPERTY; YOU ARE "OUTSIDERS." Very unfriendly, un-neighborly, a bad corporate citizen!

Safety is hardly a valid issue, concerning opening space up to the public. With a very large and public park (literally across the street), there is no greater draw for "vagrants" than already presented with the park that the community has worked together, ensuring the public remains safe.

I urge you to require Kaiser to open this garden for public access during daylight hours. It would be magnificent, an asset for our community, for Kaiser's staff and patients, and for Oakland. It could be a first act for creating the kind of city we want to live in.

Sincerely,
Jennifer Rose

3768 Ruby Street
Oakland, CA 94609

Clevenger, Ann

From: Lauren Brener <lbrener@mindspring.com>
Sent: Monday, November 04, 2013 1:16 PM
To: Pattillo, Chris; Whales, Jonelyn; jahazeilbonillaoaklandpc@gmail.com; Coleman, Michael; Moore, Jim; nagrajplanning@gmail.com; EW.Oakland@gmail.com; McElhaney, Lynette; Wald, Zachary
Cc: Kalb, Dan; Luby, Oliver; At Large; Chan, Ada; Clevenger, Ann
Subject: Planned garden at Kaiser Permanente

Dear Planning Commissioners:

I am writing to express my strong support of requiring Kaiser Permanente to give public access during the day to the planned garden at the southwest corner of Piedmont and West MacArthur through two wide gates, and to limit the fencing height to no more than six feet. The need for shared, open space is critical to the health and well-being of any community, and particularly one that is underserved in many areas. The citizens of Oakland are counting on and appreciate your support.

Best regards,

Lauren Brener

Clevenger, Ann

From: Richard Trafford-Owen <richard@traffordowen.com>
Sent: Saturday, November 02, 2013 8:31 AM
To: Pattillo, Chris; Whales, Jonelyn; jahazielbonillaoaklandpc@gmail.com; Coleman, Michael; Moore, Jim; nagrajplanning@gmail.com; EW.Oakland@gmail.com
Cc: Clevenger, Ann; McElhaney, Lynette; Wald, Zachary; Kalb, Dan; Luby, Oliver; At Large; Chan, Ada
Subject: Please make the Kaiser garden at Piedmont and MacArthur publicly accessible

Oakland Planning Commision:

I am writing with regard to the proposed enclosed Kaiser garden at Piedmont and MacArthur.

- I live about a block away and travel locally on foot much of the time
- I am enormously appreciative of the business that Kaiser brings to Piedmont Avenue, which helps to keep our unique neighbourhood economically viable
- Because of the size of Kaiser's buildings and the scale of their properties, they have a dominant impact on the public
- Piedmont Avenue, South of MacArthur is not integrated with the North side since it has no publicly accessible amenities
- I occasionally walk in the Kaiser garden accessible from Cerrito and enjoy it immensely
- I often walk to Mosswood park
- Public access to the Kaiser garden at Piedmont and MacArthur would be a huge boon to the neighbourhood
- In contrast, closing off the garden will create an ambience of segregation that would negatively impact the experience of being on foot
- I can guess at some of the concerns Kaiser might have, but can also imagine mitigating solutions and encourage the designers to explore these

It is therefore very important to me that the Kaiser garden be accessible in some kind of way to the public during the day time and I request the planning commission to consider my request and to act upon it.

Regards,

Richard Owen
Yosemite Avenue, Oakland

cc: staff and council members

Clevenger, Ann

From: Joe Chojnacki <joe.chojnacki@gmail.com>
Sent: Tuesday, October 29, 2013 2:21 PM
To: Clevenger, Ann
Subject: Fwd: Oakland Kaiser garden @ Piedmont & Macarthur

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

From: **Joe Chojnacki** <joe.chojnacki@gmail.com>
Date: Tue, Oct 29, 2013 at 2:20 PM
Subject: Oakland Kaiser garden @ Piedmont & Macarthur
To: pattillo@pgadesign.com, jaw1123@aol.com, jahazielbonillaoaklandpc@gmail.com,
Michael@mbcarch.com, jmoore.ocpc@gmail.com, nagrajplanning@gmail.com, EW.Oakland@gmail.com,
Imcelhaney@oaklandnet.com, zwald@oaklandnet.com, "Kalb, Dan" <dkalb@oaklandnet.com>,
oluby@oaklandnet.com, atlarge@oaklandnet.com, achan1@oaklandnet.com
Cc: mail@change.org

Dear City Planners,

I live 3 blocks from Kaiser Oakland, and am also a Kaiser member. I write to ask you to require Kaiser Oakland to keep its word in being a good neighbor to this prime part of Oakland in which it already has a very heavy footprint.

Specifically, I ask that you require Kaiser to make the garden at Piedmont & Macarthur open to the public, and lower the proposed fence height. Our community has welcomed Kaiser in, but they refuse to welcome us back.

Our neighborhood has already suffered excess noise, dust and traffic impacts as a result of years-long construction, in addition to the permanent increase in vehicle traffic that has clogged both Piedmont, Howe, and Macarthur streets. These are traffic impacts that occur from just the buildings that are open already - the coming opening of the massive new hospital across Macarthur will undoubtedly lead to further deterioration of traffic conditions in the neighborhood.

Add to this that Kaiser is now planning on creating a fenced-off dead zone on the corner of Piedmont and Macarthur, and the conclusion I'm left with is that Kaiser is happy to take from the community but reluctant to give back. It would take so little effort on Kaiser's part to use the garden to enrich its surroundings, but instead it has chosen to erect a fence greater than 6' tall to barricade itself from the street. This not only sends a hostile message to the community, but creates hundreds of feet of sidewalk devoid of opportunity for public interaction. Already, Kaiser owns massive buildings on at least half of four blocks in the area, and their huge edifices consist of long, flat walls with isolated entrances. Their long stretches of property on neighborhood streets (Manila, Broadway, Macarthur, 38th, Cerrito, Howe, Piedmont) are dead zones for commercial activity and degrade the neighborhood/pedestrian experience. It's no accident that retail activity and commercial enterprise nosedives at the Kaiser portions of these streets - not only is there no space for retail, but the long walks along blank walls discourage pedestrian traffic.

New development in Oakland must be made to adhere to Complete Streets design principles, seeking to enrich pedestrian experience wherever possible, if our city is ever going to become the thriving, bustling, gem of a community that we know it can be. Every project approved that does not enrich the urban fabric is an opportunity lost and a step backward in our quest to better our community. For a location between thriving

Piedmont Ave and the proposed Broadway Valdez revitalization initiative, I fear that you the planners are dropping the ball on creating vital, vibrant street connections.

Where is the transit planning to go along with these projects? Where is the ground floor retail to maintain the character of the neighborhood? Where is the public benefit, when our roads are clogged, massive walls are erected next to the sidewalk, and massive blocks of retail space are taken out of the equation? These projects don't have to be so detrimental to their neighborhoods - if only they were planned better. Why wouldn't Kaiser want to be in a community that felt enriched by its presence? And why don't our city representatives ensure that that's the case?

Please help our neighborhood turn this around. Please require that Kaiser do right by us by installing two wide-opening gates for public access during daylight hours, and a fence no greater than 6' tall.

Thank you,
Joe Chojnacki
4177 Montgomery St.

Clevenger, Ann

From: DBuckter <dbuckter@aol.com>
Sent: Tuesday, October 29, 2013 10:15 AM
To: Clevenger, Ann
Subject: Please open up Kaiser's park.

Ann Clevenger, Oakland Planning Department

I'm proud to be a Kaiser member. Have been for 6 decades! No time here to recount all the good that Kaiser has done for me and my family.

This proposed park plan seems completely out of keeping with the Kaiser ethic I've come to trust, admire, and feel proud of.

Please find a more Kaiser (family and community like) solution.

Respectfully,

Don Buckter
1369 29th Ave.
San Francisco, Ca.
94122

November 1, 2013

Oakland Planning Commission

Attn: Ann Clevenger

Case File Number A13373, NW corner of Piedmont Avenue and West MacArthur Boulevard, Kaiser Permanente Medical Center, Phase 2.

My name is Harry Eisenberg and I am a consultant to the Chow restaurant group that is working with the City of Oakland to establish a new business nearby the new Kaiser Permanente Medical Center in Oakland.

In meetings and conversations with the Piedmont Avenue Neighborhood Improvement League (PANIL) and during our due diligence we became aware of what appeared to be criminal activity during night time hours at a local bar. PANIL had raised their concerns with the Oakland Police Department (OPD) at various times over the years without long-term resolution. However, no one ever documented the problems in preparation for meetings with the OPD.

Due to a natural concern for the safety of both our employees and customers and an interest in helping some "to-be" neighbors who are tremendously stressed and scared to leave their homes during the evening hours, we hired a private investigator to document safety and criminal activity issues at the bar. This was an undercover operation and strictly confidential with only two members of PANIL aware of the investigation.

Surveillance was conducted on three separate nights outside and one night both inside and outside the bar. With our private investigator's reports in hand, we met with the head of security of Kaiser Permanente (Kaiser) which operates in the same vicinity of the bar. Our investigator's reports were shared with Kaiser as well as the OPD.

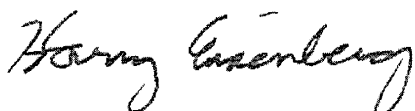
Kaiser held a community meeting on the evening October 24, 2013, to discuss various issues on the progress of their construction of the new Kaiser medical facilities on W. MacArthur Boulevard. At that meeting an issue was also raised as to a proposed garden which Kaiser wants accessible only to landscaping maintenance staff. There are members of the general public who want the garden to be open during daytime hours for use by the general public during daytime hours.

A Kaiser representative announced to the entire audience that a private company had hired a private detective and had a lot of crime information about drug dealing and other crimes at the bar. The Kaiser representative was making the point that there are unsafe conditions during the day time because of the bar and that was good reason not to have the garden open to the public.

The Chow restaurant group nor I wish our investigative reports to be used in any way other than what was intended. The Kaiser representative, in an underhanded way, used our documentation of night time crime issues to state that these same conditions exist during the day time. This is simply not the case. No safety or criminal activities have been noted at the bar or in the surrounding areas during the day time.

Under penalties of perjury I declare this statement to be true and accurate.

Sincerely,

A handwritten signature in cursive script that reads "Harry Eisenberg".

Harry Eisenberg

Chow restaurant group representative

HAND-DELIVERED

November 12, 2013

Re: The Kaiser Garden at southwest corner of Piedmont Ave and MacArthur Blvd
Case File Number: A13273 (related to DR13177 and DR07496)

To the Oakland Planning Commission:

Please find enclosed documents in support of the Richmond Blvd neighbors' appeal in the above-referenced matter, submitted on November 12, 2013 per agreement with Oakland Planning Department staff. These documents are organized as follows:

- I) The Community Vision
 - a. Street Concept Drawings of the Garden
 - b. The Petition in Support of the Appeal
 - i. Petition language
 - ii. Petition signatories (1,584 as of 11-10-13)
 - iii. Signatories' comments
- II) Privately-owned Public Open Spaces (POPOS): Best Practices
 - a. The Good, The Bad, and The Ugly
 - i. Good: Kaiser's Rooftop Garden at 20th and Webster
 - ii. Good: Christ the Light Cathedral at Grand and Harrison
 - iii. Good: 12th Street Parking Garage at 12th and Clay
 - iv. Good: Mountain View Cemetery at end of Piedmont Avenue
 - v. Good: St Leo's Catholic Church on Piedmont Avenue
 - vi. Good: Kaiser's Pass-through on Piedmont Avenue (the "Thrive Zone")
 - vii. Bad: Kaiser's Serenity Garden on Manila Avenue
 - viii. Ugly: Pixar Studios in Emeryville
 - b. Current Thinking in Urban Design
 - i. Oakland Gets It (sometimes)
 - 1. Broadway Valdez District Specific Plan
 - a. pp. 140-141: Private Realm
 - b. Appendix C: Design Guidelines
 - i. 2.1.2 Crime Prevention through Environmental Design
 - ii. 2.1.3 On-site Open Spaces

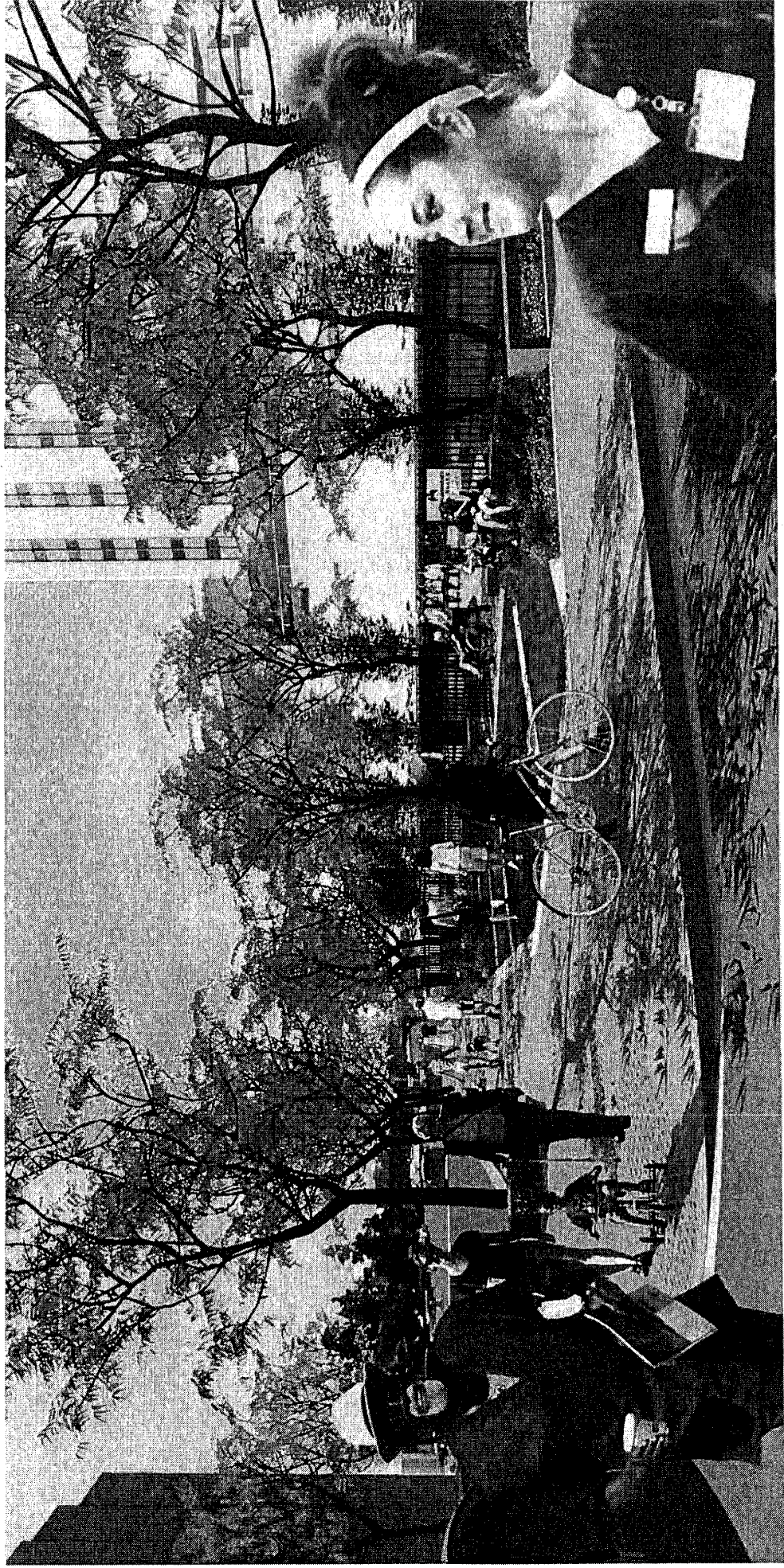
- ii. San Francisco Gets It, too.
 - 1. San Francisco Planning Department POPOS website screenshot
 - 2. Map of POPOS
- III) Media coverage
 - a. *Oakland Local* article of 10-28-13: "Community Residents Battle Plans for Private Kaiser Garden"
 - b. *Chronicle* articles by John King
 - i. S.F. Guide to Private Sites for Public Use
 - ii. Privately-owned Public Spaces: Guidance Needed
 - iii. Little-known Open Spaces enhance downtown S.F.
 - c. Kaiser's financials, San Francisco Business Times
 - i. Kaiser Permanente 2012 profits
 - ii. Kaiser Permanente 2013 profits up to Q3
- IV) References
 - a. Richmond Blvd neighbors' Appeal: DR13-177
 - b. Chapter 17.101D, D-KP, Kaiser Permanente Oakland Medical Center District Zones Regulations
 - c. Kaiser Permanente Oakland Medical Center Master Plan
 - d. Phase 2 Hospital Project Conditions of Approval

If you have any further questions, please do not hesitate to call. I can be reached at (510) 414-6005.

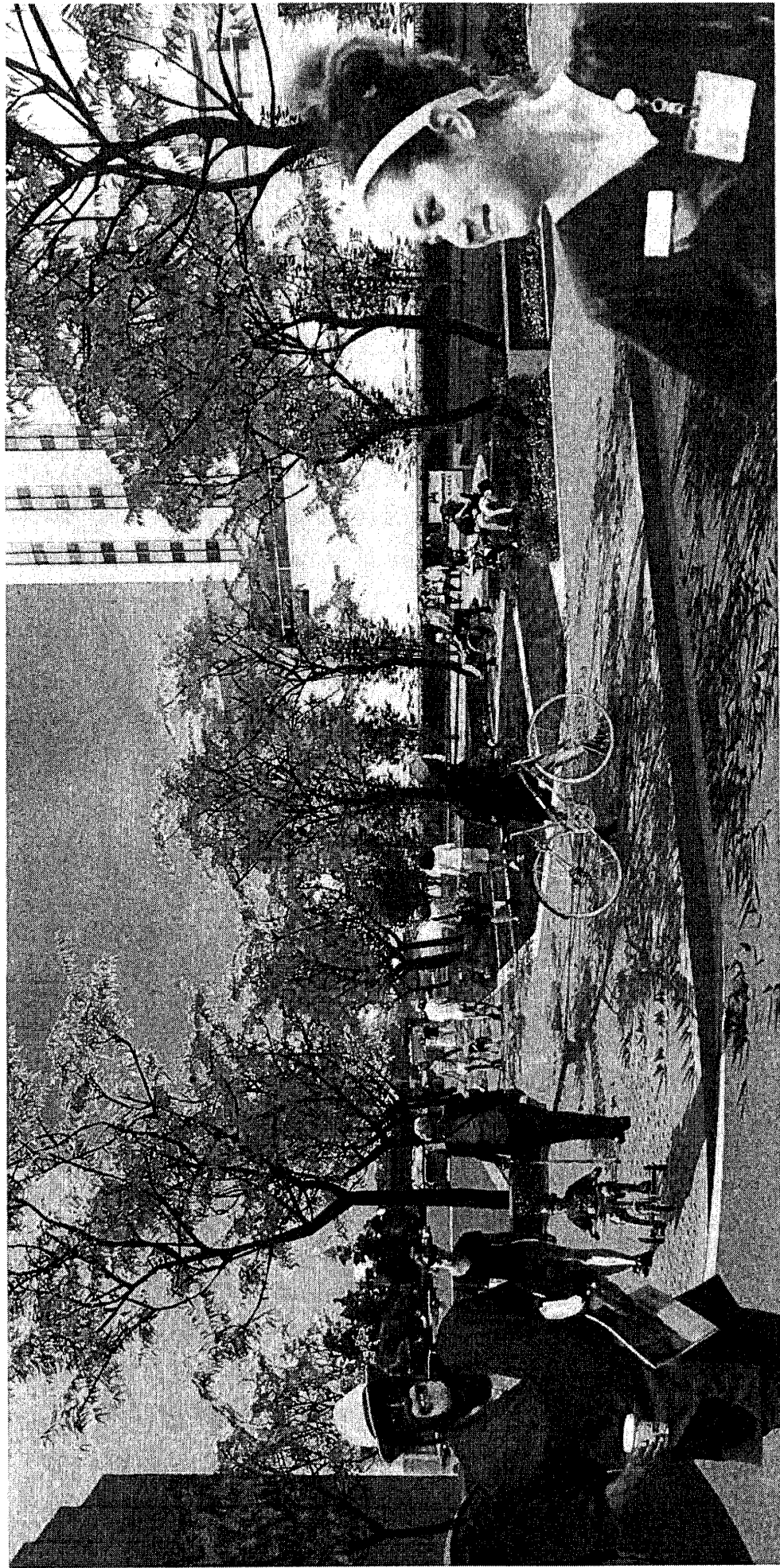
Sincerely,

A handwritten signature in black ink, appearing to read 'Sarah Cohen', with a long horizontal flourish extending to the right.

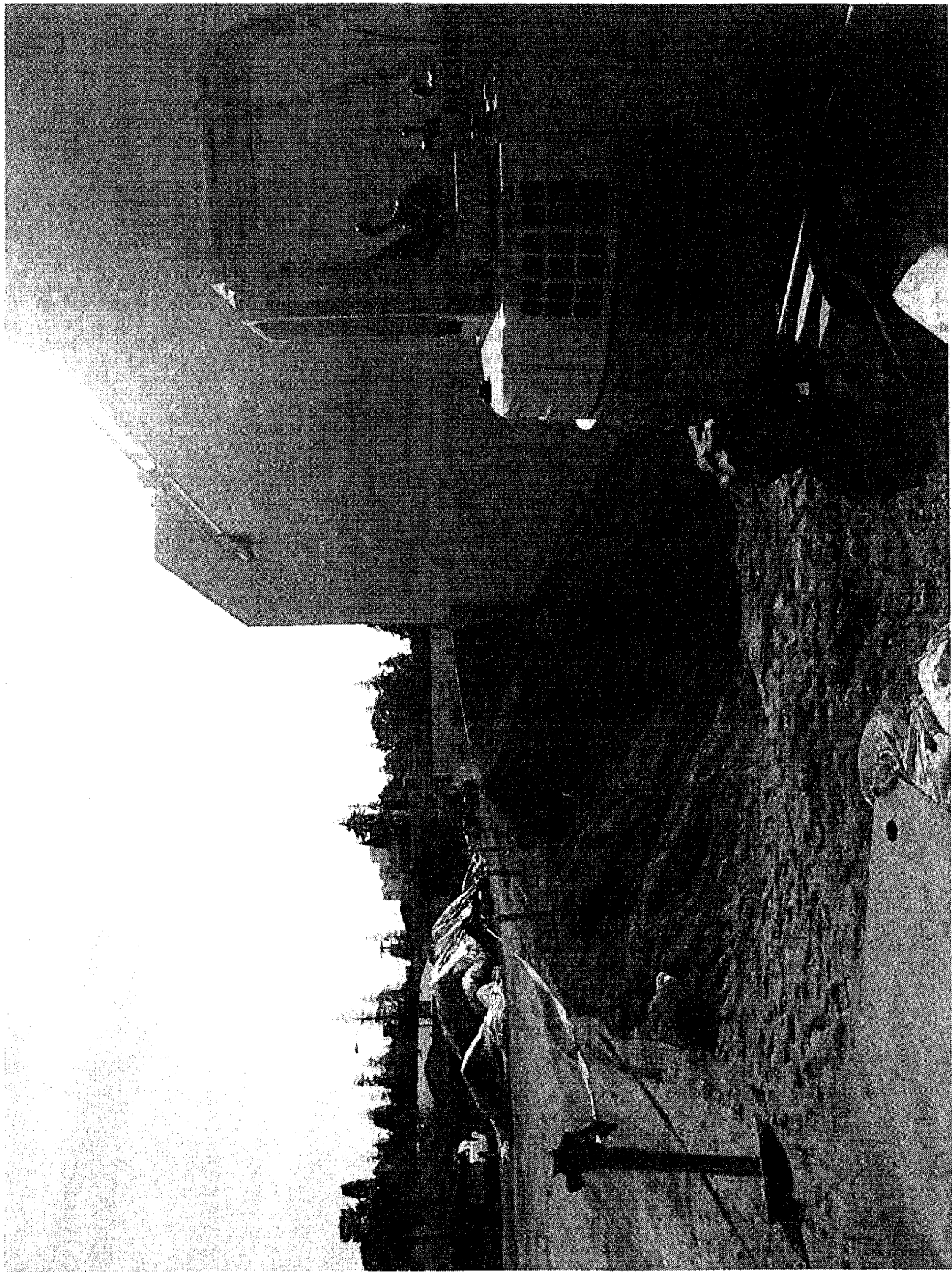
Sarah Cohen, Appellant
On behalf of Richmond Blvd Neighbors



COMMUNITY VISION STREET CONCEPT WITH FENCE



COMMUNITY VISION STREET CONCEPT WITHOUT FENCE



HOSPITAL WALL FACING LOWER PIEDMONT AVENUE

- [Change.org](#)
- - [Start a petition](#)
 - [Browse](#)

Search

1. [Log in](#)



- [Petitioning Oakland Planning Commission](#)

Oakland Planning Commission : Require Kaiser Permanente to give public access during the day to the planned garden at SW corner of Piedmont and West Macarthur through two wide gates, and limit height of fencing to six feet.

1. 1.

2. Petition by

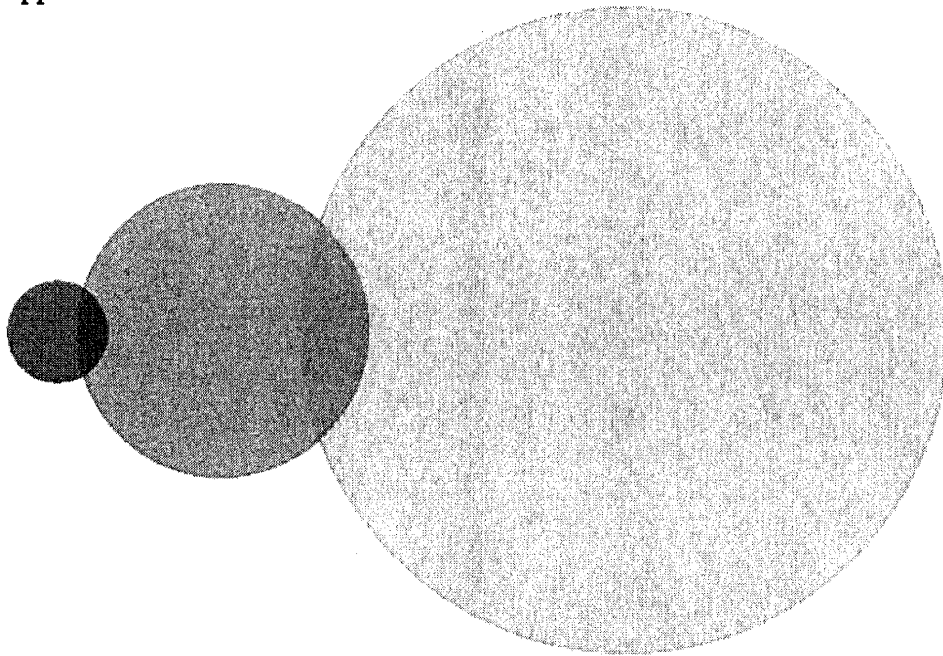
[Sarah Cohen](#)

Oakland, CA

Multiply Your Impact

Turn your signature into dozens more by sharing this petition and recruiting people you know to sign.

YOU
YOUR
FRIENDS
170
avg.
THEIR
FRIENDS
10,000
approx.



Kaiser Permanente is planning to create a large, 35,000 sq. ft. garden at the southwest corner of Piedmont Avenue and West Macarthur, and to enclose the entire space with a 7-foot-tall iron fence. According to Kaiser, no one -- not Kaiser staff, patients, members, nor the public -- will be allowed inside the garden. "Only gardeners" will step foot inside. Kaiser was required by the city to landscape the area because it indefinitely postponed construction of a medical office building there.

Neighbors of the complex think this is wrong, and have filed an appeal to the Oakland Planning Commission asking that commissioners require Kaiser to make the garden accessible to the public during the day through two wide gates, one on Piedmont and one on Macarthur, and to limit the height of the fencing to no more than 6 feet.

Supporters of public access believe that cutting off such an important city corner with a tall fence would basically kill the city's best shot at reclaiming that long stretch of Piedmont Avenue as a critical pedestrian corridor. Lower Piedmont Avenue potentially links all fledgling development along Broadway (starting all the way from Downtown and Uptown, Broadway/Valdez, and the coming Sprouts market at 30th) with upper Piedmont Avenue. Fencing off that area would essentially create a dead zone on Piedmont Avenue and perpetuate the pedestrian unfriendly environment that existed before with the M/B Center building. It's also a waste of what could be a wonderful asset for everyone: Employees could have a place to eat lunch or take a break, patients and family members could have

a space to recharge or wait for appointments, pedestrians could have a spot to rest, and nearby residents could enjoy the greenery and open space.

Kaiser's current plan to fence off that land violates many different goals, principles, and guidelines of the Kaiser Oakland Medical Center Master Plan that require Kaiser to activate its property's bordering streets, connect with neighborhoods, promote pedestrian activity, and create inviting outdoor spaces. It also violates what the company itself preaches through its "Thrive" advertising campaign!

Opening up that corner as a publicly accessible garden during the day would achieve many of the medical center's master plan goals and overall city goals of creating a more livable and walkable Oakland. Plus, it just makes good, common sense.

What we are asking is quite reasonable. There are many examples of privately owned property in Oakland and San Francisco that is accessible to the public, including: Kaiser's own rooftop garden at 20th and Webster streets and Serenity Garden in back of its medical office building at 3701 Broadway; Mountain View and St. Mary's cemeteries; the large, public plaza surrounding the Cathedral of Christ the Light at Lake Merritt; and Levi Plaza Park near the SF Embarcadero.

Though the garden is meant to be temporary until Kaiser decides to build on the land, there is a good chance that whatever is put there now will remain that way for upwards of 15 years.

So please help us convince the Oakland Planning Commission to require Kaiser to make the garden publicly accessible by signing this petition! The commission does consider the will of Oakland residents in its decisions, so every signature matters.

To:

Require Kaiser Permanente to give public access during the day to the planned garden at SW corner of Piedmont and West Macarthur through two wide gates, and limit height of fencing to six feet.

Sincerely,
[Your name]

News

1. Updated start time for appeal hearing: 8 p.m. Nov. 20, Oakland City Hall



by Sarah Cohen
Petition Organizer

We learned that the Oakland Planning Commission intends to hear this item at 8 p.m. Please arrive around 7:45 to fill out a speaker card if you wish to give public comment. If you don't but are willing to cede your time to another speaker with planned, but longer, remarks, fill out a card and indicate so on the card.

2. Reached 1,500 signatures

3. **November 20 is date of appeal hearing!**



by Sarah Cohen
Petition Organizer

Everyone, the hearing where this appeal will be heard and decided by the Oakland Planning Commission is set for November 20. We need to pack that room, so if you are local, please attend. Wear green to show you support public access to the garden!

Date: November 20, 2013

Time: 6 p.m.

Location: Hearing room 1, Oakland City Hall, 1 Frank Ogawa Plaza, at corner of Broadway and 14th Street

4. **Oakland Local covers our appeal for public access!**



by Sarah Cohen
Petition Organizer

<http://oaklandlocal.com/2013/10/community-residents-battle-plans-for-private-kaiser-garden/>

change.org

Recipient:

Letter: Greetings,

Require Kaiser Permanente to give public access during the day to the planned garden at SW corner of Piedmont and West Macarthur through two wide gates, and limit height of fencing to six feet.

Signatures

| Name | Location | Date |
|---------------------|-------------------------------|------------|
| Lucia Hwang | Oakland, CA, United States | 2013-10-15 |
| kate dobbins | oakland, CA, United States | 2013-10-15 |
| Brent Woodard | Oakland, CA, United States | 2013-10-15 |
| Lisa Jervis | Oakland, CA, United States | 2013-10-15 |
| nicolas tyhurst | Oakland, CA, United States | 2013-10-15 |
| Mary Rogers | Oakland, CA, United States | 2013-10-15 |
| Julie Waters | Oakland, CA, United States | 2013-10-15 |
| Brian Nelson | Oakland, CA, United States | 2013-10-15 |
| Kevin Dupre | Oakland, CA, United States | 2013-10-15 |
| Emma Lierley | Oakland, CA, United States | 2013-10-15 |
| William Ware | Oakland, CA, United States | 2013-10-15 |
| Allan Ayres | Oakland, CA, United States | 2013-10-15 |
| Robijn van Giesen | Oakland, CA, United States | 2013-10-15 |
| Julian Borrill | Oakland, CA, United States | 2013-10-15 |
| Amy Ortega | Oakland, CA, United States | 2013-10-15 |
| Andrew Groeschel | Oakland, CA, United States | 2013-10-15 |
| Naomi Schiff | Oakland, CA, United States | 2013-10-15 |
| Denise Siard | oakland, CA, United States | 2013-10-15 |
| Alex Saingchin | Oakland, CA, United States | 2013-10-15 |
| megan bahta | oakland, CA, United States | 2013-10-15 |
| Jennifer Rose | Oakland, CA, United States | 2013-10-15 |
| Earl Price | Oakland, CA, United States | 2013-10-15 |
| Matt Thompson | Oakland, CA, United States | 2013-10-15 |
| Joanna Eby | Oakland, CA, United States | 2013-10-15 |
| Celine Liu | Oakland, CA, United States | 2013-10-15 |
| Karolina Bufka | Oakland, CA, United States | 2013-10-15 |
| Ashleyanne Krigbaum | Oakland, CA, United States | 2013-10-15 |
| Mark Nicola | Oakland, CA, United States | 2013-10-15 |
| Mary Schmidt | Titusville, FL, United States | 2013-10-15 |
| Catherine Cusick | Oakland, CA, United States | 2013-10-15 |

| Name | Location | Date |
|--------------------|----------------------------------|-------------|
| Carol Brzezinski | Oakland, CA, United States | 2013-10-15 |
| Carla Dunn | San Francisco, CA, United States | 2013-10-15 |
| Sandeep Brar | Oakland, CA, United States | 2013-10-15 |
| William Sommers | Oakland, CA, United States | 2013-10-15 |
| Chuck Mignacco | Oakland, CA, United States | 2013-10-15 |
| James Hagedorn | Oakland, CA, United States | 2013-10-15 |
| zachary wallace | Oakland, CA, United States | 2013-10-15 |
| Joann Lee | Oakland, CA, United States | 2013-10-15 |
| jennifer Benitez | oakland, CA, United States | 2013-10-15 |
| Lise Thogersen | OAKLAND, CA, United States | 2013-10-15 |
| tim ferman | oakland, CA, United States | 2013-10-15 |
| Gretchen Till | Oakland, CA, United States | 2013-10-15 |
| Jesse Bernal | Oakland, CA, United States | 2013-10-15 |
| Jessica Strick | Oakland, CA, United States | 2013-10-15 |
| Michael Bass | Oakland, CA, United States | 2013-10-15 |
| cat chang | oakland, CA, United States | 2013-10-15 |
| Heather Davison | Oakland, CA, United States | 2013-10-15 |
| Tisha Barros | Columbus, OH, United States | 2013-10-15 |
| Stacie Drese | Oakland, CA, United States | 2013-10-15 |
| Andy McNeil | Oakland, CA, United States | 2013-10-15 |
| Susan Dray | Oakland, CA, United States | 2013-10-15 |
| Jeanne Swartz | Oakland, CA, United States | 2013-10-15 |
| Megan Chen Porter | Oakland, CA, United States | 2013-10-15 |
| sabine freudiger | Oakland, CA, United States | 2013-10-15 |
| Lisa Silverman | Oakland, CA, United States | 2013-10-15 |
| Ani Thompkins | oakland, CA, United States | 2013-10-15 |
| Ines Lejarraga | Oakland, CA, United States | 2013-10-15 |
| Karen Witham | Oakland, CA, United States | 2013-10-15 |
| Jennifer Bevington | Oakland, CA, United States | 2013-10-15 |
| Leanne Nhan | Oakland, CA, United States | 2013-10-15 |
| Scott Vickers | Denver, CO, United States | 2013-10-15 |
| Stacia McMillan | Oakland, CA, United States | 2013-10-15 |

| Name | Location | Date |
|---------------------|----------------------------------|------------|
| Daria Taback | Oakland, CA, United States | 2013-10-15 |
| Elise Ackerman | Oakland, CA, United States | 2013-10-15 |
| Meg Stalcup | Seattle, WA, United States | 2013-10-15 |
| Siobhan Hayes | San Francisco, CA, United States | 2013-10-15 |
| Susan Lamberth | Oakland, CA, United States | 2013-10-16 |
| Erik Szabados | Oakland, CA, United States | 2013-10-16 |
| carole r. brown | oakland, CA, United States | 2013-10-16 |
| Kyle Parker | Oakland, CA, United States | 2013-10-16 |
| Elisabeth Soeurs | Oakland, CA, United States | 2013-10-16 |
| Constance Ford | Oakland, CA, United States | 2013-10-16 |
| Hillary Carey | Oakland, CA, United States | 2013-10-16 |
| John Gulino | Oakland, CA, United States | 2013-10-16 |
| Kathryn Ching | Oakland, CA, United States | 2013-10-16 |
| Christen Soares | Oakland, CA, United States | 2013-10-16 |
| Constance Ericson | oakland, CA, United States | 2013-10-16 |
| karen goodman | oakland, CA, United States | 2013-10-16 |
| Joshua Craze | Oakland, CA, United States | 2013-10-16 |
| Jennifer Phillips | Albuquerque, NM, United States | 2013-10-16 |
| Daniel Schottenfeld | Oakland, CA, United States | 2013-10-16 |
| Bryan Payne | Oakland, CA, United States | 2013-10-16 |
| Meredith Abrams | Oakland, CA, United States | 2013-10-16 |
| sarah tsalbins | Oakland, CA, United States | 2013-10-16 |
| Paul Cirolia | Oakland, CA, United States | 2013-10-16 |
| André Jones | Oakland, CA, United States | 2013-10-16 |
| Erik Thogersen | Oakland, CA, United States | 2013-10-16 |
| Deborah Frye | Oakland, CA, United States | 2013-10-16 |
| Sibyl Diver | Oakland, CA, United States | 2013-10-16 |
| Sarah Cohen | Oakland, CA, United States | 2013-10-16 |
| Deirdre Snyder | Oakland, CA, United States | 2013-10-16 |
| Alice Reidenouer | El Cerrito, CA, United States | 2013-10-16 |
| Ralph Garcia | Rawlins, WY, United States | 2013-10-16 |
| Lizz MilotaFizz | Oakland, CA, United States | 2013-10-16 |

| Name | Location | Date |
|------------------------|----------------------------------|-------------|
| Jennifer Wong | Berkeley, CA, United States | 2013-10-16 |
| Alan Morgenstern | Oakland, CA, United States | 2013-10-16 |
| Louise Milota | Kensington, CA, United States | 2013-10-16 |
| Lorri Arazi | Oakland, CA, United States | 2013-10-16 |
| Andrea Kiefer | Oakland, CA, United States | 2013-10-16 |
| Rebecca Cheung | Oakland, CA, United States | 2013-10-16 |
| Gabrielle Rosi | Oakland, CA, United States | 2013-10-16 |
| Carolyn Choy | Oakland, CA, United States | 2013-10-16 |
| Howard Herman | Oakland, CA, United States | 2013-10-16 |
| Ilene Abrams | Oakland, CA, United States | 2013-10-16 |
| brian pearson | Oakland, CA, United States | 2013-10-16 |
| Mary Eisenhart | Oakland, CA, United States | 2013-10-16 |
| Sara Glaser | Oakland, CA, United States | 2013-10-16 |
| Christine WilderAbrams | Oakland, CA, United States | 2013-10-16 |
| Sally McCaffrey | Oakland, CA, United States | 2013-10-16 |
| sally abrams | san francisco, CA, United States | 2013-10-16 |
| juli shore-sonke | oakland, CA, United States | 2013-10-16 |
| Julia Gilden | Oakland, CA, United States | 2013-10-16 |
| Sara Crystal | Oakland, CA, United States | 2013-10-16 |
| erika bernheimer | Oakland, CA, United States | 2013-10-16 |
| Karen Hohman | Burbank, CA, United States | 2013-10-16 |
| Merrit Savener | Oakland, CA, United States | 2013-10-16 |
| Matt Savener | Oakland, CA, United States | 2013-10-16 |
| jess strange | oakland, CA, United States | 2013-10-16 |
| Innosanto Nagara | Oakland, CA, United States | 2013-10-16 |
| Jeff Altman | OAKLAND, CA, United States | 2013-10-16 |
| Eric Soares | Oakland, CA, United States | 2013-10-16 |
| Wendy Clymer | Oakland, CA, United States | 2013-10-16 |
| EC Brandon | Oakland, CA, United States | 2013-10-16 |
| Shawdee Eshghi | Oakland, CA, United States | 2013-10-16 |
| Laurie Robinson | Oakland, CA, United States | 2013-10-16 |
| Katie Winters | Oakland, CA, United States | 2013-10-16 |

| Name | Location | Date |
|-------------------------|----------------------------------|-------------|
| Jensen Coffey | Cotati, CA, United States | 2013-10-16 |
| Adam Weber | Hood River, OR, United States | 2013-10-16 |
| Jamila Hubbard | Oakland, CA, United States | 2013-10-16 |
| Kathy Logee | roseville, CA, United States | 2013-10-16 |
| Colin Close | SANTA ROSA, CA, United States | 2013-10-16 |
| Aditi Rao | Oakland, CA, United States | 2013-10-16 |
| Terri OConnor | San Francisco, CA, United States | 2013-10-16 |
| Robert Ortiz | Phoenix, AZ, United States | 2013-10-16 |
| Jenna Henry-Wagner | Oakland, CA, United States | 2013-10-16 |
| rebecca unter | san francisco, CA, United States | 2013-10-16 |
| Brianna Travis | San Pablo, CA, United States | 2013-10-16 |
| Tiffany VanBuren | Oakland, CA, United States | 2013-10-16 |
| Jeff Pilisuk | Oakland, CA, United States | 2013-10-16 |
| Valerie Winemiller | Oakland, CA, United States | 2013-10-16 |
| Jan Gobeille | Oakland, CA, United States | 2013-10-16 |
| Mark Ostrom | Oakland, CA, United States | 2013-10-16 |
| Juliette Wilk | Oakland, CA, United States | 2013-10-16 |
| M'Lisa Kelley | Berkeley, CA, United States | 2013-10-17 |
| Joan Rose | Roseville, CA, United States | 2013-10-17 |
| Ceren Baysan | Oakland, CA, United States | 2013-10-17 |
| karen carpenter | oakland, CA, United States | 2013-10-17 |
| Charlene Milgrim | oakland, CA, United States | 2013-10-17 |
| donna Daniels | Oakland, CA, United States | 2013-10-17 |
| John Cascio | Oakland, CA, United States | 2013-10-17 |
| Sarah Noonan | Utica, NY, United States | 2013-10-17 |
| Melanie Wentz | Albany, CA, United States | 2013-10-17 |
| Loren Bentley Tammero | Oakland, CA, United States | 2013-10-17 |
| pamela boskin | oakland, CA, United States | 2013-10-17 |
| Kimberly Oka | Oakland, CA, United States | 2013-10-17 |
| Henry Joseph Trapp | Oakland, CA, United States | 2013-10-17 |
| Mandolin Kadera-Redmond | Oakland, CA, United States | 2013-10-17 |
| Alison Cohen | Oakland, CA, United States | 2013-10-17 |

| Name | Location | Date |
|---|---------------------------------|-------------|
| Kenya Wheeler | Oakland, CA, United States | 2013-10-17 |
| Carlos Almanza | Oakland, CA, United States | 2013-10-17 |
| Victoria Jongetjes | Oakland, CA, United States | 2013-10-17 |
| Tonya Love | Oakland, CA, United States | 2013-10-17 |
| Josh Harkinson | Oakland, CA, United States | 2013-10-17 |
| robert Hayes | Paoli, PA, United States | 2013-10-17 |
| TAMAR BEJA | OAKLAND, CA, United States | 2013-10-17 |
| Marian Hayes | Paoli, PA, United States | 2013-10-17 |
| Angela Hwang | Oakland, CA, United States | 2013-10-17 |
| Mitchell Goldblatt | Walnut Creek, CA, United States | 2013-10-17 |
| Nusha McDaniel | Oakland, CA, United States | 2013-10-17 |
| Nancy Smyth | Los Angeles, CA, United States | 2013-10-17 |
| Candace Sullivan | Oakland, CA, United States | 2013-10-17 |
| Diana Sherman | Oakland, CA, United States | 2013-10-17 |
| Shelley Roberts | Berkeley, CA, United States | 2013-10-17 |
| Carolyn Gassen | Oakland, CA, United States | 2013-10-18 |
| Kevin Smith | Oakland, CA, United States | 2013-10-18 |
| Kimberly Kuwabara | Oakland, CA, United States | 2013-10-18 |
| Christine Schooley | Piedmont, CA, United States | 2013-10-18 |
| Lynn Halcomb | Albany, CA, United States | 2013-10-18 |
| stacey keegan | Piedmont, CA, United States | 2013-10-18 |
| Jamie Dupree | Piedmont, CA, United States | 2013-10-18 |
| Patricia Carroll | Oakland, CA, United States | 2013-10-18 |
| Russell Landers | Oakland, CA, United States | 2013-10-18 |
| Yu Kuwabara | Oakland, CA, United States | 2013-10-18 |
| Shannon Tracey | Oakland, CA, United States | 2013-10-18 |
| Physicans Committee's Kristie Sullivan, MPH | Oakland, CA, United States | 2013-10-18 |
| Yuriko Jewett | Oakland, CA, United States | 2013-10-18 |
| Amy Mitchell | Oakland, CA, United States | 2013-10-19 |
| maria landoni de rose | berkeley, CA, United States | 2013-10-19 |
| Kaitlin Walker | Fremont, CA, United States | 2013-10-19 |

| Name | Location | Date |
|---------------------|----------------------------------|-------------|
| Carolyn Rodkin | Oakland, CA, United States | 2013-10-19 |
| Ben Rose | Oakland, CA, United States | 2013-10-19 |
| Catherine Macken | oakland, CA, United States | 2013-10-19 |
| Christopher Rieder | Oakland, CA, United States | 2013-10-19 |
| Raeanne Young | Oakland, CA, United States | 2013-10-19 |
| Crystal Weston | Oakland, CA, United States | 2013-10-19 |
| Anthony Wagner | Oakland, CA, United States | 2013-10-19 |
| Raymon S | Berkeley, CA, United States | 2013-10-19 |
| Hillary Brooks | Berkeley, CA, United States | 2013-10-19 |
| Sarah Estelle Davis | Oakland, CA, United States | 2013-10-19 |
| judy gilbert | oakland, CA, United States | 2013-10-19 |
| Jesse Loesberg | Oakland, CA, United States | 2013-10-19 |
| Wayne Swisher | Oakland, CA, United States | 2013-10-20 |
| Susan Pettway | Oakland, CA, United States | 2013-10-20 |
| Jadene Lim | Oakland, CA, United States | 2013-10-20 |
| Chris Gillis | Oakland, CA, United States | 2013-10-20 |
| Adam Rose | Honolulu, HI, United States | 2013-10-20 |
| Paul Crafft | Ashland, OR, United States | 2013-10-20 |
| John Steere | Berkeley, CA, United States | 2013-10-20 |
| PIER BLANDON | RICHMOND, CA, United States | 2013-10-20 |
| Catherine Marden | El Cerrito, CA, United States | 2013-10-20 |
| Jaclyn Higgs | Oakland, CA, United States | 2013-10-20 |
| Emily Hanawalt | Oakland, CA, United States | 2013-10-20 |
| karen Difrummolo | Oakland, CA, United States | 2013-10-20 |
| poonam whabi | oakland, CA, United States | 2013-10-20 |
| Kara Chanasyk | San francisco, CA, United States | 2013-10-20 |
| Lisa Rothman | Oakland, CA, United States | 2013-10-20 |
| Thomas Wagner | Oakland, CA, United States | 2013-10-20 |
| Colleen Plimier | Oakland, CA, United States | 2013-10-20 |
| Michael Glasby | Oakland, CA, United States | 2013-10-20 |
| Laura Weitzman | Oakland, CA, United States | 2013-10-20 |
| Doreen Shafie | Oakland, CA, United States | 2013-10-20 |

| Name | Location | Date |
|--------------------|----------------------------------|------------|
| Barbara Reece | Oakland, CA, United States | 2013-10-20 |
| Rob Tufel | Oakland, CA, United States | 2013-10-20 |
| Katy Roemer | Berkeley, CA, United States | 2013-10-20 |
| Eric Reed | Oakland, CA, United States | 2013-10-20 |
| Puanani Forbes | Oakland, CA, United States | 2013-10-20 |
| Jennifer Paulino | Oakland, CA, United States | 2013-10-20 |
| James Glassford | Oakland, CA, United States | 2013-10-20 |
| Sage Mandzik | Oakland, CA, United States | 2013-10-20 |
| Cory Lynch | Oakland, CA, United States | 2013-10-20 |
| Lauren Brener | San Francisco, CA, United States | 2013-10-20 |
| Kathleen Duffy | San Francisco, CA, United States | 2013-10-21 |
| Marie Altchech | Los Angeles, CA, United States | 2013-10-21 |
| Katherine E. Cohen | Los Angeles, CA, United States | 2013-10-21 |
| Christine Ferreira | Oakland, CA, United States | 2013-10-21 |
| Greg Chapnick | San Francisco, CA, United States | 2013-10-21 |
| rhonda goldsmith | calabasas, CA, United States | 2013-10-21 |
| Erin Landers | Oakland, CA, United States | 2013-10-21 |
| Donna Murray | Los Angeles, CA, United States | 2013-10-21 |
| Sandy chan | oakland, CA, United States | 2013-10-21 |
| Mary Cavagnaro | Oakland, CA, United States | 2013-10-21 |
| Shelley Trask | Oakland, CA, United States | 2013-10-21 |
| Linda Shipley | San Francisco, CA, United States | 2013-10-21 |
| michael sargent | Berekely, CA, United States | 2013-10-21 |
| Bonnie Bensimon | Los Angeles, CA, United States | 2013-10-21 |
| Jennifer McKay | San Francisco, CA, United States | 2013-10-21 |
| Teri Smith | Oakland, CA, United States | 2013-10-21 |
| Richard Owen | Oakland, CA, United States | 2013-10-21 |
| susan shawl | Oakland, CA, United States | 2013-10-21 |
| Trevor Davy | Oakland, CA, United States | 2013-10-21 |
| Mary Ripley | Oakland, CA, United States | 2013-10-21 |
| Frank Dickey | Pleasanton, CA, United States | 2013-10-21 |
| Adrienne Pine | Washington, DC, | 2013-10-21 |

| Name | Location | Date |
|---------------------|--|-------------|
| Alyssa Meijer Drees | Berkeley, CA, United States | 2013-10-21 |
| Jerome Buttrick | Oakland, CA, United States | 2013-10-21 |
| Samuel Barnes | South San Francisco, CA, United States | 2013-10-21 |
| Maya Spector | Oakland, CA, United States | 2013-10-21 |
| Nicole Salois | Oakland, CA, United States | 2013-10-21 |
| Don Buckter | San Francisco, CA, United States | 2013-10-21 |
| Steven Wong | San Francisco, CA, United States | 2013-10-21 |
| Jeffrey Demain | San Francisco, CA, United States | 2013-10-21 |
| Kevin Doran | Oakland, CA, United States | 2013-10-21 |
| M Mueller | Oakland, CA, United States | 2013-10-21 |
| Gloria Lee | Oakland, CA, United States | 2013-10-21 |
| Philip Trask | Laguna Hills, CA, United States | 2013-10-21 |
| nicholas sher | OAKLAND, CA, United States | 2013-10-21 |
| Dick Russo | LA, CA, United States | 2013-10-21 |
| Marcia Hofer | Oakland, CA, United States | 2013-10-21 |
| Colman Snaith | Oakland, CA, United States | 2013-10-21 |
| Ariel Fox | Los Angeles, CA, United States | 2013-10-21 |
| Fernando Souza | Berkeley, CA, United States Minor Outlying Islands | 2013-10-21 |
| Zari Weiss | Seattle, WA, United States | 2013-10-21 |
| Ricardo Hofer | Oakland, CA, United States | 2013-10-21 |
| Carol Belcher | Berkeley, CA, United States | 2013-10-21 |
| ravi pursley | oakland, CA, United States | 2013-10-21 |
| Wayman Ng | Oakland, CA, United States | 2013-10-21 |
| Caroline Park | Oakland, CA, United States | 2013-10-21 |
| Tema Goodwin | San Francisco, CA, United States | 2013-10-21 |
| Jacqueline Cabasso | Oaland, CA, United States | 2013-10-21 |
| Laura Boytz | OAKLAND, CA, United States | 2013-10-21 |
| Dan Thomas | Piedmont, CA, United States | 2013-10-21 |
| Rachel Silver | Oakland, CA, United States | 2013-10-21 |
| Gary Prentice | Oakland, CA, United States | 2013-10-21 |
| Jeff Norman | Oakland, CA, United States | 2013-10-21 |

| Name | Location | Date |
|-----------------------------------|----------------------------------|-------------|
| Josh Wilson | San Francisco, CA, United States | 2013-10-21 |
| Erin FitzGerald | Vallejo, CA, United States | 2013-10-21 |
| Brenda Snaith | Oakland, CA, United States | 2013-10-21 |
| Colette Washington | Oakland, CA, United States | 2013-10-21 |
| Bonnie Cook | Oakland, CA, United States | 2013-10-21 |
| Liz Jacobs | Berkeley, CA, United States | 2013-10-21 |
| Carrie Cizauskas | Oakland, CA, United States | 2013-10-21 |
| Laura Koch | Oakland, CA, United States | 2013-10-21 |
| Sarah Reiwitch | Oakland, CA, United States | 2013-10-21 |
| Katherine Falk | Oakland, CA, United States | 2013-10-21 |
| Martha Wallner | Oakland, CA, United States | 2013-10-21 |
| Monte Wu | Piedmont, CA, United States | 2013-10-21 |
| Angelica Jongco | Oakland, CA, United States | 2013-10-21 |
| Caleb Shaffer | Oakland, CA, United States | 2013-10-21 |
| Sue Curran | Oakland, CA, United States | 2013-10-21 |
| Catherine Johnson | Oakland, CA, United States | 2013-10-21 |
| Sally Landis | Oakland, CA, United States | 2013-10-21 |
| Catherine Shaffer | Oakland, CA, United States | 2013-10-21 |
| Cynthia Armour | Oakland, CA, United States | 2013-10-21 |
| Maia Averett | Oakland, CA, United States | 2013-10-21 |
| Jessica Nguyen | Oakland, CA, United States | 2013-10-21 |
| Jeff Perlstein / More than a Game | Oakland, CA, United States | 2013-10-21 |
| Jessica Cunningham | Oakland, CA, United States | 2013-10-21 |
| Beth Altshuler | Oakland, CA, United States | 2013-10-21 |
| Karen Deckert | Oakland, CA, United States | 2013-10-21 |
| David Gumpert | oakland, CA, United States | 2013-10-21 |
| Amber Avalos | Richmond, CA, United States | 2013-10-21 |
| Dalila Solis | Oakland, CA, United States | 2013-10-21 |
| joe chojnacki | Oakland, CA, United States | 2013-10-21 |
| Twilight Greenaway | Oakland, CA, United States | 2013-10-21 |
| Rick Tonita | Blaine, WA, United States | 2013-10-21 |
| Dan Kamhis | Los Angeles, CA, United States | 2013-10-21 |

| Name | Location | Date |
|---------------------|----------------------------------|-------------|
| ellen gordon | oakland, CA, United States | 2013-10-21 |
| Doriell Lautt | piedmont, CA, United States | 2013-10-21 |
| John McDonald | Oakland, CA, United States | 2013-10-21 |
| Lisa Glicksman | Oakland, CA, United States | 2013-10-21 |
| Deepthi Welaratna | Brooklyn, NY, United States | 2013-10-22 |
| K LaBrie | Oakland, CA, United States | 2013-10-22 |
| Christopher Frick | Oakland, CA, United States | 2013-10-22 |
| Ross Simkover | Piedmont, CA, United States | 2013-10-22 |
| Danica Truchlikova | Oakland, CA, United States | 2013-10-22 |
| Robert Prinz | Oakland, CA, United States | 2013-10-22 |
| Ron Galen | Richmond, CA, United States | 2013-10-22 |
| Will Fourt | Oakland, CA, United States | 2013-10-22 |
| Shannon Darcey | Oakland, CA, United States | 2013-10-22 |
| Catherine Baldi | Oakland, CA, United States | 2013-10-22 |
| Holly Fincke | Oakland, CA, United States | 2013-10-22 |
| Lesley Mandros Bell | Oakland, CA, United States | 2013-10-22 |
| Greg Wolff | Oakland, CA, United States | 2013-10-22 |
| Vania Deonizio | oakand, CA, United States | 2013-10-22 |
| mELISSA Hung | BERKELEY, CA, United States | 2013-10-22 |
| Timmy Lu | Oakland, CA, United States | 2013-10-22 |
| Mary Elias | Oakland, CA, United States | 2013-10-22 |
| Dolores Garay | Oakland, CA, United States | 2013-10-22 |
| Leah Chapnick | San Francisco, CA, United States | 2013-10-22 |
| greg castillo | Berkeley, CA, United States | 2013-10-22 |
| Irene Nexica | Oakland, CA, United States | 2013-10-22 |
| I oku | Los Angeles, CA, United States | 2013-10-22 |
| Erin Gaffey | Oakland, CA, United States | 2013-10-22 |
| Choppy Oshiro | San Francisco, CA, United States | 2013-10-22 |
| Alissa Van Nort | Oakland, CA, United States | 2013-10-22 |
| Ellen Gierson | Oakland, CA, United States | 2013-10-22 |
| susan callender | Oakland, CA, United States | 2013-10-22 |
| Mel Sibony | Berkeley, CA, United States | 2013-10-22 |

| Name | Location | Date |
|------------------------|----------------------------------|-------------|
| Mark Wagner | Oakland, CA, United States | 2013-10-22 |
| Chris Hwang | Oakland, CA, United States | 2013-10-22 |
| Kirsten Johnson | San Carlos, CA, United States | 2013-10-22 |
| Cici Kinsman | Oakland, CA, United States | 2013-10-22 |
| Austin Freeman | Oakland, CA, United States | 2013-10-22 |
| Alison Stichal | Oakland, CA, United States | 2013-10-22 |
| Christine O'Connor | Oakland, CA, United States | 2013-10-22 |
| Joan Kiley | Oakland, CA, United States | 2013-10-22 |
| Guy Holmes | Oakland, CA, United States | 2013-10-22 |
| Nate Johnson | Oakland, CA, United States | 2013-10-22 |
| Sue Bennett | oakland, CA, United States | 2013-10-22 |
| J Nicholson | Berkeley, CA, United States | 2013-10-23 |
| chris evensen | oakland, CA, United States | 2013-10-23 |
| Kimberly Tran | Oakland, CA, United States | 2013-10-23 |
| Laura Kent-Monning | Oakland, CA, United States | 2013-10-23 |
| robin einhorn | Oakland, CA, United States | 2013-10-23 |
| Zenei Cortez | Oakland, CA, United States | 2013-10-23 |
| Patricia Alarcon | Oakland, CA, United States | 2013-10-23 |
| Amanda Stewart | Oakland, CA, United States | 2013-10-23 |
| Eric Price | oakland, CA, United States | 2013-10-23 |
| Deborah Maizels | Oakland, CA, United States | 2013-10-23 |
| Maria Groeschel | Oakland, CA, United States | 2013-10-23 |
| Rebekah Moan | San Francisco, CA, United States | 2013-10-23 |
| janice elliott | Oakland, CA, United States | 2013-10-23 |
| Ed Gutman | Oakland, CA, United States | 2013-10-23 |
| Jeremy Rachesky | Oakland, CA, United States | 2013-10-23 |
| Leah Chambers | Oakland, CA, United States | 2013-10-23 |
| Jon Stead | Oakland, CA, United States | 2013-10-23 |
| Julie Edwards | Oakland, CA, United States | 2013-10-23 |
| Paulette Bruder-Dorado | Oakland, CA, United States | 2013-10-23 |
| Paul Russell | Oakland, CA, United States | 2013-10-23 |
| A Corbett | Oakland, CA, United States | 2013-10-23 |

| Name | Location | Date |
|--------------------|-----------------------------|-------------|
| José A. Dorado | Oakland, CA, United States | 2013-10-23 |
| DeAnn McEwen | Fremont, CA, United States | 2013-10-23 |
| Mary Finch | Oakland, CA, United States | 2013-10-23 |
| Joel Denney | Oakland, CA, United States | 2013-10-23 |
| Stephen Weitz | Oakland, CA, United States | 2013-10-23 |
| Shannon Phillips | Oakland, CA, United States | 2013-10-23 |
| afor mbanwi | Oakland, CA, United States | 2013-10-23 |
| eugene hwang | arcadia, CA, United States | 2013-10-23 |
| Matao Matthews | oakland, CA, United States | 2013-10-23 |
| jon mill | Oakland, CA, United States | 2013-10-23 |
| Paul Stackpole | Oakland, CA, United States | 2013-10-23 |
| james weber | oakland, CA, United States | 2013-10-23 |
| Sue Wilson | Richmond, CA, United States | 2013-10-24 |
| Julie Cook | Oakland, CA, United States | 2013-10-24 |
| Tyra Butler | Oakland, CA, United States | 2013-10-24 |
| Kefyalew Silassie | Oakland, CA, United States | 2013-10-24 |
| Debbie Fier | oakland, CA, United States | 2013-10-24 |
| Dan Bluestein | Oakland, CA, United States | 2013-10-24 |
| Kathleen Loscocco | Oakland, CA, United States | 2013-10-24 |
| genet Hailegiorgis | oakland, CA, United States | 2013-10-24 |
| Ian Caliendo | Oakland, CA, United States | 2013-10-24 |
| Alice Callard | Oakland, CA, United States | 2013-10-24 |
| Janelle Fine | Oakland, CA, United States | 2013-10-24 |
| Philip Laing | Oakland, CA, United States | 2013-10-24 |
| Alina Collier | Oakland, CA, United States | 2013-10-24 |
| Eryn Leavens | Oakland, CA, United States | 2013-10-24 |
| Marguerite Welch | Oakland, CA, United States | 2013-10-24 |
| Michael Beck | Oakland, | 2013-10-24 |
| Lisa Payne | Oakland, CA, United States | 2013-10-24 |
| LaRonda Murphy | Richmond, CA, United States | 2013-10-24 |
| limin chen | oakland, CA, United States | 2013-10-24 |
| Patty White | Piedmont, CA, United States | 2013-10-24 |

| Name | Location | Date |
|---------------------|----------------------------------|-------------|
| Patricia Holton | Albany, CA, United States | 2013-10-24 |
| Licia Wells | San Francisco, CA, United States | 2013-10-25 |
| John Stanec | Oakland, CA, United States | 2013-10-25 |
| Andrea Salas | Oakland, CA, United States | 2013-10-25 |
| Nick McNeil | Oakland, CA, United States | 2013-10-25 |
| Suzanne DuPont | Oakland, CA, United States | 2013-10-25 |
| Gabrielle Bussey | Oakland, CA, United States | 2013-10-25 |
| Susan Martin | Oakland, CA, United States | 2013-10-25 |
| Miriam Macias | Oakland, CA, United States | 2013-10-25 |
| Robert Donatiello | Oakland, CA, United States | 2013-10-25 |
| Catherine Kennedy | Carmichael, CA, United States | 2013-10-25 |
| Kristin Howard | Oakland, CA, United States | 2013-10-25 |
| Maggie Munki | Oakland, CA, United States | 2013-10-25 |
| Brittany Liu Girgis | Oakland, CA, United States | 2013-10-25 |
| Kathleen Gadway | Berkeley, CA, United States | 2013-10-25 |
| Michael Thaler | Oakland, CA, United States | 2013-10-25 |
| christopher miller | oakland, CA, United States | 2013-10-25 |
| Juliana Chow | Oakland, CA, United States | 2013-10-25 |
| Charles Pine | Oakland, CA, United States | 2013-10-25 |
| Concerned Citizen | New City, NY, United States | 2013-10-25 |
| Nakia Miller | Antioch, CA, United States | 2013-10-25 |
| Juan Guardado | Oakland, CA, United States | 2013-10-25 |
| Irene Yoon | Oakland, CA, United States | 2013-10-25 |
| Megan O'Connor | Oakland, CA, United States | 2013-10-25 |
| Troy Boyd | Berkeley, CA, United States | 2013-10-25 |
| Melinda Stone | Oakland, CA, United States | 2013-10-25 |
| Kay McVay | Concord, CA, United States | 2013-10-25 |
| Karen Elwood | Oakland, CA, United States | 2013-10-25 |
| Beth Robidoux | Oakland, CA, United States | 2013-10-25 |
| Jeff Fleming | Oakland, CA, United States | 2013-10-25 |
| Vera George | Oakland, CA, United States | 2013-10-25 |
| Ted Cahill | Pleasant Hill, CA, United States | 2013-10-25 |

| Name | Location | Date |
|-----------------------|----------------------------------|-------------|
| Genine Kennedy | El Cerrito, CA, United States | 2013-10-25 |
| Robert Kennedy | El Cerrito, CA, United States | 2013-10-25 |
| Charlotte Ahmed | Oakland, CA, United States | 2013-10-25 |
| Rahsaan Cruz | Oakland, CA, United States | 2013-10-25 |
| Brenna Young | Oakland, CA, United States | 2013-10-25 |
| Lucía Hill | Oakland, CA, United States | 2013-10-25 |
| Deanna Dzamba | Oakland, CA, United States | 2013-10-25 |
| Elisabeth Pinio | Oakland, CA, United States | 2013-10-25 |
| Marilyne Schottenfeld | Oakland, CA, United States | 2013-10-25 |
| Julie Porteous | Cobb, CA, United States | 2013-10-25 |
| Laura Kukulski | Oakland, CA, United States | 2013-10-25 |
| Cathy Huang | Oakland, CA, United States | 2013-10-25 |
| Jacob Lindsay | Oakland, CA, United States | 2013-10-25 |
| Diana Dorinson | Oakland, CA, United States | 2013-10-25 |
| Megan Clark | Oakland, CA, United States | 2013-10-26 |
| Elizabeth Jarvis | Oakland, CA, United States | 2013-10-26 |
| maggie kornman | oakland, CA, United States | 2013-10-26 |
| Chris Stratton | Oakland, CA, United States | 2013-10-26 |
| Nancy Schimmel | Berkeley, CA, United States | 2013-10-26 |
| kelly orphan | alameda, CA, United States | 2013-10-26 |
| Sushil Jacob | Oakland, CA, United States | 2013-10-26 |
| Margareth Del Cid | San Francisco, CA, United States | 2013-10-26 |
| Bette Tsai | Berkeley, CA, United States | 2013-10-26 |
| James Ryder | Oakland, CA, United States | 2013-10-26 |
| Kelsey Ramage | Santa Cruz, CA, United States | 2013-10-26 |
| Lynn Perkins | Emeryville, CA, United States | 2013-10-26 |
| David Nicholls | Dryden, NY, United States | 2013-10-26 |
| Nanci Armstrong | Sherman Oaks, CA, United States | 2013-10-26 |
| Joanne Clapp Fullagar | Alameda, CA, United States | 2013-10-26 |
| Laurel Sillins | Oakland, CA, United States | 2013-10-26 |
| Alem Tecele | oakland, CA, United States | 2013-10-26 |
| Vicki Solomon | Oakland, CA, United States | 2013-10-26 |

| Name | Location | Date |
|---------------------|-------------------------------|-------------|
| Fnot Gebre | Washington, DC, United States | 2013-10-26 |
| Sebastian Stuart | Oakland, CA, United States | 2013-10-26 |
| Brian Frost | Oakland, CA, United States | 2013-10-26 |
| Katina Ancar | Oakland, CA, United States | 2013-10-26 |
| Debra Gooch | Oakland, CA, United States | 2013-10-27 |
| Jacob Richards | Berkeley, CA, United States | 2013-10-27 |
| Rose Haynes | Oakland, CA, United States | 2013-10-27 |
| Ted Chen | Oakland, CA, United States | 2013-10-27 |
| Howard Cohen | Berkeley, CA, United States | 2013-10-27 |
| Belinda Ricklefs | Oakland, CA, United States | 2013-10-27 |
| Solana Rice | Oakland, CA, United States | 2013-10-27 |
| Wolfgang Troullier | Oakland, CA, United States | 2013-10-27 |
| Di Agosta | New York, NY, United States | 2013-10-27 |
| Ronna Benjamin | Oakland, CA, United States | 2013-10-27 |
| Meredith Trauner | Oakland, CA, United States | 2013-10-27 |
| David Moles | Oakland, CA, United States | 2013-10-27 |
| michele jabbari | Berkeley, CA, United States | 2013-10-27 |
| Callie Rae McCarthy | Oakland, CA, United States | 2013-10-27 |
| Jeffrey Kremsdorf | Oakland, CA, United States | 2013-10-27 |
| Jessy Lancaster | Oakland, CA, United States | 2013-10-28 |
| Miriam Joffe-Block | Oakland, CA, United States | 2013-10-28 |
| Luigi Zamarra | Oakland, CA, United States | 2013-10-28 |
| Pat Toney | Oakland, CA, United States | 2013-10-28 |
| Dominic Lucchesi | Oakland, CA, United States | 2013-10-28 |
| Lucille Yee | Oakland, CA, United States | 2013-10-28 |
| Nyaradzo Kundidzora | Oakland, CA, United States | 2013-10-28 |
| Ed Carpenter | Oakland, CA, United States | 2013-10-28 |
| eleanor gomez | Oakland, CA, United States | 2013-10-28 |
| Jonathan Birch | San Bruno, CA, United States | 2013-10-28 |
| Patricia Smith | Oakland, CA, United States | 2013-10-28 |
| Scott Pearson | Oakland, CA, United States | 2013-10-28 |
| Rona Yee | Oakland, CA, United States | 2013-10-28 |

| Name | Location | Date |
|--------------------|-------------------------------|-------------|
| Jamie Jackson | Oakland, CA, United States | 2013-10-28 |
| J B | Oakland, CA, United States | 2013-10-28 |
| Sue Hutchinson | Oakland, CA, United States | 2013-10-28 |
| rene alvarez | emeryville, CA, United States | 2013-10-28 |
| Lisa Thompson | Oakland, CA, United States | 2013-10-28 |
| Ben Kozlowicz | Oakland, CA, United States | 2013-10-28 |
| Diane Woloshin | Oakland, CA, United States | 2013-10-28 |
| Annette Stettler | Sparks, NV, United States | 2013-10-28 |
| Alexander Itsekson | Oakland, CA, United States | 2013-10-28 |
| Antoinette DiMauro | Oakland, CA, United States | 2013-10-28 |
| Maryanne Henke | Sac, CA, United States | 2013-10-28 |
| Kim Wayne | Oakland, CA, United States | 2013-10-28 |
| Suzanne Vyborney | Oakland, CA, United States | 2013-10-28 |
| Bobby Cheung | Oakland, CA, United States | 2013-10-28 |
| Shawna Pattison | Oakland, CA, United States | 2013-10-28 |
| Jessica Jung | Oakland, CA, United States | 2013-10-28 |
| Andrew Miller | Oakland, CA, United States | 2013-10-28 |
| Mick Lockey | Oakland, CA, United States | 2013-10-28 |
| David Silva | Oakland, CA, United States | 2013-10-28 |
| Theresa O'Connor | Oakland, CA, United States | 2013-10-28 |
| Carmen J. Fuentes | Oakland, CA, United States | 2013-10-28 |
| matthew myers | oakland, CA, United States | 2013-10-28 |
| Jessica white | Oakland, CA, United States | 2013-10-29 |
| Jonathan Parry | Oakland, CA, United States | 2013-10-29 |
| Lucas McGranahan | Oakland, CA, United States | 2013-10-29 |
| Petros Desta | oakland, CA, United States | 2013-10-29 |
| Valerie Morhaime | Brookline, MA, United States | 2013-10-29 |
| Joe Pinney | Oakland, CA, United States | 2013-10-29 |
| Kathleen Tandy | Oakland, CA, United States | 2013-10-29 |
| Rhonda Shiffman | Oakland, CA, United States | 2013-10-29 |
| Jeff Black | Oakland, CA, United States | 2013-10-29 |
| Aileen Frankel | Oakland, CA, United States | 2013-10-29 |

| Name | Location | Date |
|------------------|-------------------------------|-------------|
| Caroline Knapp | Oakland, CA, United States | 2013-10-29 |
| Amanda Bereny | Oakland, CA, United States | 2013-10-29 |
| Jeffrey Allen | Piedmont, CA, United States | 2013-10-29 |
| Jeph Folkins | Oakland, CA, United States | 2013-10-29 |
| Charles Wheeler | Oakland, CA, United States | 2013-10-29 |
| Martha Friedberg | Oakland, CA, United States | 2013-10-29 |
| Banbury Holmes | Oakland, CA, United States | 2013-10-29 |
| Lori Selke | Oakland, CA, United States | 2013-10-29 |
| Stephanie Boyle | Suffolk, VA, United States | 2013-10-29 |
| Emily Wenzler | Oakland, CA, United States | 2013-10-29 |
| Dawn Lorenzen | Oakland, CA, United States | 2013-10-29 |
| Susan Harris | Oakland, CA, United States | 2013-10-29 |
| Joan Sugahara | Oakland, CA, United States | 2013-10-29 |
| janet white | oakland, CA, United States | 2013-10-30 |
| Maria Diaz | Oakland, CA, United States | 2013-10-30 |
| Elena Diaz | OAKLAND, CA, United States | 2013-10-30 |
| raul medina | oakland, CA, United States | 2013-10-30 |
| Valerie Wong | Oakland, CA, United States | 2013-10-30 |
| Sheena Reed | Oakland, CA, United States | 2013-10-30 |
| Matthew Lopez | Oakland, CA, United States | 2013-10-30 |
| Patricia Chester | Oakland, CA, United States | 2013-10-30 |
| Naledi Saul | oakland, CA, United States | 2013-10-30 |
| Jocelyn Gorewitz | Oakland, CA, United States | 2013-10-30 |
| Leah Curran | Oakland, CA, United States | 2013-10-30 |
| Kate Bristol | Oakalnd, CA, United States | 2013-10-30 |
| Liz Kvaavik | Oakland, CA, United States | 2013-10-30 |
| Carlos Castano | Oakland, CA, United States | 2013-10-30 |
| Daniel LaForte | Oakland, CA, United States | 2013-10-30 |
| Niels Kvaavik | EMERYVILLE, CA, United States | 2013-10-30 |
| Elina Rubuliak | Oakland, CA, United States | 2013-10-30 |
| Liza Pratt | Oakland, CA, United States | 2013-10-30 |
| Michelle Grisat | Oakland, CA, United States | 2013-10-30 |

| Name | Location | Date |
|-----------------------|-----------------------------|-------------|
| Shina Robinson | Oakland, CA, United States | 2013-10-31 |
| Allysyn Kiplinger | Oakland, CA, United States | 2013-10-31 |
| John Oh | Oakland, CA, United States | 2013-10-31 |
| Nancy Maloney | Oakland, CA, United States | 2013-10-31 |
| Raymond Holmes | Piedmont, CA, United States | 2013-10-31 |
| Sonja Stickel | Oakland, CA, United States | 2013-10-31 |
| Lori Gitter | Berkeley, CA, United States | 2013-10-31 |
| Ryan Bunson | Oakland, CA, United States | 2013-10-31 |
| nancy pietrafesa | United States | 2013-10-31 |
| Stephen Sonke | Oakland, CA, United States | 2013-10-31 |
| jen birch | oakland, CA, United States | 2013-10-31 |
| Nicole Mills | Oakland, CA, United States | 2013-10-31 |
| Veronika Safarova | Oakland, CA, United States | 2013-10-31 |
| Kenton Young | Oakland, CA, United States | 2013-10-31 |
| Araxi Polony | Oakland, CA, United States | 2013-10-31 |
| Kim Walker | Oakland, CA, United States | 2013-10-31 |
| Bryan Tracy | Oakland, CA, United States | 2013-10-31 |
| Rahel Warshaw-Dadon | Boulder, CO, | 2013-10-31 |
| Margot Harrison | Berkeley, CA, United States | 2013-10-31 |
| mary Falls | oakland, CA, United States | 2013-10-31 |
| Ted Chabasinski, J.D. | Berkeley, CA, United States | 2013-10-31 |
| Charles Goldhaber | Berkeley, CA, United States | 2013-10-31 |
| Denise Bilderback | Oakland, CA, United States | 2013-10-31 |
| daphne parson | oakland, CA, United States | 2013-10-31 |
| ivana xavier | oakland, CA, United States | 2013-10-31 |
| Ava Jamshidnejad | Oakland, CA, United States | 2013-10-31 |
| Andrew Lee | Berkeley, CA, United States | 2013-10-31 |
| Robert Kuzma | Oakland, CA, United States | 2013-10-31 |
| Dinah Hayse | Oakland, CA, United States | 2013-10-31 |
| David Lorenc | Oakland, CA, United States | 2013-10-31 |
| Gita Meckel | Oakland, CA, United States | 2013-10-31 |
| Emily Harms | Oakland, CA, United States | 2013-10-31 |

| Name | Location | Date |
|------------------|-----------------------------|-------------|
| Jen Garcia | Oakland, CA, United States | 2013-10-31 |
| Megan Williams | Oakland, CA, United States | 2013-10-31 |
| nina ruymaker | berkeley, CA, United States | 2013-10-31 |
| Matthew Tanner | Oakland, CA, United States | 2013-10-31 |
| Yve Saville | Oakland, CA, United States | 2013-10-31 |
| Julia Wakelee | Berkeley, CA, United States | 2013-10-31 |
| Janet Laughlin | Oakland, CA, United States | 2013-10-31 |
| Linda Warrick | Oakland, CA, United States | 2013-10-31 |
| Steve Foster | Oakland, CA, United States | 2013-10-31 |
| Chris Elliott | Oakland, CA, United States | 2013-10-31 |
| Cindy Carrico | oakland, CA, United States | 2013-10-31 |
| Candace Hallmark | Belmont, CA, United States | 2013-10-31 |
| Boris Korsunsky | Oakland, CA, United States | 2013-10-31 |
| Alex Ganiaris | Oakland, CA, United States | 2013-10-31 |
| Janet Sessions | oakland, CA, United States | 2013-10-31 |
| LAURA CARNAGEY | Oakland, CA, United States | 2013-10-31 |
| Priya Kandaswamy | Oakland, CA, United States | 2013-10-31 |
| Brent Stanley | Oakland, CA, United States | 2013-10-31 |
| Brian Gross | Oakland, CA, United States | 2013-10-31 |
| Michael Arick | Oakland, CA, United States | 2013-10-31 |
| Bill McCarthy | Berkeley, CA, United States | 2013-10-31 |
| Anika Thielbar | Oakland, CA, United States | 2013-10-31 |
| David McGrew | Oakland, CA, United States | 2013-10-31 |
| Raymond Weschler | Berkeley, CA, United States | 2013-10-31 |
| Angela Urata | Oakland, CA, United States | 2013-10-31 |
| Laura Summa | Oakland, CA, United States | 2013-10-31 |
| Ernest Montague | Oakland, CA, United States | 2013-10-31 |
| Teresa Lindberg | Oakland, CA, United States | 2013-10-31 |
| Jessica O'Toole | Oakland, CA, United States | 2013-10-31 |
| Suzanne Yee | Oakland, CA, United States | 2013-10-31 |
| Ana Bettencourt | Oakland, CA, United States | 2013-10-31 |
| Ignacio Dayrit | Berkeley, CA, United States | 2013-10-31 |

| Name | Location | Date |
|-----------------------|-----------------------------|-------------|
| Nicky MacCallum | Oakland, CA, United States | 2013-10-31 |
| Kathy Simon | Oakland, CA, United States | 2013-10-31 |
| Sherry Coll | Oakland, CA, United States | 2013-10-31 |
| Ruby Bernstein | Oakland, CA, United States | 2013-10-31 |
| David Echeverry | Berkeley, CA, United States | 2013-10-31 |
| Timothy James | Oakland, CA, United States | 2013-10-31 |
| John Jennings | Berkeley, CA, United States | 2013-10-31 |
| Jonathan Stein | Oakland, CA, United States | 2013-10-31 |
| peggy lien | Berkeley, CA, United States | 2013-10-31 |
| Valerie R Allen | Oakland, CA, United States | 2013-10-31 |
| Arthur Gregorian | Oakland, CA, United States | 2013-10-31 |
| Claudine Jones | Oakland, CA, United States | 2013-10-31 |
| Courtney Tydus | Piedmont, CA, United States | 2013-10-31 |
| Ksenia Burlachenko | Oakland, CA, United States | 2013-10-31 |
| Jennifer Lucas | Oakland, CA, United States | 2013-10-31 |
| Star Lightner | Oakland, CA, United States | 2013-10-31 |
| ERICA FARIA | OAKLAND, CA, United States | 2013-10-31 |
| Rondi Saslow | Berkeley, CA, United States | 2013-10-31 |
| Gene St Onge | Oakland, CA, United States | 2013-10-31 |
| Craig Williams | Oakland, CA, United States | 2013-10-31 |
| Cathy Orozco | Berkeley, CA, United States | 2013-10-31 |
| Nicole Newnham | Oakland, CA, United States | 2013-10-31 |
| meredith gill | oakland, CA, United States | 2013-10-31 |
| Gregory Quist | Oakland, CA, United States | 2013-10-31 |
| Kyrolos El Giheny | Oakland, CA, United States | 2013-10-31 |
| Pablo Palomino | Oakland, CA, United States | 2013-10-31 |
| Katherine Wolfe | Oakland, CA, United States | 2013-10-31 |
| Bradley Chin | Oakland, CA, United States | 2013-10-31 |
| mary-amanda shlugleit | Oakland, CA, United States | 2013-10-31 |
| Marc Aley | oakland, CA, United States | 2013-10-31 |
| Carol Bauer | Oakland, CA, United States | 2013-10-31 |
| Shailja Patel | Oakland, CA, United States | 2013-10-31 |

| Name | Location | Date |
|--------------------|-----------------------------|-------------|
| Ben Riddell | Oakland, CA, United States | 2013-10-31 |
| andy duran | oakland, CA, United States | 2013-10-31 |
| Selene Ballonoff | Berkeley, CA, United States | 2013-10-31 |
| David Borsos | Oakland, CA, United States | 2013-10-31 |
| Eri Glans-Suzuki | Oakland, CA, United States | 2013-10-31 |
| Kelly Knight | Oakland, CA, United States | 2013-10-31 |
| Nancy Ahuna | Oakland, CA, United States | 2013-10-31 |
| Danielle STARRING | Oakland, CA, United States | 2013-10-31 |
| Jerry Iserson | Oakland, CA, United States | 2013-10-31 |
| Stephen Hemenway | Oakland, CA, United States | 2013-10-31 |
| Julie Hollinger | Oakland, CA, United States | 2013-10-31 |
| Michaela Spector | Oakland, CA, United States | 2013-10-31 |
| Rachel Cooke | Oakland, CA, United States | 2013-10-31 |
| Britta Derington | Oakland, CA, United States | 2013-10-31 |
| Eli Altman | Oakland, CA, United States | 2013-10-31 |
| Janie Riley | Berkeley, CA, United States | 2013-10-31 |
| Debra Chaplan | Oakland, CA, United States | 2013-10-31 |
| Michele Leavy | Oakland, CA, United States | 2013-10-31 |
| Jan Wilson | Oakland, CA, United States | 2013-10-31 |
| Michele Rabkin | Oakland, CA, United States | 2013-10-31 |
| Courtney Thompson | Oakland, CA, United States | 2013-10-31 |
| Jessica Kmetovic | Oakland, CA, United States | 2013-10-31 |
| Jesus Solorio | Oakland, CA, United States | 2013-10-31 |
| adam eads | Oakland, CA, United States | 2013-10-31 |
| Christopher Flores | Oakland, CA, United States | 2013-10-31 |
| erin crawford | Oakland, CA, United States | 2013-10-31 |
| Vanessa Sanchez | Oakland, CA, United States | 2013-10-31 |
| Judy Ann Alberti | Berkeley, CA, United States | 2013-10-31 |
| Diane Straus | Berkeley, CA, United States | 2013-10-31 |
| Sean Lewandowski | Oakland, CA, United States | 2013-10-31 |
| Sarah Johnson | Oakland, CA, United States | 2013-10-31 |
| LYNNETT W. | OAKLAND, CA, United States | 2013-10-31 |

| Name | Location | Date |
|------------------------|-----------------------------|-------------|
| Bill King | Oakland, CA, United States | 2013-10-31 |
| Ellen Cohler | Oakland, CA, United States | 2013-10-31 |
| Ted Sapphire | Oakland, CA, United States | 2013-10-31 |
| william wedemyer | Oakland, CA, United States | 2013-10-31 |
| Jenny Rains | Oakland, CA, United States | 2013-10-31 |
| Glenn Talken | Oakland, CA, United States | 2013-10-31 |
| Emily Toti | oakland, CA, United States | 2013-10-31 |
| Elise White | Berkeley, CA, United States | 2013-10-31 |
| Angelica Chavez | Berkeley, CA, United States | 2013-10-31 |
| Tara Yarlagadda | Berkeley, CA, United States | 2013-10-31 |
| Susan Merrill | Oakland, CA, United States | 2013-10-31 |
| Jeff & Lynn Lewis | Oakland, CA, United States | 2013-10-31 |
| Cielle Taaffe-Johnson | Oakland, CA, United States | 2013-10-31 |
| Julene Lima | Oakland, CA, United States | 2013-10-31 |
| Heather Lafone | Oakland, CA, United States | 2013-10-31 |
| Mary Lynn Hansen | Oakland, CA, United States | 2013-10-31 |
| Michelle DeRobertis | oakland, CA, United States | 2013-10-31 |
| Janet Lenihan | Berkeley, CA, United States | 2013-10-31 |
| Catharine Telfair | Oakland, CA, United States | 2013-10-31 |
| Dana Miller | Oakland, CA, United States | 2013-10-31 |
| Liz Bloom | Oakland, CA, United States | 2013-10-31 |
| Kate Sadowsky | Oakland, CA, United States | 2013-10-31 |
| Sandra Hall | Oakland, CA, United States | 2013-10-31 |
| Rachel Shaw | Oakland, CA, United States | 2013-10-31 |
| Ellen Gould | Oakland, CA, United States | 2013-10-31 |
| Robert Rosenthal | Oakland, CA, United States | 2013-10-31 |
| Roseanne Gallagher | Oakland, CA, United States | 2013-10-31 |
| Monica Villa | Oakland, CA, United States | 2013-10-31 |
| julia ishmaru | Oakland, CA, United States | 2013-10-31 |
| Marianne WoodMarianneW | Oakland, CA, United States | 2013-10-31 |
| sandina robbins | oakland, CA, United States | 2013-10-31 |
| Lars Anders Carlson | Berkeley, CA, United States | 2013-10-31 |

| Name | Location | Date |
|--------------------------|-----------------------------|-------------|
| Jeanette Ertel | Berkeley, CA, United States | 2013-10-31 |
| Liz Williams | Oakland, CA, United States | 2013-10-31 |
| Marty Schiftenbauer | Berkeley, CA, United States | 2013-10-31 |
| Karl Fleischman | Oakland, CA, United States | 2013-10-31 |
| Michelle Krespi | Oakland, CA, United States | 2013-10-31 |
| Eric Drake | Oakland, CA, United States | 2013-10-31 |
| Ameenah Patton | Oakland, CA, United States | 2013-10-31 |
| Scott Smith | Oakland, CA, United States | 2013-10-31 |
| Jeff McCoy | Oakland, CA, United States | 2013-10-31 |
| Marguerite Buttrick | Oakland, CA, United States | 2013-10-31 |
| Colette Winlock | Oakland, CA, United States | 2013-10-31 |
| Diane Brenum | Oakland, CA, United States | 2013-10-31 |
| Scott Drummond | Berkeley, CA, United States | 2013-10-31 |
| Susan George | Oakland, CA, United States | 2013-10-31 |
| Jesse Greenman | Oakland, CA, United States | 2013-10-31 |
| Ian Wulfson | Oakland, CA, United States | 2013-10-31 |
| Catherine Meyer | Oakland, CA, United States | 2013-10-31 |
| Evan Lane | Oakland, CA, United States | 2013-10-31 |
| Laurel Kadish | Oakland, CA, United States | 2013-10-31 |
| Audrey Meinertzhagen | Oakland, CA, United States | 2013-10-31 |
| Nancie Richardson | Oakland, CA, United States | 2013-10-31 |
| alexene shore | oakland, CA, United States | 2013-10-31 |
| Kate Warren | Oakland, CA, United States | 2013-10-31 |
| Llewellyn (Trey) Jalbert | Oakland, CA, United States | 2013-10-31 |
| Jason Crispi | Oakland, CA, United States | 2013-10-31 |
| Emily Bowyer | Oakland, CA, United States | 2013-10-31 |
| Max Spector | Oakland, CA, United States | 2013-10-31 |
| Joe Liss | Piedmont, CA, United States | 2013-10-31 |
| Kathy Park | Oakland, CA, United States | 2013-10-31 |
| Gemma Arguelles | Oakland, CA, United States | 2013-10-31 |
| Diana Lovett | Oakland, CA, United States | 2013-10-31 |
| Margaret Roberts | Oakland, CA, United States | 2013-10-31 |

| Name | Location | Date |
|--------------------------|-------------------------------|-------------|
| Cheryl Espinosa-Jones | Oakland, CA, United States | 2013-10-31 |
| David Nguyen | Berkeley, CA, United States | 2013-10-31 |
| Robin Wells | Oakland, CA, United States | 2013-10-31 |
| Florence DeKoven | Oakland, CA, United States | 2013-10-31 |
| Barry Spector | Menlo Park, CA, United States | 2013-10-31 |
| chris guevarra | oakland, CA, United States | 2013-10-31 |
| Patrick Oliver | Oakland, CA, United States | 2013-10-31 |
| Susan Gilkey | Oakland, CA, United States | 2013-10-31 |
| Patricia Reynolds Sorbye | Oakland, CA, United States | 2013-10-31 |
| Melitta von Abele | Oakland, CA, United States | 2013-10-31 |
| Toni Savage | Alameda, CA, United States | 2013-10-31 |
| Iyad Kaddoura | Oakland, CA, United States | 2013-10-31 |
| Katherine Renfro | Berkeley, CA, United States | 2013-10-31 |
| Lorraine Carlson | Oakland, CA, United States | 2013-10-31 |
| Faye Antaky | Oakland, CA, United States | 2013-10-31 |
| Cliff Mayotte | Oakland, CA, United States | 2013-10-31 |
| I Price | Oakland, CA, United States | 2013-10-31 |
| Kathleen Rojas | Oakland, CA, United States | 2013-10-31 |
| Sabrina Klein Clement | Oakland, CA, United States | 2013-10-31 |
| Leela McDowell | Berkeley, CA, United States | 2013-10-31 |
| Sarah Swensen | Oakland, CA, United States | 2013-10-31 |
| Bess Sternberg | Berkeley, CA, United States | 2013-10-31 |
| katy ONeill | oakland, CA, United States | 2013-10-31 |
| Sin Nam | Oakland, CA, United States | 2013-10-31 |
| janis baeuerlen | oakland, CA, United States | 2013-10-31 |
| Cynthia Mealy | Oakland, CA, United States | 2013-10-31 |
| David Green | Berkeley, CA, United States | 2013-10-31 |
| peter mikkelsen | oakland, CA, United States | 2013-10-31 |
| Margaret Langston | Oakland, CA, United States | 2013-10-31 |
| Rebecca Fitch | Oakland, CA, United States | 2013-10-31 |
| margaret freitag | oakland, CA, United States | 2013-11-01 |
| Gregory Ross | Oakland, CA, United States | 2013-11-01 |

| Name | Location | Date |
|----------------------|-------------------------------------|-------------|
| Gary Kukus | Oakland, CA, United States | 2013-11-01 |
| Catherine Walker | Berkeley, CA, United States | 2013-11-01 |
| Ana Jauregui | Oakland, CA, United States | 2013-11-01 |
| Miriam Drace | Grass Valley, CA, United States | 2013-11-01 |
| carol reom | piedmont, CA, United States | 2013-11-01 |
| Rev. Shekinah Samaya | Oakland, CA, United States | 2013-11-01 |
| Jonathan Wishnev | Oakland, CA, United States | 2013-11-01 |
| Anna Guan | Berkeley, CA, United States | 2013-11-01 |
| Erika Barrios | Rancho Cucamonga, CA, United States | 2013-11-01 |
| karen karten | Oakland, CA, United States | 2013-11-01 |
| Shana Lehar | Berkeley, CA, United States | 2013-11-01 |
| vanessa wilson | oakland, CA, United States | 2013-11-01 |
| Stephanie Juno | Oakland, CA, United States | 2013-11-01 |
| Carole Plubell | Wilsall, MT, United States | 2013-11-01 |
| Rosalind Harder | Berkeley, CA, United States | 2013-11-01 |
| Eleanor Cohen | Oakland, CA, United States | 2013-11-01 |
| leila khatapoush | Oakland, CA, United States | 2013-11-01 |
| Sarah Goudy | Oakland, CA, United States | 2013-11-01 |
| Gail Reilly | Berkeley, CA, United States | 2013-11-01 |
| Margaret alexander | Oakland, CA, United States | 2013-11-01 |
| Martin Gutherz | Berkeley, CA, United States | 2013-11-01 |
| harold dickson | Oakland, CA, United States | 2013-11-01 |
| Danica Hobza | Oakland, CA, United States | 2013-11-01 |
| Anthony Lockhart | Oakland, CA, United States | 2013-11-01 |
| Kim Sherman | Piedmont, CA, United States | 2013-11-01 |
| Judy Schwartz | Oakland, CA, United States | 2013-11-01 |
| Jennifer Strider | Oakland, CA, United States | 2013-11-01 |
| Christopher Shumway | Berkeley, CA, United States | 2013-11-01 |
| sara lipton-carey | oakland, CA, United States | 2013-11-01 |
| Jeff Kirin | Oakland, CA, United States | 2013-11-01 |
| Kevin Sandness | Oakland, CA, United States | 2013-11-01 |
| Shawna Seth | Berkeley, CA, United States | 2013-11-01 |

| Name | Location | Date |
|-------------------------------|----------------------------------|-------------|
| Alia Dolphin | Berkeley, CA, United States | 2013-11-01 |
| Lee Baker | San Jose, CA, United States | 2013-11-01 |
| Rachel Levi | Oakland, CA, United States | 2013-11-01 |
| Jamie Chan | SAN FRANCISCO, CA, United States | 2013-11-01 |
| peggy dey | el cerrito, CA, United States | 2013-11-01 |
| Ken Rice | Oakland, CA, United States | 2013-11-01 |
| lianna lopez | Oakland, CA, United States | 2013-11-01 |
| Patrick and Barbara Cullinane | Oakland, CA, United States | 2013-11-01 |
| cassandra Walker | Oakland, CA, United States | 2013-11-02 |
| Janet Johnson | Mountain View, CA, United States | 2013-11-02 |
| Alex Spector | Oakland, CA, United States | 2013-11-02 |
| Claudia Delman | Berkeley, CA, United States | 2013-11-02 |
| James Cook | Oakland, CA, United States | 2013-11-02 |
| Kathleen Verani | Oakland, CA, United States | 2013-11-02 |
| Jennifer Coute | Oakland, CA, United States | 2013-11-02 |
| K. C. Rourke | Berkeley, CA, United States | 2013-11-02 |
| Guillermo Maturana | Berkeley, CA, United States | 2013-11-02 |
| leonard raphael | Oakland, CA, United States | 2013-11-02 |
| Shelli Goodrich | Oakland, CA, United States | 2013-11-02 |
| Catherine Lyons | Oakland, CA, United States | 2013-11-02 |
| Steve Vawter | Piedmont, CA, United States | 2013-11-02 |
| Heather Hanly | Oakland, CA, United States | 2013-11-02 |
| Larry Holme | Oakland, CA, United States | 2013-11-02 |
| Chuong Nguyen | Oakland, CA, United States | 2013-11-02 |
| David Morris | Oakland, CA, United States | 2013-11-02 |
| dennis roberts | Oakland, CA, United States | 2013-11-02 |
| Alexander Pappas | Berkeley, CA, United States | 2013-11-02 |
| Janice Sheldon '71 | Oakland, CA, United States | 2013-11-02 |
| Ken Benau | Oakland, CA, United States | 2013-11-02 |
| Linda Shuta | Oakland, CA, United States | 2013-11-02 |
| Leonard Canty III | Oakland, CA, United States | 2013-11-02 |
| Phil Gross | Oakland, CA, United States | 2013-11-02 |

| Name | Location | Date |
|-----------------------|----------------------------------|-------------|
| Cliff Weingus | Oakland, CA, United States | 2013-11-02 |
| Jean Mangels | Oakland, CA, United States | 2013-11-02 |
| Elizabeth Blumenstock | Oakland, CA, United States | 2013-11-02 |
| Leanne Leith | Oakland, CA, United States | 2013-11-02 |
| Carly Mihalakis | Berkeley, CA, United States | 2013-11-02 |
| Welcome Bisson | Oakland, CA, United States | 2013-11-02 |
| Bianca Darville | Oakland, CA, United States | 2013-11-02 |
| Penelope Adibe | Oakland, CA, United States | 2013-11-02 |
| Mary Kastner | Oakland, CA, United States | 2013-11-02 |
| s richie | oakland, CA, United States | 2013-11-02 |
| Inga Papendieck | Oakland, CA, United States | 2013-11-02 |
| Carol Bieri | Oakland, CA, United States | 2013-11-02 |
| Stephen Williams | Oakland, CA, United States | 2013-11-02 |
| ML Davidson | Oakland, CA, United States | 2013-11-02 |
| Laura Kaneko | Oakland, CA, United States | 2013-11-02 |
| Ghazal Modarresi | Oakland, CA, United States | 2013-11-02 |
| Stephen Davis | Oakland, CA, United States | 2013-11-02 |
| Stephane McGraw | Oakland, CA, United States | 2013-11-02 |
| Darlene Kong | Oakland, CA, United States | 2013-11-02 |
| Ian Varriale | Berkeley, CA, United States | 2013-11-02 |
| Matthew Thompson | Oakland, CA, United States | 2013-11-02 |
| Anna Hoffman | Oakland, CA, United States | 2013-11-02 |
| Deborah Badhia | Berkeley, CA, United States | 2013-11-02 |
| Carel Bertram | Oakland, CA, United States | 2013-11-02 |
| Barbara Haimes | Berkeley, CA, United States | 2013-11-02 |
| Bill Denham | Oakland, CA, United States | 2013-11-02 |
| clare ludovina | Oakland, CA, United States | 2013-11-02 |
| Cyd Jenevsky | Pleasant Hill, CA, United States | 2013-11-02 |
| Scott Spote | Oakland, CA, United States | 2013-11-02 |
| Lindsay Pendleton | Oakland, CA, United States | 2013-11-02 |
| Jared Greer | Oakland, CA, United States | 2013-11-02 |
| Leslie Pahl | Oakland, CA, United States | 2013-11-02 |

| Name | Location | Date |
|----------------------|--|-------------|
| Lizzy Vlasses | oakland, CA, United States | 2013-11-02 |
| Moriah Oxnard | Berkeley, CA, United States | 2013-11-02 |
| Gary Lee | Piedmont, CA, United States | 2013-11-02 |
| Jim French | Oakland, CA, United States | 2013-11-02 |
| Mary McAllister | Oakland, CA, United States | 2013-11-02 |
| Jonel Larson | Oakland, CA, United States | 2013-11-02 |
| Matu Feliciano | Oakland, CA, United States | 2013-11-02 |
| Janet Drew | Oakland, CA, United States | 2013-11-02 |
| Lale Beller | Berkeley, CA, United States | 2013-11-02 |
| David Schwartz | Oakland, CA, United States | 2013-11-02 |
| Francesca Kuglen | oakland, CA, United States | 2013-11-02 |
| Jennifer Cardenas | Oakland, CA, United States | 2013-11-02 |
| Pam Ross | Oakland, CA, United States | 2013-11-02 |
| Robert Bates | Oakland, CA, United States | 2013-11-02 |
| Kristina Hurt | Oakland, CA, United States | 2013-11-02 |
| Maggie Knutson | Berkeley, CA, United States | 2013-11-02 |
| Carla Haimowitz | Oakland, CA, United States | 2013-11-02 |
| Robin Goodfellow | Oakland, CA, United States | 2013-11-02 |
| Margaret Cassidy | Oakland, CA, United States | 2013-11-02 |
| Johnna Arnold | Oakland, CA, United States | 2013-11-02 |
| Sara Neff | Oakland, CA, United States | 2013-11-02 |
| Ayse Berkes | Oakland, CA, United States | 2013-11-02 |
| Zachary Polsky | OAKLAND, CA, United States | 2013-11-02 |
| josephine coatsworth | berkeley, CA, United States | 2013-11-02 |
| Felicia Lipansky | Piedmont, CA, United States | 2013-11-02 |
| Gabriel Dixon | Oakland, CA, United States | 2013-11-02 |
| Jessica Nack | Oakland, CA, United States | 2013-11-02 |
| Susan Foley | none of your business, CA, United States | 2013-11-02 |
| Lauren Hildebeitel | Oakland, CA, United States | 2013-11-02 |
| Dominic Savant | Oakland, CA, United States | 2013-11-02 |
| Cindy Trueblood | Oakland, CA, United States | 2013-11-02 |
| Liz Brown | Berkeley, CA, United States | 2013-11-02 |

| Name | Location | Date |
|-------------------|-----------------------------|-------------|
| Deepti Sethi | Oakland, CA, United States | 2013-11-02 |
| Heather Fine | Oakland, CA, United States | 2013-11-02 |
| Ilene Philipson | Oakland, CA, United States | 2013-11-02 |
| Casey Ledor | Berkeley, CA, United States | 2013-11-02 |
| Diane Johnson | Oakland, CA, United States | 2013-11-02 |
| Alison Fletcher | Oakland, CA, United States | 2013-11-02 |
| Stephen Colgan | Oakland, CA, United States | 2013-11-02 |
| Kalliope Bellesis | Oakland, CA, United States | 2013-11-02 |
| Jennifer McCune | Oakland, CA, United States | 2013-11-02 |
| Jennie Brown | Oakland, CA, United States | 2013-11-02 |
| Cat Bellinger | Oakland, CA, United States | 2013-11-02 |
| christine trost | berkeley, CA, United States | 2013-11-02 |
| Mike Wynne | Berkeley, CA, United States | 2013-11-02 |
| Denise Jackson | Oakland, CA, United States | 2013-11-02 |
| michelle simon | oakland, CA, United States | 2013-11-02 |
| Daniel Jackson | Oakland, CA, United States | 2013-11-02 |
| sheridan adams | Berkeley, CA, United States | 2013-11-02 |
| Kim Orlowski | Oakland, CA, United States | 2013-11-02 |
| Colleen Nakamoto | Oakland, CA, United States | 2013-11-02 |
| Amy Larimer | Oakland, CA, United States | 2013-11-02 |
| Alexis Mazón | Oakland, CA, United States | 2013-11-02 |
| Liz Morgan | Oakland, CA, United States | 2013-11-02 |
| Carla Picchi | Oakland, CA, United States | 2013-11-02 |
| Julia Gordon | Oakland, CA, United States | 2013-11-02 |
| Melissa Mazor | Berkeley, CA, United States | 2013-11-02 |
| Vince Morgante | Oakland, CA, United States | 2013-11-02 |
| Alta Erde | Oakland, CA, United States | 2013-11-02 |
| jehn sewage | oakland, CA, United States | 2013-11-02 |
| cecile pineda | berkeley, CA, United States | 2013-11-02 |
| AMANDA HILL | OAKLAND, CA, United States | 2013-11-02 |
| Raitis Stalazs | Oakland, CA, United States | 2013-11-02 |
| Sandra Bradman | oakland, CA, United States | 2013-11-02 |

| Name | Location | Date |
|----------------------|-----------------------------|-------------|
| James Jackson | Oakland, CA, United States | 2013-11-02 |
| Wenonah Elms | Oakland, CA, United States | 2013-11-02 |
| ed matney | oakland, CA, United States | 2013-11-02 |
| Amy Basford-Pequet | Oakland, CA, United States | 2013-11-02 |
| Amy Blanchard | Oakland, CA, United States | 2013-11-02 |
| Sheryll S | Oakland, CA, United States | 2013-11-02 |
| Beth Houghton | Oakland, CA, United States | 2013-11-02 |
| Dale Trunk | Oakland, CA, United States | 2013-11-02 |
| Julie Decaris | Oakland, CA, United States | 2013-11-02 |
| Carol Brzezinski | Oakland, CA, United States | 2013-11-02 |
| Matthew Albracht | Oakland, CA, United States | 2013-11-02 |
| Teri Jackson-Sattler | Oakland, CA, United States | 2013-11-02 |
| Stacy Margolin | Oakland, CA, United States | 2013-11-02 |
| Andra Cohn | Oakland, CA, United States | 2013-11-02 |
| Mary Kathleen Welter | Oakland, CA, United States | 2013-11-02 |
| Rory Alden | Berkeley, CA, United States | 2013-11-02 |
| Mary McConnon | Berkeley, CA, United States | 2013-11-02 |
| Ilyas Bayramov | Berkeley, CA, United States | 2013-11-02 |
| Cathy Mcmurry | Oakland, CA, United States | 2013-11-02 |
| Jonathan Dove | Oakland, CA, United States | 2013-11-02 |
| H. Metin Aktulga | Albany, CA, United States | 2013-11-02 |
| Achalan Barnett | Oakland, CA, United States | 2013-11-02 |
| Claude Everett | Oakland, CA, United States | 2013-11-02 |
| Ariana Makau | Oakland, CA, United States | 2013-11-02 |
| Madeline Hovland | Berkeley, CA, United States | 2013-11-02 |
| Dan Antonioli | Oakland, CA, United States | 2013-11-02 |
| Bernhard VonZastrow | Oakland, CA, United States | 2013-11-02 |
| K Lofgreen | Oakland, CA, United States | 2013-11-02 |
| Marilyn Borchardt | Oakland, CA, United States | 2013-11-02 |
| Lisa Heil | Oakland, CA, United States | 2013-11-02 |
| Tim Kang | Oakland, CA, United States | 2013-11-02 |
| Judith Ehrlich | CA, CA, United States | 2013-11-02 |

| Name | Location | Date |
|---------------------------|-----------------------------|-------------|
| Hillary Benham-Baker | Oakland, CA, United States | 2013-11-02 |
| blanche malankowski-Smith | Oakland, CA, United States | 2013-11-02 |
| Rocio Miranda | Oakland, CA, United States | 2013-11-02 |
| Jennifer Tarn | Oakland, CA, United States | 2013-11-02 |
| Michelle Dwyer | Oakland, CA, United States | 2013-11-02 |
| Melanie Aryn | Oakland, CA, United States | 2013-11-02 |
| Wendy Weiner | Oakland, CA, United States | 2013-11-02 |
| Sandra Amaya | Oakland, CA, United States | 2013-11-02 |
| Will Benham-Baker | Oakland, CA, United States | 2013-11-02 |
| Lynne Christianson | Berkeley, CA, United States | 2013-11-02 |
| Michael O'Malley | Berkeley, CA, United States | 2013-11-02 |
| bobbie altman | Oakland, CA, United States | 2013-11-02 |
| Aurora Crispin | Oakland, CA, United States | 2013-11-02 |
| Beril Guvendik Maples | Oakland, CA, United States | 2013-11-02 |
| Eileen LaBerge | Oakland, CA, United States | 2013-11-02 |
| Lilian Autler | Oakland, CA, United States | 2013-11-02 |
| Citabria Phillips | Oakland, CA, United States | 2013-11-02 |
| Stephanie Schaudel | Oakland, CA, United States | 2013-11-02 |
| Hazel Malicdem | Oakland, CA, United States | 2013-11-02 |
| daphne parson | oakland, CA, United States | 2013-11-02 |
| Leslie Reed | Piedmont, CA, United States | 2013-11-02 |
| Paula Flamm | Piedmont, CA, United States | 2013-11-02 |
| Mark Leonard | Oakland, CA, United States | 2013-11-02 |
| Fernando Reyes | Oakland, CA, United States | 2013-11-02 |
| Patrick Fry | Oakland, CA, United States | 2013-11-02 |
| Robyn Brems | Oakland, CA, United States | 2013-11-02 |
| James Paul | Oakland, CA, United States | 2013-11-02 |
| Kristen Miller | Oakland, CA, United States | 2013-11-02 |
| christine berger | Oakland, CA, United States | 2013-11-02 |
| Deirdre Tansey | Oakland, CA, United States | 2013-11-02 |
| Timothy Kukulski | Oakland, CA, United States | 2013-11-02 |
| Evier Tabora | Oakland, CA, United States | 2013-11-02 |

| Name | Location | Date |
|--------------------|--------------------------------|-------------|
| Mark Lightfoot | Oakland, CA, United States | 2013-11-02 |
| Dara Garcia | Oakland, CA, United States | 2013-11-02 |
| Chizuko Omori | Oakland, CA, United States | 2013-11-02 |
| Rachel Michaelsen | Oakland, CA, United States | 2013-11-02 |
| Adam Berman | Piedmont, CA, United States | 2013-11-02 |
| Farhana Huq | Oakland, CA, United States | 2013-11-02 |
| Love Weinstock | Oakland, CA, United States | 2013-11-02 |
| Leda Contis | Berkeley, CA, United States | 2013-11-02 |
| Richard Troy | Oakland, CA, United States | 2013-11-02 |
| Sara Malan | Oakland, CA, United States | 2013-11-02 |
| Pete Allen | Oakland, CA, United States | 2013-11-02 |
| Lori Bower | Oakland, CA, United States | 2013-11-02 |
| Richard Walker | UC Berkeley, CA, United States | 2013-11-02 |
| Paul Brancato | Oakland, CA, United States | 2013-11-02 |
| Baris Metin | Oakland, CA, United States | 2013-11-02 |
| Christina Telles | Berkeley, CA, United States | 2013-11-02 |
| David Beers | Oakland, CA, United States | 2013-11-02 |
| Angela Munoz | Oakland, CA, United States | 2013-11-02 |
| Allegra Madsen | Oakland, CA, United States | 2013-11-02 |
| Vincent Faso | Oakland, CA, United States | 2013-11-02 |
| Jonathan Ritter | Oakland, CA, United States | 2013-11-02 |
| Brenda Bailey | Oakland, CA, United States | 2013-11-02 |
| wanda peake | berkeley, CA, United States | 2013-11-02 |
| Alison Ball | Oakland, CA, United States | 2013-11-02 |
| Mary Norton | Oakland, CA, United States | 2013-11-02 |
| David Coleman | Oakland, CA, United States | 2013-11-02 |
| Kelsey Macilvaine | Arcata, CA, United States | 2013-11-02 |
| C Aroline Stern | Oakland, CA, United States | 2013-11-02 |
| Sheralin Samuels | Oakland, CA, United States | 2013-11-02 |
| Charles Stewart | Oakland, CA, United States | 2013-11-02 |
| Suzy Patrick | Oakland, CA, United States | 2013-11-02 |
| ANIRUDDHA BANERJEE | Berkeley, CA, United States | 2013-11-02 |

| Name | Location | Date |
|--------------------|-----------------------------|-------------|
| Nina Rizzo | Oakland, CA, United States | 2013-11-02 |
| Matthew Enger | Berkeley, CA, United States | 2013-11-02 |
| Kathy Marks | Oakland, CA, United States | 2013-11-02 |
| Laura Shield | Oakland, CA, United States | 2013-11-02 |
| Caitlin McCarthy | Oakland, CA, United States | 2013-11-02 |
| Shayna Elbling | Berkeley, CA, United States | 2013-11-02 |
| Christie McCarthy | Oakland, CA, United States | 2013-11-02 |
| Faith Hale | Oakland, CA, United States | 2013-11-02 |
| Nathalie Jans | Oakland, CA, United States | 2013-11-02 |
| Christie McNickle | Oakland, CA, United States | 2013-11-02 |
| blake vonderheide | Oakland, CA, United States | 2013-11-02 |
| James Stockinger | Oakland, CA, United States | 2013-11-02 |
| Lisette Valadez | Berkeley, CA, United States | 2013-11-02 |
| Sara Spriggs | Oakland, CA, United States | 2013-11-02 |
| Larry J Platt | Oakland, CA, United States | 2013-11-02 |
| Patricia Zaballos | Oakland, CA, United States | 2013-11-02 |
| Peter Hansen | Oakland, CA, United States | 2013-11-02 |
| Caroline Lee | Berkeley, CA, United States | 2013-11-02 |
| Suzanne Commins | Oakland, CA, United States | 2013-11-02 |
| Amanda Peterson | Oakland, CA, United States | 2013-11-02 |
| Ethan Sorrelgreen | Oakland, CA, United States | 2013-11-02 |
| Hamed Hamedifar | Berkeley, CA, United States | 2013-11-02 |
| Juliana Ettling | Oakland, CA, United States | 2013-11-02 |
| Leah Mawhinney | Oakland, CA, United States | 2013-11-02 |
| Melanie R | Oakland, CA, United States | 2013-11-02 |
| jeffrey selsor | Oakland, CA, United States | 2013-11-02 |
| linda bornholdt | oakland, CA, United States | 2013-11-02 |
| Catherine Johnston | Oakland, CA, United States | 2013-11-02 |
| dani marchman | oakland, CA, United States | 2013-11-02 |
| Jonathan Bender | Oakland, CA, United States | 2013-11-02 |
| Gary Hanks | Oakland, CA, United States | 2013-11-02 |
| gloria jackson | Oakland, CA, United States | 2013-11-02 |

| Name | Location | Date |
|--------------------|-----------------------------|-------------|
| Catherine Saunders | Oakland, CA, United States | 2013-11-02 |
| David Bacher | Oakland, CA, United States | 2013-11-02 |
| Lawrence Prill | Oakland, CA, United States | 2013-11-02 |
| Sam Evison | Oakland, CA, United States | 2013-11-02 |
| Cheryl Silver | Oakland, CA, United States | 2013-11-02 |
| Rosemary Yacono | Oakland, CA, United States | 2013-11-02 |
| Francine Pinoni | Oakland, CA, United States | 2013-11-02 |
| Iaverne Sawyer | Oakland, CA, United States | 2013-11-02 |
| Ed Gallagher | Oakland, CA, United States | 2013-11-02 |
| Aaron Stevens | Oakland, CA, United States | 2013-11-02 |
| Jack Robbins | Oakland, CA, United States | 2013-11-02 |
| Liz Williams | Oakland, CA, United States | 2013-11-02 |
| Trish Belenson | Oakland, CA, United States | 2013-11-02 |
| william ryan | Oakland, CA, United States | 2013-11-02 |
| alan hall | oakland, CA, United States | 2013-11-02 |
| claudia hartley | oakland, CA, United States | 2013-11-02 |
| JACKIE GAMBLE | OAKLAND, CA, United States | 2013-11-02 |
| JOyce Goodlatte | Oakland, CA, United States | 2013-11-02 |
| Jonathan Ruhe | Oakland, CA, United States | 2013-11-02 |
| Peter Holm | Oakland, CA, United States | 2013-11-02 |
| Katherine Graves | Oakland, CA, United States | 2013-11-02 |
| Kathleen Morrison | Oakland, CA, United States | 2013-11-02 |
| Faith Fuller | Berkeley, CA, United States | 2013-11-02 |
| Madeline Hanson | Oakland, CA, United States | 2013-11-02 |
| Cynthia Gordon | Oakland, CA, United States | 2013-11-02 |
| Dan Purcell | Oakland, CA, United States | 2013-11-02 |
| Kelly Leilani Main | Berkeley, CA, United States | 2013-11-02 |
| David Larue | Oakland, CA, United States | 2013-11-02 |
| Amanda Morrison | Oakland, CA, United States | 2013-11-02 |
| Julie Morton | Oakland, CA, United States | 2013-11-02 |
| Mark Lescroart | Oakland, CA, United States | 2013-11-02 |
| Elizabeth Zehren | Oakland, CA, United States | 2013-11-02 |

| Name | Location | Date |
|--------------------|--------------------------------|-------------|
| Erica Blake | Oakland, CA, United States | 2013-11-02 |
| Skip Roache | Oakland, CA, United States | 2013-11-02 |
| Cheryl Garlick | Oakland, CA, United States | 2013-11-02 |
| Toni Morozumi | Oakland, CA, United States | 2013-11-02 |
| Michael Lange | Oakland, CA, United States | 2013-11-02 |
| Wilson Kate | Oakland, CA, United States | 2013-11-02 |
| Felicia Parazaider | Berkeley, CA, United States | 2013-11-02 |
| Aryn Earnhardt | Oakland, CA, United States | 2013-11-02 |
| Alana Kapust | Oakland, CA, United States | 2013-11-02 |
| Andres Salerno | Oakland, CA, United States | 2013-11-02 |
| Anna Fornaeus | Oakland, CA, United States | 2013-11-02 |
| Elisa Gill | Oakland, CA, United States | 2013-11-02 |
| Lisa Conrad | oakland, CA, United States | 2013-11-02 |
| Aden Neumeister | Oakland, CA, United States | 2013-11-02 |
| Cannon Brook | Oakland, CA, United States | 2013-11-02 |
| Jill Ratner | Oakland, CA, United States | 2013-11-02 |
| James Fei | Oakland, CA, United States | 2013-11-02 |
| henry gutman | oakland, CA, United States | 2013-11-02 |
| susan lockwood | oakland, CA, United States | 2013-11-02 |
| Suzanne Gamble | Concord, CA, United States | 2013-11-02 |
| Christine Rosen | UC Berkeley, CA, United States | 2013-11-02 |
| Maria Gillespie | Piedmont, CA, United States | 2013-11-02 |
| Ann Berlak | Oakland, CA, United States | 2013-11-02 |
| Lief Bursell | Berkeley, CA, United States | 2013-11-02 |
| nathaniel brenner | Oakland, CA, United States | 2013-11-02 |
| roger hallsten | berkeley, CA, United States | 2013-11-02 |
| jenna bates | Oakland, CA, United States | 2013-11-02 |
| marjorie blackwell | piedmont, CA, United States | 2013-11-02 |
| Mike Bradley | Oakland, CA, United States | 2013-11-02 |
| KEN SCHIRADO | OAKLAND, CA, United States | 2013-11-02 |
| Stanley Dalie | Oakland, CA, United States | 2013-11-02 |
| amy wilkinson | berkeley, CA, United States | 2013-11-02 |

| Name | Location | Date |
|------------------------|-----------------------------|-------------|
| Tristin Sullivan | Oakland, CA, United States | 2013-11-02 |
| Carey Dall | Oakland, CA, United States | 2013-11-02 |
| arlene magarian | oakland, CA, United States | 2013-11-02 |
| Jeanette Gross | Oakland, CA, United States | 2013-11-02 |
| Christian Riley | Berkeley, CA, United States | 2013-11-02 |
| Beth Baldwin | Oakland, CA, United States | 2013-11-02 |
| Shelley Smith | Oakland, CA, United States | 2013-11-02 |
| Ralph Dranow | oakland, CA, United States | 2013-11-02 |
| veronica reilly | Oakland, CA, United States | 2013-11-02 |
| Joan Maxwell | Piedmont, CA, United States | 2013-11-02 |
| susan cantrell | Oakland, CA, United States | 2013-11-02 |
| Norman Macleod | Oakland, CA, United States | 2013-11-02 |
| Amelie Mel de Fontenay | Berkeley, CA, United States | 2013-11-02 |
| J A Fitzpatrick | Oakland, CA, United States | 2013-11-02 |
| Heidi Williams | Oakland, CA, United States | 2013-11-02 |
| Nancy Sidebotham | Oakland, CA, United States | 2013-11-02 |
| Joan Fierer | Oakland, CA, United States | 2013-11-02 |
| Teri Barr | Oakland, CA, United States | 2013-11-02 |
| Karen Ingenthron | Oakland, CA, United States | 2013-11-02 |
| Paula C | Oakland, CA, United States | 2013-11-02 |
| Kimberley Norman | Oakland, CA, United States | 2013-11-02 |
| Greg Broderick-Villa | Oakland, CA, United States | 2013-11-02 |
| Heidi Kromschroder | Oakland, CA, United States | 2013-11-02 |
| Gretchen Koehler | Oakland, CA, United States | 2013-11-02 |
| Angela Wilson | Oakland, CA, United States | 2013-11-02 |
| katherine kallick | oakland, CA, United States | 2013-11-02 |
| Kim Hamilton | Oakland, CA, United States | 2013-11-02 |
| jane russell | Oakland, CA, United States | 2013-11-02 |
| Larisa Trale | Oakland, CA, United States | 2013-11-02 |
| lisa haage | oakland, CA, United States | 2013-11-02 |
| Pam Bailes | Oakland, CA, United States | 2013-11-02 |
| Brenda Bloomfield | Oakland, CA, United States | 2013-11-02 |

| Name | Location | Date |
|---------------------|-----------------------------|-------------|
| Beth Hoffman Rudolf | Oakland, CA, United States | 2013-11-02 |
| Yvonne Eldridge | Oakland, CA, United States | 2013-11-02 |
| Dena Thaler | Oakland, CA, United States | 2013-11-02 |
| Gretchen White | Oakland, CA, United States | 2013-11-02 |
| Jon Hale | Oakland, CA, United States | 2013-11-02 |
| Justin Davis | Oakland, CA, United States | 2013-11-02 |
| Nick Peterson | Oakland, CA, United States | 2013-11-02 |
| Samantha Liapes | Oakland, CA, United States | 2013-11-02 |
| leslie dreyer | oakland, CA, United States | 2013-11-02 |
| Eric Pomert | Berkeley, CA, United States | 2013-11-02 |
| Sally Alcala | Oakland, CA, United States | 2013-11-02 |
| Wendi Felson | Oakland, CA, United States | 2013-11-02 |
| David Douglass | Berkeley, CA, United States | 2013-11-02 |
| jim hubbell | ca, CA, United States | 2013-11-02 |
| Leslie Wills | Oakland, CA, United States | 2013-11-02 |
| Adella Gaston | Oakland, CA, United States | 2013-11-02 |
| Betty Raphael | Oakland, CA, United States | 2013-11-02 |
| Madoka Wada | Berkeley, CA, United States | 2013-11-02 |
| Lucy Sells | Berkeley, CA, United States | 2013-11-02 |
| Fred Seals | Oakland, CA, United States | 2013-11-02 |
| Kristina Kastler | Oakland, CA, United States | 2013-11-02 |
| Leslie Aguilar | Oakland, CA, United States | 2013-11-02 |
| iris winogron | Oakland, CA, United States | 2013-11-02 |
| Ian Billet | Oakland, CA, United States | 2013-11-02 |
| Jessica Chen | Oakland, CA, United States | 2013-11-02 |
| James Davis | Oakland, CA, United States | 2013-11-02 |
| Melissa Nelson | Oakland, CA, United States | 2013-11-02 |
| Lisa Sturges | Oakland, CA, United States | 2013-11-02 |
| Jennifer Callahan | Oakland, CA, United States | 2013-11-02 |
| Abigail Pollak | Oakland, CA, United States | 2013-11-02 |
| Nancy Caton | Oakland, CA, United States | 2013-11-02 |
| Karen Dick | Oakland, CA, United States | 2013-11-02 |

| Name | Location | Date |
|-------------------------|----------------------------------|-------------|
| Leah Rubin | Oakland, CA, United States | 2013-11-02 |
| Miri Ver | Oakland, CA, United States | 2013-11-02 |
| Andrea Frome | Oakland, CA, United States | 2013-11-02 |
| Sangeetha Metlapally | Berkeley, CA, United States | 2013-11-02 |
| erica skonerees | Oakland, CA, United States | 2013-11-02 |
| Marilyn Marco | Oakland, CA, United States | 2013-11-02 |
| Caitlin McGrath | Oakland, CA, United States | 2013-11-02 |
| Thomas Gonzales | Oakland, CA, United States | 2013-11-02 |
| Anne Hightower | Oakland, CA, United States | 2013-11-02 |
| Jessi Whitby | Oakland, CA, United States | 2013-11-02 |
| Philip Christy | Oakland, CA, United States | 2013-11-02 |
| Rajaa Hussien | berkeley, CA, United States | 2013-11-02 |
| Rachel Barish | Oakland, CA, United States | 2013-11-02 |
| Cathlene Stubbs | Berkeley, CA, United States | 2013-11-02 |
| Christine Garofoli | Oakland, CA, United States | 2013-11-02 |
| Toni Ellis | Oakland, CA, United States | 2013-11-02 |
| Jennifer Dresen | San Francisco, CA, United States | 2013-11-02 |
| Eric Esquivel-Gutierrez | Berkeley, CA, United States | 2013-11-02 |
| Andrea Soto | Oakland, CA, United States | 2013-11-02 |
| Diana O'Connor | Oakland, CA, United States | 2013-11-02 |
| Ron Suverkrop | Oakland, CA, United States | 2013-11-02 |
| Mark von Behrens | United States | 2013-11-02 |
| Carol Bonds | Oakland, CA, United States | 2013-11-02 |
| Katie Cotterell | Oakland, CA, United States | 2013-11-02 |
| Eric Waters | Oakland, CA, United States | 2013-11-02 |
| Elizabeth Lord | Oakland, CA, United States | 2013-11-02 |
| Joaquin Graham | Oakland, CA, United States | 2013-11-02 |
| Rae Victor | Oakland, CA, United States | 2013-11-02 |
| Ian Amberson | Oakland, CA, United States | 2013-11-02 |
| Harvey Hyman | Piedmont, CA, United States | 2013-11-02 |
| Ann Kraynak | Oakland, CA, United States | 2013-11-02 |
| CHANTAL CORONEL | BERKELEY, CA, United States | 2013-11-02 |

| Name | Location | Date |
|-------------------------|-------------------------------|------------|
| Leslie Medberry | Oakland, CA, United States | 2013-11-02 |
| jo ellis | oakland, CA, United States | 2013-11-02 |
| Rachel Ginsburg | Oakland, CA, United States | 2013-11-02 |
| Joyce Irvine | Oakland, CA, United States | 2013-11-02 |
| jennifer Morosco | El Cerrito, CA, United States | 2013-11-02 |
| Ed Mechem | Oakland, CA, United States | 2013-11-02 |
| Jennifer Titus | Oakland, CA, United States | 2013-11-02 |
| Camille Gerstel | Oakland, CA, United States | 2013-11-02 |
| Tyler Colton | Oakland, CA, United States | 2013-11-02 |
| Ria Anderson | Oakland, CA, United States | 2013-11-02 |
| Kathryn Gilje | Oakland, CA, United States | 2013-11-02 |
| Mary D'Orazi | Oakland, CA, United States | 2013-11-02 |
| owen murphy | oakland, CA, United States | 2013-11-02 |
| Darren Fetisoff | Berkeley, CA, United States | 2013-11-02 |
| Jane Welford | Berkeley, CA, United States | 2013-11-02 |
| Wendelyn Bublitz | Piedmont, CA, United States | 2013-11-02 |
| Patricia Rathwell | Oakland, CA, United States | 2013-11-02 |
| Sharon Elliott | Oakland, CA, United States | 2013-11-02 |
| Denise Bagwell | Oakland, CA, United States | 2013-11-02 |
| rebeccah wertheim-knapp | Oakland, CA, United States | 2013-11-02 |
| gerald bold | oakland, CA, United States | 2013-11-02 |
| Mike Bergh | Oakland, CA, United States | 2013-11-02 |
| Laura Fenster | Oakland, CA, United States | 2013-11-02 |
| Benjamin Dix | Oakland, CA, United States | 2013-11-02 |
| Marcia D'Orazi | Oakland, CA, United States | 2013-11-02 |
| Jennifer Russ | Oakland, CA, United States | 2013-11-02 |
| Revi Airborne | Oakland, CA, United States | 2013-11-02 |
| Glenda Barnhart | Oakland, CA, United States | 2013-11-02 |
| sharon chuang | berkeley, CA, United States | 2013-11-02 |
| Craig Henderson | Oakland, CA, United States | 2013-11-03 |
| Bradley Bostrom | Oakland, CA, United States | 2013-11-03 |
| Kate Henke | Berkeley, CA, United States | 2013-11-03 |

| Name | Location | Date |
|--------------------------|-----------------------------|-------------|
| Suzanne Lytle | Oakland, CA, United States | 2013-11-03 |
| Nicole Fountain | Oakland, CA, United States | 2013-11-03 |
| Diana Miller | Oakland, CA, United States | 2013-11-03 |
| Katrina Fullman | Oakland, CA, United States | 2013-11-03 |
| PT Lovern | Oakland, CA, United States | 2013-11-03 |
| Erica Peterson | oakland, CA, United States | 2013-11-03 |
| Eric Ciasullo | Oakland, CA, United States | 2013-11-03 |
| Kimberly Taylor | Oakland, CA, United States | 2013-11-03 |
| Elisabeth Teel | Oakland, CA, United States | 2013-11-03 |
| Harvey Bender | Berkeley, CA, United States | 2013-11-03 |
| David Welsh | Oakland, CA, United States | 2013-11-03 |
| Moriah McKiernan-Allen | Oakland, CA, United States | 2013-11-03 |
| Jan Goldenberg | Oakland, CA, United States | 2013-11-03 |
| Syrell Sapoznick | United States | 2013-11-03 |
| Clarice O'Reilly-Cummins | Oakland, CA, United States | 2013-11-03 |
| Nancy Swearengen | Oakland, CA, United States | 2013-11-03 |
| Melinda Stockmann | Oakland, CA, United States | 2013-11-03 |
| Jesper Jurcenoks | Oakland, CA, United States | 2013-11-03 |
| Diana Studebaker | Berkeley, CA, United States | 2013-11-03 |
| Kathy Jessen | oakland, CA, United States | 2013-11-03 |
| sophia kinsley | Oakland, CA, United States | 2013-11-03 |
| Tlna Juarez | Oakland,, CA, United States | 2013-11-03 |
| William Winburn | Oakland, CA, United States | 2013-11-03 |
| Amanda Ayotte | Oakland, CA, United States | 2013-11-03 |
| Jessica Gelin | Oakland, CA, United States | 2013-11-03 |
| Dana Whitlock | Oakland, CA, United States | 2013-11-03 |
| Susette Min | Oakland, CA, United States | 2013-11-03 |
| Pamela Consear | Oakland, CA, United States | 2013-11-03 |
| margaretta mitchell | Berkeley, CA, United States | 2013-11-03 |
| Keith Ogden | Oakland, CA, United States | 2013-11-03 |
| Ceedola Daubner | Oakland, CA, United States | 2013-11-03 |
| Jeff Fort | Oakland, CA, United States | 2013-11-03 |

| Name | Location | Date |
|--------------------|----------------------------------|-------------|
| Ariella Ben-David | Oakland, CA, United States | 2013-11-03 |
| Jeff Francois | Berkeley, CA, United States | 2013-11-03 |
| Jessica Lage | Oakland, CA, United States | 2013-11-03 |
| Ben Mayr | Oakland, CA, United States | 2013-11-03 |
| Allison Goldberg | Oakland, CA, United States | 2013-11-03 |
| Chris Weidenbach | Oakland, CA, United States | 2013-11-03 |
| Jojo West | Oakland, CA, United States | 2013-11-03 |
| Willis Stork | Pasadena, CA, United States | 2013-11-03 |
| Frank Gruliov | Oakland, CA, United States | 2013-11-03 |
| Barbara Flores | Oakland, CA, United States | 2013-11-03 |
| Rochelle Lokting | Oakland, CA, United States | 2013-11-03 |
| judith jones | berkeley, CA, United States | 2013-11-03 |
| Betsy Levine | Oakland, CA, United States | 2013-11-03 |
| tom webster | Piedmont, CA, United States | 2013-11-03 |
| Ian Saxton | berkeley, CA, United States | 2013-11-03 |
| Joel Moskowitz | Berkeley, CA, United States | 2013-11-03 |
| Yasiu Kruszynski | Chicago, IL, United States | 2013-11-03 |
| Catherine Debon | Oakland, CA, United States | 2013-11-03 |
| Gloria Villasenor | Hayward, CA, United States | 2013-11-03 |
| Maia Veague | Oakland, CA, United States | 2013-11-03 |
| Stacy Wolf | San Francisco, CA, United States | 2013-11-03 |
| Alexsandra Chelini | Oakland, CA, United States | 2013-11-03 |
| Nate Curry | Oakland, CA, United States | 2013-11-03 |
| Irene Shemaria | Brooklyn, NY, United States | 2013-11-03 |
| Nancy Bailey | Berkeley, CA, United States | 2013-11-03 |
| jennifer valera | Oakland, CA, United States | 2013-11-03 |
| Martha Dixon | Oakland, CA, United States | 2013-11-03 |
| Linda Frankel | Oakland, CA, United States | 2013-11-03 |
| Sally Maxwell | Berkeley, CA, United States | 2013-11-03 |
| Claire Capor | Oakland, CA, United States | 2013-11-03 |
| Monica Berson | Oakland, CA, United States | 2013-11-03 |
| Toni Gianti | Oakley, CA, United States | 2013-11-03 |

| Name | Location | Date |
|--------------------|------------------------------------|-------------|
| Daniel Torres | Citrus Heights, CA, United States | 2013-11-03 |
| Sara Williams | Berkeley, 94705, CA, United States | 2013-11-03 |
| Eileen Flanagan | Oakland, CA, United States | 2013-11-03 |
| jeff weinmann | Oakland, CA, United States | 2013-11-03 |
| Jeanne Bosch | Sebastopol, CA, United States | 2013-11-03 |
| Jonathan Becker | Piedmont, CA, United States | 2013-11-03 |
| David Mc Cord | Oakland, CA, United States | 2013-11-03 |
| James Wilson | Oakland, CA, United States | 2013-11-03 |
| michelle alexander | oakland, CA, United States | 2013-11-03 |
| Patricia Apps | Oakland, CA, United States | 2013-11-03 |
| Laura Congdon | OAKLAND, CA, United States | 2013-11-03 |
| Barbara McWilliams | oakland, CA, United States | 2013-11-03 |
| John Kraft | Oakland, CA, United States | 2013-11-03 |
| Carla Moore | Oakland, CA, United States | 2013-11-03 |
| meredith sanderson | oakland, CA, United States | 2013-11-03 |
| Thomas Doohan | Oakland, CA, United States | 2013-11-03 |
| Carol Wright | United States | 2013-11-03 |
| ana rauch | oakland, CA, United States | 2013-11-03 |
| Nancy Polin | Oakland, CA, United States | 2013-11-03 |
| Kimberley Meier | Oakland, CA, United States | 2013-11-03 |
| Helen Wynne | berkeley, CA, United States | 2013-11-03 |
| Levon Hambarzumian | Oakland, CA, United States | 2013-11-03 |
| Stephanie Woodbury | Oakland, CA, United States | 2013-11-03 |
| C. Wright | Oakland, CA, United States | 2013-11-03 |
| Robin Ruck | California, CA, United States | 2013-11-03 |
| Kerry Doyle | Oakland, CA, United States | 2013-11-03 |
| Sue Morgan | Oakland, CA, United States | 2013-11-03 |
| Kara Brodfuehrer | Oakland, CA, United States | 2013-11-03 |
| Roy McNeill | Berkeley, CA, United States | 2013-11-03 |
| Jordan Kamin | Oakland, CA, United States | 2013-11-03 |
| Brooke Berg | Oakland, CA, United States | 2013-11-03 |
| Laura Wald | Oakland, CA, United States | 2013-11-03 |

| Name | Location | Date |
|--------------------|-----------------------------|-------------|
| trio u | Oakland, CA, United States | 2013-11-03 |
| brian plaskett | oakland, CA, United States | 2013-11-03 |
| Ociane Canadas | United States | 2013-11-03 |
| tasha glen | Oakland, CA, United States | 2013-11-03 |
| John Coffey | Oakland, CA, United States | 2013-11-03 |
| lauren wooley | oakland, CA, United States | 2013-11-03 |
| Amity Buxton | Oakland, CA, United States | 2013-11-03 |
| Igal Levy | Oakland, CA, United States | 2013-11-03 |
| Laurel Clausen | Oakland, CA, United States | 2013-11-03 |
| Ariel Mellinger | Oakland, CA, United States | 2013-11-03 |
| Louise Anderson | Oakland, CA, United States | 2013-11-03 |
| Chester Williams | Oakland, CA, United States | 2013-11-03 |
| Amy Nichols | Oakland, CA, United States | 2013-11-03 |
| Carolyn Carpenter | Oakland, CA, United States | 2013-11-03 |
| yonas gebremichael | oakland, CA, United States | 2013-11-03 |
| Meredith Samp | Oakland, CA, United States | 2013-11-03 |
| Ama aidoo | oakland, CA, United States | 2013-11-03 |
| Kirsten Schwind | Oakland, CA, United States | 2013-11-03 |
| Will Guyette | Piedmont, CA, United States | 2013-11-03 |
| sara newman | oakand, CA, United States | 2013-11-03 |
| Crow Bolt | Oakland, CA, United States | 2013-11-03 |
| Greg German | Oakland, CA, United States | 2013-11-03 |
| Arthur Allen | Oakland, CA, United States | 2013-11-03 |
| Glenn Pritchard | Oakland, CA, United States | 2013-11-03 |
| Gabriel THOMPSON | Oakland, CA, United States | 2013-11-03 |
| Katharina Usselman | Oakland, CA, United States | 2013-11-03 |
| Brandon Brawner | OAKLAND, CA, United States | 2013-11-03 |
| Joann Ma | Oakland, CA, United States | 2013-11-03 |
| Juanita Brown | Oakland, CA, United States | 2013-11-03 |
| Justine TenZeldam | Oakland, CA, United States | 2013-11-03 |
| carolyn jones | Oakland, CA, United States | 2013-11-03 |
| Joe Pessa | Oakland, CA, United States | 2013-11-03 |

| Name | Location | Date |
|--------------------------|----------------------------------|-------------|
| Leena Osteraas | Oakland, CA, United States | 2013-11-04 |
| Cara Brann | Oakland, CA, United States | 2013-11-04 |
| Lena Toney | Oakland, CA, United States | 2013-11-04 |
| Max Mazza | Berkeley, CA, United States | 2013-11-04 |
| Lorraine Latorraca | Oakland, CA, United States | 2013-11-04 |
| maya w | oakland, | 2013-11-04 |
| Sue Magidson | Berkeley, CA, United States | 2013-11-04 |
| Jennifer Hansen | Oakland, CA, United States | 2013-11-04 |
| Stephen White | Oakland, CA, United States | 2013-11-04 |
| Zosha Kandel | Berkeley, CA, United States | 2013-11-04 |
| Rebecca Mitchell | Oakland, CA, United States | 2013-11-04 |
| Robert Hansen | Hayward, CA, United States | 2013-11-04 |
| Sarita Waite | Oakland, CA, United States | 2013-11-04 |
| Oliver Konkell | Oakland, CA, United States | 2013-11-04 |
| Nicole Brooks | Berkeley, CA, United States | 2013-11-04 |
| Andra H | Oakland, CA, United States | 2013-11-04 |
| Polly Legendre | Oakland, CA, United States | 2013-11-04 |
| Pamela McKinstry | Oakland, CA, United States | 2013-11-04 |
| Baniah Cherry | Oakland, CA, United States | 2013-11-04 |
| Paula Kimbro | Oakland, CA, United States | 2013-11-04 |
| Vicki L McGuire, MA, MFT | Oakland, CA, United States | 2013-11-04 |
| Jennifer Selby | Oakland, CA, United States | 2013-11-04 |
| Lucas Guilkey | Oakland, CA, United States | 2013-11-04 |
| Kirk Long | Oakland, CA, United States | 2013-11-04 |
| Suk-Ann Yee | Oakland, CA, United States | 2013-11-04 |
| Maria Teresa Hernandez | Oakland, CA, United States | 2013-11-04 |
| Tim Little | Oakland, CA, United States | 2013-11-04 |
| shawn Tamaribuchi | oakland, CA, United States | 2013-11-04 |
| Pauline Nelsen | Oakland, CA, United States | 2013-11-04 |
| Encian Pastel | Oakland, CA, United States | 2013-11-04 |
| Mario Morro | San Francisco, CA, United States | 2013-11-04 |
| Ivy Moya | Oakland, CA, United States | 2013-11-04 |

| Name | Location | Date |
|------------------------|-----------------------------|-------------|
| Donald Kiehn | Oakland, CA, United States | 2013-11-04 |
| Michael Floyd | Oakland, CA, United States | 2013-11-04 |
| betsy cotton | oakland, CA, United States | 2013-11-04 |
| Susan Runyan | Oakland, CA, United States | 2013-11-04 |
| Robin Tidd | Oakland, CA, United States | 2013-11-04 |
| grace telcs | oakland, CA, United States | 2013-11-04 |
| Chloe Reynolds | Berkeley, CA, United States | 2013-11-04 |
| Veronika Cole | Oakland, CA, United States | 2013-11-04 |
| Hae Yong Min | Oakland, CA, United States | 2013-11-04 |
| Dan Roth | Oakland, CA, United States | 2013-11-04 |
| jon kanter | Oakland, CA, United States | 2013-11-04 |
| Chad Nielsen | Oakland, CA, United States | 2013-11-04 |
| john Lancaster | Oakland, CA, United States | 2013-11-04 |
| Carlos Magis Rodriguez | México city, Mexico | 2013-11-04 |
| Kari Rice | oakland, CA, United States | 2013-11-04 |
| SE McC | Oakland, CA, United States | 2013-11-04 |
| Shane DeShields | Oakland, CA, United States | 2013-11-04 |
| Jenny Boyden | Oakland, CA, United States | 2013-11-04 |
| Grant Rich | Oakland, CA, United States | 2013-11-04 |
| Dana Logsdon | Oakland, CA, United States | 2013-11-04 |
| Nancy Drooker | Oakland, CA, United States | 2013-11-04 |
| billy prendergast | Oakland, CA, United States | 2013-11-04 |
| Gwen Dille | Orinda, CA, United States | 2013-11-04 |
| Jonathan Ryshpan | Berkeley, CA, United States | 2013-11-04 |
| Heather Hardeman | Oakland, CA, United States | 2013-11-04 |
| Vivian Dent | Oakland, CA, United States | 2013-11-04 |
| Theresa Hanna | Piedmont, CA, United States | 2013-11-04 |
| meagan demitz | Berkeley, CA, United States | 2013-11-04 |
| Vivienne Shi | Berkeley, CA, United States | 2013-11-04 |
| stephen statler | CA, OH, United States | 2013-11-04 |
| Oliver Kay | Oakland, CA, United States | 2013-11-04 |
| patricia hayes | oakland, CA, United States | 2013-11-04 |

| Name | Location | Date |
|--------------------|-----------------------------|-------------|
| Jenn Holloway | Oakland, CA, United States | 2013-11-04 |
| Owen Walker | Berkeley, CA, United States | 2013-11-04 |
| Joshua Huber | Oakland, CA, United States | 2013-11-04 |
| Thomas Scott | Oakland, CA, United States | 2013-11-04 |
| Whitney Holben | Oakland, CA, United States | 2013-11-04 |
| Ananta Gurung | Oakland, CA, United States | 2013-11-04 |
| Carlos Uribe | Oakland, CA, United States | 2013-11-04 |
| Susan Freundlich | Oakland, CA, United States | 2013-11-04 |
| Adelio Zunino | Oakland, CA, United States | 2013-11-04 |
| Oun Thavonekham | Oakland, CA, United States | 2013-11-04 |
| Jukka Valkonen | Piedmont, CA, United States | 2013-11-04 |
| sandra morey | Oakland, CA, United States | 2013-11-04 |
| Vijay Ramesh | Oakland, CA, United States | 2013-11-04 |
| Julie Traylor-Cruz | Oakland, CA, United States | 2013-11-04 |
| marion mills | OAKLAND, CA, United States | 2013-11-04 |
| Taura Greenfield | oakland, CA, United States | 2013-11-04 |
| Jay Knecht | Oakland, CA, United States | 2013-11-04 |
| Calen Swift | Berkeley, CA, United States | 2013-11-04 |
| Melissa Raymond | Oakland, CA, United States | 2013-11-04 |
| Thomas Rodriguez | Oakland, CA, United States | 2013-11-04 |
| Beverly Smrha | Oakland, CA, United States | 2013-11-04 |
| Nina Feldman | Oakland, CA, United States | 2013-11-04 |
| Dan Silvert | Berkeley, CA, United States | 2013-11-04 |
| Lucy Rudolph | Berkeley, CA, United States | 2013-11-04 |
| Sharifa Goins | Oakland, CA, United States | 2013-11-04 |
| Robin Mangini | Piedmont, CA, United States | 2013-11-04 |
| Ursula Pieper | Oakland, CA, United States | 2013-11-04 |
| Jan Smiley | Oakland, CA, United States | 2013-11-04 |
| Kathleen Brannigan | Oakland, CA, United States | 2013-11-04 |
| Nelson W. Black | Oakland, CA, United States | 2013-11-04 |
| Tim James | Oakland, CA, United States | 2013-11-04 |
| Jonathan Wieder | Berkeley, CA, United States | 2013-11-05 |

| Name | Location | Date |
|--------------------------|-----------------------------|-------------|
| Linda Jordan | Oakland, CA, United States | 2013-11-05 |
| Katharine Beffa | Oakland, CA, United States | 2013-11-05 |
| Ana Demorest | Oakland, CA, United States | 2013-11-05 |
| Jim Petrovic | Oakland, CA, United States | 2013-11-05 |
| Carolyn Raffo | Oakland, CA, United States | 2013-11-05 |
| nicolas haralambides | piedmont, CA, United States | 2013-11-05 |
| Judy Soden | Oakland, CA, United States | 2013-11-05 |
| odell johnson | Oakland, CA, United States | 2013-11-05 |
| caephren mckenna | piedmont, CA, United States | 2013-11-05 |
| justin tomola | sonoma, CA, United States | 2013-11-05 |
| Jennifer Perez | Oakland, CA, United States | 2013-11-05 |
| Seth Katz | Oakland, CA, United States | 2013-11-05 |
| penny rosenwasser | oakland, CA, United States | 2013-11-05 |
| James Molesky | Berkeley, CA, United States | 2013-11-05 |
| A. DENIECE Byers-Biggins | Oakland, CA, United States | 2013-11-05 |
| Richard Raffanti | United States | 2013-11-05 |
| Gretchen Dumas | Oakland, CA, United States | 2013-11-05 |
| Lauren Gerber | Piedmont, CA, United States | 2013-11-05 |
| Ethel Ruymaker | Oakland, CA, United States | 2013-11-05 |
| Alexandra Stanley | Oakland, CA, United States | 2013-11-05 |
| KIM ADDONIZIO | Oakland, CA, United States | 2013-11-05 |
| mary blume | oakland, CA, United States | 2013-11-05 |
| Anne Calavan | Oakland, CA, United States | 2013-11-05 |
| ERIC KINDEM | Oakland, CA, United States | 2013-11-05 |
| Nicole Sattler | Oakland, CA, United States | 2013-11-05 |
| Timothy Rood | Oakland, CA, United States | 2013-11-05 |
| Nola Payson-Denney | Oakland, CA, United States | 2013-11-05 |
| Victor Ochoa | Oakland, CA, United States | 2013-11-05 |
| M. Lucas | Oakland, CA, United States | 2013-11-05 |
| Lanell Dike | Oakland, CA, United States | 2013-11-05 |
| denise leto | oakland, CA, United States | 2013-11-05 |
| Eleanor Levine | Oakland, CA, United States | 2013-11-05 |

| Name | Location | Date |
|-------------------------|--|------------|
| Matthew Sills | oakland, CA, United States | 2013-11-05 |
| Henry Lutzky | Oakland, CA, United States | 2013-11-05 |
| Andrea Walt | Oakland, CA, United States | 2013-11-05 |
| Jeff Lipsett | OAKLAND, CA, United States | 2013-11-05 |
| Rachel Jans | Oakland, CA, United States | 2013-11-05 |
| josh whitkin | oakland, CA, United States | 2013-11-05 |
| lynn greenberg | Oakland, CA, United States | 2013-11-05 |
| Michael Harper | Oakland, CA, United States | 2013-11-05 |
| Carrie-Andrea Koppelman | Oakland, CA, United States | 2013-11-05 |
| Kate Dollarhyde | Oakland, CA, United States | 2013-11-05 |
| Brett Larsen | Oakland, CA, United States | 2013-11-06 |
| Judith Coates | Oakland, CA, United States | 2013-11-06 |
| Richard Uzzell | OAKLAND, CA, United States | 2013-11-06 |
| Patty Shiferaw | Oakland, CA, United States | 2013-11-06 |
| Brad Newsham | Oakland, CA, United States | 2013-11-06 |
| Sharon Jobson | Oakland, CA, United States | 2013-11-06 |
| Kelsey Krausen | Oakland, CA, United States | 2013-11-06 |
| Ernesto Rivas | Oakland, CA, United States | 2013-11-06 |
| Teresa Karvonen | Oakland, CA, United States | 2013-11-06 |
| pablo espinoza | oakland, CA, United States | 2013-11-06 |
| Eleanor Hanson Wise | Oakland, CA, United States | 2013-11-06 |
| jane timberlake | Oakland, CA, United States | 2013-11-06 |
| Cory Traylor | Oakland, CA, United States | 2013-11-06 |
| Dawn Pieper | Oakland, CA, United States | 2013-11-06 |
| Dorothy Yule | Oakland, CA, United States | 2013-11-06 |
| lawrence degrassi | Oakland, CA, United States | 2013-11-07 |
| Christine Shields | Oakland, CA, United States | 2013-11-07 |
| Robert Goss | Oakland,, CA, United States | 2013-11-07 |
| Denya S. Jur | Oakland, CA, United States | 2013-11-07 |
| John Richard Young | EAST NORRITON, MONTGOMERY COUNTY, PA, United States | 2013-11-07 |
| joseph natale | oakland, CA, United States | 2013-11-07 |

| Name | Location | Date |
|------------------|---|------------|
| Julia McDonald | Oakland, CA, United States | 2013-11-07 |
| Richard Blakely | Oakland, CA, United States | 2013-11-08 |
| saira harris | oakland, CA, United States | 2013-11-08 |
| Nathaniel Dewart | Oakland, CA, United States | 2013-11-08 |
| Velma Kennedy | Oakland, CA, United States | 2013-11-08 |
| Sandy Sher | Oakland, CA, United States | 2013-11-08 |
| arlene magarian | oakland, CA, United States | 2013-11-08 |
| Judith Dunham | Berkeley, CA, United States | 2013-11-08 |
| Rose Livingston | Oakland, CA, United States | 2013-11-08 |
| June Brumer | Oakland, CA, United States | 2013-11-08 |
| Mary Grim | Oakland, CA, United States | 2013-11-09 |
| Anna Yung | Berkeley, CA, United States | 2013-11-09 |
| Alicia Clement | Livermore, CA, United States | 2013-11-09 |
| KHADIJA ALFAHRI | Oakland, CA, United States | 2013-11-09 |
| Gayne Brenneman | palos verdes peninsula, CA, United States | 2013-11-09 |
| Barry Lefsky | Oakland, CA, United States | 2013-11-10 |
| Sophie Leininger | Oakland, CA, United States | 2013-11-10 |
| Veronica Haro | Oakland, CA, United States | 2013-11-10 |
| Douglas Elliott | Irvine, CA, United States | 2013-11-11 |

Comments

| Name | Location | Date | Comment |
|---------------------|-------------------|------------|---|
| Lucia Hwang | Oakland, CA | 2013-10-15 | Allowing Kaiser to fence off the garden at that corner would be a city planning and urban design travesty. Lower Piedmont Avenue needs active uses to encourage pedestrian traffic and street activity, not the iron fence from hell. We shouldn't let Kaiser create a big dead space on such an important city corner. And it's such a waste of resources! Open up the garden to the public! |
| Lisa Jervis | Oakland, CA | 2013-10-15 | I live in the neighborhood and would be a potential visitor to a public garden. Even more important, though, the whole idea of a private space in the neighborhood is deeply offensive and wasteful. |
| Kevin Dupre | Oakland, CA | 2013-10-15 | Kaiser said they WOULD have this accessible to the public. |
| Robijn van Giesen | Oakland, CA | 2013-10-16 | Because Kaiser does not get to betray firm commitments it made to our community just because it's the "biggest kid on the block". It is a corporate bully. Bullies only respond to fierce resistance. I've had enough of this crap. |
| Andrew Groeschel | Oakland, CA | 2013-10-16 | I was a long time resident of neighborhood and still frequent it on a daily basis. Kaiser is a part of the Oakland community and should respect and add to the community by keeping their word in regards to providing a open accessible community space. |
| Naomi Schiff | Oakland, CA | 2013-10-16 | Make Kaiser Corner a friendly corner! |
| Denise Simard | oakland, CA | 2013-10-16 | I live in this neighborhood and walk this route daily. Kaiser needs to be a better neighbor-- walls don't enhance the area, they detract. |
| Jennifer Rose | san Francisco, CA | 2013-10-16 | Why build a garden and then cover it with a huge ugly fence, taking away from the neighborhood. Kaiser should do what is right by the community. |
| Matt Thompson | Oakland, CA | 2013-10-16 | I would like Kaiser to offer access to this to make up for the mess they have made of traffic in our neighborhood with their poor planning/stoplight placement. |
| Ashleyanne Krigbaum | Oakland, CA | 2013-10-16 | Because I am a resident in the neighborhood and it would be such a shame to have the area fenced off and unapproachable by local residents. |
| Catherine P. Cusick | Oakland, CA | 2013-10-16 | Fenced-off gardens amidst a vital community are a psychological impediment to "thriving" which is a term Kaiser uses in its advertising. A fence around a garden sponsored by Kaiser on a vital corner in a vital community is hypocrisy on Kaiser's part. They ought to be more sensitive to the neighborhood surrounding it. |
| Carla DUNN | SAN FRANCISCO, CA | 2013-10-16 | Because the community should be able to use the garden as they see fit. |
| William Sommers | Oakland, CA | 2013-10-16 | As both a neighbor and K-P member, I find this monopolization of accessible land off-putting, unnecessary and ugly. |
| tim ferman | oakland, CA | 2013-10-16 | we live in the neighborhood and will deal with all of the traffic and loudness that the new campus creates for us. The very least Kaiser can do is give the neighborhood access to the property. |
| Gretchen Till | Oakland, CA | 2013-10-16 | parks for people. |
| Jessica Strick | Oakland, CA | 2013-10-16 | Please act on your message of "thrive" by bringing something great to the neighborhood! What an awesome contribution this can be! BTW, I'm a happy Kaiser Oakland member. Thanks! |
| Michael Bass | Oakland, CA | 2013-10-16 | If Kaiser would consider an open and accessible garden "good medicine" for its neighbors, staff, and patients, everything should work out fine. |

| Name | Location | Date | Comment |
|-----------------|----------------|------------|--|
| cat chang | oakland, CA | 2013-10-16 | The public realm needs amenities for open space provided by the city, businesses, institutions and private individuals. |
| Heather Davison | Oakland, CA | 2013-10-16 | This is my neighborhood, I care about a walkable, beautiful Oakland, and hate the idea of high wall enclosing a Kaiser Garden area. We have put up with so much ugliness, noise and delay from Kaiser already. Having an accessible garden seems like a small concession to make for all the disruption Kaiser has caused. |
| Susan Dray | Minnapolis, MN | 2013-10-16 | <p>Having natural spaces within the city is critical to the well-being of its inhabitants and the overall health of the city itself.</p> <p>[I recently moved from Minneapolis where there are many parks (including lakes and greenways) that continue to make that city one of the best places to live in the US (according to one of those rating orgs)] So as a "transplant", I know first-hand the value of parks and natural spaces.</p> <p>The garden that Kaiser is planning is a COMMUNITY asset - and should be developed in the PUBLIC's best interests.</p> <p>Additionally, lower Piedmont Avenue needs a revitalization that this garden can begin, assuming there is public access to it. I urge you to act to ensure this.</p> |
| Karen Witham | Oakland, CA | 2013-10-16 | Public spaces are a huge factor in goodwill toward corporations and are the responsible thing to do as corporate citizens of any city. SF lead the way with requiring roof decks and other publicly accessible spaces; Oakland should be even better. |
| Scott Vickers | Denver, CO | 2013-10-16 | My niece and grand-niece live near this new park and building, and making this fence as designed will not be neighbor-friendly at all, and will further increase the notion that corporate America is a gated community that fears and disrespects average Americans. Please, have a heart! |
| Stacia McMillan | Oakland, CA | 2013-10-16 | We need a vital space at lower Piedmont. Kaiser is already creating many problems for the neighbors, why not give back something and make the huge property an asset to the community, instead of just taking from it. |
| Erik Szabados | Oakland, CA | 2013-10-16 | This is our neighborhood, not Kaiser's. This was part of the original agreement. Kaiser has done nothing but inconvenience our neighborhood for years. It's time they learn to share with us. |
| carole r. brown | oakland, CA | 2013-10-16 | With the opening of the new Kaiser Medical Center, there will be a significant increase in pedestrian and street traffic. The planned Kaiser Garden (SW corner of Piedmont Ave. and MacArthur) is an opportunity for Kaiser to step-up and provide a public open space for the Kaiser community, residents and visitors. Fences do not foster social interaction - Private spaces do not create a sense of community and neighborliness. Review Jane Jacobs "Life and Death of Great American Cities" for astute observations on the function of a city garden, "Successful, functional parks are those under intense use by a diverse set of companies and residents." |
| Kyle Parker | Oakland, CA | 2013-10-16 | Kaiser owns sooo much already in Oakland and their massive buildings do not make the area more beautiful, but a nice park would be a great addition to the community and should be accessible to that community. |
| John Gulino | Oakland, CA | 2013-10-16 | <p>This neighborhood needs to be oriented toward people and pedestrians. Piedmont Avenue between Broadway and MacArthur is essentially a wasteland: no stores, no people out on the street, nothing at all, which of course makes it prime ground for muggings and other crime. I cannot imagine the sheer GALL of Kaiser: all along they've been bad neighbors, we've been tolerating their construction mess now for years, and now they foist a huge unnecessary fence upon the neighborhood!</p> |

| Name | Location | Date | Comment |
|----------------------|----------------------|------------|--|
| Christen Soares | Oakland, CA | 2013-10-16 | This is a prominent corner in our neighborhood and should be enjoyed by the neighbors. |
| Constance Ericson | oakland, CA | 2013-10-16 | This is symbolic of the entire have and have not debate. The fence is just another symbol of an elitist culture that wants to deprive the neighborhood of something that would cost Kaiser nothing. |
| karen goodman | berkeley, CA | 2013-10-16 | we need to create stronger communities and that means corporations who do business in oakland need to contribute to the betterment of the community at large. |
| Erik Thogersen | Oakland, CA | 2013-10-16 | Piedmont ave above 580 really needs to be connected to the area below. |
| Sibyl Diver | Oakland, CA | 2013-10-16 | Kaiser is taking a large amount of space in my neighborhood, and I believe providing open space access is a small and reasonable way to request a large corporation to give back to its neighbors. |
| Sarah Cohen | Oakland, CA | 2013-10-16 | Real communities have open spaces and inviting gardens, not tall fences to keep people out. Kaiser, there is nothing to fear. We are your friends, your neighbors, your patients, your employees. Please be a good neighbor and do the right thing. |
| Deirdre Snyder | Oakland, CA | 2013-10-16 | Kaiser promised that they would have public access to the corner. Keep your word! |
| Louise Milota | Kensington, CA | 2013-10-16 | As a member of Kaiser Oakland, I would like to enjoy this garden after my appointments. Also, my daughter lives in this part of the city and would benefit from being allowed to enjoy this garden. |
| Lorri Arazi | Oakland, CA | 2013-10-16 | Fencing off a garden to keep pedestrians out at such a major intersection is contrary to Oakland's goal of becoming increasingly pedestrian- & bicycle-friendly. |
| Howard Herman | Oakland, CA | 2013-10-16 | Not only have they built the ugliest building in creation dominating the entire neighborhood, now they won't let anyone into the garden that might slightly redeem this monstrosity! It's an outrage. |
| brian pearson | Oakland, CA | 2013-10-16 | we need good neighborhoods and good neighbors |
| Mary Eisenhart | decline to state, CA | 2013-10-16 | As a Kaiser member of many decades, and a neighborhood resident for 20 years, I don't know what wrongheaded, contemptuous notion leads Kaiser to build a "garden" that neither patients nor neighbors can enter, but they need to do better. You cannot put a great honking facility in a residential neighborhood and not recognize that you are in somebody else's place and need to treat them with respect. I am shocked at the sheer mean-spiritedness Kaiser is displaying to its own members and the neighbors with this. |
| Sara Glaser | Oakland, CA | 2013-10-16 | I'm a Kaiser member who uses this campus and I also have friends who live adjacent to Kaiser Oakland. |
| Julia Gilden | Oakland, CA | 2013-10-16 | the garden helps Kaiser and the neighborhood build community |
| Sara Crystal | Oakland, CA | 2013-10-16 | the disgusting fence will lower property values, is a violation of neighborhood agreements with kaiser, treats the neighborhood as undesirable, and is a bold lie since they advertised their design as wide open and parklike. now they create an area that treats our neighborhood as junk needing to be kept out of "their " backyard. |
| Karen Hohman Almeida | Burbank, CA | 2013-10-16 | Spaces like this are the healthiest by far that we can create. We need more of them. Not just to provide oxygen and clean the air, but for humans to walk in. Dig in. Sit in. Kaiser Permanente claims to know better than anyone how important it is that we "THRIVE." |
| Merrit Savener | Oakland, CA | 2013-10-16 | This is in my neighborhood. Oakland needs fewer fences and more green spaces for the community to gather. |

| Name | Location | Date | Comment |
|--------------------|-------------------|------------|---|
| Innosanto Nagara | oakland, CA | 2013-10-16 | Because this is an important pedestrian corridor and the last thing we need is more "look but don't touch" spaces. Kaiser's facilities exist as part of a public trust--if they want to maintain the breaks and incentives that we give them they need to design their facilities in the community interest. Cannot make the case they are a good neighbor one day when they need a break from the city but then turn around and put up no access signs and tall fences. |
| Jeff Altman | Oakland, CA | 2013-10-16 | Gardens are necessary for making a great city. Oakland can be a great city. |
| Terri OConnor | San Francisco, CA | 2013-10-16 | This garden will be an important resource to the neighborhood and should be available for all to enjoy during daylight hours. |
| Brianna Travis | San Pablo, CA | 2013-10-17 | My child attends Piedmont Avenue Elementary School and it would be nice for them to visit the garden and learn about the different plants. |
| Jeff Pilisuk | Oakland, CA | 2013-10-17 | More open public spaces are critical to a thriving, pedestrian-friendly city. Don't fence it in! |
| Valerie Winemiller | Oakland, CA | 2013-10-17 | Employees and visitors need open space to unwind. Safety can be addressed by cameras and by locking the gates at night. |
| Joan Rose | Roseville, CA | 2013-10-17 | Because my grandson lives just a few blocks away and I would like to share this park with him when I visit |
| karen carpenter | oakland, CA | 2013-10-17 | I want to access and share our community with our children!!! |
| charlie milgrim | oakland, CA | 2013-10-17 | This area was originally designated as an area with an outdoor cafe that would completely engage pedestrian traffic on the street. Fencing off the garden area will create an unsafe street dead zone that will be dangerous all day and night. this is a slap in the face to the community of neighbors that have suffered and will continue to suffer from this out scale expansion.. Its high time that Kaiser gives back to the community that is hosting this over sized project as promised in the conditions of approval for the project... |
| Melanie Wentz | Albany, CA | 2013-10-17 | I have been a Kaiser member for over 20 years and have always spoken up for Kaiser as an excellent health care provider. I'm dismayed at their lack of community spirit in this matter. |
| Kimberly Oka | Oakland, CA | 2013-10-17 | I feel that a 7 ft tall fence would be a blight in the area. It is a shame to restrict access to a garden |
| Kenya Wheeler | Oakland, CA | 2013-10-17 | As an apartment dweller and Oakland voter without a backyard in our building, it is critical that new open space is added to our neighborhood. While in a suburban setting it might be acceptable to have fenced off garden for aesthetic purposes, this is not appropriate for an urban setting. Kaiser Permanente promised the community an open garden in the original design. Kaiser should keep this promise and support their values to promote walking and outdoor exercise by allowing the greater Oakland community: Kaiser members; local residents and hospital visitors looking for solace in a bustling hospital to have access to this space. |
| Tonya Love | Oakland, CA | 2013-10-17 | I live on Moss Ave, off Macarthur BLVD.. I frequently bike along lower Piedmont. It would be nice to have a garden space that is open to the public. What's the point of having garden space there if its walled off for no one to enjoy? |
| Candace Sullivan | Oakland, CA | 2013-10-17 | Neighborhood needs some respite from the really busy area due to more hospital visitors/patients. |
| Christine Schooley | Piedmont, CA | 2013-10-18 | As a frequent user of Piedmont Ave I know that our neighborhood community needs more public gathering spaces during the day. Please open this small green space to the neighbors that listen to Kaiser's ambulances and put up with the traffic congestions created by the hospital. Thank you. |

| Name | Location | Date | Comment |
|------------------|----------------|------------|---|
| stacey keegan | Piedmont, CA | 2013-10-18 | public.access! <ul style="list-style-type: none"> • Open its planned garden to the public during daylight hours; • Install two wide gates in the planned fencing to allow for the public's access: one gate facing MacArthur Blvd and one gate facing Piedmont Ave, between the corner and the hospital's Emergency entrance; • Limit the fencing to six feet. |
| Kaitlin Walker | Sacramento, CA | 2013-10-19 | I go to the doctor at Kaiser Oakland with my toddler, and we need a resting place on the long journey. Somewhere to breastfeed and for her to run around! This would be perfect, right on the way and not the extra block on busy streets to the middle of the park. Plus the high pedestrian traffic makes this place feel safe, and peaceful at the same time. Kaiser should open the garden for public health! |
| Carolyn Rodkin | Oakland, CA | 2013-10-19 | Kaiser is situated in the middle of residential neighborhoods. Kaiser needs to keep its promises and make its "campus" neighborhood- friendly. |
| Ben Rose | Oakland, CA | 2013-10-19 | Because keeping the neighborhood in good standing is the responsibility of the entire community, Kaiser included. |
| Crystal Weston | Oakland, CA | 2013-10-19 | Kaiser must respect the existing surrounding neighbors and neighborhood and not create architecture that shuns the neighborhood, creates blight, or inspires criminal activity. |
| Jesse Loesberg | Oakland, CA | 2013-10-19 | I live in Oakland and am a Kaiser member. I don't want my dollars to contribute to making my city unfriendly to pedestrians and residents. |
| Wayne Swisher | Oakland, CA | 2013-10-20 | I think we need more open park space for the residents of Oakland. |
| Jadene Lim | Oakland, CA | 2013-10-20 | Neighborhood needs to be part of Kaiser community, not fenced out. |
| Paul Craftt | Ashland, OR | 2013-10-20 | I have spent most of my life in the Oakland/Piedmont area and I lived on Kempton Ave. This region of Oakland the petition addresses is a gem that deserves every encouragement to come into it's own. |
| karen Difrummolo | Oakland, CA | 2013-10-20 | Kaiser should not dangle a "carrot" to the community; either we are all part of it or not. don't bother to beautify a large part of your land, then say we all can't use it. that is not creating a community spirit; it's killing it. |
| Lisa Rothman | Oakland, CA | 2013-10-20 | I'm a member of Kaiser Permanente. |
| Thomas Wagner | Oakland, CA | 2013-10-20 | This area has suffered from commercial blight for over 20 years. Kaiser and the City of Oakland have a chance to create public greenspace and an urban haven out of a wasteland. To sequester this area would be a betrayal of public trust on the part of the City and a perceived act of arrogance and hostility to the neighborhood on the part of Kaiser---which up to this point has been both realistic and accomdating during the build out. Give us the accesible greenspace we've been led to expect by pictures in web and paper publications over the course of this project. Don't allow what is effectively a last-minute land-grab on the part of Kaiser. |
| Colleen Plimier | Oakland, CA | 2013-10-20 | I live across the street from the new Kaiser Building, and a large fenced off area is not what was originally promised and is an inferior solution for my neighborhood |
| Michael Glasby | Oakland, CA | 2013-10-20 | This is not an improvement to my street |

| Name | Location | Date | Comment |
|--------------------|--------------------------|------------|---|
| Doreen Shafie | Oakland, CA | 2013-10-20 | I want my community to be a more healthy place. A huge garden we aren't allowed to enter would be an insult, especially considering the negative impact that the expanded Kaiser campus has already brought to our neighborhoods (parking restrictions, construction dirt and noise, related traffic issues, huge ugly buildings that have created increased visual and light pollution, etc). By enclosing this area, KP is not fulfilling the premise that it used to get it's building plans approved by the City with - which was to create a more pedestrian and community friendly space in order to lessen the negative impact of the presence of their profit-generating corporation. |
| Katy Roemer | Berkeley, CA | 2013-10-20 | I work in the hospital and would like to have access on my break to a lovely garden to re-charge in order to provide better care to my patients. |
| Eric Reed | Oakland, CA | 2013-10-20 | 1) I'm a local resident and appreciate any upgrade to the environment 2) I'm a Kaiser member 3) Would probably enjoy the garden if only by passing by most of the time. |
| Jennifer Paulino | Oakland, CA | 2013-10-20 | It's my neighborhood, and I want it to look and feel nice! |
| James Glassford | Oakland, CA | 2013-10-20 | This is my neighborhood, and I'd like to keep it a "friendly" neighborhood. |
| Kathleen Duffy | San Francisco., CA | 2013-10-21 | Thrive! |
| Marie Altchech | Los Angeles, CA | 2013-10-21 | Open Space relieves stress first of all. Second, the neighbors, adults and children, would enjoy the garden as a refuge from the hustle and bustle of the day. Also, what a wonderful place to wait in between doctor's appointments and tests! Kaiser, please abide by the words in the Master Plan and open the gates to the new garden to the neighbors and your own patients. |
| Katherine E. Cohen | Los Angeles, CA | 2013-10-21 | As a very satisfactory member, I highly suggest that Oakland Kaiser must open garden to all. |
| Mary Cavagnaro | Oakland, CA | 2013-10-21 | Health is about sharing resources that add to the neighborhood commons. Come on Kaiser gardens are for people - like your patients. |
| michael sargent | Berekeley, CA | 2013-10-21 | As a former resident of Richmond Blvd (12 years) I still care about the neighborhood and can't understand why Kaiser doesn't. It makes no sense to create a garden and then close it off to everyone to enjoy. |
| Richard Owen | Oakland, CA | 2013-10-21 | I am a local resident and walk in this area. |
| Susan Shawl | Oakland, CA | 2013-10-21 | Kaiser has been a very good community member and should continue to act accordingly by allowing the public access to their proposed garden space. |
| Frank Dickey | Pleasanton, CA | 2013-10-21 | Kaiser, please act as a responsible and caring neighbor. This small act will mean a lot to the people of Oakland. Thank you for your consideration |
| Adrienne Pine | Washington, DC, Honduras | 2013-10-21 | I am a Kaiser member and gave birth to my daughter in Kaiser Oakland. Communities need open green spaces, and it is unconscionable and unhealthy for Oakland for Kaiser to prevent the community access to this park. |
| jerome buttrick | oakland, CA | 2013-10-21 | Sadly, this won't remedy the fact that thy have built a truly ugly building that the city has to look at for a long time. Making this a public space is simply the right thing to do. |
| Don Buckter | San Francisco, CA | 2013-10-21 | I'm proud to be a Kaiser member. Have been for 6 decades! No time here to recount all the good that Kaiser has done for me and my family. This proposed park plan seems completely out of keeping with the Kaiser ethic I've come to trust, admire, and feel proud of. Please find a more Kaiser (family and community like) solution. Respectfully, Don Buckter |

| Name | Location | Date | Comment |
|-------------------|-------------------|------------|---|
| M Mueller | Oakland, CA | 2013-10-21 | Because it is time for Kaiser- long over due -to offer this to a neighborhood that has put up with major inconvenience and still will, due to the influx of yet more patients who need a place to park. |
| Zari Weiss | Seattle, WA | 2013-10-21 | I used to live in Oakland (not far from the Kaiser), and I believe it is important to keep this space accessible to residents, in order to build and strengthen the community that lives around it. |
| Carol Belcher | Berkeley, CA | 2013-10-21 | Inviting public spaces are key to promoting a positive spirit of public participation and pride, instilling respect for nature and community relationships, and providing the safety and security that result from well-used public places. |
| Laura Boytz | OAKLAND, CA | 2013-10-21 | Kaiser's mission is promoting good health. Why not promote the good health of the neighborhood with mentally and physically nourishing open space? A simple decision with little cost to you could help the neighborhood and the City of Oakland "thrive." |
| Josh Wilson | San Francisco, CA | 2013-10-21 | Green spaces should be open to the public. |
| Erin FitzGerald | Vallejo, CA | 2013-10-21 | I live in Vallejo but I work in Oakland and I pass this corner often. I am a Kaiser member and it doesn't make any sense to me why Kaiser would prohibit public use of this area, especially since you are already building it as a park. Why not give back to the community and make the park accessible to everyone? The city of Oakland and residents would admire you for doing so, for giving back to the community that give Kaiser so much. |
| martha wallner | Oakland, CA | 2013-10-21 | The health of our community depends on more open space not less. It is preposterous for Kaiser to create a garden only to close it off with an iron curtain. Spend a little less on your advertising campaigns Kaiser and a little more on being a good neighbor. |
| Sally Landis | Oakland, CA | 2013-10-21 | I am a long time Kaiser member and this seems important for both the Kaiser community and the neighborhood! |
| Cynthia Armour | San Francisco, CA | 2013-10-21 | In addition to this garden, the street in front of some of the Kaiser locations are now some of the interruptions in bike lanes on Broadway. Kaiser, open up your parks and re-stripe the bike lanes! |
| Deepthi Welaratna | New York, NY | 2013-10-22 | As a former resident, I agree that this would be very detrimental to the neighborhood. |
| K LaBrie | Oakland, CA | 2013-10-22 | The least they can do is let us enjoy the garden, especially since the building design, color and overpowering size makes it one of the most unattractive, and ugly large buildings I have seen. |
| Robert Prinz | Oakland, CA | 2013-10-22 | The Piedmont/W MacAthur area has a great opportunity right now to become a vibrant, pedestrian-friendly area, which in turn would encourage car traffic to slow down a bit and make the space safer and more pleasant for everyone. As such, opening up this garden to the public would have benefits both in terms of public health as well as public safety. As someone who both walks and bikes in this area frequently I encourage Kaiser very strongly to support this proposal. |
| Will Fourt | Oakland, CA | 2013-10-22 | I live here and I know Kaiser cares about the neighborhood. Opening this space on this landmark intersection is a key to the safety and pedestrian vitality of the neighborhood. We need an inviting pedestrian environment to create a safe neighborhood. |
| Mary Baldi | San Leandro, CA | 2013-10-22 | Any open space should be accessible to the public |
| mELISSA Hung | BERKELEY, CA | 2013-10-22 | Kaiser should practice what it preaches - thrive and provide a place to help the community thrive and grow. |

| Name | Location | Date | Comment |
|--------------------|---------------|------------|---|
| Irene Nexica | Oakland, CA | 2013-10-22 | Open spaces are important to liveability. Kaiser can be a good neighbor by contributing. |
| Ellen Gierson | Oakland, CA | 2013-10-22 | Don't make that corner a dead zone. Share the garden with the community. |
| Mark Wagner | Oakland, CA | 2013-10-22 | Access to green open space is critical for creating a thriving, vibrant and healthy community. By walling off access Kaiser is sending the message that it doesn't trust nor value the opinions of the people that it is supposed to serve. |
| Nate Johnson | Oakland, CA | 2013-10-22 | Kaiser should be required to support the renovation of Mosswood Park too! |
| Sue Bennett | oakland, CA | 2013-10-22 | Our city needs more green space not locked gates! |
| chris evensen | oakland, CA | 2013-10-23 | we need more public gardens |
| zenei cortez | San Bruno, CA | 2013-10-23 | This Kaiser's opportunity to give back to the community. Allow public access and let the neighborhood thrive! |
| Julie Edwards | Oakland, CA | 2013-10-23 | The presence of people, "eyes on the street," creates public safety. Having this garden occupied during the day by residents, Kaiser staff and members will provide safety--which Kaiser argues the space lacks/needs. |
| Paul Russell | Oakland, CA | 2013-10-23 | A closed park is simply ridiculous. Eventually someone(s) will gain access. I would rather see access for the responsible public, than illicit access for a few. |
| José A. Dorado | Oakland, CA | 2013-10-23 | Opening this land up for public use during the day makes sense. Fencing it off simply does not. |
| DeAnn McEwen | CYPRESS, CA | 2013-10-23 | Public trust, public benefit! |
| R Joel Denney | Oakland, CA | 2013-10-23 | However, I could live with a 7' fence if that's what it takes to limit vandals |
| eugene hwang | arcadia, CA | 2013-10-23 | I'll love to see a beautiful Kaiser with gardens. |
| jon mill | Oakland, CA | 2013-10-23 | Parks are for people |
| Matao Matthews | oakland, CA | 2013-10-23 | The entire area has had to endure the nonsense of big developers doing whatever they want in Oakland due to a weakness that City Council has in greenlighting the building of something/anything on every possible space (mania), such as those condos all over downtown and wherever else something can be squeezed in...with little or no regard to neighbors, neighborhoods, neighborhood character/historic structures, need for open spaces, etc. We have had enough...most of this development is not even necessary anyway and is just an excuse for certain people to get backhanders along the way. So the least Kaiser could do is back up on the greedy plan to close off the corner of Piedmont. The very minimum they could do is let the garden be an attraction and open to the community. After all, the truly ugly construction process has taken such a toll on all of us. Give something back! |
| Tyra Butler | Oakland, CA | 2013-10-24 | I am a staff nurse at Kaiser Oakland and access to the garden is very important. It would be a nice place to take a break, etc.. Pls give us access |
| Debbie Fier | oakland, CA | 2013-10-24 | Oaklanders need access to all of the open green spaces around us! |
| genet Hailegiorgis | oakland, CA | 2013-10-24 | me and my friends always go this park to study and hungout so need this place |
| Ian Caliendo | Oakland, CA | 2013-10-24 | Open space is a precious resource in the city, and the neighborhood would be enhanced by allowing daytime public access to this garden area. Conversely, blocking this area with a 9' fence and no access would harm the character and functionality of the neighborhood. |
| Michael Beck | Orinda, CA | 2013-10-24 | After all of the inconvenience and heartache that Kaiser has put us through (remember the Food Mill outlet on that corner?), I can't believe that they'd hold this out of reach of the neighborhood. Do the right thing! |

| Name | Location | Date | Comment |
|-----------------------|-------------------|------------|--|
| Licia Wells | San Francisco, CA | 2013-10-25 | I am a Kaiser patient and do appreciate the care I receive there. I do feel that Kaiser rightly promotes the message to "thrive," yet it is building a fence to keep the community out of a green space. This seems contradictory and in direct opposition to the "thrive" message. I am part of a community greening project in SF which has the full support of the City and the approval of the Mayor (hiddengardensteps.org) because community members came together to make this happen. Our communities need green spaces and I think you would find evidence-based literature to support their positive effects on health outcomes. |
| Suzanne DuPont | Oakland, CA | 2013-10-25 | Numerous studies have documented the health benefits of green spaces. Opening this area to members, staff and the public certainly fits with Kaiser's mission. |
| Susan D. Martin | Oakland, CA | 2013-10-25 | What's the point of putting in a garden that can only be looked at through a fence? Keeping it closed up at night makes sense, but why not let those of us who live and work around here enjoy it during the day? |
| Kristin Howard | Oakland, CA | 2013-10-25 | If you fence off a large urban garden, what's the point of there being a garden? |
| Brittany Liu Girgis | San Clemente, CA | 2013-10-25 | I live in a small apartment with a small child. Whenever she cries, gets cranky, or frustrated, a walk outside can always calm her down. Because I live off of Piedmont & MacArthur, we have to walk on crowded, busy streets with a lot of traffic, noise, pollution, and little green space. Having a green space that is calm and inviting would bring such a peace of mind to me and my baby. It would make a big impact on our daily quality of life. |
| Michael Thaler | Oakland, CA | 2013-10-25 | A 7 foot tall fence is uncalled for. Benches and other people friendly aspects s/b in the design mix. |
| Charles Pine | Oakland, CA | 2013-10-25 | Are open spaces impossible now in Oakland? Kaiser cites "security" concerns. Open up the land - Kaiser can afford a few surveillance cameras! |
| Jeff Fleming | Oakland, CA | 2013-10-25 | I am a Kaiser member and think it horrid what Kaiser Inc. is doing here. Think about your community, Kaiser. In your radio ads, you claim to want people to thrive. Time to put your money (and your garden) where your mouth is! |
| Charlotte Ahmed | Oakland, CA | 2013-10-25 | I think that the people who work at Kaiser should be able to utilize the garden and the patients to. |
| Rahsaan Cruz | Oakland, CA | 2013-10-25 | At such a central neighborhood location you would think Kaiser would have the sense and compassion to open the garden to the community. Kaiser spends gross amounts of advertising money in an attempt to show that they have real humanity. Time to show it! |
| Brenna Young | Oakland, CA | 2013-10-25 | Public space should be made available for the public. |
| Marilyne Schottenfeld | Oakland, CA | 2013-10-25 | I live in this neighborhood and have always appreciated the landscaping Kaiser has done to beautify the area. It came as a great surprise and disappointment to learn about Kaiser's plans for a fenced in and inaccessible landscaped area surrounded by a tall fence, making it not even visually accessible. Kaiser should seriously rethink these plans and allow all to enjoy the beauty of the plants, even if it is only for fifteen years. Free the garden from it's cage! |
| Elizabeth Jarvis | Oakland, CA | 2013-10-26 | It's in my neighborhood |
| maggie korman | oakland, CA | 2013-10-26 | A closed to public garden is surely the antithesis of 'Thrive'. Open spaces promote health. Could Kaiser design and plan a greater slap-in-the-face? |
| Nancy Schimmel | Berkeley, CA | 2013-10-26 | Kaiser promotes veggies in its billboards; why not a community vegetable garden on this site? |
| Nanci Armstrong | Sherman Oaks, CA | 2013-10-26 | Please put a community vegetable garden there instead of what you're proposing, or at least something accessible to the neighborhood. |

| Name | Location | Date | Comment |
|--------------------|---------------|------------|---|
| Vicki C. Solomon | Piedmont, CA | 2013-10-26 | As a Kaiser Permanente Member, I want them to be a good neighbor. |
| Brian Frost | Oakland, CA | 2013-10-26 | We need open space in Oakland, not more fences. Kaiser needs to be a good neighbor. |
| Wolfgang Troullier | Oakland, CA | 2013-10-27 | It makes only sense to balance the big new medical building with an open public space at that corner. No fence. Even just a open space with a few benches, some greenery. A fence is offensive and makes an already depressing corner much more ugly. Keep the pressure on Kaiser. They make enough money off the neighborhood! |
| Diana Agosta | New York, NY | 2013-10-27 | Parks and gardens are public spaces, should be open to all |
| Ronna Benjamin | Oakland, CA | 2013-10-27 | Oakland needs more parks and spaces welcoming people and foot traffic, not more fences and vacant streets. Ronna Benjamin |
| michele jabbari | Berkeley, CA | 2013-10-27 | How can urban gardens not be important? |
| Jessy Lancaster | Oakland, CA | 2013-10-28 | As a neighbor, I want to see this space open to the public. |
| Randall Zamarra | Oakland, CA | 2013-10-28 | I live very nearby and we as a community need open space, not fences of division. |
| Dominic Lucchesi | Oakland, CA | 2013-10-28 | Oakland is in need of more public, open space - not less. In a neighborhood surrounded by heavy traffic, an accessible green space would be an incredible asset for the community. |
| Scott Pearson | Oakland, CA | 2013-10-28 | I'm a neighbor, I want the space around me to feel livable, not restricted |
| Jamie Jackson | Oakland, CA | 2013-10-28 | It's in my neighborhood. It would be a welcome addition especially since we've been dealing with all of the construction for years now. |
| Alexander Itsekson | Oakland, CA | 2013-10-28 | We live in the neighborhood right adjacent to Kaiser and in constant inconvenience by all of the construction activities. The least that Kaiser can do is to let us use their park and limit the fence height so it doesn't feel completely out of place. |
| Theresa O'Connor | Oakland, CA | 2013-10-28 | It's ridiculous to have a garden area that's closed to the public when Kaiser has created major headaches for this neighborhood. |
| Valerie Morhaime | Brookline, MA | 2013-10-29 | Green space is important to communities! |
| Aileen Frankel | Oakland, CA | 2013-10-29 | I have been a patient of Kaiser for over 32 years. My daughters were born in the old hospital. I am still a patient/client and believe that a hospital should be a sanctuary for patients and loved ones and offer a healthy environment for staff and the community - echoed in one of KP's mission statements. A garden at the corner of Piedmont Avenue & MacArthur Boulevard would convey a healing purpose, offer a soothing respite from offices and the paved areas outside, and would be a welcome place to pause between appointments or visits. |
| Jeffrey Allen | Piedmont, CA | 2013-10-29 | There is so much to love about Kaiser Healthcare, why do their facilities have to be so hostile? |
| Dawn Lorenzen | Oakland, CA | 2013-10-30 | I live in the area and believe this would be an asset to the neighborhood which is sadly lacking in green space. |
| Susan Harris | Oakland, CA | 2013-10-30 | We need to preserve/reclaim our neighborhoods for walking and community-building! |
| raul medina | oakland, CA | 2013-10-30 | I live in the area and pass through all the time. for them to hijack the land and close access to the public is just wrong |
| Valerie Wong | Oakland, CA | 2013-10-30 | Accessible green areas in the urban environment of Oakland is critical to a balance neighborhood. It also would be a good gesture by Kaiser & in keeping with their message to "Thrive". |

| Name | Location | Date | Comment |
|---------------------|-----------------|------------|---|
| Sheena Reed | Oakland, CA | 2013-10-30 | Beautiful open space is essential to the life of a community. |
| Patricia Chester | Oakland, CA | 2013-10-30 | I believe access should be given to the community that supports Kaiser. People THRIVE in peaceful settings |
| Michelle Grisat | Oakland, CA | 2013-10-30 | Open garden space for the public will make Oakland a better place to live and work. Kaiser is a financial giant and should give back to the community. |
| Allysyn Kiplinger | Oakland, CA | 2013-10-31 | The "dead" corner exacerbates the problem at the kitty-corner bar Egbert Souse's. Please help this area be a human-scale neighborhood again, not an industrial "campus" with no human presence. Lively activity keeps the neighborhood vital and safe. |
| Bryan Tracy | Oakland, CA | 2013-10-31 | I live and work in this area |
| Rahel Warshaw-Dadon | Boulder, Israel | 2013-10-31 | I often work with my students in Oakland. This garden could be a focus for beauty for the community, rather than a hidden jewel. |
| Bill McCarthy | Berkeley, CA | 2013-10-31 | As an Oakland resident I would very much like to enjoy this park. |
| Teresa Lindberg | Oakland, CA | 2013-10-31 | Allow Piedmont Avenue to "Thrive" Kaiser. |
| Gregory Quist | Oakland, CA | 2013-10-31 | I'm a Kaiser member, who uses that complex with regularity. |
| Marc Aley | oakland, CA | 2013-10-31 | sharing! |
| Danielle STARRING | Oakland, CA | 2013-10-31 | I love across the street and would love to see this side of Piedmont start to revitalize |
| Britta Derington | Oakland, CA | 2013-10-31 | This is my HMO and I love Kaiser. Please let us sit in your garden during daytime. |
| Eli Altman | Oakland, CA | 2013-10-31 | I'm a Kaiser member and Kaiser is an Oakland company. They should be working with the community. |
| Michele Leavy | Oakland, CA | 2013-10-31 | Kaiser needs to step up and be a better neighbor! |
| Christopher Flores | Oakland, CA | 2013-10-31 | I live in the neighborhood and am concerned about maintaining open public spaces and not walled off gardens. |
| LYNNETT W. | OAKLAND, CA | 2013-10-31 | I live directly across the street from there! |
| Michelle DeRobertis | oakland, CA | 2013-10-31 | This is a prime location for public open space, and it would be a wasted opportunity to build it and not let anyone use it. |
| Dana Miller | Oakland, CA | 2013-10-31 | Why put something so wonderful behind a fence. Allow a portion to be community access and other portions for Kaiser food for staff and patients. |
| Robert Rosenthal | Oakland, CA | 2013-10-31 | I walk past the new Kaiser building at MacArthur and Broadway on my way to pick up my Kaiser medications, go to appointments, and run errands on Piedmont Avenue. I agree with all the points made by Sarah in this petition. I'm assuming KP is concerned about an open garden attracting homeless people and how much extra work upkeep may become if it's a public space, but fencing everyone out does seem to be the most cynical and depressing solution. Open the garden during the day, Kaiser, and let the community thrive! |
| sandina robbins | oakland, CA | 2013-10-31 | I'm a property owner in the neighborhood, and as such I believe Kaiser should act more neighborly. Studies have shown that green spaces promote better health and reduce violence. Kaiser should lead the way by opening its garden to the public. |

| Name | Location | Date | Comment |
|-----------------------|----------------|------------|---|
| Jeanette Ertel | Berkeley, CA | 2013-10-31 | It makes no sense to deny access to a garden; Kaiser may be worried about homeless people taking it over or for it to become a gathering place for malcontents. There are many parks and gardens that exist that could reassure Kaiser they would accomplish good in allowing people a place to be comforted by the beauties of nature. That is a form of healing. The business Kaiser is in. |
| Colette Winlock | Oakland, CA | 2013-10-31 | Opening the garden will be a great way for Kaiser to be a good neighbor |
| Diane Brenum | Oakland, CA | 2013-10-31 | We need nature in the city - it helps us thrive! |
| Kathy Park | Oakland, CA | 2013-10-31 | Because green space, meditative areas are some of the best "medicine" out there. It makes sense for Kaiser health systems to support it. |
| Cheryl Espinosa-Jones | Oakland, CA | 2013-10-31 | I live in this neighborhood. Every beautiful corner has meaning to us! |
| Faye Antaky | Oakland, CA | 2013-10-31 | Great Plan as noted so well. |
| Sabrina Klein Clement | Oakland, CA | 2013-11-01 | As a Kaiser member and former Kaiser employee, I believe that essentially Kaiser has the best interests of the community at heart. I think the fencing off of this corner is just not well thought out. I know this area well and a public garden there would be an extraordinary addition. Please rethink your process! |
| Cynthia Mealy | Oakland, CA | 2013-11-01 | I am a local merchant, this area needs a place where green spaces can be enjoyed. It is greedy and ridiculous to keep it fenced in only "for gardeners". Please open it for the rest of us. Thank you. |
| Rebecca Fitch | Oakland, CA | 2013-11-01 | I live nearby and would appreciate the view of a garden as opposed to the view of a fence- this would beautify the neighborhood. I also believe that if doctors, nurses, other hospital staff, and patients have access to this garden it will help people to "thrive" and promote wellness. |
| margaret freitag | oakland, CA | 2013-11-01 | Denying the public access to a space of tranquility in the middle of an urban environment is both unfair and goes against Kaiser Permanente's own corporate Motto of 'preventive medicine' through improved quality of life. |
| Catherine Walker | Berkeley, CA | 2013-11-01 | Public garden space for city residents has virtually disappeared. As a mental health worker, connecting with gardens in a safe and quiet manner is key to wellness. While this would not be open for public plantings it could have one security guard and be a model for our citizens and their children. |
| carol reom | piedmont, CA | 2013-11-01 | There need to be open space in our city and that sounds like a good idea |
| Rev. Shekinah Samaya | Oakland, CA | 2013-11-01 | As a long-term resident of this neighborhood, I've witnessed this building develop AND been impacted by both it's effects on traffic and our environment. The LEAST Kaiser can do is RETURN part of this area to our neighborhood, so that we can once again ENJOY the beauty surrounding us, beauty that Kaiser severely impacted!!! |
| Kim Sherman | Piedmont, CA | 2013-11-01 | As a Kaiser provider and member, and local resident, I strongly support a garden enhancement to further beautify where we live and to allow the public to flow through this space. Our community is engaged in building a more livable and walkable city setting! |
| peggy dey | el cerrito, CA | 2013-11-01 | I work at kaiser and would love to see the park appreciated by clients at hospital. |
| K. C. Rourke | Berkeley, CA | 2013-11-02 | Kaiser's ads say they want us, their community and (potentially) their customers, to "thrive". But actions speak louder than words, and their actions pronounce that word "throttle". Please remind them of their own motto, and ask them for us to live up to it. |
| Steve Vawter | Piedmont, CA | 2013-11-02 | Adhering to solely the letter of the law while ignoring the intent is just downright terrible PR... |

| Name | Location | Date | Comment |
|-----------------------|--------------|------------|---|
| David Morris | Oakland, CA | 2013-11-02 | I've been a Kaiser member since 1993. |
| Jean Mangels | Oakland, CA | 2013-11-02 | What good is this park if nobody but the gardeners can even see it. I live near this location and the park would be a welcome place to go in an area filled with many multiple unit buildings and few places to go to walk and sit outdoors. |
| Elizabeth Blumenstock | Oakland, CA | 2013-11-02 | It's a great access to something natural for people in the neighborhood, but it also should be very important to Kaiser to offer this to the area and create a good inclusive community feeling. |
| Carol Bieri | Oakland, CA | 2013-11-02 | I worked at Kaiser Oakland for ten years, and constantly searched for outside places to eat lunch. Piedmont Ave. is nearly absent public benches, and the nearest green space is the cemetery > too far away to walk to & from over a lunch hour. Kaiser needs to be a good neighbor. |
| Deborah Badhia | Berkeley, CA | 2013-11-02 | I strongly support community access to this garden. And, I agree with the points made by Sarah Cohen about the significance to the extended neighborhood. I have lived in the area for 20 years, and so excited about having an active and engaging space on that corner while waiting for the eventual medical building. Thank you, Deborah Badhia |
| Bill Denham | Oakland, CA | 2013-11-02 | As a Kaiser member and a former resident of the Lakeshore neighborhood with friends and family still there, I have a personal as well as a civic interest in the best land use policies in all Oakland neighborhoods. I like the idea of public access and public use. |
| Leslie Pahl | Oakland, CA | 2013-11-02 | This plan is, indeed, in keeping with Kaiser's philosophy of "be well and thrive". Visitors to the new complex, employees, neighbors, all would benefit from a welcoming green space (we have to assume there will be some benches, eh?). As a Kaiser member, I am endorsing this petition heartily. |
| Francesca Kuglen | Oakland, CA | 2013-11-02 | I am a Kaiser Member, I live in the community, and in this area we need more public open areas. I fully agree that once Kaiser decides to build on the land the public area would be closed---but while they are not building--it should be open to public use during the day. Kaiser gets many benefits from the City and this is one way they can promote this neighborhoods continuing rejuvenation. |
| Carla Haimowitz | Oakland, CA | 2013-11-02 | gardens help folks thrive. Kaiser speaks about the goal to thrive. |
| Margaret Cassidy | Oakland, CA | 2013-11-02 | I'm a member and believe is Kaiser is going to spend money they receive from me and other patients we should have access as should others - being outside can be healing |
| Diane Johnson | Oakland, CA | 2013-11-02 | Public gardens funded by corporations are a fair exchange. |
| Alison Fletcher | Oakland, CA | 2013-11-02 | Anything that builds community, that creates the possibility of people gathering in a friendly atmosphere is good. |
| Amy Blanchard | Oakland, CA | 2013-11-02 | This space should be open to everyone. |
| Stacy Margolin | Oakland, CA | 2013-11-02 | Opening up the park area is great for Kaiser employees, patients and visitors alike. It will benefit Oakland in general. |
| Mary Kathleen Welter | Oakland, CA | 2013-11-02 | open space.garden environment, beautiful and healthful for all people |
| H. Metin Aktulga | Berkeley, CA | 2013-11-02 | Kaiser Oakland is our medical provider. I would love my kids to have access to the garden, when we go there. |
| Claude Everett | Oakland, CA | 2013-11-02 | I live in the neighborhood, and I understand Kaiser Permanente's concerns; I would prefer an eight foot high fence and allow it to be securely closed from 7 :00 p.m. to 7:00 a.m. |
| Ariana Makau | Oakland, CA | 2013-11-02 | I'm a Kaiser member & I want to see my money go towards something beneficial for the whole community. This is a no brainer. |
| Madeline Hovland | Berkeley, CA | 2013-11-02 | A garden like this should be open to the public. |

| Name | Location | Date | Comment |
|--------------------|--------------|------------|---|
| Dan Antonoli | Oakland, CA | 2013-11-02 | Urban gardens are for all! |
| mike o'malley | berkeley, CA | 2013-11-02 | I am a Kaiser Member |
| Eileen LaBerge | Oakland, CA | 2013-11-02 | Why not make green garden space open to public. I can't imagine why Kaiser would go to the effort of constructing a green space without opening to the public. |
| Stephanie Schaudel | Oakland, CA | 2013-11-02 | What about Kaiser Thrive? Isn't this exactly a moment when this massive for-profit industry could follow its own ad campaign? |
| Leslie Reed | Piedmont, CA | 2013-11-02 | The community needs as many available green spaces as possible to enjoy in the city. Closing the garden at dark (or a set time like 6pm) would be fine to prevent overnight use. Thank you. |
| Timothy Kukulski | Oakland, CA | 2013-11-02 | I am a resident of the Piedmont Avenue neighborhood. The Kaiser expansion must not have a negative impact upon the streetscape. A walled-off garden? With a high wall around it? Sounds like blight to me. |
| Mark Lightfoot | Oakland, CA | 2013-11-02 | This landscaped area needs to be publicly accessible, not just because of needed green space but to also relieve the incredible ugliness of this new hospital |
| Rachel Michaelsen | Oakland, CA | 2013-11-02 | Gardens and open space are important in making community, particularly in a urban, dense location. Shared space is necessary to manage the pressure and tension of tight quarters! |
| Paul Brancato | Oakland, CA | 2013-11-02 | Oakland is becoming more beautiful with each passing year, and open access to parks, however small, only makes for more beauty in the lives of our citizens |
| Mary Norton | Oakland, CA | 2013-11-02 | Kaiser has taken a long time building the new building making a continued unsafe situation for cyclists on a public street- Broadway. If they want the community to "thrive" they need to make spaces like this open to the public. |
| David Coleman | Cobb, CA | 2013-11-02 | Please have this area open to the public during the day as long as the no smoking and littering signs. To many of Kaisers employees smoke. |
| Christie McCarthy | Oakland, CA | 2013-11-02 | Kudos to Kaiser on their tradition of sensitive and calming landscaping at their facilities. This corner has been a dead zone for so long; it would be inspirational to have a garden accessible to the community during the day. |
| Christie McNickle | Oakland, CA | 2013-11-02 | As an Oakland resident, I am happy to see Kaiser growing in this area and bringing much needed revenue. However, Kaiser still needs to be a good neighbor. Kaiser is filling city blocks with tall buildings, and I think it is fair to ask Kaiser to complement that by building open space or a park for residents. |
| jeffrey selsor | Oakland, CA | 2013-11-02 | because Kaiser is a bully and too large |
| Gary Hanks | Oakland, CA | 2013-11-02 | Keep Oakland's open space open. |
| gloria jackson | Oakland, CA | 2013-11-02 | the area is in need of open spaces, and kaiser also did that with the garden space behind the broadway building and the space is also locked all the time, they owe the community they are making so much money from |
| David Bacher | Oakland, CA | 2013-11-02 | As a Kaiser member who uses the Oakland facilities, I support opening the proposed garden to public access. |
| JOyce Goodlatte | Oakland, CA | 2013-11-02 | I live in the neighborhood. Need more green public places |
| Faith Fuller | Berkeley, CA | 2013-11-02 | Kaiser member |
| Madeline Hanson | Oakland, CA | 2013-11-02 | I'm a Kaiser patient and an Oakland resident, and I know the community would be greatly benefitted by access to this garden! |

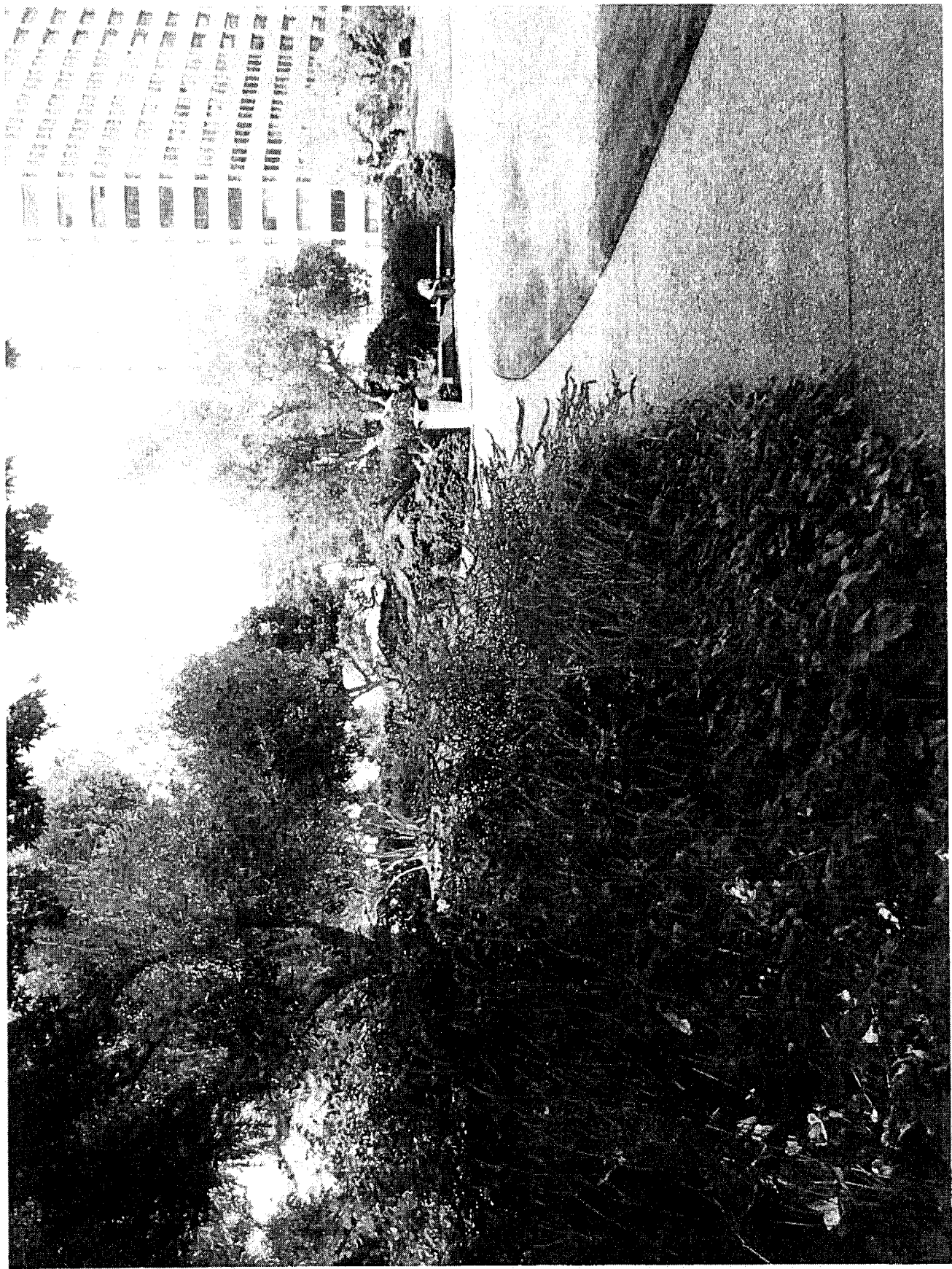
| Name | Location | Date | Comment |
|--------------------|--------------|------------|--|
| Dan Purcell | Oakland, CA | 2013-11-02 | I live in Oakland. We need public spaces. We have done right by Kaiser in allowing them to build their facilities. They need to do right by Oakland. |
| David Larue | Oakland, CA | 2013-11-02 | Kaiser needs to reach out and share its campus with the community it serves - Seven foot high fences do just the opposite. |
| Felicia Parazaider | Berkeley, CA | 2013-11-02 | Personal element as well as an important cause |
| Lisa Conrad | oakland, CA | 2013-11-02 | I live nearby and know we need more open access garden space |
| Jill Ratner | Oakland, CA | 2013-11-02 | There's just not enough public greenspace in the city. Let's help everybody thrive |
| roger hallsten | berkeley, CA | 2013-11-02 | The public benefit would be much greater than Kaiser's minimal added cost. |
| marjorie blackwell | piedmont, CA | 2013-11-02 | Public open space is essential in our dense, urban environment. |
| Susan Cantrell | Oakland, CA | 2013-11-02 | I work in oakland and want to see it THRIVE....Kaiser needs to support the community in which it lives! |
| J A Fitzpatrick | Oakland, CA | 2013-11-02 | Green space in Oakland really matters; please make this a resource for the public. |
| Joan Fierer | Oakland, CA | 2013-11-02 | There is so little park land available. |
| Karen Ingenthron | Oakland, CA | 2013-11-02 | The city needs more public green space. |
| Paula C | Oakland, CA | 2013-11-02 | Piedmont Ave is a very family-oriented neighborhood. If it were possible to have public access with NO FENCE AT ALL, this would be ideal. However, I understand it is private property, and Kaiser should be able to protect it as such. That said, giving at least partial public access to this garden would foster good neighbor relations and not "waste" a perfectly good park for the neighborhood to enjoy. |
| Gretchen Koehler | Oakland, CA | 2013-11-02 | As a long time Kaiser member, I urge you to add beauty and public accessibility to that corner. |
| Kim Hamilton | Oakland, CA | 2013-11-02 | To help create community and natural refuge amidst a concrete jungle. Please investigate ways to keep it safe, as well. Perhaps no benches--just tree stumps for temp. seats? Thanks! |
| Fred Seals | Oakland, CA | 2013-11-02 | I am a Kaiser member and think it's so lay fair! |
| iris winogrand | Oakland, CA | 2013-11-02 | Green space for pedestrians to sit and enjoy the scenery is a wonderful addition to city living. |
| Lisa Sturges | Oakland, CA | 2013-11-02 | The construction has been going on forever. To create a 7 foot iron fence around an unusable garden is a slap to all the residents and business owners who have put up with this for years. The iron fortress-ing of a huge publicly visible area will only serve to brand the area with with a prison-like feel. It just seems good sense, goodwill and good positive energy reflected on all businesses in the area to allow this space to be used and appreciated by all. |
| Nancy Caton | Oakland, CA | 2013-11-02 | I live nearby, and our son has an after school program within a few blocks. I would like to be able to drop him off and walk there, rather than using gas, expending CO2 driving someplace... |
| Erica Skone-rees | Oakland, CA | 2013-11-02 | I own a business on Piedmont Avenue. Many Kaiser employees are our clients as well. |
| Thomas Gonzales | Oakland, CA | 2013-11-02 | This is the neighborhood I live in, work in, and walk in everyday, and I think a publicly accessible garden would help keep the area pedestrian friendly. |
| Harvey Hyman | Piedmont, CA | 2013-11-03 | Fairness in public access to urban green space. |
| CHANTAL CORONEL | BERKELEY, CA | 2013-11-03 | Nature must be accessible to everyone :) |

| Name | Location | Date | Comment |
|-------------------|----------------|------------|---|
| Leslie Medberry | Oakland, CA | 2013-11-03 | Making this garden accessible will enhance the quality of the neighborhood and the Kaiser Permanente Campus |
| Celeste Morosco | El Cerrito, CA | 2013-11-03 | Honestly, if Oakland cares about city planning and Kaiser wants the city it's in to "Thrive"--then the powers that be need to either keep this space walkable or accessible. |
| Ed Mechem | Oakland, CA | 2013-11-03 | Simple no brainer. Big duh. Ridiculous we need to petition them to do the obvious right thing, but hey - petition we will. |
| Camille Gerstel | Oakland, CA | 2013-11-03 | We who have put up with the UGLY and inconvenient construction by Kaiser for so long deserve to enjoy one of its benefits. This gesture would go far in redeeming public opinion of Kaiser. |
| Ria Anderson | Portland, OR | 2013-11-03 | I live nearby and frequently walk past this area. I think Kaiser should be required to make this space available to the public and to make a space that has been made ugly through their buildings a little less ugly by having a publicly-accessible garden. |
| Mary D'Orazi | Oakland, CA | 2013-11-03 | I live in the neighborhood. |
| Jane Wellford | Berkeley, CA | 2013-11-03 | Why would you want to imprison nature in this way. Save a few dollars on clean-up. I'm sure many people would love to help keep it clean and safe. Nature is healing. |
| Marcia D'Orazi | Oakland, CA | 2013-11-03 | I now live in Oakland |
| Revi Airborne | Oakland, CA | 2013-11-03 | Gardens in Oakland should be publicly accessible. This city needs green space for every one to enjoy! |
| Craig Henderson | Oakland, CA | 2013-11-03 | Plants are nice. I like plants. People should be able to enjoy plants. |
| Kate Henke | Berkeley, CA | 2013-11-03 | The public should have access to this garden! |
| Katrina Fullman | Oakland, CA | 2013-11-03 | I live in the neighborhood! |
| PT Lovern | Oakland, CA | 2013-11-03 | They dominate our neighborhood, at least make some of it public. |
| Elisabeth Teel | Oakland, CA | 2013-11-03 | As a member of Kaiser, I think it would be in their interests to open the park to the public during business hours. |
| Dana Whitlock | Oakland, CA | 2013-11-03 | allow everyone to thrive... |
| Pamela Consear | Oakland, CA | 2013-11-03 | I'm co-owner of a retail shop just down the street, and an open garden would greatly enhance the neighborhood! Why close it off from those who would enjoy and make use of it? |
| Ariella Ben-David | Oakland, CA | 2013-11-03 | I live near by, cycle and walk this corner of the neighborhood and loath what have become of it- a gas station, a bar, and an apt. building..A community garden will enhance this corner, allow for walking with safety, allow for us residents to enjoy, not only endure Kaiser buildings around us and among us.. |
| Chris Weidenbach | Oakland, CA | 2013-11-03 | Come on, Kaiser! This is a very public, highly visible space that could be a great blessing to those of us who frequent the area on non-fossil-fuel foot! We will help keep it clean and vibrant and healthy--but only if we can access it! |
| Betsy Levine | Oakland, CA | 2013-11-03 | I'm a neighbor and know how crucial open green space is in this part of Oakland. |
| tom webster | Piedmont, CA | 2013-11-03 | This is a very sensible idea and would help make KP a more neighborhood friendly organization. |
| Catherine Debon | Oakland, CA | 2013-11-03 | What's the use of a garden if no one are allowed in it ?!? |
| Nate Curry | Oakland, CA | 2013-11-03 | I support bicycle and pedestrian friendly towns, with open spaces. Kaiser's plan is a direct hindrance to all that i believe in this regard. Our town should be livable. You'd think a healthcare organization would recognize this! |

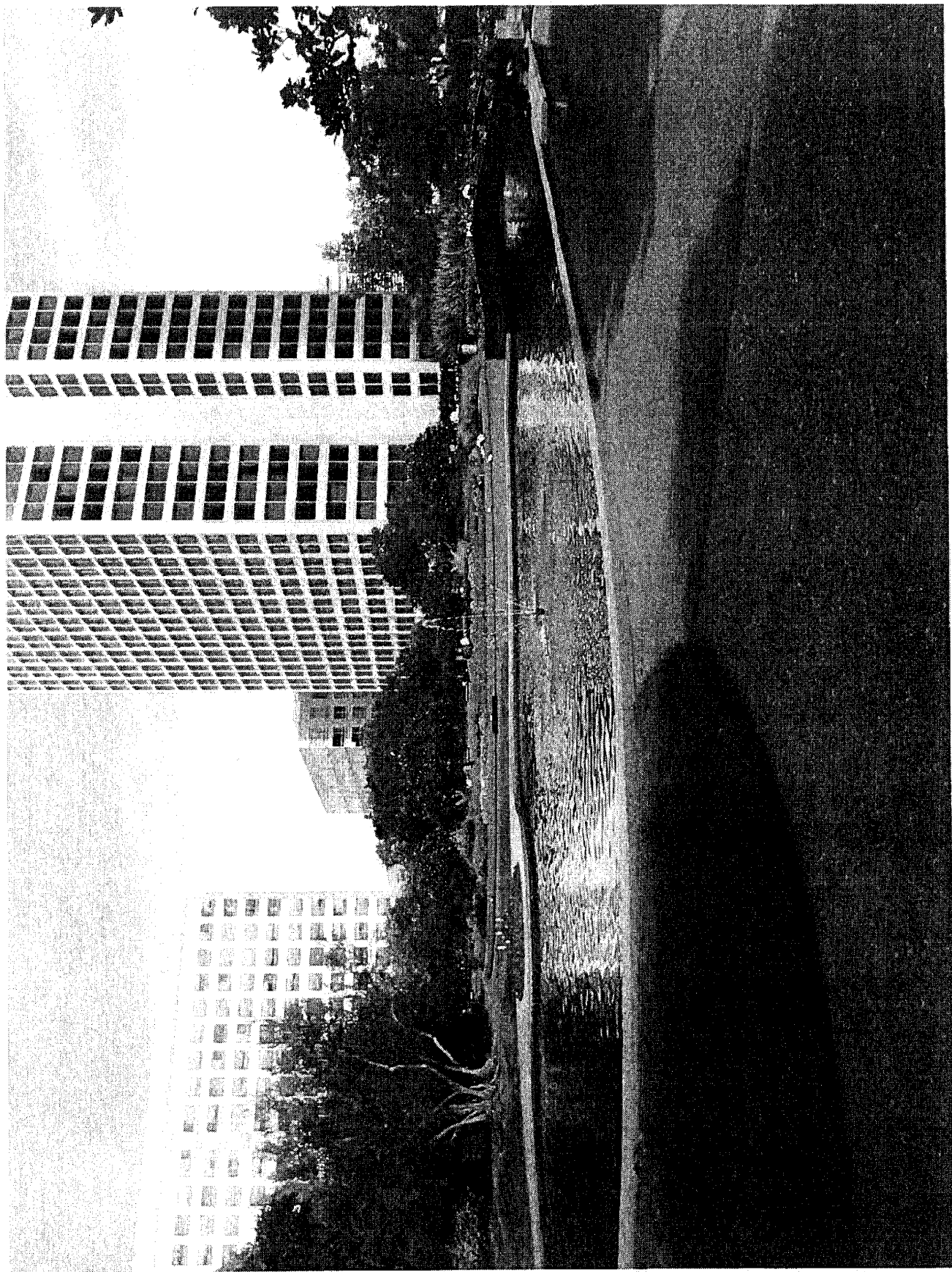
| Name | Location | Date | Comment |
|--------------------|--------------------|------------|--|
| Barbara McWilliams | oakland, CA | 2013-11-03 | We stopped attending a Church, when church leaders locked the garden gate. It screams rude & dismissive. |
| C. Wright | Oakland, CA | 2013-11-03 | Kaiser Permanente should be an integral part of our community and where possible provide open space. The proposal to open the garden to the public is good policy and good for both Kaiser and the community. |
| Robin Ruck | California, CA | 2013-11-03 | Kaiser needs to share their space with the public--they make enough money to do this |
| trio u | Oakland, CA | 2013-11-03 | It seems reasonable to make this an actual park. The cost to Kaiser would be minimal, a security guard at each door. While the benefits to the City would be enormous, linking upper and lower Piedmont. Kaiser is getting a waiver and should "pay" this minimal cost back to the City. |
| Ociane Canadas | Oakland, CA | 2013-11-03 | Oakland is where home is for me and we could all enjoy access to this garden! |
| John Coffey | Oakland, CA | 2013-11-03 | I like Oakland Kaiser. But I have to agree that a 35,000 sq ft inaccessible garden is ridiculous. It should be open for the staff, patients and neighbors to enjoy. |
| Igal Levy | Oakland, CA | 2013-11-03 | A fenced-off garden in full view?! This is just fear on Kaiser's part that people will love this space so much that down the line another giant building won't be allowed. But that's good -- we need more publicly accessible gardens among all the towers. |
| Laurel Clausen | Oakland, CA | 2013-11-03 | As a Kaiser Permanente member, I am surprised at this, as I had previously thought that KP was more community-oriented than this... Disappointing. |
| Louise Anderson | Oakland, CA | 2013-11-03 | We need more public space and there is no reason that this area should not be accessible. |
| Chester Williams | Oakland, CA | 2013-11-03 | You politically promise it to the community-at-large! |
| Crow Bolt | Oakland, CA | 2013-11-03 | As a Kaiser Oakland patient and an Oakland resident, I think the garden should be open to the public during the day. Kaiser Oakland's construction has already damaged community and neighborhood around it. This would be a good way to begin restoring it and to provide more beauty in that area. |
| Katharina Usselman | Oakland, CA | 2013-11-03 | None of the surrounding Kaiser properties are fenced off at street level. Kaiser made a point not to use this triangular space for the medical building. Their argument to close off this area is to prevent illegal activities. But they have open areas within their current facilities, that are more conducive to illicit activities, since they are less lit and more secluded than the rest of the neighborhood. I fear that installing a high fence around this area will foster littering, as it already does in most parts of Oakland, while a wall will invite graffiti and tagging. This park is at a very busy and extremely well lit intersection. Nobody intend on illegal behavior will seek out this area for their business, while many neighbors, patients and employees will use it as a respite from their daily stress to read a book or wait for their bus. |
| Brandon Brawner | OAKLAND, CA | 2013-11-03 | Brandon Brawner |
| Justine TenZeldam | Citrus Heights, CA | 2013-11-03 | Parks are healthy. They bring communities together. Please do the right thing Kaiser! |
| Leena Osteraas | Oakland, CA | 2013-11-04 | I would use and enjoy additional, scarce open space with plantings in which to walk by myself or with friends, to take a pleasant break from work or errands. I am an older person, and would sometimes benefit from public spaces in which to sit down to take a rest, also. |

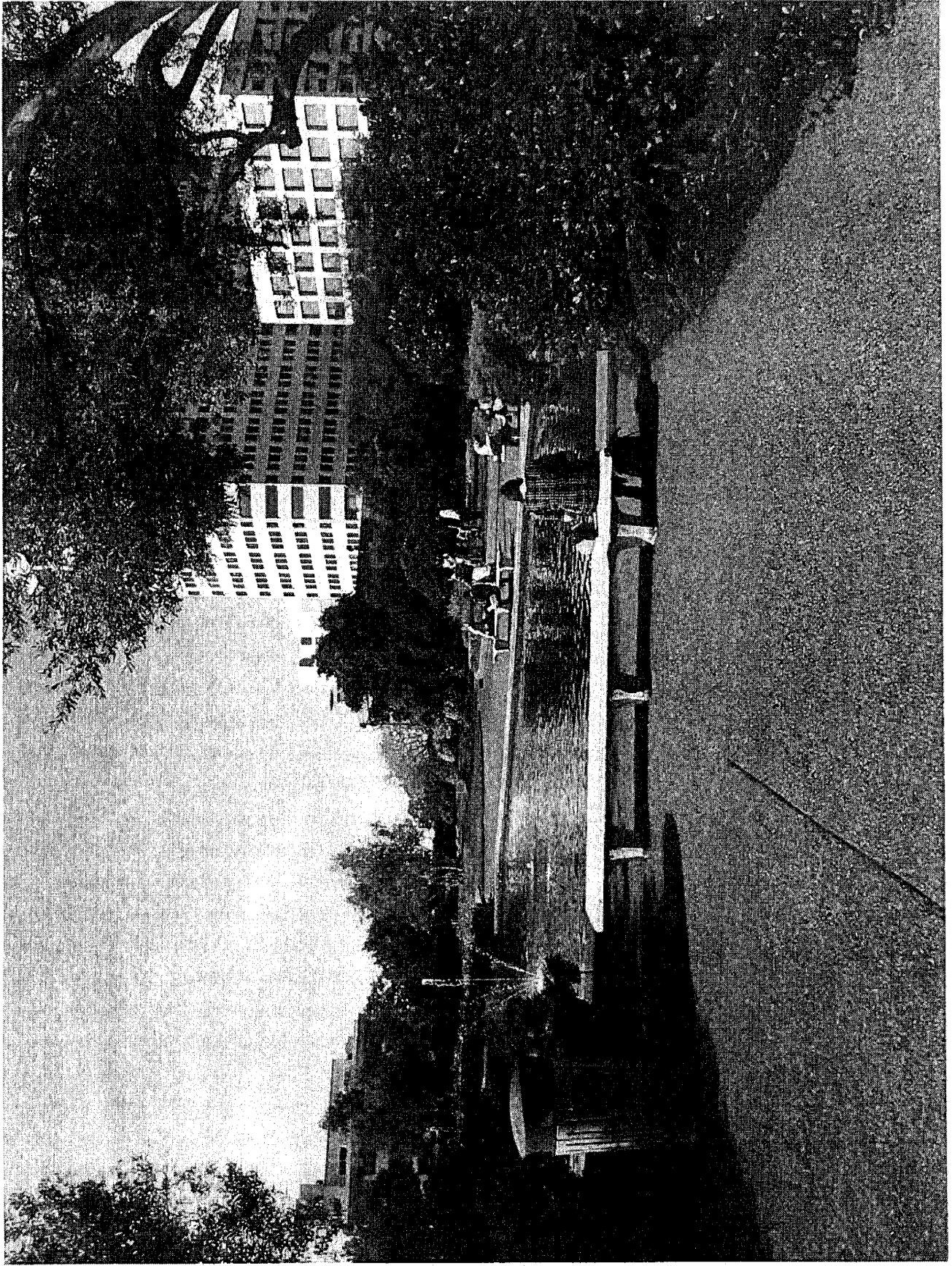
| Name | Location | Date | Comment |
|--------------------|-------------------|------------|--|
| Jennifer Hansen | Oakland, CA | 2013-11-04 | As a kaiser member and oakland resident I would like for kaiser to make an accessible garden for my children and I to visit when in the area. After all, living an active, healthy, outdoor life is what Kaiser is all about, right? |
| Maria Hernandez | Oakland, CA | 2013-11-04 | I believe in walkable neighborhoods |
| Encian Pastel | Oakland, CA | 2013-11-04 | Kaiser wants us to thrive, but how can we thrive if we're surrounded by cement and the gardens are fenced off? make it for everybody! |
| Robin Tidd | Oakland, CA | 2013-11-04 | I love the garden behind the Broadway Kaiser building, it is so refreshing and reviving. |
| Veronika Cole | Oakland, CA | 2013-11-04 | Oakland need more pedestrian friendly areas to encourage walking - including walking as exercise! It is part of making Oakland more liveable. |
| Dan Roth | San Francisco, CA | 2013-11-04 | Dan Roth |
| John Lancaster | Oakland, CA | 2013-11-04 | I believe that whenever possible the public should be given the opportunity to enjoy a park, especially when the reason for the park being developed in the first place is because Kaiser has decided to put off indefinitely, the construction of an office building. What can be lost by allowing the public to enjoy the touch and feel of a park instead of just seeing it through a high fence? |
| Jonathan Ryshpan | Berkeley, CA | 2013-11-04 | Gardens are good for patients, doctors, nurses, and passers by. It should cost KP almost nothing to allow access to the garden. |
| Vivian Dent | Oakland, CA | 2013-11-04 | I live nearby and spend a lot of time here. An open space would make the neighborhood more open, inviting, and safe. Fenced spaces create an atmosphere of both privilege and danger. |
| meagan demitz | Berkeley, CA | 2013-11-04 | I live down the street from this site, and strongly believe the inclusion of more public space could change the feel of the neighborhood for the better. Thank you! |
| Susan Freundlich | Oakland, CA | 2013-11-04 | I live in the neighborhood, and want to see the land used in a way that can benefit residents of this area. |
| Oun Thavonekham | Oakland, CA | 2013-11-04 | Public access. |
| sandra morey | Oakland, CA | 2013-11-04 | As a Kaiser member and frequent user of the Oakland facility I feel it is conducive to good physical and mental health for the community to have access to any garden existing in this location. |
| marion mills | OAKLAND, CA | 2013-11-04 | we need more open space and beauty to be in. |
| Taura Greenfield | oakland, CA | 2013-11-04 | I live in the neighborhood and open space with access to the public is critical to community development. |
| Jan Smiley | Oakland, CA | 2013-11-05 | This is an obvious plus to Oakland and Planning Commission must require. |
| Kathleen Brannigan | Oakland, CA | 2013-11-05 | Open Space matters. Kaiser matters. I would like to think Kaiser is open to the community that is its home. |
| Katharine Beffa | Oakland, CA | 2013-11-05 | Greened areas in Oakland should be encouraged. I heart Oakland. |
| Seth Katz | OAKLAND, CA | 2013-11-05 | This project touches so many neighborhoods and has caused so much trouble. Don't forget how the Howe garage killed lower Piedmont Ave. Let's get this right. |
| Richard Raffanti | | 2013-11-05 | I'm a generally satisfied Kaiser member and neighbor who is happy to see a new hospital go up, even if it's not a very attractive building. Please make this garden accessible, which would seem to be the "Thriving" thing to do. |
| Ethel Ruymaker | Oakland, CA | 2013-11-05 | For a hospital whose aim is to improve the health of its clients it is the height of hypocrisy to deny its clients, its staff and neighbors access to the garden where they can have the benefits of a refuge. |
| KIM ADDONIZIO | Oakland, CA | 2013-11-05 | This is my neighborhood and a park for everyone will help us THRIVE. |

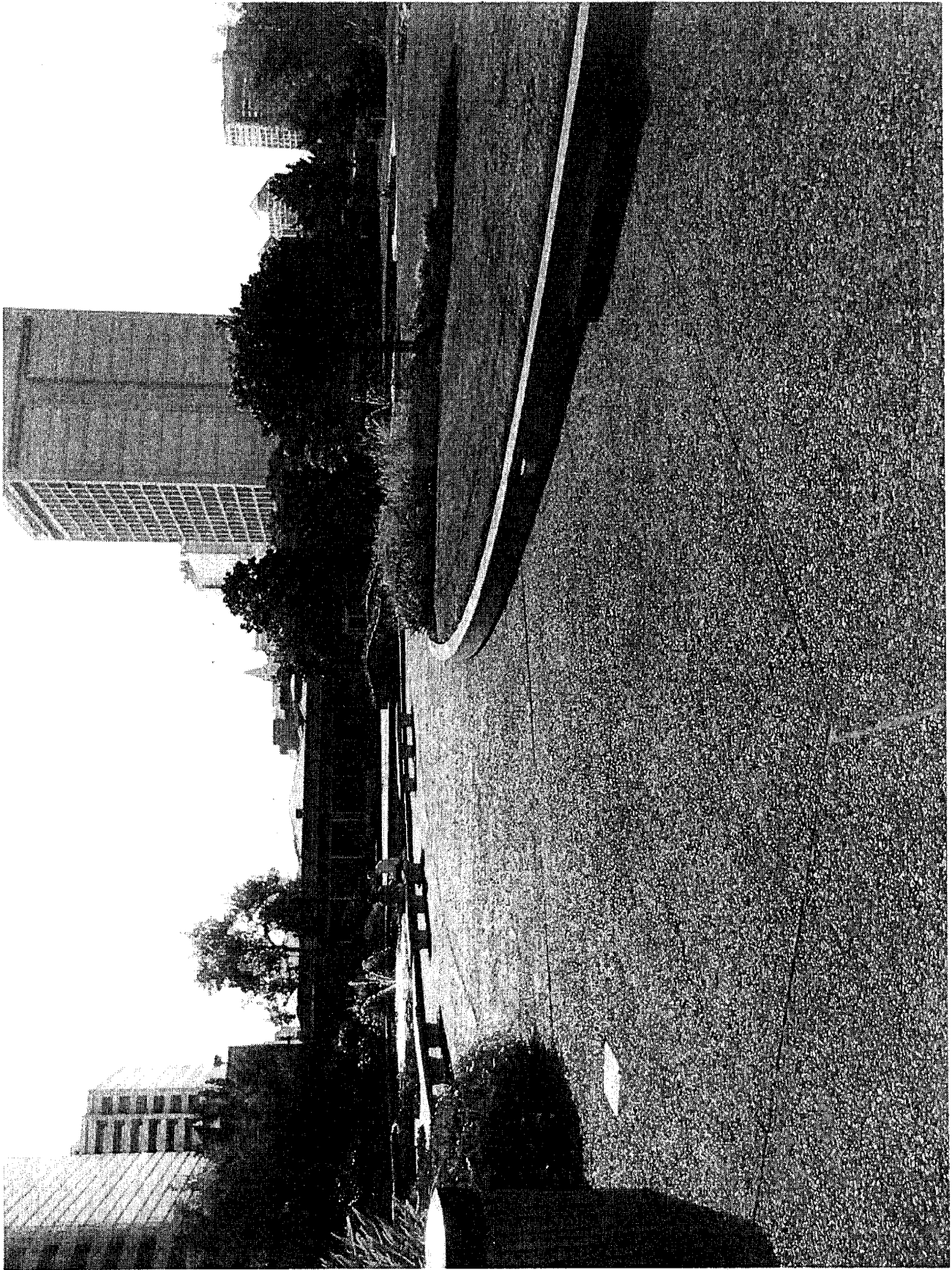
| Name | Location | Date | Comment |
|------------------|-----------------|------------|---|
| Timothy Rood | Oakland, CA | 2013-11-05 | As a neighbor and small business owner I want to see a continuous, vibrant pedestrian corridor linking Uptown and Piedmont Avenue. Kaiser is a huge activity center in the area. It shouldn't create a dead zone at this critical corner. |
| lynn greenberg | Oakland, CA | 2013-11-06 | I want Oakland to be a friendlier city where people can meet & greet each other not feel cut off by high fences and ugly streets. |
| Michael Harper | Oakland, CA | 2013-11-06 | Kaiser should do the neighborly thing and open up their green spaces to everyone. |
| Judith Coates | Oakland, CA | 2013-11-06 | Why wall off beauty? Is this any way to "thrive"? |
| Jane Timberlake | Oakland, CA | 2013-11-06 | live in the neighborhood, & I can't imagine why Kaise would keep the public out! |
| Nathaniel Dewart | Oakland, CA | 2013-11-08 | Open space is an essential part of building the Oakland we all want to see. |
| Sandra Sher | Oakland, CA | 2013-11-08 | A people friendly garden would greatly enhance the new landscape. A pleasant place to sit in the midst of the growing Kaiser complex of buildings would benefit many people--out patients, hospital and medical staff, families, local residents, and people simply passing through. A fenced in garden is no treasure--it's a tease. Kaiser can do better than this. Public access to the garden during the day would be a great boon. |
| Judith Dunham | Berkeley, CA | 2013-11-08 | I am a Kaiser member who goes to the Oakland facility regularly. I oppose closing off the garden, as this action is not in the best interest of the neighborhood. Nor is it good city planning. |
| Rose Livingston | Oakland, CA | 2013-11-09 | I live nearby and walk past that area almost daily. |
| Mary Grim | Oakland, CA | 2013-11-09 | Fences make a very negative statement about Kaiser and send a negative message about the neighborhood. That's not what we want. Piedmont Ave. is a very pedestrian friendly street. We want & need Kaiser to make a positive addition to the neighborhood -- visually appealing landscaped areas WITHOUT fencing. |
| Alicia Clement | Livermore, CA | 2013-11-09 | I am a Kaiser member and want Kaiser to be a good community partner in health. |
| Douglas Elliott | Los Angeles, CA | 2013-11-11 | I am a Kaiser member with ties to Oakland. |



KAISER'S ROOFTOP GARDEN 1 OF 4

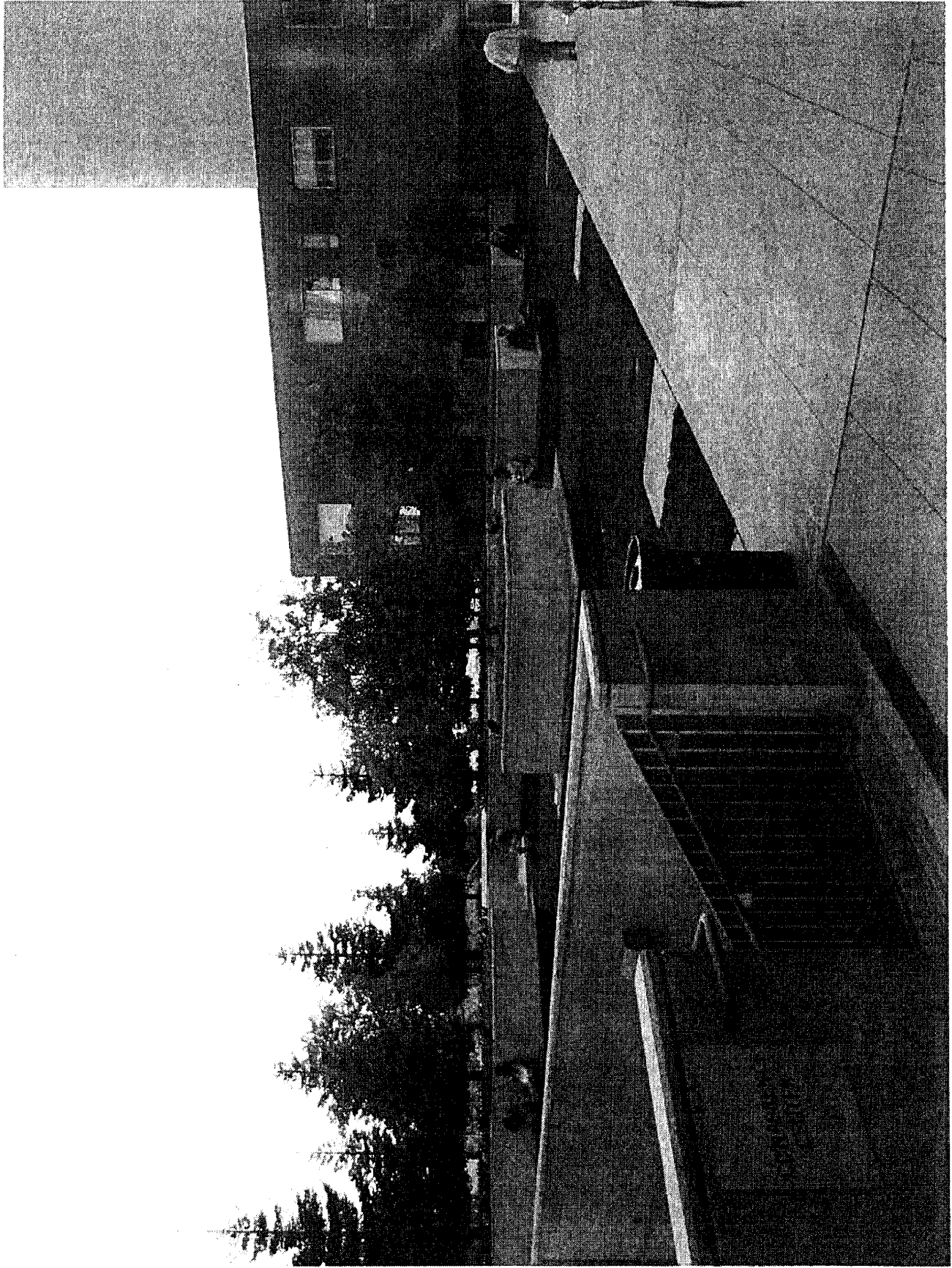


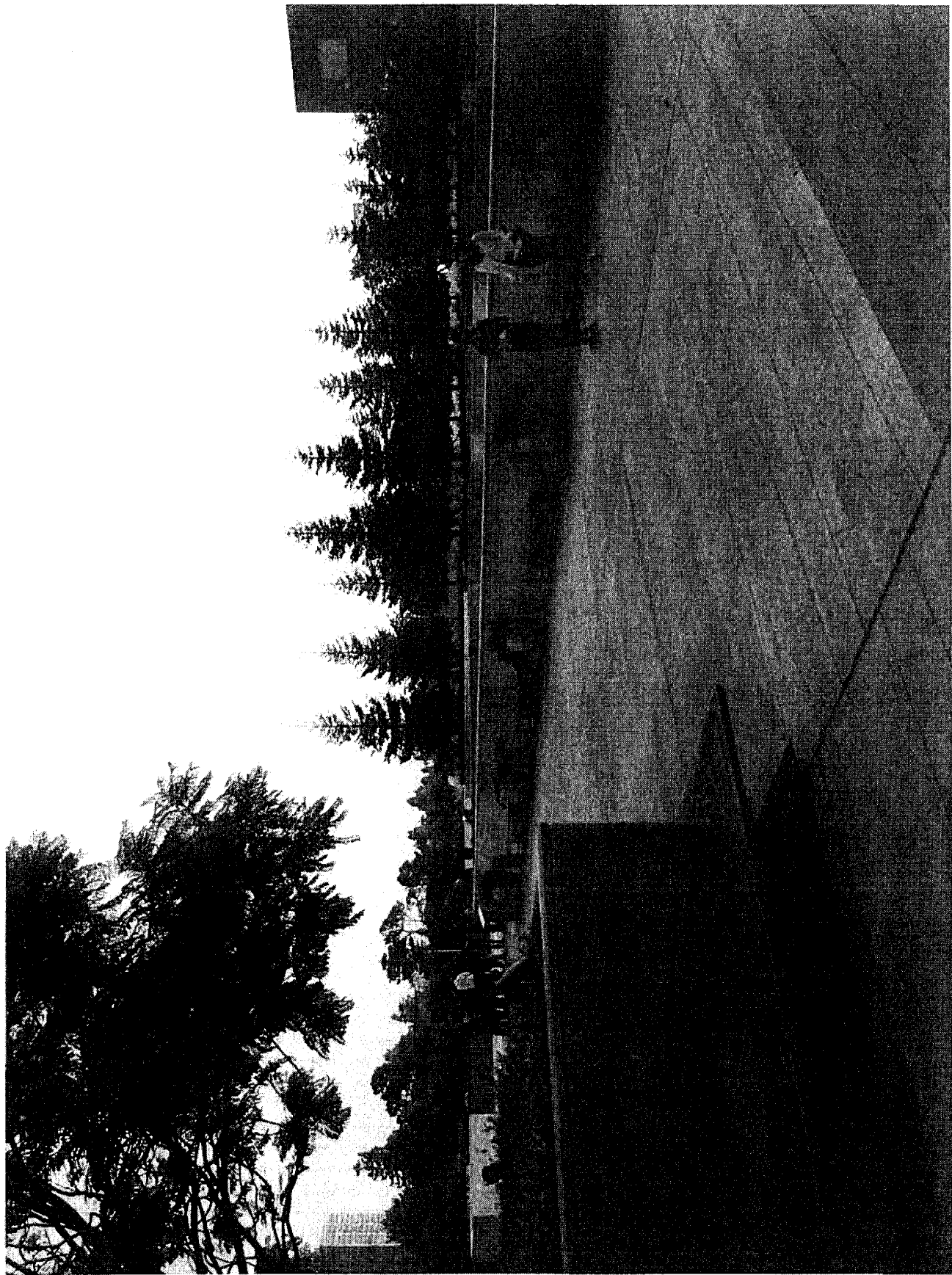


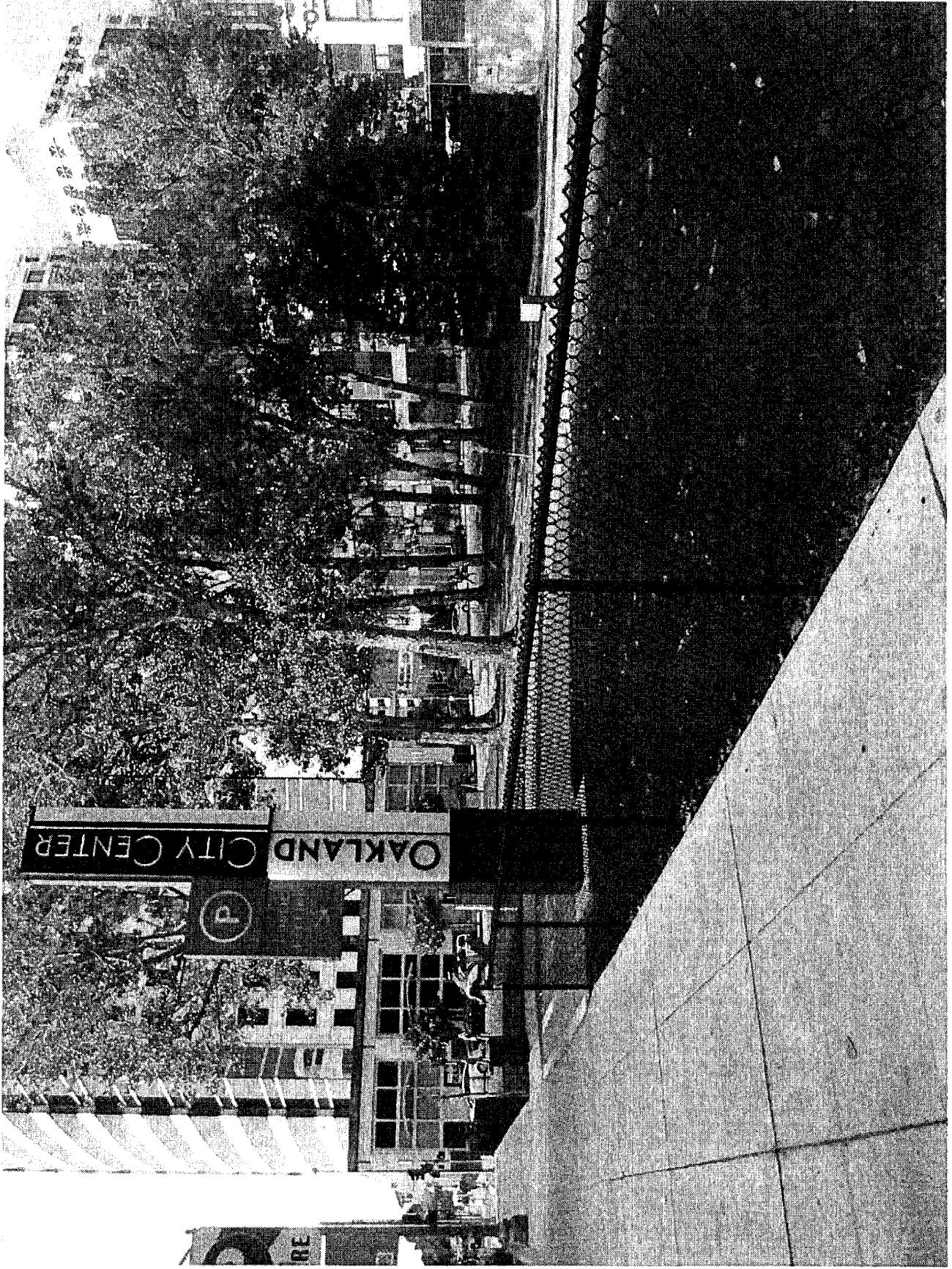


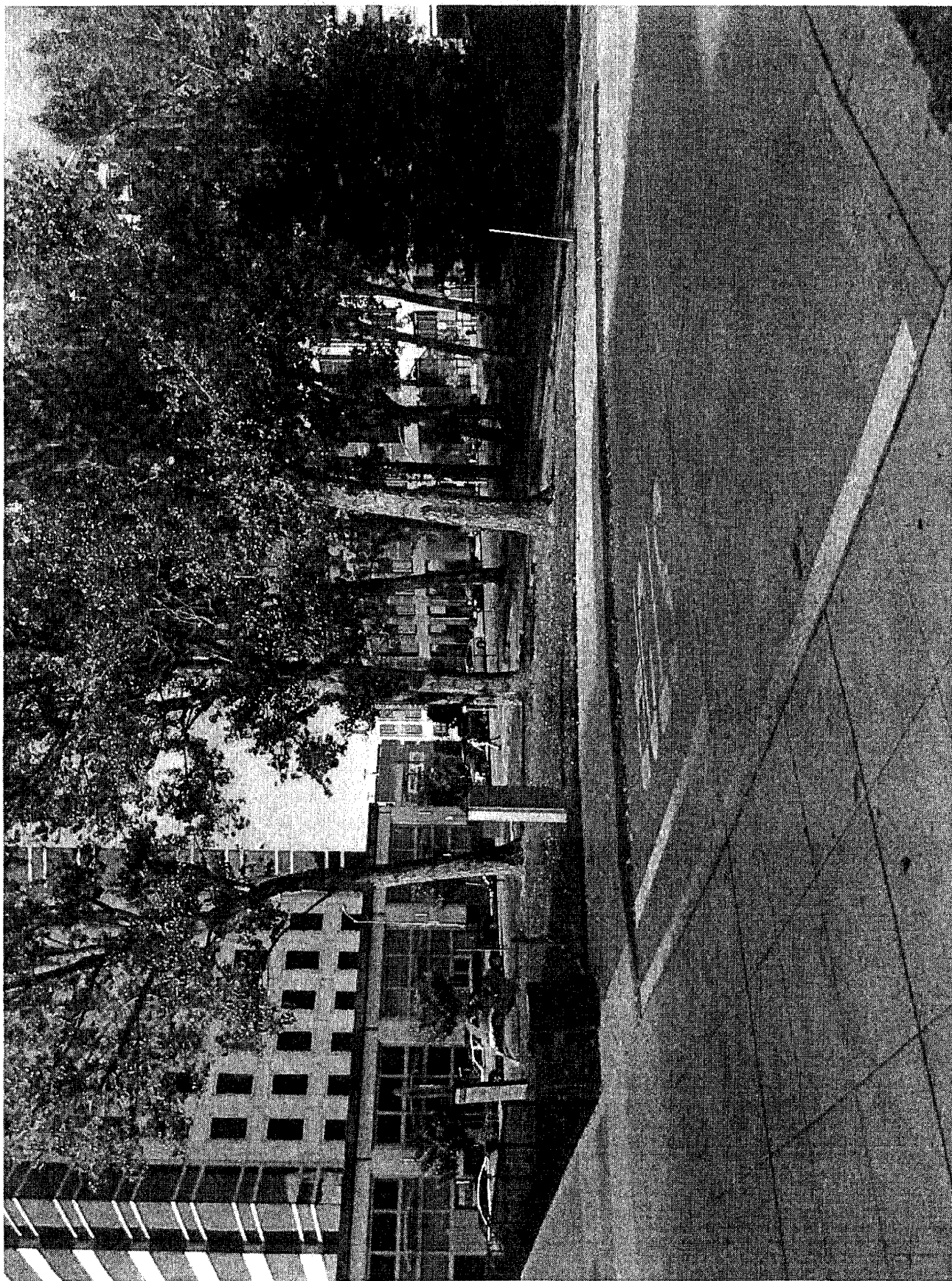


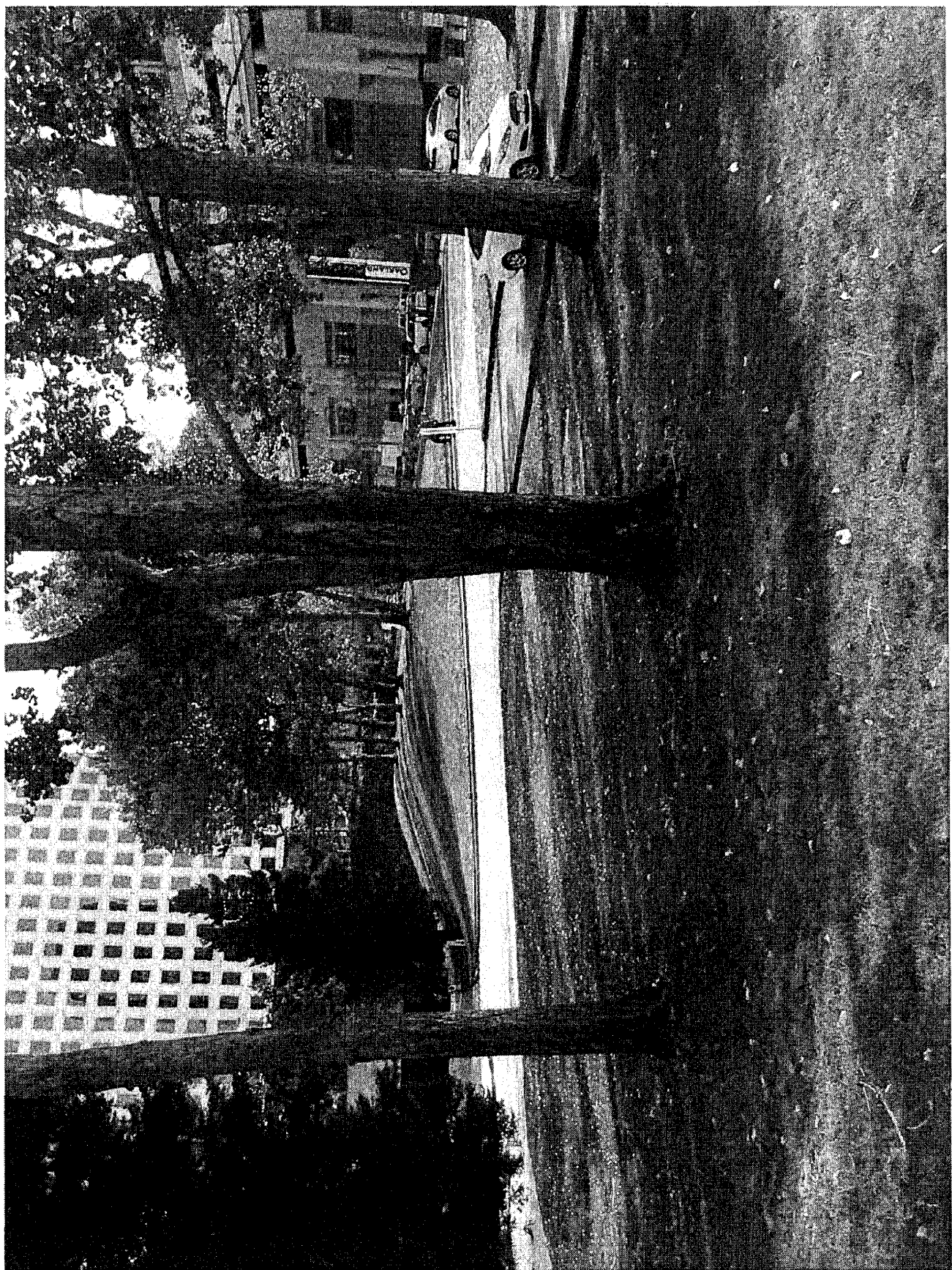
CHRIST THE LIGHT CATHEDRAL 1 OF 3

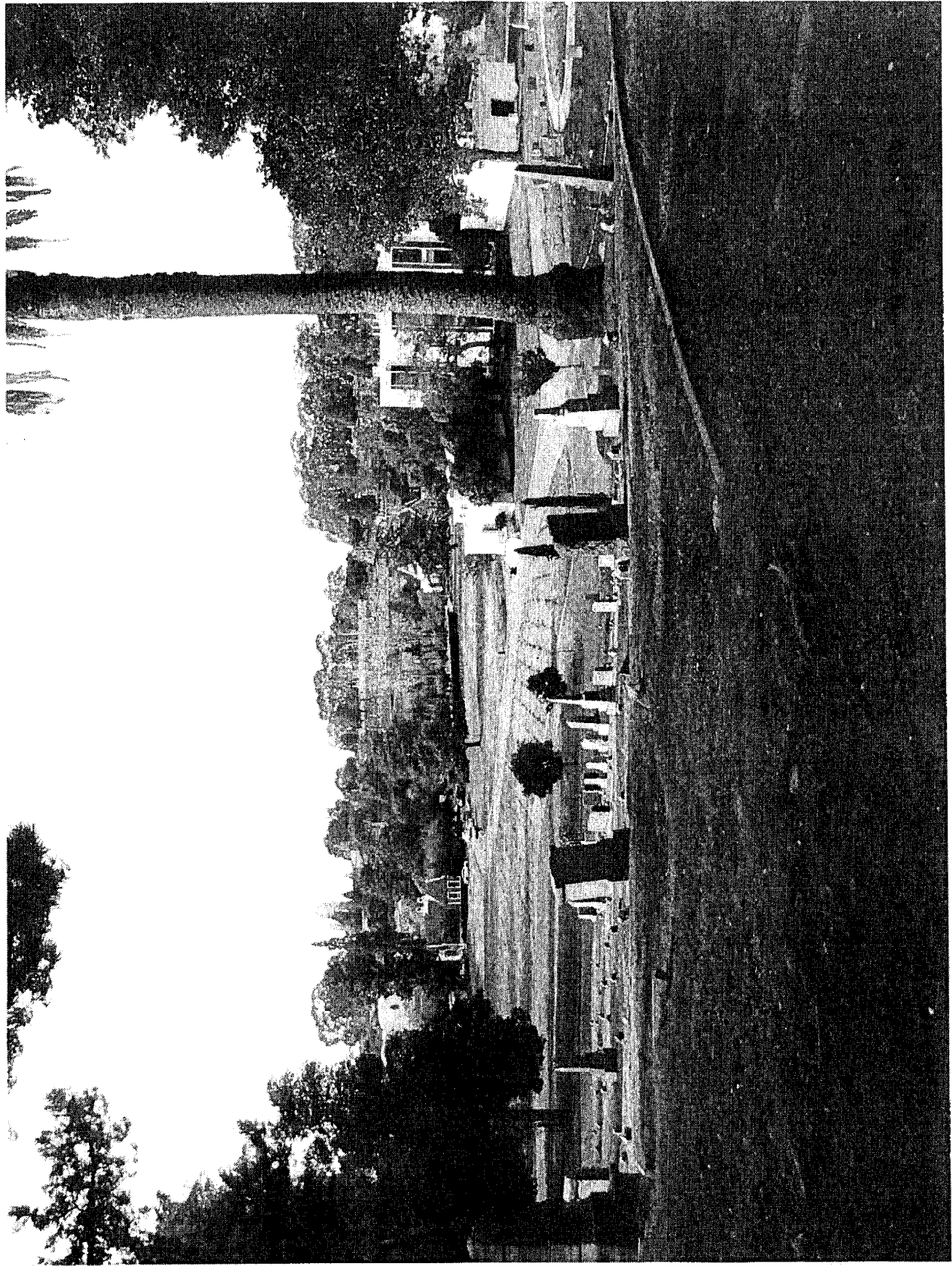




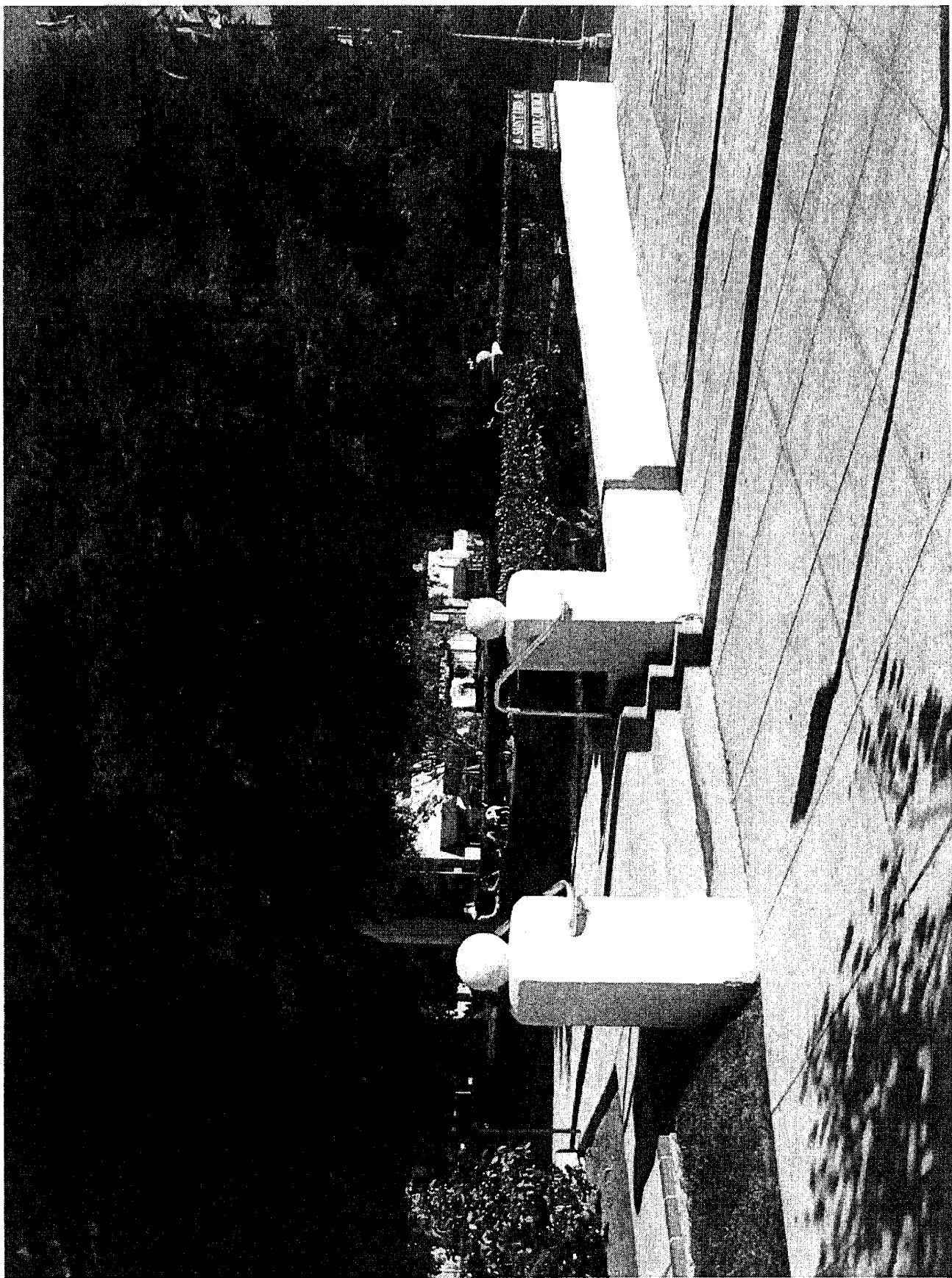




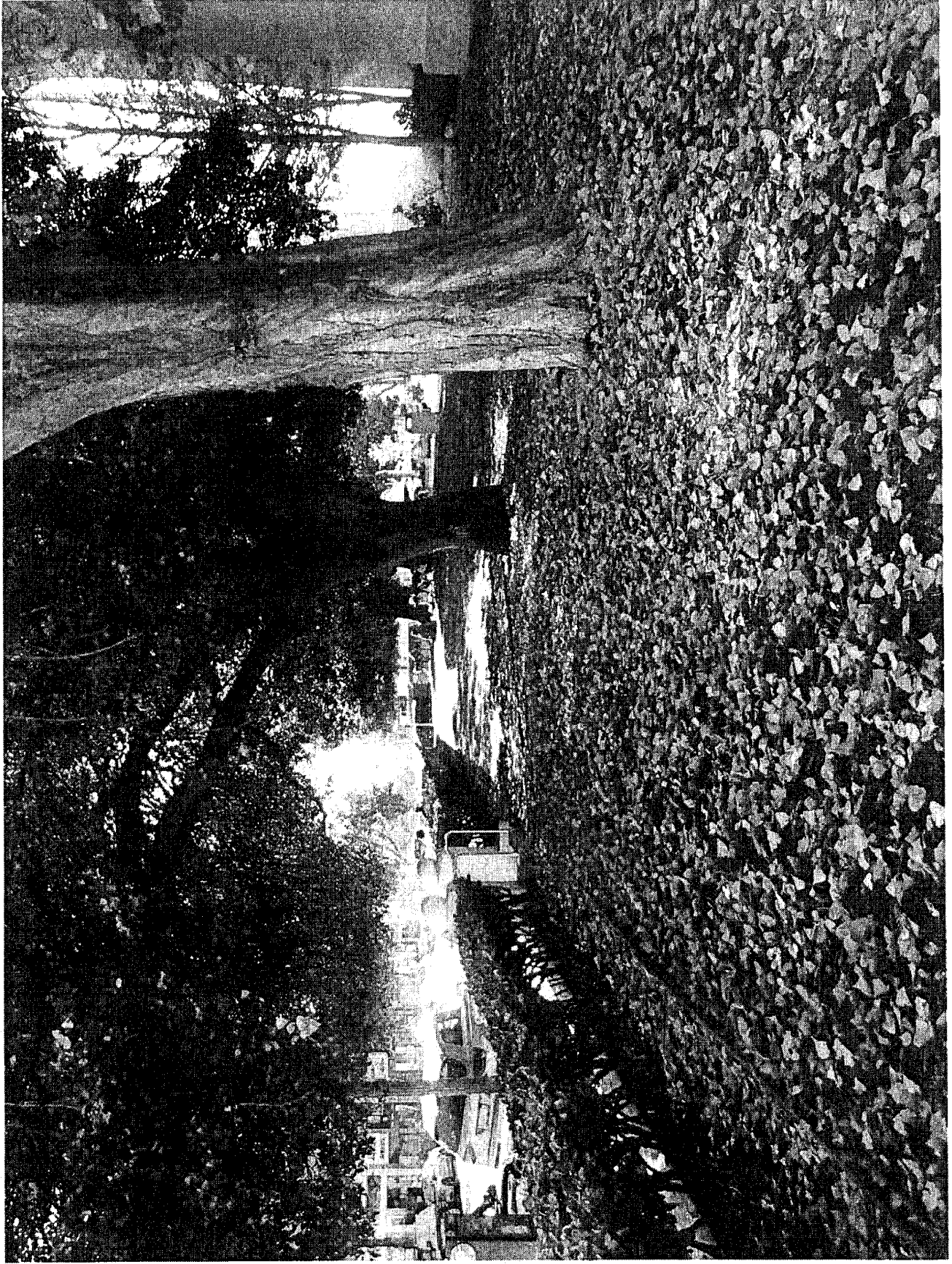


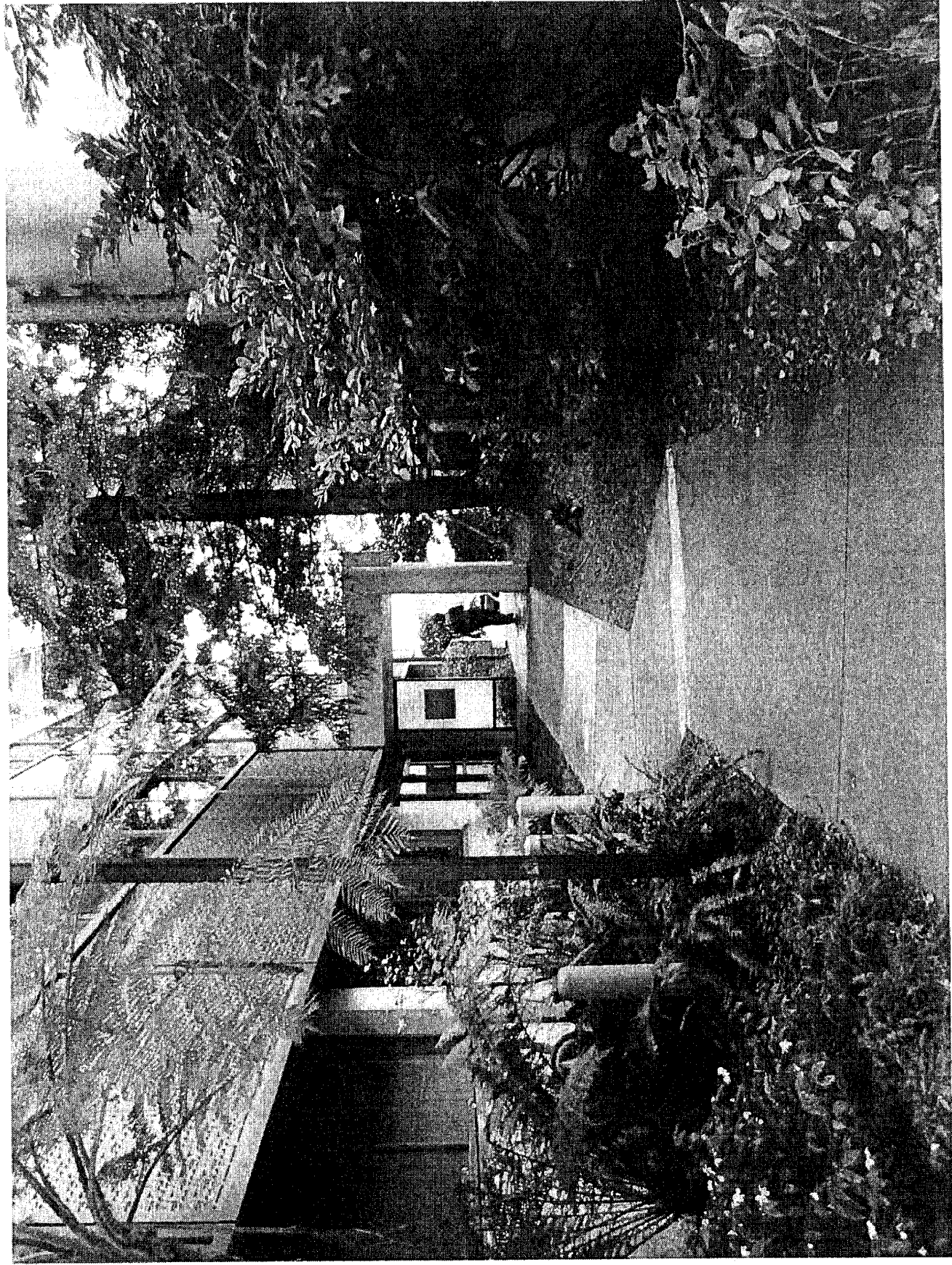


MOUNTAIN VIEW CEMETERY 10F1



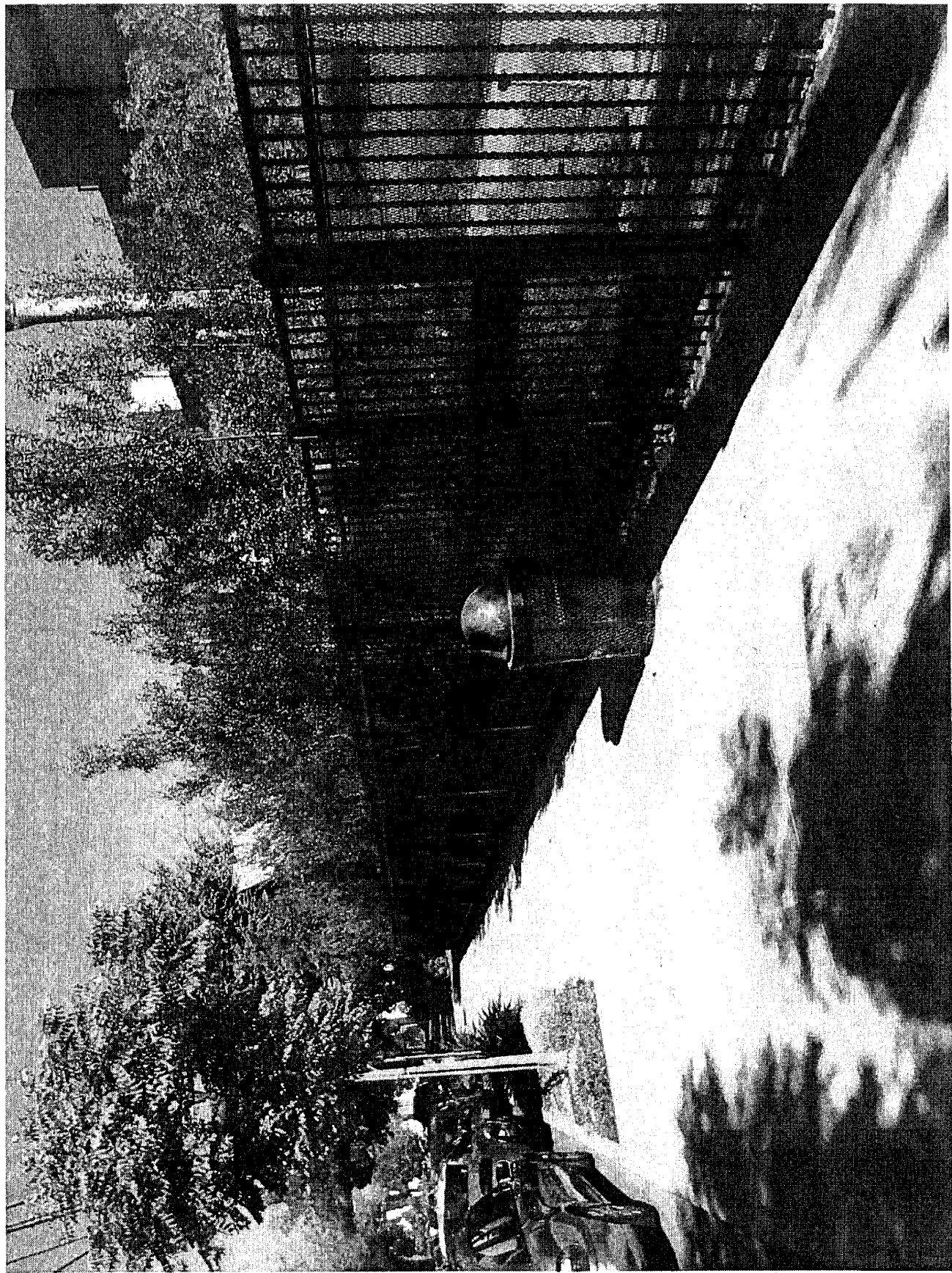
ST. LEO'S CATHOLIC CHURCH 1 OF 2



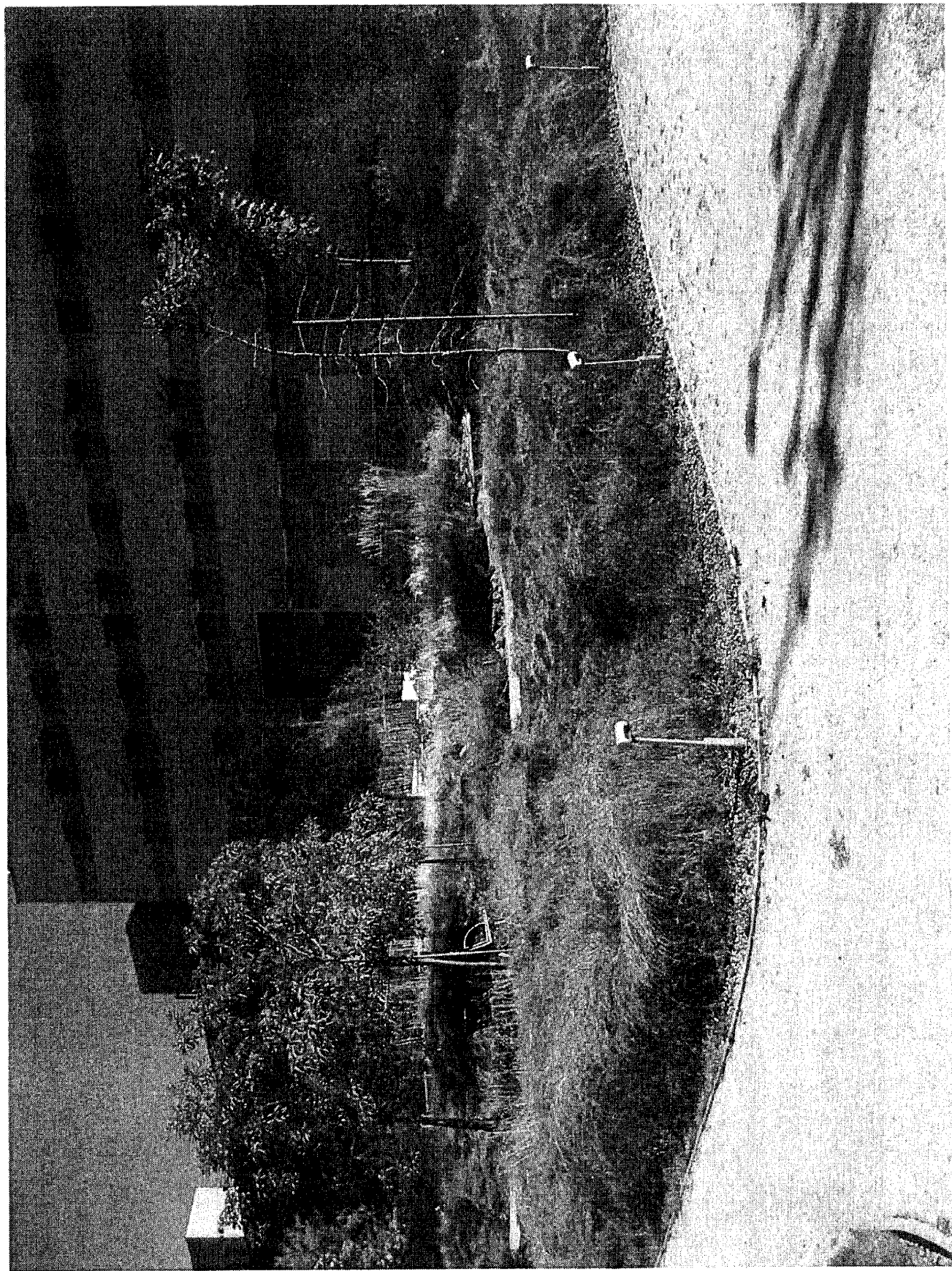


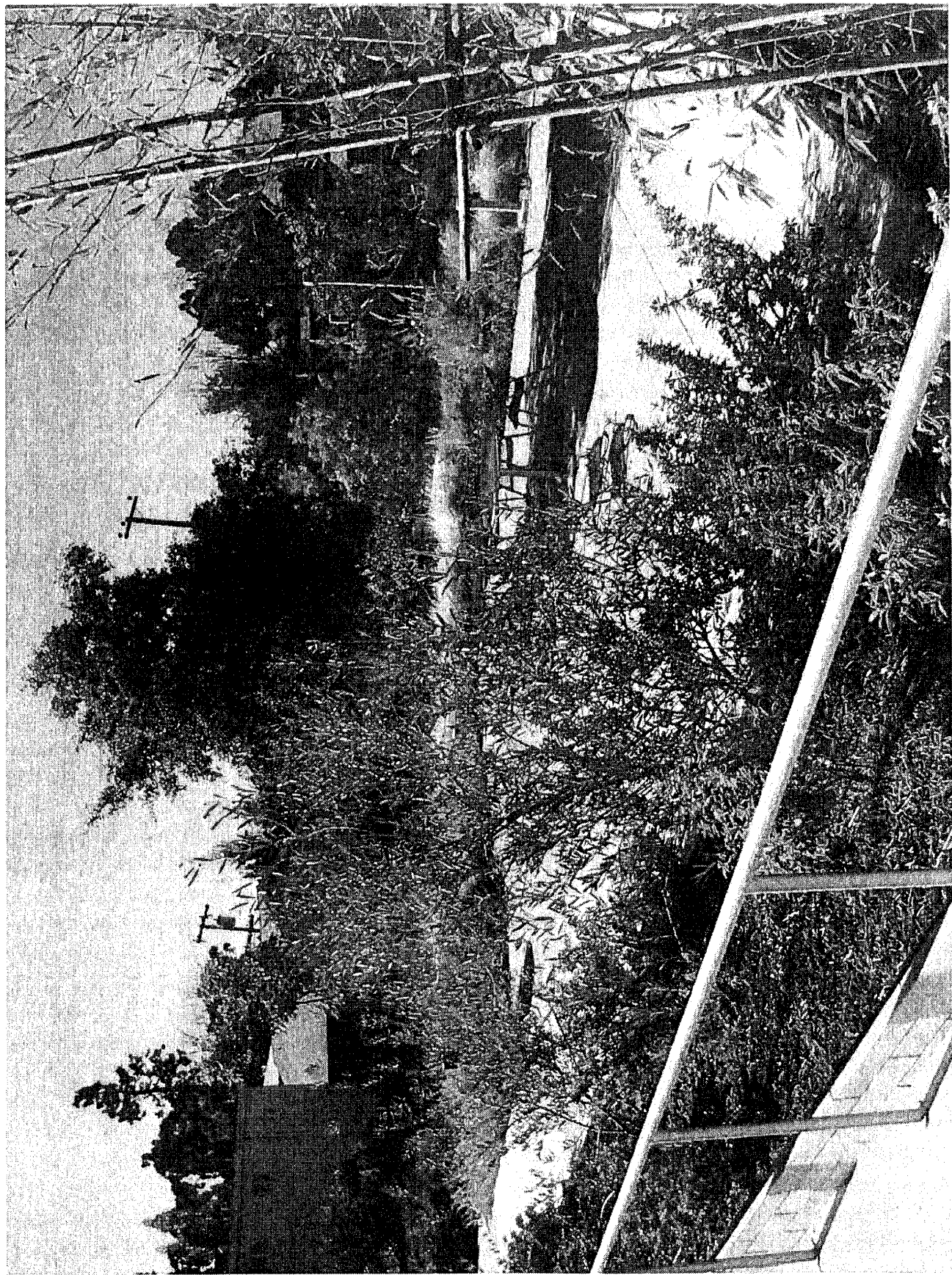
KAISER'S PASS-THROUGH 1 OF 2

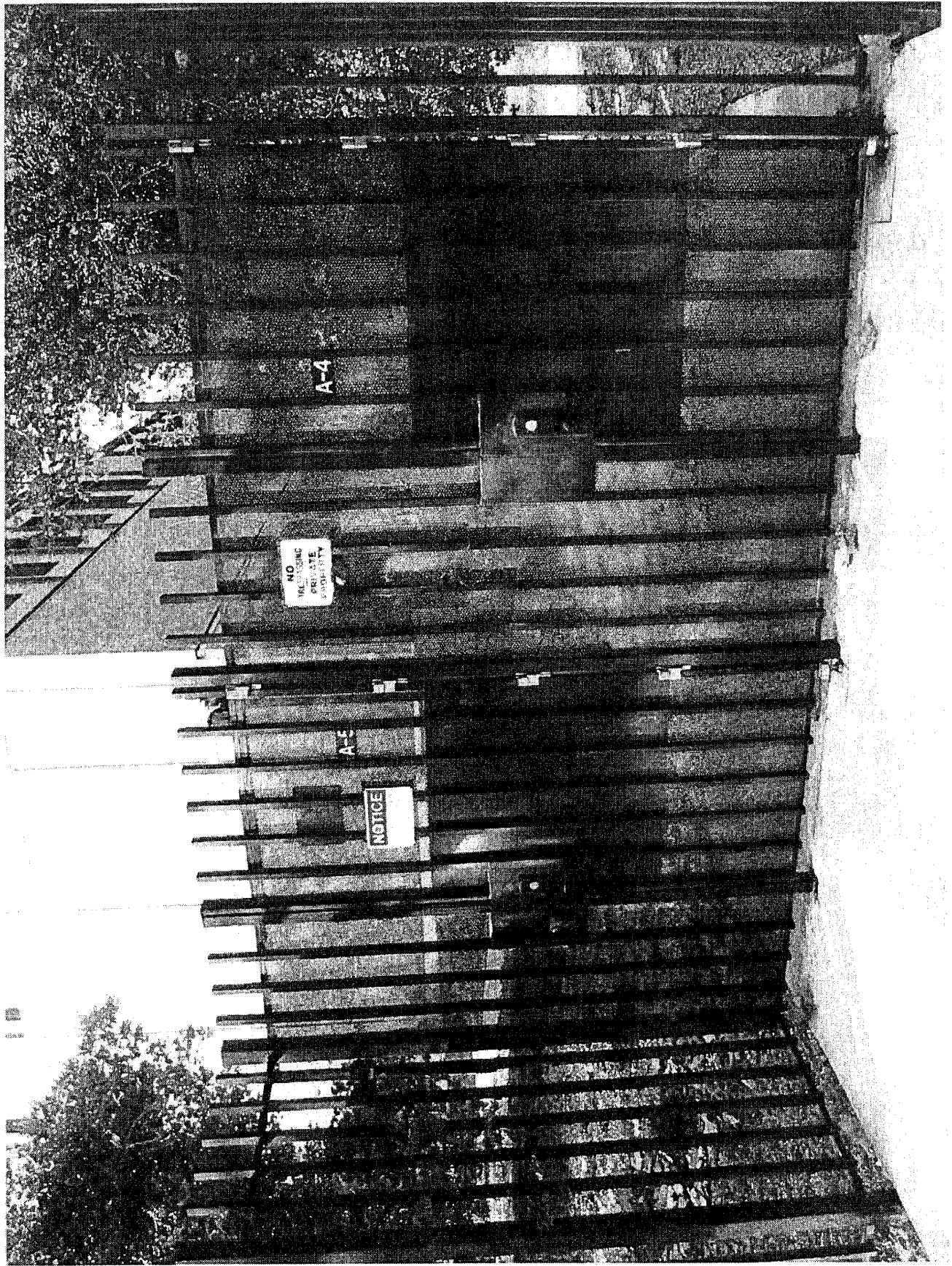




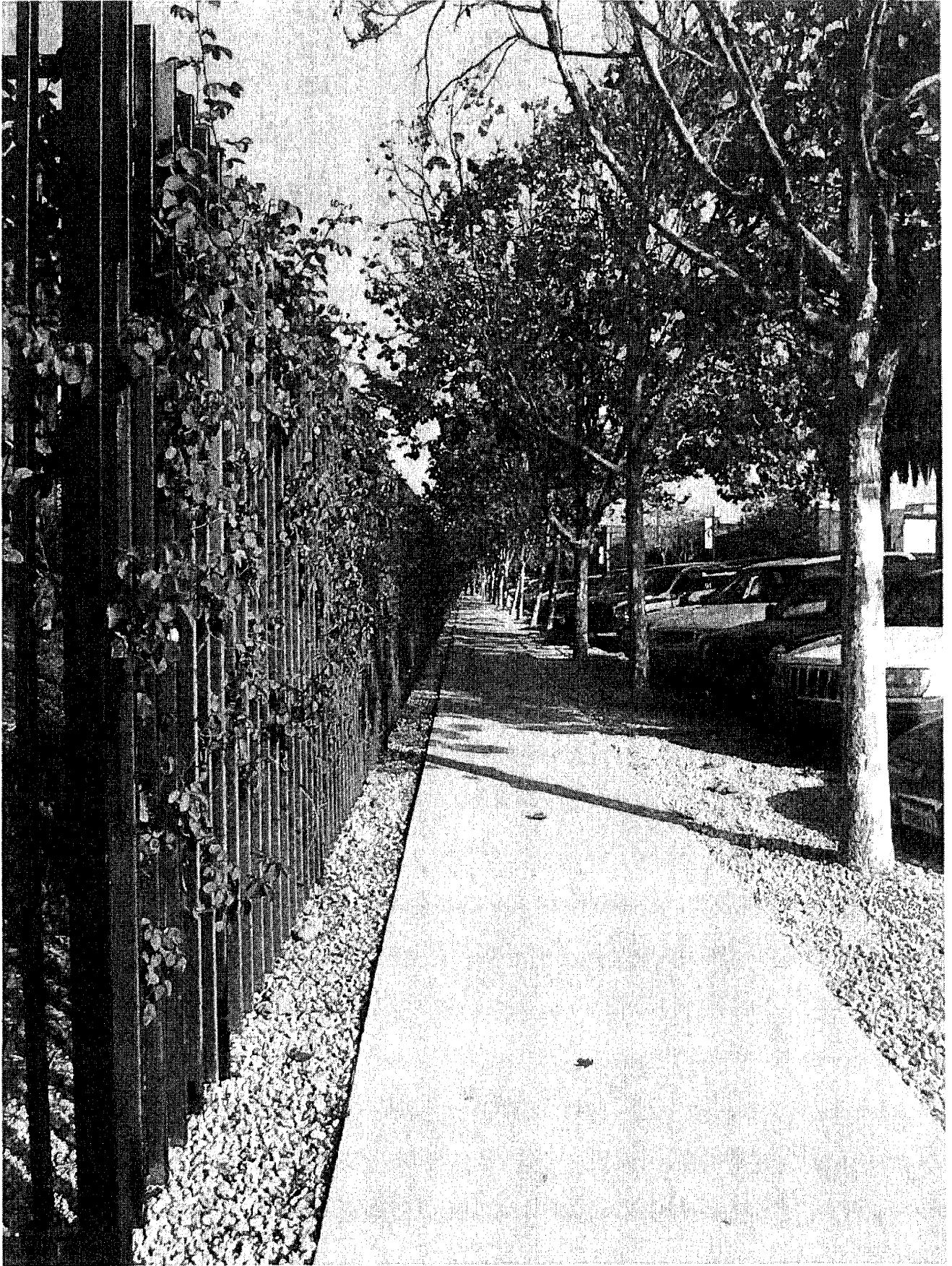
KAISER'S SERENITY GARDEN 1 OF 3



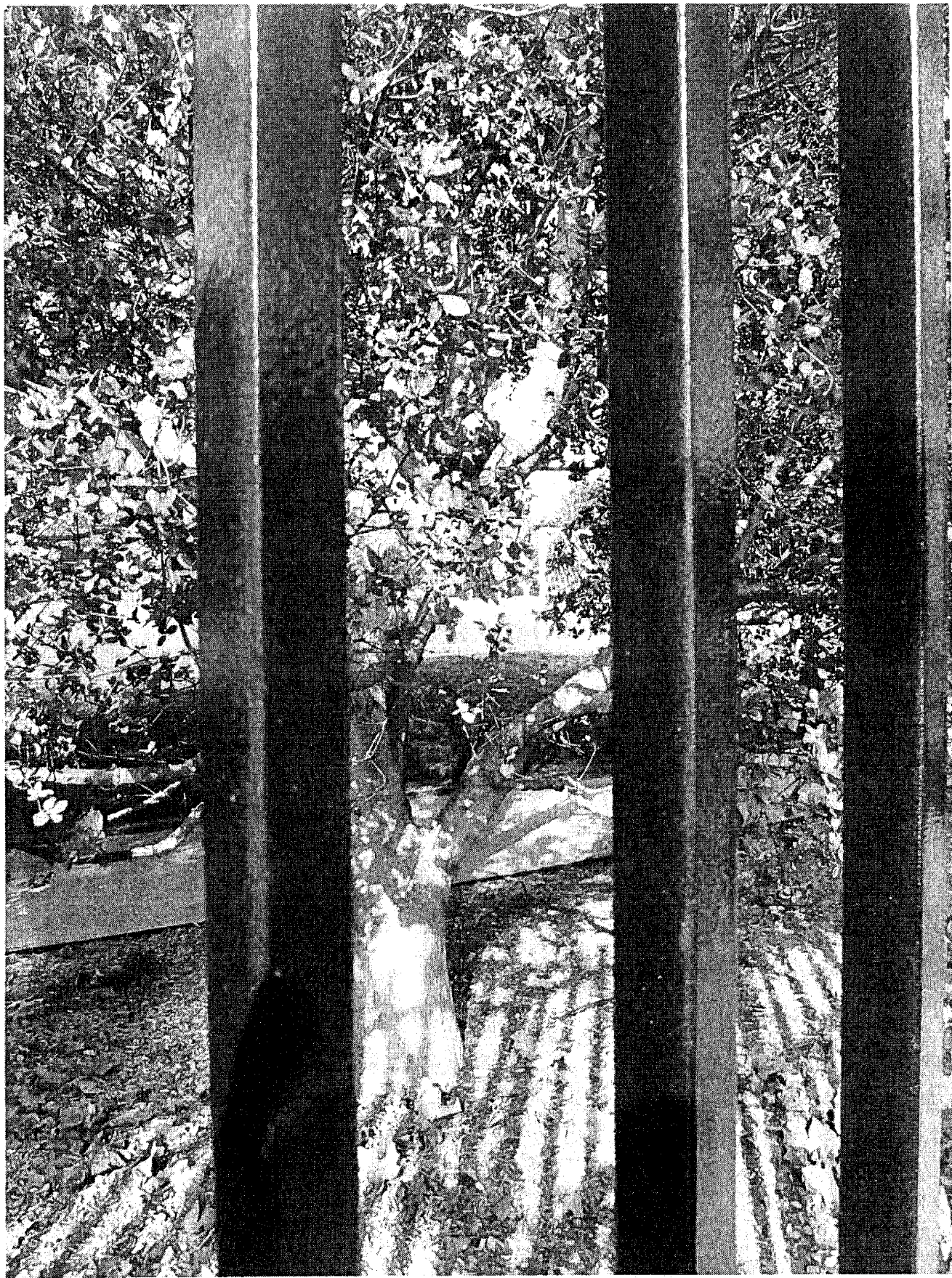




PIXAR STUDIOS' FENCE 1 OF 4







5. COMMUNITY DESIGN

Policy CD-2.27

The City should work closely with Friends of Oak Glen Park and Richmond Boulevard residents to explore strategies for funding and implementing park and trail improvements along Glen Echo Creek from the south end of the park to 29th Street.

A linear park is proposed along Glen Echo Creek between Oak Glen Park and 29th Street to expand the area's limited open space, enhance pedestrian circulation, and improve flood conditions. The concept calls for enhancement of the Richmond Boulevard right-of-way along the creek frontage between Oak Glen Park and 30th Street with amenities such as a non-paved pedestrian trail, seating, native planting and low-level, bollard-type, path-washer lighting. South of 30th Street, the Plan proposes that this linear park be extended, if and when the area redevelops, to provide a continuous connection between 29th and 30th Streets. As with the section north of 30th Street, the linear park segment between 29th and 30th streets is intended to be designed to be compatible with the natural character of the creek and protect habitat values.

TEMPORARY PUBLIC SPACE FEATURES

Policy CD-2.28

The City should work with Plan Area landowners and the community to promote and facilitate the implementation of interim uses and events to activate under-utilized spaces and parcels in the Plan Area and support existing businesses.

Embracing the fact that development in the Plan Area will occur over a period of several years, the use of vacant sites for public events or gathering spaces as an interim use is encouraged. Uses may include community gardens, farmers markets, gatherings of mobile food vendors, or thematic festivals. These will benefit the development potential of the Plan Area by familiarizing the community with the area and encouraging visitors at present. The images at right show potential interim uses and activities to bring activity into the area.



Development within the North End will encourage the blending of old and new buildings to produce a distinctive character (Photo shown: Nashville, TN)



An enhanced public realm in the North End will include plazas and public gathering areas

5.4 PRIVATE REALM

GOAL CD-3: An attractive, well-designed private realm that mixes new and old buildings in a compact pattern and scale of development that creates a well-defined, human-scale public environment and supports a dynamic mix of retail and complementary uses.

The concept for the private realm focuses on a number of key concepts:

- **Supporting the Vision for Retail:** The City's goal for establishing destination retail in the Plan Area will be dependent on the development community creatively adapting existing buildings and creating

new buildings that provide for the spatial needs of such uses. This means providing a variety of floor plate sizes, including a significant percentage of larger retail spaces that can accommodate a range of small, medium and large anchor type stores, in addition to small shop spaces.

- **A Mix of Uses:** The vision for a mixed-use district requires buildings that can sensitively and effectively integrate uses vertically, as well as horizontally, within a building or site and throughout the Plan Area. The Plan promotes the development of mixed-use buildings that place residential, office, entertainment and commercial uses over ground floor retail. These buildings need to be designed to equally address the requirements for each of their tenant groups so that one does not affect the viability of the others. In some instances, because of building type, especially with anchor tenants, it may be more effective to mix uses horizontally within a site or block. The Plan allows for this as well.
- **An Active, Well-defined Public Realm:** The Plan also supports a denser, more compact pattern of development that fills in the gaps in the urban fabric created by surface parking and vacant lots, and positively defines and activates the public realm by establishing a more consistent orientation of active ground floor facades to the street. New buildings will be set up to, and accessed directly from, the public sidewalk, and have active ground floor frontages and uses that engage and animate the public realm. By encouraging the relocation of parking and automobile inventory from surface lots into structures, above and behind buildings, new development will reduce the visual prominence of parking lots and automobile sales lots. In addition, the introduction of denser, mixed use development combined with quality pedestrian and bicycle facilities, and enhanced transit service will promote a more walkable and bikeable environment that is less dependent on the use of the private automobile and reduce the amount of land dedicated to parking. The Plan also encourages the creation of private and semi-public open space features that contribute to the vitality of the pedestrian environment, including the use of privately-owned pedestrian streets, courtyards and plazas.
- **A Mix of Old and New:** In addition to distinctive new architecture, the Plan promotes the adaptive re-use and re-purposing the existing inventory of historic buildings to maintain a connection to the area's past and contribute to a rich and varied architectural vocabulary. The creative and sensitive integration of old and new will enrich the Plan Area's identity and contribute to a sense of authenticity that is too often missing in retail districts.
- **Attractive, Well-designed Buildings:** The Plan promotes the creation of attractive, well-designed buildings that establish a distinctive, high-quality character for the Plan Area. Rather than recommending specific architectural styles, the Plan focuses on appropriate scale, massing, and detailing of buildings and on ensuring that individual architectural elements are organized to create visual interest, maintain human scale, and produce a well-ordered and satisfying whole.

5.4.1 DEVELOPMENT CHARACTER

BUILDING PLACEMENT AND HEIGHT

Policy CD-3.1

Taller building heights will be encouraged in areas where their height is appropriate to the surrounding context, including areas with existing mid- and high-rise structures and near the elevated freeway.

The height of existing buildings in the Plan Area is generally quite low, with most of the buildings being between one and four stories. The Plan is expected to result in a general increase in building heights to accommodate projected development intensities. The proposed height and massing concept seeks to accommodate this increase in height while balancing protection of desirable community character, compatibility with historic and natural resources, and accommodation of high-density mixed use development. In the Triangle, taller building heights generally will be encouraged along the wide arterial streets that frame the Triangle (Broadway, 27th, Harrison and Grand), where the taller buildings will be in scale with the wider streets. This is especially true in the southern portion of the Triangle



Buildings situated on corners should be designed to define the intersection. Entrances should be on the corner if possible and may be rounded or chamfered (lower photo) or include a change in material to further articulate the corner and add visual interest. (DG 5)

DG 6. Sites Adjacent to I-580. Development on sites located near I-580 should be sited and designed to minimize potential for noise, air quality, and visual impacts from the freeway on building occupants, especially sensitive uses such as housing. Site planning and building design should consider the following:

- To the degree feasible, orient habitable spaces away from the freeway
- To ensure healthy indoor air quality, habitable spaces adjacent to the freeway should have sealed windows and be mechanically ventilated
- Courtyards, balconies and operable windows should be located away from the freeway (i.e., so the building creates a buffer between the space and the freeway)
- Sufficient noise attenuation (e.g., double-paned windows) should be provided to maintain indoor noise levels that are consistent with City of Oakland standards

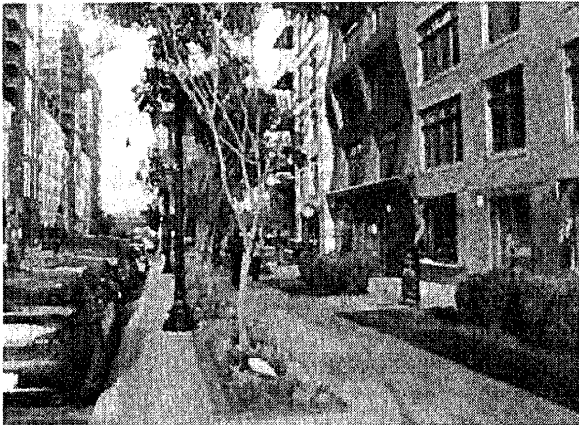
2.1.2 CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN

In order for the BroadwayValdez Plan Area to be successful as a retail destination, the area needs to overcome the perception that Oakland is not a safe place to visit. While the factors that contribute to this problem are complex and difficult to remedy, there are steps that can be taken in the design of the district that will help deter such activities. *Crime Prevention through Environmental Design (CPTED)* is an approach that suggests that proper design and effective use of the built environment can reduce crime, reduce the fear of crime, and improve the quality of life. The CPTED approach seeks to discourage crime by designing the built environment to make potential offenders more visible to the community and make the community more aware of those who are in places in which they do not belong.

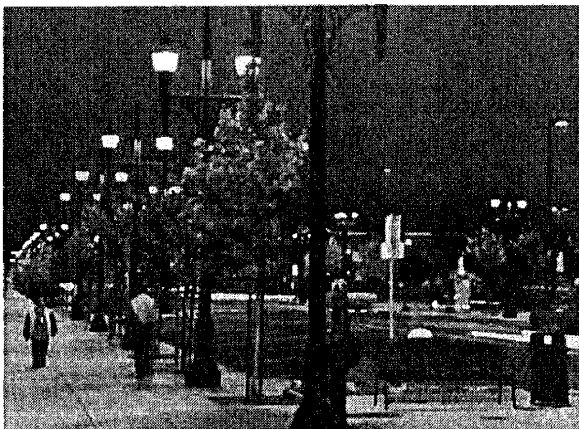


Retail and commercial areas should be well-lit and include on-street surveillance for utmost safety of the public realm. (DG 7, DG 8)

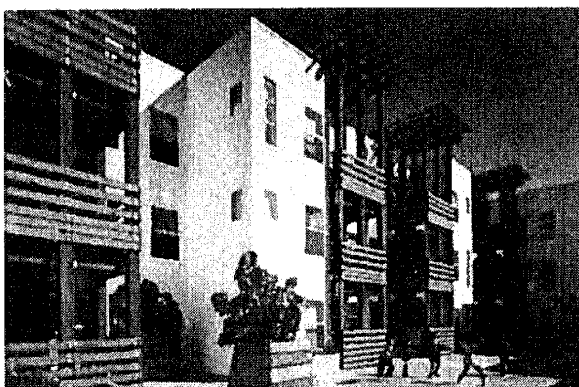
APPENDIX C: DESIGN GUIDELINES



Buildings should be designed to enhance the natural surveillance of public areas by building occupants (DG 8)



Areas that are attractive and well-lit provide a sense of safety and security (DG 8)



Open spaces should be lined with doors, windows, and semi-public spaces in order to provide consistent surveillance of activity (DG 8)

DG 7. Crime Prevention through Environmental Design. Buildings and public spaces should be designed utilizing the five principles of *Crime Prevention through Environmental Design (CPTED)* to reduce crime and enhance public safety and security in the Plan Area: Natural Surveillance, Territoriality, Access Control, Activity, and Management and Maintenance

DG 8. Natural Surveillance. New development should be designed to maximize the opportunity for people to see what is occurring in the space around them (i.e., "See and Be Seen")--employing good visibility of the spaces around a building as a deterrent to bad behavior and establishing a safe atmosphere for employees, tenants, and customers. Methods for achieving strong natural surveillance include:

- Providing a high degree of building transparency (windows) that allow for people inside the building to see what is going on outside (i.e., views of sidewalks, interior courtyards, plazas, parking areas, building entrances, pedestrian passages, etc.);
- Providing open space (plazas, courtyards, pedestrian passageways) that is fronted by businesses or dwellings with active ground floor uses;
- Populating and activating outdoor spaces (streetscape, plazas, courtyards, etc.) by providing places for people to sit;
- Locating entrances to buildings and interior open spaces so they are visible from the adjoining street;
- Providing lighting at all entrances, pathways, parking areas, and recessed areas to eliminate dark or enclosed areas that offer hiding places for criminals;
- Avoiding walls, fences, hedges or other landscaping that provide opportunities for concealment.

DG 9. Territorial Reinforcement. New development should be designed to clearly delineate between public, private, and semi-private areas, to make it easier for people to understand the function of an area and communicate a sense of active "ownership" that makes explicit who is and is not intended to use the space. Methods for achieving strong territorial reinforcement include:

- Delineate transitions from public right-of-way to building entrances and interior open spaces by using changes in paving (e.g., tiled, textured, or colored) that distinguish private property from the public sidewalk and indicate ownership and territoriality
- Identifying the boundary line between the private and the public realms through the use of design or landscape elements, including small changes in elevation, porticos, low fences or walls, or other well-maintained visual markers.

DG 10. Access Control. New development should be designed to physically guide the way people move through an area through the placement of entrances, exits, fencing, landscaping, locks, and other barriers, and thereby reducing opportunities for crime or loitering

DG 11. Activity. New development should be designed to accommodate activity in and around it that will promote the presence of responsible users, while discouraging illicit activities by would-be offenders who desire anonymity for their actions. This can be accomplished by creating comfortable and attractive streetscapes, plazas and outdoor seating areas, and by developing concentrated retail nodes and active, well-designed commercial frontages.

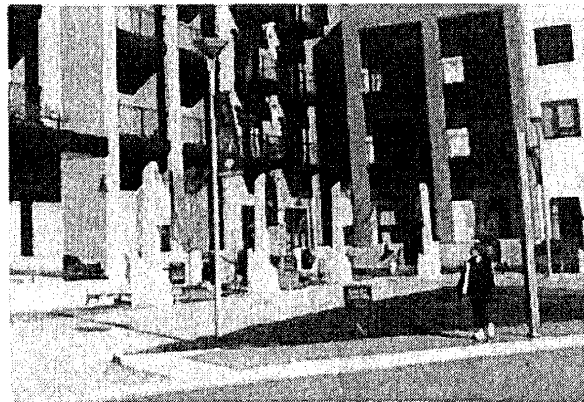
DG 12. Maintenance. New development should be designed to be durable and facilitate ease of maintenance. Creating development that is well-

maintained conveys pride and ownership that will discourage loitering and illicit behavior because it demonstrates that someone cares and is watching.

DG 13. Beautification. Security should not be used as an excuse to compromise the design quality of a development. New development should be designed to beautify the urban environment while also reducing the potential for crime. By enhancing the character and quality of the built environment, new development can communicate pride and ownership that will serve as a natural deterrent to illicit activity

2.1.2 ON-SITE OPEN SPACE

The provision of private, on-site open space such as plazas, courtyards, and pedestrian streets/passageways is an integral component of a pedestrian-oriented, retail destination and mixed-use district that complements the Plan Area's public open space and streetscapes. These semi-public spaces provide a finer grained, more intimate setting that encourages pedestrians to gather and linger, and can be designed specifically to complement and enhance the commercial function of adjoining private-sector uses.



The creation of publicly accessible open space within private developments is strongly encouraged (DG 14)

APPENDIX C: DESIGN GUIDELINES

DG 14. Semi-public Space. The creation of semi-public (i.e., privately owned, publicly accessible) outdoor spaces such as on-site plazas, patios, courtyards, pedestrian passages, terraces and gardens that support pedestrian activity and community interaction is strongly encouraged, particularly in larger projects.

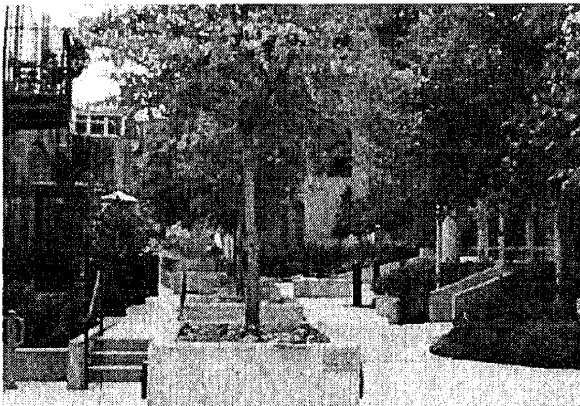
DG 15. Open Space Function. On-site open space areas should be designed to complement and enhance the function and character of adjacent commercial uses by providing a transition from the public streetscape to the private business, and providing

outdoor areas that can accommodate commercial activity (e.g., outdoor dining, display areas, etc.).

DG 16. Adjacent Facades. Building frontages adjacent to semi-public outdoor spaces should include building entrances and storefront windows that face onto the open space and architectural and landscape features that activate the facades.

DG 17. Open Space Connections. Plazas and open space areas intended for public use should have clearly defined visual and physical connections that promote a comfortable transition from the public to the private realm.

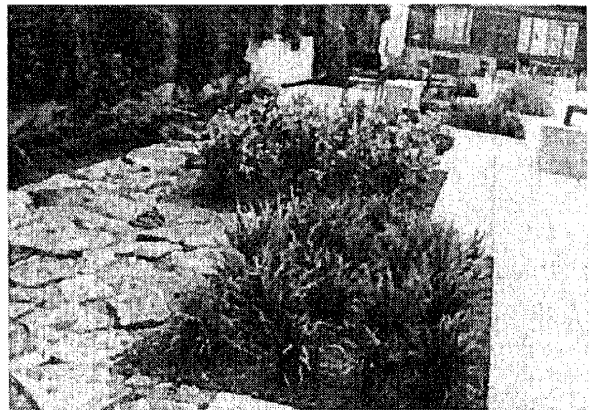
DG 18. Pedestrian Streets. Pedestrian streets or passageways can play an important role in the district, and are strongly encouraged as connective elements and open space features. They promote pedestrian activity by creating spaces scaled to pedestrian use, reducing conflicts with automobile traffic, and providing more direct routes between off-street parking areas and primary street frontages. They also provide the benefit of increasing the amount of potential retail frontage.



Orienting building entrances onto semi-public open spaces will help animate the space and enhance public safety (DG 16)



Mid-block pedestrian passageways promote pedestrian activity and increase the potential for retail frontage (DG 18)



Climate appropriate species should be used in on-site open space landscape treatments (DG 20)

DG 19. User Comfort. To promote user comfort, plazas and courtyards should be well-defined by buildings and landscaping, comfortably scaled, landscaped for shade and ornament, furnished with areas for sitting, and lighted for evening use.

DG 20. Landscaping. Landscaping should be used to activate building facades, soften building contours, highlight important architectural features, screen less attractive elements, provide shade, and add color, texture, and visual interest. Landscape materials should be of high quality and suitable for the Bay Area climate. In order to reduce water consumption, naturalized and low-water-use plant species are preferred.

2.2 PARKING AND SERVICE ELEMENTS

The guidelines in this section provide direction regarding how to place and design parking and other service elements in a way that does not detract from the appearance of the building facade or the pedestrian experience.

2.2.1 PARKING AND VEHICULAR ACCESS

Parking will be a critical factor in the successful redevelopment and revitalization of the Broadway Valdez Plan Area. In order to be successful, the Plan needs to not only ensure that adequate parking is provided to support proposed development, but that the amount, location and design of that parking also supports the City's "transit first" policy and the creation of an attractive, pedestrian-friendly retail and mixed-use district. The current prevalence of sites with surface parking lots, automobile sales lots and driveways crossing public sidewalks is functionally and aesthetically antithetical to the vision for the Plan Area. The Plan promotes a fundamental re-thinking of on-site parking that reduces its visual prominence and the potential for pedestrian/vehicle conflicts by placing it on the interior of blocks, in structures, or below ground. The Plan's parking

management strategy (see Chapter 6, Circulation for a more detailed discussion) also promotes a "park once" environment that encourages individuals to walk to all destinations after they have parked their car.

DG 21. Surface Parking. In order to accommodate proposed development intensities and create an attractive pedestrian environment, surface parking is discouraged and should be kept to a minimum.

- Under no circumstances should parking be located in the setback between the building facade and the adjacent public right-of-way.
- A landscaped area at least three feet wide should be provided between any surface parking area and any property line adjacent to a public right-of-way.

DG 22. Parking Structures. Off-street parking should be located in above- and below-grade parking structures.

DG 23. Screened Parking. Whenever feasible, parking, whether surface or in above-grade structures, should be located behind buildings and on the interior of blocks where it is screened from public view.



Both surface and structured parking may be screened with architectural features, planting, and public art. [DG 23]

Privately-Owned Public Open Space and Public Art

ON THIS PAGE

- **POPOS AND PUBLIC ART IN SAN FRANCISCO**
- **POPOS & PUBLIC ART MAP**
- **POPOS SIGNAGE**
- **ENFORCEMENT**
- **FINE ARTS GUIDELINES**
- **TODAY'S DOWNTOWN GALLERY**
- **ABOUT THE DOWNTOWN PLAN**
- **DOCUMENTS & LINKS**



POPOS and Public Art in San Francisco

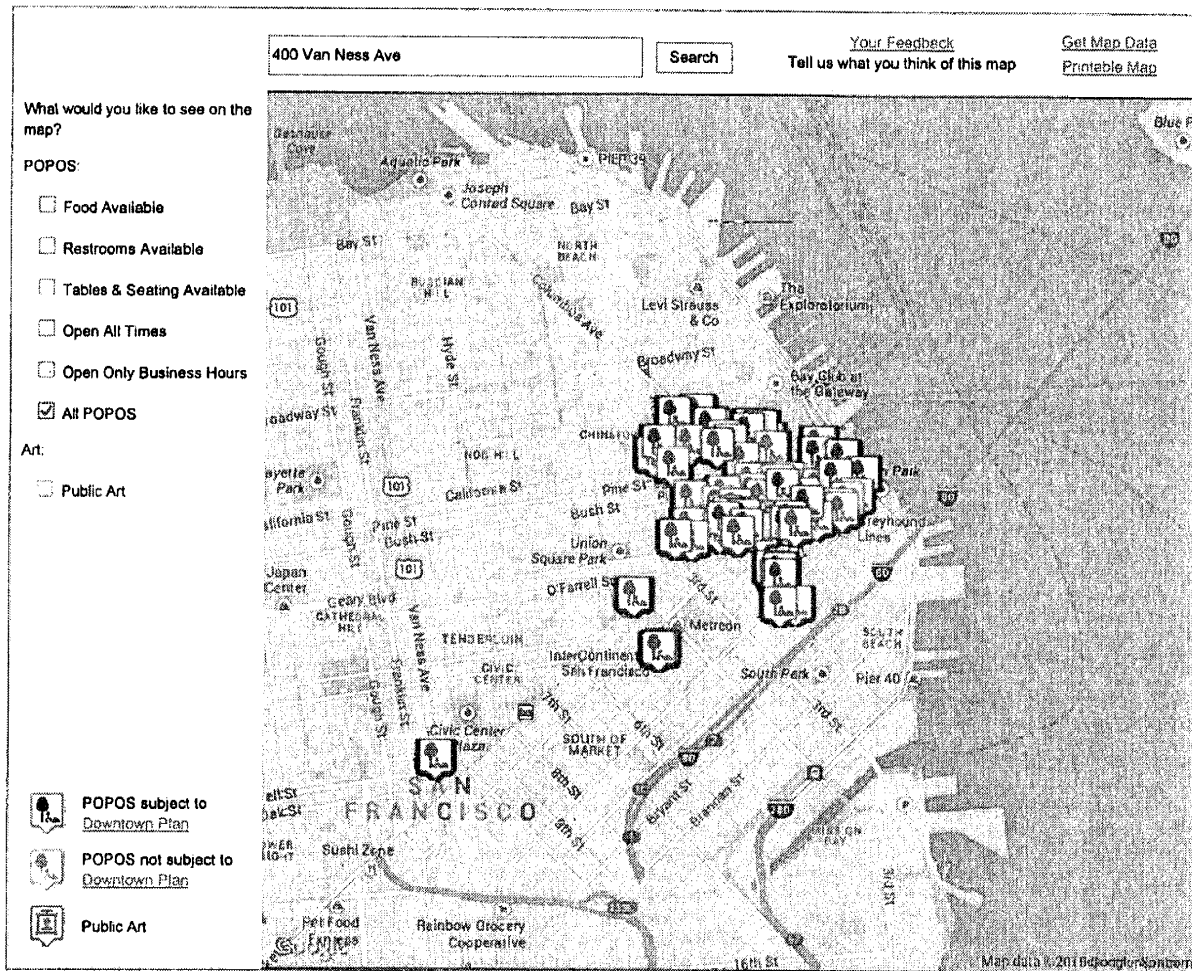
Privately-owned public open spaces (POPOS) are publicly accessible spaces in forms of plazas, terraces, atriums, small parks, and even snippets that are provided and maintained by private developers. In San Francisco, POPOS mostly appear in the Downtown office district area. Prior to 1985, developers provided POPOS under three general circumstances: voluntarily, in exchange for a density bonus, or as a condition of approval. The 1985 Downtown Plan created the first systemic requirements for developers to provide publicly accessible open space as a part of projects in C-3 Districts. The goal was to "provide in the downtown quality open space in sufficient quantity and variety to meet the needs of downtown workers, residents and visitors."¹ Since then project sponsors may provide POPOS instead of their required open spaces in other districts such as Eastern Neighborhoods (Section 135 of the Planning Code).

The Downtown Plan also established the "1% Art Program". This requirement, governed by Section 429 of the Planning Code, provides that construction of a new building or addition of 25,000 square feet or more within the downtown C-3 district, triggers a requirement that provide public art that equals at least 1% of the total construction cost. Beginning January 1, 2013, public art will be required beyond the traditional downtown for non-residential projects within South of Market, DTR and certain EN and C-2 zoning districts. Read more about the public art requirement [here](#)




1. Downtown Area Plan, 1985, Objective 9

POPOS & Public Art Map

In the summers of 2011 and 2012, the Planning Department staff visited all POPOS and required Public Artworks and created a comprehensive database. The map below is intended to raise awareness on such spaces and works of art that are available to the public. This map displays Privately Owned Public Open Spaces (POPOS) and Public Artworks in San Francisco.



Map Instructions: Click on any POPOS to get more information. Type an address and click 'Search' to move the map to that address. POPOS with certain features can be selected in this map. When "Food Available" is marked, only POPOS that have Food available directly adjacent to the space will show. When two or more features are selected at the same time, only POPOS that include ALL those features will remain on the map.

-  POPOS marked with the darker green icon are subject to the Downtown Plan.
-  POPOS marked with the lighter green represent POPOS that are provided prior to 1985 and may or may not be subject to signage requirements.
-  Public Artworks provided as a part of the Downtown Plan requirement are also available on this map.

POPOS Signage

POPOS provide a great value to workers, residents and visitors of the Downtown. This value is lost if the spaces are not readily identifiable and accessible. In 2012 the City approved legislation that upgraded the signage controls, requiring additional information be provided about the POPOS and regulating the size, design, and content of the plaques. A new well-designed logo brands these POPOS to help the public understand the individual spaces as part of a larger network. Installing the plaque at every pedestrian entrance will direct the public to interior and rooftop spaces.

public to interior and rooftop spaces.



To help property owners and managers comply with signage design requirements, the Planning Department is providing guidelines and artwork templates for designing POPOS Informational Plaques.

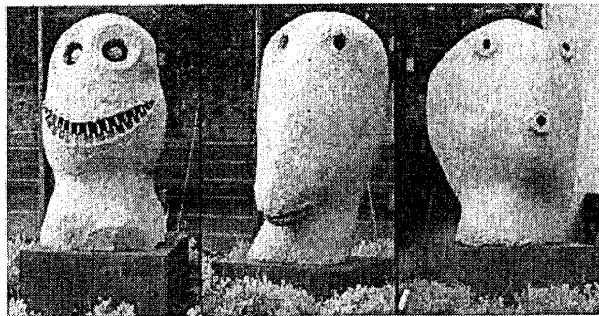
Download:

POPOS Sign Design
Template
(requires Adobe Illustrator CS)

ZA Bulletin on POPOS
Informational Plaques

Enforcement

Beginning January 2013, the Planning Department Zoning and Compliance Division will begin reviewing POPOS sites that were approved subject to the Downtown Plan (darker green icons on the map) for compliance. Property owners of POPOS that are not in compliance with signage AND other Conditions of Approval related to open space requirements will be notified followed by a courtesy compliance period. Following the courtesy period, POPOS that are not in compliance will be subject to further enforcement action which may result in penalties per Section 176 of the Planning Code.



The office tower at 555 Mission Street features a through-block plaza. Among other features, the plaza contains a trio of mottled aluminum heads by artist Ugo Rondinone that was provided in compliance with the 1% for Art Requirement of Planning Code Section 429.

Fine Arts Guidelines

The "Fine Arts Guidelines", approved in 1986, clarifies how this requirement should be met. This document stresses that the goal of the Downtown Art program is to achieve a more vital and interesting downtown while safeguarding the many subjective choices which can be made in the process. The Guidelines specify the process and the roles that developers, architects and artist play, emphasizing the many avenues by which the 1% expenditure can be creatively made.

Today's Downtown Gallery

More than 25 years since the adoption of the Downtown Plan, has seen the growth of an extensive outdoor gallery downtown that enriches the environment for workers and tourists alike. The spirit of the 1% for Art requirement is to ensure that the public has access to high-quality and variety in art. To help catalog the Downtown public art gallery and to increase public access to this art, the Planning Department has created a map displaying the locations and images of public art in the downtown district (see below), and a printable guide available for download: **Today's Downtown Gallery**

About the Downtown Plan

The groundbreaking "Downtown Plan" adopted in 1985, was developed under the fundamental assumption that significant employment and office development growth would occur. New commercial development would provide new revenue sources to cover a portion of the costs of necessary urban service improvements. Specific programs were created to satisfy needs for additional housing, transit, childcare, open space, and art. The public art requirement created by this plan is commonly known as the "1% for Art" program. This requirement, governed by Section 429 of the Planning Code, provides that construction of a new building or addition of 25,000 square feet or more within the downtown C-3 district, triggers a requirement that provide public art that equals at least 1% of the total construction cost be provided.

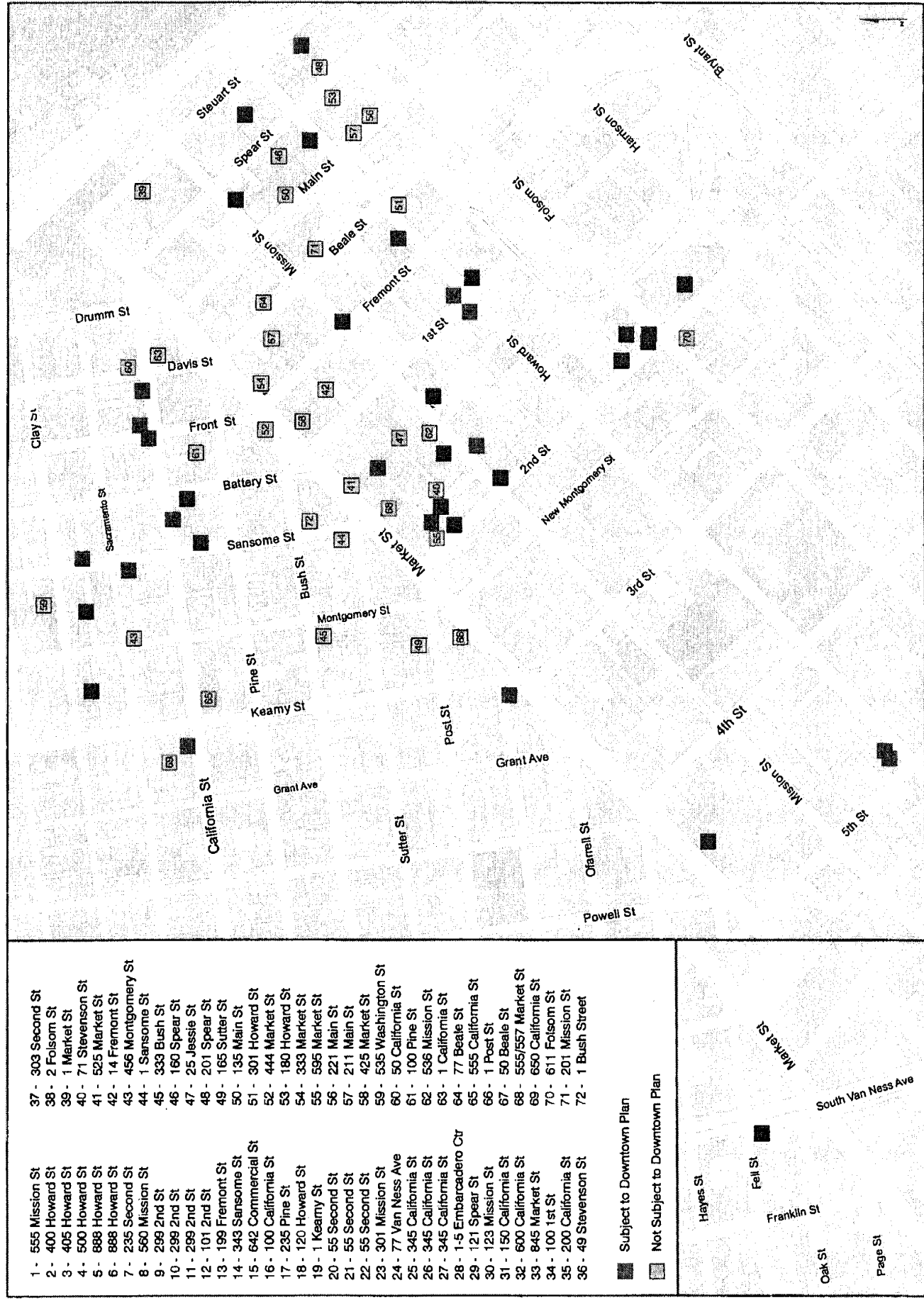
Documents & Links

- ▶ Ordinance Number 228-12 Planning Code Amendment – Signage Requirements for Privately-Owned Public Open Space : Read a summary of this new law.
- ▶ Ordinance 62-12 Public Art Fee and Public Artwork Trust Fund : Read a summary of this new law .
- ▶ Today's Downtown Gallery : Public artwork created by the 1% for Public Art program codified in the Planning Code
- ▶ Downtown Area Plan
- ▶ Fine Art Guidelines
- ▶ 25 Years Downtown Plan Monitoring Report
- ▶ San Francisco Arts Commission
- ▶ Download Map Data
- ▶ Download Printable POPOS Map

Press

- ▶ "How to Make Privately Owned Public Spaces Truly Open to the Public", Emily Badger, *The Atlantic Cities*. December 17, 2012.
- ▶ "S.F. Guide to Private Sites for Public Use", John King, *San Francisco Chronicle*. December 04, 2012.
- ▶ "Privately Owned Public Open Spaces: Guidance Needed", John King, *San Francisco Chronicle*. December 03, 2012.
- ▶ "Little-known Open Spaces Enhance Downtown S.F.", John King, *San Francisco Chronicle*. March 23, 2008.

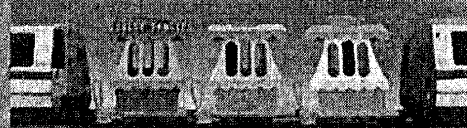
SAN FRANCISCO PRIVATELY-OWNED PUBLIC OPEN SPACES



oakland

LOCAL

Proud resident
of Oakland
since 1950.

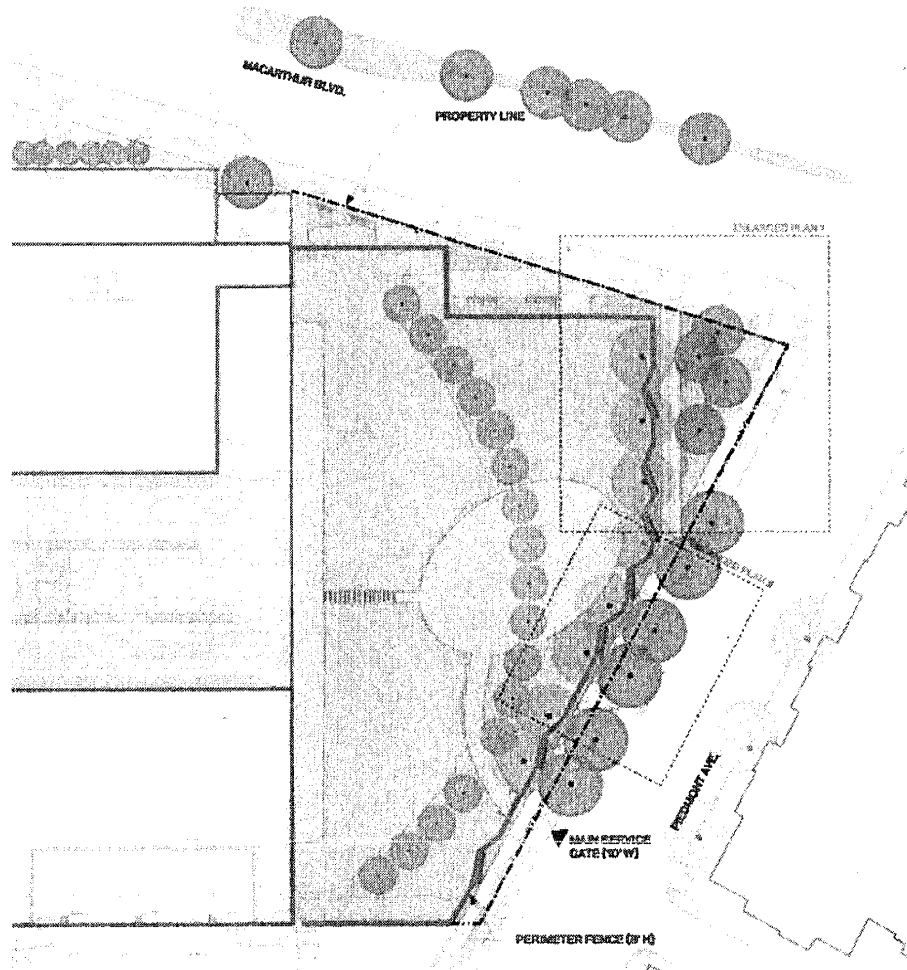


Children's
FAIRYLAND
Come visit us real soon.

[ABOUT](#)
[TOPICS](#)
[ADVERTISE](#)
[DONATE](#)
[OUR TEAM](#)
[PRESS](#)
[CONTACT](#)
[MENU](#)

OCTOBER 28TH, 2013

Community residents battle plans for private Kaiser garden



lunch & dinner everyday
curbside pick up
delivery by bicycle



Recent Comments

R2D2II on Lovell Mixon: New indie film to retell story of Oakland cop-killer (Arts)

Oakie on Lovell Mixon: New indie film to retell story of Oakland cop-killer (Arts)

Deborah Acosta on City of Oakland hiring process for Online Engagement Coordinator doesn't seem very equitable (Opinion)

Susan Mernit on Lovell Mixon: New indie film to retell story of Oakland cop-killer (Arts)

Susan Mernit on Community reaches out to support Luke "Sasha" Flesichman

Oct 28, 2013

Emma Rae Lierley

17 comments

Development, News

kaiser, Piedmont

713 Views

Related

New State farm bill supports urban farming—once Oakland approves the ordinance

Oakland students, parents, talk about Local Control Funding for schools

32 things to do in Oakland, many of them terribly literary and/or classy, November 8 – 14



Spanish Classes

Oakland and Berkeley locations
Spanish@mesoamerica.org
510 849 3434

The corner of Piedmont Avenue and West MacArthur Boulevard has been under construction for years. At 35,000 square feet, or roughly half the size of a football field, the triangular parcel was originally slated for a medical administrative building, according to the 2006 Kaiser Permanente Master Plan, the guiding document of the phased redevelopment of the Kaiser medical center campus.

Now, the corner remains in limbo, caught in the middle of a conflict involving neighborhood residents and landowner Kaiser Permanente, which now seeks to develop the corner into a private, fenced-off garden.

Community residents launched an online petition against the landscape design plans, specifically objecting to the 7-foot height of a planned "zig-zag" fence around the perimeter of the garden that will bar entrance to the area for everyone except maintenance workers. Residents are asking for the fence to go no higher than 6 feet and for the garden to be open to the public during the day. The online petition seeks to organize support for an appeal to the Oakland City Planning Commission.

Lucia Hwang, a Richmond Boulevard resident who has been involved in the medical center building process as a community member, said, "Our discussions with Kaiser and their own project drawings have always led us neighbors to believe that space would be publicly accessible, so we were pretty shocked to learn that they were going to put up this towering fence around a humongous garden and not allow anybody inside."

Hwang described her confusion when told that neither Kaiser staff, patients, nor the public would be allowed to use the landscaped space. "At the community meeting on July 25, a Kaiser rep told us that 'only gardeners' would get to go into the garden," Hwang said.

As of press time, the online petition received over 400 signatures and numerous public comments in support of the appeal, with many claiming that the plans for a private garden are both contrary to the goals of the Kaiser Permanente Master Plan and insulting to the neighborhood.

Sarah Cohen, a local resident and the author of the online petition, said, "Kaiser exists in a vibrant urban community. We love what we have worked hard to preserve—a neighborhood of unique strength, character and vitality. Kaiser's proposal to fence off the garden to everyone but gardeners is antithetical to the spirit of our community."

Jim Kautz, Senior Project Manager at Kaiser Permanente National Facilities Services, says that Kaiser has worked with the neighborhood in the development of the garden plans and feels that residents unhappy with the plans are more vocal than those in favor of the fence and closed garden. According to Kautz, some residents fear that "vagrants might start to use the property and that illegal activities might occur, so [some residents] welcomed and encouraged that the property be fenced."

"Kaiser has been on that corner site for over 70 years," Kautz said. "We have been dealing with our neighbors for over 70 years and we are very careful that we make promises to our neighbors that we can keep. We are very concerned that if we make [the garden] accessible that we can't promise that we can make it safe for people." Kautz cited increased maintenance and security costs as barriers to maintaining safety on the corner. Kautz said that the corner will have roughly 7,000 feet of public open space, with landscaping along the set-back fence, security lights and cameras, as well as an emergency call box.

That isn't enough for Sarah Cohen however, who seeks a different compromise. "Oakland is not a city of us versus them. It is a city that rolls up its sleeves to solve its problems with creativity and vision. In a conversation about whatever problem Kaiser thinks it will be solving by keeping those of us who support Kaiser and are members, employees or neighbors of Kaiser on the other side of a fence, we say let's create a community asset, not an anti-community barrier," Cohen said.

The short URL for this post is <http://oak.lc/lwlgD>.

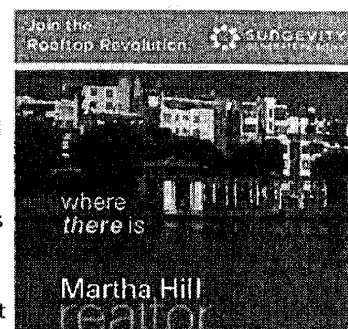
Recommended



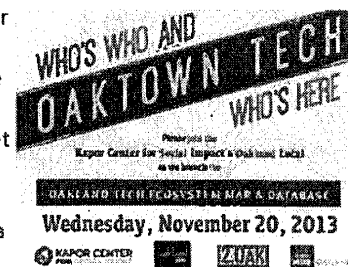
New State farm bill supports urban farming—once Oakland approves the ordinance

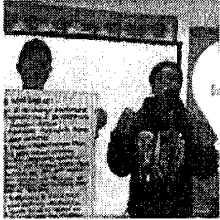


Go solar and get \$750!

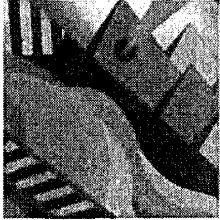


We can't do it without you



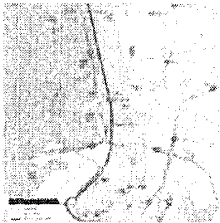


Oakland students, parents, talk about Local Control Funding for schools



32 things to do in Oakland, many of them terribly literary and/or classy, November 8

- 14



Upcoming Workshops: Better transit options for West Oakland

17 thoughts on "Community residents battle plans for private Kaiser garden"



1. Lucia Hwang on October 28, 2013 at 10:05 am said:

Reply ↓

Many thanks to Oakland Local for covering this story. We neighbors just wanted to add a few key details that didn't make it into the article.

First, neighbors are not opposing the fence entirely. While many of us wished Kaiser had been more creative with their landscape architects in designing a space that could be visible and secure without a fence, we were willing to compromise and accept some kind of fencing.

If you read our petition, our main requests are that Kaiser make the garden accessible to the public DURING THE DAY, and that it limits the height of fencing to six feet tall.

We believe these are reasonable requests and actually improves security at that site — a benefit all the urban planning experts and literature confirm. By cutting off active uses of that land, Kaiser is creating a big dead zone at an important city intersection, potentially inviting, not deterring, crime.

There are many other arguments supporting our position, which I can't explain in detail here. But I'll leave you with this:

Wouldn't it be wonderful for Kaiser staff, patients and their families, members waiting for appointments or prescriptions, nearby residents, and pedestrians to be able to sit in the garden and be in nature? To us, that's the meaning of "thrive."

If you agree, please sign our petition!



2. Valeriewoakland on October 28, 2013 at 10:06 am said:

Reply ↓

Just to clarify, neighbors think the fence should be "behind" the row of trees (not that weird zig-zag in front of them), and open during the day, closed at night. It's a rational and moderate position.



3. Lucia Hwang on October 28, 2013 at 11:12 am said:

Reply ↓

Many thanks to Oakland Local for covering this story. We neighbors wanted to add a few key points that didn't make it into the article.

First, the neighborhoods are not opposing the fence entirely. Though many of us wished that Kaiser had been more creative with its landscape architects to design a space that could have been visible and secure without the need for fences, we compromised and are accepting that there will be a fence.

If you read our petition, you will see that what we are specifically asking is that the garden inside the fencing be accessible to the public DURING THE DAY, and that the fence be no more than six feet tall.

We believe these are completely reasonable requests and not only help the project fulfill the city's planning and design goals for the entire hospital complex, but will actually IMPROVE security at the site. By cutting off all active use of that space, Kaiser is creating a big dead zone at that important city intersection. According to the city's own planning documents and urban planning experts, these dead zones can invite crime. By having staff, patients, and the community use the garden, there will be many, many people watching that space. And, by the way, the business papers reported that Kaiser Permanente made \$2.6 billion in "net income" (e.g. profit) in 2012, so we think it can afford to provide maintenance and a little security for this space.

There are many other arguments in favor of a publicly accessible garden during the day, but not enough space to make them here. We'll just leave you with this last thought: Wouldn't it be wonderful for Kaiser hospital workers, patients and family members, Kaiser members waiting for appointments or prescriptions, nearby residents, and city pedestrians to be able to sit in the garden and be in nature? To us, that's the true meaning of "thrive." If you agree, please sign our petition!



4. BrentWOakland on October 28, 2013 at 12:30 pm said:

Reply ↓

Since Kaiser Permanente has only been in existence since October 1, 1945, it is unlikely that Kaiser has been on that corner for 70 years.

<http://share.kaiserpermanente.org/article/history-of-kaiser-permanente/>

This is yet another example of the false and misleading statements that representatives from Kaiser have used to bully surrounding neighborhoods and the City of Oakland into doing whatever Kaiser wants during the entire development process.

Let's not forget that Kaiser attempted to move their medical center out of Oakland and into Emeryville back around 2000. The citizens sent Kaiser resounding message when they voted down Kaiser's proposal. The only way Kaiser could comply with the seismic upgrades required by California law for the MacArthur/Broadway hospital was to locate it at its current location.

Thrive indeed.



5. Albert on October 28, 2013 at 3:21 pm said:

Reply ↓

It's a rational and moderate position to believe that Kaiser should provide, maintain, and police a park at no cost to you? It's amazing what some people can convince themselves is

rational and moderate.



6. Russ L on October 28, 2013 at 5:21 pm said:

Reply ↓

Our family have lived here as neighbors as well as health plan members of Kaiser Oakland for 19 years. We do not understand why Kaiser would want this garden in the middle of a thriving and vital community to be closed to all but the gardeners. Visiting a garden is good for your physical, mental and emotional health! Why not have the garden open during the day for use by all – members, staff and the general public?



7. Albert on October 28, 2013 at 5:23 pm said:

Reply ↓

Albert, please understand: it's not a park. It's a garden. Several years ago, when Kaiser decided, during the course of gaining approval for the entire hospital project, that they would delay building a Medical Office Building at the site for approximately 15 or more years, they were required, as a condition of approval by the City of Oakland, to landscape the 35,000 square foot lot. The fact that they intended to close it off with an 8 foot tall iron fence wasn't announced to the community until this past April, though earlier renderings of the corner never included a fence. Discussions with staff who work at the complex have shown that they, too, were under the impression that the garden would be open.



8. michelle t on October 29, 2013 at 7:05 am said:

Reply ↓

Yuck! 8 ft industrial fencing. I hate them. No one should be subject to prison like environment, inside or out.



9. Lucia Hwang on October 29, 2013 at 11:28 pm said:

Reply ↓

Thanks for incorporating our corrections into the story! It's much appreciated.



10. A on October 30, 2013 at 10:48 am said:

Reply ↓

"If you read our petition, our main requests are that Kaiser make the garden accessible to the public DURING THE DAY, and that it limits the height of fencing to six feet tall.

We believe these are reasonable requests and actually improves security at that site — a benefit all the urban planning experts and literature confirm. By cutting off active uses of that land, Kaiser is creating a big dead zone at an important city intersection, potentially inviting, not deterring, crime."

++++++

Forgive my ignorance, but how is prohibiting people from being in the garden going to invite crime? Isn't it easier to see who is trespassing if no one is suppose to be there? Also, isn't a 8 foot fence harder to scale than a 6 foot fence?

If you allow people there during the day it's pretty naive to think that vagrants and homeless people would not be attracted to hangout there since it's open to everyone. If people are gathering at that spot, how is crime going to go down? I would think that with the uptick in robberies, it would be a heck of a lot easier to invite crime than prevent it. Will OPD have enough resources to now watch that area?

I'm FAR from a Kaiser fan as I always decline to use them and would rather pay more than to be seen there, however, I can recognize that it's there space. It's pretty presumptuous to think

what a non-government company can or can not do with it's own building/land and it's profits for your own benefit.



11. Lucia Hwang on October 30, 2013 at 11:46 am said:

Reply ↓

Actually, law enforcement officials and urban planning experts consistently confirm that having responsible users of a space like this garden deters crime. The thinking is that If Kaiser staff, members, and neighbors are present, many eyes will be watching what happens there, versus everybody avoiding that area because nobody wants to hang around a tall fence. And yes, of course it's Kaiser's land, nobody is disputing that. But property owners develop their land in accordance with rules and standards set by the city's planning department. In this case, the Kaiser Oakland Medical Center Master Plan requires Kaiser to activate its property's bordering streets, connect with neighborhoods, promote pedestrian activity, and create inviting outdoor spaces. There is a link to the Master Plan in this article if you would like to read it for yourself.



12. Ricky on October 31, 2013 at 9:18 am said:

Reply ↓

I think all of the residents who sign the Change.org petition should be required to open their private front and back yards to the public and they have to pay for the upkeep themselves. See how that works?

It is Kaiser's property, they can do with it what they please in my opinion.



13. valeriwoakland on October 31, 2013 at 11:25 am said:

Reply ↓

For the people who think it's Kaiser's property to do anything they want with and neighbors should open their own yards to the public:

1. The city's zoning code does not allow neighbors to have such high front yard fences.
2. The garden would undoubtedly be used primarily by Kaiser staff and by the 1.5 million patients and visitors to the facility who were anticipated in the Environmental Impact Report for the project. A friend who used to work as a ward clerk at Children's Hospital said a hospital is a very high-stress environment, and she used to be desperate to get outside for a break to clear her head.
3. "Kaiser" is actually a complex collection of for-profit and non-profit entities, depending upon which structure is to their financial advantage. So the doctors' group is for-profit, but the property is held by a non-profit which pays *no* property taxes and avoids a number of other taxes levied on most businesses. I don't see a little public benefit—which will actually mostly benefit their own staff and patients—as a significant burden.



14. valeriwoakland on October 31, 2013 at 11:27 am said:

Reply ↓

Darn auto-spellcheck! That's "open their own *yards*" not "years".....)



15. A on October 31, 2013 at 11:59 am said:

Reply ↓

"Actually, law enforcement officials and urban planning experts consistently confirm that having responsible users of a space like this garden deters crime. The thinking is that If Kaiser staff, members, and neighbors are present, many eyes will be watching what happens there,

versus everybody avoiding that area because nobody wants to hang around a tall fence.

++++++

You still didn't answer my question on how it would deter crime versus invite crime. Wouldn't Kaiser staff members, security cameras, and neighbors be able to spot illegal activity since no one is suppose to be there?

Robberies in Oakland are way up. People are getting held up by gun point in broad day light in nice areas and in groups of people at alarming rates. Wouldn't an open area where anyone can hangout be a more target rich environment than an area that no one is hanging out at?

Also, who is going to enforce people not being there at night? Again, does OPD all of the sudden now have more money and LEO's to enforce the law at that location?

You mentioned " And yes, of course it's Kaiser's land, nobody is disputing that. But property owners develop their land in accordance with rules and standards set by the city's planning department. "

Kaiser has been approved by the city planning department which means that they are in compliance with the rules and standards.



16. momii on October 31, 2013 at 2:01 pm said:

Reply ↓

1. forget about the "gardeners" only garden, which eliminates the need for the fence. Make it an open area with benches, planters, some trees so that people can be allowed on Kaiser property. I do like a garden but it's like putting it in a cage in a zoo.
2. yes, it's Kaiser property but it got humungous with some millions of dollars from members like myself. yes, it's Kaiser property and it's infringing upon this community, its traffic, snarling around the area, it employees driving daily through the streets along with patients on their way to appointments via our communities side streets. The roads up and down Richmond, Piedmont and MacA Blvd are showing signs of wear and tear, cracking and NEED REPAIR. Being Kaiser property, Kaiser shouldn't take the surrounding area and people for granted- we are not Kaiser property



17. Lucia Hwang on October 31, 2013 at 2:19 pm said:

Reply ↓

Hi there, "A":

I am not a robber, but if I were, I would target someone walking along a long stretch of sidewalk by his or herself with no one else around, not someone surrounded by lots of people. That way, when I am robbing that someone walking along this long stretch of sidewalk by his or herself, there won't be many people around to witness my crime or to help. According to all of the police officers I have talked with, crime prevention trainings I have attended, and cop shows I have watched on TV, robbers prefer to do their robbing when there are few people around.

Again, we are not asking for the garden to be open at night. Just during daylight hours. Kaiser can close up the gates at night if it wants.

I am not usually this paranoid, but are you affiliated with Kaiser? Would you mind sharing your real name?

Thank you for the opportunity to answer your insightful questions.

Leave a Reply

Your email address will not be published. Required fields are marked *

Name *

11/10/13

Community residents battle plans for private Kaiser garden « Oakland Local

Email *

Website

Comment

You may use these HTML tags and attributes: <abbr title=""> <acronym title=""> <blockquote cite=""> <cite> <code> <del datetime=""> <i> <q cite=""> <strike>

Post Comment

☐ Notify me of follow-up comments by email.

☐ Notify me of new posts by email.

Join the
discussion and
help build the
platform that
gives us a voice:
Make Oakland
Local

Meta

Register

Log in

Entries RSS

Comments RSS

WordPress.org



SFGate

Sunday Nov 10, 2013 9:20 PM PT

54°F San Francisco, CA (change)

Partly Cloudy

Today 52/68

Tue. 52/70

5 Day Forecast - Traffic

sfgate.com Web Search by YAHOO! Businesses

Sign In | Register

Home News Sports Business Entertainment Food Living Travel Columns Shopping Cars Jobs Real Estate Index ▾
Bay Area & State Nation World Politics Crime Tech Obituaries Opinion Green Science CA Health Health Education Weird

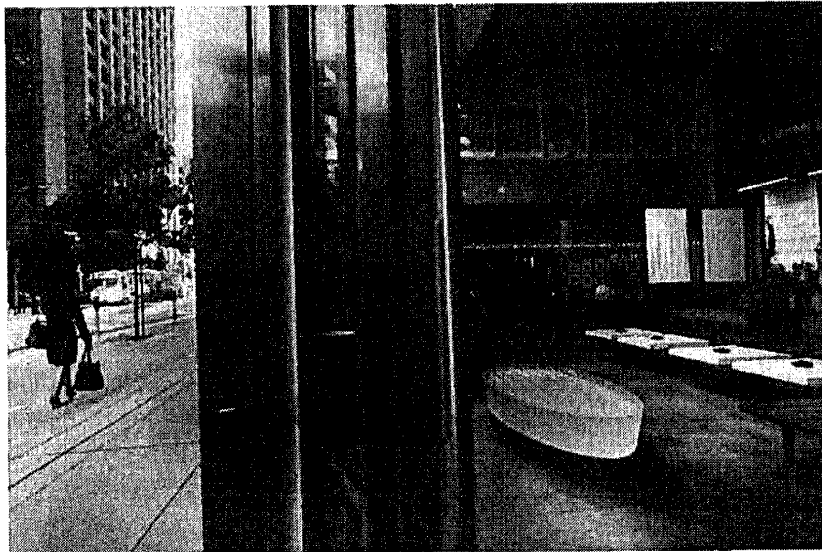
S.F. guide to private sites for public use

JOHN KING

Updated 6:27 pm, Tuesday, December 4, 2012

VIEW: LARGER | HIDE

1 of 2 ◀ PREV NEXT ▶



One of the publicly owned private spaces open to passers-by is the enclosed plaza at the Millennium Tower in the Financial District. Photo: Liz Hafalla, The Chronicle



2 72 2

Tweet

Share

☐ Larger | ☐ Smaller ☐ Email This

☐ Printable Version ☐ Font

Good news for readers who desire an up-to-date guide of downtown San Francisco's publicly owned private spaces: Next week you'll get your wish.

Dec. 14 marks the debut of the city planning department's online guide to the 64 plazas, rooftops and indoor rooms that have been

created for public use as part of private development projects since 1960. It will contain photographs and such information as the hours during which they must be open to all.

The premiere will coincide with the day that legislation goes into effect that will require future spaces to have large signs alerting passers-by to the fact that they indeed are public. If we're talking about an oasis tucked within the building itself, as is often the case, the sign outside must be accompanied by one inside the lobby with directions for people to follow.



Photo Galleries Displaying 1-3 of 40 ◀ ▶



2013 MTV European Music Awards show highlights



Red carpet at 2013 MTV European Music Awards



2013 BAFTA LA

You Might Also Like



Recycling Bins Lose Their Labels
Too Valuable To waste



UK Cult Series 'Misfits' - You won't see this on American TV
Hulu



Kate Middleton Does Something New With Her Hair, and We Like It!
POPSUGAR Beauty



22 Things You Should Never Do Again After 50
AARP

Most Read

1. 49ers beat up in 10-9 loss to Panthers
2. Traveler's 3,400 miles by bike, loss and restoration
3. Worker killed by wildcat at Oregon sanctuary named
4. Amazing wildlife photography awarded
5. Miley Cyrus smokes a joint at MTV EMAs
6. 49ers' latest loss to winning team raises

The legislation was passed unanimously last month by the Board of Supervisors. It can't be applied retroactively, alas - but "From our observation, a number of existing spaces are not even in compliance with the existing rules," said planner Kimia Haddadan. And if that's the case, then property owners must bring them up to the standards in the *new* code.

The online guide will be available a week from Friday at popos.sfplanning.org. Congratulations to all involved in getting this service up and running. Now the rest of us need to put it to use.

The push for an arena on Piers 30-32 is still going strong, but don't count on inland towers being part of the \$1 billion mix.

This is a change from how things appeared last month, when images shown to a community workshop included a pair of 10- and 15-story buildings on the west side of the Embarcadero, across from the piers being eyed by the Warriors basketball team for their desired move from Oakland. The site, at present a large parking lot, is part of the larger development envisioned by the Warriors.

Then came a vocal protest from parts of the audience at the community workshop, and now it's back to the drawing board for the team's architects.

"It's almost certain that the workshop will change what you see," according to Craig Dykers of Snøhetta, the firm working on the project with the San Francisco office of AECOM.

The idea was that the upward moves would allow other new buildings on the site to stay in the four-story range of the adjacent South Beach buildings, while also transitioning to the 22-story Watermark condominium tower that's already on the block. But that planning logic didn't sway the more ardent critics in the crowd.

"Psychologically, there was a negative reaction to vertical buildings that some people call towers," Dykers said. "When the reaction is so extreme, so visceral, you can't put it to the side."

What with the holidays and other realities of a project this politically and financially complex, don't expect to see updated drawings of the arena project before mid-January. When they do surface, additional workshops will as well.

"A point of these meetings is to hear what people say is appropriate for the waterfront," Dykers said. "Our job as designers is to turn that into good architecture."

Here's something you *don't* have to wait for - an odd couple of architecture exhibitions that share the same Financial District clubhouse of the San Francisco chapter of the American Institute of Architects.

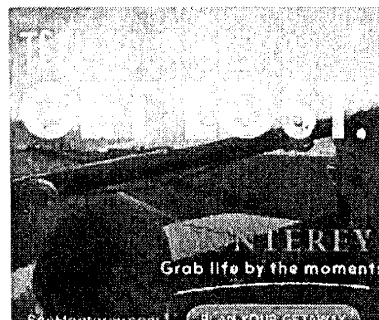
One is "Forgotten Modernism," a swankified celebration of such midcentury stalwarts as Embarcadero Center, the Crown Zellerbach Building (now One Bush) and the neighborhood fire stations of the era. Artist Michael Murphy even includes a defiant tip of the martini glass to the now-empty Jack Tar Hotel on Van Ness Avenue, scorned by all card-carrying San Franciscans as a boxy blight when it opened in 1960.

The other exhibition looks to the future: "Architecture at Zero." On display are the 35 entries in a recent competition to design an administrative building for UC Merced that would consume no more energy than it generates through solar panels and other features. One of the winning entries is by Loisos & Ubbelohde Associates of Alameda; in addition to UC Merced, the competition was sponsored by the AIA chapter and Pacific Gas & Electric Co.

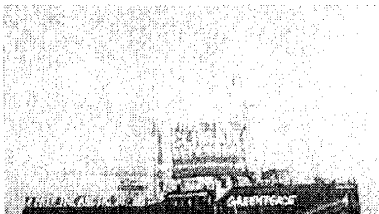
The exhibitions can be viewed through Dec. 21 at the chapter's office on the sixth floor of

questions

7. Greenpeace's 'hippie ship' stops by S.F.'s waterfront



FROM OUR HOMEPAGE



'Hippie ship' comes to town
Greenpeace's Rainbow Warrior, the floating hub for environmental activism, docks in S.F.





MTV Invades Europe
Celebs walk the red carpet for European Music Awards.



Wild, wild world of animals
Wildlife Photographer of the Year awards showcase some amazing work. Take a look.

130 Sutter St. For more information, go to www.aiaf.org

Place appears on Wednesdays. John King is *The Chronicle's* urban design critic. E-mail: jking@sfchronicle.com Twitter: @johnkingsfchron

Printable Version Email This  72 Tweet 2  2 Share

You Might Also Like



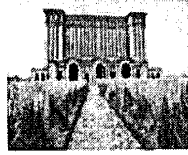
8 Awesome Discontinued Cars That We Want Back
Wall St. Cheat Sheet



America's 30 Most Beautiful College Campuses
Travel + Leisure



Tina Fey: 'My Daughter Might Be A Sociopath'
Elizabeth Street



Eerily Beautiful Abandoned Places
Conde Nast Traveler

From Around the Web

- **Justin Bieber Filmed Sleeping In Bed by Woman In Brazil** (Us Weekly)
- **The 4 Worst Mistakes Every Camper Makes** (Allstate Blog)
- **15 Celebrities Who Never Married - Surprisingly!** (MadameNoire)
- **Jennifer Garner: Ben Affleck Is "Spermy," We Use 57 Contraceptives to Avoid Getting Pregnant Again** (Us Weekly)
- **Warriors' Andre Iguodala Buys Bay Area Home** (realtor.com)
- **20 Celebrity Beach Bodies We Never Wanted to See** (Hollyscoop)

We Recommend

- **Driver expects to fight Google Glass ticket** (SFGate Business)
- **CA woman, 86, dies after running NYC Marathon** (SFGate News)
- **Miami Dolphins' saga continues to unfold** (SFGate Sports)
- **Review: Curved phone falls flat, literally** (SFGate Business)
- **Red Sox reach out to St. Louis in newspaper ad** (SFGate Sports)
- **Researcher: Nazi Gestapo chief died in Berlin** (SFGate News)

Recommended by

The platform for reader comments has changed. [More here.](#)

(0) Comments

powered by: [viafoura](#)

Upload video Upload Image

Follow

Newest

Inside SFGate

Displaying 1-4 of 12



Ex-con back at Rock, telling prison stories



Art exhibition wows on Australian beach



When 'shanghaiing' paid big money in S.F.



Downtown transformed at next art hotspot

Ads by Yahoo!



SFGate

Sunday Nov 10, 2013 9:21 PM PT

54°F San Francisco, CA (change)

Partly Cloudy
Today
52/68

Tue.
52/70

5 Day Forecast Traffic

Q sfgate.com Web Search by YAHOO! Businesses

Sign In | Register

Home News Sports Business Entertainment Food Living Travel Columns Shopping Cars Jobs Real Estate Index ▼

Bay Area & State Nation World Politics Crime Tech Obituaries Opinion Green Science CA Health Health Education Weird

Privately owned public spaces: Guidance needed

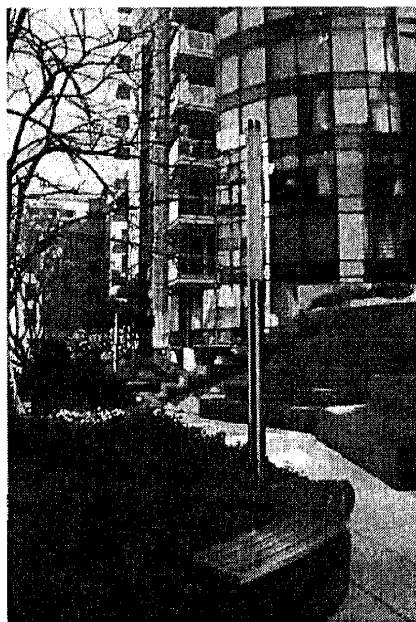
John King

Updated 6:35 pm, Monday, January 7, 2013

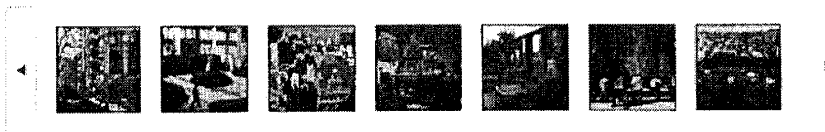
VIEW: LARGER | HIDE

1 of 11

◀ PREV NEXT ▶



The seating area of Courtyard at the Infinity, 300 Spear St. Photo: Liz Hafalla, The Chronicle



1

44

0

Tweet

8x1

Share

☐ Larger | Smaller ☐ Email This

☐ Printable Version ☐ Font

The Roof Terrace at One Kearny shows why we're lucky that San Francisco requires downtown developers to provide space in their projects that is accessible to the public at large.

It also is a case study in why the generation-old guidelines must be improved.

The snug terrace opened this winter as a comfortable perch that delivers the best free views downtown, whether it's the panoramic vista up Market Street to Twin Peaks or the adjacent red-tile mansard roof from 1906 that you can almost touch. But the only exterior hint that the terrace exists is a see-through sign etched into the glass at knee level by the front door. Once inside, a guard requires you to sign in before going farther.



Photo Galleries Displaying 1-3 of 40 ◀ ▶



2013 MTV European Music Awards show highlights



Red carpet at 2013 MTV European Music Awards



2013 BAFTA LA

You Might Also Like



Kate Middleton Does Something New With Her Hair, and We Like It! POPSUGAR Beauty



Move Over Daniel Radcliffe: 8 Other Harry Potter Stars Today Refinery29



Justin Bieber Filmed Sleeping in Bed by Woman in Brazil Us Weekly



15 Celebrities Who Never Married - Surprisingly! MadameNoire

Most Read

1. 49ers beat up in 10-9 loss to Panthers
2. Traveler's 3,400 miles by bike, loss and restoration
3. Worker killed by wildcat at Oregon sanctuary named
4. Amazing wildlife photography awarded
5. Miley Cyrus smokes a joint at MTV EMAs
6. 49ers' latest loss to winning team raises

Now, as a new wave of downtown development begins to gain momentum, San Francisco planners and decision-makers should make a worthy program better. Simple remedies to the current rules would increase awareness of good spaces and focus resources more effectively.

The provision of privately owned public open spaces is governed by the city's 1985 downtown plan. The formula "to meet the needs of downtown workers, residents and visitors" requires 1 square foot of public space per 50 square feet of office space or hotels.

At least 15 such spaces have been created since then because of the program. In addition, at least two recent projects not covered by the downtown plan include distinctive publicly accessible spaces: the San Francisco Federal Building with its three-story "sky garden" cut into the 18-story tower, and an expansive landscaped passage between the clover-shaped towers of the Infinity condominium complex.

Unique solution deserves to be seen

At One Kearny, the developer was required to provide roughly 2,500 square feet of space for the public - no easy feat, given that the project consists of a mid-block addition to a modest 1906 bank tower already fused to a 1964 wing.

The solution: pull back the addition's 11th floor to tuck in a terrace that also maintains views from the west of the 1906 landmark's regal mansard roof.

The result is unique, a vantage point of the sort that until now was available only to penthouse dwellers or corner-office executives. The space itself is amply outfitted with benches and planters.

The problem, again, is knowing that it exists.

The 1985 plan states that when public spaces are located within or on top of buildings, "their availability should be marked visibly at street level." But because the guidelines are so vague, it's easy to fulfill their letter but not their spirit.

That's true of One Kearny's hideaway. By placing the sign at knee level - and making it less than 5 inches wide - the likelihood of outsiders finding their way to the roof is almost nil.

At another recent space, the enclosed plaza included as part of the Millennium Tower, the exterior sign is brushed metal. But at 6 inches square, it's too easy to miss.

Compare this with the signs required for similar private-but-public spaces in New York City. The city's planning code requires signs to be "12 inches square in dimension and dark green or black in color with a highly contrasting background," with "lettering at least two inches in height stating 'OPEN TO PUBLIC.'"

And don't try tucking them out of sight: "The entry plaque shall be mounted on a wall or a permanent free-standing post ... with its center five feet above the elevation of the nearest walkable pavement."

Here in San Francisco, the 23 "parklets" that overtook parking spaces come with black signs 5 by 11 inches that don't mince words: Thick white letters proclaim "PUBLIC PARKLET" and in the line below "ALL SEATING IS OPEN TO THE PUBLIC."

Either of these models is preferable to the current approved city design, a tasteful but too demure depiction of a tree surrounding the words "PUBLIC OPEN SPACE" in small letters. It's urbane, not assertive, and the latter is what makes people stop.

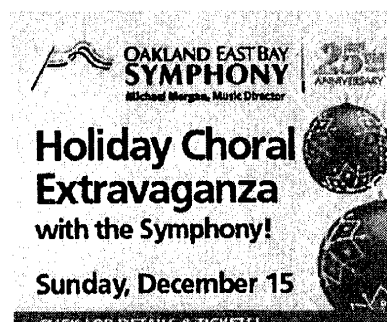
In-lieu fees where spaces don't exist

Another issue involves not signage but whether some spaces should be there at all.

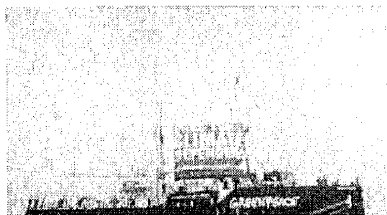
At Millennium Tower, for instance, the open space requirement was prompted when one portion of the building early on was considered for office space or a hotel. But the towers turned out all-residential, so the "public" space leads not to a mixed-use lobby but a dark wall of glass.

questions

7. Greenpeace's 'hippie ship' stops by S.F.'s waterfront



FROM OUR HOMEPAGE



'Hippie ship' comes to town

Greenpeace's Rainbow Warrior, the floating hub for environmental activism, docks in S.F.



MTV Invades Europe

Celebs walk the red carpet for European Music Awards.



Wild, wild world of animals





Wildlife Photographer of the Year awards showcase some amazing work. Take a look.

This issue is addressed under the district plan now proposed for the area around First and Mission streets. Developers of new towers in some cases would be allowed to satisfy their open-space requirement with an in-lieu fee. It's an option that makes more sense than insisting on spaces that then sit empty more often than not.

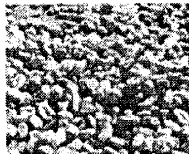
There are other challenges to tackle before San Francisco's semipublic spaces reach their full potential. But the first challenge is simply for people to know they exist. Once a constituency exists, issues like maintenance and openness will fall into line.

Check out six sites to see here.

John King is The San Francisco Chronicle's urban design critic. jking@sfgate.com

Printable Version Email This  44  1  0 

You Might Also Like



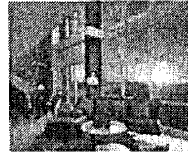
Why Coffee is Good for You
TRP Connections



Larry Ellison Doesn't Get the Cloud: The Dumbest Idea of 2013
Forbes.com



UK Cult Series 'Misfits' - You won't see this on American TV
Hulu



Warriors' Andre Iguodala Buys Bay Area Home
realtor.com

From Around the Web

- **America's 30 Most Beautiful College Campuses** (Travel + Leisure)
- **The Actor Who Plays 'The Most Interesting Man In the World' Is Even Cooler in Real Life** (Elizabeth Street)
- **Jennifer Garner: Ben Affleck Is "Spermy," We Use 57 Contraceptives to Avoid Getting Pregnant Again** (Us Weekly)
- **Research Confirms Advantages of LED Lights** (CA Energy Efficiency Model)
- **Top 12 Best Small Towns in the U.S.** (Executive Travel)
- **Kelly Blue Book Names 10 Best Used Cars Under \$8,000** (Kelley Blue Book)

We Recommend

- **Norway town sees winter sun for 1st time** (SFGate News)
- **Little boy sits in pope's chair, steals the show** (SFGate News)
- **Calif. judge decides to send boy to state lockup** (SFGate News)
- **Hallmark's ugly sweater ornament stirs controversy** (SFGate News)
- **Vogelsong, Giants are discussing new contract** (SFGate Sports)
- **Calif. high school asked to abandon Arab mascot** (SFGate Sports)

Recommended by

The platform for reader comments has changed. [More here.](#)

(0) Comments

powered by: [viafoura](#)

Upload video Upload image

Follow

Newest

Inside SFGate

Displaying 1-4 of 12

Little-known open spaces enhance downtown S.F.

John Kling, Chronicle Urban Design Writer
Published 4:00 am, Sunday, March 23, 2008

Room rates at the new Intercontinental Hotel in San Francisco start at \$259. Two spacious terraces, however, are free to anyone who walks in from the street.

They're perched off the fourth and sixth floors, and each is drenched in sun during the afternoon. But they aren't as stylish as the hotel bar, where vintage glass is on display and a hamburger costs \$16. As of last week, the terraces' decor consisted of stone pavers, sickly bamboo in planters, and a grand total of 19 chairs.

The Intercontinental terraces show the mixed results of a decades-old city policy that requires new commercial buildings in central San Francisco to provide publicly accessible open space. More than a dozen such spaces now exist, including lush street-side plazas and rooftop aeries with spellbinding views. Yet many are hard to find unless you're in the know. Others are more Scrooge-like than welcoming.

The effort, which began in the 1980s, has added a network of pocket-size retreats to the Financial District's towers and traffic. Now that they're in place, though, the challenge is to weave them more fully into downtown life.

"This is part of the public infrastructure downtown," said Blaine Merker, a founder of Rebar, a design collaborative in San Francisco that has tested the openness of several of the spaces with "nap-ins" and kite flying. "It needs an informational aspect it doesn't have, and more of a social aspect. ... All these spaces are governed really subjectively."

Some of the best spots are like clubhouses, tucked out of sight like the "sun terrace" at 343 Sansome St. - a 15th-floor perch with olive trees and lunch tables as well as views through skyscrapers of Marin and Treasure Island.

Others are wide open. The suave plaza alongside the JPMorgan building at 560 Mission St. offers a 50-foot-wide granite path bordered by stands of bamboo, terraced grass and a reflecting pool with a steel sculpture in which two circles turn slowly in the wind.

Nearby at 101 Second St., a pale limestone tower rises from behind a five-story cube of glass at the busy corner of Second and Mission streets. The cube is the public piece; though passers-by must pass through doors to use the chairs and black granite benches, the space feels like an urban piazza. It attracts regulars from across the downtown spectrum, including students from nearby classes at the Academy of Art University.

But visiting other "public" spaces means running a gantlet. That's the case at 150 California, a 23-story tower that comes with a sixth-floor terrace. Unlike at 343 Sansome, where the elevators can be reached directly through a lobby off Sacramento Street, 150 California's elevators lie past a security guard who usually stops visitors to ask where they are going.

Building security wasn't as much of an issue in 1985, when the urban design plan for downtown San Francisco made open space a must - even if it was privately owned.

Plaques and bathrooms

Corporate plazas have been part of the downtown landscape since 1959, when the Crown Zellerbach Building at Bush and Market streets opened with a sunken plaza that opened up views. Time magazine praised it as spectacular. Soon after, the planning code was loosened to allow developers to build larger towers if they cleared away space on the ground.

The result was corporate plateaus that often were no more than widened sidewalks. So in 1985, officials changed such spaces from a perk to a requirement. Builders had to provide 1 square foot of public space per 50 square feet of commercial space. Additional formulas spelled out the required seating and made it obligatory to have an informational plaque at street level stating the public hours. Buildings also had to "provide toilet spaces open to the public."

As a result of the 1985 plan, 13 spaces have been created; in some cases, developers were allowed to financially contribute to renovations of other parks and plazas. The new spaces range in size from the 14,000-square-foot plaza next to 560 Mission to the broad sidewalk outside 200 California St., graced by a sculpture and a raised planter of about 225 square feet.

But once the spaces exist, they're controlled by building owners who may not want the public to put them to use.

That was the case at 55 Second St., which opened in 2002 with a small 1908 building at the rear converted into a "solarium." But developer Jack Myers left the space barren until he sold the tower in 2004. With wood floors and skylights, it felt more like a dance studio than anything else.

The current owner, the development firm Hines, takes a different approach. There are 12 leather chairs and eight round tables with four chairs each. One recent afternoon, a man in a suit was stretched out in a leather chair with his eyes closed. A casually dressed couple played cards at one table, and an iPod-wearing man unpacked his lunch at another.

Spaces on the map

"There's a requirement to do the open space. Then the question is, do you do the minimum level, or do you try for something special," said Jim Buie, executive vice president of Hines. The firm also owns 101 Second and developed 343 Sansome.

"There's a selfish aspect," Buie added. "Good spaces improve our reputation if we do them right. They make our buildings more important."

Because of the alleyway location, 55 Second's solarium remains mostly a secret. Most passers-by probably don't notice the small identification plaques, one at the office lobby door and another on Stevenson Street.

With better marketing and public attention, the visibility of the spaces could improve. A downtown map highlighting the hideaways could be available on the Web and through brochures - an idea touted by the San Francisco Planning and Urban Research Association, a local public policy think tank.

Another issue is making sure that developers live up to their agreements. If bathrooms aren't accessible, or if space intended for a cafe becomes an office instead, members of the public are less likely to return.

"We've achieved a variety of open spaces. What is deficient is a rigorous enforcement of the guidelines that are in place," said Eva Liebermann, a retired city planner who worked on the 1985 plan. "These are required public spaces, in return for the privilege of building in downtown San Francisco."

At the Intercontinental, planners notified the developer this month that the public seating was deficient. Additional tables and chairs are now on order.

"We have a responsibility to the public," John Buss of Hampshire Properties, the developer, said Friday. Another change: "We're replacing the bamboo with olive trees. It looks terrible."

SFGate.com: Explore an interactive map of the Financial District's open spaces that includes descriptions, information on accessibility and 360-degree views of each location: sfgate.com/maps/cityspaces.

Online resources

For the Rebar collective's survey of downtown spaces, go to links.sfgate.com/ZCUM.

For the Downtown Plan of San Francisco, go to links.sfgate.com/ZCUN. Open space is Section 9 of the menu.

The specific zoning requirements for downtown open space are in Section 138 of San Francisco's planning code, links.sfgate.com/ZCUO.

Ads by Yahoo!

From the San Francisco Business Times

:<http://www.bizjournals.com/sanfrancisco/blog/2013/02/kaiser-permanente-2012-operating.html>

Feb 8, 2013, 12:10pm PST Updated: Feb 8, 2013, 1:51pm PST

Kaiser Permanente 2012 operating revenue tops \$50 billion, profits zoom to \$2.6 billion



Chris Rauber

Reporter- *San Francisco Business Times*

[Email](#) | [Twitter](#) | [LinkedIn](#)

Kaiser Permanente's hospital and health plan units may be nonprofits, but they're posting huge numbers, including \$2.6 billion in 2012 net income, the Oakland-based health care giant revealed Friday.

Its Kaiser Foundation Hospitals, **Kaiser Foundation Health Plan Inc.** and subsidiaries posted \$50.6 billion in 2012 operating revenue, \$1.7 billion in operating income and \$925 million in non-operating income last year, leading to a net of \$2.6 billion.

Operating revenue was up 5.6 percent over 2011's \$47.9 billion. Operating income jumped 6 percent from 2011's \$1.6 billion. Investment income more than doubled, to 2012's \$925 million from \$426 million the prior year, reflecting better times on Wall Street. As a result, profits zoomed by 30 percent to \$2.6 billion last year, compared to 2011's \$2 billion.

The results reflect those of the nonprofit Kaiser Foundation Hospitals and Kaiser Foundation Health Plan. The for-profit **Permanente Medical Group Inc.** does not disclose its financial results.

Membership also increased, jumping by 131,000 as of Dec. 31 to "more than" 9 million enrollees.

Tom Meier, a Kaiser senior vice president and treasurer, noted drily that the giant system's profit margin last year was virtually the same as the prior year, so growth in membership (along with better investment results) was responsible for the big profit.

Meier couldn't say if 2012's net income was the highest ever, but confirmed that the operating revenue and membership totals are all-time highs for the organization. He added that cost

controls have moderated operating costs in recent years, which should moderate the need for premium increases.

The giant system has enrollees in nine states and the District of Columbia, but approximately three-quarters of them reside in California, and many more are on the West Coast in Oregon, Washington and Hawaii.

Kaiser spent \$3.5 billion on capital projects last year, and \$3.2 billion in 2011. Meier didn't have a lot of specifics, but indicated that capital spending will stay at approximately that level for the next few years. Kaiser has eight hospitals under construction, and built 12 medical office buildings/clinics last year, as well as making big investments in IT.

George Halvorson, the organization's longtime chairman and CEO, is stepping down as chief executive this spring, to be succeeded by insider Bernard Tyson in that role. Halvorson will give up the chairman's title and leave the organization at year-end.

Chris Rauber's beats include health care, insurance and the wine industry for the San Francisco Business Times.

From the San Francisco Business Times

:<http://www.bizjournals.com/sanfrancisco/blog/2013/08/kaiser-permanentes-q2-and-first-half.html>

Aug 9, 2013, 1:06pm PDT

Kaiser Permanente's Q2 and first half profits soar



Chris Rauber

Reporter- *San Francisco Business Times*

[Email](#) | [Twitter](#) | [LinkedIn](#)

Obamacare here we come, with profits aplenty at Northern California giant **Kaiser Permanente**.

Kaiser's net income soared in Q2 and the first half, on a modest 6 percent operating revenue jump to \$13.4 billion for the quarter, and 5.5 percent for the first two quarters of 2013.

The Oakland-based health care giant posted first-half operating revenue of \$26.7 billion.

Operating income soared nearly 45 percent in the second quarter to \$613 million, while first-half operating income jumped 29 percent to \$1.2 billion. With Q2 investment income jumping 59 percent to \$143 million and first-half non-operating income increasing 2.8 percent to \$363 million, that sent net income on a healthy trajectory for both reporting periods.

Net income for the quarter ended June 30 jumped 47 percent to \$756 million. For the first half, it increased a more moderate 15.4 percent to \$1.5 billion.

In a brief telephone interview, Tom Meier, Kaiser's treasurer and a senior vice president, said the organization aims at producing a 3 percent to 5 percent profit margin "to allow us to invest in infrastructure and expand."

Other than the coming onset of the **Covered California** exchange, and other state exchanges Jan. 1 as the next big element of national health reform to be implemented, "it's pretty much steady as she goes," he said of the main factors affecting Kaiser's recent financial performance.

On other fronts, capital spending stayed roughly constant at \$769 million for Q2, compared to \$752 million a year earlier, while first half-capital spending on hospital construction and technology fell slightly, from 2012's \$1.6 billion to 2013's \$1.5 billion.

That still left a hefty budget for those activities, including huge hospital construction projects in Oakland, San Leandro and Redwood City.

Overall health plan enrollment jumped by 78,000 new members since year end to more than 9.1 million. Roughly three-quarters of Kaiser's members reside in California.

The numbers reflect results at Kaiser Foundation Hospitals and **Kaiser Foundation Health Plan Inc.**, which are nonprofit entities. Results for Kaiser's for-profit Permanente Medical Groups aren't included in the tallies that Kaiser provides on a quarterly basis, albeit in summary form.

Ironically, Kaiser's brand-new CEO, Bernard Tyson, wrote recently in the **Sacramento Bee** that Kaiser and other health care providers/insurers need to do a better job of reining in costs. With profits soaring, that shouldn't be a hard argument to make stick.

Meier said Kaiser is well aware that affordability is of keen interest to the nation, states including California and others where Kaiser does business, "and our customers," while maintaining that "we're competitive and believe we provide great value to our customers and members."

Tyson replaced longtime Kaiser chief executive George Halvorson on July 1. Halvorson remains as chairman until later this year.

Chris Rauber's beats include health care, insurance and the wine industry for the San Francisco Business Times.

21. (was #17) Signage

Install signage on major roadways in the area to direct patients/visitors to the appropriate Kaiser parking facilities. If approved by the City, Kaiser shall fund the improvements.

22. (was #18) Piedmont Avenue/Howe Street Parking Garage

Prior to issuance of any building permits for Phase 2, Kaiser shall submit improvement plans for the existing Piedmont Avenue/Howe Street parking garage. Such improvements may include, but are not limited to landscaping and streetscape enhancements, façade beautification improvements and adding retail space into the ground floor subject to a physical feasibility analysis for such a use and shall include additional lighting and signage and other appropriate amenities for the existing pedestrian path connecting between Howe and Piedmont. All identified improvements shall be subject to Administrative Small Project Design Review pursuant to Section 17.XX.060 (c), and shall be completed prior to occupancy of Phase 2

23. (was #18.4) Central Utility Plant

As described in the Kaiser Master Plan Project EIR, the design and construction of the Central Utility Plant (CUP) shall include:

- a) Cooling towers shall be located within the enclosed structure of the CUP to meet the Oakland Noise Ordinance standards.
- b) Boilers shall be of the low nitrogen oxide (NOx) type to control nitrogen oxide emissions and shall be natural gas fired to minimize particulate matter emissions.
- c) Operations of the CUP shall be subject to permits pursuant to the Bay Area Air Quality Management District's Regulation 2 requirements.

24. (was #18.5) Ambulance Sirens

Consistent with current Kaiser policy and practice, it shall be the continuing policy to encourage all ambulances turn off sirens within 3 blocks of the hospital.

25. Interim Condition

In the event that Kaiser determines construction of the Medical Office Building (that portion of Phase 2 located nearest to the MacArthur Boulevard/Piedmont Avenue intersection) will not "commence in earnest"³ within 120 days from issuance by the California Department of Health of a license to operate the new hospital, then Kaiser shall submit interim improvement plans for the landscaping, lighting and

³ Commence in Earnest shall mean to initiate activities based on a City-issued building permit and other necessary permit(s) and diligently prosecute such permit(s) in substantial reliance thereon and make regular and consistent progress toward the completion of construction and the issuance of a final certificate of occupancy, including successful completion of building inspections to keep the building permit(s) and other permit(s) active without the benefit of an extension.

security of that undeveloped portion of the Phase 2 site. Such interim improvement plans shall be submitted to the City within 120 days after the California Department of Health issues its license to operate the new hospital.

- a) Interim improvements shall include, but are not limited to landscaping and streetscape enhancements, temporary façade improvements to the Hospital interior walls, additional lighting and signage, and other appropriate amenities for the pedestrian path connecting between Piedmont and Mosswood Park.
- b) These interim improvements shall be subject to Regular Design Review approval pursuant to Section 17.XX.060 (D) of the Kaiser Permanente Oakland Medical Center (KX) Zone regulations as contained in the Oakland Municipal Code.
- c) Kaiser shall "commence in earnest" with construction of these interim site improvements within 1 year of approval of the Design Review application.

26. Ground Floor Uses, Medical Office Building and Hospital Support Building

As of Design Review approval, Kaiser's programming of internal space for the MOB at MacArthur/Piedmont has not progressed to the point where they are definitive about the specific uses that will be located along all street frontages. Kaiser shall make best faith efforts to incorporate ground floor uses in the Mob and HSB that activate the public street (e.g., pharmacy, coffee shop, health food store, etc.) consistent with Guideline 2.1.4 of the Kaiser OMC Master Plan, particularly at the MacArthur/Piedmont corner. Further, Kaiser shall construct the hospital cafeteria within the HSB at the corner of Broadway/MacArthur, with a public entry from Broadway.

27. Green Guidelines for Health Care

Kaiser shall implement all of the environmentally sustainable practices for the planning, design, construction, operations and maintenance of their Phase 2 facilities as contained in the "Kaiser Oakland Medical Center – Sustainability Measures", submitted as part of this Design Review application (see Exhibit 3 of these Conditions). Concurrent with submittal of hospital building plans to the State Office of Statewide Health Planning and Development (OSHPD), and prior to each City building permit approvals, Kaiser shall report in writing to the City of Oakland Planning and Zoning Division of its implementation of these Sustainability Measures.

28. Special Exterior Lighting

For exterior lighting, zone and control lights to allow for limiting night-time lighting to the Emergency Department, a small employee parking area, a small visitor parking area, pedestrian walkways, and circulation routes. Only light areas as required for safety and comfort. Do not exceed 80% of the lighting power densities for exterior areas and 50% for building facades and landscape features as defined in ASHRAE/IESNA Standard 90.1-2004, Exterior Lighting Section.

29. Broadway Skybridge

No skybridges are currently proposed under Phase 2, although two skybridges were approved in concept under the OMC Master Plan. Should Kaiser reconsider constructing a skybridge at a later time, the design

of that bridge shall be subject to separate Regular Design Review approval as provided under Section 17.XX.060 of the KX zoning district, including review by the Planning Commission, prior to approval. Any such subsequent Design Review process shall specifically consider the appropriateness of a center column support that would land within the center median of Broadway in light of other potentially competing needs for this public right-of-way space (i.e., bus lanes, bike lanes, etc.).

UNIFORMLY APPLIED DEVELOPMENT STANDARDS⁴

30. (was #19) Construction Management

Prior to issuance of a demolition, grading, and/or construction and concurrent with any p-job submittal permit The project sponsor shall submit a Construction Phasing and Management Plan, incorporating all applicable mitigation measures contained in the MMRP (especially B.10) for the Project. This plan shall also include the following additional measures and standards:

- a) A site security and safety plan to assure that grading and construction activities are adequately secured during off-work hours.
- b) A fire safety management plan for all phases of work, including provisions for access, water and other protection measures during grading and construction activities.
- c) A construction litter/debris control plan to ensure the site and surrounding area is kept free of litter and debris.

31. Fire Safety Plan

Prior to issuance of building permit: The project applicant shall submit a separate fire safety plan to the Planning and Zoning Division and Fire Services Division for their review and approval. The fire safety plan shall include all of the fire safety features incorporated into the project and the schedule for implementation of the features. Fire Services Division may require changes to the plan or may reject the plan if it does not adequately address fire hazards associated with the project as a whole or the individual phase.

32. (was #20) Construction & Demolition Waste Reduction and Recycling Plan

The project applicant will submit a Construction & Demolition Waste Reduction and Recycling Plan (WRRP) and an Operational Diversion Plan (ODP) for review and approval by the Public Works Agency.

- a) *Prior to issuance of demolition, grading, or each building permit:* Chapter 15.34 of the Oakland Municipal Code outlines requirements for reducing waste and optimizing construction and demolition (C&D) recycling. Affected projects include all new construction, renovations/alterations/modifications with construction values of \$50,000 or more (except R-3),

⁴ These Uniformly Applied Development Standards are typically included in the Standard Conditions of Approval / Mitigation Monitoring Program (SCAMMRP). However, the Kaiser MMRP was prepared prior to standardization of these measures, so they are instead included herein.

and all demolition (including soft demo). The WRRP must specify the methods by which the development will divert C&D debris waste generated by the proposed project from landfill disposal in accordance with current City requirements. Current standards, FAQs, and forms are available at www.oaklandpw.com/Page39.aspx or in the Green Building Resource Center. After approval of the plan, the project applicant shall implement the plan.

- b) *Ongoing*: The ODP will identify how the project complies with the Recycling Space Allocation Ordinance, (Chapter 17.118 of the Oakland Municipal Code), including capacity calculations, and specify the methods by which the development will meet the current diversion of solid waste generated by operation of the proposed project from landfill disposal in accordance with current City requirements. The proposed program shall be implemented and maintained for the duration of the proposed activity or facility. Changes to the plan may be re-submitted to the Environmental Services Division of the Public Works Agency for review and approval. Any incentive programs shall remain fully operational as long as residents and businesses exist at the project site.

33. (was #21) Lighting Plan

Prior to issuance of each building permit: An exterior lighting plan shall be submitted to the Planning and Zoning Division and the Electrical Services Division of the Public Works Agency for review and approval. All lighting shall be architecturally integrated into the site. The lighting plan shall include the design and location of all exterior lighting fixtures or standards, and said lighting shall be installed such that it is adequately shielded and does not cast glare onto adjacent properties or into the public right-of-way (unless advantageous to the operation of adjacent public facilities). This plan shall include details and specifications shall be provided for all exterior lighting on the project site, including within the public right-of-way, such as decorative light poles, wall-mounted fixtures, recessed fixtures, architectural lighting, pathway and garden lights, and similar fixtures.

The applicant shall maintain all on-site lighting to meet the State Business and Professions Code Section 25612, providing enough illumination to identify loiterers standing in the immediate vicinity of the site. Such illumination shall remain on during all hours of darkness when the campus is open, but shall be shielded to a point below the light bulb and reflector and not cast unnecessary glare onto adjacent residential properties.

34. (was #23) Litter Control

Prior to issuance of the first building permit for each Phase: A litter control plan that ensures that the premises and surrounding area are kept free of litter shall be submitted to and approved by the Zoning Administrator. The Plan shall include, but not be limited to:

- a) Distribution of proposed locations of litter receptacles on site and in the public right-of-way;
- b) A management schedule for keeping the premises and surrounding area in a one-block radius free from litter originating from the operation of the future medical center activities. The number of times per day litter is to be collected will be based on the results of a baseline study, to be completed by Kaiser within two months of Master Plan approval; and

- c) Sweeping and trash collection of the premises, the public sidewalk, and the gutter area of the public street immediately adjacent to the project, as needed to keep the area free of litter.

35. (was #24) Master Improvement Plan and Improvements in the Public Right-of-Way

Prior to Finalization of P-Job: The project sponsor shall submit a detailed improvement plan prepared by a licensed Civil Engineer, with all conditions and requirements as set forth in these Conditions of Approval, for the private property and the public rights of way, including but not limited to curbs, gutters, pedestrian ways, sewer laterals, storm drains, street trees, paving details, locations of transformers and other above ground utility structures, the design, specifications and locations of the water pumping facilities required by the East Bay Municipal Utility District (EBMUD), street lighting, on-street parking, accessibility and all other required public improvements required to comply with all applicable City standards, including the landscaping plans, the street tree locations, and planting specifications. This plan shall be reviewed and approved by the City Engineer. Encroachment permits shall be obtained as necessary for any applicable improvements.

- a) The detailed improvement plans for the private property and the public rights of way shall show roadway lane configurations on Broadway, MacArthur and Piedmont, and shall include travel lanes, bike lanes, sidewalks, bus and shuttle turn-outs, bus shelters and parking as generally consistent with the Conceptual Roadway Designs shown on Exhibit 4 to these conditions.
- b) Review and confirmation of the street trees by the City's Tree Services Division is required as part of this condition and/or mitigations.
- c) The Planning and Zoning Division and the Public Works Agency will review and approve designs and specifications for the improvements. Improvements shall be completed prior to the issuance of the final building permit.
- d) The Fire Services Division will review and approve fire crew and apparatus access, water supply availability and distribution to current codes and standards.

36. (was #29) Public Improvements (Specific)

Prior to issuance of any building permits: Final building and improvement plans submitted to the Building Services Division shall include the following components:

- a) Install additional standard City of Oakland streetlights.
- b) Remove and replace any existing driveway that will not be used for access to the property with new concrete sidewalk, curb and gutter.
- c) Reconstruct drainage facilities to current City standards.
- d) Provide separation between sanitary sewer and water lines to comply with current City of Oakland and Alameda Health Department standards.
- e) Construct wheelchair ramps that comply with Americans with Disability Act requirements and current City Standards.
- f) Remove and replace deficient concrete sidewalk, curb and gutter within property frontage.

- g) Provide adequate fire department access and water supply, including but not limited to currently adopted fire codes and standards.

Prior to commencement of construction activity: Concrete sidewalks shall be constructed to connect the existing sidewalk to all internal sidewalks and paths. This sidewalk shall be constructed to the specifications of the Building Services Division and the Public Works Agency, and it shall be the applicant's responsibility to secure all necessary City permits, including but not limited to an encroachment permit.

37. (was #31) Payment for Public Improvements

Prior to receiving first occupancy permit: The applicant shall pay for and install public improvements made necessary by the project.

38. (was #25) Electrical Facilities

Prior to Installation: All electrical and telephone facilities, fire alarm conduits, street light wiring, and similar facilities shall be placed underground. Electric and telephone facilities shall be installed in accordance with standard specifications of the servicing utilities. Street lighting and fire alarm facilities shall be installed in accordance with the standard specifications of the Building Services Division.

39. (was #26) Bicycle Parking.

Prior to the issuance of certificate of occupancy: The applicant shall submit for review and approval of the Planning and Zoning Division, plans that show bicycle storage and parking facilities in an amount determined by the Development Director. The plans shall show the design and location of bicycle racks within the secure bicycle storage areas. The applicant shall pay for the cost and installation of any bicycle racks in the public right of way.

40. (was #27) Landscape, Irrigation and Street Tree Permit and Tree Removal Permit

Landscape and Irrigation Plan, Pursuant to Design Review: The applicant shall submit for review and approval by the Planning and Zoning Division, a detailed landscape and irrigation plan prepared by a licensed landscape architect or other qualified person. Such plan shall show all landscaping on the site maintained by an automatic irrigation system or other comparable system. The landscaping plan shall include a detailed planting schedule showing sizes, quantities, and specific common and botanical names of plant species. Fire and drought-resistant species are encouraged.

- a) *Tree Removal Permit, prior to issuance of the demolition or grading permit:* The project sponsor must obtain a tree removal permit, and/or tree protection permit as needed, from the Public Works Agency, and abide by the conditions of that permit, prior to construction adjacent to, or removal of, any protected trees located on the project site or in the public right-of-way adjacent to the project site.
- b) *Street Trees, Prior to issuance of each building permit:* The number of street trees, their spacing and location and species types shall be subject to review and approval by the Public Works Agency and Building Services.

- c) *Installation of Landscaping and Bonding, Prior to issuance of certificate of occupancy:* The applicant shall install all proposed landscaping indicated on the approved landscape plan prior to the issuance of a certificate of occupancy, unless bonded pursuant to the provisions of Section 17.124.50 of the Oakland Planning Code. The amount of such bond or cash deposit shall equal the greater of \$2500 or the estimated cost of the required landscaping, based on a licensed contractor's bid.
- d) *Landscaping Maintenance, Ongoing:* All landscaping areas and related irrigation shown on the approved plans shall be permanently maintained in neat and safe conditions, and all plants shall be maintained in good growing condition and, whenever necessary, replaced with new plant materials to ensure continued compliance with all applicable landscaping requirements. All landscaping shall be served by an automatic irrigation system. All paving or other impervious surfaces shall occur only on approved areas.

41. (was #28) Parking and Driveways

Parking and Driveway Design, Prior to issuance of building permit: All parking and driveways shall be designed according to all City codes and be approved by the Building Services Division.

- a) *Parking and Circulation Plan, Prior to issuance of building permit and prior to final inspection:* The applicant shall submit a Parking and Traffic Circulation Plan for review and approval by the Planning and Zoning Division. This plan shall include wheel stops for all parking spaces, and pavement marking and striping that delineate the driveways and traffic paths to be used by the general public and deliveries. All wheel stops, pavement markings and striping, as approved by the Planning and Zoning Division shall be installed prior to final inspection.
- b) *Parking Lot Lighting, Ongoing:* The exterior lighting fixtures which serve the parking area shall be equipped with daylight sensors that will automatically turn the lights on at dusk and off at sunrise, and that shall be adequately shielded to a point below the bulb and reflector, and that shall prevent unnecessary glare onto adjacent properties.
- c) *Designated Carpool Parking, Ongoing:* The applicant shall designate on-site parking spaces by marking, either with a small sign at the head of the parking stalls or stenciled lettering painted within the parking stalls that reads: "Carpool Parking Only".
- d) *Recharge Stations for Electric Vehicles, Prior to issuance of building permits and ongoing:* The applicant shall submit for review and approval of the Planning and Zoning Division, plans that show parking spaces designed to accommodate and function as recharge stations for electric vehicles. Electrical conduit shall be stubbed in accordingly as part of construction of the project and shall be documented in the final building permit plans approved for the project.

42. (was #30) Underground Utilities and Meter Shielding

Prior to issuance of each building permits: The applicant shall submit plans for review and approval of the Planning and Zoning Division, Building Services Division and the Public Works Agency, and other relevant agencies as appropriate, plans that show all new electric and telephone facilities; fire alarm conduits; street light wiring; and other wiring, conduits, and similar facilities placed underground by the

developer from the applicant's structures to the point of service. The plans shall show all electric and telephone facilities installed in accordance with standard specifications of the serving utilities.

- a) *Prior to Installation:* All electrical and telephone facilities, fire alarm conduits, street light wiring, and similar facilities shall be placed underground. Electric and telephone facilities shall be installed in accordance with standard specifications of the servicing utilities. Street lighting and fire alarm facilities shall be installed in accordance with the standard specifications of the Building Services Division.
- b) *Prior to issuance of each building permits:* The applicant shall submit for review and approval by the Planning and Zoning Division, plans showing the location of any and all utility meters, transformers, and the like located within a box set within the building, located on a non-street facing elevation, or screened from view from any public right of way.

43. (was #32) Traffic Safety Signage

Upon completion of the public street improvements and prior to acceptance of such improvements by the City: The applicant shall implement a sign and pavement marking system consistent with City Standards, Fire Department standards, and Traffic Division requirements that clearly delineate the street frontages to be used for on-street parking, and those areas where parking is prohibited. Other directional traffic signs shall also be included in this system for all new and existing public street frontages of the project.

44. (was #33) On-site Clean-up

Ongoing: The applicant shall clear litter and debris from the premises at least once daily, or as needed to maintain a litter free environment. A portable ashtray, if used, shall remain outside in a location near the entrance and common areas during all times that the building is open for business. The ashtray and litter receptacle shall be emptied as often as needed to prevent overflowing.

45. (was #34) Right-of-way Clean-up

Ongoing: The applicant shall clear the sidewalk and gutter areas along the OMC campus edge of litter and debris at least once daily or as needed to control litter. The applicant shall sweep or mechanically clean the sidewalk with steam or equivalent measures at least once per month.

46. Operational Noise-General

Ongoing: Noise levels from the activity, property, or any mechanical equipment on site shall comply with the performance standards of Section 17.120 of the Oakland Planning Code and Section 8.18 of the Oakland Municipal Code. If noise levels exceed these standards, the activity causing the noise shall be abated until appropriate noise reduction measures have been installed and compliance verified by the Planning and Zoning Division and Building Services.

47. Hazards Best Management Practices

Prior to commencement of demolition, grading, or construction: The project applicant and construction contractor shall ensure that construction of Best Management Practices (BMPs) is implemented as part of

construction to minimize the potential negative effects to groundwater and soils. These shall include the following:

- a) Follow manufacture's recommendations on use, storage, and disposal of chemical products used in construction;
- b) Avoid overtopping construction equipment fuel gas tanks;
- c) During routine maintenance of construction equipment, properly contain and remove grease and oils;
- d) Properly dispose of discarded containers of fuels and other chemicals.
- e) Ensure that construction would not have a significant impact on the environment or pose a substantial health risk to construction workers and the occupants of the proposed development. Soil sampling and chemical analyses of samples shall be performed to determine the extent of potential contamination beneath all UST's, elevator shafts, clarifiers, and subsurface hydraulic lifts when on-site demolition, or construction activities would potentially affect a particular development or building.
- f) If soil, groundwater or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the applicant shall cease work in the vicinity of the suspect material; the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notification of regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.

48. Erosion and Sedimentation Control Plan

- a) *Prior to any grading activities:* The project applicant shall obtain a grading permit if required by the Oakland Grading Regulations pursuant to Section 15.04.780 of the Oakland Municipal Code. The grading permit application shall include an erosion and sedimentation control plan for review and approval by the Building Services Division. The erosion and sedimentation control plan shall include all necessary measures to be taken to prevent excessive stormwater runoff or carrying by stormwater runoff of solid materials on to lands of adjacent property owners, public streets, or to creeks as a result of conditions created by grading operations. The plan shall include, but not be limited to, such measures as short-term erosion control planting, waterproof slope covering, check dams, interceptor ditches, benches, storm drains, dissipation structures, diversion dikes, retarding berms and barriers, devices to trap, store and filter out sediment, and stormwater retention basins. Off-site work by the project applicant may be necessary. The project applicant shall obtain permission or easements necessary for off-site work. There shall be a clear notation that the plan is subject to changes as changing conditions occur. Calculations of anticipated stormwater runoff and sediment volumes shall be included, if required by the Director of Development or designee. The plan shall specify that, after construction is complete, the project

applicant shall ensure that the storm drain system shall be inspected and that the project applicant shall clear the system of any debris or sediment.

- b) *Ongoing throughout grading and construction activities:* The project applicant shall implement the approved erosion and sedimentation plan. No grading shall occur during the wet weather season (October 15 through April 15) unless specifically authorized in writing by the Building Services Division.

49. Hazardous Materials Business Plan

Prior to issuance of a business license: The project applicant shall submit a Hazardous Materials Business Plan for review and approval by Fire Prevention Bureau, Hazardous Materials Unit. Once approved this plan shall be kept on file with the City and will be updated as applicable. The purpose of the Hazardous Materials Business Plan is to ensure that employees are adequately trained to handle the materials and provides information to the Fire Services Division should emergency response be required. The Hazardous Materials Business Plan shall include the following:

- a) The types of hazardous materials or chemicals stored and/or used on site, such as petroleum fuel products, lubricants, solvents, and cleaning fluids.
- b) The location of such hazardous materials.
- c) An emergency response plan including employee training information
- d) A plan that describes the manner in which these materials are handled, transported and disposed.

50. Post-Construction Stormwater Management Plan

Prior to issuance of each building permit (or other construction-related permit): The applicant shall comply with the requirements of Provision C.3 of the National Pollutant Discharge Elimination System (NPDES) permit issued to the Alameda Countywide Clean Water Program. The applicant shall submit with the application for a building permit (or other construction-related permit) a completed Construction-Permit-Phase Stormwater Supplemental Form to the Building Services Division. The project drawings submitted for the building permit (or other construction-related permit) shall contain a stormwater management plan, for review and approval by the City, to manage stormwater run-off and to limit the discharge of pollutants in stormwater after construction of the project to the maximum extent practicable.

- a) The post-construction stormwater management plan shall include and identify the following:
 - i) All proposed impervious surface on the site;
 - ii) Anticipated directional flows of on-site stormwater runoff; and
 - iii) Site design measures to reduce the amount of impervious surface area and directly connected impervious surfaces; and
 - iv) Source control measures to limit the potential for stormwater pollution;
 - v) Stormwater treatment measures to remove pollutants from stormwater runoff; and

- vi) Hydro-modification management measures so that post-project stormwater runoff does not exceed the flow and duration of pre-project runoff, if required under the NPDES permit.
- b) The following additional information shall be submitted with the post-construction stormwater management plan:
 - i) Detailed hydraulic sizing calculations for each stormwater treatment measure proposed; and
 - ii) Pollutant removal information demonstrating that any proposed manufactured/mechanical (i.e. non-landscape-based) stormwater treatment measure, when not used in combination with a landscape-based treatment measure, is capable of removing the range of pollutants typically removed by landscape-based treatment measures and/or the range of pollutants expected to be generated by the project.
- c) All proposed stormwater treatment measures shall incorporate appropriate planting materials for stormwater treatment (for landscape-based treatment measures) and shall be designed with considerations for vector/mosquito control. Proposed planting materials for all proposed landscape based stormwater treatment measures shall be included on the landscape and irrigation plan for the project. The applicant is not required to include on-site stormwater treatment measures in the post-construction stormwater management plan if he or she secures approval from Planning and Zoning of a proposal that demonstrates compliance with the requirements of the City's Alternative Compliance Program.
- d) *Prior to final permit inspection:* The applicant shall implement the approved stormwater management plan.

51. Maintenance Agreement for Stormwater Treatment Measures

Prior to final zoning inspection: For projects incorporating stormwater treatment measures, the applicant shall enter into the "Standard City of Oakland Stormwater Treatment Measures Maintenance Agreement," in accordance with Provision C.3.e of the NPDES permit, which provides, in part, for the following:

- a) The applicant accepting responsibility for the adequate installation/construction, operation, maintenance, inspection, and reporting of any on-site stormwater treatment measures being incorporated into the project until the responsibility is legally transferred to another entity; and
- b) Legal access to the on-site stormwater treatment measures for representatives of the City, the local vector control district, and staff of the Regional Water Quality Control Board, San Francisco Region, for the purpose of verifying the implementation, operation, and maintenance of the on-site stormwater treatment measures and to take corrective action if necessary. The agreement shall be recorded at the County Recorder's Office at the applicant's expense.

52. Indoor Air Quality

Given the site's proximity to I-580 and the air emissions generated from that freeway, the project sponsor shall include methods to reduce air pollution exposure. Potential methods, subject to City review and approval, include the following:

- a) Installation, operation and maintenance in good working order, of a central heating, ventilation, and air conditioning (HVAC) system in the building that meet the efficiency standard of the MERV 13 for those units with windows fronting the source. The HVAC system shall include installation of a high efficiency filter and/or carbon filter to filter particulates and other chemical matter from entering the building. Either HEPA filters or ASHRAE 85% supply filters should be used.
- b) Retention of a qualified HVAC consultant or HERS rater during the design phase of the project to locate the HVAC system based on exposure modeling from the mobile and/or stationary pollutant sources.
- c) Maintenance of positive pressure within the building.
- d) Performance standards of 1 air exchange per hour of fresh outside filtered air.
- e) Performance standards of 4 air exchanges per hour of recirculation
- f) Project applicant shall maintain, repair and/or replace HVAC system per applicable specifications.

Exhibits:

Exhibit A: Kaiser Hospital Phase 2 Standard Conditions of Approval and Mitigation Monitoring and Reporting Program (Phase 2 SCAMMRP)

Exhibit B: Draft Corporate Guaranty

Exhibit C: Kaiser Oakland Medical Center -- Sustainability Measures

Exhibit D: Conceptual Roadway Designs

APPROVED BY:

City Planning Commission: _____ (date) _____ (vote) _____

Applicant and/or Contractor Statement

I have read and accept responsibility for the Conditions of Approval, as approved by Planning Commission action on September 3, 2008. I agree to abide by and conform to these conditions, as well as to all provisions of the Oakland Zoning Code and Municipal Code pertaining to the project.

Signature of Owner/Applicant:

_____(date)



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

SEP 23 2013 AM 10:57

SEP 23 2013 AM 10:57

PROJECT INFORMATION

Case No. of Appealed Project: DR13-177

Project Address of Appealed Project: 3600 Broadway (Kaiser Permanente

Assigned Case Planner/City Staff: Ann Clevenger Planner III Oakland Medical Center
Scott, Miller, Zoning Manager

APPELLANT INFORMATION:

Printed Name: Sarah Cohen, et al

Phone Number: (510) 414-6005

Mailing Address: 3626 Richmond Blvd

Alternate Contact Number: (510) 658-0108

City/Zip Code Oakland 94611

Representing: Richmond Blvd

Email: slcohen@att.net

(Oak Glen Park) Neighbors

An appeal is hereby submitted on:

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

YOU MUST INDICATE ALL THAT APPLY:

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

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

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

(continued on reverse)

(Continued)

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

YOU MUST INDICATE ALL THAT APPLY:

Pursuant to the Oakland Municipal and Planning Codes listed below:

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

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

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

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

Please see attached.

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

(Continued on reverse)

(Continued)

Jan L. Brown
Signature of Appellant or Representative of
Appealing Organization

Sept. 23, 2013
Date

.....
Date/Time Received Stamp Below:

Below For Staff Use Only

Cashier's Receipt Stamp Below:
.....

Ann Clevenger, Planner III
Scott Miller, Zoning Manager

City of Oakland Appeal
Filed September 23, 2013

Case No.: DR13-177

STATEMENT OF BASES FOR APPEAL

Summary of Argument: By letter of September 12, 2013, the City gave Kaiser its approval for a metal fence to be laid out in a zig-zag fashion ranging from 3 to 7 feet from the edge of the sidewalk along the Piedmont Avenue frontage, thereby fencing off the corner at MacArthur and Piedmont from public access and use. According to the findings in Attachment A of the letter, the fence "is intended for security purposes." Except for bringing the fence down in height from 8 to 7 feet, the City approved Kaiser's proposal despite solid opposition in the form of timely submitted public comments from the residents in the adjoining Richmond Boulevard neighborhood. The consistent message contained in the public comments was that the fencing off of the subject corner is unwelcome, breaches both the letter and spirit of the Oakland Medical Center Master Plan ("Master Plan") and Phase 2 Conditions of Approval, and, as important, violates community trust. This trust was built up slowly over the good part of the last decade by ordinary citizens spending countless hours working with Kaiser to reach consensus on elements of the design plan that were critical to the adjoining neighborhoods. Public comments included alternative ideas to Kaiser's proposal. We suggested that Kaiser employ a more creative design solution than a fence. Alternatively, we suggested that Kaiser set the fence back, develop open space within the fenced area, and permit public access and use only during the daylight hours. Kaiser created this design precedent with the Serenity Garden.

As the City knows, the proposed "interim" or temporary landscaping improvements could remain in place for up to 15 years or more. This is a long enough stretch of time within which to create permanent negative economic and developmental impacts. Lower Piedmont Avenue will one day connect the Broadway Valdez development with the thriving businesses along Piedmont Avenue. Erecting a fence on this crucial connector would be counter-productive. Instead, we should be working toward creating a pedestrian friendly, active, walk-able, inviting and welcoming space, as required by the Master Plan. As city planners, you have an opportunity, and a responsibility, to secure this vision now for the future of our City.

Ask yourself these questions: Does fencing off the subject corner reflect state-of-the-art urban design theory? Are the applicable zoning regulations being used as an instrument to carry out the land use plan of the community? Is the City exercising its planning authority to advocate on behalf of society at large? We need to put the broader goals and economic objectives of the City ahead of special interests in order

to build a happy and healthy community. This is essential to the long-range vitality of the City.

As more fully described below, Oakland Planning Code section 17.101D.060 (Design Review), subdivision E, states that "[d]esign review approval may be granted **only** if the proposal is in substantial conformance to the *Kaiser Permanent Oakland Medical Center Master Plan including without limitation* its goals, objectives, principles and guidelines," (Emphasis added.) In approving Kaiser's proposal, the City failed to analyze the goals, objectives, principles or guidelines of the Master Plan. We were in effect told that the Master Plan was irrelevant so long as Kaiser was in compliance with Condition #25 of the Conditions of Approval. The City's disregard of the Master Plan was both in error and an abuse of its discretion. Moreover, the City's findings underlying its approval are not based on substantial evidence. There is no evidence as to how the proposal conforms to the Master Plan. Also to the extent the fence is intended for "security purposes," there is no evidence as to what Kaiser's security concerns are, the degree or extent to which those (as yet unstated) concerns are justified or even fact-based, or in what manner the proposed fence is designed to address them.

In the end, we respectfully request that the City grant our appeal and rescind its approval of Kaiser's application for regular design review. To allow Kaiser to put in place street and pedestrian unfriendly design elements in a neighborhood comprised of residences and thriving small businesses would not serve to advance any of the City's interests in the development of this area. On the other hand, creating green open space would be a huge asset to patients, employees and neighbors alike.

Specific bases for appeal:

The City's letter of approval states that Kaiser's application for regular design review complies with the design review criteria contained in section 17.136.050 of the Oakland Planning Code. That section contains three separate design review criteria. Design review approval may be granted "only if the proposal conforms to **all** of the criteria, as well as to any and all other applicable design review criteria." (Emphasis added.) Attachment "A" to the letter contains the findings required for approval and the reasons the proposal satisfies them.

Criterion #1: The proposal will help achieve a group of facilities that are well related to one another and which, when taken together, will result in a well-composed design ... with consideration given to the relation of the proposal to the total setting as seen from key points in the surrounding area.

- The City's analysis of Criterion #1 refers to the Master Plan and the fact that Condition of Approval #25 is attached to the Master Plan (and thereby incorporates by reference into the Conditions of Approval the requirements of the Master Plan). The findings under Criterion #1 are

not based on consideration of the Master Plan and therefore are in error, as more fully described below under Criterion #3.

- The City erred in finding that a fenced-off corner relates well to and complements the overall OMC development. Fences and fenced-off areas closed off to the public are not, and never have been, a part of the design plan. In fact, the Serenity Garden established the opposite precedent of promoting open space with public access and use.
- Condition of Approval #25 regarding the interim improvement plan should be read in conjunction, and harmonized, with Condition of Approval #26 regarding ground floor uses in the medical office building (MOB)/hospital support building (HSB). Condition of Approval #26 requires Kaiser to make “best faith efforts” to incorporate ground floor uses in the MOB and HSB that “activate the public street consistent with Guideline 2.1.4 of the Kaiser OMC Master Plan, particularly at the MacArthur/Piedmont corner.” It is absurd to require public street activation efforts of Kaiser when the MOB and HSB are built but not beforehand during this “interim” plan period of time. The interim plan and the long-range plan should build toward the same goals and objectives. To put in place an interim plan that is inconsistent with the long-range plan is in plain error.
- The City’s findings state that the “fence around the corner landscape area is intended for security purposes.” The findings, however, do not include a description of the security issues or the manner in which the security issues would be addressed by a 7-foot high metal fence. As such the City’s findings regarding the security issue are not based on substantial evidence and therefore are in error.
- The City’s findings that the proposal was revised to locate the fence farther away from the sidewalk “for greater visual relief” and that plantings “inside” and “outside” of the fence would “diminish its visibility” are an implicit acknowledgement that neither a fence nor a fenced-off area is a positive design element for the subject corner. If that were not the case, there would be no need to diminish its visibility or provide visual relief. The next question then is why have it? Given the absence of evidence regarding security issues at that corner or that such issues can only be effectively addressed by a fenced-off area, why does the City feel compelled to approve Kaiser’s proposal rather than create open space for public use?

Criterion #2: The proposed design harmonizes with, and serves to protect the value of, private and public investments in the area.

- With respect to the second criterion, the City's one-sentence finding is conclusory. In analyzing the second criterion, the City wrongly incorporated findings from the first criterion rather than making findings that independently support the second criterion. Therefore, the finding is not based on substantial evidence and the City's conclusion that the proposal satisfies the second criterion is in error.
- Moreover, Kaiser's proposal does not protect the value of neighborhood investment in this area. It diminishes our investment. Where community is valued, fences and fenced-off areas are rare. They send the wrong message, i.e., that there is something dangerous or unsafe on the other side of the fence. Kaiser's proposal does not add value to our community in terms of property values, aesthetics, or opportunities for open space, and therefore the City's conclusion that the proposal complies with Criterion #2 is in plain error.

Criterion #3: Proposed design conforms in all significant respects with the Oakland General Plan and with any applicable design review guidelines or criteria, district plan, or development control map adopted by the Planning Commission or City Council.

- The City's findings specifically state that the proposed interim landscape plan "conforms with ... the Master Plan" The finding supporting the third criterion is one-sentence long, and is, simply, untrue. It is both an error and an abuse of discretion to approve this proposal and summarily declare it in conformity with the Master Plan without giving any thought, consideration or analysis to the Master Plan design goals, objectives principles and guidelines. Relevant excerpts from the Master Plan are set forth below, with comments interspersed in brackets where necessary to illustrate where we believe the City erred in approving Kaiser's proposal.

GOAL #1: TO ENSURE THAT THE OAKLAND MEDICAL CENTER WILL BE ARCHITECTUALLY AND FUNCTIONALLY INTEGRATED, AND THAT THE OAKLAND MEDICAL CENTER WILL BE COMPATIBLE WITH THE EXISTING NEIGHBORHOODS.

[To be compatible means to co-exist in a positive way, in a way that helps each other to grow and succeed. Given the solid opposition to the proposal, it cannot be said that the proposal accomplishes Goal #1 of the Master Plan.]

GOAL #3: TO PROVIDE POSITIVE PHYSICAL CONNECTIONS BETWEEN THE OAKLAND MEDICAL CENTER AND THE NEIGHBORHOODS.

[Fences and fenced-off areas do not provide a physical connection between the Oakland Medical Center and the neighborhoods. In fact, they do just the opposite.

They disconnect us physically from each other, and therefore it cannot be said that the proposal accomplishes Goal #3 of the Master Plan.]

GOAL #5: TO PROMOTE GOOD URBAN DESIGN SO AS TO PROVIDE STREET CHARACTER AND ACTIVITY

[Kaiser's own findings about the need to diminish the visibility of the fence and provide visual relief from it undermine any notion that the proposed plan is "good urban design." Nothing about the fence or the fenced-off corner promotes street character or activity and therefore it cannot be said that the proposed plan accomplishes Goal #5.]

Objective #2: Activate pedestrian activity on Broadway, MacArthur Boulevard and Piedmont Avenue.

As this is an urban campus, there is opportunity to contribute to good urban setting, and to an already pedestrian friendly neighborhood.

Principle 2.1: Create street fronts that promote pedestrian activity.

Guideline 2.1.2: The buildings along MacArthur Boulevard, Howe and Piedmont may utilize setbacks to promote the streetscape activities or to provide public open space.

[Note the specific recommendation for providing public open space. What better place to implement this Guideline than here?]

Guideline 2.1.4: Buildings along Broadway and MacArthur Boulevard and at the MacArthur/Piedmont corner should have ground floor active uses that are visible from the public streets.

Principle 2.2: Create a walkable environment.

[A fence and a fenced-off corner do not create a walkable environment. They create just the opposite. The proposed plan violates this Principle.]

Guideline 2.2.1: Open space and sidewalks should provide safe pedestrian environments.

Objective #4: Landscaping along streets and outdoor public spaces should be provided to create a campus-like setting.

Principle 4.2: Create inviting outdoor spaces.

[A fence and a fenced-off corner do not create inviting outdoor spaces. They do just the opposite. The proposed plan violates this Principle.]

Guideline 4.2.1: Provide gathering spaces that relate to the public street and that are provided with natural light.

Guideline 4.2.2: Incorporate outdoor spaces, plazas and courts into the campus site plan.

Guideline 4.2.6: Provide landscape and street furniture along streets and public spaces to encourage pedestrian activity.

[These Guidelines emphasize the need for gathering spaces, outdoor spaces and public spaces that encourage pedestrian activity. The proposed plan violates each and every Guideline under the Principle of creating inviting outdoor spaces.]

Objective #7: Unique design elements for each district

Each sub-district within the OMC campus should have unique design elements that address specific location issues.

Principle 7.3: The former M/B Center (the KX-2 Zone) should be redeveloped as an attractive, modern, state-of-the-art new hospital facility.

Guideline 7.3.5: Active type uses are encouraged at the ground level of the Hospital building, potentially along Broadway and MacArthur and at the MacArthur/Piedmont corner.

Guideline 7.3.7: Subject to City review and approval, public improvements to be provided as part of Phase 2 should include streetscape improvements along Piedmont Avenue between West MacArthur Boulevard and Broadway. Such improvements may include widened sidewalks, landscaped medians and planter strips, permanent streetscape furniture, improved bus stops/shelters, and improved street lighting.

- The above bracketed comments are not exhaustive. They are illustrative of our main point that had the City considered the Master Plan in its evaluation of Kaiser's proposal it would not have given its approval. The proposed plan violates both the spirit and the letter of the Master Plan. The finding under Criterion #3 that the proposed plan conforms with the Master Plan is in plain error. It is not based on any evidence, let alone substantial evidence. And by failing to comply with Oakland Planning Code section 17.101D.060, subdivision D(2)(d), which requires the

Director or the Commission to determine whether the proposal is in substantial conformance with the Master Plan, the City abused its discretion.

Attachments:

- 1) Master Plan, with relevant sections highlighted
- 2) Oakland Planning Code, Chapter 17.101D, D-KP Kaiser Permanente Oakland Medical Center District Zones Regulations, with relevant sections highlighted
- 3) "Notes for July 30, 2013 meeting" provided to the City by Richmond Boulevard neighbors

Chapter 17.101D - D-KP KAISER PERMANENTE OAKLAND MEDICAL CENTER DISTRICT ZONES REGULATIONS

Sections:

- 17.101D.010 - Title, purpose and applicability.
- 17.101D.020 - Special regulations governing use and development in the D-KP-4 zone.
- 17.101D.030 - Permitted and conditionally permitted activities.
- 17.101D.040 - Permitted and conditionally permitted facilities in the D-KP-1, D-KP-2, and D-KP-3 zones.
- 17.101D.050 - Required Master Plan conformance and design review.
- 17.101D.060 - Design review.
- 17.101D.070 - Design review application.
- 17.101D.080 - Master Plan amendment.
- 17.101D.090 - Minimum lot area width and frontage.
- 17.101D.100 - Maximum floor area.
- 17.101D.110 - Maximum height for new construction.
- 17.101D.120 - Parking and loading areas.
- 17.101D.130 - Signs.
- 17.101D.140 - Landscaping, buffering and screening.
- 17.101D.150 - Demolition.
- 17.101D.160 - Skybridges.

17.101D.010 - Title, purpose and applicability.

- A. The provisions of this chapter shall be known as the D-KP Kaiser Permanente Oakland Medical Center District Zones Regulations. This chapter establishes land use regulations for the D-KP-1, D-KP-2 D-KP-3 and D-KP-4 zones, which are depicted in Figure OMC 1. The purposes of the Kaiser Permanente Oakland Medical Center zones are to:
- Replace the Oakland Medical Center with a new, state of the art facility to serve Kaiser Permanente's Oakland and Alameda membership;
 - Comply with state requirements under SB 1953 mandating the seismic upgrade or replacement of the Oakland Medical Center hospital by January 1, 2013;
 - Update and modernize the Oakland Medical Center's patient care and administrative service space to meet Kaiser Permanente's current standards;
 - Ensure that the Oakland Medical Center will be architecturally and functionally integrated, and that the Oakland Medical Center will be compatible with the existing neighborhood;
 - Provide a framework of development standards that takes into account the scale, massing and content of the surrounding community;

Title 17 - PLANNING

- Provide a set of procedures and practices to review and consider future design of new building construction.

D-KP-1 Kaiser Permanente Oakland Medical Center District Commercial 1 Zone: The D-KP-1 zone is intended for those properties north of MacArthur Boulevard and west of Broadway.

D-KP-2 Kaiser Permanente Oakland Medical Center Commercial District 2 Zone: The D-KP-2 zone is intended for those properties south of MacArthur Boulevard.

D-KP-3 Kaiser Permanente Oakland Medical Center Commercial District 3 Zone: The D-KP-3 zone is intended for those properties north of MacArthur Boulevard and east of Broadway.

D-KP-4 Kaiser Permanente Oakland Medical Center 4 Residential District Zone: The D-KP-4 zone is intended for those single family residential properties on the east side of Manila Avenue and will have the permitted uses further restricted during time the properties remain a part of the Kaiser Permanente Oakland Medical Center.

- B. The Kaiser Permanente Oakland Medical Center Zoning District is applied as an overlay district for those properties which are not owned by Kaiser Permanente. The existing zoning designation shall remain as the applicable zoning district, and the zoning regulations associated with that zoning district shall govern all development and use of the property until Design Review for the parcel/lot is approved by the City in accordance with the provisions of the D-KP District, with the consent of the property owner. Upon approval of Design Review, the zoning standards, guidelines, regulations and other requirements for the development and use of property within the applicable D-KP District and the adopted conditions of approval or mitigation monitoring program shall govern the use and development of that property.

(Ord. No. 13064, § 2(Exh. A), 3-15-2011; Ord. No. 12999, § 4(Exh. A), 3-16-2010)

17.101D.020 - Special regulations governing use and development in the D-KP-4 zone.

- A. The properties in the D-KP-4 zone that are zoned RU-3 shall be subject to the regulations of the RU-3 residential zone, except that while the properties are included as a part of the Kaiser Permanente Oakland Medical Center, the properties may only be used for the following activities: (i) single family residential uses; (ii) sleeping rooms for medical center staff; or (iii) temporary housing for families of members receiving long-term care at the Kaiser Permanente Oakland Medical Center.
- B. The existing single family residential buildings on the east side of Manila within the D-KP-4 Zone shall remain.

(Ord. No. 13064, § 2(Exh. A), 3-15-2011; Ord. No. 12999, § 4(Exh. A), 3-16-2010)

17.101D.030 - Permitted and conditionally permitted activities.

Table 17.101D.01 lists the permitted, conditionally permitted, and prohibited activities in the D-KP-1, D-KP-2, and D-KP-3 zones. The descriptions of these activities are contained in Chapter 17.10.

"P" designates permitted activities in the corresponding zone.

"C" designates activities that are permitted only upon the granting of a conditional use permit (see Chapter 17.134) in the corresponding zone.

"—" designates uses that are prohibited in the corresponding zone.

Table 17.101D.01 Permitted and Conditionally Permitted Activities

| Activities | Regulations | Additional |
|------------|-------------|------------|
|------------|-------------|------------|

Title 17 - PLANNING

| | D-KP-1 | D-KP-2 | D-KP-3 | Regulations |
|------------------------------------|--------|--------|--------|-------------|
| Residential Activities | | | | |
| Permanent | P | P | P | |
| Residential Care | C | C | C | 17.103.010 |
| Service-Enriched Permanent Housing | C | C | C | 17.103.010 |
| Transitional Housing | C | C | C | 17.103.010 |
| Emergency Shelter | C | C | C | 17.103.010 |
| Semi-Transient | C | C | C | 17.103.010 |
| Bed and Breakfast | C | C | C | 17.10.125 |
| Civic Activities | | | | |
| Essential Service | P | P | P | |
| Limited Child-Care | P | P | P | |
| Community Assembly | P | P | P | |
| Recreational Assembly | P | P | P | |
| Community Education | P | P | P | |
| Nonassembly Cultural | P | P | P | |
| Administrative | C | C | C | |
| Health Care | P | P | P | |
| Special Health Care | C(L1) | C(L1) | C(L1) | 17.103.020 |
| Utility and Vehicular | C | C | C | |

Title 17 - PLANNING

| | | | | |
|---|-------|-------|-------|---------------------------|
| Extensive Impact | C | C | C | |
| Commercial Activities | | | | |
| General Food Sales | P | P | P | |
| Full Service Restaurants | P | P | P | |
| Limited Service Restaurants and Cafe | P | P | P | |
| Fast-Food Restaurant | C | C | C | 17.103.030 and 8.09 |
| Convenience Market | P | C | C | 17.103.030 |
| Alcoholic Beverage Sales | C | C | C | 17.103.030 and 17.114.030 |
| Mechanical or Electronic Games | C | C | C | |
| Medical Service | P | P | P | |
| General Retail Sales | P | P | P | |
| Large-Scale Combined Retail and Grocery Sales | — | — | — | |
| Consumer Service | P(L2) | P(L2) | P(L2) | |
| Consultative and Financial Service | C | C | C | |
| Check Cashier and Check Cashing | — | — | — | |
| Consumer Cleaning and Repair | P | P | P | |
| Consumer Dry Cleaning Plant | C | C | C | |
| Group Assembly | C(L3) | C(L3) | C(L3) | |
| Personal Instruction and Improvement | P | P | P | |

Title 17 - PLANNING

| | | | | |
|--|--|---|---|-------------------------|
| Administrative | C | C | C | |
| Business, Communication, and Media Service | C | C | C | |
| Broadcasting and Recording Services | C | C | C | |
| Research Service | C | C | C | |
| General Wholesale Sales | — | — | — | |
| Transient Habitation | — | — | — | |
| Building Material Sales | — | — | — | |
| Automobile and Other Light Vehicle Sales and Rental | — | — | — | |
| Automobile and Other Light Vehicle Gas Station and Servicing | — | — | — | |
| Automobile and Other Light Vehicle Repair and Cleaning | — | — | — | |
| Taxi and Light Fleet-Based Services | — | — | — | |
| Automotive Fee Parking | C | C | C | |
| Animal Boarding | C | C | C | |
| Animal Care | C | C | C | |
| Industrial Activities | All Industrial Activities prohibited in these zones | | | |
| Agricultural and Extractive Activities | All Agricultural and Extractive Activities prohibited in these zones | | | |
| Off-street parking serving activities other than those listed above or in Section 17.74.030, subject to the | C | C | C | 17.74.030 17.116.075 |

Title 17 - PLANNING

| | | | | |
|--|---|---|---|------------|
| conditions set forth in Section 17.116.075 | | | | |
| Activities that are listed as prohibited, but are permitted or conditionally permitted on nearby lots in an adjacent zone | C | C | C | 17.102.110 |

Limitations:

L1. No new or expanded Special Health Care Civic Activity shall be located closer than two thousand five hundred (2,500) feet from any other such activity or five hundred (500) feet from any K-12 school or Transitional Housing, Enriched Housing, or Licensed Emergency Shelters Civic Activity. See Section 17.103.020 for further regulations regarding Special Health Care Civic Activities.

L2. See Section 17.102.170 for special regulations relating to massage services. Also, no new or expanded laundromat shall be located closer than five hundred (500) feet from any existing laundromat. See Section 17.102.450 for further regulations regarding laundromats.

L3. No new or expanded adult entertainment activity shall be located closer than one thousand (1,000) feet to the boundary of any residential zone or three hundred (300) feet from any other adult entertainment activity. See Section 17.102.160 for further regulations regarding adult entertainment activities.

(Ord. No. 13064, § 2(Exh. A), 3-15-2011; Ord. No. 12999, § 4(Exh. A), 3-16-2010)

17.101D.040 - Permitted and conditionally permitted facilities in the D-KP-1, D-KP-2, and D-KP-3 zones.

Table 17.101D.02 lists the permitted, conditionally permitted, and prohibited facilities in the D-KP-1, D-KP-2, and D-KP-3 zones. The descriptions of these activities are contained in Chapter 17.10.

"P" designates permitted activities in the corresponding zone.

"C" designates activities that are permitted only upon the granting of a conditional use permit (see Chapter 17.134) in the corresponding zone

"—" designates uses that are prohibited in the corresponding zone

Table 17.101D.02 Permitted and Conditionally Permitted Facilities

| Facility Types | Zone | | | Additional Regulations |
|---|--------|--------|--------|------------------------|
| | D-KP-1 | D-KP-2 | D-KP-3 | |
| Residential Facilities | | | | |
| One-Family Dwelling | P | P | P | |
| One-Family Dwelling with Secondary Unit | P | P | P | 17.103.080 |
| Two-Family Dwelling | P | P | P | |
| Multifamily Dwelling | P | P | P | |

Title 17 - PLANNING

| | | | | |
|--------------------------------------|-------|------|-------|---------------|
| Rooming House | P | P | P | |
| Mobile Home | — | — | — | |
| Nonresidential Facilities | | | | |
| Enclosed nonresidential facilities | P | P | P | |
| Open nonresidential facilities | C | C | C | |
| Sidewalk Cafe | P | P | P | 17.103.090 |
| Drive-In | C | C | C | |
| Drive-Through | C(L1) | (L1) | C(L1) | 17.103.100 |
| Telecommunications Facilities | | | | |
| Micro Telecommunications | P | P | P | |
| Mini Telecommunications | C | C | C | |
| Macro Telecommunications | C | C | C | |
| Monopole Telecommunications | C | C | C | |
| Tower Telecommunications | — | — | — | |
| Sign Facilities | | | | |
| Residential Signs | P | P | P | <u>17.104</u> |
| Special Signs | P | P | P | <u>17.104</u> |
| Development Signs | P | P | P | <u>17.104</u> |
| Realty Signs | P | P | P | <u>17.104</u> |
| Civic Signs | P | P | P | <u>17.104</u> |

Title 17 - PLANNING

| | | | | |
|-------------------|---|---|---|---------------|
| Business Signs | P | P | P | <u>17.104</u> |
| Advertising Signs | — | — | — | <u>17.104</u> |

Limitation:

L1. No new or expanded Fast-Food Restaurants with Drive-Through Nonresidential Facilities shall be located closer than five hundred (500) feet of an elementary school, park, or playground. See Sections 17.103.030 and 17.103.100 for further regulations regarding Drive-Through Nonresidential Facilities.

(Ord. No. 13064, § 2(Exh. A), 3-15-2011; Ord. No. 12999, § 4(Exh. A), 3-16-2010)

17.101D.050 - Required Master Plan conformance and design review.

- A. Substantial Conformance to the Kaiser Permanente Oakland Medical Center Master Plan is required for all projects in the D-KP-1, D-KP-2, and D-KP-3 zones.
- B. Except for projects that are exempt from design review as set forth in Section 17.136.025, No Building Facility, Telecommunications Facility, Sign, or other associated structure shall be constructed, established, or altered in exterior appearance unless plans for the proposal have been approved pursuant to the design review procedure in section 17.101D.060

(Ord. No. 13064, § 2(Exh. A), 3-15-2011; Ord. No. 12999, § 4(Exh. A), 3-16-2010)

17.101D.060 - Design review.

- A. Design Review Application.
 - 1. **Pre-Application Conference:** Prior to application for design review, the applicant or his or her representative shall have a conference with a representative of the City Planning Department before or at an early stage in the design process to review the proposed project for consistency with the adopted Kaiser Permanente Oakland Medical Center Master Plan. At the conference the City representative shall provide information about applicable design review criteria and pertinent procedures, including the opportunity for advice from outside design professionals. Where appropriate the City representative may also informally discuss possible design solutions, point out potential neighborhood concerns, and mention local organizations which the applicant is encouraged to contact before finalizing the proposal.
 - 2. **Application for Design Review:** Application for design review shall be made by the owner of the affected property, or his or her authorized agent, on a form prescribed by the City Planning Department and shall be filed with such Department. The application shall be accompanied by such information as may be required to allow applicable criteria to be applied to the proposal, and by the fee prescribed in the City's Master Fee Schedule. Such information may include, but is not limited to, site and building plans, elevations, and relationships to adjacent properties.
- B. **Exemptions from Design Review.** The following changes to existing nonresidential buildings are exempt from design review:
 - 1. Any alteration or addition of existing floor area or footprint area determined by the Director of City Planning to be not visible from the street or from other public areas. An alteration or addition will normally be considered "not visible from the street or from other public areas" if it does not affect any street face or public face of a building or is located more than forty (40) feet from any street line, public path, park or other public area;

Title 17 - PLANNING

2. Alterations or additions of floor area or footprint that are determined by the Director of City Planning to be visible from the street or from other public areas, but which comprises less than ten percent (10%) of the total floor area, or anything under twenty-five thousand (25,000) square feet, whichever is smaller;
 3. A change of sign face copy or new sign face so long as the structure and framework of the sign remain unchanged and the new sign face duplicates the colors of the original or, in the case of an internally illuminated sign, the letter copy is light in color and the background is dark;
 4. Any alteration or addition not normally exempt which is used as a loading dock, recycling area, utility area, porch, deck or similar open structure addition that is no higher than six (6) feet above finished grade, less than five hundred (500) square feet in floor or footprint area, and has no significant visual or noise impact to neighboring properties or from a public street. Exemptions only permitted where the proposal conforms with all buffering requirements in Chapter 17.110 and all performance standards in Chapter 17.120.
 5. The alteration or addition is on a roof and does not project above the parapet walls.
- C. Small Project Design Review. "Small project design review" means design review for minor alterations or additions to existing facilities that do not require a Subsequent or Supplemental EIR nor any other permit, variance or other approval pursuant to the zoning regulations of Title 17 of the Oakland Planning Code.
1. Definition of Small Projects. Small Projects are limited to one or more of the following types of work:
 - a. New or modified signs, excluding advertising signs; signs extending above the roofline; and multi-tenant freestanding signs;
 - b. New or modified awnings;
 - c. Color changes to buildings, signs, awnings or other facilities;
 - d. Changes to storefronts or ground floor facades limited to replacement or construction of doors, windows; bulkheads and nonstructural wall infill; or installation or replacement of security grilles or gates; provided, however, they do not involve properties considered to be Historic Resources as defined by CEQA Guidelines section 15064.5 (14 CFR section 15064.5) and the City's Historic Preservation Element Policy 3.8;
 - e. Installation of flags or banners having any permanent structure within the public right of way;
 - f. Fences.
 2. Procedure for Consideration of Small Project Design Review: An application for small project design review shall be considered by the Director of City Planning.
 - a. The Director shall determine whether the proposal conforms to the applicable design review criteria and also is in substantial conformance to the Kaiser Permanente Oakland Medical Center Master Plan.
 - b. The Director may approve or disapprove the proposal and may require such changes therein or impose such reasonable conditions of approval as are in his or her judgment necessary to ensure conformity to said criteria.
 - c. The Director's decision shall be in writing, shall be final immediately and is not appealable.
 - d. Whenever an application for small project design review has been denied by the Director of City Planning, no small project design review application for essentially the same proposal affecting the same property, or any portion thereof, shall be filed within one year after the date of denial; provided, however, that such proposal may be resubmitted as an application for regular design review within one year of denial in accordance with Section 17.136.120

Title 17 - PLANNING

- D. Regular Project Design Review. Unless determined exempt or subject to small project design review pursuant to Section 17.101D.040 B or C above, no building, sign or other facility shall be constructed or established or altered in such a manner as to substantially affect its exterior appearance unless plans for such proposal have been approved pursuant to the following Regular Design Review procedures:
1. Reviewing Body:
 - a. If the project requires preparation of a Subsequent or Supplemental Environmental Impact Report, or involves twenty-five thousand (25,000) square feet or more of floor area, or includes a proposed skybridge, the Director of City Planning shall refer the application to the City Planning Commission for an initial decision.
 - b. All other applications for regular design review shall be considered by the Director of City Planning. However, the Director may, at his or her discretion, refer the application to the City Planning Commission for an initial decision rather than acting on it himself or herself.
 2. Procedure for Consideration of Design Review: Applications for design review shall be considered by the Director of City Planning or the Planning Commission according to the following procedures:
 - a. Decisions by the Planning Commission shall be made at a public hearing. At his or her discretion, the Director of City Planning may hold an administrative hearing for projects under his or her review.
 - b. Notice of public and/or administrative hearings shall be given by posting notices thereof within three hundred (300) feet of the property involved in the application; notice shall also be given by mail or delivery to all persons shown on the last available equalized assessment roll as owning real property in the City within three hundred (300) feet of the property involved. Notice shall also be given by e-mail, mail or delivery to all persons previously requesting to be notified of actions related to the Kaiser OMC Campus through public workshops, community meetings or other direct requests to the Planning Department. All such notices shall be given not less than seventeen (17) days prior to the date set for the hearing, if such is to be held, or, if not, for decision on the application by the Director or the Commission, as the case may be.
 - c. The Director or the Commission may seek the advice of outside design professionals and/or refer the matter to the City's Landmark's Preservation Advisory Board if Historic Resources may potentially be affected.
 - d. The Director or the Commission, as the case may be, shall determine whether the proposal conforms to the applicable design review criteria and also is in substantial conformance to the Kaiser Permanente Oakland Medical Center Master Plan, and may approve or disapprove the proposal or require such changes therein or impose such reasonable conditions of approval as are in his or her or its judgment necessary to ensure conformity to said criteria.
 - e. A determination by the Director shall become final ten (10) days after the date of decision unless appealed to the City Planning Commission in accordance with the procedures in Section 17.136.080. The decision of the Planning Commission on appeal is final and is itself not appealable.
 - f. An initial decision of the Commission shall become final ten (10) days after the date of decision unless appealed to the City Council in accordance with the procedures in Section 17.136.090.
- E. Design Review Criteria. Design review approval may be granted only if the proposal is in substantial conformance to the Kaiser Permanente Oakland Medical Center Master Plan including without limitation its goals, objectives, principles and guidelines, and also conforms to all of the following criteria:

Title 17 - PLANNING

- a. That the proposal will help achieve or maintain a group of facilities which are well related to one another and which, when taken together, will result in a well-composed design, with consideration given to site, landscape, bulk, height, arrangement, texture, materials, colors, and appurtenances; the relation of these factors to other facilities in the vicinity; and the relation of the proposal to the total setting as seen from key points in the surrounding area. Only elements of design which have some significant relationship to outside appearance shall be considered; and
 - b. That the proposed design will be of a quality and character which harmonizes with, and serves to protect the value of, private and public investments in the area; and
 - c. That the proposed design conforms in all significant respects with the Oakland General Plan and with any applicable district plan or development control map which has been adopted by the City Council; and
 - d. That any proposed retaining wall is consistent with the overall building and site design and respects the natural landscape and topography of the site and surrounding areas, and that the retaining wall is responsive to human scale, avoiding large, blank, uninterrupted or un-designed vertical surfaces.
- F. Adherence to Approved Plans. A design review approval shall be subject to the plans and other conditions upon the basis of which it was granted and shall terminate in accordance with Section 17.136.100.
- G. Revocation/Enforcement. In the event of a violation of any of the provisions of the zoning regulations, or in the event of a failure to comply with any prescribed condition of approval, or if the activity causes a public nuisance, the City may, after holding a public hearing, revoke any design review approval or other approval or take other enforcement actions in accordance with the procedures in Chapter 17.152.
- H. Review by Landmarks Board. A design review application may be subject to review by the Landmarks Preservation Advisory Board in accordance with Section 17.136.040.
- I. Design Review and Other Approvals. Whenever design review approval is required for a proposal also requiring a conditional use permit, or planned unit development permit or variance, the application for design review shall be included in the application to said permit and shall be processed and considered as part of same, in accordance with Section 17.136.120.

(Ord. No. 13064, § 2(Exh. A), 3-15-2011; Ord. No. 12999, § 4(Exh. A), 3-16-2010)

17.101D.070 - Design review application.

The application for design review for one or more Campus Zones shall include the following:

1. Streets, driveways, sidewalks, pedestrian and bike ways, and off-street parking and loading areas, including integration with surrounding uses.
2. Location and dimensions of structures.
3. Major landscaping features, including trees protected by Oakland Municipal Code Chapter 12.36, as it may be amended.
4. Creeks Protected by Oakland Municipal Code Chapter 13.16, as it may be amended.
5. The presence of any historic resources pursuant to the City's Historic Preservation Element Policy 3.8 or as defined in Section 15064.5 of Title 14 of the California Code of Regulations.
6. Plan and elevation drawings establishing the scale, character, and relationship of buildings, streets, and open spaces, and a description of all exterior building materials.
7. A tabulation of the land use area and gross floor area to be devoted to health care and retail uses, if any.

Title 17 - PLANNING

8. A public services and facilities plan including proposed location, extent and intensity of essential public services and facilities such as public streets and transit facilities, pedestrian access, bikeways, sanitary sewer service, water service, storm drainage structures, solid waste disposal and other utilities and a table comparing the descriptions to the existing location, extent and intensity of such essential public facilities and services.
9. If required, a Phasing Plan generally depicting projected development time frames sufficient to illustrate the relationship between the phasing of development and the provision of public facilities and services and parking.

(Ord. No. 13064, § 2(Exh. A), 3-15-2011; Ord. No. 12999, § 4(Exh. A), 3-16-2010)

17.101D.080 - Master Plan amendment.

- A. The City Council shall not amend the Kaiser Permanente Oakland Medical Center Master Plan until after it has received, pursuant to this procedure, a recommendation from the Planning Commission. The purpose of these provisions is to set forth the procedure by which amendments may be made to the Kaiser Permanente Oakland Medical Center Master Plan.
 1. Private Party Initiation. The owner of any property with a D-KP zone, or his or her authorized agent, may make application to the City Planning Commission to amend the Kaiser Permanente Oakland Medical Center Master Plan.
 2. Commission Initiation. The City Planning Commission may, and upon request of the City Council, initiate a Kaiser Permanente Oakland Medical Center Master Plan amendment. Such initiation shall be for the purpose of reviewing the merits of the proposal and shall not imply advocacy by the Commission for amendment.
- B. A private party application shall be made by the owner of the affected property, or his or her authorized agent, on a form prescribed by the City Planning Department and shall be filed with such Department. The application shall be accompanied by the fee prescribed in the City's Master Fee Schedule. Upon receipt of a completed application, the Director shall, within a reasonable period of time, schedule a public hearing before the Planning Commission. The Director or the Commission may seek the advice of outside design professionals and/or refer the matter to the City's Landmark's Preservation Advisory Board if Historic Resources may be affected.
- C. In the case of initiation by the City Planning Commission or initiation by a private party, the Commission shall, within 90 days from the date the submittal is deemed complete, hold a public hearing on the proposal. The Director or the Commission may seek the advice of outside design professionals and/or refer the matter to the City's Landmark's Preservation Advisory Board if Historic Resources may be affected. The Commission shall, in every case, make a recommendation to the City Council for appropriate action.
- D. Upon receipt of a recommendation from the City Planning Commission, the City Council shall set the date for consideration of the matter. The Council may approve, modify, or disapprove the Commission's recommendations, as the case may be. The decision of the City Council shall be made by resolution and shall be final.
- E. Notice of public hearings required herein shall be given by (1) newspaper; (2) posting notices thereof within three hundred (300) feet of the property involved in the application; and (3) by mail or delivery to all persons shown on the last available equalized assessment roll as owning real property in the City within three hundred (300) feet of the property involved. Notice shall also be given by e-mail, mail or delivery to all persons previously requesting to be notified of actions related to the Kaiser OMC Campus through public workshops, community meetings or other direct requests to the Planning Department. All such notices shall be given not less than seventeen (17) days prior to the date set for the hearing on the application before the Commission or City Council, as the case may be.

Title 17 - PLANNING

- F. Whenever a private party application has been denied by the City Council, no such application for the same proposal shall be filed within one year after the date of denial.

(Ord. No. 13064, § 2(Exh. A), 3-15-2011; Ord. No. 12999, § 4(Exh. A), 3-16-2010)

17.101D.090 - Minimum lot area width and frontage.

The following table contains the minimum lot area, width and frontage requirements for the zones in this chapter.

| Standard | Zone | | |
|----------------------|--------|--------|--------|
| | D-KP-1 | D-KP-2 | D-KP-3 |
| Minimum lot area | 4,000 | 4,000 | 4,000 |
| Minimum lot width | 25 ft | 25 ft | 25 ft |
| Minimum lot frontage | 25 ft | 25 ft | 25 ft |

Lot width and frontage for D-KP-4 based on the RU-3 zone.

(Ord. No. 13064, § 2(Exh. A), 3-15-2011; Ord. No. 12999, § 4(Exh. A), 3-16-2010)

17.101D.100 - Maximum floor area.

The maximum floor area for the aggregate of all the D-KP zoned properties shall not exceed 1.76 million square feet excluding parking structures. This includes approximately 432,300 square feet of existing buildings not to be redeveloped (the Piedmont, Howe, Fabiola, Mosswood and Kings Daughter Mental Health buildings) and a maximum of 1,353,000 square feet of new construction. The following floor area requirements will ensure that density of new construction is appropriately distributed throughout the D-KP zones.

- A. The maximum floor area of new construction in the D-KP-1 Zone shall be 172,700 square feet (165,000 square feet of medical office space and a maximum of 7,700 square feet retail)
- B. The maximum floor area of new construction in the D-KP-2 Zone shall be 957,000 square feet. An additional 60,000 square feet of space may be added to this building (to a maximum of 1,107,000 square feet) provided that Kaiser submit a schematic development plan that delineates the development program for Phase 3. In order to qualify for this option, the schematic development plan for Phase 3 must be submitted for review by the City Planning Commission prior to occupancy of the Phase 2 parking garage.
- C. The maximum floor area of new construction in the D-KP-3 Zone shall be 223,000 square feet. However, should Kaiser select to add the additional 60,000 square feet of space to Phase 2 as described in B above, then the maximum floor area of Phase 3 would be correspondingly reduced by as much as 60,000, to a maximum of 163,000 square feet.

(Ord. No. 12999, § 4(Exh. A), 3-16-2010)

17.101D.110 - Maximum height for new construction.

The maximum heights for new construction in the D-KP zones shall be as follows:

- A. In the D-KP-1 Zone, the maximum building height for the Medical Office Building shall be 85 feet. The maximum height of any freestanding parking structure shall be 41 feet (2 stories of parking above ground floor retail, with rooftop parking allowed).
- B. In the D-KP-2 Zone, the maximum height for the new hospital tower shall be 210 feet.
- C. In the D-KP-3 Zone, the maximum height of new buildings (not including parking structures) shall be 70 feet (5 stories at 14 feet per story). Parking structures shall be limited to a maximum of 53 feet. In the D-KP-3 Zone all structures shall be set back from the adjacent RM-3 zone on Cerrito Avenue, Howe Street, and 38th Street by a minimum of 12 feet. No structure may exceed 30 feet in height unless additional setbacks are provided equivalent to an additional horizontal distance of one foot beyond the 12-foot setback for each foot that the structure extends above 30 feet, up to the maximum allowable height.
- D. Maximum height for D-KP-4 is equivalent to RU-3 requirements.

(Ord. No. 13064, § 2(Exh. A), 3-15-2011; Ord. No. 12999, § 4(Exh. A), 3-16-2010)

17.101D.120 - Parking and loading areas.

- A. Parking shall be determined on a D-KP District-wide basis and the amount, location and distribution of parking shall be determined as part of the Design Review Process. The parking demand study prepared for adoption of the D-KP district determined that upon completion of new construction to the full 1.78 million square foot total, approximately 3,584 parking spaces will be required. The actual amount of required parking shall be imposed as a condition of approval based on the current or updated parking study and the adopted Transportation Demand Management program, as approved by the City. The requirements set forth herein may be modified during the design review process, upon a finding that the modification is supported by an updated parking analysis prepared by a professional traffic engineer, as approved by the City.
- B. Unless otherwise permitted pursuant to a conditional use permit, deliveries that rely on the use of loading areas or driveways within 200 feet of a residentially zoned property shall be limited to the hours of 5:00 a.m. to 7:00 p.m.

(Ord. No. 12999, § 4(Exh. A), 3-16-2010)

17.101D.130 - Signs.

- A. If a comprehensive sign program is adopted as part of the Kaiser Permanente Oakland Medical Center Master Plan, the provisions of the comprehensive sign program shall govern and shall supersede the provisions of Chapter 17.104.
- B. Design Review approval is not required for temporary or development signs; and periodic changes of copy.

(Ord. No. 12999, § 4(Exh. A), 3-16-2010)

17.101D.140 - Landscaping, buffering and screening.

A landscaping, buffering and screening plan shall be submitted for every project that requires approval pursuant to the design review process. The landscaping, buffering and screening plan shall contain the following:

Title 17 - PLANNING

1. Landscaping that is consistent with the Kaiser Permanente Oakland Medical Center Master Plan with an automatic system of irrigation for all private landscaping shown in the plan.
2. Landscape treatment of any interface with a residentially zoned property including a buffering and screening plan.
3. The location of parking, loading and storage areas, and exterior lighting including a buffering and screening plan.

(Ord. No. 12999, § 4(Exh. A), 3-16-2010)

17.101D.150 - Demolition.

Consistent with Oakland Municipal Code Section 15.36.070, during the Kaiser Permanente Oakland Medical Center Master Plan approval process, the City Council may identify specific buildings for which a demolition permit may be issued without first obtaining a building permit because the issue of demolition was expressly considered as part of the Kaiser Permanente Oakland Medical Center Master Plan approval process. These buildings shall be listed in the Kaiser Permanente Oakland Medical Center Master Plan as eligible for demolition prior to the issuance of building permits.

(Ord. No. 13064, § 2(Exh. A), 3-15-2011; Ord. No. 12999, § 4(Exh. A), 3-16-2010)

17.101D.160 - Skybridges.

- A. One pedestrian skybridge over the public right-of-way of Broadway, adjacent to Highway 580, (connecting D-KP-1 and D-KP-2) is permitted in the D-KP zone and no conditional use permit shall be required pursuant to Section 17.102.200. Authority pursuant to Chapter 12.08 is also granted for this pedestrian skybridge. While the exact location has not yet been determined, the general location of the skybridge is shown in the Kaiser Permanente Oakland Medical Center Master Plan. The design and final location will be determined during the Design Review Process.
- B. No other skybridge over Broadway shall be permitted.
- C. The other proposed pedestrian skybridges over the public right-of-way on MacArthur Boulevard is not needed until the completion of Phase 3 of the project (D-KP-3 Zone). Design Review for Phase 2 should consider means to ensure that a choice of skybridge versus tunnel versus surface street crossings at this location is preserved. The need for and final design and final location of a potential MacArthur Boulevard skybridge versus tunnels or surface street crossings will be determined during the Design Review Process and pursuant to Conditional Use permits for Phase 3.
- D. The Director of City Planning shall refer all Design Review processes regarding skybridges to the City Planning Commission for initial decision. An initial decision of the Commission shall become final ten days after the date of decision unless appealed to the City Council in accordance with the procedures in Section 17.136.090.

(Ord. No. 12999, § 4(Exh. A), 3-16-2010)



KAISER PERMANENTE.

OAKLAND MEDICAL CENTER MASTER PLAN

As approved by Oakland City Council, June 27, 2006

KAISER PERMANENTE OAKLAND MEDICAL CENTER
MASTER PLAN

This Master plan is organized into two sections: Master Plan Description and Design Goals, Objectives, Principles and Guidelines.

I. MASTER PLAN DESCRIPTION

A. Master Plan

This Master Plan is intended to guide the phased replacement of the existing Oakland Medical Center with an expanded and improved medical center campus of approximately 1.76 million square feet on approximately 19.5 acres.

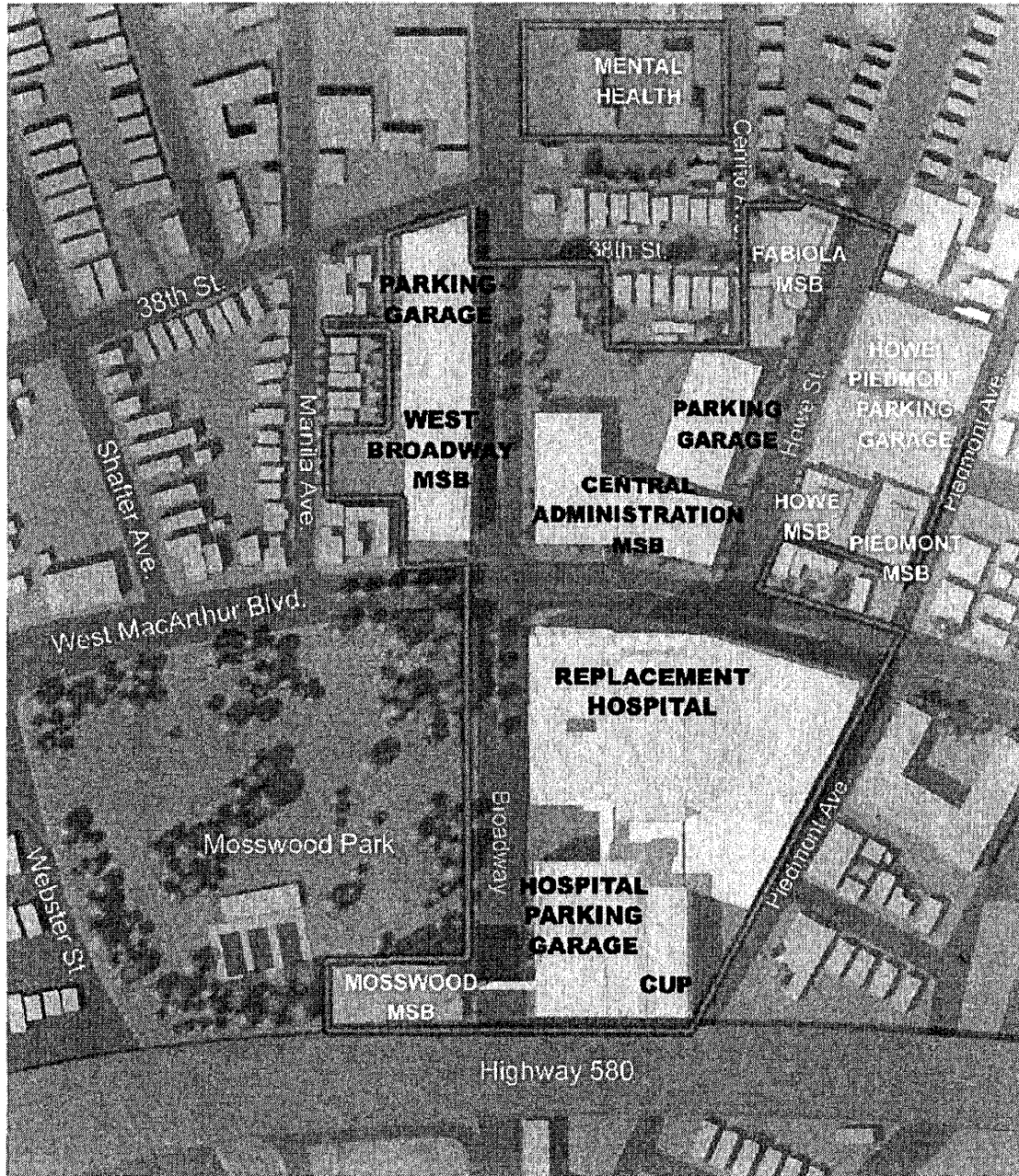
The new Oakland Medical Center would be completed by approximately 2020. The Oakland Medical Center would continue to provide uninterrupted medical service on-site during construction and implementation of the Master Plan, and implementation policies of the Master Plan would ensure that the medical center functions are not obstructed at any time.

The overall vision of this Master Plan is to provide a “development blueprint” for the redevelopment and construction of an urban medical campus that is connected with the community it serves. A conceptual illustration of the Kaiser Permanente Oakland Medical Center Master Plan is attached as **Figure OMC-1**.

1. KX-1 Zone

The KX-1 zone includes the existing Mosswood Medical Services Building (MSB) along Broadway at I-580, and the new West Broadway MSB and its associated parking. New construction within this zone will include:

- The West Broadway MSB, approximately 165,000 square feet in size and 5-stories (approximately 86 feet) tall at its highest point,
- Approximately 7,700 square feet of retail space primarily located along the Broadway street frontage. The street level retail use shall be included in the design and construction of Phase 1 and the space shall be actively marketed by Kaiser.
- At a minimum, a parking facility capable of meeting the parking needs associated with the programmed use of the West Broadway Medical Office Building (estimated at approximately 438 spaces), although more parking spaces could be provided depending upon final design.



KAISER PERMANENTE OAKLAND MEDICAL CENTER MASTER PLAN

Final design of the medical office building and parking garage should be determined pursuant to Design Review for Phase 1 of the Master Plan.

2. KX-2 Zone

The KX-2 zone includes the new Replacement Hospital, outpatient services, a new central utility plant and a structured parking garage. Upon completion of the new hospital and out-patient services building, all existing in-patient hospital services and remaining out-patient and administration support services would be relocated from the existing hospital to the new hospital. New construction within this zone will include:

- The new Replacement Hospital Building of up to a maximum of 957,000 square feet in size. An additional 60,000 square feet of space may be added to this building (to a maximum of 1,107,000 square feet) provided that Kaiser submit a schematic development plan that delineates the development program for Phase 3. In order to qualify for this option, the schematic development plan for Phase 3 must be submitted for review by the City Planning Commission prior to occupancy of the Phase 2 parking garage. The Replacement Hospital Building would include approximately 700,000 square feet of new hospital space (346 hospital beds), approximately 60,000 square feet for the new central utility plant, and the remaining space used as new outpatient services. An interstitial floor of strictly mechanical space is excluded from the maximum building size.
- The design for the new hospital will include a 3-4 story podium base, with a nursing tower generally centered on the podium's north-south axis between Broadway and the extension of Howe Street. The nursing tower could measure up to a maximum of 240 feet in height from existing grade, including approximately 30 feet at the top for roof equipment and screening.
- The parking garage associated with the new Replacement Hospital is proposed at ten stories above grade and two below, and designed to accommodate approximately 1,216 parking spaces.

3. KX-3 Zone

- The KX-3 Zone includes replacement of the existing hospital structure (tower and low-rise building) with a new Central Administration / Medical Services Building. The design and program of the KX-3 Zone is conceptual only. However, the total amount of new space that may be constructed within the KX-3 Zone is 223,000 square feet, which may contain medical services, medical offices, central administration space, conference rooms and a conference center and other related uses. However, should Kaiser select to add the additional 60,000 square feet of space to Phase 2 as described in B above, then the maximum floor area of Phase 3 would be correspondingly

reduced by as much as 60,000, to a maximum of 163,000 square feet. The new building(s) and primary facades should front on both MacArthur Boulevard and Broadway. This building could include the potential conversion of the existing Emergency Department to Outpatient Services.

- As many as 587 parking spaces could be provided in a parking structure.
- The other existing buildings within the KX-3 Zone will remain, including the historical landmark building at 3900 Broadway (the King's Daughter Mental Health Building), Fabiola MSB, Howe MSB, Piedmont MSB, Mosswood MSB and the Howe Street parking structure.

4. KX-4 Zone

The KX-4 Zone is primarily comprised of single family residential properties on the east side of Manila Avenue, some of which are owner by Kaiser. Those properties owned by Kaiser will be restricted such that they may only be used for the following activities:

- single family residential uses;
- sleeping rooms for medical center staff; or
- temporary housing for families of members receiving long-term care at the Kaiser Permanente Oakland Medical Center.

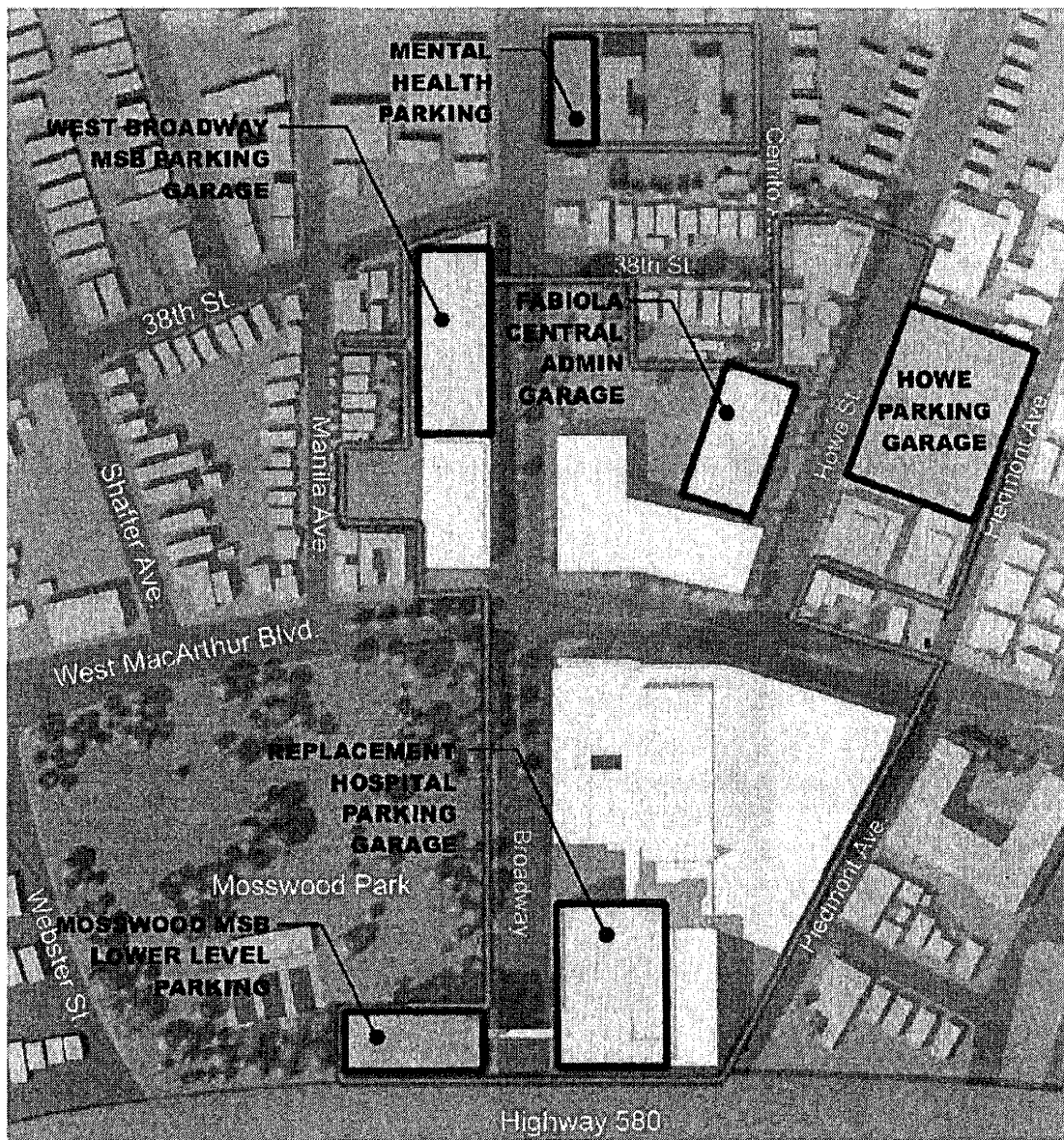
These restrictions are more restrictive than otherwise allowed under the current R-70 zoning regulations.

The existing single family residential buildings on the east side of Manila within the KX-4 Zone shall remain.

5. Parking

Parking shall be determined on a phase-by phase basis, and the amount, location and distribution of parking shall be determined as part of the Design Review Process. The parking demand study prepared for adoption of this Master Plan determined that upon completion of new construction to the full 1.76 million square feet of total space 3,510 parking spaces will be required. The actual amount of required parking shall be imposed as a condition of approval for each phase or new building, based on the current or updated parking study and the adopted Transportation Demand Management program as approved by the City.

As currently anticipated under the Master Plan, the following parking is anticipated within the Oakland Medical Center as detailed in **Table 1**. A parking summary by property under the conceptual build-out is attached as **Figure OMC-2**.



| | EXISTING | END OF PHASE 1 | END OF PHASE 2 | END OF PHASE 3 |
|-----------------------------|----------|-------------------|-------------------|-------------------|
| 3900 BROADWAY MENTAL HEALTH | 65 | 65 | 65 | 65 |
| HOWE PARKING GARAGE | 1173 | 1323 | 1173 | 1173 |
| MB CENTER PARKING | 1176 | 0 | 0 | 0 |
| MOSSWOOD-CALTRANS | 242 | 242 | 132 | 132 |
| WEST BROADWAY MSB GARAGE | 0 | 564 | 541 | 541 |
| REPLACEMENT HOSPITAL GARAGE | 0 | 0 | 1216 | 1216 |
| CENTRAL ADMIN MSB | 0 | 0 | 0 | 457 |
| TOTAL | 2656 | 2194 | 3127 | 3584 |

**PARKING SUMMARY FOR EACH
KAISER OWNED PROPERTY AT
THE OAKLAND MEDICAL CENTER**

Table 1: Kaiser OMC Master Plan**Parking Program by Zone**

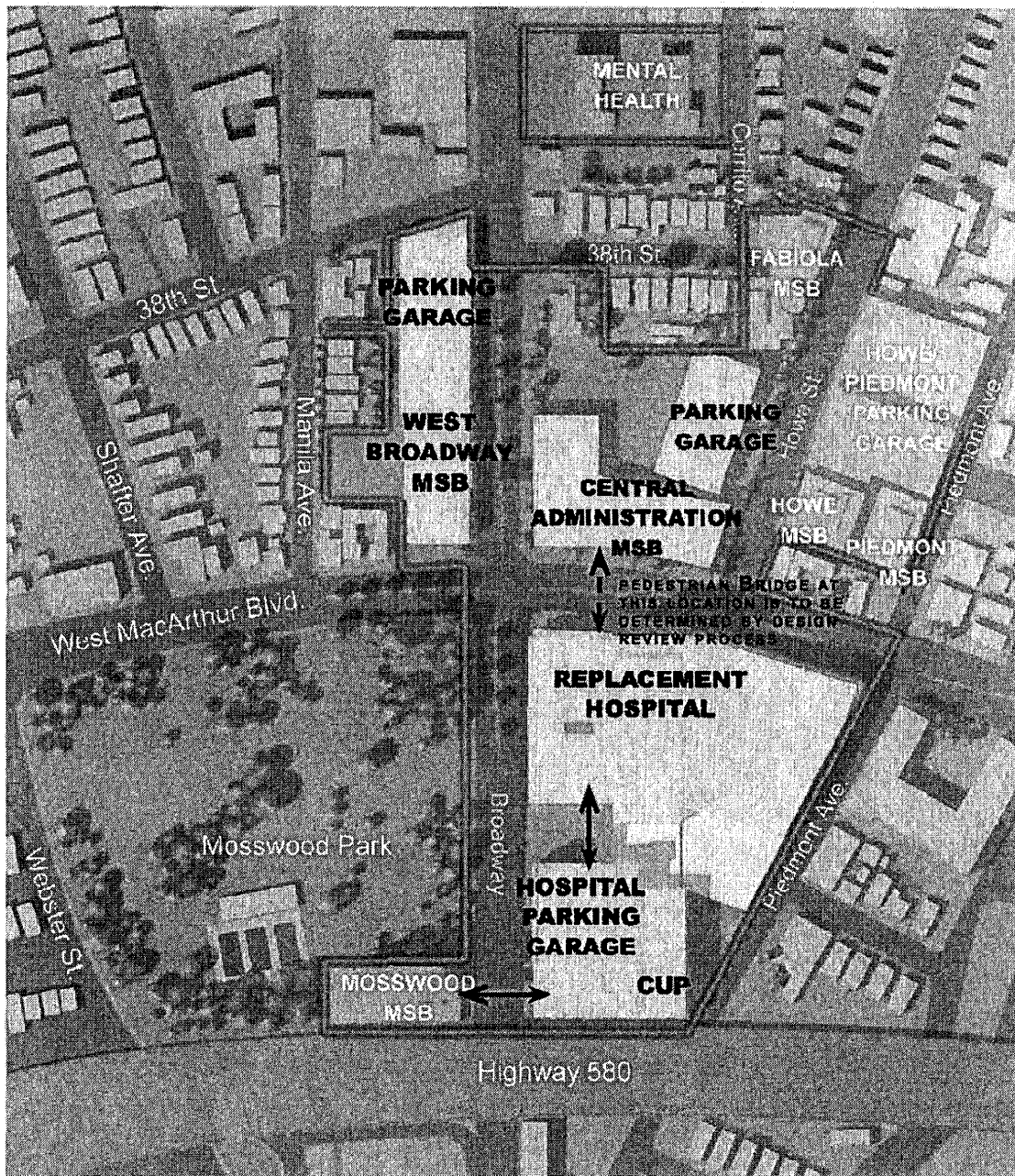
| | |
|--------------------------------|--------------|
| KX-1 Zone (new) | 390 to 540 |
| KX-2 Zone (new) | 1,216 |
| KX-3 Zone (new) | 534 |
| Sub-total | 2,140 |
| Other OMC locations (existing) | 1,370 |
| Total | 3,510 |

This Master Plan provides for a net increase of 853 parking spaces on the Oakland Medical Center site, for a total of 3,510 parking spaces. The total number of spaces is intended to meet the projected total parking demand. Most of the new parking is intended to be provided in two or three new parking structures, depending upon the ultimate development in Phase 3.

6. Overhead Pedestrian Bridges (Skybridges)

The Master Plan identifies the need for three crossings of public streets to connect with each of the KX zones. The pedestrian crossings are described below and depicted in **Figure OMC-3**.

- One pedestrian skybridge over the public right of way of Broadway, adjacent to Highway 580 (connecting KX-1 and KX-2) is permitted. The design and final location of this skybridge is to be determined during the Design Review process for Phase 2.
- The other proposed pedestrian skybridge over the public right-of-way on MacArthur Boulevard is not needed until the completion of Phase 3 of the project (KX-3 Zone). Design Review for Phase 2 should consider means to ensure that a choice of skybridge versus tunnel versus surface street crossings at this location is preserved. The need for and final design and final location of a potential MacArthur Boulevard skybridge versus tunnels or surface street crossings will be determined during the Design Review process and pursuant to Conditional Use Permits for Phase 3.
- No other skybridge over Broadway shall be permitted. Design Review for Phase 2 should consider other means by which to provide a safe and convenient crossing of Broadway from the Phase 1 Medical Office Building on Broadway to the Phase 3 site, such as a tunnel or safe at-grade street crossings.



LOCATION OF OVERHEAD PEDESTRIAN BRIDGES (SKYBRIDGES)

7. Demolition

Implementation of the Master Plan will be facilitated by establishing a procedure which will allow the removal of several recently acquired vacant campus buildings which are not appropriate for medical use. The properties at 3799, 3793, 3789, 3781, 3757, 3741, 3737, 3735 3701 Broadway, as shown in **Figure OMC-4**, were recently acquired by Kaiser and have never been occupied for Medical Center use. These properties are generally not appropriate for Medical Center use and will likely remain vacant. The design review process for the site is underway, but may not be completed before demolition could begin. Demolition permits may be issued for all buildings located on these parcels with these addresses prior to the issuance of building permits.

8. Signs

In order to achieve the cohesive campus design vision, exceptions may be required from strict application of signage standards. Therefore, the KX zoning District provides that if a comprehensive sign program is adopted as part of the Master Plan, the provisions of the comprehensive sign program shall govern and shall supersede the provisions of Chapter 17.104. A comprehensive sign program will need to be developed by Kaiser Permanente and would be adopted through the Master Plan amendment process set forth in section 17.XX.080.

9. Conditions of Approval and MMRP

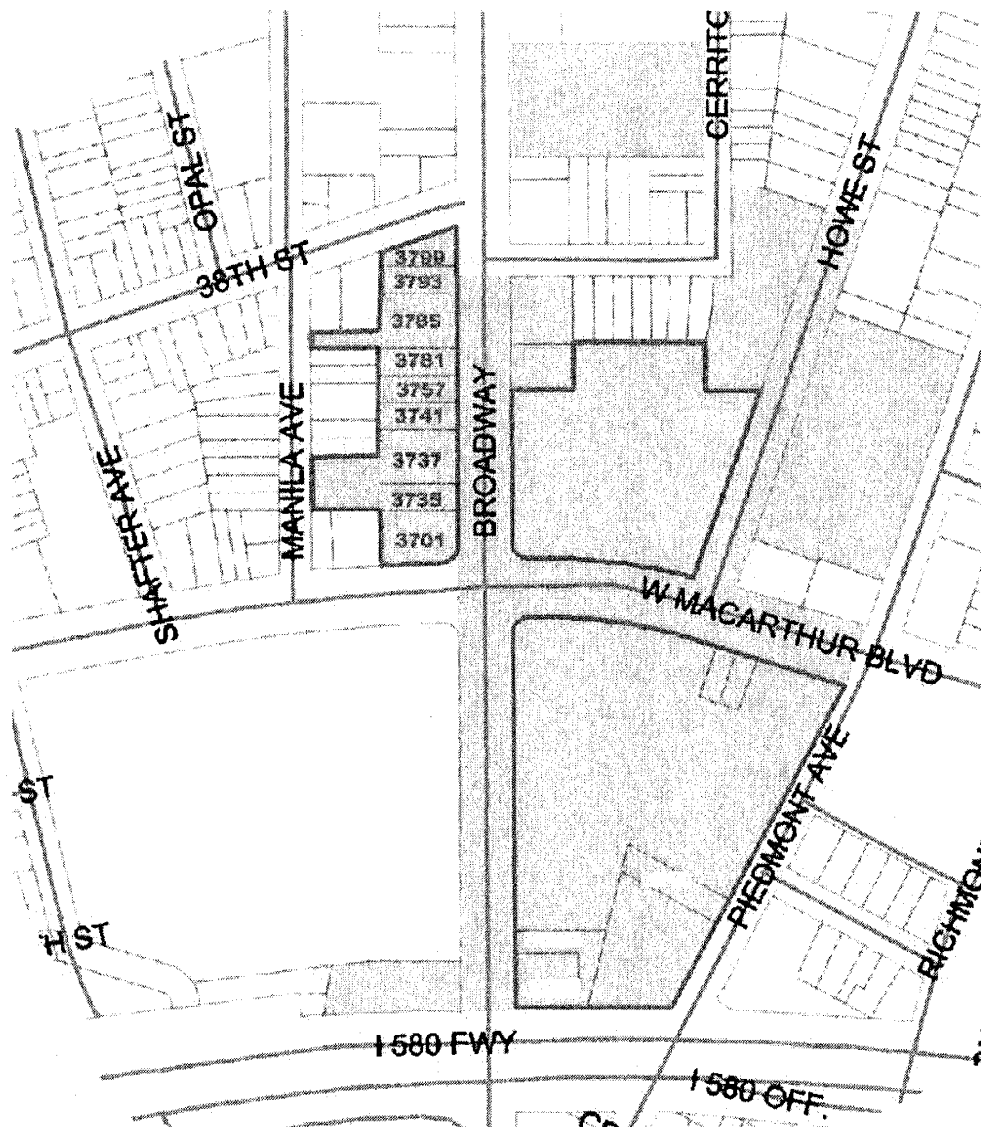
The Conditions of Approval and the Mitigation Monitoring and Reporting Program (MMRP) adopted by the City Council in conjunction with the approval of this Master Plan are attached hereto as Appendix A and are incorporated herein by reference as an integral part of this Master Plan.

10. Zoning and Design Review

Conformance with this Master Plan and the design review criteria contained in Section 17.XX.040 of Planning Code, along with other expressly referenced provisions of the Planning Code, as well as other applicable provisions of the Oakland Municipal Code, is required to receive City of Oakland approval for construction in the KX-1, KX-2, KX-3 and KX-4 zones.

B. Zoning Subareas

This Master Plan provides distinct design guidelines for separate portions of the Kaiser Permanente Oakland Medical Center (Oakland Medical Center). These separate portions of the OMC correspond to the KX-1, KX-2, KX-3 and KX-4 zones of the Kaiser

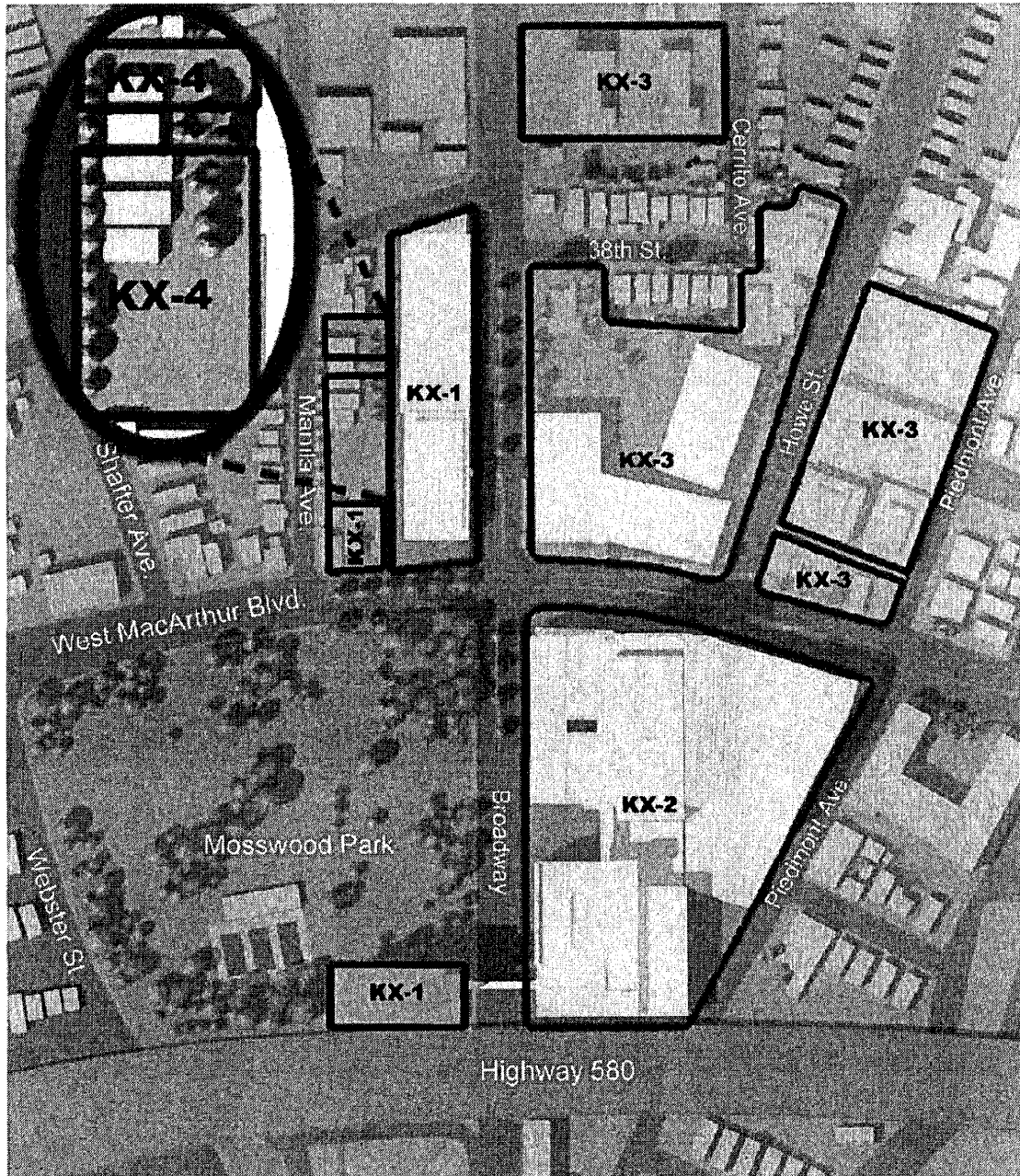


**VACANT BUILDINGS ON KAISER CAMPUS
THAT MAY BE DEMOLISHED PRIOR TO ISSUANCE OF BUILDING PERMITS**

Permanente Oakland Medical Center (KX) Planning Code (Chapter Section 17.XX) that have also been established for the Master Plan area.

- The KX-1 zone is intended for those properties along the west side of Broadway north of MacArthur Boulevard and south of 38th Street, plus the Mosswood Building west of Broadway adjacent to I-580.
- The KX-2 zone is intended for those properties south of MacArthur Boulevard between Broadway and Piedmont Avenue, comprised mostly of the former M/B Center.
- The KX-3 zone is intended for those properties north of MacArthur Boulevard between Broadway and Piedmont Avenue comprising the old hospital site and several existing medical office buildings and a parking garage between Piedmont Avenue and Howe Street.
- The KX-4 zone is for those residential properties on the east side of Manila Avenue.

An illustration of the KX-1, KX-2, KX-3 and KX-4 Zone Districts is attached as **Figure OMC-5**.



AN ILLUSTRATION OF THE KX-1, KX-2, KX-3 AND KX-4 ZONING DISTRICTS

II. DESIGN GOALS, OBJECTIVES, PRINCIPLES AND GUIDELINES

The Design Goals, Objectives, Principles and Guidelines have been developed to provide a framework for the buildout of the Kaiser Permanente Oakland Medical Center.

The Goals of this Master Plan are:

- GOAL #1:** TO ENSURE THAT THE OAKLAND MEDICAL CENTER WILL BE ARCHITECTURALLY AND FUNCTIONALLY INTEGRATED, AND THAT THE OAKLAND MEDICAL CENTER WILL BE COMPATIBLE WITH THE EXISTING NEIGHBORHOOD.
- GOAL #2:** TO ENSURE THAT KAISER PERMANENTE'S MEDICAL PROGRAMS ARE ACCOMMODATED IN STATE-OF-THE-ART FACILITIES WITHOUT INTERRUPTING CURRENT SERVICES WHILE AS THEY ARE INTEGRATED INTO THE LOCAL AND LARGER COMMUNITY.
- GOAL #3:** TO PROVIDE POSITIVE PHYSICAL CONNECTIONS BETWEEN THE OAKLAND MEDICAL CENTER AND THE NEIGHBORHOODS.
- GOAL #4:** TO RECOGNIZE THAT KAISER PERMANENTE PROVIDES AN IMPORTANT INSTITUTIONAL FUNCTION FOR SURROUNDING NEIGHBORHOODS AND THE CITY AS A WHOLE.
- GOAL #5:** TO PROMOTE GOOD URBAN DESIGN SO AS TO PROVIDE STREET CHARACTER AND ACTIVITY.

The following Objectives, Principles and Guidelines support these Goals and should be implemented and applied to each project where feasible as it is processed through the design review process.

Objective #1: Unify the Oakland Medical Center through site design and architecture

The KX-1, KX-2, KX-3 zones are not contiguous. This critical mass of non-contiguous functional space creates a unique opportunity to create a clear and cohesive sense of campus adjacent to and involving Mosswood Park as part of the campus identity.

A conceptual 3-dimensional view of buildout of the Master Plan is shown in **Figure OMC-6**.

Principle 1.1: Create an architecturally integrated campus.

Guideline 1.1.1: Bring the Oakland Medical Center properties into a new sense of unity through the effective use of building design and materials, landscaping, treatment of entrances and signage.

Guideline 1.1.2: Massing of the buildings should relate to each other in scale, and work together to help define a coherent street edge along Broadway, MacArthur Boulevard and Piedmont Avenue.

Guideline 1.1.3: The Oakland Medical Center buildings should work as an ensemble to enhance the area, serving as an attractive campus appropriate to a respected institution in the City.

Guideline 1.1.4: Consistent campus streetscapes should be created by providing street landscaping, street furniture and lighting.

Guideline 1.1.5: Provide unified campus site lighting in public spaces, pedestrian ways and public streets.

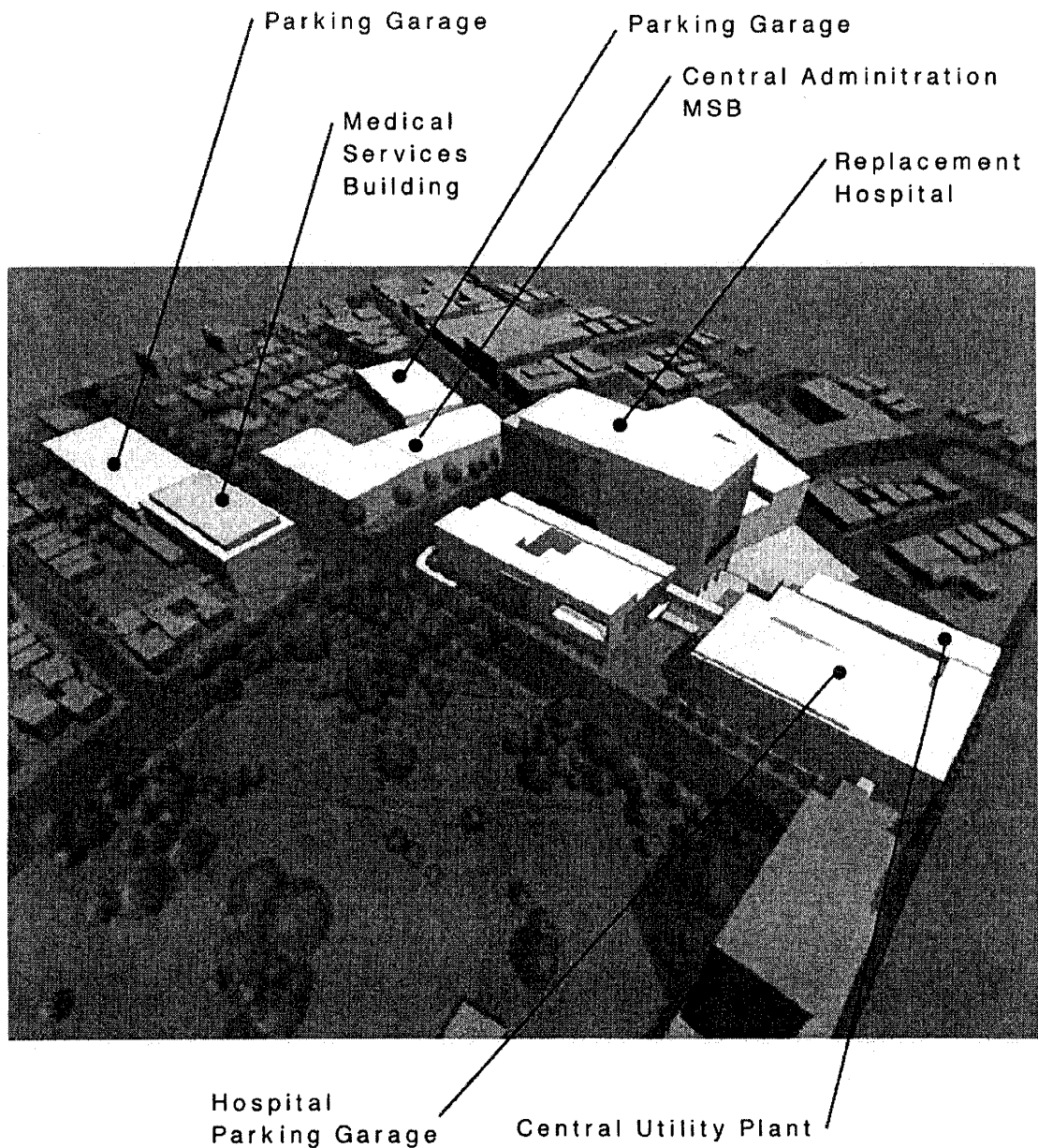
Principle 1.2: Buildings should be attractive and well designed and their form, massing, and height should respect the adjoining neighborhoods in terms of size and scale while some flexibility should generally be employed to accommodate necessary medical functions.

Guideline 1.2.1: The overall campus massing concept is to locate the most intense activities and concentrated building massing in the center of the campus.

Guideline 1.2.2: Building massing should transition to surrounding campus elements and adjacent neighborhoods.

Guideline 1.2.3: The tower elements of the new hospital buildings should be set back from Broadway a minimum of 150 feet so as to minimize shading of Mosswood Park and other public open spaces.

Guideline 1.2.4: Buildings should address the streets and employ architectural design elements such as articulation and step-backs in order to help break down their scale.



**THREE DIMENSIONAL VIEW OF OAKLAND MEDICAL CENTER MASTER PLAN
FROM SOUTH WEST LOOKING NORTH**

Principle 1.3: Some flexibility in the future building massing may be required given evolving and varied healthcare demands, while balancing good urban design principles and seeking to minimize impacts on the adjacent neighborhoods.

Guideline 1.3.1: Replace the facilities at the OMC in accordance with Kaiser Permanente's integrated model of health care delivery. This model requires Hospitality and Specialty Medical Services to share service space and to be co-located to provide the best patient care.

Guideline 1.3.2: Construct new facilities in a manner that allows uninterrupted operation of service, minimizes departmental moves and maintains the continuity of care at the Medical Center during construction.

Guideline 1.3.3: Design new facilities in a manner consistent with Kaiser's accountability as responsible financial stewards of its members' dues.

Objective #2: Activate pedestrian activity on Broadway, MacArthur Boulevard and Piedmont Avenue.

As this is an urban campus, there is the opportunity to contribute to good urban setting, and to an already pedestrian friendly neighborhood.

Conceptual images of the streets surrounding the Oakland Medical Center are shown in **Figure OMC-7, Figure OMC-8, Figure OMC-9 and Figure OMC-10.**

Principle 2.1: Create street fronts that promote pedestrian activity.

Guideline 2.1.1: Building entrances should face the street or other publicly accessible courts.

Guideline 2.1.2: Buildings along Broadway should promote the commercial character of the street. The buildings along MacArthur Boulevard, Howe and Piedmont may utilize setbacks to promote the streetscape activities or to provide public open space.

Guideline 2.1.3: Maximize the transparency of buildings along major streets (Broadway, MacArthur Boulevard and Piedmont Avenue) with non-mirror reflective glazing, especially at the ground level.

Guideline 2.1.4: Buildings along Broadway and MacArthur Boulevard and at the MacArthur/Piedmont corner should have ground floor active uses that are visible from the public streets.

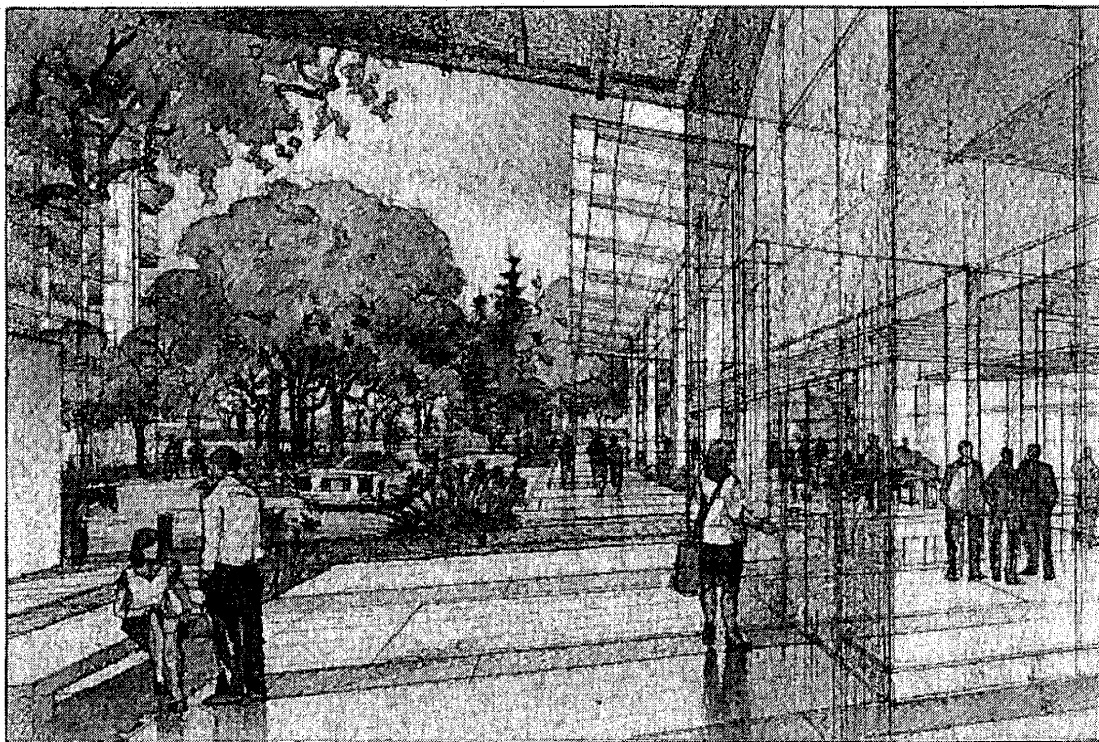
Principle 2.2: Create a walkable environment.

Guideline 2.2.1: Open space and sidewalks should provide safe pedestrian environments.

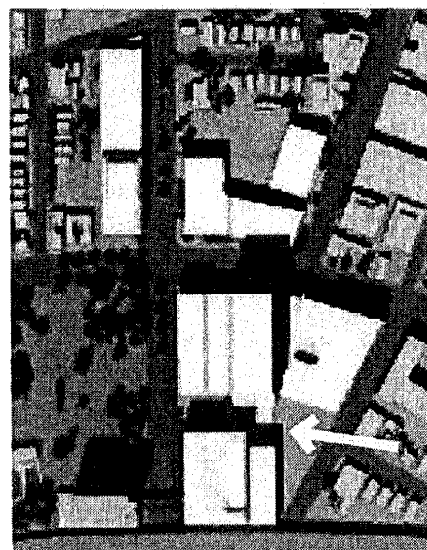
Guideline 2.2.2: Provide enhanced crosswalks, street furniture, pedestrian safety improvements, and other site amenities.

Guideline 2.2.3: Curb cuts should be minimized.

Guideline 2.2.4: Strengthen the campus connection with Mosswood Park by adding crosswalks and other pedestrian safety improvements.

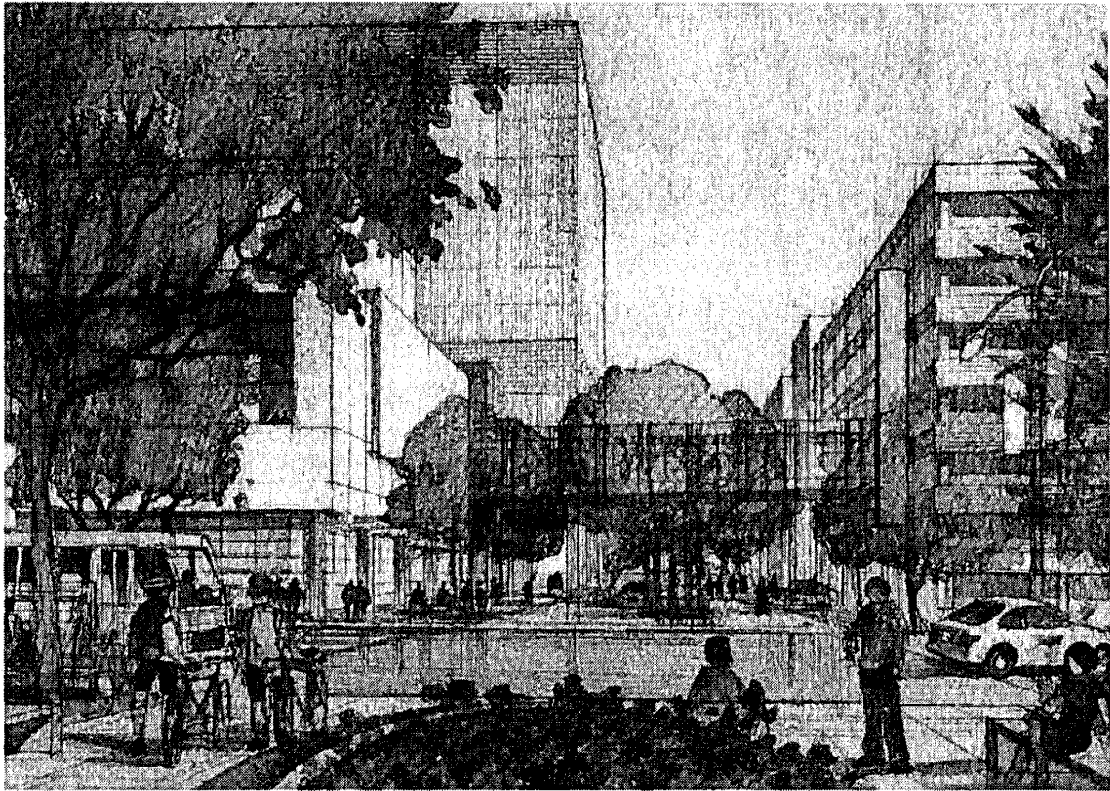


CONCEPTUAL IMAGE OF HOSPITAL ENTRANCE - LOOKING TOWARD MOSSWOOD PARK

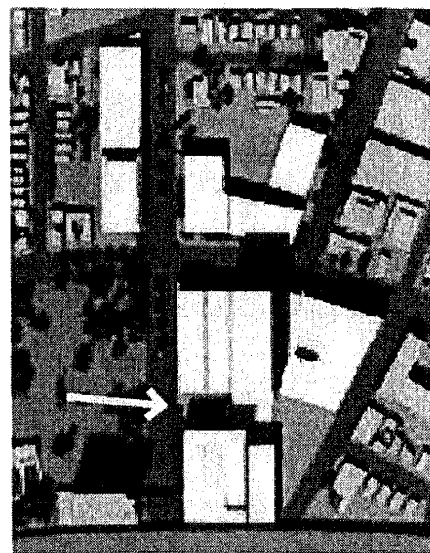


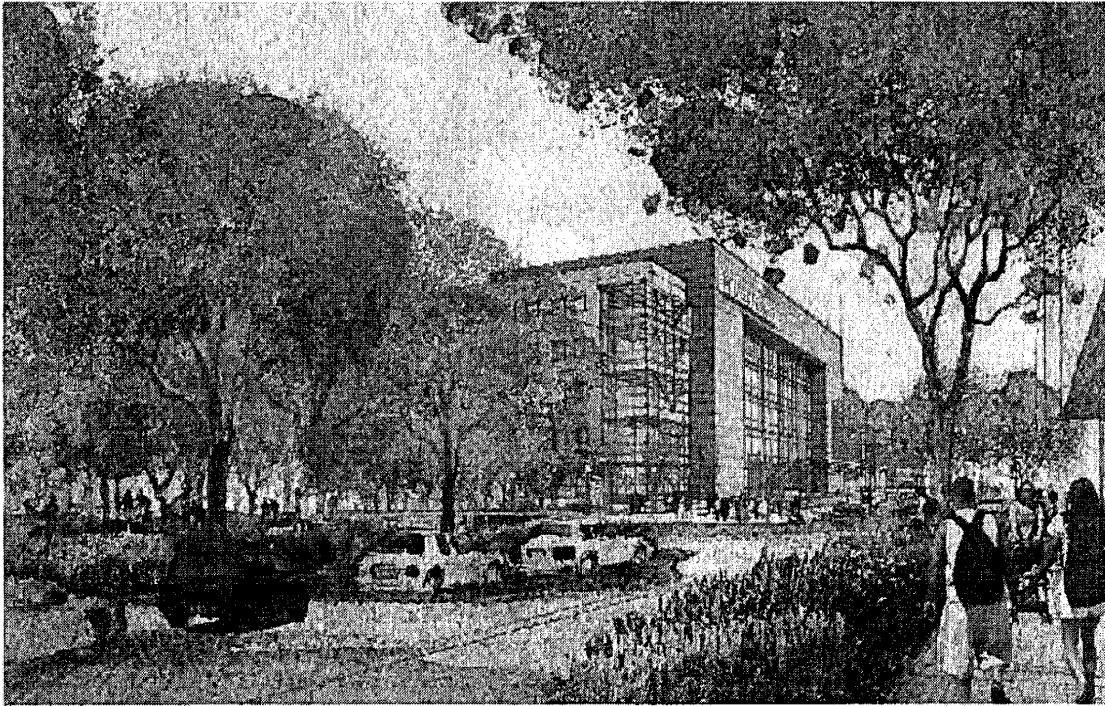
KAISER PERMANENTE OAKLAND MEDICAL CENTER MASTER PLAN

FIGURE OMC-7

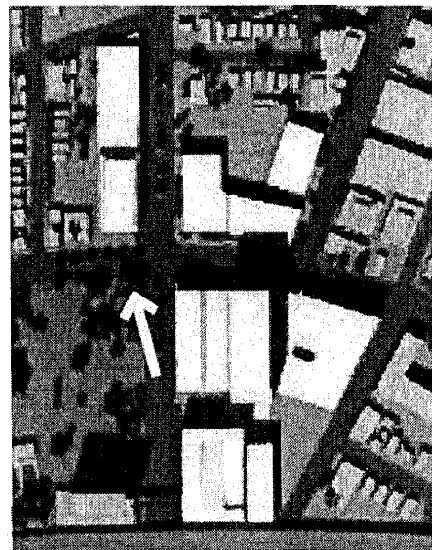


STREET LEVEL IMAGE LOOKING FROM MOSSWOOD PARK TO HOSPITAL ENTRANCE



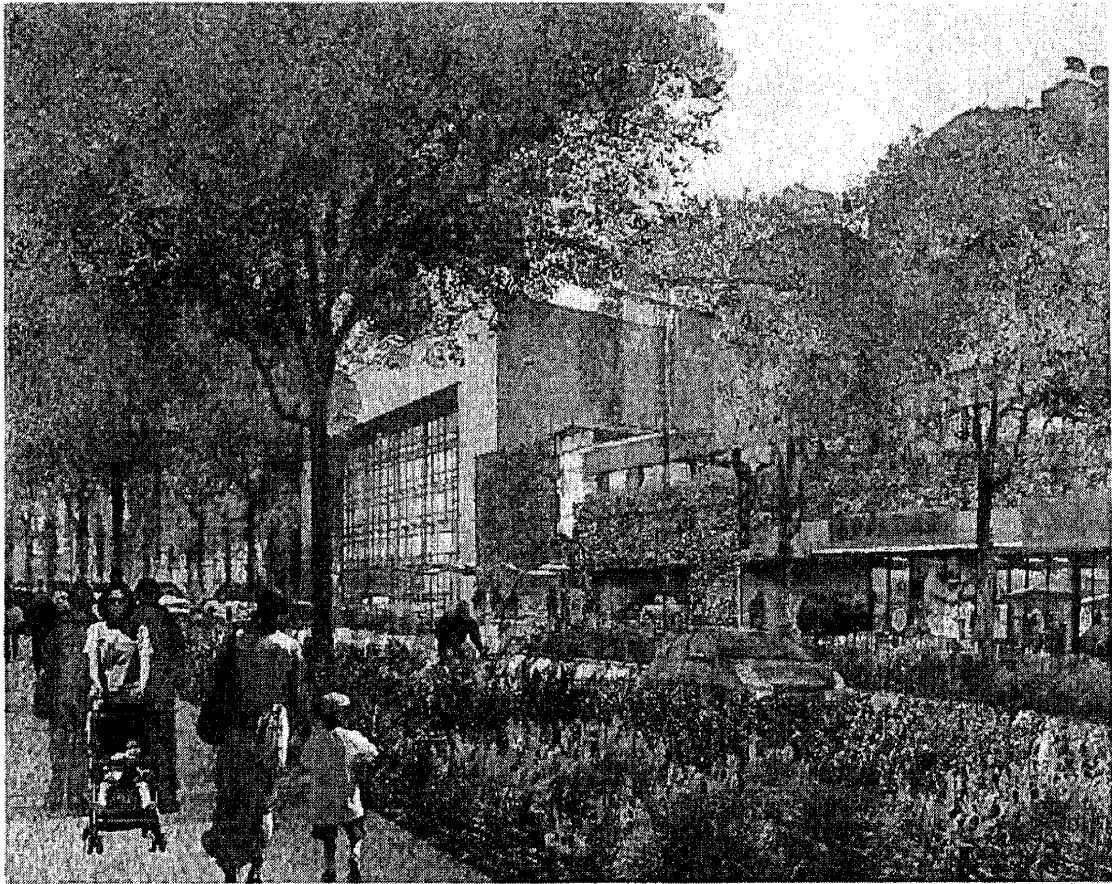


LOOKING NORTH ON BROADWAY TOWARD NEW MEDICAL SERVICES BUILDING

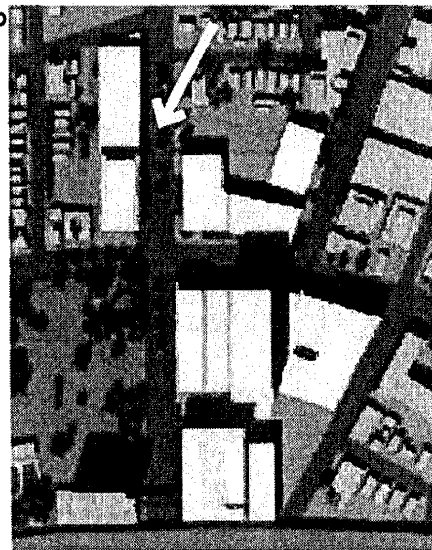


KAISER PERMANENTE OAKLAND MEDICAL CENTER MASTER PLAN

FIGURE OMC-9



ALONG BROADWAY, LOOKING AT NEW RETAIL AND



KAISER PERMANENTE OAKLAND MEDICAL CENTER MASTER PLAN

FIGURE OMC-10

Objective #3: Implement a clear campus circulation plan

One of the most critical measures of success for a large, complex, medical center is its clarity of movement. There will be six distinct circulation categories: 1) Kaiser members using inpatient and outpatient facilities, 2) Kaiser members and non-members using the emergency department, 3) pedestrians from mass transit, 4) emergency vehicles, 5) service/ deliveries, and 6) staff. Planning for each of these categories should be done with neighborhood sensitivity, knowledge of street capacities and with peak hour trip studies, and the goal of an increasingly pedestrian friendly campus environment.

A campus circulation diagram is shown in **Figure OMC-11**.

Principle 3.1: The pedestrian and vehicular circulation plan should address the Oakland Medical Center as a single unit.

Guideline 3.1.1: Develop a clear and comprehensive campus sign and wayfinding program to assist patients and visitors

Principle 3.2: Minimize vehicular conflicts with pedestrians.

Guideline 3.2.1: Provide well defined vehicular entrances for the public and staff.

Guideline 3.2.2: Separate public circulation from hospital service and ambulance circulation to promote safety.

Guideline 3.2.3: The campus should have an interior pedestrian circulation system that connects to the adjoining neighborhoods and should create a walkable and safe pedestrian environment along the building and campus edges.

Guideline 3.2.4: Provide enhanced crosswalks at major intersections for pedestrian safety.

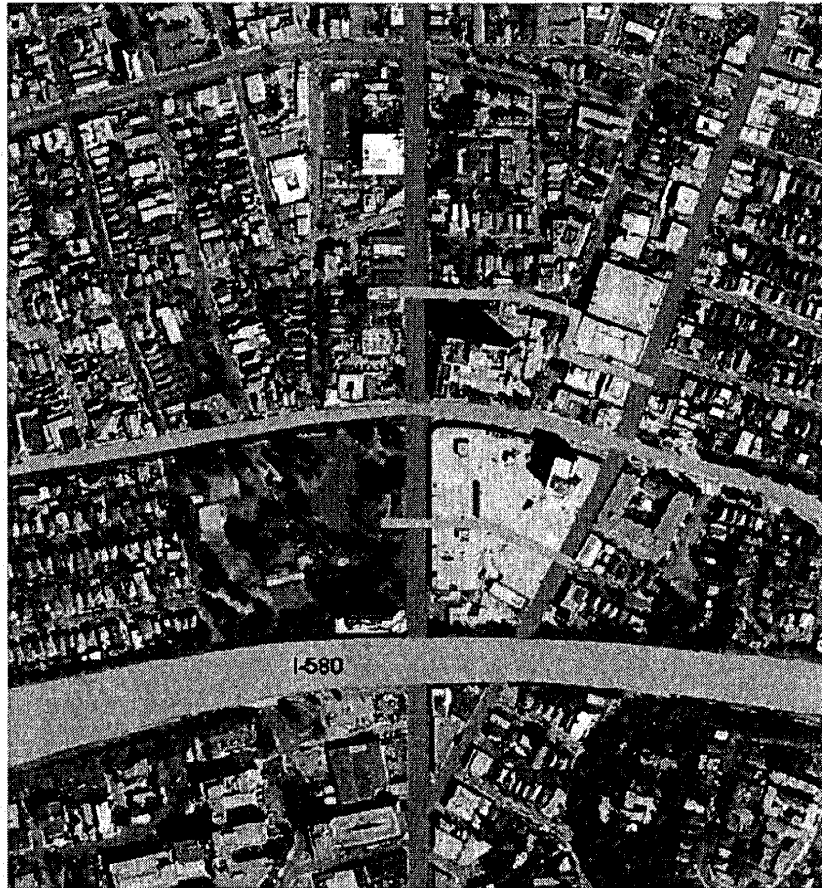
Principle 3.3: When permitted, provide pedestrian bridges that support Kaiser's integrated model of care by linking buildings where medical care is delivered.

Guideline 3.3.1: Overhead pedestrian bridges should maximize the use of transparent glass.

Guideline 3.3.2: The width of the pedestrian bridges should be the minimum required to accommodate functional and structural needs.

Guideline 3.3.3: Pedestrian bridges should be located at least 100 feet from street intersections and shall be constructed at no lower than the third floor (or equivalent) building level.

CAMPUS CIRCULATION PLAN



Major East West Streets

I-580

MACARTHUR

North South Streets

BROADWAY

PIEDMONT

New Pedestrian Links

SOUTH COURT AT PHASE 2 SITE

NORTH COURT AT PHASE 3 SITE

Objective #4: Landscaping along streets and outdoor public spaces should be provided to create a campus-like setting

A landscaping plan shall be submitted for every project that requires approval pursuant to the design review process. Street trees shall be consistent with the neighborhood. All landscaping shall be maintained in perpetuity in a healthful state.

Figure OMC-12 shows the Campus Landscape Master Plan.

Principle 4.1: Improve Glen Echo Creek by smoothing the slope and planting native vegetation.

Guideline 4.1.1: Restore the daylighted portion of Glen Echo Creek in a more natural state, consistent with the long term Oakland efforts to restore an attractive network of creeks throughout the City.

Principle 4.2: Create inviting outdoor spaces.

Guideline 4.2.1: Provide gathering spaces that relate to the public street and that are provided with natural light.

Guideline 4.2.2: Incorporate outdoor spaces, plazas and courts into the campus site plan.

Guideline 4.2.3: Improve the environment through substantial new landscape plantings on the campus and on City streets.

Guideline 4.2.4: New street trees should be of consistent or compatible species as the existing trees within the neighborhood.

Guideline 4.2.5: Building and site design should incorporate the use of natural daylighting.

Guideline 4.2.6: Provide landscape and street furniture along streets and public spaces to encourage pedestrian activity.

Objective #5: Provide adequate, appropriately located and signed parking, loading and service areas

Parking locations and site access points are shown in **Figure OMC-2**.

Principle 5.1: Adequate, appropriately located and signed parking, loading and service areas should be provided.

Guideline 5.1.1: The amount, location and distribution of parking shall be determined as part of the Design Review Process for each building or phase. The actual amount of required parking shall be imposed as a condition of approval for each phase or new building based on the current or updated parking study and the goals and objectives of the adopted Transportation Demand Management program.

Guideline 5.1.2: Parking garages should have designated parking for car pools, staff and visitors.

Guideline 5.1.3: Separate vehicular drop off zones, service parking and trucks from pedestrian activity.

Guideline 5.1.4: New drop-off and pick-up areas should be designed to minimize traffic conflicts.

Guideline 5.1.5: Design parking garages so that direct light from cars and lighting fixtures is shielded, especially near residences.

Guideline 5.1.6: Loading docks, service area and free standing equipment should be concealed from public view.

Guidelines 5.1.7: Appropriate parking garage signs should be included as part of the circulation and signage plans.

Principle 5.2: Parking garages should respect the adjoining neighborhoods in terms of size and scale, while some flexibility should generally be acknowledged in order to accommodate necessary parking demands.

Guideline 5.2.1: Minimize the height of parking garages adjoining neighborhoods to reduce impact to neighbors.

Guideline 5.2.2: Parking garages should have architecturally interesting elements (such as modulated horizontal and vertical openings and vertical pilasters) to help breakdown their scale.

Guideline 5.2.3: Retail uses shall be included at the street level of new parking garages in the KX-1 Zone.

Objective #6: Incorporate sustainable design elements and features

Sustainable design practices can benefit both the property owner and the community.

Principle 6.1: Sustainable design elements and features should be incorporated.

Guideline 6.1.1: Building design and site planning should incorporate “Green Guidelines for Healthcare”.

Guideline 6.1.2: Site design should support alternative modes of transportation use by staff and visitors.

Guideline 6.1.3: Restore to a more natural condition the daylighted portion of Glen Echo Creek that is located within the Oakland Medical Center.

Guideline 6.1.4: Use native plants for landscaping.

Guideline 6.1.5: Efficiently use water in site design, utility uses, cooling systems and landscape irrigation.

Guideline 6.1.6: Use permeable site surfaces to reduce surface runoff.

Guideline 6.1.7: Design energy efficient buildings.

Guideline 6.1.8: Recycle waste generated by demolition, construction and operations.

Guideline 6.1.9: Use sustainable materials and resources.

Objective #7: Unique design elements for each district

Each sub-district within the OMC campus should have unique design elements that address specific location issues.

An illustration of the KX-1, KX-2, KX-3 and KX-4 Zone Districts is attached as **Figure OMC-5**.

Principle 7.1: The KX-1 District along the west side of Broadway should be an integral component of the campus.

Guideline 7.1.1: The KX-1 District should be anchored by a medical office building located at the corner of Broadway and MacArthur, with associated parking.

Guideline 7.1.2: Ground floor retail uses shall be included in any new building or parking structure.

Guideline 7.1.3: The eastern bank of Echo Creek should be re-contoured for greater slope stability.

Guideline 7.1.4: The daylighted portion of Glen Echo Creek should be restored with native vegetation.

Principle 7.2: Final design of the medical office building and parking garage should be determined pursuant to Design Review for Phase 1 of the Master Plan, in consideration of the following design guidelines:

Guideline 7.2.1: At a minimum, any parking facility shall be capable of meeting the parking needs associated with the programmed use of the 165,000 square foot West Broadway Medical Office Building (estimated at approximately 438 spaces).

Guideline 7.2.2: Consideration shall be given to combining the design of the medical office building and the parking garage into one integrated building. Whether an integrated building or freestanding parking garage, street-level retail use shall be included along as much of the Broadway frontage as possible. The street level retail use shall be included in the design and construction of Phase 1 and the space shall be actively marketed by Kaiser.

Guideline 7.2.3: If a free-standing parking garage is determined acceptable during Design Review, the parking structure should be designed to incorporate the following:

- a) The parking structure shall be set back from the face of the Medical Office Building by at least 3 feet.

- b) There may be 2 stories of parking above the retail ground floor (3 decks of parking above retail with rooftop parking). Rooftop parking shall include a wall or solid barricade of 4 feet in height (or no higher than the headlights of a Sports Utility Vehicle)

Guideline 7.2.4: The design of any parking facility at this location should seek to maximize underground parking, providing no less than 2 decks below ground.

Guideline 7.2.5: The design for the parking facility associated with the new Broadway medical office building shall provide for safe and efficient vehicular and pedestrian movements at the Broadway entrance. Design options may include:

- a) The driveway onto Broadway could be un-signalized and left-turns out of the driveway would then be prohibited, or
- b) The driveway on Broadway could be signalized so all vehicle movements would be allowed at the intersection, or
- c) Broadway could have a continuous median adjacent to the West Broadway Garage, so that vehicle movement at the driveway would be limited to right-in/right-out only.

Principle 7.3: The former M/B Center (the KX-2 Zone) should be redeveloped as an attractive, modern, state-of-the-art new hospital facility.

Guideline 7.3.1: The new Central Utility Plant (CUP) should be located near the freeway to minimize impacts on the surrounding neighborhood.

Guideline 7.3.2: The large parking structure should be located near the freeway, with a pedestrian bridge from the parking structure to the hospital. Entry to the parking structure should generally be limited to the main hospital entrance off of Broadway.

Guideline 7.3.3: The hospital design should include a podium with a tower element.

Guideline 7.3.4: The tower element should be set back from Broadway to reduce shadows on Mosswood Park.

Guideline 7.3.5: Active type uses are encouraged at the ground level of the Hospital building, potentially along Broadway and MacArthur and at the MacArthur/Piedmont corner.

Guideline 7.3.6: A pedestrian path should connect Piedmont Avenue to Mosswood Park through the KX-2 Zone.

Guideline 7.3.7: Subject to City review and approval, public improvements to be provided as part of Phase 2 should include streetscape improvements along lower Piedmont Avenue between West MacArthur Boulevard and Broadway. Such improvements may include widened sidewalks, landscaped medians and planter

strips, permanent streetscape furniture, improved bus stops/shelters, and improved street lighting.

Principle 7.4: The site of the current Kaiser Hospital (the KX-3 Zone) should be redeveloped as an attractive medical support center for the new hospital

Guideline 7.4.1: Locate new buildings along the street edge of Broadway and MacArthur.

Guideline 7.4.2: New structured parking shall only be included if it is needed to meet parking demand.

Guideline 7.4.3: The City shall, upon approval of the Master Plan and in consultation with local residents, and in accordance with all legal requirements, initiate all steps necessary to close Howe Street as a through street between MacArthur Boulevard and 38th Street. If approved by the City, Kaiser shall fund the improvements.

Guideline 7.4.3: A pedestrian path should connect Howe Street to Broadway through the KX-3 Zone.

Guideline 7.4.4: The existing Central Utility Plant (CUP) shall remain to serve the existing uses and may serve any new uses within the KX-3 Zone.

Guideline 7.4.5: The historic building at 3900 Broadway shall be retained.

Guideline 7.4.6: Improvement should be made to the existing Piedmont Avenue/Howe Street parking garage. Such improvements may include, but are not limited to landscaping and streetscape enhancements, façade beautification improvements and adding retail space into the ground floor subject to a physical feasibility analysis for such a use.

Principle 7.5: Within the KX-4 District, existing buildings shall remain and continue as residential type uses as set forth in the KX-4 Zone regulations.

**ATTACHMENT G: KAISER PERMANENTE OAKLAND MEDICAL
CENTER PHASE 2 HOSPITAL PROJECT, CONDITIONS OF APPROVAL -
DESIGN REVIEW¹**

GENERAL CONDITIONS:

1. Approved Use

Ongoing: The project shall be constructed and operated in accordance with the authorized use as described in the application materials, staff report and the plans dated November 2008 and as amended by the following conditions. Any additional uses or facilities other than those approved with this approval, as described in the project description and the approved plans, will require a separate application and approval. Any deviation from the approved drawings, Conditions of Approval or use shall required prior written approval from the Director of City Planning or designee.

This action by the City Planning Commission ("this Approval") includes the approvals set forth below. This Approval includes

- a) Design Review Approval for the Phase 2 Hospital and its associated buildings, parking garage, central utility plant, landscaping and public improvements pursuant to Oakland Municipal Code Section 17.XX.060: Design Review.

2. Effective Date, Expiration, Extensions and Extinguishment

Ongoing: This Approval shall terminate two years from the effective date of its granting unless all necessary permits for alteration, painting, demolition, or removal, as the case may be, and the first permits for construction of the parking garage have been issued within such period. However, such period of time may be extended by the Director of City Planning or designee for a period of one (1) year, and by the Planning Commission for an additional period of up to two (2) years for a maximum of five (5) years, upon application filed at any time before said period has expired. Expiration of any necessary building permit for the project may invalidate this Approval if such extension period has also expired.

3. Scope of This Approval; Major and Minor Changes

Ongoing: The project is approved pursuant to the Planning Code only. Minor changes to approved plans may be approved administratively by the Director of City Planning or designee. Major changes to the approved plans shall be reviewed by the Director of City Planning or designee to determine whether such changes require submittal and approval of a revision to the approved project by the approving body or a new, completely independent permit.

¹ The following list of Conditions of Approval for the Phase 2 Design Review pertain only to this approval, and do not supersede or remove any Conditions of Approval applicable to previous City approvals for the Master Plan or Phase 1 Design Review, unless specifically noted.

4. Standard Conditions of Approval/Mitigation Monitoring and Reporting Program (SCAMMRP) for Phase 2

Ongoing: All mitigation measures identified in the Kaiser Permanente Oakland Medical Center Master Plan EIR (Kaiser EIR) as being applicable to the Phase 2 design (the project) are included in the Kaiser Hospital Phase 2 Standard Conditions of Approval and Mitigation Monitoring and Reporting Program (Phase 2 SCAMMRP) which is included in these conditions of approval and are incorporated herein by reference, as Exhibit 1, as conditions of approval of the Phase 2 project. The Standard Conditions of Approval identified in the Kaiser Permanente Oakland Medical Center Master Plan EIR (Kaiser EIR) are also included in the SCAMMRP, and are therefore, not repeated in these conditions of approval. To the extent that there is an inconsistency between the SCAMMRP and these conditions, the more restrictive conditions shall govern. The project sponsor (also referred to as the Applicant or Kaiser) shall be responsible for compliance with all applicable mitigation measures adopted and with all conditions of approval set forth below at its sole cost and expense, unless otherwise expressly provided in a specific mitigation measure or condition of approval, and subject to the review and approval of the City of Oakland. The SCAMMRP identifies the time frame and responsible party for implementation and monitoring for each mitigation measure. Overall monitoring and compliance with the mitigation measures will be the responsibility of the Planning and Zoning Division. The SCAMMRP satisfies the CEQA requirement for ensuring that the mitigation measures and project revisions identified in the EIR are implemented, pursuant to CEQA Guidelines Section 15097.

5. Conformance with other Requirements

- a) *Prior to issuance of a demolition, grading, P-job, or other construction related permit:* The project applicant shall comply with all other applicable federal, state, regional and/or local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City's Building Services Division, the City's Fire Marshal, and the City's Public Works Agency. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition of Approval 3.
- b) *Prior to issuance of each building permit:* The applicant shall submit building plans for project-specific needs related to fire protection to the Fire Services Division for review and approval, including, but not limited to automatic extinguishing systems, water supply improvements and hydrants, fire department access, and vegetation management for preventing fires and soil erosion.

6. Conformance to Approved Plans; Modification of Conditions or Revocation

Ongoing:

- a) Site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within 60-90 days of approval, unless an earlier date is specified elsewhere.
- b) The City of Oakland reserves the right at any time during construction to require certification by a licensed professional that the as-built project conforms to all applicable zoning requirements, including but not limited to approved maximum heights and minimum setbacks. Failure to

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

- c) Violation of any term, Conditions, mitigation measures or project description relating to the Approvals is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approvals or alter these Conditions or mitigation measures if it is found that there is violation of any of the Conditions or mitigation measures or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it limit in any manner whatsoever the ability of the City to take appropriate enforcement actions.

7. Signed Copy of the Conditions and Mitigation Measures

With submittal of a demolition, grading, and each building permit: A copy of the approval letter and conditions and mitigation measures shall be signed by the property owner, notarized, and submitted with each set of permit plans to the appropriate City agency for this project.

8. Job Site Plans

Ongoing throughout demolition, grading, and/or construction: At least one (1) copy of the stamped approved plans, along with the Approval Letter and Conditions of Approval and/or mitigations, shall be available for review at the job site at all times

9. Indemnification

Ongoing: The project sponsor shall defend (with counsel reasonably acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Redevelopment Agency, the Oakland City Planning Commission and their respective agents, officers, and employees (hereafter collectively called "City") from any claim, action, or proceeding (including legal costs and attorney's fees) against the City to attack, set aside, void or annul, the Approvals or any related approval by the City. The City shall promptly notify the project sponsor of any claim, action or proceeding and the City shall cooperate fully in such defense. The City may elect, in its sole discretion, to participate in the defense of said claim, action, or proceeding. The project applicant shall reimburse the City for its reasonable legal costs and attorney's fees.

Within ten (10) calendar days of the filing of a claim, action or proceeding to attack, set aside, void, or annul this Approval, or any related approval by the City, the project applicant shall execute a Letter Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations and this condition of approval. This condition/obligation shall survive termination, extinguishment, or invalidation of this, or any related approval. Failure to timely execute the Letter Agreement does not relieve the project applicant of any of the obligations contained in 7(a) above, or other conditions of approval.

10. Compliance with Conditions of Approval

Ongoing: The project applicant shall be responsible for compliance with the recommendations in any submitted and approved technical report and all the Conditions of Approval and all applicable adopted

mitigation measures set forth below at its sole cost and expense, and subject to review and approval of the City of Oakland.

11. Compliance Matrix

Prior to issuance of a demolition, grading, or each building permit: The project applicant shall submit to the Planning and Zoning Division and the Building Services Division a Conditions/ Mitigation compliance matrix that lists each condition of approval and/or mitigation measure, the City agency or division responsible for review, and how/when the project applicant has met or intends to meet the conditions and/or mitigations. The applicant will sign the Conditions of Approval attached to the approval letter and submit that with the compliance matrix for review and approval. The compliance matrix shall be organized per step in the plan check/construction process unless another format is acceptable to the Planning and Zoning Division and the Building Services Division. The project applicant shall update the compliance matrix and provide it with each item submittal.

12. Special Inspector/Inspections, Independent Technical Review, Project Coordination and Management

Prior to issuance of a demolition, grading, and/or construction permit: The project applicant may be required to pay for on-call special inspector(s)/inspections as needed during the times of extensive or specialized plan check review, or construction. The project applicant may also be required to cover the full costs of independent technical and other types of peer review, monitoring and inspection, including without limitation, third party plan check fees, including inspections of violations of Conditions of Approval. The project applicant shall establish a deposit with the Building Services Division, as directed by the Building Official, Director of City Planning or designee. Specific special inspector requirements for each permit shall be established prior to issuance.

13. Severability

Approval of the Phase 2 Design Review application (Approval) would not have been granted but for the applicability and validity of each and every one of the specified mitigations and conditions, and if any one or more of such conditions and mitigations is found to be invalid by a court of competent jurisdiction, these Approvals would not have been granted without requiring other valid conditions and/or mitigations consistent with achieving the purpose and intent of such approval.

SPECIFIC CONDITIONS:

14. (was #8) Existing Hospital Tower Demolition

Kaiser shall complete the demolition, site clearance and landscape beautification of the former hospital structure, including the tower and podium level, pursuant to following requirements and schedule:

- a) Prior to issuance of a building permit for the Phase 2 parking structure, Kaiser shall provide to the City of Oakland adequate assurances that Kaiser has sufficient financial resources to complete the demolition, site clearance and landscape beautification of the former hospital structure, including the tower and podium level (hereafter called the Demolition and Landscape Project). This obligation shall be met by executing a corporate guaranty from a corporate entity with a net worth of at least \$2 billion. The guarantor must be the same corporate entity (or entities) that are relied

upon for the proof of net worth. The guaranty shall be in substantial conformance with Exhibit 2: Draft Corporate Guaranty, which assures Kaiser's faithful performance to complete the Demolition and Landscape Project within the specified timeframes.

- b) Within thirty six (36) months after the California Department of Public Health issues Kaiser its license to operate the new hospital², Kaiser shall submit a detailed demolition plan, together with an engineer's cost estimate and demolition schedule, along with a landscape beautification plan, all to be prepared by an appropriately licensed professional engineer, for City review and approval. Kaiser shall be required to immediately notify the City once its license to operate has been issued.
- c) Kaiser shall complete the actual Demolition and Landscape Project within five years from the date of issuance of the California Department of Health's license to operate.
- d) Consistent with the approved Master Plan and Kaiser's representations, there shall be no concurrent acute care operations of the new hospital with the existing hospital, except for a reasonable and limited period of time to transfer patients and functions to the new hospital.
- e) Should Kaiser fail to timely complete the Demolition and Landscape Project within the timeframes specified in this condition, the City Planning Commission finds and determines this constitutes a blight and public nuisance, and in addition to other remedies available to it in law or equity, the City of Oakland may, at its option and without any obligation to do so, call on the financial guaranty (see a) above) to complete the Demolition and Landscape Project or cause the completion of Demolition and Landscape Project, without obtaining the Guarantor's consent, including consent to enter the property.

15. (was #9) Transportation Demand Management (TDM) Program and Shuttle

Kaiser shall make best faith efforts to investigate providing satellite parking, particularly between Phase 1 and completion of Phase 2 when there will be a parking shortage, and provide such parking if it is available. Free shuttle service shall bring employees between OMC and the parking facility throughout the day and with on-call service during the night. Kaiser shall report, in writing, on a monthly basis to the City of Oakland Planning and Zoning Division and the Building Services Division pursuant to the required Conditions/ Mitigation compliance matrix, of potential satellite parking and its efforts to obtain such, starting no later than 9 months before demolition of the M/B Garage.

If Kaiser cannot achieve a 12.5% decrease of the baseline SOV rate before the end of Phase 1, Kaiser shall prepare a report for City review and approval which proposes additional TDM measures to achieve the TDM goals.

² The new hospital will not be constructed under City of Oakland building permits. Instead, it will be an acute care facility constructed under the regulations and jurisdiction of the Office of Statewide Health Planning and Development (OSHPD). Prior to operation of the Hospital, OSHPD and the State Fire Marshall must approve its construction, and then the California Department of Public Health must issue a license to operate the facility in compliance with the state's safety regulations, laws and Title 22 requirements.

In addition to the CEQA requirements for a TDM program, the TDM program described in MMRP Mitigation Measure B.1.a is also designed to promote the City's Transit First Policy of the General Plan, reduce parking demand and lessen parking impacts on adjacent neighborhoods and to promote good urban design by reducing the number and size of parking facilities. Therefore, MMRP Mitigation Measure B.1.a is also imposed as a separate non-CEQA condition of approval.

16. (was #10) Reducing Traffic Conflicts at New Hospital

Pursuant to the requirement for a Master Improvement Plan for improvements in the public right-of-way (see Condition #35), the project sponsor shall include detailed improvement plans prepared by a licensed Civil Engineer showing detailed improvements for public rights of way and connections to public rights-of-way for all vehicle access points to the Phase 2 site as indicated below. These plans shall be reviewed and approved by the City Engineer. Encroachment permits shall be obtained as necessary for any applicable improvements.

- a) A service drive shall be located off Broadway, immediately north of the I-580 overpass and behind the parking garage. It is for vehicles servicing the CUP, oxygen tank and the underground loading dock only.
- b) Access to the parking garage shall be provided at a signalized intersection on Broadway, which shall provide both inbound and outbound access with both right turns and left turns on arrows allowed.
- c) Access to the Main Entrance shall be located at a signalized intersection on Broadway, approximately 200 feet north of the parking garage driveway on Broadway. It shall serve as inbound and outbound access for visitors using the pick-up/drop-off and patient discharge area of the hospital, and also serve as an in-bound entrance only to the parking garage (once a visitor enters the parking garage, they may only exit from the parking garage driveway).
- d) No perpendicular parking spaces at the Main Hospital Entrance drop-off area; all spaces at this location shall be parallel parking spaces.
- e) Limit parking in the Main Hospital Entrance drop-off area to 15 minutes.
- f) Entrance gates for the hospital parking garage driveway shall be on the inside the garage to reduce potential for queuing on Broadway to the degree it does not interfere with internal garage circulation.
- g) Public access to the Emergency Department shall be provided at a non-signalized intersection at Piedmont Avenue/Westall Avenue. This driveway may provide a continuation as an in-bound entrance only to the parking garage (once a visitor enters the parking garage, they may only exit from the parking garage driveway).
- h) A separate ambulance-only driveway shall be provided north of the Emergency Department driveway, north of the Piedmont Avenue/Westall Avenue intersection.

17. (was #13) Reducing Traffic Conflicts on Richmond Boulevard Neighborhoods

Subject to City review and approval, public improvements to be provided as part of Phase 2 shall include the extension of the existing median on MacArthur Boulevard at the Richmond Boulevard intersection to eliminate left turns from westbound MacArthur Boulevard to Richmond Boulevard, and a "no U-turn" sign at the median opening at Leighton to prohibit hospital traffic from using residential streets in this neighborhood.

- a) Kaiser shall regularly monitor traffic volumes and speeds on Richmond Boulevard, Westall Avenue, Warren Avenue, Croxton Avenue and Randwick Avenue prior to October 31, 2006 to establish a baseline, and then immediately after completion of Phase 2 and then annually for a period of 2 years after the Replacement Hospital is in full operation and shall also provide written reports to the city, prepared by a qualified traffic engineer.
- b) In consultation with local residents and in accordance with all legal requirements, appropriate traffic calming measures such as speed humps or other potential roadway or turning movement closures should be considered if and when excessive cut-through traffic volumes or speeding, or vehicles traveling the wrong way on a one way street are observed. If determined necessary and approved by the City, Kaiser shall fund the improvements.
- c) Install signage on major roadways in the area to direct patients/visitors to the appropriate Kaiser parking facilities. If approved by the City, Kaiser shall fund the improvements.

18. (was #14) Reducing Cut-through Traffic on Howe Street

Kaiser shall perform a thorough traffic analysis, with work scope as approved by the Transportation Services Division, to evaluate the traffic implications associated with the potential closure of Howe Street as a through street between MacArthur Boulevard and 38th Street. The City Transportation Services Department shall consult with local residents, and in accordance with all legal requirements, initiate all steps necessary to close Howe Street as a through street between MacArthur Boulevard and 38th Street. If approved by the City, Kaiser shall fund the improvements.

19. (was #15) Parking Management

Kaiser shall implement the following, subject to review and approval by the City, to ensure that the provision of parking spaces in conjunction with measures to lessen parking demand would result in minimal adverse effects to project occupants and visitors and surrounding neighborhoods (where there are no restrictions on on-street parking and on-street parking is free), and that any secondary effects (such as on air quality due to drivers searching for parking spaces) would be minimized:

- a) In the interim Phase 1 period, before completion of the new garage in Phase 2, provide valet parking in the existing Howe and West Broadway Garages for employees.
- b) Implement an automated parking space counting system into the overall design and construction of the Phase 2 parking garage. Electronic changeable message signs shall be installed at parking entrances and at the major roadways providing access in the area to inform drivers of the location and number of available parking spaces. This would maximize utilization of all parking facilities and reduce excessive circulation and driver frustration.
- c) Designate and clearly sign or delineate parking areas for either employees or patients and visitors within the Phase 2 parking garage. Patients and visitors should be assigned to the lower levels and

employees to the upper levels. Since employees generally have lower turn-over rates, assigning them to the upper levels reduces overall vehicle circulation in the garage.

- d) Regularly monitor parking occupancy for employees and patients/visitors and modify parking designations if necessary.
- e) Provide preferential parking for employee carpools at the parking garage, and regularly monitor carpool parking demand and supply and modify the carpool parking supply if necessary.
- f) Pursue the extension of the current lease at the Caltrans Parking Lot located under the I-580 freeway.
- g) If possible satellite parking locations suitable for Kaiser are identified during development of the project, the project sponsor should conduct additional detailed analysis for the City to consider and evaluate at that time.

20. (was #16) Residential Parking Permits

Kaiser shall work with the City of Oakland to implement, expand or further continue a Residential Parking Permit (RPP) or Residential Parking Benefits Assessment District (RPBAD) program in the residential neighborhoods west of Broadway, north of MacArthur Boulevard, east of Piedmont Avenue and south of 42nd Street, including the Richmond neighborhood immediately east of the Phase 2 hospital site. At a minimum, the streets to be included in the RPP program are listed in Exhibit 2-C. The RPP restricts on-street parking by non-residents to less than two hours during the weekdays. If approved by the City, Kaiser shall fund the RPP programs for 50 years. Kaiser funding shall be used for establishment efforts needed to create or expand the RPP/RPBAD area, as well as increased enforcement and maintenance of the program, including the annual permit fee for residents (including those residents who already have their fee paid by Kaiser as mitigation for the Fabiola Building). If approved, the RPP programs should be considered for implementation before the demolition of the M/B Center parking garage or upon completion of the Phase 2 parking garage depending on the level of success that the TDM program may achieve as well as the level of success that Kaiser may achieve in their efforts to locate additional satellite parking. Prior to issuance of demolition permits for the M/B Center garage, Kaiser shall report, in writing, to the City of Oakland Planning and Zoning Division and the Building Services Division of its efforts to obtain satellite parking and to achieve a 12.5% decrease in the baseline single-occupant vehicle (SOV) rate.

- a) If satellite parking and the TDM program is able to achieve the 12.5% decrease in the baseline SOV rate prior to planned demolition of the M/B Center garage, implementation of the RPP program will be conditioned upon issuance of the demolition permit for the M/B Center.
- b) If satellite parking and the TDM program is unable to achieve the 12.5% decrease in the baseline SOV rate prior to planned demolition of the M/B Center garage, implementation of the RPP program will be conditioned upon issuance of occupancy permits for the Phase 2 parking garage. As indicated in Condition #9 above, if Kaiser is not able to achieve the 12.5% decrease in the baseline SOV before completion of Phase 1, Kaiser shall prepare a report for review and approval by the City which proposes additional TDM measures to achieve the TDM goals.

To the extent possible, the City will explore using surplus/excess revenues from enforcement of the RPP program to reimburse Kaiser for costs of establishing and maintaining the RPP programs.

Petition Regarding Public Access to the Planned Garden at the Intersection of Piedmont Avenue and MacArthur Boulevard

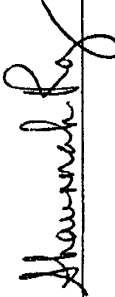

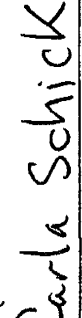


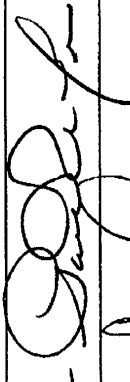


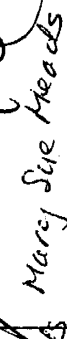
We, the undersigned, petition the City of Oakland to require Kaiser Permanente, the owner of the property at the southwest corner of Piedmont Avenue & MacArthur Boulevard, where a garden is planned and soon to be planted:

1. To open that garden to the public during daylight hours;
2. To install wide gates in the planned fencing to allow for the public's access: one gate facing MacArthur Boulevard and one facing Piedmont Avenue between the corner and the hospital's Emergency entrance;
3. To limit the height of the planned fencing to 6 feet.

| Printed name | Signature | Address | Email | Date |
|-----------------|--------------------|------------------------------------|---|----------|
| TOM T CRO | <i>[Signature]</i> | 230 W. MacArthur | Ahsbellstation@yahoo | 10-10-13 |
| ALI AL-AGI | <i>[Signature]</i> | Same as above | Same | |
| Kevin Otis | <i>[Signature]</i> | 2528 Myrtle St. Apt A. Oakland | --- | 10-10-13 |
| HAROLD DOBBINS | <i>[Signature]</i> | 3550 LEATH WAY SACRAMENTO CA 95821 | HAROLD.DOBBS@GMAIL.COM (PROP OWNER 3550-3510 KEMPTON) | 10-11-13 |
| Mitchell Shyman | <i>[Signature]</i> | 3516 Kempton Way Oak | Slightlydina@gmail.com | 10-10-13 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

We, the undersigned, petition the City of Oakland to require Kaiser Permanente, the owner of the property at the southwest corner of Piedmont Ave & MacArthur Blvd, where a garden is planned and soon to be planted:

1. To open that garden to the public during daylight hours.
2. To install wide gates in the planned fencing to allow for the public's access: one gate facing MacArthur Blvd and one facing Piedmont Ave, between the street corner and the hospital's emergency entrance
3. To limit the height of the planned fencing to 6 feet.

| Name | Signature | Address | Email | Date |
|------------------|---|--|-------------------------|----------|
| Shannah Ray |  | 24 Pio Vista Ave Apt C Oakland CA | floatinbubble@gmail.com | |
| Munegub |  | 5160 Claremont Ave Oakland CA 94618 | Viktor@guziano.com | |
| Carla Schick |  | 340 Glendale Ave Oakland 94618 | waggh24132@my.pacsa.net | 10/17/13 |
| Jennifer Fink |  | 44 Seneca Piedmont | jenniferfink@gmail.com | 10/16/13 |
| R. BIERL |  | 702 WRAVISTA AVE OAKLAND | rbierl@aol.com | 10/16/13 |
| Patrick McIntyre |  | 217 MONTE VISTA AVE OAKLAND, CA | waterandwood@gmail.com | 10/16/13 |
| emma silverman |  | 4127 Tenace St Oakland CA | — | 10/16/13 |
| Lauren Nof |  | 2300 65th Ave Oakland, CA 94605 | — | 10/16/13 |
| Mary Sue Meade |  | 1741 Brandon St Oakland | ms@meade | 10/16/13 |

We, the undersigned, petition the City of Oakland to require Kaiser Permanente, the owner of the property at the southwest corner of Piedmont Ave & MacArthur Blvd, where a garden is planned and soon to be planted:

1. To open that garden to the public during daylight hours.
2. To install wide gates in the planned fencing to allow for the public's access: one gate facing MacArthur Blvd and one facing Piedmont Ave, between the street corner and the hospital's emergency entrance
3. To limit the height of the planned fencing to 6 feet.

| Name | Signature | Address | Email | Date |
|---------------|--------------------------|------------------------------------|-------------------------|----------|
| Cate (usick) | Catherine P. Usick | 3020 Harrison St. Oakland CA 94611 | Cateusick@sbcglobal.net | 10/18/13 |
| Stephen Clark | Stephen Clark | 570 N. M. Vile Ave. CA | | 10-17-13 |
| M. Freeman | MP | 926 Karparkce | | |
| A. Henderson | Adele Henderson | 5028 Miles | ab | 10-17-13 |
| CAROL FIELD | Carol Field | 1728 EL CENTRO AVE., OAKLAND 94602 | CLEEFIELD@sbcglobal.net | 10/17/13 |
| M. Fitzgerald | Christy Gule | 3221 Maguire St. Oakland CA 94608 | | 10/17/13 |
| Sarah Doll | Sarah Doll | 3018 Brook St. | sdoll@headroyce | 10/16/13 |
| Laurel Slama | Laurel Slama | 5366 Leaton Ave | jls@slama.com | 10/16/13 |
| M. Werner | M. Werner | 2403 Leimert Blvd | | 10/16/13 |

We, the undersigned, petition the City of Oakland to require Kaiser Permanente, the owner of the property at the southwest corner of Piedmont Ave & MacArthur Blvd, where a garden is planned and soon to be planted:

1. To open that garden to the public during daylight hours.
2. To install wide gates in the planned fencing to allow for the public's access: one gate facing MacArthur Blvd and one facing Piedmont Ave, between the street corner and the hospital's emergency entrance
3. To limit the height of the planned fencing to 6 feet.

| Name | Signature | Address | Email | Date |
|--------------------|---------------------------|-----------------------------------|------------------------------|------------|
| Alan Winson | <i>Alan Winson</i> | 53 Glen Eden Ave. Oak 94611 | alan.winson@gmail.com | 10/10/13 |
| Cecelia Daubner | <i>Cecelia Daubner</i> | 61 Glen Eden Ave. Oak 94611 | ceedola daubner@yahoo.com | 10/10/13 |
| MaryAnn Brownstein | <i>MaryAnn Brownstein</i> | 54 Glen Eden Ave 94611 | mab63@earthlink.net | 10/11/13 |
| Keren Woodward | <i>Keren Woodward</i> | 54 Glen Eden Ave 94611 Oakland | kerry.w@earthlink.net | 10/11/2013 |
| JOHN PROSS | <i>John Pross</i> | 42 GLEN EDEN AVE OAKLAND | 42PARARCHITECT@SBCGLOBAL.NET | 10/12/13 |
| Tolua Umale | <i>T. Umale</i> | 24 Glen Eden Ave Oakland | tsposit@gmail.com | 10/13/13 |
| Lamar S. John | <i>Lamar S. John</i> | 24 Glen Eden Ave Oakland | tikitorch007@gmail.com | 10/13/13 |
| | | | | |
| | | | | |

Petition Regarding Public Access to the Planned Garden at the Intersection of Piedmont Avenue and MacArthur Boulevard

We, the undersigned, petition the City of Oakland to require Kaiser Permanente, the owner of the property at the southwest corner of Piedmont Avenue & MacArthur Boulevard, where a garden is planned and soon to be planted:




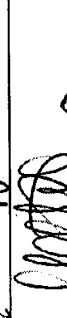





1. To open that garden to the public during daylight hours;
2. To install wide gates in the planned fencing to allow for the public's access: one gate facing MacArthur Boulevard and one facing Piedmont Avenue between the corner and the hospital's Emergency entrance;
3. To limit the height of the planned fencing to 6 feet.

| Printed name | Signature | Address | Email | Date |
|--------------------|--------------------|---------------------------|-------|------------|
| CAROLINE AUST | Caroline Aust | 145 Monte Cresta #104 | | 10/11/2013 |
| Louise Greer | Louise Greer | 145 Monte Cresta #305 | | 10-11-13 |
| PATRICIA SMITH | Pats | 145 Monte Cresta #206 | | 10-11-13 |
| Robert L. Connelly | Robert L. Connelly | 145 Monte Cresta #106 | | 10-11-13 |
| Lime Sperry | Lime Sperry | 145 Monte Cresta 203 | | 10-12-14 |
| AGATHA BRISQEE | Agatha Briscoe | 145 MONTE CRESTA AVE #306 | | 10-13-13 |
| Carol Hayes | Carol Hayes | 145 MONTE CRESTA #103 | | 11 |
| BATZ DUELL | Batz Duell | 145 Monte Cresta #103 | | 11 |
| Pat Rambos | Patricia Rambos | 145 Monte Cresta #204 | | 10/14/13 |

Petition Regarding Public Access to the Planned Garden at the Intersection of Piedmont Avenue and MacArthur Boulevard

We, the undersigned, petition the City of Oakland to require Kaiser Permanente, the owner of the property at the southwest corner of Piedmont Avenue & MacArthur Boulevard, where a garden is planned and soon to be planted:



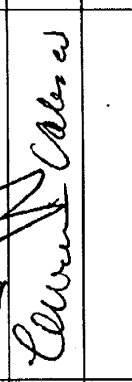
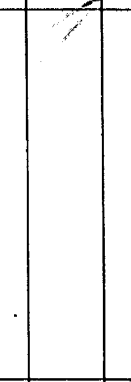
1. To open that garden to the public during daylight hours;
2. To install wide gates in the planned fencing to allow for the public's access: one gate facing MacArthur Boulevard and one facing Piedmont Avenue between the corner and the hospital's Emergency entrance;
3. To limit the height of the planned fencing to 6 feet.

| Printed name | Signature | Address | Email | Date |
|-------------------|---|---------------------------------|---|-----------|
| Anna Balnson |  | 6203 Heather Ridge Way, Oakland | Anna.Balnson@pacunim ^{un} | 10/9/13 |
| Jennifer Hanigan |  | 16 Spawnee Ct, Oakland | jhanigan@pacunim ^{un} | 10/9/13 |
| Nancy Woods |  | 6021 Fairlane Dr, Oak | | 10/9/13 |
| Nat Hiehill |  | 730 Canyon Oaks Dr #E | | 10/9/13 |
| Bonnie Freeman |  | 5750 Cypress Dr, Oak | freeman@pacunim^{un} | 10/9/13 |
| Dana Cohen |  | 310 Pacific Ave | | 10/9/13 |
| Elizabeth Cohen |  | 29 Scherer St, 11 | Oakland | 10/9/13 |
| Marlow Villalobos |  | 1158 Broadway | ALAMEDA | 10/9/13 |
| VIRGINIA ERCE |  | 5901 Harvard Drive | Oakland | 10/9/2013 |

Petition Regarding Public Access to the Planned Garden at the Intersection of Piedmont Avenue and MacArthur Boulevard

We, the undersigned, petition the City of Oakland to require Kaiser Permanente, the owner of the property at the southwest corner of Piedmont Avenue & MacArthur Boulevard, where a garden is planned and soon to be planted:


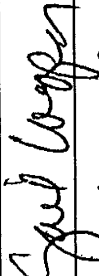

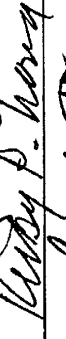

1. To open that garden to the public during daylight hours;
2. To install wide gates in the planned fencing to allow for the public's access: one gate facing MacArthur Boulevard and one facing Piedmont Avenue between the corner and the hospital's Emergency entrance;
3. To limit the height of the planned fencing to 6 feet.

| Printed name | Signature | Address | Email | Date |
|-----------------|---|------------------|--------------------------------|---------|
| George Horton |  | 40 Monteu St. | georgelee.horton@oaklandca.gov | 10.9.13 |
| MARGITTA GARNER |  | 47 Panama Ave | migbrynes@aol.com | 10/9/13 |
| ERIC CRISTOL |  | 4316 GILBERT | ericystol@aol.com | 10 9 |
| Airiam Valesa |  | 273 Kather St #1 | foresttail@sbcslocal.net | 10/9/13 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |
| | | | | |

Petition Regarding Public Access to the Planned Garden at the Intersection of Piedmont Avenue and MacArthur Boulevard

We, the undersigned, petition the City of Oakland to require Kaiser Permanente, the owner of the property at the southwest corner of Piedmont Avenue & MacArthur Boulevard, where a garden is planned and soon to be planted:

1. To open that garden to the public during daylight hours;
2. To install wide gates in the planned fencing to allow for the public's access: one gate facing MacArthur Boulevard and one facing Piedmont Avenue between the corner and the hospital's Emergency entrance;
3. To limit the height of the planned fencing to 6 feet.

| Printed name | Signature | Address | Email | Date |
|-----------------|---|----------------------|---------------------------|---------|
| MARTIN, ALICE |  | 33 Linda Ave #1904 | | 10/9/13 |
| Gail Cooper |  | 4352 Montgomery | | 10/9/13 |
| June Speed |  | 145 MonteCresta 203 | A-SPENO@SBCEdubai.com | 10/9/13 |
| Ruby Wong |  | 145 MonteCresta #101 | | |
| Michael Hackett |  | 274 40th ST WAY #16 | hackettstoneart@gmail.com | 10/9/13 |
| | | | | |
| | | | | |
| | | | | |
| | | | | |